

Fidelity National Title



NATIONAL COMMERCIAL SERVICES

8055 E. Tufts Ave, #900
Denver, CO 80237
Phone: (303) 291-9977

DATE: August 16, 2024

FILE NUMBER: 100-00502450-201-7N7, Amendment No. 6

PROPERTY ADDRESS: 16601 East Centretech Parkway, Kaiser Aurora Centretech Park Sub F2, Lot 2 Block 1, Aurora, CO

BUYER/BORROWER: Asbury Aurora Toy, LLC, a Delaware limited liability company d/b/a STEVINSON TOYOTA EAST

OWNER(S): KAISER FOUNDATION HEALTH PLAN OF COLORADO, a Colorado non-profit corporation

YOUR REFERENCE NUMBER:

ASSESSOR PARCEL NUMBER: 033241142 / 1975-08-4-05-003 033241151 / 1975-8-4-005-004 033241134 / 1975-08-4-01-005

PLEASE TAKE NOTE OF THE FOLLOWING REVISED TERMS CONTAINED HEREIN:

None.

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

TO: Escrow Officer

ATTN: Chandra Nay
PHONE: (303) 692-6787
FAX: (303) 628-1644
E-MAIL: cnay@fnf.com

Escrow Assistant

ATTN: Sarah Ratliff
PHONE: (303) 244-9197
E-MAIL: Sarah.Ratliff@fnf.com

Title Officer

ATTN: Eric Stearns
PHONE: (303) 692-6778
E-MAIL: estearns@fnf.com

Sales Executive

ATTN: Stephen Boyka
E-MAIL: sboyka@fnf.com

TO: Hill Ward Henderson
101 E. Kennedy Blvd.
Suite 3700
Tampa, FL 33602

ATTN: R. James Robbins, Jr.
PHONE: (813) 221-3900
FAX:
E-MAIL: rjrobbins@hwhlaw.com

TO: Hill Ward Henderson
101 E. Kennedy Blvd.
Suite 3700
Tampa, FL 33602

ATTN: Susan Berry, Paralegal, FRP
PHONE: (813) 222-3154
FAX:
E-MAIL: susan.berry@hwhlaw.com

TO: Holland and Hart
555 17th St.
Suite 3200
Denver, CO 80202

ATTN: Teryl R. Gorrell
PHONE: (303) 295-8554
FAX: (000) 000-0000
E-MAIL: TRGorrell@hollandhart.com

Commitment Transmittal
(Continued)

| | | | |
|-----|---|------------------------------------|---|
| TO: | Holland and Hart 555 17th St. Suite 3200 Denver, CO 80202 | ATTN: PHONE: FAX: E-MAIL: | Laurie Friedman (303) 295-8212 (000) 000-0000 lafriedman@hollandhart.com |
| TO: | Holland and Hart 555 17th St. Ste. 3200 Denver, CO 80202 | ATTN: PHONE: FAX: E-MAIL: | Erin C. Nave (303) 295-8470 ECNave@hollandhart.com |
| TO: | Asbury Automotive Group, LLC 2905 Premiere Parkway Site 300 Duluth, GA 30097 | ATTN: PHONE: FAX: E-MAIL: | Senior VP, Chief Legal Officer and Secretary gvillasana@asburyauto.com |
| TO: | Kaiser Foundation Health Plan of Colorado - National Facilities Services 10350 East Dakota Avenue Denver, CO 80247 | ATTN: PHONE: FAX: E-MAIL: | Jim Bergman, REM jim.bergman@kp.org |
| TO: | Jones Lang LaSalle | ATTN: PHONE: FAX: E-MAIL: | Vy Luu Vy.Luu@jll.com |
| TO: | Jones Lang LaSalle | ATTN: PHONE: FAX: E-MAIL: | Kawika Morelli Kawika.Morelli@jll.com |
| TO: | Kaiser Foundation Health Plan, Inc. 1800 Harrison St. 19th Floor Oakland, CA 94612 | ATTN: PHONE: FAX: E-MAIL: | Christopher Alonzi, Senior Counsel christopher.h.alonzi@kp.org |
| TO: | Kaiser Foundation Health Plan, Inc. 1800 Harrison St. 19th Floor Oakland, CA 94612 | ATTN: PHONE: FAX: E-MAIL: | Lorena Gonzales, Director of RE Lorena.Gonzalez@kp.org |
| TO: | Fidelity National Title Insurance, NCS Div (DTC) 8055 E. Tufts Ave #900 Denver, CO 80237 | ATTN: PHONE: FAX: E-MAIL: | Chandra Nay (303) 291-9977 (303) 633-7720 cnay@fnf.com |

END OF TRANSMITTAL



COMMITMENT FOR TITLE INSURANCE

Issued by

Fidelity National Title Insurance Company

NOTICE

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

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

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

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Fidelity National Title Insurance Company, a Florida (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 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

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.

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- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by 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 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.
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.

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- 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**

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract and is restricted to the terms and provisions of this Commitment.
- 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.

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 the purpose of providing closing or settlement services.

8. **PROFORMA POLICY**

The Company may provide, at the request of a Proposed Insured, a proforma policy illustrating the coverage that the Company may provide. A proforma 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. This Commitment Condition 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

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

Issuing Agent: Fidelity National Title Insurance Co., National Commercial Services
Issuing Office: 8055 E Tufts Ave, Suite 900, Denver, CO 80237
Loan ID Number:
Issuing Office File Number: 00502450-201-7N7-ES
Property Address: 16601 East Centretex Parkway, Kaiser Aurora Centretex Park Sub F2, Lot 2
Block 1, Aurora, CO
Revision Number: Amendment No. 6, Amendment Date: August 16, 2024

SCHEDULE A

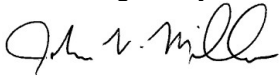
AMERICAN LAND TITLE ASSOCIATION COMMITMENT

1. Commitment Date: **August 2, 2024**
2. Policy to be issued:
 - (a) **ALTA Standard Owner's Policy (7-1-21)**
Proposed Insured: **Asbury Aurora Toy, LLC, a Delaware limited liability company d/b/a STEVINSON TOYOTA EAST**
Proposed Amount of Insurance: **\$2,200,000.00**
The estate or interest to be insured: **FEE SIMPLE**
 - (b) **None**
Proposed Insured:
Proposed Amount of Insurance: **\$0.00**
The estate or interest to be insured: **FEE SIMPLE**
 - (c) **None**
Proposed Insured:
Proposed Amount of Insurance: **\$0.00**
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](#):
KAISER FOUNDATION HEALTH PLAN OF COLORADO, a Colorado non-profit corporation
5. The Land is described as follows:
See [Exhibit A](#) attached hereto and made a part hereof.

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SCHEDULE A
(Continued)

Countersigned by:



John Miller
Authorized Signature

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SCHEDULE A

(Continued)

PREMIUMS:

| | |
|--|----------|
| ALTA Owners Policy 6-17-06 | 2,505.00 |
| Deletion of 1 - 4 upon requirements met and provided there is no recent, ongoing, or anticipated construction on the land. | 95.00 |
| Tax Certificate | 54.00 |
| ALTA 8.2-06 (CLTA 110.9.1-06) - Environmental Lien - Commercial | 501.00 |
| ALTA 9.1-06 - Covenants, Conditions and Restrictions - Unimproved Land - Owner's Policy | 1,002.00 |
| ALTA 17-06 (CLTA 103.11) - Access and Entry | 501.00 |
| ALTA 17.2-06 (CLTA 103.13) - Utility Access | 501.00 |
| ALTA 39-06 - Policy Authentication | 0.00 |
| Form 100.33 - Patent | 250.00 |
| SE-91 - Deletion of Arbitration Endorsement - ALTA Owner's Policy (6/17/06) | 0.00 |

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**EXHIBIT A
LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN AURORA, IN THE COUNTY OF ARAPAHOE, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

Lot 2, Block 1, Kaiser Aurora Centretech Park Subdivision Filing No. 2, according to the plat as recorded August 9, 2024 at Reception No. E4050972, County of Arapahoe, State of Colorado.

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27C170B ALTA Commitment for Title Insurance (Effective 7-1-21)

Page 4

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SCHEDULE B – PART I REQUIREMENTS

- a. Pay the agreed amounts for the interest in the land and/or for the mortgage to be insured.
- b. Pay us the premiums, fees and charges for the policy.
- c. Obtain a certificate of taxes due from the county treasurer or the county treasurer's authorized agent.

Note: Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of an agent, an authorized employee of the insured lender, or by using Bancserv or other approved third-party service. If the above requirement cannot be met, please call the Company at the number provided in this report.

- d. ~~The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance by the corporation named below:~~

~~Name of Corporation: KAISER FOUNDATION HEALTH PLAN OF COLORADO, a Colorado non-profit corporation~~

- ~~a) A Copy of the corporation By laws and Articles of Incorporation~~
- ~~b) An original or certified copy of a resolution authorizing the transaction contemplated herein~~
- ~~c) If the Articles and/or By laws require approval by a 'parent' organization, a copy of the Articles and By laws of the parent~~
- ~~d) A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created~~

~~The Company reserves the right to add additional items or make further requirements after review of the requested documentation.~~

- e. Deed sufficient to convey the fee simple estate or interest in the Land described or referred to herein, to the Proposed Insured Purchaser.
- f. ~~Furnish to the Company for approval and recordation Plat of Kaiser Aurora Centrotech Park Subdivision Filing No. 2 Subdivision.~~

~~The Company reserves the right to add additional exceptions or make further requirements after review of the requested documentation.~~

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SCHEDULE B
PART I – REQUIREMENTS
(Continued)

- g. The Company will require a survey of the subject Land, which is in compliance with minimum technical standards, prepared by a duly registered and licensed surveyor. If the owner of the Land the subject of this transaction is in possession of a survey, the Company will require that said survey be submitted for review and approval; otherwise, a new survey, satisfactory to the Company, must be submitted to the Company for examination. In order to prevent delays, please furnish the survey at least 10 days prior to the close of this transaction.

If an existing survey is to be relied upon, an affidavit from the seller(s)/mortgagor(s) must be furnished to the Company stating that no improvements have been made on the Land the subject of this transaction or adjacent thereto subsequent to the survey presented to the Company.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

- h. The Company will require that an Owner's Affidavit be completed by the party(s) named below before the issuance of any policy of title insurance.

Party(s): KAISER FOUNDATION HEALTH PLAN OF COLORADO, a Colorado non-profit corporation

The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit.

Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

- i. Execution of the Company's Lien Affidavit by the seller(s) and purchaser(s). In the event that the Lien Affidavit discloses the existence of new construction on the Land within the past six (6) months or plans for the commencement of new construction, additional requirements may be made or Standard Exception No. 4 will not be deleted from the final policy(ies) to be issued hereunder.

Note: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

END OF SCHEDULE B – Part I

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27C170B ALTA Commitment for Title Insurance (Effective 7-1-21)

Page 6

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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 but which could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachments, encumbrances, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by Public Records.
4. Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires of record for the value the estate or interest or mortgage thereon covered by this Commitment.
6. Water rights, claims of title to water, whether or not these matters are shown by the Public Records.
7. All taxes and assessments, now or heretofore assessed, due or payable.
8. Any existing leases or tenancies, and any and all parties claiming by, through or under said leases.

NOTE: Items No. 1-5 of Standard Exceptions shall be deleted on the Final 2006 ALTA Owners Policy upon satisfaction of all the requirements set forth in Schedule B-1 herein.

Item No. 7 will be amended to read as follows upon proof of payment of all taxes and assessments;

“Taxes and assessments for the year 2024 and subsequent years, a lien, but not yet due or payable.”

Item No. 8 will be deleted upon receipt of a final affidavit and indemnity stating and affirming there are no lease or tenancies associated with the property recorded or unrecorded

9. Intentionally Deleted

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EXCEPTIONS

(Continued)

~~Rights of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted, as reserved in United States Patent recorded September 29, 1883 in [Book A57 at Page 160](#)~~

10. Rights of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted, as reserved in [United States Patent dated June 5, 1890](#).

11. Intentionally Deleted

~~Terms, conditions, provisions, obligations, easements and agreements as set forth in the Right of Way Contract recorded April 4, 1966 in [Book 1658 at Page 562](#), and Assignment of Easements and Licenses in connection therewith recorded October 12, 2005 at [Reception No. B5153597](#), and Assignment in connection therewith recorded December 3, 2013 at [Reception No. D3144633](#).~~

12. Terms, conditions, provisions, agreements and obligations contained in the Agreement as set forth below:

Recording Date: February 14, 1975
Recording No.: [Book 2310 at Page 760](#)

13. Intentionally Deleted

~~Terms, conditions, provisions, agreements and obligations contained in the Agreement as set forth below:~~

~~Recording Date: August 31, 1982
Recording No.: [Reception No. 2199504](#)~~

14. Intentionally Deleted

~~The effect of the inclusion of the subject land in Multiple Purpose Improvement District No. 1-83 recorded September 12, 1983 in [Book 3965 at Page 157](#).~~

15. Easements, notes, covenants, restrictions and rights-of-way as shown on the plat of Aurora CentreTech Park Subdivision Filing No. 3, recorded February 23, 1983 at [Reception No. 2250416](#), and Ratification of Plat recorded October 21, 1985 in [Book 4576 at Page 797](#).

16. Any tax, lien, fee or assessment by reason of inclusion of subject property in the Aurora Centretech Metropolitan District, as evidenced by instrument recorded March 26, 1984 in [Book 4119 at Page 47](#), Notice of Organization in connection therewith recorded March 30, 1984 in [Book 4123 at Page 34](#), Notice in connection therewith recorded April 9, 1984 in [Book 4130 at Page 62](#).

17. Intentionally Deleted

~~Terms, conditions, provisions, agreements and obligations contained in the Notice of Organization as set forth below:~~

~~Recording Date: March 30, 1984~~

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EXCEPTIONS

(Continued)

Recording No.: ~~_____~~ [Reception No. 2392516](#)

18. Intentionally Deleted

~~Terms, conditions, provisions, agreements and obligations contained in the Notice to the County Assessor and to the Board of County Commissioners of Organization of and Tax Levy for Aurora Centretech Metropolitan District as set forth below:~~

Recording Date: ~~_____~~ April 09, 1984

Recording No.: ~~_____~~ [Reception No. 2395695](#)

19. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the documents:

Recording Date: April 12, 1984

Recording No.: [Book 4132 at Page 530](#)

Annexation to Aurora Centretech Park and Amendment to Protective Covenants of Aurora Centretech Park:

Recording Date: September 24, 1985

Recording No.: [Reception No. 2581239](#)

Assignment of Declarant's Rights and Waiver of Repurchase Rights (Declaration of Protective Covenants):

Recording Date: October 17, 2002

Recording No.: [Reception No. B2196546.](#)

Assignments of Declarant's Rights:

Recording Date: October 17, 2002

Recording No.: [Reception No. B2196547](#)

Declaration of Protective Covenants of Aurora Centretech Park:

Recording Date: October 17, 2002

Recording No.: [Reception No. B2196548.](#)

Second Amendment to Declaration of Protective Covenants of Aurora Centretech Park:

Recording Date: November 14, 2003

Recording No.: [Reception No. B3245790.](#)

20. Intentionally Deleted

~~Terms, conditions, provisions, obligations and agreements as set forth in the Ordinance No. 84-97 recorded October 30, 1984 in [Book 4294 at Page 404.](#)~~

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Fidelity National 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.



EXCEPTIONS

(Continued)

21. Intentionally Deleted

~~Terms, conditions, provisions, agreements and obligations contained in Ordinance No. 84-182 as set forth below:~~

~~Recording Date: February 19, 1985~~

~~Recording No.: [Reception No. 2501697](#)~~

22. Intentionally Deleted

~~Terms, conditions, provisions, agreements and obligations contained in the License Agreement as set forth below:~~

~~Recording Date: March 04, 1985~~

~~Recording No.: [Reception No. 2506136](#)~~

23. Intentionally Deleted

~~Terms, conditions, provisions, agreements and obligations contained in the License Agreement as set forth below:~~

~~Recording Date: June 25, 1985~~

~~Recording No.: [Reception No. 2547350](#)~~

24. Intentionally Deleted

~~Terms, conditions, provisions, agreements and obligations contained in the License Agreement as set forth below:~~

~~Recording Date: November 04, 1985~~

~~Recording No.: [Reception No. 2596603](#)~~

25. Easements, notes, covenants, restrictions and rights-of-way as shown on the plat of Kaiser Aurora CentreTech Park Subdivision Filing No. 1, recorded June 23, 1986 at [Reception No. 2684606](#).

26. Lease by and between State of Colorado acting by and through the State Board of Land Commissioners, as lessor, and Dueck Industries Ltd, as lessee, set forth in Long-Term All Minerals Lease No. 322-S recorded June 27, 1986 in [Book 4799 at Page 9](#).

27. Intentionally Deleted

~~Terms, conditions, provisions, agreements and obligations contained in the Planned Building Group for Kaiser Aurora Centrotech Park Filing No. 1 as set forth below:~~

~~Recording Date: July 15, 1986~~

~~Recording No.: [Reception No. 2694405](#)~~

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EXCEPTIONS

(Continued)

28. Intentionally Deleted

~~Terms, conditions, provisions, agreements and obligations contained in Ordinance No. 86-112 as set forth below:~~

~~Recording Date: September 18, 1986~~
~~Recording No.: [Reception No. 2725226](#)~~

29. Intentionally Deleted

~~Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:~~

~~Granted to: WYCO Pipeline Company~~
~~Purpose: Construct, operate and maintain petroleum products pipeline~~
~~Recording Date: April 10, 1987~~
~~Recording No.: [Reception No. 2820308](#)~~

~~Terms, conditions, provisions, agreements and obligations contained in the Assignment of Easements and Licenses as set forth below:~~

~~Recording Date: October 12, 2005~~
~~Recording No.: [Reception No. B5153597](#)~~

30. Intentionally Deleted

~~Terms, conditions, provisions, agreements and obligations contained in the Revocable License as set forth below:~~

~~Recording Date: April 10, 1987~~
~~Recording No.: [Book 5109 at Page 206](#)~~

31. Intentionally Deleted

32. An easement for utilities, and pedestrian access and incidental purposes as reserved in Ordinance No. 89-29 recorded April 18, 1989 in [Book 5673 at Page 38](#).

33. Intentionally Deleted-

~~Terms, conditions, provisions, agreements and obligations contained in the Site Plan Kaiser Aurora Centrotech Park Filing No. 1 as set forth below:~~

~~Recording Date: May 26, 1992~~
~~Recording No.: [Reception No. 53359](#)~~

34. Intentionally Deleted

~~Utility and Fire Lane Easement recorded May 26, 1992 in [Book 6483 at Page 298](#).~~

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EXCEPTIONS

(Continued)

35. Intentionally Deleted

~~Easement as created in Deed recorded December 14, 1993 in [Book 7308 at Page 238](#).~~

36. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Service Company of Colorado.
 Purpose: Utility lines
 Recording Date: May 06, 2002
 Recording No.: [Reception No. B2084157](#)

37. Intentionally Deleted

~~Terms and conditions as set forth in the Master License Agreement recorded December 24, 2002 at [Reception No. B2247305](#) (affects Parcel A).~~

38. Intentionally Deleted

~~Easement as created in Quitclaim Deed recorded May 5, 2003 at [Reception No. B3096761](#).~~

39. Notes, and other matters as depicted on the Kaiser CSS Site Plan recorded June 9, 2003 at [Reception No. B3123714](#). (affects Parcel B)

40. Intentionally Deleted

~~An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document:~~

~~Entitled: Memorandum of Paging Lease
 Lessor: Fortress GSA Aurora, L.L.C., a Delaware limited liability company
 Lessee: Verizon Wireless Messaging Service LLC, d/b/a Verizon Wireless
 Recording Date: August 29, 2003
 Recording No.: [Reception No. B3191684](#)~~

41. Terms, conditions, provisions, agreements and obligations contained in the Non-Fee Property Assignment and Conveyance Agreement as set forth below:

Recording Date: December 03, 2013
 Recording No.: [Reception No. D3144633](#)

42. Notes and Easements as set forth on the plat of Kaiser Aurora Centretex Park Subdivision Filing No. 2, County of Arapahoe, State of Colorado as set forth below:

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EXCEPTIONS
(Continued)

Recording Date: August 9, 2024
Recording No.: E4050972

END OF SCHEDULE B – PART II

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Fidelity National 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.

27C170B ALTA Commitment for Title Insurance (Effective 7-1-21)

Page 7

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DISCLOSURE STATEMENT

- Pursuant to Section 38-35-125 of Colorado Revised Statutes and Colorado Division of Insurance Regulation 8-1-2 (Section 5), if the parties to the subject transaction request us to provide escrow-settlement and disbursement services to facilitate the closing of the transaction, then all funds submitted for disbursement must be available for immediate withdrawal.
- Colorado Division of Insurance Regulation 8-1-2, Section 5, Paragraph H, requires that "Every title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title insurance commitment, other than the effective date of the title insurance 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 owners policy of title insurance and is responsible for the recording and filing of legal documents resulting from the transaction which was closed". Provided that Fidelity National Title Insurance Co., National Commercial Services conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception No. 5 in Schedule B-2 will not appear in the Owner's Title Policy and Lender's Title Policy when issued.
- Colorado Division of Insurance Regulation 8-1-2, Paragraph M of Section 5, requires that prospective insured(s) of a single family residence be notified in writing that the standard exception from coverage for unfiled Mechanics or Materialmans Liens may or may not be deleted upon the satisfaction of the requirement(s) pertinent to the transaction. These requirements will be addressed upon receipt of a written request to provide said coverage, or if the Purchase and Sale Agreement/Contract is provided to the Company then the necessary requirements will be reflected on the commitment.
- Colorado Division of Insurance Regulation 8-1-3, Paragraph C. 11.f. of Section 5 - requires a title insurance company to make the following notice to the consumer: "A closing protection letter is available to be issued to lenders, buyers and sellers."
- If the sales price of the subject property exceeds \$100,000.00 the seller shall be required to comply with the Disclosure of Withholding Provisions of C.R.S. 39-22-604.5 (Nonresident Withholding).
- Section 39-14-102 of Colorado Revised Statutes 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.
- Recording statutes contained in Section 30-10-406(3)(a) of the Colorado Revised Statutes require that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right, and bottom margin of at least one-half of an inch. The clerk and recorder may refuse to record or file a document that does not conform to requirements of this paragraph.
- Section 38-35-109 (2) of the Colorado Revised Statutes, requires that a notation of the purchasers legal address, (not necessarily the same as the property address) be included on the face of the deed to be recorded.
- Regulations of County Clerk and Recorder's offices require that all documents submitted for recording must contain a return address on the front page of every document being recorded.
- Pursuant to Section 10-11-122 of the Colorado Revised Statutes, the Company is required to disclose the following information:
 - 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.
- Pursuant to Section 10-11-123 of the Colorado Revised Statutes, when it is determined that a mineral estate has been severed from the surface estate, the Company is required to disclose the following information: 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 that such mineral estate may include the right to enter and use the property without the surface owner's permission.

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

Wire Fraud Alert

This Notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. **DO NOT** use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the phone number of relevant parties to the transaction as soon as an escrow account is opened.** **DO NOT** send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do **NOT** reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
<http://www.fbi.gov>

Internet Crime Complaint Center:
<http://www.ic3.gov>

FIDELITY NATIONAL FINANCIAL, INC.

PRIVACY NOTICE

Effective December 1, 2023

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

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

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

We may collect Personal Information about you from:

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

Collection of Browsing Information

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

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

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

Other Online Specifics

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

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

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

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for these main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.
- To provide reviews and testimonials about our services, with your consent.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;

- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above-described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Connecticut Residents: For additional information about your Connecticut consumer privacy rights, or to make a consumer privacy request, or to appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

For Colorado Residents: For additional information about your Colorado consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

For Nevada Residents: We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: aginquies@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Utah Residents: For additional information about your Utah consumer privacy rights, or to make a consumer privacy request, please call (888) 714-2710.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

For Virginia Residents: For additional information about your Virginia consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with

Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent to this Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions or would like to correct your Personal Information, visit FNF's [Privacy Inquiry Website](#) or contact us by phone at (888) 714-2710, by email at privacy@fnf.com, or by mail to:

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