



Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: First American Title Insurance Company National Commercial Services Issuing Office: 1380 17th Street, Denver, CO 80202	Escrow Officer Name: Invoice Processing Escrow Officer Number:
Issuing Office's ALTA® Registry ID: 1105402 Commitment Number: NCS-1221173-CO Issuing Office File Number: NCS-1221173-CO Property Address: Adams County, CO, , CO Revision Number:	Escrow Officer Email: concsinvoiceprocessing@firstam.com Escrow Assistant Name: Escrow Assistant Number: Escrow Assistant Email: Title Officer Name: Sarah Oderio Title Officer Number: (720)672-5210 Title Officer Email: soderio@firstam.com Title Assistant Name: Alexis Brown Title Assistant Number: (720)788-8143 Title Assistant Email: albrown@firstam.com

SCHEDULE A

1. Commitment Date: June 05, 2024 at 5:00 P.M.
2. Policy to be issued:
 - a. None, See Schedule B, Part I
Proposed Insured:
Proposed Amount of Insurance: \$
The estate or interest to be insured:
3. The estate or interest in the Land at the Commitment Date is:

Fee Simple
4. The Title is, [at the Commitment Date, vested in:](#)

Aurora Highlands, LLC, a Nevada limited liability company
5. The Land is described as follows:

See Exhibit A attached hereto and made a part hereof

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Form 50210508 (7-19-23)



Commitment No. NCS-1221173-CO

EXHIBIT A

The Land referred to herein below is situated in the County of Adams, State of Colorado, and is described as follows:

A PARCEL OF LAND BEING A PORTION OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. [2019000089309](#), IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 3 BOUNDARY AS RECORDED AT RECEPTION NO. [2022000032652](#) IN SAID RECORDS, BEING A POINT ON THE WESTERLY BOUNDARY OF SAID TRACT A;

THENCE ALONG SAID WESTERLY BOUNDARY OF TRACT A, NORTH 00°19'04" WEST, A DISTANCE OF 1,148.63 FEET;

THENCE DEPARTING SAID WESTERLY BOUNDARY SOUTH 89°59'01" EAST, A DISTANCE OF 1,315.74 FEET;

THENCE SOUTH 00°00'48" WEST, A DISTANCE OF 470.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 00°00'49" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET,

THE RADIUS POINT OF SAID CURVE BEARS SOUTH 00°00'48" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 00°00'48" WEST, A DISTANCE OF 100.00 FEET TO THE NORTHERLY BOUNDARY OF SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 3;

THENCE ALONG THE BOUNDARY OF SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 3 THE FOLLOWING FIVE (5) COURSES:

1. NORTH 89°59'12" WEST, A DISTANCE OF 941.89 FEET;
2. SOUTH 00°00'48" WEST, A DISTANCE OF 351.86 FEET;
3. SOUTH 27°08'15" EAST, A DISTANCE OF 56.19 FEET;
4. SOUTH 00°09'42" WEST, A DISTANCE OF 72.65 FEET;
5. NORTH 89°59'30" WEST, A DISTANCE OF 392.67 FEET TO THE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.

PREPARED BY:

BRADY MOORHEAD, PLS 38668

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First American

Commitment for Title Insurance
Colorado - 2021 v. 01.00 (07-01-2021)

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE., SUITE 1
LITTLETON, CO 80122

For informational purposes only: APN: 0181919101005 (Portion)

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Commitment No. NCS-1221173-CO

SCHEDULE B, PART I—Requirements

LIMITATION OF LIABILITY FOR INFORMATIONAL REPORT

IMPORTANT – READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.

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Commitment No. NCS-1221173-CO

SCHEDULE B, PART II—Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
3. Any encroachment, encumbrance, violation, variation, easement, 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 at Date of Policy.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the Public Records.
5. Any and all unpaid taxes, assessments and unredeemed tax sales.
6. Any water rights, claims or title to water, in, on or under the Land, whether or not the matters excepted are shown by the Public Records.
7. Any existing leases or tenancies.
8. All Coal and mineral rights and right to extract the same as reserved by the Union Pacific Railroad in instrument recorded June 21, 1899 in [Book A33 at Page 522](#) and as referenced in instrument recorded August 13, 1909 in [Book 35 at Page 106](#).

