



**TITLE REPORT**

**SCHEDULE A**

ORDER #: 50011074

LOAN #: DEN Aurora MSC 3

1. EFFECTIVE DATE: 06/18/2020
2. POLICY OR POLICIES TO BE ISSUED:
  - A.  ALTA OWNER POLICY
  - B.  ALTA LOAN POLICY

PREPARED FOR:

PROPOSED INSURED:

3. THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS REPORT AND COVERED HEREIN IS: **FEE SIMPLE**
4. TITLE TO SAID ESTATE OR INTEREST IN SAID LAND IS AT THE EFFECTIVE DATE HEREOF VESTED IN: **VERIZON WIRELESS (VAW) LLC DBA VERIZON WIRELESS**
5. THE LAND REFERRED TO IN THIS REPORT IS LOCATED IN THE COUNTY OF **ARAPAHOE**, STATE OF **COLORADO** AND DESCRIBED AS FOLLOWS:

**SEE ATTACHED EXHIBIT A**

## CHAIN OF TITLE

1. **\*\*\* CURRENT DEED \*\*\***  
GRANTORS: AURORA CENTRETECH, LLC  
GRANTEES: VERIZON WIRELESS (VAW) LLC DBA VERIZON WIRELESS  
DATED DATE: 04/20/2007  
RECORDED DATE: 04/20/2007  
DOCUMENT NUMBER: B7050489  
CONSIDERATION: \$0.00  
ADDITIONAL INFORMATION: 1975-08-0-04-007
  
2. **\*\*\* CURRENT DEED \*\*\***  
GRANTORS: CENTRETECH LAND INVESTORS, LLC  
GRANTEES: VERIZON WIRELESS (VAW) LLC DBA VERIZON WIRELESS  
DATED DATE: 09/25/2002  
RECORDED DATE: 11/19/2002  
DOCUMENT NUMBER: B2220507  
CONSIDERATION: \$0.00  
ADDITIONAL INFORMATION: 1975-08-2-34-001
  
3. **\*\*\* PRIOR CHAIN OF TITLE \*\*\***  
GRANTORS: CENTRETECH LAND INVESTORS, LLC  
GRANTEES: AURORA CENTRETECH, LLC  
DATED DATE: 10/16/2002  
RECORDED DATE: 10/17/2002  
DOCUMENT NUMBER: B2196544  
CONSIDERATION: \$0.00  
ADDITIONAL INFORMATION: 1975-08-0-04-007
  
4. **\*\*\* PRIOR CHAIN OF TITLE \*\*\***  
GRANTORS: DUECK INDUSTRIES, LTD.  
GRANTEES: CENTRETECH LAND INVESTORS, LLC  
DATED DATE: 06/25/1998  
RECORDED DATE: 06/25/1998  
DOCUMENT NUMBER: A8097029  
CONSIDERATION: \$0.00  
ADDITIONAL INFORMATION: BOTH PARCELS
  
5. **\*\*\* PRIOR CHAIN OF TITLE \*\*\***  
GRANTORS: DUECK DEVELOPMENTS, INC.  
GRANTEES: DUECK INDUSTRIES, LTD.  
DATED DATE: 12/28/1984  
RECORDED DATE: 12/28/1984  
BOOK / PAGE: 4337 / 472  
CONSIDERATION: \$0.00  
ADDITIONAL INFORMATION: BOTH PARCELS

6. **\*\*\* PRIOR CHAIN OF TITLE \*\*\***

GRANTORS: VERNON H. MONROE AND MABLE G. MONROE  
GRANTEES: DUECK DEVELOPMENTS, INC.  
DATED DATE: 03/18/1982  
RECORDED DATE: 03/23/1982  
BOOK / PAGE: 3596 / 539  
CONSIDERATION: \$0.00  
ADDITIONAL INFORMATION: BOTH PARCELS

