



TITLE REPORT

SCHEDULE A

ORDER #: 50028236

LOAN #:

- 1. EFFECTIVE DATE: 02/24/2023
- 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, A DELAWARE LIMITED LIABILITY COLMPANY D/B/A 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

This report should not be considered, and is not intended to be, any form of title guaranty or title insurance.
AMC Settlement Services recommends the purchase of title insurance for all real estate secured loans.
The liability of this report is limited to the cost of the report itself.

CHAIN OF TITLE

1. ***** CURRENT DEED *****

GRANTORS: AURORA CENTRETECH, LLC, A COLORADO LIKMITED LIABILITY COMPANY
GRANTEES: VERIZON WIRELESS (VAW) LLC, A DELAWARE LIMITED LIABILITY COLMPANY D/B/A VERIZON WIRELESS
DATED DATE: 04/20/2007
RECORDED DATE: 04/20/2007
DOCUMENT NUMBER: B7050489
CONSIDERATION: \$0.00
ADDITIONAL INFORMATION: SUBJECT IS PARCEL 1 OF THIS DEED

2. ***** PRIOR CHAIN OF TITLE *****

GRANTORS: CETRETECH 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:

3. ***** PRIOR CHAIN OF TITLE *****

GRANTORS: DUECK INDUSTRIES LTD.
GRANTEES: CETRETECH LAND INVESTORS, LLC
DATED DATE: 06/25/1998
RECORDED DATE: 06/25/1998
DOCUMENT NUMBER: A8097029
CONSIDERATION: \$0.00
ADDITIONAL INFORMATION:

4. ***** 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:

5. ***** PRIOR CHAIN OF TITLE *****

GRANTORS: VERNON H. MONROE AND MABLE G. MONROE, AS TENANTS IN COMMON
GRANTEES: DUECK DEVELOPMENTS, INC.
DATED DATE: 03/18/1982
RECORDED DATE: 03/23/1982
BOOK / PAGE: 3596 / 539
CONSIDERATION: \$0.00

ADDITIONAL
INFORMATION:

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

GRANTORS: ARTHUR T. THOMSON, H. R. THOMSON, JR., ARTHUR JACOB THOMSON AND
PAUL EUGENE THOMSON

GRANTEES: VERNON H. MONROE AND MABLE G. MONROE

DATED DATE: 01/04/1950

RECORDED DATE: 02/14/1950

BOOK / PAGE: 664 / 419

CONSIDERATION: \$0.00

ADDITIONAL
INFORMATION:

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 AND PARCEL # 1975-08-2-27-001, BEING KNOWN AND DESIGNATED AS:

LOT 1, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 21, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL NUMBER: 1975-08-2-27-001

BEING THE SAME PROPERTY ACQUIRED BY VERIZON WIRELESS (VAW) LLC, A DELAWARE LIMITED LIABILITY COLMPANY D/B/A VERIZON WIRELESS BY DEED OF AURORA CENTRETECH, LLC, A COLORADO LIKMITED LIABILITY COMPANY, DATED 04/20/2007 AND RECORDED 04/20/2007 IN DOCUMENT NUMBER : B7050489

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 #: 1975-08-2-27-001

COMMENTS: PARCEL IS TAX EXEMPT
YEAR: 2023 TYPE: COUNTY
PERIOD: ANNUALLY

PERIOD DESCRIPTION	TAX AMOUNT	PENALTY	AMOUNT DUE	STATUS	DUE DATE	GOOD THRU DATE
ANNUAL (1/1)	N/A	N/A	N/A		N/A	N/A

MORTGAGES

NONE OF RECORD.

LIENS/JUDGMENTS

NONE OF RECORD.

