

Commitment for Title Insurance

Title Officer: Commercial Unit
Email: Everett.CU@ctt.com
Title No.: 500141135

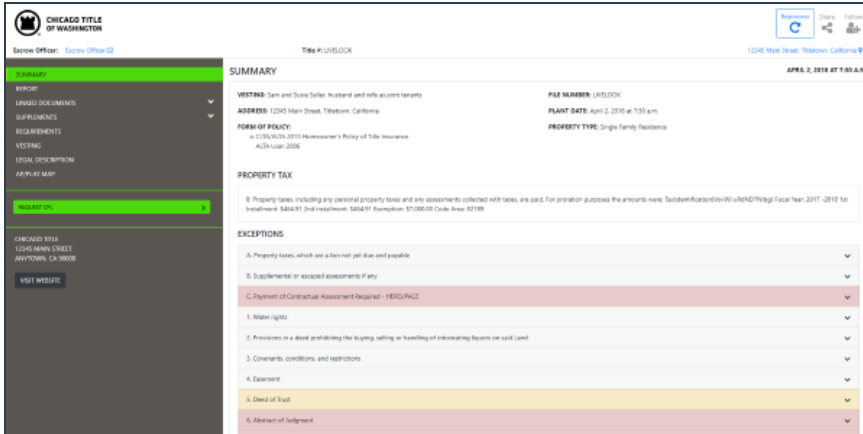
Property Address:

Introducing LiveLOOK

LiveLOOK title document delivery system is designed to provide 24/7 real-time access to all information related to a title insurance transaction.

Access title reports, exception documents, an easy-to-use summary page, and more, at your fingertips and your convenience.

[To view your new Chicago Title LiveLOOK report, Click Here](#)



The screenshot displays the Chicago Title LiveLOOK web application interface. The header includes the Chicago Title of Washington logo and navigation links for 'Home', 'Sign In', and 'Logout'. The main content area is titled 'Title # LIVELOOK' and shows a 'SUMMARY' section with the following details:

- VESTING:** Sell and Share Seller, Notland and with joint tenants
- ADDRESS:** 1246 Main Street, Tiburon, California
- FORM OF POLICY:** A-CITL/SL/S-2013 Homeowner's Policy of Title Insurance ALTA Loan 2006
- FILE NUMBER:** LIVELOOK
- PLANT DATE:** April 2, 2019 at 7:59 a.m.
- PROPERTY TYPE:** Single Family Residence

Below the summary, there is a 'PROPERTY TAX' section and an 'EXCEPTIONS' section. The exceptions are listed as follows:

- A. Property taxes which are a lien not yet due and payable
- B. Supplemental or escaped assessments if any
- C. Payment of Contractual Assessment Required - RESIDENCE
1. Water rights
2. Provisions in a deed authorizing the buying, selling or handling of mineral rights on said land
3. Covenants, conditions and restrictions
4. Easement
5. Deed of Trust
6. Abstract of Judgment

Effortless, Efficient, Compliant, and Accessible

SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

500141135

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

City of Monroe

herein called the Assured, against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

Chicago Title Company of Washington
3002 Colby Ave., Suite 200
Everett, WA 98201

Countersigned By:

Kristy Jeglum
Authorized Officer or Agent



Chicago Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

ISSUING OFFICE:

Title Officer: Commercial Unit
 Chicago Title Company of Washington
 3002 Colby Ave., Suite 200
 Everett, WA 98201
 Fax: (855)394-4817
 Main Phone: (425)259-8205
 Email: Everett.CU@ctt.com

SCHEDULE A

Liability	Premium	Tax
\$1,000.00	\$350.00	\$34.65

Effective Date: February 28, 2023 at 08:00 AM

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matter relative to the following described property:

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

Title to said real property is [vested in](#):

Harrison Street Real Estate, LLC, a Delaware limited liability company

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

END OF SCHEDULE A

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): [004854-000-001-01](#) and [004854-000-001-03](#)

NEW PARCEL A OF CITY OF MONROE BOUNDARY LINE ADJUSTMENT BA200309, RECORDED JANUARY 16, 2004, UNDER [RECORDING NO. 200401165182](#), BEING A PORTION OF LOTS 1 THROUGH 4, INCLUSIVE, PLAT OF KINGMAN'S ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE 8, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS, EGRESS AND PARKING AS MORE PARTICULARLY SET FORTH IN DOCUMENT ENTITLED CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT, RECORDED SEPTEMBER 23, 2004 UNDER [RECORDING NO. 200409230816](#), IN SNOHOMISH COUNTY, WASHINGTON;

TOGETHER WITH AN EASEMENT FOR UTILITIES AND ACCESS LIMITED TO DRIVEWAY LOCATED ON 149TH ST SE AS MORE PARTICULARLY SET FORTH IN DOCUMENT ENTITLED ACCESS AND UTILITIES EASEMENT, RECORDED SEPTEMBER 23, 2004 UNDER [RECORDING NO. 200409230814](#), IN SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN SNOHOMISH COUNTY, WASHINGTON.

SCHEDULE B

GENERAL EXCEPTIONS

H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, 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, or source of income, 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 on Boundary Line Adjustment BA200309:

[Recording No: 200401165182](#)

2. Covenants, conditions, restrictions and easements 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: September 13, 1965

[Recording No.: 1809254](#)

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

Granted to: Public Utility District No. 1 of Snohomish County
Purpose: Electric distribution line with all necessary appurtenances
Recording Date: November 16, 1990
[Recording No.: 9011160056](#)
Affects: Portion of said premises

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

Granted to: Public Utility District No. 1 of Snohomish County
Purpose: Electric distribution line with all necessary appurtenances
Recording Date: December 6, 1990
[Recording No.: 9012060004](#)
Affects: Portion of said premises

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

Granted to: Public Utility District No. 1 of Snohomish County
Purpose: Electric distribution line with all necessary appurtenances
Recording Date: December 27, 1990
[Recording No.: 9012270250](#)
Affects: Portion of said premises

SCHEDULE B

(continued)

6. Covenants, conditions, restrictions and easements 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: September 23, 2004

[Recording No.: 200409230813](#)

7. Terms and Conditions of Construction, Operation and Reciprocal Easement Agreement, recorded September 23, 2004, under [recording no. 200409230816](#)

First amendment recorded October 11, 2011, under [recording no. 201110140550](#)

Second amendment recorded December 19, 2014, under [recording no. 201412190462](#).

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

Granted to: Public Utility District No. 1 of Snohomish County and Verizon Northwest Inc.

Purpose: Electric distribution line with necessary appurtenances

Recording Date: October 19, 2004

[Recording No.: 200410190719](#)

Affects: Portion of said premises and other property

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

Granted to: Public Utility District No. 1 of Snohomish County and Verizon Northwest, Inc.

Purpose: Underground and/or overhead utilities

Recording Date: March 15, 2005

[Recording No.: 200503150822](#)

Affects: Portion of said premises

10. Dumpster Share Agreement and the terms and conditions thereof:

Between: Public Hospital District No. 1 of Snohomish County, Washington, a municipal corporation

And: 179th Medical Building LLC, a Washington Limited Liability Company

Recording Date: August 3, 2005

[Recording No.: 200508030628](#)

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

Granted to: Puget Sound Kidney Centers

Purpose: Water line with necessary appurtenances

Recording Date: October 14, 2011

[Recording No.: 201110140554](#)

Affects: Portion of said premises

SCHEDULE B

(continued)

12. Right of First Offer Agreement and the terms and conditions thereof:

Between: HSRE-Sky River I, LLC, a Delaware limited liability company
 And: Public Hospital District No. 1 of Snohomish County, Washington, a municipal corporation
 Recording Date: November 19, 2015
[Recording No.: 201511190335](#)

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

Entitled: Right of First Offer Agreement
 Lessor: HSRE-Sky River I, LLC, a Delaware limited liability company
 Lessee: King County Public Hospital District No. 2, d/b/a/ EvergreenHealth, a Washington municipal corporation
 Recording Date: November 19, 2015
[Recording No.: 201511190335](#)

Pursuant to which owner granted Evergreen a right of first offer and purchase option.

14. 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: 2023
 Tax Account No.: 004854-000-001-01
 Levy Code: 00530
 Assessed Value-Land: \$1,073,600.00
 Assessed Value-Improvements: \$10,336,400.00

General and Special Taxes:

Billed: \$84,973.13
 Paid: \$0.00
 Unpaid: \$84,973.13
 Affects: Portion of said premises not exempt

15. The property herein described is carried on the tax rolls as exempt as to general real property taxes (not special taxes and charges). 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.: 004854-000-001-03
 Levy Code: 00530
 Assessed Value-Land: 0.00
 Assessed Value-Improvements: \$4,132,000.00

16. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$9,175,000.00
 Dated: October 11, 2005
 Trustor/Grantor: 179th Medical Office Building LLC, a Washington Limited Liability Company
 Trustee: Transnation Title Insurance Company, an Arizona corporation
 Beneficiary: Life Insurance Company of the Southwest, a Texas corporation
 Recording Date: October 11, 2005
[Recording No.: 200510110529](#)

SCHEDULE B
(continued)

17. Absolute Assignment of Rents and Leases

Assigned to: Life Insurance Company of the Southwest, a Texas corporation
Assigned by: 179th Medical Office Building LLC, a Washington Limited Liability Company
Recording Date: October 11, 2005
[Recording No.:](#) [200510110530](#)

18. Subordination, Nondisturbance and Attornment Agreement, and the terms and conditions thereof:

Lender: Life Insurance Company of the Southwest, a Texas corporation
Tenant: Public Hospital District No. 1 of Snohomish County, Washington, a municipal corporation
Landlord: 179th Medical Office Building LLC, a Washington Limited Liability Company
Recording Date: October 11, 2005
[Recording No.:](#) [200510110531](#)

NOTES:

Note: This [map/plat](#) is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

END OF SCHEDULE B