

**Unified Title Company, LLC**  
**101 S. Sahwatch Street, Suite 212**  
**Colorado Springs, CO 80903**  
Phone: 719-578-5900  
Fax: 719-578-5060

### **Transmittal Information**

Date: 10/31/2018  
File No: 54291UTC  
Property Address: Carriage Meadows North (Platting), Colorado Springs, CO 80925  
Buyer\Borrower  
Seller: Eagle Development Corp., a Colorado corporation  
LORSON LLC, a Colorado Limited Liability Company as Nominee for Lorson North Development Corp., a Colorado Corporation  
CRADLAN, LLC, a Colorado limited liability company

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For changes and updates please contact your Escrow:

**Escrow Officer:**  
**Not Applicable**  
**Unified Title Company, LLC**  
**101 S. Sahwatch Street, Suite 212**  
**Colorado Springs, CO 80903**  
**Phone: 719-578-5900**  
**Fax: 719-578-5060**  
**E-Mail:**

**Title Officer:**  
Kara DeMasters  
Unified Title Company, LLC  
c/o ET Production Services, LLC

**Processor: Not Applicable**  
**E-Mail:**

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Copies Sent to:

**Customer:**  
**The Landhuis Company**  
**212 N. Wahsatch Avenue, Suite 301**  
**Colorado Springs, CO 80903**  
**Phone: 719-635-3200 Fax: 719-635-3244**  
**Attn: Jeff Mark**  
**Email: JMark@landhuisco.com**

**Buyer:**

**Seller:**

**Eagle Development Corp., a Colorado corporation**  
**212 N. Wahsatch Ave., Suite 301**  
**Colorado Springs, CO 80903**

**LORSON LLC, a Colorado Limited Liability**  
**Company as Nominee for Lorson North Development**  
**Corp., a Colorado Corporation**  
**212 N. Wahsatch Ave., Suite 301**  
**Colorado Springs, CO 80903**

**CRADLAN, LLC, a Colorado limited liability**  
**company**

**Buyer's Agent:**

**Buyer's Attorney:**

**Lender:**

**Phone: Fax:**

**Attn:**

**Email:**

**Seller's Agent:**

**Seller's Attorney:**

**Mortgage Broker:**

**Phone: Fax:**

**Attn:**

**Email:**

**Other:**

**Richard Schindler**

**Other:**

**The Landhuis Company  
212 N. Wahsatch Avenue, Suite 301  
Colorado Springs, CO 80903  
Phone: 719-635-3200 Fax: 719-635-3244**

**Other:**

**The Landhuis Company  
212 N. Wahsatch Avenue, Suite 301  
Colorado Springs, CO 80903  
Phone: 719-635-3200 Fax: 719-635-3244**

**Changes: Sch A - item 1 Updated  
Sch B2 - item 45 Added**

COMMITMENT FOR TITLE INSURANCE

Issued by

*Stewart Title Guaranty Company*

SCHEDULE A

1. Effective Date: **October 22, 2018, 7:30 am**

2. Policy to be issued:

- (a) 2006 ALTA® Owner's Policy  
Proposed Insured:  
Proposed Policy Amount:
- (b) 2006 ALTA® Loan Policy  
Proposed Insured:  
Proposed Policy Amount:

<i>To Be Determin. Search Fee End</i>	\$	500.00
<i>Date Down End.</i>	\$	50.00
<i>Date Down End.</i>	\$	50.00
<i>Date Down End.</i>	\$	50.00
<i>Date Down End.</i>	\$	50.00
Total:	\$	700.00

3. The estate or interest in the land described or referred to in this Commitment is **Fee Simple**.

4. The Title is, at the Commitment Date, vested in:  
**Cradlan, LLC, a Colorado limited liability company, Eagle Development Corp., a Colorado corporation and LORSON LLC, a Colorado Limited Liability Company as Nominee for Lorson North Development Corp., a Colorado Corporation**

5. The land referred to in this Commitment is described as follows:  
**SEE ATTACHED EXHIBIT "A"**

For Informational Purposes Only: **Carriage Meadows North (Platting), Colorado Springs, CO 80925**

Countersigned  
**Unified Title Company, LLC**

By:



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**Kara DeMasters**

**EXHIBIT "A"**

**PARCELS A AND C:**

**THE SOUTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:**

**THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 15 SOUTH, RAGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF MARKSHEFFEL ROAD AND NORTH OF THE NORTHERLY RIGHT OF WAY LINE OF FONTAINE BOULEVARD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE CENTER OF SAID SECTION 15, THENCE NORTH 89 DEGREES 52 MINUTES 46 SECONDS EAST ON THE EAST-WEST CENTERLINE OF SAID SECTION 15, A DISTANCE OF 2002.78 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF MARKSHEFFEL ROAD, THENCE SOUTHERLY ON SAID RIGHT OF WAY LINE THE FOLLOWING THREE COURSES:**

- 1) SOUTH 4 DEGREES 35 MINUTES 00 SECONDS WEST, A DISTANCE OF 605.33 FEET TO A POINT OF CURVATURE;**
  - 2) ON THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 5699.75 FEET, A CENTRAL ANGLE OF 10 DEGREES 40 MINUTES 00 SECONDS AND AN ARC LENGTH OF 1061.11 FEET;**
  - 3) SOUTH 15 DEGREES 15 MINUTES 00 SECONDS WEST, A DISTANCE OF 995.14 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF FONTAINE BOULEVARD; THENCE SOUTH 89 DEGREES 51 MINUTES 03 SECONDS WEST ON SAID RIGHT OF WAY LINE, BEING 30 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 15, A DISTANCE OF 1514.53 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER; THENCE NORTH 00 DEGREES 05 MINUTES 44 SECONDS EAST ON SAID WEST LINE, A DISTANCE OF 26606.54 FEET TO THE POINT OF BEGINNING;**
- AND EXCEPTING ANY PORTION IN ROAD,**

**LESS AND EXCEPT THOSE PORTIONS CONVEYED IN DEEDS RECORDED AUGUST 15, 2007 AT RECEPTION NO. 207107320 AND AT RECEPTION NO. 207107321.**

**PARCELS B, D AND E:**

**A TRACT OF LAND LOCATED IN THE SOUTH HALF OF SECTION 14, THE NORTH HALF OF SECTION 23, THE NORTHEAST QUARTER OF SECTION 22 AND THE SOUTHEAST QUARTER OF SECTION 15, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE WEST QUARTER OF SECTION 14; THENCE NORTH 89 DEGREES 42 MINUTES 03 SECONDS EAST, 1343.61 FEET ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 14 TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND RECORDED IN BOOK 6125 AT PAGE 823 OF THE RECORDS OF SAID EL PASO COUNTY, COLORADO; THENCE ALONG THE WEST AND SOUTHERLY LINES OF SAID PARCEL THE FOLLOWING SEVEN COURSES AND DISTANCES:**

- 1. SOUTH 00 DEGREES 17 MINUTES 36 SECONDS EAST, 754.15 FEET;**
- 2. NORTH 73 DEGREES 57 MINUTES 24 SECONDS EAST, 616.14 FEET;**
- 3. SOUTH 66 DEGREES 21 MINUTES 36 SECONDS EAST, 210.07 FEET;**
- 4. SOUTH 24 DEGREES 20 MINUTES 36 SECONDS EAST, 269.26 FEET;**
- 5. SOUTH 35 DEGREES 58 MINUTES 36 SECONDS EAST, 168.70 FEET;**

