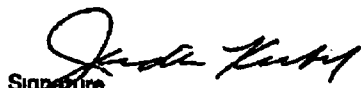
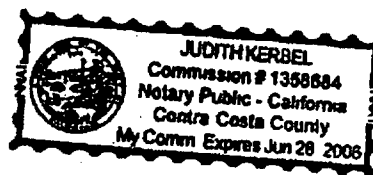


STATE OF CALIFORNIA)
COUNTY OF CONTRA COSTA)SS

On 09-11-03, before me, THE UNDERSIGNED, a Notary Public in and for said State, personally appeared Carol Schultz, personally known to me to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity and that by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal


Signature



11. 10 30 03 12. 63.

Third United Brethren
 A. F. Rathbone City Treasurer.
 By W. T. Sanders Assistant.

Countersigned
 for Riptington City Comptroller
 By L. M. Maher, Deputy.

Signed for record at request of Riptington Comptroller, July 28, 1903
 at 33 min past 1 P. M.

BEST COPY AVAILABLE

347794

August 20, 1903, at St. Louis, Mo.

August 20, 1903, at St. Louis, Mo.

By and Between August 20, 1903,

his wife of Riptington City, Mo.

August 20, 1903, at St. Louis, Mo.

August 20, 1903, at St. Louis, Mo.

August 20, 1903, at St. Louis, Mo.

August 20, 1903, at St. Louis, Mo.

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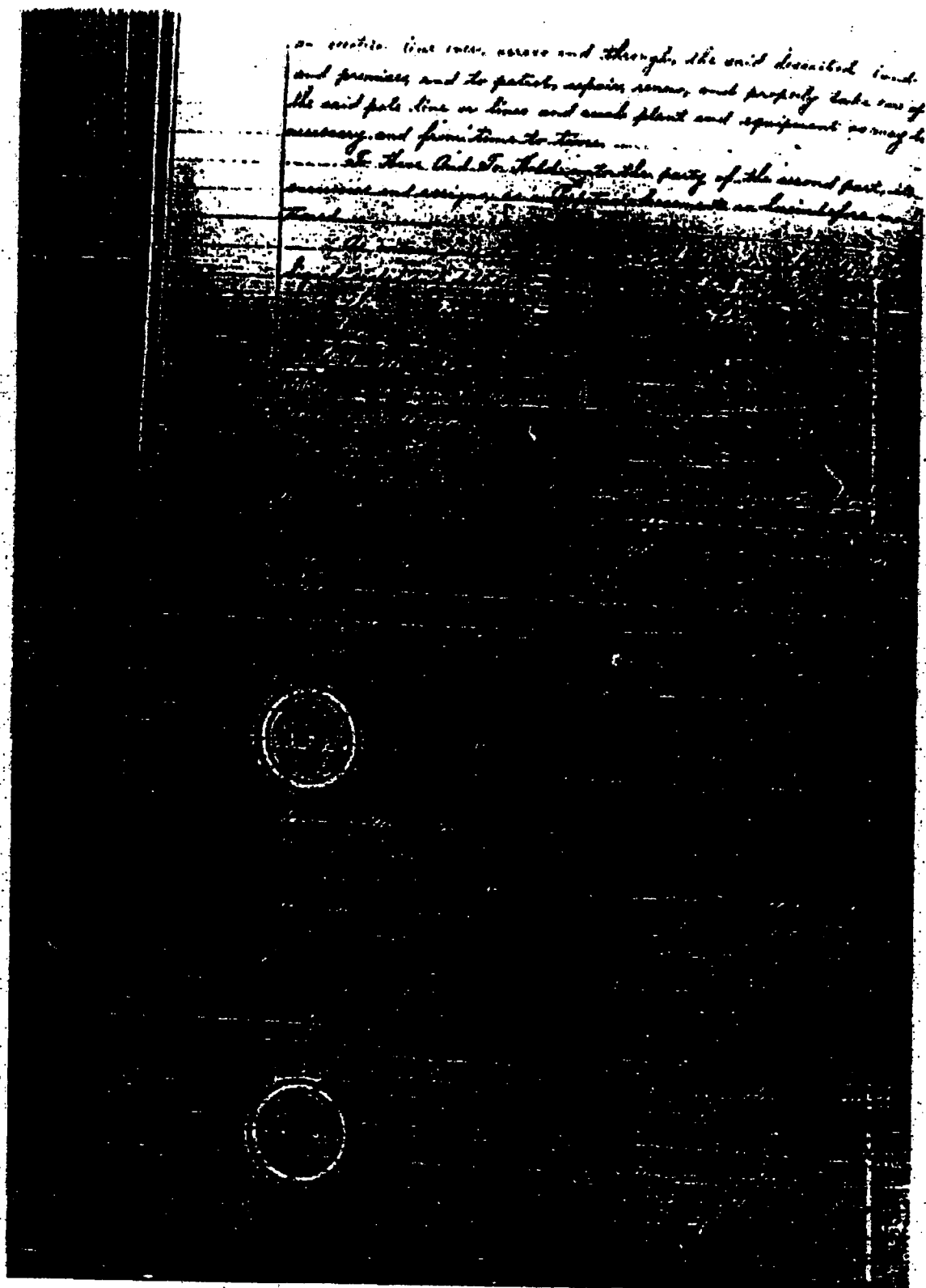
August 20, 1903, at St. Louis, Mo.

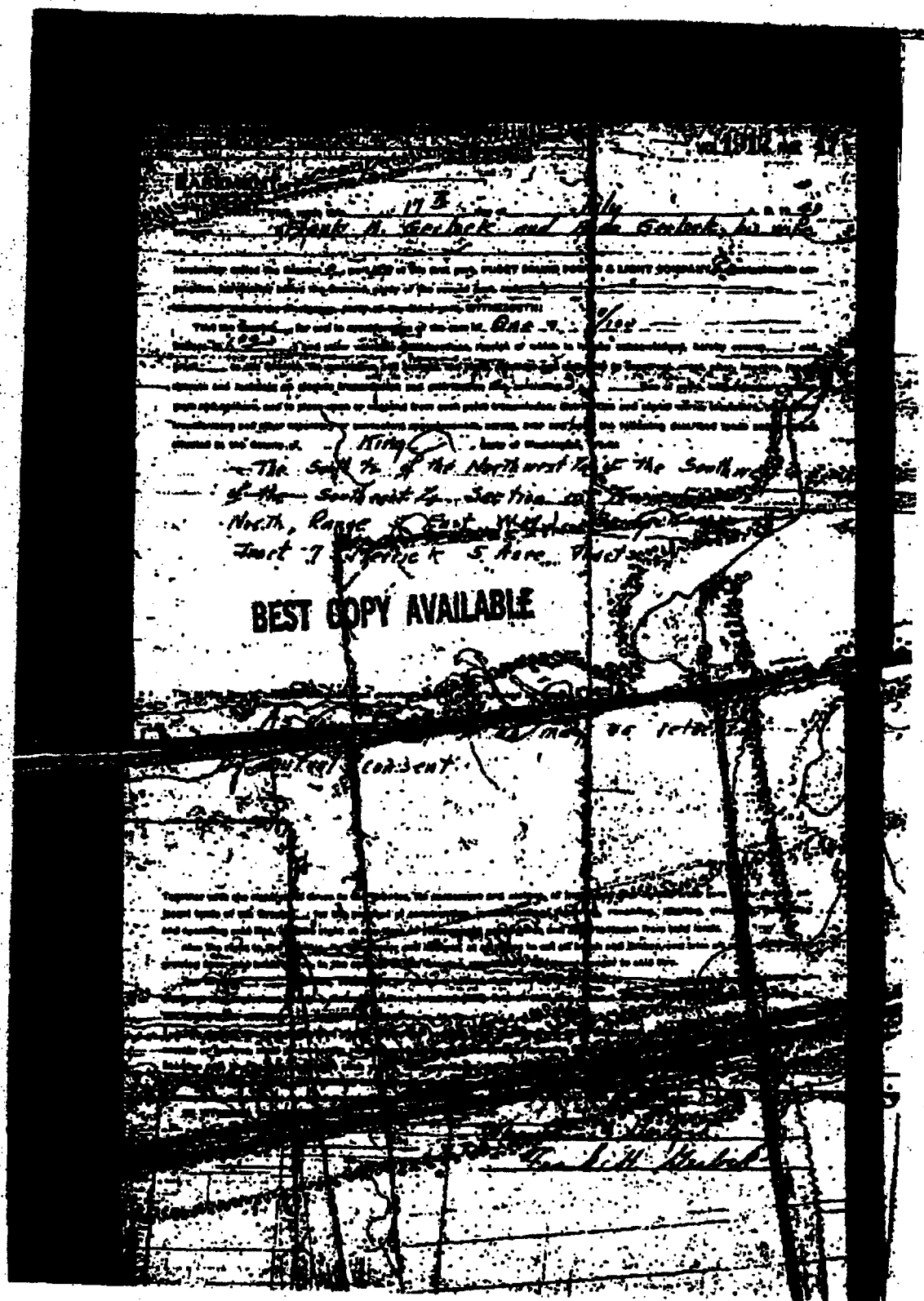
August 20, 1903, at St. Louis, Mo.

August 20, 1903, at St. Louis, Mo.

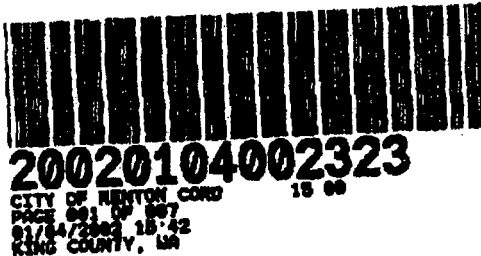
August 20, 1903, at St. Louis, Mo.

347794





Return Address:
City Clerk's Office
City of Renton
1055 S. Grady Way
Renton WA 98055



Please print or type information

Document Title(s): ORDINANCE NO. 4924
Reference Number(s) of Documents assigned or released: (on page ____ of document(s)) A-01-001
Grantor(s) (Last name first, then first name and initials) 1. City of Renton 2. 3. 4. <input type="checkbox"/> Additional names on page ____ of document
Grantee(s) (Last name first, then first name and initials) 1. 2. Piele Annexation 3. 4. <input type="checkbox"/> Additional names on page ____ of document
Legal Description (abbreviated. i.e. lot, block, plat or section, township, range) The North half (1/2) of the Southwest quarter of the Southeast quarter...
<input checked="" type="checkbox"/> Additional legal is on page <u>4</u> of document
Assessor's Property Tax Parcel/Account Number: 1023059013, 1023059015... <input checked="" type="checkbox"/> Additional legal is on page <u>6</u> of document
The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein

2002 010 4002323

CERTIFICATE

I, the undersigned City Clerk of the
City of Renton, Washington, certify
that this is a true and correct copy of
Ord. 4924 Subscribed
and sealed this 30 day of NOV, 2001

CITY OF RENTON, WASHINGTON City Clerk

ORDINANCE NO. 4924

**AN ORDINANCE OF THE CITY OF RENTON, WASHINGTON
ANNEXING CERTAIN TERRITORY OF THE CITY OF RENTON
(FIELD ANNEXATION; FILE NO. A-01-001)**

WHEREAS, under the provisions of RCW 35A.14.120 as amended, a petition in writing requesting that certain territory contiguous to the City of Renton, as described below, be annexed to the City of Renton, was presented and filed with the City Clerk on or about October 18, 2000; and

WHEREAS, prior to the filing and circulation of said petition for annexation to the City of Renton, the petitioning owners notified the City Council of their intention to commence such proceedings as provided by law, as more particularly specified in RCW 35A.14.120, and upon public hearing thereon, it having been determined and the petitioning owners having agreed to assume the pre-existing bonded indebtedness of the City of Renton as it pertains to the territory petitioned to be annexed; and to accept that portion of the City's Comprehensive Plan as it pertains to the territory including the applicable Zoning Code relating thereto; and

