

THIS "ALTA/ACSM LAND TITLE SURVEY" IS MADE IN ACCORDANCE WITH THE "CLASSIFICATION AND SPECIFICATIONS FOR CADASTRAL SURVEYS" AS ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION, THE AMERICAN CONGRESS ON SURVEYING AND MAPPING AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, IN 2011.

THE MONUMENTS SHOWN HEREON WERE VISITED IN THE FIELD DURING THE COURSE OF A SURVEY CONDUCTED IN AUGUST 2014 UNLESS OTHERWISE NOTED. ANGULAR AND LINEAR MEASUREMENTS WERE MADE WITH A NIKON NIV 5C TOTAL STATION CALIBRATED AT AN NGS BASELINE WITHIN THE LAST YEAR.

THE PROPERTY DEPICTED AND DESCRIBED HEREON ENCLOSES AN AREA OF APPROXIMATELY 16,964 SQUARE FEET OR APPROXIMATELY 0.389 ACRES.

THIS PROPERTY HAS LEGAL ACCESS TO E PIKE STREET AND BOYLSTON AVENUE SHOWN HEREON AS A PUBLIC RIGHTS-OF-WAY.

RIGHT OF WAY WIDTHS ARE PER ASSESSORS MAP.

ZONING: NC3P-65 - NEIGHBORHOOD COMMERCIAL 3 WITH A PEDESTRIAN DESIGNATION PER THE CITY OF SEATTLE MUNICIPAL CODE.

MAXIMUM BUILDING HEIGHT IS 65 FEET PER THE CITY OF SEATTLE MUNICIPAL CODE. THERE IS A 5' STREET SETBACK REQUIREMENT ON STREETS WITH PARKING.

BUILDING LOCATION DIMENSIONS ARE AS MEASURED AT RIGHT ANGLES FROM THE PROPERTY LINE AT POSITIONS INDICATED.

BUILDING DIMENSIONS SHOWN ARE ON EXTERIOR FOUNDATION WALLS.

SQUARE FOOTAGE SHOWN ON BUILDINGS IS SURFACE AREA COVERED BY STRUCTURE, I.E. "FOOTPRINT" AREA WITHIN EXTERIOR FOUNDATION WALLS.

HEIGHTS OF EXISTING BUILDINGS ARE MEASURED TO RIDGELINE FROM EXISTING GRADE EXCLUDING CHIMNEY HEIGHTS, AND DO NOT VIOLATE THE HEIGHT RESTRICTION.

STRIPED PARKING STALLS AND STALL DESIGNATIONS SHOWN HEREON ARE AS THEY ARE MARKED ON THE GROUND. OTHER PORTIONS OF THE SITE NOT MARKED ARE ALSO USED FOR PARKING VEHICLES.

FLOOD ZONE DESIGNATION = X. AREA DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD PLAIN, ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) NO. 5303300630 F, COMMUNITY NO. 530089 (CITY OF SEATTLE), PANEL 0830, SUFFIX F, REVISED MAY 16, 1995, KING COUNTY, WASHINGTON, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THE SITE. UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE TAKEN FROM A COMPILED LIST OF PUBLIC RECORDS AND VISIBLE FIELD EVIDENCE. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THE PUBLIC RECORDS. UNDERGROUND UTILITY LOCATIONS ARE ONLY APPROXIMATE. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN VISIBLE SURFACE LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. FIELD VERIFICATION IS NECESSARY PRIOR TO OR DURING ANY CONSTRUCTION.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES AND/OR BURIAL GROUNDS ON THE SUBJECT PROPERTY.

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.

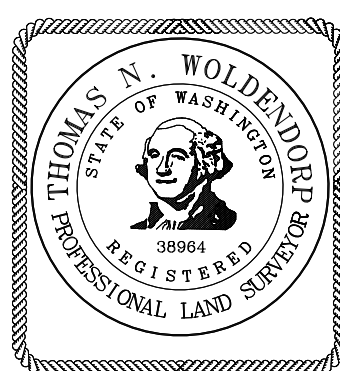
THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES NAMED HEREIN, THEIR AGENTS AND CONSULTANTS. RIGHTS TO RELY ON OR USE THIS SURVEY DO NOT EXTEND TO ANY UNNAMED PARTY WITHOUT EXPRESS RECERTIFICATION BY SITE SURVEY AND MAPPING, INC. AND/OR THE PROFESSIONAL LAND SURVEYOR WHOSE SEAL APPEARS HEREON.

THE WORD "CERTIFY" AS USED IN ITS VARIOUS FORMS HEREIN, IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH, IT CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

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SURVEYOR'S CERTIFICATE

TO: TIMBERLANE PARTNERS LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY OF WASHINGTON AS FOLLOWS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 9, 10, 11, 13, 14, 15, 16, 17 AND 18 OF TABLE THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF WASHINGTON, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

EASEMENTS & RESTRICTIONS PER TITLE REPORT

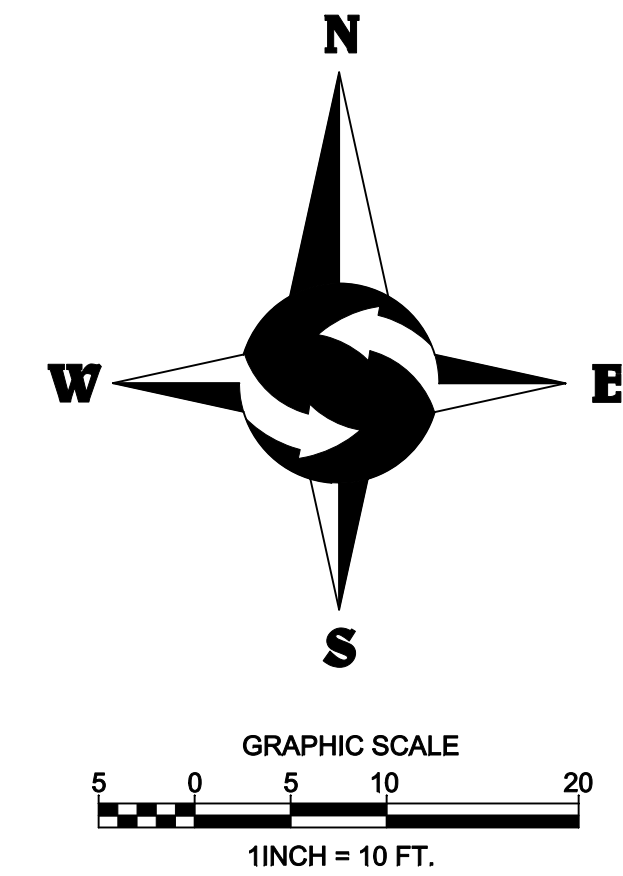
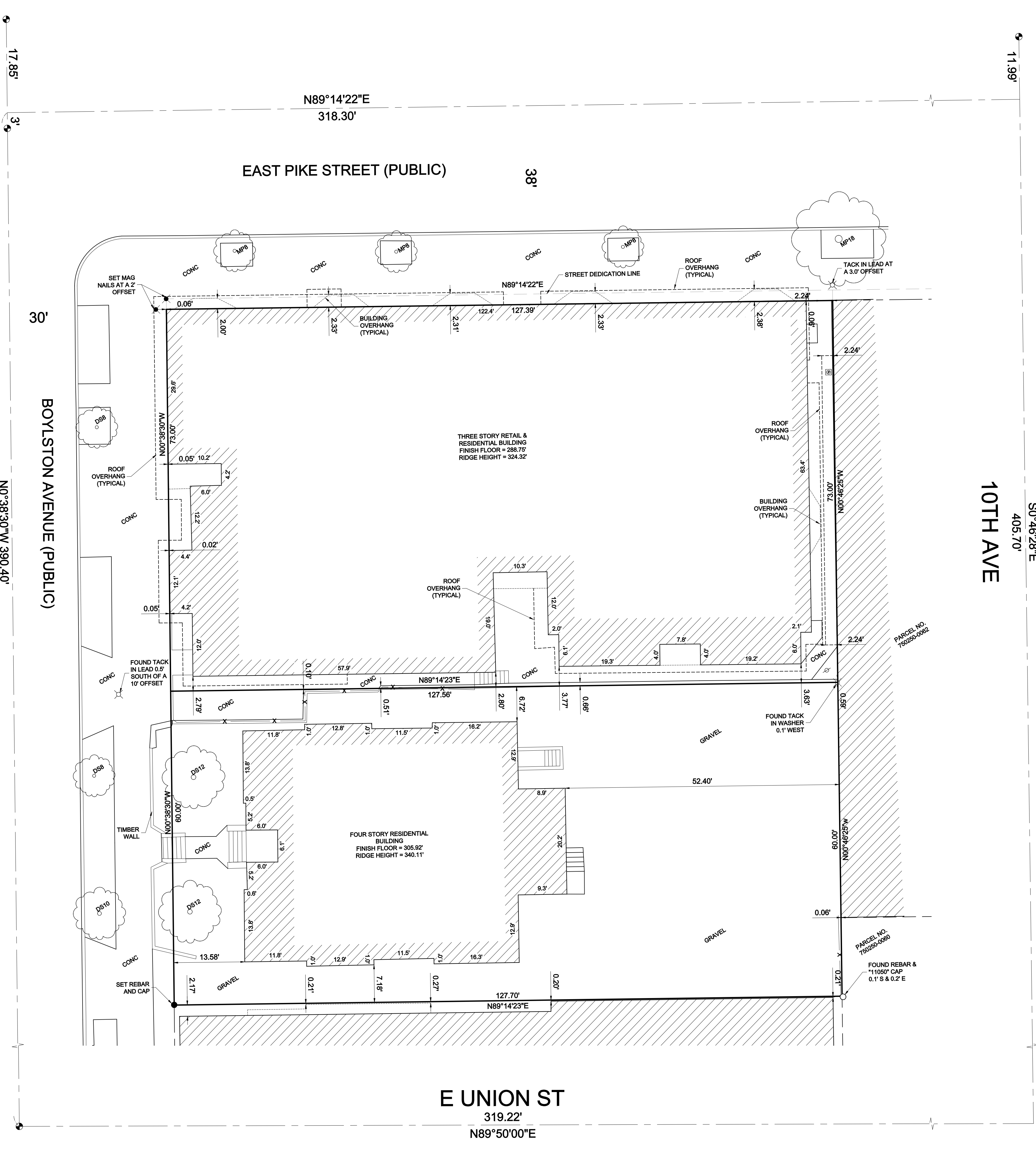
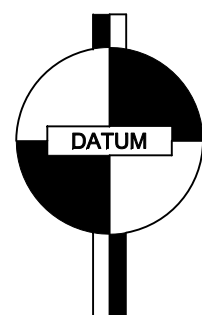
EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT IN FAVOR OF COMCAST OF WASHINGTON IV, INC. PURPOSE: BROADBAND COMMUNICATION SYSTEM AFFECTS: AS DESCRIBED RECORDED: APRIL 12, 2007 RECORDING NO.: 20070412000870 DESCRIPTION IS NOT SUFFICIENT TO PLOT

VERTICAL DATUM & CONTOUR INTERVAL

ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY WASHINGTON GEODETIC SURVEY DATABASE

POINT ID NO. SNV-2836; THE MARK IS A BRASS DISK AT THE NORTHWEST CORNER OF THE INTERSECTION OF E PINE ST & BOYLSTON AVE. ELEVATION: 279.013 FEET (85.043 METERS) NAVD 88

2.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 1.0' FOR THIS PROJECT.



- LEGEND**
- FOUND MONUMENT IN CASE
 - FOUND PROPERTY CORNER AS DESCRIBED
 - LAMP POST
 - ⊕ POWER METER
 - ⊕ GAS METER
 - ⊕ ELECTRICAL VAULT
 - ⊕ HVAC
 - ⊕ STORM DRAIN MANHOLE
 - ⊕ SANITARY SEWER MANHOLE
 - ⊕ WATER VALVE
 - ⊕ FIRE HYDRANT
 - ⊕ WATER METER
 - ⊕ CABLE TV PEDESTAL / JUNCTION BOX
 - SS- APPROXIMATE LOCATION SANITARY SEWER LINE
 - SD- APPROXIMATE LOCATION STORM DRAIN LINE
 - ▨ CONCRETE WALL
 - ▨ WOOD FENCE
 - X- CHAIN LINK FENCE
 - ▨ ASPHALT SURFACE
 - ▨ CONCRETE SURFACE
 - ▨ GRAVEL SURFACE
 - ▨ ROCKERY
 - DS DECIDUOUS
 - MP MAPLE

BASIS OF BEARINGS
ACCEPTED A BEARING OF N 00°38'30" E ALONG THE CENTERLINE OF BOYLSTON AVENUE BASED ON FOUND MONUMENTS IN CASE.

LEGAL DESCRIPTION
LOTS 1 AND 2, BLOCK 4, SACMAN HOME ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 80, RECORDS OF KING COUNTY, WASHINGTON; EXCEPT THE NORTH 2 FEET OF LOT 1, CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 81303 FOR STREET PURPOSES, AS PROVIDED BY ORDINANCE NUMBER 16415 OF THE CITY OF SEATTLE; SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

- GENERAL NOTES**
- THIS SURVEY IS BASED ON TITLE COMMITMENT ORDER NO. 811082375 AS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY OF WASHINGTON ON SEPTEMBER 11, 2014 AT 7:30 AM.
 - INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND NIKON NPL 352 TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
 - THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN AUGUST 2014 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
 - UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
 - ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

PROJECT INFORMATION

SURVEYOR: SITE SURVEYING, INC.
21923 NE 11TH STREET
SAMMAMISH, WA 98074
PHONE: 425.298.4412

PROPERTY OWNER: TIMBERLANE HOLDINGS
102 HARVARD AVENUE E
SEATTLE, WA 98102

TAX PARCEL NUMBER: 750250-0018 & 752250-0020

PROJECT ADDRESS: 701 E PIKE STREET & 1422 BOYLSTON AVE E
SEATTLE, WA 98122

ZONING: NC3P-65

JURISDICTION: CITY OF SEATTLE

PARCEL ACREAGE: 16,964 SQUARE FEET (± 0.389 ACRES)
AS SURVEYED

SW 1/4, NE 1/4, SEC 32, TWP 25N, RNG 4E, W.M.

21923 NE 11th Street, Sammamish, WA 98074
www.sitesurveying.com
Phone: 425.298.4412

| DATE | REVISION | DRN |
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ALTA / ACSM SURVEY
TIMBERLANE HOLDINGS
701 E PIKE STREET
SEATTLE, WA 98109

PROJECT NO. 14-367

DRAWN BY: EFJ
CHECKED BY: TNW
DATE: 8/14/14
SHEET 1 OF 1

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