

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-46568887

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: August 31, 2018

RECEIVED
SEP 27 2018
Kittitas County CDS

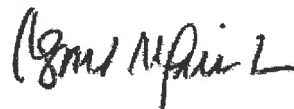
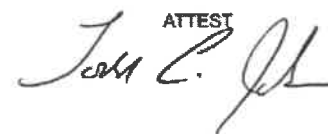
Issued by:
AmeriTitle, Inc.
101 W Fifth
Ellensburg, WA 98926
(509)925-1477



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.

Subdivision Guarantee Policy Number: 72156-46568887

SUBDIVISION GUARANTEE

Order No.: 257986AM
Guarantee No.: 72156-46568887
Dated: August 31, 2018

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

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

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 A 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 Tract Z-1 and 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.

Title to said real property is vested in:

New Suncadia, LLC, a Delaware limited liability company

END OF SCHEDULE A

Subdivision Guarantee Policy Number: 72156-46568887

(SCHEDULE B)

Order No: 257986AM
Policy No: 72156-46568887

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: 2018
Tax Type: County
Total Annual Tax: \$10,507.07
Tax ID #: 950044
Taxing Entity: Kittitas County Treasurer
First Installment: \$5,253.54
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$5,253.53
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2018
Affects: Portion in former Tract G-1 and other property

7. Tax Year: 2018
Tax Type: County
Subdivision Guarantee Policy Number: 72156-46568887

Total Annual Tax: \$5,168.86
Tax ID #: 950057
Taxing Entity: Kittitas County Treasurer
First Installment: \$2,584.43
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$2,584.43
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2018
Affects: Tract Z-1

8. 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

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.

9. 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.
As follows:

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.

10. 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.

11. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Plum Creek Timber Company, L.P., a Delaware Limited Partnership.

Subdivision Guarantee Policy Number: 72156-46568887

Recorded: October 11, 1996
Instrument No.: 199610110015

"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;

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.

12. Agreement and the terms and conditions contained therein
Between: Kittitas County, a Washington municipal corporation
And: Suncadia LLC, a Delaware Limited Liability Company
Purpose: Amended and Restated Development Agreement
Recorded: April 16, 2009
Instrument No.: 200904160090

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.

13. Agreement and the terms and conditions contained therein
Between: Mountainstar Resort Development, LLC
And: Puget Sound Energy, Inc.
Purpose: Agreement and Covenant for Collection and Payment of Combine Qualification Payment for Extension of Natural Gas Service
Recorded: April 16, 2004
Instrument No.: 200404160016

14. 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

15. Declaration of Non-Exclusive Easement (Jenkins Drive) including the terms, provisions and restrictions therein, recorded October 5, 2004, under Auditor's File No. 200410050012.
16. Declaration of Non-Exclusive Easement (Tumble Creek Drive) including the terms, provisions and restrictions therein, recorded October 5, 2004, under Auditor's File No. 200410050015.

17. 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: October 8, 2004
Instrument No.: 200410080057

Subdivision Guarantee Policy Number: 72156-46568887

Modification(s) of said covenants, conditions and restrictions
Recorded: December 7, 2005
Instrument No: 200512070004

18. 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.
19. Declaration of Non-Exclusive Easement (Quick Creek Lane) including the terms, provisions and restrictions therein, recorded June 22, 2005 under Auditor's File No. 200506220005.
20. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as disclosed by instrument recorded on February 20, 2007, under Kittitas County Auditor's File No. 200702200091.
In favor of: Suncadia Water Company LLC, a Washington limited liability company
For: Construction, maintenance, operation, repair, replacement and/or enlargement of underground pipes and pump station facilities for potable water
Affects: Tract Z-1 and other property
21. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as disclosed by instrument recorded on February 20, 2007, under Kittitas County Auditor's File No. 200702200095.
In favor of: Suncadia Environmental Company LLC, a Washington limited liability company
For: For the construction, maintenance, operation, repair, replacement and/or enlargement of underground pipes and pump station facilities for sanitary sewer purposes
Affects: Tract Z-1 and other property
22. 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
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: 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

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: Tract A, Book 41 of Surveys, pgs 179-183, Tract Z-1 and ptn Tract G-1, Book 9 of Plats, pgs 190-220.

