



Report of Title

5036 COMPREHENSIVE FULL TITLE REPORT (INCLUDES 20 YEAR DEED HISTORY & ORIGINAL COPIES)

This Report of Title is for informational purposes only and is not to be considered as a commitment to issue any form of title insurance policy. The report is for the use and benefit of the addressee only, and liability is hereby limited to the amount of the fee paid therefore.

US TITLE SOLUTIONS FILE NO.66841-CO2012-5036
REFERENCE NO. ATC 13323293 SITE NAME 370609 Widefield HS

PREPARED FOR: Tower Engineering Professionals, Inc.
Karla Richards
4710 E. Elwood Street
Suite 9
Phoenix , AZ 85040

PREMISES: 509 Widefield Drive, Colorado Springs, CO 80911
Parcel 6512300001

COUNTY: El Paso

US Title Solutions
3 Werner Way, Lebanon, NJ 08833
Telephone (908) 849-3011 Facsimile (908) 849-7981
www.ustitlesolutions.com Report powered by LandIT

US TITLE SOLUTIONS
FILE NO. 66841-CO2012-5036 REFERENCE NO. ATC 13323293

SCHEDULE A

1 DATE OF THIS REPORT 12/29/2020

EXAMINED FROM 12/16/2000

EXAMINED THRU 12/16/2020

2 THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS REPORT IS:

Fee Simple

3 TITLE TO SAID ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS REPORT IS AT THE EFFECTIVE DATE HEREOF VESTED IN:

Widefield School District No. 3

SOURCE OF TITLE:

Warranty Deed made by Fred C. Sproul Homes, Inc., a Colorado corporation dated Sep 24, 1965 recorded on Oct 21, 1965 in book 2099 page 682 .

4 THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

A portion of the East half of the Southwest quarter of Section 12 in Township 15 South, Range 66 West of the 6th P. M., El Paso County, Colorado, being more particularly described as follows: Beginning at a point on the East line of a tract described in a deed to El Paso County School District No. 3 and recorded in Book 1884 at Page 362 of the El Paso County records, said point being 5.00 feet Northwesterly of the Easternmost corner of the aforesaid tract; thence along and identical with the Northeasterly boundary of said tract, N 31° 34' 15" W, a distance of 45.00 feet; thence along a curve to the right whose radius is 803.18 feet and whose central angle is 31° 34' 15", an arc distance of 442.56 feet; thence along the tangent produced, N 0° 00' 00" E, a distance of 106.00 feet; thence N 90° 00' 00" E, a distance of 310.00 feet; thence S 0° 00' 00" E, a distance of 461.88 feet; thence S 58° 25' 45" w, a distance of 196.67 feet to the point of beginning, containing an area of 3.336 acres more or less.

US TITLE SOLUTIONS
FILE NO. 66841-CO2012-5036 REFERENCE NO. ATC 13323293

SCHEDULE B

THIS IS NOT A COMMITMENT OR PRELIMINARY REPORT OF TITLE TO ISSUE A POLICY OR POLICIES OF TITLE INSURANCE. THE EXCEPTIONS SET FORTH HEREIN ARE INTENDED TO PROVIDE YOU WITH NOTICE OF MATTERS AFFECTING TITLE TO THE LAND DESCRIBED IN SCHEDULE A OF THIS REPORT.

1. Taxes, tax liens, tax sales, water rates, sewer and assessments set forth in schedule herein.
2. Mortgages returned herein. (-0-). See Separate Mortgage Schedule.
3. Any state of facts which an accurate survey might show or survey exceptions set forth herein.
4. Rights of tenants or person in possession.

(Judgments, Liens and UCC)

- 5 None within period searched

(Covenants/Restrictions)

- 6 None within period searched

(Easements and Rights of Way)

7. Memorandum of Easement by Widefield School District 3 to Global Tower Assets, LLC, a Delaware limited liability company, dated 2/28/2013 recorded 5/7/2013 in Instrument No :213059257.
Notes: Communication purposes; Please see Memorandum of Easement re-recorded 11/06/2013 as instrument 213136746 to correct the legal description

US TITLE SOLUTIONS

FILE NO. 66841-CO2012-5036 **REFERENCE NO.** ATC 13323293

MORTGAGE SCHEDULE

None within period searched

US TITLE SOLUTIONS

FILE NO. 66841-CO2012-5036 **REFERENCE NO.** ATC 13323293

TAX SEARCH

1. TAX ID :6512300001

Period :2020

Payment Status: Exempt

US TITLE SOLUTIONS**FILE NO. 66841-CO2012-5036 REFERENCE NO. ATC 13323293**

DEED CHAIN

1. Warranty Deed made by The Fountain Valley School of Colorado, a nonprofit Colorado corporation to Fred C. Sproul Homes, Inc., a Colorado corporation dated 9/23/1965 recorded on 9/27/1965 in book 2095 page 344 Instrument No. 435768.

2. Warranty Deed made by Fred C. Sproul Homes, Inc., a Colorado corporation to Widefield School District No. 3 dated 9/24/1965 recorded on 10/21/1965 in book 2099 page 682 Instrument No. 441281.

