

EXCEPTIONS

THE FOLLOWING ITEMS WERE LISTED IN FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON, INC, COMMITMENT NUMBER 24001679-SC, AND ARE LISTED BY THE SAID REPORT NUMBER(S) HERE, WITH SURVEYOR'S COMMENTS IN BOLD:

SCHEDULE B, PART II - EXCEPTIONS

GENERAL EXCEPTIONS A-K: NO SURVEYOR COMMENTS

SCHEDULE B, PART II - EXCEPTIONS

SPECIAL EXCEPTIONS:

- 1. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS 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 DEED AND CONDITIONAL COVENANTS IN LIEU OF CONDEMNATION.

RECORDING DATE: MARCH 27, 1969
RECORDING NO.: 2286473
AFFECTS: PARCELS B AND C

-NOT A NOT SURVEY MATTER

- 2. 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 BOUNDARY LINE REVISION:

RECORDING NO: 200009125003

-NOT A NOT SURVEY MATTER

- 3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS CONDEMNED BY DOCUMENT:

ENTITLED: SUPPLEMENTAL FINAL ORDER AND JUDGMENT
COURT: UNITED STATES DISTRICT COURT FOR THE SOUTHERN DISTRICT OF INDIANA INDIANAPOLIS DIVISION
CASE NO.: 1:99-cv-8313-DH-TAB
GRANTED TO: AT&T CORP AND AT&T COMMUNICATIONS-EAST, INC., (FORMERLY AT&T COMMUNICATIONS, INC., COLLECTIVELY AT&T)
PURPOSE: TELECOMMUNICATIONS AND FIBER OPTIC RECORDING DATE: MAY 20, 2008
RECORDING NO.: 200805200195

AFFECTS: PARCEL B

THE DESCRIPTION CONTAINED IN THE INSTRUMENT IS NOT SUFFICIENT TO DETERMINE ITS EXACT LOCATION WITHIN THE PROPERTY HEREIN DESCRIBED.

- 16.5 FOOT WIDE EASEMENT FOR TELECOMMUNICATIONS PURPOSES THROUGH SETTLEMENT CORRIDOR (RUNS ALONG CERTAIN RAILROAD CORRIDORS). EXACT LOCATION OF THE EASEMENT IS NOT DEFINED. A PORTION OF THE SURVEYED SITE IS LISTED AS CLAIM ID WAC003178 (COUNT 81).

- 4. SPECIAL 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: 2024
TAX ACCOUNT NO.: 706000-0070
LEVY CODE: 096
ASSESSED VALUE-LAND: \$381,600.00
ASSESSED VALUE-IMPROVEMENTS: \$53,600.00

SPECIAL TAXES (WEED CONTROL, FIRE BENEFIT CHARGE AND PIERCE CONSERVATION DISTRICT PRINCIPALS):

BILLED: \$2,056.80
PAID: \$2,056.80
UNPAID: \$0.00

AFFECTS: PARCEL A

-NOT A NOT SURVEY MATTER

- 5. SPECIAL 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: 2024
TAX ACCOUNT NO.: 706000-0020
LEVY CODE: 096
ASSESSED VALUE-LAND: \$846,200.00
ASSESSED VALUE-IMPROVEMENTS: \$3,000.00

SPECIAL TAXES (WEED CONTROL AND PIERCE CONSERVATION DISTRICT PRINCIPALS):

BILLED: \$11.44
PAID: \$11.44
UNPAID: \$0.00

AFFECTS: PARCEL B

-NOT A NOT SURVEY MATTER

- 6. SPECIAL 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: 2024
TAX ACCOUNT NO.: 706000-0030
LEVY CODE: 096
ASSESSED VALUE-LAND: \$974,200.00
ASSESSED VALUE-IMPROVEMENTS: \$301,000.00

SPECIAL TAXES (WEED CONTROL, FIRE BENEFIT CHARGE AND PIERCE CONSERVATION DISTRICT PRINCIPALS):

BILLED: \$4,107.30
PAID: \$4,107.30
UNPAID: \$0.00

AFFECTS: PARCEL C

-NOT A NOT SURVEY MATTER

- 7. LATECOMER'S CHARGES FOR UTILITIES AS MAY BE LEVIED BY THE CITY OF PUYALLUP BY REASON OF THE LAND BEING INCLUDED IN MAP:

FILED BY: CITY OF PUYALLUP
RECORDING NO.: 8409210256
AMENDED BY INSTRUMENT - RECORDING NO.: 8410300185

-NOT A NOT SURVEY MATTER

- 8. 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.

-NOT A NOT SURVEY MATTER

- 9. ANY UNRECORDED LEASEHOLDS, RIGHT OF VENDORS AND HOLDERS OF SECURITY INTERESTS ON PERSONAL PROPERTY INSTALLED UPON THE LAND AND RIGHTS OF TENANTS TO REMOVE TRADE FIXTURES AT THE EXPIRATION OF THE TERMS.

-NOT A NOT SURVEY MATTER

RECORD DESCRIPTION

RECORD DESCRIPTION PER EXHIBIT A OF FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON, INC, COMMITMENT NUMBER 24001679-SC.

PARCELS A, B AND C OF BOUNDARY LINE REVISION, RECORDED SEPTEMBER 12, 2000 UNDER RECORDING NO. 200009125003, IN PIERCE COUNTY, WASHINGTON.

TABLE A ITEMS

- 2. ADDRESS(ES) OF THE SURVEYED PROPERTY ARE AS SHOWN ON SHEET 2 - EXISTING CONDITIONS PLAN.
3. BY GRAPHIC OVERLAY ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP 53053C0333E, COMMUNITY NO. 530144 (CITY OF PUYALLUP), MAP PANEL NUMBER 333E, WHICH BEARS AN EFFECTIVE DATE OF MARCH 7, 2017 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.
4. GROSS LAND AREA IS 1.50 ACRES, MORE OR LESS.
5. ELEVATIONS ARE BASED ON CITY OF PUYALLUP BENCHMARK NO. SW-PIO-MER, LOCATED AT THE NW CORNER OF PIONEER WAY E AND S MERIDIAN STREET, WITH AN ELEVATION OF 44.162 FEET (CITY OF PULLAYUP DATUM, NAVD 88). CONTOUR INTERVAL IS 1 FOOT.
6(a). A ZONING REPORT HAS NOT BEEN PROVIDED TO THE SURVEYOR.
7(a). EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL ARE AS SHOWN ON SHEET 2 - EXISTING CONDITIONS PLAN.
8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE AS SHOWN ON SHEET 2 - EXISTING CONDITIONS PLAN.
11(b). UTILITIES SHOWN ARE BASED ON PUBLIC UNDERGROUND UTILITY LOCATE MARKINGS PER UTILITY LOCATE TICKET NUMBER 24414346, AND PRIVATE LOCATING SERVICES BY BLOOD HOUND, LLC, WORK ORDER NO. 264013. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
13. NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS ARE AS SHOWN ON SHEET 2 - EXISTING CONDITIONS PLAN.
16. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
19. AKS CARRIES PROFESSIONAL LIABILITY INSURANCE IN THE AMOUNT OF \$2,000,000.00.

115 2ND STREET SE PUYALLUP, WASHINGTON

LOCATED IN THE SW 1/4 OF SECTION 27, TOWNSHIP 20 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

