

Date: September 17, 2024
File No.: 597-HS0824949-414, Amendment No. 3
Buyer(s)/Borrower(s): BRJM, LLC, a Colorado limited liability company
Owner(s): Falcon Latigo, LLC, a Colorado limited liability company
Property: Latigo Trails within Filing 10, Falcon, CO 80831
Assessor Parcel No.:

PLEASE TAKE NOTE OF THE FOLLOWING REVISED TERMS CONTAINED HEREIN:

Updated effective date and amended exceptions

WIRED FUNDS ARE REQUIRED ON ALL CASH PURCHASE TRANSACTIONS. FOR WIRING INSTRUCTIONS, PLEASE CONTACT YOUR ESCROW OFFICE AS NOTED ON THE TRANSMITTAL PAGE OF THIS COMMITMENT.

To: Heritage Title Company - CO Springs North
1975 Research Pkwy
Suite 105
Colorado Springs, CO 80920

Attn: Candy Villane
Phone: 7192682448
Fax: 866-828-9543
Email: candy.villane@heritagetco.com

To: BRJM, LLC, a Colorado limited liability company

Attn: Bob Irwin, Manager
sent via email

To: Falcon Latigo, LLC, a Colorado limited liability company

Attn: Greg Fulton, Manager
Katie Walker
sent via email

To: Mason Land Solutions
17 South Wahsatch Avenue
Colorado Springs, CO 80903

Attn: Jack Mason
Phone: 719-590-1717
Fax: 719-634-0404
Email: jack@masonlandsol.com

To: Mason Land Solutions
17 South Wahsatch Avenue
Colorado Springs, CO 80903

Attn: Lisa Hipps
Phone: 719-590-1717
Fax: 719-634-0404
Email: lisa@masonlandsol.com

To: .

To: LB Transaction Coordinator/Or Co Agent

To: .

To: SB Transaction Coordinator/Or Co Agent

To: SB Transaction Coordinator/Or Co Agent

END OF TRANSMITTAL

ALTA COMMITMENT FOR TITLE INSURANCE

issued by:



Commitment Number:

**HS0824949
Amendment 3**

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, Commonwealth Land Title Insurance Company, a Florida 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 one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Commonwealth Land Title Insurance Company

By:

Handwritten signature of Michael J. Nolan in black ink.

Michael J. Nolan, President

Attest:

Handwritten signature of Marjorie Nemzura in black ink.

Marjorie Nemzura, Secretary

Countersigned By:

Handwritten signature of Terry N. Williams in black ink.

Terry N. Williams
Authorized Officer or Agent

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COMMONWEALTH LAND TITLE INSURANCE COMPANY

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

ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Title Officer: Sherri Scott Heritage Title Company - CO Springs North 1975 Research Pkwy, Suite 105 Colorado Springs, CO 80920 Phone: 719-639-7807 Fax: 866-828-9543 Main Phone: 719-592-9933 Email: sscott@heritagetco.com	Escrow Officer: Candy Villane Heritage Title Company - CO Springs North 1975 Research Pkwy, Suite 105 Colorado Springs, CO 80920 Phone: 7192682448 Main Phone: (719)592-9933 Email: candy.villane@heritagetco.com

Order Number: 597-HS0824949-414

Property Address: Latigo Trails within Filing 10, Falcon, CO 80831

SCHEDULE A

1. Commitment Date: September 12, 2024 at 08:00 AM
2. Policy to be issued:
 - (a) ALTA Owner's Policy 2021

Proposed Insured:	BRJM, LLC, a Colorado limited liability company
Proposed Amount of Insurance:	\$4,400,000.00
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:

[Falcon Latigo, LLC, a Colorado limited liability company](#)
5. The Land is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PREMIUMS:

Owner's Policy Premium	\$3990.00
CO 110.1-06	\$95.00
Tax Certificates (3)	\$40.50

END OF SCHEDULE A

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EXHIBIT "A"
Legal Description

LEGAL DESCRIPTION – THE TRAILS FILING No. 10

A TRACT OF LAND BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 16 AND THE SOUTHEAST QUARTER OF SECTION 17, ALL IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

“BEGINNING” AT THE SOUTHEAST CORNER OF SAID SECTION 17 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 17 TO BEAR NORTH 89°25'57" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 89°25'57" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1054.94 FEET TO THE SOUTHEAST CORNER OF THE TRAILS FILING No. 9, A SUBDIVISION FILED AT RECEPTION No. _____ IN THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID SUBDIVISION THE FOLLOWING 3 COURSES:

- 1) NORTH 00°33'13" WEST, A DISTANCE OF 519.03 FEET;
- 2) NORTH 89°26'47" EAST, A DISTANCE OF 21.08 FEET;
- 3) NORTH 00°33'13" WEST, A DISTANCE OF 603.84 FEET TO A POINT ON THE SOUTH LINE OF LOT 2, THE TRAILS FILING No. 7A, A SUBDIVISION RECORDED AT RECEPTION No. 2077112671, SAID EL PASO COUNTY RECORDS;

THENCE NORTH 89°26'47" EAST, ALONG SAID SOUTH LINE AND ALONG THE SOUTH LINE OF TRACT 'B', THE TRAILS FILING No. 7, A SUBDIVISION RECORDED AT RECEPTION No. 205057689, SAID EL PASO COUNTY RECORDS, A DISTANCE OF 434.92 FEET TO THE SOUTHEAST CORNER OF SAID TRACT B; THENCE NORTH 01°31'40" WEST, ALONG THE EASTERLY LINE OF SAID TRACT 'B', A DISTANCE OF 10.52 FEET TO THE SOUTHWEST CORNER OF THE TRAILS FILING No. 8, A SUBDIVISION RECORDED AT RECEPTION No. 207712541, SAID EL PASO COUNTY RECORDS; THENCE NORTH 89°25'01" EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 599.99 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89°26'24" EAST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 399.67 FEET; THENCE SOUTH 69°28'15" EAST, A DISTANCE OF 792.26 FEET; THENCE NORTH 13°09'30" EAST, A DISTANCE OF 1831.60 FEET; THENCE SOUTH 77°03'29" EAST, A DISTANCE OF 570.18 FEET; THENCE SOUTH 13°09'11" WEST, A DISTANCE OF 46.66 FEET; THENCE SOUTH 76°51'33" EAST, A DISTANCE OF 570.25 FEET TO A POINT ON THE WESTERLY LINE OF EASTONVILLE ROAD; THENCE SOUTHERLY ALONG SAID WESTERLY LINE THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 13°08'39" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 855.51 FEET TO A POINT OF CURVE;
- 2) 1108.21 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 19°38'12", A RADIUS OF 3233.52 FEET AND CHORD WHICH BEARS SOUTH 03°19'33" WEST, A DISTANCE OF 1102.79 FEET;
- 3) SOUTH 06°29'33" EAST, A DISTANCE OF 419.81 FEET TO A POINT OF CURVE;
- 4) 34.09 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE

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EXHIBIT "A"
Legal Description

OF 02°54'54", A RADIUS OF 670.00 FEET AND CHORD WHICH BEARS SOUTH 05°02'06" EAST, A DISTANCE OF 34.08 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 16;

THENCE NORTH 89°26'11" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 2440.92 FEET TO THE "POINT OF BEGINNING".

THE ABOVE LEGAL DESCRIPTION WAS PREPARED
BY PATRICK C. O'HEARN PLS NO. 23515, FOR AND ON BEHALF OF
DREXEL, BARRELL & CO.
101 SAHWATCH STREET,
COLORADO SPRINGS, CO 80903

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SCHEDULE B, PART I - Requirements

All of the following Requirements must be met:

1. Pay the agreed amounts for the interest in the land and/or for the mortgage to be insured.
2. Pay us the premiums, fees and charges for the policy.
3. Obtain a certificate of taxes due from the county treasurer or the county treasurer's authorized agent.
4. Evidence that any and all assessments for common expenses, if any, have been paid.
5. The Company will require that an Affidavit and Indemnity Agreement be completed by the party(s) named below before the issuance of any policy of title insurance.

Party(s): Falcon Latigo, LLC, a Colorado limited liability company

The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit.

6. Deed sufficient to convey the fee simple estate or interest in the Land described or referred to herein, to the Proposed Insured Purchaser.

