

OWNER'S POLICY OF TITLE INSURANCE
8z TITLE, Authorized Agent for
Westcor Land Title Insurance Company

SCHEDULE A

File No.: LV2206009

Policy No.: PROFORMA ONLY POLICY

Amount of Insurance: \$7,000,000.00

Premium: \$11,855.00

Date of Policy: TBD at 7:45 AM

Address Reference: 2855 Hay Creek Road, Colorado Springs, CO 80921

1. Name of Insured:
Randall O'Leary and Andrea O'Leary
2. The estate or interest in the Land that is insured by this policy is:
Fee Simple
3. Title is vested in:
Randall O'Leary and Andrea O'Leary
4. The Land referred to in this policy is described as follows:
PARCEL "A"

Parcel A: That portion of the Southeast quarter of Section 33, Township 11 South, Range 67 West of the 6th p.m. , El Paso County, Colorado, described as follows: Beginning at the Southwest corner of the Southeast quarter of said Section 33; thence South 89 Degrees 41 Minutes 47 Seconds East on the South line of said Southeast quarter (Said bearing and all others in this description being relative to those contained in that certain deed recorded in Book 2618 at page 952 under Reception No. 12380 of the records of El Paso County, Colorado) a distance of 1285.77 feet; thence North 0 Degrees 18 Minutes 13 Seconds East, a distance of 1318.30 feet to a point on the boundary of said tract of land described in said Book 2618 at Page 952; (the following six (6) courses are along and coincident with the boundary line of said tract as staked out on the ground as of July 20, 1981);

(1) thence South 83 Degrees 07 Minutes 37 Seconds West, a distance of 153.18 feet;

(2) thence North 89 Degrees 56 Minutes 13 Seconds West, a distance of 187.99 feet;

(3) thence South 72 Degrees 36 Minutes 27 Seconds West, a distance of 377.14 feet;

(4) thence South 82 Degrees 47 Minutes 34 Seconds West, a distance of 458.74 feet;

(5) thence North 70 Degrees 49 Minutes 23 Seconds West, 140.74 feet to the West line of the Southeast quarter of said Section 33;

(6) thence South 0 Degrees 13 Minutes 53 Seconds West, on said West line, a distance of 1169.30 feet to the point of beginning.

Parcel B: Two non-exclusive rights of way for ingress and egress purposes over and across portions of

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SCHEDULE A

(Continued)

the Southeast quarter of said Section 33, and over and across a portion of Section 34, Township 11 South, Range 67 West of the 6th P.M., 60.0 feet in width and lying 30.0 feet on each side of the following described centerline, El Paso County, Colorado

- Parcel B-1: Commencing at the Northeast corner of the Southwest quarter of said Section 34; thence South 01 Degrees 09 Minutes 09 Seconds West (said bearing and all others in this description being relative to those contained in that certain deed recorded in Book 2618 at Page 952 under Reception No. 12380 of the records of El Paso County, Colorado) on the East line of the Southwest quarter of said Section 34, a distance of 123.10 feet to the true point of beginning of the centerline of the first strip of land:

- (1) thence South 62 Degrees 56 Minutes 57 Seconds West, a distance of 354.64 feet;
- (2) thence on the arc of a curve to the left, which curve has a central angle of 23 Degrees 10 Minutes 05 Seconds, a radius of 250.00 feet and an arc distance of 101.99 feet;
- (3) thence South 39 Degrees 46 Minutes 52 Seconds West, tangent to the last mentioned curve, a distance of 601.81 feet;
- (4) thence on the arc of a curve to the right, which curve has a central angle of 20 degrees 07 minutes 08 seconds, a radius of 250.00 feet, and arc distance of 87.78 feet;
- (5) thence South 59 Degrees 54 Minutes 00 Seconds West, tangent to the last mentioned curve, a distance of 883.04 feet;
- (6) thence on the arc of a curve to the right which curve has a central angle of 21 degrees 33 minutes 50 seconds, a radius of 250.00 feet and arc distance of 94.09 feet;
- (7) thence South 81 Degrees 27 Minutes 50 Seconds West, tangent to the last mentioned curve, 2458.34 feet to the terminus of said centerline, said terminus point being the center point of a 55.0 foot radius turn around at the end of the aforementioned 60.0 foot strip; the side lines of said 60.0 foot strip near the point of beginning are extended and shortened to intersect the east line of the southwest quarter of said Section 34, El Paso County, Colorado

