



First American

# Commitment

ALTA Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company**

File No: NCS-983231-OR1

## COMMITMENT FOR TITLE INSURANCE

Issued By

**FIRST AMERICAN TITLE INSURANCE COMPANY**

### NOTICE

**IMPORTANT-READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.


THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

### COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, **First American Title Insurance Company**, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

### FIRST AMERICAN TITLE INSURANCE COMPANY

By:   
Kenneth D. DeGiorgio, President

By:   
Lisa W. Cornehl, Secretary

If this jacket was created electronically, it constitutes an original document.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.*

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## COMMITMENT CONDITIONS

### 1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; and
- (f) Schedule B, Part II—Exceptions.

### 4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

### 5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - (i) comply with the Schedule B, Part I—Requirements;
  - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
  - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

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**6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

**7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

**8. PRO-FORMA POLICY**

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

**9. ARBITRATION**

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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# Schedule A

## ALTA Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company**

File No: NCS-983231-OR1

**Transaction Identification Data for reference only:**

Issuing Agent: First American Title Insurance Company National Commercial Services  
Issuing Office's ALTA® Registry ID:  
Commitment No.: NCS-983231-OR1  
Property Address: Vacant, Puyallup, WA 98374  
Revision No.:

Issuing Office: 200 SW Market Street, Suite 250, Portland, OR 97201  
Reference No.: Puyallup Lots 1, 4 & 5  
Issuing Office File No.: NCS-983231-OR1  
Escrow Officer Name: Rachael Rodgers  
Escrow Officer Number: (503)795-7608  
Escrow Officer Email: rrodgers@firstam.com  
Escrow Assistant Name: Abigail Foglio  
Escrow Assistant Number: (503)795-7647  
Escrow Assistant Email: afoglio@firstam.com  
Title Officer Name:  
Title Officer Number:  
Title Officer Email:

### FOURTH REPORT SCHEDULE A

1. Commitment Date: May 27, 2020 at 8:00 AM
2. Policy to be Issued:

|  | Amount       | Premium     | Tax |
|--|--------------|-------------|-----|
| (a) <input checked="" type="checkbox"/> 2006 ALTA® Standard Owner's Policy   | \$825,000.00 | \$To follow | \$  |
| Proposed Insured: Puyallup MF Land LLC, a California limited liability company   |              |             |     |
| (b) <input type="checkbox"/> ALTA® Policy  | \$           | \$0.00      | \$  |
| Proposed Insured: Quantam Financing & Acquisitions LLC and each successor and/or assign that is a successor in ownership of the Indebtedness, except as provided in Section 12(c) of the Conditions. |              |             |     |
| (c) <input type="checkbox"/> ALTA® Policy  | \$           |             |     |
| Proposed Insured:  |              |             |     |

3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple
4. The Title is, at the Commitment Date, vested in:  
  
OSLIC Holdings LLC, a Washington limited liability company
5. The Land is described as follows:

**See Exhibit "A" attached hereto and made a part hereof**

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## Schedule BI & BII

### ALTA Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company**

File No: NCS-983231-OR1

#### **SCHEDULE B, PART I**

#### **Requirements**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Prior to closing, the Company must confirm whether the county recording office in which the Land is located has changed its access policies due to the COVID-19 outbreak. If recording has been restricted, specific underwriting approval is required; and, additional requirements or exceptions may be made.

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## Schedule BI & BII (Cont.)

### ALTA Commitment for Title Insurance

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**First American Title Insurance Company**

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#### SCHEDULE B, PART II

##### Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. 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.
3. Any facts, rights, interests, or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
4. Easements, claims of easement or encumbrances which are not shown by the Public Records.
5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the Public Records.
6. (A) Unpatented mining claims; (B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof; (C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B) or (C) are shown by the Public Records; (D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
8. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

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**SCHEDULE B - SECTION 2  
(continued)  
SPECIAL EXCEPTIONS**

9. Lien of Real Estate Excise Tax upon sale of said premises, or transfer of a controlling interest, if unpaid. As of the date herein, the excise tax rates are as follows:  
Levy/Area Code:096

State Excise Tax for real property classified as Timberland (RCW 84.34 or RCW 84.33) or Agricultural land (RCW 84.34.020):

