



**Land Title Guarantee Company
Customer Distribution**



PREVENT FRAUD - Please remember to call a member of our closing team when initiating a wire transfer or providing wiring instructions.

Order Number: **SC55101684-9**

Date: **10/20/2022**

Property Address: **0 SPACE VILLAGE AVENUE, COLORADO SPRINGS, CO**

PLEASE CONTACT YOUR CLOSER OR CLOSER'S ASSISTANT FOR WIRE TRANSFER INSTRUCTIONS

For Closing Assistance

Leigh Renfro
102 S TEJON #760
COLORADO SPRINGS, CO 80903
(719) 572-7894 (Work)
(303) 393-4774 (Work Fax)
lrenfro@ltgc.com
Contact License: CO273524
Company License: CO44565

Closers Assistant

Tim McGill
102 S TEJON #760
COLORADO SPRINGS, CO 80903
(719) 381-0240 (Work)
(877) 261-1664 (Work Fax)
tmcgill@ltgc.com
Company License: CO44565

For Title Assistance

Robert Hayes
102 S TEJON #760
COLORADO SPRINGS, CO 80903
(303) 850-4136 (Work)
(719) 634-3190 (Work Fax)
rohayes@ltgc.com

HAMPTON PARTNERS
Attention: JEFF ROBINSON
201 FILLMORE ST SUITE 201
DENVER, CO 80206
(303) 694-1085 (Work)
(303) 339-7512 (Work Fax)
jeff@hamptonpartners.net
Delivered via: Electronic Mail

PINNACLE REAL ESTATE ADVISORS LLC
Attention: KRISTJAN DANIS
1 BROADWAY #300A
DENVER, CO 80203
(303) 962-9555 (Work)
(303) 962-9995 (Work Fax)
kdanis@pinnaclerea.com
Delivered via: Electronic Mail

HAMPTON PARTNERS
Attention: TUCKER ROBINSON
201 FILLMORE ST SUITE 201
DENVER, CO 80206
(303) 694-1085 (Work)
TUCKER@HAMPTONPARTNERS.NET
lindsay@hamptonpartners.net
Delivered via: Electronic Mail

FIRST WESTERN TRUST
Attention: BRIAN M WELDON
233 MILWAUKEE ST
DENVER, CO 80206
(303) 531-8100 (Cell)
(303) 329-7025 (Work)
brian.weldon@myfw.com
Delivered via: Electronic Mail

FIRST WING DEVELOPMENT, LLLP
Attention: KEN KVOLS
c/o K-VENTURES LLLP
7220 BAKER ROAD
COLORADO SPRINGS, CO 80908
(719) 330-2912 (Cell)
kenkvols@gmail.com
Delivered via: Electronic Mail

FIRST WESTERN TRUST
Attention: BRIAN M WELDON
233 MILWAUKEE ST
DENVER, CO 80206
(303) 531-8100 (Cell)
(303) 329-7025 (Work)
brian.weldon@myfw.com
Delivered via: Electronic Mail

INVESTOR EXCHANGE SERVICES INC
Attention: TYLER J VARRIANO
511 N TEJON ST #200
COLORADO SPRINGS, CO 80903
(719) 632-1222 (Work)
(719) 632-0974 (Work Fax)
tyler@investor1031.com
Delivered via: Electronic Mail

Robert Donahue
Attention: VP, Relationship Banker I
233 Milwaukee St
Denver, CO 80206
(303) 329-7019 (Work)
robert.donahue@myfw.com
Delivered via: Electronic Mail

INVESTOR EXCHANGE SERVICES INC
Attention: ESTHER M AH YO
511 N TEJON ST #200
COLORADO SPRINGS, CO 80903
(719) 632-1222 (Work)
(719) 632-0974 (Work Fax)
esther@investor1031.com
Delivered via: Electronic Mail

MILLS HALSTEAD & ZALOUDEK
Attention: AMANDA H. HALSTEAD, ESQ.
600 17TH ST #2800 S
DENVER, CO 80202
(303) 226-5861 (Work)
ahh@mhzlegal.com
Delivered via: Electronic Mail

PINNACLE REAL ESTATE ADVISORS LLC
Attention: KRISTJAN DANIS
1 BROADWAY #300A
DENVER, CO 80203
(303) 962-9555 (Work)
(303) 962-9995 (Work Fax)
kdanis@pinnaclereaa.com
Delivered via: Electronic Mail

