

EL PASO COUNTY



Receipt for Fees Paid

Planning and Community Development Department

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

Date 12/9/21

Receipt No. 523606

Processed by PR

Customer: TRALON HOMES, LLC
212 N WAHSATCH AVE STE 201
COLORADO SPRINGS, CO 80903

Check No. 1000O-00060454

Payment Method

Item	Description	Prefix	Type	Rate	Qty	Amount
2	PROJECT NAME: HILLS AT LORSON RANCH FIL NO 1 SF-21-010					0.00
1	CUSTOMER NAME: TRALON HOMES, LLC					0.00
K07	Park Regional Area = 2			236,440.00	1	236,440.00
K04	Drainage Fees, Basin= JIMMY CAMP CREEK			871,278.00	1	871,278.00
K02	Bridge Fees, Basin = JIMMY CAMP CREEK \$40748.00 CREDITS			0.00	1	0.00
K29	Miscellaneous Documents SURETY JIMMY CAMP CREEK			321,350.00	1	321,350.00
K31	Mylar Pages (1st page)			13.00	1	13.00
K32	Mylar (each additional)			10.00	9	90.00
K43	SIA Subdivision Improvement Agreement (1st page)			13.00	1	13.00
K44	SIA Subdivision Improvement Agreement (each additional page)			5.00	8	40.00
K21	Covenants (1st page)			13.00	1	13.00
K22	Covenants (each additional)			5.00	21	105.00
K29	Miscellaneous Documents (1st page) ESCROW AGREEMENT			13.00	1	13.00
K30	Miscellaneous Documents (each additional) ESCROW AGREEMENT			5.00	3	15.00
K47	License Agreement (1st page)			13.00	1	13.00
K48	License Agreement (each additional)			5.00	9	45.00
	Escrow received \$16456.00 CHECK 1000O-00060455					

Total	\$1,429,428.00
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SF-21-10

**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: 55000-00-371

2020 TAXES PAYABLE 2021

Owner Per Tax Record: LOVE IN ACTION

Property Type: Real Estate

Property Location: 13-15-65

Property Description: TR IN S2 SEC 13, N2 SEC 24 & NE4 SEC 23 DESC AS FOLS:
COM AT THE COMMON COR OF SECS 13, 14, 23, & 24 FROM
WHICH THE COMMON COR OF SECS 14, 15, 22, & 23 BEARS S
>> SEE NEXT PAGE for SUPP. INFORMATION <<

Alerts:

	<u>Assessed Value</u>	
Land	\$	2290
Improvement	\$	0
TOTAL	\$	2290

<u>Tax District: DFT</u>	<u>Tax Rate</u>	<u>Tax Amount</u>
EL PASO COUNTY	0.007755	17.76
EPC ROAD & BRIDGE (UNSHARED)	0.000330	0.76
WIDEFIELD SCHOOL NO 3 - GEN	0.039861	91.28
WIDEFIELD SCHOOL NO 3 - BOND	0.009615	22.02
WIDEFIELD SCHOOL NO 3 - COM CTR	0.004715	10.80
WIDEFIELD SCHOOL NO 3 - SEC LIB	0.001973	4.52
SECURITY FIRE PROTECTION	0.010002	22.90
SOUTHEASTERN COLO WATER CONSERVANCY	0.000942	2.16
LORSON RANCH METRO #6	0.008750	20.04
El Paso County TABOR Refund	0.000000	-0.90
TOTAL	0.083943	191.34

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 2020 taxes: 0.00

Amount due valid through DECEMBER 30th, 2021 : \$ 0.00

IN WITNESS WHEREOF, I hereonto set my hand and seal this 03rd day of DECEMBER A.D. 2021

Issued to: epcltrsmuller Treasurer

Mark Lowderman
Treasurer, El Paso County

By: 

Fee for issuing this certificate \$10.00 20211203 41352

**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: 55000-00-403

2020 TAXES PAYABLE 2021

Owner Per Tax Record: LORSON LLC NOMINEE FOR
MURRAY FOUNTAIN LLC

Property Type: Real Estate

Property Location: SEC 13-15-65

Property Description: TR IN S2 SEC 13, N2 SEC 24 & NE4 SEC 23-15-65 DESC AS
FOLS: COM AT THE COMMON COR OF SECS 13, 14, 23, & 24
FROM WHICH THE COMMON COR OF SECS 14, 15, 22 & 23
>> SEE NEXT PAGE for SUPP. INFORMATION <<

