



**Land Title Guarantee Company  
Customer Distribution**



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

Order Number: **SC55072022.1**

Date: **02/16/2021**

Property Address: **17480 N. MERIDIAN ROAD, ELBERT, CO 80106**

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

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**For Closing Assistance**

Elizabeth Hall  
102 S TEJON #760  
COLORADO SPRINGS, CO 80903  
(719) 381-0249 (Work)  
(877) 261-1664 (Work Fax)  
[ehall@ltgc.com](mailto:ehall@ltgc.com)  
Contact License: CO271373  
Company License: CO44565

**Closer's Assistant**

Lisa Bishaw  
102 S TEJON #760  
COLORADO SPRINGS, CO 80903  
(719) 381-0259 (Work)  
(877) 261-1664 (Work Fax)  
[lbishaw@ltgc.com](mailto:lbishaw@ltgc.com)  
Contact License: CO271275  
Company License: CO44565

**For Title Assistance**

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

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PROTERRA PROPERTIES, LLC  
Attention: ANDREW BIGGS  
1864 WOODMOOR DRIVE  
SUITE 100  
MONUMENT, CO 80132  
[abiggs@proterraco.com](mailto:abiggs@proterraco.com)  
Delivered via: Electronic Mail



**Land Title Guarantee Company**  
**Estimate of Title Fees**

Order Number: **SC55072022.1** Date: **02/16/2021**  
Property Address: **17480 N. MERIDIAN ROAD, ELBERT, CO 80106**  
Parties: **WINSOME, LLC, A COLORADO LIMITED LIABILITY COMPANY**

Visit Land Title's Website at [www.ltgc.com](http://www.ltgc.com) for directions to any of our offices.

<b>Estimate of Title Insurance Fees</b>	
"ALTA" Loan Policy 06-17-06 Purchase Loan Rate	TBD
	<b>Total TBD</b>
If Land Title Guarantee Company will be closing this transaction, the fees listed above will be collected at closing.	
<b>Thank you for your order!</b>	

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

**Chain of Title Documents:**

[El Paso county recorded 03/31/2020 under reception no. 220044438](#)

[El Paso county recorded 12/08/2016 under reception no. 216142159](#)

[El Paso county recorded 12/16/2009 under reception no. 209143826](#)

[El Paso county recorded 03/19/1987 under reception no. 1539517 at book 5333 page 1025](#)

[El Paso county recorded 03/19/1987 under reception no. 1539516 at book 5333 page 1024](#)

[El Paso county recorded 11/29/1976 under reception no. 280197 at book 2877 page 197](#)

[El Paso county recorded 10/05/1960 under reception no. 169092 at book 1827 page 271](#)

[El Paso county recorded 10/26/1936 under reception no. 565050 at book 935 page 40](#)

**ALTA COMMITMENT**

**Old Republic National Title Insurance Company**

**Schedule A**

**Order Number: SC55072022.1**

**Property Address:**

17480 N. MERIDIAN ROAD, ELBERT, CO 80106

**1. Effective Date:**

02/11/2021 at 5:00 P.M.

**2. Policy to be Issued and Proposed Insured:**

"ALTA" Loan Policy 06-17-06 Purchase Loan Rate  
Proposed Insured:  
TO FOLLOW

TBD

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

A Fee Simple

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

WINSOME, LLC, A COLORADO LIMITED LIABILITY COMPANY

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

LEGAL DESCRIPTION: WINSOME FILING NO. 2

A TRACT OF LAND BEING A PORTION OF SECTION 24, RANGE 11 SOUTH, RANGE 65 WEST AND A PORTION OF THE WEST HALF OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MONUMENTED ON THE SOUTHERLY END BY A 2-1/2" ALUMINUM CAP STAMPED "LS 28658" AND AT THE NORTHERLY END BY A 3-1/2" ALUMINUM CAP STAMPED "LS 12103" BEING ASSUMED TO BEAR N00° 14'25"E A DISTANCE OF 2636.99 FEET AS SHOWN IN LAND SURVEY PLAT RECORDED UNDER RECEPTION 218900072 RECORDS OF EL PASO COUNTY.

1. COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 24, THENCE S00° 14'17"W, A DISTANCE OF 1,684.27 FEET TO A POINT ON THE BOUNDARY OF WINSOME FILING NO. 1;
2. THENCE ON THE BOUNDARY OF WINSOME FILING NO. 1, THE FOLLOWING TWO (2) COURSES:

S00° 14'17"E, A DISTANCE OF 922.65 FEET;  
N89° 30'15"E, A DISTANCE OF 4,535.40 FEET TO THE SOUTHEAST CORNER OF SAID FILING NO. 1, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON THE BOUNDARY OF SAID WINSOME FILING NO. 1, THE FOLLOWING TEN (10) COURSES:

## ALTA COMMITMENT

### Old Republic National Title Insurance Company

#### Schedule A

Order Number: SC55072022.1

N00°29'45"W, A DISTANCE OF 484.81 FEET;  
N10°20'00"W, A DISTANCE OF 247.91 FEET;  
N21°16'12"W, A DISTANCE OF 333.95 FEET;  
N32°53'11"W, A DISTANCE OF 363.08 FEET TO A POINT ON CURVE;  
ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS N38°40'46"W, HAVING A DELTA OF 3°27'19", A RADIUS OF 4,030.00 FEET, A DISTANCE OF 243.03 FEET TO A POINT OF TANGENT;  
S54°46'33"W, A DISTANCE OF 146.74 FEET;  
N35°13'27"W, A DISTANCE OF 60.00 FEET;  
N54°46'33"E, A DISTANCE OF 146.74 FEET TO POINT OF CURVE;  
ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 3°31'19", A RADIUS OF 3,970 FEET, A DISTANCE OF 244.03 FEET TO A POINT ON CURVE;  
N34°15'42"W, A DISTANCE OF 1,176.07 FEET;  
S41°49'33"W, A DISTANCE OF 100.05 FEET TO A POINT OF CURVE;  
ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 7°37'13", A RADIUS OF 1,530 FEET, A DISTANCE OF 203.49 FEET TO A POINT ON CURVE;  
N40°33'13"W, A DISTANCE OF 117.62 FEET;  
S54°25'41"W, A DISTANCE OF 240.00 FEET;  
S30°48'16"E, A DISTANCE OF 58.07 FEET TO A POINT ON CURVE;  
ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS N30°48'16"W, HAVING A DELTA OF 50°01'50", A RADIUS OF 1,470.00 FEET, A DISTANCE OF 1,283.60 FEET TO A POINT ON THE BOUNDARY LINE OF SAID WINSOME FILING NO. 1,

THENCE CONTINUING ON AN ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 3°42'29", A RADIUS OF 1,470.00 FEET, A DISTANCE OF 95.13 FEET TO A POINT ON CURVE; THENCE N20°46'13"E, A DISTANCE OF 758.90 FEET; THENCE S89°29'30"E, A DISTANCE OF 757.49 FEET; THENCE S82°21'05"E, A DISTANCE OF 229.91 FEET; THENCE N15°45'23"E, A DISTANCE OF 1,195.74 FEET; THENCE N89°29'13"E, A DISTANCE OF 722.44 FEET; THENCE N89°02'00"E, A DISTANCE OF 60.00 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS S89°02'00"W, HAVING A DELTA OF 5°13'06", A RADIUS OF 1,710.00 FEET; A DISTANCE OF 115.74 FEET TO A POINT ON CURVE; THENCE S89°42'54"E, A DISTANCE OF 609.60 FEET; THENCE N00°17'06"E, A DISTANCE OF 239.06 FEET; THENCE S89°15'17"E A DISTANCE OF 613.35 FEET TO A POINT ON THE WEST LINE OF SECTION 19 TOWNSHIP 11 SOUTH, RANGE 64 WEST; THENCE S89°15'18"E A DISTANCE OF 1,158.32 FEET TO THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF SAID SECTION 19 ; THENCE S00°17'06"W ON THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF SAID SECTION 19, A DISTANCE OF 3,838.66 FEET TO A POINT 30.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19; THENCE S89°55'06"W, ON A LINE 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, ON SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE BOUNDARY LINE PARCEL NUMBER RW-36 AS SHOWN IN THE WARRANTY DEED AS RECORDED UNDER RECEPTION NUMBER 213096397; THENCE ON THE BOUNDARY OF SAID PARCEL THE FOLLOWING (3) THREE COURSES:

1. N00°17'06"E, BEING 30.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF SAID SECTION 19, A DISTANCE OF 5.25 FEET;
2. N89°47'54"W A DISTANCE OF 368.05 FEET;
3. S89°14'50"W A DISTANCE OF 603.68 FEET TO A POINT BEING 30.00 FEET NORTH OF THE SOUTH LINE OF SOUTHWEST QUARTER OF SAID SECTION 19;

THENCE S89°55'06"W ON A LINE 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE

**ALTA COMMITMENT**

**Old Republic National Title Insurance Company**

**Schedule A**

**Order Number: SC55072022.1**

SOUTHWEST QUARTER OF SAID SECTION 19, ON SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 173.03 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 24; THENCE S89°30'15"W ON A LINE 30.00 NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 24, A DISTANCE OF 703.04 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 11,071,118 SQUARE FEET OR 254.158 ACRES.

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**ALTA COMMITMENT**

**Old Republic National Title Insurance Company**

**Schedule B, Part I**

**(Requirements)**

**Order Number:** SC55072022.1

**All of the following Requirements must be met:**

**This proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.**

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

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

**Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.**

THIS COMMITMENT IS FOR INFORMATION ONLY, AND NO POLICY WILL BE ISSUED PURSUANT HERETO.

