



Stewart Title Company dba Unified Title, A  
Division of Stewart  
101 S. Sahwatch St, Ste 110  
Colorado Springs, CO 80903  
(719) 578-5900  
Fax:

**Date:** December 21, 2022

**File Number:** 1878310

**Property Address:** Vacant Land (Plat Commitment for Hillside at Lorson Ranch Fil No 1), Colorado Springs, CO 80925  
0 Vacant Land, Colorado Springs, CO 80925  
0 Vacant Land, Colorado Springs, CO 80925  
0 Vacant Land, Colorado Springs, CO 80925  
0 Vacant Land, Colorado Springs, CO 80925  
0 Vacant Land, Colorado Springs, CO 80925

**Buyer/Borrower:**

**Please direct all Closing inquiries to:**

Frederick Deming

**Phone:**

**Fax:**

**Email Address:** [FDeming@unifiedtitle.com](mailto:FDeming@unifiedtitle.com)

**Revision Number: C4 - move effective date and add exception**

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NA

Delivery Method: Emailed

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LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION

LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON CONSERVATION  
INVESTMENT 2 LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

Delivery Method: Emailed

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M&S Civil Consultants, Inc  
212 N Wahsatch Ave, Ste 305  
Colorado Springs, CO 80903

**Attn:** Eric L. Yokom

**Phone:**

**Fax:**

**E-Mail:** [eric@mscivil.com](mailto:eric@mscivil.com)

**Delivery Method:** Emailed

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Core Engineering Group  
15004 1st Ave S  
Burnsville, MN 55306

**Attn:** Richard Schindler, PE

**Phone:** (719) 570-1100

**Fax:**

**E-Mail:** [rich@ceg1.com](mailto:rich@ceg1.com)

**Delivery Method:** Emailed

**WIRED FUNDS ARE REQUIRED ON ALL CASH PURCHASE TRANSACTIONS. PLEASE FEEL FREE TO CONTACT THE ESCROW OFFICE AS NOTED ABOVE.**

**We Appreciate Your Business and Look Forward to Serving You in the Future.**



**ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)**

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

**NOTICE**

**IMPORTANT - READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

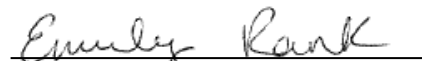
THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY’S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.


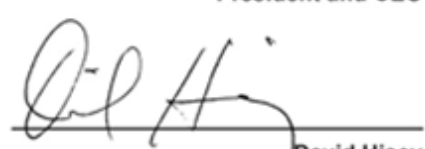
**COMMITMENT TO ISSUE POLICY**

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, STEWART TITLE GUARANTY COMPANY, a Texas corporation (the “Company”), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company’s liability and obligation end.

  
Authorized Countersignature  
Stewart Title Company dba Unified  
Title, A Division of Stewart  
101 S. Sahwatch St, Ste 110  
Colorado Springs, CO 80903



  
Frederick H. Eppinger  
President and CEO  
  
David Hisey  
Secretary

*This page is only a part of a 2021 ALTA® Commitment for Title Insurance. 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 countersignature by the Company or its issuing agent that may be in electronic form.*

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ALTA Commitment for Title Insurance (07-01-2021)

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## COMMITMENT CONDITIONS

### 1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
  - b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
  - c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
  - d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
  - e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
  - f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
  - g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
  - h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
  - i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
  - j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
  3. The Company's liability and obligation is limited by and this Commitment is not valid without:
    - a. the Notice;
    - b. the Commitment to Issue Policy;
    - c. the Commitment Conditions;
    - d. Schedule A;
    - e. Schedule B, Part I - Requirements;
    - f. Schedule B, Part II - Exceptions; and
    - g. a countersignature by the Company or its issuing agent that may be in electronic form.

### 4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

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ALTA Commitment for Title Insurance (07-01-2021)

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AMERICAN  
LAND TITLE  
ASSOCIATION



## 5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - i. comply with the Schedule B, Part I - Requirements;
  - ii. eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
  - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

## 6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- 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 IS 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 closing, settlement, escrow, or any other purpose.

## 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. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

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ALTA Commitment for Title Insurance (07-01-2021)

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**10. CLASS ACTION**

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

**11. ARBITRATION**

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election 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>.

