



## 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: **Q62017684-4**

Date: **12/16/2024**

Property Address: **221 WOOD RD, SNOWMASS VILLAGE, CO 81615**

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### For Closing Assistance

### For Title Assistance

Land Title Roaring Fork Valley  
Title Team  
533 E HOPKINS #102  
ASPEN, CO 81611  
(970) 927-0405 (Work)  
(970) 925-0610 (Work Fax)  
[valleyresponse@ltgc.com](mailto:valleyresponse@ltgc.com)

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### Seller/Owner

SV BUILDING 10A DEVELOPMENT LLC  
Attention: ELLEN MCCREADY  
Delivered via: Electronic Mail

### Agent for Seller

SLIFER SMITH & FRAMPTON REAL ESTATE  
Attention: RODNEY WOELFLE  
620 E HYMAN AVE #103  
ASPEN, CO 81611  
(970) 404-3882 (Cell)  
(970) 925-8088 (Work)  
(970) 925-2648 (Work Fax)  
rodw@sliferrfv.com  
Delivered via: Electronic Mail



## Estimate of Title Fees

**Order Number:** Q62017684-4

**Date:** 12/16/2024

**Property Address:** 221 WOOD RD, SNOWMASS VILLAGE, CO 81615

**Seller(s):** SV BUILDING 10A DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY

**Buyer(s):** 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](http://ltgc.com) to learn more about Land Title.

Estimate of Title Insurance Fees	
"ALTA" Owner's Policy 07-30-21 Builder/Developer Rate	TBD
<b>TOTAL</b>	<b>TBD</b>

**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:**

[Pitkin county recorded 12/22/2016 under reception no. 634860](#)

[Pitkin county recorded 10/19/2017 under reception no. 642432](#)

[Pitkin county recorded 04/02/2024 under reception no. 701487](#)

**Plat Map(s):**

[Pitkin county recorded 11/09/2016 at book 116 page 21](#)

[Pitkin county recorded 01/05/2021 at book 129 page 51](#)

**ALTA COMMITMENT**  
**Old Republic National Title Insurance Company**  
**Schedule A**

Order Number: Q62017684-4

**Property Address:**

221 WOOD RD, SNOWMASS VILLAGE, CO 81615

**1. Commitment Date:**

11/27/2024 at 5:00 P.M.

**2. Policy to be Issued and Proposed Insured:**

"ALTA" Owner's Policy 07-30-21 Builder/Developer Rate  
Proposed Insured:  
TO BE DETERMINED

TBD

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

FEE SIMPLE

**4. The Title is, at the Commitment Date, vested in:**

SV BUILDING 10A DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY

**5. The Land is described as follows:**

\*\*\*\*\*  
NOTE: THE FOLLOWING LEGAL DESCRIPTION IS PRELIMINARY AND IS SUBJECT TO CHANGE UPON COMPLIANCE WITH THE REQUIREMENTS UNDER SCHEDULE B-1, HEREIN.  
\*\*\*\*\*

UNIT \_\_\_\_,  
STRATOS,  
ACCORDING TO THE CONDOMINIUM MAP FOR STRATOS RECORDED \_\_\_\_\_, 202\_ IN PLAT BOOK \_\_\_\_ AT PAGE \_\_\_\_ AND SUPPLEMENTAL CONDOMINIUM MAP RECORDED \_\_\_\_\_, 202\_ IN PLAT BOOK \_\_\_\_ AT PAGE \_\_\_\_ AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION FOR STRATOS RECORDED \_\_\_\_\_. 202\_ AS RECEPTION NO. \_\_\_\_\_ AND SUPPLEMENTAL CONDOMINIUM DECLARATION RECORDED \_\_\_\_\_, 202\_ AS RECEPTION NO. \_\_\_\_\_.

COUNTY OF PITKIN,  
STATE OF COLORADO.

NOW KNOWN AS:

AMENDED LOT 6,  
BASE VILLAGE PUD,  
ACCORDING TO THE SUBDIVISION EXEMPTION PLAT FOR COMBINATION OF EXISTING LOTS 4 AND 6 INTO NEW LOT 6 BASE VILLAGE P.U.D. / FINAL PLAT RECORDED NOVEMBER 9, 2016 IN PLAT BOOK 116 AT PAGE **21** AND SUBDIVISION EXEMPTION PLAT FOR LOT LINE ADJUSTMENT OF EXISTING LOT 5 AND AMENDED LOT 6, BASE VILLAGE P.U.D. FINAL PLAT RECORDED JANUARY 5, 2021 IN PLAT BOOK 129 AT PAGE **51** AND AMENDED BY PLAT AMENDMENT THERETO RECORDED \_\_\_\_\_, 202\_ IN PLAT BOOK \_\_\_\_ AT PAGE \_\_\_\_.

COUNTY OF PITKIN, STATE OF COLORADO.

**ALTA COMMITMENT**  
**Old Republic National Title Insurance Company**  
**Schedule A**

Order Number: Q62017684-4

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; 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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**ALTA COMMITMENT**

**Old Republic National Title Insurance Company**

**Schedule B, Part I**

**(Requirements)**

**Order Number:** Q62017684-4

**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.**

1. EVIDENCE SATISFACTORY TO THE COMPANY THAT THE TERMS, CONDITIONS AND PROVISIONS OF THE TOWN OF SNOWMASS VILLAGE TRANSFER TAX HAVE BEEN SATISFIED.
2. EVIDENCE SATISFACTORY TO THE COMPANY THAT THE TERMS, CONDITIONS AND PROVISIONS OF THE BASE VILLAGE ASSESSMENT FEE HAVE BEEN SATISFIED.
3. DULY EXECUTED AND ACKNOWLEDGED STATEMENT OF AUTHORITY SETTING FORTH THE NAME OF SV BUILDING 10A DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY AS A LIMITED LIABILITY COMPANY. THE STATEMENT OF AUTHORITY MUST STATE UNDER WHICH LAWS THE ENTITY WAS CREATED, THE MAILING ADDRESS OF THE ENTITY, AND THE NAME AND POSITION OF THE PERSON(S) AUTHORIZED TO EXECUTE INSTRUMENTS CONVEYING, ENCUMBERING, OR OTHERWISE AFFECTING TITLE TO REAL PROPERTY ON BEHALF OF THE ENTITY AND OTHERWISE COMPLYING WITH THE PROVISIONS OF SECTION 38-30-172, CRS.  
NOTE: ELLEN MCCREADY WILL BE THE AUTHORIZED SIGNER  
NOTE: THE STATEMENT OF AUTHORITY MUST BE RECORDED WITH THE CLERK AND RECORDER.
4. (THIS ITEM WAS INTENTIONALLY DELETED)
5. PARTIAL RELEASE OF DEED OF TRUST DATED JUNE 11, 2024, FROM SV BUILDING 10A DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF PITKIN COUNTY FOR THE USE OF JPMORGAN CHASE BANK, NATIONAL ASSOCIATION TO SECURE THE SUM OF \$157,100,000.00 RECORDED JUNE 12, 2024, UNDER RECEPTION NO. [702879](#).  
  
SAID MORTGAGE WAS FURTHER SECURED IN ASSIGNMENT OF RENTS RECORDED JUNE 12, 2024, UNDER RECEPTION NO. [702880](#).  
  
DISBURSER'S NOTICE IN CONNECTION WITH SAID DEED OF TRUST WAS RECORDED JUNE 12, 2024, UNDER RECEPTION NO. [702881](#).
6. PARTIAL RELEASE OF FINANCING STATEMENT WITH JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, THE SECURED PARTY, RECORDED JUNE 12, 2024 UNDER RECEPTION NO. [702882](#).
7. SPECIAL WARRANTY DEED FROM SV BUILDING 10A DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY TO TO BE DETERMINED CONVEYING SUBJECT PROPERTY.

REQUIREMENTS TO DELETE THE PRE-PRINTED EXCEPTIONS IN THE OWNER'S POLICY TO BE ISSUED

A. UPON RECEIPT BY THE COMPANY OF A SATISFACTORY FINAL AFFIDAVIT AND AGREEMENT FROM THE SELLER AND PROPOSED INSURED, ITEMS 1-4 OF THE PRE-PRINTED EXCEPTIONS WILL BE DELETED. ANY ADVERSE MATTERS DISCLOSED BY THE FINAL AFFIDAVIT AND AGREEMENT WILL BE ADDED AS EXCEPTIONS.

B. IF LAND TITLE GUARANTEE CONDUCTS THE CLOSING OF THE CONTEMPLATED TRANSACTIONS AND RECORDS THE DOCUMENTS IN CONNECTION THEREWITH, ITEM NO. 5 OF THE PRE-PRINTED EXCEPTIONS WILL BE DELETED.

C. UPON RECEIPT OF PROOF OF PAYMENT OF ALL PRIOR YEARS' TAXES AND ASSESSMENTS, ITEM NO. 6 OF THE PRE-PRINTED EXCEPTIONS WILL BE AMENDED TO READ:

TAXES AND ASSESSMENTS FOR THE YEAR 202\_ AND SUBSEQUENT YEARS.

**ALTA COMMITMENT**

**Old Republic National Title Insurance Company**

**Schedule B, Part I**

**(Requirements)**

**Order Number:** Q62017684-4

**All of the following Requirements must be met:**

NOTE: THE ISSUANCE OF THE POLICIES AND/OR ENDORSEMENTS REFERENCED IN THIS COMMITMENT ARE SUBJECT TO THE APPROVAL OF THE UNDERWRITER OF SAID POLICIES AND/OR ENDORSEMENTS. THIS COMMITMENT MAY BE REVISED AS REQUIRED BY THE UNDERWRITER TO ISSUE THE POLICIES AND/OR ENDORSEMENTS REQUESTED. THIS NOTE WILL BE DELETED UPON THE RECEIPT OF SAID APPROVAL.

NOTE: ADDITIONAL REQUIREMENTS OR EXCEPTIONS MAY BE NECESSARY WHEN THE BUYERS NAMES ARE ADDED TO THIS COMMITMENT. COVERAGES AND/OR CHARGES REFLECTED HEREIN, IF ANY, ARE SUBJECT TO CHANGE UPON RECEIPT OF THE CONTRACT TO BUY AND SELL REAL ESTATE AND ANY AMENDMENTS THERETO.

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

Order Number: [Q62017684-4](#)

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

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. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED JANUARY 30, 1917, IN BOOK 55 AT PAGE [545](#).
9. RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED JANUARY 30, 1917, IN BOOK 55 AT PAGE [545](#).
10. TERMS, CONDITIONS AND PROVISIONS OF EASEMENT AGREEMENT GRANTED TO SNOWMASS WATER AND SANITATION DISTRICT RECORDED APRIL 22, 1971 IN BOOK 254 AT PAGE [837](#).
11. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS OF GRANT OF EASEMENTS AS SET FORTH IN SPECIAL WARRANTY DEED TO SNOWMASS WATER AND SANITATION DISTRICT RECORDED MAY 22, 1972 IN BOOK 263 AT PAGE [766](#) AND EASEMENT AGREEMENT AND VACATION OF EASEMENTS RECORDED OCTOBER 8, 2019 AS RECEPTION NO. [659360](#).
12. TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 21, SERIES 2004 OF THE TOWN OF SNOWMASS VILLAGE RECORDED FEBRUARY 02, 2006 AT RECEPTION NO. [520481](#) AND AFFIDAVIT RECORDED DECEMBER 14, 2007 AS RECEPTION NO. [544880](#).

## ALTA COMMITMENT

### Old Republic National Title Insurance Company

#### Schedule B, Part II

#### (Exceptions)

Order Number: Q62017684-4

13. EASEMENTS, RIGHTS OF WAY, AND ALL OTHER MATTERS AS SHOWN ON THE PLAT OF BASE VILLAGE PUD RECORDED FEBRUARY 2, 2006 IN PLAT BOOK 77 AT PAGE [30](#) AND SUBDIVISION EXEMPTION PLAT OF EXISTING LOTS 4 AND 6 INTO NEW LOT 6, BASE VILLAGE P.U.D., FINAL PLAT, RECORDED JUNE 13, 2016 IN PLAT BOOK 116 AT PAGE [21](#) AND SUBDIVISION EXEMPTION PLAT FOR LOT LINE ADJUSTMENT OF EXISTING LOT 5 AND AMENDED LOT 6, BASE VILLAGE, P.U.D. FINAL PLAT RECORDED JANUARY 5, 2021 IN PLAT BOOK 129 AT PAGE [51](#) AND AMENDED PLAT THERETO RECORDED \_\_\_\_\_, 202\_ IN PLAT BOOK \_\_ AT PAGE \_\_\_\_.
14. TERMS, CONDITIONS AND PROVISIONS OF SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED SEPTEMBER 25, 2017 AS RECEPTION NO. [641750](#) AND AMENDMENT TO SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED JANUARY 5, 2021 AS RECEPTION NO. [672239](#).
15. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS OF DRAINAGE EASEMENT RECORDED FEBRUARY 2, 2006 AS RECEPTION NO. [520488](#) AND REVISED DRAINAGE EASEMENT RECORDED \_\_\_\_\_, 202\_ AS RECEPTION NO. \_\_\_\_\_.
16. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS OF DECLARATION OF FIRE LANE AND ACCESS EASEMENT RECORDED FEBRUARY 2, 2006 AS RECEPTION NO. [520489](#) AND FIRST AMENDMENT THERETO RECORDED DECEMBER 4, 2018 AS RECEPTION NO. [652342](#) AND SECOND AMENDMENT THERETO RECORDED JANUARY 5, 2021 AS RECEPTION NO. [672241](#).
17. TERMS, CONDITIONS AND PROVISIONS OF BASE VILLAGE FUNDING AGREEMENT RECORDED FEBRUARY 02, 2006 AT RECEPTION NO. [520496](#) AND ASSIGNMENT RECORDED MARCH 2, 2007 AT RECEPTION NO. [534997](#).
18. TERMS, CONDITIONS AND PROVISIONS OF SNOWMASS VILLAGE RECORD OF DECISION RECORDED AUGUST 31, 2006 AT RECEPTION NO. [528065](#).
19. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED NOVEMBER 03, 2006, UNDER RECEPTION NO. [530657](#) AND ASSIGNMENT OF DECLARANTS RIGHTS RECORDED DECEMBER 22, 2016 AS RECEPTION NO. [634861](#) AND FIRST AMENDMENT THERETO RECORDED SEPTEMBER 25, 2017 AS RECEPTION NO. [641751](#) AND SECOND AMENDMENT THERETO RECORDED MAY 23, 2017 AS RECEPTION NO. [638545](#) AND THIRD AMENDMENT THERETO RECORDED JANUARY 5, 2021 AS RECEPTION NO. [672240](#).
20. TERMS, CONDITIONS AND PROVISIONS OF TOWN OF SNOWMASS VILLAGE RECORD OF DECISION RECORDED NOVEMBER 09, 2006 AT RECEPTION NO. [530882](#).
21. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED MARCH 02, 2007, UNDER RECEPTION NO. [534991](#) AND AMENDMENT RECORDED OCTOBER 20, 2008 UNDER RECEPTION NO. [553670](#) AND ASSIGNMENT OF DECLARANTS RIGHTS RECORDED DECEMBER 22, 2016 AS RECEPTION NO. [634861](#).