6. SOUTH 60 DEGREES 45 MINUTES 36 SECONDS EAST, 1130.30 FEET;  
7. SOUTH 69 DEGREES 13 MINUTES 36 SECONDS EAST, 418.04 FEET;  
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 834.61 FEET TO A POINT TO THE LEFT HAVING A CENTRAL ANGLE OF 42 DEGREES 29 MINUTES 23 SECONDS, A RADIUS OF 940.00 FEET, AN ARC LENGTH OF 697.09 FEET (THE CHORD OF WHICH BEARS SOUTH 68 DEGREES 45 MINUTES 19 SECONDS WEST, 681.22 FEET); THENCE SOUTH 47 DEGREES 30 MINUTES 37 SECONDS WEST, 625.19 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 42 DEGREES 12 MINUTES 38 SECONDS, A RADIUS OF 1060.00 FEET; AN ARC LENGTH OF 780.92 FEET (THE CHORD OF WHICH BEARS SOUTH 68 DEGREES 36 MINUTES 56 SECONDS WEST, 763.37 FEET); THENCE SOUTH 89 DEGREES 43 MINUTES 15 SECONDS WEST, 1064.86 FEET; THENCE SOUTH 89 DEGREES 26 MINUTES 47 SECONDS WEST, 1079.21 FEET TO THE EASTERLY RIGHT OF WAY LINE OF MARKSHEFFEL ROAD; THENCE NORTH 14 DEGREES 49 MINUTES 49 SECONDS EAST, 124.46 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE OF MARKSHEFFEL ROAD; THENCE NORTH 89 DEGREES 26 MINUTES 47 SECONDS EAST, 1046.63 FEET TO THE WEST LINE OF THE SOUTH HALF OF SAID SECTION 14; THENCE NORTH 00 DEGREES 16 MINUTES 28 SECONDS WEST, 2576.00 FEET ALONG SAID WEST LINE OF THE SOUTH HALF OF SECTION 14 TO THE POINT OF BEGINNING;

LESS AND EXCEPT THOSE PORTIONS CONVEYED IN DEEDS RECORDED AUGUST 15, 2007 AT RECEPTION NO. 207107319, AT RECEPTION NO. 207107320, AT RECEPTION NO. 207107321, AT RECEPTION NO. 207107322, AND AT RECEPTION NO. 207107323 AND RECORDED AUGUST 30, 2007 AT RECEPTION NO. 207113604 AND THOSE PORTIONS PLATTED AS PIONEER LANDING AT LORSON RANCH FILING NO. 1 RECORDED JANUARY 5, 2010 AT RECEPTION NO. 210713013, THE MEADOWS AT LORSON RANCH FILING NO. 2 RECORDED APRIL 19, 2011 AT RECEPTION NO. 211713116, THE MEADOWS AT LORSON RANCH FILING NO. 2A RECORDED SEPTEMBER 14, 2011 AT RECEPTION NO. 211713154, BUFFALO CROSSING FILING NO. 1 RECORDED NOVEMBER 29, 2012 AT RECEPTION NO. 212713273 AND BUFFALO CROSSING FILING NO. 2 RECORDED AUGUST 14, 2014 AT RECEPTION NO. 214713493.

Provide to this company an acceptable and insurable metes and bounds legal description of subject property prepared and certified by a Colorado Registered Land Surveyor, The above legal description is not insurable pursuant to the Underwriting Standards of Stewart Title Guaranty Company and Unified Title Company

NEW LEGAL from Surveyor  
A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 15 AND IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 14, T15S, R65W OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF PARCEL NO. 21 AS DESCRIBED IN WARRANTY DEED UNDER RECEPTION NO. 214104176 IN THE RECORDS OF EL PASO COUNTY, COLORADO SAID POINT BEING THE QUARTER CORNER COMMON TO SECTION 14 AND SECTION 15, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY COLORADO;  
THENCE N89°42'02"E ALONG SAID SOUTHERLY LINE, 192.66 FEET;  
THENCE CONTINUING N89°42'02"E ALONG SAID SOUTHERLY LINE, 337.26 FEET TO THE NORTHWEST CORNER OF "BUFFALO CROSSING FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 212132273 IN THE EL PASO COUNTY, COLORADO RECORDS;  
THENCE ALONG THE WESTERLY LINES THEREOF THE FOLLOWING FOUR (4) COURSES;  
(1) THENCE S17°54'37"W, 372.11 FEET TO A POINT OF CURVE;  
(2) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 915.00 FEET, A CENTRAL ANGLE OF 18°11'05", (THE CHORD OF WHICH BEARS S08°49'05"W A DISTANCE OF 289.19 FEET), AN ARC DISTANCE OF 290.41 FEET TO A POINT OF TANGENT;

(3) THENCE S00°16'28"E A DISTANCE OF 615.98 FEET;  
(4) THENCE N89°56'30"E A DISTANCE OF 15.00 FEET TO THE NORTHWEST CORNER OF "THE MEADOWS AT LORSON RANCH FILING NO. 2" AS RECORDED UNDER RECEPTION NO. 211713116 IN THE EL PASO COUNTY, COLORADO RECORDS;  
THENCE ALONG THE WESTERLY LINES THEREOF THE FOLLOWING FIVE COURSES;  
(1) THENCE S00°16'28"E A DISTANCE OF 228.49 FEET TO A POINT OF CURVE;  
(2) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 590.01 FEET, A CENTRAL ANGLE OF 30°42'13", (THE CHORD OF WHICH BEARS S15°37'34"E A DISTANCE OF 312.40 FEET), AN ARC DISTANCE OF 316.74 FEET TO A POINT OF TANGENT;  
(3) THENCE S30°58'40"E ALONG SAID TANGENT 128.74 FEET TO A POINT OF CURVE;  
(4) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 920.00 FEET, A CENTRAL ANGLE OF 34°19'12", (THE CHORD OF WHICH BEARS S13°48'14"E A DISTANCE OF 542.87 FEET), AN ARC DISTANCE OF 551.08 FEET TO A POINT OF TANGENT;  
(5) THENCE S03°20'53"W A DISTANCE OF 175.07 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF FONTAINE BOULEVARD AS RECORDED UNDER RECEPTION NO.207107321 IN THE EL PASO COUNTY, COLORADO RECORDS;  
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING NINE (9) COURSES:  
(1) THENCE S89°26'47"W A DISTANCE OF 308.38 FEET;  
(2) THENCE N74°27'51"W A DISTANCE OF 32.48 FEET;  
(3) THENCE S89°26'47"W A DISTANCE OF 183.56 FEET;  
(4) THENCE N87°29'04"W A DISTANCE OF 87.83 FEET;  
(5) THENCE N47°38'58"W A DISTANCE OF 61.43 FEET;  
(6) THENCE N83°58'53"W A DISTANCE OF 90.63 FEET;  
(7) THENCE S43°43'07"W A DISTANCE OF 49.76 FEET;  
(8) THENCE N84°44'52"W A DISTANCE OF 81.43 FEET;  
(9) THENCE S89°26'47"W A DISTANCE OF 678.79 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD AS RECORDED UNDER RECEPTION NO. 216022299 IN THE EL PASO COUNTY, COLORADO RECORDS;  
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES;  
(1) THENCE N35°13'35"W A DISTANCE OF 114.30 FEET;  
(2) THENCE N14°49'54"E A DISTANCE OF 298.16 FEET;  
(3) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 12070.00 FEET, A CENTRAL ANGLE OF 01°57'34", (THE CHORD OF WHICH BEARS N13°51'07"E A DISTANCE OF 412.74 FEET), AN ARC DISTANCE OF 412.76 FEET;  
(4) THENCE N14°51'00"E A DISTANCE OF 109.41 FEET;  
(5) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 5809.75 FEET, A CENTRAL ANGLE OF 00°58'38", (THE CHORD OF WHICH BEARS N14°21'44"E A DISTANCE OF 99.09 FEET), AN ARC DISTANCE OF 99.09 FEET;  
(6) THENCE N76°07'58"W A DISTANCE OF 8.19 FEET;  
(7) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 12070.00 FEET, A CENTRAL ANGLE OF 05°31'33", (THE CHORD OF WHICH BEARS N09°06'53"E A DISTANCE OF 1163.65 FEET), AN ARC DISTANCE OF 1164.10 FEET;  
THENCE N06°13'25"E A DISTANCE OF 57.38 FEET;  
THENCE CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD THE FOLLOWING TWO (2) COURSES;  
(1) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 12070.00 FEET, A CENTRAL ANGLE OF 01°47'06", (THE CHORD OF WHICH BEARS N05°11'13"E A DISTANCE OF 376.01 FEET), AN ARC DISTANCE OF 376.02 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15;  
(2) THENCE N89°28'36"E ALONG SAID NORTH LINE 6.30 FEET TO THE SOUTHWEST CORNER OF AFORESAID PARCEL NO. 21 AS DESCRIBED IN WARRANTY DEED UNDER RECEPTION NO. 214104176;  
THENCE N89°28'36"E ALONG THE SOUTHERLY LINE THEREOF 496.10 FEET TO THE POINT OF BEGINNING.