WHEREAS, the King County Department of Assessments has examined and verified the signatures on the petition for annexation and determined the assessed valuation of all the properties, the same being in excess of sixty percent (60%) of the area to be annexed, in value, as provided by law, and the petition also setting forth the legal description of the property according to government legal subdivision or plat, and the Economic Development, Neighborhoods and Strategic Planning Department of the City of Renton having considered and recommended the annexing of said property to the City of Renton; and

2002 010 4002323

ORDINANCE NO 4924

WHEREAS, the City Council filed August 6, 2001, as the time and place for public hearing in the City Council Chambers, City Hall, Renton, Washington, upon the petition and notice thereof having been given as provided by law, and

WHEREAS, pursuant to said notices public hearings have been held at the time and place specified in the notices, and the Council having considered all matters in connection with the petition and further determined that all legal requirements and procedures of the law applicable to the petition method for annexation have been met; and

WHEREAS, the King County Boundary Review Board having deemed the "Notice of Intention" approved as of October 23, 2001;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RENTON,
WASHINGTON, DO ORDAIN AS FOLLOWS

SECTION 1. The findings, recitals, and determinations are hereby found to be true and correct in all respects. All requirements of the law in regard to the annexation by petition method, including the provisions of RCW 35A.14, 120, 130, 140 and 150, have been met. It is further determined that the petition for annexation to the City of Renton of the property and territory described below is hereby approved and granted, the following described property being contiguous to the City limits of the City of Renton is hereby annexed to the City of Renton, and such annexation to be effective on and after the approval, passage, and publication of this Ordinance; and on and after said date the property shall constitute a part of the City of Renton and shall be subject to all its laws and ordinances then and thereafter in force and effect, the property being described as follows

ORDINANCE NO. 4924

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein

[Said property, approximately 20 acres, is located approximately 600' north of NE 4th Street in two approximately 10-acre tracts located along both sides of 142nd Ave SE]

and the owners-petitioners of the property shall assume the pre-existing bonded indebtedness of the City of Renton as prescribed in RCW 35A 14.120 as it pertains to the property, and the property to be subject to the City's Comprehensive Plan and Zoning Code

SECTION II This Ordinance shall be effective upon its passage, approval, and five days after its publication.

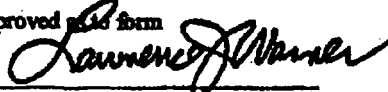
A certified copy of this Ordinance shall be filed with the King County Council, State of Washington, and as otherwise provided by law

PASSED BY THE CITY COUNCIL this 26th day of November, 2001


Marilyn J. Peterson, City Clerk

APPROVED BY THE MAYOR this 26th day of November, 2001.


Jesse Tanner, Mayor

Approved 
Lawrence J. Warren, City Attorney

Date of Publication: 11/30/2001 (Summary)
ORD.937.11/20/01.mna

2062 010 4002323

ORDINANCE NO. 4924

EXHIBIT "A"

FIELD ANNEXATION
LEGAL DESCRIPTION

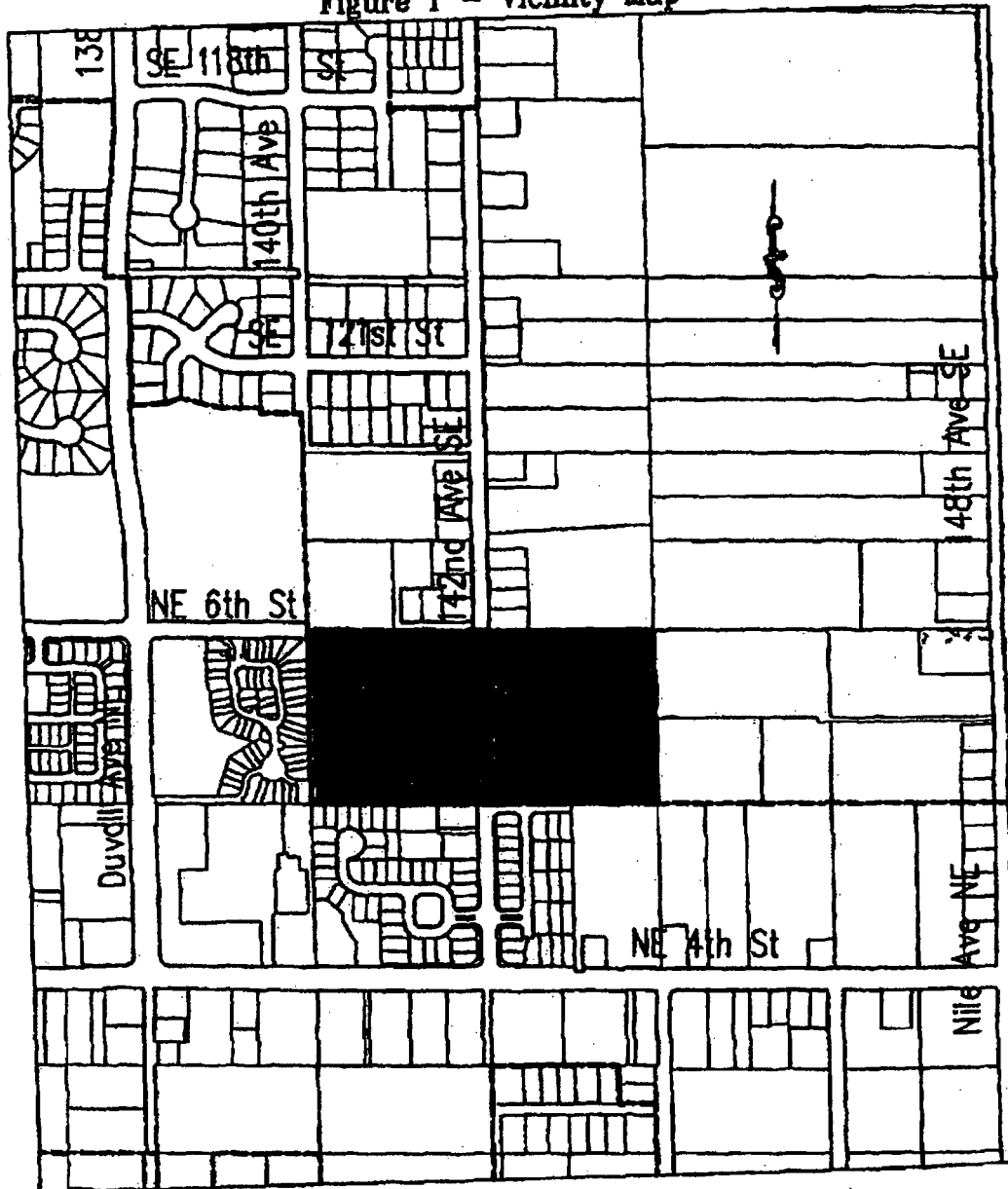
The North half (1/2) of the Southwest quarter of the Southeast quarter of Section 10, Township 23 North, Range 5 East, W.M., in King County, Washington,

TOGETHER WITH that portion of the Northwest quarter of the Southeast quarter of Section 10, Township 23 North, Range 5 East, W.M., in King County, Washington, per Superior Court Cause #90-2-00038-9

2002 010 4002323

100-1-10 2-1-10

ORDINANCE NO. 4924
Proposed Piele Annexation
 Figure 1 - Vicinity Map



2002 010 4002323

0 500 1,000

1:6,000



SEVEN
 Ben Clifton, Administrator
 O. D. Dwyer
 August 27, 2003

- Proposed annexation boundary
- - - Existing corporate boundary
- Urban Growth Boundary

2002 010 4002323

PID	Acct No
1023059013	102305901302
1023059015	102305901500
1023059025	102305902508
1023059033	102305903308
1023059033	102305903381
1023059036	102305903605
1023059070	102305907002
1023059088	102305909800
1023059123	102305912308
1023059125	102305912507
1023059176	102305917605
1023059177	102305917704
1023059185	102305918504
1023059188	102305918803
1023059190	102305919007
1023059212	102305921201
1023059217	102305921706
1023059230	102305923009
1023059231	102305923108
1023059254	102305925400
1023059258	102305925806
1023059264	102305926408
1023059281	102305928107
1023059283	102305928305
1023059290	102305929008
1023059291	102305929105
1023059298	102305929808
1023059308	102305930808
1023059308	102305930808
1023059385	102305938502
1023059403	102305940300

20030311 900008

RECORD OF SURVEY

A PORTION OF THE SW1/4 OF THE SE1/4 OF SEC. 10, TWP. 23N., RNG. 5E. W.M.
CITY OF RENTON, KING COUNTY, WASHINGTON

SHEET/PAGE

158 174



SCALE:
1" = 20'

Notes:

- 1) THE MONUMENT CONTAINING THIS SURVEY HAS BEEN FOUND BY THE SURVEYOR TO BE IN THE CORNER OF THE SECTION 10, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M. OF THE 1891 PLAT OF THE CITY OF RENTON, KING COUNTY, WASHINGTON. THE MONUMENT IS A CONCRETE POST IN THE CORNER OF THE SECTION 10, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M. OF THE 1891 PLAT OF THE CITY OF RENTON, KING COUNTY, WASHINGTON.
- 2) THIS SURVEY REPRESENTS PHYSICAL IMPROVEMENTS TO THE SECTION 10, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M. OF THE 1891 PLAT OF THE CITY OF RENTON, KING COUNTY, WASHINGTON. THE IMPROVEMENTS WERE MADE BY THE SURVEYOR ON THE DATE OF THIS FIELD BOOK.
- 3) NO TITLE RECORD WAS PROVIDED FOR THIS SITE. LEGAL DESCRIPTION WAS PROVIDED BY CLIENT.
- 4) ALL DISTANCES WERE MEASURED BY THE SURVEYOR AND MEASURED TO PROPERTY LINES.
- 5) IT IS NOT THE INTENT OF THIS SURVEY TO SHOW EASEMENTS OR RESERVATIONS UNLESS THEY APPEAR ON THE RECORD.

Basis of Bearing:

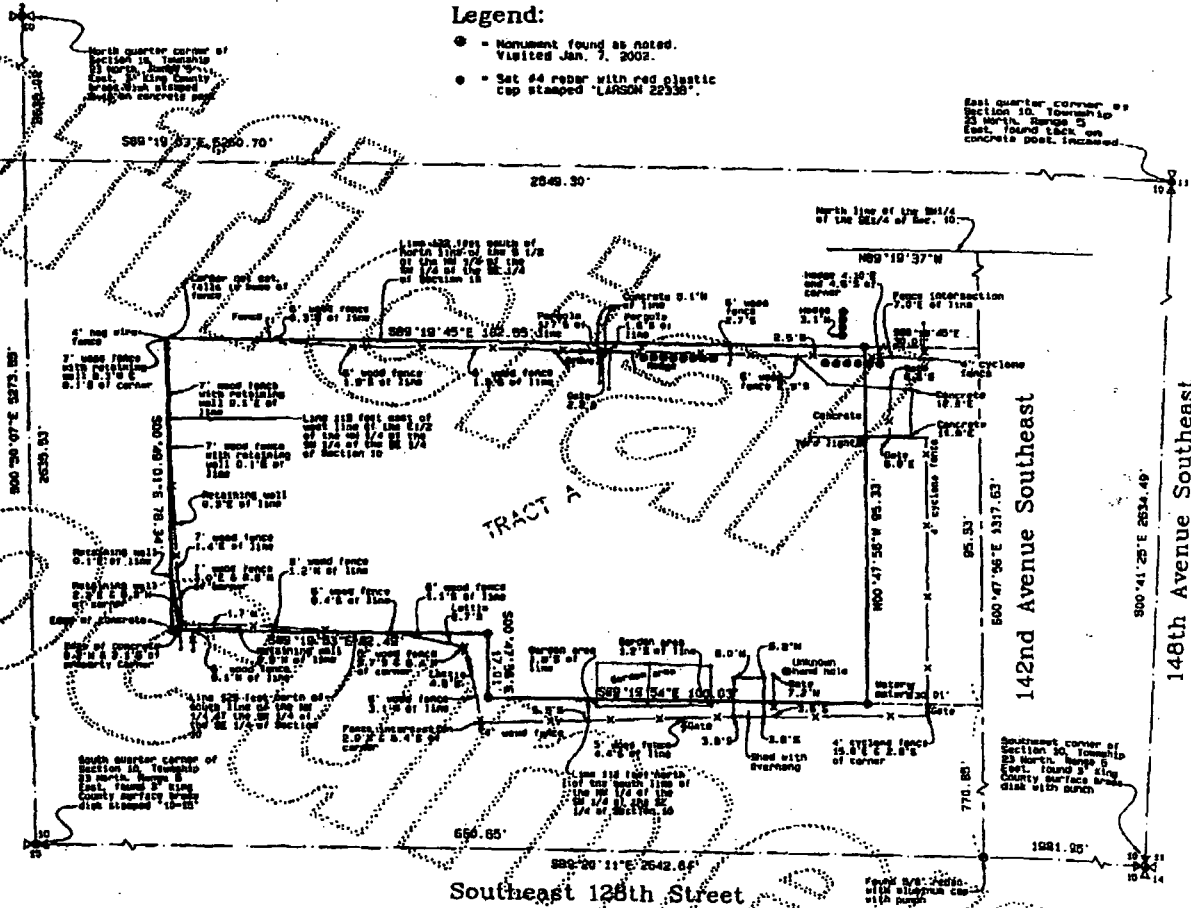
FROM NORTH, BEARING FROM BEARING, DISTANCE FROM THE CORNER OF THE SECTION 10, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M. OF THE 1891 PLAT OF THE CITY OF RENTON, KING COUNTY, WASHINGTON. THE MONUMENT IS A CONCRETE POST IN THE CORNER OF THE SECTION 10, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M. OF THE 1891 PLAT OF THE CITY OF RENTON, KING COUNTY, WASHINGTON. THE MONUMENT IS A CONCRETE POST IN THE CORNER OF THE SECTION 10, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M. OF THE 1891 PLAT OF THE CITY OF RENTON, KING COUNTY, WASHINGTON.

Description:

TRACT A, KING COUNTY, WASHINGTON, BEING A PORTION OF THE SW1/4 OF THE SE1/4 OF SEC. 10, TWP. 23N., RNG. 5E. W.M. OF THE 1891 PLAT OF THE CITY OF RENTON, KING COUNTY, WASHINGTON. BEING A PORTION OF THE SW1/4 OF THE SE1/4 OF SEC. 10, TWP. 23N., RNG. 5E. W.M. OF THE 1891 PLAT OF THE CITY OF RENTON, KING COUNTY, WASHINGTON.

Legend:

- Monument found as noted. Visited Jan. 7, 2002.
- Set 64 radar with red plastic cap stamped "LAWSON 22350".



RECORDING CERTIFICATE

Recording No. _____
Recorded this 11 day of March, 2002 at L.A. by _____
and _____ of Surveyors at page 123, at the request of _____
L.A.

Chris Johnson
Surveyor

LAND SURVEYOR'S CERTIFICATE

I do hereby certify that the above is a true and correct copy of the original survey as shown to me by the surveyor, and that the same is a true and correct copy of the original survey as shown to me by the surveyor.

Chris Johnson
Surveyor



Centre Pointe Surveying
2370 9th Avenue South
Federal WA 98003
(206) 881-2601

Surveyor: K. Loo	Surveyor: S. Woods
Date: June 18, 2002	Date: 1896
Scale: 1" = 20'	Scale: 1896

SW-SE 10, T23N, R5E, W.M.
Chris Johnson
12515 142nd Avenue SE
Renton, WA 98059

KING COUNTY, WASHINGTON

SHEET 1 OF 1

20030311 900008



First American

First American Title Insurance Company

2101 Fourth Ave, Ste 800, Seattle, WA 98121
(253) 471-1234 - (800) 238-8810 FAX (253) 671-5808

Title Team Three
Fax No. (253) 671-5813

Grae Bean
(206) 615-3275
gbean@firstam.com

Kristina Ward
(253) 671-5811
kward@firstam.com

DEVELOPMENT PLANNING
CITY OF RENTON

APR 21 2005

RECEIVED

To: **Seattle Escrow**
6450 Southcenter Boulevard, Suite 106
Tukwila, WA 98188
Attn: Louann

File No.: 4209-419473
Your Ref No.: 9120AT

Re: **Property Address: 14029 SE 124th Street, Renton, WA 98059**

COMMITMENT FOR TITLE INSURANCE

Issued by

FIRST AMERICAN TITLE INSURANCE COMPANY

Agreement to Issue Policy

We agree to issue a policy to you according to the terms of this Commitment.

When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the Commitment Date shown in Schedule A.

If the Requirements shown in this Commitment have not been met within six months after the Commitment Date, our obligation under this Commitment will end. Also, our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy.

Our obligation under this Commitment is limited by the following:

- The Provisions in Schedule A.
- The Requirements in Schedule B-1.
- The Exceptions in Schedule B-2.
- The Conditions.

This Commitment is not valid without Schedule A and Section 1 and 2 of Schedule B.

SCHEDULE A

1. Commitment Date: July 08, 2004 at 7:30 A.M.

Policy or Policies to be issued:	AMOUNT	PREMIUM	TAX
Owners Standard Coverage Proposed Insured: Langley Development Group, a Washington Corporation	\$ 370,000.00	\$ 1,250.00	\$ 110.00
Extended Mortgagees Coverage Proposed Insured: To Follow	\$ To Follow	\$	\$
Easement Coverage	\$	\$ 40.00	\$ 3.52

Builder Rate

3. (A) The estate or interest in the land described in this Commitment is:

Fee simple as to Parcel(s) A, an easement as to Parcel(s) B.

(B) Title to said estate or interest at the date hereof is vested in:

Robert Dykeman, presumptively subject to community interest of his spouse, if married on June 21, 1990

4. The land referred to in this Commitment is described as follows:

Real property in the County of King, State of Washington, described as follows:

Parcel A:

Lot 1 of King County Short Plat No. 480111, recorded June 18, 1982 under recording no. 8206180434, records of King County, Washington.

Parcel B:

An easement for ingress and egress over the North 30 feet of the Northeast Quarter of the Northwest Quarter of the Southwest Quarter of the Southeast Quarter of Section 10, Township 23 North, Range 5 East, W.M., in King County, Washington.
Except the East 30 feet thereof.

APN: 102305-912309

**SCHEDULE B
SECTION I
REQUIREMENTS**

The following requirements must be met:

- (A) Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- (B) Pay us the premiums, fees and charges for the policy.
- (C) Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded:
- (D) You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
- (E) Releases(s) or Reconveyance(s) of Item(s):
- (F) Other:
- (G) You must give us the following information:
 - 1. Any off record leases, surveys, etc.
 - 2. Statement(s) of Identity, all parties.
 - 3. Other:

**SCHEDULE B
SECTION II**

EXCEPTIONS

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction. The printed exceptions and exclusions from the coverage of the policy or policies are set forth in Exhibit A attached. Copies of the policy forms should be read. They are available from the office which issued this Commitment.

1. Lien of the Real Estate Excise Sales Tax and Surcharge upon any sale of said premises, if unpaid. As of the date herein, the excise tax rate for the **City of Renton** is at **1.78%**.
Levy/Area Code: 2146
2. General Taxes for the year 2004. The first half becomes delinquent after April 30th. The second half becomes delinquent after October 31st.
Tax Account No.: 102305-912309
1st Half
Amount Billed: \$ 1,209.32
Amount Paid: \$ 0.00
Amount Due: \$ 1,209.32
Assessed Land Value: \$ 128,000.00
Assessed Improvement Value: \$ 80,000.00
2nd Half
Amount Billed: \$ 1,209.32
Amount Paid: \$ 0.00
Amount Due: \$ 1,209.32
Assessed Land Value: \$ 128,000.00
Assessed Improvement Value: \$ 80,000.00
3. Evidence of the authority of the officers of Langley Development Group , to execute the forthcoming instrument, copies of the current Articles of Incorporation, By-Laws and certified copies of appropriate resolutions should be submitted prior to closing.
4. Question of identity of the spouse of Robert Dykeman on June 21, 1990, date of acquiring title. In addition, title is subject to matters which the record may disclose against the name of said spouse.
5. Easement, including terms and provisions contained therein:
Recording Information: 347794
In Favor of: Snoqualmie Falls and White River Power Company
For: pole lines
6. Easement, including terms and provisions contained therein:
Recorded: July 25, 1940
Recording Information: 3112963 (Vol. 1912 Pg. 47)
In Favor Of: Puget Sound Energy, Inc., a Washington corporation
For: Electric transmission and/or distribution system

7. Any and all offers of dedication, conditions, restrictions, easements, fence line/boundary discrepancies, notes and/or provisions shown or disclosed by the filed or recorded map referred to in the legal description.
8. Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes:
Recording Information: 8309120539
9. Temporary Water Service Agreement and the terms and conditions thereof:
Between: King County Water District No. 90
And: G.W. Sutherland and Donna D. Sutherland, his wife
Recording Information: 8403230934
10. Easement, including terms and provisions contained therein:
Recording Information: 8403230935
In Favor of: King County Water District No. 90
For: water mains
11. The terms and provisions contained in the document entitled "Bear Equal Costs of Maintenance, Repair or Reconstruction of 124th Street Road"
Recorded: November 13, 1987
Recording No.: 8711131412
12. The terms and provisions contained in the document entitled "Ordinance No. 4924"
Recorded: January 4, 2002
Recording No.: 20020104002323

INFORMATIONAL NOTES

- A. Effective January 1, 1997, and pursuant to amendment of Washington State Statutes relating to standardization of recorded documents, the following format and content requirements must be met. Failure to comply may result in rejection of the document by the recorder.
- B. Any sketch attached hereto is done so as a courtesy only and is not part of any title commitment or policy. It is furnished solely for the purpose of assisting in locating the premises and First American expressly disclaims any liability which may result from reliance made upon it.
- C. The description can be abbreviated as suggested below if necessary to meet standardization requirements. The full text of the description must appear in the document(s) to be insured.

Lot 1, KCSP No. 480111, rec. no. 8206180434

APN: 102305-912309

- D. The following deeds affecting the property herein described have been recorded within 24 months of the effective date of this commitment: NONE
- E. All matters regarding extended coverage have been cleared for mortgagee's policy. The coverage contemplated by this paragraph will not be afforded in any forthcoming owner's standard coverage policy to be issued.

Property Address: 14029 SE 124th Street, Renton, WA 98059

- F. According to the application for title insurance, title is to vest in Langley Development Group, a Washington Corporation.

CONDITIONS

1. DEFINITIONS

(a) "Mortgage" means mortgage, deed of trust or other security instrument.

(b) "Public Records" means title records that give constructive notice of matters affecting the title according to the state law where the land is located.

2. LATER DEFECTS

The Exceptions in Schedule B - Section II may be amended to show any defects, liens or encumbrances that appear for the first time in the public records or are created or attached between the Commitment Date and the date on which all of the Requirements (a) and (c) of Schedule B - Section I are met. We shall have no liability to you because of this amendment.

3. EXISTING DEFECTS

If any defects, liens or encumbrances existing at Commitment Date are not shown in Schedule B, we may amend Schedule B to show them. If we do amend Schedule B to show these defects, liens or encumbrances, we shall be liable to you according to Paragraph 4 below unless you knew of this information and did not tell us about it in writing.

4. LIMITATION OF OUR LIABILITY

Our only obligation is to issue to you the Policy referred to in this Commitment, when you have met its Requirements. If we have any liability to you for any loss you incur because of an error in this Commitment, our liability will be limited to your actual loss caused by your relying on this Commitment when you acted in good faith to:

comply with the Requirements shown in Schedule B - Section I

or

eliminate with our written consent any Exceptions shown in Schedule B - Section II.

