Commitment No.: COW18900

SCHEDULE B - SECTION II
EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provision of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

STANDARD EXCEPTIONS:

A. (a) Taxes or assessments that 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; (b) proceedings by a public agency that 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.

B. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.

C. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.

D. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.

E. (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; (d) Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements and equitable servitudes, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the Public Records.

F. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.

G. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

END OF SCHEDULE B SECTION II STANDARD EXCEPTIONS

Commitment No.: COW18900

SPECIAL EXCEPTIONS:

1. **GENERAL TAXES AND ASSESSMENTS, IF ANY, NOT INCLUDING INTEREST AND PENALTY AFTER DELINQUENCY:**

YEAR	AMOUNT	PAID	OWING
2025	$1,133.48	$566.78	$566.70

PARCEL NO.: WO09-03-010 **TAX CODE: 420**

FIRST HALF OF GENERAL TAXES BECOME DELINQUENT ON MAY 1. SECOND HALF OF GENERAL TAXES BECOME DELINQUENT ON NOVEMBER 1.

2. **LIEN OF EXCISE TAX, IF UNPAID.**

EXCISE TAX RATE IS A GRADUATED, MARGINAL RATE BASED ON SALES PRICE (PLUS $5.00 STATE TECHNOLOGY FEE):

$525,000 OR LESS	1.35%
$525,000.01 - $1,525,000.00	1.53%
$1,525,000.01 - $3,025.000.00	3.00%
$3,025,000.01 OR MORE	3.25%

CALCULATION IS MARGINAL (FIRST $525,000.00 IS AT LOWER RATE, PLUS AMOUNT OF PRICE ABOVE $525,000.00 AT HIGHER RATE). EXAMPLE $625,000.00 SALES PRICE: $525,000.00 AT 1.35% PLUS $100,000.00 AT 1.53% = $8,617.50 PLUS $5.00 AFFIDAVIT PROCESSING FEE = $8,622.50.

EXCEPTIONS TO ABOVE RATES:

- **CITY OF WOODLAND (TAX CODE 900):**

$525,000.00 OR LESS	1.60%
$525,000.01 - $1,525,000.00	1.78%
$1,525,000.01 - $3,025,000.00	3.25%
$3,025,000.01 OR MORE	3.50%

- **AGRICULTURAL LAND/TIMBERLAND EXCISE TAX IS 1.53% REGARDLESS OF SALES PRICE, EXCEPT IN TAX CODE 900 WHERE AGRICULTURAL LAND/TIMBERLAND EXCISE TAX IS 1.78% REGARDLESS OF SALES PRICE.**

3. **LIABILITY FOR SUPPLEMENTAL TAXES FOR IMPROVEMENTS WHICH HAVE RECENTLY BEEN CONSTRUCTED ON THE PROPERTY. SAID IMPROVEMENTS ARE NOT PRESENTLY ASSESSED, BUT MAY APPEAR ON FUTURE ROLLS.**

4. **EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**
   GRANTEE: P.U.D. NO. 1 OF COWLITZ COUNTY
   PURPOSE: RIGHT OF WAY FOR ELECTRICAL TRANSMISSION
   DATED: JUNE 12, 1979
   RECORDED: JUNE 12, 1979
   AUDITOR'S NO.: 856063 VOLUME: 886 PAGE: 1072

5. **MATTERS SET FORTH BY SURVEY:**
   RECORDED: JULY 8, 1982
   AUDITOR'S NO.: 820708008 VOLUME: 5 PAGE: 90-99
   DISCLOSES: PORTION OF NORTH BOUNDARY LINE

6. **EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**
   GRANTEE: P.U.D. NO. 1 OF COWLITZ COUNTY
   PURPOSE: RIGHT OF WAY FOR ELECTRICAL TRANSMISSION
   DATED: MARCH 9, 1998
   RECORDED: APRIL 24, 1998
   AUDITOR'S NO.: 3018211

7. **MATTERS SET FORTH BY SURVEY:**
   RECORDED: JUNE 6, 1995
   AUDITOR'S NO.: 950606014 VOLUME: 14 PAGE: 100
   DISCLOSES: NORTH, WEST, AND EAST BOUNDARY LINES; WELL LOCATION; DIRT ROAD LOCATION; FENCE LINE ENCROACHMENT IS SOUTHWEST CORNER OF PROPERTY

