

NO. 0106873

LIABILITY \$1,000.00

FEE \$ 216.00

CHICAGO TITLE INSURANCE COMPANY

a corporation, herein called the Company,

GUARANTEES

Policy No. 72030- 6968

ENCOMPASS ENGINEERING AND SURVEYING

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 28, 2008 at 8:00a.m.

CHICAGO TITLE INSURANCE COMPANY

By *Anna Williams*

Authorized Signature

RECEIVED

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.

MAY 1 2008
Kittitas County
CDS

Monahan
Mountain Tree
Farm Tracts
LLSD
(Cabin Mtn. LLC)

RECEIVED
MAY 1 2008
05502-4

SUBDIVISION GUARANTEE

Office File Number : 0106873
Guarantee Number : 48 0035 72030 6968
Dated : April 28, 2008, at 8:00am
Liability Amount : \$ 1,000.00
Premium : \$ 200.00
Tax : \$ 16.00

Your Reference : CABIN MOUNTAIN, LLC

Name of Assured: ENCOMPASS ENGINEERING AND 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:

Parcel 1 of that certain Survey as recorded February 28, 2008, in Book 34 of Surveys, pages 221 and 222, under Auditor's File No. 200802260022, records of Kittitas County, Washington; being a portion of the North Half of Section 14, Township 20 North, Range 13 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

CABIN MOUNTAIN L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY

END OF SCHEDULE A

(SCHEDULE B)

File No. 0106873

Guarantee Number: 48 0035 72030 6968

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 the year 2008 have been paid.

<u>Amount</u>	<u>Tax Parcel No.</u>	<u>Affects</u>
\$ 39.80	20-13-14020-0003 (17874) ✓	Portion said premises
\$ 31.56	20-13-14020-0004 (17875)	Portion said premises
\$ 26.01	20-13-14010-0002 (311834)	Portion said premises

5. This property is currently classified under the Designated Forest Land Statute R.C.W. 84.33. Sale of this property without notice of compliance to 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.

6. Possibility of unpaid assessments levied by the Kittitas Reclamation District, notice of which is given by an amendatory contract recorded in Book 82 of Deeds, page 69, under Kittitas County Auditor's File No. 208267, no search having been made therefore.

To obtain assessment information, please contact the Kittitas Reclamation District: 509-925-6158.

7. Reservations, affecting part of the Northwest Quarter, contained in deed from Hiram S. Pelton to Tillie Pelton, dated May 6, 1907, and recorded in Book 14 of Deeds, page 636, as follows:

"Reserving all coal underlying the surface of said tract."

Present ownership and other matters affecting said reservation not shown herein.

8. Exceptions and Reservations as contained in Instrument
From : William Eads, an unmarried man
Dated : September 21, 1908
Recorded : November 5, 1908, Book 17, page 378
Auditor's File No. : 22396, as follows:

(SCHEDULE B)

File No. 0106873

Guarantee Number: 48 0035 72030 6968

(EXCEPTION NO. 8 CONTINUED)

Reserving all coal underlying the surface of the tract of land herein conveyed.
(Affects a portion of the Southwest Quarter of the Northwest Quarter of said Section 14)

Present ownership and other matters affecting said reservation not shown herein.

9. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as reserved by instrument dated March 21, 1912 recorded in Volume 21 of Deeds, Page 546, under Auditor's File No. 31989.
In favor of : A. O. Johnson
For : A right of way of reasonable width for the water pipe line where same is now laid and for the reservoir where same is now situated, and further reserving all right to water in the small creek flowing East and West across the Southwest Quarter of the Northeast Quarter of said Section 14.
Affects : Southwest Quarter of the Northeast Quarter.
10. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as disclosed by instrument dated August 22, 1922 recorded in Volume 38 of Deeds, Page 247, under Kittitas County Auditor's File No. 67536.
In favor of : Puget Sound Power & Light Company, a corporation
For : Right, privilege and authority to construct, erect, alter, improve, repair, operate and maintain an electric transmission line
Affects : South Half of the Northeast Quarter
11. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instruments dated September 13, 1922 recorded in Volume 38 of Deeds, Page 280, under Kittitas County Auditor's File No. 67554 and dated November 22, 1922 recorded in Volume 38 of Deeds, Page 496, under Kittitas County Auditor's File No. 68669.
In favor of : Puget Sound Power & Light Company
For : Right, privilege and authority to construct, erect, alter, improve, repair, operate and maintain an electric transmission line together with the right of ingress to and egress from said lands for the purpose of construction, repairing, renewing, altering, changing, patrolling and operating said transmission line; and the right to cut all brush and timber standing or growing upon said lands of the grantors, which in the opinion of the grantee, constitute a menace or danger to said transmission line.
Affects : The North Half of the Northwest Quarter and the Northwest Quarter of the Northeast Quarter