EL PASO COUNTY - COLORADO

6512300001
509 WIDEFIELD DR

Total Market Value
\$173,004

OVERVIEW

Owner:	WIDEFIELD SCHOOL DISTRICT NO 3
Mailing Address:	1820 MAIN ST COLORADO SPRINGS CO, 80911-1152
Location:	509 WIDEFIELD DR
Tax Status:	Exempt
Zoning:	A-5 CAD-O
Plat No:	-
Legal Description:	TRACTS DES BY WD 207773, 206551, 441281, ADJ TR BOUNDED BY AFSD TRACTS ON THE NE, SECURITY ADD 5 ON THE SE, SECURITY ADD 9 ON THE SW, SECURITY ADD 10 ON THE NW IN SW4 SEC 12-15-66

MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value
Land	\$173,004	\$0
Improvement	\$0	\$0
Total	\$173,004	\$0

No buildings to show.

LAND DETAILS

Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	POLITICAL SUBDIVISION	29.000	23.57 Acres	\$173,004

SALES HISTORY

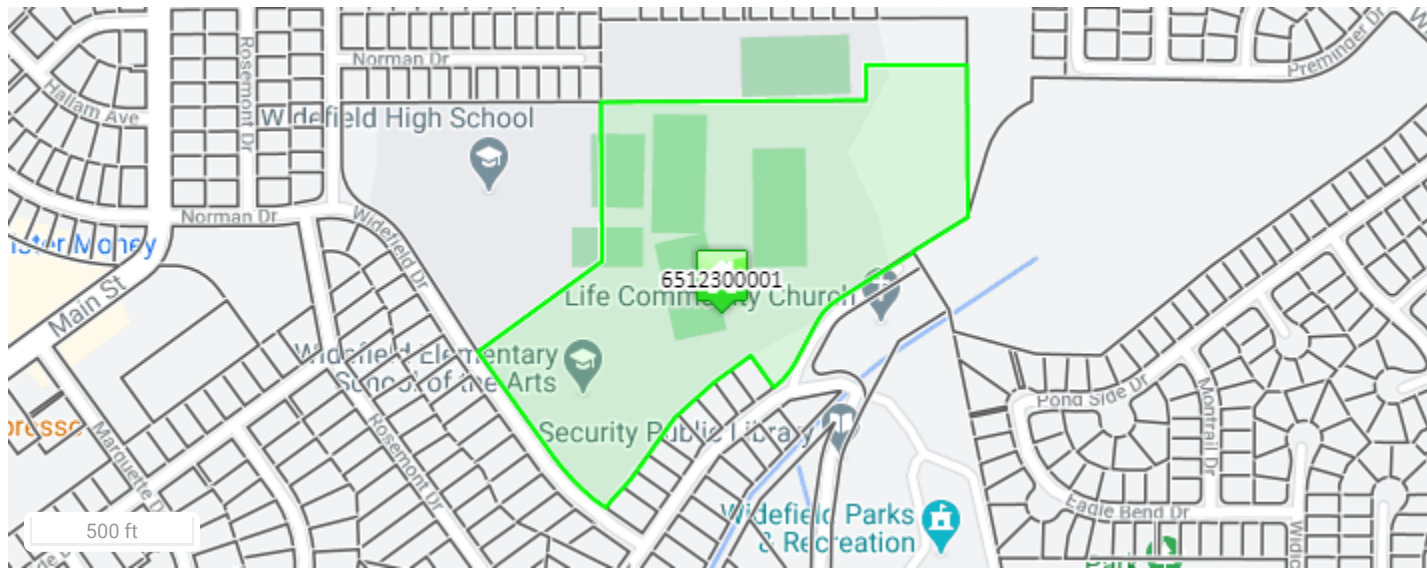
	Sale Date	Sale Price	Sale Type	Reception
+	10/21/1965	\$0	-	441281
+	09/27/1965	\$0	-	435768

TAX ENTITY AND LEVY INFORMATION

County Treasurer Tax Information

Tax Area Code: DDA Levy Year: 2019 Mill Levy: 74.852

Taxing Entity	Levy	Contact Name/Organization	Contact Phone
EL PASO COUNTY	7.222	FINANCIAL SERVICES	(719) 520-6400
EPC ROAD & BRIDGE (UNSHARED)	0.330	-	(719) 520-6498
WIDEFIELD SCHOOL NO 3	56.396	TERRY KIMBER	(719) 391-3026
SECURITY FIRE PROTECTION	10.002	RICH BUTLER	(719) 392-3271
SOUTHEASTERN COLO WATER CONSERVANCY	0.902	JAMES BRODERICK	(719) 948-2400
EL PASO COUNTY CONSERVATION	0.000	PAMELA DAVISON	(719) 632-9598



No Photo Available



Disclaimer

We have made a good-faith effort to provide you with the most recent and most accurate information available. However, if you need to use this information in any legal or official venue, you will need to obtain official copies from the Assessor's Office. Do be aware that this data is subject to change on a daily basis. If you believe that any of this information is incorrect, please call us at (719) 520-6600.

