

VICINITY MAP NTS

FOR PROPERTY NATIONAL TITLE
COMMITMENT NO. 21000077-35. COMMITMENT DATE AUGUST 5, 2021

1. ECONOMICIAN SALE PROMOTION ADVERTISING. NOT A SURVEY ISSUE

2. COVENANT FOR PARKING. NOT A SURVEY ISSUE

3. TAXES. NOT A SURVEY ISSUE

4. TAXES. NOT A SURVEY ISSUE

5. TAXES. NOT A SURVEY ISSUE

6. TAXES. NOT A SURVEY ISSUE

7. TAXES. NOT A SURVEY ISSUE

8. TAXES. NOT A SURVEY ISSUE

9. TAXES. NOT A SURVEY ISSUE

10. NOTICE OF POSSIBLE TAP OR CONNECTION CHARGES. NOT A SURVEY ISSUE

11. INTENTIONALLY DELETED

12. ANY AND ALL RIGHTS, INTERESTS, CLAIMS OF VENDOR(S) AND HOLDERS OF SECURITY INTERESTS ON PERSONAL PROPERTY INSTALLED (ON THE LAND AND RIGHTS OF TENANTS TO REMOVE TRADE FIXTURES) ARE THE PROPERTY OF THE TENANT. NOT A SURVEY ISSUE

13. PRELIMINARY ESTIMATED ASSESSMENT. NOT A SURVEY ISSUE

14. PRELIMINARY ESTIMATED ASSESSMENT. NOT A SURVEY ISSUE

15. PRELIMINARY ESTIMATED ASSESSMENT. NOT A SURVEY ISSUE

16. PRELIMINARY ESTIMATED ASSESSMENT. NOT A SURVEY ISSUE

17. PRELIMINARY ESTIMATED ASSESSMENT. NOT A SURVEY ISSUE

18. PRELIMINARY ESTIMATED ASSESSMENT. NOT A SURVEY ISSUE

19. ANY RIGHTS/INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING ARE THE PROPERTY OF THE CITY OF LOS ANGELES:

A) BROK STARS FROM THE SOUTH SIDE OF THE BUILDING APPEAR TO ENCRUMPH OVER THE PROPERTY AND INTO THE RIGHT OF WAY FOR CALIFORNIA AVE.

B) CONCRETE STAIRS FROM THE PARKING LOT ALONG THE WEST PROPERTY LINE, APPEAR TO ENCRUMPH OVER THE PROPERTY LINE INTO THE RIGHT OF WAY FOR ROCKEFELLER AVE.

PER FIDELITY NATIONAL TITLE
COMMITMENT NO. 21000071-SC COMMITMENT DATE AUGUST 5, 2021

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF SNOHOMISH, CITY OF EVERETT,
STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:
LOTS 1 THROUGH 8, INCLUSIVE, BLOCK 627, PLAT OF EVERETT, ACCORDING TO THE PLAT
THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 32, RECORDS OF SNOHOMISH COUNTY,
WASHINGTON

PARCEL B:
LOTS 17 THROUGH 26, INCLUSIVE, BLOCK 626, PLAT OF EVERETT, ACCORDING TO THE PLAT
THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 32, RECORDS OF SNOHOMISH COUNTY,
WASHINGTON

BOTH SITUATION IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

PER "ZONING ANALYSIS REPORT" BY AEI CONSULTANTS, AEI PROJECT NO. 413018, AMENDED OCTOBER 25, 2019. ONLY PARTIAL NOTATIONS OF SAID REPORT HEREON; COMPLETE REPORT IS 139 PAGES. FOR A COMPLETE NOTATION OF ZONING REFER TO THE OFFICIAL ZONING ANALYSIS REPORT.

THE PROPERTY IS CURRENTLY ZONED MIXED URBAN AS OF AUGUST 2021 PER EVERETT ZONING MAP.
CURRENT USE OF PROPERTY WILL BE EIGHT (8) STORY MULTIFAMILY DEVELOPMENT.

Zoning District	District Description	Current Use Conformance
UPF: Urban Mount	No District Description Provided	Logically Conforming

According to Table 19-1: Metro Everett Use Table, fitness facility uses are permitted uses in the UM District.

3.2 SURROUNDING PROPERTY ZONING CLASSIFICATION

Direction	Setback Side	Zoning Classification
North	Rear	UPC Urban Mixed
East	Street side	UPC Urban Mixed
South	Front	UPC Urban Mixed
West	Interior side	UPC Urban Mixed

3.3 SIZE & BULK DENSITY REQUIREMENTS			
Ordinance Section	Requirement	Subject Property	
LOT SIZE Table 3-1 Minimum Lot Dimension Requirements	Minimum Lot 5,000 square feet Minimum Lot Width: 50 feet Minimum Lot Depth: 80 feet Minimum Lot Depth: 40 feet	Lot Area: 1.24 acres (54,047 square feet) Lot Area: 1.29 acres (55,935 square feet) Lot Area: 250 feet Lot Area: 129 feet	
COVERAGE Table 20-4 Building Placement Standards	Maximum Lot Coverage permitted: 100%	41%	
FLOOR AREA RATIO Section 19-28.123 Floor-to-area requirements.	None Specified	1.45x	
HEIGHT Map 20-14 Minimum Building Heights in Metro Green	Maximum building height: 12-25 stories Maximum building height required: 20 stories	height height	Approximately three (3) stories/90 feet

The subject property meets lot size and bulk density requirements.

- 6 FOUND MONUMENT AS NOTED
- 7 FOUND SURFACE MONUMENT AS NOTED
- 8 HUB AND TACK
- 9 SET LAM AND WASHES
- 0 ROLLAW
- + MAIL BOX
- SIGN AS NOTED
- SANITARY SINKER MANHOLE
- STORM CLEVERH
- STORM CATCH BASIN
- STORM MANHOLE
- YARD DRAIN
- ROOF DRAIN
- CABLE RISER
- GAS METER
- GAS VALVE
- GUY ANCHOR
- UTILITY POWER POLE
- JUNCTION BOX
- POWER METER
- LUMINAIRE
- COMMUNICATIONS MANHOLE
- TELEPHONE RISER
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- WATER METER
- WATER MANHOLE
- WATER VALVE
- CONFIDENTIAL TREE AS NOTED
- DEODEROUS TREE AS NOTED
- LEFT TURN ARROW
- HANDICAP STALL

— D —	STORM LINE
— S —	SEWER LINE
— W —	WATER LINE
— G —	GAS LINE
— P —	ELECTRICAL LINE
— T —	COMMUNICATION LINE
— OHP —	OVERHEAD UTILITIES
— X — X — X —	FENCE
—	ASPHALT
—	CONCRETE

(R*) PER RECORD OF SURVEY AS NOTED
(M) AS MEASURED
(C) CALCULATED PER

3.4 YARD SETBACK REQUIREMENTS

Ordinance Section	Requirement	Subject Property	Source
FENCES			
Table 20-4-1 Fence Placement Standards	Zero (0) feet required for each side	Approximately 10 feet (measured to California Street)	Estimated from aerial photograph
WALLS			
Table 20-4-2 Wall Placement Standards	Zero (0) feet required for each side	Zero feet	A.L.T.A. Survey
SIDES			
Table 20-4-3 Side Placement Standards	Zero (0) feet required for each side	Zero feet for the east side (measured to Rockefeller Avenue)	Estimated from A.L.T.A. Survey
		Approximately one (1) foot for the west side (exterior side)	
ANCILLARY/ACCESSORY STRUCTURES			
	Not applicable; no ancillary structures such as tool sheds, carports, maintenance buildings are identified on the A.L.T.A. Survey	Not applicable	

The subject property meets setback requirements.

NAVD 1988 VERTICAL DATUM ON ORTHOMETRICALLY CORRECTED
GPS OBSERVATIONS USING WSRN AND GEOID 2012A.

NAD 1983/2011
WASHINGTON STATE PLANE NORTH PROJECTION, BASED ON GPS
OBSERVATIONS USING WSRN AND GEoid 2012A. UNITS OF
MEASUREMENT ARE US SURVEY FEET.

