



OLD REPUBLIC TITLE, Ltd.

19020 33rd Avenue W., Suite 360
Lynnwood, WA 98036
(425) 776-1970 Fax: (425) 776-5710

Attached Commitment Issued for the sole use of:

MY INTERNATIONAL REAL ESTATE
11900 NE 1st St, Ste 3083
BELLEVUE, WA 98005

Attention: MEI YOUNG

Our Order Number 5207166917

Customer Reference HU & LI

When Replying Please Contact:

Residential Title Unit
title.wa@ortc.com
Direct line: (425) 776-4305
Fax: (425) 776-3350

Property Address:

Mercer Island, WA 98040

See Attached Commitment to Insure



ALTA Commitment

COMMITMENT FOR TITLE INSURANCE

Issued by Old Republic National Title Insurance Company

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, a Florida corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.


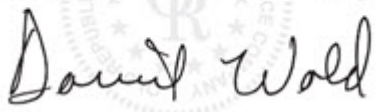
All liability and obligation under this Commitment shall cease and terminate six (6) months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

Issued through the office of:
Old Republic Title, Ltd.
19020 33rd Avenue W., Suite 360
Lynnwood, WA 98036

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Corporation
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

Authorized Officer or Agent

By  *President*
Attest  *Secretary*



ALTA Commitment

SCHEDULE A

Customer Reference: HU & LI

1. Effective Date: October 8, 2019, at 8:00 AM

2. Policy or Policies to be issued:

ALTA Owner's Policy - 2006

Amount: Amount to come.

Rate: Short Term

Note: Standard Coverage

Proposed Insured: Purchaser for value from the vested owner herein

ALTA Loan Policy - 2006

Amount: Amount to come.

Rate: Lender's Insurance

Note: Extended Coverage

Proposed Insured: To be determined

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Exhibit I attached. Copies of the Policy forms should be read. They are available from the office which issued this Commitment.

3. The estate or interest in the land described or referred to in this Commitment is
Fee Simple

4. Title to the estate or interest in the land is at the Effective Date vested in:
WEN HU and CHINAN LI, husband and wife

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

See Legal Description Exhibit.

This Commitment is not valid without SCHEDULE A and SCHEDULE B.

SCHEDULE B

Customer Reference: HU & LI

I. REQUIREMENTS:

1. Pay us the premiums, fees and charges for the policy.
2. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered, and recorded.
3. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
4. Release(s) or Reconveyance(s) of appropriate items.
5. If any document in the completion of this transaction is to be executed by an attorney-in-fact, the completed Power of Attorney form should be submitted for review prior to closing.

SCHEDULE B continued

Customer Reference: HU & LI

- 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:

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 for value of record the estate or interest or mortgage thereon covered by this Commitment.

1. Encroachments, or questions of location, boundary and/or area which an accurate survey may disclose.
2. Easements or claims of easements not disclosed by the public records.
3. Rights or claims of parties in possession not disclosed by the public records.
4. Any lien or right to lien for services, material, labor, and/or contributions to an employee benefit fund or State Workers' Compensation that is not disclosed by the public records.
5. Exceptions and reservations in United States patents, Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements and equitable servitudes. Water rights, claims or title to water.
6. Any service, installation or general connection charges for sewer, water, electricity, telephone, gas and/or garbage removal.
7. General taxes not now payable; special assessments and/or special levies, if any, that are not disclosed by the public records.
8. Unrecorded Mercer Island Approved Subdivision, dated December 18th, 1968 as disclosed by King County Tax Rolls.

9. Terms and provisions as contained in an instrument,

Entitled : Survey
Recorded : [March 17, 1978 in Official Records under Recording Number 7803179018](#)

Which, among other things, provides: Adjusted property lines and an Easement

10. Terms and provisions as contained in an instrument,

Entitled : Easement Agreement
Recorded : [April 6, 2006 in Official Records under Recording Number 20060406000331](#)

11. Terms and provisions as contained in an instrument,

Entitled : Easement Agreement
Recorded : [April 6, 2006 in Official Records under Recording Number 20060406000332](#)

12. Terms and provisions as contained in an instrument,

Entitled : Survey
Recorded : [September 13, 2016 in Official Records under Recording Number 20160913900003](#)

Which, among other things, provides: Possible encroachments of Wall along the Northerly and Easterly lines

13. Lien of Real Estate Excise Sale Tax upon any sale of said premises, as established by the Washington State Department of Revenue.

NOTE: As of the date of this commitment, the current Excise Tax Rate is: 1.78%.