**COMMITMENT FOR TITLE INSURANCE**

Issued by

***Stewart Title Guaranty Company***

**SCHEDULE B, PART I  
Requirements**

Effective Date: **October 22, 2018 at 7:30am**

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.

**NOTE: This commitment has been issued for information purposes only and there are no requirements. The liability of the Company in terms of this Commitment is limited to the charges paid for the Commitment.**

## COMMITMENT FOR TITLE INSURANCE

Issued by

*Stewart Title Guaranty Company*

### SCHEDULE B, PART II Exceptions

Effective Date: **October 22, 2018 at 7:30am**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy or Policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Rights or claims of parties in possession not shown by the Public Records.
2. Easements or claims of easements not shown in the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
6. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof.
7. Any water rights or claims or title to water, in or under the land, whether or not shown by the public records.
8. Taxes due and payable; and any tax, special assessments, charge or lien imposed for water or sewer service, or for any other special taxing district. Note: Upon verification of payment of all taxes the above exception will be amended to read, "Taxes and assessments for the current year, and subsequent years, a lien not yet due and payable."
9. **Resolution of the Board of County Commissioners dated and recorded October 2, 1897 in Road Book A at Page 78, which provided that all Section lines, Township lines on the public Domain East of the Range line separating ranges 85 West and 86 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.**

**NOTE: Resolution No. 04-507 regarding Road Order recorded November 24, 2004 at Reception No. 204193597 and Disclaimer recorded November 24, 2004 at Reception No. 204193598.**



10. Any rights, interest or easements in favor of the riparian owners, the State of Colorado, the United States of America, County of El Paso, any municipality, or the general public, which exist, have existed, or are claimed to exist in and over the waters and present and past bed and banks of Jimmy Camp Creek.
11. Any assessment or lien of Fountain Valley Soil Conservation District as disclosed by the instrument recorded June 21, 1943 at Reception No. 683051.
12. Terms, agreements, provisions, conditions, obligations and easements as contained in Right-of-Way Easement to Mountain View Electric Association, Inc., recorded December 26, 1962 in Book 1939 at Page 548.
13. Terms, agreements, provisions, conditions, obligations and easements as contained in Right-of-Way Easement to Mountain View Electric Association, Inc., recorded March 7, 1983 in Book 3684 at Page 492.
14. Terms, agreements, provisions, conditions and obligations as contained in Deed recorded January 3, 2001 at Reception No. 201000705.
15. Notice of the actions of the Board of County Commissioners of El Paso County, Colorado approving a preliminary sketch plan for "Lorson Ranch at Jimmy Camp"(which encompasses all of the property described herein), as disclosed by Resolution No. 04-119, recorded April 6, 2004 at Reception No. 204055084. (Applies to the South half of Section 14).
16. Any assessment or lien of Widefield Water & Sanitation District as disclosed by the instrument recorded June 20, 2005 at Reception No.205091663.
17. Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 04-366, by and before the Board of County Commissioners, County of El Paso, State of Colorado, recorded September 3, 2004 at Reception No. 204150548. Development Agreement No.1 recorded August 19, 2005 at Reception No. 205128925. Resolution No. Resolution No. 05-336, Approving Development Agreement, by and before the Board of County Commissioners, County of El Paso, State of Colorado, recorded August 24, 2005 at Reception No. 205131973. Corrected Version of said Resolution No. 05-336 in connection therewith recorded August 25, 2005 at Reception No. 205132869. Resolution No. 07-223, Resolution No. 07-356 recorded September 11, 2007 at Reception No. 207118189. Approving Amended Service Plan, Lorson Ranch Metropolitan Districts 1-7, by and before the Board of County Commissioners, County of El Paso, State of Colorado, recorded July 17, 2007 at Reception No. 207095523. Development Agreement No. 1 Lorson Ranch, in connection therewith recorded August 19, 2005 at Reception No. 205128925. Development Agreement No. 2, Lorson Ranch, in connection therewith recorded May 22, 2010 at Reception No. 210025931 and rerecorded April 20, 2010 at Reception No. 210036301. Resolution No. 10-94 to Revise Development Agreement, by and before the Board of County Commissioners, County of El Paso, State of Colorado, recorded October 12, 2010 at Reception No. 210101176, School Site Dedication Agreement recorded April 27, 2012 at Reception No. 212047863, Fifth Amended Development Agreement Lorson Ranch recorded January 29, 2014 at Reception No. 214007624, General Disclosure recorded July 11, 2017 at Reception No. 217080960.
18. Any fee, tax, lien or assessment by reason of inclusion within the Lorson Ranch Metropolitan District No. 3, as set forth in Order and Decree organizing said district recorded December 2, 2004 at Reception No. 204197513. Amended Order and Decree in connection therewith recorded December 2, 2004 at Reception No. 204197520. Order of Inclusion in connection therewith recorded December 28, 2004 at Reception No. 204209874; recorded April 21, 2005 at Reception No. 205056116; and recorded April 21, 2005 at Reception No. 205056117. Notice of Special District Authorization of Issuance of General Obligation Indebtedness, in connection therewith recorded November 23, 2004 at Reception No. 204192908. Order and Decree of Correction recorded June 17, 2015 at Reception No. 215062852.