1.28% of the selling price

All other State Excise Tax:

- 1.10% of the selling price less than or equal to \$500,000.00
- 1.28% of the selling price from \$500,000.01 to \$1,500,000.00
- 2.75% of the selling price from \$1,500,000.01 to \$ 3,000,000.00
- 3.00% of the selling price over \$3,000,000.00

Local Excise Tax for the City of Puyallup  
.50% of the selling price

In additional to Excise Tax due, a fee of \$5.00 will be charged on all taxable transactions (\$10.00 on all exempt transactions)

10. This item has been intentionally deleted.
11. This item has been intentionally deleted.
12. This item has been intentionally deleted.
13. Facility Charges, if any, including but not limited to hook-up, or connection charges and latecomer charges for water or sewer facilities of City of Puyallup as disclosed by instrument recorded September 21, 1984 as 8409210256.

Document(s) declaring modifications thereof recorded October 30, 1984 as 8410300185 of Official Records.

14. Reservations and exceptions, including the terms and conditions thereof:
- |                        |   |
|------------------------|---|
| Reserving:             | The right of drainage across said premises into the private drainage ditches as now constructed |
| Reserved By:           | Ronald R. J. Thackeray  |
| Recorded:              | March 30, 1950  |
| Recording Information: | 1548883   |

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(Affects Parcel No. B, D and E)

15. Easement, including terms and provisions contained therein:  
 Recording Information: March 17, 1955 under Recording No. 1713967  
 For: Pipeline  
 Affects: Parcel B
16. Easement, including terms and provisions contained therein:  
 Recording Date: December 18, 1956  
 Recording Information: 1775106  
 In Favor of: Pacific Northwest Pipeline Corporation, a Delaware corporation,  
 its successors and assigns  
 For: Pipeline or pipelines for transportation of oil and gas and the  
 products thereof  
 Affects: Parcels B, D and E
17. Easement, including terms and provisions contained therein:  
 Recording Date: November 12, 1980  
 Recording Information: 8011120241  
 In Favor of: Fruitland Mutual Water Company, Inc.  
 For: Water lines  
 Affects: Parcels A and E

The terms and provisions contained in the document entitled "Termination of Easement" recorded May 04, 2017 as Recording No. 201705040573 of Official Records.

18. Easement, including terms and provisions contained therein:  
 Recording Date: November 20, 1980  
 Recording Information: 8011200142  
 In Favor of: Winmar Company, Inc., a California corporation  
 For: A non-exclusive easement for ingress, egress, and utilities  
 Affects: Parcel A
19. Restrictions, conditions, dedications, notes, easements and provisions, if any, as contained and/or delineated on the face of the Pierce Co. Large Lot Division No. recorded March 25, 1981 as Recording No. 8103250125, in Pierce County, Washington.

Document(s) declaring modifications thereof recorded November 20, 1981 as 8111200245 of Official Records.

(Affects Parcels A and C)

20. Easement, including terms and provisions contained therein:  
 Recording Date: May 11, 1981  
 Recording Information: 8105110249

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In Favor of: Winmar Company, Inc., a California corporation  
 For: A non-exclusive easement for ingress, egress, and utilities  
 Affects: Parcel A

21. This item has been intentionally deleted.

22. Covenants, conditions, restrictions and/or easements:

Recorded: January 9, 1986  
 Recording No.: 8601090099

(Affects Parcel No. B and D)

23. Covenants, conditions, restrictions and/or easements:

Recorded: April 29, 1988  
 Recording No.: 8804290324

(Affects Parcel No. B and D)

24. Conditions, notes, easements, provisions and/or encroachments contained and/or delineated on the face of the Survey , recorded December 18, 1995 under Recording No. 9512180148 of surveys, in Pierce County, Washington.

(Affects Parcel No. B and D)

25. Deed of Trust and the terms and conditions thereof.

Grantor/Trustor: Willows Four, LLC, a Washington limited liability company  
 Grantee/Beneficiary: Old Standard Life Insurance Company  
 Trustee: Chicago Title Insurance Company  
 Amount: \$7,500,000.00  
 Recorded: May 1, 2000  
 Recording Information: 200005010753

(Affects a portion of said premises and other property)

The Deed of Trust/Mortgage was Partially reconveyed as to as described therein by instrument recorded March 24, 2003 under recording no. 200303240204.

