



ALTA Commitment

SCHEDULE A

1. Effective Date: August 5, 2009, at 8:00 AM

2. Policy or Policies to be issued:

ALTA Owner's Policy - 2006
Amount: Amount to come.
Rate: Short Term
Note: Standard Coverage
Proposed Insured: Purchaser for value from the vested owner herein

ALTA Loan Policy - 2006
Amount: Amount to come.
Rate: Simultaneous
Note: Extended Coverage
Proposed Insured: To be determined

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Exhibit A attached. Copies of the Policy forms should be read. They are available from the office which issued this Commitment.

3. The estate or interest in the land described or referred to in this Commitment is
Fee

4. Title to the Fee estate or interest in the land is at the Effective Date vested in:
TELCOM CABLE TV, INC., a Washington corporation

5. The land referred to in this Commitment is described as follows:
See Legal Description Exhibit.

This Commitment is not valid without SCHEDULE A and SCHEDULE B.

SCHEDULE B

I. REQUIREMENTS:

1. Pay us the premiums, fees and charges for the policy.
2. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered, and recorded.
3. 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 then make additional requirements or exceptions.
4. Release(s) or Reconveyance(s) of appropriate items.
5. If any document in the completion of this transaction is to be executed by an attorney-in-fact, the completed Power of Attorney form should be submitted for review prior to closing.
6. UNTIL THE AMOUNT OF THE POLICY TO BE ISSUED IS PROVIDED TO US, and entered on the face of this commitment as the amount of the policy to be issued, it is agreed by every person relying on this commitment that we will not be required to approve any policy amount in excess of the assessed value of the subject property, namely \$307,900.00 and our total liability under this commitment shall not exceed that amount.
7. The requirement that a certified copy of a resolution of the board of directors be furnished to this company authorizing or ratifying the proposed conveyance or encumbrance of Telcom Cable TV, Inc., a Washington corporation
8. The requirement that this Company be provided with an opportunity to inspect the land. The Company reserves the right to make additional exceptions and/or requirements upon completion of its inspection.

SCHEDULE B continued

- II. 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:

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

1. Encroachments, or questions of location, boundary and/or area which an accurate survey may disclose.
2. Easements or claims of easements not disclosed by the public records.
3. Rights or claims of parties in possession not disclosed by the public records.
4. Any lien or right to lien for services, material, labor, and/or contributions to an employee benefit fund or State Workers' Compensation that is not disclosed by the public records.
5. Exceptions and reservations in United States patents, Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements and equitable servitudes. Water rights, claims or title to water.
6. Any service, installation or general connection charges for sewer, water, electricity, telephone, gas and/or garbage removal.
7. General taxes not now payable; special assessments and/or special levies, if any, that are not disclosed by the public records.
8. Lien of Real Estate Excise Sale Tax upon any sale of said premises, as established by the Washington State Department of Revenue.
NOTE: As of the date of this commitment, the current Excise Tax Rate is: .0178.
Confirm the current rate by contacting the following prior to closing:
Name of Agency Snohomish County Treasurer at
Telephone Number (425) 388-3366

9. DELINQUENT GENERAL TAXES, PLUS INTEREST AND PENALTY AFTER DELINQUENCY; 1ST HALF DELINGQUENT ON MAY 1; 2ND HALF DELINQUENT ON NOVEMBER 1:

For year : 2009
Amount Billed : \$3,471.78
Amount Paid : \$0.00
Parcel No. : 270629-002-015-00
Levy Code : 03992

Assessed Valuation:

Land: \$269,900.00
Improvements: \$38,000.00

10. Terms and provisions as contained in an instrument,

Entitled : Notice of Water Connection Charges
Executed By : Cross Valley Water District of Snohomish County, Washington
Dated : May 1, 1990
Recorded : [May 21, 1990 in Official Records under Recording Number 9005210248](#)

11. Lease upon the terms, covenants, and conditions contained therein,

Lessor : Telcom Cable TV, Inc., a Washington corporation
Lessee : Cable Plus Company, L.P., a Washington limited partnership
Term : The lease shall commence November 1, 1996 and end December 31, 2001
Dated : December 18, 1996
Recorded : [January 2, 1997 in Official Records under Recording Number 9701020285](#)

Said Lease, among other things, provides for an option to renew for a period of: three five year extension terms.

NOTE: Said Lease was purportedly made subordinate to the Deed of Trust referred to herein as Paragraph(s) 12 of Schedule B by an agreement dated June 1, 2006, executed by Millennium Digital Media Systems, LLC, successor to Cable Plus Company

Recorded : [June 5, 2006 in Official Records under Recording Number 200606050692](#)

No representation as to relative priority is made with reference thereto.