PINNACLE REAL ESTATE ADVISORS LLC
Attention: PAUL SCHNEIDER
1 BROADWAY #300A
DENVER, CO 80203
(303) 962-9546 (Work)
(303) 962-9995 (Work Fax)
pschneider@pinnaclereaa.com
Delivered via: Electronic Mail



Land Title Guarantee Company
Estimate of Title Fees

Order Number: **SC55101684-9**

Date: **10/20/2022**

Property Address: **0 SPACE VILLAGE AVENUE, COLORADO SPRINGS, CO**

Parties: **HAMPTON YARD 11, LLC, A COLORADO LIMITED LIABILITY COMPANY**
FIRST WING DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY
WHICH ACQUIRED TITLE AS FIRST WING DEVELOPMENT, LLLP, A COLORADO
LIMITED LIABILITY LIMITED PARTNERSHIP

Visit Land Title's Website at www.ltgc.com for directions to any of our offices.

| Estimate of Title insurance Fees | |
|---|-------------------------|
| "ALTA" Owner's Policy 06-17-06 | \$9,077.00 |
| Deletion of Standard Exception(s) | \$100.00 |
| Endorsement Arbitration Deletion-06 | \$100.00 |
| "ALTA" Loan Policy 06-17-06 Purchase Loan Rate | \$250.00 |
| Endorsement 8.2 | \$100.00 |
| Tax Certificate | \$27.00 |
| Tax Certificate | \$27.00 |
| | Total \$9,681.00 |
| If Land Title Guarantee Company will be closing this transaction, the fees listed above will be collected at closing. | |
| Thank you for your order! | |

Note: The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

Chain of Title Documents:

[El Paso county recorded 03/27/2008 under reception no. 208034949](#)

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule A

Order Number: SC55101684-9

Property Address:

0 SPACE VILLAGE AVENUE, COLORADO SPRINGS, CO

1. Effective Date:

10/15/2022 at 5:00 P.M.

2. Policy to be Issued and Proposed Insured:

"ALTA" Owner's Policy 06-17-06 \$4,776,354.00

Proposed Insured:

HAMPTON YARD 11, LLC, A COLORADO LIMITED LIABILITY COMPANY

"ALTA" Loan Policy 06-17-06 Purchase Loan Rate \$4,000,000.00

Proposed Insured:

FIRST WESTERN TRUST

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

A FEE SIMPLE

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

FIRST WING DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY WHICH ACQUIRED TITLE AS FIRST WING DEVELOPMENT, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

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

A TRACT OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EASTERLY BOUNDARY LINE OF LOT 1, AS PLATTED IN COWPERWOOD SAIC, AS RECORDED UNDER RECEPTION NO. 205122346, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE SOUTHERLY END BY A NO. 5 REBAR WITH A 2-1/2" ALUMINUM SURVEYOR'S CAP STAMPED "JR ENG PLS 31161" AND BEING MONUMENTED AT THE NORTHERLY END BY A NO. 5 REBAR WITH A 2-1/2" ALUMINUM SURVEYOR'S CAP STAMPED "JR ENG PLS 31161", BEING ASSUMED TO BEAR N03°02'00"W, A DISTANCE OF 761.80 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 1 AS PLATTED IN COWPERWOOD SAIC, AS RECORDED UNDER RECEPTION NO. 205122346, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SPACE VILLAGE AVENUE, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE S89°53'54"E ON SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1327.50 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S00°12'31"E ON SAID EAST LINE, A DISTANCE OF 757.08 FEET;

THENCE S89°56'31"W, A DISTANCE OF 1289.94 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 1;

THENCE N03°02'00"W ON THE EASTERLY BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 761.80 FEET TO THE POINT OF BEGINNING.

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule A

Order Number: SC55101684-9

Copyright 2006-2022 American Land Title Association. All rights reserved.

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



ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part I

(Requirements)

Order Number: SC55101684-9

All of the following Requirements must be met:

This 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.

Pay the agreed amount for the estate or interest to be insured.

Pay the premiums, fees, and charges for the Policy to the Company.

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.