We shall not be liable for more than the Policy Amount shown in Schedule A of this Commitment and our liability is subject to the terms of the Policy form to be issued to you.

5. CLAIMS MUST BE BASED ON THIS COMMITMENT

Any claim, whether or not based on negligence, which you may have against us concerning the title to the land must be based on this commitment and is subject to its terms.



First American

First American Title Insurance Company

2101 Fourth Ave, Ste 800, Seattle, WA 98121
(253) 471-1234 - (800) 238-8810 FAX (253) 671-5808

PRIVACY POLICY

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information – particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, The First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its *Fair Information Values*, a copy of which can be found on our website at www.firstam.com.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

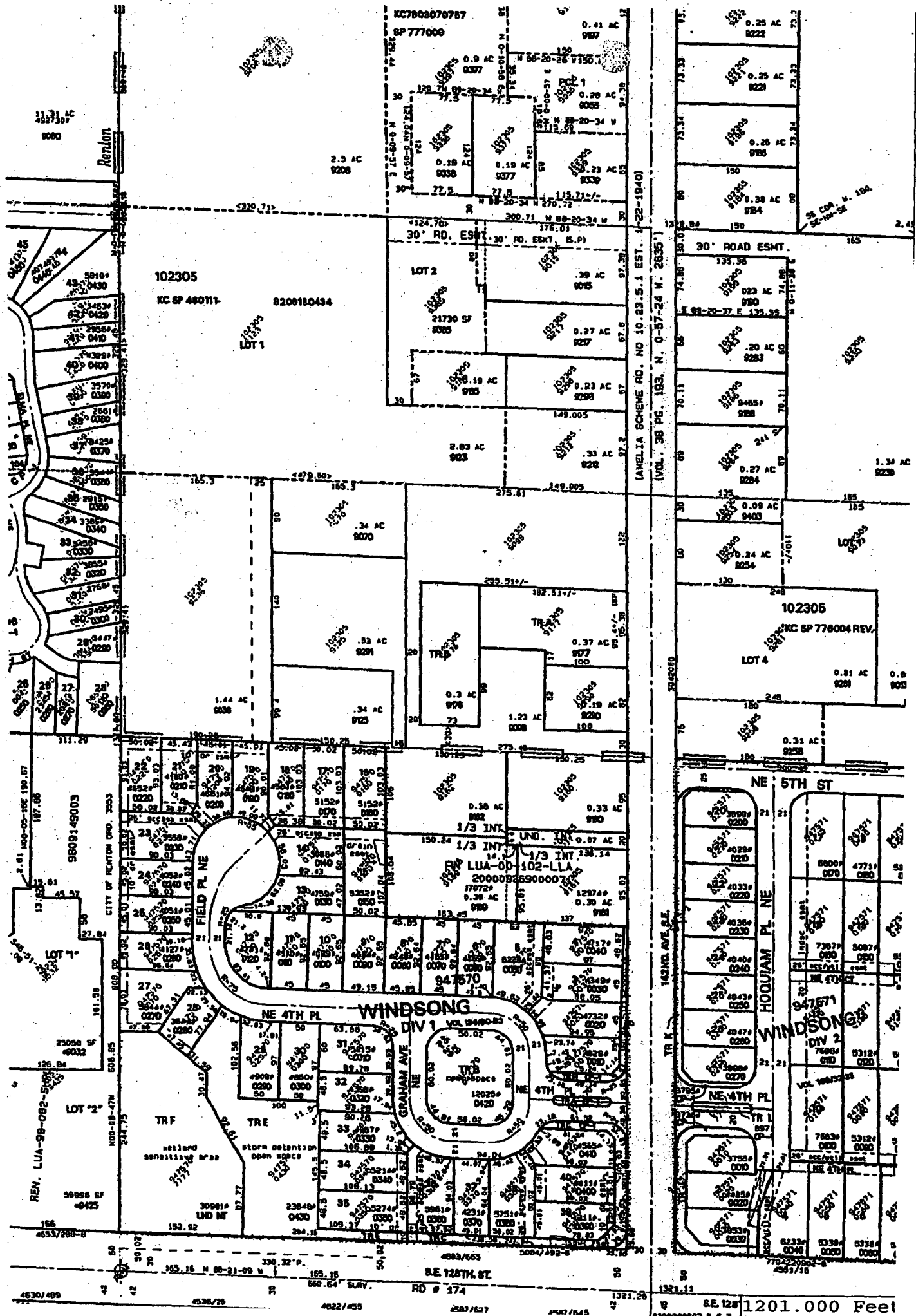
Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's *Fair Information Values*. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

© 2001 The First American Corporation • All Rights Reserved





First American Title Insurance Company

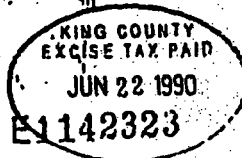
2101 Fourth Avenue, Suite 800 • Seattle, Washington 98121

(206) 728-0400 • 1-800-826-7718 • Fax: (206) 728-7219

COPIES OF DOCUMENTS

RECEIVED THIS DAY

Filed for record at the request of
when recorded, return to:
Robert E. Dykeman
c/o Janet McKinnon
Mills and Cogan
30th Floor, Key Tower
1000 Second Avenue
Seattle, WA 98104-1046



90/06/22
RECD F 7.00
REC FEE 2.00
CASHSL ***9.00

SPECIAL WARRANTY DEED

The grantor, Bruce P. Kriegman, bankruptcy trustee, for and in consideration of \$10.00 in hand paid and pursuant to an order of the United States Bankruptcy Court for the Western District of Washington in that matter numbered 89-06198, said caption being In Re: Grover and Donna Sutherland, grants, bargains, conveys and confirms to Robert Dykeman, buyer, the following described real estate, situated in the County of King, State of Washington:

See attached.

The grantor for himself and for his successors in interest does by these presence expressly limit the covenants of the Deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming through or under said grantor and not otherwise, and will forever warrant and defend the said described real estate.

DATED this 21st day of June, 1990.


Bruce P. Kriegman, Bankruptcy Trustee for
Grover and Donna Sutherland

ORIGINAL

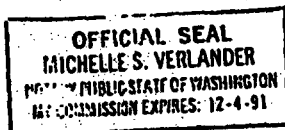
900622004

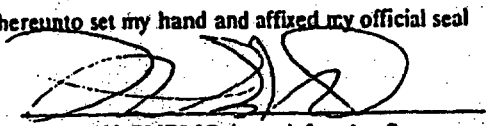
1801572

STATE OF WASHINGTON }
COUNTY OF King } ss.

On this 21st day of June, 1990, before me personally appeared Bruce P. Kriegman to me known to be the bankruptcy trustee for Grover and Donna Sutherland, that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said trustee, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.




NOTARY PUBLIC in and for the State
of Washington, residing at: Bothell
My commission expires: 12-4-91

9006222071

EXHIBIT "A"

PARCEL A:

LOT 1 OF KING COUNTY SHORT PLAT NO. 480111 AS RECORDED
UNDER RECORDING NO. 8206180434, RECORDS OF KING COUNTY,
WASHINGTON.

PARCEL A-1:

AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER THE NORTH
30 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF
THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION
10, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY,
WASHINGTON;
EXCEPT THE EAST 30 FEET THEREOF.

PARCEL B:

THOSE PORTIONS OF SECTION 10, TOWNSHIP 23 NORTH, RANGE 5
EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS
FOLLOWS:

THE WEST 25 FEET OF THE NORTH 90 FEET OF THE SOUTHEAST
QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF
THE SOUTHEAST QUARTER; AND THE NORTH 90 FEET OF THE EAST
HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF
THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER;
EXCEPT THE WEST 25 FEET THEREOF.

PARCEL B-1:

AN EASEMENT OVER THE SOUTH 15 FEET OF THE NORTH HALF OF THE
NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST
QUARTER OF SAID SECTION 10;
EXCEPT THE WEST 333.20 FEET;
AND EXCEPT THE EAST 30 FEET THEREOF;
AND EXCEPT ANY PORTION THEREOF LYING WITHIN PARCEL A.

ALL SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

9006222074

STATE OF WASHINGTON
 COUNTY OF KING
 personally appeared Anna Gerlock
 his wife, in and to be the individual described in and who executed the within instrument, and acknowledged that they
 executed the same free and voluntary act and deed, for the uses and purposes therein mentioned.
 and official seal the day and year in this certificate above written.
 Notary Public in and for the State of Washington.
 residing at Seattle



(FOR CORPORATE ACKNOWLEDGMENT)

STATE OF WASHINGTON,

COUNTY OF

On this _____ day of _____, A. D., 19____, before me personally appeared
 to me known to be the _____ President, and _____ to me known to be the _____
 Secretary, of the corporation that executed the within and foregoing instrument, and each acknowledged that said instrument to be
 the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and each on oath stated that
 they were authorized to execute said instrument, and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.

Notary Public in and for the State of Washington.

residing at _____

THE ABOVE INFORMATION IS FOR OFFICE USE ONLY AND IS NOT A PART OF THE INSTRUMENT

110
 425
 10-87

APPROVALS
 DESCRIPTION Gerlock E H
 FORM 100
 ABSTRACT OF TITLE
 CERTIFICATE OF TITLE
 TITLE Gerlock
 RECORDING
 EARL MILLER AUDITOR
 KING COUNTY WASH.
 DEPUTY
 JUN 25 AM 10 59
 REQUEST OF

FILED for Record at Request of
 TO
 PUGET SOUND POWER & LIGHT COMPANY
 TYPE OF CONSTRUCTION
 OVER 15,000 VOLTS 15,000 VOLTS OR UNDER

REG. NO. E125
 DIVISION 125
 FROM Gerlock E H

372915

10408

EASE

THIS instrument was made this 21st day of October A. D. 1927
W. T. Rader his separate estate

of the first part, PUGET SOUND POWER & LIGHT COMPANY, a Massachusetts corporation, the Grantor, party of the second part, and
 the party of the third part, WITNESSETH:

That in consideration of the sum of One and 70/100 and other valuable considerations, receipt of which is hereby acknowledged, hereby convey and assign, and do hereby convey and assign, the right, privilege and authority to construct, erect, alter, improve, repair, maintain, operate and use, a transmission and distribution line, consisting of a single line of poles, with necessary cross-arms, insulators, and other appurtenances, across, over and upon the following described lands and premises, to-wit:

King State of Washington, to-wit:

The South 30 feet and East 25 feet of the following tract:- The East $\frac{1}{2}$ of West $\frac{1}{2}$ of South $\frac{1}{2}$ of North West $\frac{1}{4}$ of South West $\frac{1}{4}$ of Southeast $\frac{1}{4}$ and the West 25 feet of the East $\frac{1}{2}$ of South $\frac{1}{2}$ of North West $\frac{1}{4}$ of South West $\frac{1}{4}$ of Southeast $\frac{1}{4}$ Section 10 Township 23 North Range 5 East 4th M.

The center line of said transmission and distribution line to be located as follows:

Along the South & East side of the above described roads

Together with the right at all times to the Grantee, its successors and assigns, of ingress to and egress from said lands across adjacent lands of the Grantor for the purpose of constructing, reconstructing, repairing, renewing, altering, changing, patrolling and operating said line, and the right at any time to remove said poles, wires and appurtenances from said lands.

Also the right to the Grantee, its successors and assigns, at all times to cut all brush and timber, and trim all trees standing or growing upon said lands which, in the opinion of the Grantee, constitute a menace or danger to said line.

The Grantee, its successors or assigns, covenant and agree that they will not do any planting or other act which may interfere with the operation of said line without giving reasonable notice in writing to the Grantor, or its successors or assigns, of intention so to do.

The right, privilege and authority hereby granted shall continue and be in force until such time as the Grantee, its successors or assigns, shall remove said poles, wires and appurtenances from said lands, or shall otherwise permanently abandon said line, at which time all such rights, title, privileges and authority hereby granted shall terminate.