NOTE: THE COMMITMENT DOES NOT REFLECT THE STATUS OF TITLE TO WATER RIGHTS OR REPRESENTATION OF SAID RIGHTS.

NOTE: THIS COMMITMENT IS NOT A REPORT OR REPRESENTATION AS TO MINERAL INTERESTS, AND SHOULD NOT BE USED, OR RELIED UPON, IN CONNECTION WITH THE NOTICE REQUIREMENTS THAT ARE SET FORTH IN CRS 24-65.5-103.

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

Order Number: SC55072022.1

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

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

NOTE: THE ABOVE EXCEPTION WILL BE DELETED FROM THE OWNER'S POLICY TO BE ISSUED UPON RECEIPT OF A SELLER'S FINAL LIEN AFFIDAVIT DISCLOSING NO LEASES AND/OR TENANCIES.

- 9. RESERVATIONS, EXCEPTIONS AND PROVISIONS CONTAINED IN THE PATENTS FROM THE UNITED STATES OF AMERICA RECORDED SEPTEMBER 10, 1873 IN BOOK K AT PAGE [190](#), NOVEMBER 18, 1880 IN BOOK 35 AT PAGE [74](#) AND MARCH 29, 1889 IN BOOK 54 AT PAGE [32](#).**
- 10. THE EFFECT OF INCLUSION OF THE SUBJECT PROPERTY IN THE KIOWA SOIL CONSERVATION DISTRICT AS DISCLOSED BY INSTRUMENT RECORDED DECEMBER 12, 1946 IN BOOK 957 AT PAGE [346](#).**
- 11. THE EFFECT OF ZONING RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO RECORDED AUGUST 10, 1967 IN BOOK 1921 AT PAGE [323](#).**
- 12. THE EFFECT OF ZONING RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO RECORDED SEPTEMBER 21, 1965 IN BOOK 2094 AT PAGE [507](#).**
- 13. (THIS ITEM WAS INTENTIONALLY DELETED)**

**ALTA COMMITMENT**

**Old Republic National Title Insurance Company**

**Schedule B, Part II**

**(Exceptions)**

**Order Number:** SC55072022.1

14. RIGHT OF WAY OF UNDISCLOSED WIDTH OR LOCATION GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION BY INSTRUMENT DATED OCTOBER 10, 1960 BUT NOT RECORDED UNTIL FEBRUARY 11, 1983 IN BOOK 3673 AT PAGE [876](#).
15. THE EFFECT OF INCLUSION OF THE SUBJECT PROPERTY IN THE FALCON FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED APRIL 08, 1983, IN BOOK 3700 AT PAGE [951](#).
16. THE EFFECT OF NOTICE CONCERNING UNDERGROUND FACILITIES OF THE MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. RECORDED MAY 9, 1983 IN BOOK 3718 AT PAGE [812](#).
17. (THIS ITEM WAS INTENTIONALLY DELETED)
18. RIGHT OF WAY 20 FEET WIDE ALONG THE NORTH LINE OF HODGEN ROAD IN SECTIONS 19 AND 24, GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION BY INSTRUMENT RECORDED MARCH 17, 1998 UNDER RECEPTION NO. [98033441](#).
19. (THIS ITEM WAS INTENTIONALLY DELETED)
20. THE EFFECT OF FINDINGS AND ORDER OF THE COLORADO GROUND WATER COMMISSION REGARDING WITHDRAWAL OF WATER FROM THE DAWSON AQUIFER RECORDED JULY 10, 2008 UNDER RECEPTION NO. [208078575](#).
21. THE EFFECT OF FINDINGS AND ORDER OF THE COLORADO GROUND WATER COMMISSION REGARDING WITHDRAWAL OF WATER FROM THE DENVER AQUIFER RECORDED JULY 10, 2008 UNDER RECEPTION NO. [208078576](#).
22. THE EFFECT OF FINDINGS AND ORDER OF THE COLORADO GROUND WATER COMMISSION REGARDING WITHDRAWAL OF WATER FROM THE ARAPAHOE AQUIFER RECORDED JULY 10, 2008 UNDER RECEPTION NO. [208078577](#).
23. THE EFFECT OF FINDINGS AND ORDER OF THE COLORADO GROUND WATER COMMISSIONER REGARDING WITHDRAWAL OF WATER FROM THE LARAMIE-FOX HILLS AQUIFER RECORDED JULY 10, 2008 UNDER RECEPTION NO. [208078578](#).
24. (THIS ITEM WAS INTENTIONALLY DELETED)
25. (THIS ITEM WAS INTENTIONALLY DELETED)
26. (THIS ITEM WAS INTENTIONALLY DELETED)
27. ANY RIGHT, TITLE OR INTEREST CLAIMED OR ASSERTED BY ANY INSTRUMENTALITY OF THE UNITED STATES, OF THE STATE OF COLORADO, OR THE PUBLIC IN AND TO THAT PORTION OF THE SUBJECT PROPERTY LYING IN THE BED OR BANKS, PAST OR PRESENT, OR TO THE WATERS OF WEST KIOWA CREEK, ALSO ANY RIGHT, TITLE OR INTEREST OF ANY RIPARIAN OWNERS IN AND TO THE FREE AND UNOBSTRUCTED FLOW OF WATER IN SAID WEST KIOWA CREEK.