1. DISMISSAL WITH PREJUDICE OF THAT CERTAIN COURT ACTION INITIATED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF EL PASO, COLORADO, AGAINST FIRST WING DEVELOPMENT, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP IN CASE NO. 2021CV030329, AS DISCLOSED BY THE PURCHASE AND SALE AGREEMENT DATED NOVEMBER 15, 2021.
2. RELEASE OF DEED OF TRUST DATED AUGUST 10, 2016 FROM FIRST WING DEVELOPMENT, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP TO THE PUBLIC TRUSTEE OF EL PASO COUNTY FOR THE USE OF STOCKMENS BANK TO SECURE THE SUM OF \$483,083.04 RECORDED AUGUST 15, 2016, UNDER RECEPTION NO. [216091425](#).

SAID DEED OF TRUST WAS FURTHER SECURED IN ASSIGNMENT OF RENTS RECORDED AUGUST 15, 2016, UNDER RECEPTION NO. [216091426](#).
3. RELEASE OF CERTIFICATE OF NON-COMPLIANCE BY THE PIKES PEAK REGIONAL BUILDING DEPARTMENT RECORDED APRIL 12, 2019 UNDER RECEPTION NO. [219038207](#).
4. RELEASE OF CERTIFICATE OF NON-COMPLIANCE BY THE PIKES PEAK REGIONAL BUILDING DEPARTMENT RECORDED NOVEMBER 6, 2019 UNDER RECEPTION NO. [219139572](#).
5. (THIS ITEM WAS INTENTIONALLY DELETED)
6. (THIS ITEM WAS INTENTIONALLY DELETED)
7. DULY EXECUTED AND ACKNOWLEDGED STATEMENT OF AUTHORITY SETTING FORTH THE NAME OF HAMPTON YARD 11, LLC, A COLORADO LIMITED LIABILITY COMPANY AS A COLORADO LIMITED LIABILITY COMPANY. THE STATEMENT OF AUTHORITY MUST STATE UNDER WHICH LAWS THE ENTITY WAS CREATED, THE MAILING ADDRESS OF THE ENTITY, AND THE NAME AND POSITION OF THE PERSON(S) AUTHORIZED TO EXECUTE INSTRUMENTS CONVEYING, ENCUMBERING, OR OTHERWISE AFFECTING TITLE TO REAL PROPERTY ON BEHALF OF THE ENTITY AND OTHERWISE COMPLYING WITH THE PROVISIONS OF SECTION 38-30-172, CRS.

NOTE: THE STATEMENT OF AUTHORITY MUST BE RECORDED WITH THE CLERK AND RECORDER.

NOTE: THE OPERATING AGREEMENT FOR HAMPTON YARD 11, LLC, A COLORADO LIMITED LIABILITY COMPANY DISCLOSES HAMPTON YARDS, LLC, A COLORADO LIMITED LIABILITY COMPANY, MANAGER, BY JEFFREY S. ROBINSON AS THE MANAGER AUTHORIZED TO EXECUTE LEGAL INSTRUMENTS ON BEHALF OF SAID ENTITY.

8. SPECIAL WARRANTY DEED FROM FIRST WING DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY WHICH ACQUIRED TITLE AS FIRST WING DEVELOPMENT, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP TO HAMPTON YARD 11, LLC, A COLORADO LIMITED LIABILITY COMPANY CONVEYING SUBJECT PROPERTY.
9. (THIS ITEM WAS INTENTIONALLY DELETED)

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part I

(Requirements)

Order Number: SC55101684-9

All of the following Requirements must be met:

10. DEED OF TRUST FROM HAMPTON YARD 11, LLC, A COLORADO LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF EL PASO COUNTY FOR THE USE OF FIRST WESTERN TRUST TO SECURE THE SUM OF AN AMOUNT of \$4,000,000.00
11. (THIS ITEM WAS INTENTIONALLY DELETED)
12. (THIS ITEM WAS INTENTIONALLY DELETED)
13. DULY EXECUTED AND ACKNOWLEDGED STATEMENT OF AUTHORITY SETTING FORTH THE NAME OF FIRST WING DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY AS A LIMITED LIABILITY COMPANY. THE STATEMENT OF AUTHORITY MUST STATE UNDER WHICH LAWS THE ENTITY WAS CREATED, THE MAILING ADDRESS OF THE ENTITY, AND THE NAME AND POSITION OF THE PERSON(S) AUTHORIZED TO EXECUTE INSTRUMENTS CONVEYING, ENCUMBERING, OR OTHERWISE AFFECTING TITLE TO REAL PROPERTY ON BEHALF OF THE ENTITY AND OTHERWISE COMPLYING WITH THE PROVISIONS OF SECTION 38-30-172, CRS.

