

ALTA/NSPS LAND TITLE SURVEY

Notes Corresponding to Schedule B

EXCEPTIONS 1-8 ARE GENERAL EXCEPTIONS ESTABLISHED BY THE TITLE COMPANY.

EXCEPTIONS 9-13 ARE EXCEPTIONS NOT RELATED TO THE SURVEY.

14. RESERVATIONS AND EXCEPTIONS, INCLUDING THE TERMS AND CONDITIONS THEREOF: RESERVING THE RIGHT OF DRAINAGE ACROSS SAID PREMISES INTO THE PRIVATE DRAINAGE DITCHES AS NOW CONSTRUCTED
RESERVED BY: RONALD R. J. THACKERAY
RECORDED: MARCH 30, 1950
RECORDING INFORMATION: 1548883
(AFFECTS PARCEL NO. B, D AND E)
[CAN NOT BE SHOWN BECAUSE IT IS BLANKET IN NATURE]

15. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: MARCH 17, 1955
UNDER RECORDING NO. 1713967
FOR: PIPELINE
AFFECTS: PARCEL B
[DOES AFFECT - AS SHOWN]

16. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING DATE: DECEMBER 18, 1956
RECORDING INFORMATION: 1775106
IN FAVOR OF: PACIFIC NORTHWEST PIPELINE CORPORATION, A DELAWARE CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR: PIPELINE OR PIPELINES FOR TRANSPORTATION OF OIL AND GAS AND THE PRODUCTS THEREOF
AFFECTS: PARCELS B, D AND E
[CAN NOT BE SHOWN BECAUSE IT IS BLANKET IN NATURE]

17. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING DATE: NOVEMBER 12, 1980
RECORDING INFORMATION: 801120241
IN FAVOR OF: FRUITLAND MUTUAL WATER COMPANY, INC.
FOR: WATER LINES
AFFECTS: PARCELS A AND E
[DOES AFFECT - AS SHOWN]

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "TERMINATION OF EASEMENT" RECORDED MAY 04, 2017 AS RECORDING NO. 201705040573 OF OFFICIAL RECORDS.
[DOES NOT AFFECT SUBJECT PROPERTY]

18. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING DATE: NOVEMBER 20, 1980
RECORDING INFORMATION: 801200142
IN FAVOR OF: MINMAR COMPANY, INC., A CALIFORNIA CORPORATION
FOR: A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND UTILITIES
AFFECTS: PARCEL A
[CAN NOT BE SHOWN BECAUSE IT IS BLANKET IN NATURE]

19. RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR DELINEATED ON THE FACE OF THE PIERCE CO. LARGE LOT DIVISION NO. RECORDED MARCH 25, 1981 AS RECORDING NO. 8103250125, IN PIERCE COUNTY, WASHINGTON. [DOES AFFECT - AS SHOWN]

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED NOVEMBER 20, 1981 AS 8111200245 OF OFFICIAL RECORDS.
[DOES AFFECT - AS SHOWN]
(AFFECTS PARCELS A AND C)

20. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING DATE: MAY 11, 1981
RECORDING INFORMATION: 8105110249
IN FAVOR OF: MINMAR COMPANY, INC., A CALIFORNIA CORPORATION
FOR: A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND UTILITIES
AFFECTS: PARCEL A
[CAN NOT BE SHOWN BECAUSE IT IS BLANKET IN NATURE]

21. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING DATE: MAY 11, 1981
RECORDING INFORMATION: 8105110250
IN FAVOR OF: MINMAR COMPANY, INCORPORATED, A CALIFORNIA CORPORATION AND THEIR HEIRS, SUCCESSORS AND ASSIGNS
FOR: NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND UTILITIES, ROAD CONSTRUCTION, INSTALLATION, AND MAINTENANCE, TO INCLUDE THE RIGHT TO PHYSICALLY ALTER THE SLOPE, GRADE, LANDSCAPING OR TERRAIN IN ANY MANNER WHICH GRANTOR OR GRANTEE DEEMS NECESSARY FOR THE REASONABLE DEVELOPMENT OF ADJACENT PROPERTY
AFFECTS: PARCELS A AND E
[DOES AFFECT - AS SHOWN]

22. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS:
RECORDED: JANUARY 9, 1986
RECORDING NO.: 8601090099
(AFFECTS PARCEL NO. B AND D)
[CAN NOT BE SHOWN - SPECIFIC DETAILS REFERENCES A CERTAIN MAP OF DEFINITE LOCATION NOW ON RECORD AND ON FILE IN THE OFFICE OF THE SECRETARY OF TRANSPORTATION AT OLYMPIA AND BEARING DATE OF APPROVAL MARCH 25, 1985 SAID MAP NOT PROVIDED TO SURVEYOR.]

23. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS:
RECORDED: APRIL 29, 1988
RECORDING NO.: 8804290324
(AFFECTS PARCEL NO. B AND D)
[CAN NOT BE SHOWN BECAUSE IT IS BLANKET IN NATURE]

24. CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SURVEY, RECORDED DECEMBER 18, 1995 UNDER RECORDING NO. 9512180148 OF SURVEYS, IN PIERCE COUNTY, WASHINGTON.
(AFFECTS PARCEL NO. B AND D)
[DOES AFFECT - AS SHOWN]

25. DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF.
GRANTOR/TRUSTOR: WILLOWS FOUR, LLC, A WASHINGTON LIMITED LIABILITY COMPANY GRANTEE/BENEFICIARY: OLD STANDARD LIFE INSURANCE COMPANY
TRUSTEE: CHICAGO TITLE INSURANCE COMPANY
FOR: \$7,500,000.00
RECORDED: MAY 1, 2000
RECORDING INFORMATION: 200005010753
(AFFECTS A PORTION OF SAID PREMISES AND OTHER PROPERTY)
[CAN NOT BE SHOWN - NOTHING TO PLOT]

THE DEED OF TRUST/MORTGAGE WAS PARTIALLY RECONVEYED AS TO AS DESCRIBED THEREIN BY INSTRUMENT RECORDED MARCH 24, 2003 UNDER RECORDING NO. 200303240204. [DOES NOT AFFECT - SHOWN ON THE FACE OF THE SURVEY AS EXISTING RIGHT OF WAY]

A DOCUMENT RECORDED JANUARY 09, 2019 AS RECORDING NO. 201901090086 OF OFFICIAL RECORDS PROVIDES THAT FIRST AMERICAN TITLE INSURANCE COMPANY WAS SUBSTITUTED AS TRUSTEE UNDER THE DEED OF TRUST. [NOTING TO PLOT - NOT SURVEY RELATED.]

THE DEED OF TRUST/MORTGAGE WAS PARTIALLY RECONVEYED AS TO LOT 1 OF CITY OF PUYALLUP BOUNDARY LINE REVISION NO. P-17-0095 RECORDED DECEMBER 21, 2017 UNDER RECORDING NO. 201712215007 BY INSTRUMENT RECORDED JANUARY 09, 2019 UNDER RECORDING NO. 201901090087. [DOES NOT AFFECT - NOTHING TO PLOT]

26. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING DATE: DECEMBER 4, 2000
RECORDING INFORMATION: 200012040064
IN FAVOR OF: OWNERS OF PARCEL C
FOR: NON-EXCLUSIVE ACCESS
AFFECTS: PARCELS B AND D
[DOES NOT AFFECT - EASEMENT IS NO LONGER IN EFFECT; THE EASEMENT PERIOD WAS ONLY FOR 6 MONTHS FROM THE DATE OF RECORDING.]

27. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT REGARDING STREET VACATION" RECORDED JULY 26, 2001 AS INSTRUMENT NO. 200107260120 OF OFFICIAL RECORDS. BY AND BETWEEN CITY OF PUYALLUP AND WILLOWS FOUR LLC AND NIC (US) CORPORATION
(AFFECTS PARCELS A, C, D, E AND F)
[DOES AFFECT - THE PORTION THAT DOES NOT FALL WITH IN PUBLIC RIGHT OF WAY - AS SHOWN]

28. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING DATE: AUGUST 27, 2001
RECORDING INFORMATION: 200108270797
IN FAVOR OF: PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION
FOR: TRANSMISSION, DISTRIBUTION AND SALE OF GAS
AFFECTS: PARCEL B
[DOES AFFECT - AS SHOWN]

29. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING DATE: AUGUST 27, 2001
RECORDING INFORMATION: 200108270798
IN FAVOR OF: PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION
FOR: TRANSMISSION, DISTRIBUTION AND SALE OF GAS
AFFECTS: PARCELS A, C, D AND E
[DOES AFFECT - AS SHOWN]

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PARTIAL RELEASE OF EASEMENT" RECORDED OCTOBER 29, 2018 AS RECORDING NO. 201810290662 OF OFFICIAL RECORDS. [DOES NOT AFFECT SUBJECT PARCELS]

30. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: MARCH 11, 2003,
RECORDING NO. 20030310111
FOR: A PERPETUAL NON-EXCLUSIVE EASEMENT, FOR DRAINAGE FACILITIES
AFFECTS: PARCEL B
[DOES AFFECT - AS SHOWN]

THIS EASEMENT IS BEING RECORDED TO SUPERCEDE THAT EASEMENT RECORDED FEBRUARY 12, 2003 UNDER AUDITOR FEE NO. 200302120789. [DOES AFFECT - AS SHOWN]

31. TERMS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISION) 01-81-013:
RECORDED: APRIL 3, 2003
RECORDING INFORMATION: 200304035002
(AFFECTS PARCEL NO. B AND D)
[DOES AFFECT - AS SHOWN]

32. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS:
RECORDED: SEPTEMBER 15, 2004
RECORDING NO.: 200409150258
(AFFECTS ALL PARCELS)
[DOES AFFECT - NOTHING TO PLOT]

33. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ORDER OF LIQUIDATION" RECORDED MAY 26, 2009 AS RECORDING NO. 200905260568 OF OFFICIAL RECORDS.
(AFFECTS ALL PARCELS)
[DOES AFFECT - NOT SURVEY RELATED]

34. TERMS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISION) P-13-0015 :
RECORDED: JULY 31, 2013
RECORDING INFORMATION: 201307315004
(AFFECTS PARCELS A THROUGH E)
[DOES AFFECT - AS SHOWN]

35. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT" RECORDED MAY 04, 2009 AS RECORDING NO. 200905040082 OF OFFICIAL RECORDS.
A MEMORANDUM OF SAID DEVELOPMENT AGREEMENT WAS RECORDED FEBRUARY 27, 2009 UNDER RECORDING NO. 200902270059.

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ASSIGNMENT OF DEVELOPMENT AGREEMENT AND STREET VACATION AGREEMENT" RECORDED NOVEMBER 10, 2014 AS RECORDING NO. 201411100755 OF OFFICIAL RECORDS.
(AFFECTS ALL PARCELS)
[DOES AFFECT - AS SHOWN]

36. RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR DELINEATED ON THE FACE OF THE CITY OF PUYALLUP SHORT PLAT NO. P-18-0172 RECORDED DECEMBER 30, 2019 AS RECORDING NO. 201912305002, IN PIERCE COUNTY, WASHINGTON.
(AFFECTS PARCEL B)
[DOES AFFECT - AS SHOWN]

37. RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR DELINEATED ON THE FACE OF THE CITY OF PUYALLUP SHORT PLAT NO. P-18-0175 RECORDED DECEMBER 30, 2019 AS RECORDING NO. 201912305005, IN PIERCE COUNTY, WASHINGTON.
(AFFECTS PARCEL C)
[DOES AFFECT - AS SHOWN]

EXCEPTIONS 38-41 ARE NOT SURVEY RELATED EXCEPTIONS
EXCEPTIONS 42-51 REFER TO TAX INFORMATION AND HAVE NOTHING TO PLOT.

52. RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON SAID PREMISES FOR 110TH ST. EAST, 104TH AVENUE EAST AND 112TH STREET EAST AS GRANTED BY DEED RECORDED OCTOBER 30, 1964 UNDER RECORDING NO. 2077107. (AFFECTS PARCELS E AND F) [DOES NOT AFFECT - AREAS DESCRIBED IN DOCUMENTS ARE VACATED ROAD RIGHT OF WAYS - NOT SHOWN]

53. RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON SAID PREMISES FOR 112TH ST. EAST AS GRANTED BY DEED RECORDED NOVEMBER 31, 1964 UNDER RECORDING NO. 2077104.
(AFFECTS PARCEL D)
[DOES NOT AFFECT - AREAS DESCRIBED IN DOCUMENTS ARE VACATED ROAD RIGHT OF WAYS - NOT SHOWN]

54. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: DECEMBER 5, 1977
UNDER RECORDING NO. 2782956
FOR: CONSTRUCTING SLOPES FOR NECESSARY CUTS AND FILLS
AFFECTS: PARCEL D
[CAN NOT BE DETERMINED - DOCUMENT IS ELIGIBLE]

55. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING DATE: JUNE 27, 1979
RECORDING INFORMATION: 2929859
IN FAVOR OF: HANS G. LINDSTROM AND ANN K. LINDSTROM, HUSBAND AND WIFE, AND PER A. LINDSTROM, AS HIS SEPARATE PROPERTY, AND MINMAR COMPANY, INC., A CALIFORNIA CORPORATION
FOR: INGRESS, EGRESS, AND UTILITIES AND THE RIGHT TO PHYSICALLY ALTER THE SLOPE, GRADE, LANDSCAPING OR ALTER THE PROPERTY IN ANY MANNER WHICH GRANTOR AND GRANTEE DEEMS NECESSARY FOR DEVELOPMENT OF ADJACENT PROPERTY
AFFECTS: PARCEL E
[DOES AFFECT - AS SHOWN]

56. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING DATE: JANUARY 15, 1985
RECORDING INFORMATION: 8501150183
IN FAVOR OF: FRUITLAND MUTUAL WATER COMPANY
FOR: WATERLINE
AFFECTS: PARCEL D
[DOES AFFECT - AS SHOWN]

57. COVENANTS, CONDITIONS AND REQUIREMENTS, AS SET FORTH IN SETTLEMENT AGREEMENT FILED IN SUPERIOR COURT CAUSE NO. 87-2-04250-8
(AFFECTS PARCELS E AND F)
[NOT SURVEY RELATED - NOT SHOWN]

58. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS:
RECORDED: DECEMBER 20, 1993
RECORDING NO.: 9312201161
(AFFECTS PARCELS D, E AND F)
[NOTHING TO PLOT IN REFERENCE TO AFFECTED PARCELS]

59. RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SURVEY RECORDED AUGUST 29, 2000 AS RECORDING NO. 200008295004, IN PIERCE COUNTY, WASHINGTON.
(AFFECTS PARCELS D AND E)
[NOTING TO PLOT - 39TH AVENUE SE HAS BEEN VACATED]

60. NOTICE OF ORDINANCE NO. 2690, RECORDED JULY 26, 2001 UNDER RECORDING NUMBER 200107260119, REGARDING VACATION OF A PORTION OF 39TH AVENUE SE.
(AFFECTS PARCELS D AND E)
[DOES AFFECT - AS SHOWN]

61. RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR DELINEATED ON THE FACE OF THE CITY OF PUYALLUP SHORT PLAT RECORDED APRIL 4, 2003 AS RECORDING NO. 200304045006, IN PIERCE COUNTY, WASHINGTON.
(AFFECTS PARCELS E AND F)
[DOES AFFECT - AS SHOWN]

62. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "RECIPROCAL SURFACE WATER DETENTION EASEMENT" RECORDED APRIL 4, 2003 AS RECORDING NO. 200304041511 OF OFFICIAL RECORDS.
(AFFECTS PARCELS E AND F)
[DOES AFFECT - AS SHOWN]

63. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ORDINANCE NO. 3086" RECORDED JULY 01, 2016 AS RECORDING NO. 201607010274 OF OFFICIAL RECORDS.
(AFFECTS PARCEL D)
[DOES AFFECT - AS SHOWN]

64. RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SURVEY RECORDED AUGUST 18, 1986 AS 8608180375, IN PIERCE COUNTY, WASHINGTON.
(AFFECTS PARCEL F)
[NOTHING SHOWN - 39TH AVENUE SE HAS BEEN VACATED]

65. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RECIPROCAL UTILITIES EASEMENT" RECORDED SEPTEMBER 15, 2004 AS 200409150257 OF OFFICIAL RECORDS.

