

ALTA/ACSM LAND TITLE SURVEY

measure success



CONTROL MAP
SCALE: 1" = 60'

LEGAL DESCRIPTION

PARCEL A:
THE EAST 60 FEET OF LOT 1; LOTS 2 AND 3,
EXCEPT THE WEST 110 FEET THEREOF; AND
THE NORTH 40 FEET OF LOT 4,
EXCEPT THE WEST 110 FEET THEREOF,
ALL IN BLOCK 6, MCGILVRAS ISLAND ADDITION, ACCORDING TO THE
PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE(S) 58, IN
KING COUNTY, WASHINGTON.

PARCEL B:
THE WEST 110 FEET OF LOT 3 AND LOTS 4 AND 5, BLOCK 6,
MCGILVRAS ISLAND ADDITION, ACCORDING TO THE PLAT
THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE(S) 56, IN KING
COUNTY, WASHINGTON;
EXCEPT THE NORTH 87.67 FEET OF LOT 3; AND
EXCEPT THE NORTH 40 FEET OF LOT 4, EXCEPT THE WEST 110
FEET THEREOF; AND
EXCEPT THE WEST 110 FEET OF THE SOUTH 175 FEET THEREOF OF
LOTS 4 AND 5.

PARCEL C:
THE SOUTH 72.72 FEET OF THE NORTH 87.67 FEET OF THE WEST
110 FEET OF LOT 3, BLOCK 6, MCGILVRAS ISLAND ADDITION,
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF
PLATS, PAGE(S) 56, IN KING COUNTY, WASHINGTON.

SURVEYOR'S NOTES

- THE SURVEY SHOWN HEREON WAS PERFORMED IN OCTOBER OF 2014. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST.
- BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. GEODIMENSIONS ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS OR ACCEPT RESPONSIBILITY FOR UNDERGROUND LINES WHICH ARE NOT MADE PUBLIC RECORD. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.
- SUBJECT PROPERTY TAX PARCEL NO.'S 531510-0455, 531510-0457 & 531510-0458
- GROSS SUBJECT PROPERTY AREA PER THIS SURVEY IS 136,806± S.F. (3.14± ACRES)
PARCEL 531510-0455= 67,897 SQ FT +/- (1.56 ACRE)
PARCEL 531510-0457= 60,910 SQ FT +/- (1.40 ACRE)
PARCEL 531510-0458= 7,999 SQ FT +/- (0.18 ACRE)
- INSTRUMENTATION FOR THIS SURVEY WAS A TRIMBLE ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES, NO CORRECTION NECESSARY. MEETS STATE STANDARDS SET BY WAC 332-130-090.
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED CHICAGO TITLE INSURANCE COMPANY NAME, COMMITMENT NO. 0019926-06 WITH AN EFFECTIVE DATE OF AUGUST 18, 2014 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
- THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X, PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 53033C0IND0, WITH A DATE OF IDENTIFICATION, DECEMBER 6, 2001, IN KING COUNTY, STATE OF WASHINGTON, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.
- ZONING CLASSIFICATION: MF-2 & MF-3
MAXIMUM BUILDING HEIGHT: FOR CARE SERVICES = 36 FEET OR 3 STORIES, WHICHEVER IS LESS
NOTE-APPURTENANCES MAY EXTEND TO A MAX 5 FEET ABOVE PARKING REQUIREMENT: FOR RESIDENTIAL CARE FACILITIES = 1 SPACE FOR EVERY 4 BEDS
SETBACK REQUIREMENTS:
FRONT - 20'
REAR - 25'
SIDE - 20' (MAY BE REDUCED TO 10' WHEN ADJACENT TO MF, B, CO, PBZ OR TC ZONES)
NOTE: THE ABOVE ZONING INFORMATION IS PER CITY OF SEATTLE MUNICIPAL CODE, CHAPTER 23.50.032 & 23.54.015 IT WAS NOT PROVIDED BY THE INSURER AS IS REQUIRED BY THE 2011 ALTA/ACSM STANDARDS FOR ALTA SURVEYS.
- THE PROPERTY HAS DIRECT ACCESS TO SE 24TH STREET, A DEDICATED PUBLIC STREET AND 74TH AVE SE, A DEDICATED PUBLIC STREET.
- THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE PROPERTY IS 37, INCLUDING 2 DESIGNATED HANDICAP SPACE, AND TO THE EXTENT POSSIBLE, ARE GRAPHICALLY SHOWN HEREON.
- THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

SURVEYOR'S CERTIFICATE

TO: AEGIS SENIOR COMMUNITIES LLC, A WASHINGTON LIMITED LIABILITY COMPANY AND CHICAGO TITLE INSURANCE COMPANY NAME;

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 LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 6(B) [6(B) ZONING INFORMATION WAS NOT PROVIDED BY INSURED], 7(A), 7(B)(1), 7(C), 8, 9, 11(A), 13, 16 & 18 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 29, 2014.

Edwin S. Green Jr.
EDWIN S. GREEN JR. PLS# 15025
DATE 11/3/2014

SPECIAL EXCEPTIONS - SCHEDULE B

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: MERCER ISLAND SEWER DISTRICT
PURPOSE: INSTALLING, CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING AND REPLACING A SEWER PIPELINE OR PIPELINES AND ALL NECESSARY OR CONNECTIONS AND APPURTENANCES
RECORDING DATE: JANUARY 18, 1956
RECORDING NO.: 4655731
AFFECTS: PORTIONS OF PARCELS A AND B "PLOTTED"
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: MERCER ISLAND SEWER DISTRICT
PURPOSE: INSTALLING, CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING AND REPLACING A SEWER PIPELINE OR PIPELINES AND ALL NECESSARY OR CONNECTIONS AND APPURTENANCES
RECORDING DATE: JANUARY 18, 1956
RECORDING NO.: 4655732
AFFECTS: PORTION OF PARCEL A "PLOTTED"

SAID EASEMENT HAS BEEN MODIFIED BY AMENDMENTS THERETO RECORDED UNDER RECORDING NOS. 5581325 AND 5593899.

- SIDE SEWER EASEMENT
RECORDING DATE: FEBRUARY 10, 1959
RECORDING NO.: 4995706
WIDTH: 4 FEET
AFFECTS: AN UNDISCLOSED PORTION OF PARCEL C AND OTHER PROPERTY, ALONG THE LINE "AS CONSTRUCTED"

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
PURPOSE: PUBLIC ACCESS FOR DRIVEWAY AND ROADWAY
RECORDING DATE: APRIL 10, 1963
RECORDING NO.: 5568194
AFFECTS: AN EASTERLY PORTION OF PARCEL A "PLOTTED"

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
PURPOSE: ACCESS FOR UTILITIES INCLUDING POWER, LIGHT, GAS, WATER, SEWER AND TELEPHONE
RECORDING DATE: JUNE 26, 1963
RECORDING NO.: 5601958
AFFECTS: A NORTHERLY PORTION OF PARCEL B "AS CONSTRUCTED"

- LETTER OF AGREEMENT
BETWEEN: MERCER ISLAND VILLA CARE CENTER AND: VIACOM CABLEVISION
RECORDING DATE: MARCH 26, 1982
RECORDING NO.: 8203260501
REGARDING: THE EXCLUSIVE RIGHT TO INSTALL, OWN, OPERATE AND MAINTAIN A COMMUNITY ANTENNA TELEVISION SYSTEM
AFFECTS: PARCEL A "BLANKET IN NATURE"

- MDU SERVICE AGREEMENT BETWEEN: MERCER ISLAND CARE CENTER AND: TELE-VUE SYSTEMS, INC.
RECORDING DATE: MARCH 31, 2000
RECORDING NO.: 20000331000027
REGARDING: CABLE TELEVISION SYSTEM
AFFECTS: PARCEL A "BLANKET IN NATURE"

