

SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

0264638-16

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

Herzl-Ner Tamid Conservative Congregation, a Washington non-profit corporation

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: April 1, 2025 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:](#)

Herzl-Ner Tamid Conservative Congregation, a Washington non-profit corporation, which also appears of record as Herzl Conservative Congregation

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

PARCEL A: (APN 082405-9045-07)

THAT PORTION OF GOVERNMENT LOT 11, SECTION 8, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON; TOGETHER WITH THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF GOVERNMENT LOT 11 WITH THE NORTH LINE OF DOYLE-HANSEN ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN [VOLUME 75 OF PLATS, PAGE 24](#), RECORDS OF KING COUNTY, WASHINGTON;
THENCE SOUTH 89°09'34" EAST ALONG THE NORTH OF SAID DOYLE-HANSEN ADDITION, A DISTANCE OF 253.49 FEET TO THE WEST LINE OF LOT 7 OF CHANNEL CREST, ACCORDING TO THE PLAT THEREOF RECORDED IN [VOLUME 72 OF PLATS, PAGE 63](#), RECORDS OF KING COUNTY, WASHINGTON;
THENCE NORTH 01°12'29" EAST ALONG SAID WEST LINE, A DISTANCE OF 111.48 FEET TO THE SOUTH LINE OF TRACT "A" OF SAID CHANNEL CREST;
THENCE SOUTH 85°39'49" WEST ALONG SAID SOUTH LINE 173.15 FEET TO SOUTHEASTERLY LINE OF LAND CONVEYED TO STATE OF WASHINGTON TOLL BRIDGE AUTHORITY UNDER RECORDING NO. 3032009;
THENCE SOUTH 65°24'55" WEST ALONG SAID SOUTHEASTERLY LINE TO THE EASTERLY MARGIN OF EAST MERCER WAY, AS CONVEYED TO KING COUNTY UNDER RECORDING NO. 923897;
THENCE SOUTH 01°02'29" WEST TO THE NORTH LINE OF SAID DOYLE-HANSEN ADDITION;
THENCE SOUTH 89°09'34" EAST ALONG SAID NORTH LINE 70.61 FEET TO THE POINT OF BEGINNING.

PARCEL B: (APN 210700-0010-06)

LOTS 1 THROUGH 5, INCLUSIVE, DOYLE-HANSEN ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN [VOLUME 75 OF PLATS, PAGE 24](#), RECORDS OF KING COUNTY, WASHINGTON.

PARCEL C: (APN 151560-0010-01)

LOTS 1 THROUGH 7, INCLUSIVE, CHANNEL CREST, ACCORDING TO THE PLAT THEREOF RECORDED IN [VOLUME 72 OF PLATS, PAGE 63](#), RECORDS OF KING COUNTY, WASHINGTON;

TOGETHER WITH AN UNDIVIDED 7/8THS INTEREST IN TRACT "A" OF SAID PLAT.

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. Right of the State of Washington to remove or deposit earth material upon said premises in extension of slopes for grade or embankment, with right of ingress and egress granted by instruments recorded under Recording Nos. [3032001](#), [3034650](#) and [3038601](#).

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line and appurtenances
Recording Date: June 15, 1950
[Recording No.:](#) [4025491](#)
Affects: A portion of said premises

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

Granted to: Mercer Island Sewer District
Purpose: Sewer pipe line or lines, connections and appurtenances with right of ingress and egress
Recording Date: May 6, 1959
[Recording No.:](#) [5028729](#)
Affects: A portion of said premises

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

Granted to: Mercer Island Sewer District
Purpose: Sewer line or lines, connections and appurtenances with right of ingress and egress
Recording Date: August 4, 1959
[Recording No.:](#) [5064115](#)
Affects: A portion of said premises

SCHEDULE B

(continued)

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution lines and equipment
Recording Date: September 28, 1960
[Recording No.:](#) [5206698](#)
Affects: A portion of said premises

6. 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 Channel Crest:

[Recording No.:](#) [5543277](#)

(Affects: Parcel C)

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, facilities and equipment
Recording Date: July 19, 1963
[Recording No.:](#) [5612241](#)
Affects: A portion of said premises

8. 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 Doyle-Hansen Addition:

[Recording No.:](#) [5699123](#)

(Affects: Parcel B)

9. Relinquishment of all existing, future or potential easements for access, light, view and air, and all rights of ingress, egress and regress to, from and between said Land and the highway or highways to be constructed on lands conveyed by Deed:

To: State of Washington
Dated: July 13, 1967
Recording Date: December 13, 1967
[Recording No.:](#) [6277737](#)

SCHEDULE B

(continued)