A document recorded January 09, 2019 as Recording No. 201901090086 of Official Records provides that First American Title Insurance Company was substituted as trustee under the deed of trust.

The Deed of Trust/Mortgage was Partially reconveyed as to Lot 1 of City of Puyallup Boundary Line Revision No. P-17-0095 recorded December 21, 2017 under Recording No. 201712215007 by instrument recorded January 09, 2019 under recording no. 201901090087.

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26. Easement, including terms and provisions contained therein:  
 Recording Date: December 4, 2000  
 Recording Information: 200012040064  
 In Favor of: Owners of Parcel C  
 For: Non-exclusive access  
 Affects: Parcels B and D
27. The terms and provisions contained in the document entitled "Agreement Regarding Street Vacation" recorded July 26, 2001 as Instrument No. 200107260120 of Official Records. By and between City of Puyallup and Willows Four LLC and NIC (US) Corporation

(Affects Parcels A, C, D, E and F)

28. Easement, including terms and provisions contained therein:  
 Recording Date: August 27, 2001  
 Recording Information: 200108270797  
 In Favor of: Puget Sound Energy, Inc., a Washington corporation  
 For: Transmission, distribution and sale of gas  
 Affects: Parcel B

29. Easement, including terms and provisions contained therein:  
 Recording Date: August 27, 2001  
 Recording Information: 200108270798  
 In Favor of: Puget Sound Energy, Inc., a Washington corporation  
 For: Transmission, distribution and sale of gas  
 Affects: Parcels A, C, D and E

The terms and provisions contained in the document entitled "Partial Release of Easement" recorded October 29, 2018 as Recording No. 201810290662 of Official Records.

30. Easement, including terms and provisions contained therein:  
 Recording Information: March 11, 2003, Recording No. 200303110111  
 For: A perpetual non-exclusive easement, for drainage facilities  
 Affects: Parcel B

This easement is being recorded to supercede that easement recorded February 12, 2003 under Auditor Fee No. 200302120789.

31. Terms, covenants, conditions, restrictions and easements as contained in recorded Lot Line Adjustment (Boundary Line Revision) 01-81-013 :  
 Recorded: April 3, 2003  
 Recording Information: 200304035002

(Affects Parcel No. B and D)

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32. Covenants, conditions, restrictions and/or easements:

Recorded: September 15, 2004  
Recording No.: 200409150258

(Affects all parcels)

33. The terms and provisions contained in the document entitled "Order of Liquidation" recorded May 26, 2009 as Recording No. 200905260568 of Official Records.

(Affects all parxels)

34. Terms, covenants, conditions, restrictions and easements as contained in recorded Lot Line Adjustment (Boundary Line Revision) P-13-0015 :

Recorded: July 31, 2013  
Recording Information: 201307315004

(Affects Parcels A through E)

35. The terms and provisions contained in the document entitled "Development Agreement" recorded May 04, 2009 as Recording No. 200905040082 of Official Records.

A memorandum of said development agreement was recorded February 27, 2009 under Recording No. 200902270059.

The terms and provisions contained in the document entitled "Assignment of Development Agreement and Street Vacation Agreement" recorded November 10, 2014 as Recording No. 201411100755 of Official Records.

(Affects all parcels)

36. Restrictions, conditions, dedications, notes, easements and provisions, if any, as contained and/or delineated on the face of the City of Puyallup Short Plat No. P-18-0172 recorded December 30, 2019 as Recording No. 201912305002, in Pierce County, Washington.

(Affects Parcel B)

37. Restrictions, conditions, dedications, notes, easements and provisions, if any, as contained and/or delineated on the face of the City of Puyallup Short Plat No. P-18-0175 recorded December 30, 2019 as Recording No. 201912305005, in Pierce County, Washington.

