

# SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

**500138445c  
Amendment 2**

**CHICAGO TITLE INSURANCE COMPANY**  
a corporation, herein called the Company

## GUARANTEES

LJB Soper Hill, LLC, a Washington limited liability company

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**  
3002 Colby Ave., Suite 200  
Everett, WA 98201

Countersigned By:

Eamonn Doherty  
Authorized Officer or Agent



**Chicago Title Insurance Company**

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

<b>ISSUING OFFICE:</b>
Title Officer: Builder Unit Chicago Title Company of Washington 3002 Colby Ave., Suite 200 Everett, WA 98201 Fax: (866)827-8844 Main Phone: (425)259-8223 Email: evebuilder@ctt.com

**SCHEDULE A**

<b>Liability</b>	<b>Premium</b>	<b>Tax</b>
\$0.00	\$0.00	\$0.00

Effective Date: May 16, 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:

LJB Soper Hill, 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

**For APN/Parcel ID(s): 005907-000-305-01 IOP**

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**Parcel A:**

Lot 10 of Binding Site Plan, recorded under Auditor's File No. 202301045002, records of Snohomish County, Washington, being a portion of Lots 305, 318 and 319, Sunny Side Five Acre Tracts, according to the Plat thereof recorded in Volume 7 of Plats, Page 19, records of Snohomish County;

Situate in the County of Snohomish, State of Washington.

**Parcel B:**

A non-exclusive easement for ingress and egress as described in and created by Binding Site Plan, upon and subject to the provisions therein contained, recorded under Auditor's File No. 202107205003, records of Snohomish County, Washington, EXCEPT any portion thereof lying within Parcel A.

Situate in the County of Snohomish, State of Washington.

**Parcel C:**

Non-exclusive easements for access, parking, utilities, drainage and monument signs created by Amended and Restated Declaration of Easements, Covenants and Restrictions, upon and subject to the provisions therein contained, dated October 6, 2021, recorded on October 6, 2021, under Auditor's File No. 202110060833, records of Snohomish County, Washington, EXCEPT any portion thereof lying within Parcel A.

Situate in the County of Snohomish, State of Washington.

**SCHEDULE B**

GENERAL EXCEPTIONS

- A. Rights or claims of parties in possession, or claiming possession, not shown by the Public Records.
- B. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
- C. Easements, prescriptive rights, rights-of-way, liens or encumbrances, or claims thereof, not shown by the Public Records.
- D. Any lien, or right to a 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.
- E. Taxes or special assessments which are not yet payable or which are not shown as existing liens by the Public Records.
- F. Any lien for service, installation, connection, maintenance, tap, capacity, or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records.
- G. Unpatented mining claims, and all rights relating thereto.
- H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.
- I. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
- J. Water rights, claims or title to water.

**SCHEDULE B**  
(continued)

## SPECIAL EXCEPTIONS

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

Granted to: City of Seattle  
Purpose: Electric transmission and/or distribution line  
Recording Date: July 13, 1922  
Recording No.: 301077  
Affects: A portion of said premises

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

Granted to: United States of America and its assigns  
Purpose: Electric transmission and/or distribution line  
Recording Date: March 15, 1951  
Recording No.: 985224  
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: United States of America  
Purpose: Electric transmission and/or distribution line  
Recording Date: May 18, 1951  
Recording No.: 992286  
Affects: A portion of said premises

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

Granted to: Northwest Pipeline Corp.  
Purpose: Operation of pipeline  
Recording Date: November 19, 2003  
Recording No.: 200311190242  
Affects: A portion of Tract 305 in said premises

A Modification of said easement was recorded as follows and the terms and conditions thereof: :

Recorded: November 1, 2004  
Auditor's No.: 200411010774

An assignment of the beneficial interest under said easement which names:

Assignee: Puget Sound Energy, Inc.  
Recording Date: December 29, 2004  
Recording No.: 200412290602

Note: This instrument corrects that document under Auditor's No. 200311240420

**SCHEDULE B**  
(continued)

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

Granted to: Northwest Pipeline Corp.  
Purpose: Operation of pipeline  
Recording Date: November 19, 2003  
Recording No.: 200311190243  
Affects: East portion of said premises

An assignment of the interest under said easement which names:

Assignee: Puget Sound Energy  
Recording Date: December 10, 2003  
Recording No.: 200312100717

6. 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 Survey:

Recording No: 200403035222

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

Granted to: Northwest Pipeline Corporation  
Purpose: Gas pipeline  
Recording Date: March 18, 2004  
Recording No.: 200403180002  
Affects: A portion of Tracts 305 and 319

8. Relinquishment of access to State Highway Number State Route 9 and of light, view and air by Deed:

Grantee: State of Washington  
Recording Date: February 16, 2011  
Recording No.: 201102160549

9. 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 Declaration of Easements, Covenants, and Restrictions:

Recording No: 202107200226

Survey recorded under Auditor's File No. 202107205003.

Note: Modified by document recorded under Auditor's File No. 202110060833

**SCHEDULE B**  
(continued)

10. Term and conditions of those easements for access, parking, utilities, drainage and monument signs described as Parcel C in Schedule A

Recording Date: October 6, 2021  
Recording No.: 202110060833

Amended and Restated Declaration of Easements, Covenants and Restrictions

Recording Date: October 6, 2021  
Recording No.: 202110060833

11. Term and conditions of that ingress and egress easement described as Parcel B in Schedule A

Recording Date: July 20, 2021  
Recording No.: 202107205003

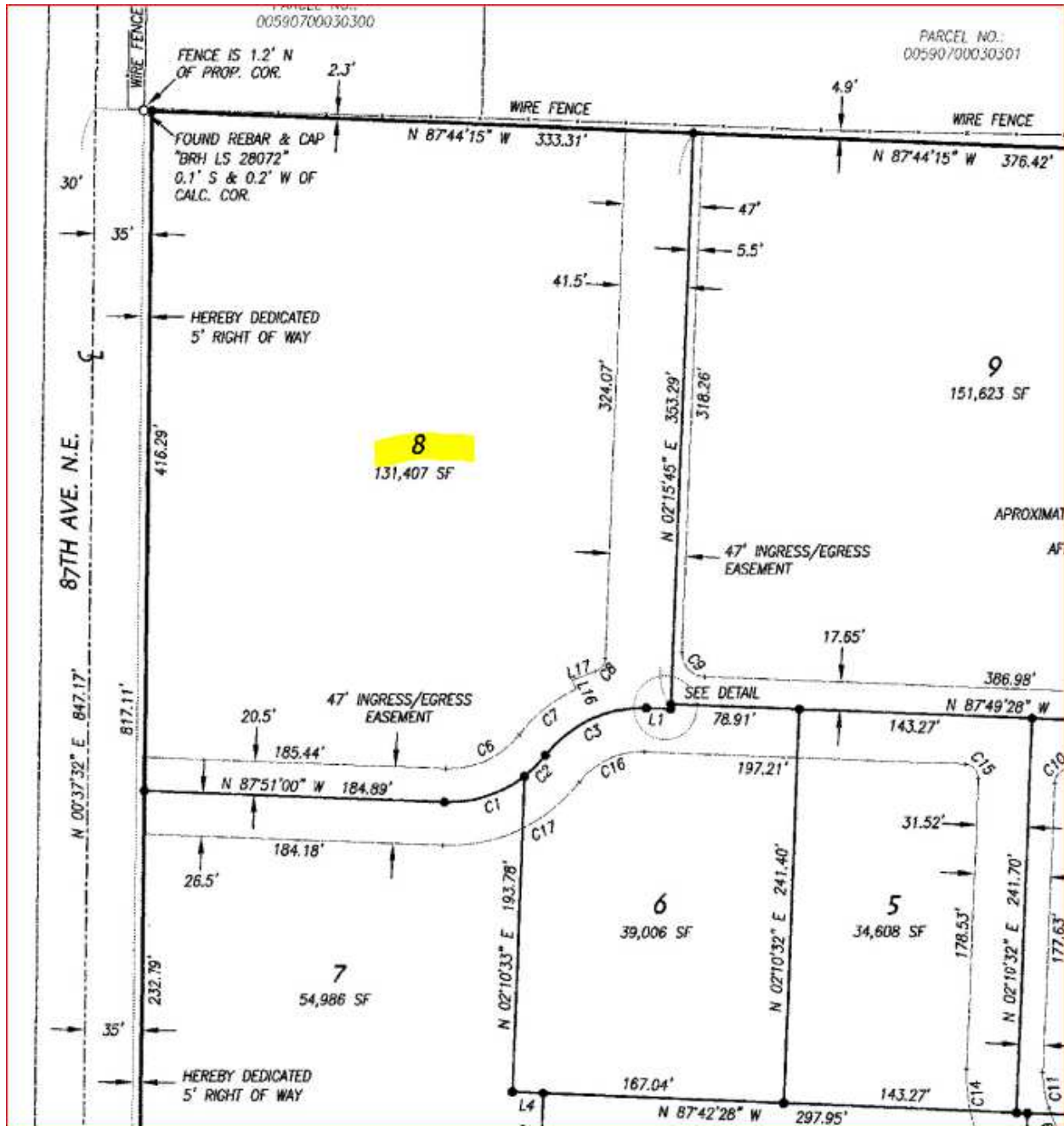
12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Snohomish Co. and Northwest Fiber  
Purpose: Electric transmission and/or broadband distribution lines  
Recording Date: June 1, 2022  
Recording No.: 202206010410  
Affects: includes other property

13. 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 Binding Site Plan:

Recording No: 202301045002

**END OF SCHEDULE B**



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.