

Commitment for Title Insurance

Title Officer: Adam Miller
Email: TeamTacoma@ctt.com
Title No.: 230472-TC


Property Address:

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SUBDIVISION

Issued By:



CHICAGO TITLE
INSURANCE COMPANY

Guarantee/Certificate Number:

230472-TC

CHICAGO TITLE INSURANCE COMPANY a corporation, herein called the Company

GUARANTEES

Barghausen Consulting Engineers, Inc.

herein called 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.

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 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.

Chicago Title Company of Washington
1142 Broadway, Suite 200
Tacoma, WA 98402

Countersigned By:

Authorized Officer or Agent



Chicago Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

ISSUING OFFICE:

Title Officer: Adam Miller
 Chicago Title Company of Washington
 1142 Broadway, Suite 200
 Tacoma, WA 98402
 Phone: 206-593-0591 Fax: 866-671-3908
 Main Phone: (253)671-6623
 Email: TeamTacoma@ctt.com

SCHEDULE A

Liability	Premium	Tax
\$1,000.00	\$450.00	\$46.35

Effective Date: July 25, 2023 at 08:00 AM

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matter relative to the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Title to said real property is [vested in:](#)

Benaroya Capital Company, L.L.C., a Washington limited liability company

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

END OF SCHEDULE A

EXHIBIT "A"
Legal Description

Lots 1 and 3, City of Puyallup Boundary Line Revision No. P-21-0138, recorded March 22, 2022 under [Recording No. 202203225003](#), in Pierce County, Washington.

SCHEDULE B

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pacific Northwest Pipeline Corporation, a Delaware corporation
Purpose: Pipeline or pipelines for the transportation of oil, gas and the products thereof
Recording Date: April 17, 1956
[Recording No.:](#) [1752879](#)
Affects: A portion of said premises

Said easement was modified by amendments thereto recorded under [recording no. 2407599](#) and [recording no. 2487221](#).

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pacific Northwest Pipeline Corporation, a Delaware corporation
Purpose: Pipeline or pipelines for the transportation of oil, gas and the products thereof
Recording Date: April 17, 1956
[Recording No.:](#) [1752880](#)
Affects: A portion of said premises

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pacific Northwest Pipeline Corporation, a Delaware corporation
Purpose: Pipeline or pipelines for the transportation of oil, gas and the products thereof
Recording Date: April 17, 1956
[Recording No.:](#) [1752881](#)
Affects: Portion of said premises

Said easement was modified by amendments thereto recorded under [recording no. 2433908](#) and [recording no. 2562573](#).

4. Right to make necessary slopes for cuts or fills upon property herein described as granted or reserved in deed

In favor of: Pierce County
Recording Date: October 30, 1964
[Recording No.:](#) [2077107](#)

5. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: October 10, 1968
[Recording No.:](#) [2262387](#)

6. Concomitant Agreement and the terms and conditions thereof:

Recording Date: June 26, 1981
[Recording No.:](#) [8106260306](#)
Regarding: Mitigation of environmental impacts related to the development of said premises

SCHEDULE B
(continued)

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: City of Puyallup, a municipal corporation
Purpose: Constructing and maintaining underground utilities
Recording Date: December 1, 1982
[Recording No.:](#) 8212010250
Affects: A portion of said premises
8. Right to make necessary slopes for cuts or fills upon property herein described as granted or reserved in deed
- In favor of: The City of Puyallup, a municipal corporation
Recording Date: February 28, 1985
[Recording No.:](#) 8502280219
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: City of Puyallup, a municipal corporation
Purpose: Constructing and maintaining highway slopes in excavation and/or embankment
Recording Date: February 28, 1985
[Recording No.:](#) 8502280220
Affects: Portion of said premises
10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Power & Light Company, a Washington corporation
Purpose: The right to construct, maintain, repair, replace and enlarge guy wires and anchors together with all necessary or convenient appurtenances
Recording Date: April 22, 1985
[Recording No.:](#) 8504220043
Affects: A portion of said premises
11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Power & Light Company, a Washington corporation
Purpose: The right to construct, operate, maintain, repair, replace and enlarge an electrical distribution substation together with all necessary or convenient appurtenances
Recording Date: January 15, 1988
[Recording No.:](#) 8801150187
Affects: A portion of said premises
- Said easement is a correction of easement recorded under [recording no. 8207080063](#).
12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Energy, Inc., a Washington corporation
Purpose: One or more electric transmission and/or distribution systems, together with all necessary or convenient appurtenances
Recording Date: October 22, 1997
[Recording No.:](#) 9710220463
Affects: A portion of said premises