"Grantor, his heirs or assigns, shall not discharge any dynamite or other explosive for the purpose of blasting stumps, or for any other purpose, within a distance of 300 feet of said transmission line, without first giving due and reasonable notice in writing to the proper officer or agent of the grantee of his intention so to do."

12. Amending Contract, governing reclamation and irrigation matters:
Parties : The United States of America and the Kittitas Reclamation District
Dated : January 20, 1949
Recorded : May 25, 1949, in Volume 82 of Deeds, page 69
Auditor's File No. : 208267
Affects : Said premises and other lands within the said irrigation district. Said contract governs construction, charges, protection of water rights, irrigation rights, obligations, responsibilities and all related matters.

(SCHEDULE B)

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13. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument recorded on June 19, 1952, in Volume 89, Page 501, under Kittitas County Auditor's File No. 231114.
In favor of : United States of America
For : A perpetual easement and right to enter and erect, operate, maintain, repair rebuild, and patrol one or more electric power transmission lines and appurtenant signal lines, poles, towers, wires, cables, and appliances necessary in connection therewith
Affects : The Southeast Quarter of the Northeast Quarter, the Northwest Quarter of the Northeast Quarter and the Northeast Quarter of the Northeast Quarter
14. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as conveyed by instrument dated June 14, 1955 recorded in Volume 96 of Deeds, Page 15, under Kittitas County Auditor's File No. 251315.
In favor of : Puget Sound Power & Light Company
For : The right to install, maintain, replace, remove and use an electric line, including all necessary poles or towers, wires and fixtures, and to keep same free of interference from trees or other growth; together with right of access for said purposes
Affects : The North Half of the Northwest Quarter, the Southwest Quarter of the Northwest Quarter of the Northeast Quarter and the South Half of the Northeast Quarter
15. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument dated July 11, 1962 recorded in Volume 110 of Deeds, Page 492, under Kittitas County Auditor's File No. 298364.
In favor of : Puget Sound Power & Light Company
For : The right to construct and maintain electric transmission and distribution line across said lands, together with the right of ingress to and egress from said lands including the right to construct, maintain and use a passable road, and the right to cut all brush and timber and trim all trees which are or may be within 15 feet of the center line of said district line.
Affects : The Northwest Quarter, the East Half of the Northeast Quarter, the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter
- "Grantor shall not place, construct and maintain any building or other structure within 15 feet of said center line and shall do no blasting whatsoever within a distance of 300 feet from said line unless reasonable notice thereof has been first given to grantee in writing."
16. Transmission Line and Access Road Easement, and the terms and conditions thereof, executed by and between the parties herein named:
Between : V.C. Monahan and Alice M. Monahan, husband and wife, and the United States of America
Dated : November 24, 1964
Recorded : December 7, 1964, in Book 117 of Deeds, page 209
Auditor's File No. : 317357
Affects : The Southwest Quarter of the Northeast Quarter, the Northwest Quarter and the East Half of the Northwest Quarter

(SCHEDULE B)

File No. 0106873

Guarantee Number: 48 0035 72030 6968

17. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument recorded on March 14, 1974, in Volume 48, Page 256, under Kittitas County Auditor's File No. 388435.
In favor of : United States of America
For : Permanent easement and right of way for the following purposes: the right to enter and to clear of timber and brush
Affects : The Northeast Quarter
18. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument recorded on June 7, 1974, in Volume 51, Page 115, under Kittitas County Auditor's File No. 390230.
In favor of : United States of America
For : A permanent easement and right of way 20 feet in width
Affects : The Northeast Quarter of the Northwest Quarter

END OF EXCEPTIONS

Notes:

1. 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.

