

SF. 23. 14



Receipt for Fees Paid

Planning and Community Development Department

2880 International Circle, Suite 110, Colorado Springs, Colorado 80910
Office (719) 520-6300

Date 6/24/24

Receipt No. 524503

Customer: CHALLENGER COMMUNITIES LLC
8605 EXPLORER DR SUITE 250
COLO SPGS CO 80920

Processed by TY

Check No. 050989

Payment Method CK

Item	Description	Prefix	Type	Rate	Qty	Amount
K31	Mylar Pages (1st page)			13.00	1	13.00
K32	Mylar (each additional)			10.00	3	30.00
K43	SIA Subdivision Improvement Agreement (1st page)			0.00	1	0.00
K44	SIA Subdivision Improvement Agreement (each additional page)			0.00	9	0.00
K49	License Agreements (1st page)			0.00	1	0.00
K50	License Agreements (each additional)			0.00	7	0.00
K10	School Fees, School District= <20> CREDITS \$42,560.00			0.00		0.00
K04	Drainage Fees, Basin= <SAND CREEK> \$274,778.50 AND \$112,386.84			0.00		0.00
K06	Regional Area = <2>			505.00	138	69,690.00
K09	Park Urban Community Area <2> CREDIT (\$184/138 DWELLING UNITS) \$25,392.00			0.00		0.00
K08	Park Urban Neighborhood Area = <2> CREDIT (\$119/138 DWELLING UNITS) \$16,422.00			0.00		0.00
1	CUSTOMER NAME:					0.00
2	PROJECT NAME: STERLING RANCH FIL NO 1 (SF2316)					0.00

Total	\$69,733.00
--------------	--------------------



Customer Distribution



Prevent fraud - Please call a member of our closing team for wire transfer instructions or to initiate a wire transfer. Note that our wiring instructions will never change.

Order Number: **ABC55102249.2-2**

Date: **06/25/2024**

Property Address: **STERLING RANCH FILING NO. 2 TRACT E, COLORADO SPRINGS, CO 80908**

For Closing Assistance

For Title Assistance

Scott Bennetts
5975 GREENWOOD PLAZA
BLVD
GREENWOOD VILLAGE, CO
80111
(303) 850-4175 (Work)
sbennetts@ltgc.com

Seller/Owner

CHALLENGER HOMES
Attention: MICHAEL MASON
8605 EXPLORER DR #250
COLORADO SPRINGS, CO 80920
mmason@challengerhomes.com
Delivered via: Electronic Mail

Seller/Owner

CHALLENGER HOMES
Attention: ERIN GANAWAY
8605 EXPLORER DR #250
COLORADO SPRINGS, CO 80920
eganaway@challengerhomes.com
Delivered via: Electronic Mail

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule A

Order Number: ABC55102249.2-2

Property Address:

STERLING RANCH FILING NO. 2 TRACT E, COLORADO SPRINGS, CO 80908

1. Effective Date:

06/20/2024 at 5:00 P.M.

2. Policy to be Issued and Proposed Insured:

"ALTA" Owner's Policy 06-17-06

\$0.00

Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:

A FEE SIMPLE

4. Title to the estate or interest covered herein is at the effective date hereof vested in:

CHALLENGER COMMUNITIES, LLC, A COLORADO LIMITED LIABILITY COMPANY

5. The Land referred to in this Commitment is described as follows:

TRACT E, STERLING RANCH FILING NO. 2, AS SHOWN BY PLAT RECORDED JANUARY 12, 2022 UNDER
RECEPTION NO. 222714894,
IN THE RECORDS OF EL PASO COUNTY, STATE OF COLORADO.

Copyright 2006-2024 American Land Title Association. All rights reserved.

The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule B, Part II
(Exceptions)

Order Number: [ABC55102249.2-2](#)

This commitment does not republish any covenants, condition, restriction, or limitation contained in any document referred to in this commitment to the extent that the specific covenant, conditions, restriction, or limitation violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, or national origin.

