

# CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-47608031

## 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: May 14, 2021

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



Authorized Signer

**RECEIVED**  
AUG 10 2021

Kittitas County CDS



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: 72156-47608031

# SECOND UPDATED SUBDIVISION GUARANTEE

Order No.: 464601AM  
Guarantee No.: 72156-47608031  
Dated: August 4, 2021 at 7:30 A.M.

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

Assured: New Suncadia, LLC, a Delaware Limited Liability Company 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 A, as described and/or delineated on the face of that certain Survey recorded May 2, 2019, under Auditor's File No. 201905020010 and filed in [Book 42 of Surveys, pages 34 through 50](#), inclusive, records of Kittitas County, Washington; being a portion of Section 15, Township 20 North, Range 14 East, W.M., Kittitas County, State of Washington.

Title to said real property is vested in:

Suncadia Resort LLC, a Delaware Limited Liability Company

**END OF SCHEDULE A**

(SCHEDULE B)

Order No: 464601AM  
Policy No: 72156-47608031

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. 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: 2021  
Tax Type: County  
Total Annual Tax: \$5,282.51  
Tax ID #: 11833  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$2,641.26  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2021  
Second Installment: \$2,641.25  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2021

5. Tax Year: 2021  
Tax Type: County  
Total Annual Tax: \$3,142.16  
Tax ID #: 16212  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$1,571.08  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2021  
Second Installment: \$1,571.08  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2021

Subdivision Guarantee Policy Number: 72156-47608031

6. 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.

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. 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](#).

9. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:

Granted To: State of Washington, acting by and through the Department of Natural Resources

Purpose: A road or roads

Recorded: March 26, 1980

Instrument No.: [440677](#)

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Affects: A strip of land 60 feet in width upon, over and along a portion of said premises in Sections 13, 14, 15, 24 and 25, Township 20 North, Range 14 East, and Sections 19, 30 and 31, Township 20 North, Range 15 East, W.M.

10. The provisions contained in Instrument from Plum Creek Timber Company, L.P., a Delaware Limited Partnership,

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](#)."

11. 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 Timber Company, L.P., a Delaware Limited Partnership

Purpose: Construction, reconstruction, use and maintenance of existing roads

Recorded: October 11, 1996 and April 8, 1998

Instrument No.: [199610110017](#) and [199804080016](#)

Affects: A strip of land 60 feet in width over, upon, along and across portions of Sections 13, 14, 15, 24 and 25, Township 20 North, Range 14 East, W.M., and of Sections 19, 30 and 31, Township 20 North, Range 15 East, W.M., and other land.

12. 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](#)
  
13. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Judith L. Rogers, as Trustee of the Judith L. Rogers Declaration of Trust dated December 4, 1989  
Purpose: Easement for ingress and egress  
Recorded: January 21, 2005  
Instrument No.: [200501210005](#)  
Affects: Sections 11, 13, 14, 15, 23, 24 and 25, Township 20 North, Range 14 East, W.M. and Sections 18, 19, 30 and 31, Township 20 North, Range 15 East, W.M.  
  
Correction to Easement Agreement recorded April 26, 2005, under Auditor's File No. [200504260040](#).
  
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: Marilyn G. Rogers, as Executor of the Estate of Franklin J. Rogers  
Purpose: Easement for ingress and egress  
Recorded: March 14, 2005  
Instrument No.: [200503140112](#)  
Affects: Sections 11, 13, 14, 15, 23, 24 and 25, Township 20 North, Range 14 East, W.M. and Sections 18, 19, 30 and 31, Township 20 North, Range 15 East, W.M.  
  
Correction to Easement Agreement recorded April 26, 2005, under Auditor's File No. [200504260039](#).
  
15. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Dennis Martin  
Purpose: Easement for ingress and egress  
Recorded: March 14, 2005  
Instrument No.: [200503140113](#)  
Affects: Sections 11, 13, 14, 15, 23, 24 and 25, Township 20 North, Range 14 East, W.M. and Sections 18, 19, 30 and 31, Township 20 North, Range 15 East, W.M.  
  
Correction to Easement Agreement recorded April 26, 2005, under Auditor's File No. [200504260043](#).
  
16. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Lillian A. Freeman, Allen Roy Freeman, Ann Marie Freeman, Karen Lillian Freeman, and Paul Martin Freeman  
Purpose: Easement for ingress and egress  
Recorded: March 14, 2005  
Instrument No.: [200503140114](#)  
Affects: Sections 11, 13, 14, 15, 23, 24 and 25, Township 20 North, Range 14 East, W.M. and Sections 18, 19, 30 and 31, Township 20 North, Range 15 East, W.M.  
  
