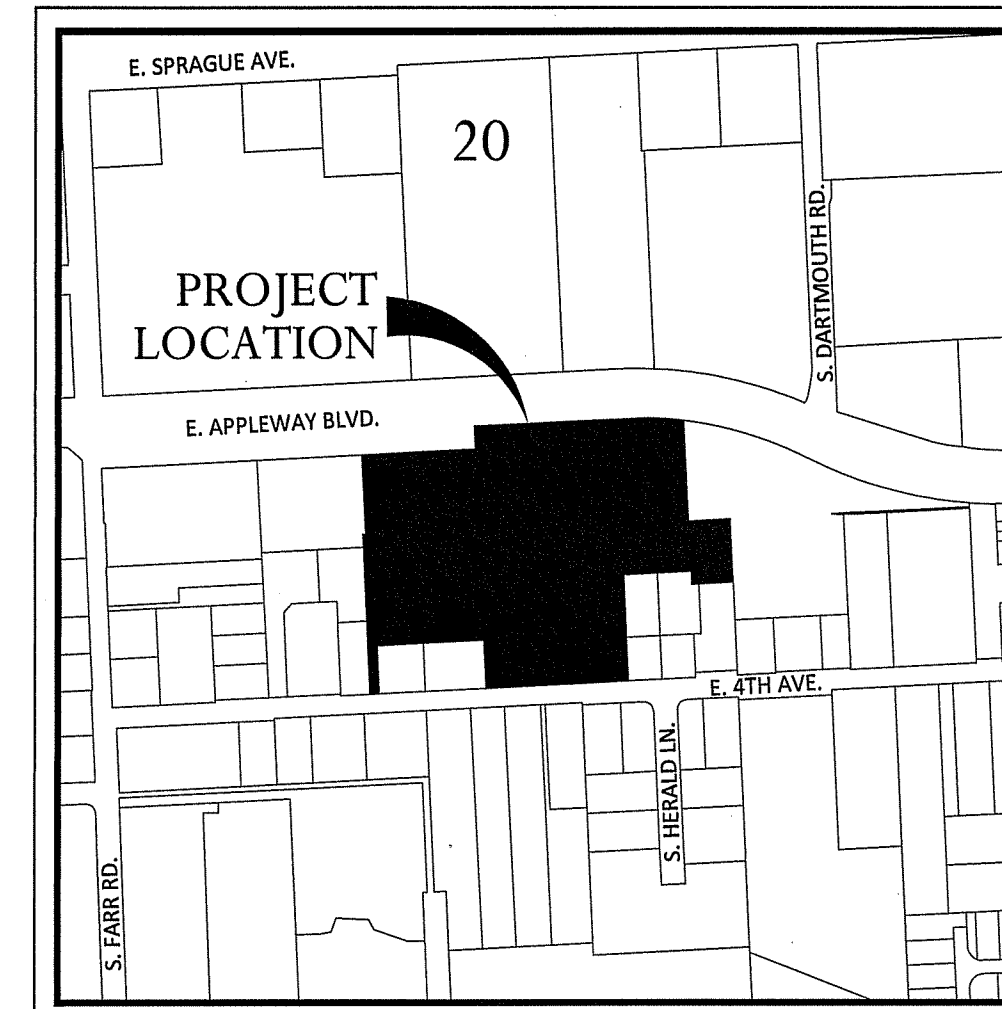
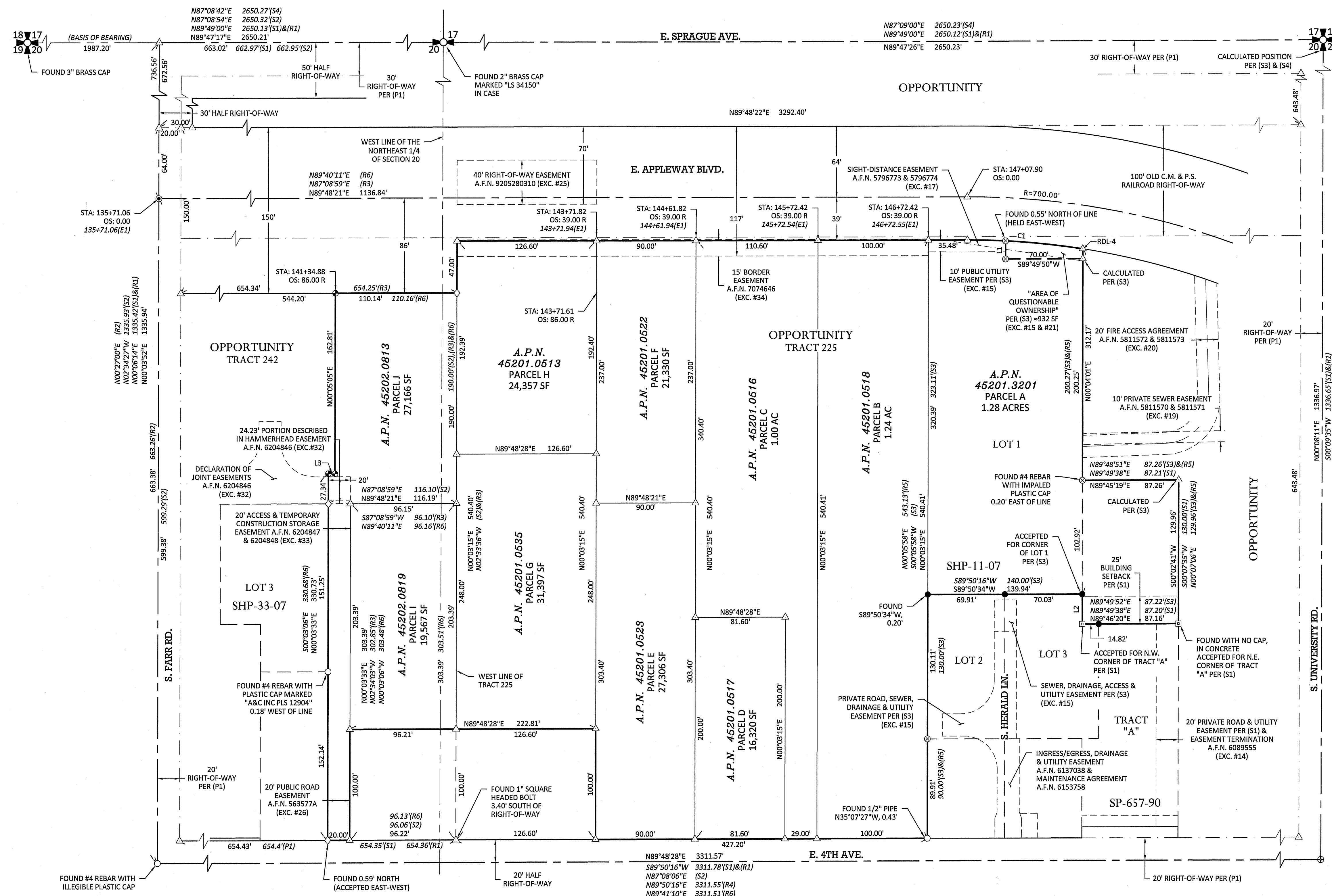


