

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-47152006

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 21, 2020

Issued by:

AmeriTitle, Inc.

101 W Fifth Ave.

Ellensburg, WA 98926

(509)925-1477



Authorized Signer



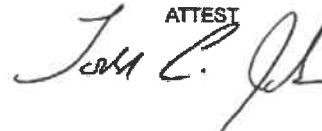
CHICAGO TITLE INSURANCE COMPANY

By:



President

ATTEST



Secretary

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

Subdivision Guarantee Policy Number: 72156-47152006

UPDATED SUBDIVISION GUARANTEE

Order No.: 386719AM
Guarantee No.: 72156-47152006
Dated: August 21, 2020 at 7:30 A.M.

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

Assured: Cabins at the Farm Inc., a Washington Corporation 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:

Tract Z-4, 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:

Cabins at the Farm Inc. a Washington Corporation

END OF SCHEDULE A

(SCHEDULE B)

Order No: 386719AM
Policy No: 72156-47152006

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: \$12,471.40
Tax ID #: 960517
Taxing Entity: Kittitas County Treasurer
First Installment: \$6,235.70
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$6,235.70
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020

7. 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.

8. The provisions contained in instrument,
Recorded: October 11, 1996,
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."

9. 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.

10. 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

11. 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.

12. 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: May 5, 2010
Instrument No.: 201005050025

13. 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: 12 Page: 190 through 200
Instrument No.: 201707240010
Matters shown:
 - a) Notes 1 through 17 thereon
 - b) Dedication thereon
14. 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 Water Company LLC, a Washington Limited Liability Company and Suncadia Environmental Company, LLC, a Washington Limited Liability Company
Purpose: Utility easement
Recorded: January 28, 2020
Instrument No.: 202001280046
Affects: 10 foot strip lying parallel with and adjoining all roads within plat.
15. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$2,750,000.00
Dated: July 9, 2020
Trustor/Grantor: Cabins at The Farm Inc., a Washington Corporation
Trustee: Juniper Trustee Services Corp.
Beneficiary: Central Washington Capital Lenders LLC, a Washington limited liability company
Recorded: July 17, 2020
Instrument No.: 202007170061

The beneficial interest under said Deed of Trust was assigned of record to Juniper Loan Servicing Corporation as investment manager only, claiming no equitable interest in the property and holding legal title solely for the purpose of managing the property for investors by assignment,
Recorded: July 29, 2020
Instrument No.: 202007290037

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 Z-4, River Ridge Suncadia - Phase 2, Division 3, Book 12 of Plats, Pgs 190-200.
- 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