**STEWART TITLE GUARANTY COMPANY**

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at: Stewart Title Guaranty Company, P.O. Box 2029, Houston, Texas 77252-2029.

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**ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)  
SCHEDULE A**

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

**Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:**

Issuing Agent: Stewart Title Company dba Unified Title, A Division of Stewart  
Issuing Office: 101 S. Sahwatch St, Ste 110, Colorado Springs, CO 80903  
Issuing Office's ALTA® Registry ID:  
Loan ID Number:  
Commitment Number: 1878310  
Issuing Office File Number: 1878310  
Property Address: Vacant Land (Plat Commitment for Hillside at Lorson Ranch Fil No 1), Colorado Springs, CO 80925  
0 Vacant Land, Colorado Springs, CO 80925  
0 Vacant Land, Colorado Springs, CO 80925  
0 Vacant Land, Colorado Springs, CO 80925  
0 Vacant Land, Colorado Springs, CO 80925  
0 Vacant Land, Colorado Springs, CO 80925  
0 Vacant Land, Colorado Springs, CO 80925  
Revision Number: C1 - updated effective date, added exception

1. **Commitment Date:** December 14, 2022 at 8:00AM

2. **Policy to be issued:** **Proposed Amount of Insurance**

(a) 2021 ALTA® Owner's Policy - Standard  
Proposed Insured:

(b) 2021 ALTA® Loan Policy - Standard  
Proposed Insured:

3. **The estate or interest in the Land at the Commitment Date is:**

FEE SIMPLE

4. **The Title is, at the Commitment Date, vested in:**

Love in Action, a Colorado non-profit corporation and Lorson LLC, a Colorado limited liability company, as nominee for Lorson Conservation Investment 2, LLLP, a Colorado limited liability limited partnership

5. **The Land is described as follows:**

See Exhibit "A" Attached Hereto

**STEWART TITLE GUARANTY COMPANY**

  
Authorized Countersignature

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File No.: 1878310

ALTA Commitment for Title Insurance Schedule A (07-01-2021)

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**ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)  
SCHEDULE A**

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

**STATEMENT OF CHARGES**

These charges are due and payable before a policy can be issued:

Informational Commitment	\$750.00
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ALTA Commitment for Title Insurance Schedule A (07-01-2021)

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# ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

## EXHIBIT "A"

### LEGAL DESCRIPTION

ISSUED BY

STEWART TITLE GUARANTY COMPANY

File No.: 1878310

A PARCEL OF LAND IN THE NORTH HALF (N 1/2) SECTION 24 AND THE NORTHEAST QUARTER (NE 1/4) SECTION 23, T15S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF LOT 102, "CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 2221714746 IN THE EL PASO COUNTY, COLORADO RECORDS; THENCE ALONG THE EASTERLY LINES THEREOF THE FOLLOWING TWO (2) COURSES:

1. THENCE N00°19'53" WEST A DISTANCE OF 168.15 FEET;
2. THENCE N38°22'41" EAST A DISTANCE OF 250.28 FEET TO THE SOUTHEAST CORNER OF "LORSON RANCH EAST FILING NO. 4" AS RECORDED UNDER RECEPTION NO. 220714583 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE N38°22'41" EAST ALONG THE EASTERLY LINE THEREOF, 1,642.90 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF LORSON BOULEVARD AS SHOWN ON THE PLAT OF "THE HILLS AT LORSON RANCH FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 221714880 IN THE EL PASO COUNTY, COLORADO RECORDS; THENCE ALONG THE SOUTHERLY LINE THEREOF THE FOLLOWING NINE (9) COURSES:

1. THENCE N89°35'58" EAST A DISTANCE OF 490.91 FEET TO A POINT OF CURVE;
2. THENCE 226.85 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 568.00 FEET, A CENTRAL ANGLE OF 22°53'00", THE CHORD OF 225.35 FEET BEARS S78°57'32" EAST TO A POINT OF TANGENT;
3. THENCE S67°31'03" EAST A DISTANCE OF 263.79 FEET;
4. THENCE S28°50'34" EAST A DISTANCE OF 32.01 FEET;
5. THENCE S67°31'03" EAST A DISTANCE OF 50.00 FEET;
6. THENCE N73°54'03" EAST A DISTANCE OF 32.07 FEET;
7. THENCE S67°31'03" EAST A DISTANCE OF 789.35 FEET TO A POINT OF CURVE;
8. THENCE 178.22 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 968.00 FEET, A CENTRAL ANGLE OF 10°32'56", THE CHORD OF 177.97 FEET BEARS S62°14'35" EAST TO A POINT OF TANGENT;
9. THENCE S56°58'07" EAST A DISTANCE OF 9.29 FEET TO THE SOUTHWEST CORNER OF THE SOUTHERLY RIGHT-OF-WAY OF FUTURE LORSON BOULEVARD AS SHOWN ON THE PLAT OF "THE RIDGE AT LORSON RANCH FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 22\_\_\_\_\_ IN THE EL PASO COUNTY, COLORADO RECORDS; THENCE ALONG THE SOUTHERLY LINE THEREOF THE FOLLOWING TEN (10) COURSES:

1. THENCE S58°24'55" EAST A DISTANCE OF 79.22 FEET;
2. THENCE 189.64 FEET ALONG A NON TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 10°32'56", THE CHORD OF 189.37 FEET BEARS S62°14'35" EAST TO A POINT OF TANGENT;
3. THENCE S67°31'03" EAST A DISTANCE OF 663.92 FEET TO A POINT OF CURVE;
4. THENCE 319.29 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 17°45'40", THE CHORD OF 318.01 FEET BEARS S76°23'53" EAST;
5. THENCE S58°30'10" EAST, NON-TANGENT TO THE PREVIOUS COURSE, 41.38 FEET;
6. THENCE S88°30'10" EAST A DISTANCE OF 44.27 FEET;
7. THENCE N61°29'50" EAST A DISTANCE OF 40.94 FEET;
8. THENCE N89°25'43" EAST A DISTANCE OF 787.32 FEET;
9. THENCE S60°34'17" EAST A DISTANCE OF 40.00 FEET;
10. THENCE N89°25'43" EAST A DISTANCE OF 46.97 FEET;

THENCE N00°34'17" WEST A DISTANCE OF 76.83 FEET; THENCE N89°25'43" EAST A DISTANCE OF 380.07 FEET TO THE WESTERLY LINE OF THAT PROPERTY DESCRIBED BY SPECIAL WARRANTY DEED AS RECORDED UNDER RECEPTION NO. 209144818 IN THE EL PASO COUNTY, COLORADO RECORDS; THENCE S00°11'19" EAST

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ALTA Commitment for Title Insurance Schedule A (07-01-2021)

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**ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)**

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

ISSUED BY

STEWART TITLE GUARANTY COMPANY

ALONG SAID WESTERLY LINE, 637.47 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 24, T15S, R65W OF THE 6th P.M.; THENCE S89°25'52" WEST ALONG SAID NORTH LINE, 2,651.15 FEET; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24 THE FOLLOWING THREE (3) COURSES:

1. THENCE S89°27'59" WEST A DISTANCE OF 852.91 FEET;
2. THENCE S89°26'11" WEST A DISTANCE OF 1,604.80 FEET;
3. THENCE S89°09'33" WEST A DISTANCE OF 178.42 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6th P.M. ; THENCE S89°52'02" WEST A DISTANCE OF 266.06 FEET; THENCE S89°38'10" WEST A DISTANCE OF 87.85 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING: A PORTION OF THE EASTERLY BOUNDARY LINE OF "CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1" AS RECORDED UNDER RECEPTION NO 221714746 IN THE RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT EACH END BY A NO. 5 REBAR AND 1.25 INCH ORANGE PLASTIC CAP STAMPED "M&S CIVIL PLS 29566". SAID LINE IS ASSUMED TO BEAR N00°19'53" WEST A DISTANCE OF 168.15 FEET. THE UNIT OF MEASUREMENTS IS THE U.S. SURVEY FOOT.

