

SF.22.7

CHUCK BROERMAN, EL PASO COUNTY TREASURER
Receipt:Certificate of Taxes
REFERENCE CERTIFICATE: EAGLE DEV
Machine: 2 Rct: 267 Media: CKC
JMARK@LANDHUISCO.COM

Date: 05/01/2023 *J9.0=2

Treas Fee	:	70.00
TOTAL PAID	:	70.00

EAGL-E -DEV
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: 55000-00-481

2022 TAXES PAYABLE 2023

Owner Per Tax Record: MELODY HOMES INC

Property Type: Real
 Property Location: 13-15-65
 Property Description: 12 PARCELS OF LAND BEING IN THE SE4 OF SEC 13 AND THE NE4 OF SEC 24-15-65 WITH THE FOLLOWING BASIS OF BEARINGS: THE
 >> SEE REVERSE FOR SUPP. INFORMATION <<

Alerts:

<u>Assessed Value</u>	
Land \$	37190
Imp. \$	0
Other \$	0
TOTAL \$	37190

<u>Tax District:</u>	<u>Tax Rate</u>	<u>Tax Amount</u>
* EL PASO COUNTY	0.007732	287.55
EPC ROAD & BRIDGE (UNSHARED)	0.000330	12.27
* WIDEFIELD SCHOOL NO 3 - GEN	0.036508	1357.73
WIDEFIELD SCHOOL NO 3 - BOND	0.004700	174.79
SD 3 WIDEFIELD COMMUNITY CENTER	0.004434	164.90
SD 3 SECURITY PUBLIC LIBRARY	0.001973	73.38
SECURITY FIRE PROTECTION	0.016400	609.92
* SOUTHEASTERN COLO WATER CONSERVANCY	0.000887	32.99
LORSON RANCH METRO #6	0.068719	2555.66
EL PASO COUNTY PID #2	0.010000	371.90
EL PASO COUNTY TABOR REFUND	0.000000	-120.98
*TEMPORARY TAX RATE REDUCTION/TAX CREDIT		
TOTAL	0.151683	5520.11

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 2022 taxes: 0.00

Amount due valid through JUNE 1st, 2023: \$ 0.00

IN WITNESS WHEREOF, I hereunto set my hand and seal this 3rd day of MAY A.D. 2023

Issued to: DRH INC Charles D. "Chuck" Broerman
Treasurer, El Paso County

Fee for issuing this certificate \$10.00 CFC - 20230503 3605535
 By: Charles D Broerman

Supplemental Information

Schedule (Account) No: 55000-00-481 Date of Issue: 3rd day of MAY A.D. 2023

Full Property Description:

12 PARCELS OF LAND BEING IN THE SE4 OF SEC 13 AND THE NE4 OF SEC 24-15-65 WITH THE FOLLOWING BASIS OF BEARINGS: THE QUARTER COR COMMON TO SEC 13-15-65 AND SEC 18-15-64 FROM WHICH THE SEC COR COMMON TO SEC 13 & 24-15-65 AND SEC 18 & 19-15-64 BEARS S00-13-35E A DIST OF 2616.98 FT: PARCEL 1: COM AT SD SEC COR, TH S31-20-31W 744.38 FT TO POB; TH N00-34-17W 385.21 FT, TH ALG THE ARC OF A CUR TO THE L HAVING A RAD OF 60.00 FT, A C/A OF 23-33-23, AN ARC DIST OF 24.67 FT, WHICH CHORD BEARS N11-12-25E A DIST OF 24.49 FT, TH ALG THE ARC OF A REV CUR TO THE L HAVING A RAD OF 60.00 FT, A C/A OF 137-06-47, AN ARC DIST OF 143.58 FT, WHICH CHORD BEARS N45-34-17W A DIST OF 111.69 FT, TH ALG THE ARC OF A REV CUR TO THE R HAVING A RAD OF 60.00 FT, A C/A OF 23-33-23, AN ARC DIST OF 24.67 FT, WHICH CHORD BEARS S77-39-02W A DIST OF 24.49 FT, TH S89-25-43W 226.70 FT, TH N45-47-58W 44.01 FT, TH N01-01-40W 78.21 FT, TH N43-58-20E 7.07 FT, TH N88-58-20E 471.58 FT, TH S00-34-17E 601.17 FT, TH S89-28-43W 120.00 FT TO POB. PARCEL2: COM AT SD SEC COR, TH S55-12-31W 1945.50 FT TO POB; TH N18-59-47E 448.69 FT, TH N64-16-41E 43.75 FT, TH ALG THE ARC OF A CUR TO THE L HAVING A RAD OF 225.00 FT, A C/A OF 17-58-12, AN ARC DIST OF 70.57 FT, WHICH CHORD BEARS S81-35-10E A DIST OF 70.28 FT, TH N89-25-43E 52.82 FT, TH S45-31-56E 43.81 FT, TH ALG THE ARC OF CUR TO THE R HAVING A RAD OF 175.00 FT, A C/A OF 14-24-30, AN ARC DIST OF 44.01 FT, WHICH CHORD BEARS S11-47-32W A DIST OF 43.89 FT, TH S18-59-47W 447.69 FT, TH N71-00-13W 195.00 FT TO POB. PARCEL 3: COM AT SD SEC COR, TH S51-33-40W 2503.47 FT TO POB; TH N67-31-03W 129.39 FT, TH ALG THE ARC OF A CUR TO THE R HAVING A RAD OF 27.00 FT, A C/A OF 86-30-50, AN ARC DIST OF 40.77 FT, WHICH CHORD BEARS N24-15-38W A DIST OF 37.00 FT, TH N18-59-47E 785.51 FT, TH N64-16-41E 43.63 FT, TH S71-00-13E 133.00 FT, TH S26-00-13E 43.84 FT, TH S18-59-47W 635.50 FT, TH ALG THE ARC OF A CUR TO THE R HAVING A RAD OF 975.00 FT, A C/A OF 03-29-10, AN ARC DIST OF 59.33 FT, WHICH CHORD BEARS S20-44-22W A DIST OF 59.32 FT, TH S22-28-57W 96.36 FT, TH S67-28-57W 43.84 FT TO POB. PARCEL 4: COM AT SD SEC COR, TH S66-33-05W 2221.58 FT TO POB; TH N18-59-47E 378.30 FT, TH N64-16-41E 43.63 FT, TH S71-00-13E 133.00 FT, TH S26-00-13E 43.84 FT, TH S18-59-47W 378.00 FT, TH S63-59-47W 43.84 FT, TH N71-00-13W 133.00 FT, TH N26-00-13W 43.84 FT TO POB. PARCEL 5: COM AT SD SEC COR, TH S68-53-46W 2352.36 FT TO POB; TH N18-59-47E 409.83 FT, TH N75-47-34E 27.55 FT, TH S71-00-13E 55.95 FT, TH S26-00-13E 43.84 FT, TH S18-59-47W 378.00 FT, TH S63-59-47W 43.84 FT, TH N71-00-13W 55.95 FT, TH N37-48-00W 27.55 FT TO POB. PARCEL 6: COM AT SD SEC COR, TH S79-19-24W 2070.94 FT TO POB; TH N18-59-47E 314.04 FT, TH N23-17-08E 106.97 FT, TH N18-59-47E 117.69 FT, TH S71-00-13E 260.84 FT, TH ALG THE ARC OF A CUR TO THE L HAVING A RAD OF 1574.73 FT, A C/A OF 20-01-27, AN ARC DIST OF 550.35 FT, WHICH CHORD BEARS S81-00-56E A DIST OF 547.55 FT, TH N88-58-20E 255.16 FT, TH S46-01-40E 14.14 FT, TH S01-01-40E 72.82 FT, TH S44-12-02W 43.67 FT, TH S89-25-43W 368.73 FT, TH ALG THE ARC OF A CUR TO THE R HAVING A RAD OF 975.00 FT, A C/A OF 16-03-26, AN ARC DIST OF 273.25 FT, WHICH CHORD BEARS N82-32-34W A DIST OF 272.35 FT, TH ALG THE ARC OF A COMPOUND CUR TO THE R HAVING A RAD OF 60.00 FT, A C/A OF 25-00-56, AN ARC DIST OF 26.20 FT, WHICH CHORD BEARS N62-00-23W A DIST OF 25.99 FT, TH ALG THE ARC OF A REV CUR TO THE L HAVING A RAD OF 60.00 FT, A C/A OF 135-03-42, AN ARC DIST OF 141.44 FT, WHICH CHORD BEARS S62-58-15W A DIST OF 110.89 FT, TH ALG THE ARC OF A REV CUR TO THE R HAVING A RAD OF 60.00 FT, A C/A OF 23-33-23, AN ARC DIST OF 24.67 FT, WHICH CHORD BEARS S07-13-005W A DIST OF 24.49 FT, TH S18-59-47W 313.46 FT, TH S63-59-47W 43.84 FT, TH N71-00-13W 133.00 FT, TH N26-00-13W 43.84 FT, TH N18-59-47E

>> Continued on Next Page <<

Supplemental Information

Schedule (Account) No: 55000-00-481 **Date of Issue:** 3rd day of MAY A.D. 2023

Full Property Description:

346.15 FT, TH ALG THE ARC OF A CUR TO THE R HAVING A RAD OF 35.00 FT, A C/A OF 70-31-44, AN ARC DIST OF 43.08 FT, WHICH CHORD BEARS N54-15-39E A DIST OF 40.41 FT, THE ALG THE ARC OF A REV CUR TO THE L HAVING A RAD OF 55.00 FT, A C/A OF 250-31-44, AN ARC DIST OF 240.49 FT, WHICH CHORD BEARS N35-44-21W A DIST OF 89.81 FT, TH S18-59-47W 431.00 FT, TH S63-59-47W 43.84 FT, TH N71-00-13W 55.95 FT, TH N37-48-00W 27.55 FT TO POB. PARCEL 7: COM AT SD SEC COR, TH S73-05-51W 1721.32 FT TO POB; TH N18-59-47E 335.08 FT, TH ALG THE ARC OF A CUR TO THE R HAVING A RAD OF 27.00 FT, A C/A OF 17-26-28, AN ARC DIST OF 41.41 FT\(?), WHICH CHORD BEARS S81-51-03E A DIST OF 310.81 FT\(?), TH ALG TH

E

ARC OF A COMPOUND CUR TO THE L HAVING A RAD OF 1025.00 FT, A C/A OF 250-31-44, AN ARC DIST OF 312.02 FT\(?), WHICH CHORD BEARS N35-44-21W A DIST OF 89.81 FT\(?), TH N89-25-43E 728.39 FT, TH ALG THE ARC OF A CUR TO THE R HAVING A RAD OF 27.00 FT, A C/A OF 90-00-00, AN ARC DIST OF 42.41 FT, WHICH CHORD BEARS S45-34-17E A DIST OF 38.18 FT, TH S00-34-17E 112.00 FT, TH S44-25-43W 43.84 FT, TH S89-25-43W 846.17 FT, TH ALG THE ARC OF A CUR TO THE R HAVING A RAD OF 60.00 FT, A C/A OF 23-33-23, AN ARC DIST OF 24.67 FT, WHICH CHORD BEARS N78-47-35W A DIST OF 24.49 FT, TH ALG THE ARC OF A REV CUR TO THE L HAVING A RAD OF 60.00 FT, A C/A OF 117-32-43, AN ARC DIST OF 123.09 FT, WHICH CHORD BEARS S54-12-45W A DIST OF 102.61 FT, TH ALG THE ARC OF A REV CUR TO THE R HAVING A RAD OF 60.00 FT, A C/A OF 23-33-23, AN ARC DIST OF 24.67 FT, WHICH CHORD BEARS S07-13-056W A DIST OF 24.49 FT, TH S18-59-47W 108.45 FT, TH S63-59-47W 43.84 FT, TH N71-00-13W 133.00 FT, TH N26-00-13W 43.84 FT TO POB. PARCEL 8: COM AT SD SEC COR, TH S64-25-09W 1451.61 FT TO POB; TH N00-34-17W 195.00 FT, TH N89-25-43E 840.53 FT, TH S60-34-17E 21.14 FT, TH S30-34-17E 26.33 FT, TH S00-34-17E 126.48 FT, TH S29-25-43W 29.46 FT, TH S59-25-43W 19.26 FT, TH S89-25-43W 840.59 FT TO POB. PARCEL 9: COM AT AFORESAID QUARTER COR, TH S55-34-58W 2062.87 FT TO POB; TH N04-26-09W 26.62 FT, TH N25-31-37E 60.58 FT, TH ALG THE ARC OF A CUR TO THE R HAVING A RAD OF 175.00 FT, A C/A OF 07-16-26, AN ARC DIST OF 22.22 FT, WHICH CHORD BEARS N29-09-50E A DIST OF 22.20 FT, TH N83-07-48E 43.65 FT, TH S51-37-19E 115.48 FT, TH ALG THE ARC OF A CUR TO THE R HAVING A RAD OF 60.00 FT, A C/A OF 23-33-23, AN ARC DIST OF 24.67 FT, WHICH CHORD BEARS S39-50-38E A DIST OF 24.49 FT, TH ALG THE ARC OF A REV CUR TO THE L HAVING A RAD OF 60.00 FT, A C/A OF 137-06-47, AN ARC DIST OF 143.58 FT, WHICH CHORD BEARS N83-22-41E A DIST OF 111.69 FT, TH ALG THE ARC OF A REV CUR TO THE R HAVING A RAD OF 60.00 FT, A C/A OF 23-33-23, AN ARC DIST OF 24.67 FT, WHICH CHORD BEARS N26-35-59E A DIST OF 24.49 FT, TH N38-22-41E 281.92 FT, TH N83-22-41E 43.84 FT, TH S51-37-19E 64.84 FT, TH S06-13-26E 20.17 FT, TH S38-22-41W 470.82 FT, TH S38-2-41W 36.35 FT, TH N51-37-19W 83.20 FT, TH ALG THE ARC OF A CUR TO THE L HAVING A RAD OF 640.00 FT, A C/A OF 12-51-04, AN ARC DIST OF 143.55 FT, WHICH CHORD BEARS N58-02-51W A DIST OF 143.25 FT, TH N64-28-23W 69.55 FT TO POB. PARCEL 10: COM AT AFORESAID QUARTER COR, TH S57-21-07W 1891.86 FT TO POB; TH N06-37-19W 43.84 FT, TH N38-22-41E 298.88 FT, TH N83-22-41E 43.84 FT, TH S51-37-19E 133.00 FT, TH S06-37-19E 43.84 FT, TH S38-22-41W 302.88 FT, TH ALG THE ARC OF A CUR TO THE L\ (R\) HAVING A RAD OF 27.00 FT, A C/A OF 90-00-00, AN ARC DIST OF 42.41 FT, WHICH CHORD BEARS S83-+22-41W A DIST OF 38.18 FT, TH N51-37-19W 137.00 FT TO POB. PARCEL 11: COM AT AFORESAID QUARTER COR, TH S60-13-48W 1870.23 FT TO POB; TH N51-37-19W 85.00 FT, TH N38-22-41E 410.00 FT, TH N06-25-49E 54.75 FT, TH N32-07-42E 460.00 FT, TH N35-54-52E 60.13 FT, TH S57-52-18E 111.98 FT, TH ALG THE ARC OF A CUR TO THE L HAVING A RAD OF 225.00 FT, A C/A OF 13-12-43, AN ARC DIST OF 51.88 FT, W

**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: 55000-00-482

2022 TAXES PAYABLE 2023

Owner Per Tax Record: VIVA LAND VENTURES LP

Property Type: Real Estate
 Property Location: 24-15-65
 Property Description: 4 PARCELS OF LAND BEING IN THE SE4 OF SEC 13 AND THE NE4 OF SEC 24-15-65 WITH THE FOLLOWING BASIS OF BEARINGS: THE QUARTER COR COMMON TO SEC 13-15-65 AND >> SEE NEXT PAGE for SUPP. INFORMATION <<

