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Begin forwarded message:

From: rohayes@ltgc.com

Date: March 12, 2019 at 12:08:54 PM MDT

To: ehall@ltgc.com, rwaldthausen@yahoo.com, mbartusek@adpcivil.com

Subject: Commitment (TERMINAL AVENUE)(buyer/owner A PURCHASER TO BE DETERMINED)(our 55070989)

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UPDATED EFFECTIVE DATE ON COMMITMENT.

Associated Documents

- [Commitment](#)
- [Invoice](#)
- [All documents as one PDF](#)

Navigating and Understanding your Title Commitment Summary

- Click on the blue links in the Table of Contents to go to a specific section
- Click on the [\(back to top\)](#) links to return to the top of the email
- Click on the blue links within the body of the email to view a related document
- Click on a blue email address link in the Contacts section to send an email to that party
- Green underlined text indicates changes from the previous Title Summary

For general information on title insurance, please refer to <http://www.alta.org/consumer>

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

Estimate of Title Fees (back to top)

TBD Commitment	\$269.00
TBD - TBD Income	-\$269.00
	<hr/>
	\$0.00

Schedule A (back to top)

Property Address:

TERMINAL AVENUE, COLORADO SPRINGS, CO 80916

1. Effective Date:

03-07-2019 at 05:00:00

2. Policy to be Issued and Proposed Insured:

"TBD" Commitment \$5,000.00
Proposed Insured:
A PURCHASER TO BE DETERMINED

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:

PLATTE VALLEY, LLC, A COLORADO LIMITED LIABILITY COMPANY

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

LOT 2, APPALOOSA HWY 24 SUBDIVISION, COUNTY OF EL PASO, STATE OF COLORADO

Plat Map(s):

APN(s):

54073-17-012

Requirements (back to top)

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

Exceptions (back to top)

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

- 1. Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.**
- 2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.**
- 3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.**
- 4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
- 5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.**
- 6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.**
- 7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.**
- 8. EXISTING LEASES AND TENANCIES, IF ANY.**
- 9. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN AVIGATION EASEMENTS RECORDED APRIL 18, 1973 IN BOOK 2578 AT PAGE 604, SEPTEMBER 10, 1991 IN BOOK 5880 AT PAGE 209 AND AUGUST 29, 2000 UNDER RECEPTION NO. 200103169 AND RERECORDED SEPTEMBER 5, 2000 UNDER RECEPTION NO. 200106011.**
- 10. THE EFFECT OF INCLUSION OF SUBJECT PROPERTY IN THE CIMARRON SANITATION DISTRICT (NOW KNOWN AS THE CHEROKEE METROPOLITAN DISTRICT), AS EVIDENCED BY INSTRUMENT RECORDED MARCH 29, 1977, IN BOOK 2909 AT PAGE 551.**
- 11. THE EFFECT OF INCLUSION OF SUBJECT PROPERTY IN THE CHEROKEE WATER DISTRICT (NOW KNOWN AS THE CHEROKEE METROPOLITAN DISTRICT), AS EVIDENCED BY INSTRUMENT RECORDED MARCH 29, 1977, IN BOOK 2909 AT PAGE 552.**

12. THE EFFECT OF RESOLUTION NO. 82-9, LAND USE-5 REGARDING APPROVAL OF SPECIAL USE, RECORDED FEBRUARY 11, 1982 IN BOOK 3531 AT PAGE 313.
13. THE EFFECT OF RESOLUTION NO. 91-115, LAND USE-15 REGARDING ZONING, RECORDED MAY 23, 1991 IN BOOK 5840 AT PAGE 1351.
14. THE EFFECT OF RESOLUTION NO. 91-116, LAND USE-16 REGARDING APPROVAL OF SPECIAL USE, RECORDED MAY 23, 1991 IN BOOK 5840 AT PAGE 1355.
15. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF APPALOOSA HWY 24 SUBDIVISION RECORDED DECEMBER 05, 2000 UNDER RECEPTION NO. 200146102, AS AMENDED BY QUITCLAIM DEED RECORDED JULY 27, 2007 UNDER RECEPTION NO. 207099518. RESOLUTION NO. 00-433 REGARDING PLAT APPROVAL IN CONJUNCTION THEREWITH RECORDED FEBRUARY 24, 2006, UNDER RECEPTION NO. 206028173.
16. THE EFFECT OF RESOLUTION NO. 00-432 REGARDING USE SUBJECT TO SPECIAL REVIEW, RECORDED MARCH 09, 2001, UNDER RECEPTION NO. 201029146.
17. THE EFFECT OF RESOLUTION NO. 08-137 REGARDING ZONING, RECORDED MAY 12, 2008, UNDER RECEPTION NO. 208054704.
18. THE EFFECT OF RESOLUTION NO. 16-336 REGARDING DRAINAGE AND BRIDGE FEES, RECORDED SEPTEMBER 29, 2016, UNDER RECEPTION NO. 216112015.
19. (ITEM INTENTIONALLY DELETED)
20. (ITEM INTENTIONALLY DELETED)

Open the attached pdf version of the commitment to view our DISCLOSURE STATEMENTS and PRIVACY POLICY.

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