Any and all mortgages held by the Mortgages above named is hereby released to the extent, but only to the extent, necessary to release the said mortgage to the easement herein granted to said Grantee.

IN WITNESS WHEREOF, this instrument has been executed the day and year first above written.

W. T. Rader



Notary Public do hereby certify that on this 21st day of October, 1947

T. Rader

and

described in and who executed the within instrument, and acknowledged that
free and voluntary act and deed, for the uses and purposes therein mentioned.
Given under my hand and official seal the day and year in this certificate above written.

Notary Public in and for the State of Washington
Residing at Seattle

STATE OF WASHINGTON
COUNTY OF

I, the undersigned, a Notary Public, do hereby certify that on this _____ day of _____, 19____
personally appeared before me _____ and _____
his wife, to me known to be the individual _____ described in and who executed the within instrument, and acknowledged that
signed the same as _____ free and voluntary act and deed, for the uses and purposes therein mentioned.
Given under my hand and official seal the day and year in this certificate above written.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT _____

(FOR CORPORATE ACKNOWLEDGMENT)

STATE OF WASHINGTON
COUNTY OF

On this _____ day of _____, A. D. 19____, before me personally appeared _____
to me known to be the _____ President, and _____ to me known to be the
Secretary, of the corporation that executed the within and foregoing instrument, and each acknowledged that said instrument to be
the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and each on oath stated that
they were authorized to execute said instrument, and that the seal affixed to the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT _____

THE ABOVE INFORMATION IS TRUE
AND IS NOT A PART OF THE

TITLE	CHARACTER OF TITLE	POSITION	DESCRIPTION	TYPE OF CONTRACT	DATE OF CONTRACT	DATE OF PAYMENT	DATE OF CLOSING
FILED in 1947							
PIGLET SOUND POWER							
TYPE OF CONTRACT							
DATE OF CONTRACT							
DATE OF PAYMENT							
DATE OF CLOSING							

ROBERT A. MOORE, Notary Public
KING COUNTY, WASHINGTON
11 W K 100 DR

DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS
REGARDING ANNEXATION TO A PUBLIC WATER DISTRICT AND
FORMATION OF A UTILITY DISTRICT

In consideration of approval by King County of a _____
_____ (Building or Plat) _____
property described below, _____
_____ property owners hereby covenant and
agree as follows:

1. I/We are the owners of property within King County,
which is legally described as follows: (Legal Description)

83-09-12 *0550 E
RECD-F 4.00
CASHOL 4:00

83-09-12 || 21235 I/We have requested the issuance by King County of the
following permit or approval for the above described property:

(Job No. or Plat No.)

3. Pursuant to King County Ordinance 5828, Section 4, the
above described permit or approval is exempt from King County's
requirements for fire hydrants and water mains.

4. Recognizing the above facts and in consideration of
King County's issuance of the requested permit/approval:

A. I/We hereby agree to join in the execution of a
petition for, and not to protest, the annexation of the sub-
ject property to a public water district. For this purpose,
I/We hereby designate the manager of the public water district
to which annexation is proposed as our representative to
sign a petition pursuant to RCW 57.24.

B. I/We hereby agree to join in the execution of a
petition for and not to protest the annexation of the subject
property to a local improvement district for purposes of providing water.

83-12-17

309120539

...ants consistent with applicable King County
... purpose, I/we hereby designate the manager
... district responsible for the local improve-
... agent authorized to sign a petition pur-
... 1960 on our behalf.

... of Conditions, Covenants and Restriction-
... upon our heirs assignees and successors in
... of the above-described property and is
... with the land.

... of Conditions, Covenants and Restriction-
... shall not be released without the express written approval
... of the King County Fire Marshal or his successor.

[Signature] OWNER (Signature) [Signature] OWNER (Signature)

On this 2 day of Aug, 1960, before me personally
appeared Joe Sutherland and ...
to me known to be the (individuals) () of the
-corporation described herein and who executed the foregoing
instrument as their free and voluntary act and deed for the uses
and purposes herein mentioned.

Witness my hand and seal hereto affixed the day of
Aug, 1960.

Notary Public in and for the
state of Washington, residing
at

**PUGET
POWER**

EASEMENT FOR UNDERGROUND ELECTRIC SYSTEM

ORIGINAL

G. W. SUTHERLAND AND DONNA D. SUTHERLAND, husband and wife

["Grantor" herein] grants, conveys and warrants to **PUGET SOUND POWER & LIGHT COMPANY**, a Washington corporation ["Grantee" herein], for the purposes hereinafter set forth a perpetual easement, right, access and/or the following described real property (the "Property" herein) **King**

Lot 1, as delineated on King County Short Plat No. 111,111, recorded under Auditor's File No. 8206180474

Situate in the Southwest quarter of the Southwest 1/4 of Section 10, Township 23 North, Range 5 East, W.M., 1st P.M., Washington.

Except as may be otherwise set forth herein Grantee's rights shall be exercised upon that portion of the Property (the "Right-of-Way" herein) described as follows:

A Right-of-Way **herein described as follows:**

the northerly 30 feet of the easterly 20 feet of said Lot 1.

1% EXCISE TAX NOT REQUIRED
King Co. Records Division

By *[Signature]* Deputy

1. Purpose. Grantee shall have the right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system upon and under the Right-of-Way together with all necessary or convenient appurtenances therefor, which may include but are not limited to the following: underground conduits, cables, communication lines; vaults, manholes, switches, and transformers; and semi-buried or ground mounted facilities. Following the initial construction of its facilities, Grantee may from time to time construct such additional facilities as it may require.

2. Access. Grantee shall have the right of access to the Right-of-Way over and across the Property to enable Grantee to exercise its rights hereunder, provided that Grantee shall compensate Grantor for any damage to the Property caused by the exercise of said right of access.

3. Obstructions; Landscaping. Grantee may from time to time remove trees, bushes, or other obstructions within the Right-of-Way and may level and grade the Right-of-Way to the extent reasonably necessary to carry out the purposes set forth in paragraph 1 hereof, provided, that following any such work, Grantee shall, to the extent reasonably practicable, restore the Right-of-Way to the condition it was immediately prior to such work. Following the installation of Grantee's underground facilities, Grantor may undertake any ordinary improvements to the landscaping of the Right-of-Way, provided that no trees or other plants shall be placed therein which would be unreasonably expensive or impractical for Grantee to remove and restore.

4. Grantor's Use of Right-of-Way. Grantor reserves the right to use the Right-of-Way for any purpose not inconsistent with the rights herein granted, provided: that Grantor shall not construct or maintain any building or other structure on the Right-of-Way which would interfere with the exercise of the rights herein granted; that no digging, tunneling or other form of construction activity shall be done on the Property which would disturb the compaction or unearth Grantee's facilities on the Right-of-Way, or endanger the lateral support to said facilities; and that no blasting shall be done within 15 feet of the Right-of-Way.

5. Indemnity. By accepting and recording this easement, Grantee agrees to indemnify and hold harmless Grantor from any and all claims for injuries and/or damages suffered by any person which may be caused by the exercise of the rights herein granted; provided, that Grantee shall not be responsible to Grantor for any damages or injuries caused by acts or omissions of Grantor.

6. Abandonment. The rights herein granted shall continue until such time as Grantee shall, in writing, notify Grantor, provided that no abandonment shall be deemed to have occurred by Grantee unless Grantee shall have abandoned its facilities on the Right-of-Way within any period of time from the date hereof.

7. Successors and Assigns. The rights and obligations of the parties shall inure to the benefit of and be binding upon their

RECORD AT REQUEST OF:

DATE: 11-2-1964

GRANTS

G. W. Sutherland
Donna D. Sutherland

STATE OF WASHINGTON

COUNTY OF

On this day personally appeared before me G. W. SUTHERLAND & DONNA D. SUTHERLAND
to me known to be the individual 8 described in and who executed the within and foregoing instrument, and acknowledged that
they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 15th day of November

Notary Public in and for the State of Washington,
residing at Seattle

STATE OF WASHINGTON

COUNTY OF

On this day personally appeared before me
to me known to be the individual _____ described in and who executed the within and foregoing instrument, and acknowledged that
signed the same as _____ free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this _____ day of _____

Notary Public in and for the State of Washington,
residing at _____

STATE OF WASHINGTON

COUNTY OF

On this day personally appeared before me
to me known to be the individual _____ described in and who executed the within and foregoing instrument, and acknowledged that
signed the same as _____ free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this _____ day of _____

Notary Public in and for the State of Washington,
residing at _____

STATE OF WASHINGTON

COUNTY OF

CORPORATE ACKNOWLEDGMENT

On this _____ day of _____, 19____, before me, the undersigned, personally appeared _____
and _____
to me known to be the _____ and _____
and acknowledged that the said _____ the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned.
Witness my hand and official seal this day and year first above written.

03/27

#0934 B

RECD F 10.00

CRSHSL

***10.00

55

THIS is a plat of the land between
King County Water District and between
"District" and of the Sutherland to as
wife, hereinafter referred to as Sutherland, his

WHEREAS, the Owners of the District for the
privilege of being allowed temporary water
service to a parcel of land which is present will be
segregated from the total parcel presently owned
by them which is described as:

The Northwest quarter of the Northwest
quarter of the Southeast quarter of the
Southeast quarter of Section 10, Township 23
North, Range 5 East, W.M.

The west one-half of the Southeast quarter of the
North one-half of the Northwest quarter of the
Southwest quarter of the Southeast quarter of
Section 10, Township 23 North, Range 5 East, W.M.
in King County, Washington, except the North 67
feet thereof.

and

WHEREAS, the Owners have represented to the District
that it is their intent to subdivide the aforementioned real
property into three parcels:

1. Parcel "A" being the easterly 110 feet of the afore-
mentioned property;
2. Parcel "B" being the westerly 110 feet of the east-
erly 220 feet of the Northwest quarter of the
Northwest quarter of the Southeast quarter of the
Southeast quarter of Section 10, Township 23 North,
Range 5 East, W.M. and
3. Parcel "C" being the westerly 110 feet, plus or
minus, of the Northwest quarter of the Northwest
quarter of the Southeast quarter of the Southeast
quarter of Section 10, Township 23 North, Range 5
East, W.M.

WHEREAS, the Owners have represented to the District
upon the plat that the Owners may

in area of his property if same is disturbed. The
water service is guaranteed and occurs within a specified
time.

WHEREAS, the Commissioners do find that it would be in
the best interest of the District and the parties hereto, to
grant this privilege to the Owners herein, provided their
property is subdivided into the three parcels aforementioned
within one year; and provided further, that certain easements
be granted to the District for its future use;

NOW, THEREFORE, IT IS AGREED:

That the Owners do hereby covenant, promise and
agree that they shall complete their proposed short plat of
their property not later than March 30, 1985; or in the
alternative, the Owners shall pay to the District the sum of
\$ 355.20 as and for the cost of and/or the partial
cost of the construction of a future water main pursuant to
Resolution No. 352;

2. That the Owners do and/or have paid to the District
the sum of \$ 1,760.00 pursuant to Resolution 352 for the
easement 110 feet of their property which is set forth as
Parcel "A" on Exhibit "A" which is attached hereto.

3. That the Owners have acquired and/or granted the
easements which are attached hereto as Exhibits "B" and
"C" and do grant and/or transfer said easements to the
District for the District's benefit and as part of the
consideration of the provisions and conditions herein.

4. The District does agree to allow Owners the privi-
lege of establishing a temporary service to the easterly 110
feet of their property which is described as Parcel "A" in
Exhibit "A" which is attached hereto; upon the condition that
said property is successfully subdivided and said subdivision
finalized on or before March 30, 1985; it being clearly
understood that if same is not accomplished, then, in that
event:

5. The Owners shall have ten (10) days to pay to the
District the aforementioned sum for their remaining
220 feet more or less of their property; or

6. The District shall disconnect water service to their
property; and
7. For the essence of this Agreement.

This instrument is subject to the conditions and provisions, and the representations of the parties and there are no representations, agreements, or understandings between the parties that are not set forth herein.

