

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-47018278

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: April 3, 2020

Issued by:

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


Authorized Signer

CHICAGO TITLE INSURANCE COMPANY

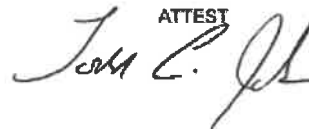
By:



President



ATTEST



Secretary

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

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SUBDIVISION GUARANTEE

Order No.: 336163AM
Guarantee No.: 72156-47018278
Dated: April 3, 2020

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

Your Reference: Lots 1-4, 7-10, 12 Ponderosa Pines, Cle Elum, WA 98922

Assured: Trailside Homes

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:

Tract 1:

Lots 1, 2, 3, 4, 7 and 12, PLAT OF PONDEROSA PINES, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 12 of Plats, pages 145 through 147, records of said County.

Tract 2:

Lots 8, 9 and 10, PLAT OF PONDEROSA PINES, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 12 of Plats, pages 145 through 147, records of said County.

Title to said real property is vested in:

FRPP Phase 1 LLC, a Washington Limited Liability Company as to Tract 1

UKC Holdings, LLC, a Washington Limited Liability Company, as to a 50% undivided interest and Kurt Erickson, an individual, presumptively subject to the community interest of his spouse, if married, as to a 50% undivided interest, who are described as tenants in common on the document which title vests as to Tract 2

END OF SCHEDULE A

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(SCHEDULE B)

Order No: 336163AM
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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: 2020
Tax Type: County
Total Annual Tax: \$698.95
Tax ID #: 959874
Taxing Entity: Kittitas County Treasurer
First Installment: \$349.48
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$349.47
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Affects: Lot 1

7. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$698.95
Tax ID #: 959875

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Taxing Entity: Kittitas County Treasurer
First Installment: \$349.48
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$349.47
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Affects: Lot 2

8. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$698.95
Tax ID #: 959876
Taxing Entity: Kittitas County Treasurer
First Installment: \$349.48
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$349.47
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Affects: Lot 3

9. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$698.95
Tax ID #: 959877
Taxing Entity: Kittitas County Treasurer
First Installment: \$349.48
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$349.47
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Affects: Lot 4

10. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$698.95
Tax ID #: 959880
Taxing Entity: Kittitas County Treasurer
First Installment: \$349.48
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$349.47
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Affects: Lot 7

11. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$698.95
Tax ID #: 959885
Taxing Entity: Kittitas County Treasurer
First Installment: \$349.48
First Installment Status: Due

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First Installment Due/Paid Date: April 30, 2020
Second Installment: \$349.47
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Affects: Lot 12

12. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$702.99
Tax ID #: 959881
Taxing Entity: Kittitas County Treasurer
First Installment: \$351.50
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$351.49
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Affects: Lot 8
13. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$698.95
Tax ID #: 959882
Taxing Entity: Kittitas County Treasurer
First Installment: \$349.48
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$349.47
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Affects: Lot 9
14. Tax Year: 2020
Tax Type: County
Total Annual Tax: \$698.95
Tax ID #: 959883
Taxing Entity: Kittitas County Treasurer
First Installment: \$349.48
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$349.47
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Affects: Lot 10
15. Liens, levies and assessments of the Brookside Trails Homeowner's Association.
16. Liens, levies and assessments of the Sky Ridge Easement Owners Association.
17. Liens, levies and assessments of the Ponderosa Pines Homeowner's Association.
18. 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

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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.

19. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Ray Owens and Janet Owens, husband and wife
Purpose: Road
Recorded: February 10, 1988
Instrument No.: 510611
Book 271, Page 283
Affects: A 15 foot strip of land across a portion of said premises in Section 25 (Said premises and other land)
20. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from PCTC, Inc., a Delaware corporation (Formerly known as Plum Creek Timber Company, Inc., and BN Timberlands, Inc.).
Recorded: June 30, 1989
Instrument No.: 521473
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.