- Parcel B-2: A second 60.0 foot wide strip lying 30.0 feet on each side of the following described centerline: commencing at the Northeast corner of the Southwest quarter of said Section 34; Thence South 01 Degrees 09 Minutes 09 Seconds West (said bearing and all others in this description being relative to those contained in that certain deed recorded in Book 2618 at Page 952 under Reception No. 12380 of the records of El Paso County, Colorado) on the East line of the Southwest quarter of said Section 34, a distance of 123.10 feet to the true point of beginning of the centerline of the second strip of land;

- (1)thence North 62 Degrees 56 Minutes 57 Seconds East, a distance of 58.95 feet;
- (2) thence on the arc of a curve to the left, which curve has a central angle of 42 Degrees 07 Minutes 48 Seconds, a radius of 250.00 feet, and an arc distance of 183.83 feet;
- (3) Thence North 20 Degrees 49 Minutes 09 Seconds East, tangent to the last mentioned curve, 408 feet, more or less, to intersect the southerly line of an existing public roadway known as Baptist Road and the terminus of the centerline, extending and shortening the side lines of said 60.0 foot wide strip to intersect the east line of the Southwest quarter of said Section 34, and to intersect the aforementioned Southerly line of Baptist Road, El Paso County, Colorado

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SCHEDULE A
(Continued)

PARCEL "B"

That portion of the Southeast Quarter of Section 33, Township 11 South, Range 67 West of the 6th P.M., El Paso County, Colorado, described as follows:

Commencing at the Southwest Corner of the Southeast Quarter of said Section 33; thence South 89 Degrees 41 Minutes 47 Seconds East on the South line of said Southeast Quarter (said bearing and all others in the description being relative to those contained in that certain deed recorded in Book 2618 at Page 952 under Reception No. 12380 of the Records of El Paso County, Colorado) a distance of 1285.77 feet to the point of beginning of the tract of land herein described;
thence continue South 89 Degrees 41 Minutes 47 Seconds East, a distance of 1088.50 feet;
thence North 0 Degrees 18 Minutes 13 Seconds East, a distance of 1579.76 feet to a point on the boundary of said tract of land described in said Book 2618 at Page 952; (the following six (6) courses are along and coincident with the boundary line of said tract as staked out on the ground as of July 20, 1981)
thence South 72 Degrees 27 Minutes 17 Seconds West, 240.47 feet; thence South 66 Degrees 51 Minutes 52 Seconds West, 170.18 feet; thence South 71 Degrees 28 Minutes 32 Seconds West, 178.18 feet; thence South 67 Degrees 31 Minutes 56 Seconds West, 197.72 feet; thence North 80 Degrees 44 Minutes 52 Seconds West, 208.50 feet; thence South 83 Degrees 07 Minutes 37 Seconds West, 147.71 feet to intersect a line drawn North 0 Degrees 16 minutes 13 seconds East from the point of beginning, thence South 0 Degrees 18 Minutes 13 seconds West 1318.30 feet to the point of beginning

Together with and subject to: two non-exclusive rights of way for ingress and egress purposes over and across a portion of the Southeast Quarter of said Section 33, and over and across a portion of Section 34, Township 11 South, Range 67 West of the 6th P.M., 60.0 Feet in width and lying 30.0 feet on each side of the following described centerline:

Commencing at the Northeast corner of the Southwest Quarter of said Section 34; thence South 01 Degrees 09 Minutes 09 Seconds West (said bearing and all others in this description being relative to those contained in that certain deed recorded in Book 2618 at Page 952 under Reception No. 12380 of the Records of El Paso County, Colorado) on the East line of the Southwest Quarter of said Section 24, a distance of 123.10 feet to the point of beginning of the centerline of the first strip of land; thence South 62 Degrees 56 Minutes 57 Seconds West, a distance of 354.64 feet; thence on the arc of a curve to the left which curve has a central angle of 23 Degrees 10 Minutes 05 Seconds, a radius of 250.00 feet and an arc distance of 101.09 feet; thence South 39 Degrees 46 Minutes 52 Seconds West, tangent to the last mentioned curve; a distance of 601.81 feet; thence on the arc of a curve to the right, which curve has a central angle of 20 Degrees 07 Minutes 08 Seconds, a radius of 250.00 feet, and an arc distance of 87.78 feet; thence South 59 degrees 54 Minutes 00 Seconds West, tangent to the last mentioned curve; a distance of 883.04; thence on the arc of a curve to the right, which curve has a central angle of 21 Degrees 33 Minutes 50 Seconds, a radius of 250.00 feet and an arc distance of 94.09 feet; thence South 81 Degrees 27 Minutes 50 Seconds West, tangent to the last mentioned curve, 2458.34 feet to the terminus of said centerline, said terminus point being the center point of a 55.0 foot radius turn around at the end of the aforementioned 60.0 foot strip; the side lines of said 60.0 foot strip near the point of beginning are extended and shortened to intersect the East line of the Southwest Quarter of said Section 34

ALSO, a second 60.0 foot wide strip lying 30.00 feet on each side of the following described centerline:

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SCHEDULE A

(Continued)

Commencing at the Northeast corner of the Southwest Quarter of said Section 34; thence South 01 Degrees 09 Minutes 09 Seconds West (said bearing and all others in this description being relative to those contained in that certain deed recorded in Book 2618 at Page 952 under Reception No. 12380 of the Records of El Paso County, Colorado) on the East line of the Southwest Quarter of said 34, a distance of 123.10 feet to the point of beginning of the centerline of the second strip of land; thence North 62 Degrees 56 Minutes 57 Seconds East a distance of 58.95 feet; thence on the arc of a curve to the left, which curve has a central angle of 42 Degrees 07 Minutes 48 Seconds, a radius of 250.00 feet, and an arc distance of 183.83 feet; thence North 20 Degrees 49 Minutes 09 Seconds East tangent to the last mentioned curve, 408 feet more or less to intersect the Southerly line of an existing public roadway known as Baptist Road and the terminus of the centerline, extending and shortening the side lines of said 60.0 foot wide strip to intersect the East line of the Southwest Quarter of said Section 34, and to intersect the aforementioned Southerly line of Baptist Road

PARCEL "C"

That Portion of the Southwest Quarter of Section 34. Township 11 South, Range 67 West of the 6th P.M., El Paso County, Colorado described as follows:

Commencing at the Southeast corner of the Southwest Quarter of said Section 34; thence North 89 Degrees 41 Minutes 47 Seconds West on the South line of said Southwest Quarter (said bearing and all others in this description being relative to those contained in that certain deed recorded in Book 2618 at Page 952 under Reception No. 12380 of the records of El Paso County, Colorado) a distance of 850.00 feet to the point of beginning of the tract of land herein described; thence North 20 Degrees 58 Minutes 00 Seconds West, a distance of 1937.27 feet to an angle point on the boundary of said tract of land described in said Book 2618 at Page 952; (the following three (3) courses are along and coincident with the boundary line of said tract as staked out on the ground as of July 20, 1981) thence South 72 Degrees 37 Minutes 51 seconds West, 210.96 feet; thence South 79 Degrees 33 Minutes 45 Seconds West, 149.01 feet; thence South 80 degrees 51 minutes 58 seconds West, 240.00 feet to intersect a line drawn North 4 Degrees 32 Minutes 33 Seconds West, from a point on the South line of the Southwest Quarter of said Section 34 which is 3374.27 feet Easterly thereon from the Southwest corner of the Southeast Quarter of Section 33; thence South 4 Degrees 32 Minutes 33 Seconds East a distance of 1680.13 feet to the South line of the Southwest Quarter of said Section 34; thence South 89 Degrees 41 Minutes 47 Seconds East on said South line a distance of 1145.00 feet to the point of beginning