10. Agreement and the terms and conditions thereof, as disclosed in document:
- Recording Date: August 12, 1968
[Recording No.:](#) [6389877](#)
Regarding: Option to hook on to a waterline serving said premises
- (Affects: A portion of Lots 3 through 7 of Parcel C)
11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as disclosed in a document:
- Purpose: Existing water pump, pipes and other equipment
Recording Date: August 12, 1968
[Recording No.:](#) [6389878](#)
Affects: A portion of Lot 1 of Parcel C
12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as disclosed in a document:
- Granted to: Water District No. 91, King County, Washington
Purpose: Water main(s) and water utilities and appurtenances
Recording Date: April 26, 1971
[Recording No.:](#) [7104260335](#)
Affects: A portion of Parcel B
13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Water District No. 91, King County, Washington
Purpose: Water main and appurtenances
Recording Date: May 5, 1971
[Recording No.:](#) [7105050427](#)
Affects: A portion of Lot 5 of Parcel B
14. Notice of Charges for Connection to Water and Sewer Systems and the terms and conditions thereof:
- Executed by: City of Bellevue
Recording Date: November 9, 1977
[Recording No.:](#) [7711090948](#)
15. Concomitant Zoning Agreement and the terms and conditions thereof:
- Recording Date: May 24, 1979
[Recording No.:](#) [7905240807](#)
- (Affects: Parcel A)

SCHEDULE B
(continued)

16. Notice of Charges by Water, Sewer and Storm and Surface Water Utilities and the terms and conditions thereof:

Executed by: City of Bellevue
Recording Date: December 20, 1996
[Recording No.:](#) [9612200938](#)

17. Fat, Oil and Grease Agreement and the terms and conditions thereof:

Between: Herzl-Ner Tamid Conservative Congregation
And: City of Mercer Island
Recording Date: June 27, 2019
[Recording No.:](#) [20190627000163](#)

(Affects: Parcel C)

18. Question of location of lateral boundaries of said second class tidelands or shorelands.

19. Any question that may arise due to shifting and changing in the course, boundaries or high water line of Lake Washington.

20. Rights of the State of Washington in and to that portion, if any, of the Land which lies below the line of ordinary high water of Lake Washington.

21. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.

22. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.

23. The property herein described is carried on the tax rolls as exempt as to general real property taxes (not special taxes and charges). However, it will become taxable on the date of the execution of a conveyance to a taxable entity and subject to the lien of real property taxes for the balance of the year from that date:

Tax Account No.: 082405-9045-07, 210700-0010-06 and 151560-0010-01
Levy Code: 1031

SCHEDULE B
(continued)

24. 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: 2025
 Tax Account No.: 082405-9045-07
 Levy Code: 1031
 Assessed Value-Land: \$0.00
 Assessed Value-Improvements: \$0.00

Special Taxes and Charges:

Billed: \$19.03
 Paid: \$0.00
 Unpaid: \$19.03

(Affects: Parcel A)

25. 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 No.: 210700-0010-06
 Levy Code: 1031
 Assessed Value-Land: \$0.00
 Assessed Value-Improvements: \$0.00

Special Taxes and Charges:

Billed: \$19.24
 Paid: \$0.00
 Unpaid: \$19.24

(Affects: Parcel B)

26. 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: 2025
 Tax Account No.: 151560-0010-01
 Levy Code: 1031
 Assessed Value-Land: \$0.00
 Assessed Value-Improvements: \$0.00

Special Taxes and Charges:

Billed: \$20.11
 Paid: \$0.00
 Unpaid: \$20.11

(Affects: Parcel C)

27. City, county or local improvement district assessments, if any.

SCHEDULE B

(continued)

28. Liability for Sewer Treatment Capacity Charges, if any, affecting certain areas of King, Pierce and Snohomish Counties. Said charges could apply to property connecting to the metropolitan sewerage facilities or reconnecting or changing its use and/or structure after February 1, 1990.

Please contact the King County Wastewater Treatment Division, Capacity Charge Program, for further information at 206-296-1450 or Fax No. 206-263-6823 or email at CapChargeEscrow@kingcounty.gov.

* A map showing sewer service area boundaries and incorporated areas can be found at:
<http://www.kingcounty.gov/services/gis/Maps/vmc/Utilities.aspx#4E564EB5E6894FBC95694BE009A45399>

Unrecorded Sewer Capacity Charges are not a lien on title to the Land.

29. This item intentionally deleted
30. This item intentionally deleted
31. 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: 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:

PTN SE SE, SEC 7 & GOV LT 11, SEC 8-24-5E, W.M., LTS 1-5, DOYLE-HANSON ADDN & LTS 1-7,
 CHANNEL CREST

Tax Account No.: 082405-9045-07, 210700-0010-06 and 151560-0010-01

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

3700 E Mercer Way
 Mercer Island, WA 98040

Note C: 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.

END OF NOTES

SCHEDULE B

(continued)

END OF SCHEDULE B

SCHEDULE B