

ALTA COMMITMENT FOR TITLE INSURANCE

Issued By agent:



Commitment Number:

194967-TC

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Chicago Title Insurance Company

By:

President

Attest:

Secretary

Countersigned By:

Authorized Officer or Agent

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Transaction Identification Data for reference only:

ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Title Officer: Rob Hainey Chicago Title Company of Washington 1142 Broadway, Suite 200 Tacoma, WA 98402 Fax: 866-671-3908 Main Phone: (253)671-6623 Email: Rob.Hainey@ctt.com	

Order Number: 194967-TC**SCHEDULE A**

1. Commitment Date: December 9, 2019 at 08:00 AM
2. Policy to be issued:
 - (a) ALTA Owner's Policy 2006 - Standard / Prior Title Evidence

Proposed Insured:	Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below		
Proposed Policy Amount:	\$100,000.00		
Premium:		\$	551.00
Tax:		\$	56.20
Total:		\$	607.20
3. The estate or interest in the Land described or referred to in this Commitment is:

Fee Simple
4. The Title is, at the Commitment Date, vested in:

The State of Washington
5. The Land is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

END OF SCHEDULE A

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EXHIBIT "A"
Legal Description

PARCEL A:

LOTS 21 TO 26, INCLUSIVE, IN BLOCK 906 OF MAP OF NEW TACOMA, WASHINGTON TERRITORY, ACCORDING TO PLAT FILED FOR RECORD FEBRUARY 3, 1875, RECORDS OF PIERCE COUNTY, WASHINGTON;

TOGETHER WITH CERTAIN RIGHTS TO A TUNNEL AND ARCADE OR BRIDGE LYING BETWEEN LOTS 21, 22 AND 23 OF SAID BLOCK 906 AND LOTS 21, 22 AND 23 IN BLOCK 907 OF SAID PLAT, AS SET FORTH IN RESOLUTION NO. 6940 OF THE CITY OF TACOMA;

ALSO TOGETHER WITH CERTAIN AIR RIGHTS ABOVE ELEVATION 180.00 CITY OF TACOMA DATUM OVER THAT PORTION OF COURT "C" ABUTTING LOT 21 AND THE NORTH 15 FEET OF LOT 22, IN BLOCK 906, AS VACATED BY ORDINANCE NO. 21823 OF THE CITY OF TACOMA, RECORDED UNDER AUDITOR'S FILE NO. 2944556, AS THE SAME ATTACHES BY OPERATION OF LAW;

ALSO TOGETHER WITH THE EAST 0.5 FEET OF COURT "C" AND THE WEST 0.5 FEET OF BROADWAY PLAZA ABUTTING LOTS 21 THROUGH 26, BLOCK 906 AND THE NORTH 0.5 FEET OF SOUTH 11TH STREET ABUTTING LOT 26, BLOCK 906, AS VACATED BY ORDINANCE NO. 22143 OF THE CITY OF TACOMA, RECORDED UNDER RECORDING NO. 3005769, AS THE SAME ATTACHES BY OPERATION OF LAW;

SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL B:

LOTS 18 TO 23, INCLUSIVE, IN BLOCK 907 OF MAP OF NEW TACOMA, WASHINGTON TERRITORY, ACCORDING TO PLAT FILED FOR RECORD FEBRUARY 3, 1875, RECORDS OF PIERCE COUNTY, WASHINGTON;

TOGETHER WITH CERTAIN RIGHTS TO A TUNNEL AND ARCADE OR BRIDGE LYING BETWEEN LOTS 21, 22 AND 23 OF SAID BLOCK 906 AND LOTS 21, 22 AND 23 IN BLOCK 907 OF SAID PLAT, AS SET FORTH IN RESOLUTION NO. 6940 OF THE CITY OF TACOMA;

TOGETHER WITH THE WESTERLY 2 FEET OF COURT "C" ABUTTING LOTS 18 THROUGH 23, IN BLOCK 907; AND TOGETHER WITH CERTAIN AIR RIGHTS ABOVE ELEVATION 180.00 CITY OF TACOMA DATUM OVER THAT PORTION OF COURT "C" ABUTTING LOTS 21 AND THE NORTH 15 FEET OF LOT 22, IN BLOCK 907, ALL AS VACATED BY ORDINANCE NO. 21823 OF THE CITY OF TACOMA, RECORDED UNDER RECORDING NO. 2944556, AS THE SAME ATTACHES BY OPERATION OF LAW;

ALSO TOGETHER WITH CERTAIN AIR SPACE ABOVE A PLANE OF 24 FEET ABOVE THE

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AMERICAN
LAND TITLE
ASSOCIATION



EXHIBIT "A"
Legal Description

ESTABLISHED CURB GRADE OF MARKET STREET AS VACATED BY ORDINANCE NO. 18292 OF THE CITY OF TACOMA, RECORDED UNDER RECORDING NO. 2191761, AS THE SAME ATTACHES BY OPERATION OF LAW.

SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL C:

LOTS 8 TO 18, INCLUSIVE, IN BLOCK 908 OF MAP OF NEW TACOMA, WASHINGTON TERRITORY, ACCORDING TO PLAT FILED FOR RECORD FEBRUARY 3, 1875, RECORDS OF PIERCE COUNTY, WASHINGTON;

ALSO TOGETHER WITH CERTAIN AIR SPACE ABOVE A PLANE OF 24 FEET ABOVE THE ESTABLISHED CURB GRADE OF MARKET STREET AS VACATED BY ORDINANCE NO. 18292 OF THE CITY OF TACOMA, RECORDED UNDER RECORDING NO. 2191761, AS THE SAME ATTACHES BY OPERATION OF LAW;

SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL D:

LOTS 19, 20, 21, 22, 23, 24 AND 25, BLOCK 908, NEW TACOMA, WASHINGTON TERRITORY, ACCORDING TO PLAT FILED FOR RECORD FEBRUARY 3, 1875, RECORDS OF PIERCE COUNTY, WASHINGTON;

SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON.

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**SCHEDULE B, PART I
REQUIREMENTS**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Additional requirements and/or exceptions may be added as details of the transaction are disclosed to, or become known by the Company.
6. Payment of the real estate excise tax, if required.

The Land is situated within the boundaries of local taxing authority of City of Tacoma.

CAUTION: Washington has a graduated excise tax rate for sales occurring on or after 1/1/2020 for most properties, although a flat rate applies to properties formally classified and specially valued as timberland or agricultural land on the day of closing.

The rate of real estate excise tax applicable to a sale prior to 1/1/2020, is 1.78%.

The rate of real estate excise tax to a sale on or after 1/1/2020 for properties which are not formally classified and specially valued as timberland or agricultural land is:

State portion: 1.10% on any portion of the sales price of \$500,000 or less;
1.28% on any portion of the sales price above \$500,000, up to \$1,500,000;
2.75% on any portion of the sales price above \$1,500,000, up to \$3,000,000;
3.00% on any portion of the sales price above \$3,000,000;

Local portion: 0.5% on the entire sales price.

An additional \$5.00 State Technology Fee must be included in all excise tax payments.

If the transaction is exempt, an additional \$5.00 Affidavit Processing Fee is required.

Any conveyance document must be accompanied by the official Washington State Excise Tax Affidavit. The applicable excise tax must be paid and the affidavit approved at the time of the recording of the conveyance documents. (NOTE: Real Estate Excise Tax Affidavits must be printed as legal size forms).

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**SCHEDULE B, PART I
REQUIREMENTS**
(continued)

7. Any instrument to be executed by State of Washington must be in accordance with statute. Satisfactory evidence of authority must be submitted.
- The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.
8. The application for title insurance was placed by reference to only a street address or tax identification number. The proposed Insured must confirm that the legal description in this report covers the parcel(s) of Land requested to be insured. If the legal description is incorrect, the proposed Insured must notify the Company and/or the settlement company in order to prevent errors and to be certain that the legal description for the intended parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.
9. The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's policy should reflect the purchase price or full value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.
10. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

END OF REQUIREMENTS

NOTES

The following matters will not be listed as Special Exceptions in Schedule B of the policy. There will be no coverage for loss arising by reason of the matters listed below because these matters are either excepted or excluded from coverage or are not matters covered under the insuring provisions of the policy.

Note A: Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

Note B: 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:

Lots 21-26, Block 906; Lots 18-23, Block 907 and Lots 8 to 25, Block 908, Map of New Tacoma, Washington Territory
Tax Account No.: 2009060080, 2009070084 and 2009080051

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**SCHEDULE B, PART I
REQUIREMENTS**
(continued)

Note C: Note: Any map furnished with this Commitment is for convenience in locating the land indicated herein with reference to streets and other land. No liability is assumed by reason of reliance thereon.

END OF NOTES

END OF SCHEDULE B, PART I

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**SCHEDULE B, PART II
EXCEPTIONS**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

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.
- K. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

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**SCHEDULE B, PART II
EXCEPTIONS**
(continued)

SPECIAL EXCEPTIONS

1. Matters contained in that certain document:

Entitled: Party Wall Agreement
Executed by: William B. McNERthney and Myrtle McNERthney
Recording Date: July 29, 1921
Recording No.: 603633

Reference is hereby made to said document for full particulars.

2. Covenants, conditions and restrictions 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: May 25, 1969
Recording No.: 2286052, which is a re-record of instrument recorded under Recording No. 2181126

Modification(s) of said covenants, conditions and restrictions:

Recording Date: October 16, 1981
Recording No.: 8110160275

Modification(s) of said covenants, conditions and restrictions:

Recording Date: June 24, 1982
Recording No.: 8206240136

3. The following matters concerning tunnel and arcade or bridge disclosed by Recording No. 2916333 which refers to Ordinance No. 6940 of the City of Tacoma:

- a) Terms and conditions of the permit.
- b) Possible rights of public to use portions of tunnel and arcade or bridge located in the public right of way.
- c) Possible encroachments by or onto tunnel and arcade or bridge, which an accurate survey may disclose.

4. Matters contained in that certain document:

Entitled: Declaration of Land Use Restrictions in Accordance with New Tacoma Urban Renewal Plan
Recording Date: October 3, 1979
Recording No.: 2947184, which is a re-record of instrument recorded under Recording No. 2940190

Reference is hereby made to said document for full particulars.

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**SCHEDULE B, PART II
EXCEPTIONS**
(continued)

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

Granted to: City of Tacoma
 Purpose: right and privilege to construct and maintain an underground vault and appurtenant equipment
 Recording Date: October 26, 1979
 Recording No.: 2953476
 Affects: portion of vacated Court "C" which lies adjacent to the North half of Lot 23, all of Lot 22 and the South half of Lot 21, Block 907

6. Covenants, conditions and restrictions 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: November 24, 1987
 Recording No.: 8711240110

7. Matters contained in that certain document:

Entitled: Street Occupancy Permit
 Recording Date: October 1, 2004
 Recording No.: 200410010517

Reference is hereby made to said document for full particulars.

8. 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: 2019
 Tax Account No.: 2009060080
 Levy Code: 005
 Assessed Value-Land: \$1,357,000.00
 Assessed Value-Improvements: \$9,618,300.00

General and Special Taxes:

Billed: \$9.66
 Paid: \$9.66
 Unpaid: \$0.00
 Affects: Parcel A

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**SCHEDULE B, PART II
EXCEPTIONS**
(continued)

9. 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: | 2019 |
| Tax Account No.: | 2009070084 |
| Levy Code: | 005 |
| Assessed Value-Land: | \$1,236,600.00 |
| Assessed Value-Improvements: | \$8,206,800.00 |
- General and Special Taxes:
- | | |
|----------|----------|
| Billed: | \$9.66 |
| Paid: | \$9.66 |
| Unpaid: | \$0.00 |
| Affects: | Parcel B |
10. 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: | 2019 |
| Tax Account No.: | 2009080051 |
| Levy Code: | 005 |
| Assessed Value-Land: | \$3,135,200.00 |
| Assessed Value-Improvements: | \$1,981,700.00 |
- General and Special Taxes:
- | | |
|----------|----------|
| Billed: | \$9.85 |
| Paid: | \$9.85 |
| Unpaid: | \$0.00 |
| Affects: | Parcel C |
11. The property herein described is carried on the tax rolls as exempt. However, it will become taxable on the date of the execution of a conveyance to a taxable entity and subject to the lien of real property taxes for the balance of the year from that date:
- | | |
|------------------|---------------------------------------|
| Tax Account No.: | 2009060080, 2009070084 and 2009080051 |
| Levy Code: | 005 |
12. Continuing Special Assessment for Downtown Business Improvement Area (BIA) established by Ordinance No. 28496 dated March 27, 2018 of the City of Tacoma and any amendments or reestablishments thereof, and pursuant to RCW 35.87A.

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**SCHEDULE B, PART II
EXCEPTIONS**
(continued)

13. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document:

Entitled: Memorandum of Lease
 Lessor: Washington State Department of General Administration
 Lessee: Washington Finance Officers Association
 Recording Date: December 4, 1996
 Recording No.: 9612040215

Assignment and Assumption of Lease:

Assignor: Washington Finance Officers Association,
 Assignee: The Bank of New York, as Trustee under that certain Trust Agreement dated December 1, 1996
 Recording Date: December 4, 1996
 Recording No.: 9612040217 and 9612040218

14. Matters contained in that certain document:

Entitled: Financing Lease (Tacoma Co-location Project)
 Executed by: Washington Finance Officers Association
 And: Washington State Department of General Administration
 Recording Date: December 4, 1996
 Recording No.: 9612040216

Reference is hereby made to said document for full particulars.

15. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document:

Entitled: Property Management Lease
 Lessor: Washington State Department of General Administration
 Lessee: Pastrami's L.L.C. dba Pastrami's New York Eatery & Espresso
 Recording Date: June 21, 2001
 Recording No.: 200106210581

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**SCHEDULE B, PART II
EXCEPTIONS**
(continued)

Lease Amendment:

Recording Date: March 19, 2002
Recording No.: 200203190771

Lease Amendment:

Recording Date: July 10, 2003
Recording No.: 200307100294

Lease Amendment:

Recording Date: March 23, 2006
Recording No.: 200603230237

Assignment of Lease:

Assignor: Deborah Skraba d.b.a. Pastrami's New York Eatery and Deli
Assignee: Chong Kyu Choi, a single person
Recording Date: March 12, 2007
Recording No.: 200703120230

16. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document:

Entitled: Property Management Lease
Lessor: Washington State Department of General Administration
Lessee: State of Washington, Court of Appeals, Division II
Recording Date: June 17, 2005
Recording No.: 200506170596

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**SCHEDULE B, PART II
EXCEPTIONS**
(continued)

Lease Amendment:

Recording Date: September 26, 2008
Recording No.: 200809260020

Lease Amendment:

Recording Date: November 20, 2008
Recording No.: 200811200078

Lease Amendment:

Recording Date: September 11, 2017
Recording No.: 201709110206

17. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document:

Entitled: Property Management Lease
Lessor: Washington State Department of General Administration
Lessee: State of Washington, Department of General Administration, Division of State Services, Food Program
Recording Date: April 27, 2006
Recording No.: 200604270458

Assignment of Lease:

Assignor: Washington Finance Officers Association,
Assignee: The State of Washington, Department of Agriculture
Recording Date: September 29, 2010
Recording No.: 201009290793

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**SCHEDULE B, PART II
EXCEPTIONS**
(continued)

18. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document:

Entitled: Property Management Lease Amendment 2
Lessor: State of Washington, Department of Enterprise Services
Lessee: State of Washington, Office of Administrative Hearings
Recording Date: October 5, 2016
Recording No.: 201610050612

Unrecorded Property Management Lease Amendment No. 1 dated October 15, 2015, disclosed by instrument recorded under Recording No. 2016100050612

Property Management Lease Amendment No. 2:

Recording Date: October 5, 2016
Recording No.: 201610050612

19. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document:

Entitled: Memorandum of State Agency Site Lease, Series 2016C (Department of Enterprise Services)
Lessor: State of Washington, acting by and through the State Treasurer and the Department of Enterprise Services
Lessee: Washington Finance Officers Association
Recording Date: August 24, 2016
Recording No.: 201608240018

20. Matters contained in that certain document:

Entitled: Memorandum of Master Financing Lease, Series 2016C (Real Property)
Landlord: Washington Finance Officers Association
Tenant/sublessee: State of Washington
Recording Date: August 24, 2016
Recording No.: 201608240019

Reference is hereby made to said document for full particulars.

Memorandum of State Agency Financing Lease Addendum:

Recording Date: August 24, 2016
Recording No.: 201608240020

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**SCHEDULE B, PART II
EXCEPTIONS**
(continued)

21. Matters contained in that certain document:

Entitled: Master Assignment, Series 2016C
Assignor: Washington Finance Officer Association
Assignee: U.S. Bank National Association
Recording Date: August 24, 2016
Recording No.: 201608240693

Reference is hereby made to said document for full particulars.

22. An unrecorded sub-lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document:

Entitled: Memorandum of Master Financing Lease
Lessor: Washington Finance Officers Association
Sub-Lessee: State of Washington
Recording Date: August 24, 2016
Recording No.: 201608240019

23. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document:

Entitled: Property Management Lease
Lessor: State of Washington, Department of Enterprise Services
Lessee: Washington State Employees Credit Union
Recording Date: October 5, 2016
Recording No.: 201610050615

24. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document:

Entitled: Memorandum of State Agency Site Lease, Series 2019C
Lessor: State of Washington, acting by and through the Department of Enterprise Services
Lessee: Washington Finance Officers Association
Recording Date: June 17, 2019
Recording No.: 201906170418

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**SCHEDULE B, PART II
EXCEPTIONS**
(continued)

25. Matters contained in that certain document:

Entitled: Memorandum of Master Financing Lease, Series 2019C (Real Property)
 Landlord: Washington Finance Officers Association
 Tenant/sublessee: State of Washington
 Recording Date: June 17, 2019
 Recording No.: 201906170419

Reference is hereby made to said document for full particulars.

26. Matters contained in that certain document:

Entitled: Memorandum of State Agency Financing Lease
 Landlord: Washington Finance Officers Association
 Tenant/sublessee: State of Washington, acint by and through the Department of Enterprise Services, and the State Treasurer
 Recording Date: June 17, 2019
 Recording No.: 201906170420

Reference is hereby made to said document for full particulars.

27. Matters contained in that certain document:

Entitled: Master Assignment, Series 2019C
 Assignor: Washington Finance Officer Association
 Assignee: U.S. Bank National Association
 Recording Date: June 17, 2019
 Recording No.: 201906170737

Reference is hereby made to said document for full particulars.

28. 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.

END OF SCHEDULE B, PART II

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COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I-Requirements;
- (f) Schedule B, Part II-Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I-Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

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(continued)

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

END OF CONDITIONS

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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RECORDING REQUIREMENTS

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.

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 (Lot, Block, Plat Name or Section, Township, Range and Quarter, Quarter Section for unplatted). Said abbreviated legal description is not a substitute for a complete legal description which must also appear in the body of the document.

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.



Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. **DO NOT** use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** **DO NOT** send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do **NOT** reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
<http://www.fbi.gov>

Internet Crime Complaint Center:
<http://www.ic3.gov>

**FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE
Revised May 1, 2018**

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF", "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

Types of Information Collected

We may collect two types of information from you: Personal Information and Browsing Information.

Personal Information. FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

Browsing Information. FNF may automatically collect the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or mobile device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

How Personal Information is Collected

We may collect Personal Information about you from:

- information we receive from you on applications or other forms;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

How Browsing Information is Collected

If you visit or use an FNF Website, Browsing Information may be collected during your visit. Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to other websites. FNF is not responsible for the privacy practices or the content of any of those other websites. We advise you to read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and third parties' products and services, jointly or independently.

When Information Is Disclosed

We may make disclosures of your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Please see "**Choices With Your Information**" to learn the disclosures you can restrict.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to guard your Personal Information. We limit access to nonpublic personal information about you to employees who need to know that information to do their job. When we provide Personal Information to others as discussed in this Privacy Notice, we expect that they process such information in compliance with our Privacy Notice and in compliance with applicable privacy laws.

Choices With Your Information

If you do not want FNF to share your information with our affiliates to directly market to you, you may send an "opt out" request by email, phone, or physical mail as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are meant for adults and are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence for any of the purposes described in this Privacy Notice. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except (1) as required or authorized by contract with the mortgage loan servicer or lender, or (2) as required by law or in the good-faith belief that such disclosure is necessary to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The revised Privacy Notice, showing the new revision date, will be posted on the FNF Website. Each time you provide information to us following any amendment of this Privacy Notice, your provision of information to us will signify your assent to and acceptance of the terms of the revised Privacy Notice for all previously collected information and information collected from you in the future. We may use comments, information or feedback that you submit to us in any manner that we may choose without notice or compensation to you.

Accessing and Correcting Information; Contact Us

If you have questions, would like to access or correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, send your requests via email to privacy@fnf.com, by phone to (888) 934-3354, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer



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<http://www.fbi.gov>

Internet Crime Complaint Center:
<http://www.ic3.gov>