Alerts:

** Outed **

Assessed Value		
Land	\$	240
Improvement	\$	0
TOTAL	\$	240

<u>Tax District:</u> DFR	<u>Tax Rate</u>	<u>Tax Amount</u>
EL PASO COUNTY	0.007755	1.86
EPC ROAD & BRIDGE (UNSHARED)	0.000330	0.08
WIDFIELD SCHOOL NO 3 - GEN	0.039861	9.57
WIDFIELD SCHOOL NO 3 - BOND	0.009615	2.31
WIDFIELD SCHOOL NO 3 - COM CTR	0.004715	1.13
WIDFIELD SCHOOL NO 3 - SEC LIB	0.001973	0.47
SECURITY FIRE PROTECTION	0.010002	2.40
SOUTHEASTERN COLO WATER CONSERVANCY	0.000942	0.23
LORSON RANCH METRO #4	0.066795	16.03
El Paso County TABOR Refund	0.000000	-0.09
TOTAL	0.141988	33.99

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 2020 taxes: 0.00

Amount due valid through DECEMBER 30th, 2021 : \$ 0.00

IN WITNESS WHEREOF, I hereonto set my hand and seal this 02nd day of DECEMBER A.D. 2021

Issued to: epcltrsschoenberger Treasurer

Mark Lowderman
Treasurer, El Paso County

The Landhuis Co
Fee for issuing this certificate \$10.00 20211202 58487

By: 

Unified Title Company, LLC
101 S. Sahwatch Street, Suite 110
Colorado Springs, CO 80903
 Phone: 719-578-5900
 Fax:

Transmittal Information

Date:	12/07/2021
File No:	73131UTC
Property Address:	Vacant Land (Plat Commitment for Lorson Hills Subdivision Filing No. 1), Colorado Springs, CO
Buyer\Borrower:	Purchaser with contractual rights under a purchase agreement with the vested owner as identified as Item 4 below.
Seller:	Saint Aubyn Homes, LLC, a Colorado limited liability company LORSON LLC, a Colorado limited liability company as Nominee for Lorson Conservation Investment 2, LLL, a Colorado limited liability company Love in Action, a Colorado non-profit corporation

For changes and updates please contact your Title officer:
Kara DeMasters
Unified Title Company, LLC
 c/o Stewart Title Southern Colorado Production Services
 Phone: 719-578-5900
 Fax:

E-mail: Kara.DeMasters@stewart.com

Customer:
The Landhuis Company
 212 N. Wahsatch Avenue, Suite 301
 Colorado Springs, CO 80903
 Phone: 719-635-3200 Fax: 719-635-3244
 Attn: Jeff Mark
DELIVERED VIA: E-MAIL

Buyer:
 Purchaser with contractual rights under a purchase
 agreement with the vested owner as identified as Item
 4 below.

DELIVERED VIA: AGENT

Seller:
 Saint Aubyn Homes, LLC, a Colorado limited liability
 company

DELIVERED VIA: AGENT

LORSON LLC, a Colorado limited liability company
 as Nominee for Lorson Conservation Investment 2,
 LLL, a Colorado limited liability company

DELIVERED VIA: AGENT

Love in Action, a Colorado non-profit corporation

DELIVERED VIA: AGENT

Buyer's Agent:

Seller's Agent:

Buyer's Attorney:

Seller's Attorney:

Lender:

Mortgage Broker:

Phone: Fax:

Phone: Fax:

Attn:

Attn:

Transaction Coordinator:

**Core Engineering Group
15004 1st Avenue S.
Burnsville, MN 55306**

**Attn: Richard Schindler
DELIVERED VIA: E-MAIL**

Other:

**M&S Civil Consultants, Inc.
102 E. Pikes Peak Ave., 5th Fl.
Colorado Springs, CO 80903**

**Attn: Eric Yokom
DELIVERED VIA: E-MAIL**

Other:

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

DELIVERED VIA: E-MAIL

Other:

**M&S Civil Consultants, Inc.
20 Boulder Crescent, Suite 110
Colorado Springs, CO 80901
Phone: 719-955-5485
Attn: Vernon Taylor
DELIVERED VIA: E-MAIL**

**Changes: Amended Schedule A and Schedule BII
Thank you for using Unified Title Company, LLC.**

COLORADO NOTARIES MAY REMOTELY NOTARIZE REAL ESTATE DEEDS AND OTHER DOCUMENTS USING REAL-TIME AUDIO-VIDEO COMMUNICATION TECHNOLOGY. YOU MAY CHOOSE NOT TO USE REMOTE NOTARIZATION FOR ANY DOCUMENT.