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: COMCAST OF CALIFORNIA COLORADO TEXAS WASHINGTON, PURPOSE: CABLE COMMUNICATIONS SERVICES
RECORDING DATE: MAY 18, 2010
RECORDING NO.: 20100518001248
AFFECTS: THE DESCRIPTION CONTAINED THEREIN IS NOT SUFFICIENT TO DETERMINE ITS EXACT LOCATION WITHIN THE PROPERTY
AFFECTS: PARCEL A "BLANKET IN NATURE"

- ACCESS EASEMENT AGREEMENT
BETWEEN: SECOND GENERATION PARTNERS LLC AND: HYNES PROPERTIES LLC AND: BRE PROPERTIES, INC., A MARYLAND CORPORATION
RECORDING DATE: OCTOBER 7, 2010
RECORDING NO.: 20101007000103 "PLOTTED"

- ACCESS EASEMENT AGREEMENT
BETWEEN: HYNES PROPERTIES LLC, AND: BRE PROPERTIES, INC., A MARYLAND CORPORATION AND: SECOND GENERATION PARTNERS LLC,
RECORDING DATE: OCTOBER 7, 2010
RECORDING NO.: 20101007000104 "PLOTTED"

- TEMPORARY CRANE BOOM EASEMENT AGREEMENT
BETWEEN: SECOND GENERATION PARTNERS LLC, AND: HYNES PROPERTIES LLC, AND: BRE PROPERTIES, INC., A MARYLAND CORPORATION
RECORDING DATE: OCTOBER 7, 2010
RECORDING NO.: 20101007000105 "PLOTTED"

- TEMPORARY CRANE BOOM EASEMENT AGREEMENT
BETWEEN: HYNES PROPERTIES LLC, AND: BRE PROPERTIES, INC., A MARYLAND CORPORATION
RECORDING DATE: OCTOBER 7, 2010
RECORDING NO.: 20101007000106 "PLOTTED"

- MAINTENANCE AND CONSTRUCTION EASEMENT AGREEMENT
BETWEEN: HYNES PROPERTIES LLC, AND: BRE PROPERTIES, INC., A MARYLAND CORPORATION
RECORDING DATE: OCTOBER 7, 2010
RECORDING NO.: 20101007000107 "AS CONSTRUCTED"

- COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT
RECORDING DATE: NOVEMBER 21, 1960
RECORDING NO.: 5225329
AFFECTS: A PORTION OF PARCEL A "BLANKET IN NATURE"

SPECIAL EXCEPTIONS-CONT'D

- COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT
RECORDING DATE: APRIL 4, 1967
RECORDING NO.: 6158024
AFFECTS: PORTIONS OF PARCELS A AND B "BLANKET IN NATURE"

- AGREEMENT INCLUDING THE TERMS, CONDITIONS, PROVISIONS AND RESTRICTIONS CONTAINED THEREIN
BETWEEN: TEN-TWENTY CORPORATION, MERCER VIEW CONVALESCENT HOSPITAL, INC., AND KYRAN E. HYNES AND CHRISTINE E. HYNES AND: ERIK H. ERIKSON AND WIFE, W. H. SEELYE AND WIFE AND ROBERT H. CLARK AND WIFE
RECORDING DATE: APRIL 10, 1962
RECORDING NO.: 5410645 "BLANKET IN NATURE"

ENCROACHMENTS

- WOOD FENCE ON NORTH LINE OF PARCEL C, AS NOTED.
- FENCE ALONG SOUTH LINE OF PARCEL B, AS NOTED.

BASIS OF BEARINGS

CENTERLINE OF SE 24TH STREET BEARS N 89°35'08" W BETWEEN MONUMENTS FOUND.