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

**Order Number:** Q62017684-4

22. TERMS, CONDITIONS AND PROVISIONS OF DECLARATION OF DESIGN AND BUILDING COVENANTS RECORDED DECEMBER 14, 2007 AT RECEPTION NO. [544881](#) AND ASSIGNMENT OF DECLARANTS RIGHTS RECORDED DECEMBER 22, 2016 AS RECEPTION NO. [634861](#).
23. DECLARATION OF COVENANTS AND RESTRICTIONS FOR BASE VILLAGE, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED DECEMBER 14, 2007, UNDER RECEPTION NO. [544882](#) AND ASSIGNMENT OF DECLARANTS RIGHTS RECORDED DECEMBER 22, 2106 AS RECEPTION NO. [634861](#) AND AMENDED JUNE 24, 2016 AT RECEPTION NO. [630222](#).
24. TERMS, CONDITIONS AND PROVISIONS OF ORDER AND DECREE ORGANIZING BASE VILLAGE METROPOLITAN DISTRICT NO. 2 RECORDED DECEMBER 27, 2004 AS RECEPTION NO. [505432](#) AND JOINT RESOLUTION RECORDED DECEMBER 20, 2007 AS RECEPTION NO. [545115](#) AND MAP OF DISTRICT RECORDED JANUARY 29, 2010 AS RECEPTION NO. [566618](#) AND RESOLUTION RECORDED JANUARY 9, 2017 AS RECEPTION NO. [635259](#).
25. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS OF RECORD OF DECISION BY THE TOWN OF SNOWMASS VILLAGE RECORDED SEPTEMBER 10, 2008 AS RECEPTION NO. [552784](#).
26. TERMS, CONDITIONS AND PROVISIONS OF RECORD OF DECISION RECORDED AUGUST 31, 2010 UNDER RECEPTION NO. [573133](#).
27. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS OF RECORD OF DECISION BY THE TOWN OF SNOWMASS VILLAGE RECORDED OCTOBER 26, 2010 AS RECEPTION NO. [574603](#).
28. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS OF EASEMENT FOR PEDESTRIAN PLAZA RECORDED JUNE 7, 2011 AS RECEPTION NO. [580358](#).
29. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS OF ORDINANCE FROM THE TOWN OF SNOWMASS VILLAGE, NO. 3, SERIES OF 2014 RECORDED MAY 12, 2015 AS RECEPTION NO. [619773](#).
30. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE NO. 9, SERIES OF 2015 RECORDED SEPTEMBER 20, 2016 UNDER RECEPTION NO. [632289](#).
31. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN BASE VILLAGE SERVICES AGREEMENT RECORDED SEPTEMBER 25, 2017 UNDER RECEPTION NO. [641753](#) AND AMENDMENT THERETO RECORDED JANUARY 5, 2021 AS RECEPTION NO. [672238](#).
32. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DEVELOPMENT AGREEMENT RECORDED SEPTEMBER 25, 2017 UNDER RECEPTION NO. [641757](#) AND AMENDMENT THERETO RECORDED MAY 16, 2018 AS RECEPTION NO. [647396](#) AND SECOND AMENDMENT THERETO RECORDED JANUARY 5, 2021 AS RECEPTION NO. [672236](#) AND ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED JUNE 12, 2024 AS RECEPTION NO. [702878](#).
33. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS OF TRENCH, CONDUIT AND VAULT AGREEMENT RECORDED OCTOBER 12, 2017 AS RECEPTION NO. [642221](#).
34. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS OF TOWN OF SNOWMASS VILLAGE, ORDINANCE, NO. 1, SERIES OF 2018 (INCLUDING AMENDED PUD GUIDE) RECORDED MAY 16, 2018 AS RECEPTION NO. [647394](#).

