

GENERAL NOTES

- THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY FOR THIS SURVEY WAS DETERMINED BY OBSERVATION OF ABOVE GROUND EVIDENCE. THIS SURVEY DOES NOT SHOW UTILITIES COVERED BY VEHICLES, OVERGROWTH OF FOLIAGE, TREES, BRUSH, OR SHRUBS.
- THE BUILDING FOOTINGS WERE NOT EASILY ACCESSIBLE AND THEREFORE THE BUILDING LIMITS SHOWN HEREIN, AND THE BUILDING SQUARE FOOT CALCULATIONS, WERE MEASURED ALONG THE BUILDING FACADA AT GROUND LEVEL.
- ITEM NUMBERS SHOWN HEREIN ARE STATED AS MATTERS OF INFORMED COMMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSURED BY THIS MAP.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BLDG. CONSTRUCTION OR BLDG. ADD'S WITHIN RECENT MO'S.
- THERE ARE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED TO THE BEST OF OUR KNOWLEDGE, 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 OR CEMETERY.
- THIS SURVEY MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.
- THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE PROPERTY AS SHOWN ON THIS SURVEY MAP AND AS DESCRIBED IN THE LEGAL DESCRIPTION PRESENTED IN THE TITLE COMMITMENT.
- THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN $\pm 0.1'$.
- THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HWYS, RIGHTS OF WAY AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.
- EXCEPT AS OTHERWISE NOTED BELOW, IF THE PROPERTY CONSISTS OF TWO OR MORE PARCELS, THERE ARE NO GAPS OR JOINTS BETWEEN SAID PARCELS.
- NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.

CURRENT SITE RESTRICTIONS

ACCORDING TO ZONING AND SITE SUMMARY REPORT PREPARED BY PDR, DATED 8/27/15, SITE NUMBER 85090-1, THE SUBJECT PROPERTY IS ZONED "R-6" (LOW DENSITY RESIDENTIAL) FOR PARCELS "B" AND R-48 (HIGH DENSITY RESIDENTIAL) FOR PARCELS "A" & "C" AND IS SUBJECT TO THE FOLLOWING RESTRICTIONS:

72-6" ZONE:
FRONT SETBACK: 20'; SIDE SETBACK: 5' MIN. & 15' TOTAL SUM OF TWO; 15' ABUTTING "R-6" (SOUTH LINE); REAR SETBACK: 15'; MAXIMUM HEIGHT: 35'; MAXIMUM BLDG. COVERAGE: 30%.

72-10" ZONE:
FRONT SETBACK: 10'; SIDE/REAR SETBACK: 5'; MAXIMUM HEIGHT: 35'; MAXIMUM BLDG. COVERAGE: 70%.

PARKING REQUIREMENTS:
PARKING SPACE PER 4 DWELLING UNITS (ANDERSON PLAZA) AND STANDING ADULT FAMILY HOME HAVE 98 BEDS. IF ALL THE LISTED BEDS WERE IN USE, 24 PARKING SPACES WOULD BE REQUIRED TO BE LOCATED ON THE PROPERTY.

EXISTING PARKING: REGULAR SPACES: 32 HANDICAP SPACES: 2 TOTAL SPACES: 61

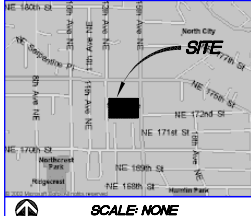
LEGEND

BR	BRASS	P.A.	PLANTER AREA	---	BLOCK/CONCRETE WALL
(C)	CALCULATED	P.P.	POWER POLE	---	CONCRETE
(CL)	CONTROL LINE	PROP. TK.	PROP. TANK	---	ASPHALT/CONCRETE
CLAL	COLUMN	P.S.	PARKING SPACE	---	BUILDING LINE
C.O.	CLEAN OUT	(R)	R.S. VOL. 17/210	---	HANDICAP PARKING
CONC.	CONCRETE	(R2)	R.S. VOL. 156/246	---	CHAIN LINK FENCE
CR	CURB	(R3)	PLAT 28/07	---	TYPICAL
FD	FOUND	R/W	RIGHT-OF-WAY	---	WOOD FENCE
F.H.	FIRE HYDRANT	SE	SEWER	---	IRON FENCE
F.H.C.	FIRE HOSE CONNECTOR	SN	SIGN	---	LIGHT POLE
G.M.	GAS METER	TH	THRESHOLD	---	OVERHEAD WIRE
G.V.	GAS VALVE	U.C.	UTILITY CABINET	---	
H.P.	HEAT PUMP	U.V.	UTILITY VAULT	---	
HT	HEIGHT	W.V.	WATER VALVE	---	
(M)	MANHOLE			---	
M.M.	MEASURED			---	
M.W.	MONUMENT WELL			---	
N.T.S.	NOT TO SCALE			---	