Filed for record the 21 day of JUL 21 1965 at 11:00 o'clock A. D. 1965 by HARRIET BEALS
No. 4-11281
RECORDER

Warranty Deed

(STATUTORY FORM)

Know all Men by these Presents, That
FRED C. SPROUL HOMES, INC., a Colorado corporation
of the County of El Paso and State of Colorado, for the
consideration of One Dollar and other good and valuable considerations, in hand paid, hereby sell
and convey to WIDEFIELD SCHOOL DISTRICT NO. 3
of the County of El Paso and State of Colorado, the
following Real Property situate in the County of El Paso and State of
Colorado, to-wit:

A portion of the East half of the Southwest quarter of Section 12
in Township 15 South, Range 66 West of the 6th P. M., El Paso County,
Colorado, being more particularly described as follows: Beginning at
a point on the East line of a tract described in a deed to El Paso
County School District No. 3 and recorded in Book 1884 at Page 362 of
the El Paso County records, said point being 5.00 feet Northwesterly
of the Easternmost corner of the aforesaid tract; thence along and
identical with the Northeasterly boundary of said tract, N 31° 34' 15"
W, a distance of 45.00 feet; thence along a curve to the right whose
radius is 803.18 feet and whose central angle is 31° 34' 15", an arc
distance of 442.56 feet; thence along the tangent produced, N 0° 00' 00"
E, a distance of 106.00 feet; thence N 90° 00' 00" E, a distance of
310.00 feet; thence S 0° 00' 00" E, a distance of 461.88 feet; thence
S 58° 25' 45" W, a distance of 196.67 feet to the point of beginning,
containing an area of 3.336 acres more or less;

SUBJECT TO reservations, restrictions, covenants, conditions, and
easements and rights-of-way of record, if any;

with all its appurtenances and warrant the title to the same.



Signed and delivered this 24th day of September, 1965

FRED C. SPROUL HOMES, INC.

Leonard E. Couch, Vice-President

Esther G. Argo, Asst. Sec.

STATE OF COLORADO

County of EL PASO

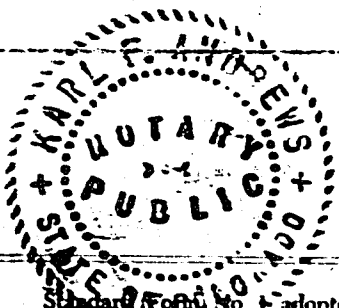
ss.

STATUTORY ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me
this day of September, 1965,
by Leonard E. Couch, Vice-President and Esther G. Argo,
Asst. Sec. for FRED C. SPROUL HOMES, INC.

Witness my hand and official seal.

My commission expires Dec 31, 1965



Karl F. Anderson

NOTARY PUBLIC

Standard Form No. 1 adopted by the
Colorado Springs Board of Realtors, Inc.

If Joint Tenancy required, add after grantees
names — in Joint Tenancy.



Furnished by
COLORADO TITLE GUARANTY CO.
EL PASO ABSTRACT CO.
Colorado Springs, Colorado

213059257 05/07/2013 11:49:45

PGS 6 \$36.00 DF \$ 0

Electronically Recorded Official Records El Paso County CO
Wayne W. Williams Clerk and Recorder
TD1000 N

Prepared by:

Global Tower Assets, LLC
Attn: Millie Shearer - Legal Department
750 Park of Commerce Blvd., Suite 300
Boca Raton, FL 33487

Return when recorded to:

Fidelity National Title Ins. Co.
7130 Glen Forest Drive, Ste. 300
Richmond, VA 23226

GTP Site: CO-5100 Widefield High
School II
Commitment # 16 085 920

RECEIVED

Memorandum of Easement



For recording, please forward to:
Lawyers Title Insurance Corp.\CLSS
7130 Glen Forest Drive, Ste 300
Richmond, VA 23226

Prepared by:
Global Tower Assets, LLC
750 Park of Commerce Blvd., Ste. 300
Boca Raton, FL 33487

Site Number: CO-5100
Site Name: Widefield High School

Commitment #: ~~12677405~~ 16 085 920

MEMORANDUM OF EASEMENT

This Memorandum of Easement evidences a Easement Agreement ("Easement Agreement") between Widefield School District 3 ("Grantor"), whose address is 645 Widefield Drive, Colorado Springs, CO 80911 and Global Tower Assets, LLC a Delaware limited liability company, whose mailing address is 750 Park of Commerce Boulevard, Suite 300, Boca Raton, Florida 33487 ("Grantee"), commencing on date Grantee designates in a written notice to Grantor on which it will take possession and commence construction or other use of the Easement (the "Commencement Date"), a portion of the real property owned by Grantor (the "Property"), as described in **Exhibit 1** attached hereto. The portion of the property to which Grantee has been granted an easement ("Easement") is more particularly described on **Exhibit 2** attached hereto.

Grantor ratifies, restates and confirms the Easement to Grantee in the Easement, subject to the terms and conditions of the Easement Agreement. The Easement Agreement provides for the grant by the Grantor to Grantee of the Easement for an initial period of five (5) years with five (5) renewal options of an additional five (5) years each, and further provides:

1. The Easement Agreement restricts Grantor's ability to utilize, or allow the utilization of its adjacent property for the construction, operation and/or maintenance of communications towers and related facilities;
2. The Easement may be used exclusively by Grantee for all legal purposes, including without limitation, erecting, installing, operating and maintaining radio and communications towers, buildings, and equipment, provided that Grantor's use does not interfere with the Grantor's primary use of the Property;
3. Grantee is entitled to enter into leases and/or licenses to allow other parties to locate facilities within the Easement, including attachment to any communications tower located thereon; and,
4. Under certain circumstances, Grantee has a right of first refusal to acquire the Easement Area from Grantor.

