

SUBDIVISION

Issued By:



Fidelity National Title
Insurance Company

Guarantee/Certificate Number:

612888577

FIDELITY NATIONAL TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

City of Camas

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.

Fidelity National Title Company of Washington, Inc.
655 W. Columbia Way, Suite 200
Vancouver, WA 98660

Countersigned By:

Matthew London
Authorized Officer or Agent



Fidelity National Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

FIDELITY NATIONAL TITLE INSURANCE COMPANY**GUARANTEE/CERTIFICATE NO. 612888577****ISSUING OFFICE:**

Title Officer: James R. Copeland
 Fidelity National Title Company of Washington, Inc.
 655 W. Columbia Way, Suite 200
 Vancouver, WA 98660
 Phone: 360-601-4370 Fax: 877-334-2993
 Main Phone: (360)750-3686
 Email: James.Copeland@ctt.com

SCHEDULE A

Liability	Premium	Tax
\$1,000.00	\$350.00	\$30.10

Effective Date: February 7, 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](#):

Pedwar Development Group, LLC, a Washington 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): 986026-906

A parcel of property lying in a portion of Section 28 and Section 29, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington, described as follows:

COMMENCING at the most Southerly Southeast corner of CAMAS MEADOWS CORPORATE CENTER PHASE 1, a subdivision recorded in Book 310 of Plats at Page 691, Clark County records, said point being on the South right-of-way line of Northwest Camas Meadows Drive; thence North 56°35'58" East along the Southeasterly line of said CORPORATE CENTER 60.00 feet to the North line of NW Camas Meadows Drive, said point being the most Northerly corner of that tract conveyed to City of Camas by deed recorded in Auditor's File No. 3380524, Clark County records, said point lying on a 405.00 foot radius curve to the right with a tangent bearing into said curve of South 33°24'02" East of this point; thence along the Northeasterly line of said City of Camas tract the following courses and distances: thence around said 405.00 foot radius curve to the right 141.15 feet to the TRUE Point of Beginning; thence continuing around said 405.00 foot radius curve to the right 63.00 feet; thence South 04°31'09" East 225.73 feet to a 470.00 foot radius curve to the left; thence around said 470.00 foot radius curve to the left 462.68 feet; thence South 60°55'20" East 144.61 feet; thence North 29°04'40" East leaving said City of Camas tract, 392.97 feet; thence North 63°08'44" West 83.31 feet; thence North 57°05'57" West 238.78 feet; thence North 47°40'13" West 343.87 feet to a point which bears North 78°46'24" East from the TRUE Point of Beginning; thence South 78°46'24" West 57.16 feet to the TRUE Point of Beginning.

MATCHES CXBDY

SCHEDULE B

SPECIAL EXCEPTIONS

1. 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. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. (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, whether or not the matters excepted under (a), (b) or (c) are shown in the public records.
3. 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:

Year:	2023
<u>Tax Account No.:</u>	<u>986026-906</u>
School District/Levy Code:	114031
Assessed Total:	\$1,126,015.00
Millage Rate:	9.2956711722
Location Code:	0602

General and Special Taxes:

First Half Billed:	\$5,238.08
Second Half Billed:	\$5,237.99
Unpaid:	\$10,476.07

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

4. Assessments, if any, levied by the city of Camas.
5. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.
6. Development Agreement

**AFFECTS PROPERTY, CONTAINS DEVELOPMENT
RESTRICTIONS**

Recording Date: July 30, 2004
Recording No.: 3862705

Amended and Restated Development Agreement

Recording Date: September 13, 2005
Recording No.: 4049545

SCHEDULE B

(continued)

Development Agreement

Recording Date: April 4, 2013

[Recording No.: 4957780](#)

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Pacific Power & Light Company

Purpose: transmission of electric energy

Recording Date: January 15, 1957

[Recording No.: G 232385](#)

Affects: said premises and other property

**DON'T THINK IT AFFECTS PROPERTY, EXHBIT
MAP SHOWS LINES NORTH AND EAST.**

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

In favor of: Adjacent Property Owners

Purpose: installing and maintaining landscaping

Recording Date: May 16, 2002

[Recording No.: 3465118](#)

Affects: said premises and other property

**AFFECTS NORTHERN PORTION, SHONW
IN CXBDY**

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

In favor of: Adjacent Property Owners

Purpose: storm drainage

Recording Date: May 16, 2002

[Recording No.: 3465122](#)

Affects: said premises and other property

STM EASEMENT, IN CXBDY

10. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Adjacent Property Owners

Purpose: utilities

Recording Date: May 16, 2002

[Recording No.: 3465123](#)

Affects: said premises and other property

UTILITY EASEMENT IN CXBDY

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

In favor of: Adjacent Property Owners

Purpose: sewer

Recording Date: November 14, 2005

[Recording No.: 4081317](#)

Affects: said premises and other property

**EASEMENT FALLS ON PARCEL NO. 172975000, NOT
ON SUBJECT PROPERTY**

12. Restrictive Covenant

Recording Date: April 28, 2000

[Recording No.: 3213928](#)

Affects: a portion of said premises and other property

COVENANT FOR WETLAND PROTECTION

SCHEDULE B

(continued)

13. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

END OF EXCEPTIONS**NOTES**

The following matters will not be listed as Special Exceptions in Schedule B of the policy. There will be no coverage for loss arising by reason of the matters listed below because these matters are either excepted or excluded from coverage or are not matters covered under the insuring provisions of the policy.

Note A: Your application for title insurance was placed by reference to only a street address or tax identification number. Based on our records, we believe that the legal description in this report covers the parcel(s) of Land that you requested. If the legal description is incorrect, the seller/borrower must notify the Company and/or the settlement company in order to prevent errors and to be certain that the correct parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.

Note B: Note: The Public Records indicate that the address of the improvement located on said Land is as follows:

4711 NW Camas Meadows Drive
Camas, WA 98607

Note C: 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:

Tax Lot #27, Eberhart Schues DLC in Section 29, Township 2 North, Range 3 East
[Tax Account No.: 986026-906](#)

Note D: 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.

SCHEDULE B

(continued)

Note E: Recording Charge (Per Document) for closings on July 26, 2021 and after is the following:

County	First Page	Each Additional Page
Clark and Cowlitz	Deed \$203.50	\$1.00 each additional page
Clark and Cowlitz	Deed of Trust Basic Fee \$204.50	\$1.00 each additional page

Note: When possible the company will record electronically. An additional charge of \$4.00 plus sales tax applies to each document recorded electronically. As of 11/8/2021 this fee will increase to \$4.25 plus sales tax per document.

Note: A multiple transaction document bears an additional fee for each additional title.

Note: A document that fails to conform to certain formatting and page one requirements bears an additional \$50.00 charge.

RECORDING AND PROCESSING CHARGES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

Send all Recording Packages to:

Recording Department
655 W. Columbia Way, Ste 200
Vancouver, WA 98660

Email all Releases to:
ClarkWArecordings@fnf.com

END OF NOTES

END OF SCHEDULE B