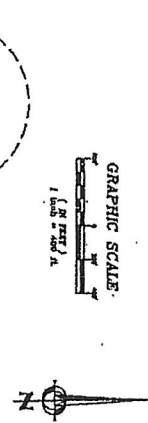
NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such 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

AW/lam

1 cc: Encompass: Dave Nelson
dpnelson@encompasses.net

RECORD OF SURVEY
 PORTIONS OF SECTION 14
 TOWNSHIP 20 NORTH, RANGE 13 EAST, W.M.,
 KITITAS COUNTY, WASHINGTON

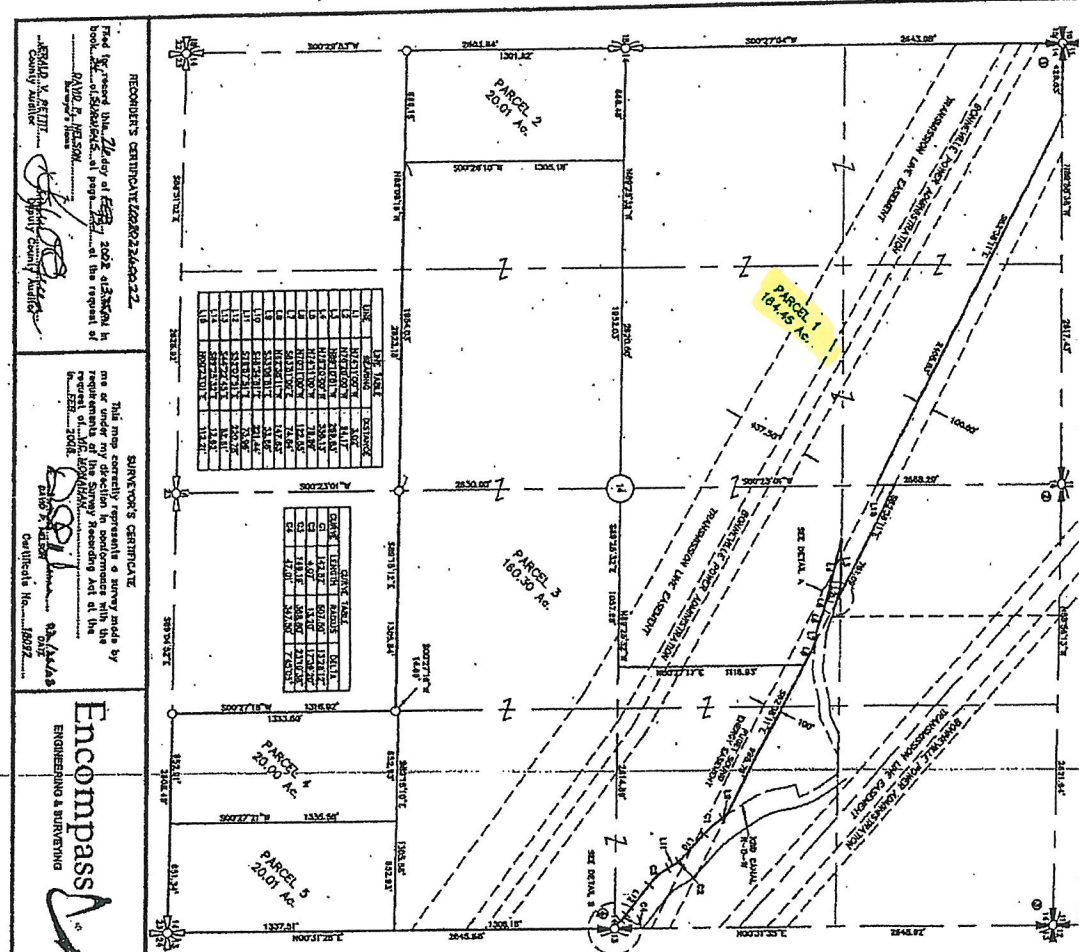
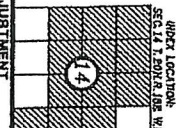


LEGEND

- SECTION CORNER AS NOTED
- QUARTER CORNER AS NOTED
- SECTION CORNER CALCULATED
- QUARTER CORNER CALCULATED
- CENTER OF SECTION
- ROUND BEARER & CLIP, ESY 18884

ALSO:
 WASHINGTON STATE PLANT COMPASS SPECIM FROM
 2004, PLANT IN (84)
 ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES
 UNLESS OTHERWISE NOTED. DISTANCES ARE GIVEN IN
 FEET AND DECIMALS THEREOF. DISTANCES ARE GIVEN TO
 CENTER OF SECTION.

1. THE SURVEY WAS REPERFORMED USING A TOTAL STATION
 WITH A 2" X 2" DIGITAL LEVEL AND A 1" X 1" DIGITAL DISTANCE
 METER. THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE
 WASHINGTON STATE SURVEYING ACT AND THE WASHINGTON
 STATE BOARD OF SURVEYING AND MAPPING. THE SURVEY
 WAS PERFORMED IN ACCORDANCE WITH THE WASHINGTON
 STATE BOARD OF SURVEYING AND MAPPING. THE SURVEY
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 STATE BOARD OF SURVEYING AND MAPPING.



LINE	BEARING	DISTANCE
1	N 89° 15' 00" E	100.00
2	S 89° 15' 00" E	100.00
3	S 0° 00' 00" E	100.00
4	N 89° 15' 00" W	100.00
5	S 89° 15' 00" W	100.00
6	S 0° 00' 00" W	100.00
7	N 89° 15' 00" E	100.00
8	S 89° 15' 00" E	100.00
9	S 0° 00' 00" E	100.00
10	N 89° 15' 00" W	100.00
11	S 89° 15' 00" W	100.00
12	S 0° 00' 00" W	100.00
13	N 89° 15' 00" E	100.00
14	S 89° 15' 00" E	100.00
15	S 0° 00' 00" E	100.00
16	N 89° 15' 00" W	100.00
17	S 89° 15' 00" W	100.00
18	S 0° 00' 00" W	100.00
19	N 89° 15' 00" E	100.00
20	S 89° 15' 00" E	100.00
21	S 0° 00' 00" E	100.00
22	N 89° 15' 00" W	100.00
23	S 89° 15' 00" W	100.00
24	S 0° 00' 00" W	100.00

RECORDED CERTIFICATE 20082260022
 This map was prepared by the Surveyor on the basis of a field survey conducted on 2/20/08. The survey was conducted in accordance with the Washington State Surveying Act and the Washington State Board of Surveying and Mapping. The survey was performed in accordance with the Washington State Board of Surveying and Mapping. The survey was performed in accordance with the Washington State Board of Surveying and Mapping.

BOUNDARY LINE ADJUSTMENT
 CLARENCE ROBINSON, L.L.C.
 TOWNSHIP 20 NORTH, RANGE 13 EAST, W.M.,
 WASHINGTON COUNTY
 DATE: 2/20/08
 JOB NO.: 05502
 SHEET: 1 OF 2

Encpass
 ENGINEERING & SURVEYING
 104 EAST 3RD STREET
 CLE ELUM, WASHINGTON
 PHONE: (509) 824-7422
 FAX: (509) 824-7419

DAVID S. NELSON
 REGISTERED PROFESSIONAL SURVEYOR
 NO. 17876
 STATE OF WASHINGTON

RECORDED CERTIFICATE 20082260022
 This map was prepared by the Surveyor on the basis of a field survey conducted on 2/20/08. The survey was conducted in accordance with the Washington State Surveying Act and the Washington State Board of Surveying and Mapping. The survey was performed in accordance with the Washington State Board of Surveying and Mapping. The survey was performed in accordance with the Washington State Board of Surveying and Mapping.

