

SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

500146186

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

BrownBear102 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:

Chris Swartz
Authorized Officer or Agent



Chicago Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

ISSUING OFFICE:

Title Officer: Commercial Unit
 Chicago Title Company of Washington
 3002 Colby Ave., Suite 200
 Everett, WA 98201
 Fax: (855)394-4817
 Main Phone: (425)259-8205
 Email: Everett.CU@ctt.com

SCHEDULE A

Liability	Premium	Tax
\$1,000.00	\$350.00	\$34.65

Effective Date: September 21, 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:

BrownBear102 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): 005907-000-319-03 and 005907-000-319-02

Lots 3 and 4 of Binding Site Plan, recorded under Auditor's File No. 202107205003, records of Snohomish County, Washington, being a portion of Lot 319, Sunny Side Five Acre Tracts, according to the plat thereof, recorded in Volume 7 of Plats, page 19, records of Snohomish County, Washington.

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. No search has been made as to property taxes and assessments. Property taxes and assessments will be searched upon request.

2. 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 the Plat of Sunny Side Five Acre Tracts:

Recording No: 122901

3. 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: Portion of said premises

4. 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: Portion of said premises

5. Reservations and recitals contained in Release and Waiver of Interest, as set forth below:

Recording Date: January 3, 1958
Recording No.: 1266154

6. 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

An Assignment of interest inder said easement which names:

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

SCHEDULE B

(continued)

7. 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 Survey:
- Recording No: 200403035222
8. 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: Portion of said premises
9. 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
- Affects: Portion of said premises
10. 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: July 20, 2021
Recording No.: 202107200226
- Affects: Portion of said premises
- Modification(s) of said covenants, conditions and restrictions
- Recording Date: October 6, 2021
Recording No.: 202110060833
11. 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 White Barn Non-Project Binding Site Plan, City of Marysville, WA File No. PA20043:
- Recording No: 202107205003

SCHEDULE B

(continued)

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 County
Purpose: Distribution easement
Recording Date: June 1, 2022
Recording No.: 202206010410
Affects: Said premises and other property
13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Energy, Inc.
Purpose: Transmission and distribution of gas
Recording Date: March 21, 2023
Recording No.: 202303210278
14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Gordon O Strand and Myrna J Strand
Purpose: ingress, egress and utilities
Recording Date: May 15, 2023
Recording No.: 202305150421
Affects: as described in said instrument
15. ALTA Survey made by Barghausen and Consulting Engineers under Job No. 16707, dated October 25, 2013, disclosed by Statutory Warranty Deed:
- Recording Date: July 12, 2021
Recording No.: 202107120019
16. 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.
17. Construction Deed of Trust, Security Agreement and Fixture Filing to secure an indebtedness in the amount shown below:
- Amount: \$5,000,000.00
Dated: June 20, 2023
Trustor/Grantor: BrownBear102 LLC, a Washington limited liability company
Trustee: Fidelity National Title Company of Washington, Inc.
Beneficiary: Car Wash Enterprises, Inc., a Washington corporation
Recording Date: June 21, 2023
Recording No.: 202306210179

SCHEDULE B

(continued)

18. The Company's liability for this report is limited to \$1,000.00. This report is based on the company's property records, and no liability is assumed for items misindexed or not indexed in the public records, or for matters which would be disclosed by an inquiry of the parties in possession or by an accurate survey or inspection of the premises. This report and the legal description given herein are based upon information supplied by the applicant as to the location and identification of the premises in question, and no liability is assumed for discrepancies resulting therefrom. This report does not represent either a commitment to insure title, an examination of, or opinion as to the sufficiency or effect of the matter shown, or an opinion as to the marketability of title to the subject premises.

END OF SCHEDULE B