**EXHIBIT A**

ALL THAT PARCEL OF LAND IN THE IN THE COUNTY OF ARAPAHOE AND STATE OF COLORADO AS MORE FULLY DESCRIBED IN DEED DOCUMENT NUMBER B7050489 DOCUMENT NUMBER B2220507 AND PARCEL # 1975-08-2-04-007 AND 1975-08-2-34-001, BEING KNOWN AND DESIGNATED AS:

\* SEE DEED COPIES ATTACHED FOR FULL LEGAL DESCRIPTION \*

**PARCEL NUMBER:** 1975-08-2-04-007 AND 1975-08-2-34-001

BEING THE SAME PROPERTY ACQUIRED BY VERIZON WIRELESS (VAW) LLC DBA VERIZON WIRELESS BY DEED OF AURORA CENTRETECH, LLC, DATED 04/20/2007 AND RECORDED 04/20/2007 IN DOCUMENT NUMBER : B7050489

BEING THE SAME PROPERTY ACQUIRED BY VERIZON WIRELESS (VAW) LLC DBA VERIZON WIRELESS BY DEED OF CENTRETECH LAND INVESTORS, LLC, DATED 09/25/2002 AND RECORDED 11/19/2002 IN DOCUMENT NUMBER : B2220507

**SCHEDULE B**

**PART I - REQUIREMENTS**

THE FOLLOWING REQUIREMENTS MUST BE MET AND COMPLETED TO THE SATISFACTION OF THE BELOW ITEMS:

**SCHEDULE B**

**SECTION II - EXCEPTIONS**

THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY:

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
2. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS 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.
4. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
5. 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.
6. EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.

**TAXES**

7. TAXES, OR SPECIAL ASSESSMENTS, IF ANY, NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.

**PARCEL ID #: 1975-08-2-04-007**

COMMENTS: TAXES ARE NOT ASSESSED AT THE COUNTY LEVEL  
 YEAR: 2019 TYPE: COUNTY  
 PERIOD: SEMI ANNUALLY

PERIOD DESCRIPTION	TAX AMOUNT	PENALTY	AMOUNT DUE	STATUS	DUE DATE	GOOD THRU DATE
FIRST HALF (1/2)	N/A	N/A	\$0.00	UNAVAILAB LE	N/A	N/A
SECOND HALF (2/2)	N/A	N/A	\$0.00	UNAVAILAB LE	N/A	N/A

**PARCEL ID #: 1975-08-2-34-001**

COMMENTS: TAXES ARE NOT ASSESSED AT THE COUNTY LEVEL  
 YEAR: 2019 TYPE: COUNTY  
 PERIOD: SEMI ANNUALLY

PERIOD DESCRIPTION	TAX AMOUNT	PENALTY	AMOUNT DUE	STATUS	DUE DATE	GOOD THRU DATE
FIRST HALF (1/2)	N/A	N/A	\$0.00	UNAVAILAB LE	N/A	N/A
SECOND HALF (2/2)	N/A	N/A	\$0.00	UNAVAILAB LE	N/A	N/A

**MORTGAGES**

NONE OF RECORD.

## LIENS/JUDGMENTS

NONE OF RECORD.