Alerts:

<u>Assessed Value</u>		
Land	\$	9270
Improvement	\$	0
TOTAL	\$	9270

<u>Tax District: DFF</u>	<u>Tax Rate</u>	<u>Tax Amount</u>
EL PASO COUNTY	0.007732	71.68
EPC ROAD & BRIDGE (UNSHARED)	0.000330	3.06
WIDEFIELD SCHOOL NO 3 - GEN	0.036508	338.43
WIDEFIELD SCHOOL NO 3 - BOND	0.004700	43.57
WIDEFIELD SCHOOL NO 3 - COM CTR	0.004434	41.10
WIDEFIELD SCHOOL NO 3 - SEC LIB	0.001973	18.29
SECURITY FIRE PROTECTION	0.016400	152.03
SOUTHEASTERN COLO WATER CONSERVANCY	0.000887	8.22
LORSON RANCH METRO #6	0.068719	637.03
EL PASO COUNTY PID #2	0.010000	92.70
El Paso County TABOR Refund	0.000000	-30.16
TOTAL	0.151683	1375.95

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 2022 taxes: 0.00

Amount due valid through MAY 31st, 2023 : \$ 0.00

IN WITNESS WHEREOF, I hereonto set my hand and seal this 01st day of MAY A.D. 2023

Issued to: epc\trspasonelli Treasurer

Chuck Broerman
Treasurer, El Paso County

Eagle Development Co
 Fee for issuing this certificate \$10.00 20230501 36810

By Charles W Broerman

Supplemental Information

Schedule (Account) No: 55000-00-482

Date of Issue: 01st day of MAY A.D. 2023

Full Property Description:

SEC 18-15-64 FROM WHICH THE SEC COR COMMON TO SEC 13 & 24-15-65 AND SEC 18 & 19-15-64 BEARS S00-13-35E A DIST OF 2616.98 FT:

PARCEL 1: COM AT SD SEC COR, TH S18-27-20W 1196.05 FT TO POB; TH ALG THE ARC OF A CUR TO THE L HAVING A RAD OF 60.00 FT, A C/A OF 50-18-05, AN ARC DIST OF 52.68 FT, WHICH CHORD BEARS N01-01-23E A DIST OF 51.00 FT, THE ALG THE ARC OF A REV CUR TO THE R HAVING A RAD OF 60.00 FT, A C/A OF 23-33-23, AN ARC DIST OF 24.67 FT, WHICH CHORD BEARS N12-20-58W A DIST OF 24.49 FT, TH N00-34-17W 423.88 FT, TH N89-25-43E 120.00 FT, TH S00-34-17E 557.50 FT, TH N63-49-35W 130.37 FT TO POB.

PARCEL 2: COM AT SD SEC COR, TH S54-39-46W 1499.07 FT TO POB; TH N26-36-07W 42.42 FT, TH N18-59-47E 66.19 FT, TH ALG THE ARC OF A CUR TO THE L HAVING A RAD OF 225.00 FT, A C/A OF 15-17-13, AN ARC DIST OF 60.03 FT, WHICH CHORD BEARS N11-21-10E A DIST OF 59.85 FT, TH N44-01-32E 45.02 FT, TH N89-25-43E 707.96 FT, TH S60-34-17E 29.41 FT, S00-34-17E 13.43 FT, S30-34-17E 14.00 FT, TH S00-34-17E 123.74 FT, S44-25-43W 43.84 FT, TH S89-25-43W 720.25 FT, TH ALG THE ARC OF A CUR TO THE R HAVING A RAD OF 175.00 FT, A C/A OF 12-06-28, AN ARC **Property Description Incomplete**

Alerts:

Owners:



El Paso County, Colorado
CHUCK BROERMAN, TREASURER

DATE January 8, 2023

PROPERTY TAX STATEMENT
 TAXES FOR 2022 DUE 2023

TYPE OF PROPERTY
 REAL PROPERTY

4461

SCHEDULE (ACCOUNT) NUMBER
 55000-00-482

PROPERTY LOCATION
 0 24-15-65

PROPERTY DESCRIPTION

4 PARCELS OF LAND BEING IN THE SE4 OF SEC 13 AND THE NE4 OF SEC 24-15-65 WITH THE FOLLOWING BASIS OF BEARINGS: THE QUARTER COR COMMON TO SEC 13-15-65 AND SEC 18-15-64 FROM WHICH THE SEC COR COMMON TO SEC 13 & 24-15-65 AND SEC 18 & 19-15-64 BEARS S00-13-35E A DIST OF 2616.98 FT:
 *** DESCRIPTION INCOMPLETE ***



55000-00-482
 VIVA LAND VENTURES LP
 11427 ROJAS DR
 EL PASO TX 79936

TAX DISTRICT	DFP	ACTUAL VALUE	\$ 31,980	ASSESSED VALUE	\$ 9,270
TAX RATE		TAX AUTHORITY			TAX AMOUNT
0.007732		* EL PASO COUNTY			71.68
0.000330		EPC ROAD & BRIDGE (UNSHARED)			3.06
0.036508		* WIDEFIELD SCHOOL NO 3 - GEN			338.43
0.004700		WIDEFIELD SCHOOL NO 3 - BOND			43.57
0.004434		SD 3 WIDEFIELD COMMUNITY CENTER			41.10
0.001973		SD 3 SECURITY PUBLIC LIBRARY			18.29
0.016400		SECURITY FIRE PROTECTION			152.03
0.000887		* SOUTHEASTERN COLO WATER CONSERVANCY			8.22
0.068719		LORSON RANCH METRO #6			637.03
0.010000		EL PASO COUNTY PID #2			92.70
		EL PASO COUNTY TABOR REFUND			-30.16
		*TEMPORARY TAX RATE REDUCTION/TAX CREDIT			
0.151683	TOTAL TAX RATE		TOTAL TAXES PAYABLE	\$	1,375.95

202355000004820120000000000000000687970

NOTE: Tax bills must be mailed to the property owner. If you have a mortgage, check with them before paying your taxes.

TO PAY ON-LINE OR VIEW YOUR ACCOUNT:
 TREASURER.ELPASOCO.COM

MAKE CHECKS PAYABLE TO:
 EL PASO COUNTY TREASURER

MAIL PAYMENT TO:
 EL PASO COUNTY TREASURER
 P.O. BOX 2018
 COLO. SPGS., CO 80901-2018

TELEPHONE 719-520-7900
 e-mail: trsweb@elpasoco.com
 Office Location:

1675 Garden of the Gods Rd,
 Suite 2100, Colo. Spgs., CO 80907
 YOUR SCHOOL DISTRICT GENERAL FUND
 TAX RATE IS 0.036508
 ABSENT STATE AID, IT WOULD HAVE
 BEEN 0.130758

ADDRESS CHANGE INFORMATION-
 SEE REVERSE SIDE

**PAYMENT
 COUPON 2**

EL PASO COUNTY, COLORADO

2ND HALF - DUE JUNE 15, 2023

NO SECOND HALF STATEMENT WILL BE MAILED

SCHEDULE NUMBER 55000-00-482

OWNER'S NAME VIVA LAND VENTURES LP

SECOND HALF AMOUNT DUE BY 6-15-2023 \$ 687.97

Do you have a mortgage? Check with them before paying your taxes.

Include a stamped, self-addressed envelope for a printed receipt.

202355000004820120000006879800001375953

**PAYMENT
 COUPON 1**

EL PASO COUNTY, COLORADO

1ST HALF - DUE FEBRUARY 28, 2023 **OR**

FULL TAX - DUE MAY 1, 2023

SCHEDULE NUMBER 55000-00-482

OWNER'S NAME VIVA LAND VENTURES LP

FIRST HALF AMOUNT DUE BY 2-28-2023 \$ 687.98

FULL AMOUNT DUE BY 5-1-2023 \$ 1,375.95

Do you have a mortgage? Check with them before paying your taxes.

Include a stamped, self-addressed envelope for a printed receipt.

2023

2023

**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: 55000-00-482

2022 TAXES PAYABLE 2023

Owner Per Tax Record: VIVA LAND VENTURES LP

Property Type: Real Estate

Property Location: 24-15-65

Property Description: 4 PARCELS OF LAND BEING IN THE SE4 OF SEC 13 AND THE NE4 OF SEC 24-15-65 WITH THE FOLLOWING BASIS OF BEARINGS: THE QUARTER COR COMMON TO SEC 13-15-65 AND >> SEE NEXT PAGE for SUPP. INFORMATION <<

Alerts:

<u>Assessed Value</u>		
Land	\$	9270
Improvement	\$	0
TOTAL	\$	9270

<u>Tax District: DFF</u>	<u>Tax Rate</u>	<u>Tax Amount</u>
EL PASO COUNTY	0.007732	71.68
EPC ROAD & BRIDGE (UNSHARED)	0.000330	3.06
WIDEFIELD SCHOOL NO 3 - GEN	0.036508	338.43
WIDEFIELD SCHOOL NO 3 - BOND	0.004700	43.57
WIDEFIELD SCHOOL NO 3 - COM CTR	0.004434	41.10
WIDEFIELD SCHOOL NO 3 - SEC LIB	0.001973	18.29
SECURITY FIRE PROTECTION	0.016400	152.03
SOUTHEASTERN COLO WATER CONSERVANCY	0.000887	8.22
LORSON RANCH METRO #6	0.068719	637.03
EL PASO COUNTY PID #2	0.010000	92.70
El Paso County TABOR Refund	0.000000	-30.16
TOTAL	0.151683	1375.95

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 2022 taxes: 0.00

Amount due valid through MAY 31st, 2023 : \$ 0.00

IN WITNESS WHEREOF, I hereonto set my hand and seal this 01st day of MAY A.D. 2023

Issued to: epcltrspasonelli Treasurer

Chuck Broerman
Treasurer, El Paso County

Eagle Development Co
Fee for issuing this certificate \$10.00 20230501 36810

COPY

By Charles W Broerman

Supplemental Information

Schedule (Account) No: 55000-00-482

Date of Issue: 01st day of MAY A.D. 2023

Full Property Description:

SEC 18-15-64 FROM WHICH THE SEC COR COMMON TO SEC 13 & 24-15-65 AND SEC 18 & 19-15-64 BEARS S00-13-35E A DIST OF 2616.98 FT:

PARCEL 1: COM AT SD SEC COR, TH S18-27-20W 1196.05 FT TO POB; TH ALG THE ARC OF A CUR TO THE L HAVING A RAD OF 60.00 FT, A C/A OF 50-18-05, AN ARC DIST OF 52.68 FT, WHICH CHORD BEARS N01-01-23E A DIST OF 51.00 FT, THE ALG THE ARC OF A REV CUR TO THE R HAVING A RAD OF 60.00 FT, A C/A OF 23-33-23, AN ARC DIST OF 24.67 FT, WHICH CHORD BEARS N12-20-58W A DIST OF 24.49 FT, TH N00-34-17W 423.88 FT, TH N89-25-43E 120.00 FT, TH S00-34-17E 557.50 FT, TH N63-49-35W 130.37 FT TO POB.

PARCEL 2: COM AT SD SEC COR, TH S54-39-46W 1499.07 FT TO POB; TH N26-36-07W 42.42 FT, TH N18-59-47E 66.19 FT, TH ALG THE ARC OF A CUR TO THE L HAVING A RAD OF 225.00 FT, A C/A OF 15-17-13, AN ARC DIST OF 60.03 FT, WHICH CHORD BEARS N11-21-10E A DIST OF 59.85 FT, TH N44-01-32E 45.02 FT, TH N89-25-43E 707.96 FT, TH S60-34-17E 29.41 FT, S00-34-17E 13.43 FT, S30-34-17E 14.00 FT, TH S00-34-17E 123.74 FT, S44-25-43W 43.84 FT, TH S89-25-43W 720.25 FT, TH ALG THE ARC OF A CUR TO THE R HAVING A RAD OF 175.00 FT, A C/A OF 12-06-28, AN ARC **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: 55000-00-480

2022 TAXES PAYABLE 2023

Owner Per Tax Record: AMH DEVELOPMENT LLC

Property Type: Real Estate
 Property Location: 13-15-65
 Property Description: 3 PARCELS OF LAND BEING IN THE SE4 OF SEC 13-15-65
 WITH THE FOLLOWING BASIS OF BEARINGS: THE QUARTER COR
 COMMON TO SEC 13-15-65 AND SEC 18-15-64 FROM WHICH THE
 >> SEE NEXT PAGE for SUPP. INFORMATION <<

Alerts:

<u>Assessed Value</u>		
Land	\$	11770
Improvement	\$	0
TOTAL	\$	11770

<u>Tax District:</u> DFF	<u>Tax Rate</u>	<u>Tax Amount</u>
EL PASO COUNTY	0.007732	91.01
EPC ROAD & BRIDGE (UNSHARED)	0.000330	3.88
WIDFIELD SCHOOL NO 3 - GEN	0.036508	429.70
WIDFIELD SCHOOL NO 3 - BOND	0.004700	55.32
WIDFIELD SCHOOL NO 3 - COM CTR	0.004434	52.19
WIDFIELD SCHOOL NO 3 - SEC LIB	0.001973	23.22
SECURITY FIRE PROTECTION	0.016400	193.03
SOUTHEASTERN COLO WATER CONSERVANCY	0.000887	10.44
LORSON RANCH METRO #6	0.068719	808.82
EL PASO COUNTY PID #2	0.010000	117.70
El Paso County TABOR Refund	0.000000	-38.29
TOTAL	0.151683	1747.02

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 2022 taxes: 0.00

Amount due valid through MAY 31st, 2023 : \$ 0.00

IN WITNESS WHEREOF, I hereonto set my hand and seal this 01st day of MAY A.D. 2023

Issued to: epcltrspasonelli Treasurer

Chuck Broerman
Treasurer, El Paso County

Eagle Development Co
 Fee for issuing this certificate \$10.00 20230501 36784

By Charles W Broerman

Supplemental Information

Schedule (Account) No: 55000-00-480

Date of Issue: 01st day of MAY A.D. 2023

Full Property Description:

SEC COR COMMON TO SEC 13 & 24-15-65 AND SEC 18 & 19-15-64 BEARS S00-13-35E A DIST OF 2616.98 FT:
PARCEL 1: COM AT SD QUARTER COR, TH S28-20-36W 543.79 FT TO POB; TH S44-03-26W 44.39 FT, TH S88-58-20W 782.19 FT, TH ALG THE ARC OF A CUR TO THE R HAVING A RAD OF 175.00 FT, A C/A OF 33-09-22, AN ARC DIST OF 101.27 FT, WHICH CHORD BEARS N74-26-59W A DIST OF 99.86 FT, TH N57-52-18W 29.25 FT, TH N27-52-18W 19.79 FT, TH N02-07-42E 28.66 FT, TH N32-07-42E 159.29 FT, TH N77-07-42E 43.84 FT, TH S57-52-18E 25.58 FT, TH ALG THE ARC OF A CUR TO THE L HAVING A RAD OF 225.00 FT, A C/A OF 30-21-35, AN ARC DIST OF 119.22 FT, WHICH CHORD BEARS S73-03-05E A DIST OF 117.83 FT, TH S88-13-53E 256.03 FT, TH ALG THE ARC OF A CUR TO THE L HAVING A RAD OF 225.00 FT, A C/A OF 02-47-47, AN ARC DIST OF 10.98 FT, WHICH CHORD BEARS S89-37-46E A DIST OF 10.98 FT, TH N88-58-20E 381.89 FT, TH S45-37-44E 43.53 FT, TH S00-13-47E 107.67 FT TO POB.
PARCEL 2: COM AT SD QUARTER COR, TH S19-26-50W 772.41 FT TO POB; TH ALG THE ARC OF A CUR TO THE R HAVING A RAD OF 27.00 FT, A C/A OF 89-12-08, AN ARC DIST OF 42.04 FT, WHICH CHORD BEARS S44-22-16W A DIST OF 570.20 FT, TH ALG THE **Property Description Incomplete**

Alerts:

Owners:



El Paso County, Colorado

CHUCK BROERMAN, TREASURER

DATE January 8, 2023

PROPERTY TAX STATEMENT
TAXES FOR 2022 DUE 2023

TYPE OF PROPERTY
REAL PROPERTY

20644

SCHEDULE (ACCOUNT) NUMBER
55000-00-480

PROPERTY LOCATION
0 13-15-65

PROPERTY DESCRIPTION

3 PARCELS OF LAND BEING IN THE
SE4 OF SEC 13-15-65 WITH THE
FOLLOWING BASIS OF BEARINGS: THE
QUARTER COR COMMON TO SEC
13-15-65 AND SEC 18-15-64 FROM
WHICH THE SEC COR COMMON TO SEC
13 & 24-15-65 AND SEC 18 &
19-15-64 BEARS S00-13-35E A DIST
OF 2616.98 FT. PARCEL 1: COM AT
*** DESCRIPTION INCOMPLETE ***



55000-00-480
AMH DEVELOPMENT LLC
23975 PARK SORRENTO STE 300
CALABASAS CA 91302

Table with columns: TAX DISTRICT, DFF, ACTUAL VALUE, ASSESSED VALUE, TAX RATE, TAX AUTHORITY, TAX AMOUNT. Includes total tax rate of 0.151683 and total taxes payable of \$1,747.02.

