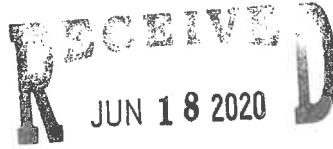


stewart title

SUBDIVISION GUARANTEE

ISSUED BY
STEWART TITLE GUARANTY COMPANY



Guarantee No.: G-0000-065907088

Fee: \$300.00

Order No.: 42663

Kittitas County CDS

Dated: November 20, 2019

Stewart Title Guaranty Company (the "Company"), guarantees the County of Kittitas and any City within which said subdivision is located in a sum not exceeding \$1,000.00 that, according to those public records which, under the recording laws, impart constructive notice of matters affecting the title to the land included within the exterior boundary shown on the map of the subdivision, the only parties having any record title interest in said land whose signatures are necessary, on the certificates consenting to the recordation of said map and offering for dedication any streets, roads, avenues and other easements offered for dedication by said map as referred to in the guarantee.

Signed under seal for the Company, but this Guarantee is to be valid only when it bears an authorized countersignature.

Countersigned by:



Matt Morris
President and CEO

Kittitas Title and Escrow, LLC
208 West 9th Avenue, Suite 6
Ellensburg, WA 98926
Agent ID: 470167

Denise Carraux
Secretary

For purposes of this form the "Stewart Title" logo featured above is the represented logo for the underwriter, Stewart Title Guaranty Company.

In writing this company please address it at P.O. Box 2029, Houston, Texas 77252, and refer to the printed Serial Number.

SUBDIVISION GUARANTEE

Prepared by:
Kittitas Title and Escrow, LLC
208 West 9th Avenue, Suite 6
Ellensburg, WA 98926

Order Number: 42663

Guarantee No.: G-0000-065907088

Effective Date: November 20, 2019 at 8:00AM

Premium: \$300.00
Sales Tax: \$24.90
Total: \$324.90

OWNERS: East Airport Road, LLC, a Washington limited liability company

LEGAL DESCRIPTION:

PARCEL A:

That portion of the South Half of Section 29, Township 20 North, Range 16 East, W.M., in the County of Kittitas, State of Washington, bounded by a line described as follows:

Beginning at the Southwest corner of Section 29;

Thence Easterly along the South line thereof 3,042.37 feet to the true point of beginning;

Thence North 1°03'17" East, 1,200.89 feet;

Thence North 88°56'47" West, 322.92 feet;

Thence North 1°03'17" East, 1,482.91 feet to the North line of said South Half of said Section 29;

Thence South 89°11'17" East, 845.65 feet along said North line;

Thence South 0°25'33" West, 606.79 feet;

Thence South 4°12'52" West, 381.54 feet;

Thence South 0°46'28" West, 1,696.10 feet to the South line of said Section 29;

Thence Westerly 516.66 feet along the South line thereof to the true point of beginning, EXCEPT the County Road right of way as shown on that certain Survey recorded at Auditor's File No. 511217 at Volume 15, page 137, records of said County.

EXCEPTING therefrom any portion lying within the right of way of Airport Road.

PARCEL B:

That portion of the Southeast Quarter of Section 29, Township 20 North, Range 16 East, W.M., Kittitas County, Washington, bounded by a line described as follows:

Beginning at the Northeast corner of said Southeast Quarter, the true point of beginning;

Thence South 0°25'33" West, 1,261.12 feet along the East line of said Southeast Quarter;

Thence North 89°11'17" West, 1,744.50 feet to Point "A";

Thence North 0°46'28" East, 273.44 feet;

Thence North 4°12'52" East, 381.54 feet;

Thence North 0°25'33" East, 606.79 feet to the North line of said Southeast Quarter;

Thence South 89°11'17" East, 1,717.63 feet along said North line to the true point of beginning.

Together with and subject to a 20 foot wide non-exclusive easement, running with the land, for ingress and egress, and utilities purposes, the boundaries of which easement shall lie 10 feet on each side of the following described centerline in the Southeast Quarter of Section 29, Township 20 North, Range 16 East, W.M. Kittitas County, Washington, as follows:

Beginning at the Southeast corner of said Southeast Quarter;
Thence North 89°20'30" West, 1,753.13 feet along the South line of said Southeast Quarter, said South line being the centerline of the County Road;
Thence North 0°46'28" East, 30.00 feet, more or less, to the Northerly right of way line of said County Road, the true point of beginning for this easement;
Thence continuing North 0°46'28" East, 1,392.66 feet to Point "A";
Thence continuing North 0°46'28" East, 273.44 feet;
Thence North 4°12'52" East, 350.00 feet to the end of this easement.

PARCEL C:

That portion of the Southeast Quarter of Section 29, Township 20 North, Range 16 East, W.M., in the County of Kittitas, State of Washington, which is bounded by a line described as follows:

Beginning at the Southeast corner of the Southeast Quarter of said section which is the true point of beginning;
Thence North 89°20'30" West, 1,753.13 feet;
Thence North 0°46'28" East, 1,422.66 feet;
Thence South 89°11'17" East, 1,744.50 feet;
Thence South 0°25'33" West, 1,417.98 feet, more or less, to the true point of beginning, EXCEPT the right of way for Airport County Road along the South boundary thereof.

