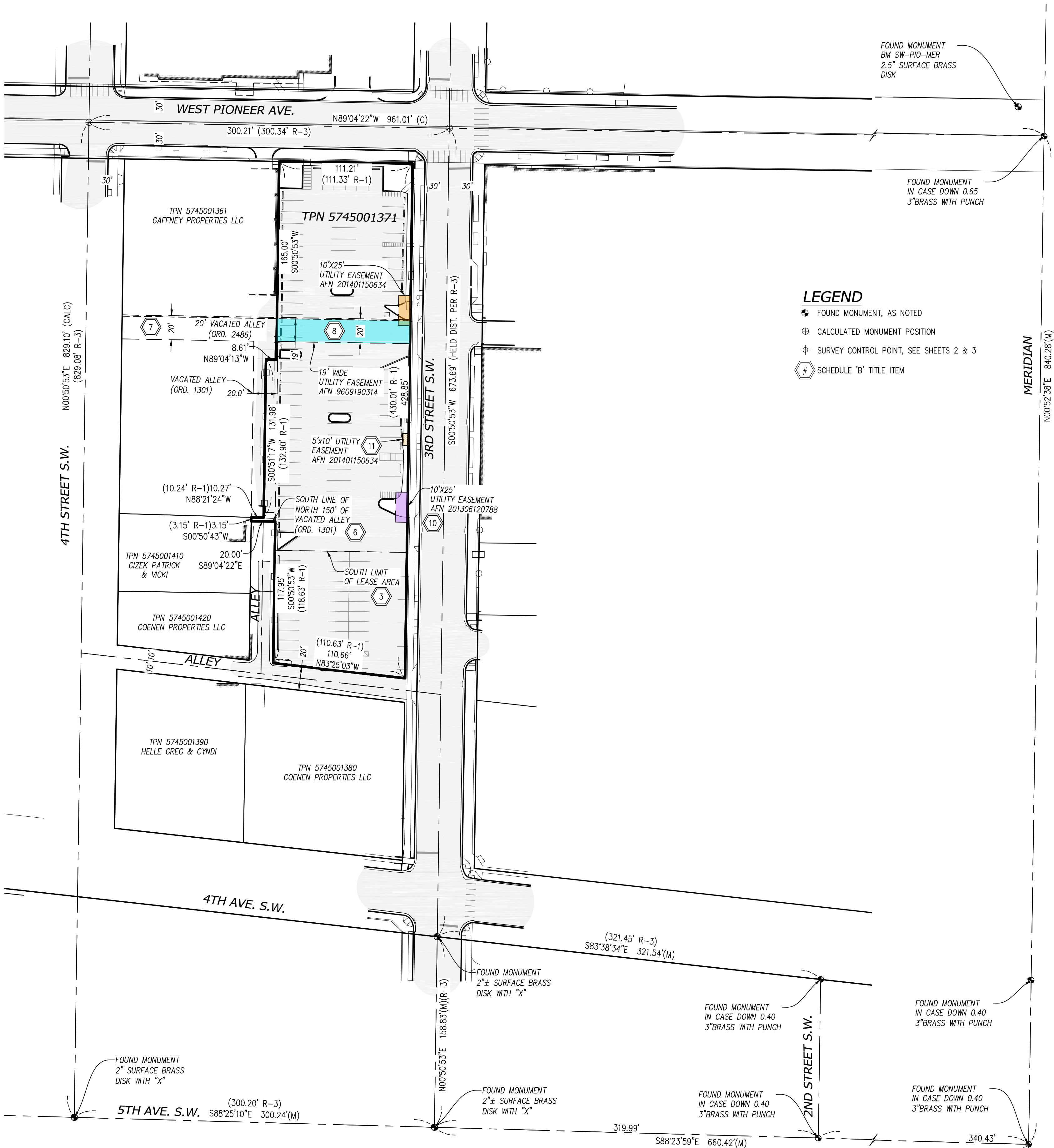


ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 28, TOWNSHIP 20 NORTH,
RANGE 4 EAST, W.M., CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON



SCHEDULE B EXCEPTIONS

(PER STEWART TITLE GUARANTY COMPANY COMMITMENT NUMBER 25000200667, DATED MAY 30, 2025)
* NOT A SURVEY MATTER, DESCRIPTION PROVIDED AS A COURTESY
** CONTENT/DATA WITHIN INSTRUMENT IS INSUFFICIENT TO DETERMINE EXACT LOCATION
*** INSTRUMENT IS BLANKET IN NATURE OR AFFECTS ENTIRE PROPERTY

EXCEPTION NUMBER	AFN	DESCRIPTION
1*	N/A	NOTE REGARDING REAL ESTATE EXCISE TAX
2*	N/A	NOTE REGARDING TAX EXEMPT STATUS
3	8903170279	EXTENSION OF LEASE FOR MONTH TO MONTH TENANCY GRANTED TO PUYALLUP IGA (TRADEWELL); UNRECORDED LEASE DATED APRIL 28, 1983 IS REFERENCED WITHIN THE INSTRUMENT AND NOT INCLUDED; SOUTH LIMITS OF LEASE AREA DEPICTED HEREON
4*	N/A	NOTE REGARDING UNRECORDED LEASEHOLDS, RIGHTS OF VENDORS, AND HOLDERS OF PERSONAL PROPERTY INSTALLED ON PROPERTY
5	N/A	EASEMENT RIGHTS (IF APPLICABLE) ARISING FROM VACATION OF ADJACENT STREET OR ALLEY
6	1810854	VACATION OF THE NORTH 150' OF A 20' NORTH-SOUTH ALLEY, LOCATED ON THE WEST SIDE OF SUBJECT PROPERTY; PER CITY OF PUYALLUP ORDINANCE NO. 1301; SHOWN HEREON.
7	9608270394	VACATION OF A 20' EAST-WEST ALLEY THROUGH THE APPROXIMATE CENTER OF THE SUBJECT PROPERTY; PER CITY OF PUYALLUP ORDINANCE NO. 2486; SHOWN HEREON.
8	9609190314	19' WIDE UTILITIES EASEMENT LOCATED ACROSS THE APPROXIMATE CENTER OF THE SUBJECT PARCEL WITHIN THE VACATED ALLEY; GRANTED TO US WEST COMMUNICATIONS; SHOWN HEREON.
9	9609270520	CITY OF PUYALLUP BOUNDARY LINE ADJUSTMENT NO. 96-84-009; BASIS OF THE LEGAL DESCRIPTION FOR THE SUBJECT PARCEL
10	201306120788	10'X25' ELECTRICAL & TELECOMMUNICATIONS EASEMENT LOCATED ON EAST SIDE OF SUBJECT PROPERTY; GRANTED TO QWEST CORP.; SHOWN HEREON
11	201401150634	ELECTRICAL EASEMENTS GRANTED TO PUGET SOUND ENERGY FOR ELECTRICAL AND COMMUNICATIONS; LOCATED ON EAST SIDE OF SUBJECT PROPERTY; SHOWN HEREON
12	202505200409	DEVELOPMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREIN; GRANTOR: CITY OF PUYALLUP; GRANTEE: URBAN PUYALLUP MIXED USE LLC.

REFERENCES

- CITY OF PUYALLUP BOUNDARY LINE ADJUSTMENT NO.96-84-009, AFN 9609270520
- CITY OF PUYALLUP BOUNDARY LINE ADJUSTMENT NO.96-84-011, AFN 9612200086
- RECORD OF SURVEY (PARAMETRIX INC.), AFN 9703250076
- RECORD OF SURVEY (SADLER BARNARD), AFN 201803085004
- RECORD OF SURVEY (SITTS & HILL), AFN 200412305002
- PLAT OF MEERER'S 2ND ADDITION TO PUYALLUP W.T., V.2, P.93
- PIERCE COUNTY ASSESSOR QUARTER SECTION MAP S.E. 1/4 28-T20N-R4E
- CHICAGO TITLE COMPANY COMMITMENT NUMBER 202688-TC, UPDATED 2ND, DATED 10-27-2021