8. **DECLARATION OF RESTRICTIVE COVENANTS AND THE TERMS AND CONDITIONS THEREOF:**
   DATED: AUGUST 5, 2020
   RECORDED: AUGUST5, 2020
   AUDITOR'S NO.: 3652387

END OF SCHEDULE B - SECTION II SPECIAL EXCEPTIONS

NOTES:

a. THE ADDRESS OF THE SUBJECT PROPERTY IS:

295 OAK POINT RD.
LONGVIEW, WA 98632

b. ACCORDING TO THE RECORDS OF COWLITZ COUNTY ASSESSOR, THE CURRENT VALUE OF SAID PREMISES IS AS FOLLOWS:

TAX PARCEL NO.:	WO09-03-010
LAND:	$118,060.00
IMPROVEMENTS:	$0.00
TOTAL:	$118,060.00

c. THE FOLLOWING ABBREVIATED LEGAL DESCRIPTION IS PROVIDED AS A COURTESY TO ENABLE THE DOCUMENT PREPARER TO CONFORM WITH THE REQUIREMENTS OF RCW 65.04.045, PERTAINING TO STANDARDIZATION OF RECORDED DOCUMENTS.

ABBREVIATED LEGAL DESCRIPTION:

9-8N-4W T-4A

d. THE REAL ESTATE UNDER SEARCH DOES NOT QUALIFY FOR THE HOMEOWNERS COVERAGE TITLE INSURANCE POLICY. THE STANDARD COVERAGE TITLE INSURANCE POLICY WILL BE ISSUED UPON CLOSING OF SAID TRANSACTION.

e. ACCORDING TO THE APPLICATION, TITLE IS TO VEST IN GF DEVELOPMENT LLC. WE FIND NO RECORD OF PERTINENT MATTERS AGAINST THE NAME OF SAID PARTY.

f. A JUDGMENT AND LIEN SEARCH WAS PERFORMED AGAINST JOHN GLASCO. WE FOUND NO PERTINENT MATTERS OF RECORD AGAINST SAID PARTY.

g. THE COMPANY DISCLOSES THERE HAVE BEEN NO CONVEYANCES OF THE SUBJECT PROPERTY OCCURRING WITHIN THE LAST TWO YEARS. NO ADDITIONAL LIABILITY IS ASSUMED HEREBY.

h. THE COMPANY IS IN POSSESSION OF AN AGREEMENT AND/OR RESOLUTION AUTHORIZING GREGORY FRANCIS, MEMBER TO EXECUTE DOCUMENTS ON BEHALF OF GF DEVELOPMENT LLC, A CALIFORNIA LIMITED LIABILITY COMPANY. IF THERE ARE ANY AMENDMENTS TO SAID AGREEMENT AND/OR RESOLUTION, THEY SHOULD BE SUBMITTED FOR REVIEW PRIOR TO CLOSING.

i. OUR PRELIMINARY TITLE REPORT HAS BEEN UPDATED TO INCLUDE THE FOLLOWING CHANGES:

NOTE H HAS BEEN ADDED.
THE EFFECTIVE DATE HAS BEEN UPDATED.

END OF SCHEDULE B - SECTION II NOTES

Mark D. Sh

Authorized Signature

EXHIBIT "A"

THAT PORTION OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF GOVERNMENT LOT 6 OF SAID SECTION 9, SAID POINT BEING ON THE SOUTH LINE OF THE A.C. CLARK DONATION LAND CLAIM;
THENCE WEST ALONG THE SOUTH LINE OF THE SAID CLARK DONATION LAND CLAIM FOR A DISTANCE OF 10.03 CHAINS (661.98 FEET);
THENCE SOUTH 00° 07' 01" EAST, FOR A DISTANCE OF 681.52 FEET;
THENCE SOUTH 87° 49' 20" EAST, FOR A DISTANCE OF 661.98 FEET TO THE WEST LINE OF THE A.S. ABERNATHY DONATION LAND CLAIM;
THENCE NORTH ALONG THE WEST LINE OF SAID ABERNATHY DONATION LAND CLAIM TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE RIGHT-OF-WAY OF OAK POINT ROAD.

SITUATE IN THE COUNTY OF COWLITZ, STATE OF WASHINGTON