

# Pacific Northwest Title

Agent for *Old Republic National Title Insurance Company*  
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## A.L.T.A. Commitment Schedule A Revision No. 1

**Pacific Northwest Title of Kitsap County**  
**921 Hildebrand Lane Northeast, Suite 200**  
**Bainbridge Island, WA 98110**  
Attention: **Martha Lyda**  
Customer Ref: **VWA-BI-Lots LLC/Central Highlands,**  
**Inc.**

Title Order No.: **2-504146**

1. Effective Date: **10/20/2020 at 8:00 AM**

2. Policy or Policies to be issued:

**(X) ALTA Standard Owner's Policy**

<b>Amount:</b>	<b>\$4,000,000.00</b>
<b>Subdivision Acquisition Rate - Premium:</b>	<b>\$2,662.00</b>
<b>Tax:</b>	<b>\$239.58</b>

Proposed Insured:

**Central Highlands, Inc., a Washington Corporation**

3. The estate or interest in the land described or referred to in the Commitment and covered herein is:

**Fee Simple**

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

**VWA-BI-Lots LLC, an Ohio limited liability company**

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

**See Exhibit "A" Attached Hereto**

By: \_\_\_\_\_

  
*Authorized Signatory*

**Exhibit "A"**

Order No.: **2-504146**

**Resultant Parcels A and D of Boundary Line Adjustment recorded under Auditor's File No. 201607270165 and as depicted on Survey recorded under Auditor's File No. 201607270166, in Volume 82, Page 209, being a portion of the Southeast quarter of the Southwest quarter, Section 23, Township 25 North, Range 2 East, W.M., in Kitsap County, Washington.**

...End of Exhibit "A"...

# Pacific Northwest Title

## A.L.T.A. Commitment Schedule B

Order No.: 2-504146

- I. The following are the requirements to be complied with:
- A. Instruments necessary to create the estate or interest to be insured must be properly executed, delivered and duly filed for record.
  - B. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be Insured.
- II. 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:
- A. 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.
  - B. General Exceptions:
    - a) Rights or claims of parties in possession not shown by the public records.
    - b) Public or private easements, or claims of easements, not shown by the public records.
    - c) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
    - d) Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records, or liens under the Workmen's Compensation Act not shown by the public records.
    - e) Any title or rights asserted by anyone including but not limited to persons, corporations, governments or other entities, to tide lands, or lands comprising the shores or bottoms of navigable rivers, lakes, bays, ocean or sound, or lands beyond the line of the harbor lines as established or changed by the United States Government.
    - f) (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
    - g) Indian tribal codes or regulations, Indian treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes.
    - h) Any service, installation, connection, maintenance, capacity, or construction charges for sewer, water, electricity or garbage removal.
    - i) General taxes not now payable or matters relating to special assessments and special levies, if any, preceding the same becoming a lien.
  - C. **Special Exception:**

As on Schedule B, attached.

**Special Exceptions:**

1. Relinquishment of all existing, future or potential easements for access, light, view and air, and all rights of ingress, egress to, from the between said premises and the highway or highways to be constructed on lands conveyed by Deed recorded January 28, 1954 under Kitsap County Auditor's File No. 589328 in the [official records](#).

To: The State of Washington

EXCEPT the grantors herein shall be given right of reasonable access Easterly from the C.R. Highway Engineer's Station 1/60 as shown on sheet 4 of sheets of the above mentioned map of definite location.

2. Relinquishment of all existing, future or potential easements for access, light, view and air, and all rights of ingress, egress to, from the between said premises and the highway or highways to be constructed on lands conveyed by Deed recorded January 28, 1954 under Kitsap County Auditor's File No. 589335 in the [official records](#).

To: The State of Washington

EXCEPT as a part of the cons for this transaction, the grantee agrees to construct on its right of way a frontage road as shown on "J" in sheet 2 of 6 sheets, and sheet 6 of 6 sheets the above mentioned map of definite location and to which frontage road only the grantors and their heirs and assigns are given a right of reasonable access.

3. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as disclosed by instrument recorded on March 19, 1993, under Kitsap County Auditor's File No(s). 9305190189 in the [official records](#).

In favor of: The City of Bainbridge Island, Washington, a Municipal Corporation

For: The purpose of constructing, repairing, altering or reconstructing said sidewalk

Affects: A portion of Parcel D

4. Easement, and terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as disclosed by instrument recorded on October 3, 2003, under Kitsap County Auditor's File No(s). 200310030063 in the [official records](#).

For: Vehicular, pedestrian and utilities

Affects: A portion of said premises

Said instrument is a re-recording of instrument recorded September 19, 2003 under Auditor's File No. 200309190195.

Amendment and Termination of Easement Rights recorded under Auditor's File Nos. 201410090109 in the [official records](#) and 201608030171 in the [official records](#)

Affects: Resultant Parcel D

5. Road, Sidewalk and Plater Strip Area Cost and Maintenance Agreement and the terms and conditions thereof:

Recorded: October 3, 2003

Auditor's File No(s): 200310030062 in the [official records](#)

Said instrument is a re-recording of instrument recorded September 19, 2009 under Auditor's File No. 200909190196.

Affects: Resultant Parcel D

6. Easement for electric transmission and distribution line, and the terms and conditions thereof, together with necessary appurtenances, as granted by instrument recorded on November 12, 2014, under Kitsap County Auditor's File No(s). 201411120375 in the [official records](#).

To: Puget Sound Power and Light Company/Puget Sound Energy  
Affects: A portion of said premises

7. Easement, and terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as disclosed by instrument recorded on November 19, 2015, under Kitsap County Auditor's File No(s). 201511190164 in the [official records](#).

For: Underground water and sanitary sewer utilities facilities  
Affects: A portion of said premises

8. Easement, and terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as disclosed by instrument recorded on June 18, 2014, under Kitsap County Auditor's File No(s). 201406180126 in the [official records](#).

For: Reciprocal easement agreement  
Affects: A portion of said premises

Confirmation and Grant of Easement Rights, recorded under Auditor's File Nos. 201509020080 in the [official records](#), 201602180063 in the [official records](#) and 201701300037 in the [official records](#).

Release of Easement Rights recorded under Auditor's File No. 201509020081 in the [official records](#), 201602290139 in the [official records](#) and 201704250189 in the [official records](#).

First Amendment to Reciprocal Easement Agreement recorded under Auditor's File No. 201802090191 in the [official records](#).

Second Amendment To Reciprocal Easement Agreement recorded under Auditor's File No. 201911080111 in the [official records](#)

9. Covenants, conditions, restrictions, easements and matters delineated, described and noted, if any, in short plat:

Recorded: September 7, 1983  
Auditor's File No(s): 8309070094 in the [official records](#)

10. Covenants, conditions, restrictions, easements and liability to assessments, if any, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, as provided in said instrument:

Recorded: June 18, 2014  
Auditor's File No.: 201406180127 in the [official records](#)

Amendment and/or modification of said instrument:

Recorded: January 30, 2017

Auditor's File No.: 201701300038 in the [official records](#)

11. Covenants, conditions, restrictions, easements and matters delineated, described and noted, if any, in boundary line adjustment:

Recorded: June 18, 2014

Auditor's File No(s): 201406180124 in the [official records](#) and 201406180125 in the [official records](#)

Affidavit of Correction recorded under Auditor's File Nos. 201409030042 in the [official records](#) and 201612150194 in the [official records](#).

12. Covenants, conditions, restrictions, easements and matters delineated, described and noted, if any, in boundary line adjustment:

Recorded: July 27, 2016

Auditor's File No(s): 201607270165 in the [official records](#) and 201607270166 in the [official records](#)

13. General and Special Taxes and Charges: First half due before May 1; Second half due before November 1:

Year: 2020  
Amount Billed: \$13,186.06  
Amount Paid: \$13,186.06  
Amount Due: \$0.00  
Tax Account No.: 232502-3-092-2001  
Levy Code: 0215  
Assessed Value: \$1,339,980.00

Note: If this transaction involves a mobile home, move permit or the recording of a plat, short plat or boundary line adjustment, payment of taxes in full, payment of taxes not yet delinquent and possibly not yet billed may be required. For further questions, please contact the Kitsap County Treasurer at (360) 337-4939.

Affects: Resultant Parcel A

14. General and Special Taxes and Charges: First half due before May 1; Second half due before November 1:

Year: 2020  
Amount Billed: \$15,233.02  
Amount Paid: \$15,233.02  
Amount Due: \$0.00  
Tax Account No.: 232502-3-094-2009  
Levy Code: 0215  
Assessed Value: \$1,488,870.00

Note: If this transaction involves a mobile home, move permit or the recording of a plat, short plat or boundary line adjustment, payment of taxes in full, payment of taxes not yet delinquent and possibly not yet billed may be required. For further questions, please contact the Kitsap County Treasurer at (360) 337-4939.

Affects: Resultant Parcel D

15. Local improvement assessments, and/or special assessment, if any, levied by the City of Bainbridge Island. Investigation should be made with the city for any amounts due or past due, if any at (206) 842-7633.
16. Notice of possible (present and future) tap or connection charges levied, or to be levied, by the City of Winslow, notice of which is given by instrument recorded July 10, 1979, under Kitsap County Auditor's File No(s). 7907100114 in the [official records](#).
17. Matters delineated, described and noted on Survey recorded November 1, 2007, in Volume 69, Pages 181 and 182, under Auditor's File No. 200711190171 in the [official records](#).
18. Evidence of the identity and authority of the members or managers of VWA-BI-Lots, LLC, an Ohio limited liability company, to execute the forthcoming instrument must be submitted.
19. Unrecorded Leasehold, if any; rights of vendors and holders of security interest on personal property installed upon said property and rights of tenants to remove trade fixtures at the expiration of the term.
20. Due to the high liability amount, this commitment is subject to underwriting approval. Once approval has been obtained, this exception will be removed.
21. Lien of real estate excise sales tax upon any sale of said premises, if unpaid. As of January 1, 2020, the Washington State excise tax rate became graduated. Please visit their website (<https://dor.wa.gov/reet>) for a calculator and additional information.

In addition, the required local excise tax rate for Kitsap County is .50%

Note: An additional \$5.00 processing fee is also required.

Note 1: Abbreviated Legal Description:

Resultant Parcels A & D, BLA, AF Nos. 201607270165 & 201607270166, Ptn SE/SW, Section 23, Township 25 North, Range 2 East

Note 2: Pacific Northwest Title electronically records documents, when possible. All checks for excise and recording fees should be made payable to Pacific Northwest Title. Kitsap County recording fees are as follows:

Deeds of Trust:	\$104.50 1st page and \$1 each additional page
E-recording fee:	\$5.45 per document
Deeds:	\$103.50 1st page and \$1 each additional page

Note 3: Please be aware that should this transaction fail to close, a cancellation fee may apply.

Note 4: The deed under which title was acquired was recorded under Kitsap County Auditor's File No. 201802090190 in the [official records](#). There have been no other conveyances in the last 24 months.

...End of Schedule B...