

AMERICAN LAND TITLE ASSOCIATION  
OWNER'S POLICY  
(10-17-92)

RECEIVED  
MAR 01 2007  
KITTTAS COUNTY  
CDS

Policy No. 72106- 1109745

CHICAGO TITLE INSURANCE COMPANY

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, CHICAGO TITLE INSURANCE COMPANY, a Missouri corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
2. Any defect in or lien or encumbrance on the title;
3. Unmarketability of the title;
4. Lack of a right of access to and from the land.

The Company will also pay the costs, attorneys' fees and expenses incurred in defense of the title, as insured, but only to the extent provided in the Conditions and Stipulations.

*In Witness Whereof*, CHICAGO TITLE INSURANCE COMPANY has caused this policy to be signed and sealed as of Date of Policy shown in Schedule A, the policy to become valid when countersigned by an authorized signatory.

CHICAGO TITLE INSURANCE COMPANY

By:



President



ATTEST



Secretary

**OWNERS POLICY**

**SCHEDULE A**

Order No.: 0096586

Policy No.: 48-0035-72106-1109745

Amount of Insurance: \$500,000.00

Premium: \$1,305.00

Date of Policy: FEBRUARY 3, 2005 AT 4:28 P.M.

1. Name of Insured:

**STARLITE CONSTRUCTION, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY**

2. The estate or interest in the land described or referred to in Schedule C and which is covered by this policy is:

**FEE SIMPLE**

3. Title to the estate or interest in the land referred to herein is at Date vested in:

**STARLITE CONSTRUCTION, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY**

4. The land referred to in this Policy is described on the attached Schedule "C" and made a part hereof.

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**SCHEDULE B**

This policy does not insure against loss or damage (and the Company will not pay costs, attorney's fees or expenses) which arise by reason of the following:

**GENERAL EXCEPTIONS:**

- A. Rights or claims disclosed only by possession, or claimed possession, of the premises.
- B. Encroachments and questions of location, boundary and area disclosed only by inspection of the premises or by survey.
- C. Easements, prescriptive rights, rights-of-way, streets, roads, alleys or highways not disclosed by the public records.
- D. Any lien, or right to a lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed by law, and not shown by the public records.
- E. Taxes or special assessments which are not yet payable or which are not shown as existing liens by the public records.
- F. Any service, installation, connection, maintenance, tap, capacity or construction charges for sewer, water, electricity, natural gas or other utilities, or garbage collection and disposal.
- G. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.
- H. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
- I. Water rights, claims or title to water.

**SPECIAL EXCEPTIONS:**

- 1. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as reserved by instrument recorded on January 10, 1969, in Volume 1, Page 131, under Kittitas County Auditor's File No. 351967.  
 In favor of : Kamiakin Corporation, a Washington corporation, its successors and assigns  
 For : Construction of an irrigation ditch for the service of adjacent lands, together with the right of ingress to and egress from said ditch  
 Affects : Ptn Parcel B

2.  
SUPPORTING  
Doc's?

- 2. Terms, restrictions and covenants contained in dedication and easement provision of Meadow View No. 2, as recorded in Book 5 of Plats, page 15, records of Kittitas County, Washington.  
 Affects : Ptn Parcel B

- 3. Provisions contained in real estate contract by and between Robert M. Hill and Margaret Hill, husband and wife; and William H. Robertson and Connie Robertson, husband and wife, Seller, and Raymond J. Jensen and Diane E. Jensen, husband and wife; and Charles F. Worthington and Sharon M. Worthington, husband and wife, recorded September 22, 1975, in Volume 64, page 619, under Auditor's File No. 399969, as follows:  
 "There shall be no mobile homes or travel trailers on the property on a permanent basis. The existing fence North of the Potter property to be moved by Purchasers to the proper location, if so desired."

- 4. Exceptions and Reservations as contained in instrument
  - From : Raymond J. Jensen and Diane E. Jensen, husband and wife, and Charles F. Worthington and Sharon M. Worthington, husband and wife
  - Dated : October 22, 1992
  - Recorded : October 28, 1992, in Volume 336, page 1050
  - Auditor's File No. : 554060, as follows:

Reserving for themselves, their heirs or assigns of the right to all oil, petroleum gas, asphaltum, and other minerals, gaseous, liquid and solid in and under the above described property.