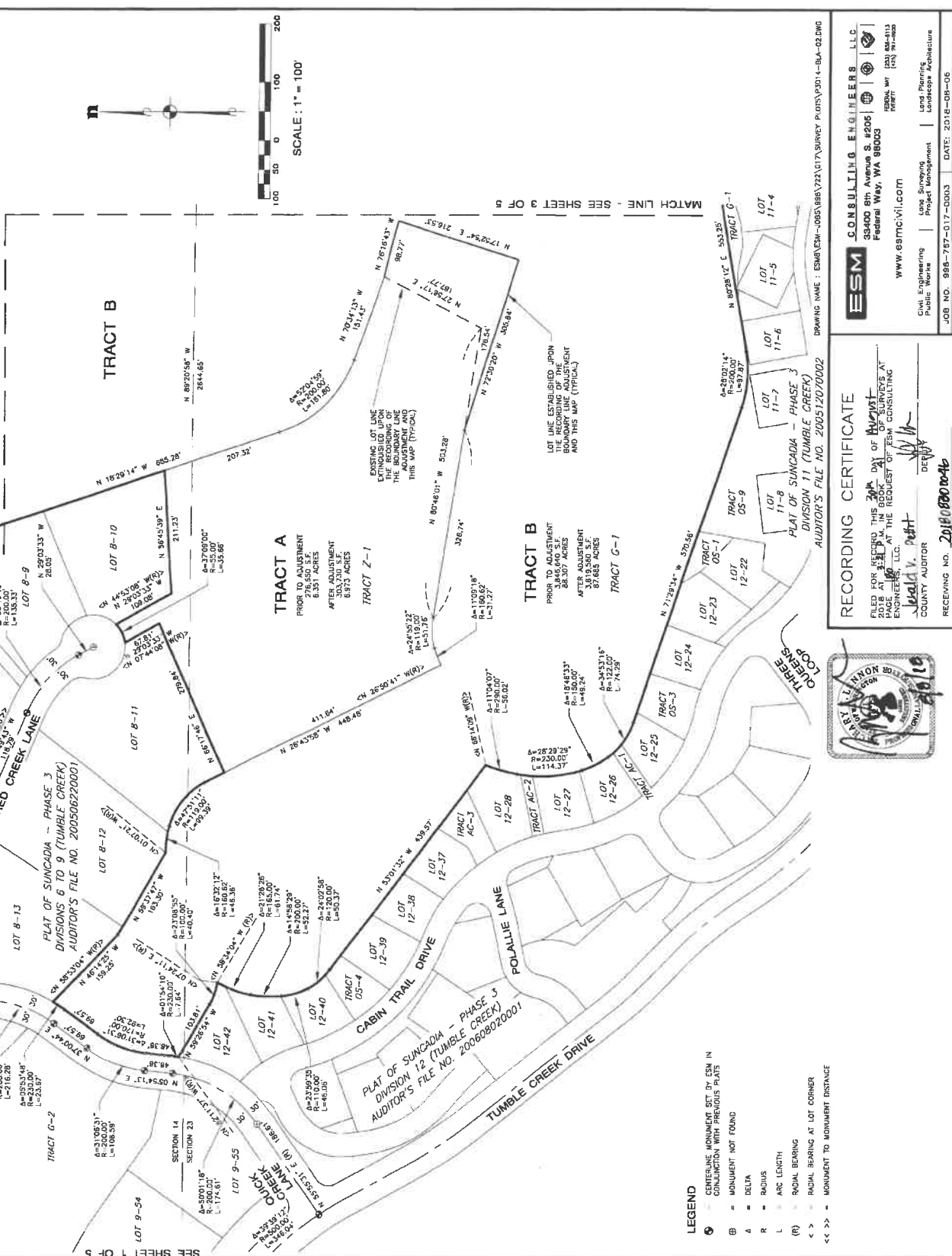
Subdivision Guarantee Policy Number: 72156-46568887

- 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

A PORTION OF SECTIONS 13, 14, 23 AND 24, T. 20 N., R. 14 E., W.M., KITTITAS COUNTY, WASHINGTON
MATCH LINE - SEE SHEET 4 OF 5



88/28/2018 03:22:18 PM V: 41 P: 100 20180328045
 4111188 County Auditor
 8000
 1000

