

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 9/20/18

Receipt No. 521685

Processed by BG

Customer: TECH CONTRACTORS
P.O. BOX 80036
SAN DIEGO, CA 92138-0036

Check No. 21133

Payment Method

Item	Description	Prefix	Type	Rate	Qty	Amount
2	PROJECT NAME: WINDING WALK 1					0.00
K02	Bridge Fees, Basin =BENNETT			111,005.00		111,005.00
K02	Bridge Fees, Basin =BENNETT CREDIT			-111,005.00		-111,005.00
K02	Bridge Fees, Basin =HAEGLER			38,151.00		38,151.00
K04	Drainage Fees, Basin=BENNETT			289,389.00		289,389.00
K04	Drainage Fees, Basin=HAEGLER			258,505.00		258,505.00
K04	Drainage Fees, Basin=HAEGLER DEFFERRED			-220,957.00		-220,957.00
K30	Park Fees/Regional per Dwelling Unit 2			148,350.00		148,350.00
K30	Park Fees/Regional per Dwelling Unit 2 CREDIT			-148,350.00		-148,350.00
K30	Park Fees URBAN AREA 3			93,840.00		93,840.00
K30	Park Fees URBAN AREA 3 CREDIT			-93,840.00		-93,840.00
K18	Covenants (1st page)			13.00		13.00
K19	Covenants (each additional)			5.00	4	20.00
K28	Mylar Pages (each page)			13.00	9	117.00

Total \$365238.00

FINAL PLAT RECORDING CHECKLIST

PROJECT NAME & FILE #:

APPLICANT TO PROVIDE

Outside Agency Agreements signed and copies provided (Parks; Fire; School)

☐ Current Title Commitment provided showing ownership

Title 32 District annual report copy submitted for recording

☐ Tax Certification from County Treasurer's office

CDOT Surety

☐ Engineer and all owners sign plat or submit ratification form

☐ Subdivision Improvements Agreement signed by property owner and copy provided with financial assurance

☐ Other Agreements signed and copies provided (e.g.: Landscaping; Maintenance; Access)

Warranty Deed for Road provided

☐ CC&R and HOA documents provided

☐ Enumerations Sign-off and Review Fee paid

☐ Woodmen Road Metro District

COUNTY STAFF TO COMPLETE

Legal Review and Sign-off of agreements and CC&Rs

Surety Estimate (AKA: EGF) signed by County Engineer and attached to SIA

Subdivision Improvements Agreement signed by BoCC Chair

Other Agreements signed as applicable (e.g.: Maintenance; Access; etc.)

County Staff (Planner & Engineer) Sign-off

DSD Director and BoCC Chair sign plat

Collateral submitted to DSD in amount shown on Surety Estimate

Receipt for Fees paid (impact fees and recording fees)