101 S. Sahwatch Street, Suite 110, Colorado Springs, CO 80903
Phone: 719-578-5900 Fax:

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.



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 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, 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.

Countersigned by:

Lyle Thomas Wilcox

Authorized Countersignature
Unified Title Company, LLC
Company Name



Fred H. Eppinger

Frederick H. Eppinger
President and CEO

David Hisey

David Hisey
Secretary

Colorado Springs, CO
City, State

This page is only a part of a 2021 ALTA Short Form Commitment for Title Insurance issued by Stewart Title Guaranty Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; 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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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

This page is only a part of a 2021 ALTA Short Form Commitment for Title Insurance issued by Stewart Title Guaranty Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; 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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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.

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.

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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.

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.

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SCHEDULE A

1. Commitment Date: **December 1, 2021**, at **7:30 am**

2. Policy to be Issued:

(a) ALTA® 2021 Owner's Policy

Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner as identified as Item 4 below.

Proposed Policy Amount:

(b) ALTA® 2021 Loan Policy

Proposed Insured:

Proposed Policy Amount:

<i>To Be Determined End</i>	\$	300.00
<i>Date Down End.</i>	\$	50.00
<i>Date Down End.</i>	\$	50.00
Total:	\$	400.00

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:

Saint Aubyn Homes, LLC, a Colorado limited liability company, LORSON LLC, a Colorado limited liability company, as nominee for Lorson Conservation Investment 2, LLLP, a Colorado limited liability limited partnership and Love In Action, a Colorado non-profit corporation

5. The Land is described as follows:

SEE ATTACHED EXHIBIT "A"

For Informational Purposes Only: **Vacant Land (Plat Commitment for Lorson Hills Subdivision Filing No. 1), Colorado Springs, CO**

APN: **5500000405,403,371,280,279,278, etc**

Countersigned
Unified Title Company, LLC

By: *Lyle Thomas Wilcox*

Tom Wilcox

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File No.: 73131UTC

EXHIBIT A

The Land is described as follows:

**LORSON HILLS SUBDIVISION FILING NO. 1
BOUNDARY LEGAL DESCRIPTION**

A PARCEL OF LAND IN THE NORTH HALF (N 1/2) SECTION 24 AND IN THE SOUTH HALF (S 1/2) SECTION 13, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF "LORSON RANCH EAST FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 219714285 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE N38°22'41"E ALONG THE EASTERLY LINE THEREOF AND ITS NORTHERLY EXTENSION, SAID LINE BEING THE NORTHWESTERLY LINE OF THAT 100 FOOT TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION INC. EASEMENT DESCRIBED IN BOOK 2665 PAGE 715 OF THE EL PASO COUNTY RECORDS, 1352.92 FEET TO THE SOUTHERLY CORNER OF THE MOUNTAIN VIEW ELECTRIC ASSOCIATION (MVEA) SUBSTATION AS RECORDED UNDER RECEPTION NO. 206041590; THENCE CONTINUING N38°22'41"E ALONG THE SOUTHEASTERLY LINE OF SAID MVEA SUBSTATION, 295.16 FEET; THENCE N38°22'41"E A DISTANCE OF 447.40 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF FONTAINE BOULEVARD AS PLATTED IN "LORSON RANCH EAST FILING NO. 1"

THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES;

- (1) THENCE S70°06'29"E, A DISTANCE OF 34.95 FEET;**
- (2) THENCE N18°59'47"E, A DISTANCE OF 99.98 FEET;**
- (3) THENCE N38°22'35"E, A DISTANCE OF 0.03 FEET TO THE SOUTHWEST CORNER OF TRACT J, "LORSON RANCH EAST FILING NO. 1";**

THENCE ALONG THE LINES OF SAID TRACT J THE FOLLOWING FOUR (4) COURSES;

- (1) THENCE N38°22'35"E, ALONG THE EASTERLY LINE THEREOF 345.15 FEET;**
- (2) THENCE N58°24'10"W, A DISTANCE OF 314.29 FEET;**
- (3) THENCE N43°26'13"W, A DISTANCE OF 336.42 FEET;**
- (4) THENCE N0°00'00"E, A DISTANCE OF 440.98 FEET TO THE SOUTH LINE OF "LORSON RANCH EAST FILING NO. 3" AS RECORDED UNDER RECEPTION NO. 220714474 IN THE EL PASO COUNTY RECORDS;**