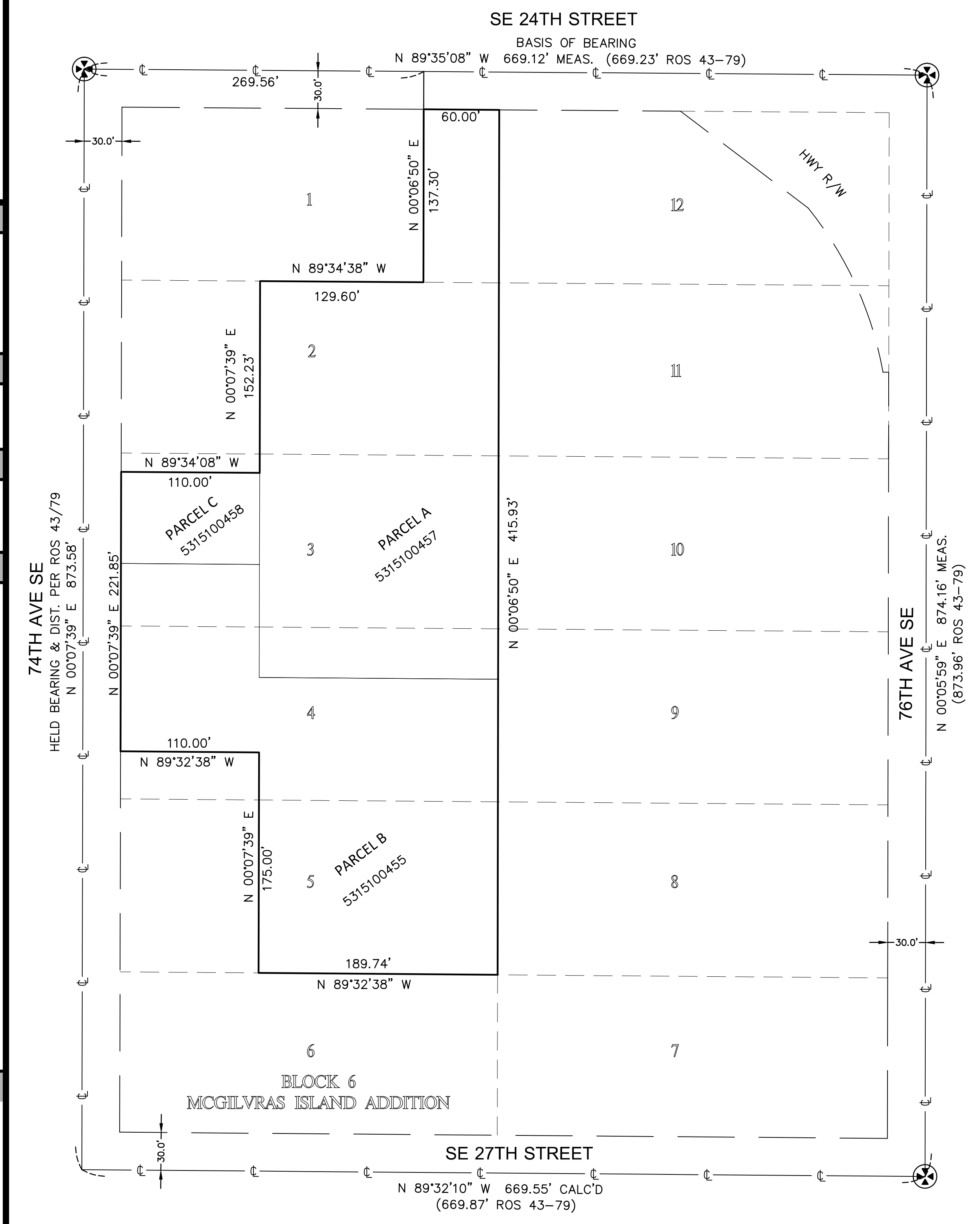
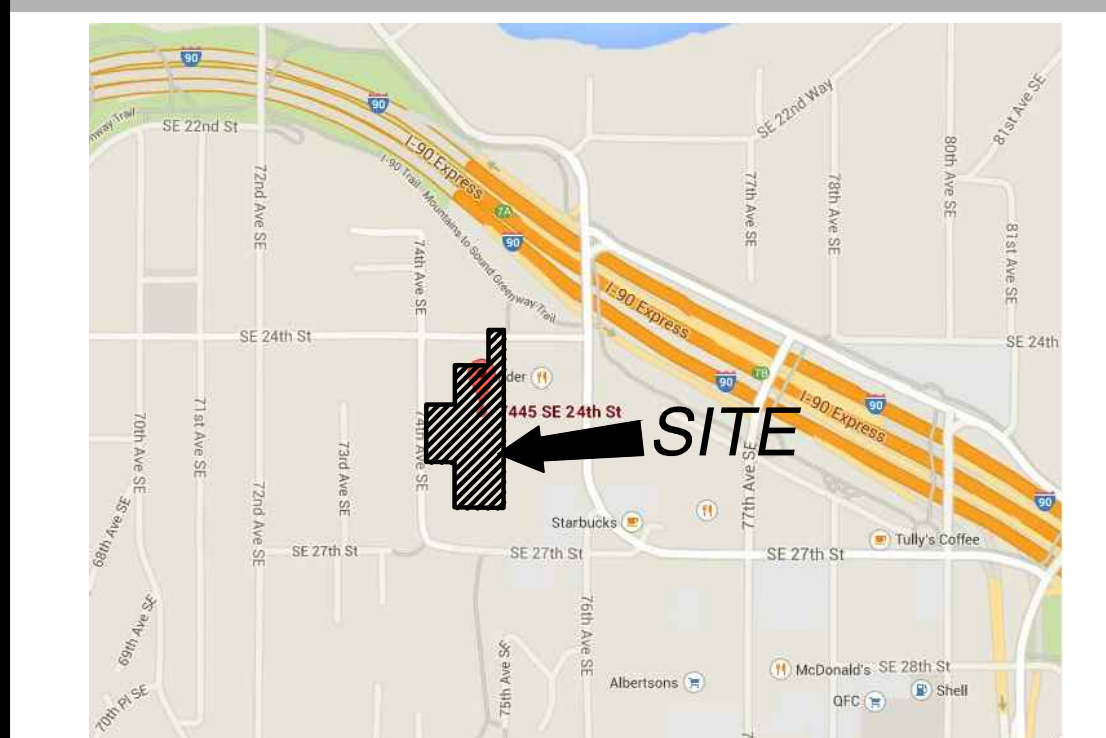
VERTICAL DATUM