RECORDING FEES WORKSHEET

Project Name: _____

RECEIPT #	TYPE	No. Pages	FEES (2017)	TOTALS
K01	BRIDGE, DRAINAGE, PARKS, SCHOOL FEES			
K02	Bridge Fees - Basin = Bennett & Haegler		\$ 149,156.00	
K03	Parks - Community Area =		\$ -	
K04	Drainage - Basin = Bennett & Haegler		\$ 547,894.00	
K05	Parks - Urban Area = 3		\$ 93,840.00	
K06	Parks - Regional Area = 2		\$ 148,350.00	
K07	School - District =		\$ -	
	Bridge, Drainage, Parks Credits		\$ (574,152.00)	
ANTICIPATE CREDITS (FEES TO BE ADJUSTED)			TOTAL	\$ 365,088.00
K08	STANDARD FEES			
K09	Affidavit (1st page)		\$ 13.00	\$ -
K10	Affidavit (# additional pages)		\$ 5.00	\$ -
K11	Articles of Incorporation (1st page)		\$ 13.00	\$ -
K12	Articles of Incorporation (# additional pages)		\$ 5.00	\$ -
K13	Bylaws (1st page)		\$ 13.00	\$ -
K14	Bylaws (# additional pages)		\$ 5.00	\$ -
K15	Certificate (1st page)		\$ 13.00	\$ -
K16	Certificate (# additional pages)		\$ 5.00	\$ -
K17	Certified Copies (per document)		\$ 1.00	\$ -
K18	Covenants (1st page)	1	\$ 13.00	\$ 13.00
K19	Covenants (# additional pages)	4	\$ 5.00	\$ 20.00
K20	Detention Pond Maintenance Agreement (1st page)	1	\$ -	\$ -
K21	Detention Pond Maint. Agree. (# additional pages)	12	\$ -	\$ -
K22	Development Agreements all pages		\$ -	\$ -
K22	Estimate of Guaranteed Funds (1st page) EGF		\$ -	\$ -
K23	EGF (# additional pages)		\$ -	\$ -
K24	Emergency Easements (1st page)		\$ 13.00	\$ -
K25	Emergency Easements (# additional pages)		\$ 5.00	\$ -
K26	Miscellaneous Documents (1st page)		\$ 13.00	\$ -
K27	Miscellaneous Documents (# additional pages)		\$ 5.00	\$ -
K28	Mylars (Total # of Pages)	9	\$ 13.00	\$ 117.00
K29	Mylar/Plat Copies (per page)		\$ 3.00	\$ -
K30	Mylars/Plat Copies (# each additional page)		\$ 10.00	\$ -
K31	Park Fees/Regional per Dwelling Unit		\$ 353.00	\$ -
K32	PUD Guide (1st page)		\$ 13.00	\$ -
K33	PUD Guide (# additional pages)		\$ 5.00	\$ -
K34	PUD Development Plan (1st page)		\$ 13.00	\$ -
K35	PUD Copies per page		\$ 3.00	\$ -
K36	PUD Development Plan (# additional pages)		\$ 5.00	\$ -
K37	Ratification Statement (1st page)		\$ 13.00	\$ -
K38	Ratification Statement (# additional pages)		\$ 5.00	\$ -
K39	Reciprocal Access & Maint. Agreement (1st page)		\$ 13.00	\$ -
K40	Reciprocal Access & Maint. Agree. (# additional pages)		\$ 5.00	\$ -
K41	Subdivision Improvement Agreement (1st page) SIA	1	\$ -	\$ -
K42	SIA (# additional pages)	8	\$ -	\$ -
K43	Warranty Deed (1st page)		\$ 13.00	\$ -
K44	Warranty Deed (# additional pages)		\$ 5.00	\$ -
K45	Landscape Completion Agreement (1st page)		\$ -	\$ -
K46	Landscape Completion Agreement (# additional pages)		\$ -	\$ -
K47	Development Agreements (1st page)		\$ -	\$ -
K48	Development Agreements (# additional pages)		\$ -	\$ -
ENTER	NUMBER OF DOCUMENTS RECORDED		\$1.00	\$ -
	TOTAL RECORDING FEE		\$	150.00
	TOTAL BASIN, BRIDGE, PARKS, SCHOOL FEES		\$	365,088.00
	TOTAL RECORDING FEE		\$	365,238.00



1150 Kelly Johnson Blvd., Ste 140
Colorado Springs, CO 80920
Phone: (719) 592-9933
Fax: (866) 828-9543

DATE: August 31, 2018
FILE NUMBER: 592-H0522189-071-CS9, Amendment No. 1
PROPERTY ADDRESS: WindingWalk, Peyton, CO
BUYER/BORROWER: Purchaser with contractual rights under a purchaser agreement with the vested owner identified at Item 4 below
OWNER(S): GTL, Inc., a California corporation
YOUR REFERENCE NUMBER:
ASSESSOR PARCEL NUMBER: pt of 42000-00-415 pt of 42000-00-413

PLEASE TAKE NOTE OF THE FOLLOWING REVISED TERMS CONTAINED HEREIN:

Amended legal, effective date and Sch B-II's

WIRED FUNDS ARE REQUIRED ON ALL CASH PURCHASE TRANSACTIONS. FOR WIRING INSTRUCTIONS, PLEASE CONTACT YOUR ESCROW OFFICE AS NOTED ON THE TRANSMITTAL PAGE OF THIS COMMITMENT.

