

# 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 1/17/18

Customer: **EAGLE DEVELOPMENT COMPANY**  
 212 N. WAHSATCH AVE STE 301  
 COLORADO SPRINGS, COLORADO  
 80903

Receipt No. 521011

Processed by TL

Check No. 2302

Payment Method Check

Item	Description	Prefix	Type	Rate	Qty	Amount
K28	Mylar Pages (each page)			11.00	1	11.00
K28	Mylar Pages (Additional Pages )			10.00	10	100.00
K39	SIA Subdivision Improvement Agreement (1st page)			11.00	1	11.00
K40	SIA Subdivision Improvement Agreement (each additional page)			5.00	8	40.00
K20	Detention Pond Maintenance Agreement (1st page)			11.00	1	11.00
K21	Detention Pond Maintenance Agreement (each additional)			5.00	9	45.00
K18	Covenants (1st page)			11.00	1	11.00
K19	Covenants (each additional)			5.00	23	115.00
K30	Park Fees/Regional Area 4			95,645.00	1	95,645.00
K30	Park Fees/Urban Area 4			60,395.00	1	60,395.00
1	CUSTOMER NAME: Eagle Development Company					0.00
2	PROJECT NAME: CARRIAGE MEADOWS SOUTH					0.00

**Total \$156384.00**



**Unified Title Company, LLC**  
**101 S. Sahwatch Street, Suite 212**  
**Colorado Springs, CO 80903**  
Phone: 719-578-5900  
Fax: 719-578-5060

**Transmittal Information**

Date: 01/18/2018  
File No: 55486UTC  
Property Address: Carriage Meadows South at Lorson Ranch Filing No. 1 (Platting), Colorado Springs, CO 80925  
Buyer\Borrower:  
Seller: Eagle Development Company, a Colorado Corporation

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For changes and updates please contact your Title officer:

**Kara DeMasters**  
**Unified Title Company, LLC**  
**c/o ET Production Services, LLC**  
Phone: 719-520-0191  
Fax: 719-955-7077  
E-mail: [KDeMasters@etinv.com](mailto:KDeMasters@etinv.com)

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

**Buyer:**  
**Seller:**  
**Eagle Development Company, a Colorado Corporation**  
**212 North Wahsatch Avenue Suite 301**  
**Colorado Springs, CO 80903**  
**DELIVERED VIA: AGENT**

**Buyer's Agent:** **Seller's Agent:**

**Buyer's Attorney:** **Seller's Attorney:**

**Lender:** **Mortgage Broker:**

**Phone: Fax:** **Phone: Fax:**  
**Attn:** **Attn:**

**Other:**

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

**DELIVERED VIA: E-MAIL**

**Other:**

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

**DELIVERED VIA: E-MAIL**

**Changes: Sch A - Premiums & Items 3 and 4 corrected.  
Thank you for using Unified Title Company, LLC.**



101 S. Sahwatch Street, Suite 212, Colorado Springs, CO 80903  
Phone: 719-578-5900 Fax: 719-578-5060

## UNDERSTANDING YOUR TITLE COMMITMENT

### SCHEDULE A:

**No. 1: Effective date:** This is the date our title plant is certified through. There will typically be a 1-2 week gap between the certification date and the date the commitment is issued.

**No. 2A: Owner's Policy Proposed Insured:** This is how the buyer's name(s) appear(s) on the Contract, all Closing documents and your Final Title Policy. If your name is appearing incorrectly, please advise your Realtor, Builder and/or Lender.

**No. 2B: Loan Policy Proposed Insured:** This is how your lender has requested their name appear. If you are working with a Mortgage Broker, then this name may be unfamiliar to you. If a determination has not yet been made on what lender will be providing your loan, then this may appear as 'TBD' (To Be Determined). If you are paying cash for this purchase, this item will be left blank.

**Charges: Title Premiums, Endorsements and Tax Certificates:** These are fees for the items that the Company has determined may be required by your Lender and/or to meet the terms of your contract. Your lender may request additional items. This does not include any closing fees.

**No. 3: The estate or interest in the land...:** This shows how title to the property is legally held by current owner(s).

**No. 4: The land referred to in the Commitment...:** This is the 'legal' property description for the real estate you are buying or selling.

### SCHEDULE B-SECTION 1:

These are Requirements that must be satisfied in order to provide clear title to the Buyer and/or Lender. The closer and/or processor for the Title Company, will generally take care of satisfying these requirements, however there may be times when your help will be needed as well. Some requirements will be met prior to closing, and others will be met at the time of closing.

### SCHEDULE B-SECTION 2:

These items are Exceptions to your coverage. We are telling you these items exist (whether by recordation in the County Clerk and Recorder's office or because we have knowledge of them through other means). Since these items have been disclosed to you, you will not be provided any coverage for same. Owner's Extended Coverage will delete Items 1-5 of the pre-printed items on Residential Sale Commitments, provided that the coverage was requested by contract and collected at closing. Copies of the plat and covenants will be automatically sent to the buyer and/or Selling Agent. We are happy to also provide you with copies of any other exceptions as well.

ALTA Commitment Form  
COMMITMENT FOR TITLE INSURANCE  
Issued by



STEWART TITLE GUARANTY COMPANY, a Texas Corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the Commitment upon request.

This Commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

IN WITNESS WHEREOF, Stewart Title Guaranty Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

Chairman of the Board



President

Countersigned:

Authorized Countersignature

Unified Title Company, LLC (Company)  
101 S. Sahwatch Street, Suite 212  
Colorado Springs, CO

## 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 acquires 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 amendments shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
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 policy or policies committed for and such liability is subject to the insuring provisions and Conditions and Stipulations 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/>.*



All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at P.O. Box 2029, Houston, Texas 77252.

**Unified Title Company, LLC**  
As agent for  
**Stewart Title Guaranty Company**  
**COMMITMENT FOR TITLE INSURANCE**  
**SCHEDULE A**

1. Effective Date: **January 05, 2018 at 7:30 am**

2. Policy or Policies to be issued:

A. ALTA 2006 OWNER'S POLICY \$

Proposed Insured:

B. ALTA 2006 LOAN POLICY \$

Proposed Insured:

<i>To Be Determined</i>	\$ 300.00
<i>Additional Parcel Search</i>	\$ 200.00
<b>Total:</b>	<b>\$ 500.00</b>

3. The estate or interest in the land described in this Commitment and covered herein is **Fee Simple** and title thereto is at the effective date hereof vested in:

**Lorson Ranch, LLC, a Colorado limited liability Company and Eagle Development Company, a Colorado Corporation and Lorson, LLC, a Colorado limited liability Company as nominee for Heidi, LLC, a Colorado limited liability Company and Lorson, LLC, a Colorado limited liability Company as nominee for Lorson North Development Corp., a Colorado corporation and Lorson, LLC, a Colorado limited liability Company as nominee for Lorson South Development Corp., a Colorado corporation now known as Lorson South Land Corp., a Colorado corporation**

4. The land referred to in the Commitment is situate in the county of **El Paso**, State of **Colorado** and is described as follows:

**SEE ATTACHED EXHIBIT "A"**

For Informational Purposes Only: **Carriage Meadows South at Lorson Ranch Filing No. 1 (Platting), Colorado Springs, CO 80925**



Countersigned  
Unified Title Company, LLC

By:



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Kara DeMasters

**EXHIBIT "A"**

A "to be determined" portion to be known as Carriage Meadows South, being more particularly described as follows:

**A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 23, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 23, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED, AS MONUMENTED BY A NO. 6 REBAR, NO CAP, FROM WHICH THE EAST ONE-QUARTER CORNER OF SAID SECTION 23, AS MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED 1/4 COR RLS 31161" AND IS ASSUMED TO BEAR N89°41'52"E, A DISTANCE OF 5319.56 FEET AND IS THE BASIS OF BEARINGS USED HEREIN; THENCE S89°27'13"W ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 22, A DISTANCE OF 220.42 FEET TO THE SOUTHEASTERLY CORNER OF THE TRACT OF LAND DESCRIBED IN THE BARGAIN AND SALE DEED, AS RECORDED UNDER RECEPTION NO. 204201646 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER; THENCE S89°27'13"W ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER (NE1/4), A DISTANCE OF 1552.99 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD DESIGNATED AS RW-54 UNDER RECEPTION NO. 216022302 IN THE EL PASO COUNTY COLORADO RECORDS; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES;**

- (1) THENCE N14°49'04"E, A DISTANCE OF 691.07 FEET;**
- (2) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 11930.00 FEET, A CENTRAL ANGLE OF 03°39'18", (THE CHORD OF WHICH BEARS N16°38'42"E, 760.93 FEET), AN ARC DISTANCE OF 761.06 FEET TO A POINT OF REVERSE CURVE;**
- (3) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 12070.00 FEET, A CENTRAL ANGLE OF 01°04'27", (THE CHORD OF WHICH BEARS N17°56'09"E, 226.27 FEET), AN ARC DISTANCE OF 226.27 FEET TO THE SOUTH LINE OF LOT 2, BROWNSVILLE SUBDIVISION NO. 2, AS RECORDED IN PLAT BOOK H-6 AT PAGE 81 OF SAID COUNTY RECORDS; THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID LOT 2 THE FOLLOWING TWO (2) COURSES:**

1. THENCE N80°49'33"E, A DISTANCE OF 735.44 FEET;  
2. THENCE N00°39'05"E, A DISTANCE OF 169.33 FEET TO THE COMMON CORNER OF SAID LOT 1 AND 2 SAID POINT ALSO BEING A POINT ON SAID BARGAIN AND SALE DEED;  
THENCE ALONG SAID BARGAIN AND SALE DEED AND SAID LOT 2 THE FOLLOWING THREE (3) COURSES:  
1. THENCE N00°39'05"E, A DISTANCE OF 124.06 FEET;  
2. THENCE N89°18'08"W, A DISTANCE OF 216.62 FEET;  
3. THENCE S71°48'21"W, A DISTANCE OF 453.63 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD DESIGNATED AS RW-54A UNDER RECEPTION NO. 216022303 IN THE EL PASO COUNTY, COLORADO RECORDS;  
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES;  
(1) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 12070.00 FEET, A CENTRAL ANGLE OF 00°02'11", (THE CHORD OF WHICH BEARS N16°01'25"E, 7.64 FEET), AN ARC DISTANCE OF 7.64 FEET;  
(2) THENCE N18°09'27"E, A DISTANCE OF 250.51 FEET;  
(3) THENCE N14°49'06"E, A DISTANCE OF 403.51 FEET TO THE SOUTH LINE OF FONTAINE BOULEVARD AS DESCRIBED IN A SPECIAL WARRANTY DEED, UNDER RECEPTION NO. 207107321 IN THE EL PASO COUNTY, COLORADO RECORDS;  
THENCE ALONG THE SOUTHERLY LINES OF FONTAINE BOULEVARD THE FOLLOWING EIGHT (8) COURSES:  
1. THENCE N55°32'45"E, A DISTANCE OF 77.21 FEET;  
2. THENCE N89°26'47"E, A DISTANCE OF 696.96 FEET;  
3. THENCE S87°39'02"E, A DISTANCE OF 85.64 FEET;  
4. THENCE S84°44'52"E, A DISTANCE OF 49.47 FEET;  
5. THENCE S42°46'53"E, A DISTANCE OF 59.48 FEET;  
6. THENCE N87°51'21"E, A DISTANCE OF 104.03 FEET;  
7. THENCE N44°18'57"E, A DISTANCE OF 56.44 FEET;  
8. THENCE N89°26'47"E, A DISTANCE OF 585.13 FEET TO THE SOUTHEASTERLY CORNER OF SAID SPECIAL WARRANTY DEED;  
THENCE S03°20'59"W, A DISTANCE OF 378.71 FEET TO A POINT OF CURVE;  
THENCE ALONG THE ARC OF A 1830.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 07°15'43", AN ARC LENGTH OF 231.94 FEET (THE LONG CHORD OF WHICH BEARS S00°16'58"E, A LONG CHORD DISTANCE OF 231.79 FEET) TO A POINT OF REVERSE CURVE;  
THENCE ALONG THE ARC OF A 2170.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 17°57'10", AN ARC LENGTH OF 679.94 FEET (THE LONG CHORD OF WHICH BEARS S05°03'45"W, A LONG CHORD DISTANCE OF 677.16 FEET);  
THENCE S14°02'20"W, A DISTANCE OF 519.84 FEET TO A POINT OF CURVE;  
THENCE ALONG THE ARC OF A 2170.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06°34'13", AN ARC LENGTH OF 248.84 FEET (THE LONG CHORD OF WHICH BEARS S17°19'26"W, A LONG CHORD DISTANCE OF 248.71 FEET);  
THENCE S20°36'33"W, A DISTANCE OF 560.24 TO A POINT ON THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 23;  
THENCE S89°41'52"W ALONG SAID SOUTH LINE, A DISTANCE OF 142.46 FEET TO THE POINT OF BEGINNING.

## Stewart Title Guaranty Company

### COMMITMENT FOR TITLE INSURANCE

#### SCHEDULE B - SECTION I REQUIREMENTS

Effective Date: **January 05, 2018 at 7:30am**

The following requirements must be met:

- (a) Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- (b) Pay us the premium, fees and charges for the policy.
- (c) Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded:
- (d) You must tell us in writing the name of anyone not referred to in this document who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions relating to the interest or the loan.

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

## Stewart Title Guaranty Company

### COMMITMENT FOR TITLE INSURANCE

#### SCHEDULE B - SECTION II EXCEPTIONS

Effective Date: **January 05, 2018 at 7:30am**

The Policy or Policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Rights or claims of parties in possession not shown by the Public Records.
2. Easements or claims of easements not shown in the Public Records.
3. 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 the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
6. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof.
7. Any water rights or claims or title to water, in or under the land, whether or not shown by the public records.
8. Taxes due and payable; and any tax, special assessments, charge or lien imposed for water or sewer service, or for any other special taxing district. Note: Upon verification of payment of all taxes the above exception will be amended to read, "Taxes and assessments for the current year, and subsequent years, a lien not yet due and payable."
9. **Any interest which may have been acquired by the public reason of the Resolution of the Board of County Commissioners dated and recorded October 3, 1887 in Road Book A at Page 78, which provided that all section lines, township lines, and range lines on the public domain east of the range line dividing range lines 65 west and 66 west declared to be public highways of the width of 60 feet, being 30 feet on each side of said section lines, township lines, or range lines. Disclaimer recorded November 24, 2004 at reception**

No. 204193598.