- 5. Encroachments of varying widths by fences onto various lands adjoining said premises as disclosed by Survey recorded August 26, 2004, in Book 30, Page 129, under Auditor's File No. 200408260006.
- 6. Right, title and interest of owner(s) of land(s) adjoining said land between the fence(s) and the various property line(s), as disclosed by Survey recorded August 26, 2004, in Book 30, Page 129, under Auditor's File No. 200408260006.
- 7. Thirty foot (30') gap in legals affecting the East boundaries of said Parcels A and B as disclosed by Survey recorded August 26, 2004, in Book 30, Page 129, under Auditor's File No. 200408260006.
- 8. DEED OF TRUST, and the terms and conditions thereof:
  - Grantor : Starlite Construction, L.L.C., a Washington Limited Liability Company
  - Trustee : AmeriTitle
  - Beneficiary : Brother's Ventures L.P., a Washington Limited Partnership
  - Amount : \$375,000.00, plus interest
  - Dated : January 27, 2005
  - Recorded : February 3, 2005
  - Auditor's File No. : 200502030044

END OF SCHEDULE B

Countersigned



Authorized Signatory

SCHEDULE B (Standard Coverage)  
ALTA Owner's or U.S. Policy

**SCHEDULE "C"**

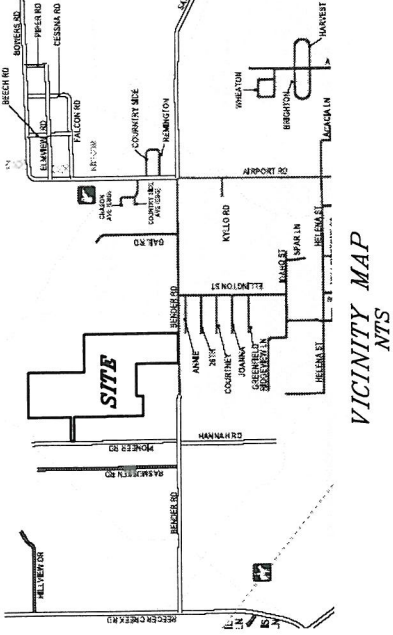
The land referred to in the Policy is described as follows:

**Parcels A, B, C and D of that certain Survey as recorded August 26, 2004, in Book 30 of Surveys, page 129, under Auditor's File No. 200408260006, records of Kittitas County, Washington; being a portion of the Northwest Quarter of Section 26, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington; also being a portion of Lot 10, MEADOW VIEW NO. 2, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 5 of Plats, page 15, records of said County.**



# P-STARLITE ESTATES PLAT

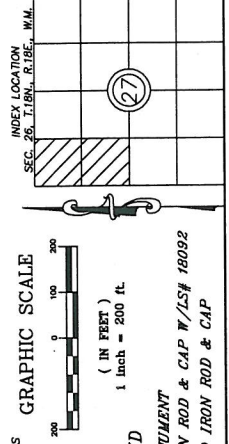
LOCATED IN SECTION 26, T1N.18N., R1E.18E., W.M.  
KITITAS COUNTY, STATE OF WASHINGTON



