

SUBDIVISION

Issued By:



Fidelity National Title
Insurance Company

Guarantee/Certificate Number:

26000027-SC

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

GUARANTEES

RGM Commercial Real Estate

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 Insurance Company

By:

Michael J. Nolan, President

Fidelity National Title Company of Washington, Inc.
701 5th Avenue, Suite 2700
Seattle, WA 98104

Countersigned By:

Joe Knipp
Authorized Officer or Agent



Attest:

Marjorie Nemzura, Secretary

ISSUING OFFICE:		
Title Officer: Christina A Menke Fidelity National Title Company of Washington, Inc. 701 5th Avenue, Suite 2700 Seattle, WA 98104 Phone: 2066647686 Fax: 877-295-8021 Main Phone: (206)628-2822 Email: Christina.A.Menke@fnf.com		

SCHEDULE A

Liability	Premium	Tax
\$1,000.00	\$750.00	\$79.13

Effective Date: January 7, 2026 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:](#)

Tortoise Enterprises, 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

Lot 3, Block 12, McGilvra's Island Addition, according to the plat recorded in [Volume 16 of Plats, page 58](#), in King County, Washington;

EXCEPT the East 135.44 feet thereof;

ALSO EXCEPT the West 10 feet thereof conveyed to King County by Deed recorded under [Recording No. 4955637](#).

SCHEDULE B

1. Right to make necessary slopes for cuts or fills upon property herein described as granted or reserved in deed:

In favor of: King County
Recording Date: October 17, 1958
[Recording No.:](#) [4955637](#)

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

Purpose: Road
Recording Date: June 17, 1969
[Recording No.:](#) [6525334](#)
Affects: Portion of said premises

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

Granted to: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: October 31, 1978
[Recording No.:](#) [7810310946](#)
Affects: Portion of said premises

4. Notice of possible (present or future) tap or connection charges levied, or to be levied, as set forth below:

Levied by: City of Mercer Island
Recording Date: December 6, 1977
[Recording No.:](#) [7712060812](#)

5. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2026
Tax Account No.: 531510 1095
Levy Code: 1031
Assessed Value-Land: \$4,208,100.00
Assessed Value-Improvements: \$1,000.00

General and Special Taxes:
Billed: not available
Paid: \$0.00
Unpaid: not available

Taxes for 2025 in the amount of \$27,562.53 have been paid.

SCHEDULE B

(continued)

6. 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>

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

NOTE: This exception will not appear in the policy to be issued.

7. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.
8. 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 SCHEDULE B