

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
				<u>22,500.00</u>

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

TO THE
ORDER OF Washington Water Service Co.

\$22,500.00**

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

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



Security Features Included (E) Details on back

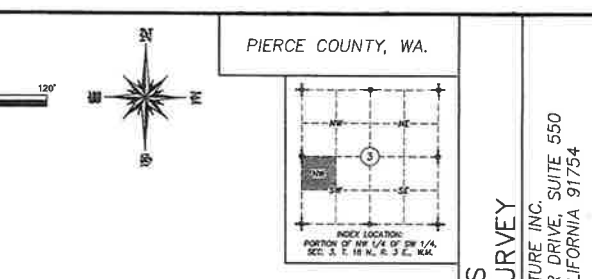
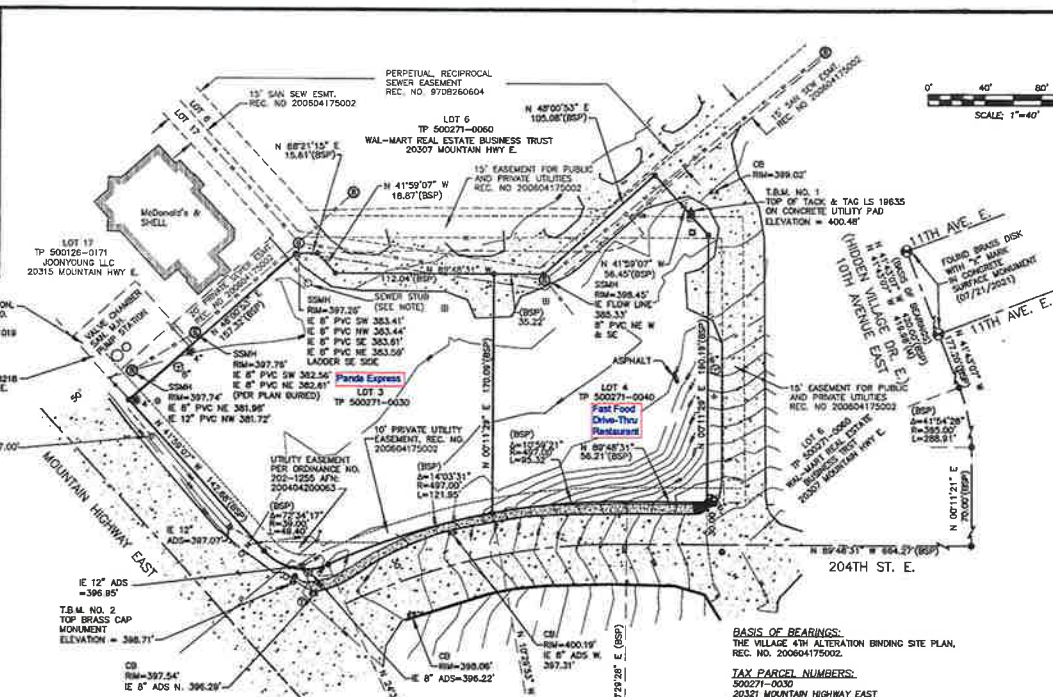
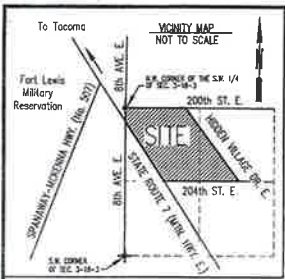


CFT NV Developments, LLC
1120 N Town Center Dr, Ste 150
Las Vegas, NV 89144

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



- 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 VALET
 - ☒ 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 TOPOGRAPHY. 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 TOPCON 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 GRS20 ELLIPSOID AND GSD0 0A.
- 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 9: 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 ADJUSTMENTS 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 GRS20 ELLIPSOID AND GSD0 0A.

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:
69,820.00 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
20027 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 PLAN THEREOF RECORDED OCTOBER 13, 1985 UNDER RECORDING NO. 951013051S AND AS AMENDED BY INSTRUMENTS RECORDED UNDER RECORDING NO. 970303035S, 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. 960312082A, (WHICH IS A RE-RECORD OF 951006030S), RECORDING NO. 960320028S, RECORDING NO. 960510063S, RECORDING NO. 961006244 AND RECORDING NO. 970715086S 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 PLAN 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)

- 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. 951013051S, AND AS AMENDED BY INSTRUMENTS RECORDED UNDER RECORDING NO. 970303035S, RECORDING NO. 200001075002, RECORDING NO. 200104175003 AND RECORDING NO. 200604175002.
- 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.: 960312082A

SAD INSTRUMENT IS A RE-RECORDING OF INSTRUMENT RECORDED UNDER RECORDING NUMBER 951006030S

AMENDMENT AND/OR MODIFICATION OF SAD RESTRICTIONS:

RECORDING NO.: 960320028S
RECORDING NO.: 960510063S
RECORDING NO.: 961006244
RECORDING NO.: 970715086S
RECORDING NO.: 20000110126

ASSIGNMENT OF DECLARANT'S RIGHTS:

RECORDED: JANUARY 7, 2000
RECORDING NO.: 200001075021

IT IS A BLANKET EASEMENT.

- PERPETUAL RECIPROCAL EASEMENT, MUTUAL MAINTENANCE AGREEMENT AND COVENANTS RUNNING WITH THE LAND, AND TERMS AND PROVISIONS THEREOF:
RECORDED: AUGUST 26, 1997
RECORDING NO.: 970626064A
ITS LOCATION IS SHOWN
- EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS RESERVED IN ORDINANCE NO. 2002-123S:
RECORDED: APRIL 20, 2004
RECORDING NO.: 20040420063
AFFECTS VACATED PORTION 204TH STREET EAST IN LOT 3
ITS LOCATION IS SHOWN

GRANTED TO: PIERCE COUNTY
PUBLIC UTILITIES
RECORDING DATE: APRIL 20, 2004
RECORDING NO.: 20040420063
AFFECTS VACATED PORTION 204TH STREET EAST IN LOT 3
ITS LOCATION IS SHOWN



ALTA/NSPS LAND TITLE SURVEY

SADLER-BARNARD & ASSOC., INC.

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

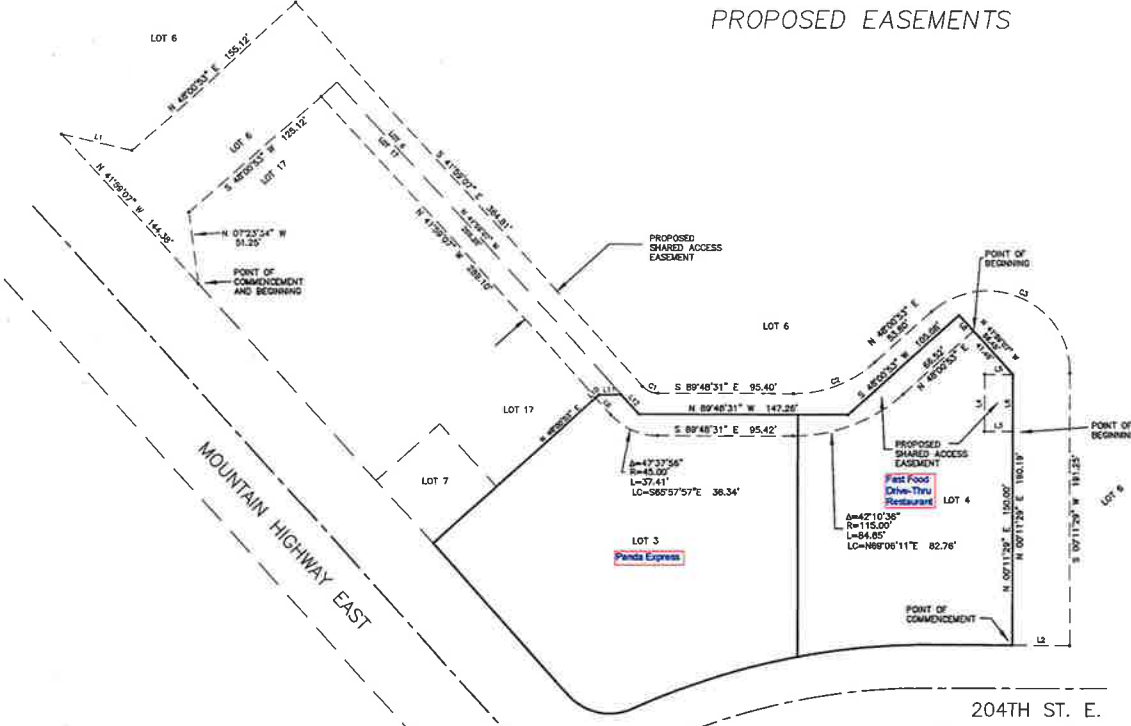
717 W. STEWART
PUYALLUP, WA 98371
(253) 848-5170

DATE 12/16/2022
SCALE 1" = 40'
DWD NAME 21103-2-ALTA-REV 4.DWG
JOB NO. 2022103

DRAWN T.C.D.
CHECKED D.E.O.
DATE 12/16/2022
APPROVED D.E.O.
SCALE 1" = 40'
DWD NAME 21103-2-ALTA-REV 4.DWG
JOB NO. 2022103

SHEET 1 OF 2

PROPOSED EASEMENTS



NOTE:
AT THE REQUEST OF THE CLIENT, PROPOSED EASEMENTS ARE SHOWN ON PAGE 2 OF THIS ALTA/NSPS LAND TITLE SURVEY. THESE PROPOSED EASEMENTS WERE NOT RECORDED AT THE TIME OF THIS SURVEY AND THEREFORE ARE SUBJECT TO CHANGE AND ARE NOT VALID UNTIL SUCH TIME AS THEY ARE RECORDED WITH THE PIERCE COUNTY AUDITOR.

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**ALTA/NSPS
LAND TITLE SURVEY**

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

**SURVEYING
PLANNING
CONDOMINIUM**

717 W. STEWART
PUELLIP, 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 NAME	TITUS 2-ALTA-REV-12PM		
JOB NO.	2021102		
DATE	12/16/22		

SHEET 2 OF 2