NOTE: Statement of Authority for Falcon Latigo, LLC, a Colorado limited liability company recorded October 12, 2023 at Reception No. [223086215](#) discloses the following person(s) authorized to sign on behalf of the entity, pursuant to Colorado Revised Statutes:

Greg Fulton, Manager

NOTE: Statement of Authority for BRJM, LLC, a Colorado limited liability company recorded October 12, 2023 at Reception No. [223086217](#) discloses the following person(s) authorized to sign on behalf of the entity, pursuant to Colorado Revised Statutes:

Robert C. Irwin, Manager

7. Furnish for recordation a partial release of deed of trust:

Amount: \$4,900,000.00
Trustor/Grantor: Falcon Trails, LLC
Trustee: Public Trustee of El Paso County
Beneficiary: American National Bank, as trustee for the Falcon Trails Lending Trust 2007
Recording Date: April 9, 2007
Recording No: [207047743](#)

(affects proposed Filing 10)

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SCHEDULE B, PART I - Requirements
(continued)

8. Furnish for recordation a termination statement terminating the financing statement described below
- Debtor: Falcon Trails, LLC
Secured Party: American National Bank, as trustee for the Falcon Trails Lending Trust 2007
Recording Date: April 9, 2007
Recording No: [207047744](#)
- (affects proposed Filing 10)
9. Furnish for recordation a Partial release of deed of trust:
- Amount: \$1,200,000.00
Trustor/Grantor: Falcon Trails, LLC
Trustee: Public Trustee of El Paso County
Beneficiary: Esgar Corporation, Esgar Foundation, Schlessman Family Foundation and Sandra L. Garnett, Lee E. Schlessman, Power of Attorney
Recording Date: December 29, 2006
Recording No: [206187769](#)
10. Furnish for recordation a full release of deed of trust:
- Amount: \$5,900,000.00
Trustor/Grantor: Falcon Trails, LLC
Trustee: Public Trustee of El Paso County
Beneficiary: American National Bank, Trustee of the Falcon Trails Lending Trust 2006
Recording Date: July 3, 2006
Recording No: [206097794](#)
11. Furnish for recordation a termination statement terminating the financing statement described below
- Debtor: Falcon Trails, LLC
Secured Party: American National Bank, Trustee of the Falcon Trails Lending Trust 2006
Recording Date: July 3, 2006
Recording No: [206097795](#)
12. Partial Release of the Development Assessment and Lien Agreement evidenced by Memorandum as set forth below:
- Recording Date: December 29, 2006
Recording No.: [206187770](#)
- Memorandum of Indenture of Trust recorded December 29, 2006 at Reception No. [206187771](#) .

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SCHEDULE B, PART I - Requirements
(continued)

13. Partial Release of the Development Assessment and Lien Agreement evidenced by Memorandum as set forth below:

Recording Date: December 29, 2006
Recording No. [206187770](#)

Memorandum of Indenture of Trust recorded December 29, 2006 at Reception No. [206187771](#).

14. Partial Release of the Developer Gift Agreement as set forth below:

Recording Date: August 29, 2007
Recording No. [207113006](#)

15. Furnish to the Company a Land Survey Plat or Improvement Location Certificate in form, content and certification to Commonwealth Land Title Insurance Company and Heritage Title Company - CO Springs North.

NOTE: This requirement is necessary for the issuance of Owner's Extended Coverage and the deletion of Standard Exceptions numbered 1, 2 and 3. The Survey or ILC must identify any buildings, structures, fences, or evidence of easements, around the perimeter of the property, which may encroach upon or affect the vacant land to be insured.

NOTE: Exception number 5 will be removed from the Owner's and/or Lender's Policy provided the Company conducts the closing.

NOTE: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

NOTE: Effective May 24th, 2023, the Company and its policy issuing agents are required by Federal law to collect additional information about certain transactions in specified geographic areas in accordance with the Bank Secrecy Act. If this transaction is required to be reported under a Geographic Targeting Order issued by FinCEN, the Company or its policy issuing agent must be supplied with a completed ALTA Information Collection Form ("ICF") prior to closing the transaction contemplated herein. This affects the following counties, Adams, Arapahoe, Clear Creek, Denver, Douglas, Eagle, Elbert, El Paso, Fremont, Jefferson, Mesa, Pitkin, Pueblo, and Summit.

NOTE: Endorsement Form 110.1, deleting exception(s) 1-4 will be issued with the Owner's Policy, subject to satisfaction of requirements and as applicable.

END OF SCHEDULE B, PART I

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SCHEDULE B, PART II - 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 facts, rights, interests or claims that are not shown by the Public Records but which 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 encroachments, encumbrances, 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 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 the proposed Insured acquires of record for the value the estate or interest or mortgage thereon covered by this Commitment.
6. Water rights, claims of title to water, whether or not these matters are shown by the Public Records.
7. All taxes and assessments, now or heretofore assessed, due or payable.

