

SUBDIVISION

Issued By:



Guarantee/Certificate Number:

**214054-TC
Revision 2nd Guarantee**

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

BCC Puyallup LLC and 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 Insurance Company

By:

Randy Quirk, President

Attest:

Marjorie Nemzura, Secretary

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

Countersigned By:

Authorized Officer or Agent



ISSUING OFFICE:
Title Officer: Rob Hainey Chicago Title Company of Washington 1142 Broadway, Suite 200 Tacoma, WA 98402 Phone: 253-278-0598 Fax: 866-671-3908 Main Phone: (253)671-6623 Email: Rob.Hainey@ctt.com

SCHEDULE A

Liability	Premium	Tax
\$1,000.00	\$350.00	\$35.70

Effective Date: November 1, 2021 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:

BCC Puyallup LLC, 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 to 3 of the City of Puyallup Boundary Line Revision No. P-18-0145 recorded May 22, 2019 under Recording No. 201905225002, records of Pierce County, Washington.

SCHEDULE B

GENERAL EXCEPTIONS

H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.

SPECIAL EXCEPTIONS

Provide copy of document
[Title Report; Sched. B1]

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 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(s) 2433908 and 2562573.

Provide copy of document
[Title Report; Sched. B3]

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

SCHEDULE B
(continued)

This is associated with a different Concomitant Agreement on a nearby parcel. See Concomitant Agreement AFN 8609290435. Notify Title Company of discrepancy. [Title Report; Sch B6]

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

A clarification of said agreement between City of Puyallup and Beim & James Properties II was recorded July 21, 1987 under recording no. 8707210280.

7. Any rights, interests, or claims which may exist or arise by reason of the survey,
 - Recording Date: August 7, 1981
 - Recording No.: 8108070156

8. 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

9. 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

10. 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: A Southerly 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, 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

SCHEDULE B
(continued)

12. 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.
13. Any rights, interests, or claims which may exist or arise by reason of the survey,
- Recording Date: February 11, 1991
Recording No.: 9102110142
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 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
15. 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
16. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Record of Survey for a Large Lot Segregation:
- Recording No: 200704305001
- An affidavit of minor correction of survey was recorded under recording no. 200710260050.
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: September 29, 2009
Recording No.: 200909290651
Affects: A portion of said premises

SCHEDULE B
(continued)

18. 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

19. 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

Note: Said easement also is delineated and/or dedicated on the face of the boundary line revision.

20. 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

Note: Said easement also is delineated and/or dedicated on the face of the boundary line revision.

21. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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-12-0044:

Recording No: 201211145004

22. 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

23. 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

SCHEDULE B
 (continued)

24. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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-18-0145:

Recording No: 201905225002

25. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2021
 Tax Account No.: 041903 4036
 Levy Code: 096
 Assessed Value-Land: \$8,903,700.00
 Assessed Value-Improvements: \$16,620,600.00

General and Special Taxes:
 Billed: \$303,023.14
 Paid: \$303,023.14
 Unpaid: \$0.00
 Affects: Lot 1

26. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2021
 Tax Account No.: 041903 4037
 Levy Code: 096
 Assessed Value-Land: \$2,290,200.00
 Assessed Value-Improvements: \$57,562,100.00

General and Special Taxes:
 Billed: \$702,405.29
 Paid: \$702,405.29
 Unpaid: \$0.00
 Affects: Lot 2

SCHEDULE B
(continued)

27. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2021
Tax Account No.: 041903 4038
Levy Code: 096
Assessed Value-Land: \$1,398,000.00
Assessed Value-Improvements: \$20,068,600.00

General and Special Taxes:

Billed: \$260,862.45
Paid: \$260,862.45
Unpaid: \$0.00
Affects: Lot 3

28. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

29. 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