THIS MEMORANDUM IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT IN ANY MANNER REPLACE OR SUPERSEDE THE EASEMENT AGREEMENT.

IN WITNESS WHEREOF, the parties hereto have executed this MEMORANDUM OF EASEMENT as of the date last signed by a party hereto.

WITNESSES:

**GRANTOR:
WIDEFIELD SCHOOL DISTRICT 3**

Name: _____

Name: _____

By: Dennis Neal
Name: Dennis Neal
Title: Dir. of Fac.
Date: 2/18/2013

GRANTOR ACKOWLEGDMENT

STATE OF Colorado)
) ss.:
COUNTY OF El Paso)

On this 18th day of February, 2013, before me personally appeared Dennis Neal, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

WITNESS my hand and Official Seal at office this 18th day of February, 2013.

Patricia J. Mason
Notary Public 1820 Main St., Colo Spgs CO 8094

My Commission Expires:
05/21/16

WITNESSES:

TENANT:

GLOBAL TOWER ASSETS, LLC
a Delaware limited Liability company

K. De Jesus
Name: Kesha M. DeJesus

Wiliana Lupton
Name: Wiliana Lupton

By: [Signature]
Name: Alexander L. Gellman
Title: President and COO
Date: 2-28-2013

GRANTEE ACKNOWLEDGMENT



STATE OF FLORIDA)
) ss.:
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 28th day of February, 2013, by Alexander L. Gellman, the President and COO of Global Tower Assets, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me.

WITNESS my hand and Official Seal at office this 28th day of February, 2013.

Rachel Williamson
Notary Public

My Commission Expires:
Oct. 17, 2014

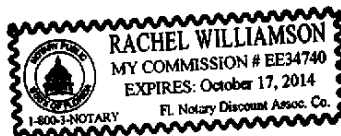


EXHIBIT 1

Description of the Property

All the following described lot or parcel of land, situate, lying and being in the County of El Paso and State of Colorado, to-wit:

That portion of the East half of the Southwest quarter of Section 12 in Township 15 South, Range 66 West of the 6th P. M., described as follows: Beginning on the Northwestern line of the tract described in deed to School District No. 3 recorded in Book 1577 at Page 156 of the records of El Paso County, Colorado, under Reception No. 4574, at the Southeasterly corner of Lot 1 in Block 10 in Security, Colorado, Addition No. 10; thence Northerly 484.40 feet on the Easterly line of said Lot 1; thence angle right $90^{\circ} 07' 30''$ Easterly 809.39 feet; thence Southerly on the arc of a curve to the left having a radius of 803.18 feet, a central angle of $31^{\circ} 34' 15''$, whose tangent produced Northerly makes an angle of 90° with the preceding course, an arc distance of 442.56 feet; thence Southeasterly 50 feet on the tangent of said curve; thence angle right 90° Southwesterly 273.82 feet; thence on a curve to the left having a radius of 185.90 feet, a central angle of $30^{\circ} 06' 27''$, an arc distance of 97.69 feet; thence Southwesterly 139.98 feet on the production of the tangent to said curve; thence on a curve to the right, having a radius of 218.21 feet, a central angle of $85^{\circ} 48' 42''$, an arc distance of 97.47 feet to intersect the Northeasterly line of the aforesaid School District No. 3 tract; thence Northwesterly on said Northeasterly line 621.56 feet to the most Northerly corner of said School District No. 3 tract; thence angle left 90° Southwesterly on the Northwesterly line of said School District No. 3 tract 196.15 feet to the point of beginning, excepting, hereafter, that portion of the above-described property described in Warranty Deed from The Fountain Valley School to Sproul Bros., Inc., recorded in Book 1883 at Page 330 in the office of the Clerk and Recorder of El Paso County, Colorado, under Reception No. 205742. The tract hereby conveyed contains 6.993 acres more or less.

AND BEING the same property conveyed to El Paso County School District No. 3 from Sproul-Cline Corp., a corporation by Warranty Deed dated September 20, 1961 and recorded September 28, 1961 in Deed Book 1884, Page 362.

Tax Parcel No. 6512300001 (Portion)

By using our leader cut graphic printing only, the subject property appears in its entirety in Zone 1—unclassified (Area shaded in to indicate 0.2% must remain forested) according to the Red Mountain State Map for the County of El Paso, Community Development Department, 12/25/2004.

technology and use in a project can be a complex task. The project manager must be able to identify the right technology for the project and ensure that it is used effectively. This requires a deep understanding of the project and the technology, as well as the ability to communicate effectively with the project team and stakeholders.