This Agreement shall be binding upon the heirs, successors and assigns and/or personal representatives of the parties.

DISTRICT

OWNERS:

By: G. W. Sutherland
Its: President

G. W. Sutherland
G. W. Sutherland

Donna D. Sutherland
Donna D. Sutherland

COUNTY OF KING

STATE OF WASHINGTON

COUNTY OF KING

On this day personally appeared before me, the undersigned, a Notary Public in and for the State of Washington, G. S. SUTHERLAND and DONNA D. SUTHERLAND, to me known to the individuals described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 14th day of March, 1984.

G. S. Sutherland
NOTARY PUBLIC in and for the State of Washington
residing at London, England

EXHIBIT 'A'

The Northwest quarter of the
quarter of the
Southeast quarter of the
North, Range 5 East, W.M.

The west one-half of the South
the North one-half of the North
of the Southwest quarter of
ter of Section 10, Township 23
5 East, W.M. in King County,
the North 67 feet thereof

1. Parcel "A" being the easterly 110 feet of the
mentioned property;
2. Parcel "B" being the westerly 110 feet of the east-
erly 220 feet of the Northwest quarter of the North-
west quarter of the Southwest quarter of the South-
east quarter of Section 10, Township 23 North,
Range 5 East, W.M.; and
3. Parcel "C" being the westerly 110 feet of the
minus, of the Northwest quarter of the
quarter of the Southwest quarter of the Southwest
quarter of Section 10, Township 23 North, Range
5 East, W.M., King County, Washington.

8403230934

AGREEMENT

this 19th day of March,
COUNTY WATER DISTRICT NO. 90, a
County, Washington, hereinafter
W. SUTHERLAND and DONNA D.
SUTHERLAND hereafter termed the "Grantor":

WITNESSETH:

That the Grantor for a valuable consideration of
providing a quantity of water, receipt of which is
hereby acknowledged, Grantor does by these presents
convey unto the Grantee a perpetual
easement for water and appurtenances under, through,
above, across, and along the following described property situated in
King County, Washington, together with all after acquired
title of the same herein, and more particularly described
as follows:

10 feet of the Northwest quarter of
the Northwest quarter of the Southwest quarter
of the Southeast Quarter of Section 10,
Township 23 North, Range 5 East, W.M. in King
County, Washington.

If the property of the Grantor at the time of granting
this easement is not platted, but is platted prior to the
recording of this document, then the Grantor does hereby
authorize the Grantee to add to this Agreement the designa-
tion (Volume and page, et cetera) of such plat.

The Grantor acknowledges that part of the consideration
being paid by the Grantee is for any and all damage resulting
to or resulting hereafter from the possible interference of
the natural flow of surface waters by Grantee's digging of
pipelines which may disturb the soil composition within said
easement.

The said Grantee shall have the right, without prior
institution of any suit or proceeding at law, as such time as
may be necessary, to enter upon the easement for the purpose
of constructing, repairing, altering or reconstructing said
water mains, or making any connections herewith, without
incurring any legal obligation or liability therefor,
provided:

That the Grantee, County Water District No. 90, will restore
the property to a condition as good as or
better than the premises were prior to entry by the
County Water District No. 90;

That the Grantee will exercise its best efforts not to
make any improvements on the easement
If it does so, it shall repair and/or
replace said improvements;

8403230934

- 3) Restoration--replacement of any entry shall be completed within ninety (90) days of any entry by the Grantee and the replacement-- or repair will be of the same quantity that is comparable or better than existed prior to the Grantee's entry upon the land.
- 4) The above set forth conditions shall apply not only to the initial construction but also to any re-entry by the Grantee that becomes necessary for repair and maintenance of the water line on said easement.
- 5) Any damage and/or removal of any ornamental tree, shrub, fence, or rockery shall be replaced within the aforementioned ninety (90) day period by the Grantee.

The easement, during its existence, shall be a covenant running with the land and shall be binding on the successors, heirs, and assigns of both of the parties hereto.

G. W. Sutherland

Donna D. Sutherland

On this 12 day of July, 1984, the undersigned, a Notary Public in and for the State of Washington, personally appeared G. W. SUTHERLAND and DONNA D. SUTHERLAND, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 1st day of
1981.

NOTARY PUBLIC in and for
the State of Washington.
residing at *1001*

Exhibit C

EASEMENT

THIS INDENTURE, made this 19th day of March, 1941, between KING COUNTY WATER DISTRICT NO. 90, a corporation, King County, Washington, the "Grantee" and JERRY MADISON and JUDITH MADISON, hereinafter termed the "Grantor":

WITNESSETH:

That the said Grantor for a valuable consideration of TEN DOLLARS (\$10.00), receipt of which is hereby acknowledged by the Grantor, does by these presents convey, grant, warrant unto the Grantee a perpetual easement for water mains and appurtenances under, through, above, across, the following described property situated in King County, Washington, together with all after acquired title of the Grantor therein, and more particularly described as follows:

The North 30 feet of the Northeast quarter of the Northwest quarter of the Southwest quarter of the Southwest Quarter of Section 10, Township 23 North, Range 5 East, W.M. in King County, Washington.

If the property of the Grantor at the time of granting this easement is not platted, but is platted prior to the recording of this document, then the Grantor does hereby authorize the Grantee to add to this Agreement the designation (Volume and page, et cetera) of such plat.

The Grantor acknowledges that part of the consideration being paid by the Grantee is for any and all damage resulting to or resulting hereafter from the possible interference of the natural flow of surface waters by Grantee's digging of pipelines which may disturb the soil composition within said easement.

The said Grantee shall have the right, without prior institution of any suit or proceeding at law, as such time as may be necessary, to enter upon the easement for the purpose of constructing, repairing, altering or reconstructing said water mains, or making any connections herewith, without incurring any legal obligation or liability therefor, provided:

- 1) The Grantee, Water District No. 90, will restore Grantor's property to a condition as good as or better than the premises were prior to entry upon the easement by Water District No. 90.
- 2) The Grantee will exercise its right of easement for private improvements, and if it does so, it will replace said improvements;

8403230934

8403230934

3) The work shall be completed within 30 days of any entry by the Grantee for replacement or repair of any structure or quantity that is damaged prior to the date of entry.

4) The above provisions shall apply not only to the original work but also to any re-entry by the Grantee for repair and maintenance of the structure on said easement.

5) Any damage to any ornamental tree, shrub, or plant shall be replaced within the aforementioned 30 day period by the Grantee.

The Grantor shall have the right to use the surface of the easement if such use is necessary with installation of the water main. However, the Grantor shall not erect buildings or structures of any nature on the easement during the existence of said easement.

The easement, during its existence, shall be a covenant running with the land and shall be binding on the successors, heirs, and assigns of both of the parties hereto.

IN WITNESS WHEREOF, we have set our hands and seals this 19th day of March, 1987.

Jerry Madison
Jerry Madison

Julie Madison
Julie Madison

STATE OF WASHINGTON)

COUNTY OF KING)

On this 19th day of March, 1987, the undersigned, a Notary Public in and for the State of Washington, personally appeared JERRY MADISON and JULIE MADISON, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein expressed.

GIVEN UNDER MY HAND AND SEAL, this 19th day of March, 1987.

[Signature]
NOTARY PUBLIC in and for
the State of Washington,
residing at [Address]

Exhibit 'B'

EASEMENT

THIS INDENTURE, made this 19th day of March, 1984, by and between KING COUNTY WATER DISTRICT No. 90, a municipal corporation, King County, Washington, hereinafter termed the "Grantee" and G. W. SUTHERLAND and his wife, hereinafter termed the "Grantor",

WITNESSETH:

That the said Grantor for a valuable consideration of providing the availability of water, receipt of which is hereby acknowledged by the Grantor, does by these presents convey, grant and warrant unto the Grantee a perpetual easement for water mains and appurtenances under, through, above, across, the following described property situated in King County, Washington, together with all after acquired title of the Grantor therein, and more particularly described as follows:

The North 30 feet of the Northwest quarter of the Northwest quarter of the Southwest quarter of the Southeast Quarter of Section 10, Township 23 North, Range 5 East, W.M. in King County, Washington.

If the property of the Grantor at the time of granting this easement is not platted, but is platted prior to the recording of this document, then the Grantor does hereby authorize the Grantee to add to this Agreement the designation (Volume and page, et cetera) of such plat.

The Grantor acknowledges that part of the consideration being paid by the Grantee is for any and all damage resulting to or resulting hereafter from the possible interference of the natural flow of surface waters by Grantee's digging of pipelines which may disturb the soil composition within said easement.

The said Grantee shall have the right, without prior institution of any suit or proceeding at law, as such time as may be necessary, to enter upon the easement for the purpose of constructing, repairing, altering or reconstructing said water mains, or making any connections herewith, without incurring any legal obligation or liability therefor, provided:

- 1) The Grantee, Water District No. 90, will restore the Grantor's property to a condition as good as or better than the premises were prior to entry by the Grantee, Water District No. 90.
- 2) The District will exercise its best efforts to avoid damage any private improvements on the premises herein, but if it does so, it shall repair and/or replace said improvements;

- 3) Restoration--replacement--repair--shall be completed within ninety (90) days of the date of any entry by the Grantee upon said restoration--replacement-- or repair of the quality and/or quantity that is completed or better than existed prior to the Grantee's entry upon the easement.
- 4) The above set forth conditions shall apply not only to the initial construction but also to any re-entry by the Grantee that becomes necessary for repair and maintenance of the water line on said easement.
- 5) Any damage and/or removal of any ornamental trees, shrub, fence, or rockery shall be replaced within the aforementioned ninety (90) day period by the Grantee.

The Grantor shall retain the right to use the surface of the easement if such use does not interfere with installation of the water main. However, the Grantor shall not erect buildings or structures of a permanent nature on the easement during the existence of said easement.

The easement, during its existence, shall be a covenant running with the land and shall be binding on the successors, heirs, and assigns of both of the parties hereto.

IN WITNESS WHEREOF, we have set our hands and seals this 19th day of March, 1984.

G. W. Sutherland
G. W. Sutherland

Donna D. Sutherland
Donna D. Sutherland

STATE OF WASHINGTON)
) SS.
COUNTY OF KING)

On this 19th day of March, 1984, the undersigned, a Notary Public in and for the State of Washington, personally appeared G. W. SUTHERLAND and DONNA D. SUTHERLAND, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged that they signed the same in their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 19th day of March, 1984.

[Signature]
NOTARY PUBLIC in and for
the State of Washington.

8463230935

Jameson-Shields Escrow
930 N. 34th #400
Seattle, WA 98103
re. 1079

425 Pike St
Suite 600
Seattle, WA 98101

ROAD MAP

This Road Maintenance Agreement was made on the 1st day of September, 1907, by and between the undersigned:

12255-1420
Renton, WA

2. Mr. Jerry J. Madison
Mrs. Julie A. Madison
12407-142nd Ave. SE
Renton, WA 98058

3. Mr. G. W. Sutherland
Mrs. Donna D. Sutherland
14029 S.E. 124th St.
Renton, WA 98056

4. Mr. Warren McDowell
14114 S.E. 124th St.
Renton, WA 98058

5. Mr. Michael F. Proctor
14106 S.E. 124th St.
Renton, WA 98056

Said parties are all residents of Renton, King County, Washington and reside at the addresses above stated. The parties' properties are legally described in Exhibit A, which is attached hereto and incorporated reference.

1. That the parties hereto are adjacent real property owners to and users of a parcel of real property utilized for purposes of ingress and egress to their land. Said property is legally described as follows:

That portion of parcel #2 of Short Plat No. 777009, under auditor's file no. 7803070757 described as the south 30 feet of parcel #2, and the West 30 feet of the North 124 feet of the South 154 feet.

