



**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: **SR55100767**

Date: **10/11/2021**

Property Address: **MULTIPLE PARCELS, MONUMENT, CO 80132**

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

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**For Closing Assistance**

**For Title Assistance**

Land Title El Paso County Title Team  
102 S TEJON #760  
COLORADO SPRINGS, CO 80903  
(719) 634-4821 (Work)  
(719) 634-3190 (Work Fax)  
[csresponse@ltgc.com](mailto:csresponse@ltgc.com)

**Buyer/Borrower**

A BUYER TO BE DETERMINED  
Delivered via: No Commitment Delivery

**Attorney for Seller**

JANE B FREDMAN LLC  
Attention: JUANITA KELLEY  
13511 NORTHGATE ESTATES DR #250  
COLORADO SPRINGS, CO 80921  
(719) 434-5607 (Work)  
(719) 578-8836 (Work Fax)  
[juanita@fredmanlawco.com](mailto:juanita@fredmanlawco.com)  
Delivered via: Electronic Mail

**Seller/Owner**

WOSC LLC, A COLORADO LIMITED LIABILITY  
COMPANY  
Delivered via: No Commitment Delivery



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

Order Number: **SR55100767** Date: **10/11/2021**  
Property Address: **MULTIPLE PARCELS, MONUMENT, CO 80132**  
Parties: **A BUYER TO BE DETERMINED**  
**WOSC 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>	
"TBD" Commitment	\$500.00
	<b>Total \$500.00</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 05/21/2021 under reception no. 221100387](#)
- [El Paso county recorded 05/21/2021 under reception no. 221100386](#)
- [El Paso county recorded 05/27/2020 under reception no. 220071955](#)
- [El Paso county recorded 05/27/2020 under reception no. 220071954](#)
- [El Paso county recorded 11/10/2011 under reception no. 211111388](#)
- [El Paso county recorded 10/21/2010 under reception no. 210105634](#)
- [El Paso county recorded 08/04/2010 under reception no. 210074674](#)
- [El Paso county recorded 04/02/2008 under reception no. 208037587](#)
- [El Paso county recorded 03/31/2008 under reception no. 208035682](#)
- [El Paso county recorded 03/31/2008 under reception no. 208035680](#)
- [El Paso county recorded 03/31/2008 under reception no. 208035679](#)
- [El Paso county recorded 03/31/2008 under reception no. 208035678](#)

**Plat Map(s):**

- [El Paso county recorded 02/16/1972 under reception no. 863562 at book U2 page 51](#)

El Paso county recorded 03/14/1972 under reception no. 869701 at book U2 page 66

El Paso county recorded 08/23/1972 under reception no. 912153 at book W2 page  
26

El Paso county recorded 08/23/1972 under reception no. 912155 at book W2 page  
27

**ALTA COMMITMENT**

**Old Republic National Title Insurance Company**

**Schedule A**

**Order Number: SR55100767**

**Property Address:**

MULTIPLE PARCELS, MONUMENT, CO 80132

**1. Effective Date:**

10/06/2021 at 5:00 P.M.

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

"TBD" Commitment

\$5,000.00

Proposed Insured:

A BUYER 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:**

WOSC LLC, A COLORADO LIMITED LIABILITY COMPANY

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

NINE (9) PARCELS OF LAND LOCATED IN SECTIONS 13, 23, AND 24, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., ALL IN THE COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE LINE BETWEEN THE 30.00' WITNESS CORNER TO THE CENTER QUARTER CORNER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 10377 1997 30.00 WC" AND THE 30.0' REFERENCE MONUMENT TO THE EAST QUARTER CORNER OF SAID SECTION 23, MONUMENTED BY A 1-1/2" ALUMINUM CAP STAMPED "LS 2692", SAID LINE BEARING S89°54'49"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