Correction to Easement Agreement recorded April 26, 2005, under Auditor's File No. [200504260044](#).

17. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Mathis D. Watson and Marlaine M. Watson  
Purpose: Easement for ingress and egress  
Recorded: March 14, 2005  
Instrument No.: [200503140115](#)  
Affects: Sections 11, 13, 14, 15, 23, 24 and 25, Township 20 North, Range 14 East, W.M. and Sections 18, 19, 30 and 31, Township 20 North, Range 15 East, W.M.
- Correction to Easement Agreement recorded April 26, 2005, under Auditor's File No. [200504260037](#).
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: John Thielman and Shirley Thielman, George Pearson and Sharon Pearson  
Purpose: Easement for ingress and egress  
Recorded: March 14, 2005  
Instrument No.: [200503140116](#)  
Affects: Sections 11, 13, 14, 15, 23, 24 and 25, Township 20 North, Range 14 East, W.M. and Sections 18, 19, 30 and 31, Township 20 North, Range 15 East, W.M.
- Correction to Easement Agreement recorded April 26, 2005, under Auditor's File No.'s [200504260038](#) and [200504260041](#).
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: Peter J. Ploeger  
Purpose: Easement for ingress and egress  
Recorded: March 14, 2005  
Instrument No.: [200503140117](#)  
Affects: Sections 11, 13, 14, 15, 23, 24 and 25, Township 20 North, Range 14 East, W.M. and Sections 18, 19, 30 and 31, Township 20 North, Range 15 East, W.M.
- Correction to Easement Agreement recorded April 26, 2005, under Auditor's File No. [200504260042](#).
20. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Meagan Ileen Thorn, Michelle Bauchman, Melanie Ann Schaefer and Anne Elizabeth Nicoll  
Purpose: Easement for ingress and egress  
Recorded: April 26, 2005  
Instrument No.: [200504260015](#)  
Affects: Sections 11, 13, 14, 15, 23, 24 and 25, Township 20 North, Range 14 East, W.M. and Sections 18, 19, 30 and 31, Township 20 North, Range 15 East, W.M.
- Correction to Easement Agreement recorded April 26, 2005, under Auditor's File No. [200504260016](#).

21. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Mark H. Lamon and Jeanne A. Lamon  
Purpose: Easement for ingress and egress  
Recorded: April 26, 2005  
Instrument No.: [200504260017](#)  
Affects: Sections 11, 13, 14, 15, 23, 24 and 25, Township 20 North, Range 14 East, W.M. and Sections 18, 19, 30 and 31, Township 20 North, Range 15 East, W.M.

Correction to Easement Agreement recorded April 26, 2005, under Auditor's File No. [200504260018](#).

22. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Judith M. Roller  
Purpose: Easement for ingress and egress  
Recorded: April 26, 2005  
Instrument No.: [200504260019](#)  
Affects: Sections 11, 13, 14, 15, 23, 24 and 25, Township 20 North, Range 14 East, W.M. and Sections 18, 19, 30 and 31, Township 20 North, Range 15 East, W.M.

Correction to Easement Agreement recorded April 26, 2005, under Auditor's File No. [200504260020](#).

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: Eric Fleischman and Joanne Fleischman; Norman Simmons, Charlene Simmons, Jeff Simmons and Carol Simmons; and Manke Lumber Company, Inc.  
Purpose: Easement for ingress and egress  
Recorded: April 26, 2005  
Instrument No.: [200504260021](#)  
Affects: Sections 11, 13, 14, 15, 23, 24 and 25, Township 20 North, Range 14 East, W.M. and Sections 18, 19, 30 and 31, Township 20 North, Range 15 East, W.M.

Correction to Easement Agreement recorded April 26, 2005, under Auditor's File No.'s [200504260022](#), [200504260023](#) and [200504260024](#).

24. 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 26, 2005, under Kittitas County Auditor's File No. [200504260025](#).  
In favor of: Robert T. Smithing and Madeline D. Wiley; Eric W. Fleischman and Joanne K. Fleischman; Fleischman Tree Farm, LLC; Franklin Roppel and Patricia Roppel; Swiftwater Company, Inc.; Dale Medina and Nisifredo A. Medina; Gregory C. Ross; Anton M. Fleischman and Barbara C. Fleischman, Trustees of the Fleischman Family Trust dated September 12, 1985; Donald R. Shannon and Shirley A. Shannon; Daniel C. Schneringer, Barbara J. Schneringer and Jeff S. Schneringer; and Toby B. Devere and Mark R. Long  
For: Easement for ingress and egress  
Affects: Sections 11, 13, 14, 15, 23, 24 and 25, Township 20 North, Range 14 East, W.M. and Sections 18, 19, 30 and 31, Township 20 North, Range 15 East, W.M.

