

EXHIBIT 8
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GUARANTEE

Issued by

First American Title Insurance Company
818 Stewart St, Ste 800, Seattle, WA 98101
Title Officer: Lavonne Bowman
Phone: (206)728-0400
FAX:

RECEIVED

JUN 04 2013

CITY OF WOODINVILLE
DEVELOPMENT SERVICES



First American

First American Title Insurance Company
818 Stewart St, Ste 800
Seattle, WA 98101
Phn - (206)728-0400 (800)826-7718
Fax -

King County Title Team Two
818 Stewart St, Ste. 800, Seattle, WA 98101
Fax No. (866) 561-3729

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kturner@firstam.com

PLEASE SEND ALL RECORDING PACKAGES TO 818 STEWART ST, STE. 800, SEATTLE, WA 98101.

**SUBDIVISION GUARANTEE
FOURTH REPORT**

LIABILITY	\$	1,000.00	ORDER NO.:	4209-2056166
FEE	\$	350.00	TAX \$	33.25
			YOUR REF.:	Brickyard Ridge

First American Title Insurance Company
a Corporation, herein called the Company

Subject to the Liability Exclusions and Limitations set forth below and in Schedule A.

GUARANTEES

DeDonato Consulting Group, LLC

herein called the Assured, against loss not exceeding the liability amount stated above 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 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 above.
3. This Guarantee is restricted to the use of the Assured for the purpose of providing title evidence as may be required when subdividing land pursuant to the provisions of Chapter 58.17, R.C.W.,

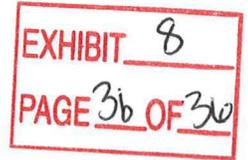
and the local regulations and ordinances adopted pursuant to said statute. It is not to be used as a basis for closing any transaction affecting title to said property.

Dated: May 20, 2013 at 7:30 A.M.

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SCHEDULE A

The assurances referred to on the face page are:



- A. Title is vested in:
Brickyard Ridge, LLC, a Washington limited liability company
- B. That according to the Company's title plant records relative to the following described real property (including those records maintained and indexed by name), there are no other documents affecting title to said real property or any portion thereof, other than those shown below under Record Matters.

The following matters are excluded from the coverage of this Guarantee:

- 1. Unpatented Mining Claims, reservations or exceptions in patents or in acts authorizing the issuance thereof.
- 2. Water rights, claims or title to water.
- 3. Tax Deeds to the State of Washington.
- 4. Documents pertaining to mineral estates.

DESCRIPTION:

PARCEL A:

THE WEST 640 FEET OF LOT 2, BLOCK 5, HENDRICKSON.S REPLAT OF MCCLOY.S GARDEN TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 22 OF PLATS, PAGE 29, IN KING COUNTY, WASHINGTON;
EXCEPT THE WEST 150 FEET THEREOF;
AND EXCEPT THOSE PORTIONS CONVEYED TO KING COUNTY FOR ROAD PURPOSES BY DEEDS RECORDED AUGUST 5, 1976 UNDER RECORDING NUMBERS 2605346 AND 7608050028 AND BY CONDEMNATION DECREE ENTERED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 819321;
AND EXCEPT THE SOUTH 30 FEET THEREOF;
TOGETHER WITH VACATED PORTION OF ROADS NO. 1056 AND NO. 537 VACATED UNDER ORDER ENTERED OCTOBER 24, 1949 IN VOLUME 48 OF COMMISSIONER.S RECORDS, PAGE 67, AS WOULD ATTACH PER OPERATION OF LAW.

PARCEL B:

TRACT 3, KING COUNTY SHORT PLAT NUMBER 775058, RECORDED MAY 24, 1976 UNDER RECORDING NO. 7605240532, IN KING COUNTY, WASHINGTON.

PARCEL B1:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS FURTHER DESCRIBED UNDER RECORDING NOS. 7605170685 AND 7605170686, RECORDED MAY 17, 1976, IN KING COUNTY, WASHINGTON.

PARCEL B2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN SHORT PLAT NOS. 775058 AND 675046, RECORDED MAY 24, 1976 UNDER RECORDING NUMBERS 7605240532

AND 7605240533, RESPECTIVELY, IN KING COUNTY, WASHINGTON;
EXCEPT ANY PORTION OF SAID EASEMENTS LYING WITHIN THE MAIN TRACT.

PARCEL C:

LOT 2, KING COUNTY SHORT PLAT NUMBER 675046, RECORDED MAY 24, 1976 UNDER
RECORDING NO. 7605240533, IN KING COUNTY, WASHINGTON.



PARCEL C1:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS FURTHER DESCRIBED BY
RECORDING NOS. 7605170685 AND 7605170686, RECORDED MAY 17, 1976, IN KING COUNTY,
WASHINGTON.

PARCEL C2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN KING COUNTY
SHORT PLAT NUMBERS 775058 AND 675046 AS RECORDED MAY 24, 1976 UNDER RECORDING
NUMBERS 7605240532 AND 7605240533 RESPECTIVELY, IN KING COUNTY, WASHINGTON;
EXCEPT ANY PORTION OF SAID EASEMENTS LYING WITHIN THE MAIN TRACT.

PARCEL D:

ALL OF LOT 2, BLOCK 5, HENDRICKSON.S REPLAT OF MCCLOY.S GARDEN TRACTS, ACCORDING
TO THE PLAT THEREOF, RECORDED IN VOLUME 22 OF PLATS, PAGE 29, IN KING COUNTY,
WASHINGTON;
AND VACATED PORTIONS OF ROADS NO. 1056 AND 537 VACATED UNDER ORDER ENTERED
OCTOBER 24, 1949, IN VOLUME 48 OF COMMISSIONER.S RECORDS, PAGE 67, AS WOULD
ATTACH BY OPERATION OF LAW;
EXCEPT THE WEST 640 FEET THEREOF, AS MEASURED ALONG THE SOUTH LINE OF SAID LOT
2.

APN: 324450013507, 112605915605, 112605915209 and 324450013705

RECORD MATTERS:

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1. General Taxes for the year 2013. The first half becomes delinquent after April 30th. The second half becomes delinquent after October 31st.

Tax Account No.: 324450-0135-07

1st Half

Amount Billed: \$ 1,716.76
Amount Paid: \$ 1,716.76
Amount Due: \$ 0.00
Assessed Land Value: \$ 230,000.00
Assessed Improvement Value: \$ 7,000.00

2nd Half

Amount Billed: \$ 1,716.76
Amount Paid: \$ 0.00
Amount Due: \$ 1,716.76
Assessed Land Value: \$ 230,000.00
Assessed Improvement Value: \$ 7,000.00

Affects: Parcel A

2. General Taxes for the year 2013. The first half becomes delinquent after April 30th. The second half becomes delinquent after October 31st.

Tax Account No.: 112605-9156-05

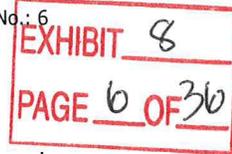
1st Half

Amount Billed: \$ 2,105.05
Amount Paid: \$ 2,105.05
Amount Due: \$ 0.00
Assessed Land Value: \$ 227,000.00
Assessed Improvement Value: \$ 67,000.00

2nd Half

Amount Billed: \$ 2,105.05
Amount Paid: \$ 0.00
Amount Due: \$ 2,105.05
Assessed Land Value: \$ 227,000.00
Assessed Improvement Value: \$ 67,000.00

Affects: Parcel B



3. General Taxes for the year 2013. The first half becomes delinquent after April 30th. The second half becomes delinquent after October 31st.

Tax Account No.: 112605-9152-09

1st Half

Amount Billed: \$ 1,524.60
Amount Paid: \$ 1,524.60
Amount Due: \$ 0.00
Assessed Land Value: \$ 227,000.00
Assessed Improvement Value: \$ 0.00

2nd Half

Amount Billed: \$ 1,524.59
Amount Paid: \$ 0.00
Amount Due: \$ 1,524.59
Assessed Land Value: \$ 227,000.00
Assessed Improvement Value: \$ 0.00

Affects: Parcel C

4. Deed of Trust and the terms and conditions thereof.

Grantor/Trustor: Brickyard Ridge, LLC, a Washington limited liability company
Grantee/Beneficiary: McBuck Investments, LLC, a Washington limited liability company
Trustee: First American Title Insurance Company
Amount: \$400,000.00
Recorded: January 17, 2013
Recording Information: 20130117000748

5. Any and all offers of dedication, conditions, restrictions, easements, fence line/boundary discrepancies, notes and/or provisions shown or disclosed by Short Plat or Plat Hendrickson's Replat of McCloy's Garden Tracts recorded in Volume 22 of Plats, Page(s) 29.

Affects: Parcels A and D

6. The terms and provisions contained in the document entitled "Agreement"

Recorded: June 14, 1956
Recording No.: 4702456
Affects: Parcel A

7. Easement, including terms and provisions contained therein:

Recording Information: 7605060553
In Favor of: King County
For: Temporary construction
Affects: Parcel A

8. Easement, including terms and provisions contained therein:
Recording Information: 7605060555
In Favor of: King County
For: Slopes
Affects: Parcel A
9. Easement, including terms and provisions contained therein:
Recording Information: 7605170685 and 7605170686
For: Ingress, egress and utilities
Affects: Parcels B and D
10. Any and all offers of dedication, conditions, restrictions, easements, fence line/boundary discrepancies, notes and/or provisions shown or disclosed by Short Plat or Plat No. 775058 recorded under recording number 7605240532.
Affects: Parcel B
11. Any and all offers of dedication, conditions, restrictions, easements, fence line/boundary discrepancies, notes and/or provisions shown or disclosed by Short Plat or Plat No. 675046 recorded under recording number 7605240533.
Affects: Parcel C
12. Right to make necessary slopes for cuts or fills upon said premises for road as granted by deed recorded August 05, 1976 under recording no. 7608050028.
Affects: Parcel A
13. Right to make necessary slopes for cuts or fills upon said premises for road as granted by deed recorded November 24, 1976 under recording no. 7611240668.
Affects: Parcel C
14. Easement, including terms and provisions contained therein:
Recording Information: 7611240669
In Favor of: King County
For: Slopes
Affects: Parcel C
15. The terms and provisions contained in the document entitled "Agreement"
Recorded: June 03, 1983
Recording No.: 8306030938
Affects: Parcel B
16. Easement, including terms and provisions contained therein:
Recording Information: 8412210328
In Favor of: King County Water District No. 104
For: Waterlines and all necessary facilities and equipment
Affects: Parcel C



Said easement also appears of record under instrument(s) recorded December 21, 1984, January 4, 1985, January 17, 1985, March 1, 1985, March 7, 1985, March 29, 1985, July 19, 1985 and August 22, 1985 under Recording Number(s) 8412210329, 8412210330, 8412210331, 8412210332, 8412210333, 8412210334, 8412210335, 8501040590, 8501170311, 8503010353, 8503010354, 8503070703, 8503070704, 8503290703, 8507191002 and 8508220415.

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Consent to said easement by King County was recorded February 8, 1985 under Recording Number 8502080651.

17. Easement, including terms and provisions contained therein:
Recording Information: 8501040590
In Favor of: King County Water District No. 104
For: Waterlines and all necessary facilities and equipment
Affects: Parcel B and D

Said easement also appears of record under instrument(s) recorded January 17, 1985, March 7, 1985, March 29, 1985 and July 19, 1985 under Recording Number(s) 8501170311, 8503070703, 8503070704, 8503290703, 8507191002.

Consent to said easement by King County was recorded February 8, 1985 under Recording Number 8502080651.

18. Easement, including terms and provisions contained therein:
Recording Information: 8503290701
In Favor of: King County Water District No. 104
For: Waterlines and all necessary facilities and equipment
Affects: Parcel C

Said easement also appears of record under instrument(s) recorded March 29, 1985 under Recording Number(s) 8503290702.

19. Conditions, notes, easements, provisions and/or encroachments contained or delineated on the face of the Survey recorded under Recording No. 20020708900006.
Affects: Parcel A
20. The terms and provisions contained in the document entitled "Temporary Construction and Temporary Access Easement and Temporary Construction and Permanent Access Easement Agreement"
Recorded: October 05, 2012
Recording No.: 20121005001637

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INFORMATIONAL NOTES

- A. Any sketch attached hereto is done so as a courtesy only and is not part of any title commitment or policy. It is furnished solely for the purpose of assisting in locating the premises and First American expressly disclaims any liability which may result from reliance made upon it.
- B. General taxes for the year 2013, which have been paid.
- | | |
|-----------------------------|----------------|
| Tax Account No.: | 324450-0137-05 |
| Code Area: | 2505 |
| Amount: | \$ 22.02 |
| Assessed Land Value: | \$ 1,000.00 |
| Assessed Improvement Value: | \$ 0.00 |
| Affects: | Parcel D |

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SCHEDULE OF EXCLUSIONS FROM COVERAGE OF THIS GUARANTEE

1. Except to the extent that specific assurance are provided in this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
 - (a) Defects, liens, encumbrances, adverse claims or other matters against the title, whether or not shown by the public records.
 - (b) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or, (2) Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the public records.
 - (c) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the public records.
2. Notwithstanding any specific assurances which are provided in this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
 - (a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the land expressly described in this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways to which such land abuts, or the right to maintain therein vaults, tunnels, ramps, or any structure or improvements; or any rights or easements therein, unless such property, rights or easements are expressly and specifically set forth in said description.
 - (b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the public records; (1) which are created, suffered, assumed or agreed to by one or more of the Assureds; (2) which result in no loss to the Assured; or (3) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of the assurances provided.
 - (c) The identity of any party shown or referred to in this Guarantee.
 - (d) The validity, legal effect or priority of any matter shown or referred to in this Guarantee.

GUARANTEE CONDITIONS AND STIPULATIONS

1. Definition of Terms.

The following terms when used in the Guarantee mean:

- (a) the "Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.
- (b) "land": the land described or referred to in this Guarantee, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in this Guarantee, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
- (c) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
- (d) "public records" : records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
- (e) "date": the effective date.

2. Notice of Claim to be Given by Assured Claimant.

An Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured under this Guarantee unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.

3. No Duty to Defend or Prosecute.

The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

4. Company's Option to Defend or Prosecute Actions; Duty of Assured Claimant to Cooperate.

Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:

- (a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
- (b) If the Company elects to exercise its options as stated in Paragraph 4(a) the Company shall have the right to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay

any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.

(c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.

(d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, an Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

5. Proof of Loss or Damage.

In addition to and after the notices required under Section 2 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within ninety (90) days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such Assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the Loss or Damage. All information designated as confidential by the Assured provided to the Company, pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.



6. Options to Pay or Otherwise Settle Claims: Termination of Liability.

In case of a claim under this Guarantee, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.

The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase.

Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price.

Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4, and the Guarantee shall be surrendered to the Company for cancellation.

(b) To Pay or Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.

To pay or otherwise settle with other parties for or in the name of an Assured claimant any claim Assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4.

7. Determination and Extent of Liability.

This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to the Exclusions From Coverage of This Guarantee.

The Liability of the Company under this Guarantee to the Assured shall not exceed the least of:

- (a) the amount of liability stated in this Guarantee;
- (b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 6 of these Conditions and Stipulations or as reduced under Section 9 of these Conditions and Stipulations, at the time the loss or damage Assured against by this Guarantee occurs, together with interest thereon; or
- (c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to any defect, lien or encumbrance Assured against by this Guarantee.

8. Limitation of Liability.

(a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures any other matter Assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.

(b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.

(c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

9. Reduction of Liability or Termination of Liability.

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the amount of liability pro tanto.

10. Payment of Loss.

(a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.

(b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within thirty (30) days thereafter.

11. Subrogation Upon Payment or Settlement.

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies. If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

12. Arbitration.

Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision or other obligation. All arbitrable matters when the Amount of Liability is \$1,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of \$1,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

13. Liability Limited to This Guarantee; Guarantee Entire Contract.

(a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.

(b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.

(c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

14. Notices, Where Sent.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at 2 First American Way, Bldg. 2, Santa Ana, CA. 92707.

Brickyard Ridge

Title Exception Summary

CW Title Report 10/7/13

Exception	Description	Date	Recording #	Status
6	Right to make Slopes....	5/6/1976	7605060555	Refers to strip of land currently affecting property (before dedication)
7	Easement	5/17/1976	7605170685/86	Shown on Plans
8	CC&R's		7605240532	Affects BLA Parcels A & B (therefore plat) for road maintenance
9	CC&R's		7605240533	Shown on Plans
10	Right to make Slopes		7608050028	Refers to strip of land currently affecting property (before dedication)
11	Right to make Slopes		7611240668	Shown on Plans
12	Right to make Slopes		7611240669	Shown on Plans
13	Extended Sewer Agreement	6/3/1983	8306030938	No way to locate on plan
14	Easement	12/21/1984	8412210328	Shown on Plans
15	Easement	1/4/1985	8501040590	Shown on Plans
16	Easement	3/29/1985	8503290701	Shown on Plans
17	Survey	7/8/2002	20020708900006	N/A
18	Temporary Construction Easement	10/5/2012	20121005001637	Easement between Woodridge & Brickyard for hammerhead, utilities...

RECEIVED

OCT 07 2013

CITY OF WOODINVILLE
DEVELOPMENT SERVICES



14450 N.E. 29th Pl., #200
 Bellevue, WA 98007
 Phone: 888-267-2301
 Fax: 425-646-3513

EXHIBIT 8
PAGE 13 **OF** 30

**THIRD
 COMMITMENT FOR TITLE INSURANCE
 ISSUED BY
 TITLE RESOURCES GUARANTY COMPANY
 SCHEDULE A**

1. **Effective Date: October 2, 2013 at 8:00 a.m. Commitment No.: NW 40124521**

2. **Policy or Policies to be issued:**

**ALTA Owner's Policy 6-17-2006 - STANDARD COVERAGE Short Term Rate with 5%
 Electronic discount**

Proposed Insured: To Be Determined

Amount:	\$ 0.00		
Premium:	\$ 0.00	Agent Portion of Premium:	\$0.00
Tax:	\$ 0.00	Underwriter Portion of Premium	\$0.00
Total:	\$ 0.00		

ALTA Loan Policy 6-17-06- Simultaneous Issue

Proposed Insured: To Be Determined

Amount:	\$ 0.00		
Premium:	\$ 0.00	Agent Portion of Premium:	\$0.00
Tax:	\$ 0.00	Underwriter Portion of Premium:	\$0.00
Total:	\$ 0.00		

3. **Title to the fee simple estate or interest in the land described or referred to in this Commitment is at the Effective Date hereof vested in:**

Brickyard Ridge LLC, a Washington Limited Liability Company

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

See Exhibit "A" attached hereto.

RECEIVED

OCT 07 2013

CITY OF WOODINVILLE
 DEVELOPMENT SERVICES

EXHIBIT 8
PAGE 14 OF 36

EXHIBIT "A"



PARCEL A:

THE WEST 640 FEET OF LOT 2 IN BLOCK 5 OF HENDRICKSON'S REPLAT OF MCCLOY'S GARDEN TRACTS, AS PER PLAT RECORDED IN VOLUME 22 OF PLATS, PAGE 29, RECORDS OF KING COUNTY AUDITOR;

EXCEPT THE WEST 150 FEET THEREOF;

AND EXCEPT THOSE PORTIONS CONVEYED TO KING COUNTY FOR ROAD PURPOSES BY DEEDS RECORDED AUGUST 5, 1976 UNDER RECORDING NUMBERS 2605346 AND 7608050028 AND BY CONDEMNATION DECREE ENTERED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 819321;

AND EXCEPT THE SOUTH 30 FEET THEREOF;

TOGETHER WITH VACATED PORTION OF ROADS NO. 1056 AND NO, 537 VACATED UNDER ORDER ENTERED OCTOBER 24, 1949 IN VOLUME 48 OF COMMISSIONER'S RECORDS, PAGE 67, AS WOULD ATTACH PER OPERATION OF LAW;

PARCEL B:

PARCEL B, WOODINVILLE BOUNDARY LINE ADJUSTMENT # 13002, RECORDED AUGUST 28, 2013, UNDER RECORDING NO. 20130828900001, BEING A PORTION OF TRACTS 2 AND 3, KING COUNTY SHORT PLAT NUMBER 775058, RECORDED MAY 24, 1976, UNDER RECORDING NO. 7605240532, IN KING COUNTY, WASHINGTON;

EXHIBIT "A" - Continued

PARCEL C:

EXHIBIT 8
PAGE 16 OF 30

ALL OF LOT 2 IN BLOCK 5 OF HENDRICKSON'S REPLAT OF MCCLOY'S GARDEN TRACTS, AS PER PLAT RECORDED IN VOLUME 22 OF PLATS, PAGE 29, RECORDS OF King COUNTY AUDITOR;

AND VACATED PORTIONS OF ROADS NO. 1056 AND 537 VACATED UNDER ORDER ENTERED OCTOBER 24, 1949, IN VOLUME 48 OF COMMISSIONER'S RECORDS, PAGE 67, AS WOULD ATTACH BY OPERATION OF LAW:

EXCEPT THE WEST 640 FEET THEREOF, AS MEASURED ALONG THE SOUTH LINE OF SAID LOT 2;

SITUATE IN THE CITY OF WOODINVILLE, COUNTY OF KING, STATE OF WASHINGTON.

**COMMITMENT FOR TITLE INSURANCE
ISSUED BY
TITLE RESOURCES GUARANTY COMPANY**

EXHIBIT 8
PAGE 17 OF 30

SCHEDULE B – SECTION I

REQUIREMENTS: The following requirements must be satisfied (unless otherwise noted, all documents required to be recorded must be recorded in the official real estate records of the county in which said property is located):

1. Payment of the necessary consideration for the estate or interest to be insured.
2. Pay all premiums, fees and charges for the policy.
3. Documents satisfactory to the Company creating the estate or interest to be insured, must be properly executed, delivered and duly filed of record.
4. Payment of all taxes and/or assessments levied against the Land which are due, payable or delinquent.
5. 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 have additional requirements or exceptions.

SCHEDULE B – SECTION II

EXCEPTIONS: 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.

1. See Schedule B - Section II Standard Exceptions.
2. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or mortgage thereon covered by this Commitment.

SPECIAL EXCEPTIONS:

1. REAL ESTATE EXCISE TAX PURSUANT TO THE AUTHORITY OF RCW CHAPTER 82.45 AND SUBSEQUENT AMENDMENTS THERETO.
AS OF THE DATE HEREIN, THE TAX RATE FOR SAID PROPERTY IS 1.78% .
FOR ALL TRANSACTIONS RECORDED ON OR AFTER JULY 1, 2005:
 - A FEE OF \$10.00 WILL BE CHARGED ON ALL EXEMPT TRANSACTIONS;
 - A FEE OF \$5.00 WILL BE CHARGED ON ALL TAXABLE TRANSACTIONS IN ADDITION TO THE EXCISE TAX DUE;

SCHEDULE B- SECTION II (CONTINUED)

2. GENERAL PROPERTY TAXES AND SERVICE CHARGES, AS FOLLOWS, TOGETHER WITH INTEREST, PENALTY AND STATUTORY FORECLOSURE COSTS, IF ANY, AFTER DELINQUENCY: (1ST HALF DELINQUENT ON MAY 1; 2ND HALF DELINQUENT ON NOVEMBER 1)

TAX ACCOUNT NO.:	324450 0135		
YEAR	BILLED	PAID	BALANCE
2013	\$3,433.52	\$1,716.76	\$1,716.76

EXHIBIT 8
PAGE 18 OF 30

TOTAL AMOUNT DUE, NOT INCLUDING INTEREST AND PENALTY: \$1,716.76.

LEVY CODE:	2505
ASSESSED VALUE LAND:	\$230,000.00
ASSESSED VALUE IMPROVEMENTS:	\$7,000.00
TOTAL ASSESSED VALUE	\$237,000.00

(AFFECTS PARCEL A)

3. GENERAL PROPERTY TAXES AND SERVICE CHARGES, AS FOLLOWS, TOGETHER WITH INTEREST, PENALTY AND STATUTORY FORECLOSURE COSTS, IF ANY, AFTER DELINQUENCY: (1ST HALF DELINQUENT ON MAY 1; 2ND HALF DELINQUENT ON NOVEMBER 1)

TAX ACCOUNT NO.:	112605 9156		
YEAR	BILLED	PAID	BALANCE
2013	\$6,035.25	\$3,017.63	\$3,017.62

TOTAL AMOUNT DUE, NOT INCLUDING INTEREST AND PENALTY: \$3,017.62.

LEVY CODE:	2505
ASSESSED VALUE LAND:	\$369,200.00
ASSESSED VALUE IMPROVEMENTS:	\$67,000.00
TOTAL ASSESSED VALUE	\$436,200.00

(AFFECTS PARCEL B)

SCHEDULE B- SECTION II (CONTINUED)

- 4. GENERAL PROPERTY TAXES AND SERVICE CHARGES, AS FOLLOWS, TOGETHER WITH INTEREST, PENALTY AND STATUTORY FORECLOSURE COSTS, IF ANY, AFTER DELINQUENCY: (1ST HALF DELINQUENT ON MAY 1; 2ND HALF DELINQUENT ON NOVEMBER 1)

TAX ACCOUNT NO.:	324450 0137		
YEAR	BILLED	PAID	BALANCE
2013	\$ 20.22	\$20.22	\$0.00

EXHIBIT 8
 PAGE 19 OF 30

TOTAL AMOUNT DUE, NOT INCLUDING INTEREST AND PENALTY: \$0.00.

LEVY CODE: 2505

ASSESSED VALUE LAND:	\$1,000.00
ASSESSED VALUE IMPROVEMENTS:	\$0.00
TOTAL ASSESSED VALUE	\$1,000.00

(AFFECTS PARCEL C)

- 5. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY THE RECORDED PLAT OF HENDRICKSON'S REPLAT OF MCCLOY'S GARDEN TRACTS.

THIS POLICY DOES NOT INSURE THAT THE LAND DESCRIBED IN SCHEDULE A IS BENEFITED BY EASEMENTS, COVENANTS OR OTHER APPURTENANCES SHOWN ON THE PLAT OR SURVEY TO BENEFIT OR BURDEN REAL PROPERTY OUTSIDE THE BOUNDARIES OF SAID LAND.

- 6. RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LAND HEREIN DESCRIBED AS GRANTED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NO. 7605060555.

(AFFECTS PARCEL A)

SCHEDULE B- SECTION II (CONTINUED)

- 7. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
 PURPOSE: INGRESS, EGRESS AND UTILITIES
 AREA AFFECTED: A PORTION OF SAID PREMISES
 RECORDED: MAY 17, 1976
 RECORDING NO.: 7605170685 AND 7605170686

EXHIBIT 8
 PAGE 20 OF 30

(AFFECTS PARCEL B AND C)

- 8. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY THE SHORT PLAT RECORDED UNDER RECORDING NO. 7605240532.

THIS POLICY DOES NOT INSURE THAT THE LAND DESCRIBED IN SCHEDULE A IS BENEFITED BY EASEMENTS, COVENANTS OR OTHER APPURTENANCES SHOWN ON THE PLAT OR SURVEY TO BENEFIT OR BURDEN REAL PROPERTY OUTSIDE THE BOUNDARIES OF SAID LAND.

(AFFECTS PARCEL B)

- 9. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY THE SHORT PLAT RECORDED UNDER RECORDING NO. 7605240533.

THIS POLICY DOES NOT INSURE THAT THE LAND DESCRIBED IN SCHEDULE A IS BENEFITED BY EASEMENTS, COVENANTS OR OTHER APPURTENANCES SHOWN ON THE PLAT OR SURVEY TO BENEFIT OR BURDEN REAL PROPERTY OUTSIDE THE BOUNDARIES OF SAID LAND.

(AFFECTS PARCEL B)

- 10. RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LAND HEREIN DESCRIBED AS GRANTED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NO. 7608050028.

(AFFECTS PARCEL B)

SCHEDULE B- SECTION II (CONTINUED)

11. RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LAND HEREIN DESCRIBED AS GRANTED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NO. 7611240668.

(AFFECTS PARCEL B)



12. RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LAND HEREIN DESCRIBED AS GRANTED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NO. 7611240669.

(AFFECTS PARCEL B)

13. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

RECORDED: JUNE 03, 1983

RECORDING NO.: 8306030938

REGARDING: EXTENDED SEWER CONNECTION

(AFFECTS PARCEL B)

SCHEDULE B- SECTION II (CONTINUED)

14. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: KING COUNTY WATER DISTRICT NO. 104
 PURPOSE: WATERLINES AND ALL NECESSARY FACILITIES AND EQUIPMENT
 AREA AFFECTED: A PORTION OF SAID PREMISES
 RECORDED: DECEMBER 21, 1984
 RECORDING NO.: 8412210328

EXHIBIT 8
 PAGE 22 OF 30

(AFFECTS PARCEL B)

SAID EASEMENT ALSO APPEARS OF RECORD UNDER RECORDING NOS. 8412210329, 8412210330, 8412210331, 8412210332, 8412210333, 8412210334, 8412210335, 8501040590, 8501170311, 8503010353, 8503010354, 8503070703, 8503070704, 8503290703, 8507191002 AND 8508220415.

CONSENT TO SAID EASEMENT BY KING COUNTY WAS RECORDED UNDER RECORDING NO. 8502080651

15. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: KING COUNTY WATER DISTRICT NO. 104
 PURPOSE: WATERLINES AND ALL NECESSARY FACILITIES AND EQUIPMENT
 AREA AFFECTED: A PORTION OF SAID PREMISES
 RECORDED: JANUARY 04, 1985
 RECORDING NO.: 8501040590

(AFFECTS PARCEL B AND C)

SAID EASEMENT ALSO APPEARS OF RECORD UNDER RECORDING NOS. 8501170311, 8503070703, 8503070704, 8503290703 AND 8507191002.

CONSENT TO SAID EASEMENT BY KING COUNTY WAS RECORDED UNDER RECORDING NO. 8502080651.

SCHEDULE B- SECTION II (CONTINUED)

EXHIBIT 8
PAGE 13 OF 30

16. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: KING COUNTY WATER DISTRICT NO. 104
PURPOSE: WATERLINES AND ALL NECESSARY FACILITIES AND EQUIPMENT
AREA AFFECTED: A PORTION OF SAID PREMISES
RECORDED: MARCH 29, 1985
RECORDING NO.: 8503290701

(AFFECTS PARCEL B)

SAID EASEMENT ALSO APPEARS OF RECORD UNDER RECORDING NO. 8503290702.

17. MATTERS SET FORTH BY SURVEY:
RECORDED: JULY 08, 2002
RECORDING NO.: 20020708900006

(AFFECTS PARCEL A)

18. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: TEMPORARY CONSTRUCTION AND TEMPORARY ACCESS
EASEMENT AND TEMPORARY CONSTRUCTION AND PERMANENT
ACCESS EASEMENT
AREA AFFECTED: A PORTION OF SAID PREMISES
RECORDED: OCTOBER 05, 2012
RECORDING NO.: 20121005001637

SCHEDULE B- SECTION II (CONTINUED)

19. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY THE BOUNDARY LINE ADJUSTMENT RECORDED UNDER RECORDING NO. 20130828900001.

THIS POLICY DOES NOT INSURE THAT THE LAND DESCRIBED IN SCHEDULE A IS BENEFITED BY EASEMENTS, COVENANTS OR OTHER APPURTENANCES SHOWN ON THE PLAT OR SURVEY TO BENEFIT OR BURDEN REAL PROPERTY OUTSIDE THE BOUNDARIES OF SAID LAND.

(AFFECTS PARCEL B)

EXHIBIT 8
PAGE 24 OF 30

20. DEED OF TRUST, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FINANCING STATEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTOR: BRICKYARD RIDGE, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

TRUSTEE: FIRST AMERICAN TITLE INSURANCE COMPANY

BENEFICIARY: MCBUCK INVESTMENTS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

ORIGINAL AMOUNT: \$400,000.00

DATED: JANUARY 16, 2013

RECORDED: JANUARY 17, 2013

RECORDING NO.: 20130117000748

21. WE ARE INFORMED THAT BRICKYARD RIDGE, LLC IS A LIMITED LIABILITY COMPANY (LLC). A COPY OF THE DUPLICATE ORIGINAL OF THE FILED LLC CERTIFICATE OF FORMATION, THE LLC AGREEMENT, AND ALL SUBSEQUENT MODIFICATIONS OR AMENDMENTS MUST BE SUBMITTED TO THE COMPANY FOR REVIEW.

22. ANY CONVEYANCE OR MORTGAGE BY BRICKYARD RIDGE, A LIMITED LIABILITY COMPANY (LLC), MUST BE EXECUTED BY ALL THE MEMBERS, OR EVIDENCE SUBMITTED THAT CERTAIN DESIGNATED MEMBERS OR MANAGERS HAVE BEEN AUTHORIZED TO ACT FOR THE LIMITED LIABILITY COMPANY.

SCHEDULE B- SECTION II (CONTINUED)

EXHIBIT 8
PAGE 26 OF 36

NOTE 1: THE COMPANY HAS BEEN ASKED TO ISSUE SIMULTANEOUS POLICIES WITHOUT DISCLOSURE OF THE LIABILITY AMOUNTS. THIS COMMITMENT SHALL BE EFFECTIVE ONLY WHEN THE AMOUNTS OF THE OWNER'S AND LENDER'S POLICIES COMMITTED FOR HAS BEEN INSERTED IN SCHEDULE A HEREOF. THE FORTHCOMING OWNER'S POLICY MUST BE ISSUED IN AN AMOUNT AT LEAST EQUAL TO THE FULL VALUE OF THE ESTATE INSURED IN ACCORDANCE WITH OUR RATING SCHEDULE ON FILE IN THE OFFICE OF THE WASHINGTON STATE INSURANCE COMMISSIONER.

THE COMPANY MAY HAVE FURTHER REQUIREMENTS IF THE UNDISCLOSED AMOUNT TO BE INSURED EXCEEDS THE CURRENT ASSESSED VALUATION.

NOTE 2: IN THE PAST 24 MONTHS, THERE HAVE BEEN NO CONVEYANCES OF RECORD FOR THE PROPERTY DESCRIBED IN SCHEDULE A HEREIN. TITLE WAS ACQUIRED BY DEED RECORDED ON JANUARY 17, 2013, UNDER RECORDING NO. 20130117000747.

NOTE 3: TITLE WILL BE VESTED IN PARTIES YET TO BE DISCLOSED. WHEN TITLE IS VESTED, THEIR TITLE WILL BE SUBJECT TO MATTERS OF RECORD AGAINST THEIR NAMES.

NOTE 4: BASED ON INFORMATION PROVIDED TO THE COMPANY, ON THE DATE OF THIS COMMITMENT IT APPEARS THAT THERE IS LOCATED ON THE LAND:

VACANT LAND
KNOWN AS:
15215 NE WOODINVILLE DUVALL RD
WOODINVILLE, WA 98072

MAP 1 MAP 2

NOTE 5: IF YOU WOULD LIKE THE COMPANY TO ACT AS TRUSTEE IN THE PROPOSED DEED OF TRUST, PLEASE NOTE THAT CW TITLE MAY ACT AS TRUSTEE OF A DEED OF TRUST UNDER RCW 61.24.010(1).

SCHEDULE B- SECTION II (CONTINUED)

NOTE 6: THE COMPANY REQUIRES THE PROPOSED INSURED TO VERIFY THAT THE LAND COVERED BY THIS COMMITMENT IS THE LAND INTENDED TO BE CONVEYED IN THIS TRANSACTION. THE DESCRIPTION OF THE LAND MAY BE INCORRECT, IF THE APPLICATION FOR TITLE INSURANCE CONTAINED INCOMPLETE OR INACCURATE INFORMATION. NOTIFY THE COMPANY WELL BEFORE CLOSING IF CHANGES ARE NECESSARY. CLOSING INSTRUCTIONS MUST INDICATE THAT THE LEGAL DESCRIPTION HAS BEEN REVIEWED AND APPROVED BY ALL PARTIES.

EXHIBIT 8
PAGE 26 OF 36

NOTE 7: THE FOLLOWING MAY BE USED AS AN ABBREVIATED LEGAL DESCRIPTION ON THE DOCUMENTS TO BE RECORDED, PER AMENDED RCW 65.04. SAID ABBREVIATED LEGAL DESCRIPTION IS NOT A SUBSTITUTE FOR A COMPLETE LEGAL DESCRIPTION WITHIN THE BODY OF THE DOCUMENT.

POR LOT 2 BLK 5 HENDRICKSON'S REPLAT OF MCCLOY'S GARDEN TRACTS & PCL B
CWBLA REC 20130828900001 KING COUNTY

NOTE 8: IN THE EVENT THAT THE COMMITMENT JACKET IS NOT ATTACHED HERETO, ALL OF THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN SAID JACKET ARE INCORPORATED HEREIN. THE COMMITMENT JACKET IS AVAILABLE FOR INSPECTION AT ANY COMPANY OFFICE.

NOTE 9: THE POLICY(S) OF INSURANCE MAY CONTAIN A CLAUSE PERMITTING ARBITRATION OF CLAIMS AT THE REQUEST OF EITHER THE INSURED OR THE COMPANY. UPON REQUEST, THE COMPANY WILL PROVIDE A COPY OF THIS CLAUSE AND THE ACCOMPANYING ARBITRATION RULES PRIOR TO THE CLOSING OF THE TRANSACTION.

NOTE 10: PURSUANT TO MODIFIED PROVISIONS OF CHAPTER B65 OF THE FHLMC SINGLE FAMILY SELLER/SERVICER GUIDE AND THE FNMA SERVICING GUIDE, SHORT SALE LETTERS FROM FHLMC AND FNMA MAY PROHIBIT SUBSEQUENT RESALE FOR UP TO 90 DAYS.

SCHEDULE B- SECTION II (CONTINUED)

PLEASE NOTIFY THE COMPANY IMMEDIATELY IF YOU RECEIVE A SHORT SALE APPROVAL LETTER PROHIBITING SUBSEQUENT RESALE FOR UP TO 90 DAYS

NOTE 11: WHEN SENDING DOCUMENTS FOR RECORDING, VIA U.S. MAIL OR SPECIAL COURIER SERVICE, PLEASE SEND TO THE FOLLOWING ADDRESS, UNLESS SPECIFIC ARRANGEMENTS HAVE BEEN MADE WITH YOUR TITLE UNIT:

CW TITLE
COLUMBIA CENTER

701 5TH AVE, 42ND FLOOR

SEATTLE, WA 98104

ATTN: RECORDING DEPT.

CW TITLE PRE-ADDRESSED ENVELOPES MAY STILL BE USED WHEN SENDING DOCUMENTS VIA TDS (TITLE DELIVERY SERVICE) TO THE ADDRESS ON THE FACE OF THE COMMITMENT COVER PAGE OR TO THE ABOVE ADDRESS.

EXHIBIT 8
PAGE 21 OF 30

SCHEDULE B- SECTION II (CONTINUED)

(END OF SPECIAL EXCEPTIONS)

EXHIBIT 8
PAGE 28 OF 36

Investigation should be made to determine if there are any sewer treatment capacity charges or if there are any service, installation, maintenance, or construction charges for sewer, water or electricity.

In the event this transaction fails to close, a cancellation fee will be charged for services rendered in accordance with our rate schedule.

Unless otherwise requested or specified herein, the forms of policy to be issued in connection with this Commitment will be the ALTA Homeowner's Policy of Title Insurance (2-03-10), and/or the ALTA Loan Policy (6-17-06).

If the policy to be issued is the ALTA Homeowner's Policy of Title Insurance (2-03-10), certain Covered Risks will be subject to maximum dollar limits of liability and deductible amounts.

The Policy committed for or requested may be examined by inquiry at the office that issued the Commitment. A specimen copy of the Policy form(s) referred to in this Commitment will be furnished promptly upon request.

TS4

Enclosures:
Sketch
Vesting Deed
Paragraphs all recorded matters



COMMITMENT FOR TITLE INSURANCE
Issued by
Title Resources Guaranty Company

EXHIBIT 8
PAGE 29 OF 30

Title Resources Guaranty Company a Texas 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 180 days 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.

IN WITNESS WHEREOF, Title Resources Guaranty Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

Handwritten signature over a line labeled 'Authorized Signature'.



Title Resources Guaranty Company

By: Paul M. ...
Executive Vice President

Michael P. ...
Secretary

CONDITIONS**EXHIBIT 8**
PAGE 30 OF 36

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 acquires 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/>.

SCHEDULE B- SECTION II (CONTINUED)

STANDARD EXCEPTIONS

EXHIBIT 8
PAGE 31 OF 36

The matters listed below each policy form are expressly excepted from the coverage of that policy and that policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason thereof.

**SCHEDULE B STANDARD EXCEPTIONS
THAT WILL APPEAR IN ALTA OWNER'S and LOAN POLICY – STANDARD COVERAGE**

1. Taxes or assessments which are not now payable or 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. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession, or claiming to be in possession, thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land, and that is not shown by the Public Records.
5. Any lien, or right to a lien, for labor, material, services or equipment, or for contributions to employee benefit plans, or liens under Worker's Compensation Acts, not disclosed by the public records.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Indian treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes; or, (d) water rights, claims or title to water, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the public records.
7. Right of use, control or regulation by the United States of America in the exercise of powers over navigation; any prohibition or limitation on the use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.
8. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity, or garbage collection or disposal, or other utilities unless disclosed as an existing lien by the public records.

**SCHEDULE B STANDARD EXCEPTIONS THAT WILL APPEAR IN
ALTA OWNER'S POLICY – EXTENDED COVERAGE**

1. Taxes or assessments which are not now payable or 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. Underground easements, servitudes or installations which are not disclosed by the public records.
3. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Indian treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes; or, (d) water rights, claims or title to water, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the public records.
4. Right of use, control or regulation by the United States of America in the exercise of powers over navigation; any prohibition or limitation on the use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.
5. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity, or garbage collection or disposal, or other utilities unless disclosed as an existing lien by the public records.

The following are the Exclusions From Coverage contained in the form of the policy or policies as described in Schedule A of the Commitment.

AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (06-17-06)

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).

AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

EXHIBIT 8
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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 the Public Records that vests Title as shown in Schedule A.

**AMERICAN LAND TITLE ASSOCIATION HOMEOWNER'S POLICY OF TITLE
INSURANCE FOR A ONE-TO-FOUR FAMILY RESIDENCE (2-03-10)**

EXCLUSIONS FROM COVERAGE



In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - a. building;
 - b. zoning;
 - c. land use;
 - d. improvements on the Land;
 - e. land division; and
 - f. environmental protection.This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
 - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.



Title Resources Guaranty Company

&

CW Title

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 CW Title and Title Resources Guaranty 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 transaction 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 or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements:

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

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.

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