## OTHERS

8. SUBJECT TO EASEMENT TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY RECORDED 6/28/1929 IN BOOK 284, PAGE 311, ARAPAHOE COUNTY RECORDS. (1975-08-0-04-007)
9. SUBJECT TO DEED FOR PUBLIC STREET FROM MABLE MONROE, WIFE, AND VERNON H. MONROE, HUSBAND, TO CITY OF AURORA, COLORADO, RECORDED 1/28/1975 IN BOOK 2306, PAGE 771, ARAPAHOE COUNTY RECORDS. (BOTH PARCELS)
10. SUBJECT TO RIGHT OF WAY DEED FROM MABLE MONROE AND VERNON H. MONROE TO CITY OF AURORA, COLORADO, RECORDED 1/28/1975 IN BOOK 2306, PAGE 773, ARAPAHOE COUNTY RECORDS. (BOTH PARCELS)
11. SUBJECT TO AGREEMENT BETWEEN MABLE MONROE AND VERNON H. MONROE AND CITY OF AURORA, COLORADO, RECORDED 2/14/1975 IN BOOK 2310, PAGE 760, ARAPAHOE COUNTY RECORDS. (BOTH PARCELS)
12. SUBJECT TO COVENANT BY DUECK DEVELOPMENTS, INC. RECORDED 2/23/1983 IN BOOK 3801, PAGE 748, ARAPAHOE COUNTY RECORDS. (BOTH PARCELS)
13. SUBJECT TO COVENANT BY DUECK DEVELOPMENTS, INC. RECORDED 2/23/1983 IN BOOK 3801, PAGE 750, ARAPAHOE COUNTY RECORDS. (BOTH PARCELS)
14. SUBJECT TO ORDER AND DECREE CREATING AURORA CENTRETECH METROPOLITAN DISTRICT RECORDED 3/26/1984 IN BOOK 4119, PAGE 47, ARAPAHOE COUNTY RECORDS. (BOTH PARCELS)
15. SUBJECT TO NOTICE OF ORGANIZATION OF AURORA CENTRETECH METROPOLITAN DISTRICT RECORDED 3/30/1984 IN BOOK 4123, PAGE 34, ARAPAHOE COUNTY RECORDS. (BOTH PARCELS)
16. SUBJECT TO NOTICE TO THE COUNTY ASSESSOR OF OF AURORA CENTRETECH METROPOLITAN DISTRICT RECORDED 4/9/1984 IN BOOK 4130, PAGE 62, ARAPAHOE COUNTY RECORDS. (BOTH PARCELS)
17. SUBJECT TO DECLARATION OF PROTECTIVE COVENANTS OF AURORA CENTRETECH PARK RECORDED 4/12/1984 IN BOOK 4132, PAGE 530, ARAPAHOE COUNTY RECORDS. (BOTH PARCELS)

ASSIGNMENT OF DECLARANT'S RIGHTS FROM DUECK INDUSTRIES LTD. TO CENTRETECH LAND INVESTORS, LLC, RECORDED 6/25/1998, DOC # A8097031, ARAPAHOE COUNTY RECORDS. (BOTH PARCELS)

ASSIGNMENT OF DECLARANT'S RIGHTS AND WAIVER OF REPURCHASE RIGHTS FROM CENTRETECH LAND INVESTORS, LLC, TO AURORA CENTRETECH, LLC, RECORDED 10/17/2002, DOC # B21996546, ARAPAHOE COUNTY RECORDS. (BOTH PARCELS)

ASSIGNMENT OF DECLARANT'S RIGHTS FROM DUECK INDUSTRIES LTD. TO CENTRETECH LAND INVESTORS, LLC, RECORDED 10/17/2002, DOC # B2196547, ARAPAHOE COUNTY RECORDS. (BOTH PARCELS)

DECLARATION OF PROTECTIVE COVENANTS OF AURORA CENTRETECH PARK RECORDED 10/17/2002, DOC # B2196548, ARAPAHOE COUNTY RECORDS. (BOTH PARCELS)

ANNEXATION TO AURORA CENTRETECH PARK AND AMENDMENT TO PROTECTIVE COVENANTS OF AURORA CENTRETECH PARK RECORDED 9/24/1985 IN BOOK 4553, PAGE 190, ARAPAHOE COUNTY RECORDS. (BOTH PARCELS)

SECOND AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS OF AURORA CENTRETECH PARK RECORDED 11/14/2003, DOC # B3245790, ARAPAHOE COUNTY RECORDS. (BOTH PARCELS)

ANNEXATION TO AURORA CENTRETECH PARK AND AMENDMENT TO PROTECTIVE COVENANTS OF AURORA CENTRETECH PARK RECORDED 10/17/2002, DOC # B2196549, ARAPAHOE COUNTY RECORDS. (BOTH PARCELS)