For Informational Purposes Only: Vacant Land (Plat Commitment for Hillside at Lorson Ranch Fil No 1), Colorado Springs, CO 80925  
0 Vacant Land, Colorado Springs, CO 80925  
0 Vacant Land, Colorado Springs, CO 80925  
0 Vacant Land, Colorado Springs, CO 80925  
0 Vacant Land, Colorado Springs, CO 80925  
0 Vacant Land, Colorado Springs, CO 80925

APN: 5500000370, 5500000371, 5500000281, 5500000282, 5500000283, 5500000405

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File No.: 1878310

ALTA Commitment for Title Insurance Schedule A (07-01-2021)

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# ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021) SCHEDULE B PART I

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

File No.: 1878310

## Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Evidence satisfactory to Stewart Title Guaranty Company of payment of all outstanding taxes and assessments as certified by the County Treasurer.
6. Execution of Affidavit as to Debts and Liens and its return to Stewart Title Guaranty Company.

NOTE: If work has been performed on, or in connection with, the subject property (architectural drawings, soils testing, foundation work, installation of materials), please notify the Company's escrow officer within 10 days of receipt of this title commitment.

7. Payment of any and all Homeowners assessments and expenses which may be assessed to the property.

NOTE: If improvements have been made on, or in connection with, the subject property, please notify the Company's escrow officer within 10 days of receipt of this title commitment.

NOTE: This product is for informational purposes only. It is not a title insurance product and does not provide any form of coverage. This product is not a guarantee or assurance and does not warrant, or otherwise insure any condition, fact or circumstance. This product does not obligate this Company to issue any policies of title insurance for any subsequent transaction based on the information provided or involving the property described herein. This Company's sole liability for any error(s) relating to this product is limited to the amount that was paid for this product.

8. FOR INFORMATIONAL PURPOSES ONLY:

24-month Chain of Title: The only conveyance(s) affecting said land recorded within the 24 months preceding the date of this commitment is (are) as follows:

Warranty Deed recorded December 29, 2017, [as Reception No. 217156940](#). Warranty Deed recorded March 19, 2014, [as Reception No. 214022373](#). Transfer recorded December 9, 2004, [as Reception No. 204201649](#).

NOTE: If no conveyances were found in that 24 month period, the last recorded conveyance is reported. If the

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**ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)  
SCHEDULE B PART I**

ISSUED BY  
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subject land is a lot in a subdivision plat less than 24 months old, only the conveyances subsequent to the plat are reported.

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# ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

## SCHEDULE B PART II

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

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### Exceptions

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.**

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Rights or claims of parties in possession, not shown by the public records.
3. Easements, or claims of easements, not shown by the public records.
4. 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.
5. 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.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Minerals of whatsoever kind, subsurface and surface substances, in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records or listed in Schedule B.
7. Water rights, claims or title to water.
8. Any and all unpaid taxes and assessments and any unredeemed tax sales.
9. Easement granted to Public Service Company of Colorado recorded August 19, 1964 [in Book 2030 at Page 238 as Reception No. 363157](#).
10. Easement granted to Mountain View Electric Association recorded April 1, 1974 [in Book 2665 at Page 715 as Reception No. 62080](#).
11. Assignment of Easement to Tri-State Generation and Transmission Association recorded July 27, 1976 [in Book 2846 at Page 719 as Reception No. 249731](#).
12. Resolution regarding approval of the Lorson Ranch at Jimmy Camp Sketch Plan recorded April 6, 2004 [as Reception No. 204055084](#).

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**ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)**  
**SCHEDULE B PART II**

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13. Resolution regarding the Lorson Ranch Metropolitan Districts 1-7 recorded September 3, 2004 [as Reception No. 204150548](#).
14. Order and Decree Organizing Lorson Ranch Metropolitan District No. 1 recorded December 2, 2004 [as Reception No. 204197511](#).
15. Order and Decree Organizing Lorson Ranch Metropolitan District No. 2 recorded December 2, 2004 [as Reception No. 204197512](#).
16. Order and Decree Organizing Lorson Ranch Metropolitan District No. 4 recorded December 2, 2004 [as Reception No. 204197514](#).
17. Order and Decree Organizing Lorson Ranch Metropolitan District No. 6 recorded December 2, 2004 [as Reception No. 204197516](#).
18. Order Amending the Order and Decree Organizing Lorson Ranch Metropolitan District No. 1 recorded December 2, 2004 [as Reception No. 204197518](#).
19. Order Amending the Order and Decree Organizing Lorson Ranch Metropolitan District No. 2 recorded December 2, 2004 [as Reception No. 204197519](#).
20. Order Amending the Order and Decree Organizing Lorson Ranch Metropolitan District No. 4 recorded December 2, 2004 [as Reception No. 204197521](#).
21. Order Amending the Order and Decree Organizing Lorson Ranch Metropolitan District No. 6 recorded December 2, 2004 [as Reception No. 204197523](#).
22. Order of Inclusion into Lorson Ranch Metropolitan District No. 2 recorded December 28, 2004 [as Reception No. 204209873](#).
23. Order of Inclusion into Lorson Ranch Metropolitan District No. 4 recorded December 28, 2004 [as Reception No. 204209875](#).
24. Order of Inclusion into Lorson Ranch Metropolitan District No. 6 recorded December 28, 2004 [as Reception No. 204209877](#).
25. Order of Inclusion into Lorson Ranch Metropolitan District No. 1 recorded April 15, 2005 [as Reception No. 205053568](#).
26. Order of Inclusion into Lorson Ranch Metropolitan District No. 2 recorded April 15, 2005 [as Reception No. 205053569](#).
27. Order of Inclusion into Lorson Ranch Metropolitan District No. 4 recorded April 15, 2005 [as Reception No. 205053571](#).
28. Order of Inclusion into Lorson Ranch Metropolitan District No. 6 recorded April 15, 2005 [as Reception No. 205053573](#).

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29. Order of Inclusion into Lorson Ranch Metropolitan District No. 2 recorded April 21, 2005 [as Reception No. 205056115](#).
30. Order of Inclusion into Lorson Ranch Metropolitan District No. 4 recorded April 21, 2005 [as Reception No. 205056117](#).
31. Order of Inclusion into Lorson Ranch Metropolitan District No. 6 recorded April 21, 2005 [as Reception No. 205056119](#).
32. Inclusion & Service Agreement recorded May 31, 2005 [as Reception No. 205078708](#).
33. Development Agreement No. 1 Lorson Ranch recorded August 19, 2005 [as Reception No. 205128925](#).
34. Resolution to Approve a Development Agreement within and adjacent to Lorson Ranch recorded August 24, 2005 [as Reception No. 205131973](#).
35. Corrected Resolution recorded August 25, 2005 [as Reception No. 205132869](#).
36. All matters shown on the plat of Lorson Ranch Overall Development and Phasing Plan recorded March 9, 2006 [as Reception No. 206035127](#).
37. All matters shown on the plat of Lorson Ranch Overall Development and Phasing Plan recorded December 28, 2006 [as Reception No. 206187069](#).
38. Resolution to Approve Rezone from Overall PUD District recorded March 1, 2007 [as Reception No. 207028942](#).
39. Resolution to Approve the Title 32 Lorson Ranch Metropolitan Districts 1-7 Amended Service Plan recorded July 17, 2007 [as Reception No. 207095523](#).
40. Resolution to Approve Rezone from RR-3 Zone District to PUD District recorded November 5, 2008 [as Reception No. 208120452](#).
41. Water and Sanitary Sewer Easement Agreement recorded December 9, 2009 [as Reception No. 209141177](#).
42. Development Agreement No. 2 Lorson Ranch recorded March 22, 2010 [as Reception No. 210025931](#).
43. Development Agreement No. 2 Lorson Ranch recorded April 20, 2010 [as Reception No. 210036301](#).
44. Resolution of the Board of County Commissioners recorded October 12, 2010 [as Reception No. 210101176](#).
45. Resolution to Approve a Fourth Amended Development Agreement recorded August 6, 2012 [as Reception No. 212090407](#), Amendment recorded January 29, 2014 [as Reception No. 214007624](#).
46. Fourth Amended Development Agreement recorded August 6, 2012 [as Reception No. 212090408](#).
47. Resolution Adopting the El Paso County Road Impact Fee Program recorded November 15, 2012 [as Reception No. 212136575](#).