202355000004800160000000000000000873513

NOTE: Tax bills must be mailed to the property owner. If you have a mortgage, check with them before paying your taxes.

PAYMENT COUPON 2

EL PASO COUNTY, COLORADO
2ND HALF - DUE JUNE 15, 2023
NO SECOND HALF STATEMENT WILL BE MAILED

2023

SCHEDULE NUMBER 55000-00-480
OWNER'S NAME AMH DEVELOPMENT LLC
SECOND HALF AMOUNT DUE BY 6-15-2023 \$ 873.51

Do you have a mortgage? Check with them before paying your taxes.
Include a stamped, self-addressed envelope for a printed receipt.

20235500000480016000008735100001747024

TO PAY ON-LINE OR VIEW YOUR ACCOUNT:
TREASURER.ELPASOCO.COM

MAKE CHECKS PAYABLE TO:
EL PASO COUNTY TREASURER

MAIL PAYMENT TO:
EL PASO COUNTY TREASURER
P.O. BOX 2018
COLO. SPGS., CO 80901-2018

TELEPHONE 719-520-7900
e-mail: trsweb@elpasoco.com
Office Location:

PAYMENT COUPON 1

EL PASO COUNTY, COLORADO
1ST HALF - DUE FEBRUARY 28, 2023 OR
FULL TAX - DUE MAY 1, 2023

2023

SCHEDULE NUMBER 55000-00-480
OWNER'S NAME AMH DEVELOPMENT LLC
FIRST HALF AMOUNT DUE BY 2-28-2023 \$ 873.51
FULL AMOUNT DUE BY 5-1-2023 \$ 1,747.02

Do you have a mortgage? Check with them before paying your taxes.
Include a stamped, self-addressed envelope for a printed receipt.

ADDRESS CHANGE INFORMATION-
SEE REVERSE SIDE

**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: 55000-00-480

2022 TAXES PAYABLE 2023

Owner Per Tax Record: AMH DEVELOPMENT LLC

Property Type: Real Estate
 Property Location: 13-15-65
 Property Description: 3 PARCELS OF LAND BEING IN THE SE4 OF SEC 13-15-65 WITH THE FOLLOWING BASIS OF BEARINGS: THE QUARTER COR COMMON TO SEC 13-15-65 AND SEC 18-15-64 FROM WHICH THE >> SEE NEXT PAGE for SUPP. INFORMATION <<

Alerts:

Assessed Value		
Land	\$	11770
Improvement	\$	0
TOTAL	\$	11770

<u>Tax District: DFF</u>	<u>Tax Rate</u>	<u>Tax Amount</u>
EL PASO COUNTY	0.007732	91.01
EPC ROAD & BRIDGE (UNSHARED)	0.000330	3.88
WIDEFIELD SCHOOL NO 3 - GEN	0.036508	429.70
WIDEFIELD SCHOOL NO 3 - BOND	0.004700	55.32
WIDEFIELD SCHOOL NO 3 - COM CTR	0.004434	52.19
WIDEFIELD SCHOOL NO 3 - SEC LIB	0.001973	23.22
SECURITY FIRE PROTECTION	0.016400	193.03
SOUTHEASTERN COLO WATER CONSERVANCY	0.000887	10.44
LORSON RANCH METRO #6	0.068719	808.82
EL PASO COUNTY PID #2	0.010000	117.70
El Paso County TABOR Refund	0.000000	-38.29
TOTAL	0.151683	1747.02

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 2022 taxes: 0.00

Amount due valid through MAY 31st, 2023 : \$ 0.00

IN WITNESS WHEREOF, I hereonto set my hand and seal this 01st day of MAY A.D. 2023

Issued to: epcltrspasonelli Treasurer

Chuck Broerman
Treasurer, El Paso County

Eagle Development Co
 Fee for issuing this certificate \$10.00 20230501 36784

COPY

By Charles W Broerman

Supplemental Information

Schedule (Account) No: 55000-00-480

Date of Issue: 01st day of MAY A.D. 2023

Full Property Description:

SEC COR COMMON TO SEC 13 & 24-15-65 AND SEC 18 & 19-15-64 BEARS S00-13-35E A DIST OF 2616.98 FT:
PARCEL 1: COM AT SD QUARTER COR, TH S28-20-36W 543.79 FT TO POB; TH S44-03-26W 44.39 FT, TH S88-58-20W 782.19 FT, TH ALG THE ARC OF A CUR TO THE R HAVING A RAD OF 175.00 FT, A C/A OF 33-09-22, AN ARC DIST OF 101.27 FT, WHICH CHORD BEARS N74-26-59W A DIST OF 99.86 FT, TH N57-52-18W 29.25 FT, TH N27-52-18W 19.79 FT, TH N02-07-42E 28.66 FT, TH N32-07-42E 159.29 FT, TH N77-07-42E 43.84 FT, TH S57-52-18E 25.58 FT, TH ALG THE ARC OF A CUR TO THE L HAVING A RAD OF 225.00 FT, A C/A OF 30-21-35, AN ARC DIST OF 119.22 FT, WHICH CHORD BEARS S73-03-05E A DIST OF 117.83 FT, TH S88-13-53E 256.03 FT, TH ALG THE ARC OF A CUR TO THE L HAVING A RAD OF 225.00 FT, A C/A OF 02-47-47, AN ARC DIST OF 10.98 FT, WHICH CHORD BEARS S89-37-46E A DIST OF 10.98 FT, TH N88-58-20E 381.89 FT, TH S45-37-44E 43.53 FT, TH S00-13-47E 107.67 FT TO POB.
PARCEL 2: COM AT SD QUARTER COR, TH S19-26-50W 772.41 FT TO POB; TH ALG THE ARC OF A CUR TO THE R HAVING A RAD OF 27.00 FT, A C/A OF 89-12-08, AN ARC DIST OF 42.04 FT, WHICH CHORD BEARS S44-22-16W A DIST OF 570.20 FT, TH ALG THE **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: 55000-00-483

2022 TAXES PAYABLE 2023

Owner Per Tax Record: LOVE IN ACTION

Property Type: Real Estate
Property Location: 13-15-65
Property Description: THE E2SE4 AND PTS OF THE E2W2SE4 OF SEC 13-15-65 LYING NELY AND SELY OF THE HILLS AT LORSON RANCH FIL NO. 1, TOG WITH PTS OF THE N2 OF SEC 24-15-65 LYING SELY AND >> SEE NEXT PAGE for SUPP. INFORMATION <<

Alerts:

<u>Assessed Value</u>		
Land	\$	233630
Improvement	\$	0
TOTAL	\$	233630

<u>Tax District: DFF</u>	<u>Tax Rate</u>	<u>Tax Amount</u>
EL PASO COUNTY	0.007732	1806.43
EPC ROAD & BRIDGE (UNSHARED)	0.000330	77.10
WIDEFIELD SCHOOL NO 3 - GEN	0.036508	8529.36
WIDEFIELD SCHOOL NO 3 - BOND	0.004700	1098.06
WIDEFIELD SCHOOL NO 3 - COM GTR	0.004434	1035.92
WIDEFIELD SCHOOL NO 3 - SEC LIB	0.001973	460.95
SECURITY FIRE PROTECTION	0.016400	3831.53
SOUTHEASTERN COLO WATER CONSERVANCY	0.000887	207.23
LORSON RANCH METRO #6	0.068719	16054.82
EL PASO COUNTY PID #2	0.010000	2336.30
El Paso County TABOR Refund	0.000000	-760.00
TOTAL	0.151683	34677.70

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 2022 taxes: 0.00

Amount due valid through MAY 31st, 2023 : \$ 0.00

IN WITNESS WHEREOF, I hereonto set my hand and seal this 01st day of MAY A.D. 2023

Issued to: epcltrspasonelli Treasurer

Chuck Broerman
Treasurer, El Paso County

Eagle Development Co
 Fee for issuing this certificate \$10.00 20230501 36758

By *Charles W Broerman*

Supplemental Information

Schedule (Account) No: 55000-00-483

Date of Issue: 01st day of MAY A.D. 2023

Full Property Description:

SWLY OF THE HILLS AT LORSON RANCH FIL NO. 1, EX THOSE PARTS CONVEYED BY REC #'S 212047865, 222016077, 222016617, & 222090013

Alerts:

Owners:



El Paso County, Colorado
CHUCK BROERMAN, TREASURER

DATE January 8, 2023
 PROPERTY TAX STATEMENT
 TAXES FOR 2022 DUE 2023

TYPE OF PROPERTY
 REAL PROPERTY 12402
SCHEDULE (ACCOUNT) NUMBER
 55000-00-483
PROPERTY LOCATION
 0 13-15-65
PROPERTY DESCRIPTION

THE E2SE4 AND PTS OF THE E2W2SE4
 OF SEC 13-15-65 LYING NELY AND
 SELY OF THE HILLS AT LORSON
 RANCH FIL NO. 1, TOG WITH PTS OF
 THE N2 OF SEC 24-15-65 LYING
 SELY AND SWLY OF THE HILLS AT
 LORSON RANCH FIL NO. 1, EX THOSE
 PARTS CONVEYED BY REC #'S
 212047865, 222016077, 222016617,
 & 222090013

55000-00-483
 LOVE IN ACTION
 212 N WAHSATCH AVE STE 301
 COLORADO SPRINGS CO 80903-3476

TAX DISTRICT	DDF	ACTUAL VALUE	\$ 805,613	ASSESSED VALUE	\$ 233,630
TAX RATE	TAX AUTHORITY			TAX AMOUNT	
0.007732	* EL PASO COUNTY			1,806.43	
0.000330	EPC ROAD & BRIDGE (UNSHARED)			77.10	
0.036508	* WIDEFIELD SCHOOL NO 3 - GEN			8,529.36	
0.004700	WIDEFIELD SCHOOL NO 3 - BOND			1,098.06	
0.004434	SD 3 WIDEFIELD COMMUNITY CENTER			1,035.92	
0.001973	SD 3 SECURITY PUBLIC LIBRARY			460.95	
0.016400	SECURITY FIRE PROTECTION			3,831.53	
0.000887	* SOUTHEASTERN COLO WATER CONSERVANCY			207.23	
0.068719	LORSON RANCH METRO #6			16,054.82	
0.010000	EL PASO COUNTY PID #2			2,336.30	
	EL PASO COUNTY TABOR REFUND			-760.00	
	*TEMPORARY TAX RATE REDUCTION/TAX CREDIT				
0.151683	TOTAL TAX RATE	TOTAL TAXES PAYABLE		\$ 34,677.70	

LI A
Lorson Ridge

202355000004830100000000000000017338856

NOTE: Tax bills must be mailed to the property owner. If you have a mortgage, check with them before paying your taxes.

TO PAY ON-LINE OR VIEW YOUR ACCOUNT:
 TREASURER.ELPASOCO.COM

MAKE CHECKS PAYABLE TO:
 EL PASO COUNTY TREASURER

MAIL PAYMENT TO:
 EL PASO COUNTY TREASURER
 P.O. BOX 2018
 COLO. SPGS., CO 80901-2018

TELEPHONE 719-520-7900
 e-mail: trsweb@elpasoco.com
 Office Location:

1675 Garden of the Gods Rd,
 Suite 2100, Colo. Spgs., CO 80907

YOUR SCHOOL DISTRICT GENERAL FUND
 TAX RATE IS 0.036508
 ABSENT STATE AID, IT WOULD HAVE
 BEEN 0.130758

ADDRESS CHANGE INFORMATION-
 SEE REVERSE SIDE

**PAYMENT
 COUPON 2**

EL PASO COUNTY, COLORADO
 2ND HALF - DUE JUNE 15, 2023
 NO SECOND HALF STATEMENT WILL BE MAILED

2023

SCHEDULE NUMBER 55000-00-483
OWNER'S NAME LOVE IN ACTION
SECOND HALF AMOUNT DUE BY 6-15-2023 \$ 17,338.85

Do you have a mortgage? Check with them before paying your taxes.
 Include a stamped, self-addressed envelope for a printed receipt.

20235500000483010000173388500034677704

**PAYMENT
 COUPON 1**

EL PASO COUNTY, COLORADO
 1ST HALF - DUE FEBRUARY 28, 2023 OR
 FULL TAX - DUE MAY 1, 2023

2023

SCHEDULE NUMBER 55000-00-483
OWNER'S NAME LOVE IN ACTION
FIRST HALF AMOUNT DUE BY 2-28-2023 \$ 17,338.85
FULL AMOUNT DUE BY 5-1-2023 \$ 34,677.70

Do you have a mortgage? Check with them before paying your taxes.
 Include a stamped, self-addressed envelope for a printed receipt.

