



Customer Distribution



Prevent fraud - Please call a member of our closing team for wire transfer instructions or to initiate a wire transfer. Note that our wiring instructions will never change.

Order Number: **M20215693.1-2**

Date: **02/20/2025**

Property Address: **TBD SKI HILL ROAD, BRECKENRIDGE, CO 80424**

For Closing Assistance

For Title Assistance

Breckenridge Title Dept. 200
NORTH RIDGE STREET
BRECKENRIDGE, CO 80424 PO
BOX 2280 (970) 453-2255 (Work)
(970) 453-3828 (Work Fax)
summitresponse@ltgc.com

Buyer/Borrower

TBD

Delivered via: Electronic Mail

Attorney for Seller

GC LEGAL STRATEGIES

Attention: JOHN PALMQUIST

2520 SOUTH ST PAUL STREET

DENVER, CO 80210

(720) 280-3086 (Work)

john@jpalmquistlaw.com

Delivered via: Electronic Mail

Seller/Owner

BRECKENRIDGE GRAND VACATIONS

Attention: BLAKE A DAVIS

PO BOX 6879

100 S MAIN ST

BRECKENRIDGE, CO 80424

(970) 485-0748 (Cell)

(970) 547-4001 (Work)

bdavis@breckenridgegrandvacations.com

Delivered via: Electronic Mail



Estimate of Title Fees

Order Number: M20215693.1-2

Date: 02/20/2025

Property Address: TBD SKI HILL ROAD, BRECKENRIDGE, CO 80424

Seller(s): P8E GRANDVIEW LLC, A COLORADO LIMITED LIABILITY COMPANY

Buyer(s): TBD

Thank you for putting your trust in Land Title. Below is the estimate of title fees for the transaction. The final fees will be collected at closing. Visit ltgc.com to learn more about Land Title.

Estimate of Title Insurance Fees	
"ALTA" Owner's Policy 07-30-21 Builder/Developer Rate	TBD
TOTAL	TBD

Note: The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the documents on your property.

Chain of Title Documents:

[Summit county recorded 02/18/2025 under reception no. 1346803](#)

[Summit county recorded 12/27/2022 under reception no. 1303221](#)

[Summit county recorded 04/12/2019 under reception no. 1195438](#)

Plat Map(s):

[Summit county recorded 12/20/2018 under reception no. 1187721](#)

[Summit county recorded 09/19/2016 under reception no. 1121860](#)

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule A

Order Number: M20215693.1-2

Property Address:

TBD SKI HILL ROAD, BRECKENRIDGE, CO 80424

1. Commitment Date:

02/17/2025 at 5:00 P.M.

2. Policy to be Issued and Proposed Insured:

"ALTA" Owner's Policy 07-30-21 Builder/Developer Rate
Proposed Insured:
TBD

TBD

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:

FEE SIMPLE

4. The Title is, at the Commitment Date, vested in:

P8E GRANDVIEW LLC, A COLORADO LIMITED LIABILITY COMPANY

5. The Land is described as follows:

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule A

Order Number: M20215693.1-2

PARCEL A:

LOT 4, FOURTH RESUBDIVISION THE REMAINDER OF TRACT C, PEAK 8 SUBDIVISION FILING NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 20, 2018 UNDER RECEPTION NO. 1187721, COUNTY OF SUMMIT, STATE OF COLORADO.

PARCEL B:

TOGETHER WITH ACCESS EASEMENT(S) AS DEFINED IN THE ACCESS AND UTILITY EASEMENT AGREEMENT, RECORDED APRIL 12, 2019 AT RECEPTION NO. 1195444, AS AN ACCESS EASEMENT LOCATED ON THE REMAINDER OF TRACT C AS DEPICTED ON THE FOURTH RESUBDIVISION OF THE REMAINDER OF TRACT C, PEAK 8 SUBDIVISION, FILING NO. 1, A SUBDIVISION AS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER FOR SUMMIT COUNTY AT RECEPTION NO. 1187721.

SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF LOT 4, OF SAID FOURTH RESUBDIVISION OF THE REMAINDER OF TRACT C, PEAK 8 SUBDIVISION FILING NO. 1, FROM WHICH THE NORTHWEST CORNER OF SAID LOT 4 BEARS N05°52'55"W, A DISTANCE OF 131.26 FEET. SAID POINT BEING IN FACT THE TRUE POINT OF BEGINNING.