NOTE: This tax exception will be amended at policy upon satisfaction and evidence of payment of taxes.

8. Resolution of the Board of County Commissioners as set forth below, which provides that all section lines, township lines on the public domain East of the Range line separating Ranges 65 West and 66 West are declared to be public highways having a width of 60 feet, being 30 feet on each side of said section lines, township lines or range lines.

Dated: October 3, 1887

Recording Date: October 3, 1887

Recording No.: Road [Book A, page 78](#)

9. Reservation of mineral rights as contained in Deed recorded June 1, 1954 in [Book 1432 at Page 385](#).
10. Item deleted

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SCHEDULE B, PART II - Exceptions
(continued)

11. Any taxes or assessments by reason of the inclusion of the Land in the Upper Black Squirrel Creek Ground Water Management District, as evidenced by instrument recorded December 11, 1979 in [Book 3260 at Page 701](#) .
12. Any taxes or assessments by reason of the inclusion of the Land in the Falcon Fire Protection District as evidenced by Order and Decree Creating District recorded December 2, 1980 in [Book 3380 at Page 670](#) and February 17, 1981 in [Book 3404 at Page 587](#) . Notice of Organization recorded December 2, 1980 in [Book 3380 at Page 675](#) and February 17, 1981 in [Book 3404 at Page 582](#) .
13. Reservation of mineral rights as contained in Deed recorded September 4, 1992 in [Book 6036 at Page 621](#) .
14. Conveyance of mineral rights as contained in Executor's Deed recorded August 12, 1996 at Reception No. [102002](#) .
15. Terms, conditions, provisions, agreements and obligations contained in the Resolution No. 01-16 as set forth below:
- Recording Date: March 21, 2001
Recording No.: [201034003](#)
- Certification in connection therewith recorded April 9, 2007 at Reception No. [207047741](#) .
16. Terms, conditions, provisions, agreements and obligations contained in the Non-tributary Ground Water Consent Landownership Statements as set forth below:
- Recording Date: March 25, 2002
Recording No.: [202046754](#) ; [202046755](#) and [202046756](#)
17. Terms, conditions, provisions, agreements and obligations contained in the Colorado Ground Water Commission Findings and Order as set forth below:
- Recording Date: August 24, 2004
Recording No.: [204143107](#) ; [204143108](#) and [204143109](#)
18. Item deleted
19. Terms, conditions, provisions, agreements and obligations contained in the Development Assessment and Lien Agreement as set forth below:
- Recording Date: April 15, 2003
Recording No.: [203077571](#)
- Memorandums recorded April 15, 2003 at Reception No. [203077570](#); [203077627](#) and [203077655](#).

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SCHEDULE B, PART II - Exceptions
(continued)

20. All rights to any and all minerals, ore and metals of any kind and character, and all coal, asphaltum, oil, gas and other like substances in or under the Land, the rights of ingress and egress for the purpose of mining, together with enough of the surface of the same as may be necessary for the proper and convenient working of such minerals and substances, as reserved in the Patent
- From: State of Colorado
Recording Date: February 5, 1919
Recording No.: [Book 290 at Page 169](#)
21. Evidence of severance of mineral rights by Affidavits recorded February 5, 1991 in [Book 5810 at Page 1209](#); January 21, 1993 in [Book 6110 at Page 566](#) and September 24, 1993 in [Book 6267 at Page 744](#) and by Quit Claim Deeds recorded June 23, 1995 in [Book 6671 at Page 147](#), [Book 6671 at Page 150](#) and [Book 6671 at Page 154](#).
22. Conveyance of Water Rights as contained in Bargain and Sale Deeds recorded March 28, 2000 at Reception No. [200032252](#); May 5, 2000 at Reception No. [200050721](#) and November 9, 2004 at Reception No. [204185546](#).
23. Terms, conditions, provisions, agreements and obligations contained in the Resolution No. 01-396, Regarding Preliminary Plan as set forth below:
- Recording Date: November 2, 2001
Recording No.: [201160240](#)
24. Terms, conditions, provisions, agreements and obligations contained in the Private Detention Basin Maintenance Agreement and Easement as set forth below:
- Recording Date: April 25, 2005
Recording No.: [205057687](#)
- Certification in connection therewith recorded April 9, 2007 at Reception No. [207047740](#).
25. Item deleted
26. Item deleted
27. Item deleted
28. Item deleted
29. Item deleted
30. Item deleted