(Affects Parcel C)

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38. Evidence of the authority of the individual(s) to execute the forthcoming document for OSLIC Holdings LLC, a Washington limited liability company, copies of the current operating agreement should be submitted prior to closing.
39. Evidence of the authority of the individual(s) to execute the forthcoming document for Dos Lagos Asset LLC, copies of the current operating agreement should be submitted prior to closing.
40. Unrecorded leaseholds, if any, rights of vendors and security agreement on personal property and rights of tenants, and secured parties to remove trade fixtures at the expiration of the term.
41. Prior to issuance of an extended coverage policy, the Company will require an Owner's Affidavit be completed and submitted to the Company for approval prior to closing. The Company reserves the right to make any additional requirement as warranted.
42. General Taxes for the year 2020.
- |                             |               |
|-----------------------------|---------------|
| Tax Account No.:            | 041910-211-8  |
| Amount Billed:              | \$ 7,773.39   |
| Amount Paid:                | \$ 3,886.69   |
| Amount Due:                 | \$ 3,886.70   |
| Assessed Land Value:        | \$ 692,800.00 |
| Assessed Improvement Value: | \$ 0.00       |

(Affects Parcel A)

43. General Taxes for the year 2020.
- |                             |               |
|-----------------------------|---------------|
| Tax Account No.:            | 041910-602-4  |
| Amount Billed:              | \$ 1,346.88   |
| Amount Paid:                | \$ 673.44     |
| Amount Due:                 | \$ 673.44     |
| Assessed Land Value:        | \$ 119,400.00 |
| Assessed Improvement Value: | \$ 0.00       |

(Affects Lot 1 of Parcel B)

44. General Taxes for the year 2020.
- |                             |              |
|-----------------------------|--------------|
| Tax Account No.:            | 041910-602-5 |
| Amount Billed:              | \$ 121.06    |
| Amount Paid:                | \$ 60.53     |
| Amount Due:                 | \$ 60.53     |
| Assessed Land Value:        | \$ 10,000.00 |
| Assessed Improvement Value: | \$ 0.00      |

(Affects Tract A of Parcel B)

45. General Taxes for the year 2020.

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|                             |               |
|-----------------------------|---------------|
| Tax Account No.:            | 041910-603-0  |
| Amount Billed:              | \$ 10,265.03  |
| Amount Paid:                | \$ 5,132.51   |
| Amount Due:                 | \$ 5,132.52   |
| Assessed Land Value:        | \$ 915,300.00 |
| Assessed Improvement Value: | \$ 0.00       |

(Affects Lot 1 of Parcel C)

## 46. General Taxes for the year 2020.

|                             |              |
|-----------------------------|--------------|
| Tax Account No.:            | 041910-603-1 |
| Amount Billed:              | \$ 177.30    |
| Amount Paid:                | \$ 88.65     |
| Amount Due:                 | \$ 88.65     |
| Assessed Land Value:        | \$ 15,000.00 |
| Assessed Improvement Value: | \$ 0.00      |

(Affects Tract A of Parcel C)

## 47. General Taxes for the year 2020.

|                             |               |
|-----------------------------|---------------|
| Tax Account No.:            | 041910-602-6  |
| Amount Billed:              | \$ 7,715.87   |
| Amount Paid:                | \$ 3,857.93   |
| Amount Due:                 | \$ 3,857.94   |
| Assessed Land Value:        | \$ 687,800.00 |
| Assessed Improvement Value: | \$ 0.00       |

(Affects Lot 1 of Parcel D)

## 48. General Taxes for the year 2020.

|                             |              |
|-----------------------------|--------------|
| Tax Account No.:            | 041910-602-7 |
| Amount Billed:              | \$ 177.26    |
| Amount Paid:                | \$ 88.63     |
| Amount Due:                 | \$ 88.63     |
| Assessed Land Value:        | \$ 15,000.00 |
| Assessed Improvement Value: | \$ 0.00      |

(Affects Tract A of Parcel D)

## 49. General Taxes for the year 2020.

|                      |               |
|----------------------|---------------|
| Tax Account No.:     | 041910-602-8  |
| Amount Billed:       | \$ 9,308.07   |
| Amount Paid:         | \$ 4,654.03   |
| Amount Due:          | \$ 4,654.04   |
| Assessed Land Value: | \$ 829,900.00 |

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Assessed Improvement Value: \$ 0.00