10. **Reservation by the League Land Company, for itself, its successors and assigns, of a right of way across all the land for such lateral ditches as may be necessary to enable the Company and its successors and assigned to convey, and supply water from its reservoirs canals and main laterals to lands lying beyond the described tract, contained in Warranty Deed recorded august 28, 1922 in Book 683 at page 88.**
11. **Reservation by Anna A Rice of one-fourth of the mineral rights as contained in Deed recorded June 21, 1961 in Book 1864 at page 362, and any and all assignments thereof or interest Note: the reservation would affect only that small triangle of land described in Bargain and sale Deed to The Fountain Valley School of Colorado later recorded May 2, 1973 in Book 2582 at Page 778.**
12. **Easement and its right of way of unspecified width or location conveyed to the Mountain Electric Association, Incorporated, a Colorado Corporation as contained in instrument recorded December 26, 1965 in Book 1939 at Page 548. Note: the reservation would affect only that small triangle of land described in Bargain and sale Deed to The Fountain Valley School of Colorado later recorded May 2, 1973 in Book 2582 at Page 778.**
13. **Terms, agreements, provisions, conditions, obligations and easements as contained in Grant of Right of Way to Mountain View Electric Association, Inc., recorded September 16, 1965 at Reception No. in Book 2253 at Page 885. The exact course of said easements in not set forth therein.**
14. **Easement for the construction and maintenance of a water line granted to F. Martin Brown and Hazel Brown as contained in deed recorded June 6, 1973 in Book 2593 at Page 602. Said easement runs along the Easterly right of way line of Marksheffel Road, in the South Half of the Northeast Quarter of Section 22.**
15. **Terms, agreements, provisions, conditions, obligations and easements as contained in Grant of Right of Way to Mountain View Electric Association, Inc., recorded August 22, 1973 in Book 2615 at Page 632. The exact course of said easements in not set forth therein.**
16. **Easement and right of way of unspecified width or location conveyed to the Mountain View electric Association, Incorporated, a Colorado corporation as contained in deed recorded September 14, 1944 nut not recorded until later in years on March 7, 1983 in Book 3684 at Page 492.**
17. **Any rights, interest or easements in favor of the riparian owners, the State of Colorado, the United States of America, or the general public, which exist, have existed, or are claimed to exist in and over the waters and present and past bed and banks of Jimmy Camp Creek.**
18. **Matters as shown on the plat of said subdivision Brownsville Subdivision Filing No. 2 recorded June 7, 1996 in Plat Book H-6 at Page 81.**
19. **Covenants, conditions, restrictions and easements, if any, which do not contain a forfeiture or reverter clause, (deleting any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin) as contained in instrument recorded August 9, 1996 at Reception No. 96100770 and any and all amendments and/or supplements thereto.**
20. **Terms, agreements, provisions, conditions and obligations as contained in Ruling and Decree of the Widefield Water and Sanitation District recorded April 2, 2004 at Reception No. 204053078.**

21. **Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 04-119 recorded April 6, 2004 at Reception No. 204055084 and Amendment recorded January 29, 2014 at Reception No. 214007624.**
22. **Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 04-507 recorded November 24, 2004 at Reception No. 204193597.**
23. **Any fee, tax, lien or assessment by reason of inclusion within the Lorson Ranch Metropolitan District No. 2, as set forth in Order and Decree organizing said district recorded December 2, 2004 at Reception No. 204197512. Amended Order and Decree in connection therewith recorded December 2, 2004 at Reception No. 204197519. Order of Inclusion in connection therewith recorded December 28, 2004 at Reception No. 204209873; recorded April 21, 2005 at Reception No. 205056115, and recorded April 21, 2005 at Reception No. 205056120, recorded July 11, 2017 at Reception No. 217080960 and recorded August 28, 2017 at Reception No. 217102864. Notice of Special District Authorization of Issuance of General Obligation Indebtedness, in connection therewith recorded November 23, 2004 at Reception No. 204192907.**
24. **Any fee, tax, lien or assessment by reason of inclusion within the Lorson Ranch Metropolitan District No. 3, as set forth in Order and Decree organizing said district recorded December 2, 2004 at Reception No. 204197513. Amended Order and Decree in connection therewith recorded December 2, 2004 at Reception No. 204197520. Order of Inclusion in connection therewith recorded December 28, 2004 at Reception No. 204209874; recorded April 21, 2005 at Reception No. 205056116; and recorded April 21, 2005 at Reception No. 205056117. Notice of Special District Authorization of Issuance of General Obligation Indebtedness, in connection therewith recorded November 23, 2004 at Reception No. 204192908.**
25. **Any fee, tax, lien or assessment by reason of inclusion within the Lorson Ranch Metropolitan District No. 7, as set forth in Order and Decree organizing said district as evidenced by instruments recorded December 28, 2004 at Reception No. 204209878, recorded April 15, 2005 at Reception No. 205053574, recorded April 21, 2005 at Reception No. 205056114 and at Reception No. 205056120, recorded July 11, 2017 at Reception No. 217080960, and recorded September 11, 2017 at Reception No. 217109164**
26. **Terms, agreements, provisions, conditions, obligations and easements as contained in Inclusion & Service Agreement between Widefield water and Sanitation District and Lorson LLC, recorded May 31, 2005 at Reception No. 205078708.**
27. **Grant of Right of way to Mountain View Electric Association as contained in deed recorded November 21, 2005 at Reception No. 205186520.**
28. **Grant of Right of way to Mountain View Electric Association as contained in deed recorded December 28, 2005 at Reception No. 205203994**
29. **Lorson Ranch Overall Development and Phasing Plan Map as recorded March 9, 2006 at Reception No. 206024127.**
30. **Terms, agreements, provisions, conditions, obligations and easements as contained in Ditch Relocation, Improvements, and Easement Agreement recorded August 28, 2006 at Reception No. 206127024.**
31. **Terms, agreements, provisions, conditions, obligations and easements as contained in Resolution No.**

**07-119 OA-CGM (Airport Zone-Commercial General Military) District to CAS-O (Commercial airport Zone) recorded July 18, 2007 at Reception No. 207095753.**