Correction to Easement Agreement recorded April 26, 2005, under Auditor's File No.'s [200504260026](#), [200504260027](#), [200504260028](#), [200504260029](#), [200504260030](#), [200504260031](#), [200504260032](#), [200504260033](#), [200504260034](#), [200504260035](#) and [200504260036](#),

Second Correction to Easement Agreement recorded March 30, 2007, under Auditor's File Number [200703300033](#).

25. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Shane Lemco  
Purpose: Easement for ingress and egress  
Recorded: October 13, 2005  
Instrument No.: [200510130006](#)  
Affects: Sections 11, 13, 14, 15, 23, 24 and 25, Township 20 North, Range 14 East, W.M. and Sections 18, 19, 30 and 31, Township 20 North, Range 15 East, W.M.
- Amended by document recorded November 3, 2007 under Auditor's File No. [200711130068](#).
26. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: David M. Christie and Stephanie A. Christie, husband and wife, Alan Christie and Andrea Copping, husband and wife, William B. Christie, Jr. and Karen Christie, husband and wife, Alison Christie, a single person, Robert Christie, a single person, Elizabeth S. Christie, a single person and Henry R. Furney and Colleen Furney, husband and wife.  
Purpose: Easement for Ingress and Egress  
Recorded: June 20, 2006  
Instrument No.: [200606200067](#)  
Affects: Sections 11, 13, 14, 15, 23, 24 and 25, Township 20 North, Range 14 East, W.M. and Sections 18, 19, 30 and 31, Township 20 North, Range 15 East, W.M.
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 W. Knowles and Lisanne Yuricich, husband and wife  
Purpose: Easement for Ingress and Egress  
Recorded: June 20, 2006  
Instrument No.: [200606200068](#)  
Affects: Sections 11, 13, 14, 15, 23, 24 and 25, Township 20 North, Range 14 East, W.M. and Sections 18, 19, 30 and 31, Township 20 North, Range 15 East, W.M.
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: James J. Steckline and Lynn Steckline, husband and wife  
Purpose: Easement for Ingress and Egress  
Recorded: June 20, 2006  
Instrument No.: [200606200069](#)  
Affects: Sections 11, 13, 14, 15, 23, 24 and 25, Township 20 North, Range 14 East, W.M. and Sections 18, 19, 30 and 31, Township 20 North, Range 15 East, W.M.
29. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Ronald W. Stordahl and Gilda M. Stordahl, husband and wife  
Purpose: Easement for Ingress and Egress  
Recorded: June 20, 2006  
Instrument No.: [200606200070](#)  
Affects: Sections 11, 13, 14, 15, 23, 24 and 25, Township 20 North, Range 14 East, W.M. and Sections 18, 19, 30 and 31, Township 20 North, Range 15 East, W.M.
30. Utility Easement Agreement, and the terms and conditions contained therein  
Between: Suncadia, LLC, a Delaware limited liability company and Ronald W. Stordahl and Gilda M. Stordahl, husband and wife  
Recorded: June 22, 2006  
Instrument No.: [200606220053](#)  
Affects: Portion of Sections 11 and 15, Township 20 North, Range 14 East, W.M.