(Affects Lot 1 of Parcel E)

50. General Taxes for the year 2020.

Tax Account No.: 041910-602-9  
 Amount Billed: \$ 93.21  
 Amount Paid: \$ 46.60  
 Amount Due: \$ 46.61  
 Assessed Land Value: \$ 7,500.00  
 Assessed Improvement Value: \$ 0.00

(Affects Tract A of Parcel E)

51. General Taxes for the year 2020.

Tax Account No.: 041903-701-1  
 Amount Billed: \$ 1,348.06  
 Amount Paid: \$ 674.03  
 Amount Due: \$ 674.03  
 Assessed Land Value: \$ 119,400.00  
 Assessed Improvement Value: \$ 0.00

(Affects Parcel F)

52. Right to make necessary slopes for cuts or fills upon said premises for 110th St. East, 104th Avenue East and 112th Street East as granted by deed recorded October 30, 1964 under recording no. 2077107.

(Affects Parcels E and F)

53. Right to make necessary slopes for cuts or fills upon said premises for 112th St. East as granted by deed recorded November 31, 1964 under recording no. 2077104.

(Affects Parcel D)

54. Easement, including terms and provisions contained therein:

Recording Information: December 5, 1977 under Recording No. 2782956  
 For: Constructing slopes for necessary cuts and fills  
 Affects: Parcel D

55. This item has been intentionally deleted.

56. Easement, including terms and provisions contained therein:

Recording Date: January 15, 1985

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Recording Information: 8501150183  
In Favor of: Fruitland Mutual Water Company  
For: Waterline  
Affects: Parcel D

57. Covenants, conditions and requirements, as set forth in Settlement Agreement filed in Superior Court Cause No. 87-2-04250-8.

(Affects Parcels E and F)

58. Covenants, conditions, restrictions and/or easements:

Recorded: December 20, 1993  
Recording No.: 9312201161

(Affects Parcels D, E and F)

59. Restrictions, conditions, dedications, notes, easements and provisions, if any, as contained and/or delineated on the face of the Survey recorded August 29, 2000 as Recording No. 200008295004, in Pierce County, Washington.

(Affects Parcels D and E)

60. Notice of Ordinance No. 2690, recorded July 26, 2001 under Recording Number 200107260119, regarding vacation of a portion of 39th Avenue SE.

(Affects Parcels D and E)

61. Restrictions, conditions, dedications, notes, easements and provisions, if any, as contained and/or delineated on the face of the City of Puyallup Short Plat recorded April 4, 2003 as Recording No. 200304045006, in Pierce County, Washington.

(Affects Parcels E and F)

62. The terms, provisions and easement(s) contained in the document entitled "Reciprocal Surface Water Detention Easement" recorded April 4, 2003 as Recording No. 200304041511 of Official Records.

(Affects Parcels E and F)

63. The terms and provisions contained in the document entitled "Ordinance No. 3086" recorded July 01, 2016 as Recording No. 201607010274 of Official Records.

(Affects Parcel D)

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64. Restrictions, conditions, dedications, notes, easements and provisions, if any, as contained and/or delineated on the face of the Survey recorded August 18, 1986 as 8608180375, in Pierce County, Washington.

(Affects Parcel F)

65. The terms and provisions contained in the document entitled "Reciprocal Utilities Easement" recorded September 15, 2004 as 200409150257 of Official Records.

Document(s) declaring modifications thereof recorded March 24, 2006 as 200603241279 of Official Records.

(Affects Parcel F)

66. Restrictions, conditions, dedications, notes, easements and provisions, if any, as contained and/or delineated on the face of the City of Puyallup Short Plat No. P-18-0173 recorded December 30, 2019 as 201912305003, in Pierce County, Washington.

(Affects Parcel D)

67. Restrictions, conditions, dedications, notes, easements and provisions, if any, as contained and/or delineated on the face of the City of Puyallup Short Plat No. P-18-0174 recorded December 30, 2019 as 201912305004, in Pierce County, Washington.

(Affects Parcel E)

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|                          |
|--------------------------|
| <b>INFORMATION NOTES</b> |
|--------------------------|

- A. According to the application for title insurance, title is to vest in Puyallup MF Land LLC, a California limited liability company.

