

COMMITMENT FOR TITLE INSURANCE
ISSUED BY

**STEWART TITLE
GUARANTY COMPANY**

STEWART TITLE GUARANTY COMPANY, A Texas Corporation, herein called the Company, for valuable consideration, hereby 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 covered hereby in the land described in Schedule A, upon payment of the premiums and charges therefor; all subject to the terms, conditions, coverages A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective upon the payment of the proposed Insured and the amount of the policy or policies committed to by the Company as shown in Schedule A hereof by the Company, either at the time of the issuance of the Commitment or at a subsequent endorsement.

This Commitment is preliminary to the issuance of one or more policies of title insurance and all liability and obligations hereunder shall terminate six (6) months after the effective date hereof or when the policy or policies committed to or shall issue, whichever first occurs, provided that the failure to issue such policy or policies shall not constitute a breach of this Commitment. This Commitment shall not be valid or binding until countersigned by the proposed Insured or its agent.

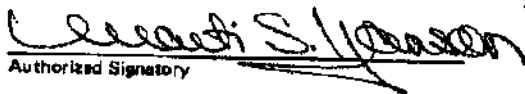
IN WITNESS WHEREOF, the Company has caused this Commitment to be signed and sealed, to become valid when countersigned by a duly authorized agent of the Company, all in accordance with its By-Laws. This Commitment is effective on the date shown in Schedule A as "Effective Date."

STEWART TITLE


Chairman of the Board

Countersigned by:


President


Authorized Signatory



Society of Contract

Vista Title
73333 W. Jefferson Ave., Suite 180
Lakewood, CO 80235

Serial No. C-1601-605302

SCHEDULE A

Order No.: 0808050

Commitment No.: 0808050

1. Commitment Date: August 11, 2008 at 07:45 AM

2. Policy or Policies to be issued:

Amount of Insurance

(a) ALTA Owner's Policy, Amount \$81,000.00

\$590.00

Proposed Insured: ~~XXXXXXXXXX~~

(b) ALTA Loan Policy, Amount \$81,000.00 102,900

\$120.00

Proposed Insured: ~~XXXXXXXXXX~~, its successors and/or assigns as their respective interests may appear.

(c) ALTA Loan Policy, Amount \$

\$

Proposed Insured:

Tax Certificate

\$25.00

Additional Charges:

Owners Extended Coverage

\$

\$50.00

Total

\$785.00

3. The Fee Simple estate in the land described in this Commitment is owned, at the Commitment Date, by HSBC Mortgage Services, Inc.

4. The land referred to in the Commitment is situate in the County of Adams, State of Colorado and is described as follows:

~~XXXXXXXXXX~~ BLOCK 40, BLOCKS 40, 41, 42, AND 43, OF THORNTON, COLORADO, COUNTY OF ADAMS, STATE OF COLORADO

Address of Property (for identification purposes only):

~~XXXX~~ Russell Way
Thornton, CO, 80229

Examined By: 
Marti S. Hanson, License Number 260731

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

FOR INFORMATION OR SERVICES IN CONNECTION WITH THIS COMMITMENT, CONTACT:

Gregory C. Parham at Vista Title Company, Agent # 060129
7333 W. Jefferson Ave., Suite 180, Lakewood CO 80235
303-989-0900 (phone) 303-989-0990 (fax)


THIS COMMITMENT SUBJECT TO STATEMENT OF TERMS, CONDITIONS, AND STIPULATIONS ATTACHED.

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SCHEDULE B - Section I
Requirements

Order No.: 0808050

The following requirements must be met:

- a) Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- b) Pay us the premiums, 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.
- e) Payment of all taxes, charges and assessments, levied and assessed against the subject premises which are due and payable.
- f) A Certificate of Taxes due listing each taking jurisdiction shall be obtained from the County Treasurer or an authorized agent (pursuant to Senate Bill 92-143, CRS 10-11-122).
- g) The Warranty Deed must be sufficient to convey the fee simple estate or interest in the land described or referred to herein, to the Proposed Insured, Schedule A, Item 2A.
- h) Receipt by the Company of the appropriate affidavits indemnifying against unfiled mechanic's and materialmen's liens.
- i) Deed of Trust sufficient to encumber the fee simple estate or interest in the land described or referred to herein for the benefit of the Proposed Insured, Schedule A, Item 2B or 2C.
- j) Record a good and sufficient Deed from HSBC Mortgage Services, Inc. to DRX Capital, LLLP conveying title to the subject land.
- k) Statement of Authority for the DRX Capital, LLLP pursuant to Colorado Revised Statutes 38-30-172, executed by any authorized individual, setting forth the name of the entity, the type of entity, the mailing address of the entity, and the name and position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity.
- l) A copy of the property signed and executed operating agreement for DRX Capital, LLLP.
- m)  NOTE: Transaction between HSBC Mortgage Services, Inc. and DRX Capital, LLLP shall funded and documents recorded prior to subject closing between DRX Capital, LLLP and ~~XXXXXXXXXX~~

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