19. Any fee, tax, lien or assessment by reason of inclusion within the Lorson Ranch Metropolitan District No. 4, as set forth in Order and Decree organizing said district recorded December 28, 2004 at Reception No. 204209875 and recorded September 11, 2017 at Reception No. 217109166.
20. Any fee, tax, lien or assessment by reason of inclusion within the Lorson Ranch Metropolitan District No. 7, as set forth in Order and Decree organizing said district recorded April 21, 2005 at Reception No. 205056114.
21. Terms, conditions, provision, agreements and obligations contained in the Inclusion & Service Agreement between Widefield Water & Sanitation District and Lorson LLC recorded on May 31, 2005 at Reception Number 205078708.
22. Terms, conditions, provisions, agreements and obligations contained in the Development Agreement No. 1 - Lorson Ranch recorded on August 18, 2005 at Reception Number 205128925.  
NOTE: Resolution No. 05-336 to approve a development agreement recorded August 24, 2005 at Reception No. 205131973 and correction Resolution recorded August 25, 2005 at Reception No. 205132869.
23. Terms, agreements, provisions, conditions, obligations and easements as contained in Grant of Right of Way to Mountain View Electric Association, Inc., recorded November 21, 2005 at Reception No. 205186520.
24. Subject to the effect of the Lorson Ranch Overall Development and Phase Plan Maps recorded March 9, 2006 at Reception No. 206035127.
25. Terms, condition, provisions, agreements and obligations contained in the Ditch Relocation, Improvement and Easement Agreement recorded on August 8, 2006 at Reception No. 206127024. Quit Claim Deeds from Fountain Mutual Irrigation Company recorded September 28, 2006 at Reception No. 206143884, at Reception No. 206143885 and at Reception No. 206143886, purport to relinquish the existing easement to the present property owners.
26. Terms, conditions, provisions, agreements and obligations contained in the Resolution No. 06-028 (rezone) recorded on March 1, 2007 at Reception No. 207028942.
27. Terms, agreements, provisions, conditions, obligations and easements as contained in Resolution No. 07-119, recorded July 18, 2007 at Reception No. 207095753.
28. Terms, agreements, provisions, conditions, obligations and easements as contained in Private Detention Basin/Stormwater Quality Best Management Practice Maintenance Agreement and Easement, recorded September 7, 2007 at Reception No. 207116858.
29. Terms, agreements, provisions, conditions and obligations as contained in Carriage Meadows at Lorson Ranch Subdivision Planned Unit Development Guidelines and Design Guidelines recorded July 23, 2008 at Reception No. 208083051.
30. Notes, easements and restrictions as shown on the plat of Carriage Meadows at Lorson Ranch Subdivision PUD Rezone Development Plan recorded July 23, 2008 at Reception No. 208083052.
31. Terms, conditions, provisions, agreements and obligations contained in the Resolution No. 05-526 (rezone) recorded on November 5, 2008 at Reception No. 208120452.
32. Terms, conditions and provisions of Park Lands Agreement recorded April 19, 2011 at Reception No. 211039089.

33. Terms, conditions, provisions, agreements and obligations contained in the Resolution No. 12-288, by and before the Board of County Commissioners, County of El Paso, State of Colorado recorded August 24, 2011 at Reception No. 211079069.
34. Terms, agreements, provisions, conditions and obligations as contained in Mineral Quit Claim Deeds November 16, 2012 at Reception No. 212137047 and recorded December 5, 2012 at Reception No. 212145159.
35. Any assessment or lien, by reason of inclusion within the Security Fire Protection District as disclosed by Order of Inclusion recorded in Book 5258 at Page 1049 and recorded July 31, 2013 at Reception No. 213098578.
36. Terms, agreements, provisions, conditions, obligations and easements as contained in Grant of Right of Way to Mountain View Electric Association Inc., recorded January 19, 2016 at Reception No. 216005098.
37. Terms, agreements, provisions, conditions, obligations and easements as contained in Grant of Right of Way to Mountain View Electric Association Inc., recorded January 19, 2016 at Reception No. 216005099.
38. Terms, agreements, provisions, conditions, obligations and easements as contained in Resolution No. 16-065, recorded March 4, 2016 at Reception No. 216022298.
39. Terms, agreements, provisions, conditions, obligations and easements as contained in El Paso County, Colorado Possession and Use Agreement, recorded March 4, 2016 at Reception No. 216022299.
40. Notes, easements and restrictions as shown on the ALTA/ACSM Land Title Survey recorded April 4, 2016 at Reception No. 216900032.
41. Terms, agreements, provisions, conditions, obligations and easements as contained in Resolution No. 18-091, recorded March 2, 2018 at Reception No. 218024260 and Resolution No. 18-113 thereto recorded March 20, 2018 at Reception No. 218031349.
42. Any and all unrecorded leases or tenancies and any and all parties claiming by, through, or under such leases or tenancies.
43. Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 18-212 recorded May 22, 2018 at Reception No. 218058348.
44. Terms, agreements, provisions, conditions and obligations as contained in Deeds recorded June 12, 2018 at Reception No. 218066954 and at Reception No. 218066955. (Tract B)
45. Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 18-399 - Inclusion of property within the District - Carriage Meadows North Filing No. 1 recorded October 25, 2018 at Reception No. 218124500.

**FOR INFORMATIONAL PURPOSES ONLY:**

**PARCELS A & C:**

Deed recorded December 21, 2017 as Reception No. 217154371.

Deed recorded July 18, 2002 as Reception No. 202117263.

Deed of Trust from Cradlan, LLC (A Colorado limited liability company) to the Public Trustee of the County of El

Paso for the use of Recon 1, LLC to secure \$220,133.49, dated July 15, 2002 and recorded July 18, 2002 at Reception No. 202117265 and re-recorded August 26, 2002 at Reception No. 202142152.  
Assignment of Plans and Specifications thereto recorded July 18, 2002 at Reception No. 202117266.  
Assignment of Development Assets thereto recorded July 18, 2002 at Reception No. 202117267.

Deed of Trust from Cradlan Commercial, LLLP, a Colorado limited liability limited partnership to the Public Trustee of the County of El Paso for the use of L2 LLC, a Colorado limited liability company to secure \$305,154.00, dated December 1, 2005 and recorded February 13, 2006 at Reception No. 206022024.

**PARCELS B, D & E:**

Deed recorded December 9, 2004 as Reception No. 204201650.  
Deed recorded November 18, 2009 as Reception No. 209133266.  
Deed recorded August 10, 2010 as Reception No. 210076641.

Deed of Trust from Lorson North Development Corp., a Colorado corporation to the Public Trustee of the County of El Paso for the use of Lorson South Land Corp., a Colorado corporation to secure \$8,102,500.00, dated December 30, 2009 and recorded August 10, 2010 at Reception No. 210076642.

**ANY AND ALL PARTIES LISTED ABOVE MUST EXECUTE A NEW PLAT.**

**NOTE: This commitment is subject to such further Exceptions and/or Requirements as may appear necessary, should the Company be requested to insure a transaction involving subject property.**

NOTE: The policy(s) of insurance may contain a clause permitting arbitration of claims at the request of either the Insured or the Company. Upon request, the Company will provide a copy of this clause and the accompanying arbitration rules prior to the closing of the transaction.