ALTA/NSPS LAND TITLE SURVEY

BEING PORTIONS OF TRACT 225 & TRACT 242, OPPORTUNITY
SITUATE IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 & THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20,
TOWNSHIP 25 NORTH, RANGE 44 EAST, WILLAMETTE MERIDIAN
CITY OF SPOKANE VALLEY, SPOKANE COUNTY, WASHINGTON



VICINITY MAP SCALE: 1"=400'



BASIS OF BEARING
THE ASSUMED BASIS OF BEARING USED FOR THIS MAP IS N89°47'17"E BETWEEN FOUND MONUMENTS LOCATED ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 25 NORTH, RANGE 44 EAST, WILLAMETTE MERIDIAN, AND THE CENTERLINE OF SPRAGUE AVENUE.

- REFERENCES**
- (P1) OPPORTUNITY: VOL. "K" OF PLATS, PG. 20.
 - (S1) SP-657-90: VOL. 7 OF SHORT PLATS, PGS. 34 & 35.
 - (S2) SHP-33-07: VOL. 25 OF SHORT PLATS, PGS. 50 - 52.
 - (S3) SHP-07-11: VOL. 27 OF SHORT PLATS, PGS. 92 & 93.
 - (S4) SHP-2023-0013: VOL. 39 OF SHORT PLATS, PGS. 17 & 18.
 - (R1) SIMPSON: VOL. 27 OF SURVEYS, PG. 52.
 - (R2) FULTON: VOL. 55 OF SURVEYS, PG. 5.
 - (R3) LEINWEBER: VOL. 85 OF SURVEYS, PG. 62.
 - (R4) IRWIN: VOL. 135 OF SURVEYS, PG. 32.
 - (R5) GORDON: VOL. 142 OF SURVEYS, PG. 31.
 - (R6) STRATTON: VOL. 150 OF SURVEYS, PGS. 65 & 66.
 - (E1) SPOKANE COUNTY DEPT. OF PUBLIC WORKS: COUNTY ROAD PROJECT NO. 2396, VALLEY COUPLET

PLANNING & ZONING
(PER THE CITY OF SPOKANE VALLEY MUNICIPAL CODE CHAPTER 19.70 & 19.75)

ZONING DESIGNATION: "CMU" (CORRIDOR MIXED-USE)

SETBACKS AND MAXIMUM HEIGHT
GENERAL SETBACKS AND BUILDING HEIGHTS IN THE COMMERCIAL, INDUSTRIAL AND MIXED-USE ZONES ARE REGULATED BY INTERNATIONAL BUILDING CODE ADOPTED PURSUANT TO SVMC TITLE 24 AS REFERENCED IN SVMC 19.70.030.

SUBJECT TO RESTRICTIONS AS OUTLINED IN SVMC 19.75 TRANSITIONAL REGULATIONS, IF APPLICABLE.

CONSTRUCTION OF A BUILDING WITHIN AN EASEMENT AREA IS GENERALLY PROHIBITED.

PARKING REQUIREMENTS
SUBJECT TO SVMC TITLE 22.50-1 FOR SPECIFIC USES

EQUIPMENT & PROCEDURES

THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF WASHINGTON. THIS SURVEY WAS PERFORMED USING A TOPCON "HIPER" R.T.K. G.P.S. SYSTEM AND A 3-SECOND TOPCON GT-1003 ROBOTIC TOTAL STATION USING FIELD TRAVERSE PROCEDURES ACHIEVING MINIMUM CLOSURE STANDARDS PER W.A.C. 332-130-090 AND W.A.C. 332-130-100. THE RELATIVE ACCURACY ACHIEVED HAS A CONFIDENCE VALUE THAT MEETS STANDARDS PER W.A.C. 332-130-080 AND W.A.C. 332-130-085.

