



U.S. TITLE SOLUTIONS

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REPORT OF TITLE

Bring to Date

U.S. Title Solutions File No. UST72737

Reference No. DN06196A

Site Name: BOK Financial (Former DN63XC027)

Prepared For: Insite RE Inc

Premises: 19201 E Mainstreet, Parker, CO 80134

Parcel: 2233-222-00-036

County: Douglas

REPORT POWERED BY LAND-IT™

This Report of Title is for informational purposes only. It is not a representation of the condition of title to real property. It is not an abstract, legal opinion, opinion of title, or any form of title insurance. This report is issued exclusively for the benefit of the applicant therefore, and may not be relied upon by any other person. The liability of U.S. Title Solutions is limited to the amount of the fee paid therefore.

U.S. TITLE SOLUTIONS
File No. UST72737 Reference No. DN06196A

REPORT OF TITLE
SCHEDULE - I

1. **DATE OF REPORT** : October 19, 2022
2. **SCOPE OF SEARCH:** Beginning **August 01, 2021** and extending through **October 05, 2022**, a search of the land records for the jurisdiction where the property is located was conducted and we have reported what was found regarding taxes; deeds; mortgages; easements and right of ways; covenants and restrictions; judgments; liens and UCCs; and other matters commonly recorded or filed in the County records.

3. **THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS REPORT IS:**

Fee Simple

4. **TITLE TO SAID ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS REPORT IS AT THE EFFECTIVE DATE HEREOF VESTED IN:**

First United Bank

5. **SOURCE OF TITLE :**

Quit Claim Deed made by The Bank of Parker as Successor in Interest to Bank of the West, **Dated** January 23, 1993, **Recorded** March 04, 1993, in [Book 1113, Page 1018](#).

Notes: Please see:

1. Amendment Certificate recorded 10/16/1992 as [Cert 1091/2477](#).
2. Merger Certificate recorded 02/08/1993 as [Cert 1110/422](#).
3. Merger Certificate recorded 12/07/1993 as [Cert 1166/1685](#).

6. **PROPERTY IS IDENTIFIED AS FOLLOWS :**

Parcel ID : [2233-222-00-036](#)
Tax Year : 2022
Status : Open
Amount : \$62,783.00

7. **THE LAND REFERRED TO IN THIS REPORT IS SET FORTH ON SCHEDULE - II ATTACHED HERETO**

U.S. TITLE SOLUTIONS
File No. UST72737 Reference No. DN06196A

REPORT OF TITLE
SCHEDULE - II

(LEGAL DESCRIPTION)

As set forth in Deed in Book 1113 page 1018.

REPORT OF TITLE
SCHEDULE - III

The items set forth herein are intended to provide you with notice of matters affecting title to the land described in Schedule - II of this Report. Any statement of facts or matters which an accurate survey of the land would disclose, rights of tenants or parties in possession under unrecorded leases and easements or claims of easements not shown by the public record are not included in this report. No liability is assumed for items not indexed or mis-indexed in the County Records.

1. MORTGAGES, DEEDS OF TRUST AND UCCs

None found within period searched.

2. JUDGMENTS AND LIENS

None found within period searched.

3. COVENANTS AND RESTRICTIONS

None found within period searched.

4. EASEMENTS AND RIGHTS OF WAY

None found within period searched.

5. OTHER RECORDED DOCUMENTS

None found within period searched.

6. OTHER UNRECORDED DOCUMENTS

6.1 [Property Card](#)

REPORT OF TITLE
SCHEDULE - V

(OWNERSHIP HISTORY)

1. Quit Claim Deed made by The Bank of Parker as Successor in Interest to Bank of the West to First United Bank, **Dated** January 23, 1993, **Recorded** March 04, 1993, in [Book 1113, Page 1018](#).

Notes: Please see:

1. Amendment Certificate recorded 10/16/1992 as [Cert 1091/2477](#).
2. Merger Certificate recorded 02/08/1993 as [Cert 1110/422](#).
3. Merger Certificate recorded 12/07/1993 as [Cert 1166/1685](#).

