

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-47979412

2nd UPDATED 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: August 22, 2022

Issued by:

AmeriTitle, LLC

101 W Fifth Ave.

Ellensburg, WA 98926

(509)925-1477

Hannah Hall

Authorized Signer

CHICAGO TITLE INSURANCE COMPANY



By:

A handwritten signature in black ink, appearing to read "Adam N. [unclear]".

President

ATTEST

A handwritten signature in black ink, appearing to read "Tom C. [unclear]".

Secretary

Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.

Subdivision Guarantee Policy Number: 72156-47979412

2nd UPDATED SUBDIVISION GUARANTEE

Order No.: 531379AM
Guarantee No.: 72156-47979412
Dated: August 22, 2022 at 7:30 A.M.

Liability: \$1,000.00
Fee: \$350.00
Tax: \$29.05
Chain Fee: \$150.00
Sales Tax: \$12.45

Your Reference: NKA Forest Ridge Dr, Cle Elum, WA 98922

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 FD-1, FOREST RIDGE - PHASE I PERFORMANCE BASED CLUSTER PLAT, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 13 of Plats, pages 156 through 162, records of said County.

AND

Tracts FD-2, FD-5 and FD-6, FOREST RIDGE - PHASE II PERFORMANCE BASED CLUSTER PLAT, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 13 of Plats, pages 176 through 182, records of said County.

AND

Tracts FD-4B, FD-4C, FD-4E, and FD-4G, FOREST RIDGE – PHASE III PERFORMANCE BASED CLUSTER PLAT, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 13 of Plats, pages 204 through 212, records of said County.

Title to said real property is vested in:

Skyline Ridge LLC, a Washington Limited Liability Company

END OF SCHEDULE A

(SCHEDULE B)

Order No: 531379AM
Policy No: 72156-47979412

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: 2022
Tax Type: County
Total Annual Tax: \$897.81
Tax ID #: 962045
Taxing Entity: Kittitas County Treasurer
First Installment: \$448.91
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2022
Second Installment: \$448.90
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2022
Affects: Tract FD-1

7. Tax Year: 2022
Tax Type: County
Total Annual Tax: \$1,278.56
Tax ID #: 962154
Taxing Entity: Kittitas County Treasurer
First Installment: \$639.28
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2022
Second Installment: \$639.28
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2022
Affects: Tract FD-6
8. Tax Year: 2022
Tax Type: County
Total Annual Tax: \$123.46
Tax ID #: 962151
Taxing Entity: Kittitas County Treasurer
First Installment: \$61.73
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2022
Second Installment: \$61.73
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2022
Affects: Tract FD-2
9. Tax Year: 2022
Tax Type: County
Total Annual Tax: \$166.22
Tax ID #: 962157
Taxing Entity: Kittitas County Treasurer
First Installment: \$83.11
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2022
Second Installment: \$83.11
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2022
Affects: Tract FD-5
10. A new Parcel Number has been assigned as shown:
Year: 2022
New Parcel No.: 962328
Affects: Tract FD-4B
11. A new Parcel Number has been assigned as shown:
Year: 2022
New Parcel No.: 962329
Affects: A portion of Tract FD-4C
12. A new Parcel Number has been assigned as shown:
Year: 2022
New Parcel No.: 962330
Affects: A portion of Tract FD-4C
13. A new Parcel Number has been assigned as shown:
Year: 2022
New Parcel No.: 962333
Affects: Tract FD-4E

14. A new Parcel Number has been assigned as shown:
Year: 2022
New Parcel No.: 962336
Affects: Tract FD-4G
15. We note that the forthcoming transaction is a loan only. However, if in the course of the transaction, any type of conveyance documents are necessary (other than fulfillment documents of existing real estate contract), please be aware of the following:

This property is currently classified under the Designated Forest Land Statute R.C.W. 84.33. Sale or transfer of this property without notice of compliance to the County Assessor will cause a supplemental assessment, interest, and penalty to be assessed.

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.
16. Liens, levies and assessments of the Timberline and Skyline Ridge at Ederra Homeowners Association.
17. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from S. Ernest Miller and Queenie Miller, his wife; and Ethel Miller Guzzie and Gary G. Guzzie, her husband; Co-partners, doing business under the name and style of "Miller Lumber Sales".
Recorded: December 24, 1965
Instrument No.: [326540](#)
Affects: The South Half of the Northeast Quarter and the North Half of the Southeast Quarter of said Section 24.

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.
18. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: Road
Recorded: December 4, 1978
Instrument No.: [428448](#)
Affects: A portion of said premises and other land
19. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Plum Creek Timber Company, a Delaware corporation
Purpose: A road or roads
Recorded: February 24, 1989
Instrument No.: [518866](#)
Affects: A strip of land 60 feet in width upon, over and along a portion of said premises in the Northeast Quarter of the Southeast Quarter of Section 24.
20. Agreement and the terms and conditions contained therein
Between: Boise Cascade Corporation
And: U.S. Timberlands Yakima LLC
Purpose: Assignment and Assumption Agreement
Recorded: October 4, 1999
Instrument No.: [199910040043](#)
21. 60' wide non-exclusive ingress and egress easements along the South 30 feet of Parcel A-4, the North 30 feet of a portion of Parcel B-4, the North 30 feet of Parcels C-1 and C-2, the South 30

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feet of a portion of Parcel B-3, the South 30 feet of Parcels C-1 and C-2, the North 30 feet of a portion of Parcel B-2, and the North 30 feet of Parcels D-1 and D-2, as disclosed and/or delineated on that certain survey recorded October 27, 2005, in Book 31 of Surveys, Pages 224 and 225, under Auditor's File No. [200510270006](#).

22. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: American Forest Resources, LLC, a Delaware limited liability company
Purpose: Ingress, egress and utilities
Recorded: December 28, 2005
Instrument No.: [200512280058](#)
Affects: A strip of land 60 feet in width over, in, upon and to that portion of the property known as Goodrich Mine Rd, located in said Section 24, the approximate location of which is currently located or as the same may hereafter from time to time be relocated by Grantee, at its sole cost and expense
23. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: November 10, 2020
Instrument No.: [202011100020](#)
24. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: November 10, 2020
Instrument No.: [202011100021](#)
25. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: December 7, 2020
Instrument No.: [202012070028](#)

Modification(s) of said covenants, conditions and restrictions
Recorded: October 5, 2021
Instrument No.: [202110050045](#)

Further modifications of said covenants, conditions and restrictions
Recorded: December 3, 2021
Instrument No.: [202112030029](#)

Further modifications of said covenants, conditions and restrictions
Recorded: February 11, 2022
Instrument No.: [202202110001](#)

Assignment and Assumption of Declarant's Rights, recorded June 13, 2022 under Auditor's File No.: [202206130016](#).
26. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Forest Ridge - Phase I Performance Based Cluster Plat,
Recorded: August 26, 2021
Book: 13 of Plats Page: 156 through 162
Instrument No.: [202108260013](#)

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Matters shown:

- a) Easements herein dedicated
- b) Notes as contained thereon

Release and Termination of Easement recorded October 19, 2021, under Auditor's File No. 202110190052.

27. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: September 1, 2021
Instrument No.: [202109010039](#)
28. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Forest Ridge – Phase II Performance Based Cluster Plat
Recorded: November 17, 2021
Book: 13 of Plats Page: 176 through 182
Instrument No.: [202111170017](#)
Matters shown:
 - a) Wetlands shown thereon
 - b) Streams shown thereon
 - c) Notes contained thereon
29. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Forest Ridge – Phase III Performance Based Cluster Plat,
Recorded: February 2, 2022
Book: 13 of Plats Page: 204 through 212
Instrument No.: [202202020021](#)
Matters shown:
 - a) Easements contained thereon
 - b) Dedication contained thereon
 - c) Notes contained thereon
30. Well Sharing Agreement and the terms and conditions contained therein
Between: Brad and Robin Talley and Mitchell and Dana Massey
And: Skyline Ridge LLC
Recorded: March 4, 2022
Instrument No.: [202203040009](#)
Affects: Tract FD-6 and other land
31. Well Sharing Agreement, including the terms and provisions thereof,
Recorded: March 15, 2022
Instrument No.: [202203150045](#)
Between: Michael and Christine Donatelli, and Matt and Brita Willis
And: Skyline Ridge LLC
Affects: Future Lots
32. Well Sharing Agreement, including the terms and provisions thereof,
Recorded: March 15, 2022
Instrument No.: [202203150046](#)
Between: Hubert and Josephine Van Hoof and UKC Holdings, LLC
And: Skyline Ridge, LLC
Affects: Future Lots

33. Well Sharing Agreement, including the terms and provisions thereof,
Recorded: March 15, 2022
Instrument No.: [202203150047](#)
Between: UKC Holdings LLC and FRPP Phase 1, LLC
And: UKC Holdings LLC
Affects: Future Lots
34. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below
and other amounts secured thereunder, if any:
Amount: \$6,000,000.00
Trustor/Grantor: Skyline Ridge, LLC, a Washington Limited Liability Company
Trustee: First American Title Insurance
Beneficiary: Ascent Capital Fund III, LLC, a Washington Limited Liability Company
Dated: June 2, 2022
Recorded: June 22, 2022
Instrument No.: [202206220040](#)

END OF EXCEPTIONS

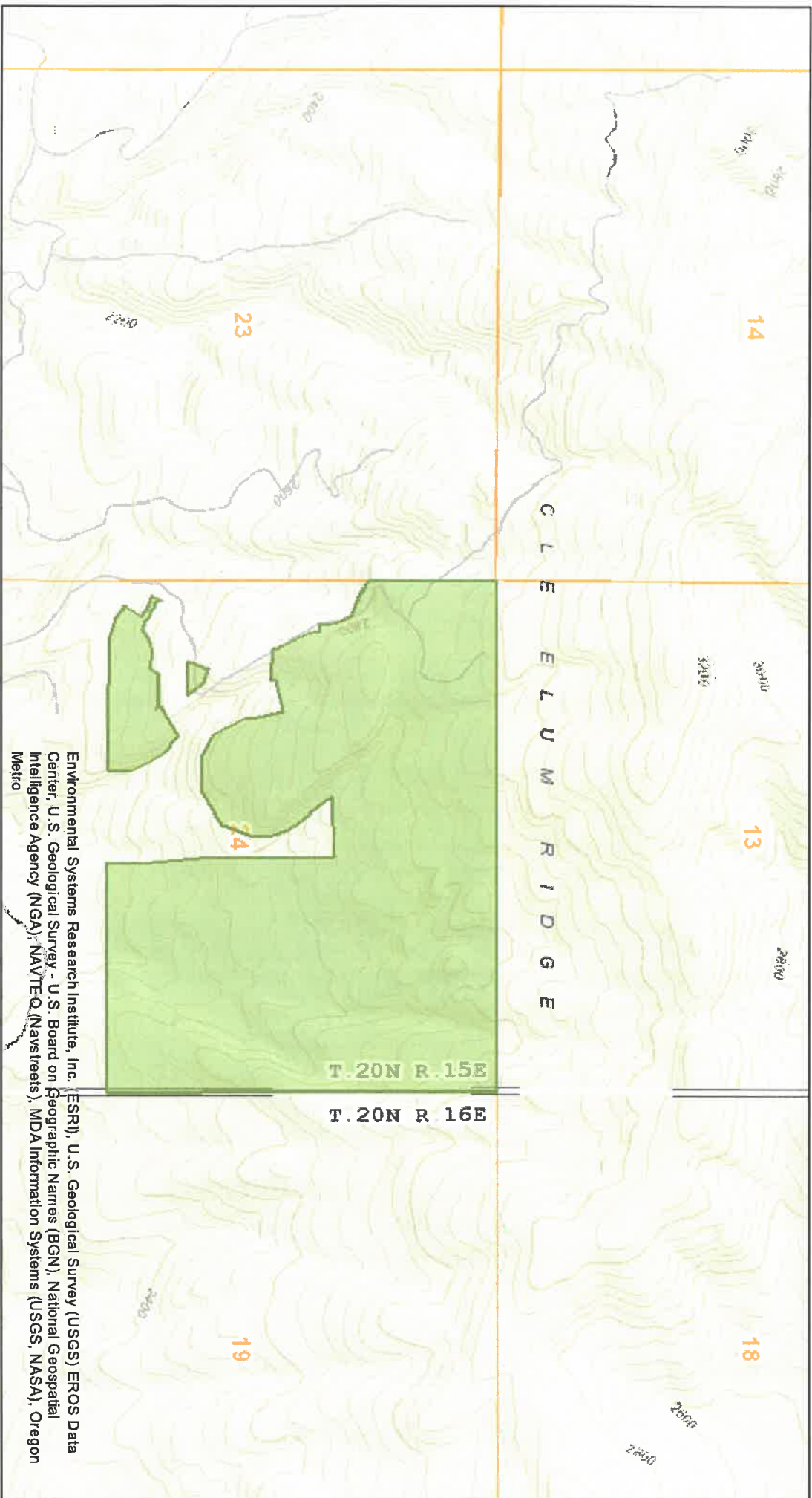
Notes:

- a. Any map or sketch enclosed as an attachment herewith is furnished for information 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.
- b. 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 FD-1, FOREST RIDGE - PHASE I, Book 13/pgs 156-162, Tracts FD-2, FD-5 and FD-6, FOREST RIDGE - PHASE II, Book 13/pgs 176-182, and Tracts FD-4B, FD-4C, FD-4E, and FD-4G, FOREST RIDGE – PHASE III, Book 13/pgs 204-212.

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

Forest Ridge Tracts



Environmental Systems Research Institute, Inc. (ESRI), U.S. Geological Survey (USGS) EROS Data Center, U.S. Geological Survey - U.S. Board on Geographic Names (BGN), National Geospatial Intelligence Agency (NGA), NAVTEQ (Navstrets), MDA Information Systems (USGS, NASA), Oregon Metro

Date: 3/16/2022

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1 inch = 2,179 feet
 Relative Scale 1:26,150