PARCEL "D"

That portion of the Southwest Quarter of Section 34, Township 11 South, Range 67 West of the 6th P.M., El Paso County, Colorado described as follows:

Commencing at the Southeast corner of the Southwest Quarter of said Section 34; thence North 1 Degree 09 Minutes 09 seconds East on the East line of said Southwest Quarter (said bearing and all others in this description being relative to those contained in that certain deed recorded in Book 2618 at Page 952 under Reception No. 12380 of the Records of El Paso County, Colorado) a distance of 620.00

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SCHEDULE A

(Continued)

feet to the point of beginning of the tract of land herein described; thence North 39 Degrees 26 Minutes 50 Seconds West, a distance of 1907.10 feet to an angle point on the boundary of said tract of land described in said Book 2618 at Page 952 (the following six (6) courses are along and coincident with this boundary line, of said tract as staked out on the ground as of July 20; 1981) thence North 58 Degrees 39 Minutes 11 seconds East a distance of 130.14 feet; thence North 37 Degrees 44 Minutes 10 Seconds East, a distance of 266.75 feet; thence North 42 Degrees 44 Minutes 21 Seconds West, a distance of 107.40 feet; thence North 19 Degrees 24 Minutes 20 Seconds West, a distance of 234.15 feet; thence South 89 Degrees 07 Minutes 05 Seconds East, a distance of 1129.05 feet; thence South 1 Degrees 09 Minutes 09 Seconds West, a distance of 2034.10 feet to the point of beginning

PARCEL "E"

That portion of the Southwest Quarter of Section 34, Township 11 South, Range 67 West of the 6th P.M., El Paso County, Colorado, described as follows:

Beginning at the Southeast corner of the Southwest Quarter of said Section 34; thence North 89 degrees 41 minutes 47 West on the South line of the Southwest Quarter (said bearing and all others in this description being relative to those contained in that certain deed recorded in Book 2618 at Page 952 under Reception No. 12380 of the records of the El Paso County, Colorado), a distance of 850 feet ; thence North 20 Degrees 58 Minutes 00 Seconds West, a distance of 1937.27 feet to an angle point on the boundary of said tract of land described in said Book 2618 at Page 952; (the following two courses are along and coincident with the boundary line of said tract as staked out on the ground as of July 20, 1981) thence North 50 Degrees 11 Minutes 04 Seconds East, a distance of 403.31 feet; thence North 58 Degrees 39 Minutes 11 Seconds East 40.00 feet to Intersect a line which is drawn North 39 Degrees 26 minutes 50 seconds West from a point on the East line of the Southwest Quarter of said Section 34 which is 620.00 feet Northerly on said East line from the Southeast corner of said Southwest Quarter; thence South 39 Degrees 26 Minutes 50 Seconds East on said line, a distance of 1907.10 feet to said East line of said Southwest Quarter; thence South 1 Degrees 09 Minutes 09 Seconds West on said East line a distance of 620.00 feet to the point of beginning

PARCEL "F"