Said parcel of real property shall be sold to the highest bidder hereto; and their land and shall be known as "Lot 1, Block 1, Subdivision 1, St. road". This agreement shall have no effect unless and until the same is approved by the Board of Supervisors of the County of San Diego.

ROAD MAINTENANCE AGREEMENT

8711131412

intersection with the south side of 142nd Ave. S.E. Said road is approximately 300.71' in length, running west from 142nd Ave. S.E. to the west border of parcel #2, and 154' in length, running north from the west corner of parcel #2 to the roads termination. See Exhibit A, which is incorporated by reference herein.

2. That the parties hereto, for the benefit of their property, to share equally in the costs and expenses of maintaining the 124th St. road in good repair.

"In good repair" shall be defined as providing a road which is safe to be utilized without damage or fear of damage to ones person or vehicles. Determination of need of maintenance or repair on said road shall be decided by majority of the parties hereto or their successors or assigns in interest. Each residence shall have one vote.

This agreement shall run with the land of the parties hereto, so long as said party utilizes the 124th St. road as ingress and/or egress to their property. If any party should transfer or convey their property in any manner, this obligation of maintenance and repair to the 124th St. road shall be conveyed as a part of said transfer or conveyance.

Should any party no longer necessitate use of the road as an ingress or egress to their property, said party shall give notice in writing to all other parties hereto (or their successors or assigns of interest) of the intent to discontinue the use of said 124th St. road and thus relieving said party of any obligation to maintain and right to use said road.

3. That this agreement may be amended or modified from time to time by a majority agreement of the parties hereto.

Sylvia Wood *Jerry J. Madison* *G. W. Sutherland*
Sylvia Wood Jerry J. Madison G. W. Sutherland

Warren McDowell *Julie A. Madison* *Donna D. Sutherland*
Warren McDowell Julie A. Madison Donna D. Sutherland

Edith C. Prummer *Mrs. Prummer*
Edith C. Prummer Mrs. Prummer

00250

8711131412

STATE OF WASHINGTON)

COUNTY OF KING)

On this day personally appeared before me G. W. Sutherland and Donna D. Sutherland to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 21st day of September, 1987.

[Signature]
NOTARY PUBLIC in and for the
State of Washington, residing
at Mountlake Terrace
Commission expires: 8/21/90

STATE OF WASHINGTON)

COUNTY OF KING)

On this day personally appeared before me Michael F. Prummer to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 21st day of September, 1987.

[Signature]
NOTARY PUBLIC in and for the
State of Washington, residing
at Mountlake Terrace
Commission expires: 8/21/90

00250

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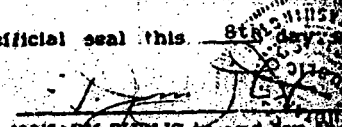
STATE OF WASHINGTON

)
) ss.
)

COUNTY OF KING

On this day personally appeared before me
Mr. Warren McDowell to me known to be the individual(s)
described in and who executed the within and foregoing instrument,
and acknowledged that he signed the same as his free
and voluntary act and deed, for the uses and purposes therein
mentioned.

October GIVEN under my hand and official seal this 8th day of
September, 1987.


NOTARY PUBLIC in and for the
State of Washington, residing
at Mountlake Terrace
Commission expires: 8/21/90

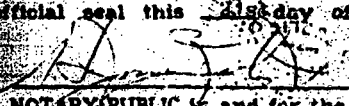
8711131412

STATE OF WASHINGTON

COUNTY OF KING

On this day personally appeared before me Sylvia Wood
described in and who executed the within and foregoing instrument,
and acknowledged that she signed the same as her free
and voluntary act and deed, for the uses and purposes therein
mentioned.

GIVEN under my hand and official seal this 21st day of
September, 1987.

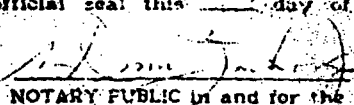

NOTARY PUBLIC in and for the
State of Washington, residing
at Mountlake Terrace
Commission expires: 8/21/90

STATE OF WASHINGTON

COUNTY OF KING

On this day personally appeared before me Jerry J. Madison and
Julie A. Madison to me known to be the individual(s)
described in and who executed the within and foregoing instrument,
and acknowledged that they signed the same as their free
and voluntary act and deed, for the uses and purposes therein
mentioned.

GIVEN under my hand and official seal this 21st day of
September, 1987.


NOTARY PUBLIC in and for the
State of Washington, residing
at Mountlake Terrace
Commission expires: 8/21/90

ROAD MAINTENANCE

00250

8711131412

EXHIBIT A

The legal description of the real property benefiting from this Road Maintenance Agreement is listed hereinafter and such is incorporated into said Agreement of which this Exhibit A is attached thereto:

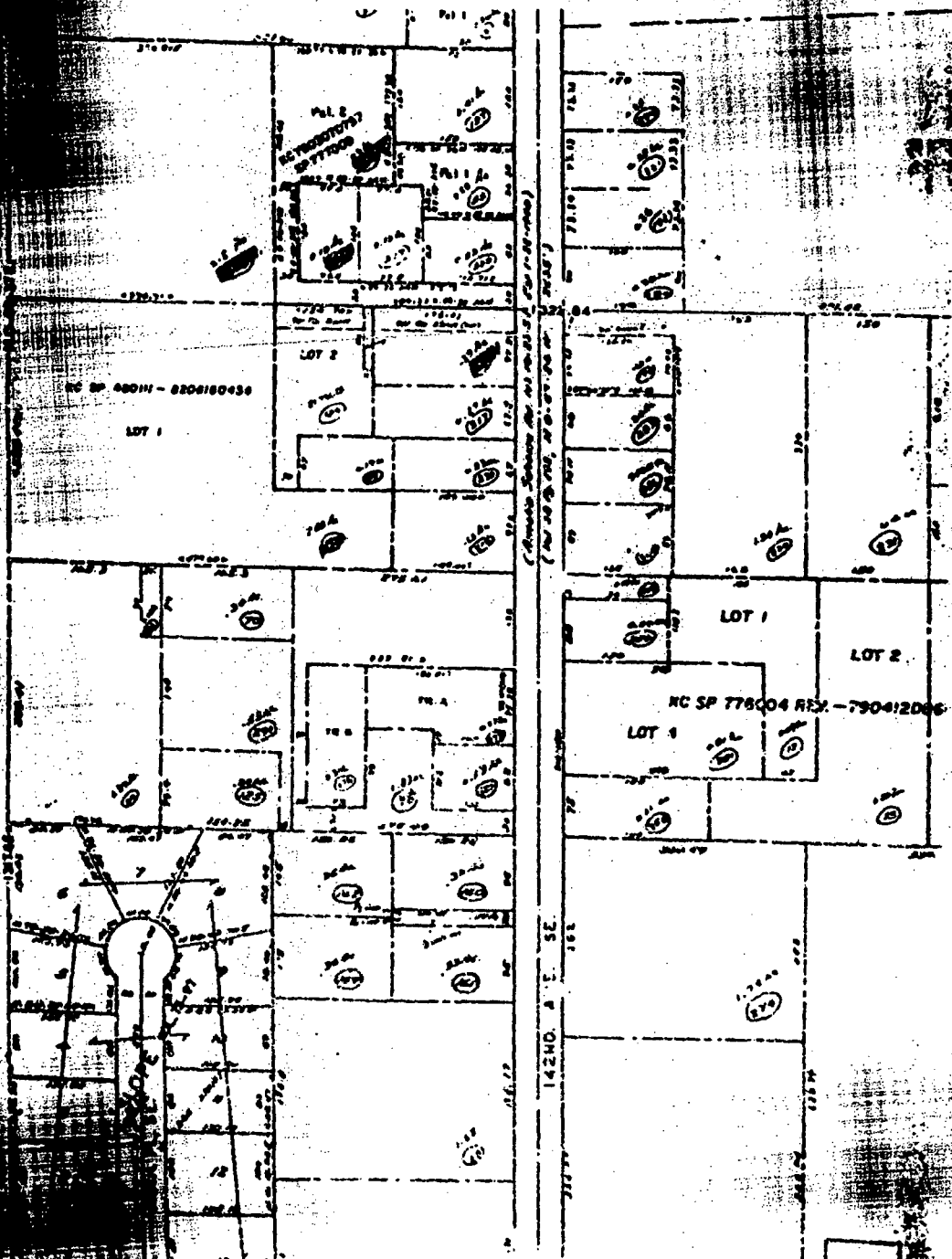
1. **Owner:** Sylvia Wood
Address: 12255-142nd Ave. S.E., Renton, WA 98056
Tax Acct. No.: 9338-00 and 9208-07
Legal Description: (9338-00) The East 77.5 feet of the West 107.5 feet of the North 124 feet of the South 154 feet of the East half of the South half of the Southwest quarter of the Northwest quarter of the Southeast quarter of Section 10, Township 23 north, Range 5 east, W.M.

(9208-07) The West half of the South half of the Southwest quarter of the Northwest quarter of the Southeast quarter of section 10, Township 23 North, Range 5 East, W.M.
2. **Owner:** Jerry J. Madison and Julie A. Anderson
Address: 12407-142nd Ave. S.E., Renton, WA 98056
Tax Acct. No.: 9385-02 and 9015-00
Legal Description: (9385-02) Lot 2 of King County Short Plat No. 480111, King County Auditor's File No. 8206180431.

(9015-00) The easterly 206.01 feet as measured along the North line of the North half of the North half of the Northwest quarter of the Southwest quarter of the Southeast quarter of Section 10, Township 23 North, Range 5 East, W.M.
3. **Owner:** G. W. Sutherland and Donna D. Sutherland
Address: 14029 S.E. 124th St., Renton, WA 98056
Tax Acct. No.: 9123-09
Legal Description: Lot 1 of King County Short Plat No. 480111, King County Auditor's File No. 8206180431.
4. **Owner:** Warren A. McDowell
Address: 14114 S.E. 124th St., Renton, WA 9805
Tax Acct. No.: 9377-02
Legal Description: The East 77.50 feet of the West 185 feet of the North 124 feet of South 154 feet of the East half of the South half of the Southwest quarter of the Northwest quarter of the Southeast quarter of Section 10, Township 23 North, Range 5 East, W.M.
5. **Owner:** Michael F. Prummer
Address: 14106 S.E. 124th St., Renton, WA 98056
Tax Acct. No.: 9397-09
Legal Description: Parcel #2 of King County Short Plat No. 777009, King County Auditor's File No. 780367075

00250

871131412



00250

S. 10 T. 23 R. 5

SHORT PLAT NO 480 111

KING COUNTY, WASHINGTON

This space reserved for recorder's use

RECORDS & E.L. RECORDS
JUN 18 11 08 AM '82
RECORDS & E.L. RECORDS

8206180131

Recording Number

Filed for record at the request of:
MADISON
Name

Return to:
Building & Land Development
450 KC Administration Bldg
Seattle, Washington 98104

APPROVAL

Department of Planning and Community Development
Building and Land Development Division

Examined and approved this 16th day of

September, 1982
[Signature]
Manager, Building & Land Development Division

Department of Public Works

Examined and approved this 16th day of

September, 1981
[Signature]
Director

Department of Assessments

Examined and approved this 22 day of

SEPT, 1981
Harvey H. Flopp
Assessor
[Signature]
Deputy Assessor

TOTAL AREA

LEGAL DESCRIPTION TOTAL :

PARCEL 1

The North half of the Northwest quarter of the Southwest quarter of the Southeast quarter of Section 10, Township 23 North, Range 5 East, W.M., in King County, Washington;
EXCEPT the Southeast quarter thereof;
AND EXCEPT the East 206.01 feet as measured along the North line;
TOGETHER WITH an easement for road and utility purposes over the North 30 feet of the West 176 feet of the East 206.01 feet, as measured along the North line of said North half of the Northwest quarter of the Southwest quarter of the Southeast quarter.

