



Customer Distribution

Our Order Number: SC55060673-3

Date: 05-31-2017

Property Address: VACANT LAND COLORADO SPRINGS

For Closing Assistance

Kristen DeHerrera
102 S TEJON #760
COLORADO SPRINGS, CO 80903
719-381-0243 (phone)
877-334-2012 (fax)
kdeherrera@ltgc.com
Company License: CO44565
Contact License: CO463794

Closer's Assistant

Andrea Goller
102 S TEJON #760
COLORADO SPRINGS, CO 80903
719-634-4821 (phone)
719-634-3190 (fax)
agoller@ltgc.com

For Title Assistance

BEN LOWE
102 S TEJON #760
COLORADO SPRINGS, CO 80903
719-381-0240 (phone)
719-634-3190 (fax)
blowe@ltgc.com

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

Buyer/Borrower

VERDAD REAL ESTATE, INC.
1211 SOUTH WHITE CHAPEL BLVD
SOUTHLAKE, TX 76092
817-912-0585 (work)
jkeen@verdadrealestate.com, mike@verdadrealestate.com
Delivered via: Electronic Mail

Seller/Owner

ACADEMY GATEWAY II
403 SOUTH TEJON STREET
COLORADO SPRINGS, CO 80903
719-578-1335 (work)
james@zg4.me
Delivered via: Electronic Mail

Attorney for Seller

MULLIKEN WEINER BERG & JOLIVET PC
Attention: STEVE MULLIKEN
102 S TEJON #900
COLORADO SPRINGS, CO 80903
719-635-8750 (work)
719-635-8706 (work fax)
mulliken@mullikenlaw.com
Delivered via: Electronic Mail

Attorney for Buyer

BAKER MONROE PLLC
Attention: CHRIS BAKER
1300 S. UNIVERSITY DRIVE
SUITE 318
FORT WORTH, TX 76107
cbaker@bamolaw.com, legal@bamolaw.com
Delivered via: Electronic Mail

MULLIKEN WEINER BERG & JOLIVET PC

Attention: JANET WILLIAMS
102 SOUTH TEJON STREET
SUITE 900
COLORADO SPRINGS, CO 80903
719-635-8750 (work)
719-635-8706 (work fax)
williams@mullikenlaw.com
Delivered via: Electronic Mail

CROSBIE REAL ESTATE GROUP LLC

Attention: SCOTT CROSBIE
2000 S COLORADO BLVD #110
ANNEX BUILDING
DENVER, CO 80206
303-398-2111 (work)
303-780-9397 (work fax)
scrosbie@creginc.com
Delivered via: Electronic Mail



Land Title Guarantee Company

Estimate of Title Fees

Order Number: SC55060673-3

Date: 05-31-2017

Property Address: VACANT LAND COLORADO SPRINGS

Buyer/Borrower: VERDAD REAL ESTATE, INC. A TEXAS CORPORATION

Seller: ACADEMY GATEWAY II, LLC A COLORADO LIMITED LIABILITY COMPANY

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

Estimate of Title Insurance Fees	
ALTA Owners Policy 06-17-06	\$1,860.00
Deletion of Standard Exception(s)	\$100.00
Tax Certificate	\$26.00
If Land Title Guarantee Company will be closing this transaction, the fees listed above will be collected at closing.	
Total	\$1,986.00
THANK YOU FOR YOUR ORDER!	

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule A

Order Number: SC55060673-3

Customer Ref-Loan No.:

Property Address:

VACANT LAND COLORADO SPRINGS

1. Effective Date:

05-25-2017 At 05:00:00

2. Policy to be Issued and Proposed Insured:

"ALTA" Owner's Policy 06-17-06

\$700,000.00

Proposed Insured:

VERDAD REAL ESTATE, INC. A TEXAS
CORPORATION

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:

ACADEMY GATEWAY II, LLC A COLORADO LIMITED LIABILITY COMPANY

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

NOTE: THE FOLLOWING LEGAL DESCRIPTION IS PRELIMINARY AND IS SUBJECT TO CHANGE UPON COMPLIANCE WITH THE REQUIREMENTS UNDER SCHEDULE B-1, HEREIN.