Confirm the current rate by contacting the following prior to closing:

Name of Agency King County Records and Election Division, Excise Tax Department at Telephone Number (206) 477-6620

14. DELINQUENT GENERAL TAXES, PLUS INTEREST AND PENALTY AFTER DELINQUENCY; 1ST HALF DELINQUENT ON MAY 1; 2ND HALF DELINQUENT ON NOVEMBER 1:

For year : 2019
Amount Billed : \$5,609.48
Amount Paid : \$0.00
Tax Account No. : 335850-0454-02
Levy Code : 1031

Assessed Valuation
Land : \$745,000.00
Improvement : \$0.00

15. Any insufficiency of the property description contained in the instrument,

Entitled : Statutory Warranty Deed
Recorded : [February 24, 2017 in Official Records under Recording Number 20170224001412](#)

NOTE: In connection therewith, said Deed contains an erroneous legal description.

16. Deed of Trust to secure an indebtedness of the amount stated below and any other amounts payable under the terms thereof,

Amount : \$1,600,000.00
Trustor/Borrower : Wen Hu and Chinan Li, husband and wife
Trustee : Chicago Title Company of Washington
Beneficiary/Lender : Industrial and Commercial Bank of China (USA) NA
Dated : February 22, 2017
Recorded : [February 24, 2017 in Official Records under Recording Number 20170224001415](#)

Said matters affect portion of said property and other property

17. Any insufficiency of the property description contained in the instrument,

Entitled : Statutory Warranty Deed
Recorded : [February 27, 2017 in Official Records under Recording Number 20170227001106](#)

NOTE: In connection therewith, said Deed contains an erroneous legal description.

18. The legal description contained herein has been changed to conform to the records. All parties included in the transaction should approve said legal description prior to closing.
19. An Easement for ingress and egress over said premises to the property to the South should be reserved by Seller in order to maintain access to the property to the South.
20. The requirement that this Company be provided with an opportunity to inspect the land. The Company reserves the right to make additional exceptions and/or requirements upon completion of its inspection.

----- Informational Notes -----

A.

NOTICE: FinCEN COMPLIANCE

Closing the residential purchase and/or issuing title insurance contemplated by this ALTA Commitment report may be subject to compliance with the recently issued Confidential Geographic Targeting Order (GTO) from the US Treasury's Financial Crimes Enforcement Network (FinCEN). The GTO requires Old Republic National Title Insurance Company to report information about certain transactions involving residential property.

FinCEN has the authority to compel this reporting under the USA PATRIOT Act. FinCEN prohibits Old Republic from disclosing the specific terms of the GTO. You may wish to contact the FinCEN Resource Center directly at (800) 767-2825 for more information.

The failure and/or refusal of a party to provide information for a "covered transaction" will preclude Old Republic from closing the transaction and/or issuing title insurance.

- B. This company finds no open Deeds of Trust or other Mortgages of public record. Please advise your Title Agent or Escrow Personnel if this information is incorrect.

- C. NOTE: According to the public records, there have been no deeds conveying the property described in this report recorded within a period of 36 months prior to the date hereof except as follows:

Statutory Warranty Deed executed by Kathleen Linton, as sole Trustee upon the death of Esther Linton and resignation of John Patrick Linton, under both; the Linton Revocable Trust under Agreement dated April 24, 2007 and amended July 27, 2016; and the Esther Linton Exemption Trust dated April 24, 2007 under King County Superior Court Cause No. 08-4-02729-2SEA, amended February 18, 2015 and July 27, 2016 to Wen Hu and Chinan Li, husband and wife recorded [February 27, 2017 in Official Records under Recording Number 20170227001016](#).

Statutory Warranty Deed executed by Kathleen Linton, as sole Trustee upon the death of Esther Linton and resignation of John Patrick Linton, under both; the Linton Revocable Trust under Agreement dated April 24, 2007 and amended July 27, 2016; and the Esther Linton Exemption Trust dated April 24, 2007 under King County Superior Court Cause No. 08-4-02729-2SEA, amended February 18, 2015 and July 27, 2016 to Wen Hu and Chinan Li, husband and wife recorded [February 24, 2017 in Official Records under Recording Number 20170224001412](#).

- D. Short Term Rate ("STR") applies (but may be precluded or limited by application of the above shown section(s) of our Schedule of Fees and Charges.)
- E. NOTE: This report covers land which was identified by street address and/or tax parcel number(s) – assessor's parcel number(s) when the order was opened.
- F. If you would like the Company to act as Trustee in a proposed Deed of Trust, please note that Old Republic Title, Ltd. may act as Trustee of a Deed of Trust under RCW 61.24.010(1)

G. All documents must meet the margin and legibility requirements as set forth by the Washington State Legislature under RCW 38-18-010 and RCW 65-04-015. If your documents fail to meet these requirements the County may reject them for recording, which could delay your closing.

Documents for King, Snohomish and Pierce Counties should be delivered to our Lynnwood office at 19020 33rd Ave W #360, Lynnwood WA 98036.

LAST RELEASE TIMES:

<u>E-RECORDING:</u>	<u>REGULAR RECORDING:</u>
King County: Non-Excise Only, 3:25 p.m.	2:25 p.m.
Pierce County: Both Excise and Non-Excise 3:25 p.m.	n/a
Snohomish County: Both Excise and Non-Excise	
3:25 p.m. Monday through Thursday	2:25 p.m.
2:55 p.m. Friday	1:55 p.m.

Transactions that include the payment of excise tax must include the excise tax check payable to Old Republic Title, Ltd.

Please allow sufficient time for your documents to be reviewed and processed. Our last run to King County leaves at 1:40 p.m. Monday through Friday.

H. Potential charges, for the King County Sewage Treatment Capacity Charge, as authorized under RCW 35.58 and King County Code 28.84.050. Said charges could apply for any property that connected to the King County Sewer Service Area on or after February 1, 1990.

For further information please contact the King County Wastewater Treatment Division at: (206)-296-1450.

KSS/RG

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and Stipulations and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <http://www.alta.org>. If a policy other than the 2006 ALTA Owner's Policy of Title Insurance, 2006 ALTA Loan Policy of Title Insurance or 2006 ALTA Short Form Residential Loan Policy is ultimately issued, the arbitration provisions of the issued policy shall control.

LEGAL DESCRIPTION EXHIBIT

The land referred to is situated in the County of King, City of Mercer Island, State of Washington, and is described as follows:

That portion of Tracts 498, 499, 500, 501, and 574, [C.D. HILLMAN'S SEA SHORE LAKE FRONT GARDEN OF EDEN ADDITION TO THE CITY OF SEATTLE](#), according to the plat thereof recorded in Volume 12 of Plats, page 44, records of King County, Washington, described as follows:

Beginning at the North corner of Tract 574, , [C.D. HILLMAN'S SEA SHORE LAKE FRONT GARDEN OF EDEN ADDITION TO THE CITY OF SEATTLE](#), according to the plat thereof recorded in Volume 12 of Plats, page 44, records of King County, Washington;

THENCE South 41°08'10" West along the North line of said Tract 292.08 feet to a point of intersection with Tract 498;

THENCE South 30°11'25" West 28.25 feet;

THENCE North 67°19'35" West 60.25 feet;

THENCE North 58°56'27" West 38.44 feet to the South line of Tract 501;

THENCE North 30°11'25" East along said line 2.02 feet;

THENCE North 41°08'10" East 143.99 feet;

THENCE North 50°00'00" West 80.00 feet;

THENCE North 41°08'10" East 150.02 feet to the South right-of-way of West Mercer Way;

THENCE North 50°00'00" West 20.00 feet along said margin to the Point of Beginning.

(Also known as Lot A of Unrecorded Mercer Island Approved Subdivision, dated December 18th, 1968)

SITUATE in the County of King, State of Washington.

ABBREVIATED LEGAL

Portion of Tracts 498, 499, 500, 501, and 574, [C.D. HILLMAN'S SEA SHORE LAKE FRONT GARDEN OF EDEN ADDITION TO THE CITY OF SEATTLE](#)

Tax Account No. 335850-0454-02

**AMERICAN LAND TITLE ASSOCIATION
OWNER'S POLICY OF TITLE INSURANCE - 2006
EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
 - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
 3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
 4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is:
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
 5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in Public Records that vests Title as shown in Schedule A.

**AMERICAN LAND TITLE ASSOCIATION
LOAN POLICY OF TITLE INSURANCE - 2006
EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection; or the effect of any violation of these laws, ordinances, or governmental regulations.This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).



**WHAT DOES OLD REPUBLIC TITLE
DO WITH YOUR PERSONAL INFORMATION?**

Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"> • Social Security number and employment information • Mortgage rates and payments and account balances • Checking account information and wire transfer instructions <p>When you are no longer our customer, we continue to share your information as described in this notice.</p>
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Old Republic Title share?	Can you limit this sharing?
For our everyday business purposes — such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes — to offer our products and services to you	No	We don't share
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For non-affiliates to market to you	No	We don't share

Go to www.oldrepublictitle.com (Contact Us)

Who we are	
Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.

What we do	
How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit http://www.OldRepublicTitle.com/newnational/Contact/privacy .
How does Old Republic Title collect my personal information?	<p>We collect your personal information, for example, when you:</p> <ul style="list-style-type: none"> • Give us your contact information or show your driver's license • Show your government-issued ID or provide your mortgage information • Make a wire transfer <p>We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.</p>
Why can't I limit all sharing?	<p>Federal law gives you the right to limit only:</p> <ul style="list-style-type: none"> • Sharing for affiliates' everyday business purposes - information about your creditworthiness • Affiliates from using your information to market to you • Sharing for non-affiliates to market to you <p>State laws and individual companies may give you additional rights to limit sharing. See the "Other important information" section below for your rights under state law.</p>

Definitions	
Affiliates	<p>Companies related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> • Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., Mississippi Valley Title Services Company, and The Title Company of North Carolina.
Non-affiliates	<p>Companies not related by common ownership or control. They can be financial and non-financial companies.</p> <ul style="list-style-type: none"> • Old Republic Title does not share with non-affiliates so they can market to you
Joint marketing	<p>A formal agreement between non-affiliated financial companies that together market financial products or services to you.</p> <ul style="list-style-type: none"> • Old Republic Title doesn't jointly market.

Other Important Information

Oregon residents only: We are providing you this notice under state law. We may share your personal information (described on page one) obtained from you or others with non-affiliate service providers with whom we contract, such as notaries and delivery services, in order to process your transactions. You may see what personal information we have collected about you in connection with your transaction (other than personal information related to a claim or legal proceeding). To see your information, please click on "Contact Us" at www.oldrepublictitle.com and submit your written request to the Legal Department. You may see and copy the information at our office or ask us to mail you a copy for a reasonable fee. If you think any information is wrong, you may submit a written request online to correct or delete it. We will let you know what actions we take. If you do not agree with our actions, you may send us a statement.

Affiliates Who May be Delivering This Notice

American First Abstract, LLC	American First Title & Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.
eRecording Partners Network, LLC	Genesis Abstract, LLC	Kansas City Management Group, LLC	L.T. Service Corp.	Lenders Inspection Company
Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mara Escrow Company	Mississippi Valley Title Services Company	National Title Agent's Services Company
Old Republic Branch Information Services, Inc.	Old Republic Diversified Services, Inc.	Old Republic Exchange Company	Old Republic National Title Insurance Company	Old Republic Title and Escrow of Hawaii, Ltd.
Old Republic Title Co.	Old Republic Title Company of Conroe	Old Republic Title Company of Indiana	Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma
Old Republic Title Company of Oregon	Old Republic Title Company of St. Louis	Old Republic Title Company of Tennessee	Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc.
Old Republic Title, Ltd.	Republic Abstract & Settlement, LLC	Sentry Abstract Company	The Title Company of North Carolina	Title Services, LLC
Trident Land Transfer Company, LLC				

EXHIBIT A

The land referred to is situated in the County of King, City of Mercer Island, State of Washington, and is described as follows:

That portion of Tracts 498, 499, 500, 501, and 574, C.D. HILLMAN'S SEA SHORE LAKE FRONT GARDEN OF EDEN ADDITION TO THE CITY OF SEATTLE, according to the plat thereof recorded in Volume 12 of Plats, page 44, records of King County, Washington, described as follows:

Beginning at the North corner of Tract 574, , C.D. HILLMAN'S SEA SHORE LAKE FRONT GARDEN OF EDEN ADDITION TO THE CITY OF SEATTLE, according to the plat thereof recorded in Volume 12 of Plats, page 44, records of King County, Washington;
THENCE South 41°08'10" West along the North line of said Tract 292.08 feet to a point of intersection with Tract 498;
THENCE South 30°11'25" West 28.25 feet;
THENCE North 67°19'35" West 60.25 feet;
THENCE North 58°56'27" West 38.44 feet to the South line of Tract 501;
THENCE North 30°11'25" East along said line 2.02 feet;
THENCE North 41°08'10" East 143.99 feet;
THENCE North 50°00'00" West 80.00 feet;
THENCE North 41°08'10" East 150.02 feet to the South right-of-way of West Mercer Way;
THENCE North 50°00'00" West 20.00 feet along said margin to the Point of Beginning.

(Also known as Lot A of Unrecorded Mercer Island Approved Subdivision, dated December 18th, 1968)

SITUATE in the County of King, State of Washington.

ABBREVIATED LEGAL

Portion of Tracts 498, 499, 500, 501, and 574, C.D. HILLMAN'S SEA SHORE LAKE FRONT GARDEN OF EDEN ADDITION TO THE CITY OF SEATTLE

Tax Account No. 335850-0454-02



19020 33rd Ave. W, Suite 350
 Lynnwood, WA 98036
 Phone: (425) 776-1970
 Fax: (425) 776-7750

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, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.