CHICAGO TITLE

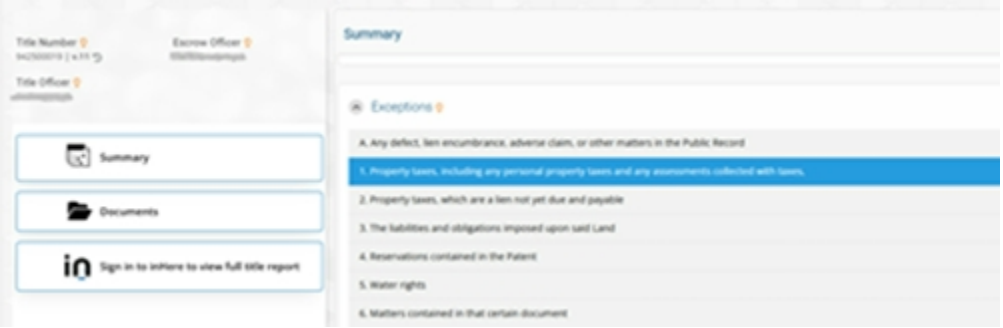
Chicago Title

Guarantee

File No.: 0302707-etu
Property Address: 3795 E Mercer Way Mercer Island, WA 98040 END OF

Title Officer: Eastside Title Unit

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SUBDIVISION

Issued By:

CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

0302707-ETU

CHICAGO TITLE INSURANCE COMPANY

a corporation, herein called the Company

GUARANTEES

Stroum Jewish Community Center

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 Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

Chicago Title Company of Washington
11900 NE 1st St., Suite 110
Bellevue, WA 98005

Countersigned By:

J.L. Jackson
Authorized Officer or Agent

ISSUING OFFICE:
Title Officer: Eastside Title Unit Chicago Title Company of Washington 11900 NE 1st St., Suite 110 Bellevue, WA 98005 Main Phone: (425)646-9883 Email: eastsidetitle@ctt.com

SCHEDULE A

Liability	Premium	Tax
$1,000.00	$350.00	$35.70

Effective Date: December 3, 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:

Samuel and Althea Stroum Jewish Community Center of Greater Seattle, a Washington nonprofit corporation

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 A OF CITY OF MERCER ISLAND LOT LINE REVISION / LOT CONSOLIDATION NO. SUB 03-004, RECORDED UNDER RECORDING NO. 20040517900010, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY KING, STATE OF WASHINGTON.

SCHEDULE B

GENERAL EXCEPTIONS

H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.

SCHEDULE B
(continued)

SPECIAL EXCEPTIONS

1. 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 system
   Recording Date: April 3, 1986
   Recording No.: 8604030431
   Affects: Portion of said premises

2. 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
   Recording Date: April 28, 1999
   Recording No.: 9904282915
   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 Energy, Inc.
   Purpose: Electric transmission and/or distribution system
   Recording Date: April 29, 2004
   Recording No.: 20040429001246
   Affects: Portion of said premises

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

   Granted to: City of Mercer Island
   Purpose: Utilities
   Recording Date: May 17, 2004
   Recording No.: 20040517002727
   Affects: Portion of said premises

5. 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 Lot Line Revision / Lot Consolidation No. SUB 03-004:

   Recording No: 20040517900010

6. Indemnification and Hold Harmless Agreement and the terms and conditions thereof:

   Executed by: City of Mercer Island; and Stroum Jewish Community Center
   Recording Date: June 19, 2008
   Recording No.: 20080619001450

SCHEDULE B
(continued)

7. Encroachment License Agreement and the terms and conditions thereof:

   Executed by: City of Mercer Island; and Samuel and Althea Stroum Jewish Community Center of Seattle
   Recording Date: February 25, 2014
   Recording No.: 20140225000445

8. Public and/or private rights for ingress, egress and utilities, if any, in existence or which may have been reserved under the Ordinance which vacated 99th Avenue Southeast.

9. The Land is presently classified as exempt as to general real property taxes (not special taxes and charges) and may be subject to the collection of back taxes for a possible three to ten year period, depending upon the actual use classification of the property during its exempt status. Inquiry should be made to the King County Assessor's Office or the Company for additional information.

   Tax Account No.: 265550-0115-05
   Levy Code: 1031

   Note: Special taxes for surface water management and/or other special charges, paid in full:

   Year: 2025
   Tax Account No.: 265550-0115-05
   Amount Billed: $20.01
   Amount Paid: $20.01
   Levy Code: 1031

10. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2026.

11. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

    Entitled: Memorandum of Lease
    Lessor: Samuel and Althea Strom Jewish Community Center of Greater Seattle
    Lessee: The French American School of Puget Sound
    Recording Date: April 21, 2004
    Recording No.: 20040421000355

12. Code Compliance Agreement and the terms and conditions thereof:

    Executed by: Stroum Jewish Community Center and City of Mercer Island
    Recording Date: November 23, 2009
    Recording No.: 20091123000035

13. 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.

END OF EXCEPTIONS

SCHEDULE B
(continued)

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:

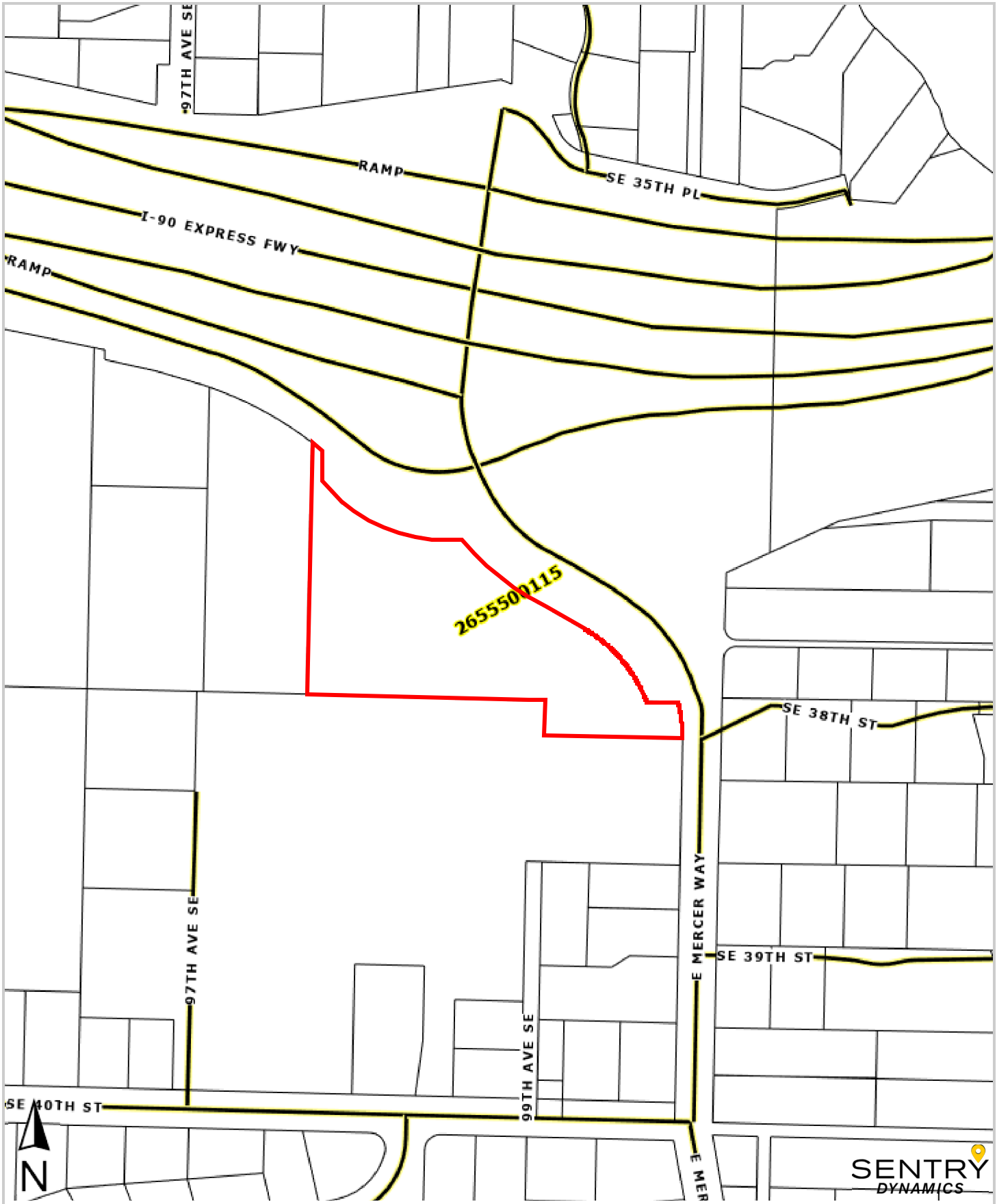
LT A, LLR/LT CONSOL# SUB 03-004, REC# 20040517900010
Tax Account No.: 265550-0115-05

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

3795 E Mercer Way
Mercer Island, WA 98040

END OF NOTES

END OF SCHEDULE B



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, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.