THENCE CONTINUING FOR THE FOLLOWING 7 COURSES:

- 1) S84°26'00"W, ALONG THE SOUTHERLY LINE OF SAID REMAINDER OF TRACT C, A DISTANCE OF 7.76 FEET.
- 2) N37°17'30"W, A DISTANCE OF 84.76 FEET.
- 3) 78.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 91.00 FEET, AND A CHORD WHICH BEARS N12°39'04"W, A DISTANCE OF 75.88 FEET.
- 4) N11°59'26"E, A DISTANCE OF 6.14 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF SKI HILL ROAD.
- 5) S74°20'53"E, ALONG SAID RIGHT OF WAY FOR SKI HILL ROAD, A DISTANCE OF 38.85 FEET.
- 6) THENCE; CONTINUING ALONG SAID RIGHT OF WAY, 24.24 FEET ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, AND A CHORD WHICH BEARS S76°27'09"E, A DISTANCE OF 24.23 FEET, TO SAID NORTHWEST CORNER OF SAID LOT 4.
- 7) THENCE S05°52'55"E, ALONG SAID WESTERLY LINE OF SAID LOT 4, A DISTANCE OF 131.26 FEET TO THE POINT OF BEGINNING.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; 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
Old Republic National Title Insurance Company
Schedule A

Order Number: M20215693.1-2

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ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part I

(Requirements)

Order Number: M20215693.1-2

All of the following Requirements must be met:

This proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

Pay the agreed amount for the estate or interest to be insured.

Pay the premiums, fees, and charges for the Policy to the Company.

Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

THIS COMMITMENT IS FOR INFORMATION ONLY, AND NO POLICY WILL BE ISSUED PURSUANT HERETO.

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule B, Part II
(Exceptions)

Order Number: M20215693.1-2

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.

1. Any facts, rights, interests, or claims thereof, not shown by the Public Records but that 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 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 of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
8. RIGHT OF THE PROPRIETOR OF A VEIN OR LODE OF THE TYRA PLACER TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED APRIL 23, 1906 IN BOOK 66 AT PAGE [36](#).
9. TERMS, CONDITIONS AND PROVISIONS OF BRECKENRIDGE MOUNTAIN MASTER PLANNED COMMUNITY AFFIDAVIT EXECUTED BY VAIL SUMMIT RESORTS, INC. AND MOUNTAIN THUNDER, INC., AS OWNERS, RECORDED SEPTEMBER 18, 2002 UNDER RECEPTION NO. [696212](#) AND FIRST AMENDMENT RECORDED AUGUST 20, 2008 UNDER RECEPTION NO. [894666](#) AND SECOND AMENDMENT RECORDED SEPTEMBER 27, 2013 UNDER RECEPTION NO. [1037823](#) AND LARGE PLANNED COMMUNITY AFFIDAVIT RECORDED -SEPTEMBER 25, 2002 AT RECEPTION NO. [696763](#).
10. TERMS, CONDITIONS AND PROVISIONS OF ORDER AND DECREE ORGANIZING THE ALPINE METROPOLITAN DISTRICT RECORDED NOVEMBER 27, 2002 AT RECEPTION NO. [703407](#).
11. EASEMENTS, NOTES, AND DEDICATIONS AS SHOWN ON THE PEAK 7 & 8 PERIMETER SUBDIVISION PLAT RECORDED SEPTEMBER 19, 2003 UNDER RECEPTION NO. [730218](#) AND THE PLAT FOR PEAK 8 SUBDIVISION FILING NO. 1 RECORDED JANUARY 10, 2008 UNDER RECEPTION NO. [877957](#) AND AMENDED MARCH 24, 2010 UNDER RECEPTION NO. [936240](#).

