

CHICAGO TITLE INSURANCE COMPANY

1800 COLUMBIA CENTER, 701 FIFTH AVENUE

SEATTLE, WA 98104

A.L.T.A. COMMITMENT

SCHEDULE A

Title Unit: U-10

Phone: (206) 628-5623

Fax: (206) 628-9738

Officer: MIKE HARRIS/KEITH EISENBREY

Order No.: 489920

Your No.: .

Commitment Effective Date: NOVEMBER 24, 1998 at 8:00 A.M.

1. Policy or Policies to be issued:

ALTA Owner's Policy	Amount:	\$30,000.00
1992 STANDARD	Premium:	\$270.00
GENERAL SCHEDULE RATE	Tax:	\$ 23.22

Proposed Insured:
THE CITY OF BELLEVUE

Policy or Policies to be issued:

ALTA Loan Policy	Amount:	\$0.00
	Premium:	
	Tax:	

Proposed Insured:

Policy or Policies to be issued:

ALTA Loan Policy	Amount:	\$0.00
	Premium:	
	Tax:	

Proposed Insured:

2. The estate or interest in the land which is covered by this Commitment is:

FEE SIMPLE

3. Title to the estate or interest in the land is at the effective date hereof vested in:

SAMMAMISH BEACH CLUB, A WASHINGTON NON-PROFIT CORPORATION

4. The land referred to in this Commitment is described as follows:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT

CHICAGO TITLE INSURANCE COMPANY
A.L.T.A. COMMITMENT
SCHEDULE A
(Continued)

Order No.: 489920
Your No.:

LEGAL DESCRIPTION EXHIBIT
(Paragraph 4 of Schedule A continuation)

THAT PORTION OF GOVERNMENT LOT 1, SECTION 12, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 1;
THENCE EAST 986.16 FEET TO THE EAST MARGIN OF COUNTY ROAD;
THENCE SOUTHERLY ALONG SAID ROAD MARGIN 420 FEET TO THE TRUE POINT OF BEGINNING;
THENCE EAST 206 FEET, MORE OR LESS, TO THE EAST LINE OF SAID GOVERNMENT LOT 1 (THE SHORE OF LAKE SAMMAMISH);
THENCE SOUTH ALONG SAID EAST LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 50 FEET; MORE OR LESS, TO A LINE RUNNING EAST AND WEST 50 FEET SOUTH OF THE TRUE POINT OF BEGINNING, AS MEASURED ALONG THE EAST MARGIN OF SAID COUNTY ROAD;
THENCE WEST 206 FEET TO THE EAST MARGIN OF COUNTY ROAD;
THENCE NORTHERLY ALONG SAID EAST MARGIN OF COUNTY ROAD 50 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH SECOND CLASS SHORELANDS ADJOINING.

CHICAGO TITLE INSURANCE COMPANY

A.L.T.A. COMMITMENT
SCHEDULE B

Order No.: 489920
Your No.:

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

GENERAL EXCEPTIONS

- A. Rights or claims of parties in possession not shown by the public records.
- B. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
- C. Easements, or claims of easements, 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 shown as existing liens by the public records.
- F. Any service, installation, connection, maintenance, tap, capacity or construction charges for sewer, water, electricity, other utilities, or garbage collection and disposal.
- G. 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.
- H. Water rights, claims, or title to water.
- I. 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 of record for value the estate or interest or mortgage thereon covered by this Commitment.

SPECIAL EXCEPTIONS FOLLOW

CHICAGO TITLE INSURANCE COMPANY
A.L.T.A. COMMITMENT
SCHEDULE B
(Continued)

Order No.: 000489920
Your No.: .