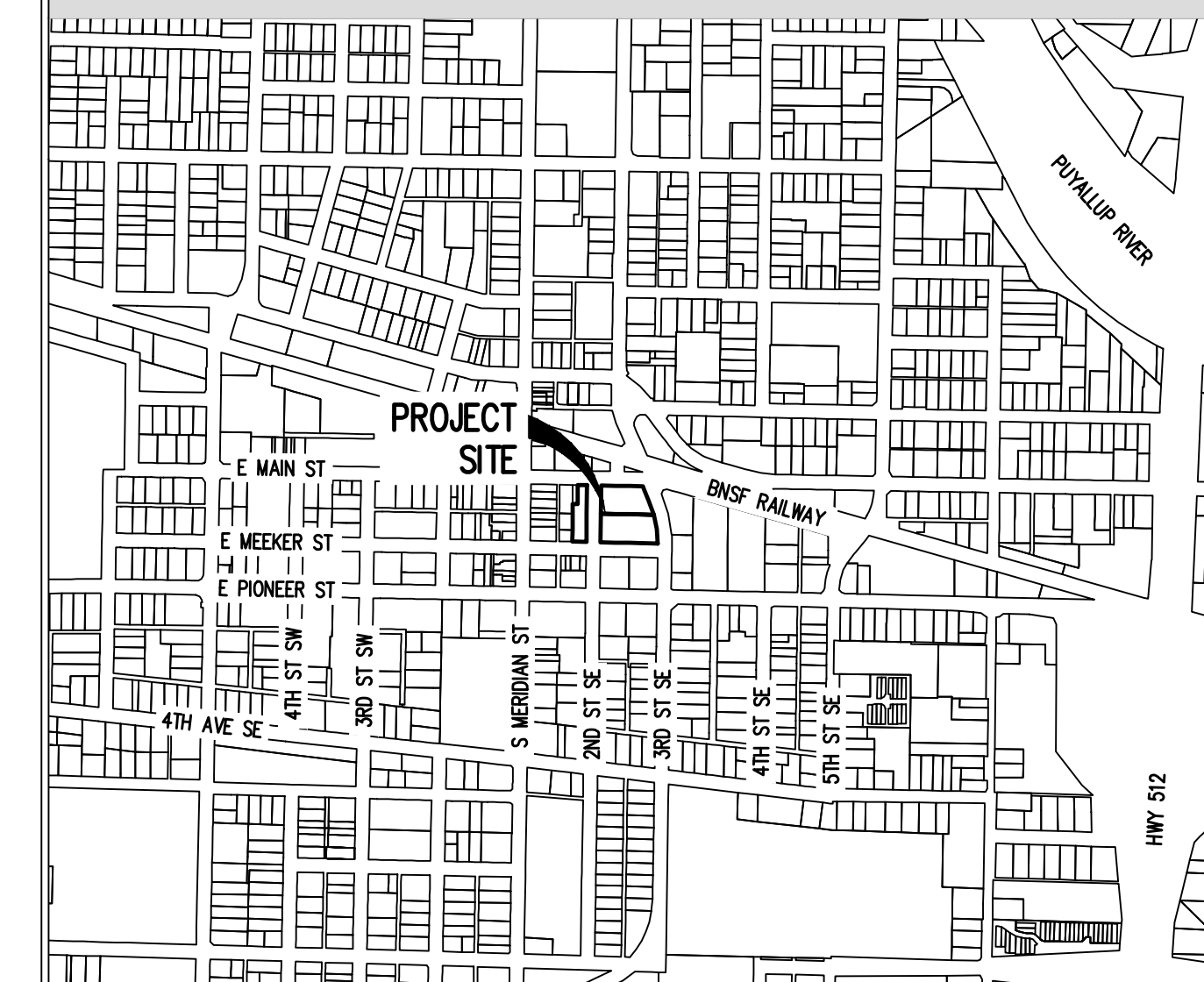
SHEET INDEX

SHEET 1 - COVER SHEET
SHEET 2 - EXISTING CONDITIONS PLAN

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE WASHINGTON STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE (#4602). HORIZONTAL DATUM IS NAD83(2011).

VICINITY MAP - NOT TO SCALE



ALTA/NSPS LAND TITLE SURVEY

for PALINDROME 412 NW 5TH AVENUE, SUITE 200 PORTLAND, OREGON 97209

BASED UPON COMMITMENT NUMBER 24001679-SC BY FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON, INC BEARING A COMMITMENT DATE OF SEPTEMBER 16, 2024

SURVEYORS CERTIFICATE:

TO: PALINDROME AND/OR THEIR ASSIGNS, AND FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON, INC AND ITS SUCCESSORS AND ASSIGNS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(a), 7(a), 8, 11(b), 13, 16, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 11, 2024.

DATE OF MAP: 10/21/2024

Signature of Gary E. Paul
REGISTERED PROFESSIONAL LAND SURVEYOR
WASHINGTON LS 36618
GARY E. PAUL
12965 SW HERMAN ROAD, SUITE 100
TUALATIN, OR 97062
PHONE: (503) 563-6151

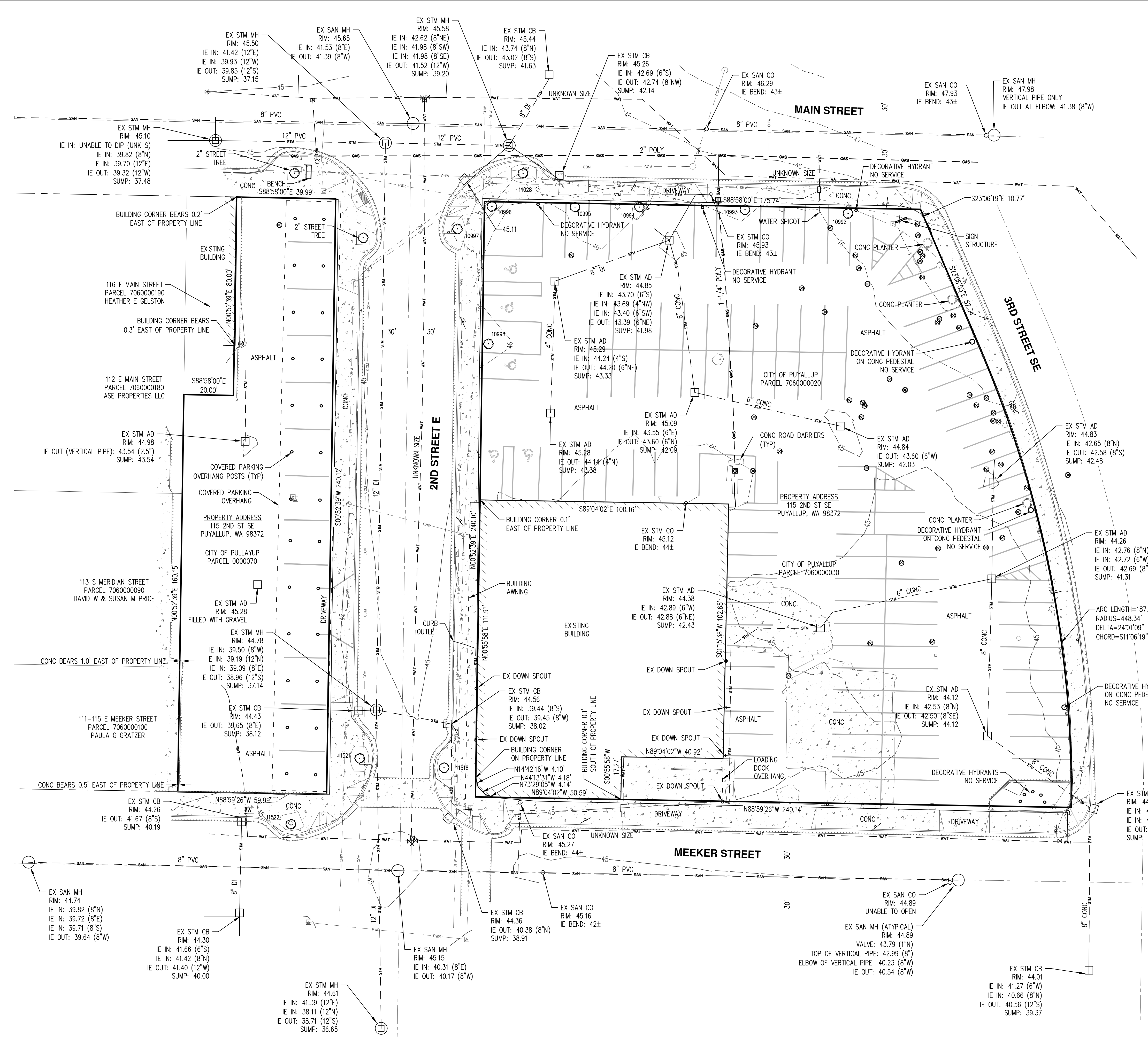


ENGINEERING - SURVEYING - NATURAL RESOURCES
FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

ALTA/NSPS LAND TITLE SURVEY
COVER SHEET
WASHINGTON
PUYALLUP
TAX LOTS 002-0, 003-0, 007-0

DESIGNED BY:
DRAWN BY: HDS
MANAGED BY: GEP
CHECKED BY: GEP
DATE: 10/21/2024
Professional seal for Gary E. Paul, State of Washington, Registered Professional Land Surveyor, No. 36618, expires 6-17-26.

REVISIONS
JOB NUMBER 11753
SHEET 1 OF 2



LEGEND OF SYMBOLS & ABBREVIATIONS

FIRE HYDRANT	⊗	STORM SEWER CLEAN OUT	○
WATER METER	⊠	STORM SEWER CATCH BASIN	□
WATER VALVE	⊞	STORM SEWER AREA DRAIN	⊞
SANITARY SEWER CLEAN OUT	⊙	STORM SEWER MANHOLE	⊗
SANITARY SEWER MANHOLE	⊚	MONITORING WELL	⊗
SIGN	⊞	GUY WIRE ANCHOR	⊞
STREET LIGHT	☆	POWER POLE	⊞
GAS METER	⊞	POWER VAULT	⊞
GAS VALVE	⊞	POWER JUNCTION BOX	⊞
RIGHT-OF-WAY LINE	---		
BOUNDARY LINE	---		
PROPERTY LINE	---		
CENTERLINE	---		
CURB	---		
EDGE OF PAVEMENT	---		
POWER LINE	---		
OVERHEAD WIRE	---		
COMMUNICATIONS LINE	---		
GAS LINE	---		
STORM SEWER LINE	---		
SANITARY SEWER LINE	---		
WATER LINE	---		

NOTES:
1. REVERSE FLOW AND STANDING WATER WAS OBSERVED IN PIPELINES WITH REVERSE FLOW ELEVATIONS.

TREE TABLE

TREE NUMBER	TYPE	DBH (IN.)
10992	DECIDUOUS	18
10993	DECIDUOUS	16
10994	DECIDUOUS	15
10995	DECIDUOUS	14
10996	DECIDUOUS	11
10997	DECIDUOUS	11
10998	DECIDUOUS	18
11028	DECIDUOUS	9
11518	DECIDUOUS	16
11521	DECIDUOUS	14
11522	DECIDUOUS	16