- 32. Terms, agreements, provisions, conditions, obligations and easements as contained Private Detention Basin/Stormwater Quality Best Management Practice Maintenance Agreement and Easement recorded September 9, 2007 at Reception No. 207116858.**
- 33. Terms, agreements, provisions, conditions, obligations and easements as contained Resolution No. 07-356 recorded September 11, 2007 at Reception No. 207118189. Resolution No. 09-115 recorded April 8 at Reception No. 209035762 and Resolution No. 10-473 recorded November 19, 2010 at Reception No. 210117602.**
- 34. Terms, agreements, provisions, conditions, obligations and easements as contained Resolution No. 05-526 recorded November 5, 2008 at Reception No. 208120452.**
- 35. Terms, agreements, provisions, conditions, obligations and easements as contained in Development Agreement No. 2 Lorson Ranch recorded March 22, 2010 at Reception No. 210025931 and re-recorded April 20, 2010 at Reception No. 210036301.**
- 36. Terms, agreements, provisions, conditions, obligations and easements as contained Resolution No 10-4 recorded October 12, 2010 at Reception No. 210101176.**
- 37. Terms, agreements, provisions, conditions, obligations and easements as contained Resolution No 12-126 recorded April 13, 2012 at Reception No. 212042170.**
- 38. Reservation of all oil, gas and other minerals in and under said subject land as contained in Mineral quitclaim deed to Bradley Marksheffel LLC, a Colorado limited liability company recorded November 16, 2012 at Reception No. 212137046 and at Reception No. 212137048.**
- 39. Terms, agreements, provisions, conditions, obligations and easements as contained in Order for Inclusion of real Property (Lorson Ranch) recorded July 31, 2013 at Reception No. 213098578.**
- 40. Grant of Right of Way to Mountain View Electric Association as contained in deed recorded January 19, 2016 at Reception No. 216005096.**
- 41. Grant of Right of Way to Mountain View Electric Association as contained in deed recorded January 19, 2016 at Reception No. 216005097.**
- 42. Grant of Right of Way to Mountain View Electric Association as contained in deed recorded January 19, 2016 at Reception No. 216005100.**
- 43. Terms, agreements, provisions, conditions, obligations and easements as contained Resolution No 16-066 recorded March 4, 2016 at Reception No. 216022300.**
- 44. Terms, agreements, provisions, conditions, obligations and easements as contained Possession and Use Agreement recorded March 4, 2016 at Reception No. 216022301.**
- 45. Terms, agreements, provisions, conditions, obligations and easements as contained Resolution No 16-067**

recorded March 4, 2016 at Reception No. 216022302.

46. **Terms, agreements, provisions, conditions, obligations and easements as contained in Agreement recorded March 4, 2016 at Reception No. 216022303.**
47. **Terms, agreements, provisions, conditions, obligations and easements as contained Resolution No 17-96 Rezone to the PUD District (PUDSP-16-002) recorded March 14, 2017 at Reception No. 217029448.**
48. **Lorson Ranch Carriage Meadows South PUD Development and Preliminary Plan Map recorded Aril 5, 2017 at reception No. 217038741.**
49. **Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 17-262 recorded September 27, 2017 at Reception No. 217116463.**

**FOR INFORMATIONAL PURPOSES ONLY:**

**Deed recorded January 8, 2018 at Reception No. 218002380.**

**Deed recorded January 8, 2018 at Reception No. 218002379 and Correction recorded January 11, 2018 at Reception No. 218004761.**

**Deed recorded January 8, 2018 at Reception No. 218002375.**

**Deed recorded December 9, 2004 at Reception No. 204201646.**

**Deed recorded July 7, 2004 at Reception No. 204112781.**

**Deed recorded December 9, 2004 at Reception No. 204201651.**

**Deed recorded August 10, 2010 at Reception No. 210076641.**

**Deed of Trust recorded August 10, 2010 at Reception No. 210076642.**

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



## DISCLOSURES

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Order No.: **55486UTC**

Pursuant to C.R.S. 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 SHALL BE OBTAINED FROM THE COUNTY TREASURER OR THE COUNTY TREASURER'S AUTHORIZED AGENT;
- (C) 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

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Note: Colorado Division of Insurance Regulations 3-5-1, Paragraph C of Article VII 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 Unified Title Company, LLC 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 Lender's Title Policy when issued.

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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 materialmen 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 unfiled Mechanic's and Materialmen'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 the 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.

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To comply with the provisions of C.R.S. 10-11-123, the Company makes the following disclosure:

- (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 a 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: THIS DISCLOSURE APPLIES ONLY IF SCHEDULE B, SECTION 2 OF THE TITLE COMMITMENT HEREIN INCLUDES AN EXCEPTION FOR SEVERED MINERALS.**

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NOTHING HEREIN CONTAINED WILL BE DEEMED TO OBLIGATE THE COMPANY TO PROVIDE ANY OF THE COVERAGES REFERRED TO HEREIN, UNLESS THE ABOVE CONDITIONS ARE FULLY SATISFIED.

## STG Privacy Notice 1 (Rev 01/26/09) Stewart Title Companies

### WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information	Do we share?	Can you limit this sharing?
<b>For our everyday business purposes</b> — to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
<b>For our marketing purposes</b> — to offer our products and services to you.	Yes	No
<b>For joint marketing with other financial companies</b>	No	We don't share
<b>For our affiliates' everyday business purposes</b> — information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and nonfinancial companies. <i>Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company</i>	Yes	No
<b>For our affiliates' everyday business purposes</b> — information about your creditworthiness.	No	We don't share
<b>For our affiliates to market to you</b>	Yes	No
<b>For nonaffiliates to market to you.</b> Nonaffiliates are companies not related by common ownership or control. They can be financial and nonfinancial companies.	No	We don't share

We may disclose your personal information to our affiliates or to nonaffiliates as permitted by law. If you request a transaction with a nonaffiliate, such as a third party insurance company, we will disclose your personal information to that nonaffiliate.

### Sharing practices

<b>How often do the Stewart Title Companies notify me about their practices?</b>	We must notify you about our sharing practices when you request a transaction.
<b>How do the Stewart Title Companies protect my personal information?</b>	To protect your personal information from unauthorized access and use, we use security measures that comply with federal and state law. These measures include computer, file, and building safeguards.
<b>How do the Stewart Title Companies collect my personal information?</b>	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> <li>• request insurance-related services</li> <li>• provide such information to us</li> </ul> <p>We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.</p>
<b>What sharing can I limit?</b>	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

### Contact Us

If you have any questions about this privacy notice, please contact us at: Stewart Title Guaranty Company, 1980 Post Oak Blvd., Privacy Officer, Houston, Texas 77056

**Unified Title Company, LLC**  
**PRIVACY POLICY NOTICE**

**Our Commitment To You**

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information – particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. We have, therefore, adopted this Privacy Policy to govern the use and handling of your personal information.

**Our Privacy Policies and Practices**

**Information we collect and sources from which we collect it:**

Depending upon the services you are utilizing, we may collect nonpublic personal information about you from the following sources:

- Information we receive from you or your representatives on applications or other forms.
- Information you or your representatives provide to us, whether in writing, in person, by telephone, electronically, or by any other means.
- Information about your transactions that we secure from our files or from our affiliates or others.
- Information that we receive from others involved in your transaction, such as the real estate agent, lender, or credit bureau.
- Information obtained through our web site, as outlined below.

**Use of information:**

- We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party.
- We will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law.
- In the course of our general business practices, we may share and reserve the right to share the information we collect, as described above, about you or others as permitted by law.

**WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.**

**Security and Confidentiality of Your Information:**

Safekeeping of your non-public personal information is a high priority. We maintain physical safeguards, such as secure areas in buildings; electronic safeguards, such as passwords and encryption; and procedural safeguards, such as customer authentication procedures. We restrict access to nonpublic personal information about you to those who need to know that information in order to provide products or services to you. We carefully select and monitor outside service providers who have access to customer information, and we require them to keep it safe and secure. We do not allow them to use or share the information for any purpose other than to perform the service for which they are engaged. We train our employees with respect to security procedures and monitor compliance therewith. We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

**Information Obtained Through Our Web Site**

We are sensitive to privacy issues on the Internet and believe it is important you know how we treat the information about you we receive on the Internet. In general, you can visit our web site on the World Wide Web without telling us who you are or revealing any information about yourself. Our web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed, and similar information. We use this information to measure the use of our site and to develop ideas to improve the content of our site.

There are times, however, when we may need information from you, such as your name and e-mail address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order, or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

**Cookies**

Our web site may use "cookies" to improve the level of service to visitors. Cookies are lines of text that are transmitted to a web browser and stored on the visitor's hard drive. When the visitor returns to the web site the cookie is transmitted back. Cookies provide a way for a server to recall a previous request or registration, or to keep track of a transaction as it progresses, thereby eliminating the need to repeat the information previously provided. A cookie can only be accessed from the web site that placed it on the visitor's system. The cookies used by us do not collect personal identification information and we do not combine information collected through cookies with other personal information to determine a visitor's identity or e-mail address. Cookies are commonly used on web sites today and should not harm any system upon which they are transmitted. Browsers can be configured to notify visitors when cookies are about to be received and provide visitors with the option of refusing cookies.

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**Initial**

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**Initial**



**CERTIFICATE AD VALOREM PROPERTY TAXES  
COUNTY OF EL PASO, STATE OF COLORADO**

I, the undersigned, County Treasurer, certify that there are no unpaid property taxes or other assessments collectable by my office on the following described property, except as disclosed this date. This does not include assessments not of record this date.

**Schedule (Account) No:** 55000-00-410

**2017 TAXES PAYABLE 2018**

Owner Per Tax Record: LORSON LLC NOMINEE FOR HEIDI LLC  
 Property Type: Real Estate  
 Property Location: SEC 22-15-65  
 Property Description: TR IN NE4NE4 SEC 22 & NW4 SEC 23-15-65 DESC AS FOLS:  
 BEG AT NW COR LOT 2 BROWNSVILLE SUB NO 2, TH N  
 14<49'19" E 641.0 FT M/L, N 55<32'45" E 107.0 FT M/L,  
 >> SEE NEXT PAGE for SUPP. INFORMATION <<

Alerts:

Assessed Value		
Land	\$	160
Improvement	\$	0
<b>TOTAL</b>	<b>\$</b>	<b>160</b>

<u>Tax District: DFV</u>	<u>Tax Rate</u>	<u>Tax Amount</u>
EL PASO COUNTY	0.007635	1.22
EPC ROAD & BRIDGE (UNSHARED)	0.000330	0.05
WIDEFIELD SCHOOL NO 3	- GEN 0.042440	6.78
WIDEFIELD SCHOOL NO 3	- BOND 0.011972	1.92
WIDEFIELD SCHOOL NO 3	- COM CTR 0.004935	0.79
WIDEFIELD SCHOOL NO 3	- SEC LIB 0.001973	0.32
SECURITY FIRE PROTECTION	0.010002	1.60
SOUTHEASTERN COLO WATER CONSERVANCY	0.000939	0.15
* LORSON RANCH METRO #7	0.009894	1.58
<b>TOTAL</b>	<b>0.090120</b>	<b>14.41</b>

\*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: 14.41

**Amount due valid through** JANUARY 31st, 2018 : \$ 14.41

**IN WITNESS WHEREOF,** I hereonto set my hand and seal this 16th day of JANUARY A.D. 2018

Issued to: epc\trsparker Treasurer

Mark Lowderman  
Treasurer, El Paso County

EAGLE DEVELOPMENT CO

Fee for issuing this certificate \$10.00 20180116 48263

By: 



## Supplemental Information

Schedule (Account) No: 55000-00-410

Date of Issue: 16th day of JANUARY A.D. 2018

### Full Property Description:

N 89<26'47" E 696.0 FT M/L, S 87<39'02" E 85.0 FT, S 84<44'52" E 49.0 FT M/L, S 42<46'53" E 59.0 FT M/L, N 87<51'21" E 104.0 FT M/L, N 44<18'57" E 56.0 FT M/L, N 89<26'47" E 145.0 FT M/L, TH RUN SLY 730.0 FT M/L, TH RUN WLY 246.0 FT, TH SLY 4.0 FT M/L, TH RUN SWLY 321.0 FT M/L TO A PT ON THE ELY LN OF LOT 1 BROWNSVILLE SUB NO 2, TH N 01<05'00" E 134.0 FT M/L, N 88<55'00" W 181.0 FT, N 01<05'00" E 124.0 FT M/L, N 88<55'00" W 216.53 FT, S 72<15'00" W 519.22 FT TO POB

### 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:** 55220-09-006

**2017 TAXES PAYABLE 2018**

Owner Per Tax Record: LORSON RANCH LLC

Property Type: Real Estate  
 Property Location: 6715 MARKSHEFFEL RD S  
 Property Description: LOT 1 BROWNSVILLE SUB NO 2 EX THAT PT DESC AS FOLS:  
 THAT PT LOT 1 BROWNSVILLE SUB NO 2 DESC AS FOLS: BEG  
 AT SE COR LOT 2 SD SUB, TH N 01<05'00" E 169.38 FT, S  
 >> SEE NEXT PAGE for SUPP. INFORMATION <<

Alerts:

Assessed Value		
Land	\$	390
Improvement	\$	15040
<b>TOTAL</b>	<b>\$</b>	<b>15430</b>

<u>Tax District:</u> DFQ	<u>Tax Rate</u>	<u>Tax Amount</u>
EL PASO COUNTY	0.007635	117.81
EPC ROAD & BRIDGE (UNSHARED)	0.000330	5.09
WIDFIELD SCHOOL NO 3 - GEN	0.042440	654.85
WIDFIELD SCHOOL NO 3 - BOND	0.011972	184.73
WIDFIELD SCHOOL NO 3 - COM CTR	0.004935	76.15
WIDFIELD SCHOOL NO 3 - SEC LIB	0.001973	30.44
SECURITY FIRE PROTECTION	0.010002	154.33
SOUTHEASTERN COLO WATER CONSERVANCY	0.000939	14.49
* LORSON RANCH METRO #3	0.065112	1004.68
<b>TOTAL</b>	<b>0.145338</b>	<b>2242.57</b>

