

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-46568907

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: October 1, 2018

Issued by:

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



Authorized Signer

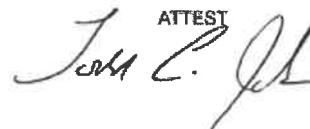
CHICAGO TITLE INSURANCE COMPANY



By: 

By:

President

ATTEST


Secretary

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

Subdivision Guarantee Policy Number: 72156-46568907

RECEIVED
JUL 25 2019
Kittitas Co. CDS

SUBDIVISION GUARANTEE UPDATED

Order No.: 263738AM
Guarantee No.: 72156-46568907
Dated: May 6, 2019 at 7:30 AM

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

Your Reference: New Suncadia

Assured: ESM Consulting Engineers, LLC and New Suncadia, 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:

Tract Z-5, River Ridge Suncadia - Phase 2, Division 3, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 12 of Plats, pages 190 through 200, records of said County.

Title to said real property is vested in:

New Suncadia, LLC, a Delaware limited liability company

END OF SCHEDULE A

Subdivision Guarantee Policy Number: 72156-46568907

(SCHEDULE B)

Order No: 263738AM
Policy No: 72156-46568907

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: \$22,260.68
Tax ID #: 960518
Taxing Entity: Kittitas County Treasurer
First Installment: \$11,130.34
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$11,130.34
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2019

7. Tax Year: 2019
Tax Type: County

Subdivision Guarantee Policy Number: 72156-46568907

Total Annual Tax: \$60.53
Tax ID #: 960537
Taxing Entity: Kittitas County Treasurer
First Installment: \$30.27
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$30.26
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2019

8. Tax Year: 2019
Tax Type: County
Total Annual Tax: \$0.82
Tax ID #: 960536
Taxing Entity: Kittitas County Treasurer
First Installment: \$0.82
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

9. 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.

10. Liens, levies and assessments of the Community Enhancement as set forth in Second Amended and Restated Covenant recorded July 20, 2004, under Auditor's File No. 200407200039, in the amount of 0.5% of the gross purchase price payable upon any transfer of ownership, unless the transfer is exempt as provided in said covenant.

Said instrument provides for the lien of a fee which is due upon transfer of the Land. The transfer-conveyance fee is required to be paid upon any sale, exchange, assignment, option, assignment of lease, transfer, or conveyance of said Land.

11. Assessment in the amount of \$3,900 as set forth 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.
12. 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.
13. The provisions contained in instrument,
Recorded: October 11, 1996,

Subdivision Guarantee Policy Number: 72156-46568907

Instrument 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."

14. 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 relating to the development commonly known as Suncadia Master Planned Resort
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.

15. 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 Combined Qualification Payment for Extension of Natural Gas Service
Recorded: April 16, 2004
Instrument No.: 200404160016
16. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by River Ridge Suncadia - Phase 2, Division 3,
Recorded: July 24, 2017
Book: Pages: 190 through 200
Instrument No.: 201707240010
Matters shown:
 - a) Notes 1 through 17 thereon
 - b) Dedication thereon
 - c) Temporary turnaround easement

17. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$4,075,000.00
Trustor/Grantor: New Suncadia LLC, a Delaware limited liability company
Trustee: AmeriTitle
Beneficiary: First Interstate Bank, a Montana corporation
Dated: September 15, 2017
Recorded: September 25, 2017
Instrument No.: 201709250059
Affects: Said premises and other land

Said Deed of Trust was rerecorded October 9, 2017 under Auditor's File No. 201710090007.