Displaying data for the year 2022
**19201 E MAINSTREET
PARKER, CO 80134**

Ownership Information
FIRST UNITED BANK
CRES-ONE WILLIAMS CENTER 11TH FL ATTN PROP
TAX ADM PO BOX 2300
TULSA, OK 74102



Account #: R0375867
State Parcel #: 2233-222-00-036
Account Type: Commercial
Tax District: 3293
Neighborhood-Ext: O08-00

Building Count: 1
Building Permit Authority:
Town of Parker
Phone: 303-841-1970

Owner Info
FIRST UNITED BANK
CRES-ONE WILLIAMS CENTER 11TH FL ATTN PROP
TAX ADM PO BOX 2300
TULSA, OK 74102

Subdivision
Name: METES AND BOUNDS
Reception No: 0000051

Location Description
TR IN NE1/4NW1/4 22-6-66 1.47 AM/L

Public Land Survey System (PLSS) Location
Quarter: NW; Section: 22; Township: 6; Range: 66

Disclaimer
The location description may not be a complete legal description of the property.

Valuation Info

Year	Actual Value	Assessed Value	Tax Rate	Est. Tax Amount
2022	\$2,474,640	\$717,640	8.7485%	\$62,783
2021	\$2,474,640	\$717,640	8.7485%	\$62,783
2020	\$2,297,880	\$666,380	8.8524%	\$58,991
2019	\$2,297,880	\$666,380	8.9081%	\$59,362
2018	\$2,062,710	\$598,190	9.1390%	\$54,669
2017	\$2,062,710	\$598,190	8.4798%	\$50,725
2016	\$2,262,528	\$656,130	8.6394%	\$56,686
2015	\$2,262,528	\$656,130	8.7968%	\$57,718
2014	\$2,085,629	\$604,830	9.8665%	\$59,676
2013	\$2,085,629	\$604,830	9.8677%	\$59,683
2012	\$2,103,970	\$610,150	10.0275%	\$61,183
2011	\$2,103,970	\$610,150	10.0817%	\$61,514
2010	\$2,415,667	\$700,550	10.3371%	\$72,417
2009	\$2,415,667	\$700,550	9.1614%	\$64,180

Sales History

Reception No.	Sale Date	Sale Price	Deed Type	Grantor	Grantee
9360098	01/25/1993	\$0	Unknown	COLO SECRETARY OF STATE	FIRST UNITED BANK
9305508	01/25/1993	\$0	Unknown	NATLIE MEYER	PARKER BANK
9309029	01/23/1993	\$0	Quit Claim	PARKER BANK & BANK OF THE WEST	FIRST UNITED BANK

9128243	09/10/1991	\$0	Deed J	SIX INVESTOR GROUP	BANK OF THE WEST
333494	08/01/1984	\$0	Warranty Deed	BANK OF THE WEST	SIX INVESTOR GROUP
357x546	03/30/1979	\$55,000	Unknown	Unavailable	Unavailable

Disclaimer

The transaction history may not be a complete history of transfer and ownership records.

Building Details

Building 1

Property Type: Commercial
 Year Built: 1985
 Quality: Average
 % Complete: 100%
 Style: Office Building
 Stories: 2
 Story Height: 11 ft
 Perimeter: 531 ft
 Net Sqft: 22,919 sqft
 Units: 1
 Heating: Forced Air
 Additional Features: Com 15 ft 1 Fix Light, Com Canopies Steel Average, Com Concrete Slab Average

Building Use: Office Building
 Building Use %: 100%
 Actual Value: \$1,725,454
 Class Code: 2220
 Class Code Description: OFFICES - IMPROVEMENTS
 Square Footage: 17,676 sqft
 Assessor's Building ID: 1
 Fixtures:

Land Details

Land Type: Commercial
 Class Code: 2120
 Class Code Descr.: OFFICES - LAND
 Acreage: 0.944 acres
 LEA Code: 15117

Land Valuation

Actual Value:
 \$481,034

Land Type: Commercial
 Class Code: 2130
 Class Code Descr.: COMMERCIAL SPECIAL PURPOSE - LAND
 Acreage: 0.526 acres
 LEA Code: 15117

Land Valuation

Actual Value:

\$268,152

Land Attributes: C-Visibility, C-Access

Tax Authorities

ID	Authority Name	Mills	Tax Rate	Est. Tax Amount
2001	Douglas County Re-1 School District	35.743	3.5743%	\$25,651
0001	Douglas County Government	18.524	1.8524%	\$13,294
4014	South Metro Fire Rescue Fire Protection District	9.319	0.9319%	\$6,688
2004	Douglas County Schools - Debt Service	8.054	0.8054%	\$5,780
4022	Parker Water & Sanitation District	7.743	0.7743%	\$5,557
4390	Douglas Public Library District	4.021	0.4021%	\$2,886
3004	Town of Parker	2.602	0.2602%	\$1,867
4002	Urban Drainage & Flood Control District	0.900	0.0900%	\$646
4340	Cherry Creek Basin Water Quality Authority	0.479	0.0479%	\$344
4392	Urban Drainage & Flood South Platte	0.100	0.0100%	\$72
2002	Douglas County Schools - Cap Reserve	0.000	0.0000%	\$0
2003	Douglas County Schools - Insurance Reserve	0.000	0.0000%	\$0
4010	Regional Transportation District	0.000	0.0000%	\$0
4077	Douglas County Soil Conservation District	0.000	0.0000%	\$0
4516	Parker Central Area URP	0.000	0.0000%	\$0
Total:	15 Authorities	87.485	8.7485%	\$62,783

9309029 - 03/04/93 15:57 - RETA A CRAIN DOUGLAS CO. COLO. CLERK & RECORDER
B1113 - P1018 - \$15.00 - D.F. NONE - 1/ 3

QUIT CLAIM DEED

THIS DEED, Made this 23rd day of January, 1993,
between The Bank of Parker as Successor in Interest to
Bank of the West

of the *County of Douglas and State of
Colorado, grantor(s), and

First United Bank

whose legal address is 19201 E. Mainstreet, Parker, CO 80134

DC9309029

3P
no DF

of the County of Douglas and State of Colorado, grantee(s),

WITNESSETH, That the grantor(s), for and in consideration of the sum of
Ten dollars and 00/100-----DOLLARS
the receipt and sufficiency of which is hereby acknowledged, ha remised, released, sold, conveyed and QUIT CLAIMED, and by
these presents do remise, release, sell, convey and QUIT CLAIM unto the grantee(s), heirs, successors and assigns,
forever, all the right, title, interest, claim and demand which the grantor(s) ha in and to the real property, together with
improvements, if any, situate, lying and being in the County of Douglas and State of
Colorado, described as follows:

See attached Legal Description

also known by street and number as: 19201 E. Mainstreet, Parker, CO 80134

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in
anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the grantor(s), either in law or equity, to
the only proper use, benefit and behoof of the grantee(s), heirs and assigns forever.

IN WITNESS WHEREOF, The grantor(s) ha executed this deed on the date set forth above.

The Bank of Parker as Successor in
Interest to Bank of the West

By: *[Signature]*
Its Senior Vice President

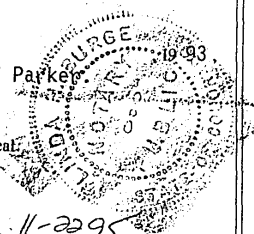
STATE OF COLORADO,

County of Douglas } ss.

The foregoing instrument was acknowledged before me this 23rd day of January,
by Patrick B. Augustine, Senior Vice President of The Bank of Parker

My commission expires 11-22-95, 19 . Witness my hand and official seal

[Signature] 11-22-95
Notary Public



*If in Denver, insert "City and."

NO DOCUMENTARY FEE REQUIRED - TRANSFER CAUSED DUE TO CHANGE OF NAME.

9309029 - 03/04/93 15:57 - RETA A CRAIN DOUGLAS CO. COLO. CLERK & RECORDER
 B1113 - P1019 - \$15.00 - D.F. NONE - 2/ 3

EXHIBIT A

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 22;
 THENCE S00°04'14"E AND ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 22 A DISTANCE OF 983.49 FEET;
 THENCE S84°14'20"E A DISTANCE OF 11.51 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COLORADO STATE HIGHWAY NO. 83, SAID POINT BEING THE POINT OF BEGINNING;
 THENCE S06°51'00"E AND ALONG SAID WESTERLY RIGHT OF WAY A DISTANCE OF 250.70 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF COUNTY ROAD NO. 14;
 THENCE N80°30'00"W AND ALONG SAID NORTHERLY RIGHT OF WAY A DISTANCE OF 305.00 FEET;
 THENCE N54°57'00"W A DISTANCE OF 48.53 FEET;
 THENCE N10°00'49"E A DISTANCE OF 159.76 FEET;
 THENCE N09°42'20"E A DISTANCE OF 61.97 FEET;
 THENCE N83°06'47"E A DISTANCE OF 264.83 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COLORADO STATE HIGHWAY NO. 83;
 THENCE S06°49'06"E AND ALONG SAID WESTERLY RIGHT OF WAY A DISTANCE OF 80.04 FEET TO THE POINT OF BEGINNING.

EXCEPT THE FOLLOWING PORTIONS CONVEYED TO THE STATE DEPARTMENT OF HIGHWAYS, DIVISION OF HIGHWAYS, STATE OF COLORADO:

A TRACT OR PARCEL OF LAND NO. 99A OF THE STATE DEPARTMENT OF HIGHWAYS, DIVISION OF HIGHWAYS, STATE OF COLORADO, PROJECT NO. FR 083-1(39) SEC 3, IN THE NW 1/4 OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN DOUGLAS COUNTY, COLORADO SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY PROPERTY LINE SAME POINT ALSO BEING ON THE EXISTING WESTERLY RIGHT OF WAY LINE OF S.H. 83 (FEB.90) FROM WHICH THE N 1/4 CORNER OF SECTION 22 BEARS N 1°55'45"E A DISTANCE OF 1220.0 FEET;

1. THENCE N 80°30'00"W ALONG SAID PROPERTY LINE A DISTANCE OF 50.0 FEET;
2. THENCE N 70°39'30"E, A DISTANCE OF 83.5 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT OF WAY LINE OF S.H. 83(FEB.90);
3. THENCE S 39°24'15"W, ALONG THE SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 46.5 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

AND

9309029 - 03/04/93 15:57 - RETA A CRAIN DOUGLAS CO. COLO. CLERK & RECORDER
B1113 - P1020 - \$15.00 - D.F. NONE - 3/ 3

A TRACT OR PARCEL OF LAND NO. 99 REV OF STATE DEPARTMENT OF HIGHWAYS, DIVISION OF HIGHWAY, STATE OF COLORADO, PROJECT NO. FR 083-1(39) SEC 3, IN THE N 1/2 OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 W, OF THE SIXTH PRINCIPAL MERIDIAN, IN DOUGLAS COUNTY, COLORADO, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY PROPERTY LINE SAME POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF EAST PARKER ROAD FROM WHICH THE N 1/4 CORNER OF SECTION 22 BEARS N1°55'45"E, A DISTANCE OF 1220.0 FEET;

1. THENCE S80°30'00"E, ALONG SAID SOUTHERLY PROPERTY LINE, AND SAID NORTHERLY RIGHT OF WAY LINE OF EAST PARKER ROAD A DISTANCE OF 84.0 FEET, TO A POINT ON THE EXISTING WESTERLY RIGHT OF WAY LINE OF S.H. NO. 83 (OCT.1987);
2. THENCE N6°51'00"W, ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 330.7 FEET, TO A POINT ON THE NORTHERLY PROPERTY LINE;
3. THENCE S83°06'20"W, ALONG SAID NORTHERLY PROPERTY LINE, A DISTANCE OF 47.0 FEET;
4. THENCE S6°51'00"E, A DISTANCE OF 274.9 FEET;
5. THENCE S39°24'15"W, A DISTANCE OF 46.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