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED MARCH 24, 2006 AS 200603241279 OF OFFICIAL RECORDS.
(AFFECTS PARCEL F)
[DOES AFFECT - AS SHOWN]

66. RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR DELINEATED ON THE FACE OF THE CITY OF PUYALLUP SHORT PLAT NO. P-18-0173 RECORDED DECEMBER 30, 2019 AS 201912305003, IN PIERCE COUNTY, WASHINGTON.
(AFFECTS PARCEL D)
[DOES AFFECT - AS SHOWN]

67. RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR DELINEATED ON THE FACE OF THE CITY OF PUYALLUP SHORT PLAT NO. P-18-0174 RECORDED DECEMBER 30, 2019 AS 201912305004, IN PIERCE COUNTY, WASHINGTON.
(AFFECTS PARCEL E)
[DOES AFFECT - AS SHOWN]

Legal Description

PARCEL A:
LOT 4 OF CITY OF PUYALLUP BOUNDARY LINE REVISION NO. P-13-0015, RECORDED JULY 31, 2013 UNDER RECORDING NO. 201307315004, PIERCE COUNTY, WASHINGTON.

PARCEL B:
TRACT A AND LOT 1 OF CITY OF PUYALLUP SHORT PLAT NO. P-18-0172 RECORDED DECEMBER 30, 2019 UNDER RECORDING NO. 201912305005, IN PIERCE COUNTY, WASHINGTON.

PARCEL C:
TRACT A AND LOT 1 OF CITY OF PUYALLUP SHORT PLAT NO. P-18-0175, RECORDED DECEMBER 30, 2019 UNDER RECORDING NO. 201912305005, IN PIERCE COUNTY, WASHINGTON.

PARCEL D:
LOT 1 AND TRACT A OF CITY OF PUYALLUP SHORT PLAT NO. P-18-0173, RECORDED UNDER RECORDING NO. 201912305003, IN PIERCE COUNTY, WASHINGTON.

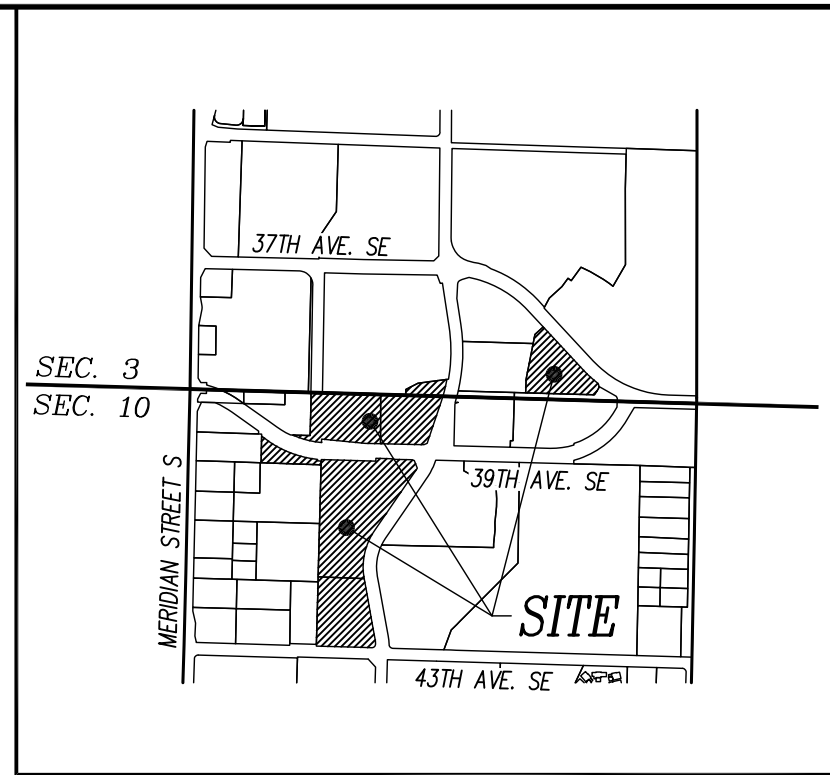
PARCEL E:
LOT 1 AND TRACT A OF CITY OF PUYALLUP SHORT PLAT NO. P-18-0174, RECORDED UNDER RECORDING NO. 201912305004, IN PIERCE COUNTY, WASHINGTON.

PARCEL F:
LOT 3, CITY OF PUYALLUP SHORT PLAT RECORDED APRIL 4, 2003 UNDER RECORDING NO. 200304045006 OF OFFICIAL RECORDS, IN PIERCE COUNTY, WASHINGTON.

EXCEPT THOSE PORTIONS DESCRIBED IN DEED TO THE CITY OF PUYALLUP RECORDED MARCH 21, 2003 UNDER RECORDING NO. 200303211005 OF OFFICIAL RECORDS;

AND EXCEPT ANY PORTION OF THE VACATED RIGHT OF WAY OF EXISTING 39TH AVENUE SOUTH EAST, LYING SOUTH OF AND ABUTTING THE SOUTH LINE OF SAID LOT 3, AS DESCRIBED IN DEED TO THE CITY OF PUYALLUP RECORDED AUGUST 11, 2009 UNDER RECORDING NO. 200908110760 OF OFFICIAL RECORDS.

THE LEGAL DESCRIPTION AND EXCEPTIONS WERE TAKEN FROM A TITLE POLICY PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY BEARING A FILE NO. OF NCS-983231-ORI WITH AN COMMITMENT DATE OF MAY 27, 2020 AT 8:00 AM. THIS TITLE POLICY WAS USED AS THE SOLE SOURCE OF RECORD ENCUMBRANCES AND LEROY SURVEYORS AND ENGINEERS, INC ASSUMES NO LIABILITY FOR ERRORS OR OMISSIONS THEREIN.



VICINITY MAP
NOT TO SCALE

Title Information

THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE POLICY, FILE NUMBER NCS-983231-ORI HAVING A COMMITMENT DATE OF MAY 27, 2020 AT 8:00 AM AND THAT EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY. THIS TITLE POLICY WAS USED AS THE SOLE SOURCE OF RECORD ENCUMBRANCES AND LEROY SURVEYORS AND ENGINEERS, INC ASSUMES NO LIABILITY FOR ERRORS OR OMISSIONS THEREIN.

THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN TITLE POLICY REFERENCED ABOVE.