LEGAL DESCRIPTION

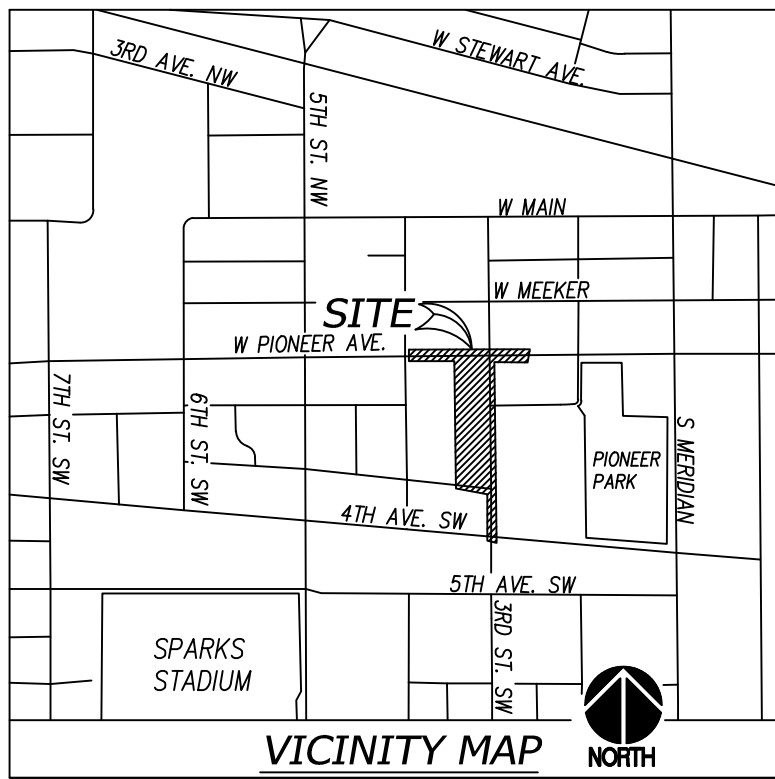
ALL OF BLOCK 23, 26, LOTS 1 THROUGH 5 OF BLOCK 25, THE 20 FOOT WIDE EAST-WEST ALLEY BETWEEN SAID BLOCKS 26, 25 & 23 AS VACATED BY THE CITY OF PUYALLUP ORDINANCE NO. 2486 AND THE NORTH 150 FEET OF THE 20 FOOT WIDE NORTH-SOUTH ALLEY BETWEEN SAID BLOCKS 23 AND 25 AS VACATED BY THE CITY OF PUYALLUP ORDINANCE NO. 1301, ALL WITHIN MEERER'S SECOND ADDITION TO THE TOWN OF PUYALLUP, W.T., ACCORDING TO THE PLAT RECORDED IN VOLUME 2 OF PLATS ON PAGE 93, IN PIERCE COUNTY, WASHINGTON.

EXCEPT THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK 26;
THENCE ALONG THE WEST LINE OF SAID BLOCK 25 AND BLOCK 25, SOUTH 00°51'28" WEST 300.83 FEET TO THE SOUTHWEST CORNER OF LOT 5 OF SAID BLOCK 25;
THENCE ALONG THE SOUTH LINE OF SAID LOT 5, SOUTH 89°02'22" EAST 110.13 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5;
THENCE ALONG THE EAST LINE OF SAID LOT 5, NORTH 00°51'52" EAST 3.15 FEET TO AN EXISTING FENCE LINE;
THENCE ALONG SAID FENCE LINE SOUTH 88°20'49" EAST 10.24 FEET;
THENCE NORTH 00°51'52" EAST ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID BLOCK 25, A DISTANCE OF 132.90 FEET;
THENCE SOUTH 89°03'38" EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID BLOCK 25, A DISTANCE OF 8.61 FEET;
THENCE NORTH 00°51'28" EAST 165.00 FEET TO THE NORTH LINE OF SAID BLOCK 26;
THENCE ALONG SAID NORTH LINE OF BLOCK 26, NORTH 89°04'43" WEST 129.00 FEET TO THE POINT OF BEGINNING.

(ALSO KNOWN AS PARCEL A OF CITY OF PUYALLUP B.L.A. 96-84-009, RECORDED SEPTEMBER 27, 1996 UNDER RECORDING NO. 9609270520, RECORDS OF PIERCE COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON



HORIZONTAL SCALE: 1"=50'
50 0 50 100

HORIZONTAL DATUM

WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83/2011
BASED ON GPS OBSERVATION UTILIZING THE WASHINGTON STATE REFERENCE NETWORK (WSRN)

MEASURED NORTH 00°50'53" EAST BETWEEN TWO FOUND MONUMENTS ALONG 3RD ST. S.W. AT THE INTERSECTIONS WITH 4TH AVE S.W. & 5TH AVE. S.W.

SITE DATA

TAX PARCEL NO. 5745001371
ADDRESS: 330 - 3RD ST. S.W. PUYALLUP
LAND AREA: 48,145± S.F.; 1.11± ACRES

NOTES

- EQUIPMENT USED: TOPCON QS AND/OR CARLSON CR2+ ROBOTIC TOTAL STATION AND TOPCON GR3 RTK/GPS
- THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE WITH THE FINAL RESULTS MEETING OR EXCEEDING THE CURRENT TRAVERSE AND RELATIVE POSITIONAL ACCURACY STANDARDS CONTAINED IN W.A.C. 332-130-085 AND W.A.C. 332-130-090. THE RELATIVE POSITIONAL ACCURACY OF THE POSITIONS LOCATED HEREON MEETS OR EXCEEDS 2 CM (0.07 FT.) PLUS 50 PARTS PER MILLION BETWEEN ANY TWO TESTED POSITIONS. ALL MEASUREMENTS WERE MADE WITH A TOPCON QS ROBOTIC TOTAL STATION IN ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S SPECIFICATIONS.
- IN ACCORDANCE WITH THE REVISED CODE OF WASHINGTON (R.C.W.) 58.09 AND THE WASHINGTON ADMINISTRATIVE CODE (W.A.C.) 332-130, THIS SURVEY MAY DEPICT OCCUPANCY INDICATORS THAT DIFFER FROM THE DEEDED LOT LINES. THESE INDICATORS, IF AT ALL PRESENT, MAY REPRESENT A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE. THIS SURVEY DOES NOT PURPORT TO RESOLVE SUCH ITEMS.
- FIELD WORK PERFORMED IN NOVEMBER 2021, UNDER SITTS & HILL JOB NUMBER 19508. FIELD WORK WAS UPDATED IN AUGUST 2025, UNDER SITTS & HILL JOB NUMBER 21010
- NO UNDERGROUND UTILITY LOCATES OR RESEARCH WERE COMPLETED IN SUPPORT OF THIS UPDATED SURVEY. UTILITIES SHOWN REFLECT SITE CONDITIONS PRESENT IN NOVEMBER, 2021.
- SITTS & HILL ENGINEERS, INC. HAS RELIED UPON TITLE INFORMATION NOTED IN COMMITMENT FOR TITLE INSURANCE PREPARED BY STEWART TITLE GUARANTY COMPANY OF WASHINGTON, COMMITMENT NUMBER 25000200667, UPDATED 2ND, DATED MAY 30, 2025. IN PREPARATION OF THIS ALTA/NSPS LAND TITLE SURVEY, SITTS & HILL ENGINEERS, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS SITTS & HILL ENGINEERS, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND/OR DISCLOSED BY SAID TITLE COMPANY'S ORDER. SITTS & HILL ENGINEERS, INC. HAS RELIED WHOLLY ON SAID TITLE COMPANY'S REPORT AND THEREFORE QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

FLOOD ZONE NOTE

SITE IS LOCATED WITHIN ZONE X
FEMA FLOOD INSURANCE RATE MAP NUMBER 53053C03336, PANEL 333 OF 1375, EFFECTIVE DATE MARCH 7, 2017

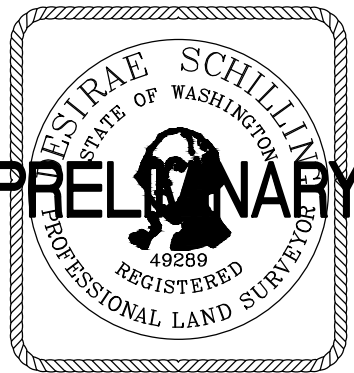
PARKING

96 STANDARD SPACES
14 ACCESSIBILITY SPACES

SURVEYOR'S CERTIFICATION

TO: URBAN PUYALLUP MIXED USE LLC. AND STEWART TITLE GUARANTY COMPANY OF WASHINGTON

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, 8, 9, 11(b), 13, 14, AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED IN NOVEMBER, 2021.



