



LEROY SURVEYORS & ENGINEERS, INC.

Surveying • Engineering • Geology • Septic Design • GPS • GIS Mapping

Exhibit 1.a

Title Report

SUBDIVISION

Issued By:


Fidelity National Title*
 Insurance Company

Guarantee/Certificate Number:

23001913-SC
FIDELITY NATIONAL TITLE INSURANCE COMPANY
 a corporation, herein called the Company
GUARANTEES

Champions Centre, a Washington non for profit corporation

herein called the Assured, against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

Fidelity National Title Company of Washington, Inc.
600 University Street, Suite 2424
Seattle, WA 98101

Countersigned By:

 Sara Bennett
 Authorized Officer or Agent
**Fidelity National Title Insurance Company**

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

ISSUING OFFICE:

Title Officer: Marc Wise
Fidelity National Title Company of Washington, Inc.
600 University Street, Suite 2424
Seattle, WA 98101
Phone: 2062626291 Fax: 206-262-6292
Main Phone: (206)628-2822
Email: Marc.Wise@fnf.com

SCHEDULE A

Liability	Premium	Tax
\$1,000.00	\$900.00	\$92.25

Effective Date: December 11, 2023 at 08:00 AM

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matter relative to the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Title to said real property is [vested in:](#)

Mustard Seed Legacy Development LLC, a Washington limited liability company, which acquired title as Mustard Seed Legacy Development, LLC

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

END OF SCHEDULE A

EXHIBIT "A"

Legal Description

PARCEL A

That portion of the Northwest quarter of Section 36, Township 19 North, Range 1 East, W.M., in Pierce County, Washington, lying Southeasterly of Wilmington Drive (realigned Dupont-Steilacoom Road), described as follows:

Commencing at the bronze monument at the intersection of the centerline of Barksdale Avenue and the Northerly line of the Northern Pacific Railroad Company's right of way, as shown on the plat of Replat of the Village of Dupont, according to plat recorded in [Volume 15 of plats at page 65](#);

Thence North 69°47'46" East 41.36 feet along said railroad right of way to the Northerly line of said Barksdale Avenue;
Thence along said Northerly line of Barksdale Avenue, North 63°41'54" West 679.50 feet to the point of beginning;
Thence North 54°19'24" West 6.81 feet to the Southeasterly corner of Block "L" in said Replat of the Village of Dupont;
Thence North 35°40'36" East 45.10 feet to the Southerly line of a 15 foot easement granted to the Pierce County School District No. 7 for path;

Thence on said Southerly line of easement, Easterly 521.53 feet to the Westerly line of Dupont-Steilacoom Highway, as established in deed recorded December 11, 1942 under [Recording No. 1311721](#);

Thence Southerly along said Westerly line 219 feet, more or less, to the Northerly line of Barksdale Avenue;

Thence North 63°41'54" West, along said Northerly line to the point of beginning;

Except that portion as condemned in Decree of Appropriation entered March 11, 1988, in Pierce County Superior Court Cause No. 87-2-08765-1.

PARCEL B:

That portion of the Southwest quarter of Section 25 and of the Northwest quarter of Section 36 Township 19 North, Range 1 East, W.M., City of Dupont, Pierce County, Washington, being more particularly described as follows:

Commencing at Fort Lewis Monument No. 262, being a 6"x6" concrete monument with lead and tack, as shown on that record of survey by ESM, Inc., recorded under Pierce County [Recording No. 9303050249](#);

Thence South 87°57'04" East, 572.46 feet to the Westerly right-of-way margin of Dupont-Steilacoom Road;

Thence along said Westerly margin, South 01°42'01" West 1488.92 feet to the Southeasterly corner of the Plat of Bell Hill, as recorded under Pierce County [Recording No. 9109060562](#) and the true point of beginning;

Thence continuing along said Westerly margin the following courses:

South 01°42'01" West, 74.27 feet to a point of curvature;

Southwesterly 589.42 feet along the arc of a tangent curve to the right, having a radius of 1846.32 feet, through a central angle of 19°49'02" to a point of tangency;

South 21°31'03" West, 234.08 feet;

South 31°28'47" West, 758.44 feet to the Southerly line of a 15 foot wide easement granted to Pierce County School District No. 7 for a path by instrument recorded under Pierce County [Recording No. 1604647](#);

Thence along said Southerly line, the following courses:

North 73°58'12" West, 6.14 feet;

North 76°55'56" West, 137.26 feet;

