



1 TITLE DESCRIPTION

LOT 9, EXCEPT THE WEST 17' THEREOF, AND LOTS 10 THROUGH 14 INCLUSIVE, BLOCK 31, PLAT OF THE CITY OF BLAINE, WHATCOM COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 35, RECORDS OF WHATCOM COUNTY WASHINGTON.
ALSO THE SOUTH 9 (NINE) FEET OF VACATED "G" STREET ABUTTING AS VACATED BY CITY OF BLAINE ORDINANCE 1668 DATED DECEMBER 6, 1982 AND RECORDED JANUARY 4, 1983 UNDER WHATCOM COUNTY AUDITOR'S FILE NUMBER 1436377.
SITUATE IN WHATCOM COUNTY, WASHINGTON.
THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT #NCS-401470-374-KCTY, DATED OCTOBER 30, 2014.

2 TITLE INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT #NCS-401470-374-KCTY, DATED OCTOBER 30, 2014.

13 LAND AREA

THE LAND AREA OF THE SUBJECT PROPERTY IS 18,555 SQ. FT. (0.43 ACRES) AS DESCRIBED IN THE LEGAL DESCRIPTION SHOWN HEREON.

3 SCHEDULE 'B' ITEMS

- MUTUAL PARKING EASEMENT AGREEMENT RECORDED AS RECORDING NO. 1396688 SAID ITEM AFFECTS AND BENEFITS THE SUBJECT PROPERTY - CREATING A SIGN EASEMENT LOCATED AT THE N.W. CORNER OF PEACE PORTAL DRIVE AND "G" STREET (WHICH IS NOT SPECIFICALLY DESCRIBED AND THEREFORE NOT SHOWN HEREON) AND A MUTUAL PARKING EASEMENT OVER THE PARKING AREAS ON THE SUBJECT PROPERTY AND THE NEIGHBORING PROPERTY TO THE WEST (THE GENERAL AREA OF THE EASEMENT IS SHOWN HEREON).
- TERMS & PROVISIONS IN THE DOCUMENT RECORDED JANUARY 4, 1983 AS RECORDING NO. 1436377 SAID ITEM VACATES THE SOUTH 9' OF "G" STREET - THE VACATED PORTION IS SHOWN HEREON.
- CONDITIONS, RESTRICTIONS, EASEMENTS, ETC. AS DISCLOSED BY SHORT PLAT IN VOLUME 1 OF PLATS, PAGE 35, SAID ITEM IS BLANKET IN NATURE AFFECTING THE SUBJECT PROPERTY AND IS THEREFORE NOT SHOWN HEREON.
- CONDITIONS, NOTES, EASEMENTS, ETC. ON THE FACE OF THE SURVEY RECORDED UNDER RECORDING NO. 9310018148 SAID ITEM IS BLANKET IN NATURE AFFECTING THE SUBJECT PROPERTY AND IS THEREFORE NOT SHOWN HEREON.

15 BUILDING HEIGHT

THE HEIGHT OF THE BUILDING ON THE SUBJECT PROPERTY IS 17'±.

14 BUILDING AREA

THE AREA OF THE BUILDING ON THE SUBJECT PROPERTY IS 5,230 SQ.FT.

4 SURVEYOR CERTIFICATION

TO: COMMERCIAL DUE DILIGENCE SERVICES AND FIRST AMERICAN TITLE INSURANCE COMPANY
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 2, 3, 4, 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 11(A), 13, 14, 16, 18, 21, 23 (TO THE EXTENT POSSIBLE, GRAPHICALLY DEPICT ON SURVEY DRAWING THE ZONING SETBACK LINES), AND 24 (GRAPHICALLY DEPICT IN RELATION TO THE SUBJECT TRACT OR PROPERTY ANY OFFSITE EASEMENTS OR SERVITUDES BENEFITING THE SURVEYED PROPERTY AND DISCLOSED IN RECORD DOCUMENTS PROVIDED TO THE SURVEYOR AS PART OF THE SCHEDULE "A") OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON NOVEMBER 7TH, 2014.



5 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" (UN-SHADED) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 53073C 06550 & 53073C 06350, WHICH BEAR AN EFFECTIVE DATE OF JANUARY 16, 2004 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE "X" (UN-SHADED) DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

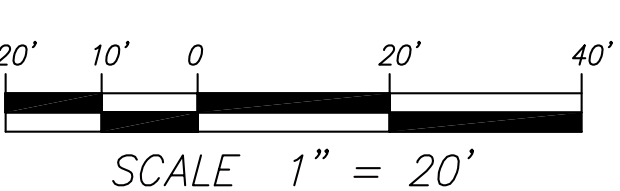
7 POSSIBLE ENCROACHMENTS

THIS LIST DOES NOT CONSTITUTE A LIST OF ALL ENCROACHMENTS. ADDITIONAL ENCROACHMENTS MAY BE FOUND BY A MAP REVIEW.
NONE OBSERVED

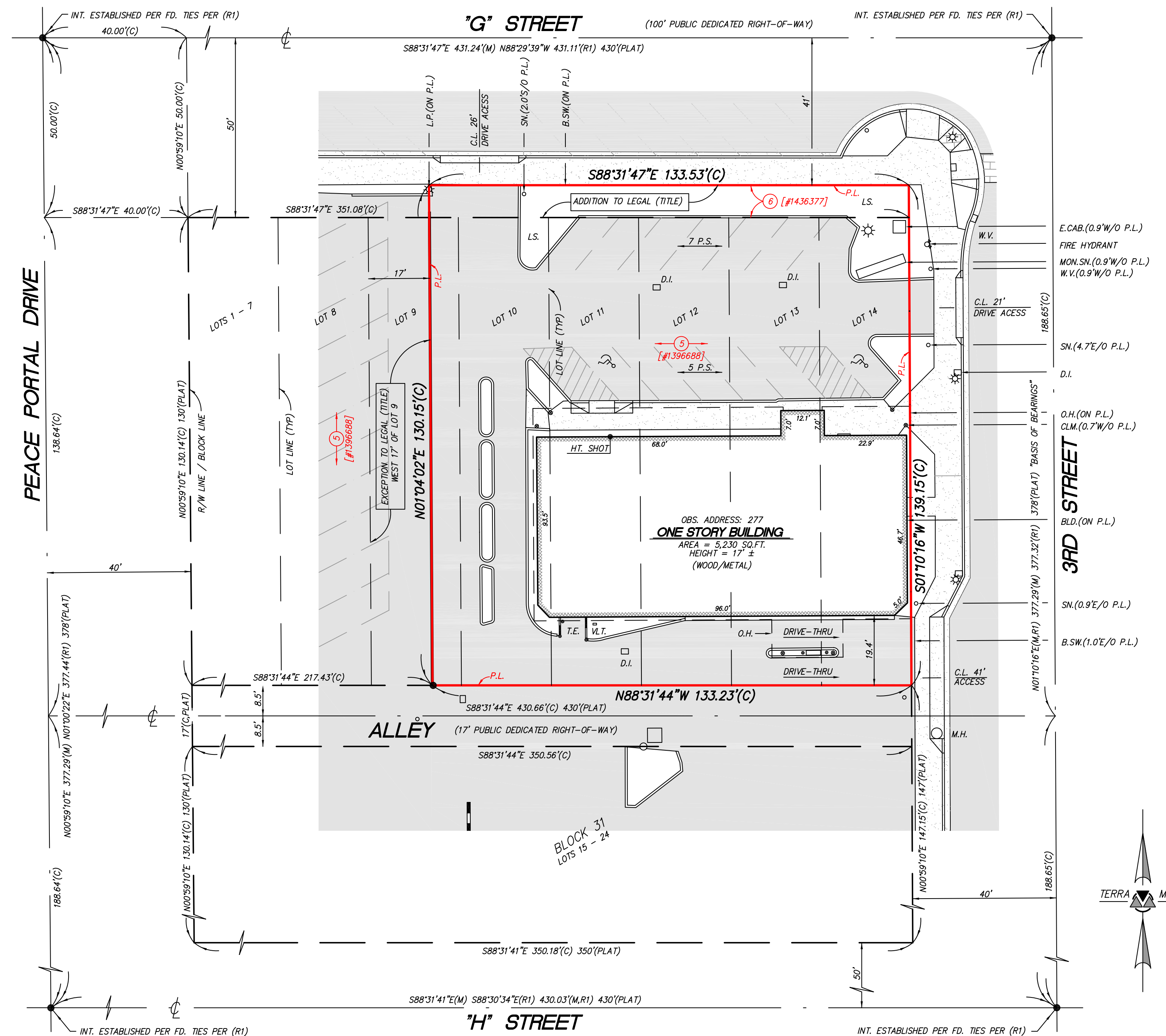
Approved CDS Surveyor



17 NORTH ARROW / SCALE



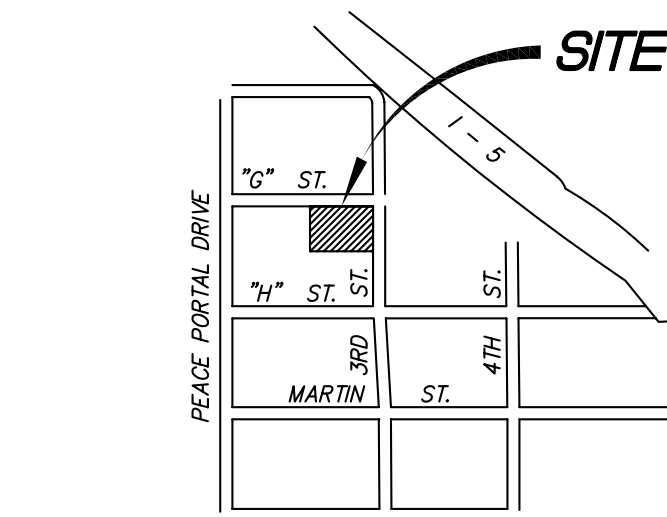
19 SURVEY DRAWING



8 ZONING INFORMATION

ACCORDING TO THE CITY OF BLAINE ON 11/26/2014, THE SUBJECT PROPERTY IS ZONED "CB-M" (CENTRAL BUSINESS MARKET) AND IS SUBJECT TO THE FOLLOWING CONDITIONS:
HEIGHT RESTRICTION: 46'
LOT COVERAGE: NONE
SETBACKS: 0'
PARKING RESTRICTIONS:
BANKS, BUSINESS AND PROFESSIONAL OFFICES: 1 SPACE FOR EACH 300 SQUARE FEET
BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES, WE REFER YOU TO THE CITY OF BLAINE (WWW.CI.BLAINE.WA.US) AND THE APPLICABLE ZONING CODES.

16 VICINITY MAP



SCALE: NONE

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11 SURVEYOR'S NOTES

- THE LOCATION OF UTILITIES SERVING THE SUBJECT PROPERTY CAN ONLY BE DETERMINED BY OBSERVED EVIDENCE TOGETHER WITH PLANS AND MARKINGS PROVIDED BY CLIENT, UTILITY COMPANIES, AND OTHER APPROPRIATE SOURCES. THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY FOR THIS SURVEY WAS DETERMINED BY OBSERVATION OF ABOVE GROUND EVIDENCE.
- ITEM NUMBERS SHOWN HEREON ARE STATED AS MATTERS ON REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.
- THE SUBJECT PARCEL IS LANDSCAPED WITH TREES/SHRUBS. THIS SURVEY REFLECTS MEASUREMENTS OF HARDSCAPE ONLY AND THEREFORE LANDSCAPING, LANDSCAPE LIGHTING AND IRRIGATION SYSTEMS ARE NOT SHOWN HEREON.
- THERE WAS NO EVIDENCE OF EARTH MOVING WORK, BLD. CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS, ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT #NCS-401470-374-KCTY, DATED OCTOBER 30, 2014.
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO "G" STREET AND 3RD STREET, BOTH PUBLIC DEDICATED RIGHTS-OF-WAY.

9 LEGEND

B.L.D.	BUILDING	OBS.	OBSERVED OVERHANG	—	BLOCK/CONCRETE WALL
B.S.W.	BACK OF SIDEWALK	O.H.	OVERHANG	—	CONCRETE
(C)	CALCULATED	P.S.	PARKING SPACE	—	ASPHALTIC CONCRETE
C.L.	CENTERLINE	(R)	RECORD SURVEY #880108148	—	BUILDING LINE
C.M.	COLUMN	R/W	RIGHT-OF-WAY	—	BUILDING LINE
D.I.	DRAIN INLET	S.N.	SIGN	—	HANDICAP PARKING
E.CAB.	ELECTRIC CABINET	T.E.	TRASH ENCLOSURE	—	LIGHT POLE
L.P.	LIGHT POLE	V.E.	VAULT	—	OVERHEAD WIRE
L.S.	LANDSCAPE	W.V.	WATER VALVE	—	
(M)	MEASURED				
MON.SN.	MONUMENT SIGN				

10 BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTER LINE OF 3RD STREET AS SHOWN ON RECORD SURVEY FILED AS INST. #880108148, IN THE OFFICE OF THE WHATCOM COUNTY AUDITOR, STATE OF WASHINGTON, BEING NORTH 01°10'16" EAST.

Key to CDS ALTA Survey

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18 ALTA/ACSM Land Title Survey

This survey prepared in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys (Effective February 23, 2011)"
This Work Coordinated By:
COMMERCIAL DUE DILIGENCE SERVICES
1700 South Broadway, Bldg E
Moore, Oklahoma 73160
Office: 405.378.5800 - Fax: 405.703.1851
Toll Free: 888.457.7878

Drwn By: C.S.	Date: 12/2/14
Surveyor Ref.No: 20142498	Revision:
Aprvd By: M.H.	Date:
Field Date: 11/7/14	Revision:
Scale: 1" = 20'	Date:
	Revision:

Prepared For:

Client Ref. No:

20 PROJECT ADDRESS

227 G ST.
BLAINE, WA
Project Name:
BOA WA4-105 BLAINE WA
CDS Project Number:
14-11-17751
Sheet 1 of 1