



1206 N Dolarway Road, Suite 114
Ellensburg, WA 98926
Phone: (509)925-5665
Fax: (509)925-7711
www.nextitle.com

PLAT CERTIFICATE

Order No.: NXWA-0321284

Certificate for Filing Proposed Plat:

This Company has examined the public records of the County Auditor and County Clerk of Kittitas County, Washington, and the public records of the Clerk of the United States Courts holding terms in said County, and from such examination hereby certifies that the title to the following described land situate in said Kittitas County, to-wit:

SEE SCHEDULE A (NEXT PAGE)

VESTED IN:

Easy Rider Development, LLC., a Washington limited liability company, as to Parcel 1 and Parcel 2 and The Pass Life Owners Association, a Washington non-profit corporation, as to Parcel 3 and Pass Life Origins, LLC., a Washington limited liability company, as to Parcel 4

EXCEPTIONS:

SEE SCHEDULE B ATTACHED

AMOUNT CHARGED: \$350.00
SALES TAX: \$29.05

Received By: Encompass

NOV 19 2019

Engineering and Surveying

11103-4

Records examined to November 8, 2019 at 8:00 AM

Date: November 19, 2019

Issued By:
NexTitle, A Title and Escrow Co.
1206 N Dolarway Road, Suite 114
Ellensburg, WA 98926

COUNTERSIGNED: karen Kies
Authorized Officer or Agent

RECEIVED
FEB 11 2020
Kittitas Co. CDS

NEXTITLE
PLAT CERTIFICATE
SCHEDULE A

(Continued)

Order No.: NXWA-0321284

LEGAL DESCRIPTION

PARCEL 1

COMMERCIAL TRACT B, THE PASS LIFE AT THE VILLAGE AT THE SUMMIT DIV. 3, PHASE 1, A PLANNED UNIT DEVELOPMENT IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 12 OF PLATS, PAGES 54, 55, AND 56, RECORDS OF SAID COUNTY.

PARCEL 2

COMMERCIAL TRACT C, THE PASS LIFE AT THE VILLAGE AT THE SUMMIT DIV. 3, PHASE 1, A PLANNED UNIT DEVELOPMENT IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 12 OF PLATS, PAGES 54, 55, AND 56, RECORDS OF SAID COUNTY.

PARCEL 3

ACCESS TRACT D, THE PASS LIFE AT THE VILLAGE AT THE SUMMIT DIV. 3, PHASE 1, A PLANNED UNIT DEVELOPMENT IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 12 OF PLATS, PAGES 54, 55, AND 56, RECORDS OF SAID COUNTY.

PARCEL 4

TRACT H, THE PASS LIFE AT THE VILLAGE AT THE SUMMIT DIV. 3, PHASE 2, A PLANNED UNIT DEVELOPMENT IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 12 OF PLATS, PAGES 91, 92 AND 93, RECORDS OF SAID COUNTY.

PLAT CERTIFICATE SCHEDULE B

Order No.: NXWA-0321284

This certificate does not insure against loss or damage by reason of the following exceptions:

GENERAL EXCEPTIONS:

- A. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest of mortgage thereon cover by this Commitment.
- B. Rights or claims of parties in possession not shown by the public records.
- C. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- D. Easements or claims of easements not shown by the public records.
- E. Any lien, or right to lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed by law, and not shown by the public records.
- F. Lien under the Workman's Compensation Act not shown by the public records.
- G. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity or garbage removal.
- H. General taxes not now payable; matters relating to special assessments and special levies, if any, preceding or in the same becoming a lien.
- I. Reservations or exceptions in patents or in Acts authorizing the issuance thereof; Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
- J. Water rights, claims, or title to water.

This certificate is for informational purposes only. It is neither a commitment to insure the title to real property nor does it contain any express or implied opinion, warranty, guarantee, insurance or other similar assurances as to the status of title to the land. The information obtained is limited to that which can be obtained from the public record as of the effective date. This certificate is not intended as a representation regarding the condition of title to real property. This certificate is not, nor is it intended to be, a legal opinion of title or any form of title insurance. As part of the consideration given in exchange for the issuance of this certificate, recipient agrees that NexTitle's sole liability for any loss or damage caused by any error or omission in this certificate shall be limited to the cost of this certificate, whether such error or omission results from the negligence, accident, or other cause. All other liability for loss or damage is expressly disclaimed.

NEXTITLE
PLAT CERTIFICATE
SCHEDULE B

(Continued)

Order No.: NXWA-0321284

The legal description in this report is based on information provided with the application and the public records. Parties must notify the title insurance company if the description does not conform to their expectations.