- LEGEND**
- ⊙ CENTRELINE MONUMENT SET BY ESM IN CONJUNCTION WITH PREVIOUS PLATS
 - ⊕ MONUMENT NOT FOUND
 - ⊙ BELLA
 - R RADIUS
 - L ARC LENGTH
 - (R) RADIAL BEARING
 - <> RADIAL BEARING AT LOT CORNER
 - << >> MONUMENT TO MONUMENT DISTANCE



RECORDING CERTIFICATE
 FILED FOR RECORD THIS 28th DAY OF August 2018
 PAGE 11 OF 11 AT THE REQUEST OF ESM CONSULTING
 ENGINEERS, LLC.
 JAMES V. HATH
 COUNTY AUDITOR
 RECEIVING NO. 2018080046

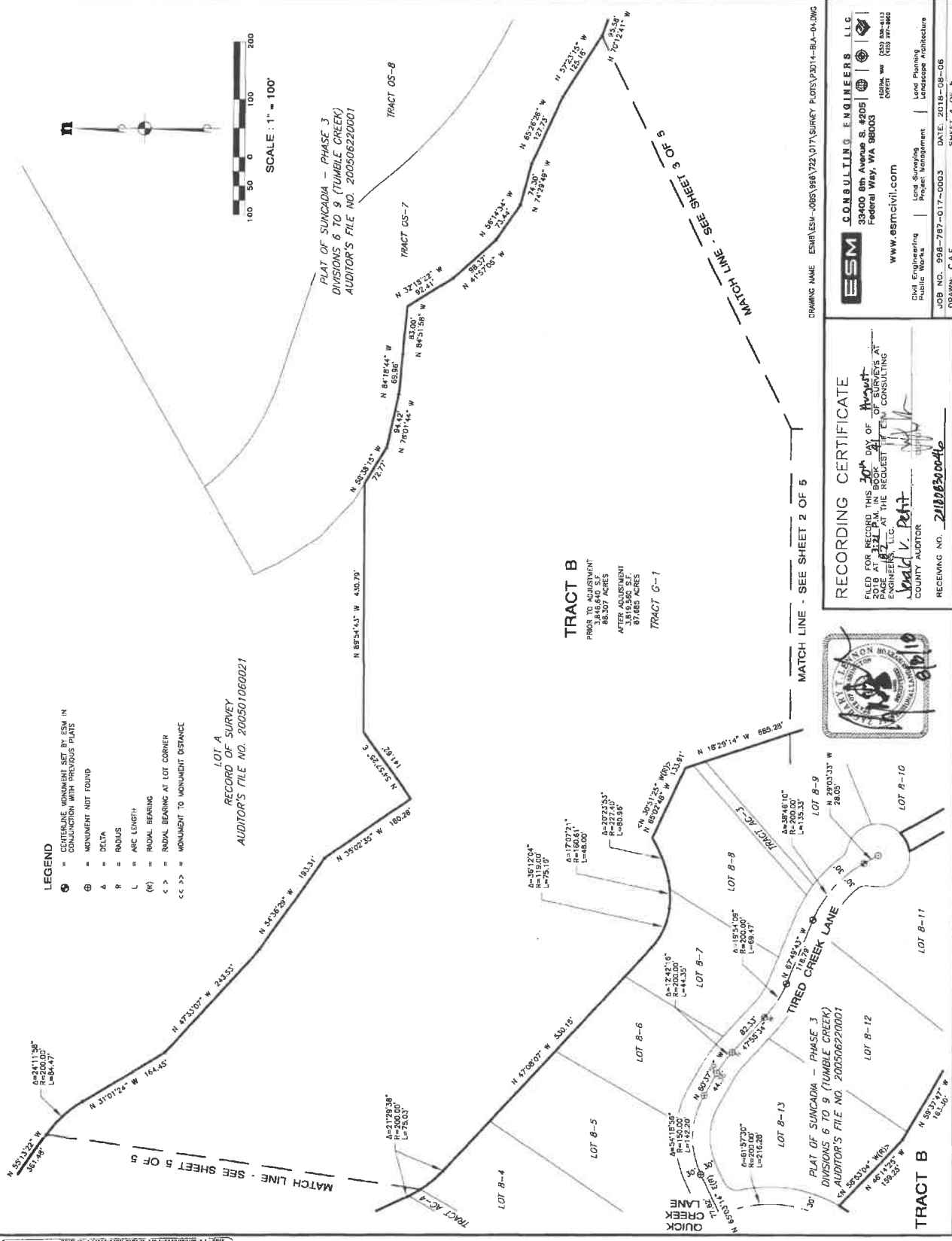
ESM CONSULTING ENGINEERS LLC
 33400 8th Avenue S #205
 Federal Way, WA 98003
 FEDERAL WAY (206) 894-6113
 SEASIDE (206) 791-4600
 www.esmci.vi.com