Together with and subject to a 20 foot wide non-exclusive easement, running with the land, for access, egress, and utilities purposes, the boundaries of which easement shall lie 10 feet on each side of the following described centerline in the Southeast Quarter of Section 29, Township 20 North, Range 16 East, W.M. Kittitas County, Washington as follows:

Beginning at the Southeast corner of said Southeast Quarter;
Thence North 89°20'30" West, 1,753.13 feet along the South line of said Southeast Quarter, said South line being the centerline of the County Road;
Thence North 0°46'28" East, 30.00 feet, more or less, to the Northerly right of way line of said County Road, the true point of beginning for this easement;
Thence continuing North 0°46'28" east, 1,392.66 feet to Point "A", the end of this easement.
EXCEPTING therefrom any portion lying within the right of way of Airport Road.

SUBJECT TO:

1. General taxes for the year 2019 which have been paid.

Amount:	\$200.98
Levy code:	43
Land use/DOR code:	83
Map number:	20-16-29000-0006
Parcel number:	385035
Assessed value of land:	\$207,350.00
Assessed value of improvement:	\$0.00

Affects a portion of Parcel A

2. General taxes for the year 2019 which have been paid.

Amount:	\$24.90
Levy code:	43
Land use/DOR code:	88
Map number:	20-16-29000-0020
Parcel number:	19472
Assessed value of land:	\$160.00
Assessed value of improvement:	\$0.00

Affects the remainder of Parcel A

- 3. General taxes for the year 2019 which have been paid.
 - Amount: \$8,647.20
 - Levy code: 43
 - Land use/DOR code: 83
 - Map number: 20-16-29000-0010
 - Parcel number: 267336
 - Assessed value of land: \$145,000.00
 - Assessed value of improvement: \$1,130,100.00

Affects a portion of Parcel B

- 4. General taxes for the year 2019 which have been paid.
 - Amount: \$46.45
 - Levy code: 31
 - Land use/DOR code: 88
 - Map number: 20-16-29000-0011
 - Parcel number: 107336
 - Assessed value of land: \$480.00
 - Assessed value of improvement: \$0.00

Affects the remainder of Parcel B

- 5. General taxes for the year 2019 which have been paid.
 - Amount: \$351.10
 - Levy code: 43
 - Land use/DOR code: 83
 - Map number: 20-16-29000-0012
 - Parcel number: 458236
 - Assessed value of land: \$324,100.00
 - Assessed value of improvement: \$0.00

Affects Parcel C

- 6. POTENTIAL TAXES, PENALTIES AND INTEREST incurred by reason of a sale of the land, a change in the use or a withdrawal from the classified use of the property herein described pursuant to RCW 84.26, RCW 84.33 or RCW 84.34.

If the subject property is to continue under the special valuation, the notice of compliance on the forthcoming excise tax affidavit must be properly completed and submitted for approval to the Assessor's office before the time of recordation of the conveyance. Additional time will be required for this process.

If the subject property will not continue under the special valuation, Kittitas County will not accept an instrument of conveyance for recording unless the compensating tax has been paid.

The County Assessor's office requires 15 days advance notice regarding said matter.

- 7. **THE INSTRUMENT recorded under recording no. 201711140035, under which title is vested, contains a defective legal description and should be re-recorded to reflect the legal description as described in this Guarantee.**

- 8. EASEMENT, including terms and provisions contained therein:
 - Recorded: October 21, 1929
 - Recording no.: 97746
 - In favor of: The Pacific Telephone and Telegraph Company
 - For: Maintenance of three anchors with the necessary wires and fixtures thereon and all other stated purposes.

Affects: The legal description contained in said easement is not sufficient to determine its exact location.

Refer to the record of said instrument for full particulars.

9. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Ray A. Haskins, a bachelor
And: Fountain Alloway and Isis I. Alloway
Recorded: March 17, 1950
Recording no.: 214242
Purpose: Operation and maintenance of pumping plant

Refer to the record of said instrument for full particulars.

10. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Norman Henshaw and Hazel Henshaw, husband and wife
And: Fountain Alloway and Isis I. Alloway, husband and wife
Recorded: March 13, 1952
Recording no.: 228777
Purpose: Construction and maintenance of an open ditch

Refer to the record of said instrument for full particulars.

11. IRRIGATION DITCH EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Nicholas Fahey and Susan B. Fahey, husband and wife
And: Brian Frederick and Elizabeth Frederick, husband and wife
Recorded: November 14, 1974
Recording no.: 393650

Refer to the record of said instrument for full particulars.

12. EASEMENT, including terms and provisions contained therein:

Recorded: November 30, 1984
Recording no.: 484477
In favor of: Plum Creek Timber Company, Inc., a Delaware Corporation
For: Rights of way and all other stated purposes.
Affects: Refer to said instrument for the exact location.

Said Easement was corrected May 5, 1988 by document recorded under Auditor's File No. 520299.

Affects Parcels B and D

Refer to the record of said instrument for full particulars.

13. EASEMENT, as disclosed in Real Estate Contract, including terms and provisions contained therein:

Recorded: August 22, 1986
Recording no.: 498212
In favor of: Sandra R. Fredericksen, a single person
For: access, egress, utilities and all other stated purposes
Affects: Refer to said instrument for the exact location.

Said easement contains a provision for sharing in the cost of maintenance, repair or reconstruction by the common users.

Affects Parcels A, B and C

Refer to the record of said instrument for full particulars.

14. EASEMENT, as disclosed in Real Estate Contract, including terms and provisions contained therein:
Recorded: May 7, 1997
Recording no.: 504331
In favor of: Sandra R. Fredericksen, a single person
For: access, egress, utilities and all other stated purposes.
Affects: The legal description contained in said easement is not sufficient to determine its exact location.

Said easement contains a provision for sharing in the cost of maintenance, repair or reconstruction by the common users.

Affects Parcels A and C

Refer to the record of said instrument for full particulars.

15. YOUNGER DITCH EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
Between: Chad Cooper and Vera Cooper, husband and wife, Robert O. Berglund and Pauline M. Berglund, husband and wife, R.Y. Baker and Vivian Baker, husband and wife, Norman Henshaw and Hazel Henshaw, husband and wife, Nick Janetski and Anne Janetski, husband and wife, Carl Sulky and Olga Sulky, husband and wife, Loma Hayden, a widow, and Ray A. Haskins, a bachelor
And: Fountain Alloway and Isis I. Alloway, husband and wife
Recorded: July 14, 1964
Recording no.: 314029

Refer to the record of said instrument for full particulars.

16. EASEMENT, including terms and provisions contained therein:
Recorded: July 26, 2011
Recording no.: 201107260023
In favor of: R & R Cable Company, a Washington Corporation
For: access, utilities, and all other stated purposes
Affects: Refer to said instrument for the exact location.

Refer to the record of said instrument for full particulars.

17. A RECORD OF SURVEY and any and all matters relating thereto and disclosed thereby:
Recorded: July 6, 1987
Recording no.: 505628
Book: 15
Page: 71

Affects Parcel C

18. A RECORD OF SURVEY and any and all matters relating thereto and disclosed thereby:
Recorded: March 15, 1988
Recording no.: 511216
Book: 15
Page: 136

19. A RECORD OF SURVEY and any and all matters relating thereto and disclosed thereby:
Recorded: March 15, 1988
Recording no.: 511217
Book: 15
Page: 137

20. A RECORD OF SURVEY and any and all matters relating thereto and disclosed thereby:
Recorded: August 14, 2003
Recording no.: 200308140048

Book: 29
Page: 43-44

21. RESERVATIONS AND EXCEPTIONS, including the terms and conditions thereof:
Reserving: Minerals
Reserved by: Northern Pacific Railway Company
Recorded: February 7, 1902
Recording no.: Book 1, Page 502

Note: No examination has been made as to the current ownership of said mineral estate.

Refer to the record of said instrument for full particulars.

Affects Parcels A, B, and C

22. RESERVATIONS AND EXCEPTIONS, including the terms and conditions thereof:
Reserving: Minerals
Reserved by: Northern Pacific Railway Company
Recording no.: 263172

Note: No examination has been made as to the current ownership of said mineral estate.

Refer to the record of said instrument for full particulars.

23. RESERVATIONS AND EXCEPTIONS, including the terms and conditions thereof:
Reserved by: PCTC, Inc., a Delaware Corporation
Recorded: June 30, 1989 and February 7, 1992
Recording no.: 521473 and 546455

Note: No examination has been made as to the current ownership of the mineral estate reserved in said instrument.

Refer to the record of said instrument for full particulars.

24. PENDENCY OF YAKIMA COUNTY SUPERIOR COURT CAUSE NUMBER 77-2-01484-5, State of Washington Department of Ecology, plaintiff vs. James J. Acquavella, et al, defendants; notice of which is given by Lis Pendens recorded on October 14, 1977 under Auditor's file number 417302 and by supplemental notice of Lis Pendens recorded on June 4, 1980 under Auditor's file number 442263; being an action for the determination of the rights to divert, withdraw, or otherwise make use of the surface waters of the Yakima River Drainage Basin, in accordance with the provisions of Chapters 90.03 and 90.44, Revised Code of Washington.

Attorney for plaintiff: Charles B. Roe, Jr., Senior Assistant Attorney General

NOTE: The policy/policies to be issued include as one of the General Exceptions "Water rights, claims or title to water", the action referred to herein involves such water rights and so will not appear on said policy/policies as a Special Exception.

SUBDIVISION GUARANTEE

Order Number: 42663

Guarantee No.: G-0000-065907088

This Guarantee and the legal description given herein are based upon information supplied by the applicant as to the location and identification of the premises in question, and no liability is assumed for any discrepancies resulting therefrom. This report does not represent either a commitment to insure title, an examination of or opinion as to the sufficiency or effect of the matters shown, or opinion as to the marketability of title to the land.