WAIVER AND RELEASE OF REPURCHASE RIGHTS BY AURORA CENTRETECH, LLC, RECORDED 4/20/2007, DOC # B7050490, ARAPAHOE COUNTY RECORDS. (1975-08-0-04-007)

18. SUBJECT TO ANY MATTERS AS MAY BE SHOWN ON SITE PLAN OF CENTRETECH RESEARCH PARK, A PLANNED BUILDING GROUP RECORDED 1/7/1985, DOC # R2488334, ARAPAHOE COUNTY RECORDS. (1975-08-0-04-007)
19. SUBJECT TO ORDINANCE NO. 85-18 REZONING A PARCEL OF LAND LOCATED SOUTH OF 6TH AVENUE AND 1500 FEET EAST OF CHAMBERS ROAD RECORDED 4/3/1985 IN BOOK 4419, PAGE 262, ARAPAHOE COUNTY RECORDS. (BOTH PARCELS)
20. SUBJECT TO ORDER FOR INCLUSION IN THE MATTER OF AURORA CENTRETECH METROPOLITAN DISTRICT RECORDED 6/3/1985 IN BOOK 4454, PAGE 121, ARAPAHOE COUNTY RECORDS. (BOTH PARCELS)
21. SUBJECT TO PUBLIC SERVICE COMPANY OF COLORADO UTILITY EASEMENT FROM DUECK INDUSTRIES, LTD. RECORDED 10/3/1985 IN BOOK 4563, PAGE 141, ARAPAHOE COUNTY RECORDS. (BOTH PARCELS)
22. SUBJECT TO RIGHT OF WAY AGREEMENT FROM DUECK INDUSTRIES, LTD. TO CITY AND COUNTY OF DENVER RECORDED 11/22/1985 IN BOOK 4605, PAGE 608, ARAPAHOE COUNTY RECORDS. (BOTH PARCELS)
23. SUBJECT TO LICENSE AGREEMENT BETWEEN THE CITY OF AURORA, COLORADO, AND AURORA CENTRETECH PARK ASSOCIATION RECORDED 5/29/1987 IN BOOK 5162, PAGE 584, ARAPAHOE COUNTY RECORDS. (BOTH PARCELS)
24. SUBJECT TO RESOLUTION AURORA CENTRETECH METROPOLITAN DISTRICT ESTABLISHING SIDEWALK IMPROVEMENT FEES RECORDED 4/4/1991 IN BOOK 6126, PAGE 455, ARAPAHOE COUNTY RECORDS. (BOTH PARCELS)
25. SUBJECT TO ANY MATTERS AS MAY BE SHOWN ON PLAT OF SCITOR FACILITY AT CENTRETECH RECORDED 2/21/1996, DOC # A6021072, ARAPAHOE COUNTY RECORDS. (BOTH PARCELS)
26. SUBJECT TO LICENSE AGREEMENT BETWEEN THE CITY OF AURORA, COLORADO, AND TRW, INC. RECORDED 5/21/1997, DOC # A7059533, ARAPAHOE COUNTY RECORDS. (BOTH PARCELS)
27. SUBJECT TO GRANT OF EASEMENT AND AGREEMENT BETWEEN DUECK INDUSTRIES LIMITED LTD. AND THEODORE H. KRUTTSCHNITT, III AND CATHERINE M. KRUTTSCHNITT RECORDED 11/3/1997, DOC # A7138495, ARAPAHOE COUNTY RECORDS. (BOTH PARCELS)
28. SUBJECT TO DEED CONVEYING WATER AND WATER RIGHTS, DITCH AND DITCH RIGHTS, RESERVOIR AND RESERVOIR RIGHTS, WELLS AND WELL RIGHTS, PUMPS, PIPES AND EQUIPMENT WHETHER SURFACE OR UNDERGROUND FROM DUECK INDUSTRIES LTD. TO CENTRETECH LAND INVESTORS, LLC, RECORDED 6/25/1998, DOC # A8097030, ARAPAHOE COUNTY RECORDS. (BOTH PARCELS)
29. SUBJECT TO DEED CONVEYING WATER AND WATER RIGHTS, DITCH AND DITCH RIGHTS, RESERVOIR AND RESERVOIR RIGHTS, WELLS AND WELL RIGHTS AND PIPES, CASINGS, PUMPS AND DELIVERY SYSTEMS WHETHER SURFACE OR UNDERGROUND FROM CENTRETECH LAND INVESTORS, LLC, TO AURORA CENTRETECH, LLC, RECORDED 10/17/2002, DOC # B2196545, ARAPAHOE COUNTY RECORDS. (1975-08-0-04-007)