ESM Engineering | Land Planning
 Public Works | Project Management | Landscape Architecture

JOB NO. 998-757-017-0003 DATE: 2018-08-06
 DRAWING: C.A.F. SHEET 3 OF 5

MATCH LINE - SEE SHEET 3 OF 5

A PORTION OF SECTIONS 13, 14, 23 AND 24, T. 20 N., R. 14 E., W.M., KITTITAS COUNTY, WASHINGTON



- LEGEND**
- ⊙ = CENTRALE MONUMENT SET BY GSN IN CONJUNCTION WITH PREVIOUS PLATE
 - ⊖ = MONUMENT NOT FOUND
 - Δ = DELTA
 - R = RADIUS
 - L = ARC LENGTH
 - (R) = RADIAL BEARING
 - < > = RADIAL BEARING AT LOT CORNER
 - << >> = MONUMENT TO MONUMENT DISTANCE

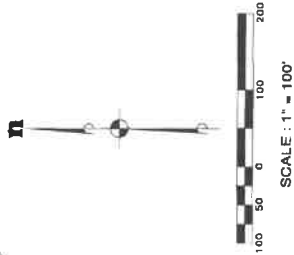
LOT A
 RECORD OF SURVEY
 AUDITOR'S FILE NO. 200501060021

TRACT B
 PRIOR TO ADJUSTMENT
 3,848,840 S.F.
 88,307 ACRES
 AFTER ADJUSTMENT
 3,848,840 S.F.
 87,862 ACRES

TRACT G-1

MATCH LINE - SEE SHEET 2 OF 5

MATCH LINE - SEE SHEET 3 OF 5



08/29/2018 03:21:10 PM V: 41 P: 182 201808290046
 Kittitas County Auditor
 Kittitas County Auditor's Office
 200 N. Washington Street, Suite 200
 Puyallup, WA 98903

DRAWING NAME: ESM\ESM-JOB5\986\722\DTY\SURVEY PLOTS\30014-BLA-04.DWG

ESM CONSULTING ENGINEERS LLC
 33400 8th Avenue S. #205
 Federal Way, WA 98003
 (206) 834-4433
 (206) 877-8868
 WWW.ESMCONVIL.COM

Civil Engineering | Land Surveying
 Public Works | Project Management
 County Management | Landscape Architecture

