

TITLE COMMITMENT:
 FIRST AMERICAN TITLE INSURANCE COMPANY
 COMMITMENT NUMBER: NCS-1470945-040
 COMMITMENT DATE: JUNE 15, 2023 AT 7:30 AM
 VESTED IN: WESTERN SELF STORAGE, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY

NOTE: THE SCOPE OF THIS SURVEY INCLUDES ONLY TRACTS A, B & C.
 TRACTS D, E, F, G, H I & J ARE EXCLUDED.

SCHEDULE B, PART II - EXCEPTIONS

ITEMS 1 thru 19: **SURVEYOR'S NOTE: NOT SURVEY RELATED**

20. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
 RECORDING DATE: MARCH 21, 1905
 RECORDING INFORMATION: 189153
 IN FAVOR OF: SEATTLE-TACOMA POWER COMPANY
 FOR: POLES
 AFFECTS: PARCEL J
SURVEYOR'S NOTE: DOES NOT AFFECT SURVEY AREA

21. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
 RECORDING DATE: MARCH 21, 1905
 RECORDING INFORMATION: 189155
 IN FAVOR OF: SEATTLE-TACOMA POWER COMPANY
 FOR: POLES
 AFFECTS: PARCELS B, C, D, E, G, I AND J
SURVEYOR'S NOTE: SHOWN HEREIN

22. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS:
 RECORDED: MAY 26, 1966
 RECORDING NO.: 2147908
 (AFFECTS PARCELS G AND H)
SURVEYOR'S NOTE: DOES NOT AFFECT SURVEY AREA

23. RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SURVEY RECORDED MARCH 13, 1997 AS 9703130248, IN PIERCE COUNTY, WASHINGTON.
 (AFFECTS ALL PARCELS)
SURVEYOR'S NOTE: SHOWN HEREIN

24. RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR DELINEATED ON THE FACE OF THE CITY OF SUMNER BOUNDARY LINE ADJUSTMENT RECORDED JANUARY 17, 2001 AS 200101170006, IN PIERCE COUNTY, WASHINGTON.
 (AFFECTS PARCEL D)
SURVEYOR'S NOTE: DOES NOT AFFECT SURVEY AREA

25. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
 RECORDING DATE: JANUARY 18, 2001
 RECORDING INFORMATION: 200101180389
 IN FAVOR OF: PIERCE COUNTY PUBLIC WORKS AND UTILITIES
 FOR: STORM SEWER AND CONSTRUCTION PERMIT
 AFFECTS: ALL PARCELS
 (AFFECTS SAID INSTRUMENT IS A RECORDED OF THAT EASEMENT RECORDED UNDER RECORDING NO. 9912300752.)

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ASSIGNMENT OF STORM SEWER EASEMENT AND CONSTRUCTION PERMIT" RECORDED AUGUST 18, 2011 AS 201108190526 OF OFFICIAL RECORDS.
SURVEYOR'S NOTE: SHOWN HEREIN

26. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
 RECORDING DATE: FEBRUARY 21, 2001
 RECORDING INFORMATION: 200102210148
 IN FAVOR OF: PUGET SOUND ENERGY, INC.
 FOR: TRANSMISSION, DISTRIBUTION AND SALE OF GAS AND ELECTRICITY
 AFFECTS: PARCEL D
SURVEYOR'S NOTE: DOES NOT AFFECT SURVEY AREA

27. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT FOR DEFERRAL OF IMPROVEMENTS" RECORDED MARCH 1, 2001 AS 200103010627 OF OFFICIAL RECORDS.
 (AFFECTS PARCEL D)
SURVEYOR'S NOTE: DOES NOT AFFECT SURVEY AREA

28. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT TO MAINTAIN STORMWATER FACILITIES" RECORDED MARCH 1, 2001 AS 200103010628 OF OFFICIAL RECORDS.
 (AFFECTS PARCEL D)
SURVEYOR'S NOTE: DOES NOT AFFECT SURVEY AREA

29. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
 RECORDING DATE: SEPTEMBER 4, 2003
 RECORDING INFORMATION: 200309040119
 IN FAVOR OF: CITY OF SUMNER
 FOR: WATER
 AFFECTS: PARCEL D
SURVEYOR'S NOTE: DOES NOT AFFECT SURVEY AREA

30. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT TO MAINTAIN STORMWATER FACILITIES AND TO IMPLEMENT A POLLUTION SOURCE CONTROL PLAN" RECORDED AUGUST 3, 2016 AS 201608030356 OF OFFICIAL RECORDS.
 (AFFECTS PARCEL E)
SURVEYOR'S NOTE: NOT SURVEY RELATED

31. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
 RECORDING DATE: MAY 23, 2018
 RECORDING INFORMATION: 201805230225
 IN FAVOR OF: CITY OF SUMNER
 FOR: WATER AND SEWER
 AFFECTS: PARCEL B
SURVEYOR'S NOTE: SHOWN HEREIN

32. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
 RECORDING DATE: MAY 23, 2018
 RECORDING INFORMATION: 201805230228
 IN FAVOR OF: CITY OF SUMNER
 FOR: WATER AND SEWER
 AFFECTS: PARCEL J
SURVEYOR'S NOTE: DOES NOT AFFECT SURVEY AREA

33. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
 RECORDING DATE: MAY 23, 2018
 RECORDING INFORMATION: 201805230228
 IN FAVOR OF: CITY OF SUMNER
 FOR: WATER AND SEWER
 AFFECTS: PARCELS A AND C
SURVEYOR'S NOTE: SHOWN HEREIN

34. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
 RECORDING DATE: MAY 23, 2018
 RECORDING INFORMATION: 201805230230
 IN FAVOR OF: CITY OF SUMNER
 FOR: WATER AND SEWER
 AFFECTS: PARCELS I AND J
SURVEYOR'S NOTE: DOES NOT AFFECT SURVEY AREA

35. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
 RECORDING DATE: MAY 23, 2018
 RECORDING INFORMATION: 201805230231
 IN FAVOR OF: CITY OF SUMNER
 FOR: WATER AND SEWER
 AFFECTS: PARCELS D, E, F AND H
SURVEYOR'S NOTE: DOES NOT AFFECT SURVEY AREA

36. DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF.
 GRANTOR/TRUSTOR: WESTERN SELF STORAGE, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY
 GRANTEE/BENEFICIARY: HERITAGE BANK
 TRUSTEE: TRUSTEE SERVICES, INC.
 AMOUNT: \$3,000,000.00
 RECORDED: JANUARY 14, 2022
 RECORDING INFORMATION: 202201141010
 (AFFECTS PARCELS A THROUGH G)
SURVEYOR'S NOTE: NOT SURVEY RELATED

37. ASSIGNMENT OF LEASES AND/OR RENTS AND THE TERMS AND CONDITIONS THEREOF.
 ASSIGNOR: WESTERN SELF STORAGE, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY
 ASSIGNEE: HERITAGE BANK
 RECORDED: JANUARY 14, 2022
 RECORDING INFORMATION: 202201141011
 (AFFECTS PARCELS A THROUGH G)
SURVEYOR'S NOTE: NOT SURVEY RELATED

38. RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR DELINEATED ON THE FACE OF THE CITY OF SUMNER SHORT PLAT NO. PLAT-2021-0044 RECORDED MAY 25, 2022 AS 202205255002, IN PIERCE COUNTY, WASHINGTON.

(AFFECTS PARCEL I)
SURVEYOR'S NOTE: DOES NOT AFFECT SURVEY AREA

39. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
 RECORDING DATE: MARCH 20, 2023
 RECORDING INFORMATION: 202303200124
 IN FAVOR OF: CITY OF SUMNER
 FOR: WATER
 AFFECTS: PARCEL H
SURVEYOR'S NOTE: DOES NOT AFFECT SURVEY AREA

40. RIGHTS TO AND/OR INTERESTS IN ALL OIL, GAS AND OTHER MINERALS OR OTHER SUBSTANCES OF ANY KIND OR CHARACTER AND MINERAL RIGHTS AS MAY HAVE BEEN PREVIOUSLY RESERVED BY OR CONVEYED TO OTHERS AND ANY LEASES CONCERNING ANY SUCH OIL, GAS, OTHER MINERALS OR OTHER SUBSTANCES IN, ON OR UNDER THE LAND.
SURVEYOR'S NOTE: NOT SURVEY RELATED

41. WATER RIGHTS, CLAIMS TO WATER OR TITLE TO WATER, WHETHER OR NOT SUCH RIGHTS ARE A MATTER OF PUBLIC RECORD.
SURVEYOR'S NOTE: NOT SURVEY RELATED

42. MATTERS OF EXTENDED OWNER/PURCHASER COVERAGE, WHICH ARE DEPENDENT UPON AN INSPECTION AND AN ALTA SURVEY OF THE PROPERTY FOR DETERMINATION OF INSURABILITY.
 PLEASE SUBMIT A COPY OF THE ALTA SURVEY AT YOUR EARLIEST CONVENIENCE FOR REVIEW. OUR INSPECTION WILL BE HELD PENDING OUR REVIEW OF THE ALTA SURVEY AND THE RESULT OF SAID INSPECTION WILL BE FURNISHED BY SUPPLEMENTAL REPORT.
SURVEYOR'S NOTE: SEE ALTA SURVEY HEREIN

43. EVIDENCE OF THE AUTHORITY OF THE INDIVIDUAL(S) TO EXECUTE THE FORTHCOMING DOCUMENT FOR WESTERN SELF STORAGE, L.L.C., COPIES OF THE CURRENT OPERATING AGREEMENT SHOULD BE SUBMITTED PRIOR TO CLOSING.
SURVEYOR'S NOTE: NOT SURVEY RELATED

44. TITLE TO VEST IN AN INCOMING OWNER WHOSE NAME IS NOT DISCLOSED. SUCH NAME MUST BE FURNISHED TO US SO THAT A NAME SEARCH MAY BE MADE.
SURVEYOR'S NOTE: NOT SURVEY RELATED

45. UNRECORDED LEASEHOLDS, IF ANY, RIGHTS OF VENDORS AND SECURITY AGREEMENT ON PERSONAL PROPERTY AND RIGHTS OF TENANTS, AND SECURED PARTIES TO REMOVE TRADE FIXTURES AT THE EXPIRATION OF THE TERM.
SURVEYOR'S NOTE: NOT SURVEY RELATED

46. PRIOR TO ISSUANCE OF AN EXTENDED COVERAGE POLICY, THE COMPANY WILL REQUIRE AN OWNER'S AFFIDAVIT BE COMPLETED AND SUBMITTED TO THE COMPANY FOR APPROVAL PRIOR TO CLOSING. THE COMPANY RESERVES THE RIGHT TO MAKE ANY ADDITIONAL REQUIREMENT AS WARRANTED.
SURVEYOR'S NOTE: NOT SURVEY RELATED

SCHEDULE A - RECORD DESCRIPTION (PARENT TRACT)

PARCEL A:

THAT PORTION OF TRACT 12, WHITE RIVER GARDEN TRACTS, LYING WESTERLY OF STATE HIGHWAY #163 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 12; THENCE NORTH 180 FEET; THENCE WEST 242 FEET; THENCE SOUTH 180 FEET; THENCE EAST 242 FEET TO THE POINT OF BEGINNING; NORTHWEST QUARTER OF THE NORTHWEST QUARTER IN SECTION 7, TOWNSHIP 20 NORTH, RANGE 5 EAST W.M. PIERCE COUNTY, WASHINGTON.

PARCEL B:

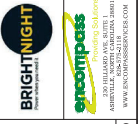
THAT PORTION OF LOT 12, WHITE RIVER GARDEN TRACTS, ACCORDING TO PLAT RECORDED IN BOOK 7 OF PLATS AT PAGE 100, IN PIERCE COUNTY, WASHINGTON, LYING EASTERLY OF THE EAST LINE OF THE NORTHERN PACIFIC RAILWAY COMPANY RIGHT OF WAY AND WESTERLY OF THE WEST LINE OF STATE HIGHWAY NO. 5 PIERCE COUNTY, WASHINGTON.

EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS:

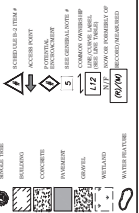
BEGINNING AT A POINT OF INTERSECTION OF THE SOUTH LINE OF SAID LOT 12 WITH THE WEST LINE OF STATE HIGHWAY NO. 5; THENCE WEST ALONG SAID SOUTH LINE 242 FEET; THENCE NORTH 180 FEET; THENCE EAST PARALLEL TO SAID SOUTH LINE 242 FEET TO A POINT ON SAID WEST LINE OF STATE HIGHWAY NO. 5; THENCE SOUTH ALONG SAID WEST LINE TO A POINT OF BEGINNING.

PARCEL C:

THAT PORTION OF LOT 13, WHITE RIVER GARDEN TRACTS, ACCORDING TO PLAT RECORDED IN BOOK 7 OF PLATS AT PAGE 100, IN PIERCE COUNTY, WASHINGTON, LYING WESTERLY OF THE WEST LINE OF STATE HIGHWAY NO. 5 AND EASTERLY OF THE EAST LINE OF THE NORTHERN PACIFIC RAILWAY COMPANY RIGHT OF WAY, PIERCE COUNTY, WASHINGTON.



ALTA/NPS LAND TITLE SURVEY
 PREPARED FOR
 BrightNight, LLC
 LOCATED IN PORTIONS OF THE NW 1/4 AND NE 1/4 OF SECTION 7, TOWNSHIP 20 NORTH, RANGE 5 EAST, W.M. PIERCE COUNTY, WASHINGTON



NO.	DATE	DESCRIPTION
0	01/25/24	SUBMITTED FOR REVIEW

LEGEND:
 [Symbol] [Description]

SCHEDULE B, PART II - EXCEPTIONS

ITEMS 1 thru 13: NOT SURVEY RELATED

14. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING DATE: MARCH 21, 1905... SURVEYOR'S NOTE: SHOWN HEREIN

15. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: APRIL 21, 1921 AS 594502... SURVEYOR'S NOTE: BLANKET IN NATURE, CANNOT BE PLOTTED.

16. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT AS TO WATER RIGHTS" RECORDED SEPTEMBER 26, 1926 AS 683776 OF OFFICIAL RECORDS... SURVEYOR'S NOTE: BLANKET IN NATURE, CANNOT BE PLOTTED.

17. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: 8601280092... SURVEYOR'S NOTE: PARCEL B ONLY, POLE EASEMENT PLOTTED, SEWER IS BLANKET IN NATURE

18. RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SURVEY RECORDED MARCH 13, 1997 AS 9703130248, IN PIERCE COUNTY, WASHINGTON... RECORDED SURVEY DOES NOT DEPICT OR CREATE ANY EASEMENTS AFFECTING SUBJECT PARCELS

19. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT FOR MAINTENANCE AND PERFORMANCE MONITORING OF ON-SITE SEWAGE DISPOSAL SYSTEM" RECORDED SEPTEMBER 2, 1997 AS 9709200308 OF OFFICIAL RECORDS... SURVEYOR'S NOTE: BLANKET IN NATURE, CANNOT BE PLOTTED.

20. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESTRICTIVE COVENANT" RECORDED MARCH 9, 1998 AS 9803090067 OF OFFICIAL RECORDS... SURVEYOR'S NOTE: SHOWN HEREIN

21. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CERTIFICATION OF APPROVAL FOR SPECIAL VALUATION" RECORDED MAY 4, 1999 AS 9905040671 OF OFFICIAL RECORDS... SURVEYOR'S NOTE: NOT SURVEY RELATED

22. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING DATE: JANUARY 18, 2001... SURVEYOR'S NOTE: NOT SURVEY RELATED

23. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: 200101180389... SURVEYOR'S NOTE: SHOWN HEREIN

24. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "STATE OF WASHINGTON CERTIFICATE OF WATER RIGHT" RECORDED JUNE 14, 2006 AS 200606141197 OF OFFICIAL RECORDS... SURVEYOR'S NOTE: CANNOT BE PLOTTED.

25. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "WATER RIGHTS DEED" RECORDED FEBRUARY 9, 2015 AS 201502090445 OF OFFICIAL RECORDS... SURVEYOR'S NOTE: ACCORDING TO THE ASSESSOR'S TAX PARCEL ID NUMBERS REFERENCED IN SAID DOCUMENT, THE RIGHTS GRANTED DO NOT AFFECT ANY OF THE SUBJECT PARCELS...

25. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CERTIFICATE OF CHANGE TRUST WATER RIGHT" RECORDED JULY 17, 2010 AS 201007170145 OF OFFICIAL RECORDS... SURVEYOR'S NOTE: NOT SURVEY RELATED

26. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING DATE: MAY 23, 2018... SURVEYOR'S NOTE: SHOWN HEREIN

27. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: 201805230229... SURVEYOR'S NOTE: SHOWN HEREIN

28. DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF. GRANTOR/TRUSTOR: DIERINGER SHOP & YARD LLC... SURVEYOR'S NOTE: NOT SURVEY RELATED

29. RIGHTS TO AND/OR INTERESTS IN ALL OIL, GAS AND OTHER MINERALS OR OTHER SUBSTANCES OF ANY KIND OR CHARACTER AND MINERAL RIGHTS AS MAY HAVE BEEN PREVIOUSLY RESERVED BY OR CONVEYED TO OTHERS... SURVEYOR'S NOTE: NOT SURVEY RELATED

30. WATER RIGHTS, CLAIMS TO WATER OR TITLE TO WATER, WHETHER OR NOT SUCH RIGHTS ARE A MATTER OF PUBLIC RECORD... SURVEYOR'S NOTE: NOT SURVEY RELATED

31. MATTERS OF EXTENDED OWNER/PURCHASER COVERAGE WHICH ARE DEPENDENT UPON AN INSPECTION AND AN ALTA SURVEY OF THE PROPERTY FOR DETERMINATION OF INSURABILITY... SURVEYOR'S NOTE: NOT SURVEY RELATED

32. EVIDENCE OF THE AUTHORITY OF THE INDIVIDUAL(S) TO EXECUTE THE FORTHCOMING DOCUMENT FOR DIERINGER SHOP & YARD LLC... SURVEYOR'S NOTE: NOT SURVEY RELATED

33. EVIDENCE OF THE AUTHORITY OF THE INDIVIDUAL(S) TO EXECUTE THE FORTHCOMING DOCUMENT FOR DIERINGER SCHOOL, L.L.C... SURVEYOR'S NOTE: NOT SURVEY RELATED

34. TITLE TO VEST IN AN INCOMING OWNER WHOSE NAME IS NOT DISCLOSED, SUCH NAME MUST BE FURNISHED TO US SO THAT A NAME SEARCH MAY BE MADE... SURVEYOR'S NOTE: NOT SURVEY RELATED

35. UNRECORDED LEASEHOLDS, IF ANY, RIGHTS OF VENDORS AND SECURITY AGREEMENT ON PERSONAL PROPERTY AND RIGHTS OF TENANTS, AND SECURED PARTIES TO REMOVE TRADE FIXTURES AT THE EXPIRATION OF THE TERM... SURVEYOR'S NOTE: NOT SURVEY RELATED

36. PRIOR TO ISSUANCE OF AN EXTENDED COVERAGE POLICY, THE COMPANY WILL REQUIRE AN OWNER'S AFFIDAVIT BE COMPLETED AND SUBMITTED TO THE COMPANY FOR APPROVAL PRIOR TO CLOSING... SURVEYOR'S NOTE: NOT SURVEY RELATED

TITLE COMMITMENT:

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER: NCS-1470645-ING... DIERINGER SCHOOL, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY AS TO PARCEL D

SCHEDULE A - RECORD DESCRIPTION (PARENT TRACT)

PARCEL A: COMMENCING ON THE LINE BETWEEN TRACTS 7 AND 8, WHITE RIVER GARDEN TRACTS, ACCORDING TO PLAT RECORDED IN VOLUME 7 OF PLATS AT PAGE(S) 100... EXCEPT THAT PORTION CONDEMNED IN PIERCE COUNTY SUPERIOR COURT CAUSE NO. 94-2-08876-4 FOR EAST VALLEY HIGHWAY EAST.

PARCEL B: ALL THAT PORTION OF TRACT 8 OF WHITE RIVER GARDEN TRACTS, ACCORDING TO PLAT RECORDED IN VOLUME 7 OF PLATS AT PAGE(S) 100, IN PIERCE COUNTY, WASHINGTON... EXCEPT THAT PORTION CONDEMNED IN PIERCE COUNTY SUPERIOR COURT CAUSE NO. 94-2-08876-4 FOR EAST VALLEY HIGHWAY EAST.

PARCEL C: THAT PORTION OF TRACT 9 AND THE SOUTH 50 FEET OF TRACT 10 OF WHITE RIVER GARDEN TRACTS, ACCORDING TO PLAT RECORDED IN VOLUME 7 OF PLATS AT PAGE(S) 100, IN PIERCE COUNTY, WASHINGTON... EXCEPT THE SOUTH 50 FEET OF SAID LOT 10.

PARCEL D: THAT PORTION OF TRACTS 10 AND 11 OF WHITE RIVER GARDEN TRACTS, ACCORDING TO PLAT RECORDED IN VOLUME 7 OF PLATS AT PAGE(S) 100, IN PIERCE COUNTY, WASHINGTON... EXCEPT THE SOUTH 50 FEET OF SAID LOT 10.



ALTA/NSPS LAND TITLE SURVEY PREPARED FOR BrightNight, LLC LOCATED IN PORTIONS OF THE NW 1/4 AND NE 1/4 OF SECTION 7, TOWNSHIP 20 NORTH, RANGE 5 EAST, W.M. PIERCE COUNTY, WASHINGTON

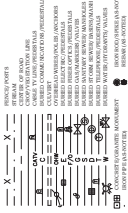
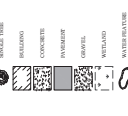


Table with columns: NO., DATE, DESCRIPTION. Row 1: 0, 01/25/24, SUBMITTED FOR REVIEW

Table with columns: NO., DATE, DESCRIPTION. Row 1: 0, 01/25/24, SUBMITTED FOR REVIEW

SCHEDULE B, PART II - EXCEPTIONS

ITEMS 1 THRU 16: SURVEYOR'S NOTE: NOT SURVEY RELATED

17. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING DATE: MARCH 21, 1905... RECORDING INFORMATION: 181515... IN FAVOR OF: SEATTLE-TACOMA POWER COMPANY... SURVEYOR'S NOTE: DOES NOT AFFECT SURVEY AREA

18. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: 311583... FOR: POLE LINE AND COUNTY ROAD... SURVEYOR'S NOTE: DOES NOT AFFECT SURVEY AREA

19. A MORTGAGE TO SECURE AN ORIGINAL PRINCIPAL INDEBTEDNESS, AND ANY OTHER AMOUNTS OR OBLIGATIONS SECURED THEREBY, RECORDED MARCH 9, 1910 AS 315829 OF OFFICIAL RECORDS... SURVEYOR'S NOTE: NOT SURVEY RELATED

20. A MORTGAGE TO SECURE AN ORIGINAL PRINCIPAL INDEBTEDNESS, AND ANY OTHER AMOUNTS OR OBLIGATIONS SECURED THEREBY, RECORDED APRIL 28, 1920 AS 559007 OF OFFICIAL RECORDS... SURVEYOR'S NOTE: NOT SURVEY RELATED

21. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING DATE: APRIL 10, 1921... IN FAVOR OF: DIENINGER SCHOOL DISTRICT NO. 68... SURVEYOR'S NOTE: DOES NOT AFFECT SURVEY AREA

22. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING DATE: APRIL 10, 1921... IN FAVOR OF: DIENINGER SCHOOL DISTRICT NO. 68... SURVEYOR'S NOTE: SHOWN HEREIN

23. A MORTGAGE TO SECURE AN ORIGINAL PRINCIPAL INDEBTEDNESS, AND ANY OTHER AMOUNTS OR OBLIGATIONS SECURED THEREBY, RECORDED JUNE 30, 1924 AS 716466 OF OFFICIAL RECORDS... SURVEYOR'S NOTE: NOT SURVEY RELATED

24. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING DATE: JUNE 25, 1956... IN FAVOR OF: PACIFIC NORTHWEST PIPELINE CORPORATION... SURVEYOR'S NOTE: DOES NOT AFFECT SURVEY AREA

25. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING DATE: APRIL 17, 1998... IN FAVOR OF: PIERCE COUNTY... SURVEYOR'S NOTE: BLANKET IN NATURE

26. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING DATE: JUNE 9, 1998... IN FAVOR OF: PIERCE COUNTY... SURVEYOR'S NOTE: BLANKET IN NATURE

27. RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR DELINEATED ON THE FACE OF THE CITY OF SUMNER SHORT PLAT NO. 98--068 RECORDED APRIL 8, 1989 AS 980468002, IN PIERCE COUNTY, WASHINGTON... SURVEYOR'S NOTE: CREATES A 20' PRIVATE ACCESS EASEMENT ACROSS PARCEL F, SHOW HEREIN

28. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT AND EASEMENT FOR DRAINAGE & CATCHALL" RECORDED JUNE 28, 1999 AS 990628010 OF OFFICIAL RECORDS... SURVEYOR'S NOTE: AFFECTS PARCEL D, AWAITING ADDITIONAL DOCUMENTATION BEFORE PLOTTING

29. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT FOR DEFERRAL OF IMPROVEMENTS" RECORDED SEPTEMBER 23, 1999 AS 9909230345 OF OFFICIAL RECORDS... SURVEYOR'S NOTE: NOT SURVEY RELATED

30. RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR DELINEATED ON THE FACE OF THE LARGE LOT SEGREGATION RECORDED SEPTEMBER 1, 2000 AS 200009015003, IN PIERCE COUNTY, WASHINGTON

TITLE COMMITMENT: FIRST AMERICAN TITLE INSURANCE COMPANY... NOTE: THE SCOPE OF THIS SURVEY INCLUDES ONLY TRACTS A-E & G. TRACT F IS EXCLUDED.

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AFFIDAVIT OF MINOR CORRECTION OF SURVEY" RECORDED OCTOBER 24, 2000 AS 200010240869 OF OFFICIAL RECORDS... SURVEYOR'S NOTE: RECORD OF SURVEY DOES NOT GRANT OR ACCEPT ANY EASEMENTS OR DEDICATIONS. ALL RECORDED EASEMENTS, AFFECTING SUBJECT PROPERTY, DEPICTED THEREON ARE PLOTTED HEREON.

31. RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR DELINEATED ON THE FACE OF THE BOUNDARY LINE ADJUSTMENT RECORDED DECEMBER 14, 2008 AS 200812145001, IN PIERCE COUNTY, WASHINGTON... SURVEYOR'S NOTE: RECORD OF SURVEY DOES NOT GRANT OR ACCEPT ANY EASEMENTS OR DEDICATIONS. ALL RECORDED EASEMENTS, AFFECTING SUBJECT PROPERTY, DEPICTED THEREON ARE PLOTTED HEREON.

32. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT FOR ACCEPTANCE OF STORMWATER" RECORDED DECEMBER 20, 2005 AS 200512200410 OF OFFICIAL RECORDS... SURVEYOR'S NOTE: REFERENCES AFN 200510280268 AS CREATING EASEMENTS, SAID DOCUMENT CREATES STORM AND SANITARY EASEMENTS ACROSS AFFECTING PLOTTED HEREON.

33. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CRITICAL AREA AFFIDAVIT" RECORDED FEBRUARY 3, 2009 AS 200902030863 OF OFFICIAL RECORDS... SURVEYOR'S NOTE: NOT SURVEY RELATED

34. RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR DELINEATED ON THE FACE OF THE WATER TREATMENT PLANT LOT RESEGREGATION RECORDED FEBRUARY 3, 2009 AS 200902033003, IN PIERCE COUNTY, WASHINGTON... SURVEYOR'S NOTE: RECORD OF SURVEY DOES NOT GRANT OR ACCEPT ANY EASEMENTS OR DEDICATIONS. ALL RECORDED EASEMENTS, AFFECTING SUBJECT PROPERTY, DEPICTED THEREON ARE PLOTTED HEREON. EXCEPTION REFERENCES STORM AND SEWER EASEMENTS CREATED BY AFN 200901180781 WHICH IS NOT REFERENCED IN THIS COMMITMENT.

35. RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR DELINEATED ON THE FACE OF THE CITY OF SUMNER TAILRACE BOUNDARY LINE ADJUSTMENT NO. PLN2009--0002 RECORDED MAY 13, 2009 AS 20090515001, IN PIERCE COUNTY, WASHINGTON... SURVEYOR'S NOTE: DOES NOT AFFECT SUBJECT PROPERTY. RECORD OF SURVEY DOES NOT GRANT OR ACCEPT ANY EASEMENTS OR DEDICATIONS. ALL RECORDED EASEMENTS, AFFECTING SUBJECT PROPERTY, DEPICTED THEREON ARE PLOTTED HEREON.

36. A DOCUMENT ENTITLED "MEMORANDUM OF AGREEMENT", EXECUTED BY AND BETWEEN PUGET SOUND ENERGY, INC. AND CASCADE WATER ALLIANCE RECORDED DECEMBER 18, 2009, AS INSTRUMENT NO. 200912180781 OF OFFICIAL RECORDS... SURVEYOR'S NOTE: NOT SURVEY RELATED

37. A DOCUMENT ENTITLED "ASSIGNMENT OF CLAIM FOR WATER RIGHT", EXECUTED BY AND BETWEEN PUGET SOUND ENERGY, INC. AND CASCADE WATER ALLIANCE RECORDED DECEMBER 18, 2009, AS INSTRUMENT NO. 200912180789 OF OFFICIAL RECORDS... SURVEYOR'S NOTE: NOT SURVEY RELATED

38. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING DATE: DECEMBER 18, 2009... IN FAVOR OF: PUGET SOUND ENERGY, INC... SURVEYOR'S NOTE: DOES NOT AFFECT SUBJECT PROPERTY

39. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING DATE: DECEMBER 18, 2009... IN FAVOR OF: PUGET SOUND ENERGY, INC... SURVEYOR'S NOTE: AFFECTS PARCELS A & B, PLOTTED HEREON

40. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING DATE: DECEMBER 18, 2009... IN FAVOR OF: PUGET SOUND ENERGY, INC... SURVEYOR'S NOTE: RESTRICTED EASEMENT PLOTTED HEREON. UNRESTRICTED EASEMENT COVERS REMAINDER OF PARCELS G, D, E & G

41. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT" RECORDED DECEMBER 18, 2013 AS 201312180374 OF OFFICIAL RECORDS... SURVEYOR'S NOTE: DOES NOT AFFECT SUBJECT PROPERTY

42. A DOCUMENT ENTITLED "WATER RIGHTS DEED", EXECUTED BY AND BETWEEN CASCADE WATER ALLIANCE AND WASHINGTON STATE DEPARTMENT OF ECOLOGY RECORDED FEBRUARY 9, 2015, AS INSTRUMENT NO. 201502090445 OF OFFICIAL RECORDS... SURVEYOR'S NOTE: NOT SURVEY RELATED

43. A DOCUMENT ENTITLED "CERTIFICATE OF CHANGE TRUST WATER RIGHT", EXECUTED BY AND BETWEEN CASCADE WATER ALLIANCE AND WASHINGTON STATE DEPARTMENT OF ECOLOGY RECORDED JULY 17, 2015, AS INSTRUMENT NO. 201507170145 OF OFFICIAL RECORDS... SURVEYOR'S NOTE: NOT SURVEY RELATED

44. RIGHTS TO AND/OR INTERESTS IN ALL OIL, GAS AND OTHER MINERALS OR OTHER SUBSTANCES OF ANY KIND OR CHARACTER AND MINERAL RIGHTS AS MAY HAVE BEEN PREVIOUSLY RESERVED BY OR CONVEYED TO OTHERS AND ANY LEASES CONCERNING ANY SUCH OIL, GAS, OTHER MINERALS OR OTHER SUBSTANCES IN, ON OR UNDER THE LAND... SURVEYOR'S NOTE: NOT SURVEY RELATED

45. WATER RIGHTS, CLAIMS TO WATER OR TITLE TO WATER, WHETHER OR NOT SUCH RIGHTS ARE A MATTER OF PUBLIC RECORD... SURVEYOR'S NOTE: NOT SURVEY RELATED

46. MATTERS OF EXTENDED OWNER/PURCHASER COVERAGE WHICH ARE DEPENDENT UPON AN INSPECTION AND AN ALTA SURVEY OF THE PROPERTY FOR DETERMINATION OF INSURABILITY... PLEASE SUBMIT A COPY OF THE ALTA SURVEY AT YOUR EARLIEST CONVENIENCE FOR REVIEW. OUR INSPECTION WILL BE HELD PENDING OUR REVIEW OF THE ALTA SURVEY AND THE RESULT OF SAID INSPECTION WILL BE FURNISHED BY SUPPLEMENTAL REPORT. SURVEYOR'S NOTE: SEE ALTA SURVEY HEREIN

- 47. EVIDENCE OF THE AUTHORITY OF THE OFFICERS OF CASCADE WATER ALLIANCE, TO EXECUTE THE FORTHCOMING INSTRUMENT, COPIES OF THE CURRENT ARTICLES OF INCORPORATION, BY-LAWS AND CERTIFIED COPIES OF APPROPRIATE RESOLUTIONS SHOULD BE SUBMITTED PRIOR TO CLOSING. SURVEYOR'S NOTE: NOT SURVEY RELATED
48. TITLE TO VEST IN AN INCOMING OWNER WHOSE NAME IS NOT DISCLOSED, SUCH NAME MUST BE FURNISHED TO US THAT A NAME SEARCH MAY BE MADE. SURVEYOR'S NOTE: NOT SURVEY RELATED
49. UNRECORDED LEASEHOLDS, IF ANY, RIGHTS OF VENDORS AND SECURITY AGREEMENT ON PERSONAL PROPERTY AND RIGHTS OF TENANTS, AND SECURED PARTIES TO REMOVE TRADE FIXTURES AT THE EXPIRATION OF THE TERM. SURVEYOR'S NOTE: NOT SURVEY RELATED
50. PRIOR TO ISSUANCE OF AN EXTENDED COVERAGE POLICY, THE COMPANY WILL REQUIRE AN OWNER'S AFFIDAVIT BE COMPLETED AND SUBMITTED TO THE COMPANY FOR APPROVAL PRIOR TO CLOSING. THE COMPANY RESERVES THE RIGHT TO MAKE ANY ADDITIONAL REQUIREMENT AS WARRANTED. SURVEYOR'S NOTE: NOT SURVEY RELATED

SCHEDULE A - RECORD DESCRIPTION

PARCEL A: THAT PORTION OF LOT 4, PIERCE COUNTY LARGE LOT SEGREGATION OF THE NORTH ONE-HALF OF SECTION 7, TOWNSHIP 20 NORTH, RANGE 5 EAST, W.M., IN PIERCE COUNTY, WASHINGTON, RECORDED UNDER RECORDING NUMBER 200009015003, BEING A PORTION OF PARCEL C OF RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT RECORDED UNDER PIERCE COUNTY RECORDING NUMBER 200512145001, LYING WESTERLY OF A LINE DESCRIBED AS COMMENCING AT THE NORTH QUARTER CORNER FOR SAID SECTION 7; THENCE SOUTH 01°19'27" WEST ALONG THE EASTERLY LINE OF SAID PARCEL C, 330.00 FEET; THENCE SOUTH 86°03'38" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL C, 602.74 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°26'22" WEST 657.13 FEET; THENCE SOUTH 77°34'46" EAST 416.78 FEET; THENCE SOUTH 66°15'03" EAST 498.22 FEET; THENCE SOUTH 01°25'49" WEST 621.02 FEET TO THE SOUTHERLY LINE OF SAID PARCEL C AND THE END OF SAID LINE DESCRIPTION FROM WHICH THE MOST WESTERLY ANGLE POINT IN THE SOUTHERLY LINE OF SAID PARCEL C LIES NORTH 88°34'11" WEST ALONG SAID SOUTHERLY LINE, 977.09 FEET DISTANT; EXCEPT THAT PORTION LYING WITHIN THE NORTHWEST QUARTER OF SAID SECTION 7. (ALSO KNOWN AS A PORTION OF PARCEL A OF WATER TREATMENT PLANT LOT RESEGREGATION RECORDED UNDER RECORDING NO. 200902035003)

PARCEL B: THAT PORTION OF LOT 4, PIERCE COUNTY LARGE LOT SEGREGATION OF THE NORTH ONE-HALF OF SECTION 7, TOWNSHIP 20 NORTH, RANGE 5 EAST, W.M., IN PIERCE COUNTY, WASHINGTON, RECORDED UNDER RECORDING NUMBER 200009015003, BEING A PORTION OF PARCEL C OF RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT RECORDED UNDER PIERCE COUNTY RECORDING NUMBER 200512145001, LYING WESTERLY OF A LINE DESCRIBED AS COMMENCING AT THE NORTH QUARTER CORNER FOR SAID SECTION 7; THENCE SOUTH 01°19'27" WEST ALONG THE EASTERLY LINE OF SAID PARCEL C, 330.00 FEET; THENCE SOUTH 86°03'38" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL C, 602.74 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°26'22" WEST 657.13 FEET; THENCE SOUTH 77°34'46" EAST 416.78 FEET; THENCE SOUTH 66°15'03" EAST 498.22 FEET; THENCE SOUTH 01°25'49" WEST 621.02 FEET TO THE SOUTHERLY LINE OF SAID PARCEL C AND THE END OF SAID LINE DESCRIPTION FROM WHICH THE MOST WESTERLY ANGLE POINT IN THE SOUTHERLY LINE OF SAID PARCEL C LIES NORTH 88°34'11" WEST ALONG SAID SOUTHERLY LINE, 977.09 FEET DISTANT; EXCEPT THAT PORTION LYING WITHIN THE NORTHEAST QUARTER OF SAID SECTION 7. (ALSO KNOWN AS A PORTION OF PARCEL A OF WATER TREATMENT PLANT LOT RESEGREGATION RECORDED UNDER RECORDING NO. 200902035003)

PARCEL C: THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 20 NORTH, RANGE 5 EAST, IN PIERCE COUNTY, WASHINGTON DESCRIBED AS BEGINNING AT A POINT 1009.20 FEET EAST AND 701.10 FEET NORTH OF THE QUARTER SECTION CORNER ON THE WEST LINE OF SAID SECTION; THENCE EAST 200 FEET; THENCE NORTH 296.54 FEET; THENCE WEST 184 FEET; THENCE SOUTHERLY TO THE POINT OF BEGINNING.

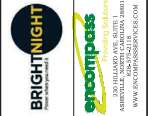
PARCEL D: THAT PORTION OF EAST VALLEY HIGHWAY EAST SHOWN AS COUNTY ROAD ON THE PLAT OF WHITE RIVER GARDEN TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 100, IN PIERCE COUNTY, WASHINGTON AS UNLACED BY PIERCE COUNTY ORDINANCE NUMBER 97-98 RECORDED UNDER RECORDING NUMBER 9805270773, ABUTTING LOTS 3 THROUGH 7, INCLUSIVE, OF SAID PLAT, AND THAT PORTION OF SAID UNLACED EAST VALLEY HIGHWAY EAST ABUTTING A PORTION OF SECTION 7, TOWNSHIP 20 NORTH, RANGE 5 EAST, W.M., IN PIERCE COUNTY, WASHINGTON, DESCRIBED AS BEGINNING AT A POINT 1009.20 FEET EAST AND 701.10 FEET NORTH OF THE QUARTER SECTION CORNER ON THE WEST LINE OF SAID SECTION; THENCE EAST 200 FEET; THENCE NORTH 296.54 FEET; THENCE WEST 184 FEET; THENCE SOUTHERLY TO THE POINT OF BEGINNING.

PARCEL E: THAT PORTION OF LOTS 3 THROUGH 6, INCLUSIVE, WHITE RIVER GARDEN TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 100, IN PIERCE COUNTY, WASHINGTON, LYING EASTERLY OF THE EASTERLY MARGIN OF THE COUNTY ROAD (NOW KNOWN AS EAST VALLEY HIGHWAY EAST) AS SHOWN ON SAID PLAT; EXCEPT THAT PORTION WITHIN LOTS 4 AND 5 OF SAID PLAT, DESCRIBED AS BEGINNING AT A POINT 1009.20 FEET EAST AND 701.10 FEET NORTH OF THE QUARTER SECTION CORNER ON THE WEST LINE OF SECTION 7, TOWNSHIP 20 NORTH, RANGE 5 EAST, IN PIERCE COUNTY, WASHINGTON; THENCE EAST 200 FEET; THENCE NORTH 296.54 FEET; THENCE WEST 184 FEET; THENCE SOUTHERLY TO THE POINT OF BEGINNING; ALSO EXCEPT THAT PORTION CONVEYED TO PIERCE COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 9804170312.

PARCEL F: THAT PORTION OF LOT 7, WHITE RIVER GARDEN TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 100, IN PIERCE COUNTY, WASHINGTON, LYING EASTERLY OF THE EASTERLY MARGIN OF THE COUNTY ROAD (NOW KNOWN AS EAST VALLEY HIGHWAY EAST) AS SHOWN ON SAID PLAT.



REVISIONS: A table with columns for No., Date, and Description. Entry 1: 01/25/24, SUBMITTED FOR REVIEW.



ALTA/NPS LAND TITLE SURVEY PREPARED FOR BrightNight, LLC LOCATED IN PORTIONS OF THE NW 1/4 AND NE 1/4 OF SECTION 7, TOWNSHIP 20 NORTH, RANGE 5 EAST, W.M., PIERCE COUNTY, WASHINGTON

LEGEND: A detailed legend for symbols used in the survey, including symbols for Easement, Encumbrance, Right-of-Way, etc. Includes a scale bar and north arrow.

SHEET 08 OF 09

SCHEDULE B, PART II - EXCEPTIONS

ITEMS 1 THRU 13: SURVEYOR'S NOTE: NOT SURVEY RELATED

14. A MORTGAGE TO SECURE AN ORIGINAL PRINCIPAL INDEBTEDNESS, AND ANY OTHER AMOUNTS OR OBLIGATIONS SECURED THEREBY, RECORDED MARCH 9, 1910 AS 315829 OF OFFICIAL RECORDS.

15. A MORTGAGE TO SECURE AN ORIGINAL PRINCIPAL INDEBTEDNESS, AND ANY OTHER AMOUNTS OR OBLIGATIONS SECURED THEREBY, RECORDED APRIL 28, 1920 AS 559007 OF OFFICIAL RECORDS.

16. A MORTGAGE TO SECURE AN ORIGINAL PRINCIPAL INDEBTEDNESS, AND ANY OTHER AMOUNTS OR OBLIGATIONS SECURED THEREBY, RECORDED JUNE 30, 1924 AS 716466 OF OFFICIAL RECORDS.

17. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDED DATE: JUNE 28, 1956

18. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDED DATE: FEBRUARY 6, 1959

19. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDED DATE: APRIL 17, 1998

20. A DOCUMENT ENTITLED "EASEMENT AND DEED AGREEMENT", EXECUTED BY AND BETWEEN THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY AND MCI TELECOMMUNICATIONS CORPORATION RECORDED JANUARY 22, 1999, AS INSTRUMENT NO. 9801220855 OF OFFICIAL RECORDS.

21. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDED DATE: JUNE 28, 1999

22. RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR DELINEATED ON THE FACE OF THE LARGE LOT SEGREGATION RECORDED SEPTEMBER 1, 2000 AS 20000915003, IN PIERCE COUNTY, WASHINGTON.

23. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AFFIDAVIT OF MINOR CORRECTION OF SURVEY" RECORDED OCTOBER 24, 2000 AS 200010240669 OF OFFICIAL RECORDS.

24. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDED INFORMATION: 20041020658

25. RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR DELINEATED ON THE FACE OF THE BOUNDARY LINE ADJUSTMENT RECORDED DECEMBER 14, 2005 AS 200512145001, IN PIERCE COUNTY, WASHINGTON.

EXTINGUISHMENT OF EASEMENT RECORDED UNDER RECORDING NO. 200607240177. (AFFECTS PARCEL A)

TITLE COMMITMENT: FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER: NS-147084-NIG

26. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT FOR ACCEPTANCE OF STORMWATER" RECORDED DECEMBER 20, 2005 AS 200512200410 OF OFFICIAL RECORDS.

27. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CRITICAL AREA AFFIDAVIT" RECORDED FEBRUARY 3, 2009 AS 200902030863 OF OFFICIAL RECORDS.

28. RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR DELINEATED ON THE FACE OF THE WATER TREATMENT PLANT LOT RESEGREGATION RECORDED FEBRUARY 3, 2009 AS 200902035003, IN PIERCE COUNTY, WASHINGTON.

29. RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR DELINEATED ON THE FACE OF THE CITY OF SUMNER TAILRACE BOUNDARY LINE ADJUSTMENT NO. PLN2009-00002 RECORDED MAY 13, 2009 AS 200905150001, IN PIERCE COUNTY, WASHINGTON.

30. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COMMERCIAL/INDUSTRIAL AGREEMENT TO MAINTAIN STORMWATER FACILITIES AND TO IMPLEMENT A POLLUTION SOURCE CONTROL PLAN" RECORDED JULY 22, 2009 AS 200907220153 OF OFFICIAL RECORDS.

31. A DOCUMENT ENTITLED "MEMORANDUM OF AGREEMENT", EXECUTED BY AND BETWEEN PUGET SOUND ENERGY, INC. AND CASCADE WATER ALLIANCE RECORDED DECEMBER 18, 2009, AS INSTRUMENT NO. 200912180781 OF OFFICIAL RECORDS.

32. A DOCUMENT ENTITLED "ASSIGNMENT OF CLAIM FOR WATER RIGHT", EXECUTED BY AND BETWEEN PUGET SOUND ENERGY, INC. AND CASCADE WATER ALLIANCE RECORDED DECEMBER 18, 2009, AS INSTRUMENT NO. 200912180789 OF OFFICIAL RECORDS.

33. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDED DATE: DECEMBER 18, 2009

34. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDED DATE: DECEMBER 18, 2009

35. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDED DATE: DECEMBER 18, 2009

36. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDED DATE: JANUARY 29, 2013

37. A DOCUMENT ENTITLED "WATER RIGHTS DEED", EXECUTED BY AND BETWEEN CASCADE WATER ALLIANCE AND WASHINGTON STATE DEPARTMENT OF ECOLOGY RECORDED FEBRUARY 9, 2015, AS INSTRUMENT NO. 201502090445 OF OFFICIAL RECORDS.

38. A DOCUMENT ENTITLED "CERTIFICATE OF CHANGE TRUST WATER RIGHT" EXECUTED BY AND BETWEEN CASCADE WATER ALLIANCE AND WASHINGTON STATE DEPARTMENT OF ECOLOGY RECORDED JULY 17, 2015, AS INSTRUMENT NO. 201507170145 OF OFFICIAL RECORDS.

39. RIGHTS TO AND/OR INTERESTS IN ALL OIL, GAS AND OTHER MINERALS OR OTHER SUBSTANCES OF ANY KIND OR CHARACTER AND MINERAL RIGHTS AS MAY HAVE BEEN PREVIOUSLY RESERVED BY OR CONVEYED TO OTHERS AND ANY LEASES CONCERNING ANY SUCH OIL, GAS, OTHER MINERALS OR OTHER SUBSTANCES IN, ON OR UNDER THE LAND.

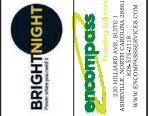
43. TITLE TO VEST IN AN INCOMING OWNER WHOSE NAME IS NOT DISCLOSED. SUCH NAME MUST BE FURNISHED TO US SO THAT A NAME SEARCH MAY BE MADE.

44. UNRECORDED LEASEHOLDS, IF ANY, RIGHTS OF VENDORS AND SECURITY AGREEMENT ON PERSONAL PROPERTY AND RIGHTS OF TENANTS, AND SECURED PARTIES TO REMOVE TRADE FIXTURES AT THE EXPIRATION OF THE TERM.

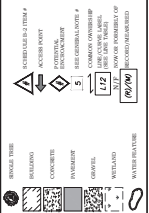
45. PRIOR TO ISSUANCE OF AN EXTENDED COVERAGE POLICY, THE COMPANY WILL REQUIRE AN OWNER'S AFFIDAVIT BE COMPLETED AND SUBMITTED TO THE COMPANY FOR APPROVAL PRIOR TO CLOSING. THE COMPANY RESERVES THE RIGHT TO MAKE ANY ADDITIONAL REQUIREMENT AS WARRANTED.

SCHEDULE A - RECORD DESCRIPTION

PARCEL A: THAT PORTION OF THE NORTH HALF OF SECTION 7, TOWNSHIP 20 NORTH, RANGE 5 EAST, W.M., IN PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: A PORTION OF PARCEL C OF PIERCE COUNTY BOUNDARY LINE ADJUSTMENT RECORDED UNDER PIERCE COUNTY RECORDING NO. 200512145001, LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:



ALTA/NSPS LAND TITLE SURVEY PREPARED FOR BrightNight, LLC LOCATED IN PORTIONS OF THE NW 1/4 AND NE 1/4 OF SECTION 7, TOWNSHIP 20 NORTH, RANGE 5 EAST, W.M. PIERCE COUNTY, WASHINGTON



LEGEND: Table with columns for symbol, description, and notes.



REVISIONS: Table with columns for No., Date, and Description.