

**MISCELLANEOUS NOTES**

- N1 THE BEARINGS ARE BASED ON A LINE FROM THE FOUND MONUMENT AT THE SE CORNER TO A FOUND MONUMENT AT THE NW CORNER OF LOT 1, SHORT PLAT NO. STP-000880-2013 AS RECORDED IN THE RECORDS OF SNOHOMISH COUNTY, STATE OF WASHINGTON, SAID LINE BEARING N61°22'56"W AND BEING MONUMENTED AS SHOWN HEREON.
- N2 THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF PARKING STALLS ENTIRELY WITHIN PROPERTY BOUNDARY. STALLS THAT ARE PARTIALLY WITHIN BOUNDARY ARE LISTED UNDER THE HEADING "PARTIAL". PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL.

PARKING				
REGULAR	HANDICAP	TRAILER	PARTIAL	TOTAL
17	1			18

- N3 SUBJECT PROPERTY CONTAINS 48,515 SQUARE FEET, 1.114 ACRES MORE OR LESS.
- N4 ANY BURIED UTILITY OR PIPE LINES ARE AS SHOWN PER SURFACE EVIDENCE. BOUNDARY BOYS, LLC WAS NOT SUPPLIED AS-BUILT DRAWINGS OF THE CONSTRUCTED UTILITY LINES. IF ANY UNDERGROUND UTILITY LOCATIONS ARE NEEDED EXACTLY, THEY WILL HAVE TO BE VERIFIED BY FIELD POT-HOLES THE EXISTING UTILITIES, BOUNDARY BOYS, LLC, AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.
- N5 THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- N6 THERE WAS NOT ANY CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM CONTROLLING JURISDICTION OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.
- N7 THERE IS ADEQUATE INGRESS TO AND EGRESS FROM THE SUBJECT PROPERTY PROVIDED BY 56TH AVENUE WEST AND 56TH AVENUE WEST A/K/A FRONTAGE ROAD PER PLAT REC. NO. 201401285001.
- N8 THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY BOUNDARY BOYS, LLC, TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHTS OF WAY OR TITLE OF RECORD. BOUNDARY BOYS, LLC, RELIED UPON TITLE COMMITMENT NO. NCS-1058621-SA1 OF FIRST AMERICAN TITLE INSURANCE COMPANY BEARING AN EFFECTIVE DATE OF FEBRUARY 01, 2022.

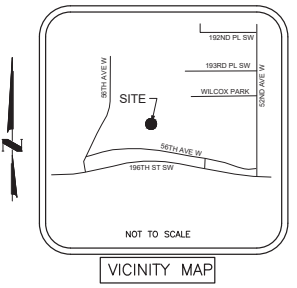
- N9 THIS ALTA/NSPS LAND TITLE SURVEY, AND THE INFORMATION HEREON, MAY NOT BE USED FOR ANY ADDITIONAL OR EXTENDED PURPOSES BEYOND THAT FOR WHICH IT WAS INTENDED AND MAY NOT BE USED BY ANY PARTIES OTHER THAN THOSE TO WHICH IT IS CERTIFIED.
- N10 IN REGARDS TO TABLE "A" ITEM 7(A), THE BUILDING AREA SHOWN HEREON IS FOR THE EXTERIOR DIMENSIONS OF THE BUILDING AT GROUND LEVEL.
- N11 LINEAR DIMENSIONS ARE IN U.S. SURVEY FEET.
- N12 THERE WAS NO OBSERVED ABOVE GROUND EVIDENCE OF A CEMETERY/BURIAL GROUND ON THE SURVEYED PROPERTY AT THE TIME OF THE SURVEY.

- N13 ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARKINGS, EASEMENTS, SEWITLINES, AND SIGNIFICANT OBSERVATIONS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCE HEREON.
- N14 THIS SURVEY COMPLES WITH ALL STANDARDS AND GUIDELINES OF THE "SURVEY RECORDING ACT", CHAPTER 58.09 RCW AND 332-130 WAC.
- N15 THIS SURVEY WAS ACCOMPLISHED USING GPS RTK AND FIELD TRAVERSE PROCEDURES.
- N16 A TRIMBLE 3-SECOND S5 ROBOTIC TOTAL STATION AND TRIMBLE R6 RECEIVERS WERE USED FOR THIS SURVEY.
- N17 SURVEY PREPARED BY: BOUNDARY BOYS, LLC. P. O. BOX 2441 HARKER HEIGHTS, TX 75648 303-709-7899 EMAIL: g.clark@boundaryboys.com

