

Commitment for Title Insurance

Title Officer: Builder Unit
Email: evebuilder@ctt.com
Title No.: 500140650

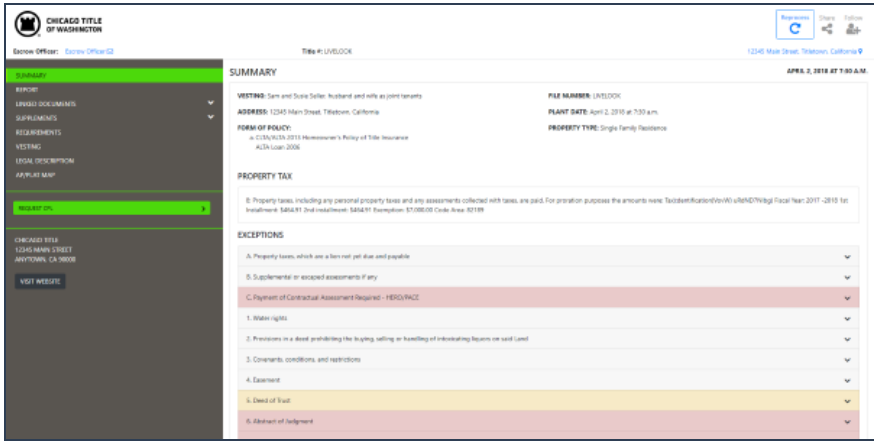
Property Address:

Introducing LiveLOOK

LiveLOOK title document delivery system is designed to provide 24/7 real-time access to all information related to a title insurance transaction.

Access title reports, exception documents, an easy-to-use summary page, and more, at your fingertips and your convenience.

[To view your new Chicago Title LiveLOOK report, Click Here](#)



The screenshot displays the Chicago Title LiveLOOK web interface. The header includes the Chicago Title of Washington logo, the title number 'Title #: LIVELOOK', and the address '1246 Main Street, Trabicon, California'. The date and time are 'APR 2, 2019 AT 1:00 A.M.'. The interface is divided into a left sidebar with navigation options like 'SUMMARY', 'REPORT', 'LIVELOOK DOCUMENTS', 'SUPPLEMENTS', 'REQUIREMENTS', 'VERIFYING', 'LEGAL DESCRIPTION', and 'APPLY FOR MAP'. The main content area is titled 'SUMMARY' and includes fields for 'VESTING' (Sole and Survive With Right of Survivorship), 'ADDRESS' (1246 Main Street, Trabicon, California), 'FORM OF POLICY' (A-CITL/SL/STL Homeowner's Policy of Title Insurance ALA Loan 2008), 'FILE NUMBER' (LIVELOOK), 'PLANT DATE' (April 2, 2019 at 7:59 a.m.), and 'PROPERTY TYPE' (Single Family Residence). Below the summary is a 'PROPERTY TAX' section with details on taxes and assessments. The 'EXCEPTIONS' section lists various items such as 'A. Property taxes which are a lien not yet due and payable', 'B. Supplemental or escaped assessments if any', 'C. Payment of Contractual Assessment Required - FERGUSON', '1. Water rights', '2. Provisions in a deed authorizing the buying, selling or handling of mineral rights on said land', '3. Covenants, conditions and restrictions', '4. Easement', '5. Deed of Trust', and '6. Abstract of Judgment'.

Effortless, Efficient, Compliant, and Accessible

SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

500140650

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

Land Pro Group, Inc., and NP Arlington MIC Industrial, LLC

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

ISSUING OFFICE:

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

Liability	Premium	Tax
\$1,000.00	\$500.00	\$49.50

Effective Date: January 26, 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](#):

NP Arlington MIC Industrial, LLC, a Delaware 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): [310534-002-008-00](#), [310534-002-007-00](#) and [310534-003-003-00](#)

PARCEL A: ([APN 310534-002-008-00](#))

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, LYING NORTHWESTERLY OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY AS CONVEYED TO NORTHERN PACIFIC RAILWAY COMPANY BY DEEDS RECORDED UNDER AUDITOR'S [FILE NOS. 193479](#) AND [193480](#), RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

EXCEPT THE NORTH 20 FEET THEREOF AS CONVEYED TO SNOHOMISH COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER AUDITOR'S [FILE NO. 375485](#), RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

PARCEL B: ([APN 310534-002-007-00](#))

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, LYING NORTHWESTERLY OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY AS CONVEYED TO NORTHERN PACIFIC RAILWAY COMPANY BY DEEDS RECORDED UNDER AUDITOR'S [FILE NOS. 193479](#) AND [193480](#), RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

EXCEPT THE NORTH 20 FEET THEREOF AS CONVEYED TO SNOHOMISH COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER AUDITOR'S [FILE NO. 375485](#), RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

AND EXCEPT THE WEST 20 FEET THEREOF AS CONVEYED TO SNOHOMISH COUNTY FOR ROAD PURPOSES BY DEEDS RECORDED UNDER AUDITOR'S [FILE NO. 308936](#) AND [375486](#), RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

PARCEL C: ([APN 310534-003-003-00](#))

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, LYING WESTERLY OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY AS CONVEYED TO THE NORTHERN PACIFIC RAILWAY COMPANY BY DEEDS RECORDED UNDER AUDITOR'S [FILE NO. 193479](#) AND [193480](#), RECORDS OF SNOHOMISH COUNTY, WASHINGTON, AND LYING NORTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34, THAT IS 30 FEET EAST OF THE CENTERLINE OF THE EXISTING COUNTY ROAD;
THENCE NORTH 05°05'04" EAST, PARALLEL TO AND 30 FEET DISTANT FROM SAID CENTERLINE A DISTANCE OF 605.50 FEET TO THE TRUE POINT OF BEGINNING OF SAID DESCRIBED LINE;
THENCE SOUTH 87°56'01" EAST TO THE WESTERLY MARGIN OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY AND THE TERMINUS OF SAID DESCRIBED LINE;

EXCEPT THE WESTERLY 20 FEET THEREOF AS CONVEYED TO SNOHOMISH COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER AUDITOR'S [FILE NO. 375486](#), RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

SCHEDULE B**GENERAL EXCEPTIONS:**

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

SPECIAL EXCEPTIONS:

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

Purpose: Drainage ditches

Recording Date: December 1, 1916

Recording No.: [226649](#)

Affects: The description contained in the above instrument is not sufficient to determine its exact location within the property herein described

Said instrument contains provisions for bearing the cost of maintenance, repair or reconstruction of the drainage ditches by the users.

2. Waiver of any claims for damages to said Land by reason of the location, construction, landscaping or maintenance of the road adjoining said Land, as contained in the instrument:

Recorded: January 15, 1923

Recording No.: [308936](#)

(Affects: Parcel B)

3. Waiver of any claims for damages to said Land by reason of the location, construction, landscaping or maintenance of the road adjoining said Land, as contained in the instrument:

Recorded: March 17, 1926

Recording No.: [375485](#)

(Affects: Parcels A and B)

4. Waiver of any claims for damages to said Land by reason of the location, construction, landscaping or maintenance of the road adjoining said Land, as contained in the instrument:

Recorded: March 17, 1926

Recording No.: [375486](#)

(Affects: Parcels B and C)

SCHEDULE B

(continued)

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

Granted to: City of Marysville
Purpose: Sewer pipeline
Recording Date: October 30, 1969
[Recording No.: 2119390](#)
Affects: The Westerly portion of Parcel B

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

Granted to: Olympic Pipeline Company, a Delaware company
Purpose: Pipeline of pipelines for the transportation of oil, gas and the products thereof
Recording Date: January 26, 1973
[Recording No.: 2279864](#)
Affects: A portion of Parcel B

7. 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: Electrical transmission and/or distribution system with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Recording Date: April 29, 1977
[Recording No.: 7704290308](#)
Affects: The North 15 feet of Parcels A and B

8. 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 Annexation Covenant and Power of Attorney:

[Recording No: 9212040284](#)

(Affects: Parcel B)

9. 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: Electric transmission and/or distribution line with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Recording Date: November 8, 2005
[Recording No.: 200511080492](#)
Affects: The North 160 feet of the West 10 feet of Parcel B

SCHEDULE B
(continued)

10. City of Marysville Local Improvement District No. 71 Agreement including the terms, covenants and provisions thereof:

Recording Date: July 27, 2010
[Recording No.: 201007270538](#)

11. Native Growth Protection Easement Agreement and the terms and conditions thereof:

Grantee: City of Marysville
Recording Date: November 23, 2022
[Recording No.: 202211230185](#)

12. Easements or equitable servitudes arising under Indian treaties.

Affects: Existing wetland areas.

13. Water rights, claims or title to water.

14. 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: 2022
Tax Account No.: 310534-002-008-00
Levy Code: 00511
Assessed Value-Land: \$329,400.00
Assessed Value-Improvements: \$0.00

General and Special Taxes:

Billed: \$3,336.23
Paid: \$3,336.23
Unpaid: \$0.00

(Affects: Parcel A)

SCHEDULE B

(continued)

15. 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: 2022
Tax Account No.: 310534-002-007-00
Levy Code: 00511
Assessed Value-Land: \$3,250,600.00
Assessed Value-Improvements: \$0.00

General and Special Taxes:

Billed: \$32,851.72
Paid: \$32,851.72
Unpaid: \$0.00

(Affects: Parcel B)

16. 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: 2022
Tax Account No.: 310534-003-003-00
Levy Code: 00511
Assessed Value-Land: \$1,806,000.00
Assessed Value-Improvements: \$0.00

General and Special Taxes:

Billed: \$18,254.92
Paid: \$18,254.92
Unpaid: \$0.00

(Affects: Parcel C)

17. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2023.

SCHEDULE B
(continued)

18. Assessment:

APN: [310534-002-008-00](#)
Amount: \$3,691.00
Interest: 4.60%
Commencing 30 Days After: 02/24/2014
Annual Installments: 20
Installments Paid: 8
Installments Delinquent: 0
Next Installment Due: March 31, 2023
L.I.D. No.: 71
Levied by: City of Marysville
Purpose: Interstate overpass
Account No.: 71-354

(Affects: Parcel A)

19. Assessment:

APN: [310534-002-007-00](#)
Amount: \$36,330.00
Interest: 4.60%
Commencing 30 Days After: 02/24/2014
Annual Installments: 20
Installments Paid: 8
Installments Delinquent: 0
Next Installment Due: March 31, 2023
L.I.D. No.: 71
Levied by: City of Marysville
Purpose: Interstate overpass
Account No.: 71-353

(Affects: Parcel B)

SCHEDULE B
(continued)

20. Assessment:

<u>APN:</u>	<u>310534-003-003-00</u>
Amount:	\$13,454.00
Interest:	4.60%
Commencing 30 Days After:	02/24/2014
Annual Installments:	20
Installments Paid:	8
Installments Delinquent:	0
Next Installment Due:	March 31, 2023
L.I.D. No.:	71
Levied by:	City of Marysville
Purpose:	Interstate overpass
Account No.:	71-349

(Affects: Parcel C)

21. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

22. 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.

Notes:

a. Note: FOR INFORMATIONAL PURPOSES ONLY:

The following may be used as an abbreviated legal description on the documents to be recorded, per Amended RCW 65.04.045. Said abbreviated legal description is not a substitute for a complete legal description within the body of the document:

PTN SE NW, SW NW & NW SW, SEC 34-31-5E, W.M., SNOHOMISH COUNTY, WA
Tax Account No.: 310534-002-008-00, 310534-002-007-00 and 310534-003-003-00

b. Note: Any [map/plat](#) herein is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

END OF SCHEDULE B