North 80°45'26" West, 149.55 feet;

North 83°19'26" West, 83.52 feet to the Southeasterly line of Block "L" as shown on the "Replat of the Village of Dupont" as recorded in [Volume 15 of Plats, page 66](#), records of Pierce County, Washington;

Thence along the Southeasterly line of said Block "L" and along the Easterly line of that [tract of](#) land conveyed by deed recorded under [Recording No. 8609160527](#), North 37°31'09" East, 421.17 feet;

Thence along the Easterly and Northeasterly lines of said tract, the following courses:

North 50°54'48" West, 39.71 feet;

North 20°15'28" East, 177.79 feet;

EXHIBIT "A"
Legal Description

North 08°06'30" East, 148.69 feet;
North 18°28'36" East, 97.46 feet;
North 10°27'09" West, 109.27 feet;
North 10°49'00" East, 83.70 feet;
North 39°55'59" West, 402.16 feet;
North 49°44'03" West, 138.48 feet;
North 41°21'42" West, 83.79 feet;
North 47°49'04" West, 99.24 feet to the Southerly line of said Plat of Bell Hill;
Thence along said Southerly line, the following courses:

North 86°09'51" East, 566.26 feet;
South 30°02'50" East, 66.31 feet;
North 81°03'07" East, 56.42 feet;
North 76°19'50" East, 49.78 feet;
South 80°24'24" East, 25.68 feet;
South 86°11'31" East, 41.36 feet;
South 77°20'45" East, 37.53 feet;
North 82°37'33" East, 40.92 feet;
North 83°03'30" East, 29.71 feet;
South 71°21'32" East, 35.46 feet;
South 73°42'35" East, 28.67 feet;
South 61°30'59" East, 58.65 feet;
North 87°41'02" East, 42.60 feet;
South 37°31'32" East, 35.01 feet;
North 74°09'45" East, 57.08 feet;
South 88°17'59" East, 24.03 feet to the true point of beginning.

SCHEDULE B

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pacific Telephone and Telegraph Company
Purpose: erect and maintain poles, with the necessary wires and fixtures thereon and to keep the same free of foliage
Recording Date: August 16, 1928
[Recording No.:](#) [914150](#)
Affects: portion of said premises and other property as described therein

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pacific Telephone and Telegraph Company
Purpose: place, construct, operate, maintain, inspect, reconstruct, repair and replace underground conduits, cables and manholes
Recording Date: July 2, 1930
[Recording No.:](#) [997243](#)
Affects: portion of said premises and other property as described therein

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pierce County School District No. 7
Purpose: sidewalk for pedestrian use only, curbs and appurtenances
Recording Date: September 12, 1951
[Recording No.:](#) [1604647](#)
Affects: portion of Parcel B as described therein

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Town of Dupont
Purpose: electric, sewer and water lines and appurtenances
Recording Date: June 3, 1952
[Recording No.:](#) [1626681](#)
Affects: portion of said premises as described therein

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: United State of America
Purpose: constructing, operating, using maintaining, repairing, replacing, renewing, patrolling and removing a storm water drainage channel, and/or storm drainage culverts and appurtenances
Recording Date: July 15, 1957
[Recording No.:](#) [1791895](#)
Affects: portion of said premises

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Tacoma
Purpose: construct, operate, maintain, repair, replace and remove two (2) electric power transmission and communication pole lines, together with all necessary and convenient appurtenances
Recording Date: June 19, 1962
[Recording No.:](#) [1969690](#)
Affects: portion of said premises as described therein

SCHEDULE B

(continued)

7. Relinquishment of all existing, future or potential easements for access, light, view and air, and all rights of ingress, egress and regress to, from and between said Land and the highway or highways to be constructed on lands conveyed by Deed:

To: State of Washington
Recording Date: February 10, 1972
[Recording No.:](#) [2431318](#)

8. Relinquishment of all existing, future or potential easements for access, light, view and air, and all rights of ingress, egress and regress to, from and between said Land and the highway or highways to be constructed on lands conveyed by Deed:

To: State of Washington
Recording Date: March 10, 1972
[Recording No.:](#) [2435128](#)

9. Reservation of all coal, oil, gas and mineral rights, and rights to explore for the same contained in the deed:

Grantor: Weyerhaeuser Timber Co., a Washington corporation
Recording Date: February 2, 1990
[Recording No.:](#) [9002020329](#)
Affects: Parcel B

Said reservations were modified by instrument:

Recording Date: May 13, 1994
[Recording No.:](#) [9405130746](#)

NOTE: No examination has been made to determine the present record owner of the above rights to determine which may affect the lands or rights so reserved.