**PARCEL 1:**

A PARCEL OF LAND BEING A PORTION OF TRACT F, WOODMOOR GREENS RECORDED IN PLAT BOOK U-2 AT PAGE 51 AND A PORTION OF TRACT F, A VACATION AND REPLAT OF LOTS 498-500 WOODMOOR GREENS, RECORDED IN PLAT BOOK W-2 AT PAGE 26, ALL IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE EAST HALF OF SECTION 23 AND THE WEST HALF OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING THAT THE MOST NORTHEASTERLY CORNER OF TRACT F, WOODMOOR GREENS, RECORDED IN PLAT BOOK U-2 AT PAGE 51 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE ON THE BOUNDARY LINE OF SAID TRACT F, THE FOLLOWING SIX (6) COURSES:

1. S07°26'50"E A DISTANCE OF 250.18 FEET;
2. S82°56'42" W A DISTANCE OF 1079.82 FEET;

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3. S07°01'29"E A DISTANCE OF 184.97 FEET;

4. S20°42'44"E A DISTANCE OF 178.01 FEET;

5. S28°16'28"E A DISTANCE OF 349.77 FEET, TO A POINT OF NON-TANGENT CURVE ON THE NORTHERLY RIGHT-OF-WAY LINE OF LEGGINS WAY;

6. ON SAID NORTHERLY RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S17°42'27"E, HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 04°49'29" AND AN ARC LENGTH OF 30.32 FEET, TO A POINT OF NON-TANGENT;

THENCE DEPARTING SAID BOUNDARY LINE, N28°16'28"W A DISTANCE OF 177.70 FEET, TO A POINT ON THE SOUTHERLY LINE OF THAT EASEMENT RECORDED UNDER RECEPTION NO. 202153260;

THENCE ON SAID SOUTHERLY EASEMENT LINE, S61°43'32"W A DISTANCE OF 151.99 FEET, TO A POINT ON THE BOUNDARY LINE OF SAID TRACT F;

THENCE ON SAID BOUNDARY LINE, THE FOLLOWING THREE (3) COURSES:

1. N34°17'20" W A DISTANCE OF 429.38 FEET;

2. N61°39'48" W A DISTANCE OF 234.56 FEET;

3. N80°30'39" W A DISTANCE OF 541.43 FEET, TO THE SOUTHEASTERLY CORNER OF TRACT F, A VACATION AND REPLAT OF LOTS 496-500 WOODMOOR GREENS, RECORDED IN PLAT BOOK W-2 AT PAGE 26;

THENCE ON THE SOUTHERLY LINE OF SAID TRACT F, S87°52'36"W A DISTANCE OF 120.57 FEET;

THENCE DEPARTING SAID SOUTHERLY LINE, THE FOLLOWING TWO (2) COURSES:

1. N01°07'36"W A DISTANCE OF 118.62 FEET;

2. S88°52'24"W A DISTANCE OF 181.20 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BOWSTRING ROAD;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, N01°07'36"W A DISTANCE OF 55.00 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES:

N88°52'24"E A DISTANCE OF 180.00 FEET;

N01°07'36"W A DISTANCE OF 121.00 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID TRACT F, A VACATION AND REPLAT OF LOTS 496-500 WOODMOOR GREENS;

THENCE ON SAID NORTHERLY LINE, N64°13'19"E A DISTANCE OF 153.94 FEET, TO A POINT ON THE NORTHERLY LINE OF TRACT F, WOODMOOR GREENS;

THENCE ON SAID NORTHERLY LINE, THE FOLLOWING FIVE (5) COURSES:

1. N81°26'23"E A DISTANCE OF 254.94 FEET;

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2. S88°16'02"E A DISTANCE OF 243.31 FEET;
3. S75°05'38"E A DISTANCE OF 231.44 FEET;
4. N89°53'08"E A DISTANCE OF 1144.83 FEET;
5. N60°52'57"E A DISTANCE OF 162.40 FEET, TO THE POINT OF BEGINNING.