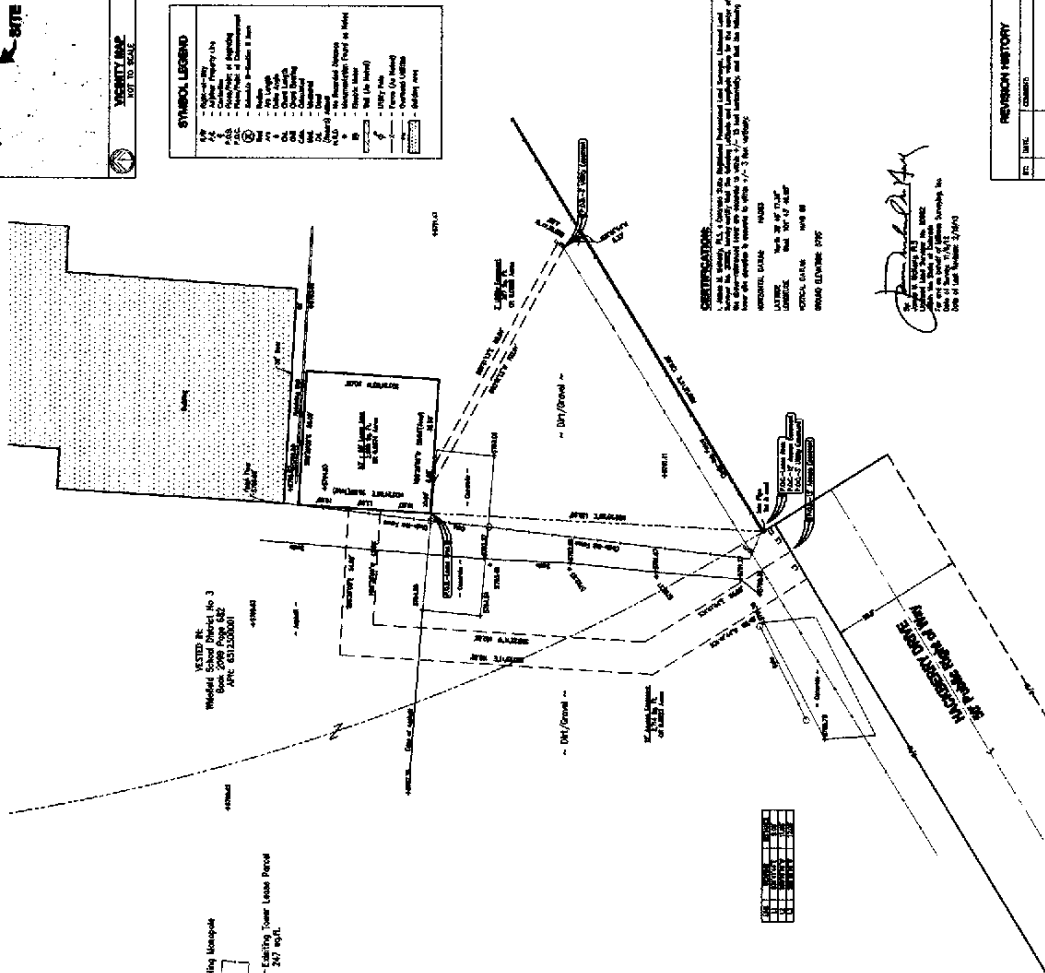
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[illegible][illegible][illegible]

GRAPHIC SCALE

0 200 400

1 inch = 100 FT.



213136746 11/06/2013 01:35:47

PGS 6 \$36.00 DF \$ 0

Electronically Recorded Official Records El Paso County CO
Wayne W. Williams Clerk and Recorder
TD1000 N

This Instrument Prepared By:

Global Tower Assets, LLC
750 Park of Commerce Blvd.
Suite 300
Boca Raton, FL 33487

When Recorded Return to:

Fidelity National Title Group
Commercial Lender-Search-Franchise Services
7130 Glen Forest Drive
Suite 300
Richmond, VA 23226

Site# CO-5100

Commitment# 16085920

MEMORANDUM OF EASEMENT

THIS DOCUMENT IS BEING RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION PREVIOUSLY RECORDED IN INSTRUMENT # 213059257 ON 5/7/2013.



For recording, please forward to:
Lawyers Title Insurance Corp.\CLSS
7130 Glen Forest Drive, Ste 300
Richmond, VA 23226

Prepared by:
Global Tower Assets, LLC
750 Park of Commerce Blvd., Ste. 300
Boca Raton, FL 33487

Site Number: CO-5100
Site Name: Widefield High School

Commitment #: ~~12677405~~ 16 085 920

MEMORANDUM OF EASEMENT

This Memorandum of Easement evidences a Easement Agreement ("Easement Agreement") between Widefield School District 3 ("Grantor"), whose address is 645 Widefield Drive, Colorado Springs, CO 80911 and Global Tower Assets, LLC a Delaware limited liability company, whose mailing address is 750 Park of Commerce Boulevard, Suite 300, Boca Raton, Florida 33487 ("Grantee"), commencing on date Grantee designates in a written notice to Grantor on which it will take possession and commence construction or other use of the Easement (the "Commencement Date"), a portion of the real property owned by Grantor (the "Property"), as described in **Exhibit 1** attached hereto. The portion of the property to which Grantee has been granted an easement ("Easement") is more particularly described on **Exhibit 2** attached hereto.