NOTE: THE STATEMENT OF AUTHORITY MUST BE RECORDED WITH THE CLERK AND RECORDER.

NOTE: THE OPERATING AGREEMENT FOR FIRST WING DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY DISCLOSES KENNETH K. KVOLS AS THE MANAGER AUTHORIZED TO EXECUTE LEGAL INSTRUMENTS ON BEHALF OF SAID ENTITY.

14. CONFIRMATION VIA SELLER'S FINAL AFFIDAVIT AND AGREEMENT DISCLOSING ANY LEASES/TENANCIES OR LACK THEREOF.

NOTE: THIS REQUIREMENT IS NECESSARY TO DELETE EXCEPTION NO. 8 ON SCHEDULE B-II HEREIN.

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part I

(Requirements)

Order Number: SC55101684-9

All of the following Requirements must be met:

REQUIREMENTS TO DELETE THE PRE-PRINTED EXCEPTIONS IN THE OWNER'S POLICY TO BE ISSUED

A. ITEMS 1-3 OF THE PRE-PRINTED EXCEPTIONS WILL BE DELETED.

B. UPON THE APPROVAL OF THE COMPANY AND THE RECEIPT OF A NOTARIZED FINAL LIEN AFFIDAVIT, ITEM 4 OF THE PRE-PRINTED EXCEPTIONS, WILL BE AMENDED TO READ:

ITEM 4 OF THE PRE-PRINTED EXCEPTIONS IS DELETED AS TO ANY LIENS OR FUTURE LIENS RESULTING FROM WORK OR MATERIAL FURNISHED AT THE SPECIFIC, DIRECT REQUEST, AND WITH THE ACTUAL KNOWLEDGE OF FIRST WING DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY WHICH ACQUIRED TITLE AS FIRST WING DEVELOPMENT, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY SHALL HAVE NO LIABILITY FOR ANY LIENS ARISING FROM WORK OR MATERIAL FURNISHED AT THE SPECIFIC, DIRECT REQUEST, AND WITH THE ACTUAL KNOWLEDGE OF HAMPTON YARD 11, LLC, A COLORADO LIMITED LIABILITY COMPANY.

C. ITEM 5 OF THE PRE-PRINTED EXCEPTIONS WILL BE DELETED IF LAND TITLE GUARANTEE COMPANY CONDUCTS THE CLOSING OF THE CONTEMPLATED TRANSACTION(S) AND RECORDS THE DOCUMENTS IN CONNECTION THEREWITH.

D. UPON PROOF OF PAYMENT OF 2021 TAXES AND ASSESSMENTS, ITEM 6 OF THE PRE-PRINTED EXCEPTIONS WILL BE AMENDED TO READ:

TAXES AND ASSESSMENTS FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: SC55101684-9

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

1. Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
8. EXISTING LEASES AND TENANCIES, IF ANY.

NOTE: THE ABOVE ITEM WILL BE DELETED OR MODIFIED IN ACCORDANCE WITH THE FINAL AFFDAVIT SHOWN IN REQUIREMENT NO. 14 ON SCHEDULE B-I HEREIN.

9. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE CIMARRON HILLS FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 13, 1972, UNDER RECEPTION NO. [941974](#).

NOTE: PAID CURRENT THROUGH THE DATE OF CLOSING.

10. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 79-39, LAND USE-19 REGARDING EXTRACTION OF COMMERCIAL MINERAL DEPOSITS, RECORDED OCTOBER 19, 1979 IN BOOK 3242 AT PAGE [141](#).
11. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN AGREEMENT AND EASEMENT "AS BUILT" RECORDED NOVEMBER 22, 1994 IN BOOK 6566 AT PAGE [682](#).
12. RIGHT OF WAY EASEMENT AS GRANTED TO THE UNITED STATES OF AMERICA IN INSTRUMENT RECORDED FEBRUARY 27, 1995, IN BOOK 6609 AT PAGE [61](#).

