

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-45618085

GUARANTEE

CHICAGO TITLE INSURANCE COMPANY, a Nebraska 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: February 7, 2017


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: 72156-45618085

UPDATED SUBDIVISION GUARANTEE

Order No.: 154191AM - Updated
Guarantee No.: 72156-45618085
Dated: June 8, 2017

Liability: \$1,000.00
Fee: \$350.00
Tax: \$28.70

Your Reference: Tract Z-2 and portion of Tract G-6

Assured: New Suncadia, LLC 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 of that certain Survey recorded April 18, 2017, under Auditor's File No. 201704180025 and filed in Book 40 of Surveys, Pages 210 and 211, records of Kittitas County, State of Washington; being Tract Z-2 and a portion of Tract G-6, of SUNCADIA, PHASE 1 DIVISION 3, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 9 of Plats, pages 94 through 120, 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

(SCHEDULE B)

Order No: 154191AM
Policy No: 72156-45618085

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: or call their office at (509) 962-7535.

Tax Year: 2017
Tax Type: County
Total Annual Tax: \$37,616.07
Tax ID #: 21930
Taxing Entity: Kittitas County Treasurer
First Installment: \$18,808.04
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2017
Second Installment: \$18,808.03
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2017
Affects: Tract Z-2

7. Tax Year: 2017
Tax Type: County
Total Annual Tax: \$1,791.56
Tax ID #: 11864
Taxing Entity: Kittitas County Treasurer
First Installment: \$895.78
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2017
Second Installment: \$895.78
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2017
Affects: Tract G-6

8. Liens, levies and assessments of the Community Enhancement as setforth 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.

9. Assessment in the amount of \$3,900 as setforth 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.
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.

Recorded: October 11, 1996
Instrument No.: 199610110015

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.

"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;

12. Agreement and the terms and conditions contained therein
Between: Kittitas County, a Washington municipal corporation
Subdivision Guarantee Policy Number: 72156-45618085

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. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Suncadia Phase I, Division 3, in Book 9 of Plats, pages 94 through 120,
Recorded: May 4, 2005
Book: Page:
Instrument No.: 200505040001
Matters shown:
 - a) Notes 1 through 9 thereon
 - b) Dedication thereon
 - c) 30 foot additional right of way (Suncadia Trail)
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: Suncadia Environmental Company, LLC, a Washington limited liability company
Purpose: Underground pipes and reservoir facilities
Recorded: February 20, 2007
Instrument No.: 200702200082
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: Suncadia Environmental Company, LLC, a Washington limited liability company
Purpose: Storm Drainage and Utilities
Recorded: April 30, 2007
Instrument No.: 200704300030
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: 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 40 of Surveys, pgs 210-211, Tract Z-2 and portion of Tract G-6, Suncadia Phase 1 Division 3, Book 9 of Plats, pgs 94-120.
- b. Note No. 1: 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 19 AND 20, T. 20 N., R. 15 E., W.M., KITTITAS COUNTY, WASHINGTON

LEGAL DESCRIPTIONS FOR EXISTING LOTS

TRACT A
TRACT Z-2, PLAT OF "SUNCADIA PHASE 1 DIVISION 3", AUDITOR'S FILE NO. 200505040001, BEING A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

TRACT B
TRACT G-6, PLAT OF "SUNCADIA PHASE 1 DIVISION 3", AUDITOR'S FILE NO. 200505040001, BEING A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

LEGAL DESCRIPTIONS FOR PROPOSED LOTS

TRACT A
TRACT Z-2, PLAT OF "SUNCADIA PHASE 1 DIVISION 3", AUDITOR'S FILE NO. 200505040001, BEING A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, TOGETHER WITH THAT PORTION OF TRACT G-6 OF SAID PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE MOST EASTERLY CORNER COMMON TO SAID TRACTS;
THENCE ALONG THE LINE COMMON TO SAID TRACTS, N 24°54'00" W, 143.78 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID COMMON LINE, N 56°06'11" W, 85.47 FEET;
THENCE CONTINUING ALONG SAID COMMON LINE, N 75°07'39" W, 58.98 FEET;
THENCE CONTINUING ALONG SAID COMMON LINE, N 51°53'18" W, 150.58 FEET;
THENCE CONTINUING ALONG SAID COMMON LINE, N 36°08'28" W, 142.74 FEET;
THENCE S 50°32'02" E, 438.26 FEET TO THE TRUE POINT OF BEGINNING,
CONTAINING 732,185 SQUARE FEET, MORE OR LESS.