OTHERS

8. SUBJECT TO RIGHT OF WAY FROM HARRY MONROE TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY RECORDED 6/28/1929 IN BOOK 284, PAGE 311, ARAPAHOE COUNTY RECORDS
9. SUBJECT TO DEED FOR HIGHWAY PURPOSES BETWEEN UNITED STATES OF AMERICA ACTING THROUGH THE DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION AND THE STATE OF COLORADO RECORDED 7/30/1978 IN BOOK 1887, PAGE 513, ARAPAHOE COUNTY RECORDS

10. SUBJECT TO DEED FOR USE OF PUBLIC STREET AND THOROFARE FROM MABLE MONROE, WIFE, AND VERNON H. MONROE, HUSBAND, TO CITY OF AURORA RECORDED 1/28/1975 IN BOOK 2306, PAGE 771, ARAPAHOE COUNTY RECORDS
11. SUBJECT TO RIGHT OF WAY DEED FROM MABLE MONROE AND VERNON H. MONROE TO CITY OF AURORA RECORDED 1/28/1975 IN BOOK 2306, PAGE 773, ARAPAHOE COUNTY RECORDS.
12. SUBJECT TO AGREEMENT BETWEEN CITY OF AURORA, COLORADO, AND MABEL MONROE AND VERNON MONROE RECORDED 2/14/1975 IN BOOK 2310, PAGE 760, ARAPAHOE COUNTY RECORDS.
13. SUBJECT TO COVENANT BY DUECK DEVELOPMENTS, INC. RECORDED 2/23/1983 IN BOOK 3801, PAGE 748, ARAPAHOE COUNTY RECORDS.
14. SUBJECT TO COVENANT BY DUECK DEVELOPMENTS, INC. RECORDED 2/23/1983 IN BOOK 3801, PAGE 750, ARAPAHOE COUNTY RECORDS.
15. SUBJECT TO ORDER AND DECREE CREATING AURORA CENTRETECH METROPOLITAN DISTRICT RECORDED 3/26/1984 IN BOOK 4119, PAGE 47, ARAPAHOE COUNTY RECORDS.
16. SUBJECT TO NOTICE OF ORGANIZATION OF AURORA CENTRETECH METROPOLITAN DISTRICT RECORDED 3/30/1984 IN BOOK 4123, PAGE 34, ARAPAHOE COUNTY RECORDS.
17. SUBJECT TO NOTICE TO COUNTY ASSESSOR AND BOARD OF COUNTY COMMISSIONERS REGARDING ORGANIZATION OF AURORA CENTRETECH METROPOLITAN DISTRICT RECORDED 4/9/1984 IN BOOK 4130, PAGE 62, ARAPAHOE COUNTY RECORDS.
18. SUBJECT TO DECLARATION OF PROTECTIVE COVENANTS OF AURORA CENTRETECH PARK BY DUECK DEVELOPMENTS, INC. RECORDED 4/12/1984 IN BOOK 4132, PAGE 530, ARAPAHOE COUNTY RECORDS.

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

ASSIGNMENT OF DECLARANT'S RIGHTS TO CENTRETECH LAND INVESTORS LLC RECORDED 6/25/1998, DOC # A8097031, ARAPAHOE COUNTY RECORDS.

ASSIGNMENT OF DECLARANT'S RIGHTS TO AURORA CENTRETECH, LLC, RECORDED 10/17/2002, DOC # B2196546, ARAPAHOE COUNTY RECORDS.

ASSIGNMENT OF DECLARANT'S RIGHTS TO CENTRETECH LAND INVESTORS LLC RECORDED 10/17/2002, DOC # B2196547, ARAPAHOE COUNTY RECORDS.

SECOND AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS RECORDED 11/14/2003, DOC # B3245790, ARAPAHOE COUNTY RECORDS.

WAIVER AND RELEASE OF REPURCHASE RIGHT BY AURORA CENTRETECH, LLC, RECORDED 4/20/2007, DOC # B7050490, ARAPAHOE COUNTY RECORDS.
19. SUBJECT TO ORDINANCE NO. 85-18 REZONING A PARCEL OF LAND BY THE CITY COUNCIL OF THE CITY OF AURORA RECORDED 4/22/1985 IN BOOK 4419, PAGE 262, ARAPAHOE COUNTY RECORDS.
20. SUBJECT TO ORDER FOR INCLUSION REGARDING AURORA CENTRETECH METROPOLITAN DISTRICT RECORDED 6/3/1985 IN BOOK 4454, PAGE 121, ARAPAHOE COUNTY RECORDS.
21. SUBJECT TO UTILITY EASEMENT FROM DUECK INDUSTRIES LTD. TO PUBLIC SERVICE COMPANY OF COLORADO RECORDED 10/3/1985 IN BOOK 45673, PAGE 141, ARAPAHOE COUNTY RECORDS.
22. SUBJECT TO RATIFICATION OF PLATS BY VERNON H. MONROE AND THE ESTATE OF MABLE G. MONROE RECORDED 10/21/1985 IN BOOK 4576, PAGE 797, ARAPAHOE COUNTY RECORDS.