# EL PASO COUNTY



## Receipt for Fees Paid

**Planning and Community Development Department**

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

Date 11/8/18

Receipt No. 521818

Customer: EAGLE DEVELOPMENT COMPANY  
212 N WAHSATCH AVE STE 301  
COLORADO SPRINGS, CO 80903

Processed by PR

Check No. 2716

Payment Method

Item	Description	Prefix	Type	Rate	Qty	Amount
K06	Park (Regional), Area = 4			66,650.00	1	66,650.00
K06	Park (Urban), Area = 4			42,106.00	1	42,106.00
K28	Mylar Pages (each page)			13.00	1	13.00
K29	Mylar/Plat Copies (per page)			10.00	5	50.00
K39	SIA Subdivision Improvement Agreement (1st page)			13.00	1	13.00
K40	SIA Subdivision Improvement Agreement (each additional page)			5.00	8	40.00
K20	Detention Pond Maintenance Agreement (1st page)			13.00	1	13.00
K21	Detention Pond Maintenance Agreement (each additional)			5.00	10	50.00
K18	Covenants (1st page)			13.00	1	13.00
K19	Covenants (each additional)			5.00	19	95.00
2	PROJECT NAME: CARRIAGE MEADOWS NORTH FIL NO 1					0.00
1	CUSTOMER NAME: EAGLE DEVELOPMENT COMPANY					0.00

**Total \$109043.00**

MARK LOWDERMAN, EL PASO COUNTY TREASURER  
Receipt: Certificate of Taxes  
REFERENCE CERTIFICATE: 5500000342  
Machine: 4 Rct: 26 Media: CKC

Date: 11/02/2018 Q-8.@Q1

Treas Fee	:	50.00
TOTAL PAID	:	50.00

55000-00-342  
EAGLE DEVELOPMENT COMPANY  
212 N WAHSATCH AVE STE 301  
COLORADO SPRINGS, CO 80903

**CERTIFICATE AD VALOREM PROPERTY TAXES  
COUNTY OF EL PASO, STATE OF COLORADO**

I, the undersigned, County Treasurer, certify that there are no unpaid property taxes or other assessments collectable by my office on the following described property, except as disclosed this date. This does not include assessments not of record this date.

**Schedule (Account) No:** 55000-00-342

**2017 TAXES PAYABLE 2018**

Owner Per Tax Record: LORSON LLC NOMINEE FOR  
LORSON NORTH DEV CORP

Property Type: Real Estate

Property Location: SEC 14-15-65

Property Description: TR IN SE4 SEC 15, SW4 SEC 14, NW4 SEC 23 & NE4  
SEC 22-15-65 DESC AS FOLS: COM AT COMMON COR OF SECS  
13, 14, 23 & 24 FROM WHICH THE COMMON COR OF  
>> SEE NEXT PAGE for SUPP. INFORMATION <<

Alerts:

<u>Assessed Value</u>		
Land	\$	13920
Improvement	\$	0
<b>TOTAL</b>	<b>\$</b>	<b>13920</b>

<u>Tax District: DFV</u>	<u>Tax Rate</u>	<u>Tax Amount</u>
EL PASO COUNTY	0.007635	106.28
EPC ROAD & BRIDGE (UNSHARED)	0.000330	4.59
WIDEFIELD SCHOOL NO 3 - GEN	0.042440	590.76
WIDEFIELD SCHOOL NO 3 - BOND	0.011972	166.65
WIDEFIELD SCHOOL NO 3 - COM CTR	0.004935	68.70
WIDEFIELD SCHOOL NO 3 - SEC LIB	0.001973	27.46
SECURITY FIRE PROTECTION	0.010002	139.23
SOUTHEASTERN COLO WATER CONSERVANCY	0.000939	13.07
* LORSON RANCH METRO #7	0.009894	137.72
<b>TOTAL</b>	<b>0.090120</b>	<b>1254.46</b>

\*Temporary tax rate reduction/tax credit  
Information regarding special taxing districts and the boundaries of such districts may be on file or deposit with the Board of County Commissioners, the Clerk to the Board, or the County Assessor.

Balance due on 2017 taxes: 0.00

**Amount due valid through** NOVEMBER 30th, 2018 : \$ 0.00

**IN WITNESS WHEREOF,** I hereonto set my hand and seal this 02nd day of NOVEMBER A.D. 2018

Issued to: epc\trshenson Treasurer

Mark Lowderman  
Treasurer, El Paso County

By: 

## Supplemental Information

**Schedule (Account) No:** 55000-00-342

**Date of Issue:** 02nd day of NOVEMBER A.D. 2018

**Full Property Description:**

SECS 14, 15, 22 & 23 BEARS S 89<43'15" W 5294.45 FT & SE COR OF SEC 13 BEARS N 89<18'33" E 5322.91 FT, TH N 83<09'56" W 4922.71 FT FOR POB, TH SELY ALG ARC OF CUR TO A PT TANG, BEING CONCAVE TO THE SW HAVING A RAD OF 750.0 FT A C/A OF 30<28'00" WHICH CHORD BEARS S 11<53'07" E 394.12 FT, TH S 03<20'53" W 684.06 FT, TH ALG ARC OF CUR TO L HAVING A RAD OF 2000.00 FT A C/A OF 07<15'43" WHICH CHORD BEARS S 00<16'58" W 253.32 FT, TH SWLY ALG ARC OF REVERSE CUR TO A PT TANG HAVING A RAD OF 2000.01 FT A C/A OF 17<57'10" WHICH CHORD BEARS S 05<03'45" W 624.11 FT, TH S 14<02'20" W 324.66 FT, S 89<35'58" W 195.79 FT, TH ALG ARC OF CUR TO L HAVING A RAD OF 930.0 FT A C/A OF 43<50'32" WHICH CHORD BEARS S 67<40'43" W 694.39 FT, TH S 45<45'27" W 203.43 FT, TH ALG ARC OF CUR TO R HAVING A RAD OF 930.00 FT A C/A OF 49<01'56" WHICH CHORD BEARS S 70<16'24" W 771.80 FT, TH N 85<12'38" W 272.73 FT, N 14<49'49" E 1281.97 FT ALG THE SELY LN OF MARKSHEFFEL RD, TH N 80<49'48" E 785.08 FT, TH ALG THE ELY & NLY LNS OF BROWNSVILLE SUB NO 2, \*\*Property Description Incomplete\*\*

**Alerts:**

**Owners:**



**CERTIFICATE AD VALOREM PROPERTY TAXES  
COUNTY OF EL PASO, STATE OF COLORADO**

I, the undersigned, County Treasurer, certify that there are no unpaid property taxes or other assessments collectable by my office on the following described property, except as disclosed this date. This does not include assessments not of record this date.

**Schedule (Account) No:** 55143-00-007

**2017 TAXES PAYABLE 2018**

Owner Per Tax Record: LORSON LLC NOMINEE FOR  
LORSON NORTH DEV CORP

Property Type: Real Estate

Property Location: SEC 14-15-65

Property Description: TR IN SW4 SEC 14-15-65 DESC AS FOLS: COM AT THE  
COMMON COR OF SECS 13, 14, 23 & 24 FROM WHICH THE  
COMMON COR OF SECS 14, 15, 22 & 23 BEARS  
>> SEE NEXT PAGE for SUPP. INFORMATION <<

Alerts:

<u>Assessed Value</u>		
Land	\$	60
Improvement	\$	0
<b>TOTAL</b>	<b>\$</b>	<b>60</b>

<u>Tax District:</u> DFQ	<u>Tax Rate</u>	<u>Tax Amount</u>
EL PASO COUNTY	0.007635	0.46
EPC ROAD & BRIDGE (UNSHARED)	0.000330	0.02
WIDEFIELD SCHOOL NO 3 - GEN	0.042440	2.55
WIDEFIELD SCHOOL NO 3 - BOND	0.011972	0.72
WIDEFIELD SCHOOL NO 3 - COM CTR	0.004935	0.30
WIDEFIELD SCHOOL NO 3 - SEC LIB	0.001973	0.12
SECURITY FIRE PROTECTION	0.010002	0.60
SOUTHEASTERN COLO WATER CONSERVANCY	0.000939	0.06
* LORSON RANCH METRO #3	0.065112	3.90
<b>TOTAL</b>	<b>0.145338</b>	<b>8.73</b>

\*Temporary tax rate reduction/tax credit  
Information regarding special taxing districts and the boundaries of such districts may be on file or deposit with the Board of County Commissioners, the Clerk to the Board, or the County Assessor.