Grantor ratifies, restates and confirms the Easement to Grantee in the Easement, subject to the terms and conditions of the Easement Agreement. The Easement Agreement provides for the grant by the Grantor to Grantee of the Easement for an initial period of five (5) years with five (5) renewal options of an additional five (5) years each, and further provides:

1. The Easement Agreement restricts Grantor's ability to utilize, or allow the utilization of its adjacent property for the construction, operation and/or maintenance of communications towers and related facilities;
2. The Easement may be used exclusively by Grantee for all legal purposes, including without limitation, erecting, installing, operating and maintaining radio and communications towers, buildings, and equipment, provided that Grantor's use does not interfere with the Grantor's primary use of the Property;
3. Grantee is entitled to enter into leases and/or licenses to allow other parties to locate facilities within the Easement, including attachment to any communications tower located thereon; and,
4. Under certain circumstances, Grantee has a right of first refusal to acquire the Easement Area from Grantor.

THIS MEMORANDUM IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT IN ANY MANNER REPLACE OR SUPERSEDE THE EASEMENT AGREEMENT.

IN WITNESS WHEREOF, the parties hereto have executed this MEMORANDUM OF EASEMENT as of the date last signed by a party hereto.

WITNESSES:

Name: _____

Name: _____

GRANTOR:

WIDEFIELD SCHOOL DISTRICT 3

By: _____

Name: _____

Title: _____

Date: _____

GRANTOR ACKOWLEGDMENT

STATE OF Colorado)
) ss.:
COUNTY OF El Paso)

On this 18th day of February, 2013, before me personally appeared Dennis Neal, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

WITNESS my hand and Official Seal at office this 18th day of February, 2013.

Patricia J. Mason
Notary Public 1820 Main St., Colo Spgs CO 80911

My Commission Expires:

05/21/16

WITNESSES:

TENANT:

GLOBAL TOWER ASSETS, LLC
a Delaware limited Liability company

K. De Jesus
Name: Kesha M. DeJesus

Wiliana Upton
Name: Wiliana Upton

By: [Signature]
Name: Alexander L. Gellman
Title: President and COO
Date: 2-28-2013

GRANTEE ACKNOWLEDGMENT



STATE OF FLORIDA)
) ss.:
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 28th day of February, 2013, by Alexander L. Gellman, the President and COO of Global Tower Assets, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me.

WITNESS my hand and Official Seal at office this 28th day of February, 2013.

Rachel Williamson
Notary Public

My Commission Expires:
Oct. 17, 2014

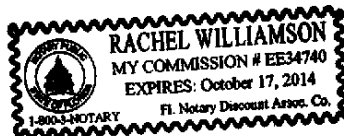


EXHIBIT "A"
Legal Description

An interest in land, said interest being over a portion of the following described parent parcel:

A portion of the East half of the Southwest quarter of Section 12 in Township 15 South, Range 66 West of the 6th P. M., El Paso County, Colorado, being more particularly described as follows: Beginning at a point on the East line of a tract described in a deed to El Paso County School District No. 3 and recorded in Book 1884 at Page 362 of the El Paso County records, said point being 5.00 feet Northwesterly of the Easternmost corner of the aforesaid tract; thence along and identical with the Northeasterly boundary of said tract, N 31° 34' 15" W, a distance of 45.00 feet; thence along a curve to the right whose radius is 803.18 feet and whose central angle is 31° 34' 15", an arc distance of 442.56 feet; thence along the tangent produced, N 0° 00' 00" E, a distance of 106.00 feet; thence N 90° 00' 00" E, a distance of 310.00 feet; thence S 0° 00' 00" E, a distance of 461.88 feet; thence S 58° 25' 45" W, a distance of 196.67 feet to the point of beginning, containing an area of 3.336 acres more or less.

AND BEING the same property conveyed to Widefield School District No. 3 from Fred C. Spronl Homes, Inc., a Colorado corporation by Warranty Deed dated September 24, 1965 and recorded October 21, 1965 in Deed Book 2099, Page 682.

A portion of Tax Parcel No. 6512300001

Said interest being over land more particularly described by the following description:

Situated in the City of Colorado Springs, County of El Paso and State of Colorado; Known as being a 2,500 square foot Lease Area over and upon a parcel of land now or formerly conveyed to Widefield School District No. 3 as recorded in Book 2099, Page 682 of El Paso County records and situated in the East half of the Southwest Quarter of Section 12, Township 15 South, Range 66 West of the 6th Principal Meridian and being more particularly described as follows:

Commencing at a found and used iron pipe situated on the prolongation of the terminus line of Hackberry Drive (a 50' public right of way) (for reference tie only: travel along the aforesaid prolonged line South 31°31'02" East a distance of 5.00 feet to a point situated on the northerly margin of the aforesaid Hackberry Drive); thence North 02°55'26" East a distance of 125.96 feet to a the Point of Beginning; thence along the aforesaid Lease Area for the following four (4) courses and distances; 1) North 03°24'00" East a distance of 50.00 feet to a point; 2) South 86°36'00" East a distance of 50.00 feet to a point; 3) South 03°24'00" West a distance of 50.00 feet to a point; 4) North 86°36'00" West a distance of 50.00 feet to the Point of Beginning; Containing 2,500 square feet or 0.0574 acres, more or less.

FIDELITY NATIONAL, TITLE INSURANCE COMPANY

FIDELITY NATIONAL, TITLE INSURANCE COMPANY

COMMITMENT NO. 100000000 - SCHEDULE A, SECTION 1
 1. Agent of the Insured is hereby notified that the Insured has been advised of the terms and conditions of the policy and has accepted the same.

