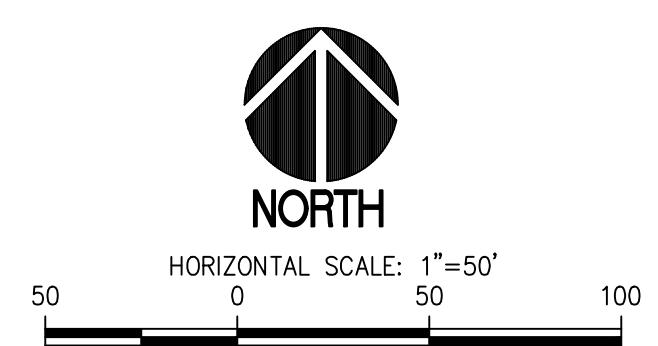
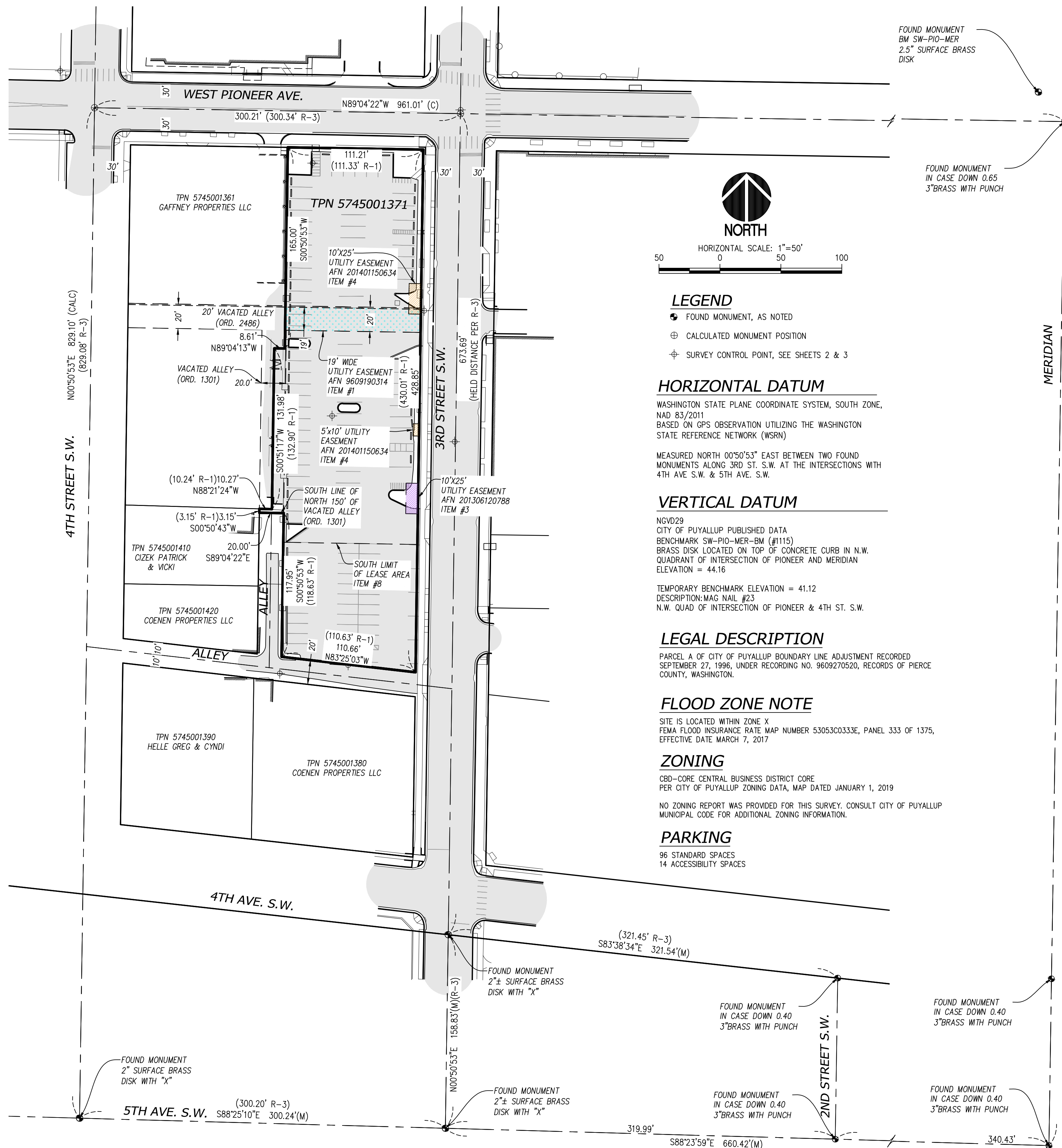
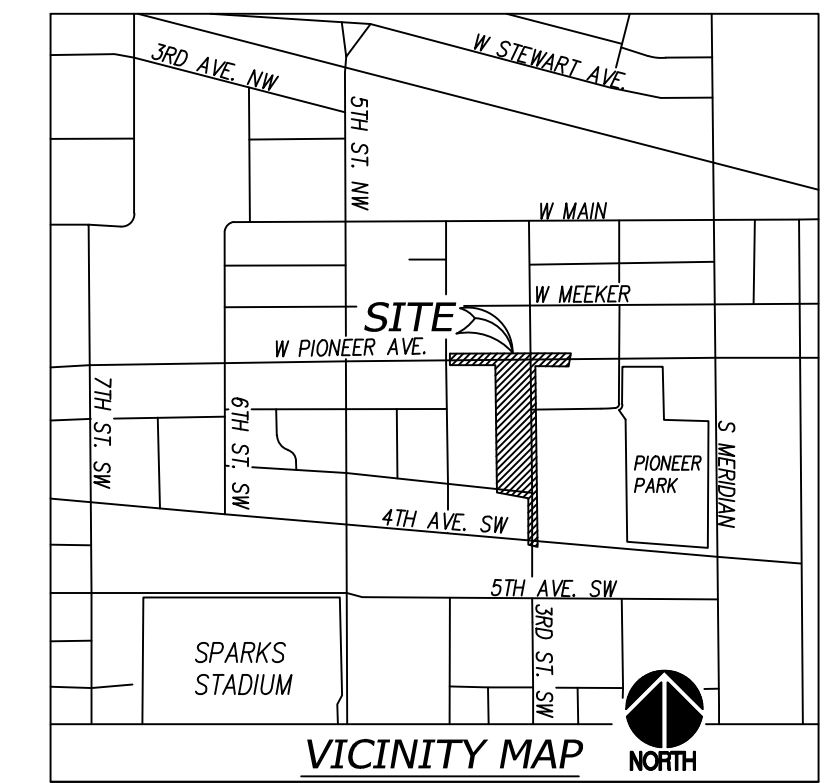


ALTA/NSPS LAND TITLE SURVEY

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



LEGEND
 ⊕ FOUND MONUMENT, AS NOTED
 ⊕ CALCULATED MONUMENT POSITION
 ⊕ SURVEY CONTROL POINT, SEE SHEETS 2 & 3

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.

VERTICAL DATUM
 NGVD29
 CITY OF PUYALLUP PUBLISHED DATA
 BENCHMARK SW-PIO-MER-BM (#1115)
 BRASS DISK LOCATED ON TOP OF CONCRETE CURB IN N.W. QUADRANT OF INTERSECTION OF PIONEER AND MERIDIAN ELEVATION = 44.16
 TEMPORARY BENCHMARK ELEVATION = 41.12
 DESCRIPTION: MAG NAIL #23
 N.W. QUAD OF INTERSECTION OF PIONEER & 4TH ST. S.W.

LEGAL DESCRIPTION
 PARCEL A OF CITY OF PUYALLUP BOUNDARY LINE ADJUSTMENT RECORDED SEPTEMBER 27, 1996, UNDER RECORDING NO. 9609270520, RECORDS OF PIERCE COUNTY, WASHINGTON.

FLOOD ZONE NOTE
 SITE IS LOCATED WITHIN ZONE X
 FEMA FLOOD INSURANCE RATE MAP NUMBER 53053C0333E, PANEL 333 OF 1375, EFFECTIVE DATE MARCH 7, 2017

ZONING
 CBD-CORE CENTRAL BUSINESS DISTRICT CORE
 PER CITY OF PUYALLUP ZONING DATA, MAP DATED JANUARY 1, 2019
 NO ZONING REPORT WAS PROVIDED FOR THIS SURVEY. CONSULT CITY OF PUYALLUP MUNICIPAL CODE FOR ADDITIONAL ZONING INFORMATION.

PARKING
 96 STANDARD SPACES
 14 ACCESSIBILITY SPACES

SCHEDULE B EXCEPTIONS

(PER CHICAGO TITLE COMPANY COMMITMENT NUMBER 202688-TC, UPDATED 2ND, DATED 10-27-2021)

- * 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	9609190314	19' WIDE UTILITIES EASEMENT LOCATED ACROSS THE APPROXIMATE CENTER OF THE SUBJECT PARCEL WITHIN THE VACATED ALLEY, GRANTED TO US WEST COMMUNICATIONS, PLOTTED HEREON
2	9609270520	CITY OF PUYALLUP BOUNDARY LINE ADJUSTMENT NO. 96-84-009; BASIS OF THE LEGAL DESCRIPTION FOR THE SUBJECT PARCEL
3	201306120788	10'X25' ELECTRICAL & TELECOMMUNICATIONS EASEMENT LOCATED ON EAST SIDE OF SUBJECT PROPERTY, GRANTED TO QWEST CORP., PLOTTED HEREON
4	201401150634	ELECTRICAL EASEMENTS GRANTED TO PUGET SOUND ENERGY FOR ELECTRICAL AND COMMUNICATIONS; LOCATED ON EAST SIDE OF SUBJECT PROPERTY, PLOTTED HEREON
5	N/A	TITLE NOTE ABOUT TAX EXEMPTION STATUS, NOT A SURVEY MATTER
6	N/A	TITLE NOTE ABOUT SPECIAL TAXES, NOT A SURVEY MATTER
7	N/A	TITLE NOTE ABOUT OPEN MORTGAGES OR DEEDS OF TRUST, NOT A SURVEY MATTER
8	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
9	N/A	NOT A SURVEY MATTER

REFERENCES

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

SITE DATA

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

NOTES

1. EQUIPMENT USED: TOPCON QS AND/OR CARLSON CR2+ ROBOTIC TOTAL STATION AND TOPCON GR3 RTK/GPS
2. 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.
3. 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.
4. FIELD WORK PERFORMED IN NOVEMBER 2021, UNDER SITTS & HILL JOB NUMBER 19508.
5. UTILITIES AS SHOWN HEREON ARE BASED ON FIELD SURVEY OBSERVATION OF UTILITY LOCATE SERVICES PERFORMED BY MT. VIEW LOCATING INC. IN NOVEMBER 2021 FOR THIS SURVEY. THIS HAS BEEN SUPPLEMENTED BY RECORD INFORMATION PROVIDED BY CITY OF PUYALLUP GIS DATA. RECORD UTILITY LINES SHOWN HEREON ARE DEPICTED WITH A DASHED LINETYPE AS SHOWN IN THE LEGEND. UTILITIES OTHER THAN SHOWN MAY EXIST ON THE SITE. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR DOES CERTIFY THAT THEY ARE SHOWN AS ACCURATELY AS POSSIBLE FROM FIELD SURVEY AND PAINTED UTILITY LOCATE LINES. COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA IS CONSISTENT WITH QUALITY LEVEL B OF THE ASCE STANDARD GUIDELINES 38-02.
6. SITTS & HILL ENGINEERS, INC. HAS RELIED UPON TITLE INFORMATION NOTED IN COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY OF WASHINGTON, 2ND COMMITMENT NUMBER 202688-TC, DATED 10-27-2021. 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.
7. THIS SURVEY COMPLIES WITH W.A.C. 332-130-145. THE CONTOURS DEPICTED HEREON ARE BASED ON DATA FROM DIRECT FIELD MEASUREMENTS. SPOT ELEVATIONS ARE BASED ON DIRECT FIELD MEASUREMENTS AND ARE DEPICTED FOR REFERENCE. THE PURPOSE OF THIS TOPOGRAPHIC MAP IS TO SERVE AS A BASE MAP FOR CONTEMPLATED SITE IMPROVEMENTS AND DESIGN.

