

DATE:08/11/2023 CK#:44788 TOTAL:\$22,500.00** BANK:CFT NV Developments LLC (New)(boa50479)
PAYEE:Washington Water Service Co.(wwsc) MEMO: CT1466: WWSC Inv (water service install fee)

Job(Prop)	Categ(Acct)	Invoice - Date	Description	Amount
1466(1466)	30300(1402-0000)	1466.wwsc.01-08/09/23	CT1466: WWSC Inv (water service inst	22,500.00
				22,500.00

REMOVE DOCUMENT ALONG THIS PERFORATION

THIS DOCUMENT CONTAINS MULTIPLE FRAUD DETERRENT SECURITY FEATURES - SEE REVERSE

CFT NV DEVELOPMENTS, LLC
1120 N TOWN CENTER DR, STE 150
LAS VEGAS, NV 89144

Bank of America
ACH R/T 122400724

44788
94-72/1224

VOID AFTER 6 MONTHS

08/11/2023

\$22,500.00**

TO THE
ORDER OF Washington Water Service Co.

**** TWENTY TWO THOUSAND FIVE HUNDRED AND 00/100 DOLLARS

MEMO: CT1466: WWSC Inv (water service install fee)



Security Features Included (E) Details on back



CFT NV Developments, LLC
1120 N Town Center Dr, Ste 150
Las Vegas, NV 89144

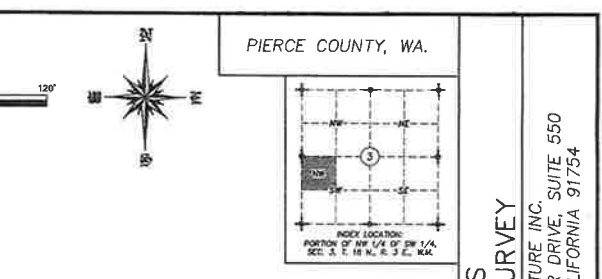
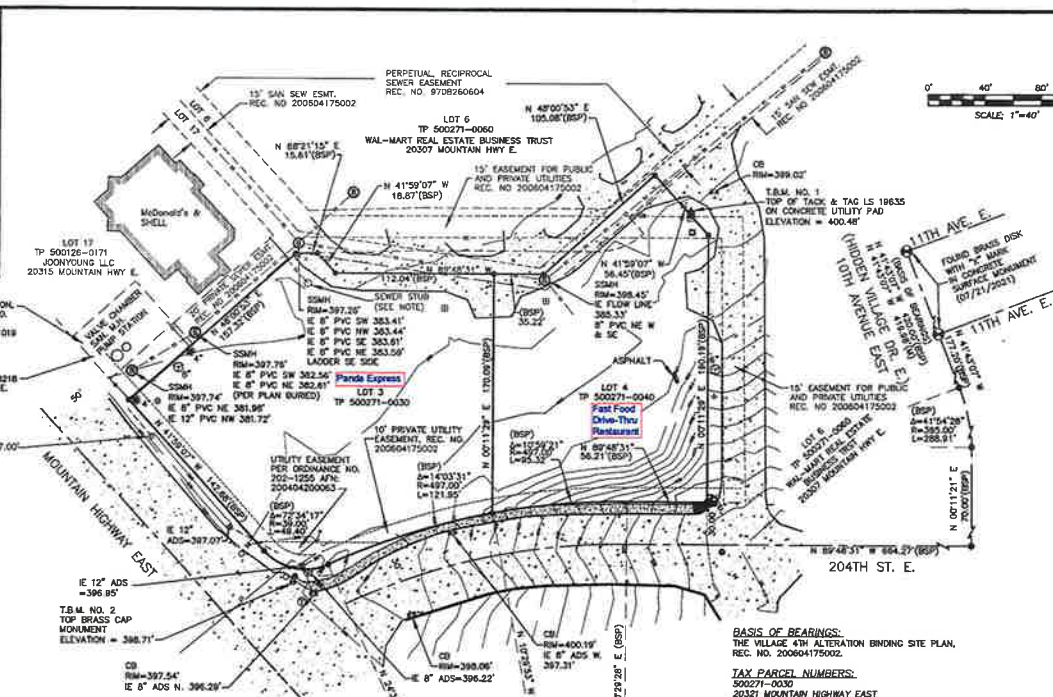
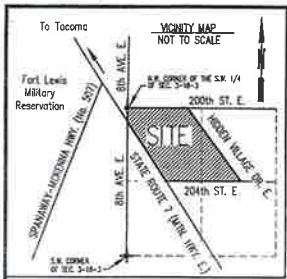
Washington Water Service Co.
4531 Intelco Loop SE, Suite 3
Lacey, WA 98503

SEE REVERSE SIDE FOR
OPENING INSTRUCTIONS

SEE REVERSE SIDE FOR
OPENING INSTRUCTIONS

95-0017-59 / 15209462 02016 - 0221

21X00112



- LEGEND**
- FOUND MONUMENT AS NOTED
 - SET REBAR & CAP, LS 1963S
 - SET TACK & TAG, LS 1963S (AS NOTED)
 - CALCULATED MONUMENT POSITION PER (BSP)
 - ☒ PHONE RISER BOX
 - ☒ WATER METER
 - ☒ STORM CATCH BASIN
 - ☒ UTILITY VALVE
 - ☒ IRRIGATION CONTROL VALVE
 - ☒ TRAFFIC SIGNAL BOX
 - END OF PIPE AS NOTED
 - ☒ SANITARY SEWER MANHOLE
 - ☒ WATER VALVE
 - ☒ GAS VALVE
 - ☒ SEWER CLEANOUT
 - ☒ TRAFFIC SIGNAL POST WITH ARM
 - ☒ UTILITY POLE
 - ☒ STREET SIGN
 - ☒ FIRE HYDRANT
 - ☒ UTILITY POLE ANCHOR
 - ☒ CHAINLINK OR WIRE FENCE
 - ☒ OVERHEAD POWER LINE
 - ☒ TELEPHONE MANHOLE
 - ☒ LIGHT
 - ☒ CONIFER TREE
 - ☒ DECIDUOUS TREE
 - ☒ CONCRETE
 - ☒ ASPHALT
 - ☒ CENTER LINE OF ROAD MEASURED VALUE
 - ☒ THE VILLAGE 4TH ALTERATION BINDING SITE PLAN, REC. NO. 200604175002. (BSP)
 - ☒ THE VILLAGE BINDING SITE PLAN AND TYPED NOTES, A.L.T.A./A.C.S.M. LAND TITLE SURVEY, DATED 6/22/04, SIGNED 3/22/06, PREPARED BY SADLER BARNARD & ASSOC., INC., JOB NO. 2004-053-06

SURVEYOR'S NOTES:

- SURVEY PERFORMED BY FIELD TRAVERSE AND ELECTRONIC DATA COLLECTION USING A LEICA TSP02 PORTABLE TOTAL STATION AND LEICA CS20 DSDO FIELD CONTROLLER AND/OR BY GPS USING A LEICA GS20 PERFORMANCE SMART ANTENNA WITH LEICA SMARTNET NETWORK RTK SURVEY, WHICH USES GRID ELLIPSOID AND GRID DA.
- CLOSURES EXCEEDED THE MINIMUM REQUIREMENTS AS ESTABLISHED BY WAC 352-130-090.

NOTES CONCERNING TABLE "A" ITEMS:

ITEM 6: NO ZONING REPORT OR LETTER HAS BEEN PROVIDED BY CLIENT.

ITEM 7: NO BUILDINGS WERE OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY.

ITEM 8: NO IDENTIFIABLE PARKING SPACES WERE OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY.

ITEM 10: NO PARTY WALL WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY.

ITEM 15: ALL DATA COLLECTED DURING THE FIELD SURVEY OBTAINED BY GROUND MEASUREMENTS.

ITEM 16: NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING COLLAPSES WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

VERTICAL DATUM:
NAVD 88

ESTABLISHED BY GPS USING A LEICA GS20 PERFORMANCE SMART ANTENNA WITH LEICA SMARTNET NETWORK RTK SURVEY, WHICH USES GRID ELLIPSOID AND GRID DA.

SITE BENCH MARK:

T.B.M. NO. 1
TOP OF TACK & TAG LS 1963S ON CONCRETE UTILITY PAD
ELEV = 400.48' (AS SHOWN)

T.B.M. NO. 2
TOP OF BRASS CAP MONUMENT
ELEV = 398.71' (AS SHOWN)

FLOOD ZONE CLASSIFICATION:
ZONE "3" PER FLOOD INSURANCE RATE MAP NUMBER 530520270E
PANEL 573 OF 1375
EFFECTIVE 3/7/2017

TOTAL SITE AREA:
69,829.00 SQ. FT
1.60 ACRES

BASIS OF BEARINGS:
THE VILLAGE 4TH ALTERATION BINDING SITE PLAN, REC. NO. 200604175002.

TAX PARCEL NUMBERS:
500271-0030
20327 MOUNTAIN HIGHWAY EAST SPANAWAY, WASHINGTON 98387

SITE AREA:
40,558 SQ. FT.
0.93 ACRES

500271-0040
20307 MOUNTAIN HIGHWAY EAST SPANAWAY, WASHINGTON 98387

SITE AREA:
28,273 SQ. FT.
0.67 ACRES

LEGAL DESCRIPTIONS:

PARCEL A:
LOTS 3 AND 4, HIDDEN VILLAGE BINDING SITE PLAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 13, 1985 UNDER RECORDING NO. 0510130515 AND AS AMENDED BY INSTRUMENTS RECORDED UNDER RECORDING NO. 9703030358, RECORDING NO. 200001075002, RECORDING NO. 200104175003 AND RECORDING NO. 200604175002, RECORDS OF PIERCE COUNTY, WASHINGTON.

PARCEL B:
A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, PASSAGE AND PARKING AS GRANTED BY INSTRUMENTS RECORDED MARCH 12, 1996, MARCH 20, 1996, MAY 15, 1996, NOVEMBER 6, 1996 AND JULY 15, 1997 UNDER RECORDING NO. 0603120824, (WHICH IS A RE-RECORD OF 9510060303), RECORDING NO. 0603200328, RECORDING NO. 0605100333, RECORDING NO. 0611062844 AND RECORDING NO. 9707150886 RECORDS OF PIERCE COUNTY, WASHINGTON.

CERTIFICATION:
TO PANDA RESTAURANT GROUP, INC., PANDA EXPRESS, INC., OFF NV DEVELOPMENTS, LLC, AND OCHERNG FAMILY TRUST, DATED 10/30/07, AS AMENDED AND ITS AFFILIATED ENTITIES AND FIDELITY NATIONAL TITLE AND NATIONAL TITLE GROUP, LLC AND/OR ITS SUCCESSORS OR ASSIGNS.

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 ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 13, 14, 15, AND 16 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 30, 2022.

DATE 12/16/22
DALE E. OAKS
PLS NO. 1963S

TITLE REPORT PROVIDED BY:
FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON, INC.
COMMITMENT NUMBER: 21001707-SC REVISION 4
EFFECTIVE DATE: NOVEMBER 22, 2022 AT 8:00 AM

SCHEDULE B SPECIAL EXCEPTIONS:
(NUMBERING CORRESPONDS TO EXCEPTION NUMBERING IN TITLE REPORT)

6. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, MAINTENANCE PROVISIONS, NOTES AND DEDICATIONS, AND OTHER MATTERS AS SET FORTH IN HIDDEN VILLAGE BINDING SITE PLAN RECORDED UNDER RECORDING NO. 0510130515, AND AS AMENDED BY INSTRUMENTS RECORDED UNDER RECORDING NO. 9703030358, RECORDING NO. 200001075002, RECORDING NO. 200104175003 AND RECORDING NO. 200604175002.

7. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND LIABILITY FOR ASSESSMENTS CONTAINED IN INSTRUMENT, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILY STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.

RECORDED: MARCH 12, 1996
RECORDING NO.: 0603120824

SAD INSTRUMENT IS A RE-RECORDING OF INSTRUMENT RECORDED UNDER RECORDING NUMBER 0510060303

AMENDMENT AND/OR MODIFICATION OF SAD RESTRICTIONS:

RECORDING NO.: 0603200328
RECORDING NO.: 0605100333
RECORDING NO.: 0611062844
RECORDING NO.: 0707150886
RECORDING NO.: 20000110126

ASSIGNMENT OF DECLARANT'S RIGHTS:

RECORDED: JANUARY 7, 2000
RECORDING NO.: 200001075291

IT IS A BLANKET EASEMENT.

9. PERPETUAL RECIPROCAL EASEMENT, MUTUAL MAINTENANCE AGREEMENT AND COVENANTS RUNNING WITH THE LAND, AND TERMS AND PROVISIONS THEREOF:

RECORDED: AUGUST 26, 1997
RECORDING NO.: 9702060604

ITS LOCATION IS SHOWN

14. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS RESERVED IN ORDINANCE NO. 2002-1233:

GRANTED TO: PIERCE COUNTY
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: APRIL 20, 2004
RECORDING NO.: 20040420003
AFFECTS: VACATED PORTION 204TH STREET EAST IN LOT 3
ITS LOCATION IS SHOWN



ALTA/NSPS LAND TITLE SURVEY

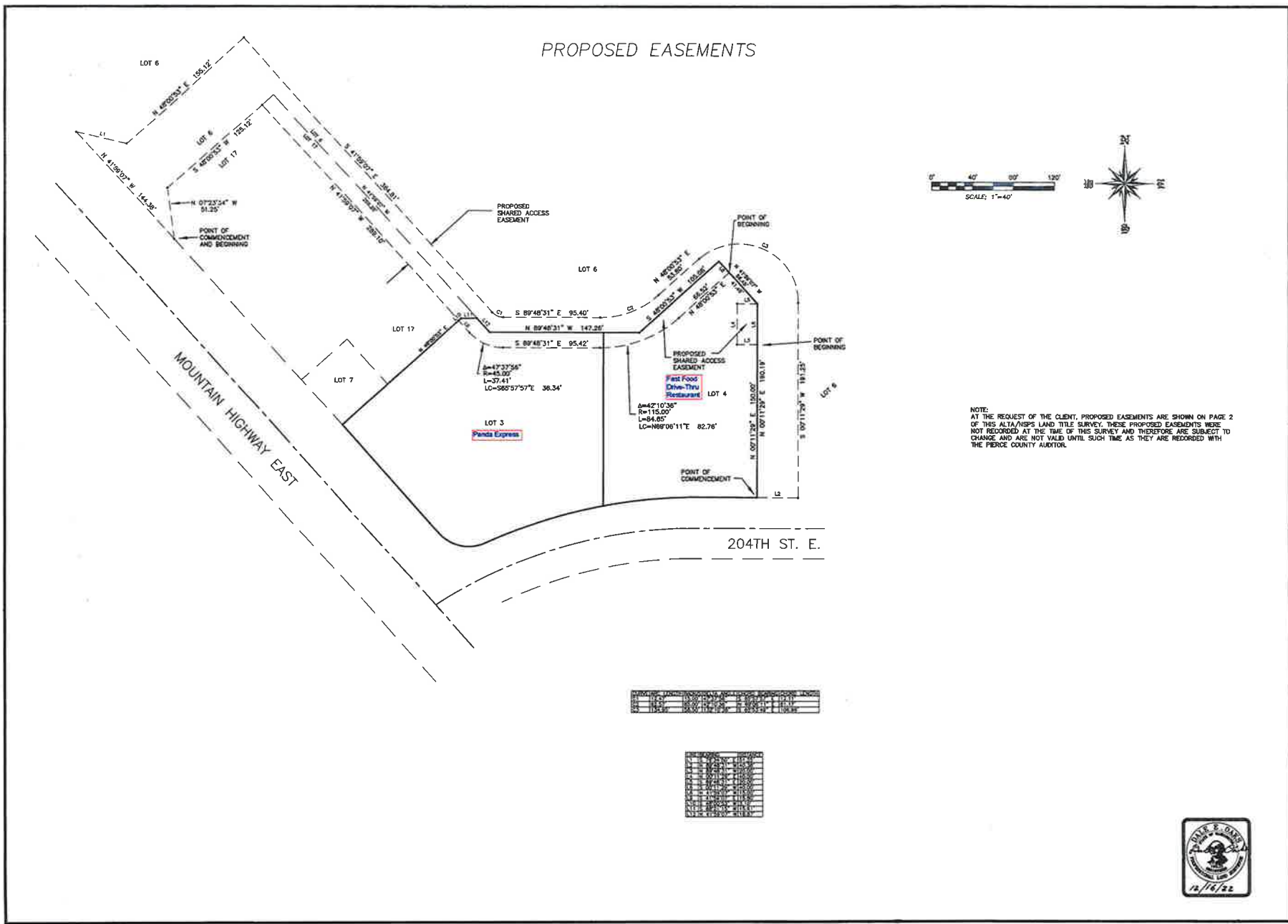
SADLER-BARNARD & ASSOC. INC.

717 W. STEWART
PUYALLUP, WA 98371
(253) 848-5170

1000 CORPORATE CENTER DRIVE, SUITE 550
MONTEREY PARK, CALIFORNIA 91754

CHUNK T.C. D.E.O. CHECKED D.E.O.
DATE 12/16/2022 APPROVED D.E.O.
SCALE 1" = 40'
DWD NAME: 21103-2-ALTA-REV 4.0.WG
JOB NO.: 2022103

SHEET 1 OF 2



ALTA/NSPS
 LAND TITLE SURVEY

GWA ARCHITECTURE INC.
 1000 CORPORATE CENTER DRIVE, SUITE 550
 MONTEREY PARK, CALIFORNIA 91754

SURVEYING
 PLANNING
 COMMUNICATION

717 W. STEWART
 PUYALLUP, WA 98571
 (253) 848-5170

SADLER-
 BARNARD
 & ASSOC. INC.

DRAWN T.C.O. CHECKED D.E.O.
 DATE 12/18/2022 APPROVED D.E.O.
 SCALE 1" = 40'
 DRAWN T.C.O. CHECKED D.E.O.
 DATE 12/18/2022 APPROVED D.E.O.
 JOB NO. 2001102

SHEET 2 OF 2

