



TITLEONE OF COLORADO, INC.
710 KIPLING STREET, SUITE 406, LAKEWOOD, CO 80215
P:303-991-5959 F:303-232-3216

DELIVERY TRANSMITTAL

DATE: February 20, 2013
ORDER NO: 16132
ADDRESS: TBD, , CO
OWNER: RICHARD JOHNSON DEVELOPMENT CORPORATION, A COLORADO CORPORATION
BUYER: INFORMATIONAL COMMITMENT

TO: METRO BROKERS REAL ESTATE

TO:

303-232-7777
RICH JOHNSON
RJ@RICHJOHNSONSELLS.COM

TO:

TO:

TO:

TO:

TO: RICHARD JOHNSON DEVELOPMENT CORPORATION, A
COLORADO CORPORATION
P.O. BOX 16939
GOLDEN CO 80402

TO:

TO:

TO:



COMMITMENT FOR TITLE INSURANCE

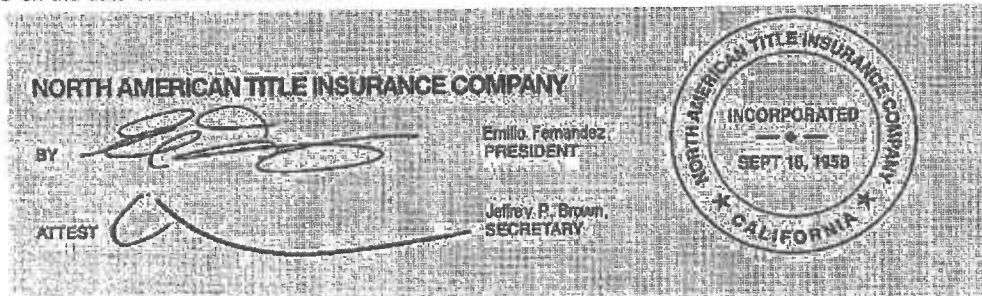
North American Title Insurance Company, a California corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate 180 days after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, the Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.



Issued by



TitleOne of Colorado, Inc.
710 Kipling Street, Suite 406
Lakewood, CO 80215
Phone: 303-991-5959
Fax: 303-232-3216

S10NATTCIC.4614(A)Rev. 2/04/09 (NATC WD- 3/2/11)

Copyright 2006-2009 American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association

Page 1

Commitment for Title Insurance

CONDITIONS

1. The term "mortgage", when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the Proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. *The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <<http://www.alta.org/>>.*

Issued by:



1855 Gateway Boulevard, Suite 600

Concord, CA 94520

Or call us at:

Western States: 800-869-3434 Eastern States: 800-374-8475

www.natic.com

North American Title Insurance Company

COMMITMENT FOR TITLE INSURANCE

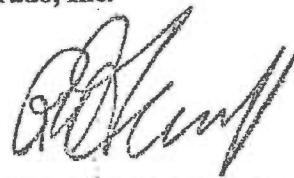
SCHEDULE A

1. Commitment Date: **February 13, 2013, 8:00 am**
Issue Date: **February 19, 2013**
2. Policy (or Policies) to be issued: POLICY AMOUNT
 - (a) ALTA OWNER'S POLICY \$TBD
Proposed Insured: **INFORMATIONAL COMMITMENT**
 - (b) ALTA LOAN POLICY
Proposed Insured:

Proposed Borrower:
 - (c) Proposed Insured:
3. **Fee Simple** interest in the land described in this Commitment is owned, at the Commitment Date, by **RICHARD JOHNSON DEVELOPMENT CORPORATION, A COLORADO CORPORATION**
4. The land referred to in the Commitment is described as follows:

SEE ATTACHED EXHIBIT "A"

Countersigned
TitleOne of Colorado, Inc.



By _____

Purported Address:

TBD, CO

STATEMENT OF CHARGES.