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SCHEDULE B, PART II - Exceptions
(continued)

31. Item deleted
32. Item deleted
33. Item deleted
34. Terms, conditions, provisions, agreements and obligations contained in the Development Assessment and Lien Agreement evidenced by Memorandum as set forth below:
- Recording Date: December 29, 2006
Recording No.: [206187770](#)
- Memorandum of Indenture of Trust recorded December 29, 2006 at Reception No. [206187771](#).
35. Any taxes or assessments by reason of the inclusion of the Land in the Latigo Creek Metropolitan District, as evidenced by instrument recorded April 27, 2007 at Reception No. [207057002](#).
36. Terms, conditions, provisions, agreements and obligations contained in the Developer Gift Agreement as set forth below:
- Recording Date: August 29, 2007
Recording No.: [207113006](#)
37. Item deleted
38. Any taxes or assessments by reason of the inclusion of the Land in the Latigo Creek Metropolitan District as evidenced by instrument recorded November 29, 2007 at Reception No. [207152165](#). Notice of Special District Disclosure recorded December 18, 2007 at Reception No. [207160588](#).
39. Terms, conditions, provisions, agreements and obligations contained in the Assignment and Assumption of Water Service Agreements as set forth below:
- Recording Date: December 5, 2008
Recording No.: [208129086](#) and [208129087](#)
40. Item deleted
41. Item deleted

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SCHEDULE B, PART II - Exceptions
(continued)

42. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Mountain View Electric Association Inc.
Purpose: utility
Recording Date: January 4, 2021
Recording No: [221000551](#)

Memorandum to all interested Parties recorded March 13, 2024 at Reception No. [224018501](#).

43. Item deleted

44. Terms, conditions, provisions, agreements and obligations contained in the Water Line Improvement Easement Agreement as set forth below:

Recording Date: June 9, 2023
Recording No: [223048779](#)

45. Terms, conditions, provisions, agreements and obligations contained in the Water Line Improvement Easement Agreement as set forth below:

Recording Date: June 9, 2023
Recording No: [223048780](#)

46. Terms, conditions, provisions, agreements and obligations contained in the Water Line Improvement Easement Agreement as set forth below:

Recording Date: June 9, 2023
Recording No: [223048781](#)

47. Terms, conditions, provisions, agreements and obligations contained in the Well Site 2 Easement Agreement as set forth below:

Recording Date: June 9, 2023
Recording No: [223048782](#)

48. Item deleted

49. Terms, conditions, provisions, agreements and obligations contained in the Grant of Right of Way as set forth below:

Recording Date: April 26, 2024
Recording No: [224031183](#)

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Commonwealth Land 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; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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SCHEDULE B, PART II - Exceptions
(continued)

50. Covenants, conditions, restrictions and lien rights but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, and any and all amendments thereto, as set forth in the document.

Recording Date: August 21, 2024
Recording No: [224065410](#)

END OF SCHEDULE B, PART II

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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 counter-signature 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.

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.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Commonwealth Land 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; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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COMMONWEALTH LAND TITLE INSURANCE COMPANY

(continued)

- 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.

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 Two Million And No/100 Dollars (\$2,000,000.00) 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>.