NOTE: THIS EXCEPTION APPLIES TO PARCEL B

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule B, Part II
(Exceptions)

Order Number: M20215693.1-2

12. TERMS, CONDITIONS AND PROVISIONS OF NOTICE OF APPROVAL OF AMENDED MASTER PLAN BY THE TOWN OF BRECKENRIDGE RECORDED NOVEMBER 30, 2005 AT RECEPTION NO. [807739](#), SEPTEMBER 12, 2006 UNDER RECEPTION NO. [832774](#), JUNE 3, 2008 UNDER RECEPTION NO. [889143](#) AND MAY 10, 2013 UNDER RECEPTION NO. [1026194](#), AND AUGUST 30, 2016 UNDER RECEPTION NO. [1120265](#).
13. TERMS, CONDITIONS AND PROVISIONS OF DECLARATION CONCERNING DISCLOSURES, ACKNOWLEDGMENTS, WAIVERS AND CONSTRUCTION DEFECT DISPUTE RESOLUTION MADE BY VAIL SUMMIT RESORTS, INC. RECORDED JANUARY 10, 2008 UNDER RECEPTION NO. [877956](#).
14. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF VACATION AND GRANT OF EASEMENTS RECORDED AUGUST 11, 2008 UNDER RECEPTION NO. [894069](#).
15. TERMS, CONDITIONS AND PROVISIONS OF NOTICE OF DETERMINATION BY BRECKENRIDGE MOUNTAIN MASTER ASSOCIATION TO IMPOSE CIVIC ASSESSMENT AND REAL ESTATE TRANSFER FEE RECORDED AUGUST 20, 2008 AT RECEPTION NO. [894667](#).
16. TERMS, CONDITIONS AND PROVISIONS OF COVENANT AND AGREEMENT (LANDSCAPING AND SNOW MELT) RECORDED APRIL 19, 2010 AT RECEPTION NO. [937727](#).
17. TERMS, CONDITIONS AND PROVISIONS OF MASTER, ACCESS AND PARKING EASEMENTS AGREEMENT AND GRANT (LOT 1, PEAK 8) RECORDED APRIL 19, 2010 UNDER RECEPTION NO. [937729](#).
NOTE: THIS EXCEPTION APPLIES TO PARCEL B
18. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF PARKING ACCESS EASEMENT AGREEMENT AND GRANT RECORDED APRIL 30, 2010 UNDER RECEPTION NO. [938269](#).
NOTE: THIS EXCEPTION APPLIES TO PARCEL B
19. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF PLAZA EASEMENT AGREEMENT AND GRANT RECORDED APRIL 30, 2010 UNDER RECEPTION NO. [938270](#).
NOTE: THIS EXCEPTION APPLIES TO PARCEL B
20. EASEMENTS, NOTES AND DEDICATIONS AS SHOWN ON THE RESUBDIVISION PLAT OF THE REMAINDER OF TRACT C, PEAK 8 SUBDIVISION RECORDED MAY 5, 2013 UNDER RECEPTION NO. [1026374](#).
21. TERMS, CONDITIONS AND PROVISIONS OF ALPINE METROPOLITAN DISTRICT DESIGNATION RECORDED DECEMBER 18, 2014 AT RECEPTION NO. [1072452](#).
22. EASEMENTS, NOTES AND DEDICATIONS AS SHOWN ON THE PLAT FOR THIRD RESUBDIVISION PLAT OF THE REMAINDER OF TRACT C, PEAK 8 SUBDIVISION FILING NO. 1 RECORDED SEPTEMBER 19, 2016 UNDER RECEPTION NO. [1121860](#).
23. TERMS, CONDITIONS AND PROVISIONS OF IMPROVEMENT AGREEMENT RECORDED APRIL 07, 2017 UNDER RECEPTION NO. [1138299](#).
NOTE: THIS EXCEPTION APPLIES TO PARCEL B
24. TERMS, CONDITIONS AND PROVISIONS OF NOTICE OF APPROVAL OF MASTER PLAN RECORDED AUGUST 06, 2018 UNDER RECEPTION NO. [1176529](#).
25. EASEMENTS, NOTES, DEDICATIONS, AND RESERVATIONS AS SHOWN ON THE PLAT FOR FOURTH RESUBDIVISION THE REMAINDER OF TRACT C, PEAK 8 SUBDIVISION FILING NO. 1 RECORDED DECEMBER 20, 2018 UNDER RECEPTION NO. [1187721](#), INCLUDING A SHORING TIE BACK EASEMENT AT RECEPTION NO. [936240](#) AND DRAINAGE EASEMENTS AT RECEPTION NO. [994731](#).