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: [SC55101684-9](#)

13. RIGHT OF WAY EASEMENT AS GRANTED TO THE CHEROKEE METROPOLITAN DISTRICT IN INSTRUMENT RECORDED DECEMBER 07, 1995, IN BOOK 6779 AT PAGE [2](#).
14. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN LEASE DATED OCTOBER 14, 1996 BY AND BETWEEN DONALD KVOLS AND EILEEN KVOLS, AS LANDLORD, AND WESTERN PCS III LICENSE CORPORATION, AS TENANT, AS MEMORIALIZED BY MEMORANDUM OF LEASE RECORDED JANUARY 13, 1997 UNDER RECEPTION NO. [97004020](#).

A LEASE AND MANAGEMENT AGREEMENT DATED AUGUST 29, 2013 BY AND BETWEEN T-MOBILE WEST TOWER LLC, A DELAWARE LIMITED LIABILITY COMPANY, LESSOR, AND CCTMO LLC, A DELAWARE LIMITED LIABILITY COMPANY, LESSEE, AS MEMORIALIZED BY MEMORANDUM OF MASTER PREPAID LEASE AND MANAGEMENT AGREEMENT RECORDED SEPTEMBER 19, 2013 UNDER RECEPTION NO. [213119122](#).

NOTE: THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.
15. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN COVENANT AND AGREEMENT RECORDED FEBRUARY 26, 1997 UNDER RECEPTION NO. [97021340](#).
16. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS AS SET FORTH IN RESOLUTION NO. 97-78, LAND USE-30 REGARDING USE SUBJECT TO SPECIAL REVIEW, RECORDED APRIL 04, 1997, UNDER RECEPTION NO. [97038656](#).
17. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN NOTICE OF CHEROKEE METROPOLITAN DISTRICT WATER DISTRIBUTION SYSTEM AND SEWAGE COLLECTION SYSTEM RECOVERY AGREEMENT RECORDED JUNE 19, 2001 UNDER RECEPTION NO. [201084507](#).
18. RIGHT OF WAY EASEMENT AS GRANTED TO THE CHEROKEE METROPOLITAN DISTRICT IN INSTRUMENT RECORDED JULY 06, 2001, UNDER RECEPTION NO. [201095053](#).
19. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN COMMUNICATIONS SITE LEASE AGREEMENT AS DATED MAY 8, 2003 BY AND BETWEEN K VENTURES, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, LANDLORD, AND NEXTEL WEST CORP., A DELAWARE CORPORATION, D/B/A NEXTEL COMMUNICATIONS, TENANT, AS MEMORIALIZED BY MEMORANDUM OF AGREEMENT RECORDED JUNE 09, 2003 AT RECEPTION NO. [203126317](#). ASSIGNMENT AND ASSUMPTION OF GROUND LEASE RECORDED OCTOBER 6, 2008 UNDER RECEPTION NO. [208109347](#).

NOTE: THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.
20. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 03-391 REGARDING USE SUBJECT TO SPECIAL REVIEW, RECORDED MARCH 08, 2004, UNDER RECEPTION NO. [204038525](#).
21. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN LEASE BETWEEN K VENTURES LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, LESSOR, AND AT&T WIRELESS PCS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, D/B/A AT&T WIRELESS, LESSEE, AS MEMORIALIZED BY MEMORANDUM OF LEASE RECORDED JUNE 30, 2004, UNDER RECEPTION NO. [204108944](#).

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

Order Number: [SC55101684-9](#)

NOTE: THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.

22. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AND IMPOSED BY ZONING RESOLUTION NO. 05-207 RECORDED JUNE 23, 2005, UNDER RECEPTION NO. [205093750](#).
23. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 05-208 APPROVING PRELIMINARY PLAN FOR FIRST WING DEVELOPMENT, RECORDED JUNE 23, 2005, UNDER RECEPTION NO. [205093751](#).
24. EASEMENT GRANTED TO THE CITY OF COLORADO SPRINGS ON BEHALF OF ITS ENTERPRISE, COLORADO SPRINGS UTILITIES, FOR UTILITY LINES, APPURTENANCES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JANUARY 07, 2013, UNDER RECEPTION NO. [213002461](#).
25. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ADMINISTRATIVELY APPROVED PERMIT ISSUED TO CONDUCT A DESIGNATED ACTIVITY OF STATE INTEREST OR TO ENGAGE IN DEVELOPMENT IN A DESIGNATED AREA OF STATE INTEREST RECORDED FEBRUARY 19, 2014 UNDER RECEPTION NO. [214013392](#).
26. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON PRELIMINARY ALTA/NSPS LAND TITLE SURVEY CERTIFIED APRIL 28, 2022 PREPARED BY JESUS A. LUGO, FOR AND ON BEHALF OF ALTURA LAND CONSULTANTS, LLC , JOB #22032