THENCE ALONG THE SOUTHERLY LINES THEREOF THE FOLLOWING SIX (6) COURSES;

- (1) THENCE N87°26'51"E, A DISTANCE OF 11.92 FEET;**
- (2) THENCE 304.41 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 730.00 FEET, A CENTRAL ANGLE OF 23°53'32", THE CHORD OF 302.21 FEET BEARS N75°30'05"E;**

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(3) THENCE N63°33'19"E, A DISTANCE OF 194.38 FEET;
(4) THENCE N67°51'09"E, A DISTANCE OF 113.39 FEET;
(5) THENCE N65°49'40"E, A DISTANCE OF 232.85 FEET;
(6) THENCE 89.89 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 533.00 FEET, A CENTRAL ANGLE OF 9°39'47", THE CHORD OF 89.78 FEET BEARS N21°59'47"W;
THENCE S57°42'38"E, A DISTANCE OF 30.65 FEET;
THENCE S22°54'14"E, A DISTANCE OF 56.00 FEET;
THENCE S07°28'57"W, A DISTANCE OF 33.43 FEET;
THENCE 213.93 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 533.00 FEET, A CENTRAL ANGLE OF 22°59'49", THE CHORD OF 212.50 FEET BEARS S40°31'27"E;
THENCE S52°01'21"E, A DISTANCE OF 254.47 FEET TO THE NORTHWESTERLY LINE OF AFORESAID 100 FOOT TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION INC. EASEMENT;
THENCE S38°22'41"W, ALONG SAID NORTHWESTERLY LINE 2.00 FEET;
THENCE S52°01'21"E, A DISTANCE OF 185.54 FEET;
THENCE 210.78 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 12°27'02", THE CHORD OF 210.37 FEET BEARS S58°14'52"E;
THENCE S64°28'23"E, A DISTANCE OF 122.30 FEET;
THENCE N78°34'24"E, A DISTANCE OF 33.27 FEET;
THENCE S64°28'23"E, A DISTANCE OF 50.00 FEET;
THENCE S27°31'10"E, A DISTANCE OF 33.27 FEET;
THENCE S64°28'23"E, A DISTANCE OF 56.25 FEET;
THENCE 141.30 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF 12°51'04", THE CHORD OF 141.01 FEET BEARS S58°02'51"E;
THENCE S51°37'19"E, A DISTANCE OF 94.90 FEET;
THENCE N83°22'41"E, A DISTANCE OF 33.94 FEET;
THENCE S51°37'19"E, A DISTANCE OF 62.00 FEET;
THENCE S38°22'41"W, A DISTANCE OF 159.73 FEET;
THENCE 267.95 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 868.00 FEET, A CENTRAL ANGLE OF 17°41'14", THE CHORD OF 266.89 FEET BEARS S29°32'04"W;
THENCE S23°47'26"E, A DISTANCE OF 29.39 FEET;
THENCE S18°59'47"W, A DISTANCE OF 50.00 FEET;
THENCE S61°35'11"W, A DISTANCE OF 30.06 FEET;
THENCE S18°59'47"W, A DISTANCE OF 567.87 FEET;
THENCE S26°00'13"E, A DISTANCE OF 36.77 FEET;
THENCE S18°59'47"W, A DISTANCE OF 93.91 FEET;
THENCE S63°59'47"W, A DISTANCE OF 25.46 FEET;
THENCE S18°59'47"W, A DISTANCE OF 119.41 FEET;
THENCE S23°17'08"W, A DISTANCE OF 106.97 FEET;
THENCE S18°59'47"W, A DISTANCE OF 307.87 FEET;
THENCE S23°45'41"E, A DISTANCE OF 29.46 FEET;
THENCE S18°59'47"W, A DISTANCE OF 50.00 FEET;
THENCE S61°45'15"W, A DISTANCE OF 29.46 FEET;
THENCE S18°59'47"W, A DISTANCE OF 396.74 FEET;
THENCE S23°45'41"E, A DISTANCE OF 29.46 FEET;
THENCE S18°59'47"W, A DISTANCE OF 50.00 FEET;
THENCE S61°45'15"W, A DISTANCE OF 29.46 FEET;
THENCE S18°59'47"W, A DISTANCE OF 134.57 FEET;
THENCE 62.79 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,032.00 FEET, A CENTRAL ANGLE OF 3°29'10", THE CHORD OF 62.78 FEET BEARS S20°44'22"W;
THENCE S22°28'57"W, A DISTANCE OF 349.86 FEET;
THENCE 90.69 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 632.00 FEET, A CENTRAL ANGLE OF 8°13'18", THE CHORD OF 90.61 FEET BEARS S26°35'36"W;
THENCE S30°42'15"W, A DISTANCE OF 26.72 FEET;
THENCE S13°07'56"E, A DISTANCE OF 27.70 FEET;
THENCE S33°01'53"W, A DISTANCE OF 64.00 FEET;
THENCE N56°58'07"W, A DISTANCE OF 9.29 FEET;
THENCE 178.22 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 968.00 FEET, A CENTRAL ANGLE OF 10°32'56", THE CHORD OF 177.97 FEET BEARS N62°14'35"W;
THENCE N67°31'03"W, A DISTANCE OF 789.35 FEET;
THENCE S73°54'03"W, A DISTANCE OF 32.07 FEET;
THENCE N67°31'03"W, A DISTANCE OF 50.00 FEET;