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power and Light Company
Purpose: underground electric system and appurtenances
Recording Date: April 12, 1990
[Recording No.:](#) [9004120162](#), which is a re-record of 8912180215
Affects: portion of said premises as described therein

11. Matters contained in that certain document:

Entitled: Notice Regarding Open Space
Executed by: Weyerhaeuser Real Estate Company
Recording Date: December 21, 1990
[Recording No.:](#) [9012210434](#), which is a re-record of 9012110161

Reference is hereby made to said document for full particulars.

SCHEDULE B

(continued)

12. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: August 24, 1992

[Recording No.:](#) [9208240297](#)

Assignment of Declarants Rights:

Assignee: The Quadrant Croperation

Recording Date: January 8, 2002

[Recording No.:](#) [200201080843](#)

Modification(s) of said covenants, conditions and restrictions:

Recording Date: January 10, 1995

[Recording No.:](#) [9501100462](#)

Recording Date: March 15, 1995

[Recording No.:](#) [9503150368](#)

Recording Date: January 9, 1996

[Recording No.:](#) [9601090368](#)

Recording Date: January 26, 1996

[Recording No.:](#) [9601260346](#)

Recording Date: March 12, 1996

[Recording No.:](#) [9603120707](#)

Recording Date: September 11, 1996

[Recording No.:](#) [9609110555](#)

Recording Date: December 24, 1996

[Recording No.:](#) [9612240420](#)

Recording Date: October 17, 1997

[Recording No.:](#) [9710170646](#)

SCHEDULE B

(continued)

Recording Date: March 17, 1998
[Recording No.: 9803170310](#)

Recording Date: July 7, 1998
[Recording No.: 9807070025](#)

Recording Date: December 20, 1998
[Recording No.: 9912200109](#)

Recording Date: November 8, 2000
[Recording No.: 200011080374](#)

Recording Date: September 18, 2002
[Recording No.: 200209180938](#)

Recording Date: April 4, 2003
[Recording No.: 200304041434](#)

Recording Date: April 16, 2003
[Recording No.: 200304160284](#)

Recording Date: August 25, 2003
Recording No.: 200308250162

Recording Date: August 15, 2008
[Recording No.: 200808150280](#)

Recording Date: October 6, 2010
[Recording No.: 201010060494](#)

Recording Date: March 26, 2013
[Recording No.: 201303260080](#)

13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pierce County
Purpose: construction, improvement, maintenance and repair of a sanitary sewer pipeline, manholes, and other appurtenant sewer structures
Recording Date: September 16, 1997
[Recording No.: 9709160068](#)
Affects: portion of said premises as described therein

14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pierce County
Purpose: construction, improvement, maintenance and repair of a sanitary sewer pipeline, manholes, and other appurtenant sewer structures
Recording Date: June 22, 1998
[Recording No.: 9806220227](#)
Affects: portion of said premises as described therein

SCHEDULE B

(continued)

15. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2023
Tax Account No.: 011936 2 009
Levy Code: 055
Assessed Value-Land: \$203,500.00
Assessed Value-Improvements: \$0.00

General and Special Taxes:

Billed: \$1,613.90
Paid: \$1,613.90
Unpaid: \$0.00
Affects: Portion of Parcel A

16. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2023
Tax Account No.: 011936 2 012
Levy Code: 055
Assessed Value-Land: \$473,000.00
Assessed Value-Improvements: \$0.00

General and Special Taxes:

Billed: \$3,737.24
Paid: \$3,737.24
Unpaid: \$0.00
Affects: Portion of Parcel A

17. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2023
Tax Account No.: 011936 2 039
Levy Code: 055
Assessed Value-Land: \$148,500.00
Assessed Value-Improvements: \$0.00

General and Special Taxes:

Billed: \$1,180.57
Paid: \$1,180.57
Unpaid: \$0.00
Affects: Remainder of Parcel A

SCHEDULE B

(continued)

18. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2023
Tax Account No.: 011936 2 043
Levy Code: 055
Assessed Value-Land: \$110,000.00
Assessed Value-Improvements: \$0.00

General and Special Taxes:

Billed: \$903.98
Paid: \$903.98
Unpaid: \$0.00
Affects: Parcel B

19. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

END OF SCHEDULE B