Balance due on 2017 taxes: 0.00

**Amount due valid through** NOVEMBER 30th, 2018 : \$ 0.00

**IN WITNESS WHEREOF,** I hereonto set my hand and seal this 02nd day of NOVEMBER A.D. 2018

Issued to: epc\trshenson

Treasurer

Mark Lowderman  
Treasurer, El Paso County

By: 

## Supplemental Information

**Schedule (Account) No:** 55143-00-007

**Date of Issue:** 02nd day of NOVEMBER A.D. 2018

**Full Property Description:**

S 89<43'15" W 5294.45 FT & THE SE COR OF SD SEC 13 BEARS N 89<18'33" E 5322.91 FT, TH N 71<55'40" W 4219.60 FT FOR POB, TH S 73<51'33" W 1107.87 FT, TH NLY ALG ARC OF CUR TO A PT TANG BEING CONCAVE TO THE SE HAVING A RAD OF 760.0 FT A C/A OF 09<36'53" WHICH CHORD BEARS W 05<04'54" W 127.38 FT, TH N 00<16'28" W 850.78 FT, TH ALG ARC OF CUR TO R HAVING A RAD OF 1070.0 FT A C/A OF 21<57'25" WHICH CHORD BEARS N 10<42'15" E 407.54 FT, TH NELY ALG ARC OF REVERSE CUR HAVING A RAD OF 2199.98 FT A C/A OF 06<24'06" WHICH CHORD BEARS N 18<28'54" E 245.68 FT, N 89<42'03" E 1375.08 FT ALG THE N LN OF S2 OF SD SEC 14, TH S 00<10'32" E 782.34 FT, TH SWLY ALG ARC OF CUR BEING CONCAVE TO THE SE HAVING A RAD OF 565.0 FT A C/A OF 75<52'09" WHICH CHORD BEARS S 40<32'06" W 694.68 FT, TO POB, LY WITHIN REC #204201650, EX PT TO RD BY REC #207107319, EX THAT PT PLATTED TO TOWNHOMES AT LORSON RANCH FIL NO 1A EX THAT PT PLATTED TO THE MEADOWS AT LORSON RANCH FIL NO 2

**Alerts:**

**Owners:**

**CERTIFICATE AD VALOREM PROPERTY TAXES  
COUNTY OF EL PASO, STATE OF COLORADO**

I, the undersigned, County Treasurer, certify that there are no unpaid property taxes or other assessments collectable by my office on the following described property, except as disclosed this date. This does not include assessments not of record this date.

**Schedule (Account) No:** 55000-00-336

**2017 TAXES PAYABLE 2018**

Owner Per Tax Record: CRADLAN LLC

Property Type: Real Estate  
 Property Location: MARKSHEFFEL RD S  
 Property Description: SE4 SEC 15-15-65 EX THAT PART AS FOLS; BEG AT CENTER OF SD SEC 15, TH N 89<52'46" E ON E-W C/L OF SD SEC 15 2002.78 FT TO A POINT ON WLY R/W LN OF MARKSHEFFEL  
 >> SEE NEXT PAGE for SUPP. INFORMATION <<

**Alerts:**

\*\* Outed \*\*

Assessed Value		
Land	\$	2720
Improvement	\$	0
<b>TOTAL</b>	<b>\$</b>	<b>2720</b>

<u>Tax District:</u> DFR	<u>Tax Rate</u>	<u>Tax Amount</u>
EL PASO COUNTY	0.007635	20.77
EPC ROAD & BRIDGE (UNSHARED)	0.000330	0.90
WIDEFIELD SCHOOL NO 3 - GEN	0.042440	115.44
WIDEFIELD SCHOOL NO 3 - BOND	0.011972	32.56
WIDEFIELD SCHOOL NO 3 - COM CTR	0.004935	13.42
WIDEFIELD SCHOOL NO 3 - SEC LIB	0.001973	5.37
SECURITY FIRE PROTECTION	0.010002	27.21
SOUTHEASTERN COLO WATER CONSERVANCY	0.000939	2.55
* LORSON RANCH METRO #4	0.009894	26.91
<b>TOTAL</b>	<b>0.090120</b>	<b>245.13</b>

\*Temporary tax rate reduction/tax credit  
 Information regarding special taxing districts and the boundaries of such districts may be on file or deposit with the Board of County Commissioners, the Clerk to the Board, or the County Assessor.

Balance due on 2017 taxes: 0.00

**Amount due valid through** NOVEMBER 30th, 2018 : \$ 0.00

**IN WITNESS WHEREOF,** I hereonto set my hand and seal this 02nd day of NOVEMBER A.D. 2018

Issued to: epcltrshenson Treasurer

Mark Lowderman  
Treasurer, El Paso County

Fee for issuing this certificate \$10.00 20181102 41440

By: 

## Supplemental Information

**Schedule (Account) No:** 55000-00-336

**Date of Issue:** 02nd day of NOVEMBER A.D. 2018

**Full Property Description:**

RD, S 04<35'00" W 605.33 FT, ON ARC OF CUR TO R WITH A RAD OF 5699.75 FT C/A OF 10<40'00" AN ARC DIST OF 1061.11 FT, S 15<15'00" W 995.14 FT TO A POINT ON NLY R/W LN OF FONTAINE BLVD, S 89<52'03" W 1514.53 FT TO A POINT ON W LN OF SD SE4, TH N 00<05'44" E ON SD W LN 2606.54 FT TO POB, EX PT LY WITHIN REC #205056120, EX THAT PT TO RD BY REC #207107320 \*\*\* NEW PARCEL NUMBER FOR 2018 IS 55154-00-005 \*\*\*

**Alerts:**

**Owners:**

**CERTIFICATE AD VALOREM PROPERTY TAXES  
COUNTY OF EL PASO, STATE OF COLORADO**

I, the undersigned, County Treasurer, certify that there are no unpaid property taxes or other assessments collectable by my office on the following described property, except as disclosed this date. This does not include assessments not of record this date.

**Schedule (Account) No:** 55143-00-008

**2017 TAXES PAYABLE 2018**

Owner Per Tax Record: LORSON LLC NOMINEE FOR  
LORSON NORTH DEV CORP

Property Type: Real Estate

Property Location: SEC 14-15-65

Property Description: TR IN N2 SEC 23, S2 SEC 14 & SE4 SEC 15-15-65 DESC AS  
FOLS: COM AT THE COMMON COR OF SECS 13, 14, 23 & 24  
FROM WHICH THE COMMON COR OF SECS 14, 15, 22 & 23  
>> SEE NEXT PAGE for SUPP. INFORMATION <<

**Alerts:**

\*\* Outed \*\*

Assessed Value		
Land	\$	110
Improvement	\$	0
<b>TOTAL</b>	<b>\$</b>	<b>110</b>

<u>Tax District: DFR</u>	<u>Tax Rate</u>	<u>Tax Amount</u>
EL PASO COUNTY	0.007635	0.84
EPC ROAD & BRIDGE (UNSHARED)	0.000330	0.04
WIDEFIELD SCHOOL NO 3 - GEN	0.042440	4.67
WIDEFIELD SCHOOL NO 3 - BOND	0.011972	1.32
WIDEFIELD SCHOOL NO 3 - COM CTR	0.004935	0.54
WIDEFIELD SCHOOL NO 3 - SEC LIB	0.001973	0.22
SECURITY FIRE PROTECTION	0.010002	1.10
SOUTHEASTERN COLO WATER CONSERVANCY	0.000939	0.10
* LORSON RANCH METRO #4	0.009894	1.09
<b>TOTAL</b>	<b>0.090120</b>	<b>9.92</b>

\*Temporary tax rate reduction/tax credit  
Information regarding special taxing districts and the boundaries of such districts may be on file or deposit with the Board of County Commissioners, the Clerk to the Board, or the County Assessor.

