

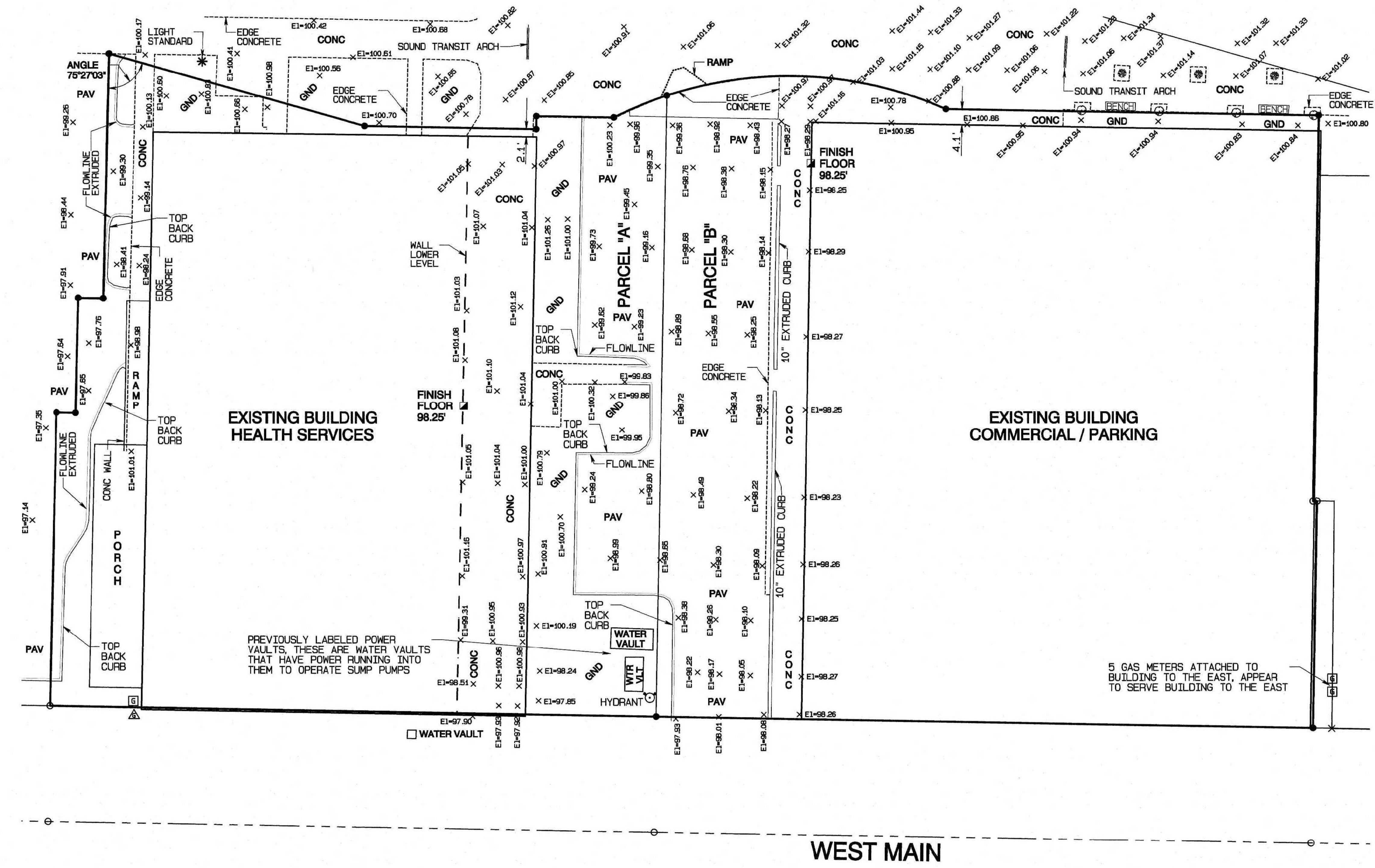
EXHIBIT MAP

LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 28
TOWNSHIP 20 N, RANGE 4 E, WILLAMETTE MERIDIAN
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

SPOT ELEVATIONS / ADDITIONAL LOCATES

LEGEND

- SET REBAR AND I.D. CAP OR NAIL WITH I.D. WASHER
- CALCULATED CORNER OR FOUND AS NOTED
- FIRE HYDRANT
- GAS VALVE
- GAS METER
- FINISHED FLOOR
- 2" DECIDUOUS TREE
- 5" DECIDUOUS TREE
- SPOT ELEVATION X EL=
- CONCRETE CONC
- GROUND GND
- PAVEMENT PAV



AZURE GREEN
CONSULTANTS

+feasibility +planning +engineering +surveying

409 East Pioneer, Suite A - Puyallup, WA 98372 phone: 253.770.3144 fax: 253.770.3142

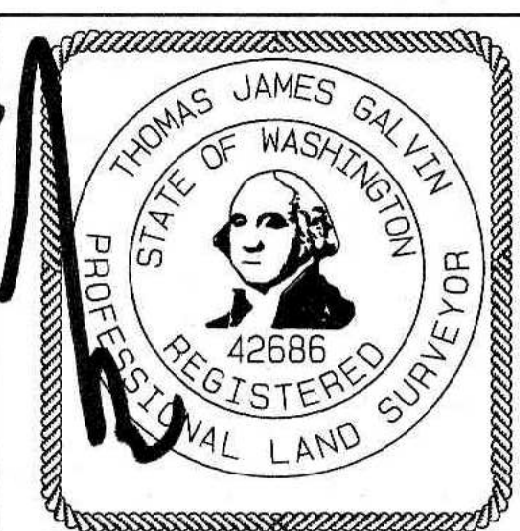


EXHIBIT MAP

SHEET 1 OF 1

FOR: COMMUNITY HEALTH CARE

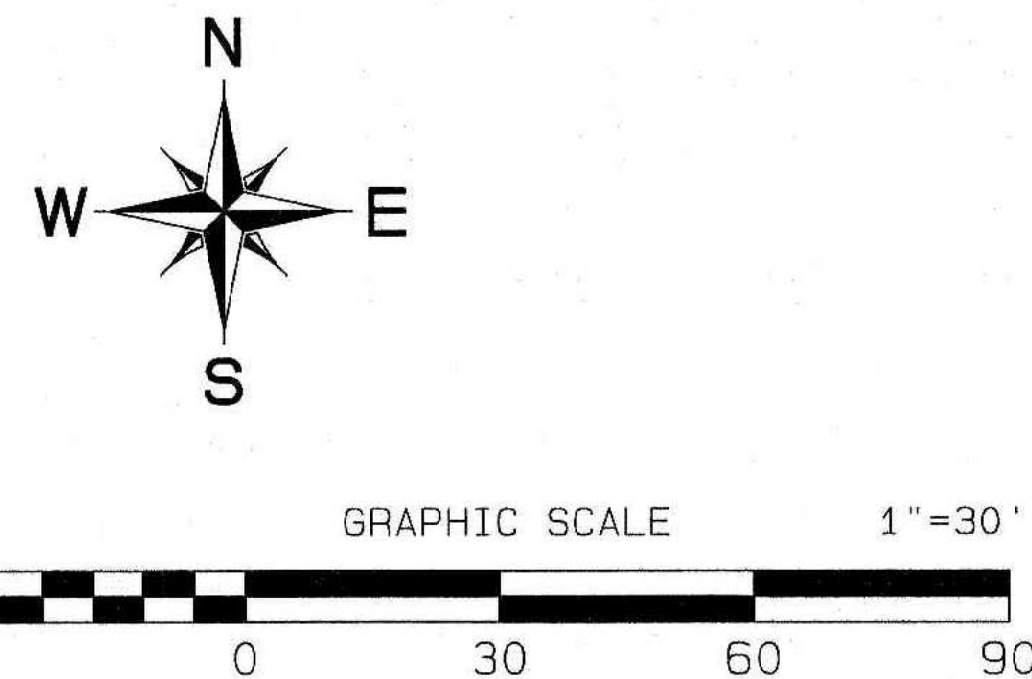
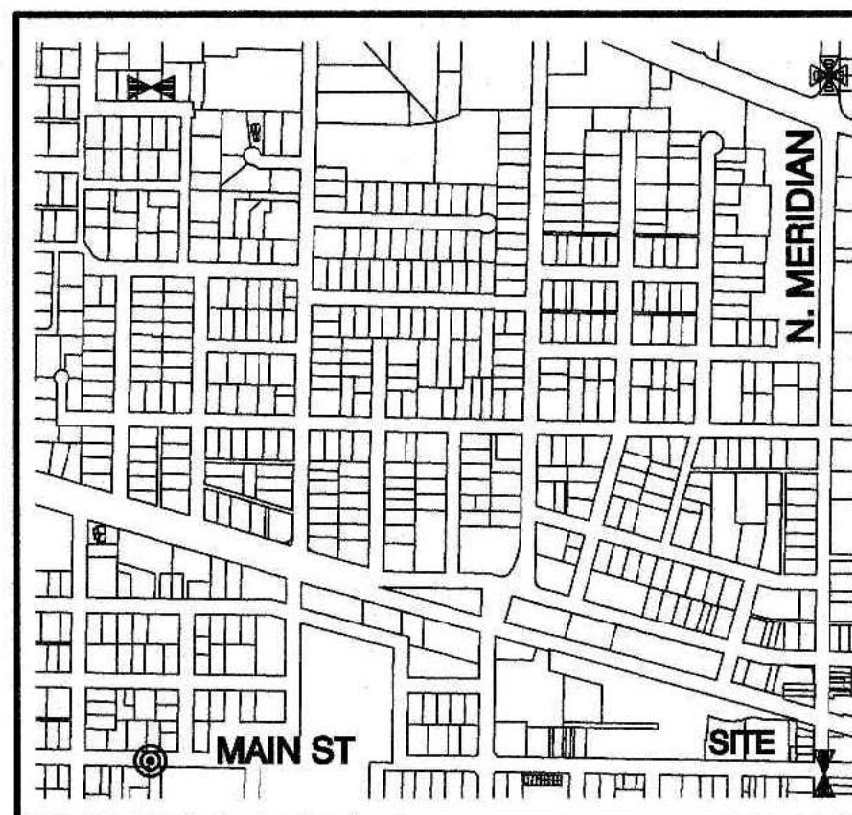
DRAWN BY: TG

CHECKED: JJ

SCALE: 1 INCH = 20 FEET

JOB NO: 3200

DATE: OCTOBER 13, 2022



RECORD OF SURVEY ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 28
TOWNSHIP 20 N, RANGE 4 E, WILLAMETTE MERIDIAN
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