END OF CONDITIONS

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DISCLOSURE STATEMENT

- Pursuant to Section 38-35-125 of Colorado Revised Statutes and Colorado Division of Insurance Regulation 8-1-2 (Section 5), if the parties to the subject transaction request us to provide escrow-settlement and disbursement services to facilitate the closing of the transaction, then all funds submitted for disbursement must be available for immediate withdrawal.
- Colorado Division of Insurance Regulation 8-1-2, Section 5, Paragraph H, requires that "Every title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title insurance commitment, other than the effective date of the title insurance commitment, for all matters which appear of record prior to the time of recording whenever the title insurance company, or its agent, conducts the closing and settlement service that is in conjunction with its issuance of an owners policy of title insurance and is responsible for the recording and filing of legal documents resulting from the transaction which was closed". Provided that Heritage Title Company - CO Springs North conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception No. 5 in Schedule B-2 will not appear in the Owner's Title Policy and Lender's Title Policy when issued.
- Colorado Division of Insurance Regulation 8-1-2, Paragraph M of Section 5, requires that prospective insured(s) of a single family residence be notified in writing that the standard exception from coverage for unfiled Mechanics or Materialmans Liens may or may not be deleted upon the satisfaction of the requirement(s) pertinent to the transaction. These requirements will be addressed upon receipt of a written request to provide said coverage, or if the Purchase and Sale Agreement/Contract is provided to the Company then the necessary requirements will be reflected on the commitment.
- Colorado Division of Insurance Regulation 8-1-3, Paragraph C. 11.f. of Section 5 - requires a title insurance company to make the following notice to the consumer: "A closing protection letter is available to be issued to lenders, buyers and sellers."
- If the sales price of the subject property exceeds \$100,000.00 the seller shall be required to comply with the Disclosure of Withholding Provisions of C.R.S. 39-22-604.5 (Nonresident Withholding).
- Section 39-14-102 of Colorado Revised Statutes requires that a Real Property Transfer Declaration accompany any conveyance document presented for recordation in the State of Colorado. Said Declaration shall be completed and signed by either the grantor or grantee.
- Recording statutes contained in Section 30-10-406(3)(a) of the Colorado Revised Statutes require that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right, and bottom margin of at least one-half of an inch. The clerk and recorder may refuse to record or file a document that does not conform to requirements of this paragraph.
- Section 38-35-109 (2) of the Colorado Revised Statutes, requires that a notation of the purchasers legal address, (not necessarily the same as the property address) be included on the face of the deed to be recorded.
- Regulations of County Clerk and Recorder's offices require that all documents submitted for recording must contain a return address on the front page of every document being recorded.
- Pursuant to Section 10-11-122 of the Colorado Revised Statutes, the Company is required to disclose the following information:
 - The subject property may be located in a special taxing district.

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DISCLOSURE STATEMENT
(continued)

- o A Certificate of Taxes Due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent.
- o 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.
- Pursuant to Section 10-11-123 of the Colorado Revised Statutes, when it is determined that a mineral estate has been severed from the surface estate, the Company is required to disclose the following information: 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 that such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note: Notwithstanding anything to the contrary in this Commitment, if the policy to be issued is other than an ALTA Owner's Policy (6/17/06), the policy may not contain an arbitration clause, or the terms of the arbitration clause may be different from those set forth in this Commitment. If the policy does contain an arbitration clause, and the Amount of Insurance is less than the amount, if any, set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.

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Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. **DO NOT** use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** **DO NOT** send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do **NOT** reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
<http://www.fbi.gov>

Internet Crime Complaint Center:
<http://www.ic3.gov>

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective July 1, 2024

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information);
- biometric data (e.g. fingerprints, retina or iris scans, voiceprints, or other unique biological characteristics, and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for these main purposes:

- To provide products and services to you or in connection with a transaction involving you.

- To improve our products and services.
- To prevent and detect fraud;
- To maintain the security of our systems, tools, accounts, and applications;
- To verify and authenticate identities and credentials;
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.
- To provide reviews and testimonials about our services, with your consent.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Connecticut Residents: For additional information about your Connecticut consumer privacy rights, or to make a consumer privacy request, or to appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

For Colorado Residents: For additional information about your Colorado consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

For Nevada Residents: We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: aginquiries@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes. For additional information about your Oregon consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710

We may disclose the categories of Personal Information and Browsing information listed above to the following categories of third parties:

- FNF affiliates and subsidiaries;

- Non-affiliated third parties, with your consent;
- Business in connection with the sale or other disposition of all or part of the FNF business and/or assets;
- Service providers;
- Law endorsement or authorities in connection with an investigation, or in response to a subpoena or court order.

For Texas Residents: For additional information about your Texas consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

We may disclose the categories of Personal Information and Browsing information listed above to the following categories of third parties:

- FNF affiliates and subsidiaries;
- Non-affiliated third parties, with your consent;
- Business in connection with the sale or other disposition of all or part of the FNF business and/or assets;
- Service providers;
- Law endorsement or authorities in connection with an investigation, or in response to a subpoena or court order.

For Utah Residents: For additional information about your Utah consumer privacy rights, or to make a consumer privacy request, please call (888) 714-2710.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

For Virginia Residents: For additional information about your Virginia consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions or would like to correct your Personal Information, visit FNF's [Privacy Inquiry Website](#) or contact us by phone at (888) 714-2710, by email at privacy@fnf.com, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer