

BEACHCREST FIRST ADDITION

SEC. 25, TWP. 19 N., RANGE 1 W. W.M.

THURSTON COUNTY, WASHINGTON

MCDONALD ENGINEERING COMPANY

TACOMA, WASH.

MAY 2 1948

VIEWED AND APPROVED THIS _____ DAY OF _____ A.D. 1948 BY THESE PRESENTS THAT BEACHCREST INC. ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WASHINGTON, OWNER OF A PARCEL OF LAND LOCATED IN SEC. 25, TWP. 19 N. RANGE 1 W. W.M., THURSTON COUNTY, WASHINGTON, PUBLISHED THE ATTACHED PLAT

DESCRIPTION

THE PLAT OF BEACHCREST FIRST ADDITION, THURSTON COUNTY, WASHINGTON, CONTAINS AND INCLUDES THE FOLLOWING DESCRIBED TRACT OF LAND BEGINNING AT THE SW COR. OF THE SE QUARTER OF THE NW QUARTER OF SEC. 21, TWP. 19 N. - 1 W. W.M. THENCE N. 12°05'40" E. 218.00 FT. TO THE NW COR. OF LOT 1 THENCE N. 89°46'00" E. 8006 FT. TO THE GOV. MEANDER LINE; THENCE S. 54°48'30" E. 229.00 FT. THENCE S. 80°16'30" E. 465.7 FT. THENCE S. 48°16'00" E. 2800.0 FT. THENCE S. 78°16'30" E. 343.0 FT. THENCE S. 0°43'30" W. 243.00 FT. THENCE S. 41°24' W. 274.1 FT. THENCE S. 0°48'21" E. 2066.7 FT. THENCE S. 88°16'52" W. 1300.5 FT. THENCE S. 0°48'21" E. 13200 FT. THENCE S. 0°43'30" E. 8000.0 FT. THENCE S. 88°16'52" W. 3562.5 FT. THENCE S. 0°45'35" E. 890.34 FT. THENCE S. 88°16'34" W. 97.68 FT. THENCE N. 0°47'20" W. 13.87 FT. TO POINT OF BEGINNING, ALL LYING WITHIN THE LIMITS OF GOV. LOT 1, GOV. LOT 2, SE QUARTER OF THE NW QUARTER, NE. COR. OF THE SW QUARTER OF SEC. 25, TWP. 19 N., RANGE 1 W. W.M., COMPRISING 106.41 ACRES

EASEMENTS

ALL LAND NOT BEARING LOT NUMBERS ON THIS PLAT SHALL BE OWNED AND MAINTAINED BY BEACHCREST INC. THIS SHALL INCLUDE STREETS, PATHS, LAKE, TIDEL AND USE OF ALL STREETS AND PATHS IS HEREBY GRANTED TO ALL LAND OWNERS INCLUDED IN THIS PLAT AND LATER ADDITIONS BY BEACHCREST INC., AMBULANCES, FIRE EQUIPMENT, SCHOOL BUSES, MAIL CARRIERS, AND ALL PUBLIC CONVEYANCES

EASEMENT FOR CONSTRUCTION OF TELEPHONE LINES, POWER LINES, WATER LINES, SEWER LINES, GAS LINES AND ALL PUBLIC UTILITIES IS HEREBY GRANTED OVER OR UNDER STREETS INCLUDED IN THIS PLAT, THIS EASEMENT SHALL ALSO INCLUDE MAINTENANCE OF SAID LINES AND UTILITIES

BEACHCREST INC. OFFICERS OF SAID CORPORATION HAVE CAUSED THEIR RESPECTIVE NAMES TO BE HEREUNTO SUBSCRIBED AND THE CORPORATE SEAL HEREUNTO AFFIXED THIS _____ DAY OF _____ 1948

BEACHCREST, INC.

BAILEY MILTON - PRESIDENT

EDMUND SLOBODEN - TREASURER

EDMUND SLOBODEN - VICE PRESIDENT

N. C. McDONALD - SECRETARY

STATE OF WASHINGTON }
COUNTY OF THURSTON } SS

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ A.D. 1948 BEFORE ME A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON DEED COMMISSIONED AND SHOWN PERSONALLY APPEARED BAILEY MILTON, PRESIDENT, EDMUND SLOBODEN, VICE-PRESIDENT, EDMUND SLOBODEN, TREASURER, N. C. McDONALD SECRETARY, ALL OF WHOM ARE OFFICERS OF BEACHCREST, INC. AND TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXHIBITED THE WITHIN AND FURNISHED SUFFICIENT EVIDENCE TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN MENTIONED.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THE DAY AND YEAR FIRST ABOVE MENTIONED

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT _____

CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT OF BEACHCREST FIRST ADDITION IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 1 WEST, WASHINGTON COUNTY, THAT THE DISTANCES AND COURSES ARE SHOWN CORRECTLY THAT MONUMENTS HAVE BEEN SET CORRECTLY ON THE SPOTS INDICATED THEREON IN ACCORDANCE WITH PROVISIONS OF THE STATUTES AND THE REGULATIONS CONCERNING PLATTING

N. C. McDONALD
LICENSE NO. 1424 (RENEWAL NO. 0833)
REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR

COVENANTS

ALL RESTRICTIONS SHALL RUN WITH THE LAND AND SHALL BE BINDING ON ALL PURCHASERS, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS

NO HOUSES OR BUILDINGS SHALL BE CONSTRUCTED AT A DISTANCE CLOSER THAN 25 FEET FROM THE FRONT OF ANY LOT EXCEPT WHERE CONTIGUOUS TO GROUND PERMIT GRANTED TO THE USE OF AN EASEMENT

BEFORE CONSTRUCTING A RESIDENCE OR BUILDING OF ANY KIND IT SHALL BE MANDATORY FOR THE BUILDER OR PROPERTY OWNER TO FIRST SUBMIT A PLAN OF SUCH CONSTRUCTION TO THE CORPORATION FOR APPROVAL AND NO WORK OF ANY NATURE WHATSOEVER SHALL BE STARTED ON THE RESIDENCE AND/OR BUILDING BEFORE THE PLAN IS APPROVED IN WRITING BY AT LEAST ONE OF THE OFFICERS OF THE CORPORATION

ALL RESIDENCES SHALL BE COMPLETED ON THE EXTERIOR INCLUDING FINISH WITHIN SIX MONTHS AFTER THE STARTING DATE

THE SUBDIVISION IS INTENDED FOR SUBURBAN RESIDENCES EXCEPT HOWEVER COMMUNITY BUSINESS CENTER OR OTHER BUILDINGS PLANNED AND INTENDED BY THE CORPORATION AND THE BUSINESS OF ANY KIND SHALL BE PERMITTED THEREON WITHOUT THE WRITTEN PERMISSION OF THE CORPORATION

NO SWINE, SHEEP OR OTHER LIVE STOCK SHALL BE KEPT ON SAID PROPERTY AND CHICKENS SHALL NOT BE KEPT FOR COMMERCIAL PURPOSES

ALL STREETS, ROADS, PATHS AND PROPERTY ADJOINING THE BEACH, FRESH WATER LAKE AND GREER TRAILS ON THE PLAT SHALL REMAIN THE PROPERTY OF BEACHCREST INC. THE USE OF WHICH IS HEREBY GRANTED TO EACH AND ALL PURCHASERS WITHIN THE LIMITS OF THIS SUBDIVISION OR ANY OTHER SUBDIVISION CREATED, FORMED OR ANNEXED BY BEACHCREST, INC. AND BEACHCREST, INC. SPECIFICALLY RESERVE THE RIGHT TO CREATE, FORM AND ANNEX ADDITIONAL SUBDIVISIONS TO THIS PLAT AND GRANT THE SAME PREVIOUSLY IS PROVIDED HEREIN TO SAID SUBDIVISIONS OR ANNEXATIONS AND THAT THE SAME SHALL BE CONSTRUCTED AND MAINTAINED BY THE CORPORATION UNTIL SUCH TIME AS THE CORPORATION AFTER THE CONSTRUCTION OF ALL ROADS AND STREETS PROVIDED FOR IN THIS PLAT DESIRES TO FORM AN ASSOCIATION FOR THE MAINTENANCE THEREOF

THE CORPORATION RESERVES THE RIGHT TO DETERMINE WHETHER OR NOT ANY TREES OR NATURAL SHRUBBERY SHALL BE REMOVED IT BEING THE INTENTION TO PRESERVE ALL NATURAL GROWTH OF ANY KIND, AND THAT NO FIRES OF ANY DESCRIPTION SHALL BE STARTED OUTRAN THE FIRE SEASON WITHOUT A WRITTEN PERMIT GRANTED BY AN OFFICER OF THE CORPORATION

THE USE OF FIREARMS ON ANY PROPERTY FOR HUNTING PURPOSES IS PROHIBITED

THESE COVENANTS SHALL BE CONSIDERED AS RUNNING WITH ALL ADJOINING LAND NOW OWNED OR LATER ACQUIRED BY BEACHCREST, INC. AND SHALL BE BINDING EFFECTIVE AS SAID LANDS ARE PLATTED

THE ENTIRE AREA COVERED BY THIS PLAT SHALL BE CONSIDERED AS PRIVATE PROPERTY AND AT NO TIME SHALL BE OPEN TO THE PUBLIC

NO BUILDINGS OR OBSTRUCTIONS OF ANY KIND SHALL BE ERECTED, CONSTRUCTED OR BUILT WITHIN 10 FEET OF THE NORTH, NE OR SE CORNERS AND/OR LOTS TO BE EXCLUSIVE OF BLOCK, AND NO BUILDINGS OR OBSTRUCTIONS OF ANY KIND SHALL BE CONSTRUCTED, ERECTED OR SHOWN WITHIN A 10 FOOT EXCEPT THAT OF A CONVENTIONAL ONE-STORY DWELLING ON THE REMAINDER OF THE ABOVE MENTIONED BLOCK IS AND/OR LOTS TO BE EXCLUSIVE BLOCK

EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D. 1948
COUNTY ENGINEER

I HEREBY CERTIFY THAT THERE ARE NO UNPAID STATE OR COUNTY TAXES ON WITHIN THE DESCRIBED PROPERTY
TREASURER THURSTON COUNTY WASHINGTON

EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D. 1948

FILED AND RECORDED THIS _____ DAY OF _____ 1948
M. C. MCKAY

Order Title Insurance Through
Chicago Title Insurance Company
Olympia (360) 456-7878



THURSTON COUNTY
WA 98501

Dec 7 10 50 AM '82

REGULS
S&M S RECD. AUDITOR

Hilton

PROPERTY REPORT

FILED BY

mail HILTON-SJOBOEN
P. O. Box 336
Olympia, WA 98507

FOR

BEACHCREST, FIRST ADDITION

EFFECTIVE DATE: 12-2-80

WASHINGTON STATE REGISTRATION NUMBER: 0423

NOTICE TO PURCHASER

YOU MAY REVOKE ANY CONTRACT OR AGREEMENT WITHIN FORTY-EIGHT (48) HOURS, IF YOU RECEIVED THIS PROPERTY REPORT LESS THAN FORTY-EIGHT (48) HOURS BEFORE YOU SIGNED THE CONTRACT OR AGREEMENT. NOTICE OF REVOCATION MUST BE BY WRITTEN NOTICE DELIVERED TO THE DEVELOPER OR HIS AGENT. THE TIME PERIOD OF FORTY-EIGHT (48) HOURS DOES NOT INCLUDE A SATURDAY, SUNDAY OR LEGAL HOLIDAY.

DISCLAIMER

THIS PROPERTY REPORT IS FOR INFORMATION PURPOSES ONLY. THE WASHINGTON LAND DEVELOPMENT REGISTRATION AND ADMINISTRATION OFFICE HAS NEITHER APPROVED NOR DISAPPROVED THE MERITS OF THIS OFFERING. THE DEVELOPER IS RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THIS REPORT.

FACTS ABOUT THIS DEVELOPMENT WHICH WILL MAKE PURCHASE A RISK TO YOU ARE PRINTED IN CAPITAL LETTERS AND UNDERLINED.

If you believe that the developer has made any wrong statements in this Property Report, please tell the developer and the Land Development Office, address:

Land Development Chief
Real Estate Division
P. O. Box 247
Olympia, WA 98504
Phone: (206) 753-1061

I. PROPERTY

Beachcrest, First Addition, is a planned rural community located on what is known as Hogum Bay, 9 miles northeast of Olympia, Washington.

The development as a project is being offered by Hilton-Sjoberg, whose legal address is P. O. Box 336, Olympia, Washington 98507, and whose registered agent is the Director of Motor Vehicles, Olympia, Washington. Its principal

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owners are Vayden E. Hilton, a widow, P. O. Box 336, Olympia, Washington; Edward O. Sjoboen, 3205 Hoadly Road, Olympia, Washington 98501; and Bernard T. Sjoboen and Clare S. Sjoboen, 442 South 96th Street, Tacoma, Washington 98444.

The acreage sold is owned by Hilton-Sjoboen. To date, there has been one offering of lots sold in this subdivision commencing in 1948. There were originally 327 lots or building sites platted. Sales stopped in 1971. During the interim, 240 lots or building sites were sold. About 100 homes have since been constructed on those lots. Thirty-seven lots remain unsold of the original inventory.

Because of changed and stricter county and state health and land use regulations during recent years, building and septic system permits are no longer available on some of the originally platted lots, if they were to be sold singly. The county has required the developer to remove some of such lots entirely from the sales inventory. Other lots are to be combined into units for sale purposes. A listing of the lots, or lot units available for purchase as of June, 1980, is attached to this Property Report, along with the written status on the acceptability of minimum lot sites for building sites as made by the Thurston-Mason District Environmental Health Centers as of July 11, 1975.

A. ENCUMBRANCES:

Protective Covenants have been recorded and are applicable to Beachcrest, First Addition. Copies of the covenants covering each lot are available for inspection at Pioneer Title Insurance Company 514 South Washington, Olympia, Washington.

A purchaser should review these covenants carefully, both for the purpose of knowing the restrictions placed on one's own buildings and land usage, but also for determining what types of buildings, easements and land uses are permitted elsewhere in the development.

B. ACCESS:

The development is reached by a black-topped county road which branches off Interstate 5, 3.5 miles to the south.

C. LAND USE:

There is a corridor of land to the west of the

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development, immediately adjacent to the lots in Blocks 2 and 4, that was zoned industrial in 1970. It is owned by the Burlington Northern Railroad, which has planned to use this corridor as a means of access to piers and other marine facilities proposed to the west of the development. Such facilities and corridor would service a planned major industrial park to be located one mile to the southwest of Beachcrest.

The whole question of future industrial use of this corridor is still being disputed in the courts, by the Department of Ecology, and other agencies. In the future, should Burlington Northern prevail, there is the POSSIBILITY OF HEAVY TRAFFIC, INDUSTRIAL AND OTHER OBJECTIONABLE USES of the land and beach areas west and southwest of the development. However, the zoning of the Burlington-Northern property provides for a 300-foot green belt buffer zone between that property and Beachcrest, First Addition, which will protect the development from any activity on the Burlington-Northern property.

Developer does not intend to plat other developments or subdivisions adjacent to Beachcrest in the future. Developer has platted a tract of land adjacent to Beachcrest into 5-acre tracts but this development has no connection with Beachcrest.

Within the development itself, the restrictions and covenants on file place additional restrictions as to land use and activity permitted. Some of the more important are:

A 25-foot building setback is required both by the covenants and by county ordinance. Any construction started must be completed within six (6) months. Setbacks are subject to requirements of county regulations.

Plans for construction must first be submitted to an Architectural Control Committee for review and approval. Currently the Control Committee is made up of the Board of Trustees of the Beachcrest Community Association, an association of lot owners within Beachcrest. Currently those members are Albert Wiest, 4924 Carole Drive N.E., Olympia, Washington and Glenn A. Hojem, 5241 Beach Way N.E., Olympia, Washington. The members of this committee are chosen by vote of the membership of Beachcrest Community Association, at least one member of which committee shall be one of the developers until all lots are sold.

Mobile homes are not permitted within the development.

No home having dimensions of less than 1400 square feet including garage or carport, shall be erected on any lot, and each new home shall conform generally to existing homes in the area.

