



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: **RND50070589-3**

Date: **03/04/2024**

Property Address: **947, 961, 981, 987 AND 989 MAIN STREET, MINTURN, CO 81645**

For Closing Assistance

For Title Assistance

Scott Cieslewicz
5975 GREENWOOD PLAZA
BLVD
GREENWOOD VILLAGE, CO
80111
(303) 850-4189 (Work)
scieslewicz@ltgc.com

Seller/Owner

MIDTOWN LOFTS, LLC, A COLORADO LIMITED
LIABILITY COMPANY
Attention: JEFF ARMISTEAD/DD ARMISTEAD
P.O. BOX 955
Minturn, CO 81645
jafamilyman@gmail.com
ddunbar66@comcast.net
Delivered via: Electronic Mail

Surveyor

GORE RANGE SURVEYING
Attention: SAM ECKER
PO BOX 15
AVON, CO 81620
(970) 479-8698 (Work)
(970) 479-0055 (Work Fax)
sam@gorerange.net
Delivered via: Electronic Mail

Attorney for Seller

BORNE LAW
Attention: RUTH O BORNE
P.O. BOX 7833
27 MAIN STREET SUITE 103 EDWARDS, CO 81632
AVON, CO 81620
(970) 390-8027 (Cell)
(970) 748-1187 (Work)
(970) 748-1189 (Work Fax)
ruth@bornelaw.com
Delivered via: Electronic Mail



Estimate of Title Fees

Order Number: RND50070589-3

Date: 03/04/2024

Property Address: 947, 961, 981, 987 AND 989 MAIN STREET, MINTURN, CO 81645

Seller(s): MIDTOWN LOFTS LLC, A COLORADO LIMITED LIABILITY COMPANY

Buyer(s): A BUYER TO BE DETERMINED

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	
"TBD" Commitment	\$265.00
Tax Certificate	\$27.00
TOTAL	\$292.00

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:

[Eagle county recorded 10/28/2022 under reception no. 202217083](#)

Plat Map(s):

[Eagle county recorded 03/01/1978 under reception no. 163774](#)

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule A

Order Number: RND50070589-3

Property Address:

947, 961, 981, 987 AND 989 MAIN STREET, MINTURN, CO 81645

1. Effective Date:

02/23/2024 at 5:00 P.M.

2. Policy to be Issued and Proposed Insured:

"TBD" Commitment

\$0.00

Proposed Insured:

A BUYER TO BE DETERMINED

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

FEE SIMPLE

4. Title to the estate or interest covered herein is at the effective date hereof vested in:

MIDTOWN LOFTS LLC, A COLORADO LIMITED LIABILITY COMPANY

5. The Land referred to in this Commitment is described as follows:

PARCEL 1:

PARCEL A:

A PARCEL OF LAND BEING A PORTION OF LOT 10, SOUTH MINTURN ADDITION, RECORDED MARCH 1, 1978, AT RECEPTION NO. [163774](#) AND A PORTION OF PARCEL B, SOUTH MINTURN ESTATES, RECORDED NOVEMBER 07, 1988 AT RECEPTION NO. [390713](#) SITUATED IN THE NE1/4 OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1.5" ALUMINUM CAP LS #14109, MARKING A WESTERLY CORNER OF SAID LOT 10, FROM WHENCE A 1.5" ALUMINUM CAP SET IN CONCRETE MARKING AN ANGLE POINT OF SAID PARCEL B, BEARS N41°25'32"W 307.94 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THE FOLLOWING DESCRIPTION: LEAVING SAID WESTERLY CORNER ALONG A WESTERLY LINE OF SAID LOT 10, N40°57'36"E 19.39 FEET TO A POINT BEING THE SOUTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN INSTRUMENT RECORDED MAY 27, 1993 AT RECEPTION NO. [506114](#), ALSO KNOWN AS LOT 9; THENCE CONTINUING ALONG A LINE COMMON TO SAID LOT 9 AND LOT 10, N40°57'36"E 190.00 FEET TO A FOUND #5 REBAR LOCATED ON THE SOUTHERLY RIGHT OF WAY OF U.S. HIGHWAY 24, MARKING A COMMON CORNER OF SAID LOT 9 AND 10; THENCE ALONG SAID RIGHT OF WAY 200.75 FEET ALONG A ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2905 FEET, INTERIOR ANGLE OF 03°57'34" AND A CHORD WHICH BEARS S52°21'01"E 200.71 FEET TO A FOUND 1.5" ALUMINUM CAP ON #5 REBAR LS #30091 MARKING THE NORTHWESTERLY CORNER OF PARCEL 3 AS BEING DESCRIBED IN INSTRUMENT RECORDED OCTOBER 29, 2013, UNDER RECEPTION NO. [201321950](#); THENCE LEAVING SAID RIGHT OF WAY ALONG THE WESTERLY LINE OF SAID PARCEL 3, S38°19'59"W 150.48 FEET TO A FOUND 1.5" ALUMINUM CAP LS #30091 MARKING A CORNER COMMON TO SAID LOT 10 AND PARCEL 3; THENCE ALONG A LINE COMMON TO SAID LOT 10 AND PARCEL 1 AS BEING DESCRIBED IN INSTRUMENT RECORDED OCTOBER 29, 2013 AT RECEPTION NO. [201321950](#), S 39°30'38"W 105.96 FEET TO A FOUND 1.5" ALUMINUM CAP ON #5 REBAR LS #14109 MARKING A CORNER COMMON TO SAID LOT 10 AND PARCEL 1, AND ALSO THE NORTHWESTERLY CORNER OF PARCEL 5, AS DESCRIBED IN INSTRUMENT RECORDED OCTOBER 29, 2013 AT RECEPTION NO. [201321950](#); THENCE LEAVING SAID LINE COMMON TO SAID LOT 10 AND PARCEL 1, ALONG A LINE KNOWN AS THE SOUTHERLY BOUNDARY OF SAID LOT 10 N36°46'00"W 101.53 FEET TO AN ANGLE POINT COMMON TO SAID LOT 10, AND PARCEL B; THENCE ALONG A LINE COMMON TO SAID PARCEL B, S89°40'00"W 43.35 FEET TO A FOUND 1.5" ALUMINUM CAP ON #5 REBAR, STAMPED LS #38079; THENCE N38°57'47"W 46.20 FEET TO A FOUND 1.5" ALUMINUM CAP ON #5 REBAR STAMPED LS #38079 FOUND ALONG SAID OLD

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FENCE LINE NOTED IN ADVERSE POSSESSION CASE NO. 90 CV 625, DESCRIBED IN INSTRUMENT RECORDED MAY 4, 2015 UNDER RECEPTION NO. [201507801](#); THENCE N30°02'13"W 32.15 FEET ALONG SAID FENCE LINE TO A FOUND 1.5" ALUMINUM CAP ON #5 REBAR, STAMPED LS #38079; THENCE N46°00'32"E 23.29 FEET ALONG SAID FENCE LINE TO A FOUND 1.5" ALUMINUM CAP ON #5 REBAR, STAMPED LS #38079, MARKING A COMMON CORNER OF SAID LOT 10 AND PARCEL B; THENCE N41°59'45"W 4.37 FEET LEAVING SAID FENCE LINE ALONG A LINE COMMON TO SAID LOT 10 AND PARCEL B TO THE POINT OF BEGINNING.

SAID LEGAL DESCRIPTION PREPARED BY
RANDALL P. KIPP, P.L.S. #38079
FOR AND ON BEHALF OF
KIPP LAND SURVEYING
P.O.BOX 3154
EAGLE, CO 81631
JOB NO.: 15025

PARCEL B AKA PARCEL Q:

A PARCEL OF LAND SITUATED IN THE NW1/4 OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 3.5" ALUMINUM CAP SET IN A ROCK, STAMPED U.S.D.A. A/P. 18, LS #7235 MARKING A COMMON CORNER OF TRACT A, U.S FOREST SERVICE PROPERTY AS DESCRIBED IN WARRANTY DEED RECORDED AUGUST 17, 1979 IN BOOK 289 AT PAGE [952](#) AND PARCEL 5, AS DESCRIBED IN INSTRUMENT RECORDED OCTOBER 29, 2013 AT RECEPTION NO. [201321950](#); THENCE ALONG A SAID TRACT A, THE U.S. FOREST SERVICE PROPERTY LINE, N49° 11'55"W 105.19 FEET, TO A FOUND 3.5" ALUMINUM CAP SET ON A 3" PIPE, STAMPED U.S.D.A A/P. 19, LS #7235 MARKING A COMMON CORNER OF SAID TRACT A, THE U.S. FOREST SERVICE AND ALSO BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION; THENCE LEAVING SAID TRACT A, ALONG A COMMON LINE WITH PARCEL 1 AS DESCRIBED IN INSTRUMENT RECORDED MARCH 17, 2000 AT RECEPTION NO. [727477](#), N 24° 04'46" E 22.26 FEET, TO A FOUND 1.25" BLUE PLASTIC CAP LS # 37924 A POINT ON SAID LINE OF PARCEL 1; THENCE CONTINUING ALONG LINE, N 24° 04'48" E 1.14 FEET, TO A POINT ON A COMMON LINE WITH LOT 10, SOUTH MINTURN ADDITION, A PARCEL OF LAND DESCRIBED IN INSTRUMENTS RECORDED JUNE 22, 2016 AT RECEPTION NO. [201609476](#) AND [201609477](#) AND RECORDED JUNE 16, 2016 AT RECEPTION NO. [201609187](#); AND BEING A CORNER OF SAID PARCEL 1; THENCE ALONG SAID COMMON LINE, N89° 40'00" E 16.65 FEET, TO A POINT AND CORNER ON A LINE COMMON TO SAID LOT 10 SOUTH MINTURN ADDITION; THENCE ALONG SAID COMMON LINE TO SAID LOT 10, S36° 46'00" E 101.53 FEET, TO A FOUND 1.5" ALUMINUM CAP LS # 14109, MARKING THE SOUTHEASTERLY CORNER OF PARCEL 1, AS DESCRIBED IN INSTRUMENT RECORDED OCTOBER 29, 2013 AT RECEPTION NO. [201321950](#) AND THE NORTHWESTERLY CORNER OF SAID PARCEL 5; THENCE ALONG A LINE COMMON TO SAID PARCEL 5, S39° 37'54"W 11.51 FEET, TO THE POINT OF BEGINNING.

SAID LEGAL DESCRIPTION PREPARED BY
RANDALL P. KIPP, P.L.S. #38079
FOR AND ON BEHALF OF
KIPP LAND SURVEYING
P.O.BOX 3154
EAGLE, CO 81631
JOB NO.: 15025

PARCEL 2:

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Old Republic National Title Insurance Company

Schedule A

Order Number: RND50070589-3

PARCEL A:

A PARCEL OF LAND IN THE COUNTY OF EAGLE AND STATE OF COLORADO LOCATED IN THE NORTHEAST ONE QUARTER OF SECTION 35 TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE 6TH PRINCIPAL MERIDIAN ACCORDING TO THE DEPENDENT RESURVEY OF SAID TOWNSHIP AND RANGE AS APPROVED BY THE U.S. DEPARTMENT OF INTERIOR GENERAL LAND OFFICE IN DENVER, COLORADO, ON JUNE 13, 1943; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTHWESTERLY RIGHT OF WAY BOUNDARY LINE OF U.S. HIGHWAY NO. 24 FROM WHICH THE NORTH ONE QUARTER CORNER OF SAID SECTION 35 BEARS N. 47° 20' 46" W. 1931.82 FEET DISTANT; THENCE ALONG THE SOUTHWESTERLY RIGHT OF WAY BOUNDARY LINE OF U.S. HIGHWAY NO. 24 12.03 FEET ON A CURVE TO THE LEFT WITH A RADIUS OF 2905.00 FEET, THE CHORD OF WHICH BEARS S. 55° 07' 45" E. 12.03 FEET; THENCE S. 39° 02' W. 147.80 FEET; THENCE S. 54° 16' 00" E. 66.18 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE S. 39° 01' 56" W. 155.00 FEET; THENCE N. 33° 26' 16" W. 128.88 FEET TO A POINT ON AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE N. 39° 27' 34" E. 105.96 FEET; THENCE S. 32° 34' E. 46.41 FEET; THENCE N. 39° 02" E. 168.00 FEET TO A POINT OF BEGINNING,

EXCEPTING THEREFROM ANY PORTION CONTAINED IN WARRANTY DEED RECORDED AUGUST 17, 1979 IN BOOK 289 AT PAGE [952](#),

COUNTY OF EAGLE, STATE OF COLORADO.

PARCEL B:

THAT PART OR PARCEL OF LAND LYING AND BEING SOUTHERLY OF AND ADJACENT TO COLORADO U.S. HIGHWAY NO. 24 IN THE SOUTHEAST QUARTER OF THE NORTHEAST (SE1/4NE1/4) OF SECTION THIRTY-FIVE (35) IN TOWNSHIP (5) SOUTH, RANGE EIGHTY-ONE (81) WEST OF THE 6TH PRINCIPAL MERIDIAN, IN EAGLE COUNTY, COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY BOUNDARY OF COLORADO U.S. HIGHWAY 24 FROM WHICH THE NORTH QUARTER CORNER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARS NORTH 47° 14' WEST 1980.5 FEET; THENCE SOUTH 29° 11' WEST 150 FEET, THENCE NORTHWESTERLY 65.0 FEET TO A POINT WHICH IS 29° 11' WEST FROM A POINT 150 FEET SOUTH OF THE SOUTHERLY RIGHT OF WAY BOUNDARY OF COLORADO U.S. HIGHWAY NO. 24, THENCE NORTH 29° 11' EAST 150 FEET TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF COLORADO U.S. HIGHWAY NO. 24, THENCE ALONG SAID RIGHT OF WAY BOUNDARY ON A 1° 58' CURVE TO THE LEFT 65 FEET TO THE PLACE OF BEGINNING,

EXCEPTING THEREFROM, ANY PORTION CONTAINED IN DECREE RECORDED NOVEMBER 19, 1981 IN BOOK 332 AT PAGE [295](#),

COUNTY OF EAGLE, STATE OF COLORADO.

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Old Republic National Title Insurance Company

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PARCEL C:

DESCRIPTION AS NOW LOCATED:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EAGLE COUNTY, COLORADO ACCORDING TO THE DEPENDENT RESURVEY OF SAID TOWNSHIP AND RANGE AS APPROVED BY THE U.S. SURVEYOR GENERAL IN DENVER, COLORADO ON SEPTEMBER 13, 1943; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY BOUNDARY LINE OF U.S. HIGHWAY NO. 24 FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 35, A BRASS CAP MONUMENT FOUND IN PLACE, BEARS S. 42° 47' 06" E. 2050.33 FEET DISTANT; THENCE S. 39° 02' 00" W. 168.00 FEET; THENCE N. 32° 34' 00" W. 46.41 FEET; THENCE N. 38° 16' 57" E. 150.48 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY BOUNDARY LINE OF U.S. HIGHWAY NO. 24; THENCE ALONG SAID RIGHT-OF-WAY 46.10 FEET ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 2905.00 FEET, THE CHORD OF WHICH BEARS S. 54° 33' 22" E. 46.10 FEET TO THE POINT OF BEGINNING.

DESCRIPTION AS PER CHAIN OF TITLE:

A PARCEL OF LAND LYING SOUTHERLY OF AND ADJACENT TO THE SOUTHERLY BOUNDARY LINE OF THE RIGHT OF WAY OF U.S. HIGHWAY NO. 24, IN THE NE1/4 OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE 6TH P.M. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE RIGHT OF WAY OF SAID HIGHWAY FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION BEARS N. 46° 46' WEST 1858.5 FEET;
THENCE SOUTH 29° 11' WEST 148 FEET TO THE NORTHERLY CORNER OF PARCEL OF LAND CONVEYED TO THE COLORADO STATE HIGHWAY DEPARTMENT BY DEED RECORDED IN BOOK 126 AT PAGE [421](#), EAGLE COUNTY COLORADO RECORDER'S RECORDS:
THENCE SOUTH 31° 36' EAST ALONG THE NORTHEASTERLY BOUNDARY LINE OF SAID LAST MENTIONED PARCEL OF LAND 57.3 FEET, TO THE MOST EASTERLY CORNER OF SAID PARCEL, WHICH CORNER IS LOCATED ON THE NORTHWESTERLY LINE OF PARCEL OF LAND DESCRIBED IN THE DEED RECORDED IN BOOK 126 AT PAGE [232](#) OF SAID RECORDS:
THENCE NORTH 29° 11' EAST, ALONG SAID NORTHWESTERLY LINE OF LAST MENTIONED PARCEL OF LAND 168 FEET TO THE SOUTHERLY BOUNDARY LINE OF THE RIGHT OF WAY OF SAID HIGHWAY
THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE ON A 1° 58' CURVE TO THE RIGHT 50.1 FEET TO THE POINT OF BEGINNING. COUNTY OF EAGLE, STATE OF COLORADO.

PARCEL D:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EAGLE, STATE OF COLORADO; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

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BEGINNING AT A POINT FROM WHICH THE NORTH ONE QUARTER CORNER OF SECTION 35 BEARS N. 43° 23' 43" W. 2023.67 FEET DISTANT; THENCE S. 55° 14' 18" E. 63.14 FEET; THENCE S. 51° 36' 36" E. 47.54 FEET; THENCE S. 35° 09' 57" W. 210.42 FEET; THENCE N. 33° 12' 13" W. 130.94 FEET; THENCE N. 39° 01' 56" E. 164.76 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTIONS THAT MAY BE CONTAINED WITHIN INSTRUMENTS RECORDED AUGUST 17, 1979 IN BOOK 289 AT PAGE [952](#), NOVEMBER 19, 1981 IN BOOK 332 AT PAGE [295](#) AND JUNE 18, 1985 IN BOOK 417 AT PAGE [312](#),

COUNTY OF EAGLE, STATE OF COLORADO.

PARCEL E:

A PARCEL OF LAND SITUATED IN A PART OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EAGLE, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3" BRASS CAP MONUMENT, SAID POINT BEING ANGLE POINT NO. 18 OF THE "FOREST PROPERTY BOUNDARY SURVEY" RECORDED IN BOOK 469 AT PAGE [371](#) IN THE OFFICE OF THE EAGLE COUNTY CLERK AND RECORDER, FROM WHENCE A 3" BRASS CAP MONUMENT FOUND MARKING ANGLE POINT NO. 17 OF SAID "FOREST PROPERTY BOUNDARY SURVEY" BEARS S 33° 12' 13" E. 260.01 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THE DESCRIPTION; THENCE N 39° 37' 37" E 11.52 FEET TO A 1 1/2" ALUMINUM CAP FOUND ON A NO. 5 REBAR, L.S. NO. 14109, SAID POINT BEING THE WESTERLY CORNER OF THE "FORMER MCCULLOM PARCEL" PER THE DECREE IN QUIET TITLE ACTION RECORDED OCTOBER 23, 1992 AT RECEPTION NO. [488393](#) IN THE OFFICE OF THE EAGLE COUNTY CLERK AND RECORDER; THENCE S 33° 25' 38" E 127.51 FEET ALONG THE WESTERLY BOUNDARY OF SAID "FORMER MCCULLOM PARCEL" TO A 1 1/2" ALUMINUM CAP FOUND ON A NO. 5 REBAR, L.S. NO. 4551, SAID POINT BEING THE SOUTHERLY CORNER OF SAID "FORMER MCCULLOM PARCEL" THENCE DEPARTING SAID "FORMER MCCULLOM PARCEL" S 39° 11' 59" W 12.07 FEET TO A POINT ON THE LINE BETWEEN SAID ANGLE POINTS 17 AND 18, THENCE ALONG SAID LINE N 33° 12' 13" W 127.76 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION CONTAINED IN WARRANTY DEED RECORDED AUGUST 17, 1979 IN BOOK 289 AT PAGE [952](#),

COUNTY OF EAGLE, STATE OF COLORADO.

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**AMERICAN
LAND TITLE
ASSOCIATION**



ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part I

(Requirements)

Order Number: RND50070589-3

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: RND50070589-3

This commitment does not republish any covenants, condition, restriction, or limitation contained in any document referred to in this commitment to the extent that the specific covenant, conditions, restriction, or limitation violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, or national origin.

- 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. EXISTING LEASES AND TENANCIES, IF ANY.**
- 9. RIGHT OF THE PROPRIETOR OF A VEIN OR LODGE 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 MAY 02, 1904 IN BOOK 48 AT PAGE [502](#) AND FEBRUARY 18, 1929 IN BOOK 106 AT PAGE [517](#).**
- 10. AN EASEMENT AND RIGHT TO USE SEWER TANKS AND LEACHING FIELD AS RESERVED IN DEED RECORDED JULY 1, 1965 IN BOOK 188 AT PAGE [345](#).**
- 11. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN RIGHT OF WAY GRANT RECORDED JANUARY 21, 1970 IN BOOK 216 AT PAGE [914](#).**
- 12. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS TO ANY INTERESTS, AS SET FORTH IN WARRANTY DEED RECORDED FEBRUARY 19, 1970 IN BOOK 217 AT PAGE [120](#).**
- 13. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ANNEXATION ORDINANCES RECORDED DECEMBER 20, 1974 IN BOOK 238 AT PAGES [4](#) AND [94](#), MARCH 1, 1978 IN BOOK 267 AT PAGE [398](#) AND DECEMBER 14, 1981 IN BOOK 333 AT PAGES [349](#) AND [351](#).**
- 14. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF ANNEXATION PLAT FOR SOUTH MINTURN ADDITION TO THE TOWN OF MINTURN RECORDED MARCH 01, 1978 IN BOOK 267 AT PAGE [397](#).**
- 15. ANNEXATION ORDINANCE NO. 159, SERIES OF 1978, RECORDED MARCH 1, 1978 IN BOOK 267 AT PAGE [398](#) AND RECORDED DECEMBER 14, 1981 IN BOOK 333 AT PAGE [351](#).**

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

Order Number: RND50070589-3

16. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE SURVEYS RECORDED SEPTEMBER 08, 1987 IN BOOK 469 AT PAGE [371](#) AND [372](#), INCLUDING, BUT NOT LIMITED TO ANY LOSS, DAMAGE OR CLAIMS THEREIN DUE TO ANY OCCUPANCY, AS SET FORTH ON SAID SURVEYS.
17. THE FAILURE OF THE SOUTHERN BOUNDARY LINE OF THE LAND TO BE CONGRUENT WITH THE NORTHERN BOUNDARY LINE OF THAT CERTAIN PROPERTY OWNED BY THE MILLER FAMILY TRUST AS DESCRIBED BY DEED RECORDED APRIL 17, 2000, UNDER RECEPTION NO. [727477](#), AND ANY CONSEQUENCES OF THE GAP, STRIP, OR GORE CREATED THEREBY.
18. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE EAGLE RIVER FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED JUNE 24, 2002, UNDER RECEPTION NO. [799500](#) AND MAP RECORDED DECEMBER 7, 2009 UNDER RECEPTION NO. [26003](#).
19. ANY LOSS, DAMAGE, CLAIM OR INTEREST RESULTING FROM THE ERRORS AND/OR OMISSIONS WITHIN THE GRANTEE AND THE LEGAL DESCRIPTION WITHIN EXHIBIT A, OF QUIT CLAIM DEED RECORDED MAY 8, 2012 UNDER RECEPTION NO. [201209032](#).
20. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE UPPER EAGLE VALLEY SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED MARCH 28, 2017, UNDER RECEPTION NO. [201705247](#) AND [201705251](#).
21. ANY LOSS, DAMAGE OR CLAIM ARISING FROM GAPS OR OVERLAPS BETWEEN PROPERTIES HEREIN AND ADJACENT PROPERTIES, AS SET FORTH IN DEED RECORDED NOVEMBER 30, 1987 IN BOOK 474 AT PAGE [879](#) AS TO PARCEL 3 HEREIN, AND AS MAY EXIST WITH ALL THE SUBJECT PROPERTIES HEREIN, AND ANY PROPERTIES ADJACENT THERETO.
22. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE EAGLE RIVER FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENTS RECORDED JUNE 24, 2002, UNDER RECEPTION NO. [799500](#) AND DECEMBER 7, 2009 UNDER RECEPTION NO. [200926003](#).
23. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN FINDINGS OF FACT, CONCLUSIONS OF LAW AND RULING OF REFEREE RECORDED JUNE 07, 2006 UNDER RECEPTION NO. [200615125](#).
24. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN CLAIM OF EASEMENT RECORDED NOVEMBER 18, 2011 UNDER RECEPTION NO. [201121549](#).
25. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN ENCROACHMENT AUTHORIZATION RECORDED NOVEMBER 18, 2011 UNDER RECEPTION NO. [201121550](#).
26. (THIS ITEM WAS INTENTIONALLY DELETED)
27. THE EFFECT OF ANY DAMAGE, FAILURE OF TITLE, OR OTHER LOSS, DIRECTLY OR INDIRECTLY ASSOCIATED WITH ANY TRAILER, MOBILE HOME OR SIMILAR PERSONAL PROPERTY LOCATED ON SUBJECT PROPERTY.
28. DEED OF TRUST DATED OCTOBER 28, 2022, FROM MIDTOWN LOFTS LLC, A COLORADO LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF EAGLE COUNTY, COLORADO FOR THE USE OF FIRSTBANK TO SECURE THE SUM OF \$2,500,000.00 RECORDED OCTOBER 28, 2022, UNDER RECEPTION NO. [202217084](#).

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

Order Number: RND50070589-3

SAID DEED OF TRUST WAS FURTHER SECURED IN ASSIGNMENT OF RENTS RECORDED DECEMBER 27, 2023, UNDER RECEPTION NO. [202317008](#).

MODIFICATION AGREEMENT IN CONNECTION WITH SAID MORTGAGE RECORDED DECEMBER 27, 2023 UNDER RECEPTION NO. [202317008](#).



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.



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 Policy Amount 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) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "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.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in 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 shall not be 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 shall not be 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 will only have liability 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 shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be 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) In any event, the Company's liability is limited by the terms and provisions of the Policy.

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 must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, 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 HAS BEEN 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. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option 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, Land Title Insurance Corporation 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
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By  President

Attest  Secretary

This page is only a part of a 2016 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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