\*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: 2242.57

**Amount due valid through** JANUARY 31st, 2018 : \$ 2,242.57

**IN WITNESS WHEREOF,** I hereonto set my hand and seal this 16th day of JANUARY A.D. 2018

Issued to: epc\trsparker Treasurer

Mark Lowderman  
Treasurer, El Paso County

EAGLE DEVELOPMENT CO  
 Fee for issuing this certificate \$10.00 20180116 48365

By: 



## Supplemental Information

**Schedule (Account) No:** 55220-09-006

**Date of Issue:** 16th day of JANUARY A.D. 2018

**Full Property Description:**

88 <55'00" E 181.0 FT, S 01<05'00" W 134.08 M/L, TH RUN SWLY 183.0 FT M/L TO POB

**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:** 55000-00-409

**2017 TAXES PAYABLE 2018**

Owner Per Tax Record: LORSON LLC NOMINEE FOR HEIDI LLC  
 Property Type: Real Estate  
 Property Location: SEC 22-15-65  
 Property Description: TR IN NE4 SEC 22 & NW4 SEC 23-15-65 DESC AS FOLS: COM AT NW COR OUTLOT 3 PEACEFUL VALLEY COUNTRY CLUB ESTATES, TH N 14<49'49" E 377.92 FT FOR POB, TH CONT N >> SEE NEXT PAGE for SUPP. INFORMATION <<

Alerts:

<u>Assessed Value</u>		
Land	\$	310
Improvement	\$	840
<b>TOTAL</b>	<b>\$</b>	<b>1150</b>

<u>Tax District:</u>	<u>Tax Rate</u>	<u>Tax Amount</u>
EL PASO COUNTY	0.007635	8.78
EPC ROAD & BRIDGE (UNSHARED)	0.000330	0.38
WIDFIELD SCHOOL NO 3 - GEN	0.042440	48.81
WIDFIELD SCHOOL NO 3 - BOND	0.011972	13.77
WIDFIELD SCHOOL NO 3 - COM CTR	0.004935	5.68
WIDFIELD SCHOOL NO 3 - SEC LIB	0.001973	2.27
SECURITY FIRE PROTECTION	0.010002	11.50
SOUTHEASTERN COLO WATER CONSERVANCY	0.000939	1.08
* LORSON RANCH METRO #3	0.065112	74.87
<b>TOTAL</b>	<b>0.145338</b>	<b>167.14</b>

\*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: 167.14

**Amount due valid through** JANUARY 31st, 2018 : \$ 167.14

**IN WITNESS WHEREOF,** I hereonto set my hand and seal this 16th day of JANUARY A.D. 2018

Issued to: epc\trsparker Treasurer

Mark Lowderman  
Treasurer, El Paso County

EAGLE DEVELOPMENT CO  
 Fee for issuing this certificate \$10.00 20180116 48610

By: 



## Supplemental Information

**Schedule (Account) No:** 55000-00-409

**Date of Issue:** 16th day of JANUARY A.D. 2018

**Full Property Description:**

14<49'49" E 1125.04 FT TO SWLY COR LOT 1 BROWNSVILLE SUB NO 2, TH S 84<50'01" E 205.17 FT, N 14<39'59" E 87.80 FT, S 89<20'01" E 772.0 FT, N 00<39'39" E 270.0 FT M/L, N 79<53'44" E 50.0 FT, N 80<06'50" E 269.15 FT, N 05<01'20" W 4.47 FT, N 84<58'40" E 160.0 FT, S 89<10'11" E 86.65 FT, TH ALG ARC OF CUR TO THE L HAVING A RAD OF 1725.0 FT A C/A OF 03-05-17 WHICH CHORD BEARS NO 2-22-12 W 92.96 FT, TH ALG ARC OF CUR TO THE R HAVING A RAD OF 2274.97 FT A C/A OF 07-15-18 WHICH CHORD BEARS, N 00<42'37" E 287.87 FT, TH N 03<20'53" E 348.68 FT, N 89<26'47" E 130.0 FT M/L, S 05<26'20" W 1521.83 FT, S 21<30'19" W 102.0 FT M/L, S 89<35'58" W 50.0 FT M/L, TH ALG ARC OF CUR TO THE L HAVING A RAD OF 930.0 FT A C/A OF 43-50-31 WHICH CHORD BEARS S 67<40'43" W 694.39 FT, S 45<45'27" W 203.43 FT, TH ALG ARC OF CUR TO THE R HAVING A RAD OF 930.0 FT A C/A OF 49-01-55 WHICH CHORD BEARS S 70<16'24" W 771.80 FT, TH N 85<12'38" W 272.73 FT TO POB

**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:** 55000-00-263

**2017 TAXES PAYABLE 2018**

Owner Per Tax Record: LORSON LLC NOMINEE FOR HEIDI LLC  
 Property Type: Real Estate  
 Property Location: SEC 22-15-65  
 Property Description: TR IN N2 SEC 23 & NE4 SEC 22-15-65 DESC AS FOLS:  
 COM AT THE COMMON COR OF SECS 13, 14, 23 & 24 FROM WHICH THE COMMON COR OF SECS 14, 15, 22 & 23 BEARS  
 >> SEE NEXT PAGE for SUPP. INFORMATION <<

Alerts:

	<u>Assessed Value</u>	
Land	\$	170
Improvement	\$	0
<b>TOTAL</b>	\$	<b>170</b>

<u>Tax District:</u> DFQ	<u>Tax Rate</u>	<u>Tax Amount</u>
EL PASO COUNTY	0.007635	1.30
EPC ROAD & BRIDGE (UNSHARED)	0.000330	0.06
WIDEFIELD SCHOOL NO 3 - GEN	0.042440	7.21
WIDEFIELD SCHOOL NO 3 - BOND	0.011972	2.04
WIDEFIELD SCHOOL NO 3 - COM CTR	0.004935	0.84
WIDEFIELD SCHOOL NO 3 - SEC LIB	0.001973	0.34
SECURITY FIRE PROTECTION	0.010002	1.70
SOUTHEASTERN COLO WATER CONSERVANCY	0.000939	0.16
* LORSON RANCH METRO #3	0.065112	11.06
<b>TOTAL</b>	<b>0.145338</b>	<b>24.71</b>

\*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: 24.71

**Amount due valid through** JANUARY 31st, 2018 : \$ 24.71

**IN WITNESS WHEREOF,** I hereonto set my hand and seal this 16th day of JANUARY A.D. 2018

Issued to: epc\trsparker Treasurer

Mark Lowderman  
Treasurer, El Paso County

EAGLE DEVELOPMENT CO  
 Fee for issuing this certificate \$10.00 20180116 48646

By: 