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

**Order Number:** SC55072022.1

28. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON ALTA/NSPS LAND TITLE SURVEY CERTIFIED FEBRUARY 05, 2019 PREPARED BY EDWARD-JAMES SURVEYING, INC., JOB #1858-00
- SAID DOCUMENT STORED AS OUR IMAGE [14633836](#)
- A. FENCE LINES DO NOT COINCIDE WITH PROPERTY LINES
29. (THIS ITEM WAS INTENTIONALLY DELETED)
30. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION FOR PRELIMINARY PLAN FOR WINSOME SUBDIVISION RECORDED JULY 10, 2019 UNDER RECEPTION NO. [21977982](#).
31. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION FOR WINSOME METROPOLITAN DISTRICTS RECORDED JULY 25, 2019 UNDER RECEPTION NO. [21985336](#), AND RECORDED JULY 31, 2019 UNDER RECEPTION NO. [21987968](#)
32. THE EFFECT OF FINDINGS AND ORDER OF THE COLORADO GROUND WATER COMMISSIONER REGARDING WITHDRAWAL OF WATER FROM THE LARAMIE-FOX HILLS AQUIFER RECORDED FEBRUARY 20, 2020 UNDER RECEPTION NO. [220024149](#).
33. (THIS ITEM WAS INTENTIONALLY DELETED)
34. (THIS ITEM WAS INTENTIONALLY DELETED)
35. ANY AND ALL WATER RIGHTS CONVEYED BY SPECIAL WARRANTY DEED RECORDED MARCH 31, 2020 UNDER RECEPTION NO. [220044439](#).
36. (THIS ITEM WAS INTENTIONALLY DELETED)
37. DEED OF TRUST DATED SEPTEMBER 01, 2020 FROM WINSOME, LLC, A COLORADO LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF EL PASO FOR THE USE OF KIRKPATRICK BANK TO SECURE THE AGGREGATE SUM OF \$3,986,000.00 RECORDED SEPTEMBER 03, 2020 UNDER RECEPTION NO. [220136399](#).
38. DISBURSER'S NOTICE RECORDED SEPTEMBER 03, 2020 UNDER RECEPTION NO. [220136400](#).
39. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION RECORDED JUNE 24, 2020 UNDER RECEPTION NO. [22088382](#).
40. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDER AND DECREE ORGANIZING WINSOME METROPOLITAN DISTRICT NO. 3 RECORDED JUNE 02, 2020 UNDER RECEPTION NO. [22075778](#).
41. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN GROUND WATER COMMISSION FINDSS AND ORDER. RECORDED AUGUST 18, 2020 UNDER RECEPTION NO. [220124157](#).
42. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN COLORADO GROUND WATER COMMISSION FINDSS AND ORDER. RECORDED DECEMBER 01, 2020 UNDER RECEPTION NO. [2200194754](#).

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

**Order Number:** SC55072022.1

43. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION RECORDED JANUARY 26, 2021 UNDER RECEPTION NO. [22115670](#).
44. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN WINSOME METROPOLITAN DISTRICTS RECORDED JANUARY 28, 2021 UNDER RECEPTION NO. [22117376](#), [22117377](#), [22117378](#), [22117379](#), [22117380](#), [22117381](#).



## LAND TITLE GUARANTEE COMPANY DISCLOSURE STATEMENTS

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

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

**Note:** Effective September 1, 1997, CRS 30-10-406 requires that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one half of an inch. The clerk and recorder may refuse to record or file any document that does not conform, except that, the requirement for the top margin shall not apply to documents using forms on which space is provided for recording or filing information at the top margin of the document.

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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



# Commitment For Title Insurance

## Issued by Old Republic National Title Insurance Corporation

### NOTICE

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

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

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

### COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Minnesota corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured. If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

### COMMITMENT CONDITIONS

#### 1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

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

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

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

#### 4. COMPANY'S RIGHT TO AMEND

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

#### 5. LIMITATIONS OF LIABILITY

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

- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

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

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

**7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**

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

**8. PRO-FORMA POLICY**

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

**9. ARBITRATION**

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

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


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




Senior Vice President



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

By  President

Attest  Secretary

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

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