**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: 55000-00-483

2022 TAXES PAYABLE 2023

Owner Per Tax Record: LOVE IN ACTION

Property Type: Real Estate
 Property Location: 13-15-65
 Property Description: THE E2SE4 AND PTS OF THE E2W2SE4 OF SEC 13-15-65 LYING NELY AND SELY OF THE HILLS AT LORSON RANCH FIL NO. 1, TOG WITH PTS OF THE N2 OF SEC 24-15-65 LYING SELY AND >> SEE NEXT PAGE for SUPP. INFORMATION <<

Alerts:

Assessed Value		
Land	\$	233630
Improvement	\$	0
TOTAL	\$	233630

<u>Tax District: DFF</u>	<u>Tax Rate</u>	<u>Tax Amount</u>
EL PASO COUNTY	0.007732	1806.43
EPC ROAD & BRIDGE (UNSHARED)	0.000330	77.10
WIDEFIELD SCHOOL NO 3 - GEN	0.036508	8529.36
WIDEFIELD SCHOOL NO 3 - BOND	0.004700	1098.06
WIDEFIELD SCHOOL NO 3 - COM CTR	0.004434	1035.92
WIDEFIELD SCHOOL NO 3 - SEC LIB	0.001973	460.95
SECURITY FIRE PROTECTION	0.016400	3831.53
SOUTHEASTERN COLO WATER CONSERVANCY	0.000887	207.23
LORSON RANCH METRO #6	0.068719	16054.82
EL PASO COUNTY PID #2	0.010000	2336.30
El Paso County TABOR Refund	0.000000	-760.00
TOTAL	0.151683	34677.70

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 2022 taxes: 0.00

Amount due valid through MAY 31st, 2023 : \$ 0.00

IN WITNESS WHEREOF, I hereonto set my hand and seal this 01st day of MAY A.D. 2023

Issued to: epc/trspasonelli Treasurer

Chuck Broerman
Treasurer, El Paso County

Eagle Development Co
 Fee for issuing this certificate \$10.00 20230501 36758

COPY

By Charles D Broerman

Supplemental Information

Schedule (Account) No: 55000-00-483

Date of Issue: 01st day of MAY A.D. 2023

Full Property Description:

SWLY OF THE HILLS AT LORSON RANCH FIL NO. 1, EX THOSE PARTS CONVEYED BY REC #S 212047865, 222016077, 222016617, & 222090013

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: 55000-00-275

2022 TAXES PAYABLE 2023

Owner Per Tax Record: LORSON LLC NOMINEE FOR
LORSON CONSERVATION INVEST 2 LLLP

Property Type: Real Estate

Property Location: 13-15-65

Property Description: TR IN S2 SEC 13-15-65 DESC AS FOLS: COM AT THE COMMON
COR SECS 13, 14, 23 & 24 FROM WHICH THE COMMON COR
SECS 14, 15, 22 & 23 BEARS S 89<43'15" W 5294.45 FT &
>> SEE NEXT PAGE for SUPP. INFORMATION <<

Alerts:

<u>Assessed Value</u>		
Land	\$	650
Improvement	\$	0
TOTAL	\$	650

<u>Tax District: DFK</u>	<u>Tax Rate</u>	<u>Tax Amount</u>
EL PASO COUNTY	0.007732	5.03
EPC ROAD & BRIDGE (UNSHARED)	0.000330	0.21
WIDEFIELD SCHOOL NO 3 - GEN	0.036508	23.73
WIDEFIELD SCHOOL NO 3 - BOND	0.004700	3.06
WIDEFIELD SCHOOL NO 3 - COM CTR	0.004434	2.88
WIDEFIELD SCHOOL NO 3 - SEC LIB	0.001973	1.28
SOUTHEASTERN COLO WATER CONSERVANCY	0.000887	0.58
LORSON RANCH METRO #7	0.011453	7.44
EL PASO COUNTY PID #2	0.010000	6.50
El Paso County TABOR Refund	0.000000	-2.11
TOTAL	0.078017	48.60

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 2022 taxes: 0.00

Amount due valid through MAY 31st, 2023 : \$ 0.00

IN WITNESS WHEREOF, I hereonto set my hand and seal this 01st day of MAY A.D. 2023

Issued to: epc/trspasonelli Treasurer

Chuck Broerman
Treasurer, El Paso County

Eagle Development Co
Fee for issuing this certificate \$10.00 20230501 36725

By *Chuck Broerman*

Supplemental Information

Schedule (Account) No: 55000-00-275

Date of Issue: 01st day of MAY A.D. 2023

Full Property Description:

SE COR SEC 13 BEARS N 89<18'33" E 5322.91 FT, TH N 57<50'04" E 3874.09 FT FOR POB, TH N 38<22'41" E 603.14 FT, S 51<37'19" E 325.0 FT, S 38<22'41" W 603.14 FT, N 51<37'19" W 325.0 FT FOR POB

Alerts:

Owners:



El Paso County, Colorado
CHUCK BROERMAN, TREASURER

DATE January 8, 2023
 PROPERTY TAX STATEMENT
 TAXES FOR 2022 DUE 2023

TYPE OF PROPERTY
 REAL PROPERTY 12355
SCHEDULE (ACCOUNT) NUMBER
 55000-00-275
PROPERTY LOCATION
 0 13-15-65
PROPERTY DESCRIPTION

55000-00-275
 LORSON LLC NOMINEE FOR
 LORSON CONSERVATION INVEST 2 LLLP
 212 N WAHSATCH AVE STE 301
 COLORADO SPRINGS CO 80903-3476

TR IN S2 SEC 13-15-65 DESC AS
 FOLS: COM AT THE COMMON COR SECS
 13, 14, 23 & 24 FROM WHICH THE
 COMMON COR SECS 14, 15, 22 & 23
 BEARS S 89<43'15" W 5294.45 FT &
 SE COR SEC 13 BEARS N 89<18'33"
 E 5322.91 FT, TH N 57<50'04" E
 3874.09 FT FOR POB, TH N
 38<22'41" E 603.14 FT, S
 *** DESCRIPTION INCOMPLETE ***

TAX DISTRICT	DFK	ACTUAL VALUE	\$	2,250	ASSESSED VALUE	\$	650
TAX RATE	TAX AUTHORITY				TAX AMOUNT		
0.007732	* EL PASO COUNTY				5.03		
0.000330	EPC ROAD & BRIDGE (UNSHARED)				0.21		
0.036508	* WIDEFIELD SCHOOL NO 3 - GEN				23.73		
0.004700	WIDEFIELD SCHOOL NO 3 - BOND				3.06		
0.004434	SD 3 WIDEFIELD COMMUNITY CENTER				2.88		
0.001973	SD 3 SECURITY PUBLIC LIBRARY				1.28		
0.000887	* SOUTHEASTERN COLO WATER CONSERVANCY				0.58		
0.011453	LORSON RANCH METRO #7				7.44		
0.010000	EL PASO COUNTY PID #2				6.50		
	EL PASO COUNTY TABOR REFUND				-2.11		
	*TEMPORARY TAX RATE REDUCTION/TAX CREDIT						
0.078017	TOTAL TAX RATE						
				TOTAL TAXES PAYABLE		\$	48.60

AV
LORSON 2 Lorson Land

2023550000027501000000000000000000024307

NOTE: Tax bills must be mailed to the property owner. If you have a mortgage, check with them before paying your taxes.

PAYMENT COUPON 2

EL PASO COUNTY, COLORADO
 2ND HALF - DUE JUNE 15, 2023
 NO SECOND HALF STATEMENT WILL BE MAILED

TO PAY ON-LINE OR VIEW YOUR ACCOUNT:
 TREASURER.ELPASOCO.COM

2023

SCHEDULE NUMBER 55000-00-275

OWNER'S NAME LORSON LLC NOMINEE FOR

SECOND HALF AMOUNT DUE BY 6-15-2023 \$ 24.30

MAKE CHECKS PAYABLE TO:
 EL PASO COUNTY TREASURER

Do you have a mortgage? Check with them before paying your taxes.
 Include a stamped, self-addressed envelope for a printed receipt.

MAIL PAYMENT TO:
 EL PASO COUNTY TREASURER
 P.O. BOX 2018
 COLO. SPGS., CO 80901-2018

20235500000275010000000243000000048600

TELEPHONE 719-520-7900
 e-mail: trsweb@elpasoco.com
 Office Location:

PAYMENT COUPON 1

EL PASO COUNTY, COLORADO
 1ST HALF - DUE FEBRUARY 28, 2023 OR
 FULL TAX - DUE MAY 1, 2023

1675 Garden of the Gods Rd,
 Suite 2100, Colo. Spgs., CO 80907
 YOUR SCHOOL DISTRICT GENERAL FUND
 TAX RATE IS 0.036508
 ABSENT STATE AID, IT WOULD HAVE
 BEEN 0.130758

2023

SCHEDULE NUMBER 55000-00-275

OWNER'S NAME LORSON LLC NOMINEE FOR

FIRST HALF AMOUNT DUE BY 2-28-2023 \$ 24.30

FULL AMOUNT DUE BY 5-1-2023 \$ 48.60

Do you have a mortgage? Check with them before paying your taxes.
 Include a stamped, self-addressed envelope for a printed receipt.

ADDRESS CHANGE INFORMATION-
 SEE REVERSE SIDE

**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: 55000-00-275

2022 TAXES PAYABLE 2023

Owner Per Tax Record: LORSON LLC NOMINEE FOR
LORSON CONSERVATION INVEST 2 LLLP

Property Type: Real Estate

Property Location: 13-15-65

Property Description: TR IN S2 SEC 13-15-65 DESC AS FOLS: COM AT THE COMMON
COR SECS 13, 14, 23 & 24 FROM WHICH THE COMMON COR
SECS 14, 15, 22 & 23 BEARS S 89<43'15" W 5294.45 FT &
>> SEE NEXT PAGE for SUPP. INFORMATION <<

Alerts:

Assessed Value		
Land	\$	650
Improvement	\$	0
TOTAL	\$	650

<u>Tax District:</u> DFK	<u>Tax Rate</u>	<u>Tax Amount</u>
EL PASO COUNTY	0.007732	5.03
EPC ROAD & BRIDGE (UNSHARED)	0.000330	0.21
WIDEFIELD SCHOOL NO 3 - GEN	0.036508	23.73
WIDEFIELD SCHOOL NO 3 - BOND	0.004700	3.06
WIDEFIELD SCHOOL NO 3 - COM CTR	0.004434	2.88
WIDEFIELD SCHOOL NO 3 - SEC LIB	0.001973	1.28
SOUTHEASTERN COLO WATER CONSERVANCY	0.000887	0.58
LORSON RANCH METRO #7	0.011453	7.44
EL PASO COUNTY PID #2	0.010000	6.50
El Paso County TABOR Refund	0.000000	-2.11
TOTAL	0.078017	48.60

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 2022 taxes: 0.00

Amount due valid through MAY 31st, 2023 : \$ 0.00

IN WITNESS WHEREOF, I hereonto set my hand and seal this 01st day of MAY A.D. 2023

Issued to: epc/trspasonelli Treasurer

Chuck Broerman
Treasurer, El Paso County

Eagle Development Co
Fee for issuing this certificate \$10.00 20230501 36725

COPY

By *Charles D Broerman*

Supplemental Information

Schedule (Account) No: 55000-00-275

Date of Issue: 01st day of MAY A.D. 2023

Full Property Description:

SE COR SEC 13 BEARS N 89<18'33" E 5322.91 FT, TH N 57<50'04" E 3874.09 FT FOR POB, TH N 38<22'41" E 603.14 FT, S 51<37'19" E 325.0 FT, S 38<22'41" W 603.14 FT, N 51<37'19" W 325.0 FT FOR POB

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: 55000-00-445

2022 TAXES PAYABLE 2023

Owner Per Tax Record: LORSON LLC NOMINEE FOR
LORSON CONSERVATION INVEST 2 LLLP

Property Type: Real Estate

Property Location: 13-15-65

Property Description: THAT PT OF THE NE4SE4 SEC 13-15-65 DESC AS FOLS: COM A
E4 COR OF SD SEC TH S <89'32"00 W 1135.33 FT TO POB;
TH SWLY 430 FT M/L, TH NWLY 323 FT M/L, TH NELY 164 FT
>> SEE NEXT PAGE for SUPP. INFORMATION <<

Alerts:

<u>Assessed Value</u>		
Land	\$	4430
Improvement	\$	0
TOTAL	\$	4430

<u>Tax District:</u> DFF	<u>Tax Rate</u>	<u>Tax Amount</u>
EL PASO COUNTY	0.007732	34.25
EPC ROAD & BRIDGE (UNSHARED)	0.000330	1.46
WIDEFIELD SCHOOL NO 3 - GEN	0.036508	161.73
WIDEFIELD SCHOOL NO 3 - BOND	0.004700	20.82
WIDEFIELD SCHOOL NO 3 - COM CTR	0.004434	19.64
WIDEFIELD SCHOOL NO 3 - SEC LIB	0.001973	8.74
SECURITY FIRE PROTECTION	0.016400	72.65
SOUTHEASTERN COLO WATER CONSERVANCY	0.000887	3.93
LORSON RANCH METRO #6	0.068719	304.43
EL PASO COUNTY PID #2	0.010000	44.30
El Paso County TABOR Refund	0.000000	-14.41
TOTAL	0.151683	657.54

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 2022 taxes: 0.00

Amount due valid through MAY 31st, 2023 : \$ 0.00

IN WITNESS WHEREOF, I hereonto set my hand and seal this 01st day of MAY A.D. 2023

Issued to: epc/trspasonelli Treasurer

Chuck Broerman
Treasurer, El Paso County

Eagle Development Co
Fee for issuing this certificate \$10.00 20230501 36686

By *Charles W Broerman*

Supplemental Information

Schedule (Account) No: 55000-00-445

Date of Issue: 01st day of MAY A.D. 2023

Full Property Description:

M/L, TH ELY 416 FT M/L TO POB

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: 55000-00-445

2022 TAXES PAYABLE 2023

Owner Per Tax Record: LORSON LLC NOMINEE FOR
LORSON CONSERVATION INVEST 2 LLLP

Property Type: Real Estate

Property Location: 13-15-65

Property Description: THAT PT OF THE NE4SE4 SEC 13-15-65 DESC AS FOLS: COM A
E4 COR OF SD SEC TH S <89'32"00 W 1135.33 FT TO POB;
TH SWLY 430 FT M/L, TH NWLY 323 FT M/L, TH NELY 164 FT
>> SEE NEXT PAGE for SUPP. INFORMATION <<

Alerts:

Assessed Value		
Land	\$	4430
Improvement	\$	0
TOTAL	\$	4430

<u>Tax District:</u> DFF	<u>Tax Rate</u>	<u>Tax Amount</u>
EL PASO COUNTY	0.007732	34.25
EPC ROAD & BRIDGE (UNSHARED)	0.000330	1.46
WIDEFIELD SCHOOL NO 3 - GEN	0.036508	161.73
WIDEFIELD SCHOOL NO 3 - BOND	0.004700	20.82
WIDEFIELD SCHOOL NO 3 - COM CTR	0.004434	19.64
WIDEFIELD SCHOOL NO 3 - SEC LIB	0.001973	8.74
SECURITY FIRE PROTECTION	0.016400	72.65
SOUTHEASTERN COLO WATER CONSERVANCY	0.000887	3.93
LORSON RANCH METRO #6	0.068719	304.43
EL PASO COUNTY PID #2	0.010000	44.30
El Paso County TABOR Refund	0.000000	-14.41
TOTAL	0.151683	657.54

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 2022 taxes: 0.00

Amount due valid through MAY 31st, 2023: \$ 0.00

IN WITNESS WHEREOF, I hereonto set my hand and seal this 01st day of MAY A.D. 2023

Issued to: epcltrspasonelli Treasurer

Chuck Broerman
Treasurer, El Paso County

Eagle Development Co
Fee for issuing this certificate \$10.00 20230501 36686

COPY By Charles D Broerman

Supplemental Information

Schedule (Account) No: 55000-00-445

Date of Issue: 01st day of MAY A.D. 2023

Full Property Description:

M/L, TH ELY 416 FT M/L TO POB

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: 55000-00-446

2022 TAXES PAYABLE 2023

Owner Per Tax Record: LORSON LLC NOMINEE FOR
LORSON CONSERVATION INVEST 2 LLLP

Property Type: Real Estate

Property Location: 13-15-65

Property Description: THAT PT OF THE NE4SE4 SEC 13-15-65 LYING NELY OF
GRAYLING DR AS PLATTED IN THE HILLS AT LORSON RANCH
FIL NO 1 RECORDED AT REC# 221714880 AND ALSO LYING
>> SEE NEXT PAGE for SUPP. INFORMATION <<

Alerts:

<u>Assessed Value</u>		
Land	\$	4740
Improvement	\$	0
TOTAL	\$	4740

<u>Tax District: DFF</u>	<u>Tax Rate</u>	<u>Tax Amount</u>
EL PASO COUNTY	0.007732	36.65
EPC ROAD & BRIDGE (UNSHARED)	0.000330	1.56
WIDEFIELD SCHOOL NO 3 - GEN	0.036508	173.05
WIDEFIELD SCHOOL NO 3 - BOND	0.004700	22.28
WIDEFIELD SCHOOL NO 3 - COM CTR	0.004434	21.02
WIDEFIELD SCHOOL NO 3 - SEC LIB	0.001973	9.35
SECURITY FIRE PROTECTION	0.016400	77.74
SOUTHEASTERN COLO WATER CONSERVANCY	0.000887	4.20
LORSON RANCH METRO #6	0.068719	325.73
EL PASO COUNTY PID #2	0.010000	47.40
El Paso County TABOR Refund	0.000000	-15.42
TOTAL	0.151683	703.56