JOB NO. 998-787-017-0003 DATE: 2018-08-08
 DRAWN: C.A.F. SHEET 4 OF 5

RECORDING CERTIFICATE

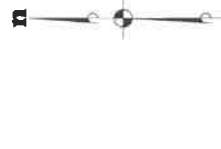
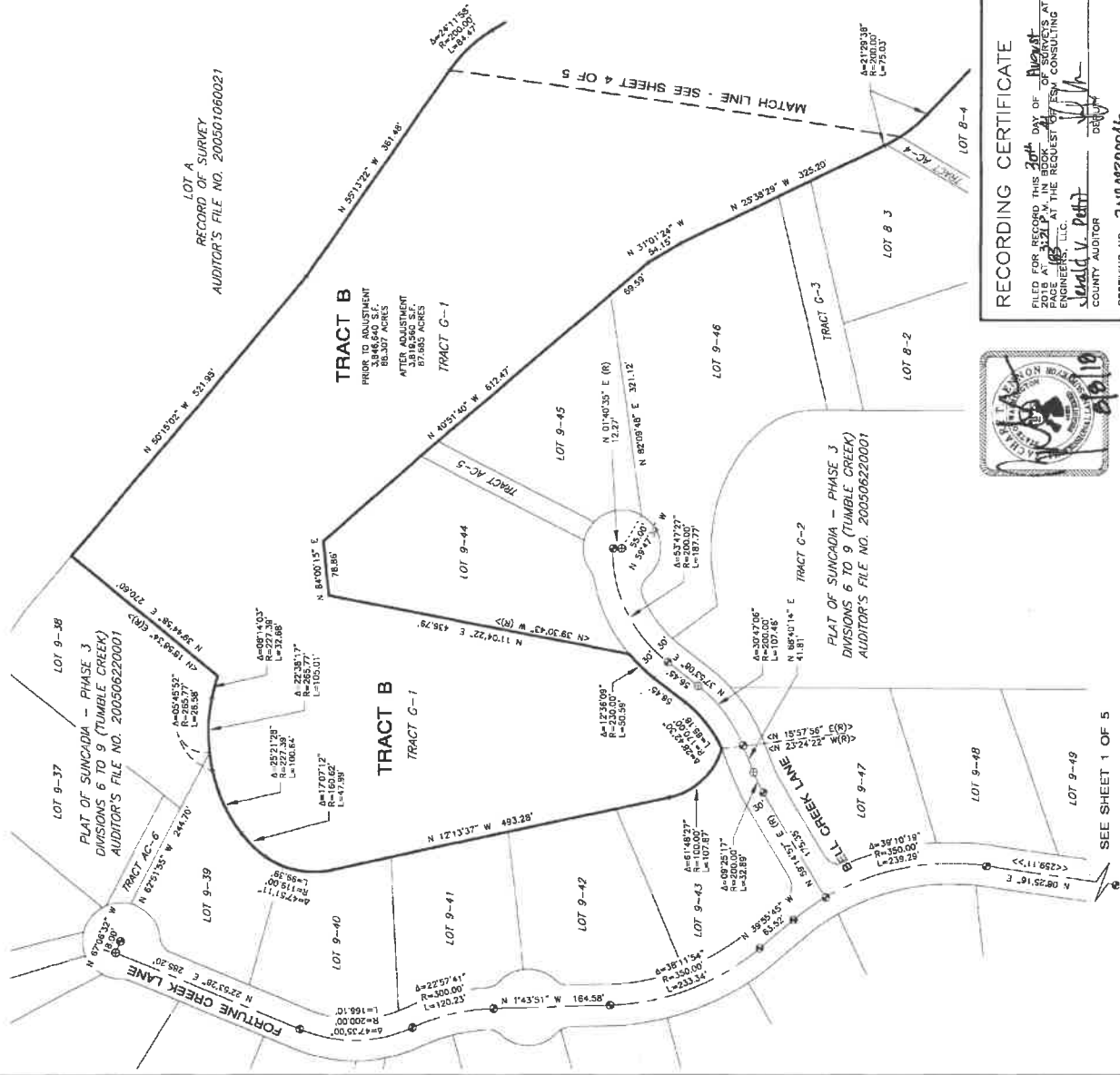
FILED FOR RECORD THIS 30th DAY OF August
 2018 AT 11:31 P.M. IN BOOK 21
 OF SURVEYS AT
 ENGINEERS LLC
 CONSULTING

County Auditor
 Jerald V. Pelt
 RECEIVING NO. 201808300046



A PORTION OF SECTIONS 13, 14, 23 AND 24, T. 20 N., R. 14 E., W.M., KITTITAS COUNTY, WASHINGTON

09/20/2018 09:21:18 PM V: 41 P: 103 20180320066
 KITTITAS County Auditor
 Page 8 of 8



SCALE : 1" = 100'

- LEGEND**
- ⊙ = CENTERLINE MONUMENT SET BY ESM IN CONSTRUCTION WITH PREVIOUS PLATS
 - ⊕ = MONUMENT NOT FOUND
 - Δ = DELTA
 - R = RADIUS
 - L = ARC LENGTH
 - (R) = RADIAL BEARING AT LOT CORNER
 - <> = MONUMENT TO MONUMENT DISTANCE

DRAWING NAME : ESM\ESM-JOB\9881722\07\SURVEY PLOT\A-B-A-05.DWG

ESM CONSULTING ENGINEERS LLC
 33400 8th Avenue S #2005
 Federal Way, WA 98003
 FEDERAL WAY, WA 98003
 (206) 871-9800
 www.esmcivil.com

Civil Engineering | Land Surveying
 Public Works | Project Management | Land Planning
 Landscape Architecture

RECORDING CERTIFICATE

FILED FOR RECORD THIS 20th DAY OF August 2018 AT THE OFFICE OF THE COUNTY AUDITOR, KITTITAS COUNTY, WASHINGTON.

SEAL OF KITTITAS COUNTY, WASHINGTON

COUNTY AUDITOR: *David V. Peltz*

RECEIVING NO. 20180820066

SEE SHEET 1 OF 5