

PLAT CERTIFICATE

Order No.: 1317861

Certificate for Filing Proposed Plat:

In the matter of the plat submitted for our approval, this Company has examined the records of the County Auditor and County Clerk of KING County, Washington, and the records of the Clerk of the United States Courts holding terms in said County, and from such examination hereby certifies that the title to the following described land situate in said KING County, to-wit:

SEE SCHEDULE A (NEXT PAGE)

VESTED IN:

BURNSTEAD CONSTRUCTION LLC, A WASHINGTON LIMITED LIABILITY COMPANY

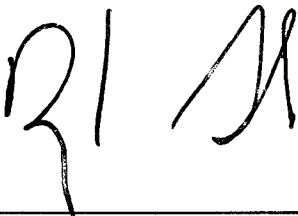
EXCEPTIONS:

SEE SCHEDULE B ATTACHED

CHARGE: \$350.00
TAX: \$33.25

Records examined to JANUARY 13, 2011 at 8:00 AM

By



DARYL SAVIDIS
Title Officer
(206) 628-5610

**PLAT CERTIFICATE
SCHEDULE A**

(Continued)

Order No.: 1317861

LEGAL DESCRIPTION

LOT 3, KING COUNTY SHORT PLAT NUMBER 181077, RECORDED UNDER RECORDING NUMBER 8109300611, SAID SHORT PLAT BEING A SUBDIVISION OF A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION OF LOT 3 OF SAID KING COUNTY SHORT PLAT NUMBER 181077, LYING WEST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 OF SAID SHORT PLAT;
THENCE SOUTH 1°42'49" WEST TO THE SOUTH LINE OF LOT 3 OF SAID SHORT PLAT AND THE TERMINUS OF SAID LINE;

(ALSO KNOWN AS LOT B OF KING COUNTY LOT LINE ADJUSTMENT NUMBER 484088, RECORDED UNDER RECORDING NUMBER 8405210441.)

CHICAGO TITLE INSURANCE COMPANY

**PLAT CERTIFICATE
SCHEDULE B**

Order No.: 1317861

This certificate does not insure against loss or damage by reason of the following exceptions:

GENERAL EXCEPTIONS:

- A. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
- B. Rights or claims of parties in possession not shown by the public records.
- C. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- D. Easements or claims of easements not shown by the public records.
- E. Any lien, or right to lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed by law, and not shown by the public records.
- F. Liens under the Workmen's Compensation Act not shown by the public records.
- G. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity or garbage removal.
- H. General taxes not now payable; matters relating to special assessments and special levies, if any, preceding or in the same becoming a lien.
- I. Reservations or exceptions in patents or in Acts authorizing the issuance thereof; Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
- J. Water rights, claims, or title to water.
- K. THIS REPORT IS ISSUED AND ACCEPTED UPON THE UNDERSTANDING THAT THE LIABILITY OF THE COMPANY SHALL NOT EXCEED ONE THOUSAND DOLLARS(\$1000.00).

PLAT CERTIFICATE
SCHEDULE B

(Continued)

Order No.: 1317861

EXCEPTIONS

A 1. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS AND SETBACKS, IF ANY, SET FORTH IN OR DELINEATED ON SAID SHORT PLAT RECORDED UNDER RECORDING NUMBER 8109300611.

B 2. REIMBURSEMENT AGREEMENT FOR UTILITY IMPROVEMENTS AND THE TERMS AND CONDITIONS THEREOF:

BETWEEN: BURNSTEAD CONSTRUCTION
AND: CITY OF REDMOND
RECORDED: NOVEMBER 4, 1999
RECORDING NUMBER: 19991104001369

C SAID AGREEMENT HAS BEEN MODIFIED BY AMENDMENT THERETO RECORDED UNDER RECORDING NUMBER 20010213001494.

D THE AGREEMENT SHOWN IN THIS PARAGRAPH CONTAINS PROVISIONS FOR MONETARY ASSESSMENTS. THE JURISDICTION SHOULD BE CONTACTED TO DETERMINE IF THERE ARE ANY AMOUNTS OWING AFFECTING THE SUBJECT PROPERTY.

E 3. REIMBURSEMENT AGREEMENT FOR UTILITY IMPROVEMENTS AND THE TERMS AND CONDITIONS THEREOF:

BETWEEN: LOZIER HOMES CORP.
AND: CITY OF REDMOND
RECORDED: MAY 4, 2001
RECORDING NUMBER: 20010504000085

F THE AGREEMENT SHOWN IN THIS PARAGRAPH CONTAINS PROVISIONS FOR MONETARY ASSESSMENTS. THE JURISDICTION SHOULD BE CONTACTED TO DETERMINE IF THERE ARE ANY AMOUNTS OWING AFFECTING THE SUBJECT PROPERTY.

