



**LEROY SURVEYORS & ENGINEERS, INC.**

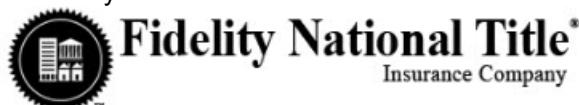
Surveying • Engineering • Geology • Septic Design • GPS • GIS Mapping

# Exhibit 1.a

## Title Report

**SUBDIVISION**

Issued By:



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 Insurance Company**

By:

A handwritten signature in black ink, appearing to read "Michael J. Nolan".

Michael J. Nolan, President

Attest:

A handwritten signature in black ink, appearing to read "Marjorie Nemzura".

Marjorie Nemzura, Secretary

Countersigned By:

A handwritten signature in black ink, appearing to read "Sara Bennett".

Sara Bennett  
Authorized Officer or Agent



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: placle, construct, operate, maintain, inspect, reconstrcut, 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 Corporation  
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**