COMMITMENT NO. 100000000 - SCHEDULE B, SECTION 1
 1. Agent of the Insured is hereby notified that the Insured has been advised of the terms and conditions of the policy and has accepted the same.

LEASE AREA

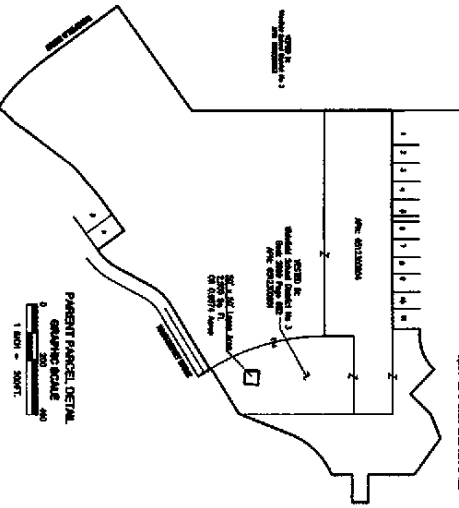
The Lease Area is located within the Surveyed Land and is shown on the map by a dashed line. The Lease Area is bounded by the Surveyed Land on the north, east and south, and by the Public Right of Way on the west. The Lease Area is shown on the map by a dashed line.

12. ACCESS EASEMENT

The Access Easement is located within the Surveyed Land and is shown on the map by a dashed line. The Access Easement is bounded by the Surveyed Land on the north, east and south, and by the Public Right of Way on the west. The Access Easement is shown on the map by a dashed line.

13. UTILITY EASEMENT

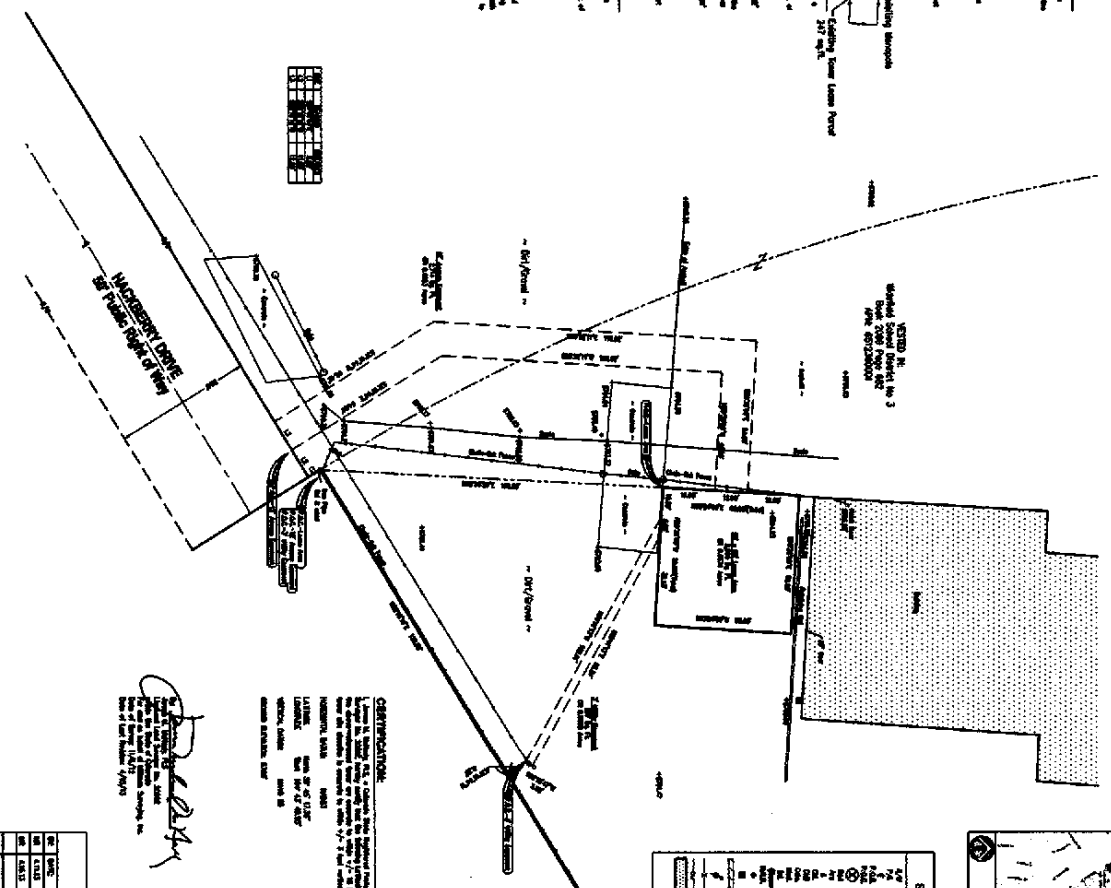
The Utility Easement is located within the Surveyed Land and is shown on the map by a dashed line. The Utility Easement is bounded by the Surveyed Land on the north, east and south, and by the Public Right of Way on the west. The Utility Easement is shown on the map by a dashed line.



