

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-47372018

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: September 30, 2020



Kittitas Co. CDS

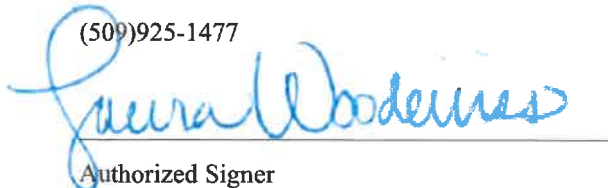
Issued by:

AmeriTitle, LLC

101 W Fifth Ave.

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: 72156-47372018

Received By: Encompass

OCT 23 2020

Engineering and Surveying

20125

SUBDIVISION GUARANTEE

Order No.: 407931AM
Guarantee No.: 72156-47372018
Dated: September 30, 2020 at 7:30 A.M.

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

Assured: Encompass Engineering & Surveying

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:

That portion of the Southwest Quarter of Section 15, Township 22 North, Range 11 East, W.M., County of Kittitas, State of Washington, as shown and described on the record of survey drawing prepared by Western Pacific Engineering, Inc., dated November 1991, and as described as follows:

Commencing at the Northeast corner of Lot 1 in the plat of Hyak Estates No. 1, recorded in Volume 4 of Plats, on pages 36 and 37, as found under the Kittitas County Auditor's File No. 341703; thence South 88°37'21" East, coincident with the South right of way boundary line of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company's tunnel, a distance of 199.49 feet to the East boundary line of the Southwest Quarter of the Northwest Quarter of said Section 15, said course being parallel with and 100.00 feet Southerly of the centerline of the right of way for said railroad; thence South 00°29'48" West, coincident with the Southerly right-of-way boundaryline of said railroad, a distance of 50.01 feet to an angle point in said right-of-way boundary line that is 150.00 feet Southerly of the centerline of the right-of-way of said railroad; thence South 14°15'13" East, a distance of 494.84 feet to the point of beginning, to the Northwest corner of the parcel described in the legal description as found in Book 27 of Official Records, on page 364, as found under the Kittitas County Auditor's File No. 372986, to the South right-of-way boundary line of the county road known as Hyak Drive East, and to the South boundary line of the plat known as Hyak Estates No. 3 as per plat recorded in Volume 4 of Plats, on pages 63 through 65, as found under the Kittitas County Auditor's File No. 350174; thence North 90°00'00" West, coincident with the South right-of-way boundary of said Hyak Drive East and the South boundary line of said Hyak Estates No. 3 Plat, a distance of 123.17 feet to a point that lies on the Southerly extension of the Northeasterly right-of-way boundary line of Hyak Drive East going Northwest; thence South 14°14'05" East, a distance of 727.30 feet to the Northwest corner of the plat of Suncrest, a condominium, as described in Book 219 of Official Records, on page 439, as found under the Kittitas County Auditor's File No. 485441; thence on the following two (2) courses, coincident with the Northwesterly, and the Northeasterly boundary line of said Suncrest Plat:

1. North 72°12'51" East, a distance of 105.66 feet;
2. South 12°17'09" East, a distance of 173.80 feet to the Southeast corner of said Suncrest plat;

Thence North 72°12'51" East, a distance of 124.77 feet; thence South 31°22'16" East, a distance of 324.21 feet; thence North 88°39'19" East, a distance of 146.42 feet to the Southwest right-of-way boundary line of the county road known as Keechelus Drive, and to the Southwest boundary line of the plat known as Hyak Estates No. 3 as per plat recorded in Volume 4 of Plats, on pages 63 through 65, as found under the Kittitas County Auditor's File No. 350174; thence North 14°42'21" West, coincident with the Southwest right-of-way boundary line of said Keechelus Road and the Southwest boundary line of said Hyak Estates No. 3 Plat, a distance of 699.05 feet to the Southeast corner of the parcel described in the legal description as found in Book 27 of Official Records, on page 364, as found under the Kittitas County Auditor's File No. 372986; thence on the following two (2) courses, coincident with the Southeast boundary line and the Southwest boundary line of the parcel described in the legal description as found in Book 27 of Official Records, on page 364, as found under the Kittitas County Auditor's File No. 372986:

1. South 75°44'47" West, a distance of 337.03 feet;
2. North 14°15'13" West, a distance of 500.00 feet to the point of beginning.

Also known as Parcel B of that certain Survey as recorded April 12, 1994, in Book 20 of Surveys, pages 16 and 17, under Auditor's File No. 569769, records of Kittitas County, Washington; being a portion of the Southwest Quarter of Section 15, Township 22 North, Range 11 East, W.M., in the County of Kittitas, State of Washington.

TRACT B:

Lot 4, of RAMPART ROW SHORT PLAT, Kittitas County Short Plat No. SP-19-00002, as recorded July 7, 2020, in Book L of Short Plats, pages 198 through 201, under Auditor's File No. 202007070031, records of Kittitas County, State of Washington; being a portion of the West Half of Section 15, Township 22 North, Range 11 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

Ski Lifts, Inc., a Washington Corporation, as to Tract A
East Peak Development, LLC, a Washington limited liability company, as to Tract B

END OF SCHEDULE A

(SCHEDULE B)

Order No: 407931AM
Policy No: 72156-47372018

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: <http://taxsifter.co.kittitas.wa.us> or call their office at (509) 962-7535.