*These charges are due and payable before a
Policy can be issued.*

TBD	\$	00.00
TOTAL	\$	00.00

EXHIBIT "A"

A PARCEL OF LAND BEING PART OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER 1/4 CORNER OF SAID SECTION 5; THENCE S0°02'41"E AND ALONG THE EASTERLY LINE OF SAID SW1/4, A DISTANCE OF 661.47 FEET TO THE POINT OF BEGINNING; THENCE S0°02'41"E AND CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 331.43 FEET TO A POINT LYING ON THE NORTHERLY LINE OF WEST 8TH AVENUE RIGHT-OF-WAY; THENCE S89°37'37"W AND CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 25.00 FEET TO A POINT; THENCE S89°37'37"W AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 8TH PLACE, A DISTANCE OF 960.13 FEET TO A POINT; THENCE N0°04'51"W, A DISTANCE OF 330.61 FEET TO A POINT; THENCE N0°01'13"E, A DISTANCE OF 114.99 FEET TO A POINT; THENCE S78°50'41"E, A DISTANCE OF 24.66 FEET TO A POINT; THENCE S49°09'54"E, A DISTANCE OF 125.55 FEET TO A POINT LYING ON THE SOUTHERLY LINE OF MEADOW RIDGE ESTATES AS RECORDED UNDER RECEPTION NO. F0483761; THENCE ALONG SAID SOUTHERLY LINE OF MEADOW RIDGE ESTATES THE FOLLOWING TWENTY-ONE (21) COURSES: THENCE S0°07'54"E, A DISTANCE OF 3.54 FEET TO A POINT; THENCE S18°37'18"E, A DISTANCE OF 11.88 FEET TO A POINT; THENCE S41°26'21"E, A DISTANCE OF 17.93 FEET TO A POINT; THENCE S33°14'31"E, A DISTANCE OF 28.39 FEET TO A POINT; THENCE S75°02'46"E, A DISTANCE OF 6.98 FEET TO A POINT; THENCE S88°38'55"E, A DISTANCE OF 14.83 FEET TO A POINT; THENCE S75°04'45"E, A DISTANCE OF 60.90 FEET TO A POINT; THENCE S58°24'00"E, A DISTANCE OF 35.99 FEET TO A POINT; THENCE S74°55'38"E, A DISTANCE OF 50.42 FEET TO A POINT; THENCE S64°23'13"E, A DISTANCE OF 51.39 FEET TO A POINT; THENCE S79°24'49"E, A DISTANCE OF 25.83 FEET TO A POINT; THENCE N78°10'15"E, A DISTANCE OF 35.80 FEET TO A POINT; THENCE N69°54'09"E, A DISTANCE OF 26.80 FEET TO A POINT; THENCE N89°48'04"E, A DISTANCE OF 25.56 FEET TO A POINT; THENCE N66°16'50"E, A DISTANCE OF 49.47 FEET TO A POINT; THENCE S76°34'25"E, A DISTANCE OF 21.57 FEET TO A POINT; THENCE N78°01'58"E, A DISTANCE OF 37.07 FEET TO A POINT; THENCE N59°26'27"E, A DISTANCE OF 15.90 FEET TO A POINT; THENCE N52°33'10"E, A DISTANCE OF 19.34 FEET TO A POINT; THENCE N62°12'43"E, A DISTANCE OF 42.90 FEET TO A POINT; THENCE N62°19'04"E, A DISTANCE OF 22.20 FEET TO THE SOUTHEAST CORNER OF LOT 6, SAID MEADOW RIDGE ESTATES SUBDIVISION; THENCE N0°04'24"E, AND ALONG THE EASTERLY LINE OF SAID LOT 6, MEADOW RIDGE ESTATES, A DISTANCE OF 16.00 FEET TO A POINT LYING ON THE SOUTHERLY LINE OF THE SE1/4 NE1/4 NE1/4 SW1/4 OF SAID SECTION 5; THENCE N89°33'59"E AND ALONG SAID SOUTHERLY LINE, ALSO BEING THE SOUTHERLY LINE OF PARCEL OF LAND DESCRIBED IN RECEPTION NO. 201114455, A DISTANCE OF 53.45 FEET TO A POINT; THENCE S0°02'41"E, A DISTANCE OF 200.00 FEET TO A POINT; THENCE N89°33'59"E, A DISTANCE OF 250.00 FEET TO A POINT; THENCE N0°02'41"W, A DISTANCE OF 200.00 FEET TO A POINT LYING ON SAID SOUTHERLY LINE OF LENA GULCH CONDO; THENCE N89°33'59"E, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING,