SPECIAL EXCEPTIONS

A 1. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: WASHINGTON WATER SERVICE CO.,
INC.
PURPOSE: UNDERGROUND WATER TRANSMISSION
LINES
AREA AFFECTED: A STRIP OF LAND 10 FEET IN WIDTH
ACROSS SAID PREMISES
RECORDED: MAY 26, 1955
RECORDING NUMBER: 4577458

B ASSIGNMENT OF SAID EASEMENT:

RECORDED: JULY 8, 1960
RECORDING NUMBER: 5179608
ASSIGNOR: WASHINGTON WATER SERVICE CO.,
INC.
ASSIGNEE: WASHINGTON WATERWORKS CORPORATION

C 2. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: WASHINGTON WATER SERVICE CO.,
INC.
PURPOSE: UNDERGROUND WATER LINES
AREA AFFECTED: PORTION OF SAID PREMISES
RECORDED: MAY 26, 1955
RECORDING NUMBER: 4577459

D ASSIGNMENT OF SAID EASEMENT:

RECORDED: JULY 8, 1960
RECORDING NUMBER: 5179608
ASSIGNOR: WASHINGTON WATER SERVICE CO.,
INC.
ASSIGNEE: WASHINGTON WATERWORKS CORPORATION

CHICAGO TITLE INSURANCE COMPANY
A.L.T.A. COMMITMENT
SCHEDULE B
(Continued)

Order No.: 489920
Your No.: .

SPECIAL EXCEPTIONS

E ASSIGNMENT OF SAID EASEMENT:

RECORDED: SEPTEMBER 20, 1967
RECORDING NUMBER: 6237290
ASSIGNOR: WATER DISTRICT NO. 97
ASSIGNEE: EASTGATE SEWER DISTRICT

F 3. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: EASTGATE SEWER DISTRICT
PURPOSE: INGESS, EGRESS, PARKING,
UNDERGROUND POWER LINES, PUMPING
STATION, AND SEWER AND WATER,
WITH NECESSARY APPURTENANCES
AREA AFFECTED: PORTION OF SAID PREMISES
RECORDED: SEPTEMBER 6, 1967
RECORDING NUMBER: 6230118

G 4. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: KING COUNTY
PURPOSE: DRAINAGE PIPE
AREA AFFECTED: A STRIP OF LAND 10 FEET IN WIDTH
OVER SAID PREMISES
RECORDED: JUNE 19, 1970
RECORDING NUMBER: 6663545

H 5. EXCEPTIONS AND RESERVATIONS CONTAINED IN DEED FROM THE STATE OF WASHINGTON, WHEREBY THE GRANTOR EXCEPTS AND RESERVES ALL OIL, GASES, COAL, ORES, MINERALS, FOSSILS, ETC., AND THE RIGHT OF ENTRY FOR OPENING, DEVELOPING AND WORKING THE SAME AND PROVIDING THAT SUCH RIGHTS SHALL NOT BE EXERCISED UNTIL PROVISION HAS BEEN MADE FOR FULL PAYMENT OF ALL DAMAGES SUSTAINED BY REASON OF SUCH ENTRY; RECORDED UNDER RECORDING NUMBER 525089.

I AFFECTS: SECOND CLASS SHORELANDS

CHICAGO TITLE INSURANCE COMPANY
A.L.T.A. COMMITMENT
SCHEDULE B
(Continued)

Order No.: 489920
Your No.:

SPECIAL EXCEPTIONS

- J 6. QUESTION OF LOCATION OF LATERAL BOUNDARIES OF SAID SECOND CLASS TIDELANDS OR SHORELANDS.
- K 7. ANY PROHIBITION OR LIMITATION OF USE, OCCUPANCY OR IMPROVEMENT OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY PORTION WHICH IS NOW OR HAS BEEN FORMERLY COVERED BY WATER.
- L 8. PARAMOUNT RIGHTS AND EASEMENTS IN FAVOR OF THE UNITED STATES FOR COMMERCE, NAVIGATION, FISHERIES AND THE PRODUCTION OF POWER.
- M 9. RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON PROPERTY HEREIN DESCRIBED AS GRANTED IN DEED:
- GRANTEE: KING COUNTY
RECORDED: DECEMBER 16, 1938
RECORDING NUMBER: 3024362
- T 10. TERMS AND CONDITIONS OF NOTICE OF CHARGES BY WATER, SEWER, AND/OR STORM AND SURFACE WATER UTILITIES, RECORDED UNDER RECORDING NUMBER 9612200938.
- N 11. LIABILITY TO ASSESSMENTS FOR GENERAL TAXES FOR CURRENT AND/OR PRIOR YEARS. SAID PROPERTY IS NOT PRESENTLY CARRIED OR BEING TAXED ON THE GENERAL TAX ROLLS.
- O 12. THE EFFECT, IF ANY, OF THE DESIGNATION OF SAID PROPERTY AS "COMMON PROPERTY TYPE II" ON THE CURRENT KING COUNTY ASSESSORS MAP.
- Q 13. SATISFACTORY SHOWING OF AUTHORIZATION FOR THE PROPOSED EASEMENT, BY SAMMAMISH BEACH CLUB, IN ACCORDANCE WITH APPLICABLE BY-LAWS AND DISCIPLINE, MUST BE SUBMITTED, ALONG WITH COPIES OF THE BYLAWS AND ARTICLES OF INCORPORATION.
- R 14. THE POLICY TO ISSUE WILL INSURE AN EASEMENT INTEREST IN A PORTION OF THE PROPERTY DESCRIBED AT SCHEDULE A HEREIN. THE ESTATE SHOWN AT PARAGRAPH 2 OF SCHEDULE A AND THE DESCRIPTION SHOWN AT PARAGRAPH 4 OF SCHEDULE A HEREIN WILL BE AMENDED UPON SUBMISSION OF THE EASEMENT FOR RECORDING.

CHICAGO TITLE INSURANCE COMPANY

ctacmb2/r/m/1-15-97

CHICAGO TITLE INSURANCE COMPANY
A.L.T.A. COMMITMENT
SCHEDULE B
(Continued)

Order No.: 489920
Your No.: .

SPECIAL EXCEPTIONS

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.

FIRST PAGE OR COVER SHEET:

3" TOP MARGIN CONTAINING NOTHING EXCEPT THE RETURN ADDRESS.

1" SIDE AND BOTTOM MARGINS CONTAINING NO MARKINGS OR SEALS.

TITLE(S) OF DOCUMENTS.

RECORDING NO. OF ANY ASSIGNED, RELEASED OR REFERENCED DOCUMENT(S).

GRANTORS NAMES (AND PAGE NO. WHERE ADDITIONAL NAMES CAN BE FOUND).

GRANTEES NAMES (AND PAGE NO. WHERE ADDITIONAL NAMES CAN BE FOUND).

ABBREVIATED LEGAL DESCRIPTION (AND PAGE NO. FOR FULL DESCRIPTION).

ASSESSOR'S TAX PARCEL NUMBER(S).

RETURN ADDRESS (IN TOP 3" MARGIN).

**A COVER SHEET CAN BE ATTACHED CONTAINING THE ABOVE FORMAT AND DATA IF THE FIRST PAGE DOES NOT CONTAIN ALL REQUIRED DATA.

ADDITIONAL PAGES:

1" TOP, SIDE AND BOTTOM MARGINS CONTAINING NO MARKINGS OR SEALS.

ALL PAGES:

NO STAPLED OR TAPED ATTACHMENTS. EACH ATTACHMENT MUST BE A SEPARATE PAGE.

ALL NOTARY AND OTHER PRESSURE SEALS MUST BE SMUDGED FOR VISIBILITY. FONT SIZE OF 8 POINTS OR LARGER.

THE FOLLOWING MAY BE USED AS AN ABBREVIATED LEGAL DESCRIPTION ON THE DOCUMENTS TO BE RECORDED TO COMPLY WITH THE REQUIREMENTS OF R.C.W. 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:

A PORTION OF GOVERNMENT LOT 1, 12-24-5, TGW 2ND CLASS SHORELAND ADJ.

END OF SCHEDULE B



CHICAGO TITLE INSURANCE COMPANY

1800 COLUMBIA CENTER, 701 5TH AVE, SEATTLE, WASHINGTON 98104

IMPORTANT: This is not a Survey. It is furnished as a convenience to locate the land indicated hereon with reference to streets and other land. No liability is assumed by reason of reliance hereon.

12-24-5