**THENCE N28°50'34"W, A DISTANCE OF 32.01 FEET;
THENCE N67°31'03"W, A DISTANCE OF 263.79 FEET;
THENCE 226.85 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 568.00
FEET, A CENTRAL ANGLE OF 22°53'00", THE CHORD OF 225.35 FEET BEARS N78°57'32"W;
THENCE S89°35'58"W, A DISTANCE OF 490.91 FEET TO THE POINT OF BEGINNING.**

**PREPARED BY: VERNON P. TAYLOR, COLORADO PLS NO. 25966
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.**

SCHEDULE B, PART I - 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.

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

PLEASE NOTE: THIS COMMITMENT IS BEING ISSUED AS TITLE ONLY (NO ESCROW SERVICES ARE BEING PROVIDED). IF THIS COMMITMENT DOES NOT PROPERLY REFLECT YOUR ANTICIPATED TRANSACTION, PLEASE ADVISE THE TITLE OFFICER AS SOON AS POSSIBLE (CONTACT INFORMATION LOCATED ON THE TRANSMITTAL PAGE) TO MAKE THE APPROPRIATE REVISION(S).

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SCHEDULE B, PART II - 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. Rights or claims of parties in possession not shown by the Public Records.
2. Easements or claims of easements not shown in the Public Records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the land would disclose, and which are not shown by the public record.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
6. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof.
7. Any water rights or claims or title to water, in or under the land, whether or not shown by the public records.
8. Taxes due and payable; and any tax, special assessments, charge or lien imposed for water or sewer service, or for any other special taxing district. Note: Upon verification of payment of all taxes the above exception will be amended to read, "Taxes and assessments for the current year, and subsequent years, a lien not yet due and payable."

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9. **Reservation by The League Land Company, for itself, its successors and assigns, of a right of way across all of the land for such lateral ditches as maybe necessary to enable the Company and its successors and assigns to convey and supply water from its reservoirs, canals and main laterals to lands lying beyond the described tract, as described in Deed recorded August 28, 1922 in Book 683 at Page 88.**
10. **Any assessment or lien of Fountain Valley Soil Conservation District as disclosed by the instrument recorded June 21, 1943 at Reception No. 683031.**
11. **An easement 225 feet wide for the construction, reconstruction, operation and maintainance of equipment for the transmission of electricity, granted to Public Service Company of Colorado by the instrument recorded August 20, 1964 in Book 2030 at Page 238.**
12. **An easement and right of way 100 feet wide, conveyed to the Mountain View Electric Association, Incorporated, a Colorado corporation, by instrument recorded April 01, 1974 in Book 2665 at Page 715. The easement rights were assigned to Tri-State Generation and Transmission Association, Inc., by instrument recorded July 27, 1976 in Book 2846 at Page 719.**
13. **Any assessment or lien, by reason of inclusion of the subject property within the Security Fire Protection District as disclosed by Order of Inclusion recorded October 23, 1986 in Book 5258 at Page 1049, July 31, 2013 at Reception No. 213098578 and November 20, 2013 at Reception No. 213140853..**
14. **Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 04-119 regarding approval of the Lorson Ranch at Jimmy Camp Sketch Plan, by and before the Board of County Commissioners, County of El Paso, State of Colorado, recorded April 6, 2004 at Reception No. 204055084.**
15. **Terms, agreements, provisions, conditions and obligations as contained in Development Agreement No. 1 Lorson Ranch recorded August 19, 2005 at Reception No. 205128925. Resolution No. 05-336, approving Development Agreement No. 1 Lorson Ranch, by and before the Board of County Commissioners, County of El Paso, State of Colorado, recorded August 24, 2005 at Reception No. 205131973. Corrected Version of said**