SCHEDULE B

(continued)

13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Williams Communications, Inc., a Delaware corporation
Purpose: Underground communications systems and appurtenances thereto
Recording Date: April 3, 2000
[Recording No.: 200004030110](#)
Affects: A portion of said premises

14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc., a Washington corporation
Purpose: One or more utility systems for transmission, distribution and sale of electricity
Recording Date: September 29, 2009
[Recording No.: 200909290651](#)
Affects: A portion of said premises

15. Stormwater Management/BMP Facilities Agreement and the terms and conditions thereof:

Between: BCC Puyallup, LLC
And: City of Puyallup
Recording Date: January 21, 2010
[Recording No.: 201001210587](#)

16. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc., a Washington corporation
Purpose: One or more utility systems for transmission, distribution and sale of gas
Recording Date: March 18, 2011
[Recording No.: 201103180520](#)
Affects: A portion of said premises as described and delineated in document

17. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc., a Washington corporation
Purpose: One or more utility systems for transmission, distribution and sale of electricity
Recording Date: February 22, 2012
[Recording No.: 201202220299](#)
Affects: A portion of said premises as described and delineated in document

18. Road and Signage Easement Agreement and the terms and conditions thereof:

Between: BCC Puyallup LLC, a Washington limited liability company
And: Group Health Cooperative
Recording Date: August 30, 2013
[Recording No.: 201308300562](#)

SCHEDULE B

(continued)

19. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Puyallup, a municipal corporation
Purpose: Utilities
Recording Date: November 30, 2016
[Recording No.:](#) 201611300412
Affects: Portion of said premises

20. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, 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, as set forth on City of Puyallup Boundary Line Revision No. P-21-0138:

[Recording No:](#) 202203225003

21. Matters contained in that certain document:

Entitled: Fence Encroachment Easement Agreement
Executed by: BCC Puyallup LLC
Recording Date: April 7, 2022
[Recording No.:](#) 202204070358

Reference is hereby made to said document for full particulars.

22. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Waterline, sewer and storm drainage
Recording Date: January 12, 2023
[Recording No.:](#) 202301120111
Affects: Portion of said premises

23. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Fiber or power
Recording Date: January 12, 2023
[Recording No.:](#) 202301120112
Affects: Portion of said premises

24. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: January 12, 2023
[Recording No.:](#) 202301120145

SCHEDULE B
(continued)

25. General and special taxes and charges, first half paid, second half paid:

Year: 2023
Tax Account No.: 041903-4-036
Levy Code: 096
Assessed Value-Land: \$10,209,500.00
Assessed Value-Improvements: \$18,311,400.00

General and Special Taxes:

Billed: \$273,976.73
Paid: \$136,988.36
Unpaid: \$136,988.37
Affects: Lot 1

26. General and special taxes and charges, first half paid, second half paid:

Year: 2023
Tax Account No.: 041903-4-038
Levy Code: 096
Assessed Value-Land: \$1,602,700.00
Assessed Value-Improvements: \$18,910,600.00

General and Special Taxes:

Billed: \$205,976.24
Paid: \$102,988.12
Unpaid: \$102,988.12
Affects: Lot 3

27. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

END OF SCHEDULE B