**PARCEL 2:**

A PARCEL OF LAND BEING ALL OF TRACT D, WOODMOOR PLACER, RECORDED IN PLAT BOOK U-2 AT PAGE 66 AND A PORTION OF LOTS 409 AND 410, WOODMOOR GREENS RECORDED IN PLAT BOOK U-2 AT PAGE 51, ALL IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN SECTION 24, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE MOST SOUTHWESTERLY CORNER OF LOT 467, WOODMOOR GREENS, RECORDED IN PLAT BOOK U-2 AT PAGE 51, SAID POINT LYING ON THE BOUNDARY LINE OF TRACT D, WOODMOOR PLACER, RECORDED IN PLAT BOOK U-2 AT PAGE 66 ALL IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE ON THE BOUNDARY LINE OF SAID TRACT D, THE FOLLOWING SIX (6) COURSES:

1. N59°14'53"E A DISTANCE OF 176.89 FEET;
2. N65°33'04"E A DISTANCE OF 479.36 FEET;
3. N01°12'23"W A DISTANCE OF 189.98 FEET;
4. N70°59'50"E A DISTANCE OF 374.94 FEET;
5. S04°12'07"W A DISTANCE OF 1221.82 FEET;
6. S04°16'22"E A DISTANCE OF 360.45 FEET, TO THE NORTHWESTERLY CORNER OF LOT 410, WOODMOOR GREENS, RECORDED IN PLAT BOOK U-2 AT PAGE 51;

THENCE S07°27'39"E A DISTANCE OF 131.92 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 410;

THENCE S07°21'28"W A DISTANCE OF 194.94 FEET, TO THE SOUTHWESTERLY CORNER OF LOT 409, WOODMOOR GREENS, SAID POINT LYING ON THE BOUNDARY LINE OF TRACT D, WOODMOOR PLACER;

THENCE ON THE BOUNDARY LINE OF SAID TRACT D, THE FOLLOWING FIFTEEN (15) COURSES:

1. S42°30'19"E A DISTANCE OF 204.86 FEET;
2. S70°48'52"E A DISTANCE OF 291.65 FEET;
3. S22°26'19"W A DISTANCE OF 263.17 FEET;

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4. S44°12'29"W A DISTANCE OF 109.83 FEET;
5. N45°25'49"W A DISTANCE OF 50.00 FEET;
6. S44°34'11"W A DISTANCE OF 50.00 FEET;
7. S45°25'49"E A DISTANCE OF 50.00 FEET;
8. S44°34'11"W A DISTANCE OF 77.86 FEET;
9. S00°11'57"W A DISTANCE OF 154.68 FEET;
10. S18°20'03"W A DISTANCE OF 93.94 FEET;
11. N45°04'53"W A DISTANCE OF 710.55 FEET;
12. N13°31'41"E A DISTANCE OF 439.81 FEET;
13. N32°54'08"W A DISTANCE OF 214.68 FEET;
14. S69°46'35"W A DISTANCE OF 515.03 FEET, TO A POINT OF NON-TANGENT CURVE ON THE EASTERLY RIGHT-OF-WAY LINE OF CLOVERFIELD ROAD;
15. ON SAID EASTERLY RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N53°55'28"E, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 31°13'08" AND AN ARC LENGTH OF 190.71 FEET, TO A POINT OF TO THE POINT OF BEGINNING.

**PARCEL 3:**

ALL OF TRACT H, LYING NORTH OF HARNESS ROAD, WOODMOOR GREENS RECORDED IN PLAT BOOK U-2 AT PAGE 51 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

**PARCEL 4:**

ALL OF TRACT A, WOODMOOR GREENS RECORDED UNDER PLAT BOOK U-2 AT PAGE 51, TOGETHER WITH ALL OF TRACT A, A VACATION AND REPLAT OF LOTS 392-396, 344 & 345, WOODMOOR GREENS, RECORDED IN PLAT BOOK W-2 AT PAGE 27, ALL IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