LEGAL DESCRIPTION

PARCEL A OF CITY OF PUYALLUP BOUNDARY LINE ADJUSTMENT RECORDED SEPTEMBER 27, 1996, UNDER RECORDING NO. 9609270520, RECORDS OF PIERCE COUNTY, WASHINGTON.

FLOOD ZONE NOTE

SITE IS LOCATED WITHIN ZONE X
 FEMA FLOOD INSURANCE RATE MAP NUMBER 53053C0333E, PANEL 333 OF 1375, EFFECTIVE DATE MARCH 7, 2017

ZONING

CBD-CORE CENTRAL BUSINESS DISTRICT CORE
 PER CITY OF PUYALLUP ZONING DATA, MAP DATED JANUARY 1, 2019

NO ZONING REPORT WAS PROVIDED FOR THIS SURVEY. CONSULT CITY OF PUYALLUP MUNICIPAL CODE FOR ADDITIONAL ZONING INFORMATION.

PARKING

96 STANDARD SPACES
 14 ACCESSIBILITY SPACES

SURVEYOR'S CERTIFICATION

TO: PUYALLUP AOB DEVELOPMENT, LLC AND CHICAGO TITLE INSURANCE 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, 5, 8, 9, 11(b), 13, 14, AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED IN NOVEMBER, 2021.

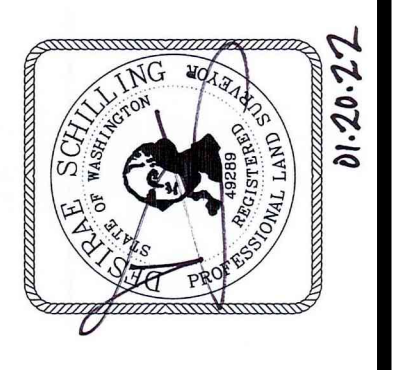
Desirae Schilling
 DESIRAE SCHILLING P.L.S. NO: 49289 DATE: 01.20.2022

REVISIONS

NO.	DATE	BY	DESCRIPTION

APPROVALS

DESIGNED	
DRAWN	
CHECKED	
DATE	12-23-2021
SCALE	AS NOTED



sh **sitts & hill**
 CIVIL | STRUCTURAL | SURVEY
 4815 CENTER STREET | TACOMA, WA 98409
 PHONE: (253) 774-9849 | FAX: (253) 474-0153
 http://www.sitts-hill.com