TO: Heritage Title Company, Inc.
1150 Kelly Johnson Blvd.
Ste 140
Colorado Springs, CO 80920

ATTN: Cindy Stimits
PHONE: (719) 592-9933
FAX: (866) 828-9543
E-MAIL: cstimits@heritagetco.com

TO: GTL, Inc.
3575 Kenyon Street
San Diego, CA 92110

ATTN: Tom Kerby
PHONE: (619) 223-1663
FAX: (619) 223-2865
E-MAIL: tom@meridianranch.com

TO: Colorado Springs North Escrow
1150 Kelly Johnson Blvd.
Ste 140
Colorado Springs, CO 80920

ATTN: Cindy Stimits
PHONE: (719) 592-9933
FAX: (866) 828-9543
E-MAIL: cstimits@heritagetco.com

END OF TRANSMITTAL

Attached Legal Description

**A PARCEL OF LAND LOCATED IN A PORTIONS OF SECTION 29 AND 30,
IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT ON THE SOUTHERN MOST CORNER OF TRACT D OF STONEBRIDGE
FILING NO. 1 AT MERIDIAN RANCH, RECORDED WITH RECEPTION NO. 215713582 IN THE
RECORDS OF EL PASO COUNTY;**

THE FOLLOWING COURSE IS ON SAID SOUTHERLY LINE OF TRACT D:

1. **THENCE N76°25'11"E A DISTANCE OF 375.00 FEET;**
2. **THENCE S78°55'18"E A DISTANCE OF 200.00 FEET;**
3. **THENCE S38°44'01"E A DISTANCE OF 300.00 FEET;**
4. **THENCE S86°37'24"E A DISTANCE OF 475.00 FEET;**
5. **THENCE N79°31'13"E A DISTANCE OF 400.00 FEET;**
6. **THENCE N64°36'19"E A DISTANCE OF 400.00 FEET;**
7. **THENCE N82°25'21"E A DISTANCE OF 800.00 FEET;**
8. **THENCE N20°23'46"W A DISTANCE OF 350.00 FEET;**
9. **THENCE N58°13'49"W A DISTANCE OF 206.93 FEET;**
10. **THENCE N68°53'37"W A DISTANCE OF 140.36 FEET;**
11. **THENCE N65°03'17"W A DISTANCE OF 145.00 FEET;**
12. **THENCE N60°08'41"W A DISTANCE OF 60.00 FEET;**
13. **THENCE N54°59'06"W A DISTANCE OF 123.00 FEET;**
14. **THENCE N49°16'15"W A DISTANCE OF 58.53 FEET;**
15. **THENCE N46°40'09"W A DISTANCE OF 60.00 FEET;**
16. **THENCE N44°59'01"W A DISTANCE OF 59.00 FEET;**
17. **THENCE N38°56'54"W A DISTANCE OF 123.00 FEET;**
18. **THENCE N33°47'19"W A DISTANCE OF 60.00 FEET;**
19. **THENCE N12°21'07"E A DISTANCE OF 8.00 FEET;**
20. **N31°45'35"W A DISTANCE OF 134.54 FEET TO A POINT ON THE BOUNDARY OF SAID
STONEBRIDGE FILING NO. 1 AT MERIDIAN RANCH;**

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

21. **THENCE N56°12'41"E A DISTANCE OF 25.16' TO A NON-TANGENT CURVE TO THE
RIGHT;**
22. **THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1030.00 FEET, A DELTA
ANGLE OF 14°43'10", AN ARC LENGTH OF 264.61 FEET, WHOSE LONG CHORD BEARS
N16°55'44"W A DISTANCE OF 263.88 FEET;**
23. **THENCE N80°25'51"E A DISTANCE OF 60.00 FEET TO A POINT ON THE BOUNDARY
STONEBRIDGE FILING NO. 3 AT MERIDIAN RANCH, RECORDED WITH RECEPTION NO.
217714053 IN THE RECORDS OF EL PASO COUNTY AND A NON-TANGENT CURVE TO THE
LEFT;**

THE FOLLOWING TWO(2) COURSES ARE ON SAID BOUNDARY LINE:

59. THENCE S39°48'46"E A DISTANCE OF 205.06 FEET;
60. THENCE S41°08'31"E A DISTANCE OF 105.12 FEET;
61. THENCE S35°41'22"E A DISTANCE OF 105.12 FEET;
62. THENCE S35°16'51"E A DISTANCE OF 70.00 FEET;
63. THENCE S41°20'14"E A DISTANCE OF 75.00 FEET;
64. THENCE S63°46'18"E A DISTANCE OF 75.00 FEET;
65. THENCE S51°15'18"E A DISTANCE OF 210.10 FEET TO A POINT ON THE SOUTHEASTERN CORNER OF SAID VISTAS FILING NO. 1 AT MERIDIAN RANCH AND THE WESTERLY RIGHT-OF-WAY LINE OF EASTONVILLE ROAD;
66. THENCE S38°44'41"W ALONG SAID EASTONVILLE RIGHT-OF-WAY A DISTANCE OF 408.79 FEET;
67. THENCE N89°23'27"W A DISTANCE OF 12.73 FEET TO THE CORNER OF TRACT F OF THE METROPOLITAN CLUB RECORDED WITH RECEPTION NO. 208712913 IN THE RECORDS OF EL PASO COUNTY, COLORADO;