1. General Property Taxes and service charges, as follows, together with interest, penalty and statutory foreclosure costs, if any, after delinquency **(1st half delinquent on May 1; 2nd half delinquent on November 1)**, Tax Account No.: **957882**, Year: **2019**, Billed: **\$541.21**, Paid: **\$541.21**, Balance: **\$0.00**. The current levy code is **91**.

The Kittitas County Assessor's tax rolls disclose the current assessed values as follows:

Land:	\$68,490.00
Improvements:	\$0.00
Total:	\$68,490.00

Affects: Commercial Tract B

2. General Property Taxes and service charges, as follows, together with interest, penalty and statutory foreclosure costs, if any, after delinquency **(1st half delinquent on May 1; 2nd half delinquent on November 1)**, Tax Account No.: **957883**, Year: **2019**, Billed: **\$1,135.79**, Paid: **\$1,135.79**, Balance: **\$0.00**. The current levy code is **91**.

The Kittitas County Assessor's tax rolls disclose the current assessed values as follows:

Land:	\$149,420.00
Improvements:	\$0.00
Total:	\$149,420.00

Affects: Commercial Tract C

3. General Property Taxes and service charges, as follows, together with interest, penalty and statutory foreclosure costs, if any, after delinquency **(1st half delinquent on May 1; 2nd half delinquent on November 1)**, Tax Account No.: **957884**, Year: **2019**, Billed: **\$0.00**, Paid: **\$0.00**, Balance: **\$0.00**. The current levy code is **96**.

The Kittitas County Assessor's tax rolls disclose the current assessed values as follows:

Land:	\$0.00
Improvements:	\$0.00
Total:	\$0.00

Affects: Access Tract D

4. General Property Taxes and service charges, as follows, together with interest, penalty and statutory foreclosure costs, if any, after delinquency **(1st half delinquent on May 1; 2nd half delinquent on November 1)**, Tax Account No.: **957885**, Year: **2019**, Billed: **\$1,597.47**, Paid: **\$1,597.47**, Balance: **\$0.00**. The current levy code is **91**.

The Kittitas County Assessor's tax rolls disclose the current assessed values as follows:

Land:	\$212,260.00
Improvements:	\$0.00
Total:	\$212,260.00

Affects: Tract H

5. Any unpaid charges or assessments, and liability for further assessments or charges, levied by Village at the Summit Homeowners Association, for which a lien may have arisen, or may arise.
6. Any unpaid charges or assessments, and liability for further assessments or charges, levied by The Pass Life Homeowner's Association, for which a lien may have arisen, or may arise.
7. Any unpaid charges or assessments, and liability for further assessments or charges, levied by Snoqualmie Pass Utility District, for which a lien may have arisen, or may arise.
8. Condemnation by the State of Washington of right of access to State Highway and of Light, View and Air, by Decrees entered July 14, 1967 in Kittitas County Superior Court Cause No. 16673, February 5, 1973 in King County Superior Court Cause No. 755001 and February 7, 1973, in Kittitas County Superior Court Cause No. 18413.
9. Agreement and the terms and conditions thereof, By and between New Snoqualmie Summit Inn Inc., and Sewer District No. 1, Kittitas County, Washington, a municipal corporation of the State of Washington, Dated June 5, 1968, Recorded June 12, 1968, in Volume 111, page 137, Auditor's File No. 347837, Regarding Continuous and adequate construction, maintenance and operation of a sewer system
Addendum to said Agreement recorded March 12, 1975, in Volume 58, page 381, under Auditor's File No. 395613.
10. Covenants, conditions, restrictions and easements contained in instrument; Recorded August 13, 1975 in Volume 63 , page 234, Recording No. 398972, Executed By The State of Washington

(Omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin, unless and only to the extent that said covenant is (a) is exempt under Chapter 42 Section 3607, United States Code or (b) relates to handicap but does not discriminate against handicapped persons.)
11. All covenants, conditions, restrictions, reservations, easements or other servitudes, if any, disclosed by the recorded Plat of **Village of the Summit. #1, recorded under Auditor's File No. 528340**

Omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

This policy does not insure that the land described in Schedule A is benefited by easements, covenants or other appurtenances shown on the plat or survey to benefit or burden real property outside the boundaries of said land.

12. All covenants, conditions, restrictions, reservations, easements or other servitudes, if any, disclosed by the recorded Plat of THE PASS LIFE AT THE VILLAGE AT THE SUMMIT DIV 3 PHASE 1, recorded under Auditor's File No. 201209190036

Omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

This policy does not insure that the land described in Schedule A is benefited by easements, covenants or other appurtenances shown on the plat or survey to benefit or burden real property outside the boundaries of said land.
13. All covenants, conditions, restrictions, reservations, easements or other servitudes, if any, disclosed by the recorded Plat of **PASS LIFE AT THE VILLAGE AT THE SUMMIT DIV 3 PHASE 2 recorded under Auditor's File No. 201401150018**

Omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

This policy does not insure that the land described in Schedule A is benefited by easements, covenants or other appurtenances shown on the plat or survey to benefit or burden real property outside the boundaries of said land.
14. Covenants, Conditions and Restrictions imposed by instrument Recorded: April 11, 1990, under Recording No.: 528342, including, but not limited to, liability for assessments levied by the community association.