That portion of the Southeast Quarter of Section 33, and that portion of the Southwest Quarter of Section 34 Township 11 South, Range 67 West of the 6th P.M., El Paso County, Colorado, described as follows: Commencing at the Southwest corner of the Southeast Quarter of said Section 33; thence South 89 Degrees 41 Minutes 47 Seconds East on the South line of said Section 33 and 34 (said bearing and all others in this description being relative to those contained in that certain deed recorded in Book 2618 at Page 952 under Reception No. 12380 of the records of El Paso County, Colorado) a distance of 2374.27 feet to the point of beginning of the tract of land herein described; thence continue South 89 Degrees 41 Minutes 47 Seconds East on the South lines of said Sections, a distance of 1000.00 feet; thence North 4 Degrees 32 Minutes 33 Seconds West, a distance of 1680.13 feet to the boundary of said tract of land described in said Book 2618 at Page 952; (the following six (6) courses are along and coincident with the boundary line of said tract as staked out on the ground as of July 20, 1981) thence South 80 Degrees 51

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SCHEDULE A

(Continued)

Minutes 58 Seconds West 20.86 feet; thence South 87 Degrees 00 Minutes 21 Seconds West, 232.93 feet; thence South 75 Degrees 15 Minutes 56 seconds West, 86.81 feet; thence North 86 Degrees 44 Minutes 08 seconds West, 197.32 feet; thence South 85 Degrees 07 Minutes 05 Seconds West 169.89 feet; thence South 72 Degrees 37 Minutes 17 Seconds West 162.68 to the intersect line drawn North 0 Degrees 18 Minutes 13 Seconds West from the point of beginning; thence South 0 Degrees 18 Minutes 13 Seconds West, a distance of 1579.76 feet to the point of beginning

NOTE: PARCELS "G" AND "H" DESCRIBED BELOW ARE APPURTENANT TO PARCELS "C", "D", "E" AND "F" DESCRIBED ABOVE.

PARCEL "G"

A non-exclusive right of way for ingress and egress purposes over and across a portion of the Southeast quarter of said Section 33, and over and across a portion of Section 34, Township 11 South, Range 67 West of the 6th P.M., 60.0 feet in width and lying 30.0 feet on each side of the following described centerline: Commencing at the at the Northeast corner of the Southwest Quarter of said Section 34; thence South 01 Degrees 09 Minutes 09 Seconds West (said bearing and all others in this description being relative to those contained in that certain deed recorded in Book 2618 at Page 952 under Reception No. 12380 of the records of El Paso County, Colorado) on the East line of the Southwest Quarter of Section 34, a distance of 123.10 feet to the point of beginning of the centerline of the strip of land; thence South 62 degrees 56 minutes 57 seconds West, a distance of 354.64 feet; thence on the arc of a curve to the left, which curve has a central angle of 23 Degrees 10 Minutes 05 Seconds a radius of 250.00 feet and an arc distance of 101.09 feet; thence South 39 Degrees 46 Minutes 52 Seconds West, tangent to the last mentioned curve, a distance of 601.81 feet; thence on the arc of a curve to the right, which curve has a central angle of 20 Degrees 07 Minutes 08 Seconds, a radius of 250.00 feet, and an arc distance of 87.78 feet; thence South 59 Degrees 54 Minutes 00 Seconds West, tangent to the last mentioned curve; a distance of 883.04 feet; thence on the arc of a curve to the right, which curve has a central angle of 21 Degrees 33 Minutes 50 Seconds, a radius of 250.00 feet and an arc distance of 94.09 feet; thence South 81 Degrees 27 Minutes 50 Seconds West, tangent to the last mentioned curve, 2458.34 feet to the terminus of said centerline said terminus point being the center point of a 55.0 foot radius turn around at the end of the aforementioned 60.0 foot Strip; the side lines of said 60.0 foot strip near the point of beginning are extended and shortened to intersect the East line of the Southwest Quarter of said Section 34

PARCEL "H"