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 2022 taxes: 0.00

Amount due valid through MAY 31st, 2023: \$ 0.00

IN WITNESS WHEREOF, I hereonto set my hand and seal this 01st day of MAY A.D. 2023

Issued to: epc\trspasonelli Treasurer

Chuck Broerman
Treasurer, El Paso County

Eagle Development Co
Fee for issuing this certificate \$10.00 20230501 36648

By Charles W Broerman

Supplemental Information

Schedule (Account) No: 55000-00-446

Date of Issue: 01st day of MAY A.D. 2023

Full Property Description:

WITHIN THE AREA DESC AT REC# 204201649

Alerts:

Owners:



El Paso County, Colorado
CHUCK BROERMAN, TREASURER

DATE January 8, 2023
 PROPERTY TAX STATEMENT
 TAXES FOR 2022 DUE 2023

TYPE OF PROPERTY
 REAL PROPERTY 12361

SCHEDULE (ACCOUNT) NUMBER
 55000-00-446

PROPERTY LOCATION
 0 13-15-65

PROPERTY DESCRIPTION
 THAT PT OF THE NE4SE4 SEC
 13-15-65 LYING NELY OF GRAYLING
 DR AS PLATTED IN THE HILLS AT
 LORSON RANCH FIL NO 1 RECORDED
 AT REC# 221714880 AND ALSO LYING
 WITHIN THE AREA DESC AT REC#
 204201649

55000-00-446
 LORSON LLC NOMINEE FOR
 LORSON CONSERVATION INVEST 2 LLLP
 212 N WAHSATCH AVE STE 301
 COLORADO SPRINGS CO 80903-3476

TAX DISTRICT	DFP	ACTUAL VALUE	\$	16,331	ASSESSED VALUE	\$	4,740
TAX RATE	TAX AUTHORITY				TAX AMOUNT		
0.007732	* EL PASO COUNTY				36.65		
0.000330	EPC ROAD & BRIDGE (UNSHARED)				1.56		
0.036508	* WIDEFIELD SCHOOL NO 3 - GEN				173.05		
0.004700	WIDEFIELD SCHOOL NO 3 - BOND				22.28		
0.004434	SD 3 WIDEFIELD COMMUNITY CENTER				21.02		
0.001973	SD 3 SECURITY PUBLIC LIBRARY				9.35		
0.016400	SECURITY FIRE PROTECTION				77.74		
0.000887	* SOUTHEASTERN COLO WATER CONSERVANCY				4.20		
0.068719	LORSON RANCH METRO #6				325.73		
0.010000	EL PASO COUNTY PID #2				47.40		
	EL PASO COUNTY TABOR REFUND				-15.42		
	*TEMPORARY TAX RATE REDUCTION/TAX CREDIT						
0.151683	TOTAL TAX RATE						
				TOTAL TAXES PAYABLE		\$	703.56

AV
LORSON 2 Lorson Land

202355000004460170000000000000000351783

NOTE: Tax bills must be mailed to the property owner. If you have a mortgage, check with them before paying your taxes.

PAYMENT COUPON 2

EL PASO COUNTY, COLORADO
 2ND HALF - DUE JUNE 15, 2023
 NO SECOND HALF STATEMENT WILL BE MAILED

TO PAY ON-LINE OR VIEW YOUR ACCOUNT:
 TREASURER.ELPASOCO.COM

2023

SCHEDULE NUMBER 55000-00-446
OWNER'S NAME LORSON LLC NOMINEE FOR
SECOND HALF AMOUNT DUE BY 6-15-2023 \$ 351.78

MAKE CHECKS PAYABLE TO:
 EL PASO COUNTY TREASURER

Do you have a mortgage? Check with them before paying your taxes.
 Include a stamped, self-addressed envelope for a printed receipt.

MAIL PAYMENT TO:
 EL PASO COUNTY TREASURER
 P.O. BOX 2018
 COLO. SPGS., CO 80901-2018

20235500000446017000003517800000703564

TELEPHONE 719-520-7900
 e-mail: trsweb@elpasoco.com
 Office Location:

PAYMENT COUPON 1

EL PASO COUNTY, COLORADO
 1ST HALF - DUE FEBRUARY 28, 2023 OR
 FULL TAX - DUE MAY 1, 2023

1675 Garden of the Gods Rd,
 Suite 2100, Colo. Spgs., CO 80907
YOUR SCHOOL DISTRICT GENERAL FUND
 TAX RATE IS 0.036508
 ABSENT STATE AID, IT WOULD HAVE
 BEEN 0.130758

2023

SCHEDULE NUMBER 55000-00-446
OWNER'S NAME LORSON LLC NOMINEE FOR
FIRST HALF AMOUNT DUE BY 2-28-2023 \$ 351.78
FULL AMOUNT DUE BY 5-1-2023 \$ 703.56

Do you have a mortgage? Check with them before paying your taxes.
 Include a stamped, self-addressed envelope for a printed receipt.

ADDRESS CHANGE INFORMATION
 SEE REVERSE SIDE

**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: 55000-00-446

2022 TAXES PAYABLE 2023

Owner Per Tax Record: LORSON LLC NOMINEE FOR
LORSON CONSERVATION INVEST 2 LLLP

Property Type: Real Estate

Property Location: 13-15-65

Property Description: THAT PT OF THE NE4SE4 SEC 13-15-65 LYING NELY OF
GRAYLING DR AS PLATTED IN THE HILLS AT LORSON RANCH
FIL NO 1 RECORDED AT REC# 221714880 AND ALSO LYING
>> SEE NEXT PAGE for SUPP. INFORMATION <<

Alerts:

<u>Assessed Value</u>		
Land	\$	4740
Improvement	\$	0
TOTAL	\$	4740

<u>Tax District:</u> DFF	<u>Tax Rate</u>	<u>Tax Amount</u>
EL PASO COUNTY	0.007732	36.65
EPC ROAD & BRIDGE (UNSHARED)	0.000330	1.56
WIDEFIELD SCHOOL NO 3 - GEN	0.036508	173.05
WIDEFIELD SCHOOL NO 3 - BOND	0.004700	22.28
WIDEFIELD SCHOOL NO 3 - COM CTR	0.004434	21.02
WIDEFIELD SCHOOL NO 3 - SEC LIB	0.001973	9.35
SECURITY FIRE PROTECTION	0.016400	77.74
SOUTHEASTERN COLO WATER CONSERVANCY	0.000887	4.20
LORSON RANCH METRO #6	0.068719	325.73
EL PASO COUNTY PID #2	0.010000	47.40
El Paso County TABOR Refund	0.000000	-15.42
TOTAL	0.151683	703.56

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 2022 taxes: 0.00

Amount due valid through MAY 31st, 2023: \$ 0.00

IN WITNESS WHEREOF, I hereonto set my hand and seal this 01st day of MAY A.D. 2023

Issued to: epc/trspasonelli Treasurer

Chuck Broerman
Treasurer, El Paso County

Eagle Development Co
Fee for issuing this certificate \$10.00 20230501 36648

COPY

By Charles W Broerman

Supplemental Information

Schedule (Account) No: 55000-00-446

Date of Issue: 01st day of MAY A.D. 2023

Full Property Description:

WITHIN THE AREA DESC AT REC# 204201649

Alerts:

Owners:

Rec

Steve Schleiker
05/09/2023 02:32:26 PM
Doc \$0.00 4
Rec \$0.00 Pages

El Paso County, CO

223038298

RESOLUTION NO. 23-161

**BOARD OF COUNTY COMMISSIONERS COUNTY
OF EL PASO, STATE OF COLORADO**

**RESOLUTION TO APPROVE A PARK LANDS AGREEMENT BETWEEN LORSON, LLC,
LORSON RANCH METROPOLITAN DISTRICT, AND EL PASO COUNTY FOR CREEKSIDE
SOUTH AT LORSON RANCH FILING NO. 2 AND FILING NO. 3**

WHEREAS, a Park Lands Agreement has been proposed between Lorson, LLC ("Property Owner"), Lorson Ranch Metropolitan District ("District") and El Paso County ("County"); and

WHEREAS, pursuant to the requirements of the El Paso County Land Development (the "Code"), the El Paso County Parks and Community Services Department estimates the Urban Park Fees for The Ridge at Lorson Ranch Filing No. 2 to be \$80,330 and The Ride at Lorson Ranch Filing No. 3 to be \$52,780; and

WHEREAS, the Property Owner and the District provided a Landscape Plan outlining the development of an urban park featuring a splashpad to be installed within The Ridge at Lorson Ranch Filing No. 2 Property, which will provide urban recreation opportunities for residents living within The Ridge at Lorson Ranch Filing No. 2 and the public; and

WHEREAS, the County desires to grant the Property Owner \$133,110 in Urban Park Credits, provided that the Property Owner and the District installs improvements of an equal or greater value to certain parcels identified as "Tract E" in The Ridge at Lorson Ranch Filing No. 2, which will provide urban recreation opportunities for residents living in Filing No. 2 and the public; and

WHEREAS, the El Paso County Park Advisory Board unanimously endorsed the Park Land Agreement at their meeting on April 12, 2023; and

WHEREAS, the Board of County Commissioners has reviewed and supports the proposed Park Lands Agreement.

NOW, THEREFORE, BE IT RESOLVED, the Board of County Commissioners of El Paso County, Colorado, hereby approves the attached Park Lands Agreement and authorizes the Chairperson to execute all required documents.

DONE THIS 9th DAY OF MAY, 2023 at Colorado Springs, Colorado.

ATTEST:

By: _____
County Clerk and Recorder



BOARD OF COUNTY COMMISSIONERS OF
EL PASO COUNTY, COLORADO

By: Cami Bruner
Chair



Office of County Clerk and Recorder, El Paso County, State of Colorado.
Certified to be a full, true and correct copy of record in my office.

Instrument: 223038298 Book: _____ Page: _____
Date: 05/09/2023 By: Kathryn Connelly Deputy Clerk
Kathryn Connelly

Steve Schleiker, El Paso County, CO Clerk & Recorder

PARK LANDS AGREEMENT

THE RIDGE AT LORSON RANCH FILING NO. 2 & NO 3

THIS PARK LANDS AGREEMENT ("the Agreement") is made and entered into this day of _____, 2023, by and between Lorson, LLC ("Property Owner"), LORSON RANCH METROPOLITAN DISTRICT ("District") and EL PASO COUNTY, BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS of EL PASO COUNTY COLORADO ("County").

RECITALS

A. Property Owner is the developer of a large parcel of property situated in an unincorporated portion of El Paso County, State of Colorado, consisting of approximately 1,412 acres and commonly known and described as Lorson Ranch (the "Property"), which Property was approved for development by the Board of County Commissioners of El Paso County in 2000.

B. Property Owner has received approval of the Final Plat application for a portion of the Property to be platted as The Ridge at Lorson Ranch Filing No. 2 for development of 277 single-family residential lots.

C. Property Owner has received approval of the Final Plat application for a portion of the Property to be platted as The Ridge at Lorson Ranch Filing No. 3 for development of 182 single-family residential lots.

D. Pursuant to the requirements of the El Paso County Land Development Code (the "Code"), the Parks and Community Services Department estimates the Urban Park Fees for The Ridge at Lorson Ranch Filing No. 2 and The Ridge at Lorson Ranch Filing No. 3 to be \$80,330 and \$52,780 respectively.

E. The County desires to grant the Property Owner \$133,110 in Urban Park Fee Credits, as the Property Owner or District will install urban park improvements of an equal or greater value to certain parcels identified as Tract E, The Ridge at Lorson Ranch Filing No. 2, which will provide urban recreation opportunities for residents living in Filing No. 2 and Filing No. 3.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants hereinafter set forth, as well as the above Recitals, which are a material part hereof, the County, District and the Property Owner agree as follows:

1. Park Development and Obligations. Property Owner shall satisfy its urban park development requirements and obligations for The Ridge at Lorson Ranch Filing No. 2 through the installation of urban park improvements on Tract E of The Ridge at Lorson Ranch Filing No. 2. The County further recognizes that this Park located in The Ridge at Lorson Ranch Filing No. 2 will be conveyed to the District for the purpose of providing recreational opportunities and maintenance of the urban park improvements. By execution and recordation of this Agreement, the Property is hereby burdened and encumbered by this Agreement.

- a. From and after the date of recordation of the subdivision plat for The Ridge at Lorson Ranch Filing No. 2, the Property Owner, through cooperation with the District, shall install or cause to be installed certain urban park improvements within the designated tract.
- b. The value of the contribution of Property Owner towards the improvements installed is equal to or greater than \$133,110. The contribution toward improvements provided under this Agreement is in addition to any other Urban Park Fee Credits granted for the same improvements.
- c. The Property Owner, in coordination with District, has provided a site plan and a design and construction cost estimate for the urban park improvements to the County for review and approval prior to the recording of the Final Plat for The Ridge at Lorson Ranch Filing 2.
- d. County staff will conduct an inspection of the site to finalize the conditions of this Parks Lands Agreement. The improvements shall be fully completed within two years of the execution of this Agreement. If not completed within two years, the Urban Park Fees in the amount of \$133,110 will be immediately paid to the County by Property Owner. If the above-mentioned conditions are not satisfied with the two-year period, the County will not consider future applications within the Property until such the improvements have been completed or fees have been paid.
- e. The urban park improvements will be governed by the Rules and Regulations of the District, with the understanding that the urban park improvements will remain open for public use in perpetuity. The use of the urban park will be consistent with the zoning of the property as identified in the approved Lorson Ranch East PUD Development Plan.

2. Maintenance. Unless otherwise mutually agreed by the Property Owner and the County, the urban park improvements will be maintained as shown on the approved site plan provided pursuant to paragraph 1.c. above in perpetuity by the District for the benefit of the public.

3. Installation. The Property Owner, at no cost to the County, shall be responsible to coordinate with the District for the installation of all park improvements pursuant to this Agreement. Any and all park improvements are subject to review and acceptance by the County. All improvements shall be installed in compliance with all applicable County regulations, resolutions, and standards.

4. Successors and Assigns. This Agreement is binding on and inures to the benefit of the heirs, successors, and assigns of the Parties hereto, including any successive owners or developers of the Property.

IN WITNESS of the foregoing provisions, the Parties have executed this Agreement as of the date first entered above.

BOARD OF COUNTY COMMISSIONERS
EL PASO COUNTY, COLORADO

LORSON, LLC

By: _____
Chair

By:  _____

ATTEST:

Clerk & Recorder

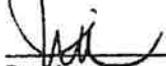
APPROVED AS TO FORM:



Steven Kaffky (Mar 28, 2023 14:54 MDT)

County Attorney's Office

LORSON RANCH METROPOLITAN DISTRICT:



President

ATTEST:



Secretary

80cc

Steve Schleiker
05/09/2023 02:32:26 PM
Doc \$0.00 3
Rec \$0.00 Pages

El Paso County, CO



223038299

PARK LANDS AGREEMENT

THE RIDGE AT LORSON RANCH FILING NO. 2 & NO 3

THIS PARK LANDS AGREEMENT ("the Agreement") is made and entered into this 9th day of MAY, 2023, by and between Lorson, LLC ("Property Owner"), LORSON RANCH METROPOLITAN DISTRICT ("District") and EL PASO COUNTY, BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS of EL PASO COUNTY COLORADO ("County").

RECITALS

A. Property Owner is the developer of a large parcel of property situated in an unincorporated portion of El Paso County, State of Colorado, consisting of approximately 1,412 acres and commonly known and described as Lorson Ranch (the "Property"), which Property was approved for development by the Board of County Commissioners of El Paso County in 2000.

