

ZONING INFORMATION

NO ZONING INFORMATION PROVIDED.

FLOOD ZONE

THIS SITE LIES WITHIN ZONE X (OTHER AREAS) PER MAP PANEL 53033C09896, DATED AUGUST 19, 2020. AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN. THIS SITE IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

MISCELLANEOUS NOTES

N1 ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE THEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARKING, EASEMENTS, SERVITUDES, AND SIGNIFICANT OBSERVATION ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON. THE POINT OF HEIGHT MEASUREMENT IS IDENTIFIED ON THE SURVEY AND WAS TAKEN FROM THE NEAREST ADJACENT GRADE AT SAID POINT. THIS POINT REPRESENTS THE HEIGHT OF THE STRUCTURE OBSERVED FROM GROUND LEVEL. THE DIMENSION AND AREA OF THE BUILDING SHOWN ARE BASED ON THE BUILDING EXTERIOR FOOTPRINT AT GROUND LEVEL.

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	DISABLED	TRAILER	PARTIAL	TOTAL
23	1	0	0	24

N3 THERE WAS NO OBSERVABLE EVIDENCE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

N4 SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

N5 THIS PARCEL HAS ACCESS FROM 112TH AVENUE SOUTHEAST, A PUBLIC RIGHT OF WAY. THE DISTANCE TO THE NEAREST INTERSECTING STREET (SOUTHEAST 240TH STREET AND 112TH AVENUE SOUTHEAST IS +/- 67'

N6 THERE WAS NO EVIDENCE OF BURIAL GROUNDS OR CEMETERIES OBSERVED DURING THE PROCESS OF CONDUCTING FIELDWORK.

N7 THIS SURVEY WAS COORDINATED, NOT PERFORMED BY PARTNER. SURVEY OBTAINED FROM AND CERTIFIED BY A PROFESSIONAL SURVEYOR LICENSED TO PRACTICE IN THE SAME STATE THE SUBJECT PROPERTY IS LOCATED.

N8 SURVEY PREPARED BY: CONTOUR ENGINEERING LLC, 4706 97TH STREET NORTHWEST SUITE 100 GIG HARBOR, WA, 98335 (253) 857-5454 steve.woods@contourengineeringllc.com

SURVEYOR'S NOTES:

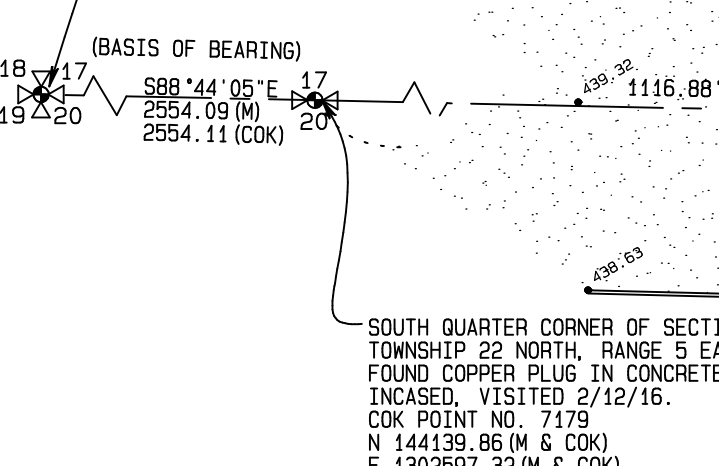
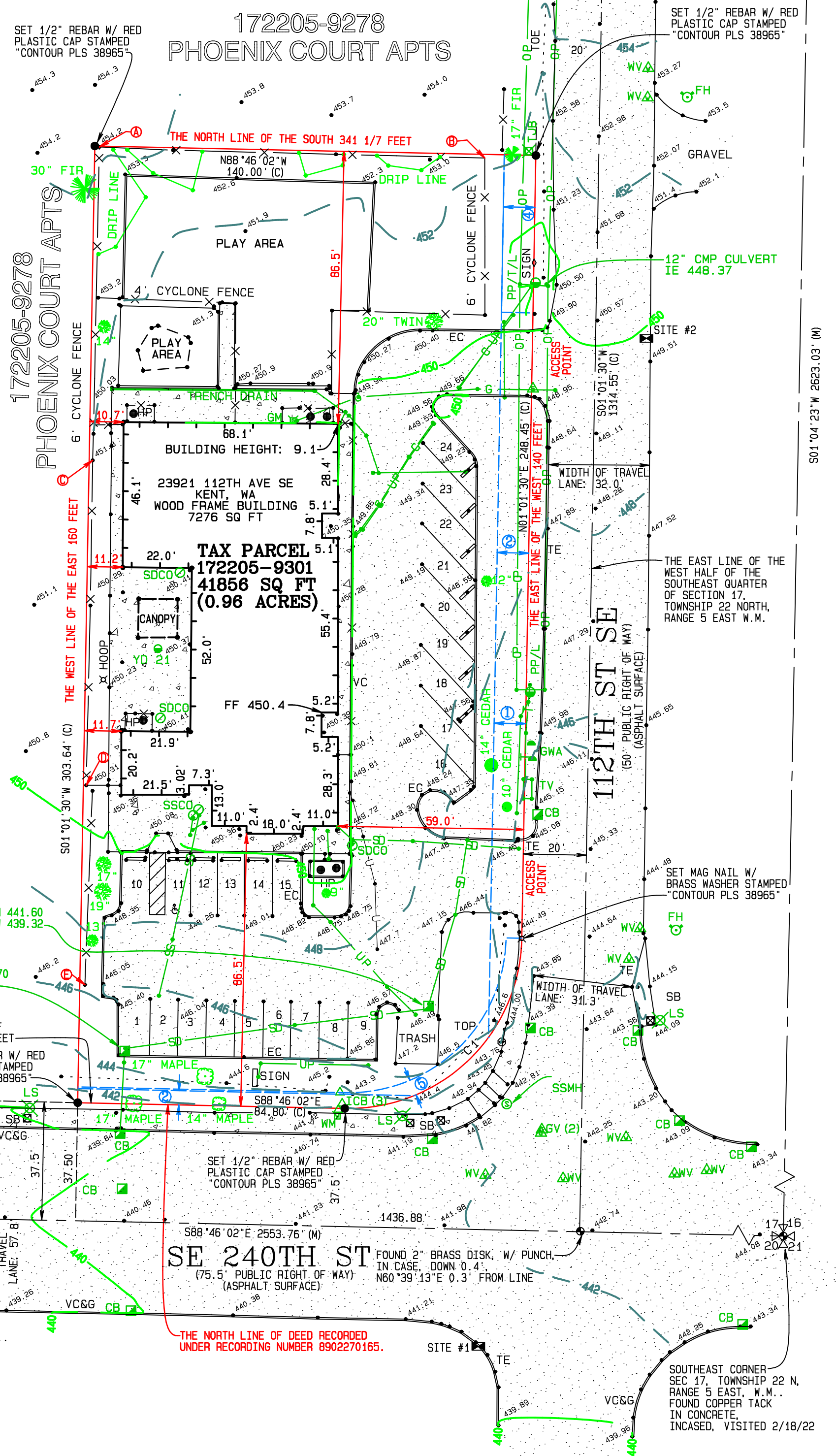
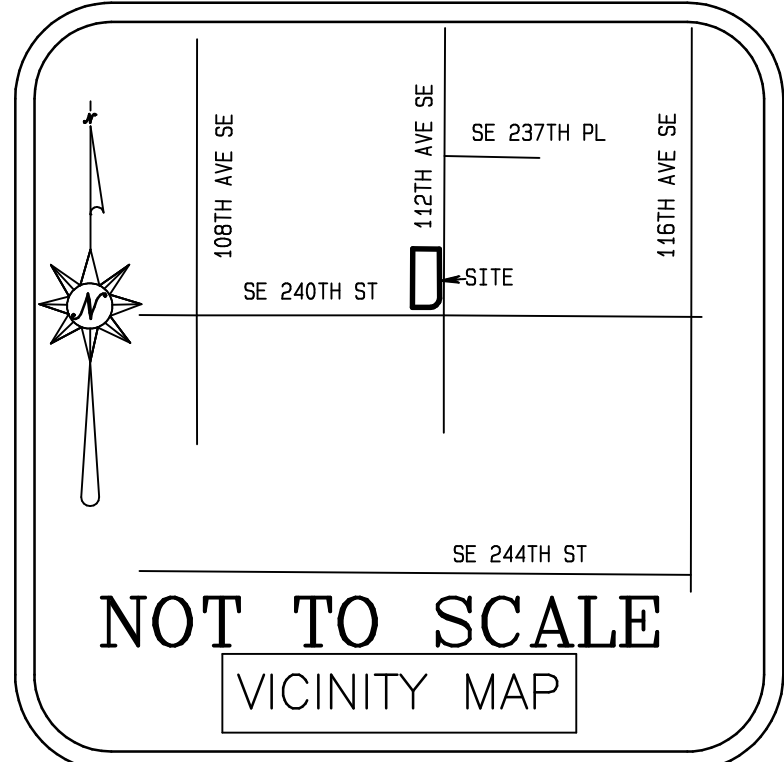
- THE MONUMENT CONTROL SHOWN FOR THIS SITE WAS ACCOMPLISHED BY FIELD TRAVERSE UTILIZING A TWO (2) SECOND THEODOLITE WITH INTEGRAL ELECTRONIC DISTANCE MEASURING METER (TRIMBLE S6) AND REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) (TRIMBLE R10). LINEAR AND ANGULAR CLOSURE OF THE TRAVERSES MEET THE STANDARDS OF WAC 332-130-090.
- UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE WHICH ARE VISIBLE OR HAVING VISIBLE EVIDENCE OF THEIR INSTALLATION ARE SHOWN HEREON.
- THIS SURVEY REPRESENTS PHYSICAL IMPROVEMENT CONDITIONS AS THEY EXISTED FEBRUARY 21, 2022. THE DATE OF THIS FIELD SURVEY.
- FULL RELIANCE FOR LEGAL DESCRIPTIONS AND RECORDED EASEMENTS HAVE BEEN PLACED ON THE TITLE REPORT FROM FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON, INC., COMMITMENT NUMBER 22000096-SC DATED JANUARY 21, 2022 AT 8:00 AM. NO ADDITIONAL RESEARCH HAS BEEN ATTEMPTED.
- OFFSET DIMENSIONS SHOWN HEREON ARE MEASURED PERPENDICULAR TO PROPERTY LINES.
- NO WETLAND MARKERS WERE OBSERVED AT THE TIME OF THE SURVEY.
- PARCELS ARE CONTIGUOUS AND THERE ARE NO GAPS OR GORES BETWEEN THE PARCELS.
- PROPERTY CORNERS WERE SET PER TABLE A ITEM 1 AS SHOWN HEREON.
- ELEVATION CONTOURS SHOWN HEREON ARE DERIVED FROM FIELD MEASUREMENTS AND MEET OR EXCEED THE MINIMUM ACCURACY CRITERIA OF THE NATIONAL MAPPING STANDARD, BEING ONE-HALF THE CONTOUR INTERVAL.

- = FOUND MONUMENT AS NOTED. VISITED 2-18-2022
- = SITE BENCHMARK AS NOTED.
- (M) = MEASURED
- (C) = MEASURED
- EC = EXTRUDED CURB
- VC = VERTICAL CURB
- VC&G = VERTICAL CURB & GUTTER
- TE = THICKENED EDGE
- X- = FENCE LINE
- = SIGNAL BOX (SB)
- = HEAT PUMP (HP)
- = DECIDUOUS TREE
- U- = UNKNOWN UNDERGROUND UTILITY
- W = GAS METER (GM)
- G- = GAS LINE
- ▲ = GAS VALVE (GV)
- ⊙ = SANITARY SEWER MANHOLE (SSMH)
- ⊙ = SANITARY SEWER CLEANOUT (SSCO)
- ⊙ = STORM DRAIN CLEANOUT (SDCO)
- = AREA DRAIN (AD)
- = CATCH BASIN (CB)
- SD- = UNDERGROUND STORM LINE
- ⊗ = LIGHT STANDARD (LS)
- = POWER METER (PM)
- = POWER POLE (PP)
- = GUY WIRE ANCHOR (GWA)
- PP/L = POWER POLE WITH LUMINARE
- PP/T = POWER POLE WITH TRANSFORMER
- OP- = OVERHEAD POWER
- UP- = UNDERGROUND POWER LINE
- ⊗ = TELEPHONE JUNCTION BOX (TJB)
- TV = TELEPHONE VAULT
- T- = UNDERGROUND TELEPHONE LINE
- C- = UNDERGROUND CABLE LINE
- W = WATER METER (WM)
- ⊕ = HYDRANT (FH)
- W- = WATER LINE
- ▲ = WATER VALVE (WV)
- ▲ = IRRIGATION CONTROL BOX (ICB)
- ⊕ = TITLE REPORT ITEM NO.
- = CONCRETE SURFACE
- = ASPHALT SURFACE

LEGEND

CURVE TABLE

CURVE	ARC	DELTA	RADIUS
C1	86.59°	90°12'28"	55.00'



HELD BEARING OF S88°44'05"E ALONG SOUTHEAST 240TH ST SIDE OF KENT MONUMENTS 7178 AND 7179.

SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN DOCUMENT: GRANTED TO: PUGET SOUND POWER & LIGHT COMPANY PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE RECORDING DATE: MAY 28, 1932 RECORDING NO.: 2723413 AFFECTS: AS DESCRIBED THEREIN
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN DOCUMENT: GRANTED TO: CITY OF KENT PURPOSE: SANITARY SEWER WITH NECESSARY APPURTENANCES RECORDING DATE: JANUARY 15, 1986 RECORDING NO.: 8601150049 AFFECTS: AS DESCRIBED THEREIN
- COVENANTS, CONDITIONS AND RESTRICTIONS 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 THE DOCUMENT. RECORDING NO.: 8601150078 AFFECTS PROPERTY BUT IS NOT SURVEY RELATED.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN DOCUMENT: GRANTED TO: PUGET SOUND POWER & LIGHT COMPANY PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM RECORDING DATE: MAY 30, 1986 RECORDING NO.: 8605301306 AFFECTS: AS DESCRIBED THEREIN
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN DOCUMENT: GRANTED TO: CITY OF KENT PURPOSE: SLOPES RECORDING DATE: FEBRUARY 27, 1989 RECORDING NO.: 8902270166 RECORDING NO.: 8902270167 AFFECTS: AS DESCRIBED THEREIN
- LIABILITY FOR SEWER TREATMENT CAPACITY CHARGES, IF ANY, AFFECTING CERTAIN AREAS OF KING, PIERCE AND SNOHOMISH COUNTIES. SAID CHARGES COULD APPLY TO PROPERTY CONNECTING TO THE METROPOLITAN SEWERAGE FACILITIES OR RECONNECTING OR CHANGING ITS USE AND/OR STRUCTURE AFTER FEBRUARY 1, 1990. PLEASE CONTACT THE KING COUNTY WASTEWATER TREATMENT DIVISION, CAPACITY CHARGE PROGRAM, FOR FURTHER INFORMATION AT 206-296-1450 OR FAX NO. 206-263-6823 OR EMAIL AT CAPCHARGES@KINGCOUNTY.GOV. * A MAP SHOWING SEWER SERVICE AREA BOUNDARIES AND INCORPORATED AREAS CAN BE FOUND AT: HTTP://WWW.KINGCOUNTY.GOV/SERVICES/GIS/MAPS/VMC/UTILITIES.ASPX UNRECORDED SEWER CAPACITY CHARGES ARE NOT A LIEN ON TITLE TO THE LAND. NOTE: THIS EXCEPTION WILL NOT APPEAR IN THE POLICY TO BE ISSUED.
- GENERAL AND SPECIAL TAXES AND 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: 2021 TAX ACCOUNT NO.: 172205-9301-07 LEVY CODE: 1526 ASSESSED VALUE-LAND: \$628,200.00 ASSESSED VALUE-IMPROVEMENTS: \$1,013,900.00 GENERAL AND SPECIAL TAXES: BILLED: \$20,334.40 PAID: \$20,334.40 UNPAID: \$0.00
- PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE FISCAL YEAR 2022.
- 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.
- 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.

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 E IV

SIGNIFICANT OBSERVATIONS

- A. FENCE CORNER IS 0.3' SOUTH & 1.5' EAST
- B. FENCE CORNER IS 1.2' SOUTH
- C. FENCE CORNER IS 1.1' EAST
- D. FENCE IS 0.9' EAST
- E. FENCE IS 1.6' EAST

VERTICAL DATUM

HELD CITY OF KENT BENCHMARK 7175: A FOUND "X" IN A 1 1/2" BRASS DISK INCISED AT THE INTERSECTION OF 5TH AVENUE NORTH AND WEST JAMES STREET. ELEVATION: 38.02(NAVD88)

SITE #1: CE 506. A MAG NAIL IN CURB AT THE SOUTHWEST CORNER OF THE INTERSECTION OF SOUTHEAST 240TH ST AND 112TH AVENUE SOUTHEAST AS SHOWN HEREON. ELEVATION: 441.21(NAVD88)

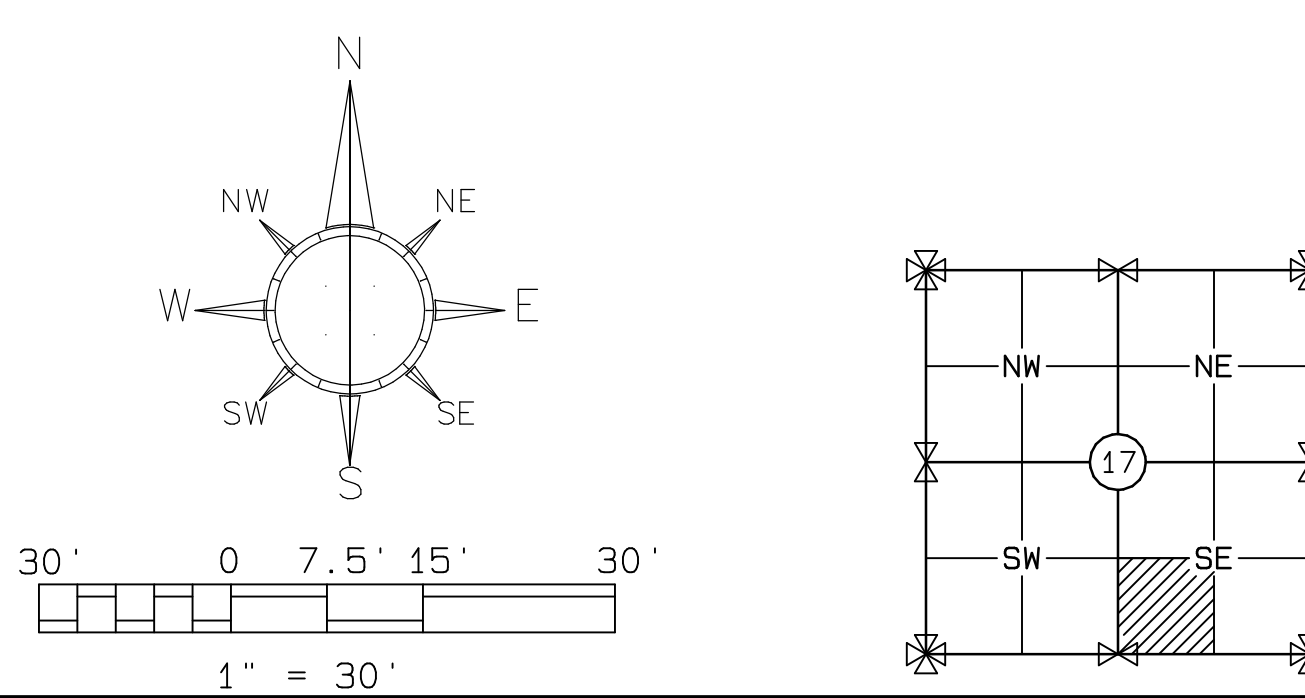
SITE #2: CE 505. A MAG NAIL IN ASPHALT ON THE EAST SIDE OF 112TH AVENUE SOUTHEAST AS SHOWN HEREON. ELEVATION: 449.85(NAVD88)

TITLE LEGAL DESCRIPTION

THE WEST 140 FEET OF THE EAST 160 FEET OF THE NORTH 311 1/7 FEET OF THE SOUTH 341 1/7 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 22 NORTH, RANGE 5 EAST W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION CONVEYED TO THE CITY OF KENT BY DEED RECORDED UNDER RECORDING NUMBER 8902270165.

THE ABOVE DESCRIBED PARCEL IS THE SAME LAND DESCRIBED IN FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON, INC., COMMITMENT NUMBER 22000096-SC.



ALTA/NSPS LAND TITLE SURVEY

FOR REALTY INCOME CORPORATION / QUATTRO DEVELOPMENT LLC PARTNER PROJECT NUMBER 22-354459.4

ALTA SURVEY BASED AND RELIED ON FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON, INC., COMMITMENT NUMBER 22000096-SC, CONTAINING AN EFFECTIVE DATE AND TIME OF JANUARY 21, 2022.

CERTIFICATION

TO QUATTRO DEVELOPMENT LLC, FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON, INC., AND R.I.C. PROPERTIES, LTD..

THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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 1, 2, 3, 4, 5, 6A, 6B, 7A, 7B1, 7C, 8, 9, 11B, 13, 14, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED FEBRUARY 21, 2022.

DATE OF PLAT OR MAP: FEBRUARY 28, 2022
STEPHEN H WOODS
REGISTRATION NO. 38965

PROPERTY ADDRESSES: 23921 112TH AVE SE, KENT, WASHINGTON

SURVEYOR: STEPHEN H WOODS
REGISTRATION NUMBER 38965
STATE OF REGISTRATION WASHINGTON
FIELD DATE OF SURVEY FEBRUARY 21, 2022
LATEST REVISION DATE FEBRUARY 28, 2022



Signature of Stephen H. Woods

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