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- Resolution No. 05-336 in connection therewith recorded August 25, 2005 at Reception No. 205132869.**
16. **Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 04-366 regarding approval of the Consolidated Service Plan for Lorson Ranch Metropolitan Districts Nos. 1 through 7, by and before the Board of County Commissioners, County of El Paso, State of Colorado, recorded September 3, 2004 at Reception No. 204150548. Resolution No. 07-223, Approving Amended Service Plan, Lorson Ranch Metropolitan Districts 1-7, by and before the Board of County Commissioners, County of El Paso, State of Colorado, recorded July 17, 2007 at Reception No. 207095523.**
17. **Any fee, tax, lien or assessment by reason of inclusion of a portion of the subject property within the Lorson Ranch Metropolitan District No. 3, as set forth in Order and Decree organizing said district recorded December 2, 2004 at Reception No. 204197513 and Orders of Inclusion recorded December 28, 2004 at Reception No. 204209874, April 15, 2005 at Reception No. 205053570 and April 21, 2005 at Reception No. 205056116. Annual Report and Disclosure Form for Lorson Ranch Metropolitan Districts 1-7 recorded September 7, 2007 at Reception No. 207116859; recorded October 30, 2013 at Reception No. 213134075, General Disclosure and Common Questions Regarding Lorson Ranch Metropolitan Districts Nos. 1-7 recorded July 11, 2017 at Reception No. 217080960.**
18. **Any fee, tax, lien or assessment by reason of inclusion of a portion of the subject property within the Lorson Ranch Metropolitan District No. 4, as set forth in Order and Decree organizing said district recorded December 2, 2004 at Reception No. 204197514 and Orders of Inclusion recorded December 28, 2004 at Reception No. 204209875, April 15, 2005 at Reception No. 205053571 and April 21, 2005 at Reception No. 205056117, September 11, 2017 at Reception No. 217109166 and June 17, 2019 at Reception No. 219066581. Annual Report and Disclosure Form for Lorson Ranch Metropolitan Districts 1-7 recorded September 7, 2007 at Reception No. 207116859; recorded October 30, 2013 at Reception No. 213134075, General Disclosure and Common Questions Regarding Lorson Ranch Metropolitan Districts Nos. 1-7 recorded July 11, 2017 at Reception No. 217080960.**
19. **Any fee, tax, lien or assessment by reason of inclusion of a portion of the subject property within the Lorson Ranch Metropolitan District No. 5, as set forth in Order and Decree organizing said district recorded December 2, 2004 at Reception No. 204197515 and Orders of Inclusion recorded December 28, 2004 at Reception No. 204209876, April 15, 2005 at Reception No. 205053573 and April 21, 2005 at Reception No. 205056118. Annual**

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Report and Disclosure Form for Lorson Ranch Metropolitan Districts 1-7 recorded September 7, 2007 at Reception No. 207116859; recorded October 30, 2013 at Reception No. 213134075, General Disclosure and Common Questions Regarding Lorson Ranch Metropolitan Districts Nos. 1-7 recorded July 11, 2017 at Reception No. 217080960.