B. Property Owner has received approval of the Final Plat application for a portion of the Property to be platted as The Ridge at Lorson Ranch Filing No. 2 for development of 277 single-family residential lots.

C. Property Owner has received approval of the Final Plat application for a portion of the Property to be platted as The Ridge at Lorson Ranch Filing No. 3 for development of 182 single-family residential lots.

D. Pursuant to the requirements of the El Paso County Land Development Code (the "Code"), the Parks and Community Services Department estimates the Urban Park Fees for The Ridge at Lorson Ranch Filing No. 2 and The Ridge at Lorson Ranch Filing No. 3 to be \$80,330 and \$52,780 respectively.

E. The County desires to grant the Property Owner \$133,110 in Urban Park Fee Credits, as the Property Owner or District will install urban park improvements of an equal or greater value to certain parcels identified as Tract E, The Ridge at Lorson Ranch Filing No. 2, which will provide urban recreation opportunities for residents living in Filing No. 2 and Filing No. 3.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants hereinafter set forth, as well as the above Recitals, which are a material part hereof, the County, District and the Property Owner agree as follows:

1. Park Development and Obligations. Property Owner shall satisfy its urban park development requirements and obligations for The Ridge at Lorson Ranch Filing No. 2 through the installation of urban park improvements on Tract E of The Ridge at Lorson Ranch Filing No. 2. The County further recognizes that this Park located in The Ridge at Lorson Ranch Filing No. 2 will be conveyed to the District for the purpose of providing recreational opportunities and maintenance of the urban park improvements. By execution and recordation of this Agreement, the Property is hereby burdened and encumbered by this Agreement.



Office of County Clerk and Recorder, El Paso County, State of Colorado.
Certified to be a full, true and correct copy of record in my office.

Instrument: 223038299

Book: _____

Page: _____

Date: 05/09/2023

By:

Kathryn Connelly
Kathryn Connelly

Deputy Clerk

Steve Schleiker, El Paso County, CO Clerk & Recorder

- a. From and after the date of recordation of the subdivision plat for The Ridge at Lorson Ranch Filing No. 2, the Property Owner, through cooperation with the District, shall install or cause to be installed certain urban park improvements within the designated tract.
- b. The value of the contribution of Property Owner towards the improvements installed is equal to or greater than \$133,110. The contribution toward improvements provided under this Agreement is in addition to any other Urban Park Fee Credits granted for the same improvements.
- c. The Property Owner, in coordination with District, has provided a site plan and a design and construction cost estimate for the urban park improvements to the County for review and approval prior to the recording of the Final Plat for The Ridge at Lorson Ranch Filing 2.
- d. County staff will conduct an inspection of the site to finalize the conditions of this Parks Lands Agreement. The improvements shall be fully completed within two years of the execution of this Agreement. If not completed within two years, the Urban Park Fees in the amount of \$133,110 will be immediately paid to the County by Property Owner. If the above-mentioned conditions are not satisfied with the two-year period, the County will not consider future applications within the Property until such the improvements have been completed or fees have been paid.
- e. The urban park improvements will be governed by the Rules and Regulations of the District, with the understanding that the urban park improvements will remain open for public use in perpetuity. The use of the urban park will be consistent with the zoning of the property as identified in the approved Lorson Ranch East PUD Development Plan.

2. Maintenance. Unless otherwise mutually agreed by the Property Owner and the County, the urban park improvements will be maintained as shown on the approved site plan provided pursuant to paragraph 1.c. above in perpetuity by the District for the benefit of the public.

3. Installation. The Property Owner, at no cost to the County, shall be responsible to coordinate with the District for the installation of all park improvements pursuant to this Agreement. Any and all park improvements are subject to review and acceptance by the County. All improvements shall be installed in compliance with all applicable County regulations, resolutions, and standards.

4. Successors and Assigns. This Agreement is binding on and inures to the benefit of the heirs, successors, and assigns of the Parties hereto, including any successive owners or developers of the Property.

IN WITNESS of the foregoing provisions, the Parties have executed this Agreement as of the date first entered above.

BOARD OF COUNTY COMMISSIONERS
EL PASO COUNTY, COLORADO

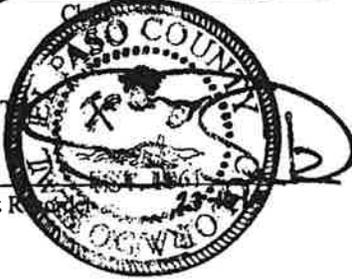
LORSON, LLC

By: Camie Bremer

By: [Signature]

ATTEST

Clerk & Recorder



APPROVED AS TO FORM:

[Signature]
Steven Kalisky (Mar 28, 2023 10:54 MDT)
County Attorney's Office

LORSON RANCH METROPOLITAN DISTRICT:

[Signature]
President

ATTEST:

[Signature]
Secretary



Stewart Title Company dba Unified Title, A
Division of Stewart
101 S. Sahwatch St, Ste 110
Colorado Springs, CO 80903
(719) 578-5900
Fax:

Date: May 22, 2023

File Number: 1958586-IO

Property Address: Vacant Land (13-15-65), Colorado Springs, CO 80925

Vacant Land (13-15-65), Colorado Springs, CO 80925

Buyer/Borrower: Informational Commitment only

Please direct all Title inquiries to:

Lori Plank

Phone:

Fax:

Email Address: LPlank@unifiedtitle.com

Please direct all Closing inquiries to:

Carmen Kolson

Phone:

Fax:

Email Address: CKolson@unifiedtitle.com

Core Engineering Group
15004 1st Ave S
Burnsville, MN 55306

Attn: Richard Schindler, PE

Phone: (719) 570-1100

Fax:

E-Mail: rich@ceg1.com

Delivery Method: Emailed

M&S Civil Consultants, Inc
212 N Wahsatch Ave, Ste 305
Colorado Springs, CO 80903

Attn: Eric L. Yokom

Phone:

Fax:

E-Mail: eric@mscivil.com

Delivery Method: Emailed

WIRED FUNDS ARE REQUIRED ON ALL CASH PURCHASE TRANSACTIONS. PLEASE FEEL FREE TO CONTACT THE ESCROW OFFICE AS NOTED ABOVE.

We Appreciate Your Business and Look Forward to Serving You in the Future.



ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

ISSUED BY
STEWART TITLE GUARANTY 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 EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, STEWART TITLE GUARANTY COMPANY, a Texas corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.


Authorized Countersignature
Stewart Title Company dba Unified
Title, A Division of Stewart
101 S. Sahwatch St, Ste 110
Colorado Springs, CO 80903




Frederick H. Eppinger
President and CEO


David Hisey
Secretary

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. 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 countersignature by the Company or its issuing agent that may be in electronic form.



COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- a. the Notice;
- b. the Commitment to Issue Policy;
- c. the Commitment Conditions;
- d. Schedule A;
- e. Schedule B, Part I - Requirements;
- f. Schedule B, Part II - Exceptions; and
- g. a countersignature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. 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 countersignature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 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.

File No.: 1958586-IO

ALTA Commitment for Title Insurance (07-01-2021)

Page 2 of 4



5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I - Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

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

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. 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 countersignature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 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.

File No.: 1958586-IO

ALTA Commitment for Title Insurance (07-01-2021)

Page 3 of 4

AMERICAN
LAND TITLE
ASSOCIATION



10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

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

STEWART TITLE GUARANTY COMPANY

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at: Stewart Title Guaranty Company, P.O. Box 2029, Houston, Texas 77252-2029.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. 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 countersignature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 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.

File No.: 1958586-IO

ALTA Commitment for Title Insurance (07-01-2021)

Page 4 of 4





UNDERSTANDING YOUR TITLE COMMITMENT

SCHEDULE A:

No. 1: Effective date: This is the date our title plant is certified through. There will typically be a 1-2 week gap between the certification date and the date the commitment is issued.

No. 2A : Owner's Policy Proposed Insured: This is how the buyer's name(s) appear(s) on the Contract, all Closing documents and your Final Title Policy. If your name is appearing incorrectly, please advise your Realtor, Builder and/or Lender.

No. 2B : Loan Policy Proposed Insured: This is how your lender has requested their name appear. If you are working with a Mortgage Broker, then this name may be unfamiliar to you. If a determination has not yet been made on what lender will be providing your loan, then this may appear as 'TBD' (To Be Determined). If you are paying cash for this purchase, this item will be left blank.

Charges: Title Premiums, Endorsements and Tax Certificates: These are fees for the items that the Company has determined may be required by your Lender and/or to meet the terms of your contract. Your lender may request additional items. This does not include any closing fees.

No. 3: The estate or interest in the land...: This shows the type of ownership that is going to be insured.

No. 4: The Title is, at the Commitment Date...: This shows the name(s) of the current owner(s).

No. 5: The land referred to in the Commitment...: This is the 'legal' property description for the real estate you are buying or selling.

SCHEDULE B-SECTION 1:

These are Requirements that must be satisfied in order to provide clear title to the Buyer and/or Lender. The closer and/or processor for the Title Company, will generally take care of satisfying these requirements, however there may be times when your help will be needed as well. Some requirements will be met prior to closing, and others will be met at the time of closing.

SCHEDULE B-SECTION 2:

These items are Exceptions to your coverage. We are telling you these items exist (whether by recordation in the County Clerk and Recorder's office or because we have knowledge of them through other means). Since these items have been disclosed to you, you will not be provided any coverage for same. Owner's Extended Coverage will delete Items 1-5 of the pre-printed items on Residential Sale Commitments, provided that the coverage was requested by contract and collected at closing. Copies of the plat and covenants will be automatically sent to the buyer and/or Selling Agent. We are happy to also provide you with copies of any other exceptions as well.



WIRE FRAUD

ALERT

NOTIFICATION:

READ THIS BEFORE YOU WIRE FUNDS

WIRE FRAUD: THE THREAT IS REAL

Buying a home is an exciting time. You've saved, found the perfect home and planned the move. Now, the closing day for your home is just around the corner.

We want to make sure your home purchase doesn't get derailed by a dangerous threat that could keep you from getting the keys, painting walls and decorating. Criminals have stolen money meant for the purchase of homes through malicious wire fraud schemes targeting consumers across the country.

Criminals begin the wire fraud process way before the attempted theft occurs. Most often, they begin with a common social engineering technique called phishing. This can take the form of email messages, website forms or phone calls to fraudulently obtain private information. Through seemingly harmless communication, criminals trick users into inputting their information or clicking a link that allows hackers to steal login and password information.

Once hackers gain access to an email account, they will monitor messages to find someone in the process of buying a home. Hacks can come from various parties involved in a transaction, including real estate agents, attorneys or consumers. Criminals then use the stolen information to email fraudulent wire transfer instructions disguised to appear as if they came from a professional you're working with to purchase a home. If you receive an email with wiring instructions, don't respond. Email is not a secure way to send financial information. If you take the bait, your money could be gone in minutes.

What can I do to protect myself?

Despite efforts by the title industry and others to educate consumers about the risk, homebuyers continue to be targeted. Here are some tips on what you can do to protect yourself and/or your clients:

1. **If requested**, wiring instructions will be provided via an encrypted email.
2. **Call, don't email**: Confirm all wiring instructions by phone before transferring funds. Use the phone number from the title company's website or a business card.
3. **Be suspicious**: It's not common for title companies to change wiring instructions and payment info
4. **Confirm it all**: Ask your bank to confirm not just the account number but also the name on the account before sending a wire. The name on the account should state Stewart Title Company dba Unified Title, A Division of Stewart Escrow Account.
5. **Verify immediately**: You should call the title company or real estate agent to validate that the funds were received. Detecting that you sent the money to the wrong account within 24 hours gives you the best chance of recovering your money from the hackers.
6. **Forward, don't reply**: When responding to an email, hit the "forward" button instead of clicking the "reply" button, and then start typing the person's email address. Criminals use email addresses that are very similar to the real one for a company. By typing in email addresses, you will make it easier to discover if a fraudster is after you.

**ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE A**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

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

Issuing Agent: Stewart Title Company dba Unified Title, A Division of Stewart
Issuing Office: 101 S. Sahwatch St, Ste 110, Colorado Springs, CO 80903
Issuing Office's ALTA® Registry ID:
Loan ID Number:
Commitment Number: 1958586-IO
Issuing Office File Number: 1958586-IO
Property Address: Vacant Land (13-15-65), Colorado Springs, CO 80925
Vacant Land (13-15-65), Colorado Springs, CO 80925
Revision Number: C5--Effective date is updated.

1. **Commitment Date:** May 15, 2023 at 8:00AM

2. **Policy to be issued:**

Proposed Amount of Insurance

(a) 2021 ALTA® Owner's Policy - Standard
Proposed Insured: Informational Commitment only

(b) 2021 ALTA® Loan Policy - Standard
Proposed Insured:

3. **The estate or interest in the Land at the Commitment Date is:**

FEE SIMPLE

4. **The Title is, at the Commitment Date, vested in:**

Melody Homes, Inc., a Delaware corporation;
AMH Development, LLC, a Delaware limited liability company;
Love in Action, a Colorado nonprofit corporation; and
LORSON LLC, a Colorado limited liability company, as nominee for Lorson Conservation Investment 2, LLLP, a Colorado limited liability limited partnership,
as their interests may appear.

5. **The Land is described as follows:**

See Exhibit "A" Attached Hereto

STEWART TITLE GUARANTY COMPANY


Authorized Countersignature

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. 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 countersignature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 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.

File No.: 1958586-IO

ALTA Commitment for Title Insurance Schedule A (07-01-2021)

Page 1 of 9



**ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE A**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

STATEMENT OF CHARGES

These charges are due and payable before a policy can be issued:

(a) 2021 ALTA® Owner's Policy - Standard2 a	Premium
	\$0.00
Total Endorsements:	\$0.00
Total Premium:	\$0.00
Informational Commitment Fee	\$750.00

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. 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 countersignature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 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.

File No.: 1958586-IO

ALTA Commitment for Title Insurance Schedule A (07-01-2021)

Page 2 of 9



ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

EXHIBIT "A"

LEGAL DESCRIPTION

ISSUED BY

STEWART TITLE GUARANTY COMPANY

File No.: 1958586-IO

A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, T15S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF THE 100 FOOT WIDE "TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION INC. EASEMENT" AS RECORDED IN BOOK 2665 AT PAGE 715 AND IN BOOK 2846 AT PAGE 719 OF THE EL PASO COUNTY RECORDS AND THE NORTHERLY RIGHT OF WAY LINE OF GRAYLING DRIVE AS SHOWN ON THE PLAT OF "THE HILLS AT LORSON RANCH FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 221714880 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE N38°22'41"E ALONG SAID EASTERLY LINE, 1,158.91 FEET TO THE EAST-WEST CENTERLINE OF SECTION 13;

THENCE N89°31'44"E ALONG SAID CENTERLINE A DISTANCE OF 1,424.38 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) SECTION 13;

THENCE S00°13'35"E ALONG THE EASTERLY LINE THEREOF A DISTANCE OF 900.29 FEET;

THENCE S89°46'13"W A DISTANCE OF 294.37 FEET;

THENCE N78°46'08"W A DISTANCE OF 51.17 FEET;

THENCE S88°58'20"W A DISTANCE OF 290.80 FEET;

THENCE N01°01'40"W A DISTANCE OF 54.00 FEET;

THENCE N43°58'20"E A DISTANCE OF 43.84 FEET;

THENCE N01°01'40"W A DISTANCE OF 50.00 FEET;

THENCE S88°58'20"W A DISTANCE OF 250.65 FEET TO A POINT OF CURVE;

THENCE 198.68 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 50°35'40", THE CHORD OF 192.29 FEET BEARS S63°40'30"W TO A POINT OF TANGENT;

THENCE S38°22'41"W A DISTANCE OF 39.64 FEET;

THENCE S78°40'32"W A DISTANCE OF 45.09 FEET;

THENCE S38°22'41"W A DISTANCE OF 50.00 FEET;

THENCE S06°13'26"E A DISTANCE OF 20.17 FEET;

THENCE S38°22'41"W A DISTANCE OF 492.52 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF GRAYLING DRIVE AS SHOWN ON THE AFORESAID PLAT OF "THE HILLS AT LORSON RANCH FILING NO. 1";

THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING TEN (10) COURSES:

1) THENCE S83°22'41"W A DISTANCE OF 19.80 FEET;

2) THENCE N51°37'19"W A DISTANCE OF 94.90 FEET TO A POINT OF CURVE;

3) THENCE 141.30 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF 12°51'04", THE CHORD OF 141.01 FEET BEARS N58°02'51"W TO A POINT OF TANGENT;

4) THENCE N64°28'23"W A DISTANCE OF 56.25 FEET;

5) THENCE N27°31'10"W A DISTANCE OF 33.27 FEET;

6) THENCE N64°28'23"W A DISTANCE OF 50.00 FEET;

7) THENCE S78°34'24"W A DISTANCE OF 33.27 FEET;

8) THENCE N64°28'23"W A DISTANCE OF 122.30 FEET TO A POINT OF CURVE;

9) THENCE 210.78 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 12°27'02", THE CHORD OF 210.37 FEET BEARS N58°14'52"W TO A POINT OF TANGENT;

10) THENCE N52°01'21"W A DISTANCE OF 85.54 FEET TO THE POINT OF BEGINNING.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. 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 countersignature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 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.