No garbage or junk shall be stored, kept or disposed of on any lot, and it shall be the responsibility of each owner to maintain his lot in a neat, orderly condition so as not to detract from the neighborhood.

All lands not devoted to residential use within Beachcrest have been conveyed by the developers to the Community Association, or to the owners of the water company which supplies water to the Addition.

D. TAXES:

As of May, 1976, the county was taxing property at the rate of \$21.00 per \$1,000 of actual value. After a year or so, the purchase price of a lot will usually approximate its assessed value.

Taxes in the year of sale are pro-rated between the buyer and seller. FUTURE REAL ESTATE TAXES ARE THE RESPONSIBILITY OF THE BUYER AFTER THE TRANSACTION IS COMPLETED.

E. PURCHASE CONTRACT:

In the event of a purchase on real estate contract, the contract will be recorded by the developer with the cost of recording to be borne by the purchaser. The original recorded contract is returned to the purchaser after recording for his or her information. Purchaser is to receive his Warranty Deed in the event of a cash sale at the time of closing or in the event of a sale on contract at the time that the contract is paid in full. A title policy will be issued at the time the contract is recorded and will be held by the seller until the contract is paid in full and a copy furnished to the buyer. A lot purchaser will be permitted to review this policy of title insurance. If for any reason a title is not good and cannot be made good by the agreed date of closing, the agreement will be void at the purchaser's option and any down payment will be refunded. ANY ESCROW FEE WILL BE SHARED EQUALLY BETWEEN THE PURCHASER AND THE SELLER. No penalty is assessed in case the contract is assigned, nor is there any penalty for pre-payment. At the time the contract is fully paid, the deed is delivered by the present owners to the purchaser along with a check for revenue stamps. IT IS THE RESPONSIBILITY OF THE PURCHASER TO RECORD THE INSTRUMENT.

On a contract sale, no grace period is provided on payments. IF A PAYMENT IS TARDY OR MISSED, the developer may declare a forfeiture and YOU COULD LOSE YOUR LOT, ANY IMPROVEMENTS, PAYMENTS AND POSSIBLY INCUR OTHER LEGAL COSTS.

II. IMPROVEMENTS

A. COMMUNITY AREAS:

A community non-profit corporation has been formed known as Beachcrest Community Association made up of the

owners and contract purchasers within Beachcrest, First Addition. The developers have conveyed to the association the 1800 feet of beach and fronting tidelands, all streets and paths within the Addition and leading to the beach and those areas around the lake not needed for its protection. The Community Association will maintain and control all such common areas and members will be assessed a maintenance fee in such amount as they themselves vote to take care of such maintenance. All lot owners automatically become members of the Lot Owners' Association and are responsible personally for all assessments, as well as having a lien on their property.

B. WATER:

A water system has been installed and water service is available to all building sites. The system is owned and operated by M R Construction and Utilities, Inc., of which the principal stockholders are Harvey C. Mayse and Frank Radcliff. The water is drawn from wells approved by the Thurston County Health District.

The system includes 10 fire hydrants placed at locations approved by Thurston County Fire District No. 3.

Water is available at each lot line at a hookup charge of \$200 to the consumer. The present monthly charge for water is \$11, but this AMOUNT IS SUBJECT TO CHANGE under supervision of the Utilities and Transportation Commission of the State of Washington.

Where any hookup requires breaking up an improved blacktop road in order to extend a lateral from the water main to the property line, the actual cost of restoring the road surface may be charged against the customer, in addition to the standard hookup charge.

C. SEWAGE DISPOSAL:

Sewage disposal will be by individuals on-site septic systems installed and paid for by the purchaser.

The development as a whole has been approved for on-site disposal systems, but there is no guarantee that all building sites will receive county approval for an on-site disposal system. WITHOUT SUCH APPROVAL NO BUILDING PERMIT WILL BE ISSUED.

The attached review of lots as made by the Thurston-Mason Environmental Health Department is only for the purpose of determining minimum lot sizes for sale purposes. The county health department advises that each site must both "perc" and be inspected by that agency before a permit for a septic system or the follow-up building permit will be issued.

In addition, because of adverse soil and slope conditions in some areas of the development, particularly near the waterfront, some building sites may require specially designed septic systems.

