

CHICAGO TITLE INSURANCE COMPANY

a corporation, herein called the Company,

GUARANTEES

Policy No. 72030- 4225

CRUSE & ASSOCIATES

herein called the Assured, against actual loss not exceeding the liability amount stated above which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

- 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 above.

Dated: APRIL 15, 2005 AT 8:00 A.M.

CHICAGO TITLE INSURANCE COMPANY

By Maureen Wyatt
Authorized Signature

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.

Issued by:
AMERITITLE
P.O. BOX 617
101 WEST 5TH AVENUE
ELLENSBURG, WA 98926
(509) 925-1477

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KITITAS COUNTY
CDS

SUBDIVISION GUARANTEE

Office File Number : 0097506
Guarantee Number : 48 0035 72030 4225
Dated : April 15, 2005, at 8:00am
Liability Amount : \$ 1,000.00
Premium : \$ 200.00
Tax : \$ 15.40

Your Reference : B & T Brunner Family

Name of Assured: Cruse & Associates

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:

Parcel C of that certain Survey as recorded February 24, 1998, in Book 23 of Surveys, at pages 77 and 78, under Auditor's File No. 199802240011, records of Kittitas County, State of Washington; being a portion of the Southeast Quarter of Section 2, Township 20 North, Range 14 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

B & T BRUNNER FAMILY LIMITED PARTNERSHIP

END OF SCHEDULE A

(SCHEDULE B)

File No. 0097506

Guarantee Number: 48 0035 72030 4225

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 for 2005, payable after February 15, 2005, which become delinquent after April 30, 2005, if first half not paid.

	<u>Full year</u>	<u>First 1/2</u>	<u>Second 1/2</u>
Amount :	\$ 1,103.61	\$ 551.81	\$ 551.80
Tax No. :	20.14.02043.0002 (R13141)		
5. Unrecorded easement in favor of the Northern Pacific Railway Company across the Southeast Quarter of the Southeast Quarter and the Northwest Quarter of the Southeast Quarter of said Section 2, as disclosed by Certificate of Withdrawal dated August 17, 1972, recorded August 17, 1972, under Kittitas County Auditor's File No. 377461.
6. Pendency of Yakima County Superior Court Cause No. 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, in Volume 90, page 589, under Kittitas County recording number 417302, and supplemental notice of Lis Pendens recorded June 4, 1980, in Volume 131, page 63, under Auditor's File No. 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)
7. Exceptions and Reservations as contained in Instrument
From : Arastou Monjazebe, who acquired the property as his separate estate
Dated : October 6, 1999
Recorded : January 11, 2000
Auditor's File No. : 200001110015, as follows:

"Mineral rights which are retained by seller, his heirs, successors and assigns.

END OF EXCEPTIONS

(SCHEDULE B)

File No. 0097506

Guarantee Number: 48 0035 72030 4225

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

MW/bj

2cc: Marsha
Cruse & Associates
P. O. Box 959
Ellensburg WA 98926

FROM		ANGLE	DIST	NORTH	EAST	TO
*****	PT/PT INVERSE	(C1)				
*****	START			1003618.49002	995080.27350	636
636	INV	N 87 25 14	E	308.28	1003632.36456	995388.24443 713
						Brunner Prop Cor
713	INV	S 16 12 48	E	338.20	1003307.61193	995482.67542 715
						Brunner Prop Cor
715	INV	S 66 31 07	W	372.21	1003159.30468	995141.29041 714
						Brunner Prop Cor
	RADIAL	S 70 41 56	W			
	DELTA	16 09 29	RT			
	RADIUS			904.93		
	TAN			128.45		
	L-ARC			255.20		
	RADIAL	S 86 51 24	W			
	RP			1003458.41524	995995.35708	109
714	CHORD	N 11 13 20	W	254.35	1003408.79623	995091.78918 67
	TAN@PT	N 3 08 36	W			
67	INV	N 3 08 36	W	210.01	1003618.49002	995080.27350 636

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NO CLOSURE ERROR Area = 138844.38 sq ft 1003618.49002 995080.27350 636
 FROM ANGLE DIST NORTH EAST TO
 3.18743 ac