File No.: 1958586-IO

ALTA Commitment for Title Insurance Schedule A (07-01-2021)

Page 3 of 9

AMERICAN
LAND TITLE
ASSOCIATION



ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

EXHIBIT "A"

LEGAL DESCRIPTION

ISSUED BY

STEWART TITLE GUARANTY COMPANY

BASIS OF BEARINGS:

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 13, T15S, R65W OF THE 6th P.M. AS MONUMENTED AT THE QUARTER CORNER COMMON TO SECTION 13 AND SECTION 18, T15S, R64W WITH A NO. 6 REBAR AND 3.25" ALUMINUM CAP STAMPED "JR ENG LTD, T15S, R65W R64W, 1/4, S13 | S18, 2002, RLS 31161" AND AT THE SECTION CORNER COMMON TO SECTIONS 13 AND 24, T15S, R65W OF THE 6th P.M. AND SECTIONS 18 AND 19, T15S, R64W OF THE 6th P.M. WITH A NO. 6 REBAR AND 3.25" ALUMINUM CAP STAMPED "JR ENG LTD, T15S, R65W R64W, S13 | S18 - S24 | S19, 2002, RLS 31161" AND, SAID LINE BEARS S00°13'35"E A DISTANCE OF 2,616.98 FEET.

For Informational Purposes Only: Vacant Land (13-15-65), Colorado Springs, CO 80925
Vacant Land (13-15-65), Colorado Springs, CO 80925

APN: 5500000480, 5500000481

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. 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 countersignature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 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.

File No.: 1958586-IO

ALTA Commitment for Title Insurance Schedule A (07-01-2021)

Page 4 of 9



ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021) SCHEDULE B PART I

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 1958586-IO

Requirements

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.
5. NOTE: This product is for informational purposes only. It is not a title insurance product and does not provide any form of coverage. This product is not a guarantee or assurance, and does not warrant, or otherwise insure, any condition, fact or circumstance. This product does not obligate this Company to issue any policies of title insurance for any subsequent transaction based on the information provided or involving the property described herein. This Company's sole liability for any error(s) relating to this product is limited to the amount that was paid for this product.

FOR INFORMATIONAL PURPOSES ONLY:

24-month Chain of Title: The only conveyance(s) affecting said land recorded within the 24 months preceding the date of this commitment is (are) as follows:

Warranty Deed recorded February 3, 2022, as Reception No. 222016617. Warranty Deed recorded February 3, 2022, as Reception No. 222016077. Warranty Deed recorded February 14, 2014, as Reception No. 214012607. Warranty Deed recorded December 30, 2013, as Reception No. 213151981. Deed recorded December 9, 2004, as Reception No. 204201649.

NOTE: If no conveyances were found in that 24 month period, the last recorded conveyance is reported. If the subject land is a lot in a subdivision plat less than 24 months old, only the conveyances subsequent to the plat are reported.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. 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 countersignature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 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.

File No.: 1958586-IO

ALTA Commitment for Title Insurance Schedule BI (07-01-2021)

Page 5 of 9

AMERICAN
LAND TITLE
ASSOCIATION



ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 1958586-IO

Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Rights or claims of parties in possession, not shown by the public records.
3. Easements, or claims of easements, not shown by the public records.
4. 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.
5. 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.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Minerals of whatsoever kind, subsurface and surface substances, in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records or listed in Schedule B.
7. Water rights, claims or title to water.
8. Any and all unpaid taxes and assessments and any unredeemed tax sales.
9. Reservation of right of way in Warranty Deed recorded November 14, 1862 in Book 683 at Page 88 as Reception No. 6830088.
10. Right-of-Way Easement recorded December 20, 1962 in Book 1939 at Page 548 as Reception No. 268359.
11. Easement recorded August 19, 1964 in Book 2030 at Page 238 as Reception No. 363157.
12. Easement recorded April 1, 1974 in Book 2665 at Page 715 as Reception No. 62080. Deed, Assignment and Bill of Sale recorded July 27, 1976 in Book 2846 at Page 719.
13. Right-of-Way Easement recorded March 7, 1983 in Book 3684 at Page 492 as Reception No. 952357.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. 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 countersignature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 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.

File No.: 1958586-IO

ALTA Commitment for Title Insurance Schedule BII (07-01-2021)

Page 6 of 9



ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021) SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

14. Permanent Utility Easement recorded March 23, 1992 in Book 5951 at Page 291 as Reception No. 2126004.
Quitclaim Deed (Easement) relative thereto recorded July 23, 2020 at Reception No. 220108096.
15. Intentionally Deleted.
16. Resolution No. 04-119 recorded April 6, 2004 as Reception No. 204055084.
17. Resolution No. 04-366 recorded September 3, 2004 as Reception No. 204150548.
18. Order and Decree Organizing Lorson Ranch Metropolitan District No. 6 recorded December 2, 2004 as Reception No. 204197516.
19. Order and Decree Organizing Lorson Ranch Metropolitan District No. 7 recorded December 2, 2004 as Reception No. 204197517.
20. Order Amending Order and Decree Organizing Lorson Ranch Metropolitan District No. 6 recorded December 2, 2004 as Reception No. 204197523.
21. Order Amending Order and Decree Organizing Lorson Ranch Metropolitan District No. 7 recorded December 2, 2004 as Reception No. 204197524.
22. Order of Inclusion into Lorson Ranch Metropolitan District No. 6 recorded December 28, 2004 as Reception No. 204209877.
23. Order of Inclusion into Lorson Ranch Metropolitan District No. 6 recorded December 28, 2004 as Reception No. 204209878.
24. Order of Inclusion into Lorson Ranch Metropolitan District No. 6 recorded April 15, 2005 as Reception No. 205053573.
25. Order of Inclusion into Lorson Ranch Metropolitan District No. 7 recorded April 15, 2005 as Reception No. 205053574.
26. Order of Inclusion into Lorson Ranch Metropolitan District No. 6 recorded April 21, 2005 as Reception No. 205056119.
27. Order of Inclusion into Lorson Ranch Metropolitan District No. 7 recorded April 21, 2005 as Reception No. 205056120.
28. Inclusion & Service Agreement between Widefield Water & Sanitation District and Lorson, LLC recorded May 31, 2005 as Reception No. 205078708.
29. Development Agreement No. 1 Lorson Ranch recorded August 19, 2005 as Reception No. 205128925.
30. Resolution No. 05-336 recorded August 24, 2005 as Reception No. 205131973.
31. Resolution No. 05-336 recorded August 25, 2005 as Reception No. 205132869.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. 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 countersignature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 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.

File No.: 1958586-IO

ALTA Commitment for Title Insurance Schedule BII (07-01-2021)

Page 7 of 9



ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021) SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

32. Lorson Ranch Overall Development and Phasing Plan recorded March 9, 2006 as Reception No. 206035127.
33. Lorson Ranch Overall Development and Phasing Plan recorded December 28, 2006 as Reception No. 206187069.
34. Resolution No. 06-426 recorded March 1, 2007 as Reception No. 207028942.
35. Resolution No. 07-223 recorded July 17, 2007 as Reception No. 207095523.
36. Resolution No. 05-526 recorded November 5, 2008 as Reception No. 208120452.
37. Intentionally Deleted.
38. Development Agreement No. 2 Lorson Ranch recorded March 22, 2010 as Reception No. 210025931.
39. Development Agreement No. 2 Lorson Ranch recorded April 20, 2010 as Reception No. 210036301.
40. Resolution No. 10-94 recorded October 12, 2010 as Reception No. 210101176.
41. Resolution No. 12-196 recorded August 6, 2012 as Reception No. 212090407.
42. Fourth Amended Development Agreement recorded August 6, 2012 at Reception No. 212090408.
43. Resolution No. 12-382 recorded November 15, 2012 as Reception No. 212136575.
44. Conveyance of oil, gas, or other minerals as set forth in Mineral Quitclaim Deed recorded November 16, 2012 at Reception No. 212137051, and all rights and easements appertaining thereto in favor of the holder of said interest and any party claiming by, through or under said holder. The Company makes no representation as to the present ownership of this interest.
45. Conveyance of oil, gas, or other minerals as set forth in Mineral Quitclaim Deed recorded November 16, 2012 at Reception No. 212137058, and all rights and easements appertaining thereto in favor of the holder of said interest and any party claiming by, through or under said holder. The Company makes no representation as to the present ownership of this interest.
46. Order for Inclusion of Real Property (Lorson Ranch) - Security Fire Protection recorded July 31, 2013 as Reception No. 213098578.
47. Resolution No. 15-091 recorded March 4, 2015 as Reception No. 215020531.
48. Intentionally Deleted.
49. General Disclosure and Common Questions regarding Lorson Ranch Metropolitan District Nos. 1-7 recorded July 11, 2017 as Reception No. 217080960.
50. Resolution No. 20-17 recorded January 14, 2020 as Reception No. 220006094.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. 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 countersignature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 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.

File No.: 1958586-IO

ALTA Commitment for Title Insurance Schedule BII (07-01-2021)

Page 8 of 9



**ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE B PART II**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

51. Private Detention Basin/Stormwater Quality Best Management Practice Maintenance Agreement and Easement recorded January 30, 2020 as Reception No. 220013467.
52. Intentionally Deleted.
53. Private Detention Basin/Stormwater Quality Best Management Practice Maintenance Agreement and Easement recorded December 28, 2020 as Reception No. 220211669.
54. Resolution No. 21-493 recorded December 21, 2021 as Reception No. 221231432.
55. Relinquishment and Waiver of Surface Rights recorded January 27, 2022 as Reception No. 222013184.
56. Reservation of oil, gas, or other minerals as set forth in Warranty Deed recorded February 3, 2022, as Reception No. 222016617, and all rights and easements appertaining thereto in favor of the holder of said interest and any party claiming by, through or under said holder. The Company makes no representation as to the present ownership of this interest.
57. Reservation of oil, gas, or other minerals as set forth in Warranty Deed recorded February 3, 2022, as Reception No. 222016077, and all rights and easements appertaining thereto in favor of the holder of said interest and any party claiming by, through or under said holder. The Company makes no representation as to the present ownership of this interest.
58. Easement Agreement (Access and Construction) recorded February 3, 2022 as Reception No. 222016078.
59. Assignment of Plats, Plans, Development and Other Rights recorded February 3, 2022 as Reception No. 222016079.
60. Ridge at Lorson Ranch Planned Unit Development and Preliminary Plan recorded February 23, 2022 as Reception No. 222026380.
61. Record of Administration Action - Approval of Final Plat for Ridge at Lorson Ranch Filing No. 3 recorded September 2, 2022 as Reception No. 222116063.
62. Fifth Amended Development Agreement recorded January 29, 2014 as Reception No. 214007624.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. 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 countersignature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 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.

File No.: 1958586-IO

ALTA Commitment for Title Insurance Schedule BII (07-01-2021)

Page 9 of 9



AFFILIATED BUSINESS DISCLOSURE

SELLERS:

BUYERS: Informational Commitment only

PROPERTY: Vacant Land (13-15-65), Colorado Springs, CO 80925
Vacant Land (13-15-65), Colorado Springs, CO 80925

DATE: _____, 2023

This is to give you notice that Rocky Mountain Recording Services has a business relationship with Stewart Title Company and its affiliated and subsidiary companies. Stewart Title Company and Rocky Mountain Recording Services share common ownership. Stewart Title Company is wholly owned by Stewart Title Guaranty Company which shares the same parent company as Rocky Mountain Recording Services. Because of this relationship, this referral may provide Rocky Mountain Recording Services and Stewart a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the above provider as a condition for settlement of this transaction on the above referenced property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Colorado Recording Fee Schedule

Processing/Verification Fee:

Per Escrow File\$30.00

E-Recording Fee:

Per Document.....\$5.00

Government Recording Fees:

Per Document Fees

1st Page \$13.00

Each Additional Page..... \$ 5.00

DISCLOSURES

File No.: 1958586-IO

Pursuant to C.R.S. 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 SHALL BE OBTAINED FROM THE COUNTY TREASURER OR THE COUNTY TREASURER'S AUTHORIZED AGENT;
- C. 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: Colorado Division of Insurance Regulations 8-1-2, Section 5, Paragraph G 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 Stewart Title Company dba Unified Title, A Division of Stewart conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 1 will not appear on the Owner's Title Policy and the Lender's Title Policy when issued.

Note: Colorado Division of Insurance Regulations 8-1-2, Section 5, Paragraph M requires that every title entity shall notify in writing that

Affirmative Mechanic's Lien Protection for the Owner may be available (typically by deletion of Exception No. 5 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 materialmen 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 unfiled Mechanic's and Materialmen'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.

To comply with the provisions of C.R.S. 10-11-123, the Company makes the following disclosure:

- 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: THIS DISCLOSURE APPLIES ONLY IF SCHEDULE B, SECTION 2 OF THE TITLE COMMITMENT HEREIN INCLUDES AN EXCEPTION FOR SEVERED MINERALS.

Notice of Availability of a Closing Protection Letter: Pursuant to Colorado Division of Insurance Regulation 8-1-3, Section 5, Paragraph C (11)(f), a closing protection letter is available to the consumer.

NOTHING HEREIN CONTAINED WILL BE DEEMED TO OBLIGATE THE COMPANY TO PROVIDE ANY OF THE COVERAGES REFERRED TO HEREIN, UNLESS THE ABOVE CONDITIONS ARE FULLY SATISFIED.

STEWART TITLE GUARANTY COMPANY

PRIVACY NOTICE

This Stewart Title Guaranty Company Privacy Notice ("Notice") explains how Stewart Title Guaranty Company and its subsidiary title insurance companies (collectively, "Stewart") collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of your information. Pursuant to Title V of the Gramm-Leach Bliley Act ("GLBA") and other Federal and state laws and regulations applicable to financial institutions, consumers have the right to limit some, but not all sharing of their personal information. Please read this Notice carefully to understand how Stewart uses your personal information.

The types of personal information Stewart collects, and shares depends on the product or service you have requested.

Stewart may collect the following categories of personal and financial information from you throughout your transaction:

1. Identifiers: Real name, alias, online IP address if accessing company websites, email address, account name, unique online identifier, social security number, driver's license number, passport number, or other similar identifiers;
2. Demographic Information: Marital status, gender, date of birth.
3. Personal Information and Personal Financial Information: Name, signature, social security number, physical characteristics or description, address, telephone number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, credit reports, or any other information necessary to complete the transaction.