**ALTA COMMITMENT**

**Old Republic National Title Insurance Company**

**Schedule B, Part II**

**(Exceptions)**

Order Number: Q62017684-4

35. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SNOWMASS BASE VILLAGE CONSTRUCTION MANAGEMENT PLAN RECORDED MAY 16, 2018 UNDER RECEPTION NO. [647397](#).
36. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS OF RECORD OF DECISION FROM THE TOWN OF SNOWMASS VILLAGE, RECORDED JANUARY 30, 2020 AS RECEPTION NO. [662379](#).
37. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS OF ORDINANCE BY THE TOWN COUNCIL OF THE TOWN OF SNOWMASS VILLAGE, NO, 10, SERIES OF 2020 RECORDED JANUARY 5, 2021 AS RECEPTION NO. [672234](#).
38. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SNOWMASS BASE VILLAGE PARKING MANAGEMENT PLAN RECORDED JANUARY 5, 2021 AS RECEPTION NO. [672235](#).
39. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS OF SECOND AMENDED AND RESTATED HOUSING RESTRICTED HOUSING AGREEMENT RECORDED JANUARY 5, 2021 AS RECEPTION NO. [672237](#) AND AMENDMENT RECORDED APRIL 4, 2023 AS RECEPTION NO. [694056](#).
40. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS OF RECORD OF DECISION BY THE TOWN OF SNOWMASS VILLAGE RECORDED FEBRUARY 10, 2022 AS RECEPTION NO. [685128](#).
41. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS OF LINEAR PARK AND PUBLIC ACCESS EASEMENT AGREEMENT RECORDED MARCH 31, 2023 AS RECEPTION NO. [693996](#) AND ASSIGNMENT RECORDED \_\_\_\_\_, 202\_ AS RECEPTION NO. \_\_\_\_\_.
42. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS OF RECORD OF DECISION BY THE TOWN OF SNOWMASS VILLAGE RECORDED FEBRUARY 1, 2024 AS RECEPTION NO. [700288](#).
43. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS OF BRIDGE EASEMENT AGREEMENT RECORDED DECEMBER 15, 2009 AS RECEPTION NO. [565326](#).
44. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS OF RIGHT OF WAY EASEMENT GRANTED TO HOLY CROSS ENERGY IN INSTRUMENT RECORDED MAY 17, 2024 AS RECEPTION NO. [702481](#).
45. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS OF TRENCH, CONDUIT AND VAULT AGREEMENT RECORDED MAY 17, 2024 AS RECEPTION NO. [702482](#).
46. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS OF ENCROACHMENT AGREEMENT FOR THE SNOWMAKING BUILDING RECORDED MAY 28, 2024 AS RECEPTION NO. [702653](#).
47. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS OF RIGHT OF WAY LICENSE AGREEMENT ISSUED BY THE TOWN OF SNOWMASS VILLAGE RECORDED \_\_\_\_\_, 202\_ AS RECEPTION NO. \_\_\_\_\_.
48. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS OF TRAIL EASEMENT RECORDED \_\_\_\_\_, 202\_ AS RECEPTION NO. \_\_\_\_\_.
49. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS OF GRANT OF VILLAGE POOL EASEMENT AND COST SHARING DECLARATION RECORDED \_\_\_\_\_, 202\_ AS RECEPTION NO. \_\_\_\_\_.
50. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS OF METHANE GAS NOTICE AND DECLARATION OF USE RESTRICTIONS AND COVENANTS RECORDED \_\_\_\_\_, 202\_ AS RECEPTION NO. \_\_\_\_\_.
51. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS OF LINEAR PARK, LANDSCAPING AND SNOWMELT EASEMENT AGREEMENT RECORDED \_\_\_\_\_, 202\_ AS RECEPTION NO. \_\_\_\_\_.

**ALTA COMMITMENT**

**Old Republic National Title Insurance Company**

**Schedule B, Part II**

**(Exceptions)**

**Order Number:** Q62017684-4

52. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE CONDOMINIUM MAP OF STRATOS CONDOMINIUMS RECORDED \_\_\_\_\_, 202\_ IN PLAT BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_ AND SUPPLEMENTAL CONDOMINIUM MAP RECORDED \_\_\_\_\_, 202\_ IN PLAT BOOK \_\_\_ AT PAGE \_\_\_.
53. THOSE PROVISIONS, COVENANTS AND CONDITIONS, EASEMENTS, AND RESTRICTIONS, WHICH ARE A BURDEN TO THE CONDOMINIUM UNIT DESCRIBED IN SCHEDULE A, AS CONTAINED IN INSTRUMENT RECORDED \_\_\_\_\_, 202\_ AS RECEPTION NO. \_\_\_\_\_ AND SUPPLEMENTAL DECLARATION RECORDED \_\_\_\_\_, 202\_ AS RECEPTION NO. \_\_\_\_\_.



# ALTA 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 Amount of insurance 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) "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- (b) "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- (c) "Land": The land described in item 5 of Schedule A and affixed improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (d) "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- (e) "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.
- (f) "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- (g) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (h) "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- (i) "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- (j) "Title": The estate or interest in the Land identified in Item 3 of 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 is not 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 is not 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 is only liable 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 does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5(a) or the Proposed Amount of Insurance.
- (e) The Company is not liable for the content of the Transaction Identification Data, if any.
- (f) The Company is not 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) The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

**6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT. CHOICE OF LAW AND CHOICE OF FORUM**

- (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 under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction
- (c) 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 IS 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. CLAIMS PROCEDURES**

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

**10. CLASS ACTION**

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

**11. ARBITRATION**

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of insurance is \$2,000,000 or less may be arbitrated at the election 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, Old Republic National Title Insurance Company 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  
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607  
(612) 371-1111 [www.oldrepublictitle.com](http://www.oldrepublictitle.com)

By  President

Attest  Secretary

This page is only a part of a 2021 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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## 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.