Examination of the records discloses no matters pending against said party(ies).

- B. Effective January 1, 1997, and pursuant to amendment of Washington State Statutes relating to standardization of recorded documents, the following format and content requirements must be met. Failure to comply may result in rejection of the document by the recorder.
- C. Any sketch attached hereto is done so as a courtesy only and is not part of any Title Commitment or Policy. It is furnished solely for the purpose of assisting in locating the Land and First American expressly disclaims any liability which may result from reliance made upon it.
- D. The description can be abbreviated as suggested below if necessary to meet standard requirements. The full text of the description must appear in the document (s) to be insured.

Lot 4, City of Puyallup BLR No. P-13-0015, Rec. 201307315004  
 Tract A and Lot 1 of City of Puyallup SP No. P-18-0172, Rec. 201912305002  
 Tract A and Lot 1 of City of Puyallup SP No. P-18-0175, Rec. 201912305005  
 Lot 1 and Tract A of Puyallup SP No. P-18-0173, Rec. 201912305003  
 Lot 1 and Tract A of Puyallup SP No. P-18-0174, Rec. 201912305004  
 Lt 3, Puyallup SP, rec 200304045006


APN: 041910-211-8 and 041910-602-4 and 041910-602-5 and 041910-603-0 and 041910-603-1 and 041910-602-6 and 041910-602-8 and 041903-701-1 and 041910-602-7 and 041910-602-9

- E. A fee will be charged upon the cancellation of this Commitment pursuant to the Washington State Insurance Code and the filed Rate Schedule of the Company.

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|   |  |
|---|--|
|  <p><b>Exhibit A</b></p> | <p>ISSUED BY<br/> <b>First American Title Insurance Company</b></p> <p>File No: NCS-983231-OR1</p> |
|---|--|

The Land referred to herein below is situated in the County of Pierce, State of Washington, and is described as follows:

**PARCEL A:**

LOT 4 OF CITY OF PUYALLUP BOUNDARY LINE REVISION NO. P-13-0015, RECORDED JULY 31, 2013 UNDER RECORDING NO. 201307315004, PIERCE COUNTY, WASHINGTON.

**PARCEL B:**

TRACT A AND LOT 1 OF CITY OF PUYALLUP SHORT PLAT NO. P-18-0172 RECORDED DECEMBER 30, 2019 UNDER RECORDING NO. 201912305002, IN PIERCE COUNTY, WASHINGTON.

**PARCEL C:**

TRACT A AND LOT 1 OF CITY OF PUYALLUP SHORT PLAT NO. P-18-0175, RECORDED DECEMBER 30, 2019 UNDER RECORDING NO. 201912305005, IN PIERCE COUNTY, WASHINGTON.

**PARCEL D:**

LOT 1 AND TRACT A OF CITY OF PUYALLUP SHORT PLAT NO. P-18-0173, RECORDED UNDER RECORDING NO. 201912305003, IN PIERCE COUNTY, WASHINGTON.

**PARCEL E :**

LOT 1 AND TRACT A OF CITY OF PUYALLUP SHORT PLAT NO. P-18-0174, RECORDED UNDER RECORDING NO. 201912305004, IN PIERCE COUNTY, WASHINGTON.

**PARCEL F:**

LOT 3, CITY OF PUYALLUP SHORT PLAT RECORDED APRIL 4, 2003 UNDER RECORDING NO. 200304045006 OF OFFICIAL RECORDS, IN PIERCE COUNTY, WASHINGTON;

EXCEPT THOSE PORTIONS DESCRIBED IN DEED TO THE CITY OF PUYALLUP RECORDED MARCH 21, 2003 UNDER RECORDING NO. 200303211005 OF OFFICIAL RECORDS;

AND EXCEPT ANY PORTION OF THE VACATED RIGHT OF WAY OF EXISTING 39TH AVENUE SOUTH EAST, LYING SOUTH OF AND ABUTTING THE SOUTH LINE OF SAID LOT 3, AS DESCRIBED IN DEED TO THE CITY OF PUYALLUP RECORDED AUGUST 11, 2009 UNDER RECORDING NO. 200908110760 OF OFFICIAL RECORDS.

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