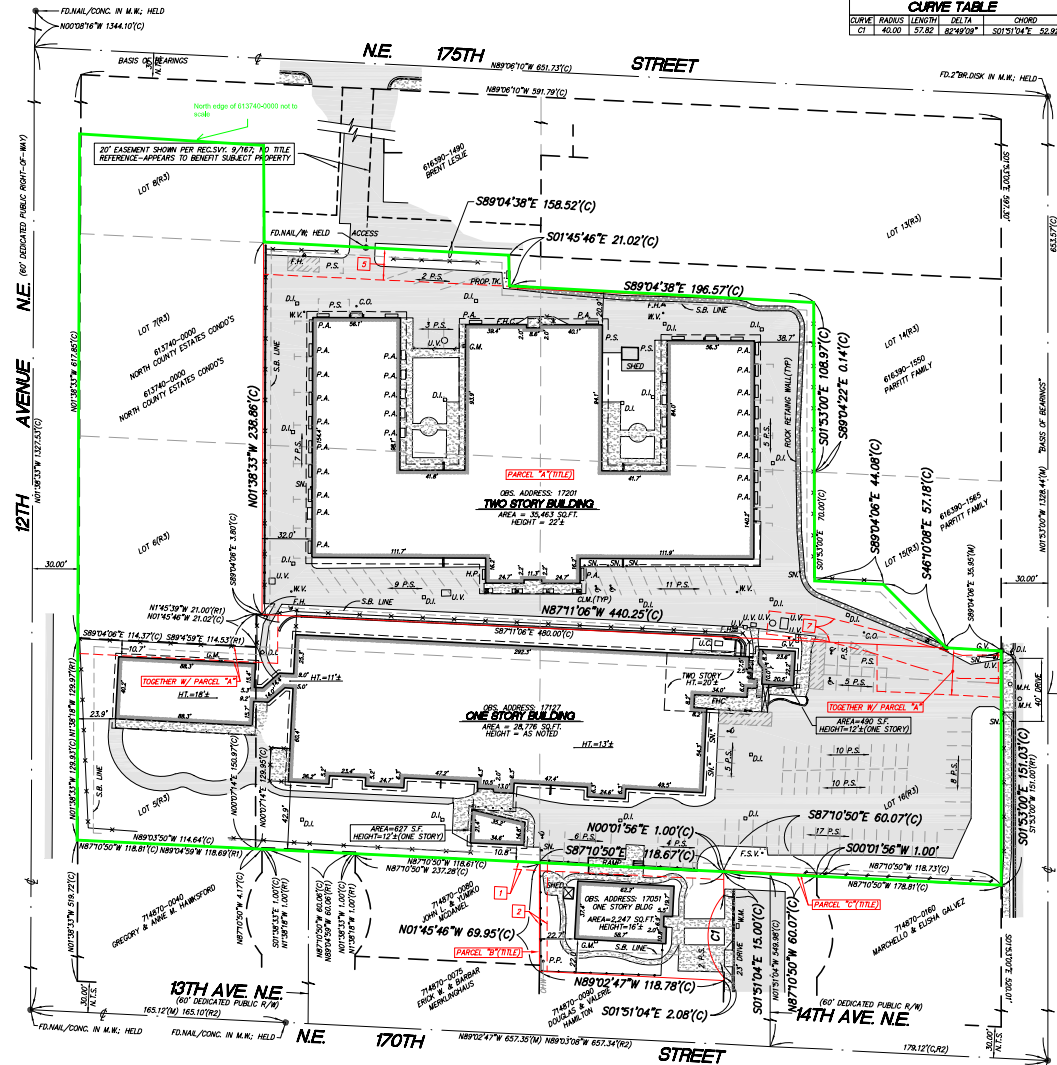
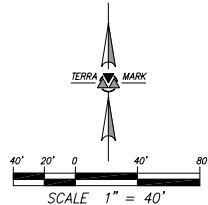
FLOOD NOTE

THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (UNSHADED) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 53033000AP, WHICH BEARS AN EFFECTIVE DATE OF MAY 16, 1995. ZONE "X" (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN.

VICINITY MAP



SCALE: NONE



CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD
CT	46.00	57.82	82°49'08\"	50.5104'E 52.82

LEGAL DESCRIPTION

PARCEL A: PARCEL 1, KING COUNTY SHORT PLAT NUMBER 376091, RECORDED UNDER RECORDING NUMBER 7605102060, SAID SHORT PLAT BEING A SUBDIVISION OF A PORTION OF LOTS 8, 9, 14 AND 15, BLOCK 18, NORTH COUNTRY ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 28 OF PLATS, PAGE 37, IN KING COUNTY, WASHINGTON.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS, AS GRANTED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 7703110456, OVER THE NORTH 27 FEET OF LOT 5, BLOCK 9, IN NORTH COUNTRY ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 28 OF PLATS, PAGE 37, RECORDED IN KING COUNTY, WASHINGTON, EXCEPT THE EAST 168.94 FEET THEREOF, AND THE WEST 14.14 FEET OF THE EAST 168.94 FEET OF THE SOUTH 27 FEET OF LOT 5, SAID BLOCK 9.

PARCEL B: LOT 8, BLOCK 2, DENNIS RANDALL ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 49 OF PLATS, PAGE(S) 68, IN KING COUNTY, WASHINGTON.

PARCEL C: THE EAST 60 FEET OF THE WEST 178.89 FEET OF THE SOUTH 1 FOOT OF LOT 16, BLOCK 8, NORTH COUNTRY ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 28 OF PLATS, PAGE 17, IN KING COUNTY, WASHINGTON.

THE LEGAL DESCRIPTION SHOWN ABOVE DESCRIBES ALL THAT PROPERTY IN THE PRELIMINARY TITLE REPORT IDENTIFIED AS CHICAGO TITLE COMPANY, ORDER NUMBER 0036254-06, WITH AN EFFECTIVE DATE OF MARCH 21, 2016.

NOTES CORRESPONDING TO SCHEDULE B

- CHICAGO TITLE COMPANY: 701 FIRST AVENUE, #2300, SEATTLE, WA 98104
ORDER NO. 0006254-06, EFFECTIVE DATE: MARCH 21, 2016.
- THE FOLLOWING SURVEY RELATED ITEMS WERE FOUND IN SAID TITLE REPORT AND ARE REFERENCED ON THIS MAP.
- AN EASEMENT FOR WATER PIPE MAINTENANCE PURPOSES RECORDED JUNE 18, 1952 AS RECORDING NO. 4246407. SAID ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
 - AN EASEMENT FOR UTILITY PURPOSES RECORDED JUNE 23, 1952 AS RECORDING NO. 4247853. SAID ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
 - AN EASEMENT FOR SEWER PURPOSES RECORDED FEBRUARY 14, 1959 AS RECORDING NO. 4874352. SAID ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
 - AN EASEMENT FOR SEWER PURPOSES RECORDED APRIL 16, 1964 AS RECORDING NO. 5724113. SAID ITEM IS BLANKET IN NATURE AFFECTING THE SUBJECT PROPERTY AND IS THEREFORE NOT SHOWN HEREON.
 - AN EASEMENT FOR STORM DRAINAGE PURPOSES RECORDED MARCH 11, 1977 AS RECORDING NO. 7703110456. SAID ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
 - AN EASEMENT FOR UTILITY PURPOSES RECORDED FEBRUARY 11, 2000 AS RECORDING NO. 20000210010031. SAID ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
 - AN EASEMENT FOR ELECTRIC PURPOSES RECORDED MARCH 9, 2006 AS RECORDING NO. 20060300000080. SAID ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
 - CLAMPT'S EASEMENTS, ETC. AS SET FORTH ON PLAT OF DENNIS RANDALL ADDITION, RECORDED IN VOLUME 49, PAGE 68. SAID ITEM IS BLANKET IN NATURE AFFECTING THE SUBJECT PROPERTY AND IS THEREFORE NOT SHOWN HEREON.
 - CLAMPT'S EASEMENTS, ETC. ON THE SHORT PLAT RECORDED UNDER RECORDING NO. 7605102060. SAID ITEM IS BLANKET IN NATURE AFFECTING THE SUBJECT PROPERTY AND IS THEREFORE NOT SHOWN HEREON.
 - CLAMPT'S EASEMENTS RECORDED MAY 27, 1952 AS RECORDING NO. 4239754. SAID ITEM IS BLANKET IN NATURE AFFECTING PARCELS "B", ANDING OTHER THINGS, SAID ITEM NOTES A FRONT BUILDING SETBACK OF 20'; SIDE SETBACK OF 5'; USE OF SINGLE FAMILY OCCUPANCY ONLY; 1.5 STORY HEIGHT MAX; AND AN UTILITY EASEMENT 5' WIDE, SHOWN HEREON.
 - AN AGREEMENT RECORDED APRIL 23, 2003 AS RECORDING NO. 20030430000078. SAID ITEM IS BLANKET IN NATURE AFFECTING PARCELS "B", ANDING OTHER THINGS, SAID ITEM NOTES A FRONT BUILDING SETBACK OF 20'; SIDE SETBACK OF 5'; USE OF SINGLE FAMILY OCCUPANCY ONLY; 1.5 STORY HEIGHT MAX; AND AN UTILITY EASEMENT 5' WIDE, SHOWN HEREON.
 - AN AGREEMENT TO MAKE NECESSARY SLOPES PER PLAT OF NORTH COUNTRY ESTATES REC'D IN VOL. 28 OF PLATS, PG. 37. SAID ITEM AFFECTS THE SUBJECT PROPERTY; SAID ITEM IS NOT PLOTTABLE AND THEREFORE NOT SHOWN HEREON.

THIS LIST DOES NOT CONSTITUTE A LIST OF ALL ENCROACHMENTS. ADDITIONAL ENCROACHMENTS MAY BE FOUND BY A MAP REVIEWER.

LAND AREA

THE LAND AREA OF THE SUBJECT PROPERTY, AS DESCRIBED IN THE LEGAL DESCRIPTION SHOWN HEREON, IS AS FOLLOWS:
PARCEL A: 83,233 SQ. FT. (1.91 ACRES); PARCEL B: 7,936 SQ. FT. (0.18 ACRES); PARCEL C: 80 SQ. FT. (0.00 ACRES);

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTRELINE OF 15TH AVE N.E. FOR THE PLAT TITLED "NORTH COUNTRY ESTATES" RECORDED IN VOLUME 28 OF PLATS, PAGE 17, IN KING COUNTY, STATE OF WASHINGTON, BEING NORTH 07°53'07\"/>

SURVEYOR'S CERTIFICATION

TO: SANTI SHORELINE ALTA REAL CO. LLC, ACNE CAPITAL LLC, AND U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM SAID TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), & 10(A), 11(B), 12, 13, 14, 16, 17, 18, 20A, 21 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MAY 1, 2015.

M. Mullen DATE: 04/04/16
M. Mullen, P.L.S. 40017 (WASHINGTON) DRAWN BY: M.H.
EXP. OCTOBER 22, 2016. DATE: 04/04/16
MMP@TERRAMARKINC.COM



PARK WASHINGTON BUILDING
519 SW PARK AVE., STE. 208, PORTLAND, OR 97205
PH: 206/882-7788

ALTA/ACSM LAND TITLE SURVEY

ANDERSON PLAZA
17201 15TH AVENUE NORTHEAST
SHORELINE, WASHINGTON
(FHA NO. 127-43149)

DATE: 04/04/16	DRAWN BY: M.H.	JOB NO: 20152673	SHEET: 1 OF 1
SCALE: 1" = 40'	CHKD BY: M.H.		