**COUNTY OF JEFFERSON,
STATE OF COLORADO**

NOTE: THE ABOVE DESCRIBED PARCEL DESCRIBES THE EXTERIOR BOUNDARY LINES OF PROPERTY TO BE KNOWN AS WELCHESTER ESTATES, COUNTY OF JEFFERSON, STATE OF COLORADO, UPON RECORDATION OF THE PLAT THEREOF.

North American Title Insurance Company

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B - SECTION I REQUIREMENTS

Effective Date: **February 13, 2013, 8:00am**

The following requirements must be met:

- (a) Pay the agreed amounts for the interest in the land and/or according to the mortgage to be insured.
- (b) Pay us the premium, fees and charges for the policy.
- (c) Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded:
- (d) You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.

(THIS COMMITMENT HAS BEEN PREPARED FOR GENERAL INFORMATIONAL, PLATTING AND ZONING PURPOSES ONLY. THEREFORE, NO REQUIREMENTS ARE MADE HEREUNDER).

North American Title Insurance Company

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B - SECTION II EXCEPTIONS

Effective Date: February 13, 2013, 8:00am

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

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 hereof 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. **Rights or claims of parties in possession not shown by Public Records.**
3. **Easements, or claims of easements, not shown by the Public Records.**
4. **Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the land would disclose, and which are not shown by the Public Records.**
5. **Any lien, or right or a lien, for services, labor or materialmen's claims heretofore furnished, imposed by law and not shown by the Public Records.**
6. **Taxes for the current year, including all taxes now or heretofore assessed, due or payable.**
7. **RESERVATION OF THE RIGHT OF A PROPRIETOR OF A VEIN OR LODE TO EXTRACT OR REMOVE HIS ORE, AND A RIGHT OFF WAY FOR ANY DITCHES OR CANALS CONSTRUCTED BY AUTHORITY OF THE UNITED STATES, CONTAINED IN PATENT FROM THE UNITED STATES RECORDED MAY 22, 1906 IN BOOK 119 AT PAGE 65.**
8. **RIGHT OF WAY AND EASEMENT GRANTED IN DEED RECORDED JANUARY 16, 1885 IN BOOK 9 AT PAGE 562.**
9. **RIGHT OF WAY FOR THE JEFFERSON LATERAL DITCH ACROSS SECTION 5, DISCLOSED BY INSTRUMENT RECORDED OCTOBER 13, 1885 IN BOOK 36 AT PAGE 43.**
10. **EASEMENT AND RIGHT OF WAY FOR THE DOWNING AND KOUNTZE LATERAL DITCH, AS DISCLOSED IN INSTRUMENT RECORDED JULY 28, 1891 IN BOOK 12 AT PAGE 347.**
11. **THE PROPERTY IS LOCATED IN JEFFERSON SOIL CONSERVATION DISTRICT, DANIELS RECREATION DISTRICT, LAKEWOOD FIRE PROTECTION DISTRICT, DANIELS SANITATION DISTRICT AND HI-VIEW WATER DISTRICT, AND SUBJECT TO TAXES, ASSESSMENTS AND/OR PERIODIC CHARGES RELATIVE THERETO.**
12. **TERMS, CONDITIONS, AGREEMENTS AND OBLIGATIONS OF FARM LEASE BY AND BETWEEN THE JEFFERSON FARM COMPANY AND C.S. SMITH AND GEORGE D. MCARTHUR, RECORDED SEPTEMBER 24, 1909 IN BOOK 140 AT PAGE 534.**
13. **TERMS, CONDITIONS, STIPULATIONS, AGREEMENTS AND OBLIGATIONS OF INDENTURE BY AND BETWEEN UNION PACIFIC RAILROAD COMPANY, AND UNION PACIFIC LAND RESOURCES CORPORATION, RECORDED APRIL 14, 1971 IN BOOK 2251 AT PAGE 796.**