Balance due on 2017 taxes: 0.00

**Amount due valid through** NOVEMBER 30th, 2018 : \$ 0.00

**IN WITNESS WHEREOF,** I hereonto set my hand and seal this 02nd day of NOVEMBER A.D. 2018

Issued to: epc\trshenson

Treasurer

Mark Lowderman  
Treasurer, El Paso County

By: 

## Supplemental Information

Schedule (Account) No: 55143-00-008

Date of Issue: 02nd day of NOVEMBER A.D. 2018

### Full Property Description:

BEARS S 89<43'15" W 294.45 FT & THE SE COR OF SEC 13 BEARS N 89<18'33" E 5322.91 FT, TH N 83<09'56" W 4922.71 FT FOR POB, TH S 89<43'32" W 1306.49 FT, TH N 14<49'44" E 372.54 FT ALG SELY LN OF MARKSHEFFEL RD, TH ALG ARC OF CUR TO L HAVING A RAD OF 5759.75 FT A C/A OF 10<40'00" WHICH CHORD BEARS N 09<29'45" E 1070.74 FT, TH N 04<09'44" E 610.54 FT, N 89<26'54" E 570.92 FT ALG N LN OF SE4 OF SD SEC 15 TO W4 COR OF SD SEC 14, TH N 89<42'03" E 369.61 FT ALG N LN OF S2 OF SD SEC 14, TH SWLY ALG ARC OF CUR TO A PT OF REVERSE CUR BEING CONCAVE TO NW HAVING A RAD OF 2199.98 FT A C/A OF 06<24'06" WHICH CHORD BEARS S 18<28'54" W 245.68 FT, TH SWLY ALG ARC OF SD REVERSE CUR TO A PT OF TANG HAVING A RAD OF 1070.00 FT A C/A OF 21<57'25" WHICH CHORD BEARS S 10<42'15" W 407.54 FT, TH S 00<16'28" E 850.78 FT, TH ALG ARC OF CUR TO L HAVING A RAD OF 760.0 FT A C/A OF 09<36'53" WHICH CHORD BEARS S 05<04'54" E 127.38 FT, TH N 73<51'33" E 1107.87 FT, TH NELY ALG ARC OF CUR BEING CONCAVE TO SE HAVING A RAD OF 565.00 FT A C/A OF 75<52'09" WHICH CHORD BEARS N 40<32'06" E 694.68 FT, N 00<10'32" W 782.34 FT, N 89<42'03" E 3226.09 FT ALG N LN OF S2 OF \*\*Property Description Incomplete\*\*

### Alerts:

### Owners:

**CERTIFICATE AD VALOREM PROPERTY TAXES  
COUNTY OF EL PASO, STATE OF COLORADO**

I, the undersigned, County Treasurer, certify that there are no unpaid property taxes or other assessments collectable by my office on the following described property, except as disclosed this date. This does not include assessments not of record this date.

**Schedule (Account) No:** 55000-00-341

**2017 TAXES PAYABLE 2018**

Owner Per Tax Record: CRADLAN LLC

Property Type: Real Estate  
 Property Location: MARKSHEFFEL RD S  
 Property Description: SE4 OF SEC 15-15-65 EX THAT PART AS FOLS; BEG AT CENTER OF SD SEC 15, TH N 89<52'46" E ON E-W C/L OF SD SEC 15 2002.78 FT TO A POINT ON WLY R/W LN OF >> SEE NEXT PAGE for SUPP. INFORMATION <<

**Alerts:**

\*\* Outed \*\*

Assessed Value		
Land	\$	18990
Improvement	\$	0
<b>TOTAL</b>	<b>\$</b>	<b>18990</b>

<b>Tax District: DFV</b>	<b>Tax Rate</b>	<b>Tax Amount</b>
EL PASO COUNTY	0.007635	144.99
EPC ROAD & BRIDGE (UNSHARED)	0.000330	6.27
WIDEFIELD SCHOOL NO 3 - GEN	0.042440	805.93
WIDEFIELD SCHOOL NO 3 - BOND	0.011972	227.35
WIDEFIELD SCHOOL NO 3 - COM CTR	0.004935	93.72
WIDEFIELD SCHOOL NO 3 - SEC LIB	0.001973	37.47
SECURITY FIRE PROTECTION	0.010002	189.94
SOUTHEASTERN COLO WATER CONSERVANCY	0.000939	17.83
* LORSON RANCH METRO #7	0.009894	187.89
<b>TOTAL</b>	<b>0.090120</b>	<b>1711.39</b>

\*Temporary tax rate reduction/tax credit  
 Information regarding special taxing districts and the boundaries of such districts may be on file or deposit with the Board of County Commissioners, the Clerk to the Board, or the County Assessor.

Balance due on 2017 taxes: 0.00

**Amount due valid through** NOVEMBER 30th, 2018 : \$ 0.00

**IN WITNESS WHEREOF,** I hereonto set my hand and seal this 02nd day of NOVEMBER A.D. 2018

Issued to: epc\trshenson Treasurer

Mark Lowderman  
Treasurer, El Paso County

By: 

## Supplemental Information

Schedule (Account) No: 55000-00-341

Date of Issue: 02nd day of NOVEMBER A.D. 2018

### Full Property Description:

MARKSHEFFEL RD, S 04<35'00" W 605.33 FT, ON ARC OF CUR TO R WITH A RAD OF 5699.75 FT C/A OF 10<40'00" AN ARC DIST OF 1061.11 FT, S 15<15'00" W 995.14 FT TO A POINT ON NLY R/W LN OF FONTAINE BLVD, S 89<52'03" W 1514.53 FT TO A POINT ON W LN OF SD SE4, TH N 00<05'44" E ON SD W LN 2606.54 FT TO POB, LY WITHIN REC #205056120, EX PT TO RD BY REC #207107320 & #207107321 \*\*\* NEW PARCEL NUMBER FOR 2018 IS 55000-00-415 \*\*\*

### Alerts:

### Owners:



Assessor



## Public Record Property Information

[Property Search](#)

### Personal Information

[Parcel](#)

Schedule No: 5500000342

[Map](#)

Owner Name: LORSON LLC NOMINEE FOR ▾

[Print Data](#)

Location: SEC 14-15-65 ▾

[County](#)

Mailing Address: 212 N WAHSATCH AVE STE 301

[Zoning](#)

Address: COLORADO SPRINGS CO 80903-3476

[Map Sheet](#)

[55000.tif](#)

### Legal Description

[Recent Sales Database](#)

TR IN SE4 SEC 15, SW4 SEC 14, NW4 SEC 23 & NE4 SEC 22-15-65 DESC AS FOLS: COM AT COMMON COR OF SECS 13, 14, 23 & 24 FROM WHICH THE COMMON COR OF SECS 14, 15, 22 & 23 BEARS S 89<43'15" W 5294.45 FT &