PARENT PARCEL DETAIL
 600' x 300' SCALE
 1" = 500'

FLOOD ZONE

The Flood Zone is located within the Surveyed Land and is shown on the map by a dashed line. The Flood Zone is bounded by the Surveyed Land on the north, east and south, and by the Public Right of Way on the west. The Flood Zone is shown on the map by a dashed line.



[Signature]
 Surveyor

CERTIFICATION

I, the undersigned, being a duly Licensed Surveyor in the State of Colorado, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears in my field notes and as the same appears on the map and plan hereunto attached.

REVISION HISTORY	
NO.	DATE
1	10/1/2000
2	10/1/2000
3	10/1/2000
4	10/1/2000
5	10/1/2000

SYMBOL LEGEND	
1	Surveyed Land
2	Lease Area
3	Access Easement
4	Utility Easement
5	Flood Zone
6	Public Right of Way
7	Surveyed Land
8	Lease Area
9	Access Easement
10	Utility Easement
11	Flood Zone
12	Public Right of Way



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 National Right to Life
 City of Colorado Springs
 County of El Paso
 State of Colorado

virtuasurveyor
 for more information
 visit <http://www.virtuasurveyor.com/00774130>

Geographic Scale
 1" = 30' FT

Surveyor's Seal
 Sheet No. 1 of 1
 LARS Project No. 00774
 P.E. LARS
 Date: 10/1/2000

SEP 27 1965

BOOK 2095 PAGE 344

Filed for record the day of A. D. 1965 at 9:17 o'clock A. M.
No. 435768

HARRIET BEALS

RECORDER

Warranty Deed

(STATUTORY FORM)

Know all Men by these Presents, That

THE FOUNTAIN VALLEY SCHOOL OF COLORADO, a nonprofit Colorado corporation of the County of EL PASO and State of COLORADO, for the consideration of One Dollar and other good and valuable considerations, in hand paid, hereby sell and convey to FRED C. SPROUL HOMES, INC., a Colorado corporation

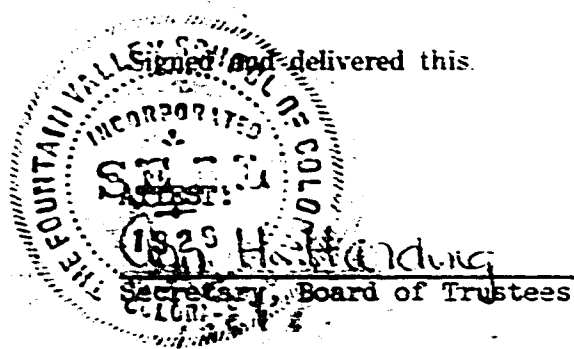
of the County of El Paso and State of Colorado, the following Real Property situate in the County of El Paso and State of Colorado, to-wit:

This deed corrects the description of a tract conveyed by The Fountain Valley School of Colorado, a nonprofit Colorado corporation, to Fred C. Sproul Homes, Inc., a Colorado corporation, by a deed dated September 10, 1965, and recorded in the records of El Paso County in Book 2093 at Page 91 under Reception Number 433211.

A portion of the East half of the Southwest quarter of Section 12 in Township 15 South, Range 66 West of the 6th P. M., El Paso County, Colorado, being more particularly described as follows: Beginning at a point on the East line of a tract described in a deed to El Paso County School District No. 3 and recorded in Book 1664 at Page 362 of the El Paso County records, said point being 5.00 feet Northwesterly of the Easternmost corner of the aforesaid tract; thence along and identical with the Northeasterly boundary of said tract, N 31° 34' 15" W, a distance of 45.00 feet; thence along a curve to the right whose radius is 803.18 feet and whose central angle is 31° 34' 15", an arc distance of 442.56 feet; thence along the tangent produced, N 00° 00' 00" E, a distance of 105.00 feet; thence N 90° 00' 00" E, a distance of 310.00 feet; thence S 00° 00' 00" E, a distance of 481.68 feet; thence S 58° 25' 45" W, a distance of 196.67 feet to the point of beginning, containing an area of 3.336 acres more or less;

SUBJECT TO reservations, restrictions, covenants, conditions, and easements and rights-of-way of record, if any;

with all its appurtenances and warrant the title to the same.



Signed and delivered this

23rd

day of

September

1965

THE FOUNTAIN VALLEY SCHOOL OF COLORADO

By

President, Board of Trustees

STATE OF COLORADO

County of EL PASO

ss.

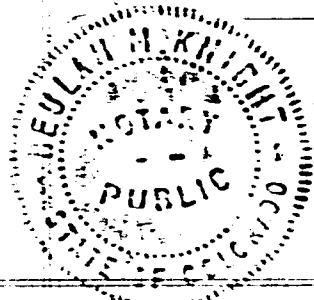
STATUTORY ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 23rd day of September, 1965, by H. Chase Stone, as President, and Ann E. Harding, as Secretary of the Board of Trustees of The Fountain Valley School of Colorado, a Colorado corporation.

Witness my hand and official seal.

My commission expires

December 16, 1965



H. Chase Stone
NOTARY PUBLIC

Standard Form No. 1 adopted by the Colorado Springs Board of Realtors, Inc.

If joint Tenancy required, add after grantees names — in joint Tenancy.



Furnished by
COLORADO TITLE GUARANTY CO.
EL PASO ABSTRACT CO.
Colorado Springs, Colorado