Stewart may collect personal information about you from:

1. Publicly available information from government records.
2. Information we receive directly from you or your agent(s), such as your lender or real estate broker;
3. Information about your transactions with Stewart, our affiliates, or others; and
4. Information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Stewart may use your personal information for the following purposes:

1. To provide products and services to you or in connection with a transaction.
2. To improve our products and services.
3. To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

Stewart may use or disclose the personal information we collect for one or more of the following purposes:

- To fulfill or meet the reason for which the information is provided.
- To provide, support, personalize, and develop our website, products, and services.
- To create, maintain, customize, and secure your account with Stewart.
- To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- To prevent and/or process claims.
- To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf pursuant to valid service provider agreements.
- As necessary or appropriate to protect the rights, property or safety of Stewart, our customers or others.
- To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business.
- To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- Auditing for compliance with federal and state laws, rules and regulations.

- Performing services including maintaining or servicing accounts, providing customer service, processing or fulfilling orders and transactions, verifying customer information, processing payments.
- To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all of our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal information or use the personal information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, a realtor, broker, or a lender). Stewart may disclose your personal information to a non-affiliated third party for a business purpose. Typically, when we disclose personal information for a business purpose, we enter in a contract that describes the purpose and requires the recipient to both keep that personal information confidential and not use it for any purpose except performing the contract.

We share your personal information with the following categories of third parties:

- Non-affiliated service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- To enable Stewart to prevent criminal activity, fraud, material misrepresentation, or nondisclosure.
- Stewart's affiliated and subsidiary companies.
- Non-affiliated third-party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you.
- Parties involved in litigation and attorneys, as required by law.
- Financial rating organizations, rating bureaus and trade associations.
- Federal and State Regulators, law enforcement and other government entities to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order.

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

Right to Limit Use of Your Personal Information

You have the right to opt-out of sharing of your personal information among our affiliates to directly market to you. To opt-out of sharing to our affiliates for direct marketing, you may send an "opt out" request to Privacyrequest@stewart.com, or contact us through other available methods provided under "Contact Information" in this Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

How Stewart Protects Your Personal Information

Stewart maintains physical, technical and administrative safeguards and policies to protect your personal information.

Contact Information

If you have questions or comments about this Notice, the ways in which Stewart collects and uses your information described herein, your choices and rights regarding such use, or wish to exercise your rights under law, please do not hesitate to contact us at:

Phone: Toll Free at 1-866-571-9270

Email: Privacyrequest@stewart.com

Postal Address: Stewart Information Services Corporation
Attn: Mary Thomas, Chief Compliance and Regulatory Officer
1360 Post Oak Blvd., Ste. 100, MC #14-1
Houston, TX 77056

Privacy Notice at Collection for California Residents

Pursuant to the California Consumer Privacy Act of 2018 ("CCPA") and the California Privacy Rights Act of 2020, effective January 1, 2023 ("CPRA"), Stewart Information Services Corporation and its subsidiary companies (collectively, "Stewart") are providing this **Privacy Notice at Collection for California Residents** ("CCPA & CPRA Notice"). This CCPA & CPRA Notice supplements the information contained in Stewart's existing privacy notice and applies solely to all visitors, users, and consumers and others who reside in the State of California or are considered California Residents as defined in the CCPA & CPRA ("consumers" or "you"). All terms defined in the CCPA & CPRA have the same meaning when used in this Notice.

Personal and Sensitive Personal Information Stewart Collects

- Publicly available information from government records.
- Deidentified or aggregated consumer information.
- Certain personal information protected by other sector-specific federal or California laws, including but not limited to the Fair Credit Reporting Act (FCRA), Gramm Leach Bliley Act (GLBA) and California Financial Information Privacy Act (FIPA).

Specifically, Stewart has collected the following categories of **personal and sensitive personal information** from consumers within the last twelve (12) months:

Category	Examples	Collected
A. Identifiers.	A real name, alias, postal address, unique personal identifier, online identifier, Internet Protocol address, email address, account name, Social Security number, driver's license number, passport number, or other similar identifiers.	YES
B. Personal information categories listed in the California Customer Records statute (Cal. Civ. Code § 1798.80(e)).	A name, signature, Social Security number, physical characteristics or description, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information, medical information, or health insurance information. Some personal information included in this category may overlap with other categories.	YES
C. Protected classification characteristics under California or federal law.	Age (40 years or older), race, color, ancestry, national origin, citizenship, religion or creed, marital status, medical condition, physical or mental disability, sex (including gender, gender identity, gender expression, pregnancy or childbirth and related medical conditions), sexual orientation, veteran or military status, genetic information (including familial genetic information).	YES
D. Commercial information.	Records of personal property, products or services purchased, obtained, or considered, or other purchasing or consuming histories or tendencies.	YES
E. Biometric information.	Genetic, physiological, behavioral, and biological characteristics, or activity patterns used to extract a template or other identifier or identifying information, such as, fingerprints, faceprints, and voiceprints, iris or retina scans, keystroke, gait, or other physical patterns, and sleep, health, or exercise data.	YES
F. Internet or other similar network activity.	Browsing history, search history, information on a consumer's interaction with a website, application, or advertisement.	YES
G. Geolocation data.	Physical location or movements.	YES

H. Sensory data.	Audio, electronic, visual, thermal, olfactory, or similar information.	YES
I. Professional or employment-related information.	Current or past job history or performance evaluations.	YES
J. Non-public education information (per the Family Educational Rights and Privacy Act (20 U.S.C. Section 1232g, 34 C.F.R. Part 99)).	Education records directly related to a student maintained by an educational institution or party acting on its behalf, such as grades, transcripts, class lists, student schedules, student identification codes, student financial information, or student disciplinary records.	YES
K. Inferences drawn from other personal information.	Profile reflecting a person's preferences, characteristics, psychological trends, predispositions, behavior, attitudes, intelligence, abilities, and aptitudes.	YES

Stewart obtains the categories of personal and sensitive information listed above from the following categories of sources:

- Directly and indirectly from customers, their designees, or their agents (For example, realtors, lenders, attorneys, brokers, etc.)
- Directly and indirectly from activity on Stewart's website or other applications.
- From third-parties that interact with Stewart in connection with the services we provide.

Use of Personal and Sensitive Personal Information

Stewart may use or disclose the personal or sensitive information we collect for one or more of the following purposes:

- To fulfill or meet the reason for which the information is provided.
- To provide, support, personalize, and develop our website, products, and services.
- To create, maintain, customize, and secure your account with Stewart.
- To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- To prevent and/or process claims.
- To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf pursuant to valid service provider agreements.
- As necessary or appropriate to protect the rights, property or safety of Stewart, our customers or others.
- To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- To personalize your website experience and to deliver content and product and service offerings relevant to your interests, including targeted offers and ads through our website, third-party sites, and via email or text message (with your consent, where required by law).
- To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business.
- To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- Auditing for compliance with federal and state laws, rules and regulations.
- Performing services including maintaining or servicing accounts, providing customer service, processing or fulfilling orders and transactions, verifying customer information, processing payments, providing advertising or marketing services or other similar services.
- To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all of our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal or sensitive information or use the personal or sensitive information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, a realtor, broker, or a lender). Stewart may disclose your personal information to a third party for a business purpose.

Typically, when we disclose personal information for a business purpose, we enter into a contract that describes the purpose and requires the recipient to both keep that personal information confidential and not use it for any purpose except performing the contract.

We share your personal information with the following categories of third parties:

- a. Service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- b. Affiliated Companies.
- c. Parties involved in litigation and attorneys, as required by law.
- d. Financial rating organizations, rating bureaus and trade associations.
- e. Federal and State Regulators, law enforcement and other government entities

In the preceding twelve (12) months, Stewart has disclosed the following categories of personal information for a business purpose:

Category A: Identifiers

Category B: California Customer Records personal information categories

Category C: Protected classification characteristics under California or federal law

Category D: Commercial Information

Category E: Biometric Information

Category F: Internet or other similar network activity

Category G: Geolocation data

Category H: Sensory data

Category I: Professional or employment-related information

Category J: Non-public education information

Category K: Inferences

Your Consumer Rights and Choices Under CCPA and CPRA

Your Rights Under CCPA

The CCPA provides consumers (California residents as defined in the CCPA) with specific rights regarding their personal information. This section describes your CCPA rights and explains how to exercise those rights.

Access to Specific Information and Data Portability Rights

You have the right to request that Stewart disclose certain information to you about our collection and use of your personal information over the past 12 months. Once we receive and confirm your verifiable consumer request, Stewart will disclose to you:

- The categories of personal information Stewart collected about you.
- The categories of sources for the personal information Stewart collected about you.
- Stewart's business or commercial purpose for collecting that personal information.
- The categories of third parties with whom Stewart shares that personal information.
- The specific pieces of personal information Stewart collected about you (also called a data portability request).
- If Stewart disclosed your personal data for a business purpose, a listing identifying the personal information categories that each category of recipient obtained.

Deletion Request Rights

You have the right to request that Stewart delete any of your personal information we collected from you and retained, subject to certain exceptions. Once we receive and confirm your verifiable consumer request, Stewart will delete (and direct our service providers to delete) your personal information from our records, unless an exception applies.

Stewart may deny your deletion request if retaining the information is necessary for us or our service providers to:

1. Complete the transaction for which we collected the personal information, provide a good or service that you requested, take actions reasonably anticipated within the context of our ongoing business relationship with you, or otherwise perform our contract with you.
2. Detect security incidents, protect against malicious, deceptive, fraudulent, or illegal activity, or prosecute those responsible for such activities.
3. Debug products to identify and repair errors that impair existing intended functionality.
4. Exercise free speech, ensure the right of another consumer to exercise their free speech rights, or exercise another right provided for by law.
5. Comply with the California Electronic Communications Privacy Act (Cal. Penal Code § 1546 *seq.*).
6. Engage in public or peer-reviewed scientific, historical, or statistical research in the public interest that adheres to all other applicable ethics and privacy laws, when the information's deletion may likely render impossible or seriously impair the research's achievement, if you previously provided informed consent.
7. Enable solely internal uses that are reasonably aligned with consumer expectations based on your relationship with us.
8. Comply with a legal obligation.
9. Make other internal and lawful uses of that information that are compatible with the context in which you provided it.

Your Rights Under CPRA

CPRA expands upon your consumer rights and protections offered by the CCPA. This section describes your CPRA rights and explains how to exercise those rights.

Opt-Out of Information Sharing and Selling

Stewart does not share or sell information to third parties, as the terms are defined under the CCPA and CPRA. Stewart only shares your personal information as commercially necessary and in accordance with this CCPA & CPRA Notice.

Correction of Inaccurate Information

You have the right to request that Stewart correct any inaccurate information maintained about.

Limit the Use of Sensitive Personal Information

You have the right to limit how your sensitive personal information, as defined in the CCPA and CPRA is disclosed or shared with third parties.

Exercising Your Rights Under CCPA and CPRA

To exercise the access, data portability, deletion, opt-out, correction, or limitation rights described above, please submit a verifiable consumer request to us by the available means provided below:

1. Calling us Toll Free at 1-866-571-9270; or
2. Emailing us at Privacyrequest@stewart.com; or
3. Visiting <http://stewart.com/ccpa>.

Only you, or someone legally authorized to act on your behalf, may make a verifiable consumer request related to your personal information. You may also make a verifiable consumer request on behalf of your minor child, if applicable.

To designate an authorized agent, please contact Stewart through one of the methods mentioned above.

You may only make a verifiable consumer request for access or data portability twice within a 12-month period. The verifiable consumer request must:

- Provide sufficient information that allows us to reasonably verify you are the person about whom we collected personal information or an authorized representative.
- Describe your request with sufficient detail that allows us to properly understand, evaluate, and respond to it.

Stewart cannot respond to your request or provide you with personal information if we cannot verify your identity or authority to make the request and confirm the personal information relates to you.

Making a verifiable consumer request does not require you to create an account with Stewart.

Response Timing and Format

We endeavor to respond to a verifiable consumer request within forty-five (45) days of its receipt. If we require more time (up to an additional 45 days), we will inform you of the reason and extension period in writing.

A written response will be delivered by mail or electronically, at your option.

Any disclosures we provide will only cover the 12-month period preceding the verifiable consumer request's receipt. The response we provide will also explain the reasons we cannot comply with a request, if applicable. For data portability requests, we will select a format to provide your personal information that is readily useable and should allow you to transmit the information from one entity to another entity without hindrance.

Stewart does not charge a fee to process or respond to your verifiable consumer request unless it is excessive, repetitive, or manifestly unfounded. If we determine that the request warrants a fee, we will tell you why we made that decision and provide you with a cost estimate before completing your request.

Non-Discrimination

Stewart will not discriminate against you for exercising any of your CCPA and CPRA rights. Unless permitted by the CCPA or CPRA, we will not:

- Deny you goods or services.
- Charge you a different prices or rates for goods or services, including through granting discounts or other benefits, or imposing penalties.
- Provide you a different level or quality of goods or services.
- Suggest that you may receive a different price or rate for goods or services or a different level or quality of goods or services.

Record Retention

Your personal information will not be kept for longer than is necessary for the business purpose for which it is collected and processed. We will retain your personal information and records based on established record retention policies pursuant to California law and in compliance with all federal and state retention obligations. Additionally, we will retain your personal information to comply with applicable laws, regulations, and legal processes (such as responding to subpoenas or court orders), and to respond to legal claims, resolve disputes, and comply with legal or regulatory recordkeeping requirements

Changes to This CCPRA & CPRA Notice

Stewart reserves the right to amend this CCPA & CPRA Notice at our discretion and at any time. When we make changes to this CCPA & CPRA Notice, we will post the updated Notice on Stewart's website and update the Notice's effective date.

Link to Privacy Notice

Stewart's Privacy Notice can be found on our website at <https://www.stewart.com/en/privacy.html>.

Contact Information

If you have questions or comments about this notice, the ways in which Stewart collects and uses your information described herein, your choices and rights regarding such use, or wish to exercise your rights under California law, please do not hesitate to contact us at:

Phone: Toll Free at 1-866-571-9270

Website: <http://stewart.com/ccpa>

Email: Privacyrequest@stewart.com

Postal Address: Stewart Information Services Corporation
Attn: Mary Thomas, Chief Compliance and Regulatory Officer
1360 Post Oak Blvd., Ste. 100, MC #14-1
Houston, TX 77056



URGENT WARNING ABOUT WIRE FRAUD AND WIRING INSTRUCTIONS - PROTECT YOURSELF

Think of the large amounts of money changing hands as part of your real estate transaction. This makes you a target for criminals who send emails to home buyers and sellers and their real estate or mortgage brokers with false wiring instructions. Instead of your money being sent to the proper account, it ends up in the fraudster's account.

If a third party sends you false information and you wire your money to the account they provide, it is likely you may never recover the money. The money is just gone.

How do you avoid being scammed?

- ▶ To ensure receiving or sending wiring instructions in the safest manner possible, they should be obtained or delivered in person or from an initial order package you received or in the mail from your Stewart Title Company dba Unified Title, A Division of Stewart representative.
 - ▶ Before wiring funds, always call and speak with your Stewart Title Company dba Unified Title, A Division of Stewart representative to verify instructions using the contact information you received in your initial order package or in person.
 - ▶ Never rely on email for wiring instructions as accounts can be faked or hacked and messages can be intercepted.
 - ▶ If at any point during a transaction you receive changes to the wiring instructions you have been provided, this is a huge red flag. Immediately call your Stewart Title Company dba Unified Title, A Division of Stewart representative for verification. Always use a verified telephone number - never the number in the email with the wiring instructions.
-