G 4. 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: 2011
TAX ACCOUNT NUMBER: 262605-9014-00
LEVY CODE: 2025
ASSESSED VALUE-LAND: \$ 884,000.00
ASSESSED VALUE-IMPROVEMENTS: \$ 0.00

GENERAL & SPECIAL TAXES: BILLED: \$ 8,900.45
PAID: \$ 0.00
UNPAID: \$ 8,900.45

**PLAT CERTIFICATE
SCHEDULE B**

(Continued)

Order No.: 1317861

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- H NOTE: SAID AMOUNT HAS NOT YET BEEN CERTIFIED BY THE KING COUNTY ASSESSOR AND IS SUBJECT TO POSSIBLE CHANGE.
- I 5. TERMS AND CONDITIONS OF NOTICE OF CHARGES BY WATER, SEWER, AND/OR STORM AND SURFACE WATER UTILITIES, RECORDED UNDER RECORDING NUMBER 9408091502.
- J 6. TERMS AND CONDITIONS OF THE LIMITED LIABILITY COMPANY AGREEMENT FOR BURNSTEAD CONSTRUCTION LLC.
- K 7. THE LEGAL DESCRIPTION IN THIS CERTIFICATE IS BASED ON INFORMATION PROVIDED WITH THE APPLICATION AND THE PUBLIC RECORDS. THE PARTIES RECEIVING THIS CERTIFICATE MUST NOTIFY THE TITLE INSURANCE COMPANY IF THE DESCRIPTION DOES NOT CONFORM TO THEIR EXPECTATIONS.

L NOTE 1:
EFFECTIVE JANUARY 1, 1997, DOCUMENT FORMAT AND CONTENT REQUIREMENTS HAVE BEEN IMPOSED BY WASHINGTON LAW. FAILURE TO COMPLY WITH THE FOLLOWING REQUIREMENTS MAY RESULT IN REJECTION OF THE DOCUMENT BY THE COUNTY RECORDER OR IMPOSITION OF A \$50.00 SURCHARGE.

FOR DETAILS OF THESE STATEWIDE REQUIREMENTS PLEASE VISIT THE KING COUNTY RECORDER'S OFFICE WEBSITE AT WWW.KINGCOUNTY.GOV/BUSINESS/RECORDERS.ASPX AND SELECT **ONLINE FORMS AND DOCUMENT STANDARDS**.

THE FOLLOWING MAY BE USED AS AN ABBREVIATED LEGAL DESCRIPTION ON THE DOCUMENTS TO BE RECORDED TO COMPLY WITH THE REQUIREMENTS OF RCW 65.04. SAID ABBREVIATED LEGAL DESCRIPTION IS NOT A SUBSTITUTE FOR A COMPLETE LEGAL DESCRIPTION WHICH MUST ALSO APPEAR IN THE BODY OF THE DOCUMENT:

PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 26-26-5.

END OF SCHEDULE B

**PLAT CERTIFICATE
SCHEDULE B**

(Continued)

Order No.: 1317861

N THE FOLLOWING PARTIES HAVE BEEN SENT A COPY OF THIS CERTIFICATE:

CORE DESIGN

14711 NE 29TH PLACE, SUITE 101
BELLEVUE, WASHINGTON 98007

KEVIN VANDERZANDEN

EMAIL

(425) 885-7877

BURNSTEAD CONSTRUCTION

11980 NE 24TH ST. #200
BELLEVUE, WASHINGTON 98005

TIFFINY BROWN

EMAIL

(425) 454-1900



CHICAGO TITLE INSURANCE COMPANY

701 FIFTH AVENUE, #2300, SEATTLE, WA 98104

Order No.: 001317861
Your No.: STROM

PROPERTY ADDRESS: WASHINGTON

CORE DESIGN
14711 NE 29TH PLACE, SUITE 101
BELLEVUE, WASHINGTON 98007

ATTN: KEVIN VANDERZANDEN EMAIL

Enclosed are your materials on the above transaction. If you have any questions regarding these materials, please contact us.

Thank you for this opportunity to serve you.

Separator line of asterisks

TITLE UNIT 6 TELEPHONE: (206) 628-5610
TOLL FREE: (800) 627-0530

FAX: (206) 628-9717

DARYL SAVIDIS SENIOR TITLE OFFICER AND UNIT MANAGER
(E-MAIL: DARYL.SAVIDIS@CTT.COM)

DAVID P. CAMPBELL SENIOR TITLE OFFICER
(E-MAIL: DAVID.CAMPBELL@CTT.COM)

KEITH EISENBREY TITLE OFFICER
(E-MAIL: KEITH.EISENBREY@CTT.COM)

MIKE HARRIS TITLE OFFICER
(E-MAIL: MICHAEL.HARRIS@CTT.COM)

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