DESIRAE SCHILLING P.L.S. NO. 49289 DATE

DESIGNED	---
DRAWN	SIT/CG/DMS/AFPO
CHECKED	MAM
DATE	08/20/2025
SCALE	AS NOTED

APPROVALS	SEAL
DESIGNED	---
DRAWN	SIT/CG/DMS/AFPO
CHECKED	MAM
DATE	08/20/2025
SCALE	AS NOTED

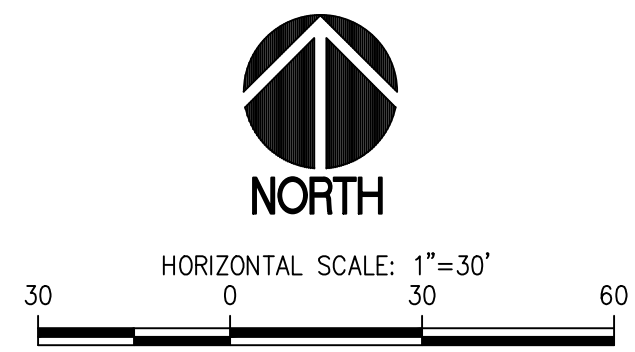
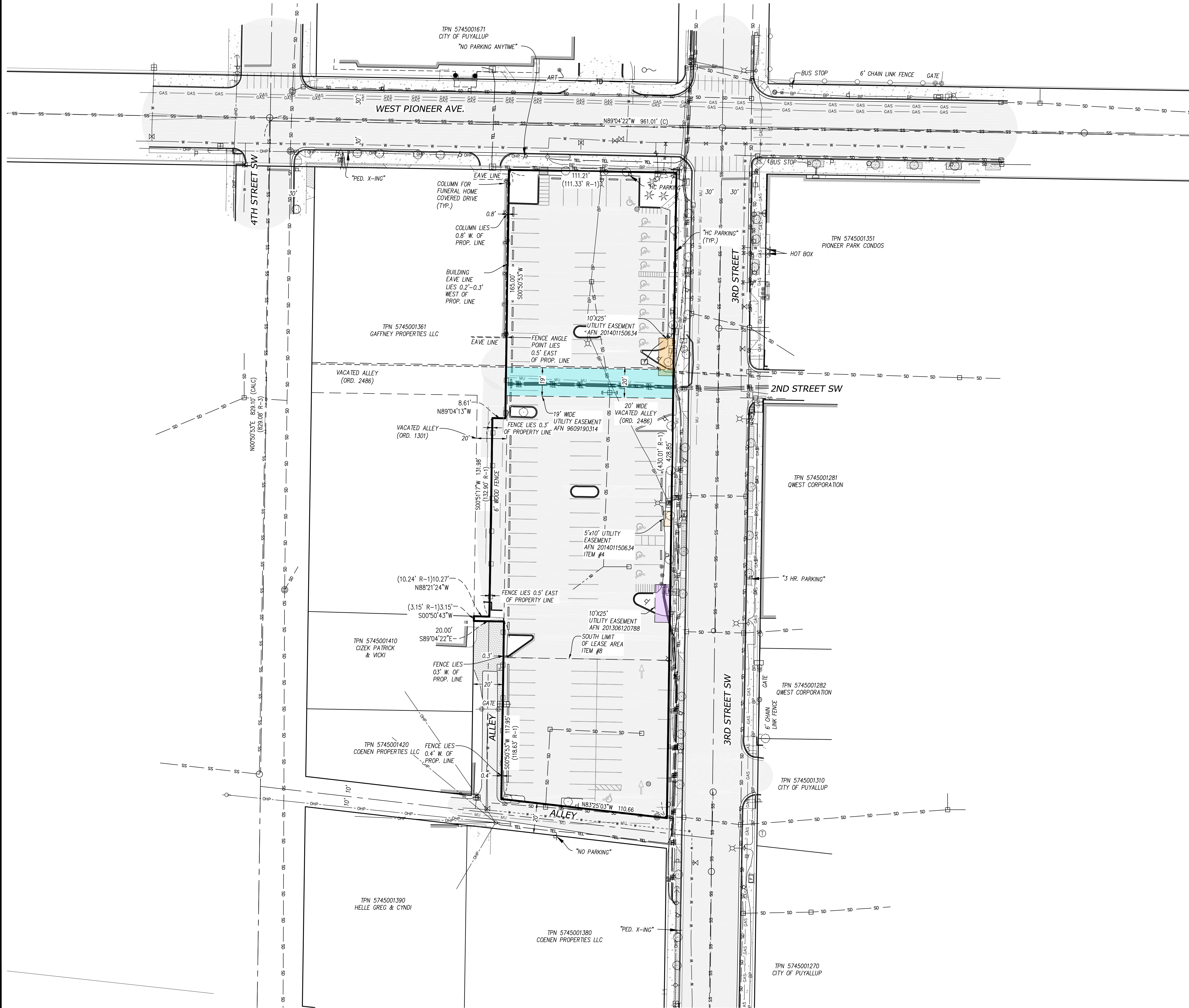