THE FOLLOWING TWO(2) COURSES ARE ON SAID TRACT LINE:

68. THENCE N 89°23'27" W A DISTANCE OF 130.97 FEET;
69. THENCE N 89°25'42"W A DISTANCE OF 591.73 FEET;
70. THENCE S 38°47'27" W A DISTANCE OF 1.03 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STAPLETON DRIVE;

THE FOLLOWING SEVEN(7) COURSES ARE ON SAID NORTHERLY RIGHT-OF-WAY LINE:

71. THENCE N 89°25'42" W A DISTANCE OF 16.24 FEET TO A NON-TANGENT CURVE TO THE LEFT;
72. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1410.00 FEET, A DELTA ANGLE OF 17°51'47", AN ARC LENGTH OF 439.60 FEET, WHOSE LONG CHORD BEARS N80°43;99"W A DISTANCE OF 437.82 FEET;
73. THENCE N89°38'53"W A DISTANCE OF 835.50 FEET;
74. THENCE N46°47'48"W A DISTANCE OF 64.84 FEET;
75. THENCE N87°58'53"W A DISTANCE OF 120.05 FEET;
76. THENCE S43°01'13"W A DISTANCE OF 64.72 FEET;
77. THENCE N89°38'53"W A DISTANCE OF 963.75 FEET TO A POINT ON THE SOUTHEAST CORNER OF TRACT F, MERIDIAN RANCH FILING NO. 1 RECORDED WITH RECEPTION NO. 203036466 IN THE RECORDS OF EL PASO COUNTY;
78. THENCE N36°20'59"W ON SAID TRACT LINE A DISTANCE OF 24.74 FEET TO A POINT ON THE SOUTHEAST CORNER OF TRACT G, OF SAID STONEBRIDGE FILING NO. 1;
79. THENCE N36°20'59"W ON SAID TRACT LINE A DISTANCE OF 1691.39 FEET TO THE POINT OF BEGINNING.

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW ¼ OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., ASSUMED TO BEAR S89°25'42"E FROM THE SOUTHWEST CORNER OF SAID SECTION 29 (A STONE W/SCRIBED "X") TO THE SOUTH QUARTER CORNER OF SAID SECTION 29 (3.25" ALUM. CAP LS #30087).

SCHEDULE B – Section 2

Exceptions

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction:

1. Any facts, rights, interests or claims that are not shown by the Public Records but which 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 encroachments, encumbrances, 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 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 the proposed Insured acquires of record for the value the estate or interest or mortgage thereon covered by this Commitment.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof, (c) water rights, claims of title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
7. (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.
8. All taxes and assessments, now or heretofore assessed, due or payable.
9. Resolution of the Board of County Commissioners dated and recorded October 2, 1897 in Road Book A at Page 78, which provided that all section lines, township lines on the public domain East of the Range line separating Ranges 65 West and 66 West are declared to be public highways having a width of 60 feet, being 30 feet on each side of said section lines, township lines or range lines.
10. Terms, conditions, provisions, agreements and obligations specified under the Deferred Payment Right of Way Agreement by and between First American Title Insurance Company under Holding Agreement #87-01 and Diamond Shamrock Pipeline Company recorded March 21, 1996 in Book 6845 at Page 751. NOTE: Partial Release of Right of Way and Easement recorded December 19, 2005 at Reception No. 205199581.
11. Terms, conditions, provisions, agreements and obligations contained in the Resolution recorded June 14, 2000 at Reception No. 200068675.
12. Terms, conditions, provisions, agreements and obligations contained in the Resolution recorded August 16, 2000 at Reception No. 200097484, and re-recorded September 12, 2000 at Reception No. 200109261.