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING SOUTH AND WEST OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF STRUTHERS ROAD AS PLATTED IN RIDGE POINT SUBDIVISION FILING NO. 1, RECORDED JUNE 10, 1999 UNDER RECEPTION NO. [99093593](#):

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 12 SOUTH, RANGE 67 WEST OF THE 6TH P.M., AND THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., LYING NORTH AND EAST OF THE EAST BOUNDARY OF THE UNITED STATES AIR FORCE ACADEMY AND THE NORTH LINE OF EL PASO COUNTY HIGHWAY NO. 52 (NORTHGATE ROAD), AS PRESENTLY LOCATED, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6; THENCE EASTERLY, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, TO THE NORTHEAST CORNER THEREOF; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 350 FEET; THENCE IN A SOUTHWESTERLY DIRECTION TO A POINT AT THE INTERSECTION OF TWO COUNTY ROADS, AS PRESENTLY LOCATED BEING THE EAST AND NORTH BOUNDARIES OF SAID ROAD, THE FIRST BEING A COUNTY ROAD RUNNING NORTH TO THE AREA KNOWN AS GLENEAGLE, THE SECOND BEING EL PASO COUNTY HIGHWAY NO. 52 (NORTHGATE ROAD); THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID HIGHWAY NO. 52 TO THE EAST BOUNDARY OF THE UNITED STATES AIR FORCE ACADEMY; THENCE ALONG SAID EAST BOUNDARY, THE FOLLOWING THREE (3) COURSES:

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule A

Order Number: SC55060673-3

Customer Ref-Loan No.:

1. N 56 DEGREES 36 MINUTES 25 SECONDS W, TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1;
2. N 56 DEGREES 38 MINUTES 25 SECONDS W, A DISTANCE OF 630.39 FEET;
3. N 25 DEGREES 23 MINUTES 25 SECONDS W, TO THE NORTH LINE OF THE SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1;

THENCE EASTERLY ALONG SAID NORTH LINE, TO THE POINT OF BEGINNING, ALL IN EL PASO COUNTY, COLORADO.

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ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule B-1

(Requirements)

Order Number: SC55060673-3

The following are the requirements to be complied with:

Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

1. LAND TITLE GUARANTEE COMPANY REQUIRES AN ACCURATE LEGAL DESCRIPTION TO BE PROVIDED FOR REVIEW AND APPROVAL. UPON FURTHER REVIEW THE COMPANY HEREBY RESERVES THE RIGHT TO INSERT ADDITIONAL REQUIREMENTS AND/OR EXCEPTIONS AS MAY BE NECESSARY.
2. PROVIDE LAND TITLE GUARANTEE COMPANY WITH A CURRENT SURVEY OF SUBJECT PROPERTY. UPON REVIEW, ADDITIONAL REQUIREMENTS AND/OR EXCEPTIONS MAY BE NECESSARY.

LAND TITLE IS NOT RESPONSIBLE FOR ORDERING SAID SURVEY.

SAID SURVEY MUST BE CERTIFIED TO LAND TITLE GUARANTEE COMPANY AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

3. (ITEM INTENTIONALLY DELETED)
4. (ITEM INTENTIONALLY DELETED)
5. WARRANTY DEED FROM ACADEMY GATEWAY II, LLC A COLORADO LIMITED LIABILITY COMPANY TO VERDAD REAL ESTATE, INC. A TEXAS CORPORATION CONVEYING THE SUBJECT PROPERTY.