31. Utility Easement Agreement, and the terms and conditions contained therein  
Between: Suncadia, LLC, a Delaware limited liability company and James J. Steckline and Lynn Steckline, husband and wife  
Recorded: June 22, 2006  
Instrument No.: [200606220054](#)  
Affects: Portion of Sections 11 and 15, Township 20 North, Range 14 East, W.M.
32. Utility Easement Agreement, and the terms and conditions contained therein  
Between: Suncadia, LLC, a Delaware limited liability company and John W. Knowles and Lisanne Yuricich, husband and wife  
Recorded: June 22, 2006  
Instrument No.: [200606220055](#)  
Affects: Portion of Sections 11 and 15, Township 20 North, Range 14 East, W.M.
33. Utility Easement Agreement; and the terms and conditions contained therein  
Between: Suncadia, LLC, a Delaware limited liability company and David M. Christie and Stephanie A. Christie, husband and wife, Alan Christie and Andrea Copping, husband and wife, William B. Christie, Jr. and Karen Christie, husband and wife, Alison Christie, a single person, Robert Christie, a single person, Elizabeth S. Christie, a single person and Henry R. Furney and Colleen Furney, husband and wife  
Recorded: June 22, 2006  
Instrument No.: [200606220056](#)  
Affects: Portion of Sections 11 and 15, Township 20 North, Range 14 East, W.M.
34. Agreement and the terms and conditions contained therein  
Between: Suncadia, LLC, a Delaware limited liability company and Jacqueline Allain  
Recorded: July 3, 2006  
Instrument No.: [200607030008](#)  
Affects: Portion of Sections 10 and 15, Township 20 North, Range 14 East, W.M.
35. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Orville N. Bennett and Marilyn J. Bennett, Trustees of the Bennett Family Trust  
Dated June 15, 1995  
Purpose: Easement for Ingress and Egress  
Recorded: September 11, 2006  
Instrument No.: [200609110051](#)  
Affects: Sections 11, 13, 14, 15, 23, 24 and 25, Township 20 North, Range 14 East, W.M. and Sections 18, 19, 30 and 31, Township 20 North, Range 15 East, W.M. and other property
36. Utility Easement Agreement, including the terms and provisions thereof for the purposes stated therein and rights incidental thereto as set forth in instrument:  
Between: Suncadia, LLC, a Delaware limited liability company and Orville N. Bennett and Marilyn J. Bennett, Trustees of the Bennett Family Trust Dated June 15, 1995  
Recorded: September 11, 2006  
Instrument No.: [200609110053](#)  
Affects: Sections 11 and 15, Township 20 North, Range 14 East, W.M.
37. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Neena Ciotta, a single person  
Purpose: Easement for Ingress and Egress  
Recorded: March 23, 2007  
Instrument No.: [200703230055](#)  
Affects: Sections 11, 13, 14, 15, 23, 24 and 25, Township 20 North, Range 14 East, W.M. and Sections 18, 19, 30 and 31, Township 20 North, Range 15 East, W.M.

38. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Gregory D. Blount and Carrie E. Greaves, husband and wife  
Purpose: Access easement over Tumble Creek Drive and other land  
Recorded: September 8, 2010  
Instrument No.: [201009080025](#)  
Affects: Sections 11, 13, 14, 15, 23, 24 and 25, Township 20 North, Range 14 East, W.M. and Sections 18, 19, 30 and 31, Township 20 North, Range 15 East, W.M.
39. Natural Open Space Grant of Conservation Easement (Restated), and the terms and conditions contained therein  
Between: New Suncadia, LLC, a Delaware limited liability company, Tumble Creek Village Association, a Washington nonprofit corporation and Kittitas Conservation Trust  
Recorded: December 11, 2015  
Instrument No.: [201512110029](#)  
Affects: Tract Z-3, Suncadia Phase 2 Division 2, Sections 11, 13, 14, 15, 23 and 25, Township 20 North, Range 14 East, W.M. and Sections 18, 30 and 31, Township 20 North, Range 15 East, W.M.
40. Managed Open Space Grant of Conservation Easement (Restated), and the terms and conditions contained therein  
Between: New Suncadia, LLC, a Delaware limited liability company, Tumble Creek Village Association, a Washington nonprofit corporation  
And: Kittitas Conservation Trust  
Recorded: December 11, 2015  
Instrument No.: [201512110030](#)  
Affects: Sections 13, 14, 15, 23, 25 and 26, Township 20 North, Range 14 East, W.M. and Sections 30 and 31, Township 20 North, Range 15 East, W.M.
41. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein and such other exceptions as may appear necessary upon recording thereof,  
Lessor: New Suncadia LLC, a Delaware limited liability company  
Lessee: T-Mobile West LLC, a Delaware limited liability company  
Disclosed by: Memorandum of Lease  
Date: February 10, 2017  
Recorded: July 21, 2017  
Instrument No.: [201707210009](#)  
Affects: Sections 13, 14, 15 and 23, Township 20 North, Range 14 East, W.M.
42. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:  
Amount: \$43,000,000.00  
Trustor/Grantor: Suncadia Resort LLC, a Delaware Limited Liability Company; New Suncadia Hospitality, LLC, a Delaware Limited Liability Company; and Lodge at Suncadia LLC, a Washington Limited Liability Company  
Trustee: AmeriTitle, LLC, a Delaware Limited Liability Company  
Beneficiary: CIBC Bank USA, an Illinois state chartered bank  
Dated: August 3, 2021  
Recorded: August 4, 2021  
Instrument No.: [202108040070](#)  
Affects: This and other property
- Assignment of Rents, given in connection with the above Deed of Trust  
Recorded: August 4, 2021  
Instrument No.: [202108040071](#)

43. A Financing Statement filed in the Office of the County Recorder showing:  
Debtor: Suncadia Resort LLC  
Secured Party: CIBC Bank USA, an Illinois state chartered bank  
Recorded: August 4, 2021  
Instrument No.: [202108040073](#)  
Affects: This and other property

**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: 15-20-14 (Parcel A, Book 42 of Surveys, pgs 34-50)

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**