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**SURVEY NOTES**

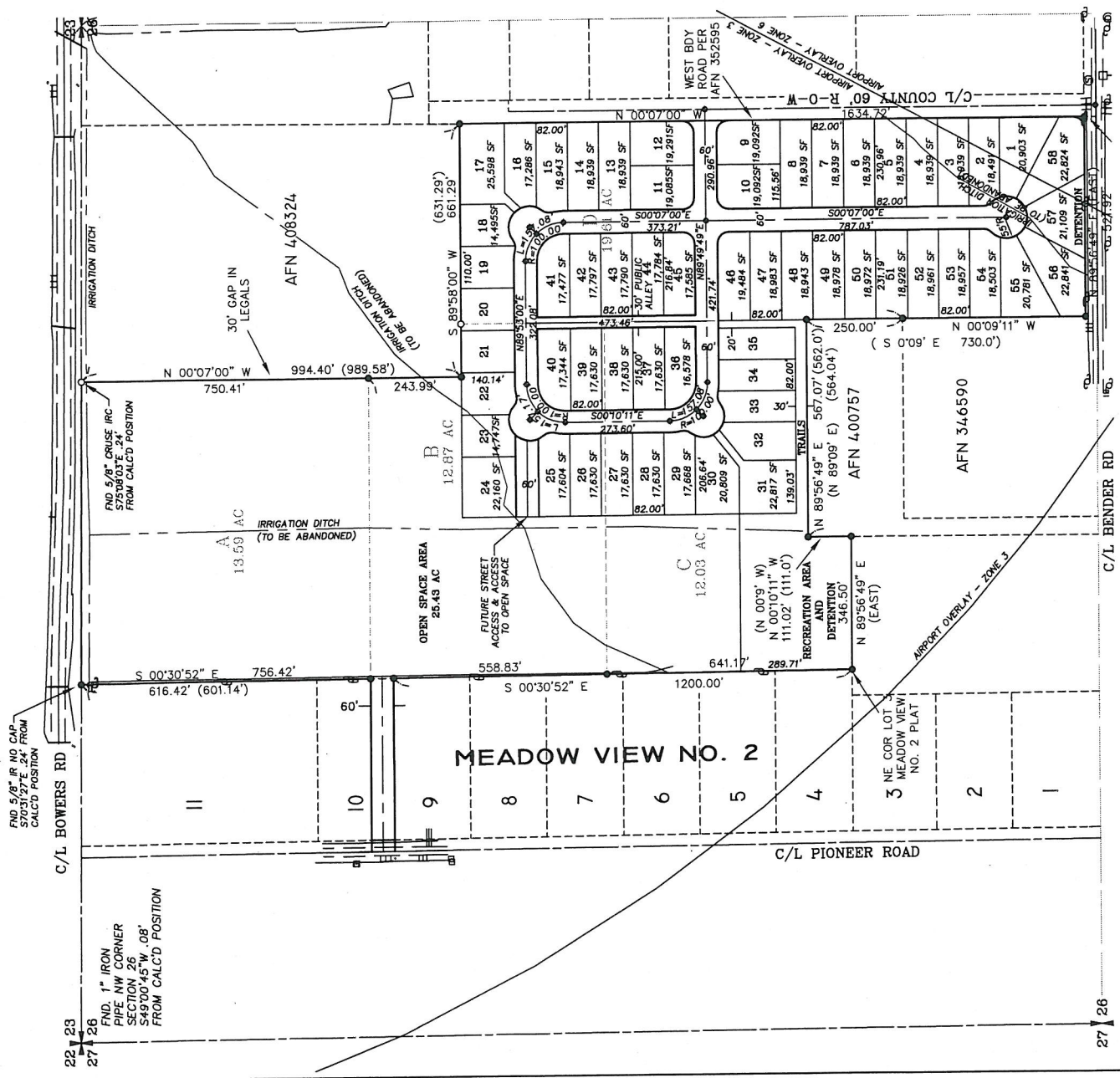
- AS LONG AS THE STORM DRAIN RETENTION AREAS ARE PRIVATELY OWNED AND OPERATED, THE CITY OF WASHINGTON SHALL NOT BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THESE AREAS. THE HOMEOWNERS ASSOCIATION SHALL ASSUME OPERATION AND MAINTENANCE RESPONSIBILITIES. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE TO OPERATE AND MAINTAIN PER THE REQUIREMENTS OF THE PLAT OR SHOULD THESE ENTITIES DISSOLVE THE OPERATION AND MAINTENANCE OF THIS REQUIREMENT SHALL BECOME THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION SHALL MAINTAINANCE TO BE IN ACCORDANCE WITH THE PRETENTIN DEPARTMENT OF ECOLOGY "BEST MANAGEMENT PRACTICES" MANUAL.
- PROPERLY HAS BEEN CONSIDERED AND THE SITE GENERALLY SLOPES FROM THE NORTH EAST TO THE SOUTH WEST AT AN AVERAGE SLOPE OF 1.50%.
- SEE WETLAND STUDY BY THE WETLAND CORPORATION DONE IN DECEMBER OF 2006.
- ALL PROPOSED ROADS WILL BE DEDICATED TO THE PUBLIC.



**NOTE:**  
THE EXISTING UTILITIES AS SHOWN ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE DEPTH, SIZE, AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.  
Call Before You Dig  
1-800-553-4344

**OWNER:**  
STARLITE CONSTRUCTION  
3909 164TH ST. SW  
LYNNWOOD WA 98037

**TOTAL ACREAGE:** 58.1 AC.  
**LOTS:** 58 (15,900 SQ. FT. AVG.)  
**SECTION:** 26  
**CITY:** CITY OF ELLENBURG  
**ZONE:** AG-3 (AOZ-3) TO BE REZONED TO SUBURBAN  
**EXISTING PARCEL NUMBER:** 18-18-26020-0020, -0023, -0024, -0025