30. SUBJECT TO PUBLIC SERVICE COMPANY OF COLORADO EASEMENT FROM VERIZON WIRELESS (VAW) LLC, RECORDED 2/24/2003, DOC # B3040317, ARAPAHOE COUNTY RECORDS. (BOTH PARCELS)
31. SUBJECT TO SPECIAL DISTRICT PUBLIC DISCLOSURE DOCUMENT AURORA CENTRETECH METROIPOLITAN DISTRICT RECORDED 12/24/2014, DOC # D4120344, ARAPAHOE COUNTY RECORDS. (BOTH PARCELS)
32. SUBJECT TO ANY MATTERS AS MAY BE SHOWN ON PLAT OF AURORA CENTRETECH PARK SUBDIVISION FILING NO. 1 RECORDED 11/1/1992 IN PLAT BOOK 59, PAGE 25, ARAPAHOE COUNTY RECORDS. (BOTH PARCELS)
33. SUBJECT TO ANY MATTERS AS MAY BE SHOWN ON PLAT OF VERIZON WIRELESS SUBDIVISION FILING NO. 1 RECORDED 8/5/2002, DOC # B2141244, ARAPAHOE COUNTY RECORDS. (1975-08-2-34-001)
34. SUBJECT TO DRAINAGE EASEMENT FROM VERIZON WIRELESS, LLC, TO THE CITY OF AURORA, COLORADO, RECORDED 1/26/2016, DOC # D6008381, ARAPAHOE COUNTY RECORDS. (1975-08-2-34-001)
35. SUBJECT TO LICENSE AGREEMENT BETWEEN THE CITY OF AURORA, COLORADO, AND VERIZON WIRELESS RECORDED 10/13/2017, DOC # D7116654, ARAPAHOE COUNTY RECORDS. (1975-08-2-34-001)
36. ATTENTION LOAN CLOSER: IMMEDIATELY UPON CLOSING, PLEASE NOTIFY AMCSS FOR MORTGAGE FILING INSTRUCTIONS. PLEASE CALL AMCSS.



345 ROUSER ROAD BUILDING 5 FLOOR 6 CORAOPOLIS, PA 15108  
Phone: (888) 752-5145 Fax: (888) 749-8943  
Email: [cs@amcssc.com](mailto:cs@amcssc.com)

**INVOICE**

**Customer**

Name:	CLARK HILL PLC C/O TR&A ABSTRACT COMPANY	Date:	07/09/2020
Address:	301 GRANT STREET 14TH FLOOR ONE OXFORD CENTRE	Order No.:	50011074
City:	PITTSBURGH	State:	PA
Client ID:	1217	Zip:	15219
Loan No.:	DEN Aurora MSC 3		

Borrower:	VERIZON WIRELESS
Property Address:	16091 E. LOCKHEED DRIVE AURORA, CO 80011

Qty	Description	Unit Price	Total
1	Title Search	\$2,500.00	\$2,500.00
<b>TOTAL:</b>			<b>\$2500</b>

*Thank You for using AMC Settlement Services*

## PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a non affiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of our privacy policies and practices. We may collect nonpublic personal information about you from the following sources:

Information we receive from you such as on applications or other forms.

- Information about your transactions we secure from our files or from (our affiliates or) others.
- Information we receive from a consumer-reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of non affiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements:

- Financial service providers such as companies engaged in banking, consumer finance, securities, and insurance.
- We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

**WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.**

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.