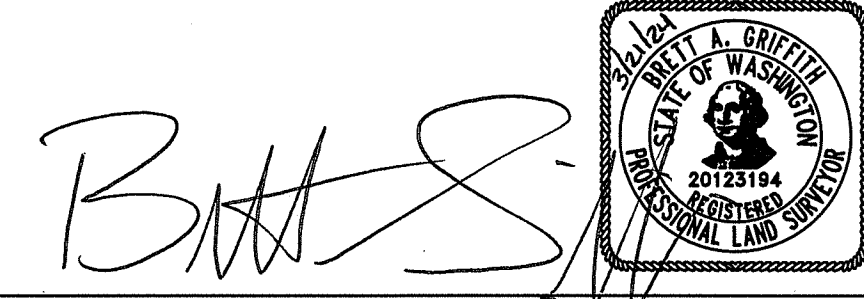
SURVEYOR'S CERTIFICATE

TO: ROBIE ROAD LLC, A WASHINGTON LIMITED LIABILITY COMPANY, DEREK APARTMENTS LLC, A WASHINGTON LIMITED LIABILITY COMPANY, SPOKANE HOUSING AUTHORITY, FIRST AMERICAN TITLE INSURANCE COMPANY, AND ANY OR PARTIAL ASSIGNEE OF THE LENDER'S INTEREST IN THE LOAN RELATED TO THE SUBJECT PROPERTY.

THIS SURVEY IS MADE FOR THE BENEFIT OF: ROBIE ROAD LLC, A WASHINGTON LIMITED LIABILITY COMPANY, DEREK APARTMENTS LLC, A WASHINGTON LIMITED LIABILITY COMPANY, & SPOKANE HOUSING AUTHORITY, THEIR SUCCESSORS AND ASSIGNS, ON BEHALF OF 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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR A.L.T.A./N.S.P.S. LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY A.L.T.A. AND N.S.P.S., AND INCLUDES ITEMS #5 AND #6(A) OF "TABLE A" THEREOF. THE FIELD WORK WAS COMPLETED IN AUGUST, 2020 AND REVISED JANUARY, 2024.

BRETT A. GRIFFITH
PROFESSIONAL LAND SURVEYOR
CERT. NO. 20123194



LEGEND

- ◇ FOUND #5 REBAR WITH PLASTIC CAP MARKED "LS 13775", UNLESS NOTED OTHERWISE
- ⊕ FOUND #5 REBAR WITH PLASTIC CAP MARKED "STRATTON LS 32446", UNLESS NOTED OTHERWISE
- ⊗ FOUND #4 REBAR WITH PLASTIC CAP MARKED "WCE LS 43610", UNLESS NOTED OTHERWISE
- FOUND #4 REBAR WITH PLASTIC CAP MARKED "WSC LS 43610", UNLESS NOTED OTHERWISE
- FOUND #4 REBAR WITH PLASTIC CAP MARKED "SIMPSON 8642/9967", UNLESS NOTED OTHERWISE
- ⊙ FOUND #5 REBAR WITH PLASTIC CAP "SPOKANE COUNTY" IN CASE, UNLESS NOTED OTHERWISE
- ⊕ FOUND 5/8" NAIL, UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- △ CALCULATED POSITION (NOTHING FOUND OR SET)
- ⊕ SECTION CORNER
- ⊕ QUARTER SECTION CORNER
- A.P.N. ASSESSOR'S PARCEL NUMBER
- A.F.N. AUDITOR'S FILE NUMBER
- ITALICS RECORD BEARING/DISTANCE
- SUBJECT BOUNDARY
- SUBJECT PARCEL LINE
- SECTION LINE
- CENTERLINE
- RIGHT-OF-WAY
- PLATTED RIGHT-OF-WAY PER (P1)
- PARCEL LINES
- EASEMENT
- BUILDING SETBACK

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	104.94	661.00	009°05'46"	S85°38'46"E	104.83

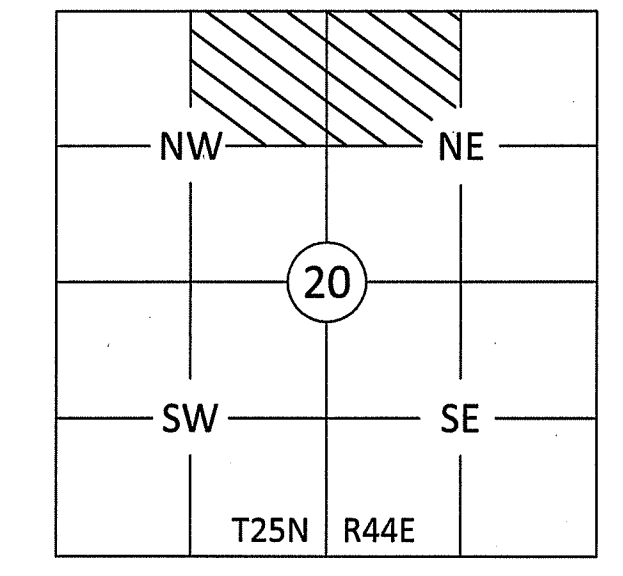
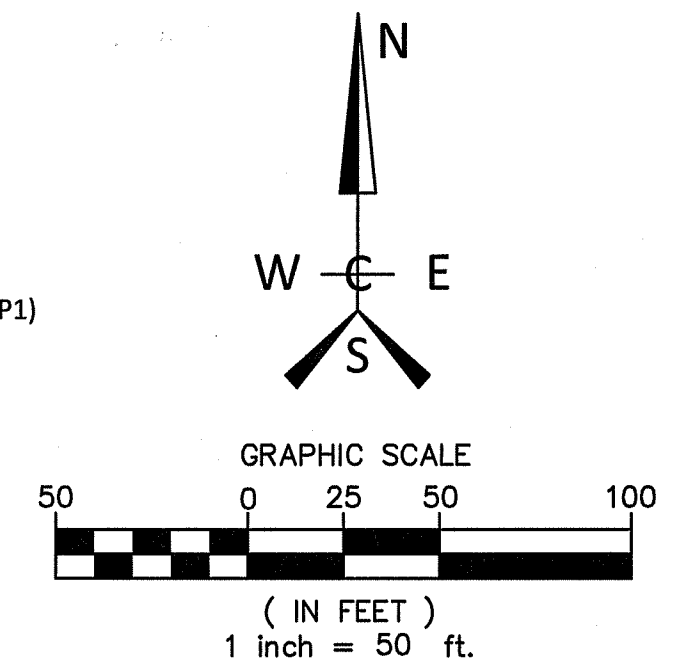
Line Table