FROM		ANGLE	DIST	NORTH	EAST	TO
*****	PT/PT INVERSE	(CZ)				
*****	START			1003159.30468	995141.29041	714
						Brunner Prop Cor
714	INV	N 66 31 07	E	372.21	1003307.61193	995482.67542 715
						Brunner Prop Cor
715	INV	S 16 12 48	E	212.78	1003103.29878	995542.08523 712
						Brunner Prop Cor
712	INV	S 56 48 55	E	91.04	1003053.46749	995618.27957 711
						Brunner Prop Cor
	RADIAL	N 54 10 40	W			
	DELTA	6 55 57	LT			
	RADIUS			678.95		
	TAN			41.12		
	L-ARC			82.15		
	RADIAL	N 61 06 37	W			
	RP			1002656.09966	996168.79510	132
711	CHORD	S 32 21 21	W	82.10	1002984.11586	995574.34249 157
	TAN@PT	S 28 53 23	W			
157	INV	S 28 53 23	W	251.77	1002763.68234	995452.70829 142
	RADIAL	S 61 06 37	E			
	DELTA	100 22 55	RT			
	RADIUS			20.00		
	TAN			24.00		
	L-ARC			35.04		
	RADIAL	S 39 16 18	W			
	RP			1002773.34484	995435.19726	141
142	CHORD	S 79 04 51	W	30.73	1002757.86180	995422.53727 140
	TAN@PT	N 50 43 42	W			
	RADIAL	S 39 16 18	W			
	DELTA	31 25 37	RT			
	RADIUS			904.93		
	TAN			254.59		

2

=====
 NO CLOSURE ERROR Area = 138844.38 sq ft 1003618.49002 995080.27350 636
 FROM ANGLE DIST NORTH EAST TO
 =====

		PT/PT INVERSE								
		C2								
*****		START								
714	INV	N	66	31	07	E	372.21	1003307.61193	995482.67542	715
Brunner Prop Cor										
715	INV	S	16	12	48	E	212.78	1003103.29878	995542.08523	712
Brunner Prop Cor										
712	INV	S	56	48	55	E	91.04	1003053.46749	995618.27957	711
Brunner Prop Cor										
	RADIAL	N	54	10	40	W				
	DELTA		6	55	57	LT				
	RADIUS						678.95			
	TAN						41.12			
	L-ARC						82.15			
	RADIAL	N	61	06	37	W				
	RP							1002656.09966	996168.79510	132
711	CHORD	S	32	21	21	W	82.10	1002984.11586	995574.34249	157
	TAN@PT	S	28	53	23	W				
157	INV	S	28	53	23	W	251.77	1002763.68234	995452.70829	142
	RADIAL	S	61	06	37	E				
	DELTA		100	22	55	RT				
	RADIUS						20.00			
	TAN						24.00			
	L-ARC						35.04			
	RADIAL	S	39	16	18	W				
	RP							1002773.34484	995435.19726	141
142	CHORD	S	79	04	51	W	30.73	1002757.86180	995422.53727	140
	TAN@PT	N	50	43	42	W				
	RADIAL	S	39	16	18	W				
	DELTA		31	25	37	RT				
	RADIUS						904.93			
	TAN						254.59			
	L-ARC						496.36			
	RADIAL	S	70	41	54	W				
	RP							1003458.41524	995995.35708	109
140	CHORD	N	35	00	53	W	490.16	1003159.30468	995141.29041	714
Brunner Prop Cor										
	TAN@PT	N	19	18	04	W				

=====
 NO CLOSURE ERROR Area = 142435.02 sq ft 1003159.30468 995141.29041 714
 FROM ANGLE DIST NORTH EAST TO
 =====

		PT/PT INVERSE								
		C3								
*****		START								
713	INV	N	87	25	14	E	204.77	1003641.58037	995592.80606	709
Brunner Prop Cor										
709	INV	S	27	01	42	E	450.67	1003240.13545	995797.60350	710
Brunner Prop Cor										
710	INV	S	46	24	36	W	133.84	1003147.85533	995700.66595	155
	RADIAL	N	43	35	24	W				
	DELTA		10	35	16	LT				
	RADIUS						678.95			
	TAN						62.91			
	L-ARC						125.46			
	RADIAL	N	54	10	40	W				

TAN@PT N 19 18 0 W

NO CLOSURE ERROR FROM		Area = 142435.02 sq ft		3.26986 ac		1003159.30468		995141.29041		714	
		ANGLE		DIST		NORTH		EAST		TO	
*****		PT/PT INVERSE		C3		START		1003632.36456		995388.24443 713	
713	INV	N	87 25 14	E	204.77	1003641.58037	995592.80606	709	Brunner Prop Cor		
709	INV	S	27 01 42	E	450.67	1003240.13545	995797.60350	710	Brunner Prop Cor		
710	INV	S	46 24 36	W	133.84	1003147.85533	995700.66595	155	Brunner Prop Cor		
	RADIAL	N	43 35 24	W							
	DELTA		10 35 16	LT							
	RADIUS						678.95				
	TAN						62.91				
	L-ARC						125.46				
	RADIAL	N	54 10 40	W							
	RP						1002656.09966	996168.79510	132		
155	CHORD	S	41 06 58	W	125.29	1003053.46749	995618.27957	711	Brunner Prop Cor		
	TAN@PT	S	35 49 20	W							
711	INV	N	56 48 55	W	91.04	1003103.29878	995542.08523	712	Brunner Prop Cor		
712	INV	N	16 12 48	W	550.98	1003632.36456	995388.24443	713	Brunner Prop Cor		

NO CLOSURE ERROR FROM		Area = 130686.26 sq ft		3.00014 ac		1003632.36456		995388.24443		713	
		ANGLE		DIST		NORTH		EAST		TO	
*****		PT/PT INVERSE		C4		START		1003641.58037		995592.80606 709	
709	INV	N	87 25 14	E	563.60	1003666.94555	996155.83294	635	Brunner Prop Cor		
	RADIAL	N	79 57 40	E							
	DELTA		56 26 56	RT							
	RADIUS						138.91				
	TAN						74.56				
	L-ARC						136.86				
	RADIAL	S	43 35 24	E							
	RP						1003642.73079	996019.04640	135		
635	CHORD	S	18 11 08	W	131.39	1003542.11695	996114.82618	152	Brunner Prop Cor		
	TAN@PT	S	46 24 36	W							
152	INV	S	46 24 36	W	437.98	1003240.13545	995797.60350	710	Brunner Prop Cor		
710	INV	N	27 01 42	W	450.67	1003641.58037	995592.80606	709	Brunner Prop Cor		

NO CLOSURE ERROR FROM		Area = 130681.97 sq ft		3.00005 ac		1003641.58037		995592.80606		709	
		ANGLE		DIST		NORTH		EAST		TO	
*****		PT/PT INVERSE		Total		START		1003618.49002		995080.27350 636	
636	INV	N	87 25 14	E	1076.65	1003666.94555	996155.83294	635	Brunner Prop Cor		
	RADIAL	N	79 57 40	E							
	DELTA		56 26 56	RT							

2

FROM		ANGLE		DIST	NORTH	EAST	TO
=====							
*****	PT/PT INVERSE						
*****	START				1003618.49002	995080.27350	636
636	INV	N 87 25 14	E	308.28	1003632.36456	995388.24443	713
713	INV	S 16 12 48	E	338.20	1003307.61193	995482.67542	715
715	INV	S 66 31 07	W	372.21	1003159.30468	995141.29041	714
	RADIAL	S 70 41 56	W				
	DELTA	16 09 29	RT				
	RADIUS			904.93			
	TAN			128.45			
	L-ARC			255.20			
	RADIAL	S 86 51 24	W				
	RP				1003458.41524	995995.35708	109
714	CHORD	N 11 13 20	W	254.35	1003408.79623	995091.78918	67
	TAN@PT	N 3 08 36	W				
67	INV	N 3 08 36	W	210.01	1003618.49002	995080.27350	636

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KITITAS COUNTY
CDS

NO CLOSURE ERROR FROM Area = 138844.38 sq ft 3.18743 ac

1003618.49002 995080.27350 636

FROM ANGLE DIST NORTH EAST TO

=====

FROM		ANGLE		DIST	NORTH	EAST	TO
=====							
*****	PT/PT INVERSE						
*****	START				1003159.30468	995141.29041	714
714	INV	N 66 31 07	E	372.21	1003307.61193	995482.67542	715
715	INV	S 16 12 48	E	212.78	1003103.29878	995542.08523	712
712	INV	S 56 48 55	E	91.04	1003053.46749	995618.27957	711
	RADIAL	N 54 10 40	W				
	DELTA	6 55 57	LT				
	RADIUS			678.95			
	TAN			41.12			
	L-ARC			82.15			
	RADIAL	N 61 06 37	W				
	RP				1002656.09966	996168.79510	132
711	CHORD	S 32 21 21	W	82.10	1002984.11586	995574.34249	157
	TAN@PT	S 28 53 23	W				
157	INV	S 28 53 23	W	251.77	1002763.68234	995452.70829	142
	RADIAL	S 61 06 37	E				
	DELTA	100 22 55	RT				
	RADIUS			20.00			
	TAN			24.00			
	L-ARC			35.04			
	RADIAL	S 39 16 18	W				
	RP				1002773.34484	995435.19726	141
142	CHORD	S 79 04 51	W	30.73	1002757.86180	995422.53727	140
	TAN@PT	N 50 43 42	W				
	RADIAL	S 39 16 18	W				
	DELTA	31 25 37	RT				
	RADIUS			904.93			
	TAN			254.59			
	L-ARC			496.36			

2

RP 1003458.1524 995995.35708 109

140 CHORD N 35 00 53 W 490.16 1003159.30468 995141.29041 714

TAN@PT N 19 18 04 W Brunner Prop Cor

NO CLOSURE ERROR Area = 142435.02 sq ft 1003159.30468 995141.29041 714
FROM ANGLE DIST NORTH EAST TO

PT/PT INVERSE (C3)
***** START 1003632.36456 995388.24443 713

713 INV N 87 25 14 E 204.77 1003641.58037 995592.80606 709
Brunner Prop Cor

709 INV S 27 01 42 E 450.67 1003240.13545 995797.60350 710
Brunner Prop Cor

710 INV S 46 24 36 W 133.84 1003147.85533 995700.66595 155

RADIAL N 43 35 24 W

DELTA 10 35 16 LT

RADIUS 678.95

TAN 62.91

L-ARC 125.46

RADIAL N 54 10 40 W

RP

155 CHORD S 41 06 58 W 125.29 1003053.46749 995618.27957 711
Brunner Prop Cor

TAN@PT S 35 49 20 W

711 INV N 56 48 55 W 91.04 1003103.29878 995542.08523 712
Brunner Prop Cor

712 INV N 16 12 48 W 550.98 1003632.36456 995388.24443 713
Brunner Prop Cor

NO CLOSURE ERROR Area = 130686.26 sq ft 1003632.36456 995388.24443 713
FROM ANGLE DIST NORTH EAST TO

PT/PT INVERSE (C4)
***** START 1003641.58037 995592.80606 709
Brunner Prop Cor

709 INV N 87 25 14 E 563.60 1003666.94555 996155.83294 635

RADIAL N 79 57 40 E

DELTA 56 26 56 RT

RADIUS 138.91

TAN 74.56

L-ARC 136.86

RADIAL S 43 35 24 E

RP

635 CHORD S 18 11 08 W 131.39 1003542.11695 996114.82618 152

TAN@PT S 46 24 36 W

152 INV S 46 24 36 W 437.98 1003240.13545 995797.60350 710
Brunner Prop Cor

710 INV N 27 01 42 W 450.67 1003641.58037 995592.80606 709
Brunner Prop Cor

NO CLOSURE ERROR Area = 130681.97 sq ft 1003641.58037 995592.80606 709
FROM ANGLE DIST NORTH EAST TO

PT/PT INVERSE
***** START Total 1003618.49002 995080.27350 636

636 INV N 87 25 14 E 1076.65 1003666.94555 996155.83294 635

DELTA 56 26 56 RT
 RADIUS 3.91
 TAN 74.56
 L-ARC 136.86

RADIAL S 43 35 24 E
 RP

635 CHORD S 18 11 08 W 131.39 1003642.73079 996019.04640 135
 TAN@PT S 46 24 36 W 1003542.11695 996114.82618 152

152 INV S 46 24 36 W 571.81 1003147.85533 995700.66595 155
 RADIAL N 43 35 24 W

DELTA 17 31 13 LT
 RADIUS 678.95
 TAN 104.62

L-ARC 207.61
 RADIAL N 61 06 37 W

155 CHORD S 37 38 59 W 206.80 1002656.09966 996168.79510 132
 TAN@PT S 28 53 23 W 1002984.11586 995574.34249 157

157 INV S 28 53 23 W 251.77 1002763.68234 995452.70829 142
 RADIAL S 61 06 37 E

DELTA 100 22 55 RT
 RADIUS 20.00
 TAN 24.00

L-ARC 35.04
 RADIAL S 39 16 18 W

142 CHORD S 79 04 51 W 30.73 1002773.34484 995435.19726 141
 TAN@PT N 50 43 42 W 1002757.86180 995422.53727 140

RADIAL S 39 16 18 W
 DELTA 47 35 06 RT

RADIUS 904.93
 TAN 398.98
 L-ARC 751.56

RADIAL S 86 51 24 W
 RP

140 CHORD N 26 56 09 W 730.14 1003408.79623 995091.78918 67
 TAN@PT N 3 08 36 W

67 INV N 3 08 36 W 210.01 1003618.49002 995080.27350 636

=====
 NO CLOSURE ERROR Area = 542647.69 sq ft 1003618.49002 995080.27350 636
 12.45748 ac

2