



105 8th Ave SE
Olympia, WA 98501 Phone: 360-943-7300 Fax: 360-357-8562

SUBDIVISION GUARANTEE

SCHEDULE A

Office File Number TH39320	Policy Number SGW 08005859	Date of Policy October 26, 2022 at 1:35 PM	Amount of Insurance \$2,000.00	Premium \$350.00
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NAME OF ASSURED:

URBAN OLMPIA

THE ASSURANCES REFERRED TO ON THE FACE PAGE ARE:

THAT, ACCORDING TO THOSE PUBLIC RECORDS WHICH, CONSTRUCTIVE NOTICE OF MATTERS RELATIVE TO THE DESCRIPTION OF WHICH IS FULLY SET FORTH IN UNDER THE RECORDING LAWS, IMPART FOLLOWING DESCRIBED REAL PROPERTY:

SEE ATTACHED EXHIBIT "A"

TITLE TO SAID REAL PROPERTY IS VESTED IN:

HOGUM BAY RETAIL, LLC, a Washington Limited Liability Company, as to Parcel A and HOGUM BAY MIXED USE LLC, a Washington Limited Liability Company as to Parcel B

SUBJECT TO THE MATTERS SHOWN BELOW UNDER EXCEPTIONS, WHICH EXCEPTIONS ARE NOT NECESSARILY SHOWN IN THE ORDER OF THEIR PRIORITY.

EXCEPTIONS:

1. GENERAL TAXES AND ASSESSMENTS, IF ANY, NO SEARCH HAVING BEEN MADE THEREOF; ALSO, TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS.
2. UNPATENTED MINING CLAIMS, RESERVATIONS OR EXCEPTIONS IN THE UNITED STATES PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; WATER RIGHTS, CLAIMS OR TITLE TO WATER.
3. TITLE TO ANY PROPERTY BEYOND THE LINES OF THE REAL PROPERTY EXPRESSLY DESCRIBED HEREIN, OR TITLE TO STREETS, ROADS, AVENUES, LANES, WAYS OR WATERWAYS ON WHICH SUCH REAL PROPERTY ABUTS, OR THE RIGHT TO MAINTAIN THEREIN VAULTS, TUNNELS, RAMPS, OR ANY OTHER STRUCTURE OR IMPROVEMENT; OR ANY RIGHTS OR EASEMENTS THEREIN UNLESS SUCH PROPERTY, RIGHTS OR EASEMENTS ARE EXPRESSLY AND SPECIFICALLY SET FORTH IN SAID DESCRIPTION.

Subdivision Guarantee

ADDITIONAL EXCEPTIONS:

4. **DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF:**
GRANTOR: HOGUM BAY MIXED USE LLC; A WASHINGTON LIMITED LIABILITY COMPANY
TRUSTEE: TIMBERLAND SERVICE CORPORATION
BENEFICIARY: TIMBERLAND BANK
AMOUNT: \$6,750,000.00
DATED: August 27, 2021
RECORDED: August 30, 2021
AUDITOR'S FILE NO.: [4878673](#)

5. **DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING AND THE TERMS AND CONDITIONS THEREOF:**
GRANTOR: HOGUM BAY RETAIL, LLC, A WASHINGTON LIMITED LIABILITY COMPANY
TRUSTEE: FIRST AMERICAN TITLE INSURANCE COMPANY
BENEFICIARY: FIRST INTERSTATE BANK
AMOUNT: \$20,600,000.00
DATED: August 03, 2022
RECORDED: August 05, 2022
AUDITOR'S FILE NO.: [4945049](#)
(AFFECTS PARCEL A)

6. **EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**
GRANTEE: PUGET SOUND POWER & LIGHT COMPANY, A CORPORATION
PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION LINE
RECORDED: April 14, 1964
AUDITOR'S FILE NO.: [695316](#)
AREA AFFECTED: SAID PREMISES

7. **EASEMENT OR QUASI-EASEMENT, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, AS GRANTED BY INSTRUMENT;**
RECORDED: November 20, 1964
AUDITOR'S FILE NO.: [707086](#)
IN FAVOR OF : COUNTY OF THURSTON, STATE OF WASHINGTON
FOR: THE RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON THAT PORTION OF SAID PREMISES ABUTTING HOGUM BAY ROAD

8. **EASEMENT OR QUASI-EASEMENT, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, AS GRANTED BY INSTRUMENT;**
RECORDED: November 30, 1964
AUDITOR'S FILE NO.: [707453](#)
IN FAVOR OF : COUNTY OF THURSTON, STATE OF WASHINGTON
FOR: THE RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON THAT PORTION OF SAID PREMISES ABUTTING HOGUM BAY ROAD

9. **DECLARATION OF NON-PLATTED STREET SUBDIVISION AND COVENANTS;**
RECORDED: February 06, 1981
AUDITOR'S FILE NO.: [1135016](#)

10. CONDITIONS AND APPROVAL SHOWN ON THE FACE OF SAID NON-PLATTED STREET SUBDIVISION, AS FOLLOWS:

- A) ACCESS TO HOGUM BAY ROAD SHALL BE EVERY 300 FEET.**
- B) ACCESS TO LOTS 10 AND 11 SHALL BE COMBINED.**
- C) ENCROACHMENT PERMITS ARE TO BE OBTAINED FROM THE PUBLIC WORKS DEPT. PRIOR TO CONSTRUCTION OF ACCESS ONTO COUNTY ROADS.**

11. A PERMANENT EASEMENT OVER THE WEST 20 FEET AND A TEMPORARY CONSTRUCTION EASEMENT OVER THE EAST 30 FEET OF THE WEST 50 FEET OF SAID PREMISES, AS ACQUIRED BY CITY OF LACEY IN CONDEMNATION PROCEEDINGS IN THURSTON COUNTY SUPERIOR COURT CASE NO. [90-2-00654-6](#). (AFFECTS PARCEL A)

12. A PERMANENT EASEMENT OVER THE WEST 10 FEET AND THE NORTH 20 FEET AND A TEMPORARY CONSTRUCTION EASEMENT OVER THE EAST 30 FEET OF THE WEST 50 FEET OF SAID PREMISES AS ACQUIRED BY CITY OF LACEY IN CONDEMNATION PROCEEDINGS IN THURSTON COUNTY SUPERIOR COURT CASE NO. [90-2-00654-6](#). (SAID PREMISES)

13. EASEMENT OR QUASI-EASEMENT, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, AS GRANTED BY INSTRUMENT;

RECORDED: August 03, 1999
AUDITOR'S FILE NO.: [3246743](#)
IN FAVOR OF : CITY OF LACEY, A MUNICIPAL CORPORATION
FOR: THE RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON THAT PORTION OF SAID PREMISES ABUTTING MARVIN ROAD NE

14. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: TCI CABLEVISION OF WASHINGTON, INC.
PURPOSE: THE INSTALLATION, MAINTENANCE, OPERATION, REMOVAL AND REPAIR OF CABLE TELEVISION SYSTEMS OR OTHER SIMILAR FACILITIES, INCLUDING, WITHOUT LIMITATION, LINES, CABLES, AMPLIFIERS AND OTHER ELECTRONIC EQUIPMENT
RECORDED: September 09, 1999
AUDITOR'S FILE NO.: [3253816](#)
AREA AFFECTED: SAID PREMISES

15. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: PUGET SOUND ENERGY, A WASHINGTON CORPORATION
PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION LINE
RECORDED: December 28, 1999
AUDITOR'S FILE NO.: [3271979](#)
AREA AFFECTED: AFFECTS PARCEL A

16. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: PUGET SOUND ENERGY, A WASHINGTON CORPORATION
PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION LINE
RECORDED: December 10, 2008
AUDITOR'S FILE NO.: [4049826](#)

Policy Number: **SGW 08005859**

AREA AFFECTED: AFFECTS PARCEL B

17. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: CITY OF LACEY, A MUNICIPAL CORPORATION
PURPOSE: UTILITIES
RECORDED: September 12, 2016
AUDITOR'S FILE NO.: [4522075](#)
AREA AFFECTED: AFFECTS PARCEL B

18. MATTERS DISCLOSED BY SURVEY RECORDED September 20, 2018 UNDER FILE NO. [4648835](#) WHICH INCLUDE HOGUM BAY RIGHT OF WAY AND EASEMENT. (AFFECTS PARCEL B)

19. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION
PURPOSE: TRANSMISSION, DISTRIBUTION AND SALE OF GAS AND ELECTRICITY
RECORDED: July 19, 2022
AUDITOR'S FILE NO.: [4942014](#)
AREA AFFECTED: SAID PREMISES

END OF SCHEDULE A EXCEPTIONS.

NOTES:

AT THE REQUEST OF THE ASSURED THE FOLLOWING INFORMATION IS PROVIDED:

a. THE ADDRESS OF THE SUBJECT PROPERTY IS:

2420 MARVIN RD NE	2547 HOGUM BAY RD NE
LACEY, WA 98516	LACEY, WA 98516
PARCEL A	PARCEL B

b. ACCORDING TO THE RECORDS OF THURSTON COUNTY ASSESSOR, THE CURRENT VALUE OF SAID PREMISES IS AS FOLLOWS:

TAX ACCOUNT NO.:	118-02-430900
LAND:	\$0.00
IMPROVEMENTS:	\$3,171,000.00
TOTAL:	\$3,171,000.00

(AFFECTS PARCEL A)

TAX ACCOUNT NO.:	118-11-120100
LAND:	\$0.00
IMPROVEMENTS:	\$3,638,700.00
TOTAL:	\$3,638,700.00

(AFFECTS PARCEL B)

c. THE FOLLOWING ABBREVIATED LEGAL DESCRIPTION IS PROVIDED AS A COURTESY TO ENABLE THE DOCUMENT PREPARER TO CONFORM WITH THE REQUIREMENTS OF RCW 65.04.045, PERTAINING TO STANDARDIZATION OF RECORDED DOCUMENTS.

Policy Number: **SGW 08005859**

ABBREVIATED LEGAL DESCRIPTION:

PCLS. A & B BLA-2204 LA

- a. GENERAL TAXES FOR 2022 IN THE SUM OF \$32,114.23, ARE PAID IN FULL. TAX ACCOUNT NO. 118-02-430900. (AREA CODE 241, FIRST HALF TAXES ARE DELINQUENT MAY 1. LAST HALF TAXES ARE DELINQUENT NOVEMBER 1.) (AFFECTS PARCEL A)

GENERAL TAXES FOR 2022 IN THE SUM OF \$34,944.78, ARE PAID IN FULL. TAX ACCOUNT NO. 118-11-120100. (AREA CODE 241, FIRST HALF TAXES ARE DELINQUENT MAY 1. LAST HALF TAXES ARE DELINQUENT NOVEMBER 1.) (AFFECTS PARCEL B)

- b. IN THE LAST 24 MONTHS, THE FOLLOWING TRANSFER(S) OR AGREEMENT(S) TO TRANSFER THE LAND DESCRIBED HEREIN ARE AS FOLLOWS:

INSTRUMENT: STATUTORY WARRANTY DEED
GRANTOR: THURSTON COMMERCIAL, A WASHINGTON GENERAL PARTNERSHIP
GRANTEE: HOGUM BAY MIXED USE, LLC, A WASHINGTON LIMITED LIABILITY COMPANY
RECORDED: August 30, 2021
AUDITOR'S FILE NO.: [4878650](#)

INSTRUMENT: STATUTORY WARRANTY DEED
GRANTOR: 919 PARTNERSHIP, A WASHINGTON GENERAL PARTNERSHIP
GRANTEE: HOGUM BAY MIXED USE LLC, A WASHINGTON LIMITED LIABILITY COMPANY
RECORDED: August 30, 2021
AUDITOR'S FILE NO.: [4878651](#)

INSTRUMENT: QUIT CLAIM DEED
GRANTOR: HOGUM BAY MIXED USE LLC, A WASHINGTON LIMITED LIABILITY COMPANY
GRANTEE: BAY RETAIL, LLC, A WASHINGTON LIMITED LIABILITY COMPANY
RECORDED: August 05, 2022
AUDITOR'S FILE NO.: [4945048](#)

Thurston County Title Company

Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of **Thurston County Title Company**

We may collect nonpublic personal information about you from the following sources:

Information we receive from you such as on applications or other forms.

Information about your transactions we secure from our files, or from [our affiliates or] others.

Information we receive from a consumer reporting agency.

Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates as permitted by law.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

ORT 287-C 5/07/01

Policy Number: **SGW 08005859**

Order No.: **TH39320**

EXHIBIT "A"

PARCELS A AND B OF [BOUNDARY LINE ADJUSTMENT NO. BLA-22004 LA](#), AS RECORDED APRIL 15, 2022 UNDER AUDITOR'S FILE NO. 4926523.

IN THURSTON COUNTY, WASHINGTON.