A non-exclusive right of way for ingress and egress purposes over and across a portion of the East Half of Section 34, Township 11 South, Range 67 West of the 6th P.M., 60.0 feet in width and lying 30.0 feet on each aide of the following described centerline: Commencing at the Northeast corner of the Southwest Quarter of said Section 34; thence South 01 Degrees 09 Minutes 09 seconds West (said bearing and all others in this description being relative to those contained in that certain deed recorded in Book 2618 at Page 952 under Reception No. 12380 of the records of El Paso County, Colorado) on the East line of the

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SCHEDULE A

(Continued)

Southwest Quarter of said Section 34; a distance of 123.10 feet to the point of beginning of the centerline described hereto; thence North 62 Degrees 56 Minutes 57 Seconds East, a distance of 58.95 feet; thence on the arc of a curve to the left, which curve has a central angle of 42 Degrees 07 Minutes 48 Seconds, a radius of 250.00 feet, and an arc distance of 183.83 feet; thence North 20 Degrees 49 Minutes 09 Seconds East tangent to the last mentioned curve 400 feet more or less to the intersect the Southerly line of an existing roadway known as Baptist Road, and the terminus of the centerline, extending and shortening the side lines of said 60.0 foot wide strip to intersect the East line of the Southwest Quarter of said Section 34, and to intersect the aforementioned Southerly line of Baptist Road

John Michael Sherman

Authorized Agent

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SCHEDULE B

File No.: LV2206009

Policy No.: PROFORMA POLICY ONLY

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS, BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF.
2. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.
3. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, ENCROACHMENTS, OVERLAPS, VARIATIONS OR SHORTAGE IN AREA OR CONTENT, PARTY WALLS AND ANY OTHER MATTERS THAT WOULD BE DISCLOSED BY A CORRECT SURVEY AND/OR PHYSICAL INSPECTION OF THE LAND.
4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- NOTE - EXCEPTIONS 1-4 ARE HEREBY DELETED.
5. TAXES FOR THE YEAR 2022, A LIEN NOT YET DUE OR PAYABLE. (AS TO ALL SIX TAX PARCELS)
6. UNPATENTED MINING CLAIMS; RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; WATER RIGHTS, CLAIMS OR TITLE TO WATER.
7. ALL RIGHT, TITLE AND INTEREST IN AND TO ALL THE OIL, GAS AND OTHER MINERALS, AND ALL OTHER COMPONENTS OF THE MINERAL ESTATE, TOGETHER WITH ALL RIGHTS, EASEMENTS AND PRIVILEGES RELATING THERETO, INCLUDING ALL RIGHT, TITLE AND INTEREST OF ANY PERSONS, AND/OR THE PUBLIC, AND/OR ENTITIES, AND/OR GOVERNMENTS IN AND TO ALL OF THE OIL, GAS, MINERALS AND OTHER ELEMENTS WHICH DO NOT CONSTITUTE A PART OF THE SURFACE ESTATE.
8. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN WARRANTY DEED WITH EASEMENT RECORDED JANUARY 5, 1982 AT RECEPTION NO. 00834945.
9. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN WARRANTY DEED WITH EASEMENT RECORDED DECEMBER 7, 1981 IN BOOK 3509 AT PAGE 714.
10. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN WARRANTY DEED WITH RIGHT OF WAY RECORDED OCTOBER 31, 1985 IN BOOK 5083 AT PAGE 0349.
11. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RIGHT OF WAY DEED RECORDED AUGUST 6, 1981 IN BOOK 3465 AT PAGE 937.

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SCHEDULE B

(Continued)

12. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RIGHT OF WAY GRANT AND AGREEMENT RECORDED AUGUST 6, 1981 IN BOOK 3465 AT PAGE 929.
13. ALL RESTRICTIVE NOTES AND EASEMENTS AS SHOWN ON THE ALTA/NSPS LAND TITLE SURVEY AMENDED BY AZTEC CONSULTANTS , INC. ON JULY 7, 2022 AS JOB NO. 164022-01.

"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 of 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."

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