Surveyor's Notes

- NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS EXCEPT AS NOTED.
- NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES COMPLETED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS; ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- SOME PARTS OF THIS MAP MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- THE PROPERTY HAS DIRECT PHYSICAL ACCESS AND MEANS OF INGRESS AND EGRESS TO 43RD AVENUE SE, 5TH STREET SE, 39TH AVENUE SE, 3RD STREET SE, 37TH AVENUE SE, PUBLIC STREETS, ON WHICH THE PROPERTY ABUTS.
- THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NOT VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF WASHINGTON.
- THIS PROPERTY DOES CONTAIN WETLANDS AS SHOWN ON THE MAP (NOT SURVEYED BY LEROY SURVEYORS & ENGINEERS, BUT PROVIDED BY RECORDED SURVEYS.
- LOT APPEARS TO BE SERVED BY UTILITIES, (ONLY OBSERVED EVIDENCE OF UTILITIES WHERE REQUIRED FOR THIS SURVEY, NO MARKINGS WHERE PROVIDED BY ANY STATE OR LOCAL AGENCIES. LEROY SURVEYORS AND ENGINEERS, INC. IS NOT LIABLE FOR ERRORS OR OMISSIONS IN REGARDS TO UTILITIES SHOWN OR NOT SHOWN ON THE FACE OF THE MAP.
- DATE OF FIELD SURVEY: 06/10-12/2020, 06/15/2020, 06/18/2020

Flood Notes

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 53053-0343-E, WHICH BEARS A EFFECTIVE DATE OF MARCH 7, 2017 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SURVEYOR'S CERTIFICATION

THIS SURVEY IS MADE FOR THE BENEFIT OF AND IS CERTIFIED TO:

DOS LAGOS ASSET LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
OSLIC HOLDINGS LLC, A WASHINGTON LIMITED LIABILITY COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY;

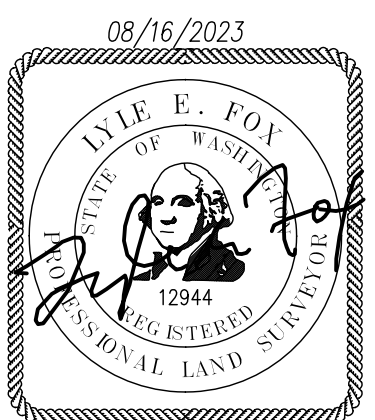
I, PAUL KUHNLE, A REGISTERED LAND SURVEYOR IN THE STATE OF WASHINGTON, DO HEREBY CERTIFY TO THE AFORESAID PARTIES, THEIR SUCCESSORS AND ASSIGNS, AS OF THE DATE SET FORTH HEREON, THAT I HAVE MADE A CAREFUL SURVEY OF THE TRACT OF LAND DESCRIBED AND SHOWN HEREON.

I FURTHER CERTIFY THAT:

- THE SURVEY REFLECTED BY THIS PLAT WAS ACTUALLY MADE UPON THE GROUND AND THAT THIS PLAT OF SURVEY IS MADE AT LEAST IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, NSPS AND NSPS IN 2011 AND MEETS THE ACCURACY STANDARDS (AS ADOPTED BY ALTA, NSPS AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION), WITH ACCURACY AND PRECISION REQUIREMENTS MODIFIED TO MEET CURRENT MINIMUM ANGULAR AND LINEAR TOLERANCE REQUIREMENTS OF THE STATE IN WHICH THE SUBJECT PROPERTY IS LOCATED, AND CONTAINS ITEMS 2, 3, 5, 7(A), 7(B)(1), 7(B)(2), 8, 9, 11, 13, 14, 16, 17, 18, AND 19 OF TABLE A THERETO.
- THE SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE "PROPERTY" DESCRIBED IN THE TITLE POLICY.
- EXCEPT AS SHOWN, ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD; THAT, EXCEPT AS SHOWN, THERE ARE NO VISIBLE EASEMENTS, OR RIGHTS OF WAY ACROSS SAID PROPERTY, THAT THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-983231-ORI AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT, OR EASEMENTS OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OR HAS KNOWLEDGE, HAVE BEEN PLOTTED OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
- EXCEPT AS SHOWN, THERE APPEARS TO BE NO ENCROACHMENTS ONTO ADJOINING PROPERTY, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTY ACROSS PROPERTY LINES ONTO SAID PROPERTY OR ACROSS ZONING RESTRICTION LINES IN EFFECT AS OF THE DATE OF THE SURVEY.
- THE PROPERTY HAS DIRECT PHYSICAL ACCESS AND MEANS OF INGRESS AND EGRESS TO 43RD AVENUE SE, 5TH STREET SE, 39TH AVENUE SE, 3RD STREET SE, 37TH AVENUE SE, PUBLIC STREETS ON WHICH THE PROPERTY ABUTS.
- THE NUMBER OF STRIPED PARKING SPACES LOCATED ON THE SUBJECT PROPERTY APPEARS TO BE 0-REGULAR & 0-HANDICAP FOR A TOTAL OF 0-PARKING STALLS, AND TO THE EXTENT POSSIBLE, ARE GRAPHICALLY SHOWN HEREON.

Paul E. Fox
LYLE E. FOX

REGISTRATION NO. 12944
IN THE STATE OF WASHINGTON
DATE OF SIGNATURE: August 16, 2023
DATE OF FIELD SURVEY: JUNE 10, 11, 12, 15 & 18, 2020



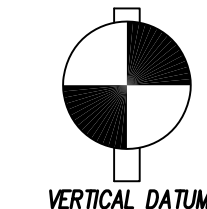
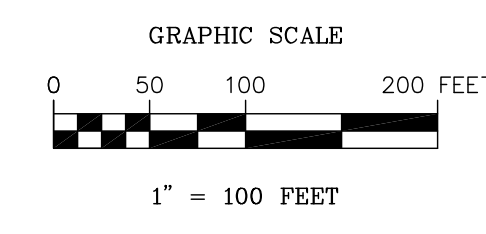
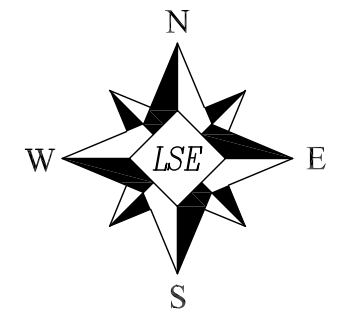
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Calculated: J. JACOBY	Checked: P. KUHNLE
Page: 1 OF 6	

ALTA/NSPS LAND TITLE SURVEY



VERTICAL DATUM
PIERCE COUNTY
NAD 88 ESTABLISHED USING GPS RTK ROVER
CONSTRAINED TO PIERCE COUNTY CONTINUOUSLY
OPERATING REFERENCE STATIONS (CORS)

CONTOUR INTERVAL=1'
TOPOGRAPHY PERFORMED BY LEROY SURVEYORS & ENGINEERS

HORIZONTAL DATUM
NAD 83/91 WASHINGTON SOUTH ZONE
ESTABLISHED USING GPS RTK ROVER CONSTRAINED TO PIERCE
COUNTY CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS)

BASIS OF BEARING:
MONUMENTED NORTH LINE OF THE
NORTHWEST 1/4 OF SECTION 10-T19N-R4E

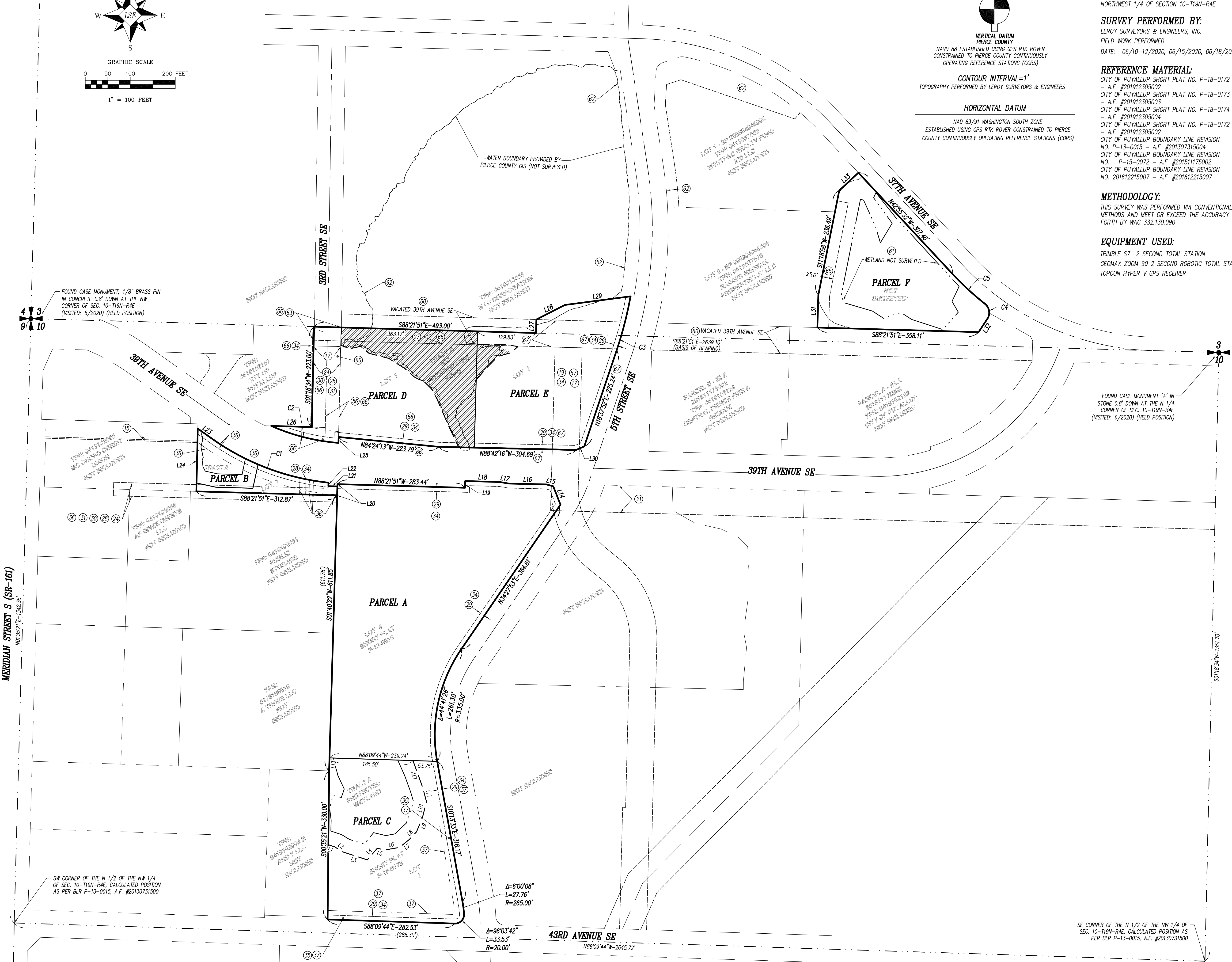
SURVEY PERFORMED BY:
LEROY SURVEYORS & ENGINEERS, INC.
FIELD WORK PERFORMED
DATE: 06/10-12/2020, 06/15/2020, 06/18/2020

REFERENCE MATERIAL:
CITY OF PUYALLUP SHORT PLAT NO. P-18-0172
- A.F. #201912305002
CITY OF PUYALLUP SHORT PLAT NO. P-18-0173
- A.F. #201912305003
CITY OF PUYALLUP SHORT PLAT NO. P-18-0174
- A.F. #201912305004
CITY OF PUYALLUP SHORT PLAT NO. P-18-0172
- A.F. #201912305002
CITY OF PUYALLUP BOUNDARY LINE REVISION
NO. P-13-0015 - A.F. #201307315004
CITY OF PUYALLUP BOUNDARY LINE REVISION
NO. P-15-0072 - A.F. #201511175002
CITY OF PUYALLUP BOUNDARY LINE REVISION
NO. 201612215007 - A.F. #201612215007

METHODOLOGY:
THIS SURVEY WAS PERFORMED VIA CONVENTIONAL AND RADIAL SURVEY
METHODS AND MEET OR EXCEED THE ACCURACY REQUIREMENTS AS SET
FORTH BY WAC 332.130.090

EQUIPMENT USED:
TRIMBLE S7 2 SECOND TOTAL STATION
GEOMAX ZOOM 90 2 SECOND ROBOTIC TOTAL STATION
TOPCON HYPER V GPS RECEIVER

LINE/CURVE TABLE			
LINE #/CURVE #	DISTANCE	DIRECTION/DELTA	RADIUS
C1	279.90'	2919°07'	547.00'
C2	154.61'	1923°03'	457.00'
C3	123.70'	823°07'	845.22'
C4	36.92'	8437°13'	25.00'
C5	97.56'	854°51'	627.08'
L1	14.73'	N71°30'10"W	
L2	20.98'	N57°54'10"W	
L3	57.67'	N71°59'59"W	
L4	34.01'	S40°29'20"W	
L5	16.36'	N75°54'34"W	
L6	33.80'	S80°07'36"W	
L7	28.34'	S51°07'25"W	
L8	23.17'	S43°24'44"W	
L9	35.45'	S22°12'52"W	
L10	35.39'	S14°02'53"W	
L11	31.95'	S14°58'40"E	
L12	63.94'	S19°46'58"E	
L13	28.71'	S01°40'22"W	
L14	43.74'	N21°28'33"W	
L15	16.09'	N75°06'55"W	
L16	83.04'	N88°42'13"W	
L17	20.05'	N8015°06"W	
L18	77.25'	N88°21'51"W	
L19	15.00'	S01°35'21"W	
L20	25.00'	S01°18'34"W	
L21	20.00'	N88°41'26"W	
L22	7.79'	N01°18'34"E	
L23	38.30'	N54°37'43"W	
L24	139.44'	S01°18'34"W	
L25	13.07'	S01°18'34"W	
L26	90.02'	N88°21'51"W	
L27	30.00'	S01°38'09"W	
L28	71.07'	N62°59'51"E	
L29	147.04'	N82°32'36"E	
L30	19.88'	N66°49'08"E	
L31	72.23'	S01°38'09"W	
L32	35.35'	N33°20'38"E	
L33	58.13'	S47°04'28"W	



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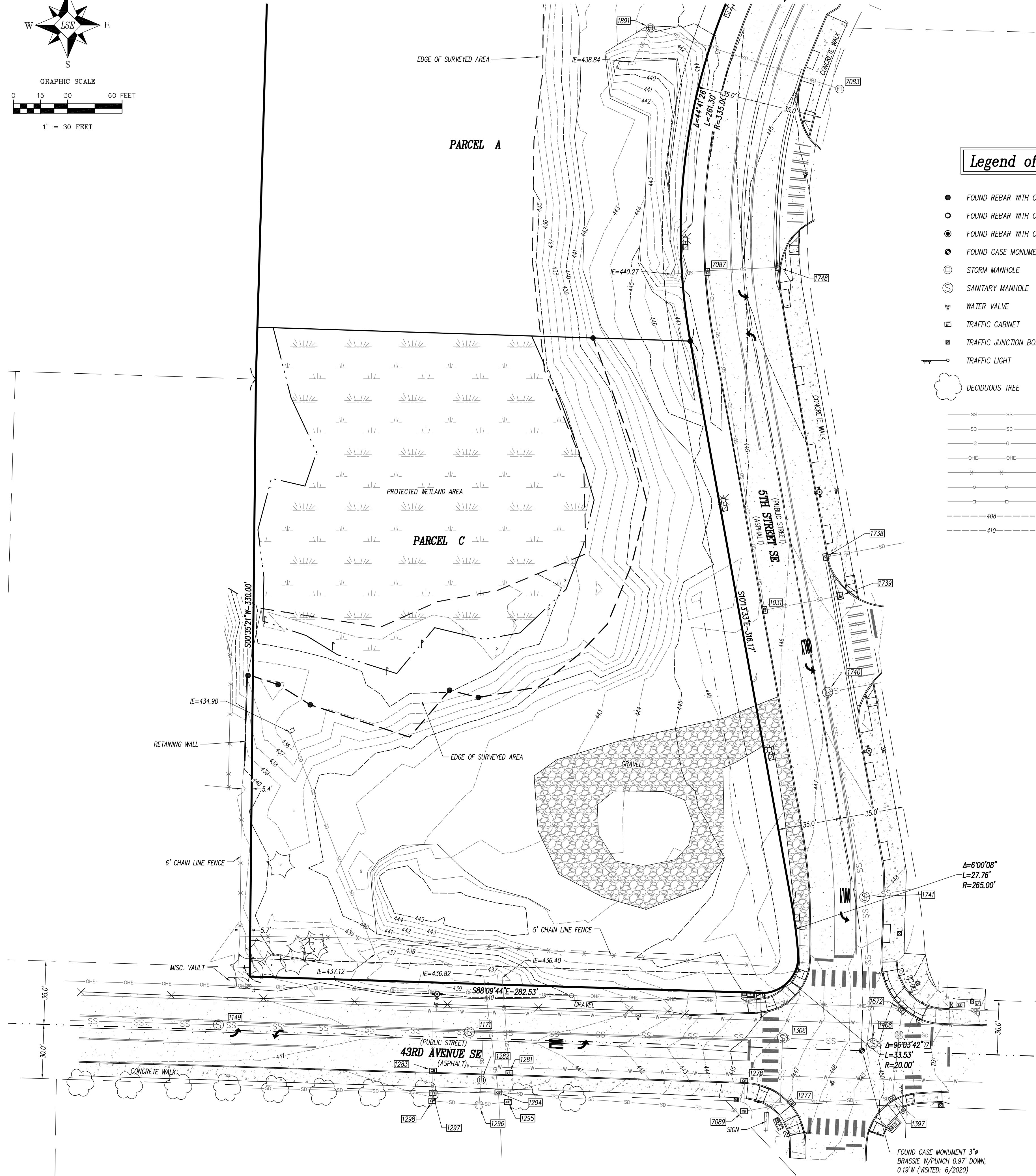
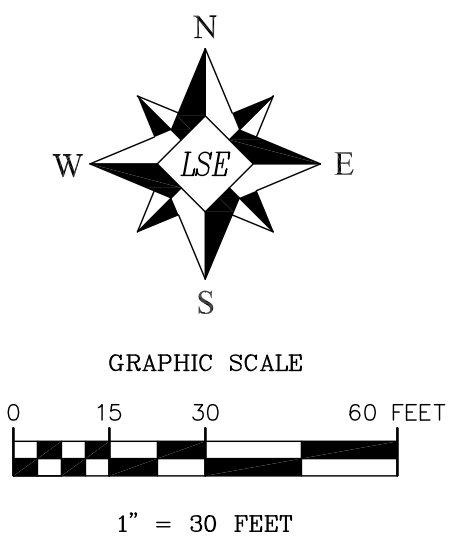


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Calculated: J. JACOBY	Checked: L. FOX	Project: 12896
Drawing No.: 12896-B 20230816.DWG		Date: 2023-08-16
Page: 2 OF 6		

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ALTA/NSPS LAND TITLE SURVEY



Legend of Symbols & Abbreviations

- FOUND REBAR WITH CAP #40094
- FOUND REBAR WITH CAP #32437
- ⊙ FOUND REBAR WITH CAP #20847
- ⊕ FOUND CASE MONUMENT AS NOTED
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- ⊕ TELEPHONE PEDESTAL
- ⊕ SIGN
- ⊕ CATCH BASIN
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- ⊕ FIRE HYDRANT
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- ⊕ TURN ARROW
- ⊕ WALK BUTTON
- ⊕ DECIDUOUS TREE
- ⊕ CONIFER TREE
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- SD STORM SEWER LINE
- G GAS MAIN LINE
- OHE OVERHEAD UTILITY LINES
- X FENCE LINE
- 408 MAJOR CONTOUR LINE
- 410 MINOR CONTOUR LINE
- CONCRETE
- ASPHALT PAVEMENT
- GRAVEL

CATCH BASIN ASBULT INFORMATION									
NUMBER	RIM ELEV	TYPE	IE	DESCRIPTION	IE	DESCRIPTION	IE	DESCRIPTION	NOTES
1031	445.58	CATCH BASIN	441.16	12" DI N	441.20	12" DI E			
1277	447.20	CATCH BASIN	443.31	12" PVC E	443.32	12" DI W			
1278	445.55	CATCH BASIN	442.54	12" DI S					
1281	440.06	CATCH BASIN	427.51	12" DI N					
1283	440.09	CATCH BASIN	437.44	12" CONC N					
1294	441.02	CATCH BASIN	437.75	12" DI N	438.70	12" PVC S			
1295	441.38	CATCH BASIN	437.51	12" DI N	437.53	12" DI E	437.43	12" DI W	
1297	440.94	CATCH BASIN	437.49	12" DI N	437.47	12" DI S	437.48	24" DI W	
1298	441.05	CATCH BASIN	437.47	12" DI N	437.45	24" DI E	437.45	24" DI W	
1397	450.56	CATCH BASIN	446.35	12" DI N	445.68	12" DI SE	445.86	12" PVC W	
1572	450.54	CATCH BASIN	450.54	12" DI S					
1738	445.49	CATCH BASIN	441.79	12" PVC E	441.64	12" DI S			
1739	445.87	CATCH BASIN	441.48	12" DI N	441.42	12" DI W			
1748	444.34	CATCH BASIN	440.54	12" PVC W					
1807	446.57	CATCH BASIN	442.27	12" ABS N	442.25	12" DI E			
3092	446.39	CATCH BASIN	442.49	12" DI W					
3326	439.61	CATCH BASIN	435.51	12" DI N	435.51	12" PVC S	435.56	12" PVC W	
3328	439.77	CATCH BASIN	435.72	12" PVC E					
3329	442.38	CATCH BASIN	438.18	12" E	438.28	12" S			
3420	434.44	CATCH BASIN	435.18	8" DI S					
3421	434.86	CATCH BASIN	432.54	8" DI S					
3422	435.92	CATCH BASIN	432.30	8" DI S					
3423	437.02	CATCH BASIN	433.52	8" DI S					
3470	436.82	CATCH BASIN	432.61	12" PVC SE	432.68	12" PVC NW			
3471	436.48	CATCH BASIN	432.53	12" DI W	---	12" PVC NW (GS)	---	8" NE DI	CAN'T ID OTHER PIPES
3472	435.70	CATCH BASIN	432.23	12" PVC SE	432.20	12" PVC NW			
3473	434.83	CATCH BASIN	432.28	8" DI N	431.80	12" PVC E	431.80	12" DI NW	
3475	435.13	CATCH BASIN	431.73	18" DI S	431.67	12" DI E	431.71	12" DI W	
3476	435.87	CATCH BASIN	432.01	8" DI N	435.87	12" DI E	432.02	12" DI W	
3477	436.88	CATCH BASIN	432.78	8" DI N	432.13	12" DI W			
4119	438.03	CATCH BASIN	436.13	12" DI W					
4120	436.74	CATCH BASIN	434.84	12" DI SE					
7011	441.92	CATCH BASIN	439.83	8" DI N	439.92	8" DI S	439.94	4" PVC	
7012	441.94	CATCH BASIN	439.54	12" DI N	439.59	8" DI S	439.64	12" DI E	
7024	439.66	CATCH BASIN	437.46	12" DI N	437.66	12" DI S			
7081	437.82	CATCH BASIN	435.42	12" DI E					
7082	437.85	CATCH BASIN	434.77	12" DI S	435.23	12" DI W			
7087	444.57	CATCH BASIN	440.67	12" DI S	440.69	12" DI E	440.71	12" DI W	
7089	445.52	CATCH BASIN	441.82	12" DI N	441.82	12" DI E	441.63	12" DI W	

STORM MANHOLE SYSTEM ASBULT INFORMATION							
NO.	RIM ELEV	TYPE	IE	DESCRIPTION	IE	DESCRIPTION	NOTES
1282	440.65	STORM MH	437.13	18" DI N	433.05	SUMP CENTER	12" DI S (GS) TYPE II, 8" VERT, LADDER SE
1296	442.09	STORM MH	438.54	24" DI W	438.54	12" DI E	TOP OVERFLOW-N
1407	450.66	STORM MH	448.21	12" DI N	448.16	12" DI E	448.21 12" DI S
1891	445.81	STORM MH	438.96	24" ABS E	438.96	24" ABS S	LADDER N
2652	439.06	STORM MH	436.71	TOP OVERFLOW	435.71	IE 8" E	12" W - UNKNOWN LADDER N
3532	435.91	STORM MH	429.22	18" DI N	429.21	12" PVC SE	
7004	436.67	STORM MH	433.12	12" DI W	434.27	12" DI VERTICAL	LADDER S
7083	446.32	STORM MH	439.63	24" ABS W	439.62	12" PVC SE	

SANITARY SYSTEM ASBULT INFORMATION							
NO.	RIM ELEV	TYPE	IE	DESCRIPTION	IE	DESCRIPTION	NOTES
1149	441.55	SANITARY MH	437.68	12" DI N	437.58	12" DI W	LADDER S
1171	440.71	SANITARY MH	438.34	12" DI E	438.24	12" DI W	NO LADDER
1306	446.26	SANITARY MH	440.71	8" PVC S	438.82	8" PVC E	438.71 12" DI W LADDER N
1408	449.76	SANITARY MH	439.53	8" PVC N	439.51	8" PVC E	439.41 8" PVC W LADDER S
1740	446.68	SANITARY MH	440.44	8" PVC S	440.56	8" PVC E	LADDER S & NW
1741	447.75	SANITARY MH	439.92	8" PVC N	439.82	8" PVC S	439.98 8" PVC E LADDER NW
2350	437.09	SANITARY MH					DIRTY FILLED
2351	437.77	SANITARY MH	432.14	12" PVC N	432.24	12" PVC S	432.31 12" DI E LADDER S
2452	436.93	SANITARY MH	433.80	12" DI E	433.90	12" DI W	NO LADDER
2609	439.58	SANITARY MH	433.85	8" PVC N	433.98	8" PVC S	434.03 8" PVC E & W NO LADDER
3091	447.62	SANITARY MH	437.61	8" PVC NE	437.72	8" PVC SE	LADDER SW
3325	443.66	SANITARY MH	435.65	8" PVC SW	435.52	8" PVC N	LADDER E
3474	435.31	SANITARY MH	433.10	12" DI N	433.21	12" DI S	NO LADDER
3523	435.15	SANITARY CLEAN OUT					
4118	435.82	SANITARY MH	433.64	12" DI W	433.51	12" DI N	433.68 UNKNOWN-SE NO LADDER
7100	436.64	SANITARY MH	430.71	8" PVC N	430.59	8" PVC S	430.49 6" PVC E LADDER W
7002	440.79	SANITARY MH	431.74	8" PVC N	431.64	8" PVC S	431.54 6" PVC W LADDER S
7005	438.09	SANITARY MH	434.52	12" DI E	434.42	12" DI W	431.54 6" PVC W NO LADDER



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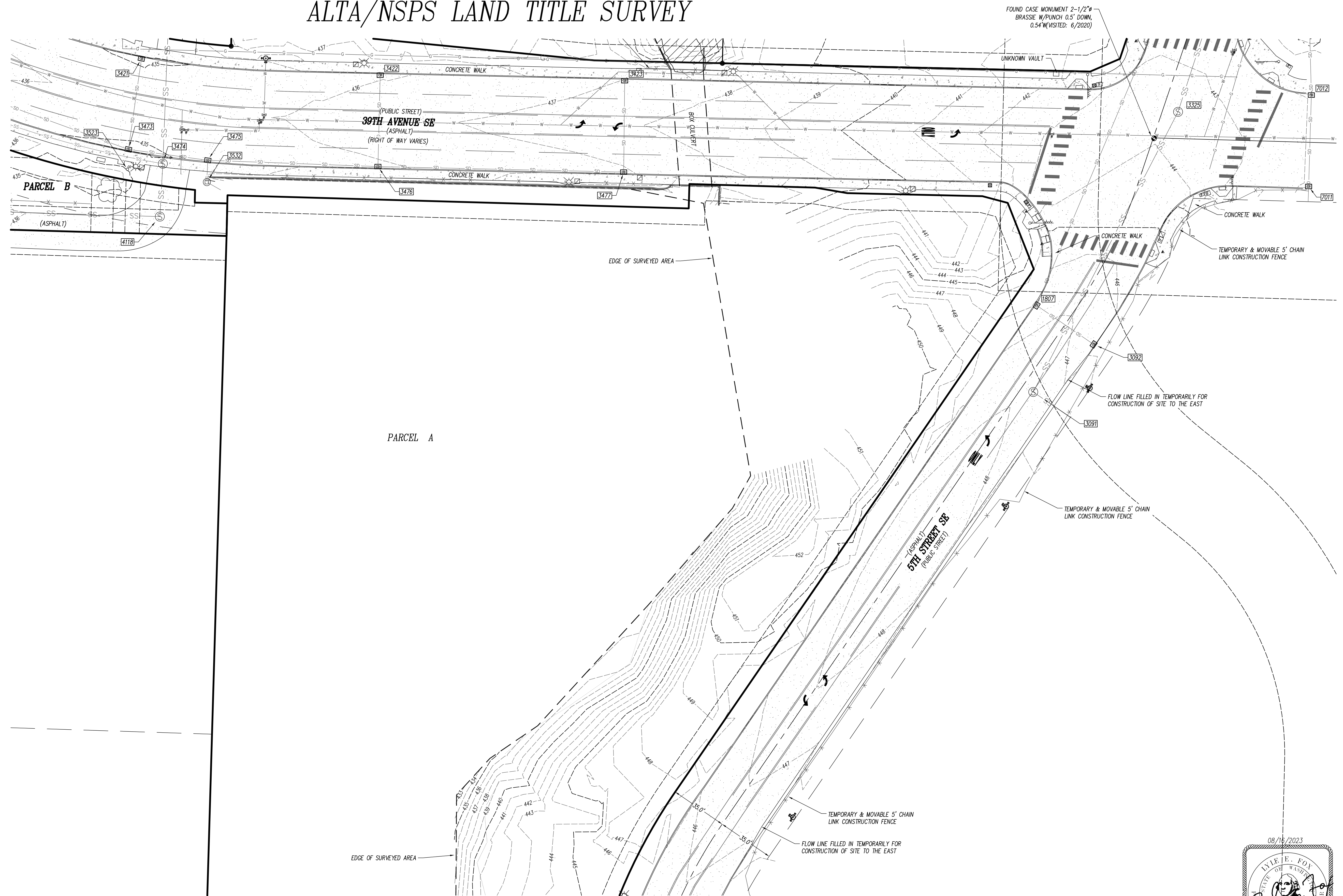
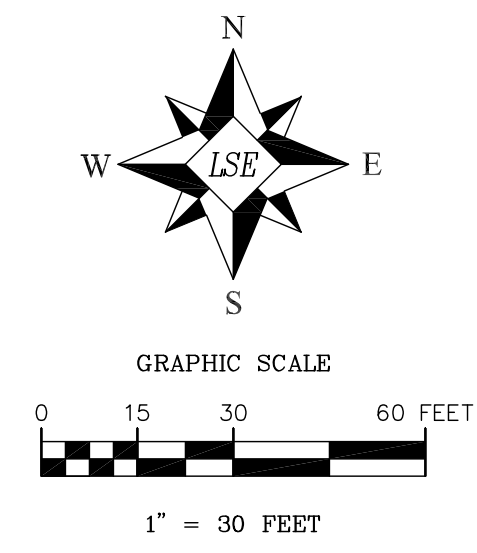