Tax Year: 2020
Tax Type: County
Total Annual Tax: \$5,344.51
Tax ID #: 895936
Taxing Entity: Kittitas County Treasurer
First Installment: \$2,672.26
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2020
Second Installment: \$2,672.25
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2020
Affects: Tract A

7. Taxes, including any assessments collected therewith, for the prior years, are paid. A new Parcel Number has been assigned as shown:
Year: 2021
New Parcel No.: 961450
Affects: Tract B

8. 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.

Affects: Tract B

9. The provisions contained in Waiver of Damages,
Recorded: October 4, 1927,
Volume: 45, Pages 579 through 584
Instrument No.: 87809.
As follows: "The right expressly reserved by the Northern Pacific Railway Company, and Northwestern Improvement Company, their successors and assigns, to cross the right-of-way for said road at grade or otherwise with logging railroads and other facilities for handling and transporting logs, poles, piling and other forest products. Subject to the conditions aforesaid, the Northern Pacific Railway Company and the Northwestern Improvement Company hereby waive all claims for damages that may be sustained by them by reason of the construction of said road across said described land."

Affects: Portions of Sections 9 and 15 and other land.

10. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: The United States of America
Purpose: Transmission line and access road easement
Recorded: July 17, 1961
Instrument No.: 290399
Book 108 of Deeds, Page 301 through 308
Affects: The South Half of the Southwest Quarter, the Northwest Quarter of the Southwest Quarter of Section 15 and the Northeast Quarter of the Northeast Quarter of Section 21

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: The United States of America
Purpose: Road way and electric and telephone lines
Recorded: November 7, 1962
Instrument No.: 300558
Book 111 of Deeds, Page 187 through 194
Affects: A portion of Section 15

12. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Chicago, Milwaukee, St. Paul and Pacific Railroad Company, a Wisconsin corporation.
Recorded: November 27, 1964
Book: 117 of Deeds, Page 143 through 145
Instrument No.: 317163
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.
Affects: A portion of Sections 15 and 21

13. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in deed:

Subdivision Guarantee Policy Number: 72156-47372018

Purpose: Water line and system
Recorded: November 27, 1964
Instrument No.: 317163
Book 117 of Deeds, Page 143 through 145
Affects: A portion of Sections 15 and 21

14. Relinquishment of all existing, future or potential easements for access, light, view and air, and all rights of ingress, egress to, from and between said premises and the highway or highways to be constructed on lands conveyed by Deed recorded April 26, 1968, in Volume 128, page 796, in the office of the recording officer of Kittitas County, Washington, under recording No. 346479.
To: The State of Washington
Affects: A portion of Section 15
 15. Agreement and the terms and conditions contained therein
Between: Hyak Skiing Corporation, a Washington corporation, and Sewer District No. 1, Kittitas County, Washington, a municipal corporation
Recorded: June 6, 1968
Book 111, Page 89
Instrument No.: 347702
Affects: The Southwest Quarter of said Section 15 and a portion of Section 9
 16. Agreement and the terms and conditions contained therein
Between: Ski Acres, Inc., a Washington corporation, and Sewer District No. 1, Kittitas County, Washington, a municipal corporation
Recorded: June 6, 1968
Book 111, Page 109
Instrument No.: 347704
- Contract Addendum dated February 19, 1975, recorded March 12, 1975, under Auditor's File No. 395611.
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: United States of America
Purpose: Roadway
Recorded: September 30, 1968
Instrument No.: 350158
Volume 130 of Deeds, Page 617
Affects: Portions of Section 15
 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: Kittitas County Sewer District No. 1, Kittitas County, Washington, a municipal corporation
Purpose: Sewer mains
Recorded: December 11, 1968
Instrument No.: 351534
Volume 131, Page 583
Affects: The Southwest Quarter of Section 15

19. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: A parking lot and for parking purposes
Recorded: September 6, 1973
Instrument No.: 384974
Volume 43, Page 71
Affects: Portion of Section 15
20. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: Ingress, egress and utilities
Recorded: September 9, 1973
Instrument No.: 384975
Volume 43, Page 73
Affects: Portion of Section 15
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: Puget Sound Power & Light Company and Cascade Telephone Co.
Purpose: Underground electric transmission and distribution line
Recorded: October 18, 1973
Instrument No.: 385720
Volume 44, Page 54
Affects: A portion of Section 15
22. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: Ingress and egress
Recorded: May 18, 1979
Instrument No.: 432565
Volume 115, Page 217
Affects: A portion of the Southwest Quarter of Section 15
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: Puget Sound Power & Light Company, a Washington corporation
Purpose: Electric transmission and/or distribution lines
Recorded: December 2, 1983
Instrument No.: 475572
Volume 195, Page 256
Affects: A portion of the Southeast Quarter of the Southwest Quarter of Section 15
24. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Kittitas County Sewer District No. 1, Kittitas County, Washington
Purpose: Sewer mains
Recorded: November 21, 1984
Instrument No.: 484336
Volume 216, Page 521
Affects: A portion of the Southwest Quarter of Section 15

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: Port Quendall Development Co., Inc., a Washington corporation
Purpose: Parking for Suncrest Condominium
Recorded: November 21, 1984
Instrument No.: 485528
Volume 220, Page 1
Affects: A portion of the Southwest Quarter of Section 15
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: Port Quendall Development Co., Inc., a Washington corporation
Purpose: Parking for Suncrest Condominium
Recorded: January 30, 1985
Instrument No.: 485531
Volume 220, Page 69
Affects: A portion of the Southwest Quarter of Section 15
27. Water Provision Agreement, and the terms and conditions contained therein
Between: Snoqualmie Pass Sewer District of King and Kittitas Counties, Washington, a municipal corporation, Hyak Property Owners Association, a Washington nonprofit corporation, and Pacific West Mountain Resort Joint Venture, a Washington partnership
Recorded: May 2, 1986
Volume 244, Page 62
Instrument No.: 495292
Affects: Portions of Section 15
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: Snoqualmie Pass Sewer District of King and Kittitas Counties, Washington, a municipal corporation
Purpose: Storage tank access
Recorded: August 29, 1986
Instrument No.: 498430
Volume 249, Page 114
Affects: A portion of the Southwest Quarter of Section 15
29. Easement for District Water Pipe, including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:
Granted To: Snoqualmie Pass Sewer District of King and Kittitas Counties, Washington, a municipal corporation
Recorded: August 29, 1986
Instrument No.: 498432
Affects: A portion of Section 15
30. Easement for Reservoir Distribution Water Line, including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:
Granted To: Snoqualmie Pass Sewer District of King and Kittitas Counties, Washington, a municipal corporation
Recorded: August 29, 1986
Instrument No.: 498433
Volume 249, Page 126
Affects: A portion of the Southwest Quarter of Section 15

31. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Summit Communications, Inc., a Washington corporation
Purpose: Right of way for maintenance and operation of a cable television system
Recorded: February 24, 1988
Instrument No.: 510870
Volume 271, Page 796
Affects: The Northeast Quarter of the Northeast Quarter of Section 21 and portions of the Southwest Quarter of Section 15 and other land
32. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Port Quendall Development Co., Inc., a Washington corporation
Purpose: Use of parking lot for vehicular parking purposes
Recorded: March 7, 1988
Instrument No.: 511066
Volume 272, Page 223
Affects: A portion of the Southwest Quarter of Section 15
33. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Ski Acres, Inc., a Washington corporation
Purpose: Ingress, egress, access and water lines
Recorded: May 29, 1992
Instrument No.: 549305
Affects: A portion of said premises
34. The provisions contained in Instrument,
Recorded: July 27, 1992,
Volume 333, Page 966
Instrument No.: 551003.
As follows: "Possible easement rights and/or encroachments disclosed by Exhibit "E" attached thereto."
Affects: Portions of Section 15
35. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: April 12, 1994
Book: 20 of Surveys Pages: 16 and 17
Instrument No.: 569769
Matters shown:
a) Location of Snow Making building in relation to property boundary
36. An easement, including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Snoqualmie Pass Utility District, King and Kittitas Counties, Washington, a municipal corporation
Purpose: District water pipe and fire hydrants
Recorded: October 23, 1998
Instrument No.: 199810230002
Affects: A portion of Section 15

37. 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: Ski Lifts, Inc., a Washington corporation
Lessee: Cellco Partnership d/b/a Verizon Wireless
Disclosed by: Recital in Memorandum of Land Lease Agreement
Date: July 27, 2004
Recorded: August 9, 2004
Instrument No.: 200408090029
Term: Five (5) years, which term is subject to four (4) additional five (5) year extension periods
Affects: Portions of Sections 5, 9, 15 and 21
38. Affidavit Regarding Integration of Ski Resort, and the terms and conditions contained therein
Between: CNL Income Snoqualmie, LLC, a Delaware limited liability company, and CNL Income Snoqualmie TRS Corp., a Delaware corporation
Recorded: April 25, 2007
Instrument No.: 200704250050
- Said document is a re-record of document recorded March 15, 2007, under Auditor's File No. 200703150020.
39. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: A sixteen and one half (16 1/2) foot wide easement
Recorded: May 16, 2008
Instrument No.: 200805160046
Affects: That portion of said premises which abuts former Chicago, Milwaukee, St. Paul and Pacific Railroad Company right-of-way
40. 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: Utility systems
Recorded: November 2, 2010
Instrument No.: 201011020023
Affects: Portions of Section 15
41. 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: To construct, operate, maintain, repair, replace, improve, remove and enlarge one or more utility systems for purposes of transmission, distribution and sale of electricity.
Recorded: November 2, 2010
Instrument No.: 201011020024
Affects: A portion of said premises
42. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: November 2, 2012
Book: 38 of Surveys Page: 103
Instrument No.: 201211020016
Matters shown:
a) Location of edge of gravel
b) Location of a "walk" in relation to property boundary

43. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Sundance Homeowners Association
Purpose: Installing, operating and maintaining a propane tank
Recorded: November 10, 2015
Instrument No.: 201511100006

(Said easement contains a reversion paragraph).
44. 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: Cellco Partnership, a Delaware general partnership d/b/a Verizon Wireless
Lessee: ATC Sequoia LLC, a Delaware limited liability company
Disclosed by: Memorandum of Lease
Date: January 20, 2016
Recorded: February 11, 2016
Instrument No.: 201602110034
45. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: December 11, 2017
Book: 41 of Surveys Page: 73 through 76
Instrument No.: 201712110032
Matters shown:
a) Easements as disclosed thereon
46. Unrecorded Easement Agreement
Between: Boyne Properties - Washington, LLC, a Washington limited liability company and Ski Lifts, Inc., a Washington corporation
Dated: January 1, 2017
As disclosed by information provided to The Company.
47. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Ski Lifts, Inc., a Washington corporation
Recorded: June 25, 2018
Instrument No.: 201806250026
Purpose: Ingress and egress over and through said property
48. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$40,000,000.00
Trustor/Grantor: Ski Lifts, Inc., a Washington corporation
Trustee: Fidelity National Title Company of Washington, Inc.
Beneficiary: Wells Fargo Bank, N.A.
Dated: May 7, 2018
Recorded: June 25, 2018
Instrument No.: 201806250027
Affects: Said premises and other land

An agreement to modify the terms and provisions of said Deed of Trust as therein provided:
Recorded: June 24, 2020
Instrument No.: 202006240090

49. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$400,000,000.00
Trustor/Grantor: Ski Lifts, Inc., a Washington corporation
Trustee: Fidelity National Title Company of Washington, Inc.
Beneficiary: Wilmington Trust, N.A.
Dated: May 7, 2018
Recorded: June 25, 2018
Instrument No.: 201806250028
- An agreement to modify the terms and provisions of said Deed of Trust as therein provided:
Recorded: July 3, 2019
Instrument No.: 201907030016
- An agreement to modify the terms and provisions of said Deed of Trust as therein provided:
Recorded: May 21, 2020
Instrument No.: 202005210021
50. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: June 6, 2018
Book: 41 of Surveys, Pages: 144 through 147
Instrument No.: 201806060015
Matters shown:
a) Notes contained thereon
- Said survey amends and supercedes survey recorded May 24, 2018 under Auditor's File No. 201805240034.
51. Memorandum of First Lien-Second Lien Intercreditor Agreement, including the terms and provisions thereof,
Recorded: May 21, 2020
Instrument No.: 202005210020
Between: Wilmington Trust, National Association, as collateral agent for the Second Secured Parties
And: Wells Fargo Bank, National Association, as collateral agent for the First Priority Secured Parties
52. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Rampart Row Short Plat,
Recorded: July 7, 2020
Book: L of Short Plats, Page: 198 through 201
Instrument No.: 202007070031
Matters shown:
a) Location of type 4 stream
b) Notes contained thereon

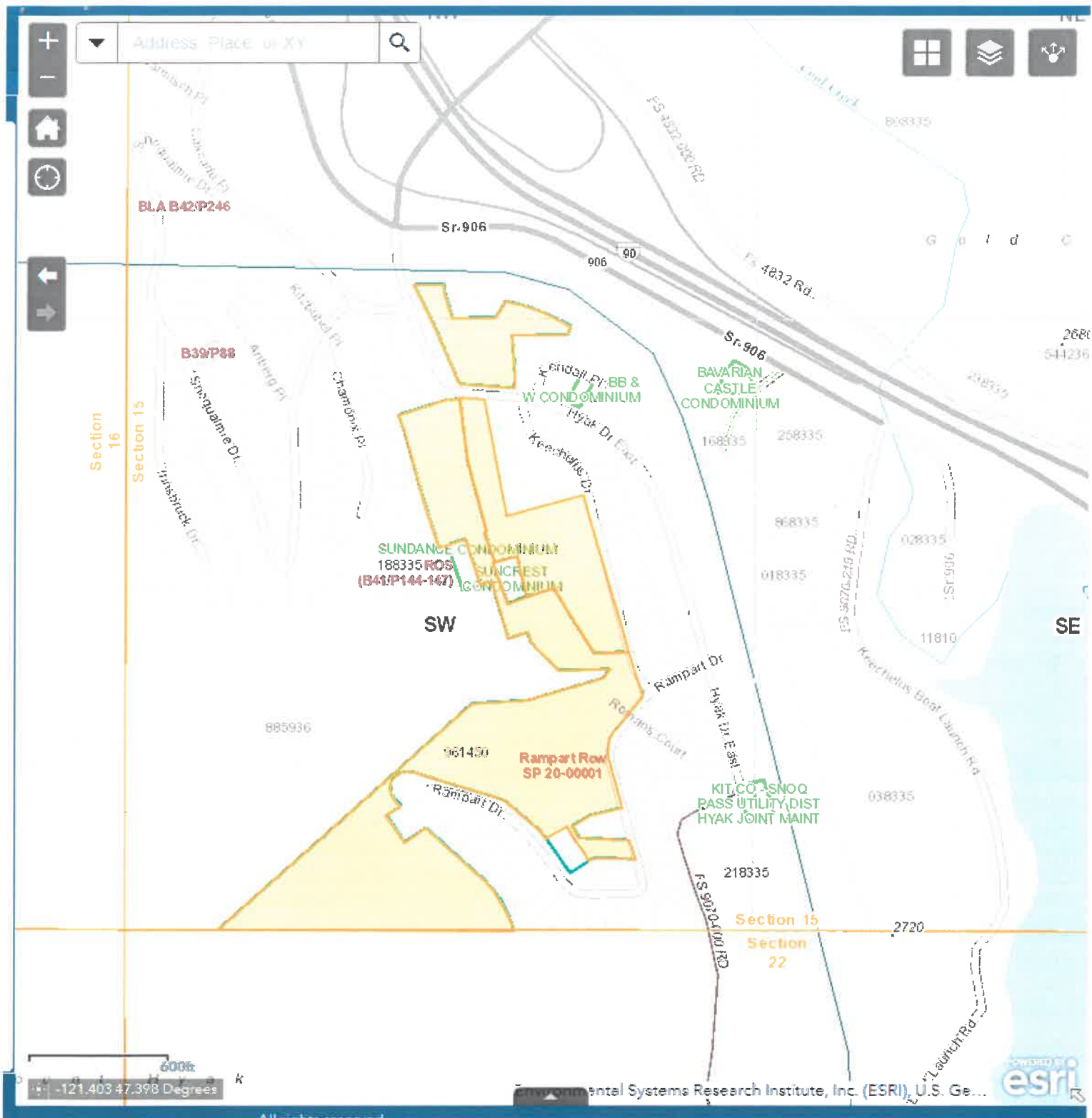
END OF EXCEPTIONS

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: Ptn of the SW Quarter of Section 15, Township 22N, Range 11E, W.M Book 20 of Surveys, pgs 16-17, ptn SW Quarter of Section 15, Township 22N, Range 11E, W.M. and Lot 4, of RAMPART ROW SHORT PLAT, Book L of Short Plats, pgs 198-201, ptn of the W Half of Section 15, Township 22N, Range 11E, W.M.
- b. 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).

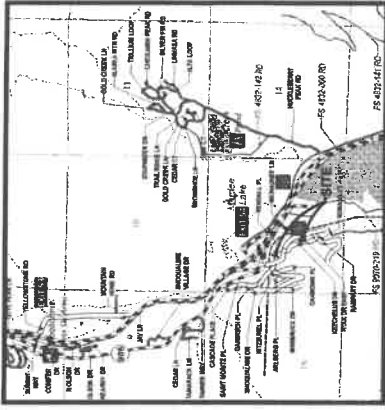
END OF GUARANTEE



SP-19-00002
SPF-20-00001

RAMPART ROW SHORT PLAT

A PORTION OF THE WEST 1/2 OF SECTION 15,
TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M.,
KITITAS COUNTY, WASHINGTON



VICINITY MAP - N.T.S.

LEGEND

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- FOUND IRON PIPE
- FOUND IRON ROD
- FOUND IRON ROD & CAP, LS 45503, UNLESS OTHERWISE NOTED
- FOUND MAG NAIL & WASHER, LS 45503
- SET 5/8" IRON ROD & CAP, LS 45503
- RADIAL BEARING
- RECORD INFORMATION

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 EAST PEAK DEVELOPMENT LLC

IN JUNE 2020
DUSTIN L. PERCE
CERTIFICATE NO. 45503
DATE 6/16/2020

AUDITOR'S CERTIFICATE 202007070031

FILED FOR RECORD THIS 7th DAY OF JULY 2022 AT 11:03 AM
IN BOOK 1 OF SHORT PLATS AT PAGE 1918 AT THE REQUEST OF

AUSTIN L. PERCE
SURVEYOR'S NAME
JERALD V. PETTIT
County Auditor
Dustin L. Perce, Deputy

Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Ste. 201 • Issaquah, WA 98027 • Ph: (425) 392-0250
Eastern Washington Division
407 Swilwater Blvd. • Cle Elum, WA 98922 • Ph: (509) 674-7433

RAMPART ROW SHORT PLAT

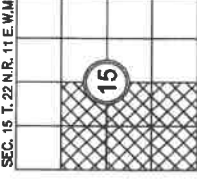
PREPARED FOR
EAST PEAK DEVELOPMENT LLC
A PORTION OF THE WEST 1/2 OF SECTION 15,
TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M.,
KITITAS COUNTY, WASHINGTON

DWN BY	DATE	JOB NO.
G.W.	06/2020	19026
CHKD BY	SCALE	SHEET
M.K.K./D.L.P.	1" = 200'	1 OF 4

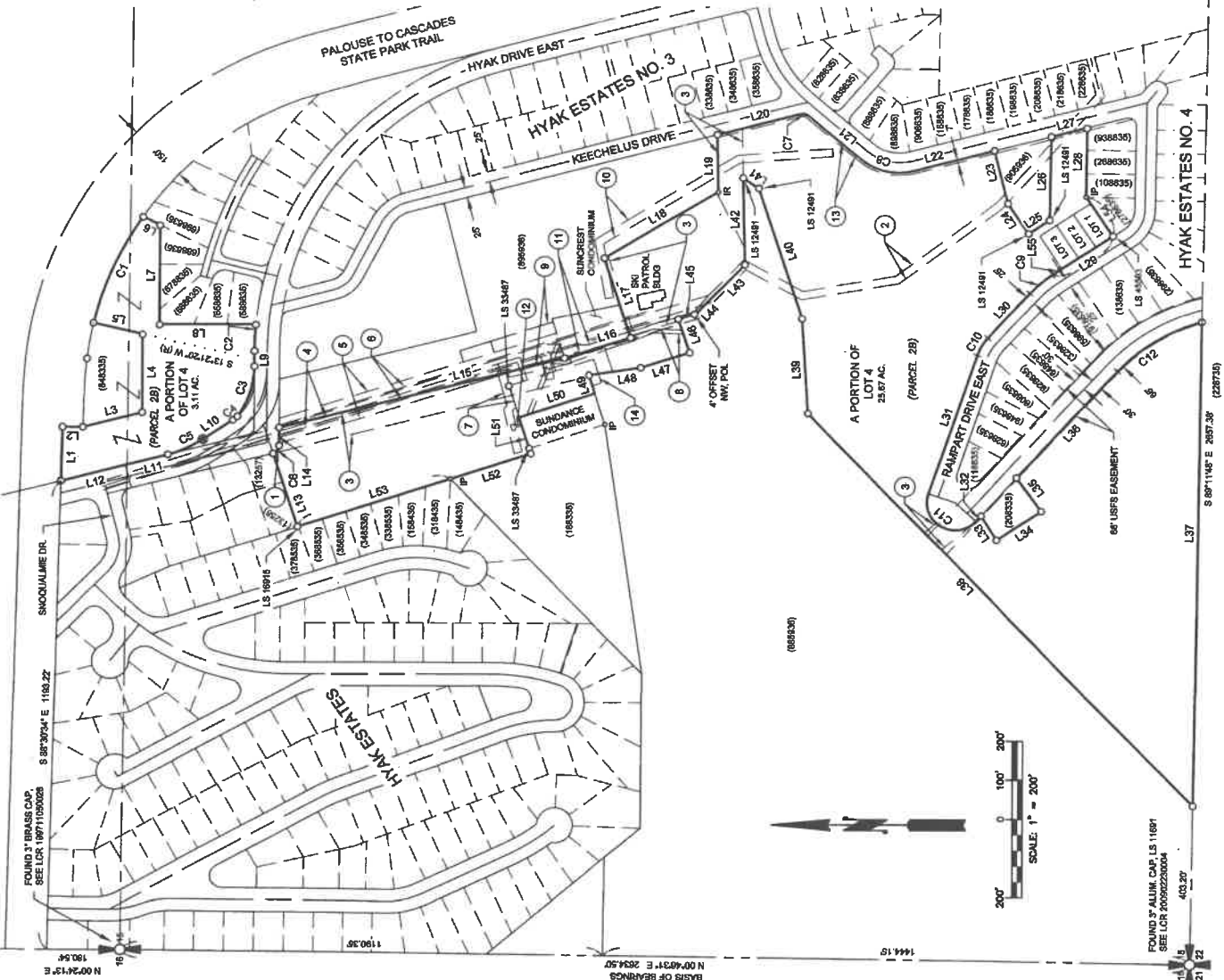


6/16/2020

INDEX LOCATION
SEC. 15 T. 22 N. R. 11 E. W.M.



CALC. NOT
FOUND OR SET



SCALE: 1" = 200'

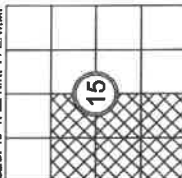
FOUND 3" ALUM. CAP. LS 11697
SEE LCR 20060220004



	SECTION CORNER, AS NOTED
	QUARTER CORNER, AS NOTED
	QUARTER CORNER, AS NOTED
	FOUND IRON PIPE
	FOUND IRON ROD
	FOUND IRON ROD & CAP, LS 45° UNLESS OTHERWISE NOTED
	FOUND MAG NAIL & WASHER, L
	SET 58° IRON ROD & CAP, LS 45°
	RADIAL BEARING
	RECORD INFORMATION



INDEX LOCATION
SEC. 15 T. 22 N. R. 11 E. W. 4.



2020 0707 0031

FILED FOR RECORD THIS 7th DAY OF July 2022 AT 11:03 AM.
IN BOOK 1 OF Short Pleas AT PAGE 199 AT THE REQUEST OF

DUSTIN L. PIERCE
SURVEYOR'S NAME
JERALD V. PETTIT
County Auditor

Encompass
ENGINEERING & SURVEYING

Western Washington Division
65 NE Juniper Street, Ste. 201 • Issaquah, WA 98027 • Ph: 407 Swiftwater Blvd. • Cle Elum, WA 98922 • Ph:

RAMPART ROW SHORT PLAT

EAST PEAK DEVELOPMENT LLC
A PORTION OF THE WEST 1/2 OF SECTION 15,
TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M.

OWN BY	DATE	JOB NO.
G.W.	06/2020	19026
CHKD BY	SCALE	SHEET
M.K.K./D.L.P.	1" = 20'	2 OF 4

APPROVALS

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED THIS 12 DAY
OF JULY A.D., 2022

W. G. R. C. R.

COMMUNITY DEVELOPMENT SERVICES

I HEREBY CERTIFY THAT THE "RAMPART ROW" SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.

WITNESSED THIS 15TH DAY OF JULY A.D., 2020

KITTITAS COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SHORT PLAY HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITTITAS COUNTY CODE CHAPTER 13.

EXPIRATION DATE: 7/6 DAY OF June AD, 2020

CERTIFICATE OF COUNTY TREASURER

DATED THIS 20th DAY OF July A.D.,
1900
RITKAS COUNTY TREASURER

ORIGINAL TAX PARCEL NO. 198335

RAMPART ROW SHORT PLAT
A PORTION OF THE WEST 1/2 OF SECTION 15,
TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M.,
KITITAS COUNTY, WASHINGTON

SP-19-00002
SPF-20-00001

PROPERTY OWNER:

EAST PEAK DEVELOPMENT, LLC
10000 10TH AVENUE, SUITE 100
SEATTLE, WA 98102-8050

PROPERTY INFORMATION:

PARCEL NO. 188335
MAP NO. 22-11-18035-0001
LOT SOURCE: SNOQUALMIE PASS UTILITY DISTRICT
SEWER SOURCE: SNOQUALMIE PASS UTILITY DISTRICT
ZONE: F.U.D., COMMERCIAL, FOREST, RESIDENTIAL & LANDROUS TYPE 1

LEGAL DESCRIPTION PER NEXTITLE TITLE & ESCROW COMPANY ORDER NO. 10004-0221752:

PARCEL 28 OF THAT CERTAIN SURVEY AS RECORDED JUNE 8, 2018, IN BOOK 41 OF SURVEYS, PAGES 144 THROUGH 147, UNDER AUDITOR'S FILE NO. 2018080016, RECORDS OF KITITAS COUNTY, WASHINGTON, BEING A PORTION OF THE WEST HALF OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

SITUATE IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

SURVEY NOTES:

- THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE PARCELS AS SHOWN HEREON AND TO FACILITATE EASEMENTS AND EASEMENTS FOR APPROVAL FOR AN APPLICATION FOR A SHORT PLAT SUBMITTED SEPARATELY TO KITITAS COUNTY.
- THIS SURVEY WAS PERFORMED USING A TRIMBLE R8 GNSS AND A TRIMBLE S7 3" TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 352-150-090.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
- AN ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
 - BOOK 1 OF PLATS, PAGES 36-37, APR. 341703
 - BOOK 4 OF PLATS, PAGES 44-46, APR. 346682
 - BOOK 5 OF PLATS, PAGES 83-85, APR. 350174
 - BOOK 5 OF PLATS, PAGES 18-19, APR. 354037
 - BOOK 5 OF PLATS, PAGES 41-42, APR. 354037
 - BOOK 5 OF PLATS, PAGES 41-42, APR. 484531
 - BOOK 6 OF PLATS, PAGES 148-151, APR. 18800327017
 - BOOK 20 OF SURVEYS, PAGES 15-17, APR. 399769
 - BOOK 41 OF SURVEYS, PAGES 72-76, APR. 20172110002
 - BOOK 41 OF SURVEYS, PAGES 72-76, APR. 20172110002
 - BOOK 41 OF SURVEYS, PAGES 144-147, APR. 2018080016
- ALL RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON AND THE SURVEYS REFERENCED THEREON.
- THE BASIS OF BEARINGS IS ESTABLISHED PER THE FOUND MONUMENTS ALONG THE WEST BOUNDARY LINE OF THE SOUTHWEST QUARTER OF SECTION 15.

HORIZONTAL DATUM:

BEARINGS ON THIS SURVEY ARE ON THE WASHINGTON STATE PLANE COORDINATE SYSTEM (SOUTH ZONE, N.A.D. 83 (2011). ALL DISTANCES SHOWN HEREON ARE GROUND SCALE BASED ON A COMBINED SCALE FACTOR (CSF) OF 0.99987785. MULTIPLY CSF BY GROUND DISTANCE TO OBTAIN GRID DISTANCES.

SHORT PLAT NOTES:

- A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
- PER ROW 17.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
- ANY FUTURE SUBDIVISION OR LOT IS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE THE KITITAS COUNTY ROAD STANDARDS.
- 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.
- MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
- ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
- THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUND WATER ACT OR ANY OTHER ACT OR RULE THEREOF WILL NOT BE SUBJECT TO COUNTERCLAIM BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
- NO VARIANCES FOR SETBACK ENCROACHMENT SHALL BE APPROVED FOR ANY LOTS CREATED BY THIS SHORT PLAT.
- ENVIRONMENTAL AND STATUTORY REVIEW MAY BE REQUIRED FOR ALL CURRENT AND FUTURE DEVELOPMENT, CONSTRUCTION AND IMPROVEMENTS. THE APPLICANT AND/OR ALL FUTURE OWNERS OF ANY LOT OR LOTS WITHIN THIS SUBDIVISION ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL RULES, REGULATIONS, CODES, AND ORDINANCES. IT IS INCUMBENT UPON SAID APPLICANTS AND FUTURE OWNERS TO INVESTIGATE FOR AND OBTAIN FROM THE APPROPRIATE AGENCY OR THEIR REPRESENTATIVE, ALL REQUIRED PERMITS, APPROVALS, AND NOTICES PRIOR TO ANY DEVELOPMENT, CONSTRUCTION, AND/OR IMPROVEMENTS THAT OCCUR WITHIN THE BOUNDARIES OF THIS SUBDIVISION.

LINE #	DIRECTION	DISTANCE
L1	S 89°30'34" E	137.18'
L2	S 1°30'35" W	60.91'
L3	S 14°30'26" E	150.00'
L4	S 89°33'13" E	200.00'
L5	N 13°23'11" E	123.22'
L6	S 28°43'58" W	47.17'
L7	N 89°33'13" W	233.54'
L8	N 0°06'37" E	224.71'
L9	S 89°33'13" E	40.65'
L10	S 34°30'38" E	98.65'
L11	S 14°00'26" E	108.25'
L12	S 14°00'26" E	183.26'
L13	N 72°17'13" E	188.67'
L14	S 89°33'13" E	48.35'
L15	S 14°00'18" E	723.30'
L16	N 17°40'22" W	173.00'
L17	S 72°19'38" W	213.77'
L18	N 31°17'00" W	324.25'
L19	S 89°49'38" W	148.28'
L20	N 14°33'54" W	206.45'

LINE #	DIRECTION	DISTANCE
L21	N 40°05'19" E	188.48'
L22	N 14°33'54" W	204.25'
L23	N 72°19'38" E	138.61'
L24	N 69°33'56" E	91.82'
L25	N 33°44'46" W	82.49'
L26	N 89°00'41" W	212.84'
L27	N 14°33'54" W	91.22'
L28	N 89°21'48" W	178.14'
L29	N 33°36'48" W	177.85'
L30	N 47°41'48" W	158.25'
L31	N 77°11'48" W	373.54'
L32	S 47°41'48" E	18.86'
L33	S 57°46'12" W	73.11'
L34	S 33°41'58" E	133.60'
L35	N 54°18'12" E	108.00'
L36	S 47°41'48" W	366.00'
L37	S 69°11'48" E	1234.58'
L38	S 46°16'38" W	1381.86'
L39	S 89°30'57" W	243.11'
L40	N 72°13'05" E	340.61'

LINE #	DIRECTION	DISTANCE
L41	N 34°22'25" E	46.82'
L42	S 89°45'14" W	220.65'
L43	S 47°03'37" E	117.35'
L44	S 46°41'09" E	54.87'
L45	S 17°53'13" E	44.81'
L46	N 72°02'09" E	96.00'
L47	S 17°53'13" E	120.00'
L48	S 47°54'59" E	120.70'
L49	S 72°02'46" W	48.24'
L50	S 17°52'22" E	200.12'
L51	N 71°59'56" E	96.86'
L52	S 17°54'32" E	209.88'
L53	S 17°54'32" E	398.54'
L54	N 89°35'10" E	120.20'
L55	N 33°36'48" W	27.55'

CURVE #	RADIUS	LENGTH	DELTA
C1	804.63'	288.50'	21°14'50"
C2	800.00'	66.87'	44°47'21"
C3	220.00'	135.86'	35°54'28"
C4	120.00'	14.47'	5°54'28"
C5	270.00'	56.21'	20°12'12"
C6	20.00'	26.56'	73°19'55"
C7	20.00'	16.69'	54°49'53"
C8	150.00'	143.16'	54°49'53"
C9	300.00'	73.34'	14°00'00"
C10	125.00'	91.27'	23°30'00"
C11	70.00'	191.20'	150°30'00"
C12	451.59'	244.73'	32°52'21"



AUDITOR'S CERTIFICATE 2020.07.07.07.1

FILED FOR RECORD THIS 7th DAY OF July, 2022, AT 11:03 P.M.
IN BOOK L OF SHORT PLATS AT PAGE 2022, AT THE REQUEST OF

DUSTIN L. PERCE
SURVEYOR'S NAME
JERALD V. PETTIT
County Auditor

Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Jasper Street, Ste. 201 • Issaquah, WA 98027 • Ph: (425) 392-0230 • F: (425) 392-0231
Eastern Washington Division
407 Sullivan Blvd. • Cle Elum, WA 98923 • Ph: (509) 674-7433

RAMPART ROW SHORT PLAT
PREPARED FOR
EAST PEAK DEVELOPMENT LLC
A PORTION OF THE WEST 1/2 OF SECTION 15,
TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M.

DWN BY	DATE	JOB NO.
G.W.	06/2020	19026
CHKD BY	SCALE	SHEET
M.K.K./D.L.P.	N/A	3 OF 4

SP-19-00002
SPF-20-00001

6/16/2020

五、中華民國

[illegible]

1. South 39°31'21" East a distance of 115.00 feet;
2. South 90°00'00" East a distance of 363.00 feet;

[illegible]

PROPERTY DESCRIPTION	PARCEL 'D'
1.00 AC. OF LAND, MORE OR LESS, BEING THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, T4S, R10E, S1E, BEING THE SAME AS DESCRIBED IN THE DEED TO THE STATE OF TEXAS, DATED AND RECORDED AS ABOVE.	

That portion of the Southeast quarter of the Southeast quarter of Section 15, Township 22 North, Range 11 East, W.M., County of Kittitas, State of Washington, as shown and described on the record of survey drawing 1891, and as described as follows:

[illegible]

That portion of the Southwest quarter of Section 15, Township 22 North, Range 11 East, 5th E., County of Kittitas, State of Washington, as shown and described on the record of survey drawing prepared by Western Pool & Engineering, Inc., dated November 1991, and as described as follows:

[illegible]

1. North 72°12'31" East @ distance of 105.66 feet
2. South 12°17'09" East @ distance of 173.60 feet

corner of said Southwest Plot.

thence North 72°29'31" East a distance of 124.77 feet; thence South 31°22'18" West a distance of 336.21 feet; thence North 68°23'18" East a distance of 140.42 feet to the southwest right or very boundary line of the northeast corner of the plat known as Block Estates No. 3 as per plat recorded in Volume 4 of said Records at page 83 through 85, as found under the Kittitas County Auditor's File Number 3200179; thence North 11°42'37" East a distance of 100.00 feet to the southeast boundary line of said Block Estates No. 3 Plot; a distance of 999.03 feet to the southeast corner of the parcel described in the legend under Item Kittitas County Auditor's File Number 3728681; thence on the northeast boundary line of said parcel, commencing with the southeast boundary line enclosing two (2) acres, proceeding with the southeast boundary line along the southeast boundary line of the parcel described in the legend under the Kittitas County Auditor's File Number 3728683;

1. South 75°44'13" East a distance of 337.03 feet;
2. North 15°15'13" West a distance of 500.00 feet to the Point of Beginning!

NOTICE

This is a Secondary file survey and as such is not intended to show, nor does it purport to show, all economists and mathematicians.

This survey was prepared for the exclusive use of the person, persons, or entity named in the Bureau's Certificate herein. Said certificate does not extend to any unrelated person without an express reclassification by the Bureau naming said person.

INSITUENT DATA Envirotech Packard 8820A Electrode Type: Platinum { +/- 2 Second Theoretical and +/- (0.018" ± 5 ppm) Electrode Distance: 10mm	INDEXING DATA  515 TERN DATE
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SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformity with the requirements of the Survey Recording Act at the request of Mr. Pat Demers, Secretary of Port Grenadall Development Company in September, 1981.



mpg

AUDITOR'S CERTIFICATE

Filed for record this 14th day of April, 1904, at
445 P. M. in Book No. of Entries at Page 12
under Auditor's File Number 549726.
at the request of Western Pacific Engineering, Inc.

Reverly M. Allenbaugh
County Auditor

Deputy County Auditor

WESTERN PACIFIC ENGINEERING, INC.
 1000 14TH N.W. BUILDING, WASHINGTON

PORT QUENDALL

A Portion of the SW 1/4 of Section 15,
Township 22 North, Range 11 East, W.M.

Missile County		Washington	
Surveyed by	BLS	Date	11-91
Drawn by	Map/GM	Date	11-91
Checked by	PCS	Date	11-91
		Scale	1" = 300'
		Sheet	# of 2
		Project No.	14191