- 28. Terms, conditions, provisions, agreements and obligations contained in the Resolution No. 05-17 recorded on October 14, 2005 at Reception Number 205164694.
- 29. Terms, conditions, provisions, agreements and obligations contained in the Resolution No. 05-554 recorded on March 14, 2006 at Reception Number 206037322.
- 30. Terms, conditions, provisions, agreements and obligations contained in the Resolution No. 05-555 as set forth below:

Recording Date: May 24, 2006
Recording No.: 206076349

- 31. Terms, conditions, provisions, agreements, obligations and easements contained in Permanent Easement Agreement with Meridian Service Metropolitan District recorded March 21, 2012 at Reception No. 212031865.
- 32. Terms, conditions, provisions, agreements and obligations contained in Resolution No. 12-172 by the Board of County Commissioners recorded May 25, 2012 at Reception No. 212060955.
- 33. Terms, conditions, provisions, agreements and obligations contained in Resolution No. 12-173 by the Board of County Commissioners recorded June 11, 2012 at Reception No. 212066821.
- 34. Terms, conditions, provisions, agreements and obligations contained in the Meridian Ranch Zoning and Conceptual Plan as set forth below:

Recording Date: March 20, 2013
Recording No.: 213036329

- 35. Terms, conditions, provisions, agreements, obligations and easements contained in Public Right of Way Landscape License Agreement recorded March 20, 2013 at Reception No. 213036330.
- 36. Development Assessment and Lien Agreement between Falcon School Building Authority, a Colorado Nonprofit Corporation and GTL, Inc. d/b/a GTL Development, Inc. and Meridian Ranch Investments, Inc., Grantors and The Bank of Cherry Creek, a Branch of Western National Bank, as Trustee under the Indenture of Trust securing an aggregate principal sum of \$2, 359,000.00 dated April 15, 2003, recorded April 15, 2003 at Reception No. 203077656.
- 37. Deed of Trust from GTL, Inc., a California corporation, to the Public Trustee of El Paso County, for the benefit of Meridian Ranch Investments, Inc., a Colorado corporation, securing an original principal indebtedness of \$31,783,500.00, and any other amounts and/or obligations dated March 1, 2006, recorded March 2, 2006 at Reception No. 206031582.
- 38. Terms, conditions, provisions, agreements and obligations contained in the Public Disclosure Document as set forth below:

Recording Date: December 29, 2014
Recording No.: Reception No. 214119306 and Reception No. 214119307

47. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$7,861,500.00

Trustor/Grantor GTL Inc., a California corporation

Trustee: Public Trustee of El Paso County

Beneficiary: Meridian Ranch Investments, Inc., a Colorado corporation

Recording Date: April 8, 2016

Recording No: 216035894

48. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$8,919,000.00

Trustor/Grantor GTL, Inc., a California Corporation

Trustee: Public Trustee of El Paso County

Beneficiary: Meridian Ranch Investments, Inc.

Recording Date: June 11, 2018

Recording No: 218066305

END OF EXCEPTIONS

**ATTACHED AFFIDAVIT AND INDEMNITY AGREEMENT
LEGAL DESCRIPTION**

**A PARCEL OF LAND LOCATED IN A PORTIONS OF SECTION 29 AND 30,
IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED
AS FOLLOWS:**

**BEGINNING AT A POINT ON THE SOUTHERN MOST CORNER OF TRACT D OF STONEBRIDGE FILING NO. 1 AT
MERIDIAN RANCH, RECORDED WITH RECEPTION NO. 215713582 IN THE RECORDS OF EL PASO COUNTY;**

THE FOLLOWING COURSE IS ON SAID SOUTHERLY LINE OF TRACT D:

1. THENCE N76°25'11"E A DISTANCE OF 375.00 FEET;
2. THENCE S78°55'18"E A DISTANCE OF 200.00 FEET;
3. THENCE S38°44'01"E A DISTANCE OF 300.00 FEET;
4. THENCE S86°37'24"E A DISTANCE OF 475.00 FEET;
5. THENCE N79°31'13"E A DISTANCE OF 400.00 FEET;
6. THENCE N64°36'19"E A DISTANCE OF 400.00 FEET;
7. THENCE N82°25'21"E A DISTANCE OF 800.00 FEET;
8. THENCE N20°23'46"W A DISTANCE OF 350.00 FEET;
9. THENCE N58°13'49"W A DISTANCE OF 206.93 FEET;
10. THENCE N68°53'37"W A DISTANCE OF 140.36 FEET;
11. THENCE N65°03'17"W A DISTANCE OF 145.00 FEET;
12. THENCE N60°08'41"W A DISTANCE OF 60.00 FEET;
13. THENCE N54°59'06"W A DISTANCE OF 123.00 FEET;
14. THENCE N49°16'15"W A DISTANCE OF 58.53 FEET;
15. THENCE N46°40'09"W A DISTANCE OF 60.00 FEET;
16. THENCE N44°59'01"W A DISTANCE OF 59.00 FEET;
17. THENCE N38°56'54"W A DISTANCE OF 123.00 FEET;
18. THENCE N33°47'19"W A DISTANCE OF 60.00 FEET;
19. THENCE N12°21'07"E A DISTANCE OF 8.00 FEET;
20. N31°45'35"W A DISTANCE OF 134.54 FEET TO A POINT ON THE BOUNDARY OF SAID STONEBRIDGE FILING NO. 1 AT MERIDIAN RANCH;

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

21. THENCE N56°12'41"E A DISTANCE OF 25.16' TO A NON-TANGENT CURVE TO THE RIGHT;
22. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1030.00 FEET, A DELTA ANGLE OF 14°43'10", AN ARC LENGTH OF 264.61 FEET, WHOSE LONG CHORD BEARS N16°55'44"W A DISTANCE OF 263.88 FEET;
23. THENCE N80°25'51"E A DISTANCE OF 60.00 FEET TO A POINT ON THE BOUNDARY STONEBRIDGE FILING NO. 3 AT MERIDIAN RANCH, RECORDED WITH RECEPTION NO. 217714053 IN THE RECORDS OF EL PASO COUNTY AND A NON-TANGENT CURVE TO THE LEFT;

THE FOLLOWING TWO(2) COURSES ARE ON SAID BOUNDARY LINE:

24. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 970.00 FEET, A DELTA ANGLE OF 11°31'45", AN ARC LENGTH OF 195.19 FEET, WHOSE LONG CHORD BEARS S15°20'02"E A DISTANCE OF 194.86 FEET;
25. THENCE S66°06'02"W A DISTANCE OF 30.00 FEET;
26. THENCE S31°38'39"E A DISTANCE OF 206.41 FEET;
27. THENCE S23°57'47"E A DISTANCE OF 105.00 FEET;
28. THENCE S43°46'04"E A DISTANCE OF 160.00 FEET;
29. THENCE S55°03'09"E A DISTANCE OF 144.23 FEET;
30. THENCE S60°08'41"E A DISTANCE OF 60.00 FEET;
31. THENCE S61°52'11"E A DISTANCE OF 60.00 FEET;
32. THENCE S69°16'10"E A DISTANCE OF 120.43 FEET;
33. THENCE S69°58'55"E A DISTANCE OF 100.00 FEET;
34. THENCE S61°13'42"E A DISTANCE OF 97.00 FEET;
35. THENCE S54°18'56"E A DISTANCE OF 97.00 FEET;
36. THENCE S47°54'59"E A DISTANCE OF 105.00 FEET;
37. THENCE S42°33'34"E A DISTANCE OF 60.00 FEET;
38. THENCE S42°50'23"E A DISTANCE OF 125.00 FEET;
39. THENCE N47°26'26"E A DISTANCE OF 115.00 FEET;
40. THENCE N49°10'35"E A DISTANCE OF 165.08 FEET;

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW $\frac{1}{4}$ OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., ASSUMED TO BEAR S89°25'42"E FROM THE SOUTHWEST CORNER OF SAID SECTION 29 (A STONE W/SCRIBED "X") TO THE SOUTH QUARTER CORNER OF SAID SECTION 29 (3.25" ALUM. CAP LS #30087).

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policies or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <http://www.alta.org>.

Note: Notwithstanding anything to the contrary in this Commitment, if the policy to be issued is other than an ALTA Owner's Policy (6/17/06), the policy may not contain an arbitration clause, or the terms of the arbitration clause may be different from those set forth in this Commitment. If the policy does contain an arbitration clause, and the Amount of Insurance is less than the amount, if any, set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.

FIDELITY NATIONAL FINANCIAL, INC. PRIVACY NOTICE

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

Types of Information Collected

We may collect two types of information from you: Personal Information and Browsing Information.