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		Page: 3 OF 6

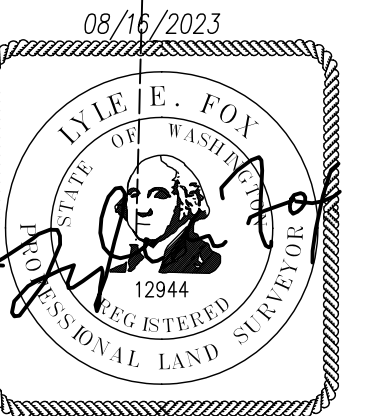
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ALTA/NSPS LAND TITLE SURVEY



Legend of Symbols & Abbreviations

- | | |
|--------------------------------|-------------------------|
| ● FOUND REBAR WITH CAP #40094 | ○ UTILITY POLE |
| ○ FOUND REBAR WITH CAP #32437 | → GUY ANCHOR |
| ● FOUND REBAR WITH CAP #20847 | ⊠ TELEPHONE PEDESTAL |
| ● FOUND CASE MONUMENT AS NOTED | ⊠ SIGN |
| ⊕ STORM MANHOLE | ⊕ CATCH BASIN |
| ⊙ SANITARY MANHOLE | ⊙ STREET LIGHT |
| ⊕ WATER VALVE | ⊕ FIRE HYDRANT |
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| ⊠ TRAFFIC JUNCTION BOX | ↩ TURN ARROW |
| ⊠ TRAFFIC LIGHT | ▲ WALK BUTTON |
| ☁ DECIDUOUS TREE | ⊙ CONIFER TREE |
| —SS—SS— SANITARY SEWER LINE | ▨ CONCRETE |
| —SD—SD— STORM SEWER LINE | ▨ ASPHALT PAVEMENT |
| —G—G— GAS MAIN LINE | ▨ FENCE LINE |
| —X—X— OVERHEAD UTILITY LINES | —O— MAJOR CONTOUR LINE |
| —O— FENCE LINE | —O— MINOR CONTOUR LINE |
| —O— MAJOR CONTOUR LINE | |
| —O— MINOR CONTOUR LINE | |



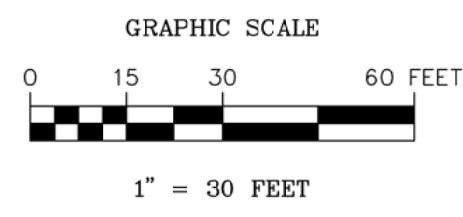
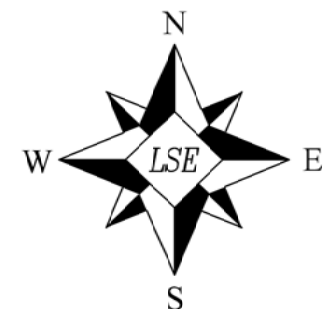
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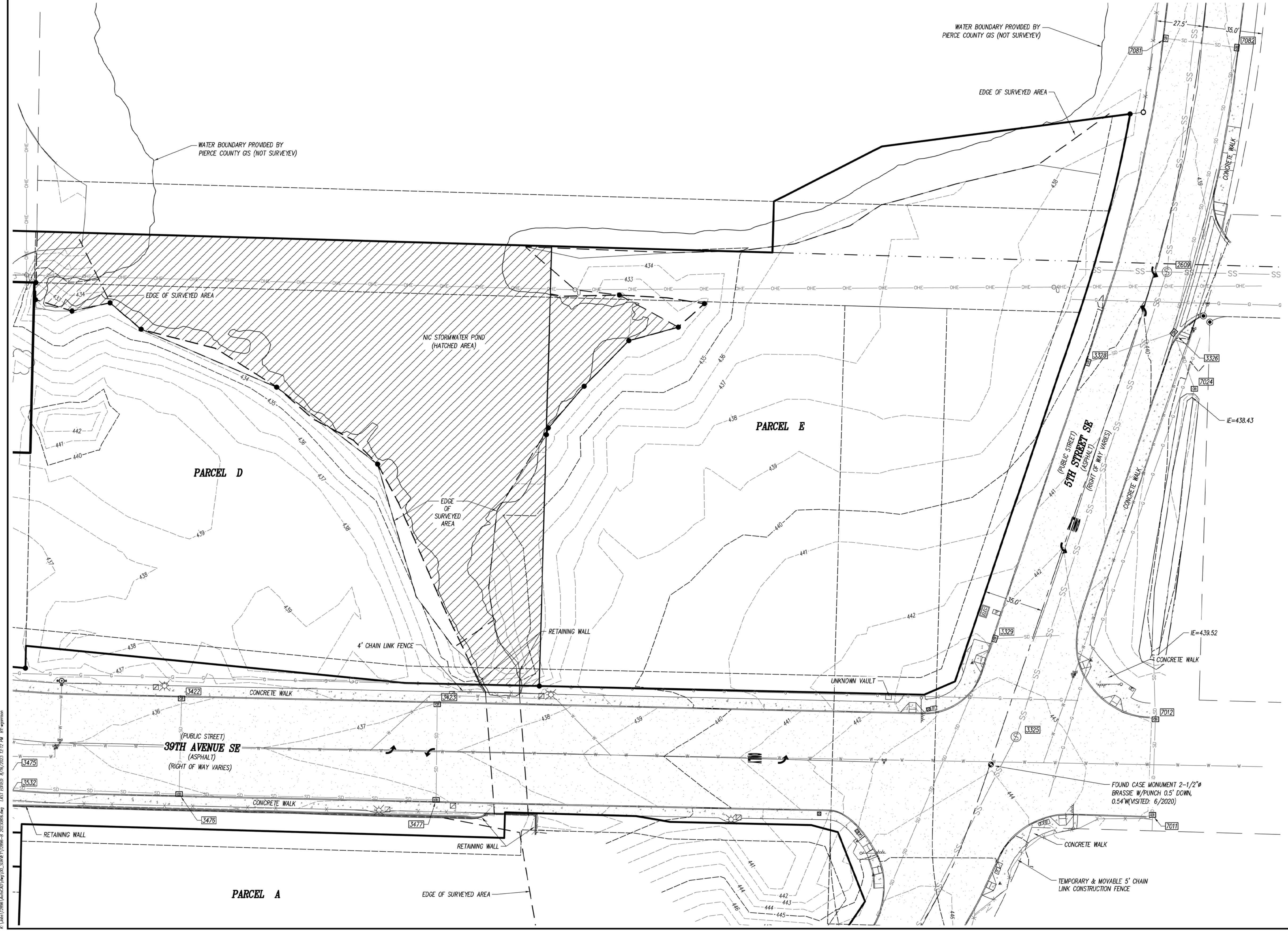
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- X— X— OVERHEAD UTILITY LINES
- O— O— FENCE LINE
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- 410— MINOR CONTOUR LINE
- [Concrete Pattern] CONCRETE
- [Asphalt Pattern] ASPHALT PAVEMENT
- [Gravel Pattern] GRAVEL



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