BOUNDARY LINE ADJUSTMENT
 CLARENCE ROBINSON, L.L.C.
 TOWNSHIP 20 NORTH, RANGE 13 EAST, W.M.,
 WASHINGTON COUNTY
 DATE: 2/20/08
 JOB NO.: 05502
 SHEET: 1 OF 2

34/221

200802260022

RECORD OF SURVEY
 PORTIONS OF SECTION 14,
 TOWNSHIP 20 NORTH, RANGE 13 EAST, W.M.,
 KITITAS COUNTY, WASHINGTON

RECORDING No. 200802260022

RCW 26.08.010
 WAC 26.08.010
 RCW 26.08.010
 WAC 26.08.010

- CORNER UNITS**
- NORTHWEST CORNER SEC. 14, T. 20 N., R. 13 E., W.M.
 - FOUND BRASS CAP MONUMENT, DEFL. LS 14743
 - L.C.R. BOOK 5, PAGE 389
 - NORTH QUARTER CORNER SEC. 14, T. 20 N., R. 13 E., W.M.
 - FOUND 1" DIA. IRON PIPE WITH CAP, LS 12481
 - L.C.R. BOOK 5, PAGE 388
 - NORTHEAST CORNER SEC. 14, T. 20 N., R. 13 E., W.M.
 - FOUND BRASS CAP MONUMENT, DEFL. LS 14743
 - L.C.R. BOOK 5, PAGE 38 & 37
 - WEST QUARTER CORNER SEC. 14, T. 20 N., R. 13 E., W.M.
 - FOUND BRASS CAP MONUMENT, DEFL. LS 14743
 - L.C.R. BOOK 5, PAGE 13

NOTES

1. THE PURPOSE OF THIS SURVEY IS TO ADJUST THE BOUNDARIES ON KITITAS COUNTY TAX PARCEL No. 9, 20-13-1403-0004 AND 20-13-1403-0005, SO THE CORNER UNITS SHOWN ON SHEET 1 OF THIS SURVEY, IF IS NOT WITHIN THE SCOPE OF THIS PROJECT TO SET THE LOT CORNERS.

2. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.

3. FOR ADDITIONAL SURVEY INFORMATION AND REFERENCE SURVEYS, SEE THE FOLLOWING SURVEY INFORMATION AND REFERENCE SURVEYS: BOOK 27 OF SURVEYS, PAGE 4, A.P.M., 200207250044; BOOK 27 OF SURVEYS, PAGE 225, A.P.M., 200207250044; ALL RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.

EXISTING LEGAL DESCRIPTIONS

PARCEL E OF THAT CERTAIN SURVEY AS RECORDED IN BOOK 27 OF SURVEYS AT PAGE 225, UNDER AUDITOR'S FILE No. 200207250044, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.

PARCEL F OF THAT CERTAIN SURVEY AS RECORDED IN BOOK 27 OF SURVEYS AT PAGE 4, UNDER AUDITOR'S FILE No. 200207250044, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.

PARCEL G OF THAT CERTAIN SURVEY AS RECORDED IN BOOK 27 OF SURVEYS AT PAGE 225, UNDER AUDITOR'S FILE No. 200207250044, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.

PARCEL H OF THAT CERTAIN SURVEY AS RECORDED IN BOOK 27 OF SURVEYS AT PAGE 4, UNDER AUDITOR'S FILE No. 200207250044, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.

THE NORTH HALF OF THE SOUTHWEST QUARTER, THE NORTH HALF OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF PARCEL I OF THAT CERTAIN SURVEY AS RECORDED IN BOOK 27 OF SURVEYS AT PAGE 4, UNDER AUDITOR'S FILE No. 200207250044, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.

RECORDED CERTIFICATE 200802260022

This is a true and correct copy of the original as the same appears in the books of the County Auditor, and the request of

DAVID E. NELSON
 Attorney at Law
 County Auditor

BRAD Y. GENTLE
 County Auditor

THE MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMPLY WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT OF THE STATE OF WASHINGTON.

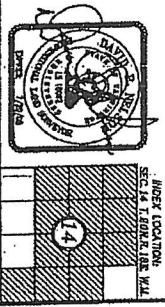
BRAD Y. GENTLE
 County Auditor

Enccompass
 ENGINEERING & SURVEYING

108 EAST 21ST STREET
 CLE ElUM, WASHINGTON
 PHONE (509) 874-7410
 FAX (509) 874-7410

BOUNDARY LINE ADJUSTMENT

PREPARED FOR	TOWNSHIP 20 NORTH, RANGE 13 EAST, W.M.
POSITION OF SECTION	SECTION 14
DATE	2/2008
SCALE	N/A
DRAWN BY	MJE/DLP/GW
CHECKED BY	D. NELSON
SHEET	2 OF 2



34/222

200802260022