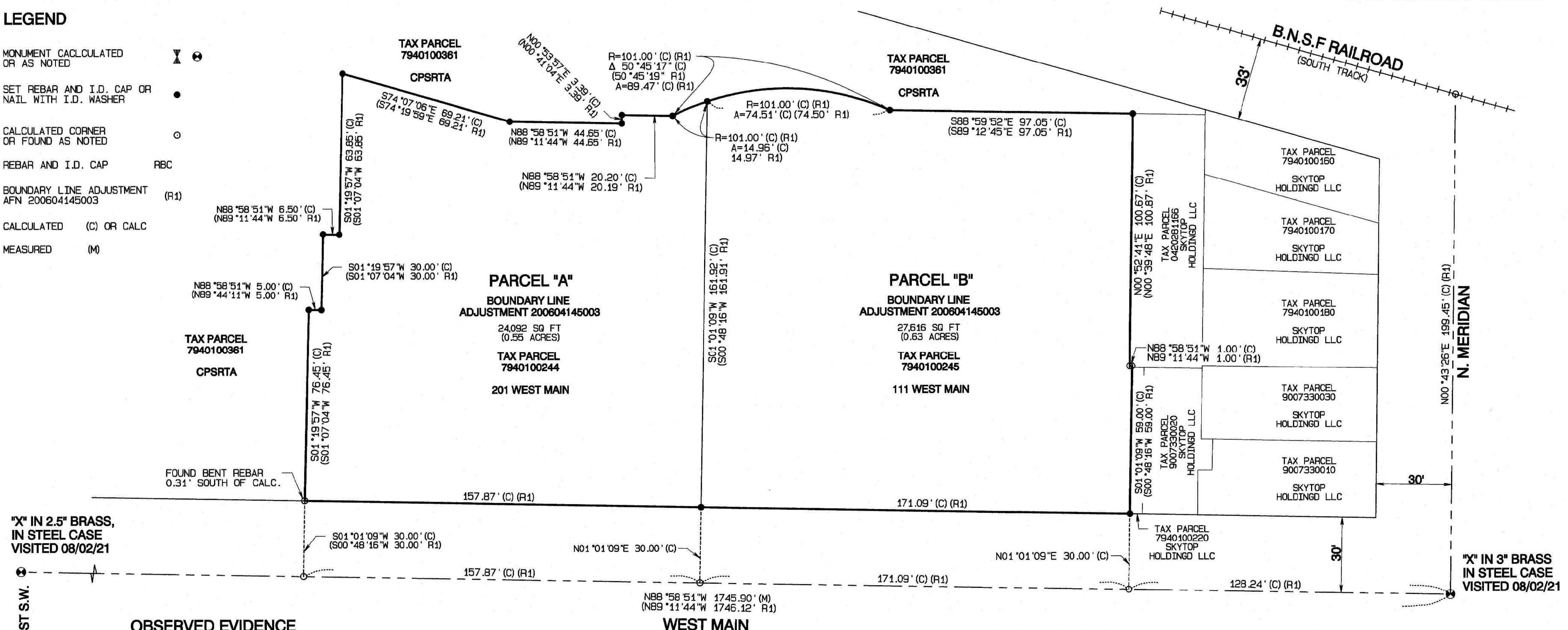
BOUNDARY EXHIBIT

SURVEYOR'S NOTES

1. BASIS OF BEARING: ALONG THE CENTERLINE OF WEST MAIN, BETWEEN THE MONUMENTS SHOWN
2. THE METHOD OF MONUMENT LOCATION WAS BY FIELD TRAVERSE AND GPS OBSERVATION. THE INSTRUMENTS USED WERE A TRIMBLE S-6 TOTAL STATION AND A TRIMBLE R-10-2 GNSS RECEIVER.
3. THIS SURVEY COMPLIES WITH ALL STANDARDS AND GUIDELINES OF THE SURVEY RECORDING ACT CHAPTER 58.09 RCW AND 332-130 WAC
4. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OR UTILITIES EXCEPT AS SHOWN OR DISCLOSED BY CHICAGO TITLE NO. 211310-TC
5. ADDITIONAL REFERENCES:
BOUNDARY LINE ADJUSTMENT 200510285005

LEGEND

- MONUMENT CALCULATED OR AS NOTED
- SET REBAR AND I.D. CAP OR NAIL WITH I.D. WASHER
- CALCULATED CORNER OR FOUND AS NOTED
- REBAR AND I.D. CAP RBC
- BOUNDARY LINE ADJUSTMENT AFN 200604145003 (R1)
- CALCULATED (C) OR CALC
- MEASURED (M)



"X" IN 2.5" BRASS,
IN STEEL CASE
VISITED 08/02/21

6TH ST S.W.

OBSERVED EVIDENCE

1. THERE WAS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
2. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
3. THERE WAS NO EVIDENCE THAT THE SITE WAS USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
4. THERE WAS NO OBSERVABLE EVIDENCE THAT THE SITE WAS WITHIN 100 FEET OF A CEMETERY OR BURIAL GROUND.
5. THERE WERE NO ENCROACHMENTS EXCEPT AS SHOWN ON SHEET 2.

ZONING CBD-CORE

CENTRAL BUSINESS DISTRICT CORE

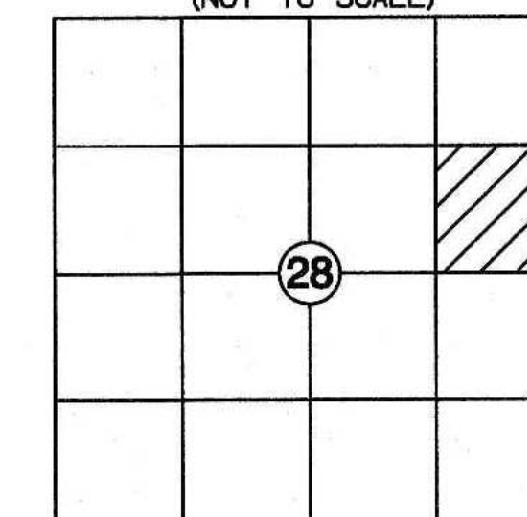
FEMA FLOOD ZONE "X"

AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

INDEX LOCATION

S.28-T.20N-R.4E

(NOT TO SCALE)



ALTA/NSPS CERTIFICATION TO:

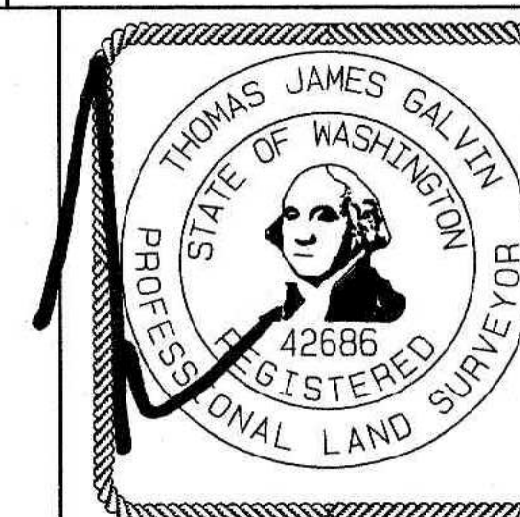
COMMUNITY HEALTH CARE A WASHINGTON NON-PROFIT CORPORATION AND CHICAGO TITLE COMPANY OF WASHINGTON

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, 13, 15, AND 18, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 8, 2021

DATE OF PLAT OR MAP: 08/18/2021

THOMAS J. GALVIN

CERTIFICATE NO. 42686



SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN AUGUST 2021 IN CONFORMANCE WITH THE REQUIREMENTS OF SURVEY RECORDING ACT AT THE REQUEST OF FOR: COMMUNITY HEALTH CARE

THOMAS J. GALVIN

CERTIFICATE NO. 42686

RECORD OF SURVEY ALTA/NSPS

SHEET 1 OF 6

FOR: COMMUNITY HEALTH CARE

DRAWN BY: TG

CHECKED: JJ

SCALE: 1 INCH = 30 FEET

JOB NO: 3200

DATE: AUGUST 18, 2021



AZURE GREEN
CONSULTANTS

+feasibility +planning +engineering +surveying

409 East Pioneer, Suite A - Puyallup, WA 98372 phone: 253.770.3144 fax: 253.770.3142

AUDITOR'S CERTIFICATE

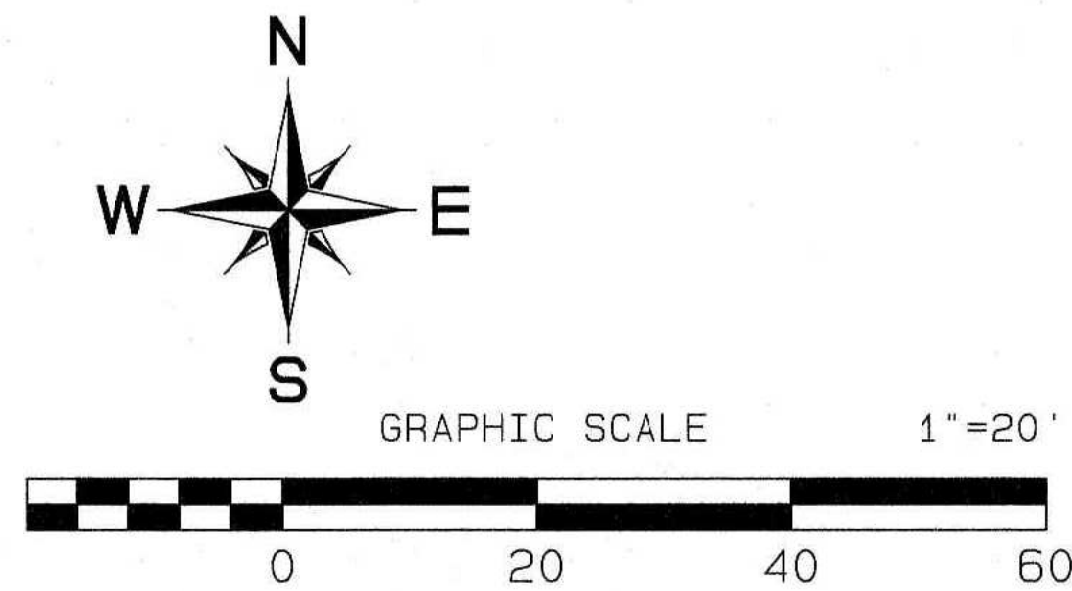
FILED FOR RECORD THIS _____ DAY OF _____

2021, AT THE REQUEST OF _____

RECORDERS FEE NO: _____

DEPUTY

COUNTY AUDITOR



RECORD OF SURVEY

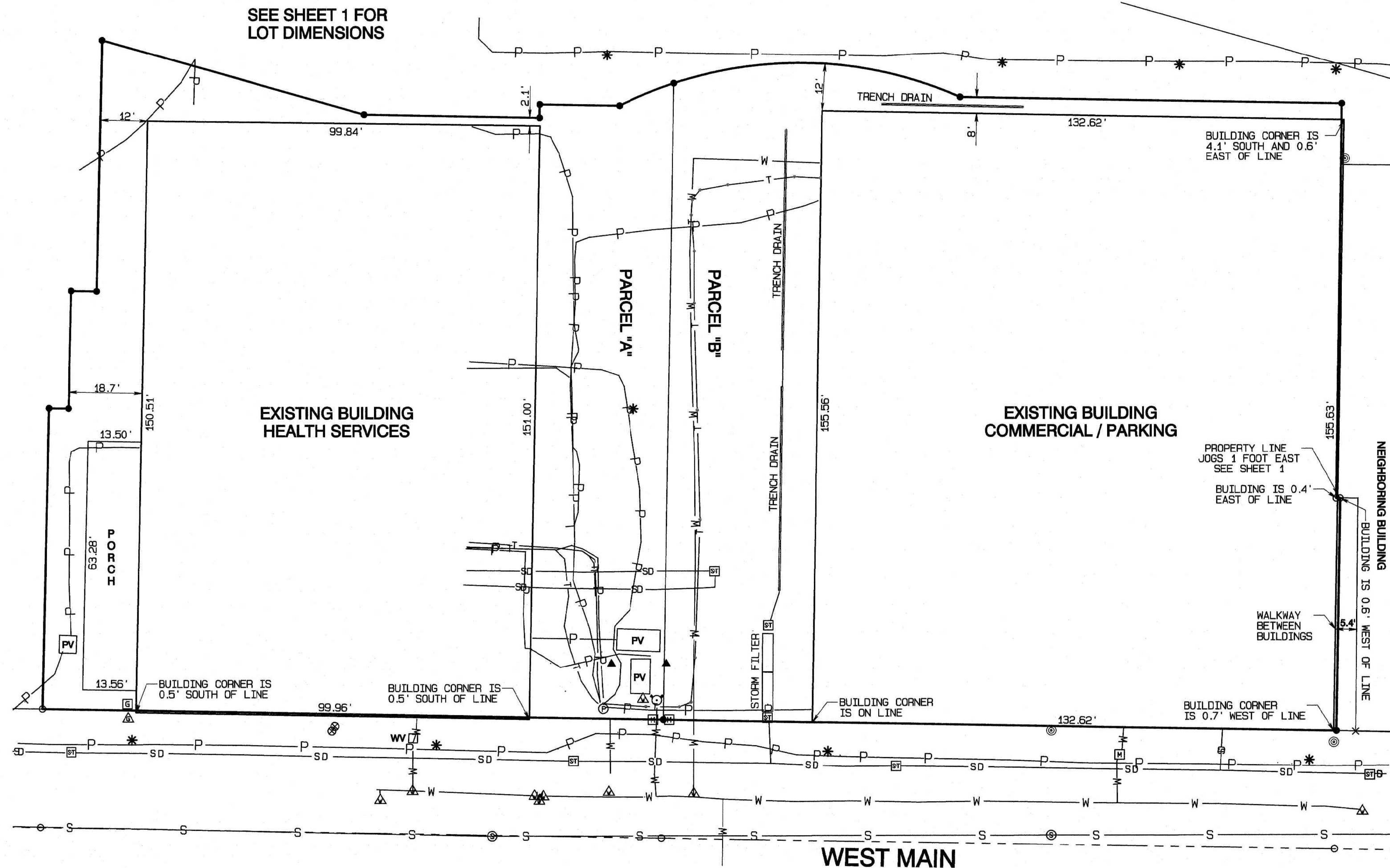
ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 28
TOWNSHIP 20 N, RANGE 4 E, WILLAMETTE MERIDIAN
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

BUILDINGS / UTILITIES

LEGEND

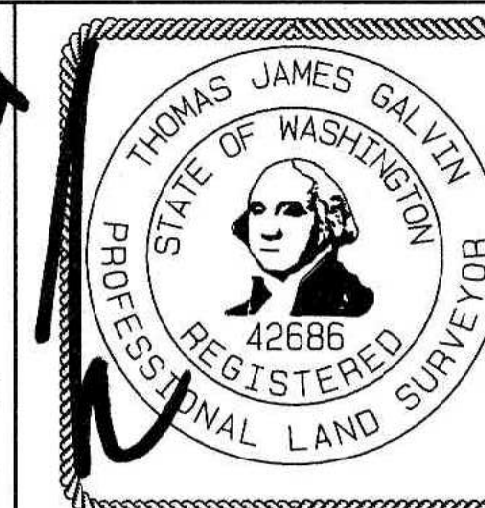
- SET REBAR AND I.D. CAP OR NAIL WITH I.D. WASHER
- CALCULATED CORNER OR FOUND AS NOTED
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- CATCH BASIN
- STORM MANHOLE
- SEWER MANHOLE
- SEWER CLEANOUT
- STORM CLEANOUT
- WATER METER
- WATER VALVE
- POWER POLE
- GUY WIRE
- LIGHT STANDARD
- GAS VALVE
- GAS METER
- POWER VAULT
- WATER VAULT
- SEWER LINE
- STORM LINE
- POWER LINE
- WATER LINE
- GAS LINE
- COMM. LINE



AZURE | GREEN
CONSULTANTS

+feasibility +planning +engineering +surveying

409 East Pioneer, Suite A - Puyallup, WA 98372 phone: 253.770.3144 fax: 253.770.3142



RECORD OF SURVEY
ALTA/NSPS

SHEET 2 OF 6

FOR: COMMUNITY HEALTH CARE

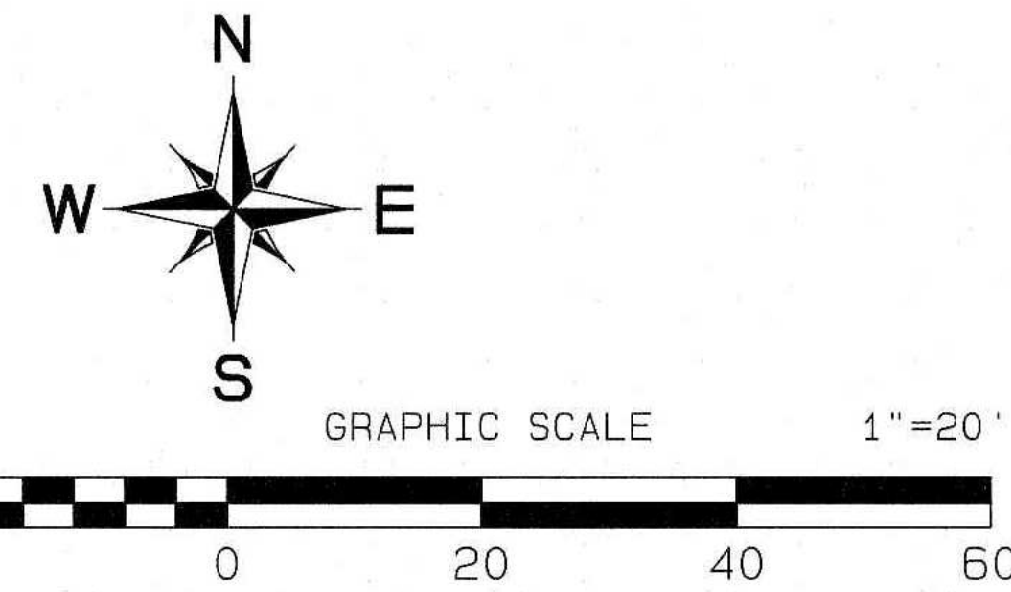
DRAWN BY: TG

CHECKED: JJ

SCALE: 1 INCH = 20 FEET

JOB NO: 3200

DATE: AUGUST 18, 2021



RECORD OF SURVEY

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 28
TOWNSHIP 20 N, RANGE 4 E, WILLAMETTE MERIDIAN
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

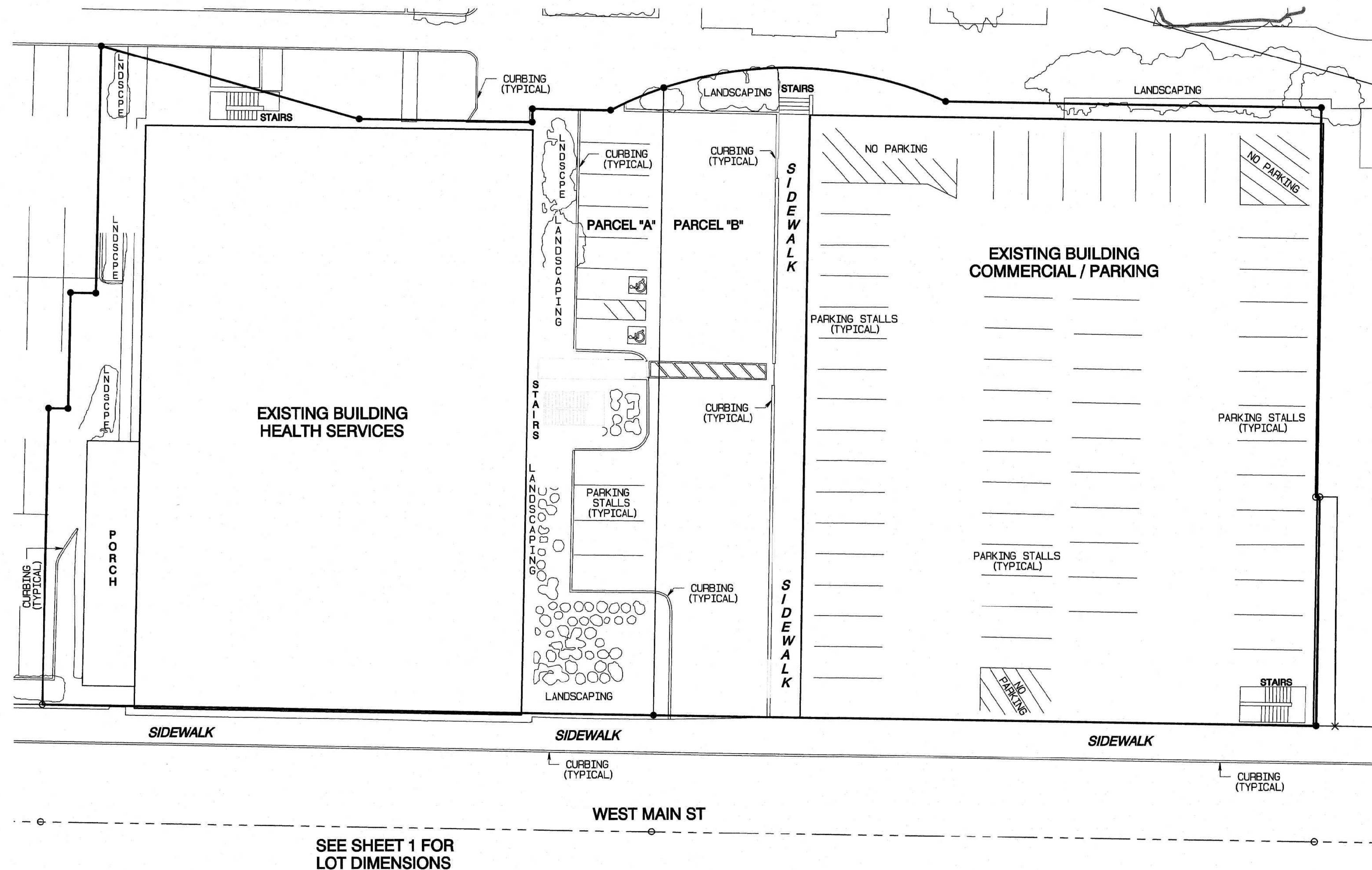
ADDITIONAL IMPROVEMENTS

LEGEND

SET REBAR AND I.D. CAP OR
NAIL WITH I.D. WASHER

CALCULATED CORNER
OR FOUND AS NOTED

SEE SHEET 1 FOR
LOT DIMENSIONS



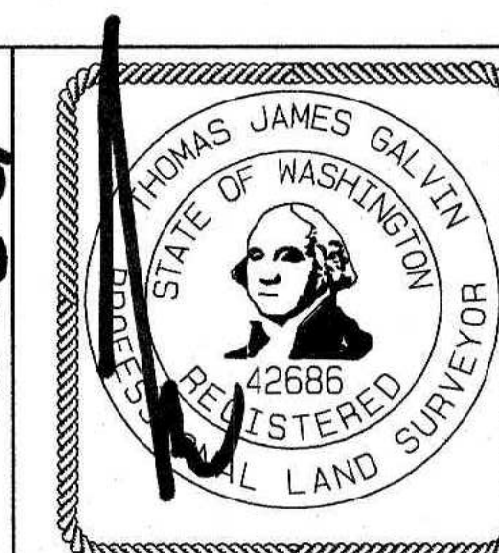
SEE SHEET 1 FOR
LOT DIMENSIONS



AZURE | GREEN
CONSULTANTS

+feasibility +planning +engineering +surveying

409 East Pioneer, Suite A - Puyallup, WA 98372 phone: 253.770.3144 fax: 253.770.3142



RECORD OF SURVEY
ALTA/NSPS

SHEET 3 OF 6

FOR: COMMUNITY HEALTH CARE

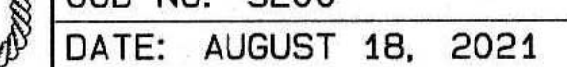
DRAWN BY: TG

CHECKED: JJ

SCALE: 1 INCH = 20 FEET

JOB NO: 3200

DATE: AUGUST 18, 2021



RECORD OF SURVEY
ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 28
TOWNSHIP 20 N, RANGE 4 E, WILLAMETTE MERIDIAN
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

RECORD MATTERS

1. Easement to dig a ditch and maintain water pipes within 20 rods of either side of Northern Pacific Railway right of way granted to Puget Sound Manufacturing Co. and Ezra M. Meeker by deeds recorded in Book 7 of Deeds at Page 123, and in Book 22 of Deeds at Page 434, respectively, records of Pierce County, Washington.

AFFECTS PROPERTY, BLANKET IN NATURE OVER PROPERTY, NOT SHOWN

2. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: December 30, 1943

AFFECTS PROPERTY, NOT LOCATEABLE, NOT SHOWN

Recording No.: 1336152

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

Purpose: Ingress and egress

Recording Date: January 4, 1944

AFFECTS PROPERTY, BLANKET IN NATURE, NOT SHOWN

Recording No.: 1336370

Affects: A portion of said premises as described in document

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

Granted to: Hunt Brothers Packing Company, a Delaware corporation

Purpose: The right to operate and maintain an eight-inch water main or mains and the right to enter the land for maintenance of said water mains

Recording Date: January 6, 1944

AFFECTS PROPERTY, NOT LOCATEABLE, NOT SHOWN

Recording No.: 1336562

Affects: A portion of said premises as described in document

Note: The description contained in the above instrument is not sufficient to determine its exact location within the property herein described.

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 line including all necessary poles, towers, wires and fixtures

Recording Date: January 6, 1961

AFFECTS PROPERTY, BLANKET IN NATURE OVER PORTIONS OF THE PROPERTY, NOT SHOWN

Recording No.: 1911207

Affects: A portion of said premises as described in document

Note: The description contained in the above instrument is not sufficient to determine its exact location within the property herein described.

6. 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 line, including all necessary poles, towers, wires and fixtures

Recording Date: January 6, 1961

AFFECTS PROPERTY, BLANKET IN NATURE, NOT SHOWN

Recording No.: 1911208

Affects: A portion of said premises as described in document

7. This item intentionally deleted

8. This item intentionally deleted

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

Granted to: Central Puget Sound Regional Transit Authority, a regional transit authority

Purpose: Passenger access for ingress and egress

Recording Date: February 3, 2000

AFFECTS PROPERTY, SHOWN SHEET 4

Recording No.: 200002030541

Affects: A portion of said premises as described and delineated in document

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

Purpose: Automobile parking, parking access and traffic circulation

Recording Date: February 3, 2000

AFFECTS PROPERTY, SHOWN SHEET 4

Recording No.: 200002030543

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

Granted to: Central Puget Sound Regional Transit Authority

Purpose: Nuisance(s) including dust, traffic, visual impacts and noise impacts associated with the development, construction and operation of a Transit Center

Recording Date: February 3, 2000

AFFECTS PROPERTY, NUISANCE EASEMENT, NOT SURVEY RELATED, NOT SHOWN

Recording No.: 200002030544

Affects: A portion of said premises as described in document

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

Purpose: Building setback, existing building encroachment, fire sprinkler facilities and pedestrian ingress and egress

Recording Date: February 8, 2000

AFFECTS PROPERTY, SHOWN SHEET 4

Recording No.: 200002080392

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

Granted to: Central Puget Sound Regional Transit Authority, a regional transit authority

Purpose: Pedestrian access and public transit plaza

Recording Date: February 8, 2000

AFFECTS PROPERTY, SHOWN SHEET 4

Recording No.: 200002080393

Affects: A portion of said premises as described and delineated in document

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

Granted to: Puget Sound Energy, Inc., a Washington corporation

Purpose: One or more utility systems for transmission, distribution and sale of electricity

Recording Date: August 31, 2000

AFFECTS PROPERTY, SHOWN SHEET 4

Recording No.: 200008310556

Affects: Portion(s) of said premises as described in document

Note: The description contained in the above instrument is not sufficient to determine its exact location within the property herein described.