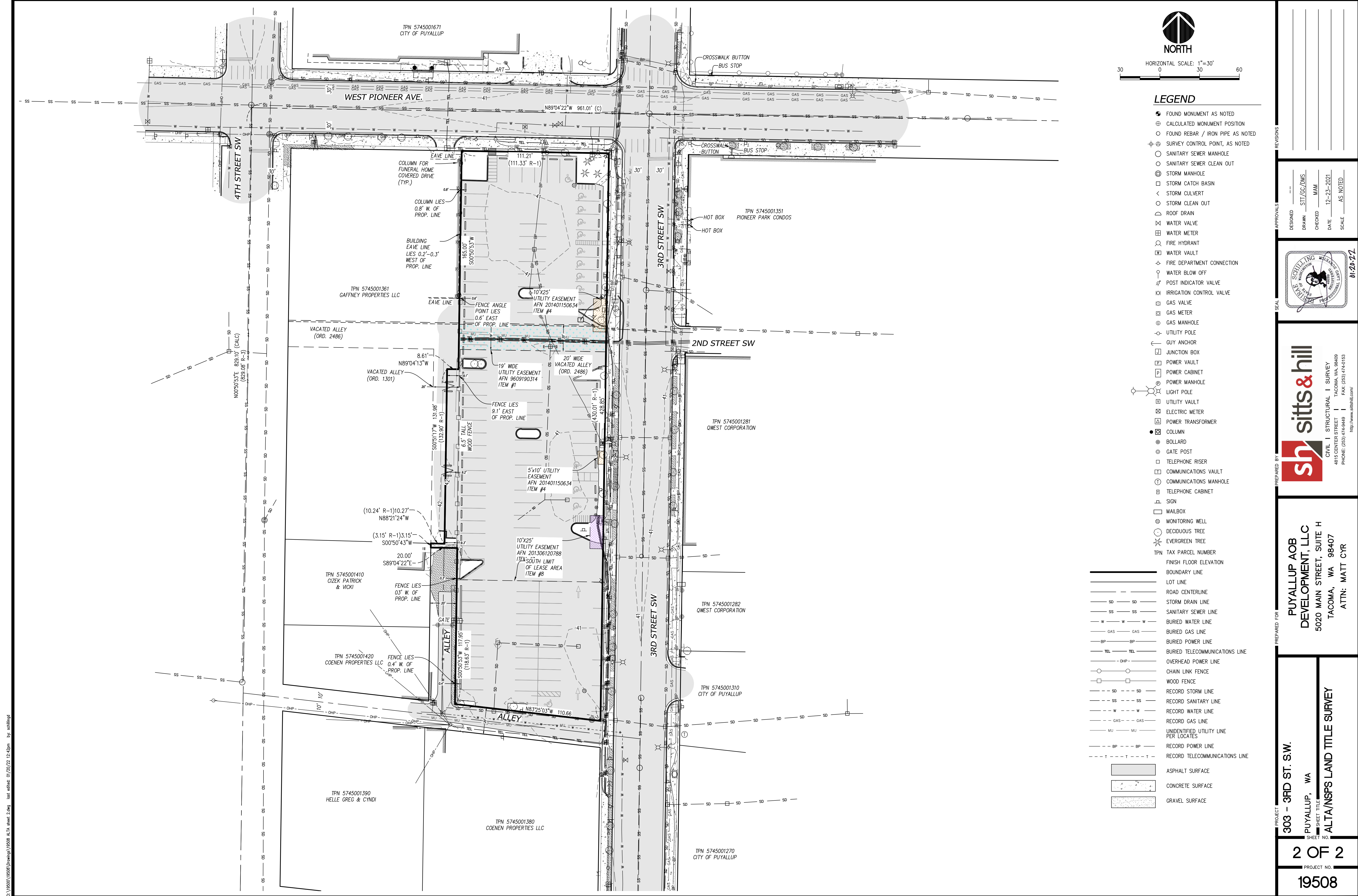
PREPARED FOR
PUYALLUP AOB DEVELOPMENT, LLC
 5020 MAIN STREET, SUITE H
 TACOMA, WA 98407
 ATTN: MATT CYR

PROJECT
303 - 3RD ST. S.W.
 PUYALLUP, WA

SHEET TITLE
ALTA/NSPS LAND TITLE SURVEY

SHEET NO.
1 OF 2
 PROJECT NO.
19508

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HORIZONTAL SCALE: 1"=30'
 30 0 30 60

