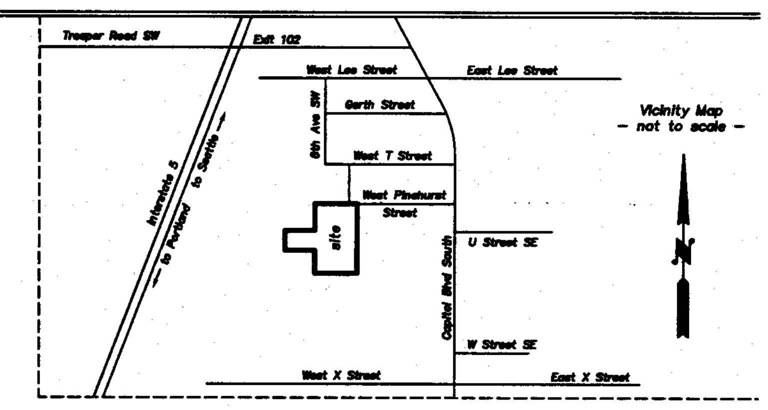
ALTA/ACSM LAND TITLE SURVEY of the

being a portion of the Northeast Quarter of the Northeast Quarter of Section 3, Township 17 North, Range 2 West, W.M. in the City of Tumwater, Thurston County, Washington.



Assessor's Tax Parcel Number: 12703110800

Basis of bearings: City of Tumwater Boundary Line Adjustment Number BLA 07 7516 TW as recorded under Auditor's File Number 3949026, Records of Thurston County, Washington.

Reference surveys:

1) Plat of Holm's Addition to Tumwater, Vol. 11, Pg 86–7 (1950)
2) R.J. Walters, PLS 10847, AFN 8605130002 (1986)
3) J.L. Lenhart, PLS 35977, AFN 3300369 (2000)
4) P.J. Beehler, PLS 17656, AFN 3357573 (2001)
5) P.J. Beehler, PLS 17656, BLA 01 7418 TW, AFN 3355579 (2001)
6) J.L. Lenhart, PLS 35977, BLA 02 7430 TW, AFN 3300369 (2003)
7) E.A. Butler, PLS 18896, BLA 04 7473 TW, AFN 3707358 (2005)
8) C.M. Butler, PLS 36792, BLA 07 7516 TW, AFN 3949026 (2007)

Method of survey: Closed loop field traverse using a Topcon GTS–220 (00'00'05") total station. This survey meets or exceeds precision requirements as set forth in WAC 332–130–090.

SCALE: 1"=20 FEET (0, 10, 20, 40)

Legend

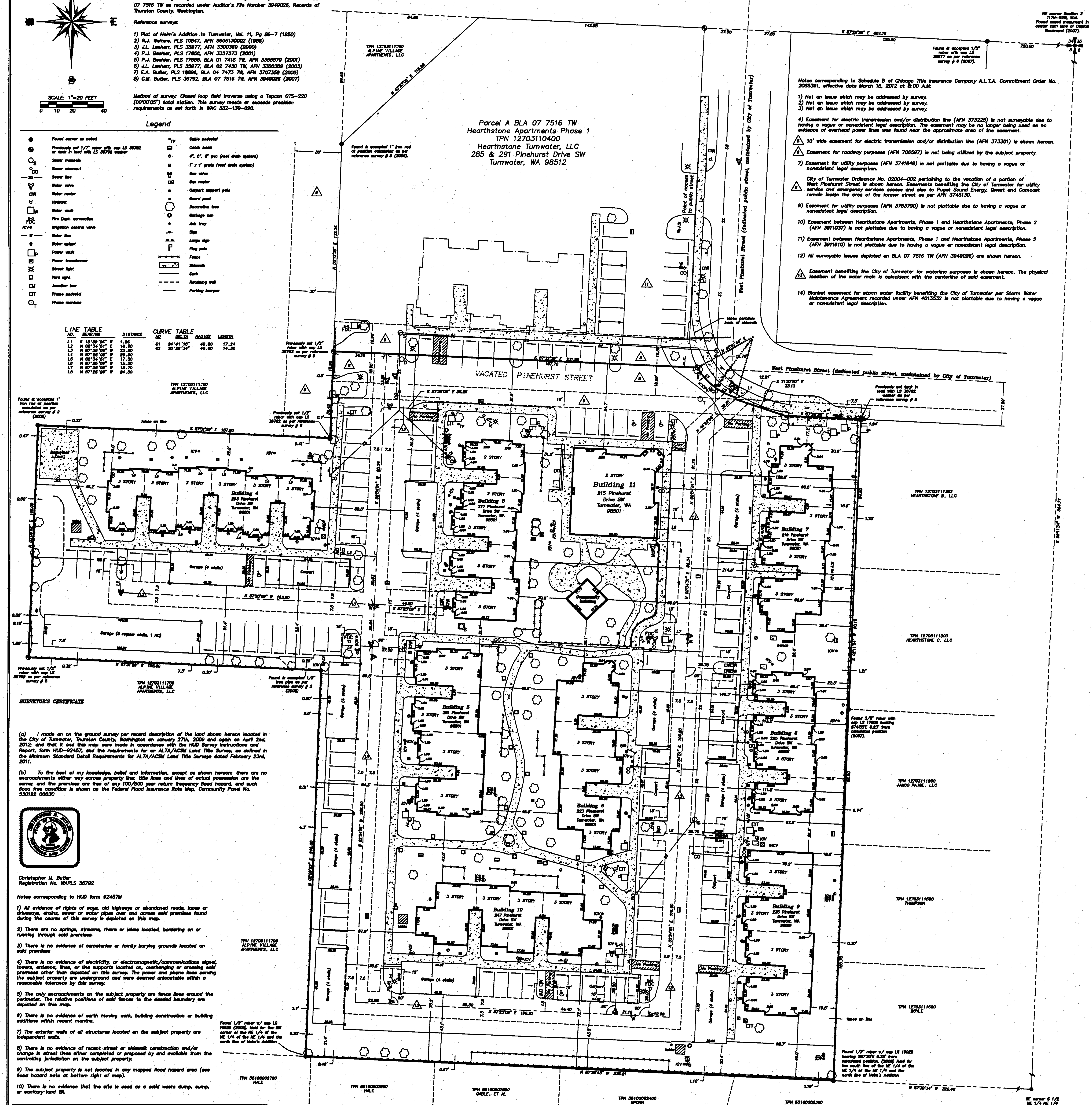
- Found corner as noted
- Previously set 1/2" rebar with cap LS 36792 or tack in lead with LS 36792 washer
- Sewer manhole
- Sewer cleanout
- Sewer line
- Water valve
- Water meter
- Hydrant
- Water vault
- Fire Dept. connection
- Irrigation control valve
- Water line
- Water spigot
- Power vault
- Power transformer
- Street light
- Yard light
- Junction box
- Phone pedestal
- Phone manhole
- Cable pedestal
- Catch basin
- 4", 6", 8" pvc (roof drain system)
- 1' x 1' grate (roof drain system)
- Gas valve
- Gas meter
- Carport support pole
- Guard post
- Decorative tree
- Garbage can
- Ash tray
- Sign
- Large sign
- Flag pole
- Fence
- Sidewalk
- Curb
- Retaining wall
- Parking bumper

LINE TABLE

NO.	BEARING	DISTANCE
L1	S 15°39'06" E	1.06
L2	N 02°34'51" E	18.00
L3	N 87°25'09" W	23.80
L4	N 87°25'09" W	20.00
L5	N 02°34'51" E	17.80
L6	N 87°25'09" W	15.80
L7	N 87°25'09" W	15.70
L8	N 87°25'09" W	24.00

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
C1	24°41'18"	40.00	17.24
C2	20°28'34"	40.00	14.30



Notes corresponding to Schedule B of Chicago Title Insurance Company A.L.T.A. Commitment Order No. 2085391, effective date March 15, 2012 at 8:00 A.M.:

1) Not an issue which may be addressed by survey.
2) Not an issue which may be addressed by survey.
3) Not an issue which may be addressed by survey.

4) Easement for electric transmission and/or distribution line (AFN 373225) is not surveyable due to having a vague or nonexistent legal description. The easement may be no longer being used as no evidence of overhead power lines was found near the approximate area of the easement.

5) 10' wide easement for electric transmission and/or distribution line (AFN 373301) is shown hereon.

6) Easement for roadway purposes (AFN 706597) is not being utilized by the subject property.

7) Easement for utility purposes (AFN 3741849) is not plottable due to having a vague or nonexistent legal description.

8) City of Tumwater Ordinance No. 02004–002 pertaining to the vacation of a portion of West Pinehurst Street is shown hereon. Easements benefiting the City of Tumwater for utility service and emergency services access and also to Puget Sound Energy, Qwest and Comcast remain inside the area of the former street as per AFN 3745130.

9) Easement for utility purposes (AFN 3763790) is not plottable due to having a vague or nonexistent legal description.

10) Easement between Hearthstone Apartments, Phase 1 and Hearthstone Apartments, Phase 2 (AFN 3911037) is not plottable due to having a vague or nonexistent legal description.

11) Easement between Hearthstone Apartments, Phase 1 and Hearthstone Apartments, Phase 2 (AFN 3911610) is not plottable due to having a vague or nonexistent legal description.

12) All surveyable issues depicted on BLA 07 7516 TW (AFN 3949026) are shown hereon.