Affects: Said premises and other land
21. Agreement and the terms and conditions contained therein
Between: PCTC, Inc., a Delaware Corporation (formerly known as Plum Creek Timber Company, Inc., and BN Timberlands, Inc.) as grantors, Plum Creek Timber Company, L.P., as grantee, Meridian Minerals Company, a Montana Corporation, as reserved mineral owner and Meridian Oil Inc., a Delaware Corporation, as reserved oil and gas owner
Recorded: May 31, 1991
Instrument No.: 539737

Affects: Said premises and other land
22. Partial Waiver of Surface Use Rights, and the terms and conditions thereof;
Executed by: Meridian Oil Inc.
Dated: February 13, 1992
Recorded : April 8, 1996
Auditor's File No.: 199604080028

Affects: Said premises and other land
23. 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 Land Company, a Delaware Corporation, its successors and assigns
Purpose: Ingress, egress, utilities, reconstruction, use and maintenance
Recorded: May 30, 2001
Instrument No.: 200105300021
Affects: A strip of land sixty (60') feet in width over, upon, along and across existing roads in the Northwest Quarter and the Northwest Quarter of the Northeast Quarter of said Section 25.

Affects: Said premises and other land
24. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Jay W. and Leslie D. Peppin, husband and wife, their successors and assigns
Purpose: Ingress, egress, utilities, reconstruction, use and maintenance
Recorded: June 21, 2001
Instrument No.: 200106210047
Affects: Existing roadway located in the Northwest Quarter and the Northwest Quarter of the Northeast Quarter of said Section 25.

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Affects: Said premises and other land

25. Rights, interests, or claims which may exist or arise by reason of the following fact(s) shown on a survey
Recorded: January 24, 2002,
Book: 27 Pages: 69 and 70
Instrument No.: 200201240010
Fact(s): 60' Easement for ingress, egress and utilities

Affects: Said premises and other land

26. 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: February 28, 2002
Instrument No.: 200202280020

Modification(s) of said covenants, conditions and restrictions

Recorded: February 18, 2005
Instrument No: 200502180024

Affects: Said premises and other land

27. 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 A. Johnson and Barbara S. Johnson, husband and wife
Purpose: Ingress, egress and utilities
Recorded: April 25, 2002
Instrument No.: 200204250031
Affects: A strip of land sixty (60) feet in width as delineated on that certain survey recorded January 24, 2002 in Book 27 of Surveys, Pages 69 and 70, under Auditor's File No. 200201240010

Affects: Said premises and other land

28. 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 Hohmann and Vicki Hohmann, husband and wife
Purpose: Ingress, egress and utilities
Recorded: July 3, 2002
Instrument No.: 200207030034
Affects: A strip of land sixty (60) feet in width as delineated on that certain survey recorded January 24, 2002 in Book 27 of Surveys, Pages 69 and 70, under Auditor's File No. 200201240010

Affects: Said premises and other land

29. Rights, interests, or claims which may exist or arise by reason of the following fact(s) shown on a plat entitled Brookside Trails East Large Lot Subdivision
Recorded: July 11, 2003
Book: 8 of Plats Pages: 227 and 228
Instrument No.: 200307110061
Fact(s): a)Note: Each lot to be served by on site septic systems
b)Note: No known critical areas exist on site;
c)Note: Entire access to all lots much be constructed to the uniform fire code as adopted Kittitas County prior to the issuance of any building permit;
d)Note: The cumulative effect of water withdrawals for this development shall not exceed 5,000

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gallons per day;
e)60' easement for ingress, egress and utilities;
f)Dedication contained thereon which states the owners in fee simple "...in lieu of dedication of roads hereby grants forever unto all lessees of lots in this plat and all future plats in (left blank) an undivided interest in all roads shown as private roads."

Affects: Said premises and other land

30. 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: February 18, 2005
Instrument No.: 200502180052

Affects: Said premises and other land

31. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: 60.00 foot easement for ingress, egress and utilities
Recorded: March 2, 2005
Instrument No.: 200503030057
Affects: SP-2003-08 Brookside Trails East Large Lot Subdivision, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 8 of Plats, pages 227 and 228, records of said County.