NOTE: STATEMENT OF AUTHORITY FOR ACADEMY GATEWAY II, LLC A COLORADO LIMITED LIABILITY COMPANY RECORDED FEBRUARY 22, 2017 UNDER RECEPTION NO. [217021470](#) DISCLOSES JAMES ROBERT BARASH , MANAGER, AS THE PERSON WHO MAY , CONVEY, ENCUMBER, LEASE OR OTHERWISE DEAL WITH INTERESTS IN REAL PROPERTY FOR SAID ENTITY.

NOTE: ITEMS 1-3 OF THE STANDARD EXCEPTIONS WILL BE DELETED UPON RECEIPT OF AN APPROVED SURVEY. MATTERS DISCLOSED BY SAID SURVEY MAY BE ADDED TO SCHEDULE B-2 HEREOF.

UPON THE APPROVAL OF THE COMPANY AND THE RECEIPT OF A NOTARIZED FINAL LIEN AFFIDAVIT, ITEM NO. 4 OF THE STANDARD EXCEPTIONS ON THE OWNER'S POLICY, WILL BE AMENDED AS FOLLOWS:

ITEM NO. 4 OF THE STANDARD 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 ACADEMY GATEWAY II, LLC A COLORADO LIMITED LIABILITY COMPANY.

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 VERDAD REAL ESTATE, INC. A TEXAS CORPORATION.

NOTE: ITEM 5 OF THE STANDARD EXCEPTIONS WILL BE DELETED IF LAND TITLE GUARANTEE

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule B-1

(Requirements)

Order Number: SC55060673-3

The following are the requirements to be complied with:

COMPANY CONDUCTS THE CLOSING OF THE CONTEMPLATED TRANSACTION(S) AND RECORDS THE DOCUMENTS IN CONNECTION THEREWITH.

NOTE: UPON PROOF OF PAYMENT OF ALL CURRENTLY OWING TAXES AND ASSESSMENTS, ITEM 6 OF SCHEDULE B-2 WILL BE AMENDED TO READ:

TAXES AND ASSESSMENTS FOR THE YEAR (OF CLOSING) AND SUBSEQUENT YEARS, A LIEN NOT YET DUE OR PAYABLE.

NOTE: ITEMS 7(A) AND 7(B) OF THE GENERAL EXCEPTIONS ARE HEREBY DELETED.

Old Republic National Title Insurance Company
Schedule B-2

(Exceptions)

Order Number: SC55060673-3

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

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.
9. THE EFFECT OF INCLUSION OF SUBJECT PROPERTY IN THE DONALA WATER AND SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENTS RECORDED DECEMBER 01, 1972 UNDER RECEPTION NO. [938939](#) AND FEBRUARY 10, 1992 IN BOOK 5934 AT PAGE [443](#).
10. RIGHT OF WAY EASEMENT AS GRANTED TO THE MOUNTAIN VIEW ELECTRIC ASSOCIATION, INCORPORATED IN INSTRUMENT RECORDED NOVEMBER 11, 1974, IN BOOK 2717 AT PAGE [160](#).
11. CONVEYANCE OF WATER RIGHTS TO DONALA WATER AND SANITATION DISTRICT AS CONTAINED IN QUIT CLAIM DEED RECORDED JULY 10, 1985 IN BOOK 5033 AT PAGE [599](#).
12. INCLUSION OF SUBJECT PROPERTY IN THE STRUTHERS ROAD LOCAL IMPROVEMENT DISTRICT, AS EVIDENCED BY INSTRUMENTS RECORDED SEPTEMBER 04, 1997 UNDER RECEPTION NO. [97102655](#), SEPTEMBER 15, 1998 UNDER RECEPTION NO. [98133275](#), SEPTEMBER 22, 1998 UNDER RECEPTION NO. [98136768](#), OCTOBER 19, 1998 UNDER RECEPTION NO. [98151193](#), MARCH 19, 2009 UNDER RECEPTION NO. [209028149](#) AND RECORDED MAY 22, 2015 UNDER RECEPTION NO. [215051623](#).
13. THE EFFECT OF RESOLUTION NO. 99-94 REGARDING ZONING, RECORDED AUGUST 30, 1999, UNDER RECEPTION NO. [99137265](#).
14. RIGHT OF WAY EASEMENT AS GRANTED TO DONALA WATER & SANITATION DISTRICT IN INSTRUMENT RECORDED OCTOBER 30, 2000, UNDER RECEPTION NO. [200131246](#).