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule B, Part II
(Exceptions)

Order Number: M20215693.1-2

26. TERMS, CONDITIONS AND PROVISIONS OF COVENANTS CONTAINED WITHIN THE SPECIAL WARRANTY DEED RECORDED APRIL 12, 2019 UNDER RECEPTION NO. [1195438](#).
27. TERMS, CONDITIONS AND PROVISIONS OF RECREATIONAL OPERATIONS AND ACTIVITIES EASEMENT RECORDED APRIL 12, 2019 UNDER RECEPTION NO. [1195443](#) AND FIRST AMENDMENT RECORDED FEBRUARY 18, 2025 UNDER RECEPTION NO. [1346811](#).
28. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF ACCESS AND UTILITY EASEMENT RECORDED APRIL 12, 2019 UNDER RECEPTION NO. [1195444](#).
29. TERMS, CONDITIONS AND PROVISIONS OF MASTER EASEMENT AGREEMENT AND GRANT OF MASTER EASEMENT FOR LOT 3, PEAK 8 SUBDIVISION RECORDED OCTOBER 15, 2019 UNDER RECEPTION NO. [1210465](#).
NOTE: THIS EXCEPTION APPLIES TO PARCEL B
30. TERMS, CONDITIONS AND PROVISIONS OF MASTER EASEMENT AGREEMENT AND GRANT OF MASTER EASEMENT FOR TRACT C, PEAK 8 SUBDIVISION RECORDED OCTOBER 15, 2019 UNDER RECEPTION NO. [1210621](#).
NOTE: THIS EXCEPTION APPLIES TO PARCEL B
31. TERMS, CONDITIONS AND PROVISIONS OF DEVELOPMENT AGREEMENT BY AND BETWEEN TOWN OF BRECKENRIDGE, GONDOLA PROPERTIES LLC, BGV PARTNERS ENTRADA LLC, VAIL SUMMIT RESORTS, INC., AND LC BRECKENRIDGE HOLDCO, LLC RECORDED MAY 24, 2024 UNDER RECEPTION NO. [1331127](#).
32. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN SPECIAL WARRANTY DEED RECORDED FEBRUARY 18, 2025 UNDER RECEPTION NO. [1346803](#).
33. TERMS, CONDITIONS AND PROVISIONS OF DENSITY TRANSFER AGREEMENT AND COVENANT BETWEEN TOWN OF BRECKENRIDGE, GONDOLA PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY, AND LC BRECKENRIDGE HOLDCO, LLC, A COLORADO LIMITED LIABILITY COMPANY RECORDED FEBRUARY 18, 2025 UNDER RECEPTION NO. [1346802](#).
34. TERMS, CONDITIONS AND PROVISIONS OF DEVELOPMENT COVENANT RECORDED FEBRUARY 18, 2025 UNDER RECEPTION NO. [1346804](#).
35. TERMS, CONDITIONS AND PROVISIONS OF DENSITY TRANSFER AGREEMENT AND COVENANT BETWEEN VAIL SUMMIT RESORTS INC., TOWN OF BRECKENRIDGE, AND P8E GRANDVIEW LLC, A COLORADO LIMITED LIABILITY COMPANY RECORDED FEBRUARY 18, 2025 UNDER RECEPTION NO. [1346805](#).
36. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF RETAINING WALL EASEMENT AGREEMENT BY AND BETWEEN VAIL SUMMIT RESORTS, INC. AND P8E GRANDVIEW LLC, A COLORADO LIMITED LIABILITY COMPANY RECORDED FEBRUARY 18, 2025 UNDER RECEPTION NO. [1346810](#).
37. TERMS, CONDITIONS AND PROVISIONS OF TERMINATION OF STONE COLUMN EASEMENT, AS IDENTIFIED IN THE AMENDMENT TO PEAK 8 SUBDIVISION FILING NO. 1 RECORDED MARCH 24, 2010 UNDER RECEPTION NO. [936240](#), RECORDED ON FEBRUARY 18, 2025 UNDER RECEPTION NO. [1346812](#).
38. DEED OF TRUST DATED FEBRUARY 18, 2025, FROM P8E GRANDVIEW LLC, A COLORADO LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF SUMMIT COUNTY FOR THE USE OF LC BRECKENRIDGE HOLDCO, LLC, A DELAWARE LIMITED LIABILITY COMPANY TO SECURE THE SUM OF \$25,000,000.00 RECORDED FEBRUARY 18, 2025, UNDER RECEPTION NO. [1346813](#).

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule B, Part II
(Exceptions)

Order Number: M20215693.1-2

NOTE: STATEMENT OF AUTHORITY FOR P8E GRANDVIEW LLC, A COLORADO LIMITED LIABILITY COMPANY RECORDED FEBRUARY 18, 2025 UNDER RECEPTION NO. 1346798 DISCLOSES GRAHAM FRANK AS THE DESIGNATED OFFICER AUTHORIZED TO EXECUTE INSTRUMENTS CONVEYING, ENCUMBERING OR OTHERWISE AFFECTING TITLE TO REAL PROPERTY ON BEHALF OF SAID ENTITY.



ALTA Commitment For Title Insurance

issued by Old Republic 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, Old Republic National Title Insurance Company, a Minnesota 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 6 months 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.
- (c) "Land": The land described in item 5 of Schedule A and affixed 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, 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.
- (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.

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. 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>

IN WITNESS WHEREOF, Old Republic National Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A to be valid when countersigned by a validating officer or other authorized signatory.

Issued by:
Land Title Guarantee Company
3033 East First Avenue Suite 600
Denver, Colorado 80206
303-321-1880



Craig B. Rants, Senior Vice President



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(612) 371-1111 www.oldrepublictitle.com

By  President

Attest  Secretary

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Old Republic 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.

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Land Title Guarantee Company

Disclosure Statements

Note: Pursuant to CRS 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 will be obtained from the county treasurer of the county in which the real property is located or that county treasurer's authorized agent unless the proposed insured provides written instructions to the contrary. (for an Owner's Policy of Title Insurance pertaining to a sale of residential real property).
- (C) The 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.

Note: Effective September 1, 1997, CRS 30-10-406 requires 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 any document that does not conform, except that, the requirement for the top margin shall not apply to documents using forms on which space is provided for recording or filing information at the top margin of the document.

Note: Colorado Division of Insurance Regulations 8-1-2 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 Land Title Guarantee Company 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 Lenders Policy when issued.

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 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 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 CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments disclosing that a mineral estate has been severed from the surface estate, in Schedule B-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 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 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.

Note: Pursuant to Colorado Division of Insurance Regulations 8-1-3, notice is hereby given of the availability of a closing protection letter for the lender, purchaser, lessee or seller in connection with this transaction.

Note: Pursuant to CRS 24-21-514.5, 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.



Joint Notice of Privacy Policy of Land Title Guarantee Company Land Title Insurance Corporation and Old Republic National Title Insurance Company

This Statement is provided to you as a customer of Land Title Guarantee Company as agent for Land Title Insurance Corporation and Old Republic National Title Insurance Company.

We want you to know that we recognize and respect your privacy expectations and the requirements of federal and state privacy laws. Information security is one of our highest priorities. We recognize that maintaining your trust and confidence is the bedrock of our business. We maintain and regularly review internal and external safeguards against unauthorized access to your non-public personal information ("Personal Information").

In the course of our business, we may collect Personal Information about you from:

- applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
 - your transactions with, or from the services being performed by us, our affiliates, or others;
 - a consumer reporting agency, if such information is provided to us in connection with your transaction;
- and
- The public records maintained by governmental entities that we obtain either directly from those entities, or from our affiliates and non-affiliates.

Our policies regarding the protection of the confidentiality and security of your Personal Information are as follows:

- We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- We may share your Personal Information with affiliated contractors or service providers who provide services in the course of our business, but only to the extent necessary for these providers to perform their services and to provide these services to you as may be required by your transaction.
- We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- We regularly assess security standards and procedures to protect against unauthorized access to Personal Information.

WE DO NOT DISCLOSE ANY PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT STATED ABOVE OR PERMITTED BY LAW.

Consistent with applicable privacy laws, there are some situations in which Personal Information may be disclosed. We may disclose your Personal Information when you direct or give us permission; when we are required by law to do so, for example, if we are served a subpoena; or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

Our policy regarding dispute resolution is as follows: Any controversy or claim arising out of or relating to our privacy policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration

Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.