9238404 - 10/16/92 11:51 - RETA A CRAIN DOUGLAS CO. COLO. CLERK & RECORDER
B1091 - P2477 - \$5.00 - 1/ 1



DC9238404

STATE OF COLORADO

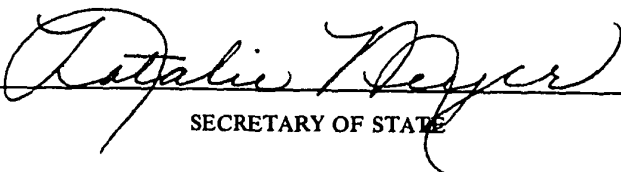
DEPARTMENT OF
STATE

CERTIFICATE

I, *NATALIE MEYER*, Secretary of State of the State of Colorado hereby certify that the prerequisites for the issuance of this certificate have been fulfilled in compliance with law and are found to conform to law.

Accordingly, the undersigned, by virtue of the authority vested in me by law, hereby issues A CERTIFICATE OF AMENDMENT TO THE BANK OF PARKER, FORMERLY KNOWN AS BANK OF THE WEST.

Dated: OCTOBER 28, 1991


SECRETARY OF STATE

9305508 - 02/08/93 12:14 - RETA A CRAIN DOUGLAS CO. COLO. CLERK & RECORDER
B1110 - P0422 - \$5.00 - 1/ 1

DC9305508



STATE OF COLORADO

DEPARTMENT OF
STATE

CERTIFICATE

I, NATALIE MEYER, Secretary of State of the State of Colorado hereby certify that the prerequisites for the issuance of this certificate have been fulfilled in compliance with law and are found to conform to law.

Accordingly, the undersigned, by virtue of the authority vested in me by law, hereby issues A CERTIFICATE OF MERGER EVIDENCING THE MERGER OF THE BANK OF PARKER (COLORADO CORPORATION) INTO FIRST UNITED BANK (COLORADO CORPORATION) THE SURVIVOR.

Dated: JANUARY 25, 1993

Natalie Meyer

SECRETARY OF STATE

9360098 - 12/07/93 14:33 - RETA A CRAIN DOUGLAS CO. COLO. CLERK & RECORDER
B1166 - P1685 - \$25.00 - 1/ 5



DC9360098

STATE OF COLORADO

DEPARTMENT OF STATE CERTIFICATE

I, *NATALIE MEYER*, Secretary of State of the State of Colorado hereby certify that the prerequisites for the issuance of this certificate have been fulfilled in compliance with law and are found to conform to law.

Accordingly, the undersigned, by virtue of the authority vested in me by law, hereby issues A CERTIFICATE OF MERGER EVIDENCING THE MERGER OF THE BANK OF PARKER (COLORADO CORPORATION) INTO FIRST UNITED BANK (COLORADO CORPORATION) THE SURVIVOR.

Dated: JANUARY 25, 1993

Natalie Meyer
SECRETARY OF STATE

9360098 - 12/07/93 14:33 - RETA A CRAIN DOUGLAS CO. COLO. CLERK & RECORDS
B1166 - P1686 - \$25.00 - 2/

STATE OF COLORADO

Department of Regulatory Agencies
Steven V. Berson
Executive Director

DIVISION OF BANKING
Barbara M.A. Walker
State Bank Commissioner

James T. Dillon
Chief Deputy Bank Commissioner



Roy Romer
Governor

CERTIFICATE OF MERGER

January 27, 1993

The Colorado State Banking Board, pursuant to C.R.S. 11-4-106, does hereby certify that the merger of The Bank of Parker, Parker, Colorado, into First United Bank, Aurora, Colorado, the survivor being First United Bank, has been completed and complies with the provisions of the Colorado Revised Statutes and the Rules and Regulations of the Colorado State Banking Board.