7. A. TABLE ITEM 6A AND 6B, "ZONING ANALYSIS REPORT," BY AD CONSULTANTS, ACT PROJECT NO. 430374, DATED OCTOBER 25, 2019.
8. B. TABLE ITEM 10, NUMBER AND TYPE OF CLEARLY IDENTIFIABLE PARKING SPACES. THERE ARE A TOTAL OF 116 PARKING SPACES ON THE PROPERTY (106 STANDARD, 8 ADA, AND 2 ADA VAN ACCESSIBLES).
9. C. TABLE ITEM 13, NAMES OF ADJOINING OWNERS CURRENTLY TO CURRENT TAX RECORD SHOWN HEREIN.
10. D. TABLE ITEM 16, CONSTRUCTION RECENTLY COMPLETED ON PARCELS A AND B.
11. E. TABLE ITEM 17, NO PROPOSED CHANGES TO STREET RIGHT OF WAY AT TIME OF SURVEY.
12. F. TABLE ITEM 18, NO PROPOSED CHANGES TO DEED OR EVIDENCE OF WETLANDS ON THE SURVEYED PROPERTY.
13. G. TABLE ITEM 18, THERE ARE NO PLOTTABLE OFFSET EASEMENTS OR SERVITUDE ON THE SURVEYED PROPERTY.
14. H. TABLE ITEM 19, CROSSINGS ASSOCIATED WITH THE PROPERTY TO THE SOUTH OF PARCEL A LIES SOUTH OF THE SOUTH BOUNDARY LINE OF SAID PARCEL A.
15. I. MONUMENT LINE IS OFFSET FROM RIGHT OF WAY CENTERLINE AS NOTED HEREIN.
16. J. GROSS LAND AREA PARCEL A = 24045 SQUARE FEET (0.55 ACRES), PARCEL B = 30031 SQUARE FEET (0.69 acres); TOTAL AREA = 54046 SQUARE FEET (1.25 ACRES)
17. K. THERE IS DIRECT ACCESS TO THE PROPERTY VIA ROCKFELLER AVENUE (EAST) PUBLIC RIGHT OF WAY AND THE 2ND WOOD PUBLIC ALLEYS.
18. SW CORNER FOR BUILDING FOUNDATION ON PARCEL A CROSSES PROPERTY LINE BY

3* TOTAL STATION UTILIZING STANDARD FIELD TRAVERSE METHODS FOR CONTROL AND STAKING.

PER UPF SERVICES, 1-509-327-9634

SITE LIES WITHIN NFIP COMMUNITY NUMBER 530164, PANEL NUMBER 1030P
AND LIES IN FLOOD ZONE "X". LAST REVISED SEPTEMBER 16, 2005.

THE SITE DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

TO: BANK OZ, AND ITS SUCCESSORS AND ASSIGNS
EVERETT OZ PROJECT, LLC, A DELAWARE LIMITED LIABILITY COMPANY
OPPORTUNITY ZONE DEVELOPMENT LLC
TRENT DEVELOPMENT, INC.
FORM STRUCTURED FINANCE GROUP, LLC, THROUGH AFFILIATES, CAPITAL
PARTNERS, AND ASSOCIATED COMPANIES
FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT
BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL
REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND
ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 2, 3, 4, 6A, 6B, 7A, 7B1
8, 9, 11, 13, 16, 17, 18, AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON NOVEMBER 15, 2022.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 2, 3, 4, 6A, 6B, 7A, 7B, 7C, 8, 9, 11, 13, 16, 17, 18, AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON NOVEMBER 15, 2022.

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DAVID C. FOLLANSBEE P.L.S. (SIGNED)
WASHINGTON STATE REGISTRATION NO. 45581

(R1) RECORD OF SURVEY
AFN: 201412305007

(R2) RECORD OF SURVEY
AFN: 200209065002

(R3) RECORD OF SURVEY
AFN: 199906215002

(R4) PLAT OF EVERETT
VOLUME 3, PAGE 32



TACOMA • SEATTLE • SPOKANE • TRI-CITIES

Project Title:
**1717 CALIFORNIA ST
/ 2701 ROCKEFELLER
AVE ALTA**

Client:
EVERETT OZ DEVELOPER LLC

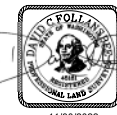
24 ROY STREET, SUITE 484
SEATTLE, WA 98109

NICK CURATOLA

Job No. 2190357.50

Issue Set & Date:

NOVEMBER 22, 2022



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 CD-11/22/23-UPDATED-BUILDING

DCF 08/12/2021 - ADDED BUILDING FOUNDATION
ADDRESSED COMMENTS FROM 8/5/2021 REVIEW

 DCE 00/03/2021 - UPDATED PER NEW TITLE

A 00 00 00 00 04 ADDITIONAL TONS ADDED

Sheet Title:

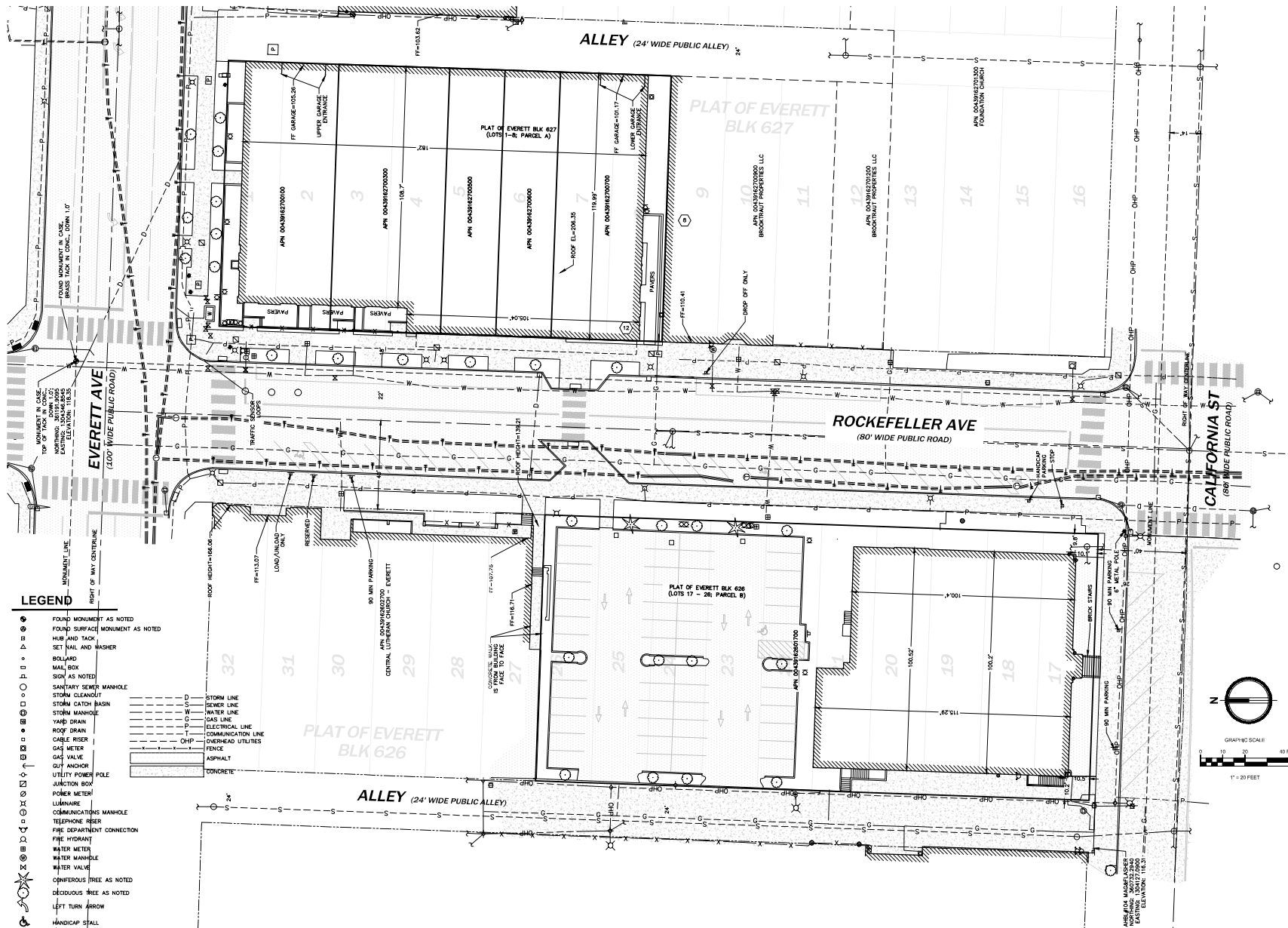
**A.L.T.A. / N.S.P.S.
LAND TITLE SURVEY**

Designed by: _____ Drawn by: _____ Checked by: _____
GD SR/DF

Sheet No.

11/30/2022
DATE

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY
A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SEC. 19, TWN. 29 N., RGE. 05 E. W.M.
CITY OF EVERETT, SNOHOMISH COUNTY, WASHINGTON.



Project Title:
1717 CALIFORNIA ST
/ 2701 ROCKEFELLER
AVE ALTA

Client:
EVERETT OZ DEVELOPER LLC

24 ROY STREET, SUITE 464
SEATTLE, WA 98109

NICK CURATOLA

Job No. 2190357.50

Issue Set & Date:

NOVEMBER 22, 2022



11/30/2022



 _____
 _____
 GD 8/12/2021: ADDED NEW BUILDING FOUNDATIONS
 SAR 11/2/2019: ADDED ZONING NOTE: FINALIZED MAP
Revisions:

Sheet Title:
A.L.T.A. / N.S.P.S.
LAND TITLE SURVEY

Designed by: _____ Drawn by: _____ Checked by: _____
GD SR/DF

Sheet No.

2

2 of 2 Sheets