As of June, 1980, the cost of a conventional on-site septic system was averaging \$900 to \$1,100. If a special design is required, the cost of the on-site system could be substantially greater.

A LOT PURCHASER SHOULD MAKE CERTAIN OF THE NECESSARY BUILDING SITE APPROVAL BEFORE PURCHASING A LOT OR LOT UNIT.

D. INTERIOR ROADS:

All lots in the addition are served with existing private roads belonging to the Community Association, with access on a year-round basis. On 60-foot right of way roads, there is a 20-foot oil mat over gravel driving surface and on 40-foot right of way roads, there is a 16-foot oil mat over gravel driving surface. The roads are up to original plat standards. The Community Association will be responsible for maintenance of the roads, which costs approximately \$750 per year.

E. ELECTRICITY:

Power is supplied by Puget Sound Power & Light Co. The lot owner is required to pay for hook-up and meter.

F. TELEPHONE:

Underground phone lines are provided to the lot line by Pacific Northwest Bell Telephone Co. A charge is made by the company for installation of a phone in each home.

G. GARBAGE AND TRASH DISPOSAL:

Pacific Disposal, Inc. of Olympia, Washington, (phone number: 352-2046) maintains a garbage collection system in the area.

H. FIRE PROTECTION:

There are 10 fire hydrants in Beachcrest, First Addition, at present. There is a fire station located within one mile of the development. Fire insurance may be purchased at "protected rates."

Communities in the vicinity of the development are Lacey, 6 miles to the south; Olympia, 9 miles to the southeast; and the Lakewood area of Tacoma, 17 miles to the north. Shopping facilities are available at all three locations plus doctors, dentists, hospitals and all other city services. Shopping facilities are also available at Tanglewilde, approximately 4 miles south.

There is a daily bus service along Highway 99 and along Interstate 5 to any of the above-mentioned points and to Seattle.

School bus service is furnished by the North Thurston School District to the elementary school and high schools located in the Lacey area. Pick-up is at the student's residence.

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The development is on Olympia rural delivery out of the Olympia post office. There is also a branch post office at Lacey, Washington.

III. PHYSICAL CONDITIONS

The land was originally covered with evergreen and salal and the wood lots have been left in this natural state. The lot elevations average 150 feet above sea level. The land is sloping toward Hogum Bay giving an unobstructed view of the shipping lanes.

IV. SPECIAL HAZARDS

If the industrial zoning for the corridor next to the development and the pier and marine facilities are both approved and the Burlington Northern goes ahead with its plans for an industrial park to the southwest of the development, THERE COULD BE FUTURE AIR, NOISE AND VISUAL POLLUTION OF THE SURROUNDING ENVIRONMENT. The zoning does, however, require a 300-foot green belt buffer zone between the Burlington-Northern property and the development.

V. FINANCIAL POSITION

The land is unencumbered.

HILTON-SJOBOEN

By: Wayne D. Sjoeben

By: Bernard T. Sjoeben

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RECEIPT FOR PROPERTY REPORT

YOU MAY REVOKE ANY CONTRACT OR AGREEMENT WITHIN FORTY-EIGHT (48) HOURS IF YOU HAVE RECEIVED THE PROPERTY REPORT LESS THAN FORTY-EIGHT (48) HOURS BEFORE YOU SIGNED THE CONTRACT OR AGREEMENT. NOTICE OF REVOCATION MUST BE BY WRITTEN NOTICE DELIVERED TO THE SELLER OR HIS AGENT. THE TIME PERIOD OF FORTY-EIGHT (48) HOURS DOES NOT INCLUDE ALL OR ANY PART OF A SATURDAY, SUNDAY OR LEGAL HOLIDAY.

DO NOT SIGN THIS RECEIPT UNTIL YOU HAVE RECEIVED A COPY OF THE PROPERTY REPORT. READ IT FOR YOUR OWN PROTECTION. RISKS ARE PRINTED IN CAPITAL LETTERS AND UNDERLINED.

I have received my own copy of the Property Report on 0423 BEACHCREST, First Addition
(Registration No.)

I understand the Property Report is not a recommendation or endorsement of the development, but it is for information only.

(Signature)

(Address)

(Date) (Hour Received)

The developer must retain this receipt for three (3) years.