13) Easement benefiting the City of Tumwater for waterline purposes is shown hereon. The physical location of the water main is coincident with the centerline of said easement.

14) Blanket easement for storm water facility benefiting the City of Tumwater per Storm Water Maintenance Agreement recorded under AFN 4013532 is not plottable due to having a vague or nonexistent legal description.

SURVEYOR'S CERTIFICATE

(a) I made an on the ground survey per record description of the land shown hereon located in the City of Tumwater, Thurston County, Washington on January 27th, 2009 and again on April 2nd, 2012 and that it and this map were made in accordance with the HUD Survey Instructions and Report, form HUD–92457, and the requirements for an ALTA/ACSM Land Title Survey, as defined in the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys dated February 23rd, 2011.

(b) To the best of my knowledge, belief and information, except as shown hereon: there are no encroachments either way across property line; title lines and lines of actual possession are the same; and the premises are free of any 100/500 year return frequency flood hazard, and such flood free condition is shown on the Federal Flood Insurance Rate Map, Community Panel No. 530192 0003C

Christopher M. Butler
Registration No. WAPLS 36792

Notes corresponding to HUD form 92457M

1) All evidence of rights of way, old highways or abandoned roads, lanes or driveways, drains, sewer or water pipes over and across said premises found during the course of this survey is depicted on this map.

2) There are no springs, streams, rivers or lakes located, bordering on or running through said premises.

3) There is no evidence of cemeteries or family burying grounds located on said premises

4) There is no evidence of electricity, or electromagnetic/communications signal, towers, antenna, lines, or the supports located on, overhanging or crossing said premises other than depicted on this survey. The power and phone lines serving the subject property are underground and were deemed unlocatable within a reasonable tolerance by this survey.

5) The only encroachments on the subject property are fence lines around the perimeter. The relative positions of said fences to the deeded boundary are depicted on this map.

6) There is no evidence of earth moving work, building construction or building additions within recent months.

7) The exterior walls of all structures located on the subject property are independent walls.

8) There is no evidence of recent street or sidewalk construction and/or change in street lines either completed or proposed by and available from the controlling jurisdiction on the subject property.

9) The subject property is not located in any mapped flood hazard area (see flood hazard note at bottom right of map).

10) There is no evidence that the site is used as a solid waste dump, sump, or sanitary land fill.

Legal Description of the Subject Property:

(Per Chicago Title Insurance Company A.L.T.A. Commitment Order No. 2085391, effective date March 15, 2012 at 8:00 A.M.)

Parcel A: Parcel B of Boundary Line Adjustment No. BLA–077516 TW as recorded August 8, 2007 under Recording No. 3949026; in Thurston County, Washington.

Parcel B: A non–exclusive easement created by that certain easement dated March 19, 2007 and recorded March 20, 2007 under Recording No. 3911610 of Official Records in Thurston County, Washington.

Parcel C: A non–exclusive easement for access as created by that certain instrument recorded November 12, 1964 under Auditor's File No. 706597, in Thurston County, Washington.

Statement of encroachments:

As depicted hereon, there are minor encroachments between the surveyed boundaries and the physical location of existing fence lines around the perimeter of the subject property.

No other encroachments were found during the course of this survey.

PARKING SPACE TABLE

TYPE OF SPACE	TOTAL EXISTING
REGULAR	157
HANDICAP	5
TOTAL	162

SITE DATA

Front yard setback – 10'	Gross site area
Side yard setback – 5'	176,365.80 s.f.
Rear yard setback – 5'	4.055 Acres
Height restriction – 50' or 5 stories	

DATE OF ORIGINAL: January 27, 2009
REVISION: Site revisited and map updated to HUD standards DATE: April 5, 2012
REVISION: Legal description of subject property revised to reflect supplemental title report. DATE: July 18, 2012

SURVEYOR'S NAME & FIRM NAME:
BUTLER SURVEYING INC.
475 NW CHEHALIS AVENUE, P.O. BOX 146, CHEHALIS, WA 98532
360/748-8808 FAX 360/748-8859

Drawn by: C. Butler	Scale: 1" = 20'
Checked by: C. Butler	Page 1 of 1

PREPARED FOR:

BSI NUMBER: 04–274
ACAD NUMBER: 04–274alta

PROJECT LOCATION/JURISDICTION:
City of Tumwater
Thurston County, Washington.

PROJECT ADDRESS:
* See buildings for addresses *

PROJECT NAME:
ALTA/ACSM LAND TITLE SURVEY of the

STATEMENT OF ENCROACHMENTS

None other than those shown graphically on the face of this survey.

FLOOD ZONE DESIGNATION

Zone C (areas of minimal flooding) per Flood Insurance Rate Map Community–Panel No. 530192 0003C