## Supplemental Information

Schedule (Account) No: 55000-00-263

Date of Issue: 16th day of JANUARY A.D. 2018

### Full Property Description:

S 89<43'15" W 5294.45 FT & THE SE COR OF SEC 13 BEARS N 89<18'33" E 5322.91 FT, TH S 44<02'14" W 1366.57 FT FOR POB, TH S 10<40'25" W 8.16 FT, TH ALG ARC OF CUR TO R HAVING A RAD OF 1000.00 FT A C/A OF 81<59'29" WHICH CHORD BEARS S 51<40'10" W 1312.00 FT, TH ALG ARC OF CUR TO L HAVING A RAD OF 390.00 FT A C/A OF 66<38'27" WHICH CHORD BEARS S 59<20'41" W 428.47 FT, TH SWLY ALG ARC OF REVERSE CUR HAVING A RAD OF 365.00 FT A C/A OF 74<02'50" WHICH CHORD BEARS S 63<02'52" W 439.56 FT, TH SWLY ALG ARC OF REVERSE CUR TO A PT TANG HAVING A RAD OF 650.00 FT A C/A OF 51<12'32" WHICH CHORD BEARS S 74<28'01" W 561.80 FT, TH S 48<51'45" W 512.51 FT, TH S 89<41'52" W 603.09 FT ALG S LN OF N2 OF SD SEC 23 TO THE W4 COR OF SD SEC 23, TH S 89<27'04" W 1782.81 FT ALG S LN OF NE4 OF SD SEC 22, TH N 14<49'49" E 378.10 FT ALG THE SELY LN OF MARKSHEFFEL RD, TH S 85<12'38" E 272.73 FT, TH ALG ARC OF CUR TO L HAVING A RAD OF 930.00 FT A C/A OF 49<01'56" WHICH CHORD BEARS N 70<16'24" E 771.80 FT, TH N 45<45'27" E 203.43 FT, \*\*Property Description Incomplete\*\*

### 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:** 55000-00-264

**2017 TAXES PAYABLE 2018**

Owner Per Tax Record: LORSON LLC NOMINEE FOR  
LORSON SOUTH DEV CORP

Property Type: Real Estate

Property Location: SEC 23-15-65

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

Alerts:

<u>Assessed Value</u>		
Land	\$	60
Improvement	\$	0
<b>TOTAL</b>	<b>\$</b>	<b>60</b>

<u>Tax District: DFQ</u>	<u>Tax Rate</u>	<u>Tax Amount</u>
EL PASO COUNTY	0.007635	0.46
EPC ROAD & BRIDGE (UNSHARED)	0.000330	0.02
WIDEFIELD SCHOOL NO 3 - GEN	0.042440	2.55
WIDEFIELD SCHOOL NO 3 - BOND	0.011972	0.72
WIDEFIELD SCHOOL NO 3 - COM CTR	0.004935	0.30
WIDEFIELD SCHOOL NO 3 - SEC LIB	0.001973	0.12
SECURITY FIRE PROTECTION	0.010002	0.60
SOUTHEASTERN COLO WATER CONSERVANCY	0.000939	0.06
* LORSON RANCH METRO #3	0.065112	3.90
<b>TOTAL</b>	<b>0.145338</b>	<b>8.73</b>

\*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: 8.73

**Amount due valid through** JANUARY 31st, 2018 : \$ 8.73

**IN WITNESS WHEREOF,** I hereonto set my hand and seal this 16th day of JANUARY A.D. 2018

Issued to: epc\trsparker Treasurer

Mark Lowderman  
Treasurer, El Paso County

EAGLE DEVELOPMENT CO

Fee for issuing this certificate \$10.00 20180116 48679

By: 



## Supplemental Information

Schedule (Account) No: 55000-00-264

Date of Issue: 16th day of JANUARY A.D. 2018

### Full Property Description:

S 89<43'15" W 5294.45 FT & THE SE COR OF SEC 13 BEARS N 89<18'33" E 5322.91 FT, TH S 44<02'14" W 1366.57 FT FOR POB, TH S 10<40'25" W 8.16 FT, TH ALG ARC OF CUR TO R HAVING A RAD OF 1000.0 FT A C/A OF 81<59'29" WHICH CHORD BEARS S 51<40'10" W 1312.00 FT, TH ALG ARC OF CUR TO L HAVING A RAD OF 390.00 FT A C/A OF 66<38'27" WHICH CHORD BEARS S 59<20'41" W 428.47 FT, TH SWLY ALG ARC OF REVERSE CUR HAVING A RAD OF 365.00 FT A C/A OF 74<02'50" WHICH CHORD BEARS S 63<02'52" W 439.56 FT, TH SWLY ALG ARC OF REVERSE CUR TO A PT TANG HAVING A RAD OF 650.00 FT A C/A OF 51<12'32" WHICH CHORD BEARS S 74<28'01" W 561.80 FT, TH S 48<51'45" W 512.51 FT, TH S 89<41'52" W 603.09 FT ALG S LN OF N2 OF SD SEC 23 TO THE W4 COR OF SD SEC 23, TH S 89<27'04" W 1782.81 FT ALG S LN OF NE4 OF SD SEC 22, TH N 14<49'49" E 378.10 FT ALG THE SELY LN OF MARKSHEFFEL RD, TH S 85<12'38" E 272.73 FT, TH ALG ARC OF CUR TO L HAVING A RAD OF 930.00 FT A C/A OF 49<01'56" WHICH CHORD BEARS N 70<16'24" E 771.80 FT, TH \*\*Property Description Incomplete\*\*

### 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:** 55000-00-261

**2017 TAXES PAYABLE 2018**

Owner Per Tax Record: LORSON LLC NOMINEE FOR  
LORSON SOUTH DEV CORP

Property Type: Real Estate

Property Location: SEC 23-15-65

Property Description: TR IN SE4 SEC 15, SW4 SEC 14, NW4 SEC 23 & NE4 SEC  
22-15-65 DESC AS FOLS: COM AT COMMON COR OF SECS 13,  
14, 23 & 24 FROM WHICH THE COMMON COR OF SECS 14, 15,  
>> SEE NEXT PAGE for SUPP. INFORMATION <<

Alerts:

<u>Assessed Value</u>		
Land	\$	50
Improvement	\$	0
<b>TOTAL</b>	<b>\$</b>	<b>50</b>

<u>Tax District: DFQ</u>	<u>Tax Rate</u>	<u>Tax Amount</u>
EL PASO COUNTY	0.007635	0.38
EPC ROAD & BRIDGE (UNSHARED)	0.000330	0.02
WIDEFIELD SCHOOL NO 3 - GEN	0.042440	2.12
WIDEFIELD SCHOOL NO 3 - BOND	0.011972	0.60
WIDEFIELD SCHOOL NO 3 - COM CTR	0.004935	0.25
WIDEFIELD SCHOOL NO 3 - SEC LIB	0.001973	0.10
SECURITY FIRE PROTECTION	0.010002	0.50
SOUTHEASTERN COLO WATER CONSERVANCY	0.000939	0.05
* LORSON RANCH METRO #3	0.065112	3.26
<b>TOTAL</b>	<b>0.145338</b>	<b>7.28</b>

\*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: 7.28

**Amount due valid through** JANUARY 31st, 2018 : \$ 7.28

**IN WITNESS WHEREOF,** I hereunto set my hand and seal this 16th day of JANUARY A.D. 2018

Issued to: epc\trsparker Treasurer

Mark Lowderman  
Treasurer, El Paso County

EAGLE DEVELOPMENT CO

Fee for issuing this certificate \$10.00 20180116 48708

By: 



## Supplemental Information

Schedule (Account) No: 55000-00-261

Date of Issue: 16th day of JANUARY A.D. 2018

### Full Property Description:

22 & 23 BEARS S 89<43'15" W 5294.45 FT & SE COR OF SEC 13 BEARS N 89<18'33" E 5322.91 FT, TH N 83<09'56" W 4922.71 FT FOR POB, TH SELY ALG ARC OF CUR TO A PT TANG, BEING CONCAVE TO THE SW HAVING A RAD OF 750.00 FT A C/A OF 30<28'00" WHICH CHORD BEARS S 11<53'07" E 394.12 FT, TH S 03<20'53" W 684.06 FT, TH ALG ARC OF CUR TO L HAVING A RAD OF 2000.00 FT A C/A OF 07<15'43" WHICH CHORD BEARS S 00<16'58" E 253.32 FT, TH SWLY ALG ARC OF REVERSE CUR TO A PT TANG HAVING A RAD OF 2000.01 FT A C/A OF 17<57'10" WHICH CHORD BEARS S 05<03'45" W 624.11 FT, TH S 14<02'20" W 324.66 FT, S 89<35'58" W 195.79 FT, TH ALG ARC OF CUR TO L HAVING A RAD OF 930.00 FT A C/A OF 43<50'32" WHICH CHORD BEARS S 67<40'43" W 694.39 FT, TH S 45<45'27" W 203.43 FT, TH ALG ARC OF CUR TO R HAVING A RAD OF 930.00 FT A C/A OF 49<01'56" WHICH CHORD BEARS S 70<16'24" W 771.80 FT, TH N 85<12'38" W 272.73 FT, N 14<49'49" E 1281.97 FT ALG THE SELY LN OF MARKSHEFFEL RD, TH N 80<49'48" E 785.08 FT, TH ALG THE ELY & NLY LNS OF BROWNSVILLE SUB NO 2, N 00<39'49" E 293.38 FT, N 89<20'11" W 216.53 FT, S 71<49'49" W 519.22 FT, N 14<49'49" E 810.05 FT ALG \*\*Property Description Incomplete\*\*

### Alerts:

### Owners:



MARK LOWDERMAN, EL PASO COUNTY TREASURER  
Receipt: Certificate of Taxes  
REFERENCE CERTIFICATE: 5500000261  
Machine: 1 Rct: 6 Media: CKC

Date: 01/17/2018 H(8.(A

Treas Fee	:	10.00
TOTAL PAID	:	10.00

55000-00-261  
EAGLE DEVELOPMENT CO

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**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:** 55232-00-001

**2017 TAXES PAYABLE 2018**

Owner Per Tax Record: LORSON LLC NOMINEE FOR  
LORSON NORTH DEVELOPMENT CORP

Property Type: Real Estate

Property Location: OLD GLORY DR

Property Description: TR IN N2 SEC 23, S2 SEC 14 & SE4 SEC 15-15-65 DESC AS  
FOLS: COM AT THE COMMON COR OF SECS 13, 14, 23 & 24  
FROM WHICH THE COMMON COR OF SECS 14, 15, 22 & 23  
>> SEE NEXT PAGE for SUPP. INFORMATION <<

Alerts:

<u>Assessed Value</u>		
Land	\$	580
Improvement	\$	0
<b>TOTAL</b>	<b>\$</b>	<b>580</b>

<u>Tax District: DFQ</u>	<u>Tax Rate</u>	<u>Tax Amount</u>
EL PASO COUNTY	0.007635	4.43
EPC ROAD & BRIDGE (UNSHARED)	0.000330	0.19
WIDEFIELD SCHOOL NO 3 - GEN	0.042440	24.62
WIDEFIELD SCHOOL NO 3 - BOND	0.011972	6.94
WIDEFIELD SCHOOL NO 3 - COM CTR	0.004935	2.86
WIDEFIELD SCHOOL NO 3 - SEC LIB	0.001973	1.14
SECURITY FIRE PROTECTION	0.010002	5.80
SOUTHEASTERN COLO WATER CONSERVANCY	0.000939	0.54
* LORSON RANCH METRO #3	0.065112	37.77
<b>TOTAL</b>	<b>0.145338</b>	<b>84.29</b>

\*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: 84.29

**Amount due valid through** JANUARY 31st, 2018 : \$ 84.29

**IN WITNESS WHEREOF,** I hereonto set my hand and seal this 16th day of JANUARY A.D. 2018

Issued to: epc\trsparker Treasurer

Mark Lowderman  
Treasurer, El Paso County

EAGLE DEVELOPMENT CO  
Fee for issuing this certificate \$10.00 20180116 48841

By: 





## Supplemental Information

Schedule (Account) No: 55232-00-001

Date of Issue: 16th day of JANUARY A.D. 2018

### Full Property Description:

BEARS S 89<43'15" W 5294.45 FT & THE SE COR OF SEC 13 BEARS N 89<18'33" E 5322.91 FT, TH N 83>09'56" W 4922.71 FT FOR POB, TH S 89<43'32" W 1306.49 FT, TH N 14<49'44" E 372.54 FT ALG SELY LN OF MARKSHEFFEL RD, TH ALG ARC OF CUR TO L HAVING A RAD OF 5759.75 FT A C/A OF 10<40'00" WHICH CHORD BEARS N 09<29'45" E 1070.74 FT, TH N 04<09'44" E 610.54 FT, N 89<26'54" E 570.92 FT ALG N LN OF SE4 OF SD SEC 15 TO W4 COR OF SD SEC 14, TH N 89<42'03" E 369.61 FT ALG N LN OF S2 OF SD SEC 14, TH SWLY ALG ARC OF CUR TO A PT OF REVERSE CUR BEING CONCAVE TO NW HAVING A RAD OF 2199.98 FT A C/A OF 06<24'06" WHICH CHORD BEARS S 18<28'54" W 245.68 FT, TH SWLY ALG ARC OF SD REVERSE CUR TO A PT OF TANG HAVING A RAD OF 1070.00 FT A C/A OF 21<57'25" WHICH CHORD BEARS S 10<42'15" W 407.54 FT, TH S 00<16'28" E 850.78 FT, TH ALG ARC OF CUR TO L HAVING A RAD OF 760.0 FT A C/A OF 09<36'53" WHICH CHORD BEARS S 05<04'54" E 127.38 FT, TH N 73<51'33" E 1107.87 FT, TH NELY ALG ARC OF CUR BEING CONCAVE TO THE SE HAVING A RAD OF 565.00 FT A C/A OF 75<52'09" WHICH CHORD BEARS N 40<32'06" E 694.68 FT, N 00<10'32" W 782.34 FT, N 89<42'03" E 3226.09 FT ALG \*\*Property Description Incomplete\*\*

### Alerts:

### Owners:



MARK LOWDERMAN, EL PASO COUNTY TREASURER  
Receipt:Certificate of Taxes  
REFERENCE CERTIFICATE: 5523200001  
Machine: 1 Rct: 7 Media: CKC

Date: 01/17/2018 H(8.(A

Treas Fee	:	10.00
TOTAL PAID	:	10.00

55232-00-001  
EAGLE DEVELOPMENT CO