SAID DOCUMENT STORED AS OUR IMAGE [55050639](#)

A) FENCING IS NOT COINCIDENT WITH PROPERTY LINES;

B) CONCRETE PAD EXTENDS OUTSIDE OF PROPERTY LINES;

C) UNDERGROUND ELECTRIC LINES APPEAR TO ENTER AND EXIT PROPERTY WITHOUT THE BENEFIT OF AN APPARENT, RECORDED EASEMENT.



LAND TITLE GUARANTEE COMPANY DISCLOSURE STATEMENTS

Note: Pursuant to CRS 10-11-122, notice is hereby given that:

- (A) The Subject real property may be located in a special taxing district.
- (B) A certificate of taxes due listing each taxing jurisdiction will be obtained from the county treasurer of the county in which the real property is located or that county treasurer's authorized agent unless the proposed insured provides written instructions to the contrary. (for an Owner's Policy of Title Insurance pertaining to a sale of residential real property).
- (C) The 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.

Note: Effective September 1, 1997, CRS 30-10-406 requires 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 any document that does not conform, except that, the requirement for the top margin shall not apply to documents using forms on which space is provided for recording or filing information at the top margin of the document.

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

Note: Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

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

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

Note: Pursuant to CRS 10-11-123, notice is hereby given:

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

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

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

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

Note: Pursuant to CRS 10-1-11(4)(a)(1), Colorado notaries may remotely notarize real estate deeds and other documents using real-time audio-video communication technology. You may choose not to use remote notarization for any document.



**JOINT NOTICE OF PRIVACY POLICY OF
LAND TITLE GUARANTEE COMPANY,
LAND TITLE GUARANTEE COMPANY OF SUMMIT COUNTY
LAND TITLE INSURANCE CORPORATION AND
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**

This Statement is provided to you as a customer of Land Title Guarantee Company as agent for Land Title Insurance Corporation and Old Republic National Title Insurance Company.

We want you to know that we recognize and respect your privacy expectations and the requirements of federal and state privacy laws. Information security is one of our highest priorities. We recognize that maintaining your trust and confidence is the bedrock of our business. We maintain and regularly review internal and external safeguards against unauthorized access to your non-public personal information ("Personal Information").

In the course of our business, we may collect Personal Information about you from:

- applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
 - your transactions with, or from the services being performed by us, our affiliates, or others;
 - a consumer reporting agency, if such information is provided to us in connection with your transaction;
- and
- The public records maintained by governmental entities that we obtain either directly from those entities, or from our affiliates and non-affiliates.

Our policies regarding the protection of the confidentiality and security of your Personal Information are as follows:

- We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- We may share your Personal Information with affiliated contractors or service providers who provide services in the course of our business, but only to the extent necessary for these providers to perform their services and to provide these services to you as may be required by your transaction.
- We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- We regularly assess security standards and procedures to protect against unauthorized access to Personal Information.

WE DO NOT DISCLOSE ANY PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT STATED ABOVE OR PERMITTED BY LAW.

Consistent with applicable privacy laws, there are some situations in which Personal Information may be disclosed. We may disclose your Personal Information when you direct or give us permission; when we are required by law to do so, for example, if we are served a subpoena; or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

Our policy regarding dispute resolution is as follows: Any controversy or claim arising out of or relating to our privacy policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.



Commitment For Title Insurance

Issued by Old Republic National Title Insurance Company

NOTICE

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

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL 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, Old Republic National Title Insurance Company, a Minnesota 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 Policy Amount and the name of the Proposed Insured. If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "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.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in 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, 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; and
- (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 shall not be 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 shall not be 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 will only have liability 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 shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.

- (f) In no event shall the Company be 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) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (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 and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, 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 HAS BEEN ISSUED BY AN ISSUING AGENT

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

8. PRO-FORMA POLICY

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

9. ARBITRATION

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

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

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



Craig B. Rants, Senior Vice President



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By  *C. Monroe* President

Attest  *David Wold* Secretary

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

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

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