Old Republic National Title Insurance Company
Schedule B-2

(Exceptions)

Order Number: SC55060673-3

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

15. RIGHT OF WAY EASEMENT AS GRANTED TO DONALA WATER & SANITATION DISTRICT IN INSTRUMENT RECORDED OCTOBER 30, 2000, UNDER RECEPTION NO. [200131247](#).
16. RIGHT OF WAY EASEMENT AS GRANTED TO DONALA WATER & SANITATION DISTRICT IN INSTRUMENT RECORDED OCTOBER 30, 2000, UNDER RECEPTION NO. [200131248](#).
17. TERMS, CONDITIONS AND PROVISIONS OF PERMANENT UTILITY EASEMENT AGREEMENT RECORDED MARCH 15, 2005 AT RECEPTION NO. [205036419](#).
18. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF ACADEMY GATEWAY SUBDIVISION FILING NO. 1 TO BE RECORDED.
19. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND CONTAINED IN DOCUMENTATION SUFFICIENT TO CREATE AN EASEMENT FOR INGRESS AND EGRESS PURPOSES TO BE RECORDED IN ACCORDANCE WITH THE PURCHASE CONTRACT.
20. TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION 17-157 OF THE EL PASO COUNTY BOARD OF COMMISSIONERS APPROVING PRELIMINARY PLAN REQUEST FOR ACADEMY GATEWAY RECORDED MAY 24, 2017 UNDER RECEPTION NO. [217059765](#).
21. TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION 17-158 OF THE EL PASO COUNTY BOARD OF COMMISSIONERS APPROVING THE FINAL PLAT FOR ACADEMY GATEWAY RECORDED MAY 24, 2017 UNDER RECEPTION NO. [217059766](#).
22. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS CONTAINED IN DEVELOPMENT AGREEMENT - ACADEMY GATEWAY RECORDED MAY 24, 2017 UNDER RECEPTION NO. [217059767](#).



**JOINT NOTICE OF PRIVACY POLICY OF
LAND TITLE GUARANTEE COMPANY,
LAND TITLE GUARANTEE COMPANY - GRAND JUNCTION,
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 and Meridian Land Title, LLC, as agents 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 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 either obtain 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 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 access 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 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.



LAND TITLE GUARANTEE COMPANY

LAND TITLE GUARANTEE COMPANY - GRAND JUNCTION

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-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 the Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

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

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 a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
- B) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note: 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.



Commitment to Insure

ALTA Commitment - 2006 Rev.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, a Minnesota corporation, (Company) for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the requirements; all subject to the provisions of Schedule A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company. All liability and obligation under this commitment shall cease and terminate six months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company.

CONDITIONS AND STIPULATIONS

1. The term "mortgage", when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and the Conditions and Stipulations and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at www.alta.org.

STANDARD EXCEPTIONS

In addition to the matters contained in the Conditions and Stipulations and Exclusions from Coverage above referred to, this Commitment is also subject to the following:

1. Rights or claims of parties in possession not shown by the Public Records.
2. Easements, or claims of easements, not shown by the Public Records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey or inspection of the Land would disclose and which are not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or material theretofore 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.

IN WITNESS WHEREOF, Old Republic National Title Insurance Company 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


John E. Freyer, Jr.
President



Old Republic National Title Insurance Company
a Stock Company
400 Second Avenue South
Minneapolis, Minnesota 55401
(612)371-1111


Mark Bilbrey
President

AMERICAN
LAND TITLE
ASSOCIATION




Rande Yeager
Secretary