



LAND TITLE GUARANTEE COMPANY

Date: June 10, 2026

Subject: Attached Title Policy/Guarantee

Enclosed please find your product relating to the property located at 2746 FIFTH STREET, Castle Rock, CO 80104.

If you have any inquiries or require further assistance, please contact Scott Cieslewicz at (303) 850-4189 or scieslewicz@ltgc.com

Chain of Title Documents:

[Douglas county recorded 02/10/1984 at book 508 page 158](#)

[Douglas county recorded 02/28/2025 under reception no. 2025008210](#)

Property Information Binder

CONDITIONS AND STIPULATIONS

1. Definition of Terms

The following terms when used in this Binder mean:

- (a) "Land": The land described, specifically or by reference, in this Binder and improvements affixed thereto which by law constitute real property;
- (b) "Public Records"; those records which impart constructive notice of matters relating to said land;
- (c) "Date": the effective date;
- (d) "the Assured": the party or parties named as the Assured in this Binder, or in a supplemental writing executed by the Company;
- (e) "the Company" means Old Republic National Title Insurance Company, a Florida Corporation.

2. Exclusions from Coverage of this Binder

The company assumes no liability including cost of defense by reason of the following:

- (a) Taxes or assessments which 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; taxes and assessments not yet due or payable and special assessments not yet certified to the Treasurer's office.
- (b) Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
- (c) Title to any property beyond the lines of the Land, or title to streets, roads, avenues, lanes, ways or waterways on which such land abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
- (d) Mechanic's lien(s), judgment(s) or other lien(s).
- (e) Defects, liens, encumbrances, adverse claims or other matters: (a) created, suffered or agreed to by the Assured; (b) not known to the Company, not recorded in the Public Records as of the Date, but known to the Assured as of the Date; or (c) attaching or creating subsequent to the Date.

3. Prosecution of Actions

- 1. The Company shall have the right at its own costs to institute and prosecute any action or proceeding or do any other act which in its opinion may be necessary or desirable to establish or confirm the matters herein assured; and the Company may take any appropriate action under the terms of this Binder, whether or not it shall be liable thereunder and shall not thereby concede liability or waive any provision hereof.
- 2. In all cases where the Company does not institute and prosecute any action or proceeding, the Assured shall permit the Company to use, at its option, the name of the Assured for this purpose. Whenever requested by the Company, the Assured shall give the Company all reasonable aid in prosecuting such action or proceeding, and the Company shall reimburse the Assured for any expense so incurred.

4. Notice of Loss - Limitation of Action

A statement in writing of any loss or damage for which it is claimed the Company is liable under this Binder shall be furnished to the Company within sixty days after such loss or damage shall have been determined, and no right of action shall accrue to the Assured under this Binder until thirty days after such statement shall have been furnished, and no recovery shall be had by the Assured under this Binder unless action shall be commenced thereon with two years after expiration of the thirty day period. Failure to furnish the statement of loss or damage or to commence the action within the time hereinbefore specified, shall be conclusive bar against maintenance by the Assured of any action under this Binder.

5. Option to Pay, Settle or Compromise Claims

The Company shall have the option to pay, settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Binder, or to pay the full amount of this Binder. Such payment or tender of payment of the full amount of the Binder shall terminate all liability of the Company hereunder.

6. Limitation of Liability - Payment of Loss

- (a) The liability of the Company under this Binder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurances herein set forth, but in no event shall the liability exceed the amount of the liability stated on the face page hereof.
- (b) The Company will pay all costs imposed upon the Assured in litigation carried on by the Company for the Assured, and all costs and attorneys' fees in litigation carried on by the Assured with the written authorization of the Company.
- (c) No claim for loss or damages shall arise or be maintainable under this Binder (1) if the Company after having received notice of any alleged defect, lien or encumbrance not shown as an Exception or excluded herein removes such defect, lien or encumbrance within a reasonable time after receipt of such notice, or (2) for liability voluntarily assumed by the Assured in settling any claim or suit without written consent of the Company.
- (d) All payments under this Binder, except for attorney's fees as provided for in paragraph 6(b) thereof, shall reduce the amount of the liability hereunder pro tanto, and no payment shall be made without producing this Binder or an acceptable copy thereof for endorsement of the payment unless the Binder be lost or destroyed, in which case proof of the loss or destruction shall be furnished to the satisfaction of the Company.
- (e) When liability has been definitely fixed in accordance with the conditions of this Binder, the loss or damage shall be payable within thirty days thereafter.

7. Subrogation Upon Payment or Settlement

Whenever the Company shall have settled a claim under this Binder, all right of subrogation shall vest in the Company unaffected by any act of the Assured, and it shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Binder not been issued. If the payment does not cover the loss of the Assured, the Company shall be subrogated to the rights and remedies in the proportion which the payment bears to the amount of said loss. The Assured, if requested by the Company, shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect the right of subrogation, and shall permit the Company to use the name of the Assured in any transaction or litigation involving the rights or remedies.

8. Binder Entire Contract

Any action or actions or rights of action that the Assured may have or may bring against the Company arising out of the subject matter hereof must be based on the provisions of this Binder. No provision or condition of this Binder can be waived or changed except by a writing endorsed or attached hereto signed by the President, a Vice President, the Secretary, an Assistant Secretary or other validating officer of the Company.

9. Notices. Where Sent

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at 08 North Westshore Boulevard, Suite 900, Tampa, Florida 33607.

10. Arbitration

Unless prohibited by applicable law, either the Company or the insured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association.

ANTI-FRAUD STATEMENT: 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.

This anti-fraud statement is affixed and made a part of this policy.

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

CB Rants

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

C. Monroe

President

Attest

Kent Lewis

Secretary

**AMERICAN
LAND TITLE
ASSOCIATION**



Old Republic National Title Insurance Company

PROPERTY INFORMATION BINDER

THIS POLICY IS ISSUED IN LIEU OF POLICY NO. PIB70807131.29353632 WHICH IS HEREBY CANCELLED

Order Number: RND70807131

Policy No.: PIB70807131.30392374

Liability: \$50,000.00

Fee: \$135.00

Subject to the exclusions from coverage, the limits of liability and other provisions of the Conditions and Stipulations hereto annexed and made a part of this Binder,

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY a Corporation, herein called the Company,

GUARANTEES

MICHAEL KLAUSEN

Herein called the Assured, against loss, not exceeding the liability amount stated above, which the assured shall sustain by reason of any incorrectness in the assurance which the Company hereby gives that, according to the public records as of

June 05, 2026 at 5:00 P.M.

1. Title to said estate or interest at the date hereof is vested in:

DIOCESE OF COLORADO SPRINGS, A COLORADO CORPORATION SOLE

2. The estate or interest in the land hereinafter described or referred to covered by this Binder :

FEE SIMPLE

3. The Land referred to in this Binder is described as follows:

PARCEL 1:

A PORITON OF PARCEL B AS DESCRIBED AND CONVEYED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED NOVEMBER 23, 2004 AT RECEPTION No. [2004120181](#), LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NW 1/4), FROM WHENCE THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) BEARS SOUTH 88°55'25" WEST A DISTANCE OF 2802.69 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO;
THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4), SOUTH 88°55'25" WEST, 1121.80 FEET TO THE NORTHEAST CORNER OF SAID PARCEL B, AND BEING THE POINT OF BEGINNING;

THENCE LEAVING SAID NORTH LINE, ALONG THE BOUNDARY OF SAID PARCEL B THE FOLLOWING THREE (3) COURSES:

Old Republic National Title Insurance Company

PROPERTY INFORMATION BINDER

THIS POLICY IS ISSUED IN LIEU OF POLICY NO. PIB70807131.29353632 WHICH IS HEREBY CANCELLED

Order Number: RND70807131

Policy No.: PIB70807131.30392374

1. SOUTH 17°27'00" EAST, 198.21 FEET TO A POINT;
2. SOUTH 58°00'00" WEST, 275.86 FEET TO THE SOUTHERNMOST CORNER OF SAID PARCEL B, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF PARCEL A AS DESCRIBED AND CONVEYED IN THAT CERTAIN QUIT CLAIM DEED RECORDED FEBRUARY 26, 2002 AT RECEPTION No. 0219567;
3. NORTH 31°00'23" WEST, 372.61 FEET TO THE SOUTHERLYMOST CORNER OF PARCEL "RW-59" AS DESCRIBED AND CONVEYED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED FEBRUARY 28, 2025 AT RECEPTION No. [2025008210](#);

THENCE ALONG THE BOUNDARY OF SAID PARCEL "RW-59", NORTH 59°24'14" EAST, 18.31 FEET TO THE EASTERLYMOST CORNER OF SAID PARCEL "RW-59", SAID POINT ALSO BEING ON THE BOUNDARY OF THE AFORMENTIONED PARCEL B;
THENCE ALONG SAID BOUNDARY OF SAID PARCEL B, NORTH 88°55'25" EAST, 350.75 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PORTION OF THAT REAL PROPERTY DESCRIBED AND CONVEYED IN THAT CERTAIN DEED RECORDED MARCH 7, 1961 IN BOOK 136, PAGE [138](#) AT RECEPTION No. 110577, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NW 1/4), FROM WHENCE THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) BEARS SOUTH 88°55'25" WEST A DISTANCE OF 2802.69 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO;
THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4), SOUTH 88°55'25" WEST, 1121.80 FEET TO THE NORTHEAST CORNER OF PARCEL B AS DESCRIBED AND CONVEYED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED NOVEMBER 23, 2004 AT RECEPTION No. [2004120181](#);

THENCE LEAVING SAID NORTH LINE, ALONG THE BOUNDARY OF SAID PARCEL B THE FOLLOWING TWO (2) COURSES:

1. SOUTH 17°27'00" EAST, 198.21 FEET TO A POINT;
2. SOUTH 58°00'00" WEST, 275.86 FEET TO THE SOUTHERNMOST CORNER OF SAID PARCEL B, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF PARCEL A AS DESCRIBED AND CONVEYED IN THAT CERTAIN QUIT CLAIM DEED RECORDED FEBRUARY 26, 2002 AT RECEPTION No. 0219567, AND BEING THE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY OF SAID PARCEL A, SOUTH 31°00'23" EAST, 518.76 FEET TO THE BOUNDARY OF A PARCEL OF LAND DESCRIBED AND CONVEYED IN THAT CERTAIN BARGAIN AND SALE DEED RECORDED FEBRUARY 20, 2019 AT RECEPTION No. [2019008528](#);
THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES:

1. SOUTH 42°34'38" WEST, 377.00 FEET TO A POINT;
2. NORTH 87°56'51" WEST, 165.80 FEET TO A POINT ON THE BOUNDARY OF BLOCK 4 OF MEMMEN'S 3RD ADDITION TO CASTLE ROCK;

THENCE ALONG SAID BOUNDARY OF SAID BLOCK 4 THE FOLLOWING TWO (2) COURSES:

1. NORTH 53°21'53" WEST, 452.19 FEET TO A POINT;
2. NORTH 46°21'53" WEST, 364.61 FEET TO A POINT ON THE BOUNDARY OF A PARCEL OF LAND DESCRIBED AND CONVEYED IN THAT CERTAIN PERSONAL REPRESENTATIVE'S DEED RECORDED

Old Republic National Title Insurance Company

PROPERTY INFORMATION BINDER

THIS POLICY IS ISSUED IN LIEU OF POLICY NO. PIB70807131.29353632 WHICH IS HEREBY CANCELLED

Order Number: RND70807131

Policy No.: PIB70807131.30392374

FEBRUARY 7, 1996 AT RECEPTION No. [9606393](#);

THENCE ALONG SAID BOUNDARY, NORTH 20°34'28" EAST, 335.77 FEET TO A POINT ON THE BOUNDARY OF A PARCEL DESCRIBED AS RW-58 IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED FEBRUARY 28, 2025 AT RECEPTION No. [2025008210](#);

THENCE ALONG THE BOUNDARY OF SAID PARCEL RW-58 THE FOLLOWING FIVE (5) COURSES:

1. NORTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1487.50 FEET, AND WHOSE LONG CHORD BEARS NORTH 68°39'29" EAST AND HAS A CHORD LENGTH OF 360.65 FEET, THROUGH A CENTRAL ANGLE OF 13°55'33", FOR AN ARC LENGTH OF 361.54 FEET TO A POINT OF NON-TANGENCY;
2. SOUTH 30°35'46" EAST, 17.08 FEET TO A POINT;
3. NORTH 59°24'14" EAST, 21.42 FEET TO A POINT;
4. NORTH 30°35'46" WEST, 7.74 FEET TO A POINT;
5. NORTH 59°24'14" EAST, 129.22 FEET TO A POINT ON THE BOUNDARY OF THE AFORMENTIONED PARCEL B AS DESCRIBED AND CONVEYED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED NOVEMBER 23, 2004 AT RECEPTION No. [2004120181](#);

THENCE ALONG SAID BOUNDARY, SOUTH 31°00'23" EAST, 372.61 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

ALL OF THAT PARCEL DESCRIBED AS "RW-59" IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED FEBRUARY 28, 2025 AT RECEPTION No. [2025008210](#), BEING A PORTION OF PARCEL B AS DESCRIBED AND CONVEYED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED NOVEMBER 23, 2004 AT RECEPTION No. [2004120181](#), LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NW 1/4), FROM WHENCE THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) BEARS SOUTH 88°55'25" WEST A DISTANCE OF 2802.69 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO;
THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4), SOUTH 88°55'25" WEST, 1121.80 FEET TO THE NORTHEAST CORNER OF SAID PARCEL B;
THENCE ALONG THE NORTH LINE OF SAID PARCEL B, CONTINUING SOUTH 88°55'25" WEST, 350.75 FEET TO THE EASTERLYMOST CORNER OF SAID PARCEL "RW-59", AND BEING THE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY OF SAID PARCEL "RW-59" THE FOLLOWING THREE (3) COURSES:

1. SOUTH 59°24'14" WEST, 18.31 FEET TO A POINT;
2. NORTH 31°00'23" WEST, 10.41 FEET TO A POINT;
3. NORTH 88°55'25" EAST, 21.13 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

ALL OF THAT PARCEL DESCRIBED AS "RW-58" IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED FEBRUARY 28, 2025 AT RECEPTION No. [2025008210](#), BEING A PORTION OF THAT REAL PROPERTY DESCRIBED AND CONVEYED IN THAT CERTAIN DEED RECORDED MARCH 7, 1961 IN BOOK 136, PAGE [138](#) AT RECEPTION No. 110577, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE

Old Republic National Title Insurance Company

PROPERTY INFORMATION BINDER

THIS POLICY IS ISSUED IN LIEU OF POLICY NO. PIB70807131.29353632 WHICH IS HEREBY CANCELLED

Order Number: RND70807131

Policy No.: PIB70807131.30392374

OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NW 1/4), FROM WHENCE THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) BEARS SOUTH 88°55'25" WEST A DISTANCE OF 2802.69 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO;
THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4), SOUTH 88°55'25" WEST, 1121.80 FEET TO THE NORTHEAST CORNER OF PARCEL B AS DESCRIBED AND CONVEYED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED NOVEMBER 23, 2004 AT RECEPTION No. [2004120181](#);

THENCE ALONG THE NORTH LINE OF SAID PARCEL B, CONTINUING SOUTH 88°55'25" WEST, 350.75 FEET TO THE EASTERLYMOST CORNER OF SAID PARCEL "RW-59";
THENCE ALONG THE NORTH LINE OF SAID PARCEL "RW-59", CONTINUING SOUTH 88°55'25" WEST, 21.13 FEET TO A POINT ON THE BOUNDARY OF SAID PARCEL "RW-58", AND BEING THE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY OF SAID PARCEL "RW-58" THE FOLLOWING ELEVEN (11) COURSES:

1. SOUTH 31°00'23" EAST, 10.41 FEET TO A POINT;
2. SOUTH 59°24'14" WEST, 129.22 FEET TO A POINT;
3. SOUTH 30°35'46" EAST, 7.74 FEET TO A POINT;
4. SOUTH 59°24'14" WEST, 21.42 FEET TO A POINT;
5. NORTH 30°35'46" WEST, 17.08 FEET TO A NON-TANGENT CURVE TO THE RIGHT CONCAVE NORTHWESTERLY;
6. SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1487.50 FEET, AND WHOSE LONG CHORD BEARS SOUTH 68°39'29" WEST AND HAS A CHORD LENGTH OF 360.65 FEET, THROUGH A CENTRAL ANGLE OF 13°55'33", FOR AN ARC LENGTH OF 361.54 FEET TO A POINT ON THE BOUNDARY OF SAID REAL PROPERTY DESCRIBED AND CONVEYED IN THAT CERTAIN DEED RECORDED MARCH 7, 1961 IN BOOK 136, PAGE [138](#) AT RECEPTION No. 110577;
7. ALONG SAID BOUNDARY, NORTH 20°34'28" EAST, 2.55 FEET TO A POINT;
8. NORTH 64°24'08" EAST, 26.93 FEET TO A NON-TANGENT CURVE TO THE LEFT CONCAVE NORTHWESTERLY;
9. NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1482.50 FEET, AND WHOSE LONG CHORD BEARS NORTH 66°06'38" EAST AND HAS A CHORD LENGTH OF 368.70 FEET, THROUGH A CENTRAL ANGLE OF 14°17'12", FOR AN ARC LENGTH OF 369.66 FEET TO A POINT OF NON-TANGENCY;
10. NORTH 58°58'08" EAST, 87.19 FEET TO A POINT;
11. NORTH 88°55'25" EAST, 27.97 FEET TO THE POINT OF BEGINNING.

4. The following documents affect the land:

1. EXISTING LEASES AND TENANCIES, IF ANY.
2. RIGHT OF WAY EASEMENT AS GRANTED TO PLATEAU NATURAL GAS COMPANY IN INSTRUMENT RECORDED NOVEMBER 02, 1960, IN BOOK 134 AT PAGE [211](#).
NOTE: ASSIGNMENT OF EASEMENTS RECORDED JULY 24, 2008 UNDER RECEPTION NO. [2008052164](#).
3. EASEMENT AGREEMENT RECORDED DECEMBER 21, 1987 IN BOOK 767 AT PAGE [173](#).
4. RIGHT OF WAY EASEMENT AS GRANTED TO PLATEAU NATURAL GAS COMPANY IN INSTRUMENT RECORDED MARCH 30, 1966, IN BOOK 168 AT PAGE [492](#).
5. A PERMANENT EASEMENT FOR A 60 FOOT RIGHT OF WAY PARALLEL TO THE NORTH LINE OF SECTION 12 FROM HIGHWAY 86 TO THE EAST BOUNDARY OF THE WITHIN DESCRIBED PROPERTY, WITH THE SOUTHERLY LINE OF THE RIGHT OF WAY BEING 60 FEET SOUTH OF THE NORTH LINE OF SECTION 12, THUS PROVIDING ACCESS TO THE PROPERTY ADJOINING IMMEDIATELY TO THE EAST AS CONTAINED IN DEED RECORDED MARCH 7, 1961 IN BOOK 136 AT PAGE [138](#).
6. EXTRATERRITORIAL WASTEWATER SERVICE CONTRACT RECORDED DECEMBER 15, 1997 IN BOOK 1493 AT PAGE [946](#).

Old Republic National Title Insurance Company

PROPERTY INFORMATION BINDER

THIS POLICY IS ISSUED IN LIEU OF POLICY NO. PIB70807131.29353632 WHICH IS HEREBY CANCELLED

Order Number: RND70807131

Policy No.: PIB70807131.30392374

7. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AGREEMENT RECORDED MARCH 22, 2007 UNDER RECEPTION NO. [2007023677](#).
8. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF EASEMENT STORM DRAINAGE RECORDED DECEMBER 30, 2011 UNDER RECEPTION NO. [2011082914](#).
9. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF EASEMENT STORM DRAINAGE RECORDED OCTOBER 16, 2017 UNDER RECEPTION NO. [2017070215](#).
10. (THIS ITEM WAS INTENTIONALLY DELETED)
(THIS ITEM WAS INTENTIONALLY DELETED)
11. (THIS ITEM WAS INTENTIONALLY DELETED)
(THIS ITEM WAS INTENTIONALLY DELETED)
(THIS ITEM WAS INTENTIONALLY DELETED)
12. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN CONSTRUCTION AND SLOPE EASEMENT AGREEMENT RECORDED SEPTEMBER 18, 2008 UNDER RECEPTION NO. [2008063988](#).
13. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN TEMPORARY CONSTRUCTION EASEMENT AGREEMENT RECORDED FEBRUARY 28, 2025 UNDER RECEPTION NO. [2025008208](#).
14. THE EFFECT OF SPECIAL WARRANTY DEED CONVEYED TO THE TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION RECORDED FEBRUARY 28, 2025 UNDER RECEPTION NO. [2025008210](#)

NOTE: THIS BINDER DOES NOT REFLECT THE STATUS OF TITLE TO WATER RIGHTS OR REPRESENTATION OF SAID RIGHTS, RECORDED OR NOT.

NOTE: THIS BINDER IS NOT A REPORT OR REPRESENTATION AS TO MINERAL INTERESTS, AND SHOULD NOT BE USED, OR RELIED UPON, IN CONNECTION WITH THE NOTICE REQUIREMENTS THAT ARE SET FORTH IN CRS 24-65.5-103.

NOTE: ADDITIONAL UPDATES TO THE EFFECTIVE DATE OF THE BINDER MAY BE REQUESTED BY THE PROPOSED INSURED. ONE UPDATE IS INCLUDED WITH THIS BINDER AT NO ADDITIONAL COST. ANY ADDITIONAL UPDATES WILL BE ISSUED AT THE COST OF \$135 PER UPDATE. FOR EACH UPDATE PROVIDED, A REVISED BINDER WILL BE ISSUED SHOWING A NEW EFFECTIVE DATE AND ANY MATTERS RECORDED SINCE THE EFFECTIVE DATE OF THE PREVIOUS BINDER.

THIS PRODUCT WILL ONLY BE UPDATED FOR 24 MONTHS FOLLOWING THE EFFECTIVE DATE OF THE ORIGINAL BINDER.



INVOICE

Land Title Guarantee Company
5975 Greenwood Plaza Blvd Suite 125
Greenwood Village, CO 80111
(303) 270-0445
Tax ID: 84-0572036

MICHAEL KLAUSNER
ATTN:
2862 5TH STREET
Castle Rock, CO 80104

Reference

Your Reference Number:
Our Order Number: 70807131
Our Customer Number: 89666.1
Invoice (Process) Date: 06/10/2026
Transaction Invoiced By: Carolyn Manning
Email Address: cmanning@ltgc.com

Invoice Number: 70807131-2

Property Address: 2746 FIFTH STREET, Castle Rock, CO 80104

Parties: DIOCESE OF COLORADO SPRINGS, A COLORADO CORPORATION SOLE

- Charges -

Property Information Binder	\$135.00
Property Information Binder	\$135.00
Amount Credited	\$0.00
Total Invoice Amount	\$270.00
Total Amount Due	\$270.00

Payment due upon receipt

Please reference Invoice No. 70807131-2 on payment
Please make check payable and send to:
Land Title Guarantee Company
5975 Greenwood Plaza Blvd Suite 125
Greenwood Village, CO 80111