Said easement further provides as set forth below:

"Reserving unto grantor its successors and assigns, a permanent non-exclusive easement and right-of-ways sixty (60') feet in width for ingress, egress and utilities, reconstruction, use and maintenance, over, upon, along and across existing roads as shown on SP-2003-08 Brookside Trails East Large Lot Subdivision, and on SP-2004-19 Sky Ridge Short Plat, recorded January 26, 2005, in Book 6 of Surveys, pages 240 and 241, under Auditor's File No. 200501260008 and, records of Kittitas County, Washington. The purpose of the reserved easements is to provide Seller with the right to provide legal access over the Roadways to other property owned or hereafter acquired by Seller (including any future subdivision thereof) and other property in the vicinity of the Property that Seller concludes in its discretion should be provided access and utilities via the Roadways (hereinafter the "Benefited Property"). Seller shall be entitled to assign non-exclusive easement rights to third parties that own or acquire portions of the Benefited Property. As part of the reservation, Seller, its successors and assigns, shall retain a permanent right to dedicate the Roadways or portions thereof to Kittitas County or other applicable governmental entity for creation of a public road or right-of-way for public use. Seller expressly reserves the right to modify the location of the Roadways to meet grade, side slope, approach angles, cuts and fills, and radius requirements of county or municipal road standards. Any such revisions shall not cross the primary building site of the Property. When Buyer's property is subject to reserved easement rights, Buyer agrees that he will not install any gates on the Roadways without the prior written consent of all beneficiaries of said easement."

Affects: Said premises and other land

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: Peterson Investment Properties, LLC
Purpose: Permanent non-exclusive easement for ingress, egress, and utilities, in the Northwest Quarter of the Northwest Quarter of Section 25, Township 20 North, Range 15 East, W.M.
Recorded: April 22, 2005
Instrument No.: 200504220003

Affects: Said premises and other land

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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: American Forest Resources, LLC, a Delaware Limited Liability Company
Purpose: Ingress, egress and utilities
Recorded: December 28, 2005
Instrument No.: 200512280058
Affects: A strip of land 60 feet in width over, in, upon and to that portion of the property known as Goodrich Mine Rd, located in said Section 24, the approximate location of which is currently located or as the same may hereafter from time to time be relocated by Grantee, as its sole cost and expense
34. Declaration of Covenants, Conditions and Restrictions for Ponderosa Pines, 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: November 12, 2008
Instrument No.: 200811120056
35. Terms and conditions of appurtenant access and utilities easement for well entered into by and between Highmark Resources, LLC and Cooper Pass, LLC, dated October 21, 2008, recorded November 12, 2008, under Kittitas County Auditor's File No. 200811120057.
36. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Plat of Ponderosa Pines,
Recorded: June 29, 2016
Book: 12 of Plats Page: 145 through 147
Instrument No.: 201606290011
Matters shown:
 - a) Easements contained thereon
 - b) 100' radius well head buffer
 - c) Location of stream
 - d) Note 1 as follows: "A public utility easement 10 feet in width is reserved along all lot lines. The 10 foot easement shall abut the exterior plat boundary and shall be divided 5 feet on each side of interior lot lines. Said easement shall also be used for irrigation."
 - e) All other notes contained thereon
37. Rights of the State of Washington in and to that portion of said premises, if any, lying in the bed or former bed of the unnamed creek or stream, if it is navigable.
38. Any question of location, boundary or area related to the unnamed creek or stream, including, but not limited to, any past or future changes in it.
39. 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.

END OF EXCEPTIONS

Notes:

- a. Any map or sketch enclosed as an attachment herewith is furnished for information 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.
- b. 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: Lots 1, 2, 3, 4, 7, 8, 9, 10 and 12, PLAT OF PONDEROSA PINES, Book 12 of Plats, pgs 145-147

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