TRACT B
TRACT G-6, PLAT OF "SUNCADIA PHASE 1 DIVISION 3", AUDITOR'S FILE NO. 200505040001, BEING A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, EXCEPT THAT PORTION THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE MOST EASTERLY CORNER COMMON TO SAID TRACT AND TRACT Z-2 OF SAID PLAT;
THENCE ALONG THE LINE COMMON TO SAID TRACTS, N 24°54'00" W, 143.78 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID COMMON LINE, N 56°06'11" W, 85.47 FEET;
THENCE CONTINUING ALONG SAID COMMON LINE, N 75°07'39" W, 58.98 FEET;
THENCE CONTINUING ALONG SAID COMMON LINE, N 51°53'18" W, 150.58 FEET;
THENCE CONTINUING ALONG SAID COMMON LINE, N 36°08'28" W, 142.74 FEET;
THENCE S 50°32'02" E, 438.26 FEET TO THE TRUE POINT OF BEGINNING,
CONTAINING 697,675 SQUARE FEET, MORE OR LESS.

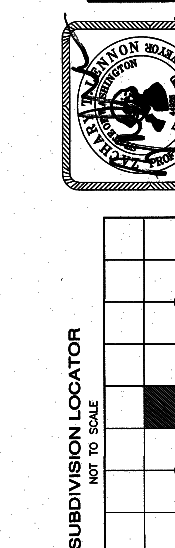
NOTES:
1. NO CORNERS HAVE BEEN SET IN CONJUNCTION WITH THIS SURVEY.
2. IT IS NOT THE INTENT OF THIS SURVEY TO DEPECT PLASHERS' COVENANTS, CONDITIONS OR RESTRICTIONS OF RECORD AFFECTING THE SITE.
3. FOR ADDITIONAL INFORMATION, SEE THE PLAT OF "SUNCADIA PHASE 1 DIVISION 3" AS RECORDED UNDER AUDITOR'S FILE NO. 200505040001.
4. THERE ARE NO EXISTING STRUCTURES LOCATED ON THESE TRACTS.
5. THE PURPOSE OF THIS SURVEY IS TO DEPECT THE NEW BOUNDARIES RESULTING FROM KITTITAS COUNTY BIA APPLICATION BL-17-00004.

SURVEY INSTRUMENTATION
SURVEYING PERFORMED IN CONJUNCTION WITH THIS RECORD OF SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES:
19" TOTAL STATION MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC-532-150-100
THREE DUAL FREQUENCY SURVEY GRADE GPS UNITS UTILIZING RAPID STATIC AND POST PROCESSING TECHNIQUES
PROCEDURE USED: FIELD TRAVERSE AND GPS WITH ACCURACY MEETING

BASIS OF BEARINGS
WASHINGTON STATE PLANE COORDINATE SYSTEM, SPHERICAL ZONE 10, NAD 83/21 PROJEKT IS REFERENCED VIA GPS TO NGS CONTROL POINTS "EASTON" (PID 500662) AND "J358" (PID 500459). THE DISTANCES SHOWN HEREIN ARE GROUND DISTANCES TO CONVERT FACTOR OF 0.999970347.

LEGEND
- CENTERLINE MONUMENT SET WITH THE PLAT OF "MOUNTAINSTAR PHASE 1 DIVISION 2 (PLAT ALTERATION)" BY WEAH A.F. NO. 200308160038, UNLESS OTHERWISE NOTED.
(R) = RADIAL
A = DELTA
R = RADIUS
L = ARC LENGTH
↔ = RADIAL BEARINGS AT LOT CORNER

SCALE: 1" = 100'
100 50 0 100 200

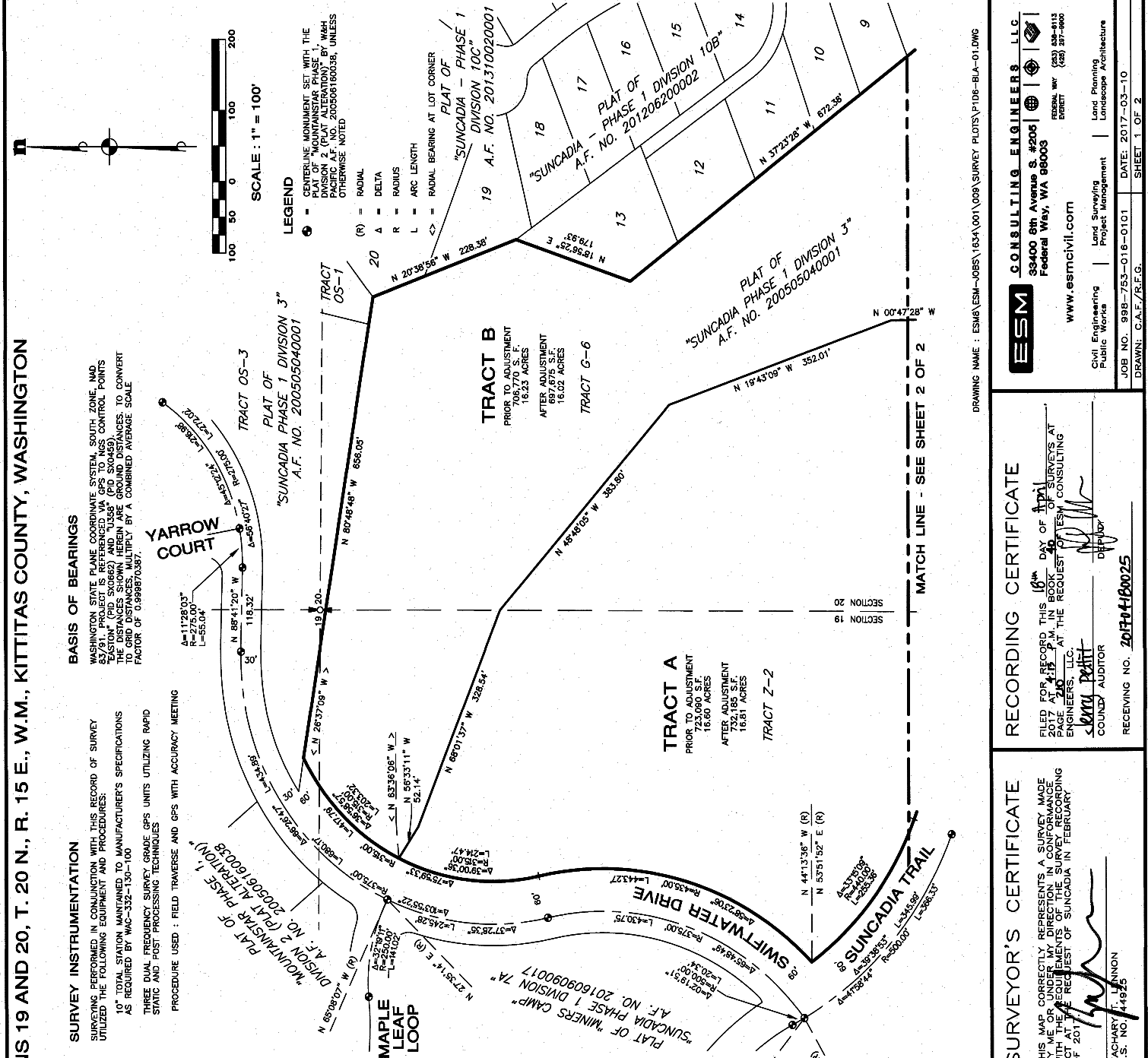


RECORDING CERTIFICATE
FILED FOR RECORD THIS 16th DAY OF APRIL 2017 AT 4:18 P.M. IN BOOK 46 OF SURVEYS AT ENGINEERS, L.L.C. AT THE REQUEST OF SUNCADIA CONSULTING

RECEIVING NO. 2017-4180025

ZACHARY L. LANNON
L.S. NO. 44925

DATE: 2017-03-10
SHEET 1 OF 2



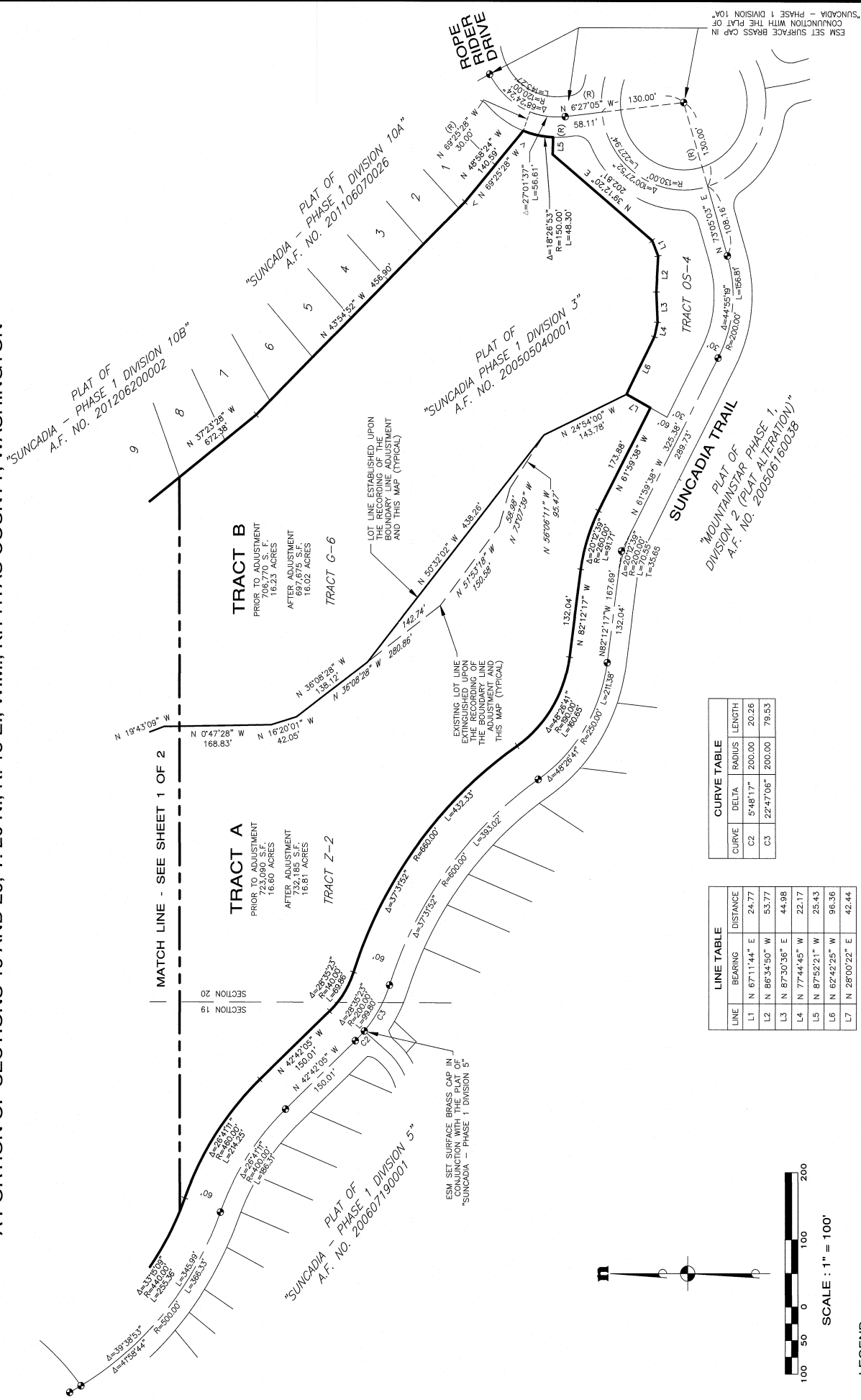
ESM CONSULTING ENGINEERS, L.L.C.
83400 8th Avenue S #206
Federal Way, WA 98003
www.esmcivil.com
Civil Engineering
Public Works
Job No. 988-753-018-010
DRAWN: C.A.F./R.F.G.

RECORDING CERTIFICATE
FILED FOR RECORD THIS 16th DAY OF APRIL 2017 AT 4:18 P.M. IN BOOK 46 OF SURVEYS AT ENGINEERS, L.L.C. AT THE REQUEST OF SUNCADIA CONSULTING

RECEIVING NO. 2017-4180025
ZACHARY L. LANNON
L.S. NO. 44925

DRAWING NAME: ESM\ESM-1095\1634\001\008\SURVEY PLATS\10B-BJA-01.DWG

A PORTION OF SECTIONS 19 AND 20, T. 20 N., R. 15 E., W.M., KITTITAS COUNTY, WASHINGTON



CURVE	DELTA	RADIUS	LENGTH
C2	5°48'17"	200.00	20.26
C3	22°47'06"	200.00	79.53

LINE	BEARING	DISTANCE
L1	N 67°11'44" E	24.77
L2	N 86°34'50" W	53.77
L3	N 87°30'36" E	44.88
L4	N 77°44'45" W	22.17
L5	N 87°52'21" W	25.43
L6	N 62°42'25" W	96.36
L7	N 28°00'22" E	42.44

DRAWING NAME : ESM\ESM-JOB5\1634\001\0008 SURVEY PLATS\10B-BLA-02.DWG

ESM CONSULTING ENGINEERS, LLC
 33400 8th Avenue S #205
 Federal Way, WA 98003
 FEDERAL WAY (253) 838-8113
 EVERETT (425) 297-9900
 www.esmcivil.com

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

JOB NO. 998-753-016-0101 DATE: 2017-02-10
 DRAWN: C.A.F./R.F.G. SHEET 2 OF 2

RECORDING CERTIFICATE

FILED FOR RECORD THIS 18th DAY OF April 2017 AT 4:15 P.M. IN BOOK 40 OF SURVEYS AT PAGE 21 AT THE REQUEST OF ESM CONSULTING ENGINEERS, LLC.

CLERK COUNTY AUDITOR

RECEIVING NO. 2017-04-18-025



- LEGEND**
- = CENTERLINE MONUMENT SET WITH THE PLAT OF "MOUNTAINSTAR PHASE 1, DIVISION 2 (PLAT ALTERATION)" BY WAH PACIFIC A.F. NO. 200506160038, UNLESS OTHERWISE NOTED
 - = RADIAL
 - △ = DELTA
 - R = RADIUS
 - L = ARC LENGTH
 - ↔ = RADIAL BEARING AT LOT CORNER