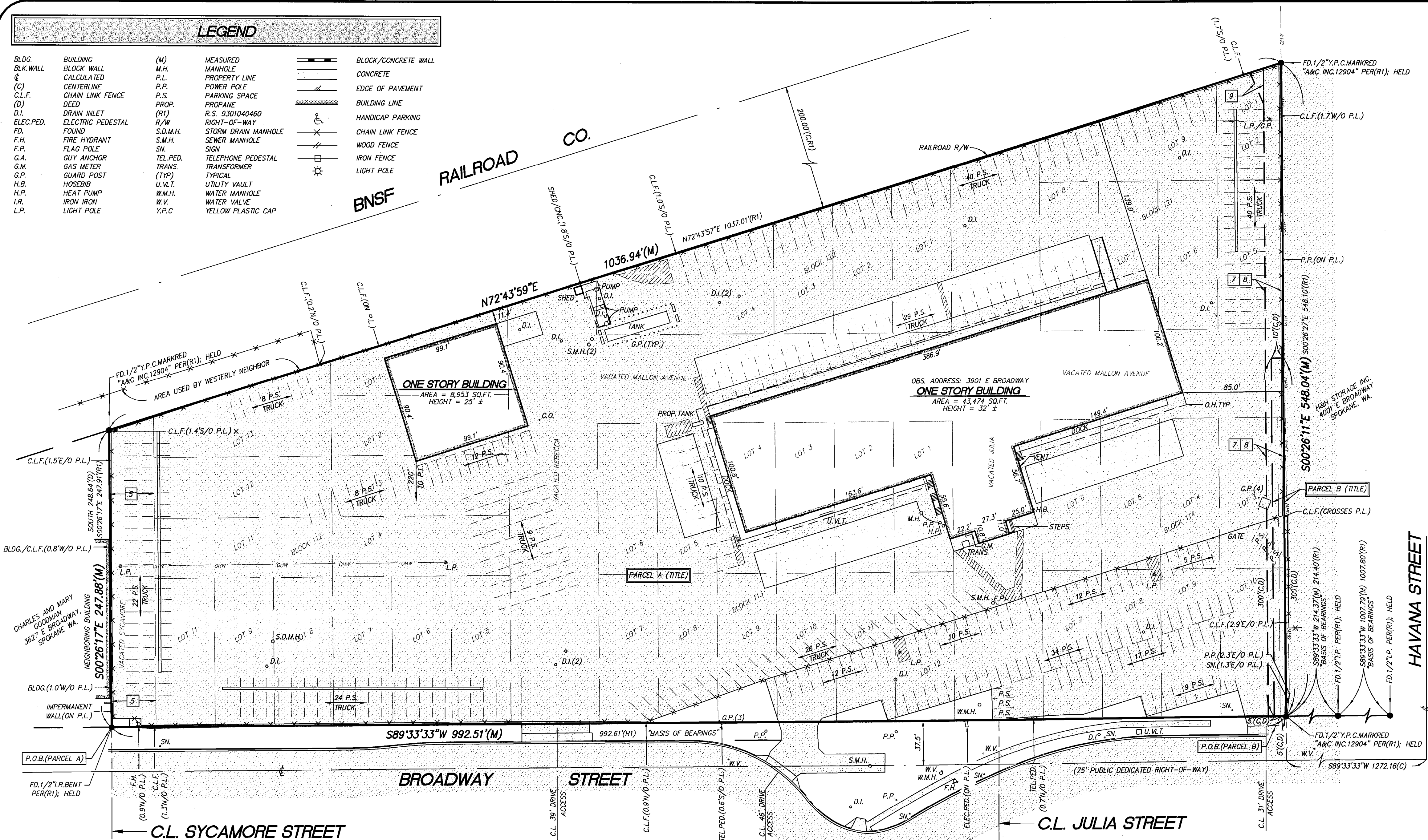


**LEGEND**

BLDG.	BUILDING	(M)	MEASURED	—	BLOCK/CONCRETE WALL
BLK.WALL	BLOCK WALL	P.L.	PROPERTY LINE	—	CONCRETE
(C)	CENTERLINE	P.P.	POWER POLE	—	EDGE OF PAVEMENT
C.L.F.	CHAIN LINK FENCE	P.S.	PARKING SPACE	—	BUILDING LINE
(D)	DEED	PROP.	PROPANE	—	HANDICAP PARKING
D.I.	DRAIN INLET	R.S.	R.S. 9301040460	—	CHAIN LINK FENCE
ELEC.PED.	ELECTRIC PEDESTAL	R/W	RIGHT-OF-WAY	—	WOOD FENCE
FD.	FOUND	S.D.M.H.	STORM DRAIN MANHOLE	—	IRON FENCE
F.H.	FIRE HYDRANT	S.M.H.	SCHER MANHOLE	—	LIGHT POLE
G.A.	GUY ANCHOR	SN	SEWER MANHOLE	—	
G.M.	GAS METER	TEL.PED.	TELEPHONE PEDESTAL	—	
G.P.	GUARD POST	TRANS.	TRANSFORMER	—	
H.B.	HOSEBIB	(TYP)	TYPICAL	—	
H.P.	HEAT PUMP	U.V.T.	UTILITY VAULT	—	
I.R.	IRON IRON	W.M.H.	WATER MANHOLE	—	
L.P.	LIGHT POLE	W.V.	WATER VALVE	—	
		Y.P.C.	YELLOW PLASTIC CAP	—	



**LEGAL DESCRIPTION (PER TITLE REPORT)**

**PARCEL "A"**  
 BLOCKS 112, 113, 122 AND THOSE PORTIONS OF BLOCKS 114 AND 121, AND THOSE PORTIONS OF VACATED SYCAMORE STREET, REBECCA STREET, JULIA STREET AND MALLON AVENUE, INCLUDED WITHIN THE FOLLOWING DESCRIBED PROPERTY, ALL IN EAST SIDE SYNDICATE ADDITION, AS PER PLAT RECORDED IN VOLUME "C" OF PLATS, PAGE 73, RECORDS OF SPOKANE COUNTY, DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT ON THE CENTER LINE OF VACATED SYCAMORE STREET AND THE NORTH LINE OF BROADWAY AVENUE; THENCE EAST ALONG THE NORTH LINE OF BROADWAY AVENUE TO A POINT 5 FEET WEST OF THE SOUTHEAST CORNER OF LOT 10 IN SAID BLOCK 114; THENCE NORTH PARALLEL TO AND 5 FEET DISTANT FROM THE EAST LINE OF LOTS 10 AND 3 OF SAID BLOCK 114, AND SAID LINE EXTENDED, 300 FEET; THENCE EAST AND PARALLEL TO THE NORTH LINE OF SAID BLOCK 114 A DISTANCE OF 10 FEET; THENCE NORTH PARALLEL TO AND 5 FEET EAST OF THE WEST LINE OF LOT 4, IN SAID BLOCK 114 AND SAID LINE EXTENDED, TO THE SOUTHERLY LINE OF THE NORTHERN PACIFIC RAILWAY RIGHT-OF-WAY; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID RIGHT OF WAY TO THE CENTER LINE OF VACATED SYCAMORE STREET; THENCE SOUTH 248.64 FEET ALONG THE CENTER LINE OF VACATED SYCAMORE STREET TO THE POINT OF BEGINNING; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

**PARCEL "B"**  
 THAT PORTION OF LOTS 2, 3, 10 AND 11, BLOCK 114, AND OF VACATED MALLON STREET ADJOINING SAID LOTS 2 AND 3 ON THE NORTH, EAST SIDE SYNDICATE ADDITION, AS PER PLAT RECORDED IN VOLUME "C" OF PLATS, PAGE 73, RECORDS OF SPOKANE COUNTY, DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 10; THENCE WEST ALONG THE SOUTH LINE THEREOF 5 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID LOTS 3 AND 10, AND THE EXTENSION THEREOF, 300 FEET; THENCE EAST 10 FEET; THENCE SOUTH TO A POINT ON THE SOUTH LINE OF SAID LOT 11, WHICH IS 5 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE WEST ALONG SAID SOUTH LINE, 5 FEET TO THE POINT OF BEGINNING; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

THE LEGAL DESCRIPTION SHOWN ABOVE DESCRIBES ALL THAT PROPERTY IN THE TITLE REPORT IDENTIFIED AS CHICAGO TITLE INSURANCE COMPANY; NBU NO. 20903760/LOCAL NO. 163043, EFFECTIVE AS OF: JANUARY 26, 2010.

**SCHEDULE B NOTES**

- CHICAGO TITLE INSURANCE COMPANY; NBU NO.: 20903760/LOCAL NO.: 163043; EFFECTIVE DATE: 1-26-10;  
 THE FOLLOWING SURVEY RELATED ITEMS WERE FOUND IN SAID PRELIM. TITLE REPORT AND ARE REFERENCED ON THIS MAP.
- AN EASEMENT FOR WATER MAIN PURPOSES RECORDED MAY 21, 1962 AS ORDINANCE NO. C17124. SAID ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
  - MATTERS SHOWN ON SURVEY RECORDED JANUARY 4, 1993 UNDER RECORDING NO. 9301040460. SAID ITEM IS BLANKET IN NATURE AFFECTING THE SUBJECT PROPERTY AND IS THEREFORE NOT SHOWN HEREON.
  - AN EASEMENT FOR SEWER PURPOSES RECORDED FEBRUARY 25, 2008 UNDER RECORDING NO. 5645553. SAID ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
  - AN EASEMENT FOR SEWER PURPOSES RECORDED MARCH 24, 2008 UNDER RECORDING NO. 5655871. SAID ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
  - AN EASEMENT FOR SEWER PURPOSES RECORDED JANUARY 6, 2010 UNDER RECORDING NO. 5865481. SAID ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTHERLY RIGHT OF WAY LINE OF BROADWAY AVE. AS SHOWN A RECORD OF SURVEY FILED AS #9301040460 IN THE OFFICE OF THE SPOKANE CO. RECORDER, BEING NORTH 89°33'33" EAST.

**GENERAL NOTES**

- ITEM NUMBERS SHOWN HEREON ARE STATED AS MATTERS ON REFERENCED REPORT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.
- 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 PROPERTY WAS DETERMINED BY OBSERVATION OF ABOVE GROUND EVIDENCE.
- THE BUILDING FOOTINGS WERE NOT EASILY ACCESSIBLE AND THEREFORE THE BUILDING LIMITS SHOWN HEREON, AND THE BUILDING SQUARE FOOT CALCULATIONS, WERE MEASURED ALONG THE BUILDING FASCIA.
- 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 IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADJUSTS WITHIN RECENT MONTHS.
- THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED TO THE BEST OF OUR KNOWLEDGE, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
- THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL OR CEMETERY.

**CURRENT SITE RESTRICTIONS**

ACCORDING TO THE CITY OF SPOKANE ([www.spokaneccity.org](http://www.spokaneccity.org)) ON 04/22/10, THE SUBJECT PROPERTY IS ZONED "HI" (HEAVY INDUSTRIAL) AND IS SUBJECT TO THE FOLLOWING CONDITIONS:

HEIGHT RESTRICTION:	150'	EXISTING PARKING:	117 SPACES
LOT COVERAGE:	NONE	TRUCK PARKING:	158 SPACES
STREET SETBACK:	0'	HANDICAP PARKING:	0 SPACES
SIDE/REAR SETBACK:	0'	TOTAL PARKING:	275 SPACES

**REQUIRED PARKING:**  
 WAREHOUSE/FREIGHT MOVEMENT: 1 SPACE/1,000 SQ.FT. OF FLOOR AREA FOR THE FIRST 3,000 SQ.FT.; THEN 1 SPACE/3500 SQ.FT. OF FLOOR AREA THEREAFTER.

BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES, WE REFER YOU TO THE CITY OF SPOKANE AND THE APPLICABLE ZONING CODES.

**STATEMENT OF ENCROACHMENTS**

THERE DO NOT APPEAR TO BE ANY ENCROACHMENTS AT THE TIME OF THIS SURVEY.

**LAND AREA**

THE LAND AREA OF THE SUBJECT PROPERTY, AS DESCRIBED IN THE LEGAL DESCRIPTION SHOWN HEREON, IS 394,983 SQ.FT. (9.07 ACRES)

**FLOOD NOTE:** By graphic plotting only, this property is located in Zone "C" of the Flood Insurance Rate Map no. 530174, Community Panel No. 0300 C, which bears an effective date of September 30, 1992 and is not in a Special Flood Hazard area. By telephone call dated 04/22/10 to the National Flood Insurance Program (800-638-6620) we have learned that this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or an application for a variance from the Federal Emergency Management Agency.

SURVEY PERFORMED BY  
  
 325 NORTH MAIN STREET, MOSCOW, IDAHO 83843  
 PH: 208/882-7788 FX: 208/247-4203

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TERRAMARK  
  
 SCALE 1" = 50'

**ALTA/ACSM LAND TITLE SURVEY**

**SPOKANE TRUCKING PROJECT**  
 BROADWAY  
 3901 E BROADWAY, SPOKANE, WA 99202  
 SURVEYOR'S CERTIFICATION  
 TO: R.L.R. INVESTMENTS, L.L.C.; TAC SPOKANE, L.L.C.; CHICAGO TITLE INSURANCE COMPANY AND BOCK & CLARK CORPORATION.

THE UNDERSIGNED CERTIFIES THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE ON THE DATE SHOWN BELOW OF THE PREMISES SPECIFICALLY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 20903760/LOCAL NO. 163043, EFFECTIVE DATE OF JANUARY 26, 2010, AND WERE MADE (i) IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND (ii) IN ACCORDANCE WITH THE "SURVEY REQUIREMENTS FOR SPOKANE TRUCKING PROJECT DATED 02/26/2010," AND INCLUDES ITEMS 2, 3, 4, 6, 7(A), 7(B)(1), 7(C), 8, 9, 10, 11(A) AND 13 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION AS A LAND SURVEYOR REGISTERED IN THE STATE OF WASHINGTON, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

07/22/10  
  
 NETWORK PROJECT NO. 201000269-2  
 SURVEY PERFORMED BY:  
 TERRAMARK, INC.  
 325 NORTH MAIN STREET  
 MOSCOW, IDAHO 83843  
 PH: 208/882-7788; FX: 208/547-4203  
 MIKEH@TERRAMARKING.COM  
 SHEET 1 OF 1

**Bock & Clark's National Surveyors Network**  
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