Plat No: 0

### Market Information (2018 Values)

Levy Year: 2017 Mill Levy: 90.12 Exempt Status: Not Exempt

Table	Use Code	2018 Market Value	2018 Assessed Value	Exempt
Land	VACANT LAND = 10 AND < 35 ACRS	48017	13920	
	<b>Total Value \$</b>	<b>48017</b>	<b>13920</b>	

Estimated Taxes Payable in 2019: **\$1,254.47**

**Tax Entity and Levy Information** [County Treasurer Tax Information](#)

( District: DFV )



Assessor:

**Steve Schleiker**

Location:

1675 W. Garden of the Gods Rd  
Suite 2300  
Colorado Springs, CO 80907

Telephone:

(719) 520-6600

Fax Number:

(719) 520-6635

Hours:

8:00 AM - 5:00 PM

Monday - Friday

Offices closed:

Saturday - Sunday, weekly

Send any concerns or comments to:

[asrweb@elpasoco.com](mailto:asrweb@elpasoco.com)



**Assessor**



**Public Record Property Information**

Property Search

**Personal Information**

Parcel

Schedule No: 551430007

55143-00-006

Map

Owner Name: LORSON LLC NOMINEE FOR ▾

Print Data

Location: SEC 14-15-65 ▾

County

Mailing Address: 212 N WAHSATCH AVE STE 301  
COLORADO SPRINGS CO 80903-3476

Zoning

Map

Sheet

55143.tif

Map

Sheet

55143d.tif

**Legal Description**

TR IN SW4 SEC 14-15-65 DESC AS FOLS: COM AT THE COMMON COR OF SECS 13, 14, 23 & 24 FROM WHICH THE COMMON COR OF SECS 14, 15, 22 & 23 BEARS S 89<43'15" W 5294.45 FT & THE SE COR OF SD SEC 13

Recent

Sales

Database

Plat No: 0

**Market Information (2018 Values)**

Levy Year: 2017 Mill Levy: 145.338 Exempt Status: Not Exempt

Table	Use Code	2018 Market Value	2018 Assessed Value	Exempt
Land	AG. GRAZING LAND	193	60	
	<b>Total Value \$</b>	<b>193</b>	<b>60</b>	

Estimated Taxes Payable in 2019: **\$8.72**

**Tax Entity and Levy Information** [County Treasurer Tax Information](#)

( District: DFQ )

Taxing Entity	Contact Name



Assessor:

**Steve Schleiker**

Location:

1675 W. Garden of the Gods Rd  
Suite 2300  
Colorado Springs, CO 80907

Telephone:

(719) 520-6600

Fax Number:

(719) 520-6635

Hours:

8:00 AM - 5:00 PM

Monday - Friday

Offices closed:

Saturday - Sunday, weekly

Send any concerns or comments

to:

[asrweb@elpasoco.com](mailto:asrweb@elpasoco.com)



#50 to EPC Treasurer

Assessor



### Public Record Property Information

Property Search

Personal Information

55000-00-336

Parcel

Schedule No: 5515400005

Map

Owner Name: EAGLE DEVELOPMENT CORP

Print

Location: S MARKSHEFFEL RD

Data

County

Mailing Address: 212 N WAHSATCH AVE STE 301  
COLORADO SPRINGS CO 80903-3476

Zoning

Map

Sheet

55154.tif

Legal Description

Recent Sales Database

TR OF LAND IN SE4 SEC 15 AND SW4 SEC 14-15-65 DESC AS FOLS: BEG AT NE COR OF SE4 SD SEC 15, TH N 89<42'02" E 192.66 FT, TH ALG ARC OF CUR TO THE R HAVING A RAD OF 2030.00 FT, A C/A OF 05-03-38, AND AN ARC DIST OF

Plat No: 0

### Market Information (2018 Values)

Levy Year: 2017 Mill Levy: 90.12 Exempt Status: Not Exempt

Table	Use Code	2018 Market Value	2018 Assessed Value	Exempt
Land	IRRIGATED LAND	9949	2890	
	<b>Total Value \$</b>	<b>9949</b>	<b>2890</b>	

Estimated Taxes Payable in 2019: \$260.45

Tax Entity and Levy Information [County Treasurer Tax Information](#)

( District: DFR )



Assessor:

Steve Schleiker

Location:

1675 W. Garden of the Gods Rd  
Suite 2300  
Colorado Springs, CO 80907

Telephone:

(719) 520-6600

Fax Number:

(719) 520-6635

Hours:

8:00 AM - 5:00 PM

Monday - Friday

Offices closed:

Saturday - Sunday, weekly

Send any concerns or comments to:

[asrweb@elpasoco.com](mailto:asrweb@elpasoco.com)



Assessor



### Public Record Property Information

Property Search

**Personal Information**

55143-00-008

Parcel

Schedule No: 5514300009

Map

Owner Name: LORSON LLC NOMINEE FOR ▾

Print Data

Location: SEC 14-15-65 ▾

County

Mailing Address: 212 N WAHSATCH AVE STE 301  
COLORADO SPRINGS CO 80903-3476

Zoning

Map

Sheet

55143.tif

Map

Sheet

55143d.tif

**Legal Description**

TR IN N2 SEC 23, S2 SEC 14 & SE4 SEC 15-15-65 DESC AS  
FOLS: COM AT THE COMMON COR OF SECS 13, 14, 23 & 24  
FROM WHICH THE COMMON COR OF SECS 14, 15, 22 & 23  
BEARS S 89<43'15" W 294.45 FT & THE SE COR OF SEC 13

Recent

Sales

Database

Plat No: 0

**Market Information (2018 Values)**

Levy Year: 2017 Mill Levy: 90.12 Exempt Status: Not Exempt

Table	Use Code	2018 Market Value	2018 Assessed Value	Exempt
Land	AG. GRAZING LAND	292	80	
	<b>Total Value \$</b>	<b>292</b>	<b>80</b>	

Estimated Taxes Payable in 2019: \$7.21

**Tax Entity and Levy Information** [County Treasurer Tax Information](#)

( District: DFR )

Taxing Entity	Contact Name



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**Assessor**



**Public Record Property Information**

**Property Search**

**Personal Information**

**Parcel Schedule No:** 5500000415 *55000-00-341*  
**Map Owner Name:** CRADLAN LLC ▾  
**Print Data Location:** S MARKSHEFFEL RD ▾  
**County Mailing Address:** 212 N WAHSATCH AVE STE 301  
 COLORADO SPRINGS CO 80903-3476  
**Zoning**  
**Map Sheet**  
**55000.tif**

**Recent Sales Database**

**Legal Description**

SE4 OF SEC 15-15-65 EX THAT PART AS FOLS; BEG AT CENTER OF SD SEC 15, TH N 89<52'46" E ON E-W C/L OF SD SEC 15 2002.78 FT TO A POINT ON WLY R/W LN OF MARKSHEFFEL RD, S 04<35'00" W 605.33 FT, ON ARC OF

**Plat No:** 0

**Market Information (2018 Values)**

**Levy Year: 2017 Mill Levy: 90.12 Exempt Status: Not Exempt**

Table	Use Code	2018 Market Value	2018 Assessed Value	Exempt
Land	VACANT LAND = 10 AND < 35 ACRS	65491	18990	
	<b>Total Value \$</b>	<b>65491</b>	<b>18990</b>	

**Estimated Taxes Payable in 2019: \$1,711.38**



**Assessor:**  
**Steve Schleiker**

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