Restated and Amended Declaration of Restrictions, Covenants and Easements for the Village at the Summit recorded September 24, 1991, in Volume 314, page 683, under Auditor's File No. 533496.

First Amendment to Restated and Amended Declaration of Restrictions, Covenants and Easements recorded May 7, 1996, under Auditor's File No. 199605070029.

Omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

This policy does not insure that the land described in Schedule A is benefited by easements, covenants or other appurtenances set forth in said instrument to benefit or burden real property outside the boundaries of said land.
15. Easement and the terms and conditions thereof, Dated June 28, 1990, Recorded August 24, 1990, in Volume 312, page 898, Auditor's File No. 532463, In Favor of Puget Sound Power & Light Company, Purpose Electric transmission and distribution lines, together with the necessary appurtenances, Affects Plats of Village at the Summit Divisions 1 & 2
16. Snoqualmie Pass Sewer District Developer Extension Agreement and the terms and conditions thereof, By and between Snoqualmie Summit Inn, Inc., and Snoqualmie Pass Sewer District, King and Kittitas Counties, Washington, Recorded September 2, 1992, in Volume 334, page 1538, Auditor's File No. 552302
17. Indemnification Agreement and the terms and conditions thereof, By and between Snoqualmie Summit Inn, Inc., and Snoqualmie Pass Sewer District, King and Kittitas Counties, Washington, Dated: May 17, 1991, Recorded September 2, 1992, in Volume 334, page 1555, Auditor's File No. 552303, Refer to instrument for further particulars

18. Covenants, Conditions and Restrictions imposed by instrument Recorded: February 25, 2014, under Recording No.: 201402250014, including, but not limited to, liability for assessments levied by the community association.

First Amendment filed under Auditor's File No. 201904240013.

Limited Assignment of Declarant Rights filed under Auditor's File No. 201904240010.

Notice of Merger by Declarant filed under Auditor's File No. 201904240008.

Omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

This policy does not insure that the land described in Schedule A is benefited by easements, covenants or other appurtenances set forth in said instrument to benefit or burden real property outside the boundaries of said land.
19. Covenants, Conditions and Restrictions imposed by instrument Recorded: February 27, 2014, under Recording No.: 201402270027.

Omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

This policy does not insure that the land described in Schedule A is benefited by easements, covenants or other appurtenances set forth in said instrument to benefit or burden real property outside the boundaries of said land.
20. Deed of Trust and the terms and conditions thereof. Grantor: The Pass, LLC, Trustee: Amerititle, Beneficiary: Skagit Bank, Original Amount: \$2,100,000.00, Dated: September 15, 2015, Recorded: November 12, 2015 under Recording No.: 201511120034.

Affects: Tract D
21. Assignment of Rents and the terms and conditions thereof. Between: The Pass, LLC, and Skagit Bank, Dated: September 15, 2015, Recorded: November 12, 2015 under Recording No.: 201511120035.

Affects: Tract D
22. Subordination, Non-Disturbance and Attornment Agreement and Estoppel Certificate and the terms and conditions thereof, Landlord: The Pass LLC, Tenant: Dru Bru, LLC, Recorded: November 12, 2015, Auditor's File No. 201511120037
23. Subordination, Non-Disturbance and Attornment Agreement and Estoppel Certificate and the terms and conditions thereof, Landlord: The Pass LLC, Tenant: Washington State Ski and Snowboard Museum, Recorded: November 12, 2015, Auditor's File No. 201511120038
24. Unrecorded leaseholds, if any, rights of vendors and holders of security interests on personal property installed upon the land, and rights of tenants to remove trade fixtures at the expiration of the term.

THE MAP ATTACHED HERETO MAY OR MAY NOT BE A SURVEY OF THE LAND DEPICTED. YOU SHOULD NOT RELY UPON IT FOR ANY PURPOSE OTHER THAN ORIENTATION TO THE GENERAL LOCATION OF THE PARCEL OR PARCELS DEPICTED. NEXTITLE, A TITLE AND ESCROW CO. EXPRESSLY DISCLAIMS ANY LIABILITY FOR ALLEGED LOSS OR DAMAGE WHICH MAY RESULT FROM RELIANCE UPON THIS MAP.