LEGEND

- FOUND MONUMENT AS NOTED
- ⊕ CALCULATED MONUMENT POSITION
- FOUND REBAR / IRON PIPE AS NOTED
- ⊕ SURVEY CONTROL POINT, AS NOTED
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
- ⊕ STORM MANHOLE
- STORM CATCH BASIN
- STORM CULVERT
- STORM CLEAN OUT
- △ ROOF DRAIN
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ FIRE HYDRANT
- ⊕ WATER VAULT
- ⊕ FIRE DEPARTMENT CONNECTION
- WATER BLOW OFF
- ⊕ POST INDICATOR VALVE
- ⊕ IRRIGATION CONTROL VALVE
- ⊕ GAS VALVE
- ⊕ GAS METER
- ⊕ GAS MANHOLE
- UTILITY POLE
- ⊕ GUY ANCHOR
- ⊕ JUNCTION BOX
- ⊕ POWER VAULT
- ⊕ POWER CABINET
- ⊕ POWER MANHOLE
- ⊕ LIGHT POLE
- ⊕ UTILITY VAULT
- ⊕ ELECTRIC METER
- ⊕ POWER TRANSFORMER
- COLUMN
- ⊕ BOLLARD
- ⊕ GATE POST
- ⊕ TELEPHONE RISER
- ⊕ COMMUNICATIONS VAULT
- ⊕ COMMUNICATIONS MANHOLE
- ⊕ TELEPHONE CABINET
- ⊕ SIGN
- ⊕ MAILBOX
- ⊕ MONITORING WELL
- ⊕ DECIDUOUS TREE
- ⊕ EVERGREEN TREE
- TPN TAX PARCEL NUMBER
- FINISH FLOOR ELEVATION
- BOUNDARY LINE
- LOT LINE
- ROAD CENTERLINE
- SD — STORM DRAIN LINE
- SS — SANITARY SEWER LINE
- W — BURIED WATER LINE
- GAS — BURIED GAS LINE
- BP — BURIED POWER LINE
- TEL — BURIED TELECOMMUNICATIONS LINE
- OHP — OVERHEAD POWER LINE
- CHAIN LINK FENCE
- WOOD FENCE
- SD — RECORD STORM LINE
- SS — RECORD SANITARY LINE
- W — RECORD WATER LINE
- GAS — RECORD GAS LINE
- MU — UNIDENTIFIED UTILITY LINE PER LOCATES
- BP — RECORD POWER LINE
- T — RECORD TELECOMMUNICATIONS LINE
- ASPHALT SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE

DESIGNED: STJ/GC/DMS
 DRAWN: MAM
 CHECKED: MAM
 DATE: 12-23-2021
 SCALE: AS NOTED

APPROVALS: [Signature]

SEAL: [Professional Seal]

PREPARED BY: **sh** **sitts & hill**
 CIVIL | STRUCTURAL | SURVEY
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 PHONE: (253) 774-9449 | FAX: (253) 474-0153
 http://www.sitts-hill.com

PROJECT: 303 - 3RD ST. SW.
 PUYALLUP, WA
 SHEET TITLE: ALTA/NSPS LAND TITLE SURVEY
 SHEET NO. 2 OF 2
 PROJECT NO. 19508

TPN 5745001410 CIZEK PATRICK & VICKI
 TPN 5745001420 COENEN PROPERTIES LLC
 TPN 5745001390 HELLE GREG & CYNDI
 TPN 5745001380 COENEN PROPERTIES LLC
 TPN 5745001281 QWEST CORPORATION
 TPN 5745001282 QWEST CORPORATION
 TPN 5745001310 CITY OF PUYALLUP
 TPN 5745001270 CITY OF PUYALLUP
 TPN 5745001351 PIONEER PARK CONDOS
 TPN 5745001671 CITY OF PUYALLUP

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