**PARCEL 5**

ALL OF TRACT K, WOODMOOR GREENS, RECORDED IN PLAT BOOK U-2 AT PAGE 51 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

**PARCEL 6**

ALL OF TRACT B, WOODMOOR GREENS, RECORDED IN PLAT BOOK U-2 AT PAGE 51 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

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PARCEL 7

ALL OF TRACT C, WOODMOOR PLACER, RECORDED IN PLAT BOOK U-2 AT PAGE 66 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

PARCEL 8:

ALL OF TRACT J, WOODMOOR GREENS, RECORDED IN PLAT BOOK U-2 AT PAGE 51 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

PARCEL 9:

A PARCEL OF LAND BEING A PORTION OF TRACT B, WOODMOOR PLACER, RECORDED IN PLAT BOOK U-2 AT PAGE 66 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN SECTION 24, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 466, WOODMOOR GREENS, RECORDED IN PLAT BOOK U-2 AT PAGE 51, SAID POINT BEING A POINT OF NON-TANGENT CURVE ON THE WESTERLY RIGHT-OF-WAY LINE OF CLOVERLEAF ROAD;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N85°06'36"E, HAVING A RADIUS OF 410.00 FEET, A CENTRAL ANGLE OF 04°48'09" AND AN ARC LENGTH OF 34.37 FEET, TO A POINT OF NON-TANGENT;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING COURSES:

1. S74°53'09"W A DISTANCE OF 8.95 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 19°25'04" AND AN ARC LENGTH OF 77.95 FEET, TO A POINT OF NON-TANGENT;
3. N34°31'56"W A DISTANCE OF 115.00 FEET, TO A POINT OF NON-TANGENT CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S34°31'56"E, HAVING A RADIUS OF 345.00 FEET, A CENTRAL ANGLE OF 26°50'54" AND AN ARC LENGTH OF 161.66 FEET, TO A POINT OF TANGENT;
5. S28°37'11"W A DISTANCE OF 67.40 FEET, TO A POINT ON THE EASTERLY OF THAT PROPERTY DESCRIBED IN THE TRUSTEES DEED RECORDED UNDER RECEPTION NO. 211111394, SAID POINT BEING A POINT OF NON-TANGENT CURVE;

THENCE ON SAID EASTERLY LINE, THE FOLLOWING TWO (2) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S39°07'14"W, HAVING A RADIUS OF 570.00 FEET, A CENTRAL ANGLE OF 01°22'45" AND AN ARC LENGTH OF 13.72 FEET, TO A POINT OF TANGENT;



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2. N52°15'31"W A DISTANCE OF 279.39 FEET;

THENCE DEPARTING SAID EASTERLY LINE, THE FOLLOWING TWO (2) COURSES:

1. N05°52'43"W A DISTANCE OF 936.00 FEET;

2. S84°03'34"W A DISTANCE OF 224.55 FEET, TO THE NORTHERLY LINE OF SAID PROPERTY DESCRIBED IN THE TRUSTEES DEED RECORDED UNDER RECEPTION NO. 211111394;

THENCE ON SAID NORTHERLY LINE, S84°15'58"W A DISTANCE OF 126.43 FEET, TO A POINT ON THE BOUNDARY LINE OF TRACT B, WOODMOOR PLACER, RECORDED IN PLAT BOOK U-2 AT PAGE 66;

THENCE ON SAID BOUNDARY LINE, THE FOLLOWING THIRTEEN (13) COURSES:

1. N07°26'50"W A DISTANCE OF 145.51 FEET;

2. N46°46'19"E A DISTANCE OF 136.07 FEET;

3. S43°13'41"E A DISTANCE OF 50.00 FEET;

4. N46°46'19"E A DISTANCE OF 50.00 FEET;

5. N43°13'41"W A DISTANCE OF 50.00 FEET;

6. N46°46'19"E A DISTANCE OF 136.84 FEET;

7. N78°19'12"E A DISTANCE OF 261.57 FEET;

8. S08°54'52"E A DISTANCE OF 360.00 FEET;

9. S00°23'24"E A DISTANCE OF 265.00 FEET;

10. S12°33'49"E A DISTANCE OF 370.00 FEET;

11. S32°32'03"E A DISTANCE OF 173.99 FEET;

12. S41°23'18"E A DISTANCE OF 156.18 FEET;

13. S57°23'02"E A DISTANCE OF 176.49 FEET, TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION OF THE ABOVE DESCRIBED PROPERTIES CONVEYED BY THE DEEDS LISTED BELOW:

RECORDED MARCH 30, 2021 UNDER RECEPTION NO. 221062390;

RECORDED SEPTEMBER 23, 2021 UNDER RECEPTION NO. 221178022;

RECORDED SEPTEMBER 23, 2021 UNDER RECEPTION NO. 221178023;

**ALTA COMMITMENT**

**Old Republic National Title Insurance Company**

**Schedule A**

**Order Number: SR55100767**

RECORDED SEPTEMBER 23, 2021 UNDER RECEPTION NO. 221178024;  
RECORDED SEPTEMBER 23, 2021 UNDER RECEPTION NO. 221178025;  
RECORDED SEPTEMBER 23, 2021 UNDER RECEPTION NO. 221178026;  
RECORDED SEPTEMBER 23, 2021 UNDER RECEPTION NO. 221178027;  
RECORDED SEPTEMBER 23, 2021 UNDER RECEPTION NO. 221178028;  
RECORDED SEPTEMBER 23, 2021 UNDER RECEPTION NO. 221178029;  
RECORDED SEPTEMBER 23, 2021 UNDER RECEPTION NO. 221178030;  
RECORDED SEPTEMBER 23, 2021 UNDER RECEPTION NO. 221178031;  
RECORDED SEPTEMBER 23, 2021 UNDER RECEPTION NO. 221178032;  
RECORDED SEPTEMBER 23, 2021 UNDER RECEPTION NO. 221178033;  
RECORDED SEPTEMBER 23, 2021 UNDER RECEPTION NO. 221178034;  
RECORDED SEPTEMBER 23, 2021 UNDER RECEPTION NO. 221178035;  
RECORDED SEPTEMBER 23, 2021 UNDER RECEPTION NO. 221178036;  
RECORDED SEPTEMBER 23, 2021 UNDER RECEPTION NO. 221178037;  
RECORDED SEPTEMBER 23, 2021 UNDER RECEPTION NO. 221178038 AND  
RECORDED SEPTEMBER 23, 2021 UNDER RECEPTION NO. 221178855.

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AMERICAN  
LAND TITLE  
ASSOCIATION



**ALTA COMMITMENT**

**Old Republic National Title Insurance Company**

**Schedule B, Part I**

**(Requirements)**

**Order Number: SR55100767**

**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.**

**NOTE: ADDITIONAL REQUIREMENTS OR EXCEPTIONS MAY BE NECESSARY AT SUCH TIME AS THE BUYERS NAMES ARE ADDED TO THIS COMMITMENT.**

## ALTA COMMITMENT

### Old Republic National Title Insurance Company

#### Schedule B, Part II

#### (Exceptions)

Order Number: SR55100767

**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. **ANY LOSS OR DAMAGE WHICH THE PROPOSED INSURED MAY INCUR BY REASON OF THE FAILURE TO COMPLY WITH THE LAWS AND REGULATIONS OF ANY STATE, COUNTY OR OTHER AUTHORITY RELATING TO THE SUBDIVISION OF THE LAND TO BE INSURED.**
9. **RIGHT OF WAY EASEMENT AS GRANTED TO THE AMERICAN TELEPHONE AND TELEGRAPH COMPANY IN INSTRUMENT RECORDED SEPTEMBER 24, 1951, IN BOOK 1312 AT PAGE 246.**
10. **RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW AS CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED DECEMBER 02, 1971, IN BOOK 2452 AT PAGE 936 AND AS AMENDED IN INSTRUMENT RECORDED APRIL 20, 1973, IN BOOK 2579 AT PAGE 423.**
11. **EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF WOODMOOR GREENS RECORDED FEBRUARY 16, 1972 IN BOOK U2 AT PAGE 51.**