18. 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.
Purpose: Transmission, distribution and sale of gas and electricity

Subdivision Guarantee Policy Number: 72156-46568907

Recorded: September 28, 2017
Instrument No.: 201709280022

END OF EXCEPTIONS

Notes:

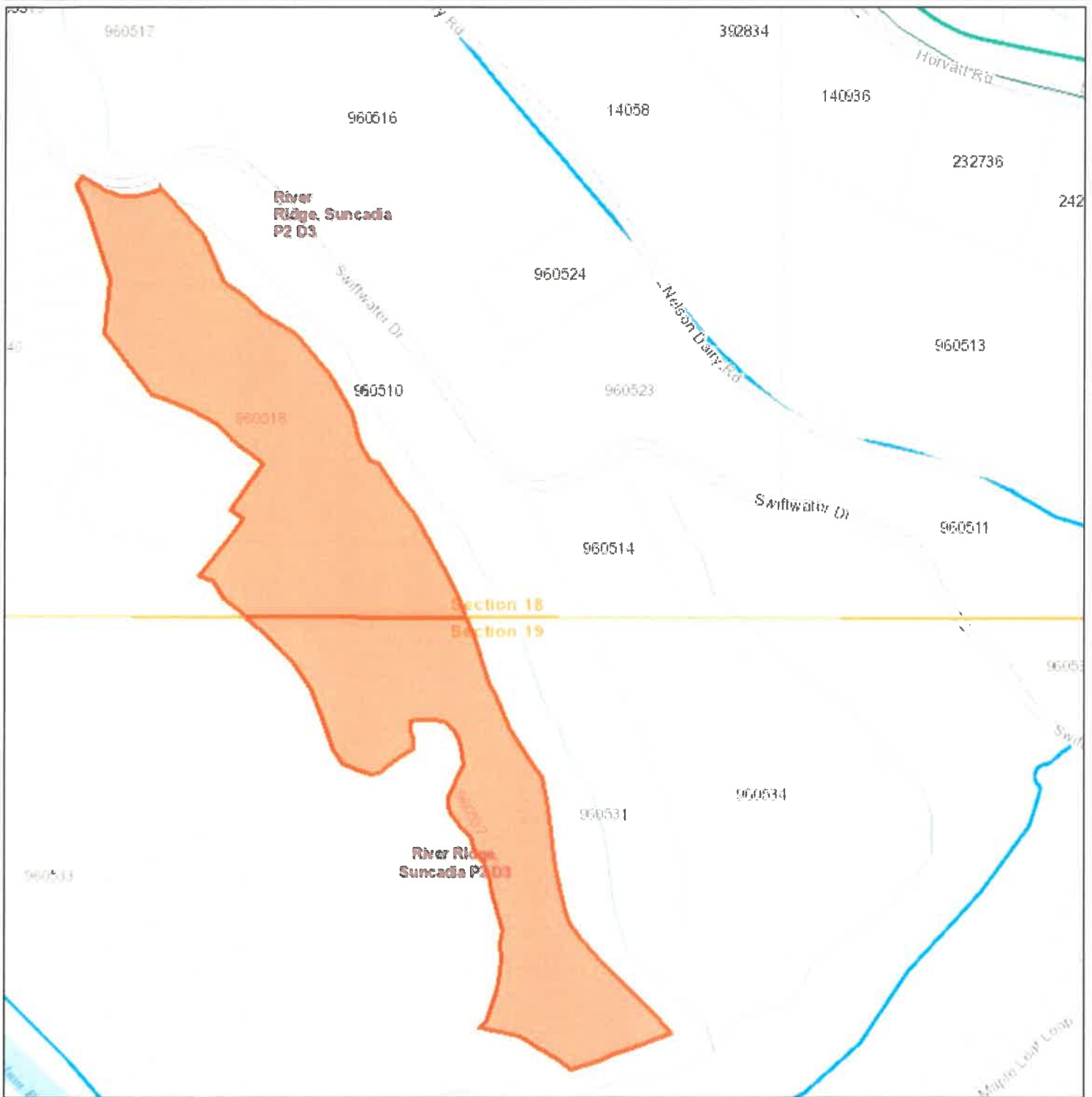
Note No. 1: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

Note No. 2: 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 Z-5, River Ridge Suncadia Phase 2 Division 3, Book 12 of Plats, pages 190 through 200.

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

TRACT Z-5



Date: 10/9/2018

1 inch = 752 feet
Relative Scale 1:9,028

Disclaimer:
Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.

