

A.L.T.A./A.C.S.M. LAND TITLE SURVEY

NE 1/4 OF THE SW 1/4 SEC. 28, TWP. 22 N., RGE. 4E., W.M.
CITY OF DES MOINES, KING COUNTY, WASHINGTON

LEGAL DESCRIPTION:
(PER CHICAGO TITLE INSURANCE COMPANY ORDER NO. 1131822, DATED 5/06/2004)
TRACTS 4, 5 AND 6, SECOMA HI-WAY TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 37 OF PLATS, PAGE (S) 42, IN KING COUNTY, WASHINGTON.

SPECIAL EXCEPTIONS SCHEDULE B:

- EASEMENT AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: DES MOINES SEWER DISTRICT, A MUNICIPAL CORPORATION. PURPOSE: SEWER MAINS WITH THE NECESSARY APPURTENANCES. AREA AFFECTED: THE EAST 10 FEET OF TRACTS 5 AND 6. RECORDING NUMBER: 7905210821 (PLOTTED)
 - EASEMENT AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: DES MOINES SEWER DISTRICT, A MUNICIPAL CORPORATION. PURPOSE: SEWER MAINS WITH THE NECESSARY APPURTENANCES. AREA AFFECTED: THE EAST 10 FEET OF TRACT 4. RECORDING NUMBER: 7905210822 (PLOTTED)
 - EXCEPTIONS AND RESERVATIONS CONTAINED IN DEED FROM THE STATE OF WASHINGTON, WHEREBY THE GRANTOR EXCEPTS AND RESERVES ALL OIL, GASES, COAL, ORES, MINERALS, FOSSILS, ETC., AND THE RIGHT OF ENTRY FOR OPENING, DEVELOPING AND WORKING THE SAME AND PROVIDING THAT SUCH RIGHTS SHALL NOT BE EXERCISED UNTIL PROVISION HAS BEEN MADE FOR FULL PAYMENT OF ALL DAMAGES SUSTAINED BY REASON OF SUCH ENTRY; RECORDED UNDER RECORDING NUMBER 1531971.
NOTE: RIGHT OF STATE OF WASHINGTON OR ITS SUCCESSORS, SUBJECT TO PAYMENT OF COMPENSATION THEREFOR TO ACQUIRE RIGHTS OF WAY FOR PRIVATE RAILROADS, SKID ROADS, FLUMES, CANALS, WATER COURSES OR OTHER REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ALL ITEMS EXCEPT NO. 2, 7(A)7(C), 12, 13, AND 17 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."
 - RESTRICTIONS CONTAINED IN SAID PLAT AS FOLLOWS: ALL TRACTS IN THIS PLAT ARE RESTRICTED TO 5-1 FIRST SUBURBAN USE ONLY, EXCEPT THE SOUTH 200 FEET OF TRACT 1, WHICH IS RESTRICTED TO B-1, BUSINESS USE ONLY. SUBJECT FURTHER TO RESTRICTIONS CONTAINED IN COUNTY RESOLUTION NUMBER 6494 AND AMENDMENTS THERETO.
 - RIGHT OF THE PUBLIC TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON SAID PREMISES IN THE REASONABLE ORIGINAL GRADING OF STREETS, AVENUES, ALLEYS AND ROADS AS DEDICATED IN THE PLAT.
 - MATTERS DISCLOSED BY SURVEY RECORDED UNDER RECORDING NUMBER 20031103900010, AS FOLLOWS: DISCREPANCY BETWEEN THE NORTHERLY PROPERTY BOUNDARY OF SAID PREMISES AND THE LOCATION OF FENCE (S).
15. NOTE #1)
A SURVEY HAS BEEN RECORDED UNDER RECORDING NUMBER 9006289001

A.L.T.A./A.C.S.M. SURVEYOR'S CERTIFICATE:

TO: STRIDER GROUP L.L.C. AND CHICAGO TITLE INSURANCE COMPANY.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ALL ITEMS EXCEPT NO. 2, 7(A)7(C), 12, 13, AND 17 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."
Edwin J. Green Jr. 6/5/04
EDWIN J. GREEN JR. PLS#15025 DATE:

SURVEYOR'S NOTES:

- SUBJECT PROPERTY IS LOCATED IN ZONE "X" WHICH IS NOT IN A FLOOD HAZARD AREA AS PER FEMA MAP PANEL NO. 53033C1235F, DATED 05/16/1995.
- SUBJECT PROPERTY IS VACANT LAND.
- SUBJECT PROPERTY IS ZONED "C" COMMERCIAL ZONE. PER THE CITY OF BURIEN ZONING CODES CHART, PER SAID ZONE SUBJECT PROPERTY REQUIRES ZERO BUILDING SETBACK LINES EXCEPT ALONG PACIFIC AVE S, WHICH SHOULD BE A 25' BUILDING SETBACK LINE AND UPON NEW DEVELOPMENT SUBJECT PROPERTY WILL REQUIRE A LANDSCAPE AND OR SCREENING BUFFER THAT VARIES IN WIDTH OF WHICH WILL DEPEND ON THE TYPE OF DEVELOPMENT IF ANY, AND THE MIN. REQ. PARKING SPACES IS 3 SPACES PER 1,000 SQ.FT. OF NET BUILDING FLOOR SPACE PER CITY OF DES MOINES (206) 870-7576 PLANNING DEPARTMENT.
- FOUND NO VISIBLE EVIDENCE OF BURIAL GROUNDS, CEMETERIES, EARTH MOVING WORK, BUILDING CONSTRUCTION, BUILDING ADDITIONS, OBSERVABLE EVIDENCE OF SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL, NOR ANY CHANGES OF RIGHT-OF-WAY LINES, WITHIN RECENT MONTHS PER OUR VISIT ON MAY 29, 2004, AFFECTING THE SUBJECT PROPERTY.
- SUBJECT PROPERTY AREA IS 12,904.5 SQ.FT. [2.9 ACRES] PER THIS SURVEY.

BEARING MERIDIAN:

A BEARING OF N01°04'11"E BETWEEN THE N 1/4 COR. AND THE SW SECTION CORNER OF SEC. 28-22-04 AS SHOWN ON THE PLAT OF PACIFIC PLACE AS RECORDED IN VOLUME 217, AT PAGE 02, RECORDS OF KING COUNTY, WA.

VERTICAL DATUM:

(NAVY-BB) KING COUNTY PUBLIC WORKS SURVEY BENCH MARK NO. 5559, FOUND A 5/8" REBAR AND ALLUMINUM CAP, SET FLUSH WITH GRADE, STAMPED "KING COUNTY 5559 1996" AND SCRIBED WITH A "X" IN THE CENTER OF THE CAP. FROM 1-5, GO WEST ON S. 272ND ST. FOR 0.75 MILE TO THE INTERSECTION WITH 15TH AVE S. GO NORTH ON 15TH AVE S. TO THE INTERSECTION WITH S. 268TH ST. WHERE THE MONUMENT IS LOCATED NEAR THE NORTHWEST CORNER OF THE INTERSECTION. ELEVATION=287.61'

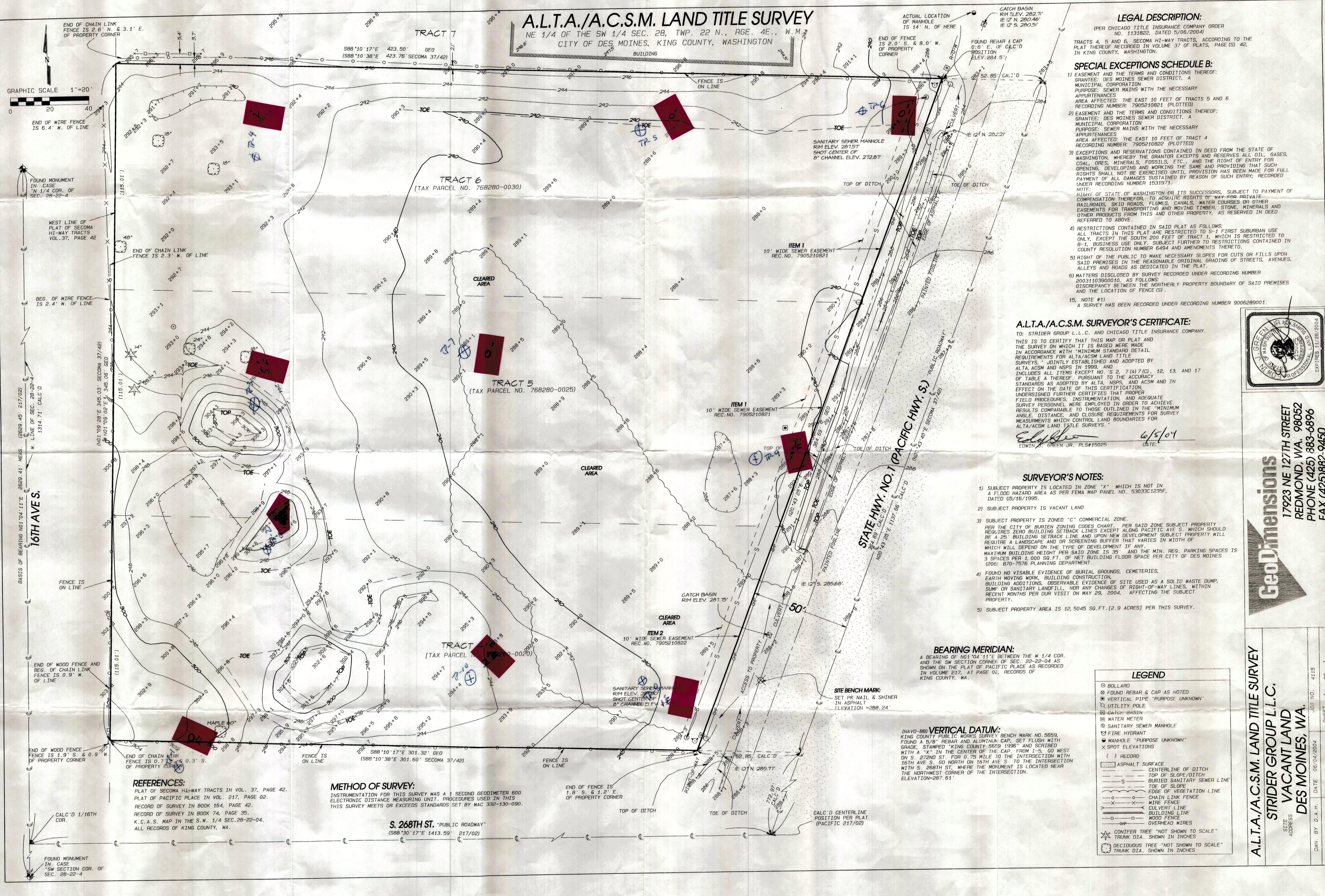
LEGEND

- ⊙ BOLLARD
- ⊕ FOUND REBAR & CAP AS NOTED
- ⊕ VERTICAL PIPE "PURPOSE UNKNOWN"
- ⊕ UTILITY POLE
- ⊕ GATEWAY-BASIN
- ⊕ WATER METER
- ⊕ SANITARY SEWER MANHOLE
- ⊕ FIRE HYDRANT
- ⊕ MANHOLE "PURPOSE UNKNOWN"
- ⊕ SPOT ELEVATIONS
- () RECORD
- ASPHALT SURFACE
- CENTERLINE OF DITCH
- TOP OF SLOPE/DITCH
- BURIED SANITARY SEWER LINE
- TOE OF SLOPE
- EDGE OF VEGETATION LINE
- CHAIN LINK FENCE
- WIRE FENCE
- CULVERT LINE
- BUILDING LINE
- WOOD FENCE
- OVERHEAD WIRES
- CONIFER TREE "NOT SHOWN TO SCALE" TRUNK DIA. SHOWN IN INCHES
- DECIDUOUS TREE "NOT SHOWN TO SCALE" TRUNK DIA. SHOWN IN INCHES

REFERENCES:
PLAT OF SECOMA HI-WAY TRACTS IN VOL. 37, PAGE 42.
PLAT OF PACIFIC PLACE IN VOL. 217, PAGE 02.
RECORD OF SURVEY IN BOOK 164, PAGE 42.
RECORD OF SURVEY IN BOOK 74, PAGE 35.
K.C.A.S. MAP IN THE S.W. 1/4 SEC. 28-22-04.
ALL RECORDS OF KING COUNTY, WA.

METHOD OF SURVEY:
INSTRUMENTATION FOR THIS SURVEY WAS A 1 SECOND GEODIMETER 600 ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY MEETS OR EXCEEDS STANDARDS SET BY WAC 332-130-090.

S. 268TH ST. "PUBLIC ROADWAY"
(S88°30'17"E 1413.59' 217/02)



GeoDimensions
17923 NE 127TH STREET
REDMOND, WA. 98052
PHONE (425) 883-6896
FAX (425) 882-9450

A.L.T.A./A.C.S.M. LAND TITLE SURVEY
STRIDER GROUP L.L.C.
VACANT LAND
DES MOINES, WA.
SITE ADDRESS
DWN. BY D.A.H. DATE 06/04/2004 JOB NO. 4415 SHEET 1 OF 1
CHKD. BY E.J.G. SCALE 1"=20'