sitts & hill
sh
CIVIL | STRUCTURAL | SURVEY
4815 CENTER STREET | TACOMA, WA 98409
PHONE (253) 774-9449 | FAX (253) 474-4153
http://www.sitts-hill.com

**AZURE GREEN
CONSULTANTS, LLC**
409 EAST PIONEER
PUYALLUP, WA, 98372

PROJECT: 303 - 3RD ST. S.W.
ALTA/NSPS LAND TITLE SURVEY
PUYALLUP, WA
SHEET TITLE: SITE BOUNDARY AND TITLE ITEMS
SHEET NO. 1 OF 2
PROJECT NO. 21010

0:\2000\21010\Drawings\21010-ALTA-SIT2.dwg last edited: 08/20/25 2:05pm by dlsnk



LEGEND

- FOUND MONUMENT AS NOTED
- CALCULATED MONUMENT POSITION
- SURVEY CONTROL POINT, AS NOTED
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
- STORM MANHOLE
- STORM CATCH BASIN
- ROOF DRAIN
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- GAS VALVE
- GAS METER
- UTILITY POLE
- GUY ANCHOR
- JUNCTION BOX
- POWER VAULT
- LIGHT POLE
- UTILITY VAULT
- ELECTRIC METER
- PED. X-ING BUTTON
- COLUMN
- BOLLARD
- GATE POST
- COMMUNICATIONS VAULT
- COMMUNICATIONS MANHOLE
- SIGN
- MAILBOX
- MONITORING WELL
- DECIDUOUS TREE
- EVERGREEN TREE
- TPN TAX PARCEL NUMBER
- FINISH FLOOR ELEVATION
- BOUNDARY LINE
- LOT LINE
- ROAD CENTERLINE
- STORM DRAIN LINE
- SANITARY SEWER LINE
- BURIED WATER LINE
- BURIED GAS LINE
- BURIED POWER LINE
- BURIED TELECOMMUNICATIONS LINE
- OVERHEAD POWER LINE
- CHAIN LINK FENCE
- WOOD FENCE
- RECORD STORM LINE
- RECORD SANITARY LINE
- UNIDENTIFIED UTILITY LINE PER LOCATES

- ASPHALT SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE

REVISIONS				
DESIGNED	---	DRAWN	KPO/STT/GC/DMS	
CHECKED	MAM	DATE	08/20/2025	SCALE
				AS NOTED

APPROVALS	DESIGNED	---
	DRAWN	KPO/STT/GC/DMS
	CHECKED	MAM
	DATE	08/20/2025
	SCALE	AS NOTED





sh

sitts & hill

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PHONE (253) 774-9449 | FAX (253) 474-0153
http://www.sitts-hill.com/

PREPARED FOR
AZURE GREEN CONSULTANTS, LLC
409 EAST PIONEER
PUYALLUP, WA, 98372

PROJECT
**303 - 3RD ST. S.W.
ALTA/NSPS LAND TITLE SURVEY
PUYALLUP, WA**

SHEET TITLE
SITE OVERVIEW

SHEET NO.
2 OF 2

PROJECT NO.
21010