NAVD 88 PER PER CITY OF MERCER ISLAND BENCHMARK #7126 3/8" COPPER PLUG W/PUNCH IN CONC MON, DN 1.3', LOCATED 6' S. OF INTX SE 24TH ST & 74TH AVE SE, ELEV=155.20'

REFERENCES

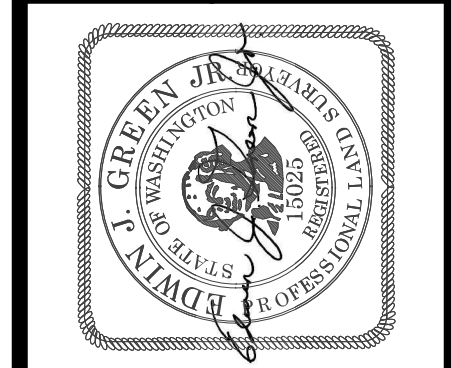
RECORD OF SURVEY VOLUME 43, PAGE 79, RECORDS OF KING COUNTY, WASHINGTON.

VICINITY MAP



ALTA/ACSM LAND TITLE SURVEY
NE 1/4 OF THE NW 1/4 OF SEC. 12, TWP. 24N., RGE. 4E., W.M.
TAX PARCEL NO. 531510-0455, 531510-0457 & 531510-0458

AEGIS SENIOR COMMUNITIES
7445 SE 24TH STREET
MERCER ISLAND, WA



GeoDimensions
GeoDimensions, Inc., 10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425-458-4488 support@geodimensions.net www.geodimensions.net

JOB NUMBER:	140548
DATE:	1/26/15
DRAFTED BY:	TLR
CHECKED BY:	EJG/JGM
SCALE:	1" = 60'
REVISION HISTORY	
1/26/15	CHANGED TITLE
SHEET NUMBER	
1 OF 2	

LEGAL DESCRIPTION

ALTA/ACSM LAND TITLE SURVEY

measure success

- AREA DRAIN
- ASPHALT SURFACE
- BOLLARD
- BUILDING
- CENTERLINE ROW
- CLEANOUT
- CONCRETE SURFACE
- CONCRETE WALL
- CORRUGATED METAL PIPE
- DITCH (FLOWLINE)
- FENCE LINE (CHAIN LINK)
- FENCE LINE (WOOD)
- FIRE DEPT CONNECTION
- FIRE HYDRANT
- GAS LINE
- GAS METER
- GUY POLE
- GAS VALVE
- INLET (STORM DRAIN)
- IRON PIPE (FOUND)
- LIGHT POLE
- MONUMENT IN CASE (FOUND)
- POWER (OVERHEAD)
- POWER POLE
- REBAR AS NOTED--FOUND
- REBAR & CAP--SET (LS# 15025)
- ROCKERY
- SEWER LINE
- SEWER MAINTENANCE
- STORM CATCH BASIN
- STORM DRAIN LINE
- TELEPHONE (OVERHEAD)
- TREE (W/DRIPLINE)
- WATER LINE
- WATER METER
- WATER VALVE

- ITEM #1 - SEWER EASEMENT REC. #4655731
- ITEM #2 - SEWER EASEMENT REC. #4655732
- ITEM #4 - ACCESS EASEMENT REC. #5568194
- ITEM #9 - ACCESS EASEMENT REC. #20101007000103
- ITEM #10 - ACCESS EASEMENT REC. #20101007000104
- ITEM #11 - TEMPORARY CRANE BOOM EASEMENT REC. #20101007000105
- ITEM #12 - TEMPORARY CRANE BOOM EASEMENT REC. #20101007000106
- ITEM #15 - COVENANTS, CONDITIONS AND RESTRICTIONS REC. #6158024

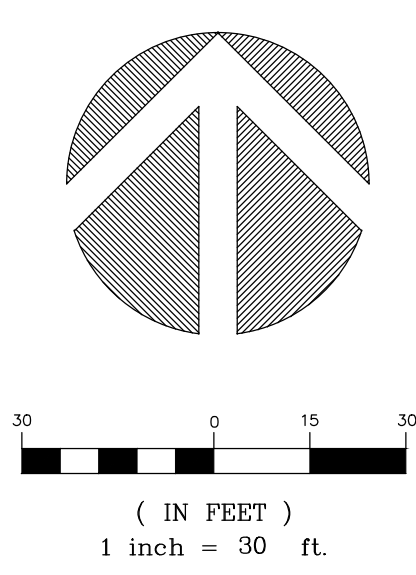
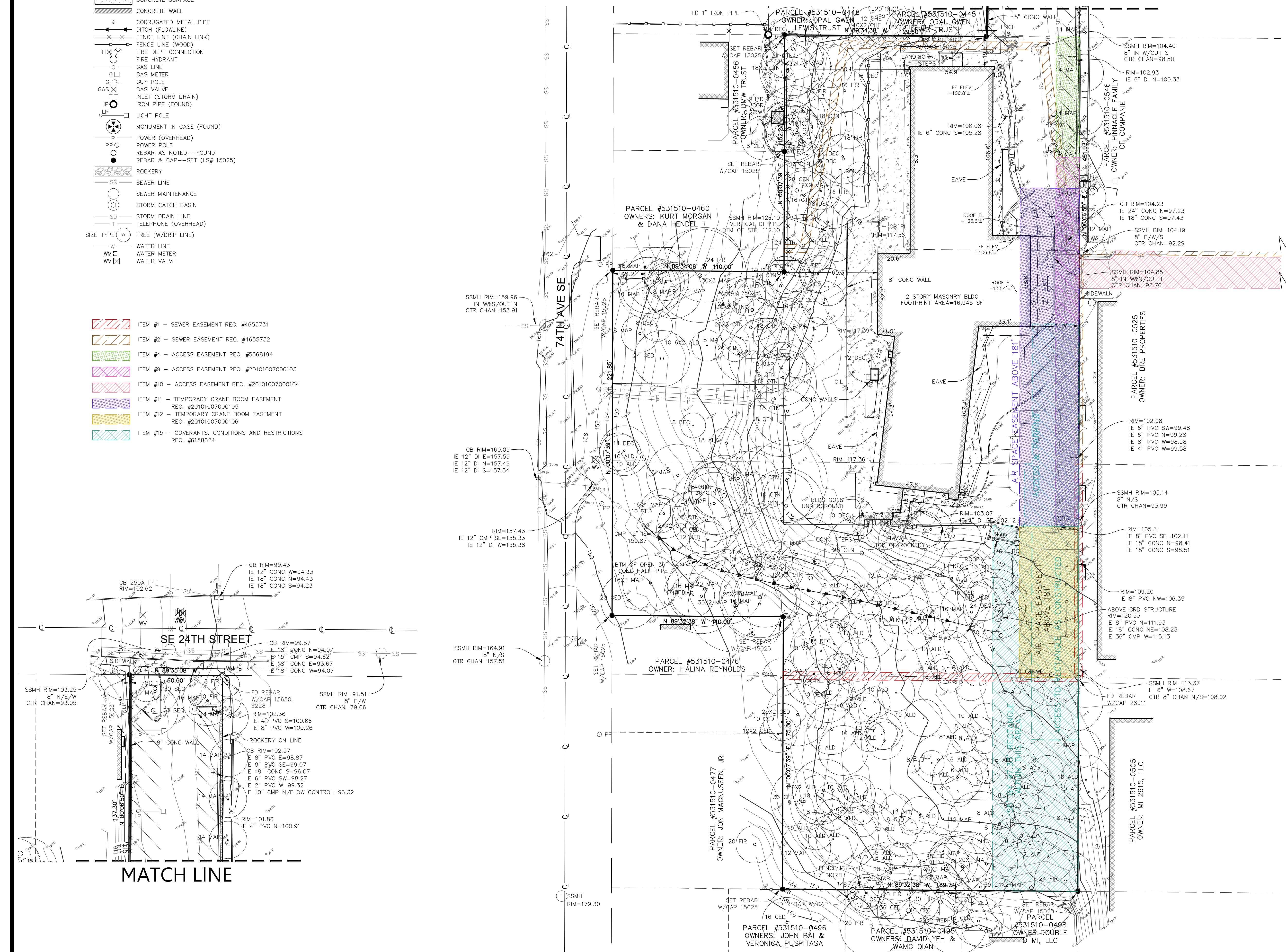
MATCH LINE

76TH AVE SE

74TH AVE SE

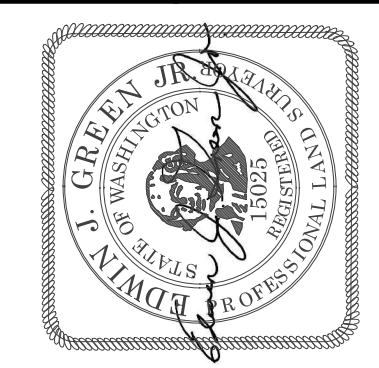
SE 24TH STREET

MATCH LINE



ALTA/ACSM LAND TITLE SURVEY
 NE 1/4 OF THE NW 1/4 OF SEC. 12, TWP. 24N., RGE. 4E., W.M.
 TAX PARCEL NO. 531510-0455, 531510-0457 & 531510-0458

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SCALE:	1"= 30'
REVISION HISTORY	
1/26/15	CHANGED TITLE
SHEET NUMBER	
2 OF 2	