**STARLITE ESTATES**  
LOCATED IN SECTION 26, T1N.18N., R1E.18E., W.M.  
KITITAS COUNTY, STATE OF WASHINGTON

**RECORDER'S CERTIFICATE**  
Filed for record this.....day of.....at.....M  
in book.....at page.....at the request of  
DAVID P. NELSON  
Surveyor's Name  
County Auditor

**SURVEYOR'S CERTIFICATE**  
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of.....STARLITE CONSTRUCTION  
in AUGUST 2008  
DAVID P. NELSON  
Certificate No. 18092

**STARLITE ESTATES**  
DWN BY  
MKK  
CHKD BY  
D.NELSON  
DATE  
08/06  
SCALE  
1"=200'  
JOB NO.  
06193  
SHEET  
1 of 2



**STARLITE ESTATES**  
 LOCATED IN SECTION 26, T4W.18N., RGE.18E., W.M.  
 KITTITAS COUNTY, STATE OF WASHINGTON

**EXISTING LEGAL DESCRIPTION:**

PARCELS A, B, C AND D OF THAT CERTAIN SURVEY AS RECORDED AUGUST 26, 2004, IN BOOK 30 OF SURVEYS, PAGE 129, UNDER AUDITOR'S FILE NO. 04-0060606, RECORDS OF TOWNSHIP OF TOWNSHIP NORTH RANGE 18 EAST, T4W.18N., RGE.18E., W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, ALSO BEING A PORTION OF LOT 10, MEADOW VIEW NO. 2, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 5 OF PLATS, PAGE 15, RECORDS OF SAID COUNTY.

**NOTES:**

1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-521 TOTAL STATION, THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
2. A NON-EXCLUSIVE UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG INTERIOR LOT LINES. THE 10 FOOT EASEMENT SHALL ABOUT THE EXTERIOR PLAT BOUNDARY AND INTERIOR ROAD RIGHT OF WAY. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
3. PER ROW 12.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITTITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
4. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE SECTION 12.05 OF THE KITTITAS COUNTY ROAD STANDARDS.
5. ACCORDING TO KORS 12.11.010 MAILBOX(S) SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE. SEE WSDOT STANDARD DRAWINGS 11-12 SHEET 1-3.
6. AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY.
7. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
8. THE SUBJECT PROPERTY IS WITHIN OR NEAR EXISTING AGRICULTURAL OR OTHER NATURAL RESOURCE AREAS ON WHICH A VARIETY OF ACTIVITIES MAY OCCUR THAT ARE NOT SUBJECT TO AGRICULTURAL OR OTHER NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. KITTITAS COUNTY HAS ADOPTED RIGHT TO FARM PROVISIONS CONTAINED IN THE SECTION 17.74 OF THE KITTITAS COUNTY ZONING CODE.
9. PORTIONS OF THIS PROPERTY ARE WITHIN ZONE 3 & 6 OF THE AIRPORT OVERLAY ZONE. PLEASE REFER TO
10. STORMWATER DETENTION AREA, RECREATIONAL AREA AND TRAILS SHALL CONTAIN EASEMENTS FOR ALL UTILITIES & ACCESS INCLUDING STORM, IRRIGATION AND ELECTRICAL.
12. ALL LOTS WITHIN PLAT TO BE ACCESSED VIA INTERIOR ROADS ONLY.

**BACKFLOW PREVENTION:** BACKFLOW ASSEMBLY AT THE SERVICE ENTRANCE ON LOTS 56 THROUGH 117 OF CURRIER CREEK ESTATES - DIVISION II PLAT. THE OWNER AGREES NOT TO INTERCONNECT, IN ANY FASHION, HIS/HER PRIVATE AUXILIARY WATER SYSTEM, AND TO DO NOTHING THAT WOULD LEAD TO THE OCCURRENCE OF A BACKFLOW EVENT. A CROSS CONNECTION IS A DIRECT LINK BETWEEN DOMESTIC WATER LINES AND A CONTAMINATED WATER SOURCE. BACKFLOW PREVENTION SHALL BE INSTALLED AND THIS IS NOT ALLOWED PER WAC-246-230-480. OWNER FURTHER AGREES TO ACCEPT FULL LEGAL RESPONSIBILITY FOR ALL DAMAGES INCURRED AS A RESULT OF ANY SUCH CROSS CONNECTION, INCLUDING BACKFLOW EVENTS. THE OWNER ACKNOWLEDGES THAT HE/SHE HAS BEEN INFORMED BY THE OFFICE OF THE BOARD OF HEALTH OF THE CITY OF PORTLAND OF THE REQUIREMENTS AND THE CONSEQUENCES OF A BACKFLOW EVENT.

**PRIVATE PLAT NOTE:**

PURCHASERS OF PROPERTY IN THE STARLITE ESTATES PLAT, A SINGLE FAMILY NEIGHBORHOOD, ACKNOWLEDGE AS AN ASPECT OF PROPERTY OWNERSHIP, THAT THEY ARE PURCHASING PROPERTY IN A PLANNED COMMUNITY. THIS PLANNED COMMUNITY WILL HAVE A DIVERSITY OF HOUSING TYPES AND LAND USES INCLUDING, BUT NOT LIMITED TO, HOUSING OF DIVERSE AFFORDANCES ATTACHED AND DETACHED, SINGLE AND MULTI-STORY, RENTAL AND PERMANENT RESOURCES.

This map correctly represents a survey made by me or under my direction in accordance with the request of STARLITE CONSTRUCTION, LLC at the request of STARLITE CONSTRUCTION, LLC in APRIL 2007.

DAVID P. NELSON DATE  
 Certificate No. 18092

Recorders Certificate  
 Filed for record this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ at \_\_\_\_\_ M  
 in book \_\_\_\_\_ of \_\_\_\_\_ at page \_\_\_\_\_ at the request of  
 DAVID P. NELSON  
 County Auditor Deputy County Auditor

**APPROVALS**

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS  
 EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_\_\_

COUNTY ENGINEER, DEPARTMENT OF PUBLIC WORKS

KITTITAS COUNTY HEALTH DEPARTMENT  
 I HEREBY CERTIFY THAT THE CURRIER CREEK DIV. II PLAT PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWAGE AND WATER SYSTEM HEREIN SHOWN DOES MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_\_\_

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR  
 I HEREBY CERTIFY THAT THE CURRIER CREEK DIV. II PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_\_\_

KITTITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITTITAS COUNTY TREASURER  
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.  
 PARCEL NO. 18-18-27030-0035  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_\_\_

KITTITAS COUNTY TREASURER

CERTIFICATE OF KITTITAS COUNTY ASSESSOR  
 I HEREBY CERTIFY THAT THE CURRIER CREEK DIV. II PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING.  
 PARCEL NO. 18-18-27030-0035  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_\_\_

KITTITAS COUNTY ASSESSOR

KITTITAS COUNTY BOARD OF COMMISSIONERS  
 EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_\_\_

BOARD OF COUNTY COMMISSIONERS  
 KITTITAS COUNTY, WASHINGTON

BY: CHAIRMAN \_\_\_\_\_  
 ATTEST: \_\_\_\_\_ CLERK OF THE BOARD

NOTICE: THE APPROVAL OF THIS PLAT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.



**Starlite Estates**

LOCATED IN SECTION 26, T4W. 18N., RGE. 18E., W.M.  
 KITTITAS COUNTY, STATE OF WASHINGTON

DWN BY MKK DATE 08/06 JOB NO. 06193  
 CHKD BY D. NELSON SCALE N.T.S. SHEET 2 OF 2

**Encompass**

ENGINEERING & SURVEYING

108 EAST 2ND STREET  
 CLE ELUM, WA 98922  
 PHONE: (509) 674-7433  
 FAX: (509) 674-7419

**DEDICATION**

KNOW ALL MEN BY THESE PRESENT THAT we, the undersigned people with interest in the herein described property, do hereby declare subdivide and plat as herein described, and dedicate to the use of the public forever all roads, streets, avenues, places or whatever public property shown hereon.

IN WITNESS WHEREOF, We have set our hands and seals.

D.J. HARDY - MANAGING MEMBER  
 STARLITE CONSTRUCTION, L.L.C.

ACKNOWLEDGEMENT  
 STATE OF WASHINGTON )  
 COUNTY OF \_\_\_\_\_ ) s.s.

On this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared \_\_\_\_\_, President of \_\_\_\_\_, and \_\_\_\_\_, Secretary, respectively, of the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that \_\_\_\_\_ authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared \_\_\_\_\_

STATE OF WASHINGTON )  
 COUNTY OF \_\_\_\_\_ ) s.s.

On this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared \_\_\_\_\_, President of \_\_\_\_\_, and \_\_\_\_\_, Secretary, respectively, of the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that \_\_\_\_\_ authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington, residing at \_\_\_\_\_, My appointment expires \_\_\_\_\_