1. **Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.**
2. **Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.**
3. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.**
4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
5. **Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.**
6. **(a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.**
7. **(a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.**
8. **EXISTING LEASES AND TENANCIES, IF ANY.**
9. **ANY INTEREST WHICH MAY HAVE BEEN ACQUIRED BY THE PUBLIC IN AND TO THE SUBJECT PROPERTY BY REASON OF RESOLUTION OF BOARD OF COUNTY COMMISSIONERS DATED AND RECORDED OCTOBER 3, 1887, IN ROAD BOOK A AT PAGE [78](#) AND JUNE 20, 1917, IN BOOK 571 AT PAGE [55](#) WHICH PROVIDED FOR PUBLIC ROADS 60 FEET IN WIDTH BEING 30 FEET ON EITHER SIDE OF SECTION LINES ON THE PUBLIC DOMAIN.**
10. **RESERVATION OF AND UNDIVIDED ONE-HALF OF ALL OIL, GAS AND OTHER MINERALS AND MINERAL RIGHTS AS SET FORTH IN WARRANTY DEED RECORDED FEBRUARY 24, 1954 IN BOOK 1419 AT PAGE [198](#), OR A SEVERANCE OF MINERALS EVIDENCED THEREBY, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. AFFIDAVIT IN CONNECTION THEREWITH RECORDED JULY 12, 2000 UNDER RECEPTION NO. [20081217](#). RELINQUISHMENT OF SURFACE RIGHTS AND COVENANTS AS SET FORTH IN QUIT CLAIM DEED RECORDED MARCH 29, 2006 UNDER RECEPTION NO. [206045406](#).**
11. **RESERVATION OF MINERAL RIGHTS AS CONTAINED IN DEED RECORDED OCTOBER 13, 1954, AT BOOK 1458, PAGE [218](#), RECORDED JANUARY 2, 1974 AT BOOK 2647, PAGE [611](#), AND RECORDED DECEMBER 05, 1983 IN BOOK 3810 AT PAGE [744](#), OR A SEVERANCE OF MINERALS EVIDENCED THEREBY, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN**
12. **THE EFFECT OF INCLUSION OF THE SUBJECT PROPERTY IN THE BLACK FOREST FIRE/RESCUE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENTS RECORDED AUGUST 21, 1975, IN BOOK 2772 AT PAGE [121](#) AND AUGUST 28, 1980 IN BOOK 3333 AT PAGE [799](#). NOTICES OF SPECIAL DISTRICT AUTHORIZATION OR ISSUANCE OF GENERAL OBLIGATION INDEBTEDNESS RECORDED DECEMBER 17, 2001 UNDER RECEPTION NO. [201185017](#) AND MAY 20, 2011 UNDER RECEPTION NO. [211049996](#).**

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule B, Part II
(Exceptions)

Order Number: ABC55102249.2-2

24. THE EFFECT OF INCLUSION OF THE SUBJECT PROPERTY IN THE STERLING RANCH METROPOLITAN DISTRICT NO. 2, AS EVIDENCED BY INSTRUMENT RECORDED MARCH 07, 2011, UNDER RECEPTION NO. 211023431. RESOLUTION NO. 10-264 APPROVING THE STERLING RANCH METROPOLITAN DISTRICTS NOS. 1, 2 AND 3 CONSOLIDATED SERVICE PLAN RECORDED JULY 9, 2010 UNDER RECEPTION NO. 210065613. CONSOLIDATED SERVICE PLAN FOR STERLING RANCH METROPOLITAN DISTRICTS NOS. 1, 2 AND 3 RECORDED MAY 21, 2014 UNDER RECEPTION NO. 214042782. RESOLUTIONS IN CONNECTION THEREWITH RECORDED JULY 29, 2015 UNDER RECEPTION NO. 215081385 AND NOVEMBER 19, 2018, UNDER RECEPTION NO. 218134277 AND JULY 26, 2019 UNDER RECEPTION NO. 219085543 AND JULY 26, 2019 UNDER RECEPTION NOS. 219085544 AND 219085545 AND DECEMBER 6, 2023 UNDER RECEPTION NO. 223099825.
25. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF ACCESS EASEMENT RECORDED SEPTEMBER 20, 2011 UNDER RECEPTION NO. 211091268 AND JANUARY 4, 2012 UNDER RECEPTION NO. 212000820.
26. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AGREEMENT TO GRANT ACCESS AND UTILITY EASEMENTS RECORDED OCTOBER 31, 2014 UNDER RECEPTION NO. 214100440.
27. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN AGREEMENT TO GRANT ACCESS AND UTILITY EASEMENTS RECORDED OCTOBER 31, 2014 UNDER RECEPTION NO. 214100441, AS AMENDED BY AGREEMENT TO CORRECT AND AMEND EASEMENT RECORDED APRIL 26, 2016 UNDER RECEPTION NO. 216043584.
28. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 15-145 REGARDING APPROVAL FOR STERLING RANCH-MAP AMENDMENT (REZONING) (CS-15-001) RECORDED MARCH 24, 2015 UNDER RECEPTION NO. 215027729.
29. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 15-146 REGARDING APPROVAL OF STERLING RANCH - MAP AMENDMENT (REZONE) (P-15-001) RECORDED MARCH 31, 2015 UNDER RECEPTION NO. 215030552.
30. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH IN ORDER OF THE DISTRICT COURT, EL PASO COUNTY, RECORDED MAY 21, 2015 UNDER RECEPTION NO. 215051140.
31. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AGREEMENT TO VACATE AND REPLACE EASEMENT RECORDED APRIL 26, 2016 UNDER RECEPTION NO. 216043585.
32. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 16-140 REGARDING APPROVAL FOR EARLY GRADING PERMIT REQUEST BY STERLING RANCH METROPOLITAN DISTRICT NO. 1, (EGP-16-002) RECORDED MAY 03, 2016 UNDER RECEPTION NO. 216047339.
33. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF RIGHT OF WAY RECORDED MAY 14, 2018 UNDER RECEPTION NO. 218054783.
34. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AGREEMENT RECORDED DECEMBER 20, 2018 UNDER RECEPTION NO. 218146001.