15. Terms and conditions of easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Access, roadways, utilities and parking

Recording Date: February 9, 2001

DOES NOT AFFECT PROPERTY, BLANKET IN NATURE OVER PORTIONS OF PROPERTY, NOT SHOWN

Recording No.: 200102090858



AZURE | GREEN
CONSULTANTS

+feasibility +planning +engineering +surveying

409 East Pioneer, Suite A - Puyallup, WA 98372

phone: 253.770.3144 fax: 253.770.3142



RECORD OF SURVEY
ALTA/NSPS

SHEET 5 OF 6

FOR: COMMUNITY HEALTH CARE

DRAWN BY: TG

CHECKED: JJ

SCALE: 1 INCH = 20 FEET

JOB NO: 3200

DATE: AUGUST 18, 2021

RECORD OF SURVEY

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 28
TOWNSHIP 20 N, RANGE 4 E, WILLAMETTE MERIDIAN
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

RECORD MATTERS

16. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Energy, Inc., a Washington corporation
Purpose: One or more utility systems for transmission, distribution and sale of gas and electricity

Recording Date: December 29, 2004

Recording No.: 200412290989

Affects: A portion of said premises as described in document

Note: The description contained in the above instrument is not sufficient to determine its exact location within the property herein described.

17. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Central Puget Sound Regional Transit Authority, a regional transit authority

Purpose: Groundwater monitoring systems

Recording Date: October 28, 2005

Recording No.: 200510280114

Affects: A portion of said premises as described in document

18. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Central Puget Sound Regional Transit Authority, a regional transit authority

Purpose: Parking, landscaping and maintenance of improvements

Recording Date: October 28, 2005

Recording No.: 200510280115

Affects: A portion of said premises as described and delineated in document

19. This item intentionally deleted

20. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Energy, Inc., a Washington corporation

Purpose: One or more utility systems for transmission, distribution and sale of gas and electricity

Recording Date: April 13, 2006

Recording No.: 200604130656

Affects: A portion of said premises as described in document

21. This item intentionally deleted

22. 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: 2021

Tax Account No.: 7940100244

Levy Code: 096

Assessed Value-Land: \$655,700.00

Assessed Value-Improvements: \$4,701,500.00

General and Special Taxes:

Billed: \$74,073.16

Paid: \$37,036.58

Unpaid: \$37,036.58

Affects: Parcel A

23. 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: 2021

Tax Account No.: 7940100245

Levy Code: 096

Assessed Value-Land: \$751,600.00

Assessed Value-Improvements: \$0.00

General and Special Taxes:

Billed: \$8,510.69

Paid: \$4,255.34

Unpaid: \$4,255.35

Affects: Parcel B

24. A deed of trust to secure an indebtedness in the amount shown below

Amount: \$4,387,500.00

Dated: March 30, 2016

Trustor/Grantor: Olson Investments LLC, a Delaware limited liability company

Trustee: First American Title Insurance Company

Beneficiary: Heritage Bank Recording Date: March 31, 2016

Recording No.: 201603310830

Affects: A portion of said premises as described in document

25. Assignment of Rents:

Assigned to: Heritage Bank

Assigned by: Olson Investments LLC, a Delaware limited liability company

Recording Date: March 31, 2016

Recording No.: 201603310831

26. A financing statement as follows:

Debtor: Olson Investments LLC

Secured Party: Heritage Bank

Recording Date: March 31, 2016

Recording No.: 201603311023

A change to the above financing statement was filed:

Nature of Change: Continuation

Recording Date: January 27, 2021

Recording No.: 202101270762

27. This item intentionally deleted

28. This item intentionally deleted

29. Any additional unrecorded leaseholds or subleaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants or subtenants to remove trade fixtures at the expiration of the terms.

Affects: A portion of said premises as described in document



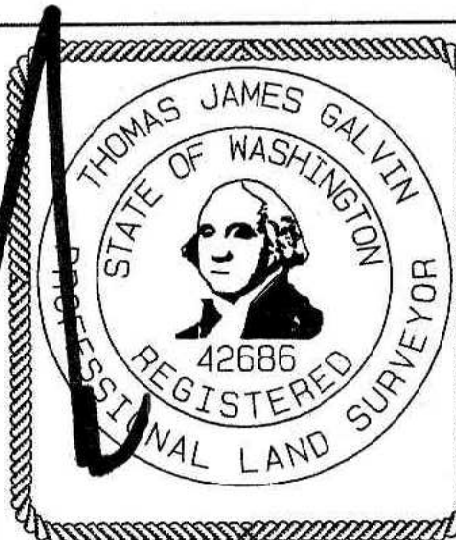
AZURE GREEN

CONSULTANTS

+feasibility +planning +engineering +surveying

409 East Pioneer, Suite A - Puyallup, WA 98372

phone: 253.770.3144 fax: 253.770.3142



RECORD OF SURVEY
ALTA/NSPS

SHEET 6 OF 6

FOR: COMMUNITY HEALTH CARE

DRAWN BY: TG

CHECKED: JJ

SCALE: 1 INCH = 20 FEET

JOB NO: 3200

DATE: AUGUST 18, 2021