Personal Information. FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g., Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g., loan or bank account information); and
- other personal information necessary to provide products or services to you.

Browsing Information. FNF may automatically collect the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or mobile device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website

How Personal Information is Collected

We may collect Personal Information about you from:

- information we receive from you on applications or other forms;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

How Browsing Information is Collected

If you visit or use an FNF Website, Browsing Information may be collected during your visit. Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to other websites. FNF is not responsible for the privacy practices or the content of any of those other websites. We advise you to read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and third parties' products and services, jointly or independently.

When Information Is Disclosed

We may make disclosures of your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or

collected from you in the future. We may use comments, information or feedback that you submit to us in any manner that we may choose without notice or compensation to you.

Accessing and Correcting Information; Contact Us

If you have questions, would like to access or correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, send your requests via email to privacy@fnf.com, by phone to (888) 934-3354, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer



PIKES PEAK REGIONAL BUILDING DEPARTMENT

2880 International Circle
Colorado Springs, Colorado 80910
Website: <http://www.pprbd.org>

9/11/2018 10:07:50 AM
(AMY)
Receipt #: 1535860

Invoice

Customer: Tech Contractors

Transaction Summary

Account	Description	Reference	Amount
1301-40039	FINAL PLAT FEE		\$3,460.00

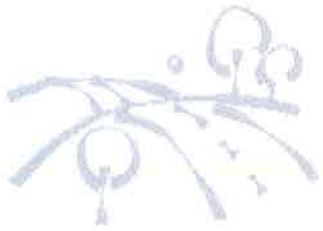
Total Due: \$3,460.00

Payment Summary

Account	Description	Reference	Amount
9801-55200	COLLECTION, CHECK	21134	\$3,460.00

Total Tendered: \$3,460.00

Comment: WINDINGWALK FIL NO 1 AT MERIDIAN RANCH 345 LOT & 1 TRACT



Woodmen Road Metropolitan District


c/o Walker Schooler District Managers
614 N. Tejon Street
Colorado Springs, CO 80903

Receipt

DATE	RECEIPT NO.
9/11/2018	3616

SOLD TO
Tech Contractors P.O. Box 80036 San Diego, CA 92138-0036

CHECK NO.	PAYMENT METHOD
21135	

DESCRIPTION	FILING	QTY	RATE	AMOUNT
Windingwalk at Meridian Ranch	Filing 1	345	385.00	132,825.00
AUTHORIZED SIGNATURE: 		Total		
		\$132,825.00		

Phone #
(719) 447-1777

**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: 42000-00-415

2017 TAXES PAYABLE 2018

Owner Per Tax Record: MERIDIAN RANCH INVESTMENTS INC

Property Type: Real Estate

Property Location: EASTONVILLE RD

Property Description: TRACTS IN SEC 28, 29 & 30-12-64 DESC AS FOLS: ALL THAT
PT OF SECS 28 & 29 LY NWLY OF EASTONVILLE RD, EX N
1885.00 FT M/L, EX THAT PT OF TRACT DESC BY REC
>> SEE NEXT PAGE for SUPP. INFORMATION <<

Alerts:

Assessed Value

Land	\$	61110
Improvement	\$	0
TOTAL	\$	61110

Tax District: SDV

EL PASO COUNTY	0.007635	466.57
EPC ROAD & BRIDGE (UNSHARED)	0.000330	20.17
FALCON SCHOOL NO 49	0.043648	2667.33
* PIKES PEAK LIBRARY	0.003812	232.95
FALCON FIRE PROTECTION	0.008612	526.28
* UPPER BLK SQUIRREL CRK GROUND WATER	0.001065	65.08
MERIDIAN RANCH METROPOLITAN	0.027498	1680.40
WOODMEN ROAD METROPOLITAN	0.011599	708.81
TOTAL	0.104199	6367.59

*Temporary tax rate reduction/tax credit

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 2017 taxes:

0.00

Amount due valid through SEPTEMBER 28th, 2018 :

\$ 0.00

IN WITNESS WHEREOF, I hereonto set my hand and seal this 31st day of AUGUST A.D. 2018

Issued to: epc\trsmuller

Treasurer

Mark Lowderman
Treasurer, El Paso County

GTL Inc

Fee for issuing this certificate \$10.00

20180831 35156

By: 