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## ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021) SCHEDULE B PART II

ISSUED BY  
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48. Mineral Quit Claim Deed from Lorson LLC to Bradley Marksheffel, LLC recorded November 16, 2012 [as Reception No. 212137051](#).
49. Mineral Quitclaim Deed from Lorson, LLC to Bradley Marksheffel LLC recorded November 16, 2012 as [Reception No. 212137058](#).
50. Order for Inclusion of Real Property recorded July 31, 2013 [as Reception No. 213098578](#).
51. Order for the Inclusion of Lorson Ranch Metropolitan District No. 2 recorded November 20, 2013 [as Reception No. 213140853](#).
52. Resolution to Approve the Sixth Amended Development Agreement for Lorson Ranch recorded March 4, 2015 [as Reception No. 215020531](#).
53. Amended Rule and Order recorded May 23, 2016 [as Reception No. 216055186](#).
54. Resolution to Approve an Amended and Restated School Site Dedication Agreement for Lorson Ranch recorded September 30, 2016 [as Reception No. 216113012](#).
55. Amended and Restated School Site Dedication Agreement recorded September 30, 2016 [as Reception No. 216113013](#).
56. General Disclosure and Common Questions Regarding Lorson Ranch Metropolitan District Nos. 1-7 recorded July 11, 2017 [as Reception No. 217080960](#).
57. Grant of Right of Way from Lorson LLC to Mountain View Electric Association recorded June 25, 2019 [as Reception No. 219070478](#).
58. Resolution to Approve a Credit for Lorson LLC for Bridge and Drainage Improvements constructed within the Jimmy Camp Creek Basin recorded January 14, 2020 [as Reception No. 220006094](#).
59. Proposed Order Granting Inclusion of Property into District No. 6 recorded January 26, 2022 [as Reception No. 222012787](#).
60. Relinquishment and Water of Surface Rights recorded January 27, 2022 [as Reception No. 222013184](#).
61. All matters shown on the Planned Unit Development and Preliminary Plan recorded November 2, 2022 [as Reception No. 222137253](#).
62. Private Detention Basin/Stormwater Quality Best Management Practice Maintenance Agreement and Easement recorded November 10, 2022 [as Reception No. 222140277](#).

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AMERICAN  
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ASSOCIATION



# DISCLOSURES

File No.: 1878310

Pursuant to C.R.S. 10-11-122, notice is hereby given that:

- A. THE SUBJECT REAL PROPERTY MAY BE LOCATED IN A SPECIAL TAXING DISTRICT;
- B. A CERTIFICATE OF TAXES DUE LISTING EACH TAXING JURISDICTION SHALL BE OBTAINED FROM THE COUNTY TREASURER OR THE COUNTY TREASURER'S AUTHORIZED AGENT;
- C. INFORMATION REGARDING SPECIAL DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE OBTAINED FROM THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK AND RECORDER, OR THE COUNTY ASSESSOR

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Note: Colorado Division of Insurance Regulations 8-1-2, Section 5, Paragraph G requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed." Provided that Stewart Title Company dba Unified Title, A Division of Stewart conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 1 will not appear on the Owner's Title Policy and the Lender's Title Policy when issued.

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Note: Colorado Division of Insurance Regulations 8-1-2, Section 5, Paragraph M requires that every title entity shall notify in writing that

Affirmative Mechanic's Lien Protection for the Owner may be available (typically by deletion of Exception No. 5 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

- A. The land described in Schedule A of this commitment must be a single-family residence, which includes a condominium or townhouse unit.
- B. No labor or materials have been furnished by mechanics or materialmen for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
- C. The Company must receive an appropriate affidavit indemnifying the Company against unfiled Mechanic's and Materialmen's Liens.
- D. The Company must receive payment of the appropriate premium.
- E. If there has been construction, improvements or major repairs undertaken on the property to be purchased, within six months prior to the Date of the Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and/or the contractor; payment of the appropriate premium; fully executed Indemnity agreements satisfactory to the company; and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

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To comply with the provisions of C.R.S. 10-11-123, the Company makes the following disclosure:

- 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 a 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: THIS DISCLOSURE APPLIES ONLY IF SCHEDULE B, SECTION 2 OF THE TITLE COMMITMENT HEREIN INCLUDES AN EXCEPTION FOR SEVERED MINERALS.**

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**Notice of Availability of a Closing Protection Letter:** Pursuant to Colorado Division of Insurance Regulation 8-1-3, Section 5, Paragraph C (11)(f), a closing protection letter is available to the consumer.

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NOTHING HEREIN CONTAINED WILL BE DEEMED TO OBLIGATE THE COMPANY TO PROVIDE ANY OF THE COVERAGES REFERRED TO HEREIN, UNLESS THE ABOVE CONDITIONS ARE FULLY SATISFIED.