**ZONING INFORMATION**

ZONING: GC (GENERAL COMMERCIAL) SETBACKS: FRONT YARD ALONG PRINCIPAL ARTERIAL SETBACK: 15' SIDE YARD ALONG ALL OTHER STREETS: 15' SIDE: NONE SPECIFIED REAR: NONE SPECIFIED, UNLESS ABUTTING RESIDENTIAL THEN 25' MAXIMUM HEIGHT: NONE SPECIFIED MAXIMUM LOT AREA: NONE SPECIFIED MAXIMUM BUILDING COVERAGE: 30% PARKING REQUIRED: 1 PER EMPLOYEE WHEN ENROLLMENT IS 45 STUDENTS OR LESS; 1 PER 5 STUDENTS MORE THAN 45 STUDENTS; 8 SPACES PLUS 1 SPACE PER 40 STUDENTS. WHEN ENROLLMENT IS NOT KNOWN: FOR 2,500 SF OR LESS; 1 SPACE PER 300 SF FOR 2,500 SF OR MORE; 6 SPACES PLUS 1 SPACE PER 5,000 SF. STUDENT ENROLLMENT UNKNOWN AT THIS TIME. 11,024 SF / 5,000 SF = 2 SPACES PLUS 8 SPACES = 10 SPACES REQUIRED TOTAL REQUIRED PARKING: 10 SPACES PARKING STATUS: CONFORMING

THE SOURCE OF THIS INFORMATION IS: PARTNER ENGINEERING AND SCIENCE, INC., ZONING REPORT PARTNER PROJECT NO.: Z1-319417.0, DATE: FEBRUARY 22, 2022.



**SURVEY REFERENCES**

- (R1) SHORT PLAT NO. STP 000880-2013 (REC.NO. 201401285001)
- (R2) RECORD OF SURVEY (REC.NO. 7611180247)
- (R3) RECORD OF SURVEY (REC.NO. 8404255019)

**LEGEND**

(M) MEASURED	[Symbol] LOCATION OF HEIGHT MEASUREMENT	[Symbol] FOUND MONUMENT AS DESCRIBED
(D) DEEDED	[Symbol] HANDICAP PARKING	[Symbol] EASEMENT
(P) PLATTED	[Symbol] GAS METER	[Symbol] PROPERTY LINE
TE TRASH ENCLOSURE	[Symbol] GAS VALVE	[Symbol] FENCE
[Symbol] BOLLARD	[Symbol] CLEANOUT	[Symbol] GAS LINE
[Symbol] FLAGPOLE	[Symbol] SANITARY MANHOLE	[Symbol] OVERHEAD ELECTRIC LINE
[Symbol] GATE POST	[Symbol] STORM GRATE	[Symbol] SANITARY LINE
[Symbol] SIGN	[Symbol] STORM MANHOLE	[Symbol] STORMLINE
[Symbol] FLOODLIGHT	[Symbol] TELEPHONE PEDESTAL	[Symbol] WATER LINE
[Symbol] LIGHT POLE	[Symbol] TELEPHONE VAULT	[Symbol] MANHOLE (UNKNOWN TYPE)
[Symbol] ELECTRIC METER	[Symbol] RISER	[Symbol] VAULT (UNKNOWN TYPE)
[Symbol] ELECTRIC POWER	[Symbol] FIRE HYDRANT	[Symbol] PARKING SPACE COUNT
[Symbol] ELECTRIC POLE	[Symbol] WATER MANHOLE	[Symbol] BRICK PAVEMENT
[Symbol] JOUY WIRE ANCHOR	[Symbol] WATER METER	[Symbol] STONE / RIPPAP
[Symbol] ELECTRIC TRANSFORMER	[Symbol] WATER VALVE	[Symbol] CONCRETE PAVEMENT
	[Symbol] CORRUGATED METAL PIPE	

**UTILITY NOTE**

THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5.1 V.

**FLOOD ZONE**

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREA. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FIRM FLOOD INSURANCE RATE MAPS. A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY DOES PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONES: ZONE A AND X AS DETERMINED BY THE FIRM COMMUNITY PANEL NO. 530613101 DATED JUNE 19, 2020 AND IS NOT IN A FLOOD ZONE AREA. THE FLOOD INSURANCE RATE PROGRAM WAS CONTACTED ON AUGUST 04, 2021 BY TELEPHONE OR EMAIL (www.fema.gov)

**SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT**

- 6. - 12. (NOT SURVEY ITEMS)
- 13. RESERVATIONS CONTAINED IN DEED FROM THE STATE OF WASHINGTON RECORDED UNDER RECORDING NO. 1041918, RESERVING ALL OIL, GAS, COAL, ORES, MINERALS, FOSSILS, ETC., AND THE RIGHT OF ENTRY FOR OPENING, DEVELOPING AND WORKING THE SAME. (EJ0103)
- 14. RESERVATIONS CONTAINED IN DEED FROM THE STATE OF WASHINGTON RECORDED UNDER RECORDING NO. 1041918, RESERVING ALL OIL, GAS, COAL, ORES, MINERALS, FOSSILS, ETC., AND THE RIGHT OF ENTRY FOR OPENING, DEVELOPING AND WORKING THE SAME. (EJ0103)
- 15. RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR DELINEATED ON THE FACE OF THE STATE PLAT IN SECTION 16, TOWNSHIP 22 NORTH, RANGE 4 EAST RECORDED AS VOLUME 12 OF PLATS, PAGE 71, IN SNOHOMISH COUNTY, WASHINGTON. (BLANKET IN NATURE OVER THE SURVEYED PROPERTIES)
- 16. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING DATE: NOVEMBER 12, 1976 RECORDING INFORMATION: 761120080 IN FAVOR OF PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM AFFECTS AS DESCRIBED THEREIN. (EJ0103)
- 17. CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SURVEY - RECORDED NOVEMBER 18, 1976 UNDER RECORDING NO. 761182647 OF SURVEYS, IN SNOHOMISH COUNTY, WASHINGTON. (BLANKET IN NATURE OVER THE SURVEYED PROPERTIES)
- 18. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: NOVEMBER 22, 1976 UNDER RECORDING NO. 7611220192 FOR SANITARY SEWER LINE/FIRE HYDRANT PIPELINE AND TEMPORARY CONSTRUCTION AFFECTS AS DESCRIBED THEREIN. (EJ0103)
- 19. CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SURVEY - RECORDED APRIL 29, 1984 UNDER RECORDING NO. 840425019 OF SURVEYS, IN SNOHOMISH COUNTY, WASHINGTON. (BLANKET IN NATURE OVER THE SURVEYED PROPERTIES)
- 20. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING DATE: JUNE 15, 2002 RECORDING INFORMATION: 20060150773 IN FAVOR OF PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY FOR ELECTRIC AND/OR GAS TRANSMISSION AND/OR DISTRIBUTION SYSTEM AFFECTS AS DESCRIBED THEREIN. (EJ0103) EASEMENT, EXACT LOCATION NOT DETERMINED. (UNABLE TO PLOT)
- 21. THE TERMS, PROVISIONS AND EASEMENTS(S) CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT FOR FIRE LINE AGREEMENT" RECORDED JUNE 01, 2006 AS RECORDING NO. 2006007115 OF OFFICIAL RECORDS. (EJ0103)
- 22. RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SHORT PLAT NO. STP-000880-2013 RECORDED JANUARY 28, 2014 AS RECORDING NO. 201401285001, IN SNOHOMISH COUNTY, WASHINGTON. (EJ0103)
- 23. LEASE MADE BY LAWRENCE A. WEEZE AND BARBARA KLEMPFNER, FORMERLY BARBARA LAWRENCE, HUSBAND AND WIFE, LESSOR, TO HARRY E. TRUITT AND HARRY TRUITT'S LIGHTHOUSE DRYING CENTER, INC., A WASHINGTON CORPORATION, LESSEE, FOR A TERM OF UNDETERMINED YEARS, AND THE COVENANTS AND CONDITIONS AS THEREIN CONTAINED, AS DISCLOSED BY MEMORANDUM OF LEASE DATED FEBRUARY 11, 1990, AND RECORDED MARCH 23, 1990 AS DOCUMENT NO. 800320127. DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED JANUARY 31, 2014 AS RECORDING NO. 201401310474 OF OFFICIAL RECORDS. (BLANKET IN NATURE OVER THE SURVEYED PROPERTIES)
- 24. THE TERMS, PROVISIONS AND EASEMENTS(S) CONTAINED IN THE DOCUMENT ENTITLED "RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT" RECORDED JANUARY 28, 2014 AS RECORDING NO. 201401280311 OF OFFICIAL RECORDS. THE ABOVE DOCUMENT WAS RECORDED FEBRUARY 4, 2014 A/V/S RECORDING NO. 201402040418 OF OFFICIAL RECORDS. THE TERMS, PROVISIONS AND EASEMENTS(S) CONTAINED IN THE DOCUMENT ENTITLED "AMENDED AND RESTATED RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT" RECORDED MARCH 22, 2022 AS RECORDING NO. 2022 \_\_\_\_\_ OF OFFICIAL RECORDS. (EJ0103)
- 25. (NOT A SURVEY ITEM)
- 26. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
- 27. - 28. (NOT SURVEY ITEMS)
- 29. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
- 30. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
- 31. - 33. (NOT SURVEY ITEMS)
- 34. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

**STATEMENT OF ENCROACHMENTS**

THERE ARE NO VISIBLE ENCROACHMENTS NOTED ON THE SUBJECT PROPERTY

**TITLE LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

- PARCEL 1: LOT 1, SHORT PLAT NO. STP-000880-2013, ACCORDING TO THE PLAT THEREOF RECORDED ON JANUARY 28, 2014 UNDER RECORDING NO. 201401285001, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
- PARCEL 2: FIRE LINE EASEMENT AS DESCRIBED IN THE DOCUMENT TITLED "EASEMENT FOR FIRE LINE AGREEMENT" DATED MAY 31, 2006 EXECUTED BY R E CARPET AS SET FORTH IN INSTRUMENT NO. 200606071115 OF OFFICIAL RECORDS.
- PARCEL 3: NON-EXCLUSIVE EASEMENTS AS SET FORTH IN THAT CERTAIN "RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT" RECORDED JANUARY 28, 2014 AS RECORDING NO. 201401280331 OF OFFICIAL RECORDS AND RECORDED FEBRUARY 4, 2014 AS RECORDING NO. 201402040418 OF OFFICIAL RECORDS AND AS AMENDED BY THAT CERTAIN "AMENDED AND RESTATED RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT" RECORDED MARCH 22, 2022 AS RECORDING NO. 2022 \_\_\_\_\_ OF OFFICIAL RECORDS.

THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME LAND AS DESCRIBED IN COMMITMENT NO. NCS-1058621-SA1, DATED FEBRUARY 01, 2022 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

**ALTA/NSPS LAND TITLE SURVEY**  
FOR  
5421 196th Street SW  
PARTNER PROJECT NUMBER: 21-319417.2 SITE NUMBER: 1  
ALTA SURVEY BASED AND RELEID ON FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT, NUMBER NCS-1058621-SA1, CONTAINING AN EFFECTIVE DATE AND TIME OF FEBRUARY 01, 2022, AT 7:30 AM.

**CERTIFICATION**

TO: LYNNWOOD EDUCATION, LLC, A DELAWARE LIMITED LIABILITY COMPANY; M360 COMMUNITY DEVELOPMENT FUND, LLC; A DELAWARE LIMITED LIABILITY COMPANY AND ITS SUCCESSORS AND ASSIGNS; FIRST AMERICAN TITLE INSURANCE COMPANY; AND PARTNER ENGINEERING AND SCIENCE.

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, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 13, 14, 16, AND 17 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON AUGUST 2, 2021.

PROPERTY ADDRESS: 5421 196TH STREETS, LYNNWOOD, WA 98036

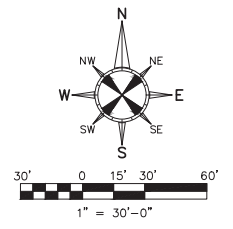
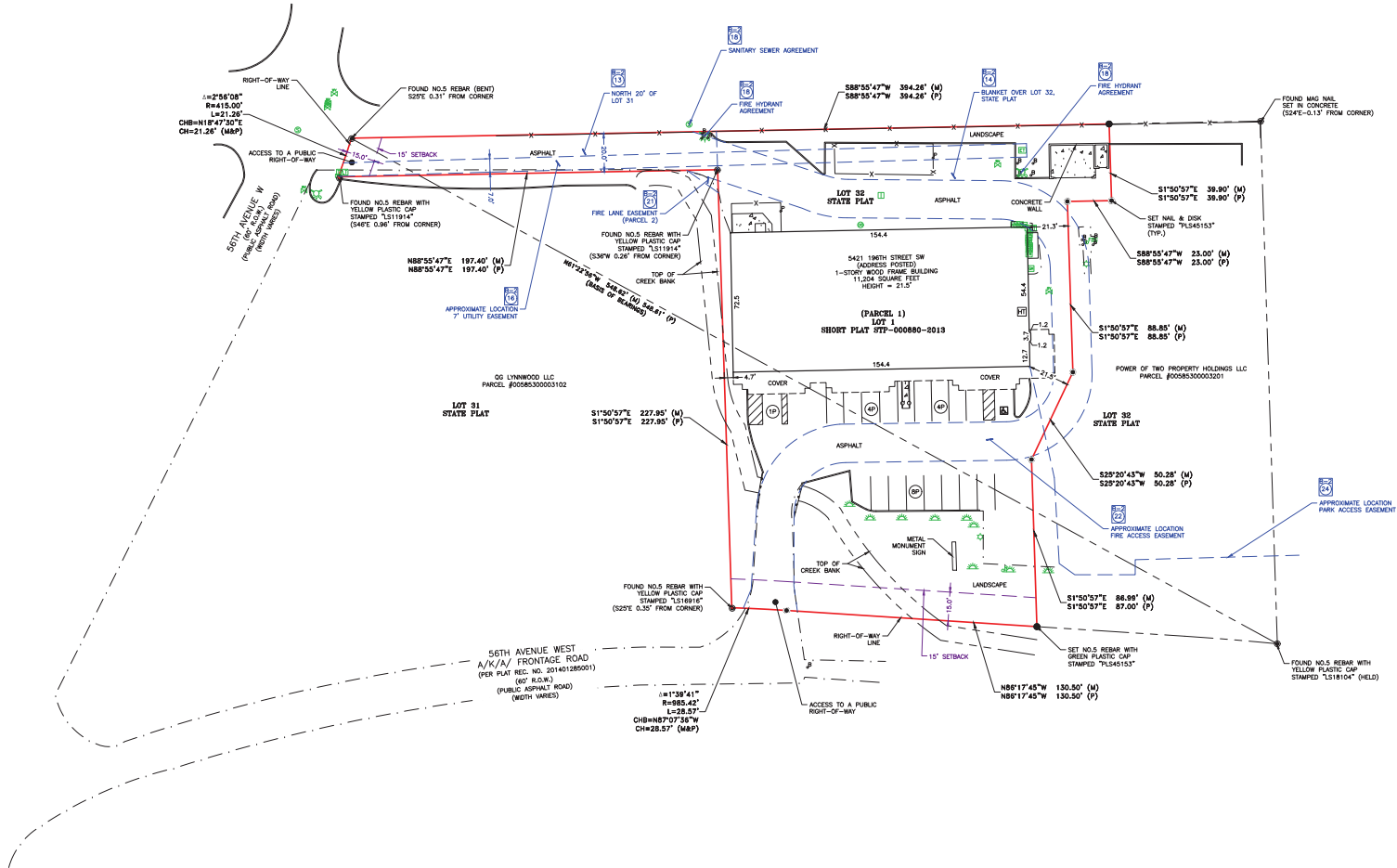
STAMP  
SURVEYOR: GREGORY A. CLARK  
REGISTRATION NUMBER: 45153  
STATE OF REGISTRATION: WA  
DATE OF PLAT OR MAP: AUGUST 10, 2021  
LATEST REVISION DATE: MARCH 2, 2022.

CORPORATE OFFICE  
2154 TORRANCE BLVD.  
TORRANCE, CA 90501 888-213-7479  
ALTA@partnersci.com



# A.L.T.A./N.S.P.S. LAND TITLE SURVEY

SITUATED IN SW $\frac{1}{4}$  OF SECTION 16, TOWNSHIP 27 NORTH, RANGE 4 EAST, OF THE W.M.,  
COUNTY OF SNOHOMISH, STATE OF WASHINGTON



5421 196th Street SW  
PARTNER PROJECT NUMBER: 21-319417.2  
SITE NUMBER: 1



ALL RIGHTS RESERVED. NO PART OF THIS SURVEY MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION.

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