20. **Any fee, tax, lien or assessment by reason of inclusion of a portion of the subject property within the Lorson Ranch Metropolitan District No. 6, as set forth in Order and Decree organizing said district recorded December 2, 2004 at Reception No. 204197516 and Orders of Inclusion recorded December 28, 2004 at Reception No. 204209877, April 15, 2005 at Reception No. 205053572 and April 21, 2005 at Reception No. 205056119. Annual Report and Disclosure Form for Lorson Ranch Metropolitan Districts 1-7 recorded September 7, 2007 at Reception No. 207116859; recorded October 30, 2013 at Reception No. 213134075, General Disclosure and Common Questions Regarding Lorson Ranch Metropolitan Districts Nos. 1-7 recorded July 11, 2017 at Reception No. 217080960.**
21. **Terms, conditions, provision, agreements and obligations contained in the Inclusion & Service Agreement between Widefield Water & Sanitation District and Lorson LLC recorded on May 31, 2005 at Reception No. 205078708.**
22. **The effect of Lorson Ranch Overall Development and Phasing Plan Map recorded May 9, 2006 at Reception No. 206035127 and recorded December 28, 2006 at Reception No. 206187069.**
23. **Terms, conditions, provisions, agreements and obligations contained in the Resolution No. 06-028 regarding zoning recorded on March 1, 2007 at Reception No. 207028942.**
24. **Terms, agreements, provisions, conditions, obligations and easements as contained in Water and Sanitation Sewer Easement Agreement granted to Widefield Water and Sanitation District, recorded June 12, 2008 at Reception No. 208067533. RELEASED 220039930**
25. **Terms, conditions, provisions, agreements and obligations contained in the Resolution No. 05-526 regarding zoning recorded on November 5, 2008 at Reception No. 208120452.**
26. **Terms, agreements, provisions, conditions and obligations as contained in Development Agreement No. 2 Lorson Ranch recorded May 22, 2010 at Reception No. 210025931 and rerecorded April 20, 2010 at Reception No. 210036301. Resolution No. 10-94, approving Development Agreement No. 2, by and before the Board of County Commissioners, County of El Paso, State of Colorado, recorded October 12, 2010 at Reception No.**

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27. **Terms, agreements, provisions, conditions and obligations as contained in Fourth Amended Development Agreement Lorson Ranch, recorded August 06, 2012 at Reception No. 212090408. Resolution No. 12-196 approving the Fourth Amended Development Agreement, Lorson Ranch by and before the Board of County Commissioners, County of El Paso, State of Colorado, recorded August 6, 2012 at Reception No. 212090407.**
28. **Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 12-382, by and before the Board of County Commissioners, County of El Paso, State of Colorado, Adopting the El Paso County Road Impact Fee Program, recorded November 15, 2012 at Reception No. 212136575.**
29. **Conveyance of all of the oil, gas, and other minerals in and under the land by Mineral Quitclaim Deeds recorded November 16, 2012 at Reception No. 212137051, Reception No. 212137058 and Reception No. 212137059, or a severance of minerals evidenced thereby and any and all assignments thereof or interests therein. Relinquishment and Quitclaim of Surface Rights in connection therewith recorded April 21, 2020 at Reception No. 220054583.**
30. **Terms, agreements, provisions, conditions and obligations as contained in Fifth Amended Development Agreement Lorson Ranch, recorded January 29, 2014 at Reception No. 214007624.**
31. **Terms, agreements, provisions, conditions and obligations as contained in Sixth Amended Development Agreement Lorson Ranch, as set forth in Exhibit A to Resolution No. 15-091 approving the Sixth Amended Development Agreement for Lorson Ranch, by and before the Board of County Commissioners, County of El Paso, State of Colorado, recorded March 4, 2015 at Reception No. 215020531.**
32. **Terms, agreements, provisions, conditions, obligations and easements as contained in Water Delivery System Easement Agreement granted to Widefield Water and Sanitation District, recorded September 16, 2015 at Reception No. 215101175.**
33. **Terms, agreements, provisions, conditions, obligations and easements as contained in Amended Rule and Order recorded May 23, 2016 at Reception No. 216055186.**
34. **Terms, agreements, provisions, conditions and obligations as contained Amended and Restated School Site Dedication Agreement recorded September 30, 2016 at Reception No.**

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216113013. Resolution No. 16-307, approving an Amended and Restated School Site Dedication Agreement by and before the Board of County Commissioners, County of El Paso, State of Colorado, recorded August 24, 2016 at Reception No. 216095697 and re-recorded September 30, 2016 at Reception No. 216113012.

