

## Commitment for Title Insurance

Title Officer: Seattle Builder / Unit 16  
Email: CTISeattleBuilderUnit@ctt.com  
Title No.: 0263820-16

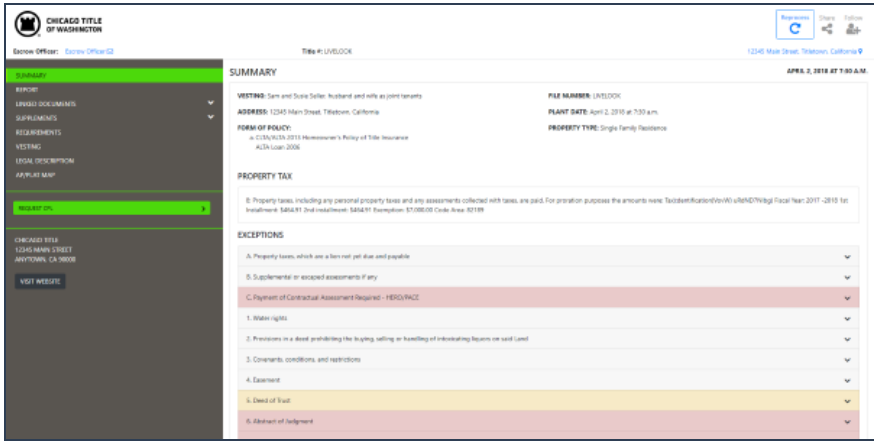
Property Address:

### 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 interface. The header includes the Chicago Title of Washington logo, the title number 'Title #: LIVELOOK', and the property address '1246 Main Street, Trabuco, California'. The date and time are shown as 'APR 2, 2019 AT 1:00 A.M.'. The interface is divided into several sections: a left-hand navigation menu with options like 'SUMMARY', 'REPORTS', 'LIVELOOK DOCUMENTS', 'SUPPLEMENTS', 'REQUIREMENTS', 'VERIFYING', 'LEGAL DESCRIPTION', and 'APPLY FOR MAP'; a main 'SUMMARY' section with fields for 'VESTING' (Sam and Susan Miller, husband and wife as joint tenants), 'ADDRESS' (1246 Main Street, Trabuco, California), 'FORM OF POLICY' (A-CITL/SL/STL Homeowner's Policy of Title Insurance ALTA Loan 2008), 'FILE NUMBER' (LIVELOOK), 'PLANT DATE' (April 2, 2019 at 7:59 a.m.), and 'PROPERTY TYPE' (Single Family Residence); a 'PROPERTY TAX' section with a note about taxes and assessments; and an 'EXCEPTIONS' section with a list of items including '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 - FERGUSON', '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', and '6. Abstract of Judgment'.

**Effortless, Efficient, Compliant, and Accessible**

# SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

**0263820-16**

**CHICAGO TITLE INSURANCE COMPANY**  
a corporation, herein called the Company

## GUARANTEES

Lapos Ventures, LLC, a Washington limited liability company and BV Homes LLC, a Washington limited liability company 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**  
701 5th Avenue, Suite 2700  
Seattle, WA 98104

Countersigned By:

Kathleen J Hall  
Authorized Officer or Agent



**Chicago Title Insurance Company**

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

## ISSUING OFFICE:

Title Officer: Seattle Builder / Unit 16  
 Chicago Title Company of Washington  
 701 5th Avenue, Suite 2700  
 Seattle, WA 98104  
 Phone: (206)628-5623  
 Main Phone: (206)628-5623  
 Email: CTISeattleBuilderUnit@ctf.com

**SCHEDULE A**

Liability	Premium	Tax
\$1,000.00	\$350.00	\$35.88

Effective Date: September 29, 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:](#)

Lapos Ventures, LLC, a Washington limited liability company, as to Parcel A and BV Homes 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.

**END OF SCHEDULE A**

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 531510-0458-04 and 531510-0455-07**

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PARCEL A:

THE SOUTH 72.72 FEET OF THE NORTH 87.67 FEET OF THE WEST 110 FEET OF LOT 3, BLOCK 6, MCGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN [VOLUME 16 OF PLATS, PAGE 58](#), IN KING COUNTY, WASHINGTON.

PARCEL B:

PARCEL B OF CITY OF MERCER ISLAND LOT LINE REVISION NO. SUB 14-011, RECORDED UNDER [RECORDING NUMBER 20150528900006](#), IN KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

**SCHEDULE B****GENERAL EXCEPTIONS:**

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

**SPECIAL EXCEPTIONS:**

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 the Plat of McGilvra's Island Addition:

[Recording No: 520803](#)

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

Granted to: Mercer Island Sewer District, a municipal corporation  
Purpose: Installing, constructing, maintaining, operating, repairing and replacing a sewer pipeline or pipelines and all necessary or connections and appurtenances  
Recording Date: January 18, 1956  
[Recording No.: 4655731](#)  
Affects: A strip of land 10 feet in width across Parcel B and other property

Said easement is also delineated in the Boundary Line Adjustment

3. Covenant to share in the maintenance of a sewer easement over adjoining property

Recording Date: February 10, 1959  
[Recording No.: 4995706](#)

Affects: Parcel A

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

Purpose: Access for utilities including power, light, gas, water, sewer and telephone  
Recording Date: June 26, 1963  
[Recording No.: 5601958](#)  
Affects: The north 7 feet of Parcel B

5. Indemnification and hold harmless agreement and the terms and conditions thereof:

Executed by: Hynes Properties LLC and City of Mercer Island, a Washington Municipal corporation  
Recording Date: January 20, 2016  
[Recording No.: 20160120000200](#)

Affects: Parcel A

6. Indemnification and Hold Harmless Agreement and the terms and conditions thereof:

Recording Date: October 3, 2017  
[Recording No.: 20171003001449](#)

**SCHEDULE B**

(continued)

7. 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 Lot Line Revision No. SUB14-011:

Recording No: [20150528900006](#)

Affects: Parcel B

8. Tieback and shoring easement agreement, and the terms and conditions thereof:

Recording Date: May 30, 2017

Recording No.: [20170530001254](#)

9. Terms and conditions of beneficial easement for sewer over adjoining property:

Between: ASC Mercer Island LLC, a Washington limited liability company

And: Hynes Properties L.L.C., a Washington limited liability company

Recording Date: May 30, 2017

Recording No.: [20170530001263](#)

10. Indemnification and hold harmless agreement, and the terms and conditions thereof:

Recording Date: July 10, 2017

Recording No.: [20170710000863](#)

11. Restaurant agreement, and the terms and conditions thereof:

Recording Date: November 13, 2017

Recording No.: [20171113001170](#)

Note: Although said instrument describes Parcels A and B, Grantor had no record interest in the property.

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

Granted to: Puget Sound Energy, Inc., a Washington corporation

Purpose: Construct, operates, maintain, repair, replace, improve, remove, upgrade and extend one or more utility systems for purposes of transmission, distribution and sale electricity

Recording Date: September 8, 2023

Recording No.: [20230908000365](#)

Affects: Portion of said premises

**SCHEDULE B**

(continued)

13. 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 Number: 531510-0458-04  
 Levy Code: 1031  
 Assessed Value-Land: \$91,000.00  
 Assessed Value-Improvements: \$0.00

General and Special Taxes: Billed: \$576.23  
 Paid: \$576.23  
 Unpaid: \$0.00

Affects: Parcel A

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 Number: 531510-0455-07  
 Levy Code: 1031  
 Assessed Value-Land: \$77,000.00  
 Assessed Value-Improvements: \$0.00

General and Special Taxes: Billed: \$490.60  
 Paid: \$490.60  
 Unpaid: \$0.00

Affects: Parcel B

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

Amount: \$750,000.00  
 Dated: August 30, 2023  
 Trustor/Grantor: BV Homes LLC, a Washington limited liability company and Lapos Ventures LLC, a Washington limited liability company  
 Trustee: Chicago Title Company of Washington  
 Beneficiary: NBC Mergeco, Inc., a Washington corporation  
 Recording Date: August 31, 2023  
[Recording No.:](#) [20230831000475](#)

16. A financing statement as follows:

Debtor: BV Homes LLC, a Washington limited liability company and Lapos Ventures LLC, a Washington LLC  
 Secured Party: NBC Mergeco, Inc., a Washington Corporation  
 Recording Date: August 31, 2023  
[Recording No.:](#) [20230831000571](#)

NOTES:

**SCHEDULE B**  
(continued)

Note: FOR INFORMATIONAL PURPOSES ONLY:

The following may be used as an abbreviated legal description on the documents to be recorded, per Amended RCW 65.04.045. Said abbreviated legal description is not a substitute for a complete legal description within the body of the document:

PARCEL A: PTN LT 3, BLK 6, MCGILVRA'S ISLAND ADDN

PARCEL B: PARCEL B, CITY OF MERCER ISLAND LT LINE REVISION NO. SUB 14-011, REC NO. 20150528900006

Tax Account No.: 531510-0458-04 and 531510-0455-07

Notice: Please be advised that our search disclosed that the Land is vacant. The Company reserves the right to require further evidence to establish and verify the identity of the seller. The Company further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

**END OF SCHEDULE B**