**ALTA COMMITMENT**

**Old Republic National Title Insurance Company**

**Schedule B, Part II**

**(Exceptions)**

**Order Number:** SR55100767

12. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF WOODMOOR PLACER RECORDED MARCH 14, 1972 IN BOOK U2 AT PAGE 66.
13. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF A VACATION AND REPLAT OF LOTS 496 - 500 WOODMOOR GREENS RECORDED AUGUST 23, 1972 IN BOOK W2 AT PAGE 26.
14. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF A REPLAT OF LOTS 344, 345, 392, 393, 394, 395 & 396 WOODMOOR GREENS, RECORDED AUGUST 23, 1972 IN BOOK W2 AT PAGE 27.
15. RIGHT OF WAY EASEMENT AS GRANTED TO WOODMOOR WATER AND SANITATION DISTRICT NO. 1 IN INSTRUMENT RECORDED OCTOBER 27, 1987, IN BOOK 5437 AT PAGE 646.
16. CONVEYANCE OF WATER RIGHTS TO TRIVIEW METROPOLITAN DISTRICT AND TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF WATER EXCHANGE AGREEMENT AS CONTAINED IN QUIT CLAIM DEED RECORDED DECEMBER 21, 1987 IN BOOK 5457 AT PAGE 291. ADDENDUM TO WATER EXCHANGE AGREEMENT RECORDED OCTOBER 1, 1997 UNDER RECEPTION NO. 97115650. SECOND ADDENDUM TO WATER EXCHANGE AGREEMENT RECORDED OCTOBER 4, 2002 UNDER RECEPTION NO. 202170873. ASSIGNMENT OF WATER EXCHANGE AGREEMENT RECORDED JULY 20, 2005 UNDER RECEPTION NO. 205109401.
17. THE EFFECT OF NOTICE OF RESOLUTION REGARDING NON-VEHICULAR EASEMENTS, RECORDED AUGUST 21, 1995 IN BOOK 6707 AT PAGE 1020.
18. RIGHT OF WAY EASEMENT AS GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., A COLORADO CORPORATION IN INSTRUMENT RECORDED FEBRUARY 18, 2000, UNDER RECEPTION NO. 200016879.
19. TERMS, CONDITIONS AND PROVISIONS OF UTILITY EASEMENT AGREEMENT RECORDED SEPTEMBER 11, 2002 AT RECEPTION NO. 202153260.
20. RIGHT OF WAY EASEMENT AS GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., A COLORADO CORPORATION IN INSTRUMENT RECORDED OCTOBER 16, 2002, UNDER RECEPTION NO. 202178358.
21. ANY AND ALL WATER RIGHTS CONVEYED BY QUIT CLAIM DEED RECORDED MAY 27, 2020 UNDER RECEPTION NO. 220071955.
22. TERMS, CONDITIONS AND PROVISIONS OF EASEMENT AGREEMENT FOR CLOVERLEAF DETENTION POND RECORDED MAY 27, 2020 UNDER RECEPTION NO. 220072332.
23. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT CONCERNING WOODMOOR WATER AND SANITATION SERVICE COMMITMENT RECORDED JULY 23, 2020 UNDER RECEPTION NO. 220108351.



## 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.

**Note:** Pursuant to CRS 10-1-11(4)(a)(1), 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.



**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 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, 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



Craig B. Rants, Senior Vice President



**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**

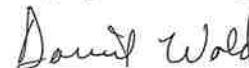
A Stock Company  
400 Second Avenue South, Minneapolis, Minnesota 55401  
(612) 371-1111

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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