Supplemental Information

Schedule (Account) No: 42000-00-415

Date of Issue: 31st day of AUGUST A.D. 2018

Full Property Description:

#204141386 LY IN W2 OF SD SEC 29, THAT PT IN SE4 OF SD SEC 30 LY NELY OF MERIDIAN RANCH FIL NO 1 & SLY OF TRACT DESC BY REC #204141386, EX THAT PT DESC BY REC #206058517 & #206031581 & # 216035893

Alerts:

Owners:

**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: 42000-00-413

2017 TAXES PAYABLE 2018

Owner Per Tax Record: MERIDIAN RANCH INVESTMENTS INC

Property Type: Real Estate
Property Location: STAPLETON DR
Property Description: TR IN SEC 19 & SE4 SEC 30 & SW4 SEC 20-12-64 DESC AS
FOLS: BEG AT SW COR OF SEC 29, TH S 89<25'42" E ON S
LN OF SW4 SEC 29 2087.44 FT, TH ALG ARC OF CUR TO L
>> SEE NEXT PAGE for SUPP. INFORMATION <<

Alerts:

Assessed Value

Land	\$	160230
Improvement	\$	0
TOTAL	\$	160230

Tax District: SDV

EL PASO COUNTY	0.007635	1223.36
EPC ROAD & BRIDGE (UNSHARED)	0.000330	52.88
FALCON SCHOOL NO 49 - GEN	0.043648	6993.72
* PIKES PEAK LIBRARY	0.003812	610.80
FALCON FIRE PROTECTION	0.008612	1379.90
* UPPER BLK SQUIRREL CRK GROUND WATER	0.001065	170.64
MERIDIAN RANCH METROPOLITAN	0.027498	4406.00
WOODMEN ROAD METROPOLITAN	0.011599	1858.51
TOTAL	0.104199	16695.81

*Temporary tax rate reduction/tax credit

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 2017 taxes:

0.00

Amount due valid through SEPTEMBER 28th, 2018 :

\$ 0.00

IN WITNESS WHEREOF, I hereonto set my hand and seal this 31st day of AUGUST A.D. 2018

Issued to: epc\trsmuller

Treasurer

Mark Lowderman
Treasurer, El Paso County

GTL Inc

Fee for issuing this certificate \$10.00

20180831 35123

By: 

Supplemental Information

Schedule (Account) No: 42000-00-413

Date of Issue: 31st day of AUGUST A.D. 2018

Full Property Description:

HAVING A RAD OF 1430.0 FT A C/A OF 20<13'44" WHICH CHORD BEARS N 79<32'01" W 502.26 FT, TH N 89<38'53" W 882.73 FT, N 00<34'18" E 164.86 FT, TH ALG ARC OF CUR TO R HAVING A RAD OF 505.0 FT A C/A OF 78<56'46" WHICH CHORD BEARS N 40<02'42" E 642.07 FT, TH N 79<31'05" E 640.39 FT, TH ALG ARC OF CUR TO L HAVING A RAD OF 1560.0 FT A C/A OF 62<26'20" WHICH CHORD BEARS N 48<17'55" E 1617.15 FT, TH N 17<04'45" E 1001.17 FT, TH ALG ARC OF CUR TO L HAVING A RAD OF 2560.0 FT A C/A OF 02<17'12" WHICH CHORD BEARS N 15<56'09" E 102.16 FT, TH N 14<47'33" E 227.48 FT, TO A PT ON THE SLY LN OF THAT PORT CONV TO COUNTY BY REC #208113431, N 14<47'33" E 216.42 FT, TH ALG ARC OF CUR TO L HAVING A RAD OF 1710.00 FT AN ARC DIST OF 1112.13 FT A C/A OF 37<15'49" WHICH CHORD BEARS N 03<50'21" W A DIST OF 1092.64 FT, N 67<31'44" E 80.00 FT, TH N 89<19'41" E 21.52 FT, TH ALG ARC OF CUR TO L HAVING A RAD OF 1810.0 FT A C/A OF 07<20'08" WHICH CHORD BEARS N 25<53'09" W 231.58 FT, TH N 29<33'13" W 267.32 FT, S 60<26'47" W 343.37 FT, N 88<17'28" W 610.19 FT, N 46<57'50" W 283.84 FT, N 03<56'29" W 436.94 FT, N 21<42'58" W 199.21 FT, N **Property Description Incomplete**

Alerts:

Owners: