

**UPDATED
CHICAGO TITLE INSURANCE COMPANY**

Policy No. 72156-46306013

GUARANTEE

CHICAGO TITLE INSURANCE COMPANY, a Florida corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.


1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

PLEASE NOTE CAREFULLY THE LIABILITY EXCLUSIONS AND LIMITATIONS AND THE SPECIFIC ASSURANCES AFFORDED BY THIS GUARANTEE. IF YOU WISH ADDITIONAL LIABILITY, OR ASSURANCES OTHER THAN AS CONTAINED HEREIN, PLEASE CONTACT THE COMPANY FOR FURTHER INFORMATION AS TO THE AVAILABILITY AND COST.

Dated: January 29, 2019



Issued by:

AmeriTitle, Inc.
101 W Fifth Ave.
Ellensburg, WA 98926
(509)925-1477


Authorized Signer

CHICAGO TITLE INSURANCE COMPANY



By: 
ATTEST 
President Secretary

Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.

Subdivision Guarantee Policy Number: 72156-46306013

SUBDIVISION GUARANTEE UPDATED

Order No.: 244041AM
Guarantee No.: 72156-46306013
Dated: January 15, 2019 at 7:30 A.M.

Liability: \$1,000.00
Fee: \$350.00
Tax: \$29.05

Assured: New Suncadia, LLC, a Delaware limited liability company and ESM Consulting Engineers LLC

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

PARCEL A

Lot 2, as described and/or delineated on the face of that certain survey recorded January 30, 2001, under Auditor's File No. 200101300009 and filed in Book 25 of Surveys, page 223, records of Kittitas County, State of Washington; being a portion of Section 15, Township 20 North, Range 14 East, W.M., Kittitas County, State of Washington.

PARCEL B

Lot 1A, as described and/or delineated on the face of that certain survey recorded May 23, 1995 under Auditor's File No. 581729 and filed in Book 21 of Surveys, pages 26 and 27, records of Kittitas County, State of Washington; being a portion of Section 14, Township 20 North, Range 14 East, W.M., Kittitas County, State of Washington.

PARCEL C

Lot 2A, as described and/or delineated on the face of that certain survey recorded May 23, 1995 under Auditor's File No. 581729 and filed in Book 21 of Surveys, pages 26 and 27, records of Kittitas County, State of Washington; being a portion of Section 14, Township 20 North, Range 14 East, W.M., Kittitas County, State of Washington.

PARCEL D

Lot A, as described and/or delineated on the face of that certain survey recorded January 6, 2005, under Auditor's File No. 200501060021 and filed in Book 30 of Surveys, pages 212 through 216, records of Kittitas County, State of Washington; being a portion of Sections 14, 15 and 23, Township 20 North, Range 14 East, W.M., Kittitas County, State of Washington.

PARCEL E

Lot 3, as described and/or delineated on the face of that certain survey recorded May 23, 1995 under Auditor's File No. 581725 and filed in Book 21 of Surveys, page 19, records of Kittitas County, State of Washington; being a portion of Section 23, Township 20 North, Range 14 East, W.M., Kittitas County, State of Washington;

Except that portion of Lot 3 of said survey lying Southerly and Westerly of the Yakima River.

PARCEL F

Tract OS-6 of SUNCADIA - PHASE 3 DIVISIONS 6 TO 9 (TUMBLE CREEK), in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 9 of plats, pages 190 through 220, under recording no. 200506220001, records of said County.

PARCEL G

Tract B of that certain Survey as recorded August 30, 2018, in Book 41 of Surveys, pages 179 through 183, under Auditor's File No. 201808300046, being a portion of Tract G-1, SUNCADIA-PHASE 3 DIVISIONS 6 TO 9 (TUMBLE CREEK), in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 9 of Plats, pages 190 through 220, records of Kittitas County, Washington.

PARCEL H

Tract CC-1 of SUNCADIA - PHASE 3 DIVISIONS 1 TO 5 (TUMBLE CREEK), in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 9 of plats, pages 51 through 78, under Auditor's File No. 200410080054, records of said County.

PARCEL I

Tract G-1 of SUNCADIA - PHASE 3 DIVISIONS 1 TO 5 (TUMBLE CREEK), in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 9 of plats, pages 51 through 78, under Auditor's File No. 200410080054, records of said County.

PARCEL J

Tract G-2 of SUNCADIA - PHASE 3 DIVISIONS 1 TO 5 (TUMBLE CREEK), in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 9 of plats, pages 51 through 78, under Auditor's File No. 200410080054, records of said County.

PARCEL K

Lot 1, as described and/or delineated on the face of that certain survey recorded January 30, 2001, under Auditor's File No. 200101300009 and filed in Book 25 of Surveys, page 223, records of Kittitas County, State of Washington; being a portion of Section 15, Township 20 North, Range 14 East, W.M., Kittitas County, State of Washington.

PARCEL L

Lot 3, as described and/or delineated on the face of that certain survey recorded January 30, 2001, under Auditor's File No. 200101300009 and filed in Book 25 of Surveys, page 223, records of Kittitas County, State of Washington; being a portion of Section 15, Township 20 North, Range 14 East, W.M., Kittitas County, State of Washington.

Title to said real property is vested in:

Parcels A through E and G through L
New Suncadia, LLC, a Delaware limited liability company

Parcel F:
Tumble Creek Village Association, a Washington non-profit corporation

END OF SCHEDULE A

(SCHEDULE B)

Order No: 244041AM
Policy No: 72156-46306013

Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

EXCEPTIONS:

1. Taxes or assessments which 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.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. Any lien for service, installation, connection, maintenance, tap, capacity or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records
5. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
6. General Taxes and Assessments – total due may include fire patrol assessment, weed levy assessment and/or irrigation assessment, if any. Taxes noted below do not include any interest or penalties which may be due after delinquency.

Note: Tax year runs January through December with the first half becoming delinquent May 1st and second half delinquent November 1st if not paid. For most current tax information or tax printouts visit:
<http://taxsifter.co.kittitas.wa.us> or call their office at (509) 962-7535.

Tax Year: 2019
Tax Type: County
Total Annual Tax: \$24,064.74
Tax ID #: 11833
Taxing Entity: Kittitas County Treasurer
First Installment: \$12,032.37
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$12,032.37
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2019

Subdivision Guarantee Policy Number: 72156-46306013

7. Tax Year: 2019
Tax Type: County
Total Annual Tax: \$2,267.63
Tax ID #: 16212
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,133.82
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$1,133.81
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2019
8. Tax Year: 2019
Tax Type: County
Total Annual Tax: \$68.03
Tax ID #: 11068
Taxing Entity: Kittitas County Treasurer
First Installment: \$34.02
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$34.01
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2019
9. Tax Year: 2019
Tax Type: County
Total Annual Tax: \$657.63
Tax ID #: 16216
Taxing Entity: Kittitas County Treasurer
First Installment: \$328.82
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$328.81
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2019
10. Tax Year: 2019
Tax Type: County
Total Annual Tax: \$264.51
Tax ID #: 830134
Taxing Entity: Kittitas County Treasurer
First Installment: \$132.26
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$132.25
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2019

11. Tax Year: 2019
Tax Type: County
Total Annual Tax: \$323.66
Tax ID #: 16206
Taxing Entity: Kittitas County Treasurer
First Installment: \$161.83
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$161.83
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2019
12. Tax Year: 2019
Tax Type: County
Total Annual Tax: \$2,982.58
Tax ID #: 11836
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,491.29
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$1,491.29
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2019
13. Tax Year: 2019
Tax Type: County
Total Annual Tax: \$345.44
Tax ID #: 16207
Taxing Entity: Kittitas County Treasurer
First Installment: \$172.72
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$172.72
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2019
14. Tax Year: 2019
Tax Type: County
Total Annual Tax: \$842.13
Tax ID #: 11067
Taxing Entity: Kittitas County Treasurer
First Installment: \$421.07
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$421.06
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2019

15. Tax Year: 2019
Tax Type: County
Total Annual Tax: \$0.00
Tax ID #: 950052
Taxing Entity: Kittitas County Treasurer
First Installment: \$0.00
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$0.00
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2019
16. Tax Year: 2019
Tax Type: County
Total Annual Tax: \$0.00
Tax ID #: 950054
Taxing Entity: Kittitas County Treasurer
First Installment: \$0.00
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$0.00
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2019
17. Tax Year: 2019
Tax Type: County
Total Annual Tax: \$9,299.45
Tax ID #: 950044
Taxing Entity: Kittitas County Treasurer
First Installment: \$4,649.73
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$4,649.72
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2019
18. Tax Year: 2019
Tax Type: County
Total Annual Tax: \$62.95
Tax ID #: 19512
Taxing Entity: Kittitas County Treasurer
First Installment: \$31.48
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$31.47
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2019

19. Tax Year: 2019
Tax Type: County
Total Annual Tax: \$7,231.39
Tax ID #: 21644
Taxing Entity: Kittitas County Treasurer
First Installment: \$3,615.70
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$3,615.69
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2019
20. Tax Year: 2019
Tax Type: County
Total Annual Tax: \$415.20
Tax ID #: 21645
Taxing Entity: Kittitas County Treasurer
First Installment: \$207.60
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$207.60
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2019
21. Tax Year: 2019
Tax Type: County
Total Annual Tax: \$3,391.71
Tax ID #: 21646
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,695.86
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$1,695.85
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2019
22. Tax Year: 2019
Tax Type: County
Total Annual Tax: \$1,160.66
Tax ID #: 840134
Taxing Entity: Kittitas County Treasurer
First Installment: \$580.33
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$580.33
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2019

23. Tax Year: 2019
Tax Type: County
Total Annual Tax: \$1,155.60
Tax ID #: 11834
Taxing Entity: Kittitas County Treasurer
First Installment: \$577.80
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$577.80
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2019

24. This property is currently classified under the Open Space Taxation Statute R.C.W. 84.34. Sale of this property without notice of compliance to the county Assessor will cause a supplemental assessment, interest, and penalty to be assessed against the seller/transferor.

Note: If it is the intent of the buyer/transferee in this transaction to request a continuance of this classification, please contact the Kittitas County Assessor's Office at (509) 962-7501 for their requirements.

25. Assessments for Community Enhancement as setforth in Section Amended and Restated Covenant recorded July 20, 2004, under Auditor's File No. 200407200039.
26. Assessment in the amount of \$3,900 as setforth in Agreement and Covenant for Collection and Payment of Combined Qualification Payment for Extension of Natural Gas Service, between Mountainstar Resort Development, LLC and Puget Sound Energy, Inc., including the terms and provisions contained therein, recorded April 16, 2004, under Auditor's File No. 200404160016.
27. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Frances Madge Hepburn Sutton.

Recorded: July 18, 1957
Instrument No.: 265056 in Volume 100, page 442
Affects: Section 14

Undivided One-Fifteenth interest.

The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

28. The provisions contained in Mineral Deed from Seaboard Lumber Company, a Washington corporation,
Recorded: April 19, 1960,
Instrument No.: 282037, in Volume 106, pages 97 and 98.
Affects: Section 14

Undivided Thirteen-Fifteenths interest.

The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

29. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Howard F. Clarke
Purpose: Road
Recorded: April 23, 1963
Instrument No.: 303987
Book 112, Page 365
Affects: Existing road on a right of way of minimum essential width with such additional widths as may be necessary for cuts and fills, upon, over and across a portion of said premises in Section 15, Township 20 North, Range 14 East, W.M. and other land
30. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: United States of America
Purpose: Transmission line and access road
Recorded: July 7, 1966
Instrument No.: 331075
Book 122, Page 515
Affects: A portion of said premises in Section 23, Township 20 North, Range 14 East, W.M. and other land
31. At the request of the insured, we have agreed to eliminate any reference in the policy to issue as to the pendency of Yakima County Superior Court Cause No. 77-2-01484-5 on the agreed-upon understanding that there are no provisions in said policy which afford, or are intended to afford, insurance that there is a present or continuing right to use surface waters of the Yakima River Drainage Basin. The sole purpose of said paragraph appearing in our Guarantee was to advise the insured that such an action is pending of record and that judgment adjudicating such surface waters are being sought in accordance with the statutes of the State.
32. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: State of Washington, acting by and through the Department of Natural Resources
Purpose: A road or roads
Recorded: March 26, 1980
Instrument No.: 440677
Book 128, Page 392
Affects: A strip of land 60 feet in width upon, over and along a portion of said premises in Sections 14 and 15, Township 20 North, Range 14 East, W.M. and other land
33. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: State of Washington, acting by and through the Department of Natural Resources
Purpose: A road or roads for the purpose of hauling forest products and other valuable materials
Recorded: January 15, 1991
Instrument No.: 536391
Affects: A 60 foot strip of land across a portion of premises in Section 23, Township 20 North, Range 14 East, W.M. and other land

34. Exceptions and Reservations as contained in Instrument
From: Plum Creek Timber Company, L.P., a Delaware Limited Partnership
To: Jeld-Wen, Inc., an Oregon corporation
Auditor's File No.: 199610110015, as follows:

"Excepting therefrom all oil, gas and other hydrocarbons, together with the rights of ingress and egress as reserved in that certain Deed to Plum Creek Timber Company, L.P., from PCTC, Inc. executed on June 21, 1989 and recorded June 30, 1989 in the records of Kittitas County, Washington under Auditor's File No. 521473, as such reservation was modified by the certain Partial Waiver of Surface Use Rights dated February 13, 1996 and recorded April 8, 1996, in the records of Kittitas County, Washington, under Auditor's File No. 199604080028."

35. Rights of the State of Washington in and to that portion of said premises, if any, lying in the beds or former beds of the Cle Elum River and Yakima River, if they are navigable.
36. Any question of location, boundary or area related to the Cle Elum River and Yakima River, including, but not limited to, any past or future changes in them.
37. Any prohibition or limitation on the use, occupancy, or improvements of the Land resulting from the rights of the public, appropriators, or riparian owners to use any waters, which may now cover the Land or to use any portion of the Land which is now or may formerly have been covered by water.
38. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Plum Creek Timber Company, L.P., a Delaware Limited Partnership
Purpose: Construction, reconstruction, use and maintenance of existing roads
Recorded: October 11, 1996 and April 8, 1998
Instrument No.: 199610110017 and 199804080016
Affects: A strip of land 60 feet in width over, upon, along and across portions of Sections 14 and 15, Township 20 North, Range 14 East, W.M. and other land

Said easement was further amended by Agreement recorded October 18, 2004, under Auditor's File No. 200410180055.

39. Amended and Restated Development Agreement relating to the development commonly known as Suncadia Master Planned Resort, and the terms and conditions thereof, executed by and between the parties herein named;
Between: Kittitas County, a Washington municipal corporation and Suncadia LLC, a Delaware limited liability company
Recorded: April 16, 2009
Auditor's File No.: 200904160090

Said document amends and restates the 2000 Agreement recorded October 24, 2000 under Kittitas County Auditor's File No. 200010240006.

Resolution No. 2009-78 adopting the Seventh Amendment to Development Agreement, and the terms and conditions thereof, recorded June 12, 2009, under Auditor's File No. 200906120039.

40. Declaration of Covenant for Cle Elum River Corridor Open Space Area Mountainstar Master Planned Resort, including the terms and provisions thereof, recorded August 21, 2003, under Kittitas County Auditor's File No. 200308210003.

41. Agreement and Covenant for Collection of Payment of Combined Qualification Payment for Extension of Natural Gas Service, and the terms and conditions contained therein
Between: Mountainstar Resort Development, LLC
And: Puget Sound Energy, Inc.
Recorded: April 16, 2004
Instrument No.: 200404160016
42. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin 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.
Recorded: June 20, 2004
Instrument No.: 200407200038

Modification(s) of said covenants, conditions and restrictions
Recorded: June 22, 2005
Instrument No: 200506220002

Affects: Tract G-1
43. Second Amended and Restated Covenant for Community Enhancement of Suncadia, including the terms and provisions thereof, recorded July 20, 2004, under Auditor's File No. 200407200039.

This covenant amends and restates in its entirety the covenant originally recorded under Auditor's File No. 200311180019 and Amendment recorded under Auditor's File No. 200402170064.
44. Cle Elum River Corridor Grant of Conservation Easement, including the terms and provisions thereof, recorded September 2, 2004, under Auditor's File No. 200409020038, between Mountainstar Resort Development, LLC, a Delaware Limited Liability Company.
45. Declaration of Non-Exclusive Easement (Jenkins Drive), including the terms and provisions thereof, recorded October 5, 2004, under Auditor's File No. 200410050012.
Affects: Portion of Sections 14 and 23, Township 20 North, Range 14 East, W.M.
46. Grant of Provisional, Non-Exclusive Easement, including the terms and provisions thereof, recorded October 8, 2004, under Auditor's File No. 200410080055, in favor of Kittitas County, Washington, a Municipal Corporation. Said document grants "under the same terms and conditions" easements as set forth in documents recorded October 5, 2004, set forth in documents recorded October 5, 2004, under Auditor's File No.'s 200410050012 through 200410050015.
47. Phase 3 Natural Open Space Grant of Conservation Easement, including the terms and provisions thereof, recorded October 8, 2004, under Auditor's File No. 200410080052, between Mountainstar Resort Development, LLC, a Delaware limited liability company, d/b/a/ Suncadia Development Company, and the Kittitas Conservation Trust, a Washington nonprofit corporation.
Affects: All of subject property bordering the Cle Elum River.
48. Phase 3 Managed Open Space Grant of Conservation Easement, including the terms and provisions thereof, recorded October 8, 2004, under Auditor's File No. 200410080053, between Mountainstar \ Resort Development, LLC, a Delaware limited liability company, d/b/a/ Suncadia Development Company, and the Kittitas Conservation Trust, a Washington nonprofit corporation.
Affects: All of subject property bordering the Cle Elum River.

49. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Judith L. Rogers, as Trustee of the Judith L. Rogers Declaration of Trust dated December 4, 1989
Purpose: Easement for ingress and egress
Recorded: January 21, 2005
Instrument No.: 200501210005

Correction to Easement Agreement recorded April 26, 2005, under Auditor's File No. 200504260040.

50. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Marilyn G. Rogers, as Executor of the Estate of Franklin J. Rogers
Purpose: Easement for ingress and egress
Recorded: March 14, 2005
Instrument No.: 200503140112

Correction to Easement Agreement recorded April 26, 2005, under Auditor's File No. 200504260039.

51. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Dennis Martin
Purpose: Easement for ingress and egress
Recorded: March 14, 2005
Instrument No.: 200503140113

Correction to Easement Agreement recorded April 26, 2005, under Auditor's File No. 200504260043.

52. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Lillian A. Freeman, Allen Roy Freeman, Ann Marie Freeman, Karen Lillian Freeman, and Paul Martin Freeman
Purpose: Easement for ingress and egress
Recorded: March 14, 2005
Instrument No.: 200503140114

Correction to Easement Agreement recorded April 26, 2005, under Auditor's File No. 200504260044.

53. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Mathis D. Watson and Marlaine M. Watson
Purpose: Easement for ingress and egress
Recorded: March 14, 2005
Instrument No.: 200503140115

Correction to Easement Agreement recorded April 26, 2005, under Auditor's File No. 200504260037.

54. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: John Thielman and Shirley Thielman, George Pearson and Sharon Pearson
Purpose: Easement for ingress and egress
Recorded: March 14, 2005
Instrument No.: 200503140116

Correction to Easement Agreement recorded April 26, 2005, under Auditor's File No.'s 200504260038 and 200504260041.

55. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Peter J. Ploeger
Purpose: Easement for ingress and egress
Recorded: March 14, 2005
Instrument No.: 200503140117

Correction to Easement Agreement recorded April 26, 2005, under Auditor's File No. 200504260042.

56. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Meagan Ileen Thorn, Michelle Bauchman, Melanie Ann Schaefer and Anne Elizabeth Nicoll
Purpose: Easement for ingress and egress
Recorded: April 26, 2005
Instrument No.: 200504260015

Correction to Easement Agreement recorded April 26, 2005, under Auditor's File No. 200504260016.

57. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Mark H. Lamon and Jeanne A. Lamon
Purpose: Easement for ingress and egress
Recorded: April 26, 2005
Instrument No.: 200504260017

Correction to Easement Agreement recorded April 26, 2005, under Auditor's File No. 200504260018.

58. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Judith M. Roller
Purpose: Easement for ingress and egress
Recorded: April 26, 2005
Instrument No.: 200504260019

Correction to Easement Agreement recorded April 26, 2005, under Auditor's File No. 200504260020.

59. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Eric Fleischman and Joanne Fleischman; Charlene Simmons, Jeff Simmons and Carol Simmons; and Manke Lumber Company, Inc.
Purpose: Easement for ingress and egress
Recorded: April 26, 2005
Instrument No.: 200504260021

Correction to Easement Agreement recorded April 26, 2005, under Auditor's File No.'s 200504260022, 200504260023 and 200504260024.

60. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Robert T. Smithing and Madeline D. Wiley; Eric W. Fleischman and Joanne K. Fleischman; Fleischman Tree Farm, LLC; Franklin Roppel and Patricia Roppel; Swiftwater Company, Inc.; Dale Medina and Nisifredo A. Medina; Gregory Ross; Anton M. Fleischman and Barbara C. Fleischman, Trustees of the Fleischman Family Trust dated September 12, 1985; Donald R. Shannon and Shirley A. Shannon; Barbara J. Schneringer and Jeff S. Schneringer; and Toby B. Devere and Mark R. Long
Purpose: Easement for ingress and egress
Recorded: April 26, 2005
Instrument No.: 200504260025

Correction to Easement Agreement recorded April 26, 2005, under Auditor's File No.'s 200504260026, 200504260027, 200504260028, 200504260029, 200504260030, 200504260031, 200504260032, 200504260033, 200504260034, 200504260035 and 200504260036.

Second Correction to Easement Agreement recorded March 30, 2007, under Auditor's File Number 200703300033.

61. The provisions, easements, reservations, notes and or dedication contained in The Plat of Suncadia - Phase 3, Divisions 6 to 9 (Tumble Creek), in Book 9 of Plats, pages 190 through 220,
Recorded: June 22, 2005,
Instrument No.: 200506220001.
Affects: Tract G1

62. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Shane Lemco
Purpose: Easement for ingress and egress
Recorded: October 13, 2005
Instrument No.: 200510130006

Amendment to said Easement Agreement recorded on November 13, 2007 under Auditor's File No. 200711130068.

63. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: David M. Christie and Stephanie A. Christie, husband and wife, Alan Christie and Andrea Copping, husband and wife, William B. Christie, Jr. and Karen Christie, husband and wife, Alison Christie, a single person, Robert Christie, a single person, Elizabeth S. Christie, a single person and Henry R. Furney and Colleen Furney, husband and wife.
Purpose: Easement for Ingress and Egress
Recorded: June 20, 2006
Instrument No.: 200606200067

64. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: John W. Knowles and Lisanne Yuricich, husband and wife
Purpose: Easement for Ingress and Egress
Recorded: June 20, 2006
Instrument No.: 200606200068
65. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: James J. Steckline and Lynn Steckline, husband and wife
Purpose: Easement for Ingress and Egress
Recorded: June 20, 2006
Instrument No.: 200606200069
66. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Ronald W. Stordahl and Gilda M. Stordahl, husband and wife
Purpose: Easement for Ingress and Egress
Recorded: June 20, 2006
Instrument No.: 200606200070
67. Stream "C" Corridor Grant of Conservation Easement, including the terms and provisions thereof, Recorded June 21, 2006, under Auditor's File No. 200606210032, between Suncadia LLC, a Delaware limited liability company and Kittitas Conservation Trust, a Washington Non-profit corporation.
68. Utility Easement Agreement and the terms and conditions contained therein
Between: Suncadia, LLC, a Delaware limited liability company
And: Ronald W. Stordahl and Gilda M. Stordahl, husband and wife
Recorded: June 22, 2006
Instrument No.: 200606220053
69. Utility Easement Agreement and the terms and conditions contained therein
Between: Suncadia, LLC, a Delaware limited liability company
And: James J. Steckline and Lynn Steckline, husband and wife
Recorded: June 22, 2006
Instrument No.: 200606220054
70. Utility Easement Agreement and the terms and conditions contained therein
Between: Suncadia, LLC, a Delaware limited liability company
And: John W. Knowles and Lisanne Furichich, husband and wife
Recorded: June 22, 2006
Instrument No.: 200606220055
71. Utility Easement Agreement and the terms and conditions contained therein
Between: Suncadia, LLC, a Delaware limited liability company and David M. Christie and Stephanie A. Christie, husband and wife, Alan Christie and Andrea Copping, husband and wife, William B. Christie, Jr. and Karen Christie, husband and wife, Alison Christie, a single person, Robert Christie, a single person, Elizabeth S. Christie, a single person and Henry R. Furney and Colleen Furney, husband and wife.
Recorded: June 22, 2006
Instrument No.: 200606220056
72. Utility Easement Agreement and the terms and conditions contained therein
Between: Suncadia, LLC, a Delaware limited liability company
And: Jacqueline Allain
Recorded: July 3, 2006
Instrument No.: 200607030008
73. Phase 2 Natural Open Space Grant of Conservation Easement, including the terms and provisions thereof, recorded August 15, 2006, under Auditor's File No. 200608150045, between Subdivision Guarantee Policy Number: 72156-46306013

Suncadia, LLC, a Delaware limited liability company and Kittitas Conservation Trust, a Washington Non-profit corporation.

74. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Orville N. Bennett and Marilyn J. Bennett, Trustees of the Bennett Family Trust
Dated June 15, 1995
Purpose: Easement for Ingress and Egress
Recorded: September 11, 2006
Instrument No.: 200609110051
75. Utility Easement Agreement and the terms and conditions contained therein
Between: Suncadia, LLC, a Delaware limited liability company
And: Orville N. Bennett and Marilyn J. Bennett, Trustees of the Bennett Family Trust Dated
June 15, 1995
Recorded: September 11, 2006
Instrument No.: 200609110053
76. Potable Water Utility Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument recorded on February 20, 2007, under Kittitas County Auditor's File No. 200702200086.
In favor of: Suncadia Water Company LLC, a Washington limited liability company, and Suncadia, LLC, a Delaware limited liability company
For: Construction, maintenance, operation, repair, replacement and/or enlargement of underground pipes together with all reasonably necessary or convenient underground or ground-mounted appurtenances thereto for the purpose of serving the Suncadia Property and/or such other property as Grantor shall approve with potable water
Affects: Tracts CC-1, G-2, and other property
77. Irrigation Utility Easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Suncadia Water Company LLC, a Washington limited liability company, and Suncadia, LLC, a Delaware limited liability company
Purpose: Construction, maintenance, operation, repair, replacement and/or enlargement of underground pipes together with all reasonably necessary or convenient underground or ground-mounted appurtenances thereto for the purpose of serving the Suncadia Property and/or such other property as Suncadia shall approve with irrigation water
Recorded: February 20, 2007
Instrument No.: 200702200088
Affects: Tracts G-2, and other property
78. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Suncadia Environmental Company LLC, a Washington limited liability company, and Suncadia, LLC, a Delaware limited liability company
Purpose: Construction, maintenance, operation, repair, replacement and/or enlargement of underground pipes together with all reasonably necessary or convenient underground or ground-mounted appurtenances thereto for the purpose of serving the Suncadia Property and/or such other property as Suncadia shall approve with sanitary sewer
Recorded: February 20, 2007
Instrument No.: 200702200090
Affects: Tracts CC-1, G-2, and other property

79. Potable Water Utility Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument recorded on February 20, 2007, under Kittitas County Auditor's File No. 200702200092.
In favor of: Suncadia Water Company LLC, a Washington limited liability company, and Suncadia, LLC, a Delaware limited liability company
For: Construction, maintenance, operation, repair, replacement and/or enlargement of underground pipes and pump station facilities, together with all reasonably necessary or convenient underground or ground-mounted appurtenances thereto for the purpose of serving the Suncadia Property and/or such other property as Grantor shall approve with potable water
Affects: Tract G-1
80. Irrigation Utility Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument recorded on February 20, 2007, under Kittitas County Auditor's File No. 200702200094.
In favor of: Suncadia Water Company LLC, a Washington limited liability company, and Suncadia, LLC, a Delaware limited liability company
For: Construction, maintenance, operation, repair, replacement and/or enlargement of underground pipes together withal reasonably necessary or convenient underground or ground-mounted appurtenances thereto for the purpose of serving the Suncadia Property and/or such other property as Suncadia shall approve with irrigation water
Affects: Tract G-1
81. Sanitary Sewer Utility Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument recorded on February 20, 2007, under Kittitas County Auditor's File No. 200702200096.
In favor of: Suncadia Environmental Company LLC, a Washington limited liability company, and Suncadia, LLC, a Delaware limited liability company
For: Construction, maintenance, operation, repair, replacement and/or enlargement of underground pipes and pump station facilities together with all reasonably necessary or convenient underground or ground-mounted appurtenances thereto for the purpose of serving the Suncadia Property and/or such other property as Suncadia shall approve with sanitary sewer
Affects: Tract G-1
82. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Neena Ciotta, a single person
Purpose: Easement for Ingress and Egress
Recorded: March 23, 2007
Instrument No.: 200703230055
83. Storm Drainage Utility Easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Suncadia Environmental Company LLC, a Washington limited liability company and Suncadia, LLC, a Delaware limited liability company
Purpose: Construction, maintenance, operation, repair, replacement and/or enlargement of ditches, swales, drains, infiltration galleries and underground pipes together with all reasonably necessary or convenient underground or ground-mounted appurtenances thereto for the purpose of serving the Suncadia Property and/or such other property as Grantor shall approve with storm drainage facilities
Recorded: April 30, 2007
Instrument No.: 200704300032
Affects: Tracts CC-1, G-2 and other property

84. Storm Drainage Utility Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument recorded on April 30, 2007, under Kittitas County Auditor's File No. 200704300034.
In favor of: Suncadia Environmental Company LLC, a Washington limited liability company and Suncadia, LLC, a Delaware limited liability company
For: Construction, maintenance, operation, repair, replacement and/or enlargement of ditches, swales, drains, infiltration galleries and underground pipes together with all reasonably necessary or convenient underground or ground-mounted appurtenances thereto for the purpose of serving the Suncadia Property and/or such other property as Grantor shall approve with storm drainage facilities
Affects: Tract G-1 and other property
85. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Puget Sound Energy, Inc., a Washington corporation
Purpose: To construct, operate, maintain, repair, replace, improve, remove, and enlarge one or more underground utility systems for purposes of transmission, distribution and sale of electricity and natural gas or operation of the electric and/or natural gas system
Recorded: August 18, 2008
Instrument No.: 200808180041
Affects: Tracts CC-1 and G-2, Phase 3, Division 1-5
86. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Puget Sound Energy, Inc., a Washington corporation
Purpose: To construct, operate, maintain, repair, replace, improve, remove, and enlarge one or more underground utility systems for purposes of transmission, distribution and sale of electricity and natural gas
Recorded: August 18, 2008
Instrument No.: 200808180042
Affects: Tract G-1
87. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Puget Sound Energy, Inc., a Washington corporation
Purpose: Transmission, distribution and sale of electricity and natural gas
Recorded: January 27, 2010
Instrument No.: 201001270024
Affects: 10 foot strip adjoining all roads shown on the plat
88. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Gregory D. Blount and Carrie E. Greaves, husband and wife
Purpose: Access easement over Tumble Creek Drive and other land
Recorded: September 8, 2010
Instrument No.: 201009080025

89. Natural Open Space Grant of Conservation Easement Restated, and the terms and conditions contained therein
Between: New Suncadia, LLC, a Delaware limited liability company, Tumble Creek Village Association, a Washington non profit corporation
And: Kittitas Conservation Trust
Recorded: December 11, 2015
Instrument No.: 201512110029
Affects: Said premises and other land

Said document terminates and restates document recorded October 8, 2001, under Auditor's File No. 200410080052.

90. Managed Open Space Grant of Conservation Easement Restated, including the terms and provisions thereof, recorded December 11, 2015, under Auditor's File No. 201512110030, between New Suncadia, LLC, a Delaware limited liability company, Tumble Creek Village Association, a Washington nonprofit corporation.
Affects: Said premises and other land

Said document terminates and restates document recorded October 8, 2004, under Auditor's File No. 200410080053 and recorded June 21, 2006, under Auditor's File No. 200606210002.

91. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Puget Sound Energy, Inc., a Washington corporation
Purpose: To construct, operate, maintain, repair, replace, improve, remove, and enlarge one or more underground utility systems for purposes of transmission, distribution and sale of electricity and natural gas or operation of the electric and/or natural gas system
Recorded: April 25, 2017
Instrument No.: 201704250005
Affects: Parcel D

92. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein and such other exceptions as may appear necessary upon recording thereof,
Lessor: New Suncadia LLC, a Delaware limited liability company
Lessee: T-Mobile West LLC, a Delaware limited liability company
Disclosed by: Memorandum of Lease
Date: February 10, 2017
Recorded: July 21, 2017
Instrument No.: 201707210009

93. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Easton Ridge Communications LLC, a Washington limited liability company
Purpose: Telecommunication utility easement
Recorded: June 21, 2018
Instrument No.: 201806210030
Affects: Parcel F

END OF EXCEPTIONS

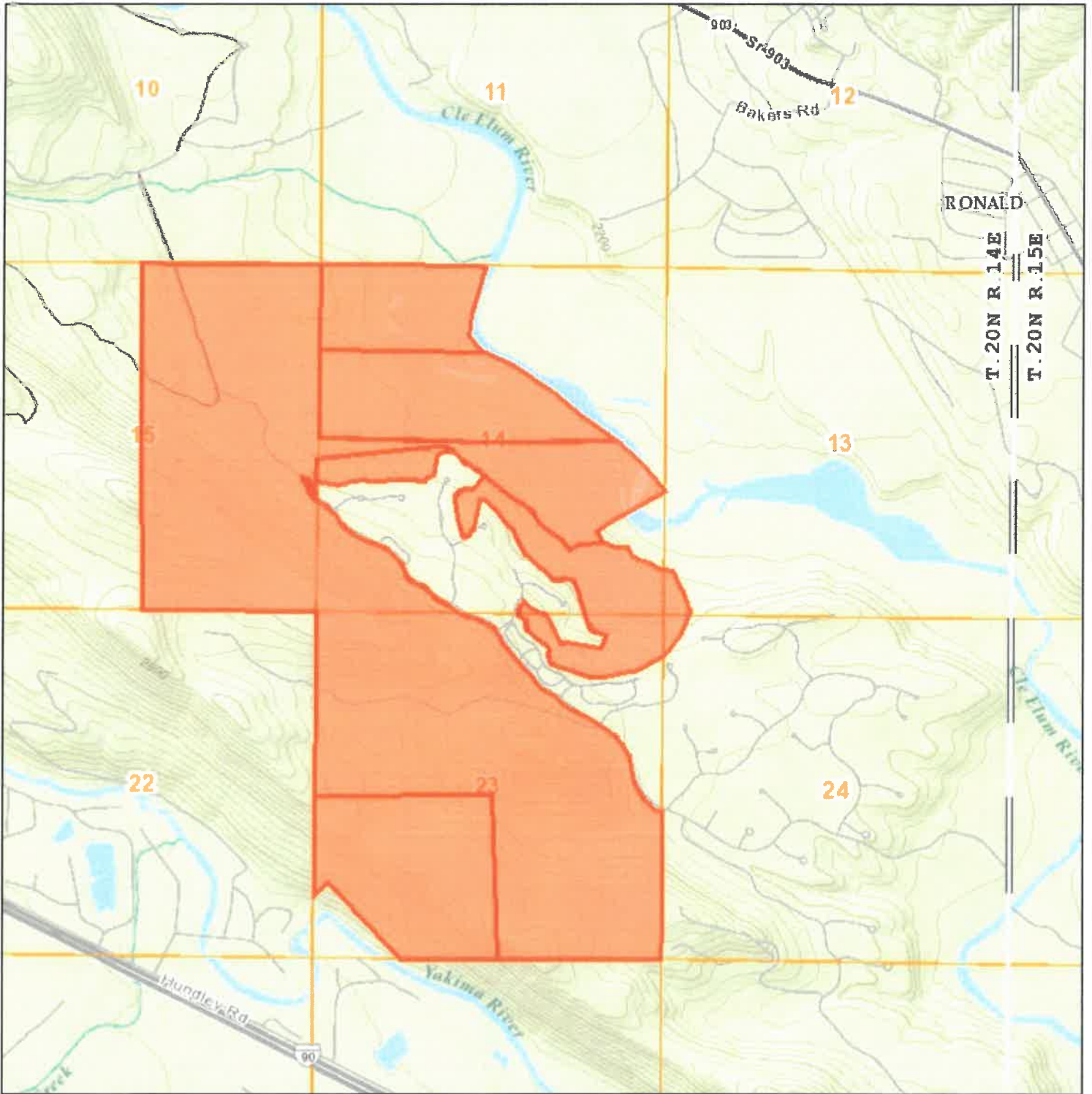
Notes:

- a. All documents recorded in Washington State must include an abbreviated legal description and tax parcel number on the first page of the document. The abbreviated description for this property is: Tracts G-1 and OS-6, SUNCADIA PH 3 DIV 6 TO 9; ptn of Sections 14, 15 and 23, all in Township 20N, Range 14E, W.M.
- b. Any map or sketch enclosed as an attachment herewith is furnished for informational purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

END OF GUARANTEE

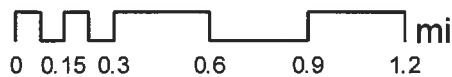
ASSESSOR'S MAP



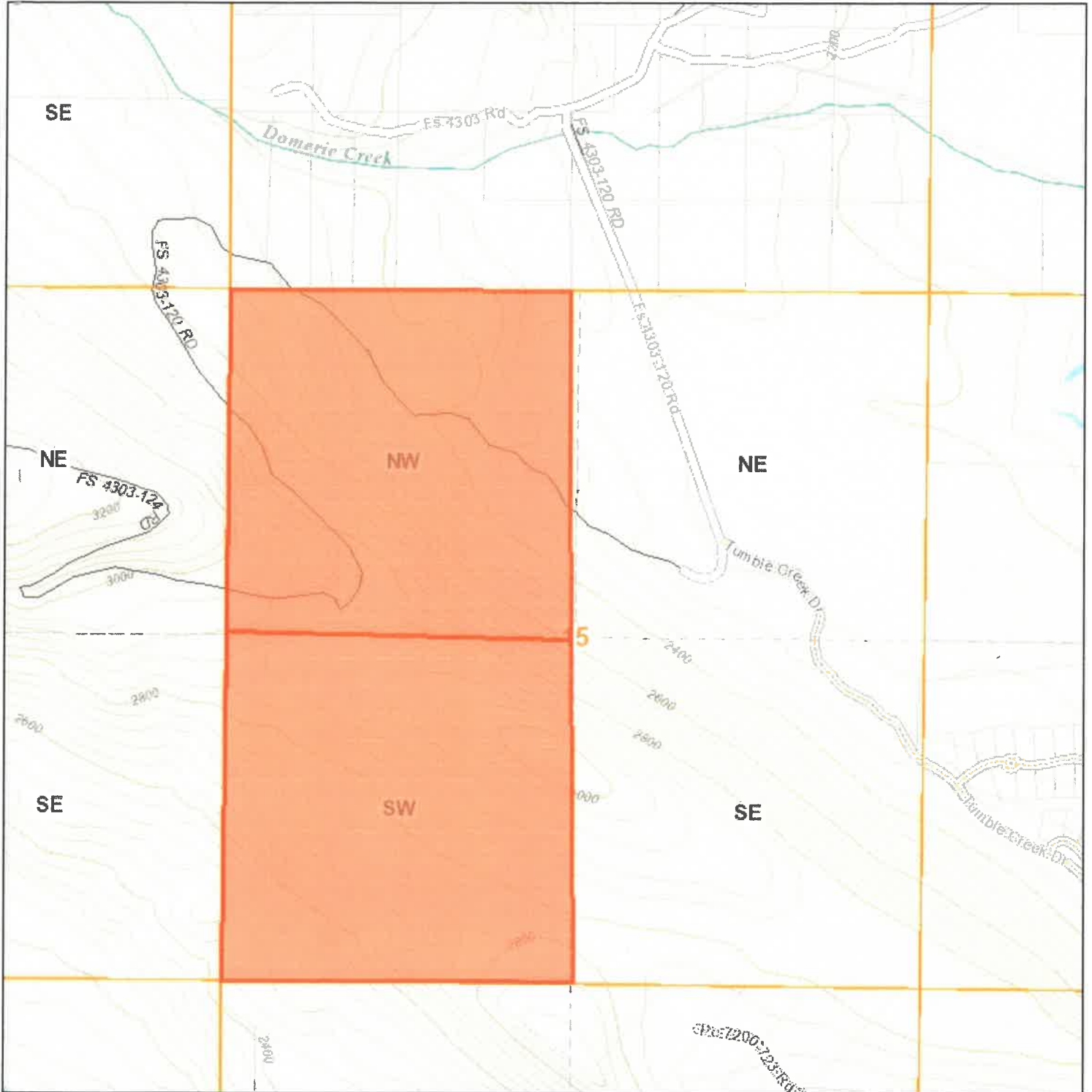
Date: 6/19/2018

1 inch = 3,009 feet
Relative Scale 1:36,112

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Section 15 additional parcels



Date: 1/30/2019

1 inch = 1,505 feet
Relative Scale 1:18,056

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