14. **TERMS, CONDITIONS, STIPULATIONS, AGREEMENTS AND OBLIGATIONS OF AN ORDER OF INCLUSION RECORDED AUGUST 19, 1999 IN RECEPTION NO. F0930021.**
15. **TERMS, CONDITIONS, STIPULATIONS, AGREEMENTS AND OBLIGATIONS OF REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT, RECORDED MAY 16, 2002 IN RECEPTION NO. F1483980.**
16. **THE EFFECT OF TOPOGRAPHIC SURVEY PLATS, RECORDED JULY 19, 2005 IN RECEPTION NO. 51230, AUGUST 21, 2007 IN RECEPTION NO. 97388, AND SEPTEMBER 11, 2008 IN RECEPTION NO. 2008085406.**
17. **EASEMENT AND RIGHT-OF-WAY FOR THE RABBIT GULCH, AND THE RIGHTS OF OTHERS TO USE AND MAINTAIN SAID DITCH AND ADJOINING LANDS, AS THE SAME IS FOUND TO INTERSECT OR CROSS THE SUBJECT PREMISES.**
18. **DEED OF TRUST FROM RICHARD JOHNSON DEVELOPMENT CORPORATION, A COLORADO CORPORATION TO THE PUBLIC TRUSTEE OF JEFFERSON COUNTY, STATE OF COLORADO, FOR THE USE OF GENE NIENHUSER, TO SECURE PAYMENT OF \$375,000.00, DATED APRIL 15, 2005, RECORDED ON APRIL 19, 2005 IN RECEPTION NO. 2005007295;**

NOTE: MODIFICATION AGREEMENT, IN CONNECTION WITH THE ABOVE DEED OF TRUST, RECORDED DECEMBER 6, 2010 IN RECEPTION NO. 2010109903.
19. **DEED OF TRUST FROM RICHARD JOHNSON DEVELOPMENT CORPORATION, A COLORADO CORPORATION TO THE PUBLIC TRUSTEE OF JEFFERSON COUNTY, STATE OF COLORADO, FOR THE USE OF VASANT AND SHEILA J. ALFRED, TO SECURE PAYMENT OF \$35,000.00, DATED JUNE 7, 2011, RECORDED ON JUNE 9, 2011 IN RECEPTION NO. 2011055215.**
20. **THE RIGHT, TITLE AND INTEREST TO ANY PORTION OF SUBJECT PROPERTY LYING WITHIN PROPERTY RESERVED AS A LIFE ESTATE BY GENE NIENHUSER IN DEED RECORDED APRIL 19, 2005 IN RECEPTION NO. 2005007294.**

NOTE: THIS EXCEPTION WILL BE DELETED UPON RECORDING OF A SUFFICIENT CORRECTION DEED TO CORRECT THE LEGAL DESCRIPTION OF THE LIFE ESTATE PROPERTY OR THE RECORDING OF A QUIET TITLE DECREE.

NOTE: Any claim, which arises out of the transaction vesting in the Insured the Estate or Interest Insured by the policy to be issued hereunder, by reason of the operation of Federal Bankruptcy, State Insolvency or similar creditor's rights laws.

NOTE: The policy (s) of insurance may contain a clause permitting arbitration of claims at the request of either the Insured or the Company. Upon request, the Company will provide a copy of this clause and the accompanying arbitration rules prior to the closing of the transaction.

NOTE: The following disclosures are hereby made pursuant to 10-11-122 C.R.S.:

- (i) **The subject property may be located in a special taxing district;**
- (ii) **A Certificate of Taxes Due listing each tax jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent; and**
- (iii) **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.**