Quit Claim in connection therewith recorded April 14, 1971 in [Book 1684 at Page 281](#) and Release and Quitclaim Deed recorded November 23, 1998 at Reception No. [C0470914](#).

Quitclaim Deed in connection therewith recorded May 11, 1992 in [Book 3902 at Page 345](#).

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Affidavit of Non-Development in connection therewith recorded December 18, 2017 at Reception No. [2017000111043](#).

Deed in connection therewith recorded February 6, 2020 at Reception No. [2020000011990](#).

9. Reservation of a undivided 1/2 interest in oil, gas and other minerals as reserved in Deed recorded September 30, 1946 in [Book 325 at Page 528](#), and any and all assignments thereof or interests therein.
10. Reservation of a undivided 1/2 interest in oil, gas and other minerals as reserved in Deed recorded January 30, 1947 in [Book 331 at Page 14](#), and any and all assignments thereof or interests therein.
11. Terms, conditions, provisions, obligations and agreements as set forth in the Surface Owner's Agreement recorded October 22, 1956 in [Book 633 at Page 4](#).
12. Reservation of oil, gas and other minerals as reserved in Deed recorded August 7, 1984 in [Book 2903 at Page 389](#), and any and all assignments thereof or interests therein.
13. Any tax, lien, fee or assessment by reason of inclusion of subject property in the First Creek Ranch Metropolitan District, as evidenced by instrument recorded June 13, 1985 in [Book 3013 at Page 123](#).

Public Disclosure Document in connection therewith recorded April 8, 2014 at Reception No. [2014000021087](#).

Order: Petition for Name Change in connection therewith recorded April 27, 2022 at Reception No. [2022000037680](#).

14. Notes, easements and other matters as shown on the School Site Agreement (King's Ranch) recorded July 28, 1987 at Reception No. [B757844](#).
15. Notes, easements and other matters as shown on the King Ranch - General Development Plan, recorded August 21, 1987 at Reception No. [B763954](#).
16. Terms, conditions, provisions, obligations and agreements as set forth in the Green Valley Development Agreement recorded March 6, 2009 at Reception No. [2009000016224](#) and Memorandum of Development Agreement recorded November 1, 2018 at Reception No. [2018000088835](#) and Assignment and Assumption of Development Agreement recorded December 16, 2019 at Reception No. [2019000109731](#).
17. Terms, conditions, provisions, obligations and agreements as set forth in the Basin-Wide Drainage Construction and Cost Reimbursement Agreement recorded March 16, 2009 at Reception No. [2009000018359](#).

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18. Oil and Gas Lease recorded September 6, 2011 at Reception No. [2011000057369](#) and re-recorded February 15, 2012 at Reception No. [2012000010949](#), and any and all assignments thereof or interests therein.
19. Oil and Gas Lease recorded October 3, 2011 at Reception No. [2011000064001](#) and re-recorded February 16, 2012 at Reception No. [2012000011507](#), and any and all assignments thereof or interests therein.
20. Oil and Gas Lease recorded November 14, 2011 at Reception No. [2011000074691](#), and re-recorded February 16, 2012 at Reception No. [2012000011482](#), and any and all assignments thereof or interests therein.
21. Terms, conditions, provisions, obligations and agreements as set forth in the Amended and Restated Surface Use and Damage Agreement recorded December 10, 2015 at Reception No. [20150000103088](#).
22. Terms, conditions, provisions, obligations and agreements as set forth in the Memorandum of Agreement of Lease recorded December 26, 2012 at Reception No. [2012000097994](#) and Memorandum of Second Amendment To and Ratification of Oil and Gas Lease recorded January 12, 2018 at Reception No. [D8004307](#) (Arapahoe County Records).

Affidavit of Extension of Oil and Gas Lease in connection therewith recorded April 13, 2018 at April 13, 2018 at Reception No. [D8035972](#) (Arapahoe County Records).
23. Affidavit of Possession of Land recorded February 6, 2015 at Reception No. [2015000008658](#).
24. Terms, conditions, provisions, obligations and agreements as set forth in the Amended and Restated Surface Use and Damage Agreement recorded January 6, 2016 at Reception No. [2016000001253](#).
25. Terms, conditions, provisions, obligations and agreements as set forth in the Affidavit of Non-Development recorded February 20, 2018 at Reception No. [2018000014437](#).
26. Oil and Gas Lease recorded May 18, 2018 at Reception No. [2018000040123](#), and any and all assignments thereof or interests therein.
27. Terms, conditions, provisions, obligations and agreements as set forth in the Memorandum of Agreement recorded June 20, 2018 at Reception No. [2018006671](#) (Broomfield County Records).
28. Terms, conditions, provisions, obligations and agreements as set forth in the Memorandum of Agreement recorded November 1, 2018 at Reception No. [2018000088676](#).
29. Terms, conditions, provisions, obligations and agreements as set forth in the Surface Use Agreement recorded November 1, 2018 at Reception No. [2018000088826](#).

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30. Terms, conditions, provisions, obligations and agreements as set forth in the Subsurface Easement Agreement recorded November 1, 2018 at Reception No. [2018000088827](#).
31. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Avigation Easement recorded December 12, 2018 at Reception No. [2018000099141](#).
32. Terms, conditions, provisions, obligations and agreements as set forth in the Memorandum of Connection, Dedication and Transportation Agreement (Dedication of Crude Oil) recorded January 23, 2019 at Reception No. [2019000005765](#).
33. Terms, conditions, provisions, obligations and agreements as set forth in the Memorandum of Option Agreement recorded June 4, 2019 at Reception No. [2019000042144](#).
34. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Temporary Construction Easement Agreement recorded July 10, 2019 at Reception No. [2019000053755](#).

Partial Termination in connection therewith recorded April 20, 2021 at Reception No. [2021000047075](#), and Partial Termination recorded July 27, 2021 at Reception No. [2021000089475](#).
35. Terms, conditions, provisions, obligations and agreements as set forth in the Administrative Street Vacation recorded August 8, 2019 at Reception No. [2019000063711](#).
36. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Telecommunications Easement recorded October 17, 2019 at Reception No. [2019000089102](#).
37. Easements, notes, covenants, restrictions and rights-of-way as shown on the plat of The Aurora Highlands Framework Development Plan, recorded October 17, 2019 at Reception No. [2019000089306](#).
38. Easements, notes, covenants, restrictions and rights-of-way as shown on the plat of The Aurora Highlands Infrastructure Site Plan - No. 1, recorded October 17, 2019 at Reception No. [2019000089307](#).
39. Easements, notes and restrictions described on The Aurora Highlands Contextual Site Plan #1, recorded October 17, 2019 at Reception No. [2019000089308](#).
40. Easements, notes, covenants, restrictions and rights-of-way as shown on the plat of The Aurora Highlands Subdivision Filing No. 1, recorded October 17, 2019 at Reception No. [2019000089309](#).

Affidavit of Plat Correction in connection therewith recorded June 2, 2020 at Reception No. [2020000049252](#).
41. Covenants, conditions, restrictions, provisions, easements and assessments as set forth in Master Declaration of Covenants, Conditions and Restrictions for the Aurora Highlands recorded February 3,

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2020 at Reception No. [2020000010483](#); Partial Assignment of Declarant's Rights in connection therewith recorded February 3, 2020 at Reception No. [2020000010651](#), and Partial Assignment recorded November 19, 2020 at Reception No. [2020000121145](#); First Amendment to the Master Declaration of Covenants, Conditions and Restrictions for the Aurora Highlands in connection therewith recorded November 19, 2020 at Reception No. [2020000121141](#); First Supplemental Declaration Annexing Additional Land to the Master Declaration of Covenants Conditions and Restrictions for the Aurora Highlands in connection therewith recorded November 19, 2020 at Reception No. [2020000121142](#), Second Supplemental Declaration recorded May 11, 2021 at Reception No. [2021000057555](#), and Ninth Supplemental Declaration recorded December 29, 2023 at Reception No. [2023000071748](#), but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin, and any and all amendments, assignments, or annexations thereto.

42. Terms, conditions, provisions, obligations and agreements as set forth in the Memorandum of Option to Purchase recorded February 3, 2020 at Reception No. [2020000010650](#), and First Amendment to Memorandum of Option to Purchase recorded June 14, 2023 at Reception No. [2023000033620](#).
43. Terms, conditions, provisions, obligations and agreements as set forth in the Stormwater Maintenance Agreement between the City of Aurora, acting by and through its Utility Enterprise and The Aurora Highlands Community Authority Board recorded May 7, 2020 at Reception No. [2020000041591](#).
44. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Master License Agreement 19-107 recorded June 2, 2020 at Reception No. [2020000048891](#).

Addendum to Master License Agreement in connection therewith recorded June 18, 2021 at Reception No. [2021000073973](#) and recorded August 12, 2021 at Reception No. [2021000096373](#) and recorded April 6, 2022 at Reception No. [2022000030971](#), and recorded May 3, 2022 at Reception No. [2022000039249](#).

45. Terms, conditions, provisions, obligations and agreements as set forth in the Resolution No. 2020-04-01 recorded June 26, 2020 at Reception No. [2020000058814](#).
46. Terms, conditions, provisions, obligations and agreements as set forth in the Disclosure to Purchasers recorded June 26, 2020 at Reception No. [2020000058818](#).
47. Terms, conditions, provisions, obligations and agreements as set forth in the Declaration of Payment in Lieu of Taxes recorded June 30, 2020 at Reception No. [2020000059148](#).
48. Terms, conditions, provisions, obligations and agreements as set forth in the Request for Notification of Surface Developments recorded September 1, 2020 at Reception Nos. [2020000085711](#) and [2020000085712](#).
49. Terms, conditions, provisions, obligations and agreements as set forth in the Notice of Operation and Maintenance Fee recorded November 13, 2020 at Reception No. [2020000118328](#).

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50. Terms, conditions, provisions, obligations and agreements as set forth in the Storm Drainage Development Fee Agreement recorded July 13, 2021 at Reception No. [2021000083906](#).
51. Oil and Gas Lease recorded August 19, 2021 at Reception No. [2021000099016](#), and any and all assignments thereof or interests therein.
52. Terms, conditions, provisions, obligations and agreements as set forth in the Irrigation Service Connection Fee Allocation Agreement recorded September 14, 2021 at Reception Nos. [2021000108972](#), [2021000108973](#), [2021000108976](#) and recorded November 9, 2021 at Reception No. [2021000131359](#).
53. Terms, conditions, provisions, obligations and agreements as set forth in the Irrigation Service Connection Fee Allocation Agreement recorded August 19, 2022 at Reception No. [2022000070711](#).
54. Resolution 2023-142, Adopting and Recording the Official Zoning Maps for Unincorporated Adams County, Colorado recorded June 8, 2023 at Reception No. [2023000032315](#).
55. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Subsurface Easement Agreement recorded June 28, 2023 at Reception No. [2023000036482](#).
56. Reservation of oil, gas and other minerals as reserved in Special Warranty Deed recorded December 29, 2023 at Reception No. [2023000071746](#), and any and all assignments thereof or interests therein.
57. Terms, conditions, provisions, obligations and agreements as set forth in the Property Disclosure Statement recorded December 29, 2023 at Reception No. [2023000071749](#).
58. Terms, conditions, provisions, obligations and agreements as set forth in the Memorandum of Additional Consideration and Right of First Refusal recorded January 2, 2024 at Reception No. [2024000000162](#).
59. Reservation of oil, gas and other minerals as reserved in Special Warranty Deed recorded October 16, 2019 at Reception No. [2019000089037](#), and any and all assignments thereof or interests therein.
60. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Drainage Easement recorded December 17, 2021 at Reception No. [2021000146652](#).
61. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Utility Easement recorded December 17, 2021 at Reception No. [2021000146654](#).
62. Easements, notes, covenants, restrictions and rights-of-way as shown on the plat of The Aurora Highlands Subdivision Filing No. 3, recorded April 12, 2022 at Reception No. [2022000032652](#).

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DISCLOSURE STATEMENT

Pursuant to C.R.S. 30-10-406(3)(a) all documents received for recording or filing in the Clerk and Recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one-half of an inch. The Clerk and Recorder will refuse to record or file any document that does not conform to the requirements of this section.

NOTE: If this transaction includes a sale of the property and the price exceeds \$100,000.00, the seller must comply with the disclosure/withholding provisions of C.R.S. 39-22-604.5 (Nonresident withholding).

NOTE: Colorado Division of Insurance Regulations 8-1-2 requires that "Every title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title commitment, other than the effective date of the title commitment, for all matters which appear of record prior to the time of recording whenever the title insurance company, or its agent, conducts the closing and settlement service that is in conjunction with its issuance of an owner's policy of title insurance and is responsible for the recording and filing of legal documents resulting from the transaction which was closed.

Pursuant to C.R.S. 10-11-122, the company will not issue its owner's policy or owner's policies of title insurance contemplated by this commitment until it has been provided a Certificate of Taxes due or other equivalent documentation from the County Treasurer or the County Treasurer's authorized agent; or until the Proposed Insured has notified or instructed the company in writing to the contrary.

The subject property may be located in a special taxing district. A Certificate of Taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent. 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.

C.R.S. 10-11-122 (4), Colorado Notaries may remotely notarize real estate deeds and other documents using real-time audio-video communication technology. You may choose not to use remote notarization for any document.

NOTE: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments containing a mineral severance instrument exception, or exceptions, in Schedule B, Section 2.

- A. That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is 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: Pursuant to Colorado Division of Insurance Regulations 8-1-2, 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:

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- A. **The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.**
- B. **No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.**
- C. **The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.**
- D. **The Company must receive payment of the appropriate premium.**
- E. **If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of 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.

NOTE: Pursuant to C.R.S. 38-35-125(2) no person or entity that provides closing and settlement services for a real estate transaction shall disburse funds as a part of such services until those funds have been received and are available for immediate withdrawal as a matter of right.

NOTE: C.R.S. 39-14-102 requires that a real property transfer declaration accompany any conveyance document presented for recordation in the State of Colorado. Said declaration shall be completed and signed by either the grantor or grantee.

NOTE: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado division of insurance within the department of regulatory agencies.

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.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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**ALTA COMMITMENT FOR TITLE INSURANCE
issued by
FIRST AMERICAN TITLE INSURANCE COMPANY**

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, First American Title Insurance Company, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

FIRST AMERICAN TITLE INSURANCE COMPANY

By: 
Kenneth D. DeGiorgio, President

By: 
Lisa W. Cornehl, Secretary

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COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- a. the Notice;
- b. the Commitment to Issue Policy;
- c. the Commitment Conditions;
- d. Schedule A;
- e. Schedule B, Part I—Requirements; and
- f. Schedule B, Part II—Exceptions; and
- g. a counter-signature by the Company or its issuing agent that may be in electronic form.

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4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

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- 7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT**
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.
- 8. PRO-FORMA POLICY**
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
- 9. CLAIMS PROCEDURES**
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.
- 10. CLASS ACTION**
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.
- 11. ARBITRATION**
The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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