23. SUBJECT TO RIGHT OF WAY AGREEMENT BETWEEN DUECK INDUSTRIES LTD. AND CITY AND COUNTY OF DENVER RECORDED 11/22/1985 IN BOOK 4605, PAGE 608, ARAPAHOE COUNTY RECORDS.
24. 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.
25. SUBJECT TO RESOLUTION BY AURORA CENTRETECH METROPOLITAN DISTRICT ESTABLISHING SIDEWALK IMPROVEMENT FEES RECORDED 4/4/1991 IN BOOK 6126, PAGE 455, ARAPAHOE COUNTY RECORDS.
26. SUBJECT TO ANY MATTERS AS MAY BE SHOWN ON SCITOR CORPORATE FACILITY AT CENTRETECH SITE PLAN RECORDED 2/21/1996 IN PLAT BOOK 126, PAGE 72, DOC # A6021072, ARAPAHOE COUNTY RECORDS.
27. SUBJECT TO LICENSE AGREEMENT BETWEEN THE CITY OF AURORA, COLORADO, AND TRW, INC. RECORDED 5/21/1997, DOC # A7059533, ARAPAHOE COUNTY RECORDS.
28. SUBJECT TO GRANT OF EASEMENT AND AGREEMENT BETWEEN DUECK INDUSTRIES LIMITED LTD. AND THEODORE H. KRUTTSCHNITT, III AND CAHERINE M. KRUTTSCHNITT RECORDED 11/3/1997, DOC # A7138495, ARAPAHOE COUNTY RECORDS.
29. SUBJECT TO DEED OF ALL WATER RIGHTS, DITCH RIGHTS, RESERVOIR AND RESERVOIR RIGHTS, WELLS AND WELL RIGHTS, PUMPS, PIPES AND EQUIPMENT FROM DUECK INDUSTRIES LTD. TO CENTRETECH LAND INVESTORS, LLC, RECORDED 6/25/1998, DOC # A80970360, ARAPAHOE COUNTY RECORDS.
30. SUBJECT TO DEED OF ALL WATER RIGHTS, DITCH RIGHTS, RESERVOIR AND RESERVOIR RIGHTS, WELLS AND WELL RIGHTS, PUMPS, PIPES AND EQUIPMENT FROM CENTRETECH LAND INVESTORS, LLC, TO AURORA CENTRETECH, LLC, RECORDED 10/17/2002, DOC # B2196545, ARAPAHOE COUNTY RECORDS.
31. SUBJECT TO ANY MATTERS AS MAY BE SHOWN ON AURORA CENTRETECH PARK SUBDIVISION FILING NO. 1 RECORDED 11/1/1982 IN PLAT BOOK 59, PAGE 25, ARAPAHOE COUNTY RECORDS.
32. SUBJECT TO ANY MATTERS AS MAY BE SHOWN ON AURORA CENTRETECH PARK SUBDIVISION FILING NO. 10 RECORDED 5/14/1985 IN PLAT BOOK 83, PAGE 41, ARAPAHOE COUNTY RECORDS.
33. SUBJECT TO ANY MATTERS AS MAY BE SHOWN ON AURORA CENTRETECH PARK SUBDIVISION FILING NO. 21 RECORDED 2/29/1996 IN PLAT BOOK 126, PAGE 74, ARAPAHOE COUNTY RECORDS.
34. PLEASE NOTE: THE LIABILITY FOR THIS REPORT IS LIMITED TO THE COST OF THE REPORT.
35. 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

INVOICE

Customer

Name:	KAPPA CONSULTING, LLC	Date:	03/06/2023		
Address:	1371 FOUNTAIN LANE	Order No.:	50028236		
City:	ERIE	State:	CO	Zip:	80516
Client ID:	1213				
Loan No.:					

Borrower:	VERIZON WIRELESS (VAW) LLC
Property Address:	15851 ESAT CENTRETECH PARKWAY AURORA, CO 80011

Qty	Description	Unit Price	Total
1	Title Search	\$1,450.00	\$1,450.00
TOTAL:			\$1450

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.