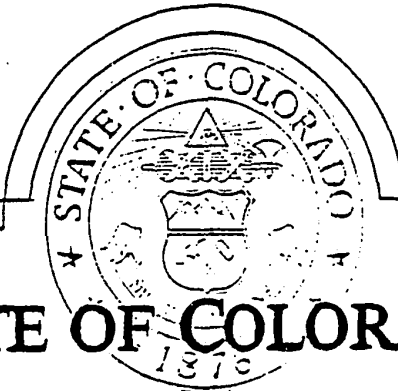
FOR THE COLORADO STATE BANKING BOARD


BARBARA M.A. WALKER
STATE BANK COMMISSIONER

0977s

1560 Broadway, Suite 1175, Denver, CO 80202
(303) 894-7575 PDPA (303) 894-7572 FAX (303) 894-7570

9360098 - 12/07/93 14:33 - RETA A CRAIN DOUGLAS CO. COLO. CLERK & RECORDER
B1166 - P1687 - \$25.00 - 3/ 5



STATE OF COLORADO

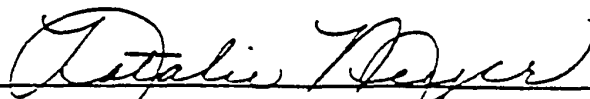
DEPARTMENT OF
STATE

CERTIFICATE

I, *NATALIE MEYER*, Secretary of State of the State of Colorado hereby certify that the prerequisites for the issuance of this certificate have been fulfilled in compliance with law and are found to conform to law.

Accordingly, the undersigned, by virtue of the authority vested in me by law, hereby issues A CERTIFICATE OF AMENDMENT TO THE BANK OF PARKER, FORMERLY KNOWN AS BANK OF THE WEST.

Dated: OCTOBER 28, 1991



SECRETARY OF STATE

9360098 - 12/07/93 14:33 - RETA A CRAIN DOUGLAS CO. COLO. CLERK & RECORDER
B1166 - P1688 - \$25.00 - 4/ 5

STATE OF COLORADO

Department of Regulatory Agencies
Steven V. Berson
Executive Director

DIVISION OF BANKING

Barbara M.A. Walker
State Bank Commissioner

James T. Dillon
Chief Deputy Bank Commissioner



Roy Romer
Governor

October 1, 1991

Steve P. Baltz, President
The Bank of Parker
19201 E. Mainstreet
Parker, CO 80134

Dear Mr. Baltz:

It is my understanding that effective September 11, 1991, First Universal Bancorporation, Inc. took control of the Bank of the West, Parker, Colorado, and simultaneously changed the name of the bank to The Bank of Parker.

Let me take this opportunity to wish you the best of luck in your new endeavor. If the Colorado Division of Banking can be of further service to you, please let me know.

Sincerely,

Barbara M.A. Walker
State Bank Commissioner

BMW/LBW/scj/1138s

303 West Colfax Avenue, Suite 650, Denver, CO 80204
(303)866-6440 PDPA (303)866-6463 FAX (303)620-4751

9360098 - 12/07/93 14:33 - RETA A CRAIN DOUGLAS CO. COLO. CLERK & RECORDER
B1166 - P1689 - \$25.00 - 5/ 5

LEGAL DESCRIPTION

PARCEL A:

That part of the NE 1/4, Section 22, Township 6 South, Range 66 West of the 6th P.M., County of Douglas, State of Colorado, more particularly described as follows: Commencing at the N 1/4 corner of said Section 22; Thence S 89°39'06"E, along the north line of said NE 1/4, a distance of 14.43 feet to the east line of State Highway No. 83 and the true point of beginning thence S 89°39'06"E, along said north line a distance of 210.00 feet; thence S 00°20'54"W, a distance of 226.40 feet; thence N 89°39'06"W, a distance of 181.43 feet to the east line of said State Highway No. 83; thence N 06°50'41"W, along said east line a distance of 228.20 feet to the point of beginning, County of Douglas, State of Colorado.

PARCEL B:

That part of Section 15, Township 6 South, Range 66 West, more particularly described as follows: BEGINNING at a point, said point being the intersection of the East right of way line of State Highway No. 83 with the South line of said Section, said point also being 15.1 feet East of the South quarter corner of said Section 15; thence Easterly along the South line of said Section a distance of 194 feet; thence North 211 feet; thence West 235 feet, more or less, to the East right of way line of said State Highway No. 83; thence Southeasterly along said right of way line 215 feet, more or less, to the point of beginning; COUNTY OF DOUGLAS, STATE OF COLORADO.

**NO NEW DOCUMENTS FILED/
RECORDED DURING SCOPE OF SEARCH**