- 35. The effect of the Lorson Ranch East PUD Development & Preliminary Plan recorded February 15, 2018 at Reception No. 218018251. Resolution No. 18-038 regarding approval of the Lorson Ranch East Map Amendment (Rezoning) and PUD Development Plan (PUDSP-16-003) by and before the Board of County Commissioners, County of El Paso, State of Colorado, recorded January 24, 2018 at Reception No. 218009074.**
- 36. Terms, agreements, provisions, conditions, obligations and easements as contained in Easement Agreement granted to Widefield Water and Sanitation District, recorded March 6, 2018 at Reception No. 218025811.**
- 37. Terms, agreements, provisions, conditions, obligations and easements as contained in Easement Agreement granted to Widefield Water and Sanitation District, recorded March 6, 2018 at Reception No. 218025812.**
- 38. Terms, agreements, provisions, conditions, obligations and easements as contained in Easement Agreement granted to Widefield Water and Sanitation District, recorded March 6, 2018 at Reception No. 218025813.**
- 39. Terms, agreements, provisions, conditions, obligations and easements as contained in Grant of Right of Way to Mountain View Electric Association, Inc., recorded May 1, 2018 at Reception No. 218049450.**
- 40. Terms, agreements, provisions, conditions, obligations and easements as contained in Grant of Right of Way to Mountain View Electric Association, Inc., recorded May 1, 2018 at Reception No. 218049451.**
- 41. Terms, agreements, provisions, conditions, obligations and easements as contained in Grant of Right of Way to Mountain View Electric Association, Inc., recorded May 1, 2018 at Reception No. 218049453.**
- 42. Terms, agreements, provisions, conditions, obligations and easements as contained in Grant of Right of Way to Mountain View Electric Association, Inc., recorded June 25, 2019 at Reception No. 219070477.**

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43. **Terms, agreements, provisions, conditions, obligations and easements as contained in Grant of Right of Way to Mountain View Electric Association, Inc., recorded June 25, 2019 at Reception No. 219070479.**
44. **Terms, agreements, provisions, conditions, obligations and easements as contained in Grant of Right of Way to Mountain View Electric Association, Inc., recorded June 25, 2019 at Reception No. 219070480.**
45. **Terms, agreements, provisions, conditions, obligations and easements as contained in Grant of Right of Way to Mountain View Electric Association, Inc., recorded June 25, 2019 at Reception No. 219070481.**
46. **Terms, agreements, provisions, conditions, obligations and easements as contained in Grant of Right of Way to Mountain View Electric Association, Inc., recorded June 25, 2019 at Reception No. 219070485.**
47. **Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 20-17, by and before the Board of County Commissioners, County of El Paso, State of Colorado, approving a Credit for Lorson Ranch LL for Bridge and Drainage Improvements Constructed within the Jimmy Camp Creek (FOFO2000) Basin recorded January 14, 2020 at Reception No. 220006094.**
48. **Terms, conditions, provisions and obligations as set forth in Rules and Regulations Governing the Enforcement of the Covenants, Conditions and Restrictions of Lorson Ranch, not recorded, but herein known as Document No. LorsonMetro.**
49. **Terms, agreements, provisions, conditions, obligations and easements as contained in Private Detention Basin / Stormwater Quality Best Management Practice Maintenance Agreement, recorded September 10, 2020 at Reception No. 220140616.**
50. **Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 20-422 recorded December 8, 2020 at Reception No. 220200115.**
51. **Terms, agreements, provisions, conditions, obligations and easements as contained in Private Detention Basin / Stormwater Quality Best Management Practice Maintenance Agreement, recorded December 28, 2020 at Reception No. 220211669.**

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52. Terms, agreements, provisions, conditions and obligations as contained in The Hills at Lorson Ranch Planned Development and Preliminary Plan recorded December 28, 2020 at Reception No. 220211670. Amended Hills at Lorson Ranch Dimensional Standards & Guidelines recorded July 23, 2021 at Reception No. 221140792.
53. Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 21-429 recorded November 17, 2021 at Reception No. 221212479.
54. Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 21-300 recorded August 3, 2021 at Reception No. 221147298.
55. Terms, agreements, provisions, conditions and obligations as contained in Record of Administrative Action recorded August 27, 2021 at Reception No. 221163017.

FOR INFORMATIONAL PURPOSES ONLY:

Deed recorded February 11, 2021 at Reception No. 221028147.
Deed recorded March 19, 2014 at Reception No. 214022373.
Deed recorded February 14, 2014 at Reception No. 214012607.
Deed recorded December 30, 2013 at Reception No. 213151981.
Deed recorded December 9, 2004 at Reception No. 204201653.
Deed recorded December 9, 2004 at Reception No. 204201652.
Deed recorded December 9, 2004 at Reception No. 204201649.

NOTE: The property described herein, appears to be free and clear of any Deeds of Trust or Mortgages. Please verify this information with the owners of subject property and notify Title if this information is incorrect.

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

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