

ALTA/NSPS LAND TITLE SURVEY

IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 26 NORTH,
RANGE 43 EAST, WILLAMETTE MERIDIAN
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

LEGAL DESCRIPTION

PER STEWART TITLE GUARANTY COMPANY COMMENT FOR TITLE INSURANCE NO. 1600031023, EFFECTIVE DATE MARCH 28, 2016, THAT PORTION OF THE UNPLATTED PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 26 NORTH, RANGE 43 EAST, 1/4, 1/4, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF COZZA DRIVE AND ON THE HALF OF THE NORTHWEST QUARTER OF SAID SECTION 29 OF THE WEST THENCE NORTH 89°57'20" WEST, ALONG THE NORTH LINE OF COZZA DRIVE, 150.00 FEET;

THENCE CONTINUING NORTH 02°12'29" WEST, 101.25 FEET;

THENCE NORTH 89°38'31" EAST, 40 FEET;

THENCE NORTH 02°12'29" WEST, 73.75 FEET;

THENCE SOUTH 02°12'29" EAST, 175 FEET;

THENCE SOUTH 89°38'31" WEST, 140 FEET TO THE TRUE POINT OF BEGINNING.

SITuate IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

SCHEDULE B, PART I, EXCEPTIONS:

- (PER STEWART TITLE GUARANTY COMPANY COMMENT FOR TITLE INSURANCE NO. 1600031023, EFFECTIVE DATE MARCH 28, 2016).
12. SEWER WAIVER AGREEMENT RECORDED JANUARY 28, 1980 UNDER INSURANCE NO. 1600031023, EFFECTIVE DATE MARCH 28, 2016).
13. RIGHT OF WAY EASEMENT RECORDED MAY 12, 1980 UNDER RECORDING NUMBER 8005120374, AFFECTS SUBJECT PROPERTY; NOT PLOTTED BLANKET IN NATURE.
14. PARTIAL RELEASE OF SAID EASEMENT RECORDED DECEMBER 21, 1980 UNDER RECORDING NUMBER 8312210146.
16. NOTICE OF ENCROACHMENT RECORDED SEPTEMBER 14, 2000 UNDER RECORDING NUMBER 4519877, AFFECTS SUBJECT PROPERTY, PLOTTED.
17. BARGAIN SALE DEED RECORDED FEBRUARY 12, 2001 UNDER RECORDING NUMBER 4559322, AFFECTS SUBJECT PROPERTY, NOT PLOTTED BLANKET IN NATURE.
18. AGREEMENT RECORDED FEBRUARY 17, 2005 UNDER RECORDING NUMBER 51818778, AFFECTS SUBJECT PROPERTY, PLOTTED.
19. AGREEMENT RECORDED FEBRUARY 18, 2005 UNDER RECORDING NUMBER 51818778, AFFECTS SUBJECT PROPERTY, NOT PLOTTED BLANKET IN NATURE.
20. AMENDED AND RESTATED RECIPROCAL EASEMENT AGREEMENT RECORDED APRIL 8, 2005 UNDER RECORDING NUMBER 5201118, AFFECTS SUBJECT PROPERTY, NOT PLOTTED BLANKET IN NATURE.

TABLE A, SURVEY ITEMS REQUESTED:

1. MONUMENTS WERE FOUND OR SET AT THE REQUESTED EXTERIOR BOUNDARY LOCATIONS.
2. ADDRESSES POSTED ARE SHOWN AT THE BUILDING LOCATIONS ON THIS MAP.
3. FLOOD ZONE CLASSIFICATION, BY SCALED MAP LOCATION AND GRAPHIC NOTATION, IS PLOTTED ON THIS SURVEY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) PER FEMA MAP NUMBER 53060503D WITH AN EFFECTIVE DATE OF JULY 6, 2010 AND IS IN THE FEMA DESIGNATED COMMUNITY SPOKANE COUNTY, WASHINGTON, AND INCORPORATED AREAS.
4. GROSS LAND AREA = 21,550 SQ.FT. OR 0.49 AC. ±
5. VERTICAL RELIEF AND SOURCE IS SHOWN ON THIS MAP.
- 6B. ZONING PER THE CITY OF SPOKANE MUNICIPAL CODE CLASSIFICATION: CC-70 (GENERAL COMMERCIAL-70)
- PERMITTED USE: RETAIL
- BUILDING SETBACKS PER CITY OF SPOKANE MUNICIPAL CODE:
- FRONT: 0 FEET
- SIZE: 0 FEET
- REAR: 0 FEET
- BUILDING FLOOR AREA: MAXIMUM FAR 2.5
- BUILDING HEIGHT: 70 FEET
- PARKING: 1 PER 1,000 FEET OF FLOOR AREA

- 7A. EXTERIOR DIMENSIONS OF BUILDINGS AT GROUND LEVEL ARE SHOWN
- 7B. AREA OF EXISTING BUILDINGS (PORTION ON SUBJECT PROPERTY) ARE SHOWN
- 7C. MEASURED HEIGHTS OF EXISTING BUILDINGS ARE SHOWN
8. LOTS ARE SHOWN
9. ONLY LEGIBLE PARKING STRIPES ARE SHOWN ON THIS MAP.
- PARKING SPACES IN FRONT OF BUILDING:
- REGULAR 2
- HANDICAPPED 2

- 10A. THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES ARE SHOWN
11. OBSERVED EVIDENCE OF UTILITIES FROM UTILITY LOCATES AND ANY AVAILABLE UTILITY MAPS ARE PLOTTED ON THIS MAP.
- FIELD MARKINGS, OBSERVED EVIDENCE, AND AVAILABLE PLAT AND RECORD INFORMATION ARE SHOWN AND NOTED ON THIS MAP. THE LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY DEPICTED ON THIS MAP. THEREFORE, THE LOCATION OF UNDERGROUND DEPICTION OF SAID UTILITIES ALWAYS CALL FOR UTILITY LOCATES BEFORE YOU DIG.
13. NAMES OF ADJOINING LAND OWNERS OF PLATTED LANDS ARE SHOWN ON THIS MAP
14. THE DISTANCE TO THE NEAREST INTERSECTING STREET IS SHOWN
16. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH WORK, WORK, BUILDING CONSTRUCTION OR ADDITIONS.
17. THERE ARE NO PROPOSED RIGHT OF WAY CHANGES PER THE CITY OF SPOKANE PLANNING DEPARTMENT. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
18. THERE WERE NO WETLAND DELINEATED AREAS OR AREAS OF STANDING WATER OBSERVED ONSITE.

SURVEYOR NOTES:

1. EASEMENT RIGHTS, PLOTTABLE EASEMENTS ARE SHOWN FROM THE OWNER SUPPLIED TITLE REPORT. NON-PLOTTABLE EASEMENTS ARE NOTED ON THE SURVEY AS BEING "NOT PLOTTED" AND REASON FOR NOT PLOTTING IS NOTED. THE SURVEYOR'S OBLIGATION TO SERVED LIMITED TO REPORTING ON EASEMENT RECORDS. RECOMMENDED LEGAL COUNSEL TO BE RETAINED TO REPORT ON TITLE PAPERS IN THEIR ENTIRETY.
2. THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" WITHIN THIS SURVEY ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS AND FINDINGS SHOWN ON THIS SURVEY. IT DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER IMPLIED OR EXPRESSED.
3. UTILITY LOCATIONS
- 3.1. OFF-SITE UNDERGROUND UTILITIES HAVE BEEN MAPPED FROM PLANT MARKS FROM OUTSIDE UTILITY COMPANIES.
- 3.2. ON-SITE UNDERGROUND UTILITIES NEED TO BE VERIFIED FOR ACCURACY.
- 3.3. ON-SITE UNDERGROUND UTILITIES HAVE BEEN MAPPED FROM AS-BUILT DRAWINGS

CORNER VISITATION:

THE MONUMENTS SHOWN AS FOUND AND TIED HEREON WERE VISITED ON MARCH 22, 2016.

RECORD DOCUMENTS:

(R) "WILLSON" CITY SHORT PLAT FILE #22006-017-FP, BOOK 21 OF SHORT PLATS, PAGES 41-43

BASIS OF BEARING:

"WILLSON" CITY SHORT PLAT FILE #22006-017-FP, BOOK 21 OF SHORT PLATS, PAGES 41-43 WAS TAKEN AS THE BASIS OF BEARINGS

PROCEDURES & EQUIPMENT:

AN ANNUALLY CALIBRATED LEICA TOPCON 1205 ROBOTIC TOTAL STATION WAS USED TO LOCATE AND TIE THE CORNERS. MEASUREMENTS EXCEEDED WASHINGTON STATE STANDARDS

TITLE NOTE:

OTHER UNRECORDED DOCUMENTS, MAPS, DEEDS, PRESCRIPTIONS, VERBAL CONTRACTS AND EASEMENTS MAY EXIST THAT AFFECT THE MAPPED PARCELS OF THIS SURVEY. THE SURVEYOR'S OBLIGATION WAS TO HELP US IDENTIFY THE LOCATION AND OWNERSHIP OF THE SUBJECT PROPERTY AND ADJACENT ROADS. THE CURRENT DEEDS OF THE ADJACENTS WERE PLOTTED TO LOOK FOR GRAS & OVERLAPS.

SURVEYORS CERTIFICATION:

TO: SNOWBIRD DIVISION, LLC, BANNER BANK, VALLEJO SPOKANE, LLC, AND STEWART TITLE GUARANTY COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS AND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7(a), 8, 9, 10, 11, 13, 14, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON April 22, 2016.

DATE OF PLAT OR MAP: 04/22/2016

RIC L. HOLT
PLS 37549

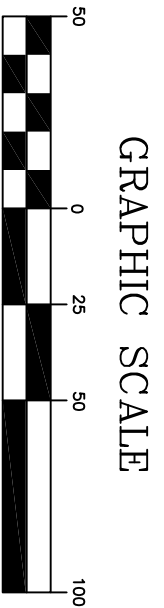


ELEVATION DATUM

NAVD83 DATUM ESTABLISHED FROM GPS OBSERVATION ON LOCAL CONTROL POINTS USING WASHINGTON STATE REFERENCE NETWORK.

SITE ILM

SET MARKS #4 HAVING AN ORTHOMETRIC HEIGHT OF 2055.06' (NAVD 88)



GRAPHIC SCALE

1 inch = 50 ft.

CALL BEFORE YOU DIG 811

DATE	04/25/2016
DRAWN	BPO
CHECKED	RLH
PROJECT NUMBER	16-077
DRAWING NO.	1 OF 1
	ALTA

SHEET TITLE	ALTA/NSPS LAND TITLE SURVEY SNOWBIRD DIVISION, LLC
PROJECT TITLE	7410 N DIVISION SPOKANE, WA

civil engineering | planning
landscape architecture | surveying

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NO.	DESC.	DATE	BY
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3			
2			
1			