12. Deed of Trust to secure an indebtedness of the amount stated below and any other amounts payable under the terms thereof,

Amount : \$170,000.00
Trustor/Borrower : Telcom Cable TV, Inc.
Trustee : Transnation Title Insurance Company, a Washington corporation
Beneficiary/Lender : Guardianship Services of Seattle as Trustee for the Charlotte Joyce Walter Trust
Dated : June 1, 2006
Recorded : [June 5, 2006 in Official Records under Recording Number 200606050691](#)

Substitution of Trustee under said Deed of Trust,

Executed By : Guardianship Services of Seattle as Trustee for the Charlotte Joyce Walter Trust
New Trustee : Gregory J. Lawless, Attorney at Law
Dated : January 22, 2009
Recorded : [January 26, 2009 in Official Records under Recording Number 200901260495](#)

Notice of Trustee's Sale under said Deed of Trust,

Executed By : Gregory J. Lawless
Dated : March 5, 2009
Recorded : [March 9, 2009 in Official Records under Recording Number 200903090664](#)
Sale Date : June 19, 2009

Notice of Continuance of Trustee's Sale recorded [June 24, 2009 in Official Records under Recording Number 200906240825](#).

Said instrument continued the sale to August 21, 2009.

13. Deed of Trust to secure an indebtedness of the amount stated below and any other amounts payable under the terms thereof,

Amount : \$50,000.00
Trustor/Borrower : Telcom Cable T.V., Inc.
Trustee : Stewart Title Guaranty Company
Beneficiary/Lender : Don Griffen
Dated : November 9, 2007
Recorded : [November 13, 2007 in Official Records under Recording Number 200711130167](#)

14. Any unrecorded and subsisting leases.

15. Terms and provisions as contained in an instrument,

Entitled : Land Use Permit Binder
Recorded : [February 24, 1989 in Official Records under Recording Number 8902240184](#)

Which, among other things, provides: regarding land variance usage

16. Terms and provisions as contained in an instrument,

Entitled : Restrictive Covenant/Equitable Servitude for Maintenance of drainage facilities
Recorded : [November 15, 1989 in Official Records under Recording Number 8911150130](#)

17. Terms and provisions as contained in an instrument,

Entitled : Snohomish County Ordinances
Recorded : [in Official Records under Recording Number 9006260257, 9009060444 and 9102010213](#)

18. Matters as contained or referred to in an instrument,

Entitled : Record of Survey
Recorded : [February 4, 1980 in Official Records under Recording Number 8002045002](#)

Said Survey delineates the Northwesterly boundary line of the property herein described.

19. Title is to vest in persons not yet revealed, and when so vested will be subject to matters disclosed by a search of the records against their names.

----- Informational Notes -----

- A. NOTE: According to the public records, there have been no deeds conveying the property described in this report recorded within a period of 24 months prior to the date hereof except as follows:

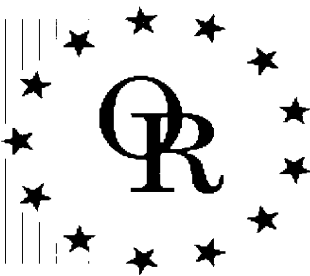
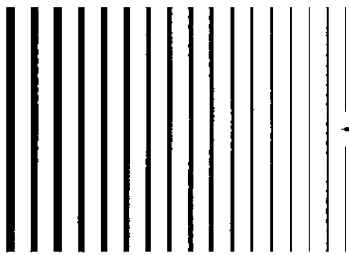
NONE

NOTE: The last recorded transfer or agreement to transfer the land described herein is as follows:

Instrument
Entitled : A Quit Claim Deed
By/From : D. Kent Walter, a single person
To : Telcom Cable TV, Inc.
Dated : July 24, 1989
Recorded : [July 25, 1989 in Official Records under Recording Number 8907250250](#)

- B. Pursuant to WAC Code 284-29-260, there will be a cancellation charge (minimum of \$50 plus tax) in the event the proposed transaction does not close.
- C. The applicable rate(s) for the policy(s) being offered by this report or commitment appears to be section(s) 24, 28 and 18.
- D. Short Term Rate ("STR") applies (but may be precluded or limited by application of the above shown section(s) of our Schedule of Fees and Charges.)
- E. NOTE: Lender's policy may include Indorsement ALTA 9 (CLTA 100), ALTA 4.1 (CLTA 115), ALTA 22 (CLTA 116.2), ALTA 8.1.
- F. NOTE: The CLTA 116 may describe the improvements as a Commercial Building known as 12221 218th Place Southeast, Snohomish, WA 98296.

cm/RMK



OLD REPUBLIC TITLE, LTD.

THIS SKETCH IS PROVIDED, WITHOUT CHARGE, FOR YOUR INFORMATION. IT IS NOT INTENDED TO SHOW ALL MATTERS RELATED TO THE PROPERTY INCLUDING, BUT NOT LIMITED TO, AREA, DIMENSIONS, EASEMENTS, ENCROACHMENTS OR LOCATIONS OF BOUNDARIES. IT IS NOT A PART OF, NOR DOES IT MODIFY, THE COMMITMENT OR POLICY TO WHICH IT IS ATTACHED. THE COMPANY ASSUMES NO LIABILITY FOR ANY MATTER RELATED TO THIS SKETCH, UNLESS SUCH COVERAGE IS SPECIFICALLY PROVIDED BY THE COVERED RISKS OF THE POLICY. REFERENCE SHOULD BE MADE TO AN ACCURATE SURVEY FOR FURTHER INFORMATION.

NORTHWEST QUARTER, SECTION 29, TOWNSHIP 27 NORTH, RANGE 6 EAST

PROPERTY ADDRESS: 12221 218TH PLACE SOUTHEAST, SNOHOMISH, WA 98296

SNOHOMISH COUNTY ORDER NUMBER: 5226004689