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule B, Part II
(Exceptions)

Order Number: ABC55102249.2-2

44. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SUBDIVISION IMPROVEMENT AGREEMENT STERLING RANCH FILING NO. 2 RECORDED JANUARY 12, 2022 UNDER RECEPTION NO. 222005656.
45. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN WATER COURT DECREE RECORDED MARCH 07, 2022 UNDER RECEPTION NO. 222032738.
46. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DEVELOPMENT AGREEMENT RECORDED JULY 22, 2022 UNDER RECEPTION NO. 222098865.
47. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN COPPERCHASE AT STERLING RANCH PUD DEVELOPMENT/PRELIMINARY PLAN RECORDED DECEMBER 06, 2023 UNDER RECEPTION NO. 223099840.
48. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO 24-223 RECORDED JUNE 05, 2024 UNDER RECEPTION NO. 224042410.

This notice applies to owner's policy commitments disclosing that a mineral estate has been severed from the surface estate, in Schedule B-2.

- (A) That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
- (B) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance, and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies.

Note: Pursuant to Colorado Division of Insurance Regulations 8-1-3, notice is hereby given of the availability of a closing protection letter for the lender, purchaser, lessee or seller in connection with this transaction.

Note: Pursuant to CRS 24-21-514.5, Colorado notaries may remotely notarize real estate deeds and other documents using real-time audio-video communication technology. You may choose not to use remote notarization for any document.

Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

IN WITNESS WHEREOF, Land Title Insurance Corporation has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A to be valid when countersigned by a validating officer or other authorized signatory.

Issued by:
Land Title Guarantee Company
3033 East First Avenue Suite 600
Denver, Colorado 80206
303-321-1880

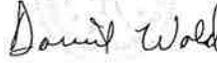


Craig B. Rants, Senior Vice President



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(813) 371-1111 www.oldrepublictitle.com

By  President

Attest  Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its Issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



El Paso County Colorado
CHARLES BROERMAN, TREASURER
PROPERTY TAX STATEMENT
 DATE: January 25, 2024
2023 TAXES PAYABLE 2024

TYPE OF PROPERTY Real
SCHEDULE (ACCOUNT) NUMBER R5232410003
PROPERTY LOCATION 0 ALZADA DR
PROPERTY DESCRIPTION TR. E STERLING RANCH FIL NO 2

R5232410003
 CHALLENGER COMMUNITIES LLC
 8605 EXPLORER DR, STE 250
 COLORADO SPRINGS, CO 80920

NOTE: Tax bills are mailed to the property owner. If you have a mortgage, check with them before paying your taxes.

TAX DISTRICT:	JHD	ACTUAL VALUE:	\$3,087,212	ASSESSED VALUE:	\$861,330
TAX RATE		TAX AUTHORITY		TAX AMOUNT	
0.006862		*EL PASO COUNTY GENERAL		5,910.45	
0.000330		EPC ROAD & BRIDGE (UNSHARED)		284.24	
0.009676		ACADEMY NO 20 - GENERAL		8,334.23	
0.027679		*ACADEMY NO 20 - GENERAL		23,840.75	
0.010512		ACADEMY NO 20 - BOND		9,054.30	
0.003061		*PIKES PEAK LIBRARY GENERAL		2,636.53	
0.014951		*BLACK FOREST FIRE PROTECTION		12,877.74	
0.057745		*STERLING RANCH METRO #2		49,737.51	
		*TEMPORARY TAX RATE REDUCTION / TAX CREDIT			
0.130816		TOTAL TAX RATE			112,675.75
			TOTAL TAXES PAYABLE \$		

SPECIAL MESSAGES:

YOUR SCHOOL DISTRICT GENERAL FUND TAX RATE IS 0.037355. ABSENT STATE AID, IT WOULD HAVE BEEN 0.087868.

TO PAY ON-LINE OR VIEW YOUR ACCOUNT:
<https://treasurer.elpasoco.com/>

MAKE CHECKS PAYABLE TO:
 EL PASO COUNTY TREASURER

MAIL PAYMENTS TO:
 EL PASO COUNTY TREASURER
 P.O. BOX 2018
 COLO. SPGS, CO 80901-2018

TELEPHONE: (719)520-7900
EMAIL: trsweb@elpasoco.com

OFFICE LOCATION:
 1675 W. Garden of the Gods Road, Suite 2100
 Colorado Springs, CO 80907

ADDRESS CHANGE INFORMATION - SEE REVERSE SIDE

202304290000R523241000300056337878000000000

PAYMENT COUPON 2

EL PASO COUNTY, COLORADO
 2nd HALF - DUE June 17, 2024
NO SECOND HALF STATEMENT WILL BE MAILED

2024

SCHEDULE NUMBER: R5232410003
OWNER'S NAME: CHALLENGER COMMUNITIES LLC
SECOND HALF AMOUNT DUE BY: June 17, 2024 \$56,337.87

Do you have a mortgage? Check with them before paying your taxes. Include a stamped, self-addressed envelope for a printed receipt.

202304100000R5232410003000563378820011267575

PAYMENT COUPON 1

EL PASO COUNTY, COLORADO
 1st HALF - DUE February 29, 2024 **OR**
 FULL TAX - DUE April 30, 2024

2024

SCHEDULE NUMBER: R5232410003
OWNER'S NAME: CHALLENGER COMMUNITIES LLC
FIRST HALF AMOUNT DUE BY: February 29, 2024 \$56,337.88
FULL AMOUNT DUE BY: April 30, 2024 \$112,675.75

Do you have a mortgage? Check with them before paying your taxes. Include a stamped, self-addressed envelope for a printed receipt.

Property Taxes for 2023 Due 2024

Paid



\$0.00

Balance remaining

TAX BILL DETAILS

TAX BILL PDF

Owner Information

Name	CHALLENGER COMMUNITIES LLC
Address	8605 EXPLORER DR, STE 250
City	COLORADO SPRINGS
State	CO
Zip	80920

Bill Information

Record Type	Vacant Land
Tax Year	2023
Account Number	R5232410003
Due Date	04/30/2024

Taxes

Base Taxes	\$112,675.75
Interest	\$0
Fees	\$0
Total Due	\$0

Property Information

Schedule Number	5232410003
Appraised Value	\$3,087,212
District	JHD
Property Address	0 ALZADA DR
Assessed Value	\$861,330
Description	TR. E STERLING RANCH FIL NO 2

Current Year Payments Received

Date	Tax Year	Installment	Amount
05/01/2024	2023	0	\$112,675.75

Prior Year(s) Transaction History

Date	Tax Year	Installment	Amount
05/02/2023	2022	0	\$10,715.57



Tax Breakdown

2023

Tax Authority	Tax Rate	Tax Amount
*EL PASO COUNTY GENERAL	0.006862	\$5,910.45
EPC ROAD & BRIDGE (UNSHARED)	0.00033	\$284.24
ACADEMY NO 20 - GENERAL	0.037355	\$32,174.98
ACADEMY NO 20 - BOND	0.010512	\$9,054.30
PIKES PEAK LIBRARY GENERAL	0.003061	\$2,636.53
BLACK FOREST FIRE PROTECTION	0.014951	\$12,877.74
STERLING RANCH METRO #2	0.057745	\$49,737.51
Totals	0.130816	\$112,675.75