Line #	Length	Direction
L1	16.38	N00°04'21"E
L2	27.02	N00°15'01"W
L3	5.97	S88°44'17"E

Radial Table

Line #	Length	Direction
RDL-4	661.00	S08°54'07"W

S00°05'58"W 16.95'(S3)
N00°05'58"E 27.06'(S3)
S88°40'11"W 6.00'(S3)



WCE
WHIPPLE CONSULTING ENGINEERS
21 S. PINES ROAD
SPOKANE VALLEY, WA 99206
PH: 509-893-2617 FAX: 509-926-0227

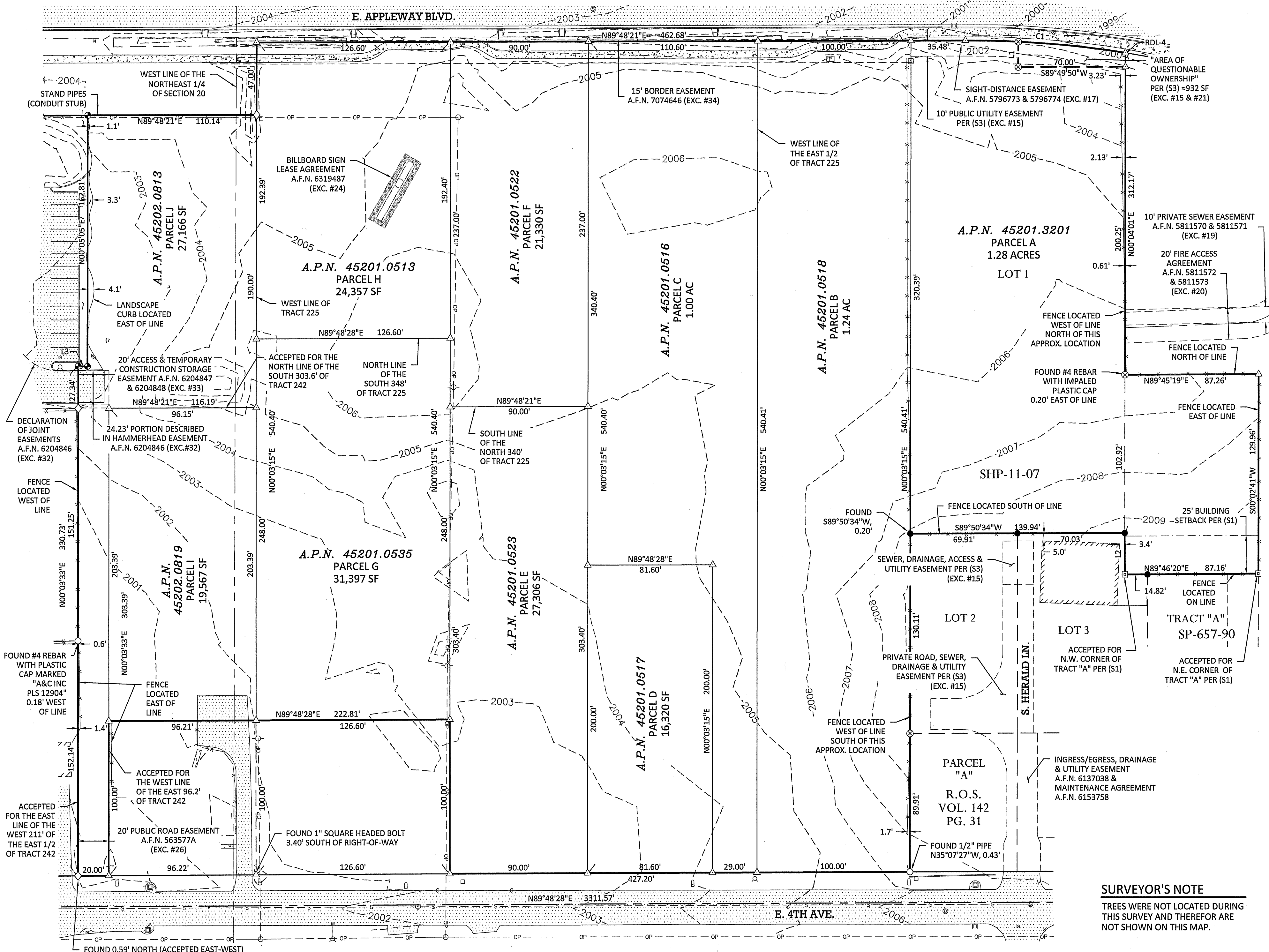
CIVIL	STRUCTURAL	SURVEYING	TRAFFIC	PLANNING	LANDSCAPE	OTHER
-------	------------	-----------	---------	----------	-----------	-------

PROJECT NO.: 20-2697
DATE: 03/21/24
DRAFTED BY: BAG
REVIEWED BY: HAB

SHEET NO. 1 OF 2
JOB NO. 24-3687

ALTA/NSPS LAND TITLE SURVEY

BEING PORTIONS OF TRACT 225 & TRACT 242, OPPORTUNITY
SITUATE IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 & THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20,
TOWNSHIP 25 NORTH, RANGE 44 EAST, WILLAMETTE MERIDIAN
CITY OF SPOKANE VALLEY, SPOKANE COUNTY, WASHINGTON



TITLE EXCEPTIONS

(PER ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 4251-4122731, 2ND COMMITMENT, COMMITMENT DATE: DECEMBER 6, 2023)

- RIGHTS OF WAY FOR DITCHES AND PIPELINES AS PROVIDED FOR IN CONTRACT TO MODERN ELECTRIC WATER COMPANY, DATED NOVEMBER 4, 1905. RECORDED IN VOLUME "E" OF CONTRACTS, PAGE 267. INQUIRY SHOULD BE MADE AS TO ANY UNPAID CHARGES BY MODERN ELECTRIC WATER COMPANY. *BLANKET IN NATURE
- TERMS AND CONDITIONS OF SURVEY RECORDED SEPTEMBER 16, 2010 UNDER RECORDING NUMBER 5934466 IN THE OFFICIAL RECORDS. *SHOWN
- INTENTIONALLY DELETED
- INTENTIONALLY DELETED
- ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY SHORT PLAT OF 657-90 RECORDED IN VOLUME 7 OF PLATS, PAGE(S) 34-35. *SHOWN
- RECORDED TERMINATION TO EASEMENT ON PLAT: RECORDED: MAY 03, 2012 RECORDING NO.: 6089555 IN THE OFFICIAL RECORDS *SHOWN
- ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY SHORT PLAT OF 07-11 RECORDED IN VOLUME 27 OF PLATS, PAGE(S) 92-93. *SHOWN
- INTENTIONALLY DELETED
- SIGHT DISTANCE TRIANGLE EASEMENT & AGREEMENT AND THE TERMS AND CONDITIONS THEREOF: RECORDED: MAY 29, 2009 RECORDING NO.: 5796773 AND 5796774 IN THE OFFICIAL RECORDS *SHOWN
- INTENTIONALLY DELETED
- PRIVATE SEWER EASEMENT & AGREEMENT AND THE TERMS AND CONDITIONS THEREOF: RECORDED: JULY 08, 2009 RECORDING NO.: 5811570 AND 5811571 IN THE OFFICIAL RECORDS *SHOWN
- FIRE ACCESS AGREEMENT AND THE TERMS AND CONDITIONS THEREOF: RECORDED: JULY 08, 2009 RECORDING NO.: 5811572 AND 5811573 IN THE OFFICIAL RECORDS *SHOWN
- PARCEL E
THE EAST 90.00 FEET OF THE WEST 216.60 FEET OF TRACT 225, OPPORTUNITY, AS PER PLAT RECORDED IN VOLUME "K" OF PLATS, PAGES 20, 21, 22 AND 23, RECORDS OF SPOKANE COUNTY; SITUATE IN THE CITY OF SPOKANE VALLEY, COUNTY OF SPOKANE, STATE OF WASHINGTON.
- PARCEL F
THE NORTH 340.00 FEET OF THE EAST 90.00 FEET OF THE WEST 216.60 FEET OF TRACT 225, OPPORTUNITY, AS PER PLAT RECORDED IN VOLUME "K" OF PLATS, PAGES 20, 21, 22 AND 23, RECORDS OF SPOKANE COUNTY; EXCEPTING THEREFROM THE NORTH 340.00 FEET; SITUATE IN THE CITY OF SPOKANE VALLEY, COUNTY OF SPOKANE, STATE OF WASHINGTON.
- PARCEL G
THE WEST 126.6 FEET OF THE SOUTH 348 FEET OF TRACT 225, OPPORTUNITY, AS PER PLAT RECORDED IN VOLUME "K" OF PLATS, PAGES 20, 21, 22 AND 23, RECORDS OF SPOKANE COUNTY; EXCEPT THE SOUTH 100 FEET THEREOF; SITUATE IN THE CITY OF SPOKANE VALLEY, COUNTY OF SPOKANE, STATE OF WASHINGTON.
- PARCEL H
THE WEST 126.6 FEET OF TRACT 225, OPPORTUNITY, AS PER PLAT RECORDED IN VOLUME "K" OF PLATS, PAGES 20, 21, 22 AND 23, RECORDS OF SPOKANE COUNTY; EXCEPT THE SOUTH 348 FEET; AND EXCEPT THE NORTH 100 FEET FOR THE IDAHO AND WESTERN RAILWAY COMPANY RIGHT-OF-WAY; SITUATE IN THE CITY OF SPOKANE VALLEY, COUNTY OF SPOKANE, STATE OF WASHINGTON.
- PARCEL I
THE SOUTH 200.00 FEET OF THE WEST 81.60 FEET OF THE EAST 110.60 FEET OF THE WEST HALF OF TRACT 225, OPPORTUNITY, AS PER PLAT RECORDED IN VOLUME "K" OF PLATS, PAGES 20, 21, 22 AND 23, RECORDS OF SPOKANE COUNTY; SITUATE IN THE CITY OF SPOKANE VALLEY, COUNTY OF SPOKANE, STATE OF WASHINGTON.
- PARCEL J
THE EAST 96.2 FEET OF THE SOUTH 303.6 FEET OF TRACT 225, OPPORTUNITY, AS PER PLAT RECORDED IN VOLUME "K" OF PLATS, PAGES 20, 21, 22 AND 23, RECORDS OF SPOKANE COUNTY; EXCEPT THE SOUTH 100 FEET THEREOF; SITUATE IN THE CITY OF SPOKANE VALLEY, COUNTY OF SPOKANE, STATE OF WASHINGTON.
- PARCEL K
THAT PORTION OF TRACT 242, OPPORTUNITY, AS PER PLAT RECORDED IN VOLUME "K" OF PLATS, PAGES 20, 21, 22 AND 23 LOCATED IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 25 NORTH, RANGE 44 EAST OF THE WILLAMETTE MERIDIAN, RECORDS OF SPOKANE COUNTY; COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE EAST HALF OF SAID TRACT 242 AND THE SOUTH LINE OF THE NORTH 150 FEET OF SAID TRACT; THENCE NORTH 89°40'11" EAST ALONG SAID SOUTH LINE 217.02 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°02'47" EAST 162.79 FEET; THENCE SOUTH 89°40'11" WEST 6.00 FEET TO A POINT ON THE EAST LINE OF THE WEST 211 FEET OF THE EAST HALF OF SAID TRACT; THENCE SOUTH 00°03'06" EAST 330.68 FEET TO THE SOUTHEAST CORNER OF SAID WEST 211 FEET; THENCE NORTH 89°41'10" EAST 20.00 FEET TO THE SOUTHEAST CORNER OF THE WEST 231 FEET OF THE EAST HALF OF SAID TRACT; THENCE NORTH 00°03'06" WEST ALONG THE EAST LINE OF SAID WEST 231 FEET 303.48 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 340 FEET OF SAID TRACT; THENCE NORTH 89°40'11" WEST 96.16 FEET TO SOUTHEAST CORNER OF SAID NORTH 340 FEET; THENCE NORTH 00°02'47" WEST 190.00 FEET TO THE SOUTHEAST CORNER OF SAID NORTH 150 FEET OF SAID TRACT 242; THENCE SOUTH 89°40'11" WEST 110.16 FEET TO THE SAID TRUE POINT OF BEGINNING; EXCEPT COUNTY ROADS; SAID PROPERTY IS DELINEATED AS PARCEL B OF THE CERTAIN SURVEY RECORDED FEBRUARY 08, 2013, UNDER AUDITOR'S FILE NO. 6174760 IN BOOK 150 OF SURVEYS, PAGES 65 AND 66, RECORDS OF SPOKANE COUNTY; SITUATE IN THE CITY OF SPOKANE VALLEY, COUNTY OF SPOKANE, STATE OF WASHINGTON.

PARCEL DESCRIPTION

(PER ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 4251-4122731, 2ND COMMITMENT, COMMITMENT DATE: DECEMBER 6, 2023)

- PARCEL A
LOT 1, SHORT PLAT SHP-07-11, AS PER PLAT RECORDED IN VOLUME 27 OF SHORT PLATS, PAGES 92 AND 93, RECORDS OF SPOKANE COUNTY; SITUATE IN THE CITY OF SPOKANE VALLEY, COUNTY OF SPOKANE, STATE OF WASHINGTON.
- PARCEL B
THAT PORTION OF THE EAST HALF OF TRACT 225, OPPORTUNITY, AS PER PLAT RECORDED IN VOLUME "K" OF PLATS, PAGES 20, 21, 22 AND 23, RECORDS OF SPOKANE COUNTY; DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE EAST HALF OF SAID TRACT 225; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT, 100 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID EAST HALF TO THE SOUTH LINE OF THE RIGHT-OF-WAY OF THE IDAHO AND WESTERN RAILWAY COMPANY; THENCE WEST ALONG THE SOUTH LINE OF SAID RIGHT-OF-WAY TO THE WEST LINE OF THE EAST HALF OF SAID TRACT; THENCE SOUTH ALONG THE WEST LINE OF THE EAST HALF TO THE POINT OF BEGINNING.
- PARCEL C
THE WEST HALF OF TRACT 225, OPPORTUNITY, AS PER PLAT RECORDED IN VOLUME "K" OF PLATS, PAGES 20, 21, 22 AND 23, RECORDS OF SPOKANE COUNTY; EXCEPTING THEREFROM THE WEST 216.60 FEET OF THE EAST 110.60 FEET OF THE SOUTH 200.00 FEET; AND EXCEPTING THE NORTH 100.00 FEET FOR THE IDAHO AND WESTERN RAILWAY COMPANY RIGHT-OF-WAY; SITUATE IN THE CITY OF SPOKANE VALLEY, COUNTY OF SPOKANE, STATE OF WASHINGTON.
- PARCEL D
THE SOUTH 200.00 FEET OF THE WEST 81.60 FEET OF THE EAST 110.60 FEET OF THE WEST HALF OF TRACT 225, OPPORTUNITY, AS PER PLAT RECORDED IN VOLUME "K" OF PLATS, PAGES 20, 21, 22 AND 23, RECORDS OF SPOKANE COUNTY; SITUATE IN THE CITY OF SPOKANE VALLEY, COUNTY OF SPOKANE, STATE OF WASHINGTON.
- PARCEL E
THE EAST 90.00 FEET OF THE WEST 216.60 FEET OF TRACT 225, OPPORTUNITY, AS PER PLAT RECORDED IN VOLUME "K" OF PLATS, PAGES 20, 21, 22 AND 23, RECORDS OF SPOKANE COUNTY; EXCEPTING THEREFROM THE NORTH 340.00 FEET; SITUATE IN THE CITY OF SPOKANE VALLEY, COUNTY OF SPOKANE, STATE OF WASHINGTON.
- PARCEL F
THE NORTH 340.00 FEET OF THE EAST 90.00 FEET OF THE WEST 216.60 FEET OF TRACT 225, OPPORTUNITY, AS PER PLAT RECORDED IN VOLUME "K" OF PLATS, PAGES 20, 21, 22 AND 23, RECORDS OF SPOKANE COUNTY; EXCEPTING THEREFROM THE NORTH 100.00 FEET FOR THE IDAHO AND WESTERN RAILWAY COMPANY RIGHT-OF-WAY; SITUATE IN THE CITY OF SPOKANE VALLEY, COUNTY OF SPOKANE, STATE OF WASHINGTON.
- PARCEL G
THE WEST 126.6 FEET OF THE SOUTH 348 FEET OF TRACT 225, OPPORTUNITY, AS PER PLAT RECORDED IN VOLUME "K" OF PLATS, PAGES 20, 21, 22 AND 23, RECORDS OF SPOKANE COUNTY; EXCEPT THE SOUTH 100 FEET THEREOF; SITUATE IN THE CITY OF SPOKANE VALLEY, COUNTY OF SPOKANE, STATE OF WASHINGTON.
- PARCEL H
THE WEST 126.6 FEET OF TRACT 225, OPPORTUNITY, AS PER PLAT RECORDED IN VOLUME "K" OF PLATS, PAGES 20, 21, 22 AND 23, RECORDS OF SPOKANE COUNTY; EXCEPT THE SOUTH 348 FEET; AND EXCEPT THE NORTH 100 FEET FOR THE IDAHO AND WESTERN RAILWAY COMPANY RIGHT-OF-WAY; SITUATE IN THE CITY OF SPOKANE VALLEY, COUNTY OF SPOKANE, STATE OF WASHINGTON.
- PARCEL I
THE SOUTH 200.00 FEET OF THE WEST 81.60 FEET OF THE EAST 110.60 FEET OF THE WEST HALF OF TRACT 225, OPPORTUNITY, AS PER PLAT RECORDED IN VOLUME "K" OF PLATS, PAGES 20, 21, 22 AND 23, RECORDS OF SPOKANE COUNTY; SITUATE IN THE CITY OF SPOKANE VALLEY, COUNTY OF SPOKANE, STATE OF WASHINGTON.
- PARCEL J
THE EAST 96.2 FEET OF THE SOUTH 303.6 FEET OF TRACT 225, OPPORTUNITY, AS PER PLAT RECORDED IN VOLUME "K" OF PLATS, PAGES 20, 21, 22 AND 23, RECORDS OF SPOKANE COUNTY; EXCEPT THE SOUTH 100 FEET THEREOF; SITUATE IN THE CITY OF SPOKANE VALLEY, COUNTY OF SPOKANE, STATE OF WASHINGTON.
- PARCEL K
THAT PORTION OF TRACT 242, OPPORTUNITY, AS PER PLAT RECORDED IN VOLUME "K" OF PLATS, PAGES 20, 21, 22 AND 23 LOCATED IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 25 NORTH, RANGE 44 EAST OF THE WILLAMETTE MERIDIAN, RECORDS OF SPOKANE COUNTY; COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE EAST HALF OF SAID TRACT 242 AND THE SOUTH LINE OF THE NORTH 150 FEET OF SAID TRACT; THENCE NORTH 89°40'11" EAST ALONG SAID SOUTH LINE 217.02 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°02'47" EAST 162.79 FEET; THENCE SOUTH 89°40'11" WEST 6.00 FEET TO A POINT ON THE EAST LINE OF THE WEST 211 FEET OF THE EAST HALF OF SAID TRACT; THENCE SOUTH 00°03'06" EAST 330.68 FEET TO THE SOUTHEAST CORNER OF SAID WEST 211 FEET; THENCE NORTH 89°41'10" EAST 20.00 FEET TO THE SOUTHEAST CORNER OF THE WEST 231 FEET OF THE EAST HALF OF SAID TRACT; THENCE NORTH 00°03'06" WEST ALONG THE EAST LINE OF SAID WEST 231 FEET 303.48 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 340 FEET OF SAID TRACT; THENCE NORTH 89°40'11" WEST 96.16 FEET TO SOUTHEAST CORNER OF SAID NORTH 340 FEET; THENCE NORTH 00°02'47" WEST 190.00 FEET TO THE SOUTHEAST CORNER OF SAID NORTH 150 FEET OF SAID TRACT 242; THENCE SOUTH 89°40'11" WEST 110.16 FEET TO THE SAID TRUE POINT OF BEGINNING; EXCEPT COUNTY ROADS; SAID PROPERTY IS DELINEATED AS PARCEL B OF THE CERTAIN SURVEY RECORDED FEBRUARY 08, 2013, UNDER AUDITOR'S FILE NO. 6174760 IN BOOK 150 OF SURVEYS, PAGES 65 AND 66, RECORDS OF SPOKANE COUNTY; SITUATE IN THE CITY OF SPOKANE VALLEY, COUNTY OF SPOKANE, STATE OF WASHINGTON.

SURVEYOR'S NOTE
TREES WERE NOT LOCATED DURING THIS SURVEY AND THEREFOR ARE NOT SHOWN ON THIS MAP.

LEGEND

- SEE SHEET 1 OF 2 FOR ADDITIONAL SYMBOL & LINE INFORMATION
- | | | | | | |
|---|------------------------|---|-----------------------|---|--------------------------------|
| ⊕ | FIRE HYDRANT | ○ | POWER POLE | ▨ | PAVEMENT |
| ⊕ | WATER METER | ○ | UTILITY POLE | ▨ | CONCRETE |
| ⊕ | WATER VALVE | ○ | GUY ANCHOR | ▨ | GRAVEL |
| ⊕ | WATER MANHOLE | ⊕ | POWER TRANSFORMER | ▨ | GRASS |
| ⊕ | YARD HYDRANT | ⊕ | CABLE/TELEPHONE RISER | — | FENCE |
| ⊕ | JUNCTION BOX | ⊕ | UTILITY MANHOLE | — | GUARD RAIL |
| ⊕ | SEPTIC LID | ⊕ | TELEPHONE MANHOLE | — | OVERHEAD POWER |
| ⊕ | SEWER CLEAN OUT | ⊕ | UTILITY VAULT | — | BURIED GAS LINE (FROM LOCATES) |
| ⊕ | IRRIGATION CONTROL BOX | ⊕ | UTILITY MANHOLE | — | SANITARY SEWER LINE |
| ⊕ | IRRIGATION VALVE | ⊕ | STAND PIPES | — | WATER LINE |
| ⊕ | CATCH BASIN | ⊕ | GAS VALVE | | |
| ⊕ | STORM DRAINAGE MANHOLE | ⊕ | STUB (COLOR & SIZE) | | |
| ⊕ | DRYWELL | ⊕ | SIGN/MARKER | | |
| ⊕ | CULVERT | ⊕ | MAILBOX | | |
| ⊕ | ELECTRIC METER | ⊕ | LARGE ROCK | | |
| ⊕ | LUMINAIRE | | | | |
| ⊕ | YARD LIGHT | | | | |

TABLE A

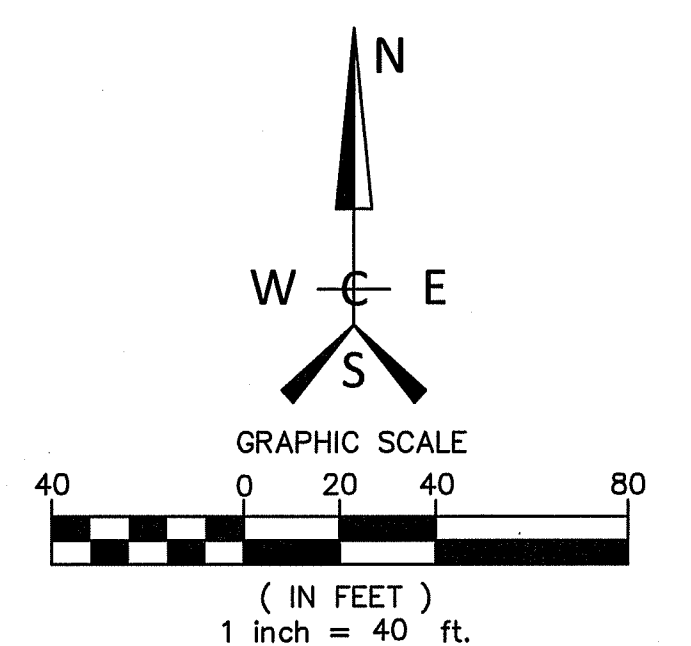
- (OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS)
- VERTICAL RELIEF WITH THE SOURCE OF INFORMATION (E.G., GROUND SURVEY, AERIAL MAP), CONTOUR INTERVAL, DATUM, AND ORIGINATING BENCHMARK IDENTIFIED. *SEE VERTICAL DATUM & MAP (SHEET 2)
 - IF THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, LIST THE ABOVE ITEMS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER. *SEE ZONING INFORMATION (SHEET 1)

VERTICAL DATUM

THE BENCHMARK USED FOR THIS MAP IS THE FOUND NATIONAL GEODETIC SURVEY MONUMENT "IS3201" RECORDED NAVD88 ELEVATION = 1962.76 FEET CONTOUR INTERVAL = 1' MINOR, 5' MAJOR

CURVE, LINE & RADIAL TABLES

SEE SHEET 1 OF 2



SURVEYOR'S CERTIFICATE

TO: ROBIE ROAD LLC, A WASHINGTON LIMITED LIABILITY COMPANY, DEREK APARTMENTS LLC, A WASHINGTON LIMITED LIABILITY COMPANY, SPOKANE HOUSING AUTHORITY, FIRST AMERICAN TITLE INSURANCE COMPANY, AND ANY OR PARTIAL ASSIGNEE OF THE LENDER'S INTEREST IN THE LOAN RELATED TO THE SUBJECT PROPERTY.

THIS SURVEY IS MADE FOR THE BENEFIT OF: ROBIE ROAD LLC, A WASHINGTON LIMITED LIABILITY COMPANY, DEREK APARTMENTS LLC, A WASHINGTON LIMITED LIABILITY COMPANY, & SPOKANE HOUSING AUTHORITY, THEIR SUCCESSORS AND ASSIGNS, ON BEHALF OF 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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR A.L.T.A./N.S.P.S. LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY A.L.T.A. AND N.S.P.S., AND INCLUDES ITEMS #5 AND #6(A) OF "TABLE A" THEREOF. THE FIELD WORK WAS COMPLETED IN AUGUST, 2020 AND REVISED JANUARY, 2024.

BRETT A. GRIFFITH
PROFESSIONAL LAND SURVEYOR
CERT. NO. 20123194

Brett A. Griffith
Professional Land Surveyor



CIVIL	
STRUCTURAL	
SURVEYING	
TRAFFIC	
PLANNING	
LANDSCAPE	
OTHER	

WHIPPLE CONSULTING ENGINEERS
21 S. PINES ROAD
SPOKANE VALLEY, WA 99206
PH: 509-893-2617 FAX: 509-926-0227

PROJECT NO.:	20-2697	SHEET NO.:	2 OF 2
DATE:	03/21/24	DRAFTED BY:	BAG
REVIEWED BY:	HAB	JOB NO.:	24-3687