PARCEL 2

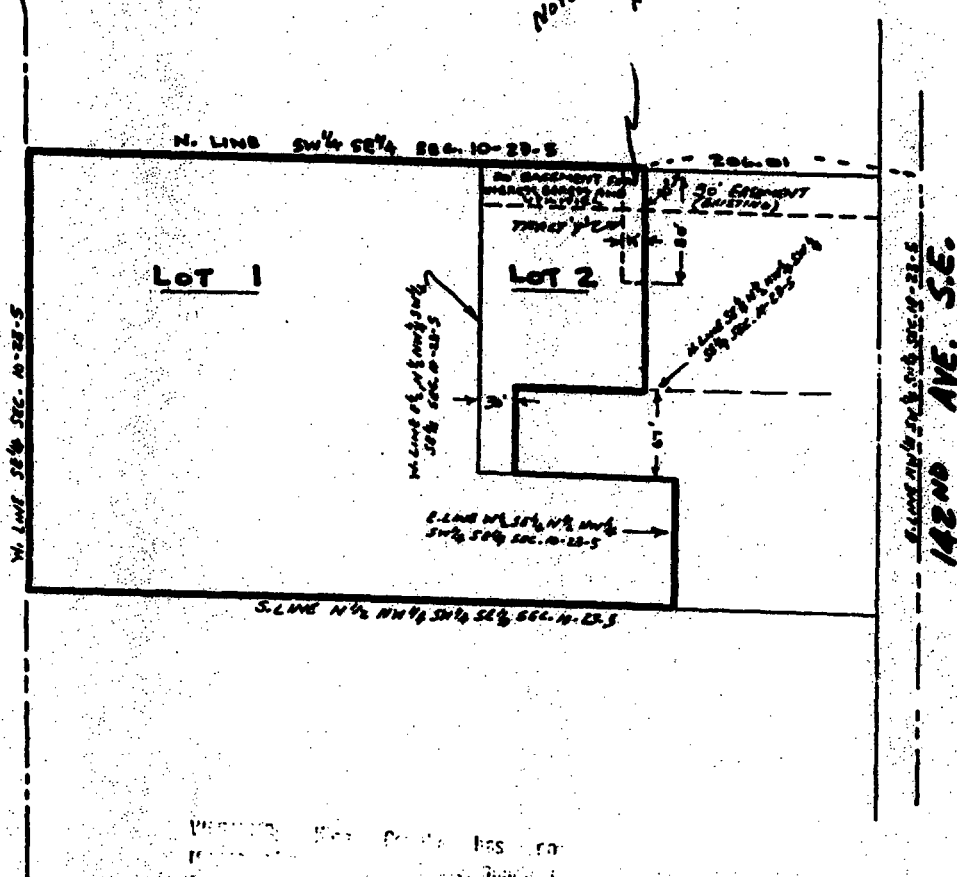
The West half of the following described property:
The Southeast quarter of the North half of the Northwest quarter of the Southwest quarter of the Southeast quarter of Section 10, Township 23 North, Range 5 East, W.M., in King County, Washington;
EXCEPT the North 67 feet thereof;

PARCEL 3

The West 30 feet of the North 67 feet of the Southeast quarter of the North half of the Northwest quarter of the Southwest quarter of the Southeast quarter of Section 10, Township 23 North, Range 5 East, W.M., in King County, Washington.

102305- 9123, 9207
9345
SW 1/4 of SE 1/4
Map on File in Vault

8206180.13.1



Map on File in Vault

Direction:

Scale: 1" = 100'



COVENANTS, CONDITIONS, AND RESTRICTIONS RUNNING WITH THE LAND:

Tract (A) 30' EASEMENT, designated upon the plat as a private road and thoroughfare, is described in the King County Comprehensive plan as a "local access street or road" and in accordance with the standards therein, may be required for future County street, road, or thoroughfare.

1. The owner, his grantees and assigns, hereby agree to dedicate Tract (A) 30' EASEMENT to King County for right-of-way and street purposes, at such time as said Tract (A) 30' EASEMENT is/are needed for those purposes. A Deed conveying Tract (A) 30' EASEMENT to King County shall be executed by the owner, his grantees and assigns, and shall be delivered to King County upon demand.
2. The owner, his grantees and assigns, hereby agree(s) to participate in, and/or not oppose or protest, the formation of a County Road Improvement District (CRID) pursuant to RCW 36.88 or any Road Improvement project sanctioned by King County which is designed to improve Tract (A) 30' EASEMENT and the immediate street system of which it is a part.

Timing of the formation of said CRID or other road improvement project shall be determined by King County. The street improvement authorized by the CRID or other road improvement project shall call for the improvement of Tract (A) 30' EASEMENT and its immediate street system to at least the minimum King County road standards applicable to the CRID or other road project is formed; provided that, in situations where there is a multiple ownership of properties participating in the formation of the CRID, or other road improvement project, if a majority of the property owners want a higher standard, i.e., curbs, gutters, underground drainage, etc., that standard shall prevail.

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me JERRY J. MADISON and JULIE A. MADISON, his wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this day of

June 29, 1981.

RECORDER'S NOTES
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

Stacy Bohrer
Notary Public in and for the State
of Washington, residing at Federal Way

8206180-13-1

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me G. W. SUTHERLAND and DONNA D. SUTHERLAND, his wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this day of

June 29, 1981.

Stacy Bohrer
Notary Public in and for the State of
Washington, residing at Federal Way

S.P. 480111

PAGE 4 OF 5

DECLARATION:

Know all men by these presents that we, the undersigned, owner(s) in fee simple [and contract purchaser(s)] of the land herein described do hereby make a short subdivision thereof pursuant to RCW 58.17.060 and declare this short plat to be the graphic representation of same, and that said short subdivision is made with the free consent and in accordance with the desire of the owner(s).

In witness whereof we have set our hands and seals.

Terry E. Turner & Margaret A. Turner
Name Terry E. Turner & Margaret A. Turner

Name James D. Mulvehill

G. W. Sutherland & Donna D. Sutherland
Name G. W. Sutherland & Donna D. Sutherland

Name ~~WILLIAM W. SUTHERLAND & DONNA D. SUTHERLAND~~

Jerome J. Madison & Julie A. Madison
Name Jerome J. Madison & Julie A. Madison

Name

STATE OF WASHINGTON) ss.
County of)

On this day personally appeared before me

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that signed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this day of , 19

James D. Mulvehill
Notary Public in and for the State of
Washington residing at

seal

STATE OF WASHINGTON) ss.
County of)

On this day personally appeared before me

Margaret A. Turner
to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that signed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this day of 24th June, 1981

James D. Mulvehill
Notary Public in and for the State of
Washington, residing at

seal

SHORT PLAT NO. 480111

Page 5 of 5

Return Address:
City Clerk's Office
City of Renton
1055 S. Grady Way
Renton WA 98055



20020104002323

CITY OF RENTON CORD 15 00
PAGE 001 OF 007
01/04/2002 15:42
KING COUNTY, WA

Please print or type information

Document Title(s): ORDINANCE NO. 4924
Reference Number(s) of Documents assigned or released: (on page ____ of document(s)) A-01-001
Grantor(s) (Last name first, then first name and initials) 1. City of Renton 2. 3. 4. <input type="checkbox"/> Additional names on page ____ of document
Grantee(s) (Last name first, then first name and initials) 1. 2. Piele Annexation 3. 4. <input type="checkbox"/> Additional names on page ____ of document
Legal Description (abbreviated. i.e. lot, block, plat or section, township, range) The North half (1/2) of the Southwest quarter of the Southeast quarter...
<input checked="" type="checkbox"/> Additional legal is on page <u>4</u> of document
Assessor's Property Tax Parcel/Account Number: 1023059013, 1023059015... <input checked="" type="checkbox"/> Additional legal is on page <u>6</u> of document
The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein

2002 010 4002323

CERTIFICATE

I, the undersigned City Clerk of the
City of Renton, Washington, certify
that this is a true and correct copy of
RRP- 4924 Subscribed
and sealed this 30 day of NOV, 2001

CITY OF RENTON, WASHINGTON

Maureen Sullivan
City Clerk

ORDINANCE NO. 4924

**AN ORDINANCE OF THE CITY OF RENTON, WASHINGTON
ANNEXING CERTAIN TERRITORY OF THE CITY OF RENTON
(PIELE ANNEXATION; FILE NO. A-01-001)**

WHEREAS, under the provisions of RCW 35A.14.120 as amended, a petition in writing requesting that certain territory contiguous to the City of Renton, as described below, be annexed to the City of Renton, was presented and filed with the City Clerk on or about October 18, 2000; and

WHEREAS, prior to the filing and circulation of said petition for annexation to the City of Renton, the petitioning owners notified the City Council of their intention to commence such proceedings as provided by law, as more particularly specified in RCW 35A.14.120, and upon public hearing thereon, it having been determined and the petitioning owners having agreed to assume the pre-existing bonded indebtedness of the City of Renton as it pertains to the territory petitioned to be annexed; and to accept that portion of the City's Comprehensive Plan as it pertains to the territory including the applicable Zoning Code relating thereto; and

WHEREAS, the King County Department of Assessments has examined and verified the signatures on the petition for annexation and determined the assessed valuation of all the properties, the same being in excess of sixty percent (60%) of the area to be annexed, in value, as provided by law, and the petition also setting forth the legal description of the property according to government legal subdivision or plat, and the Economic Development, Neighborhoods and Strategic Planning Department of the City of Renton having considered and recommended the annexing of said property to the City of Renton; and

2002 010 4002323

ORDINANCE NO 4924

WHEREAS, the City Council fixed August 6, 2001, as the time and place for public hearing in the City Council Chambers, City Hall, Renton, Washington, upon the petition and notice thereof having been given as provided by law, and

WHEREAS, pursuant to said notices public hearings have been held at the time and place specified in the notices, and the Council having considered all matters in connection with the petition and further determined that all legal requirements and procedures of the law applicable to the petition method for annexation have been met; and

WHEREAS, the King County Boundary Review Board having deemed the "Notice of Intention" approved as of October 23, 2001;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RENTON, WASHINGTON, DO ORDAIN AS FOLLOWS

SECTION 1 The findings, recitals, and determinations are hereby found to be true and correct in all respects. All requirements of the law in regard to the annexation by petition method, including the provisions of RCW 35A.14.120, 130, 140 and 150, have been met. It is further determined that the petition for annexation to the City of Renton of the property and territory described below is hereby approved and granted, the following described property being contiguous to the City limits of the City of Renton is hereby annexed to the City of Renton, and such annexation to be effective on and after the approval, passage, and publication of this Ordinance; and on and after said date the property shall constitute a part of the City of Renton and shall be subject to all its laws and ordinances then and thereafter in force and effect, the property being described as follows

ORDINANCE NO. 4924

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein

[Said property, approximately 20 acres, is located approximately 600' north of NE 4th Street in two approximately 10-acre tracts located along both sides of 142nd Ave SE]

and the owners-petitioners of the property shall assume the pre-existing bonded indebtedness of the City of Renton as prescribed in RCW 35A 14.120 as it pertains to the property, and the property to be subject to the City's Comprehensive Plan and Zoning Code

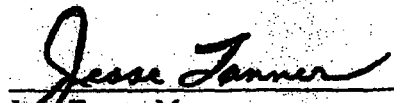
SECTION II This Ordinance shall be effective upon its passage, approval, and five days after its publication.


A certified copy of this Ordinance shall be filed with the King County Council, State of Washington, and as otherwise provided by law

PASSED BY THE CITY COUNCIL this 26th day of November, 2001


Marilyn J. Petersen, City Clerk

APPROVED BY THE MAYOR this 26th day of November, 2001.


Jesse Tanner, Mayor

Approved as to form

Lawrence J. Warren, City Attorney

Date of Publication: 11/30/2001 (Summary)
ORD.937.11/20/01:ma

2002 010 4002323

ORDINANCE NO. 4924

EXHIBIT "A"

PIELE ANNEXATION
LEGAL DESCRIPTION

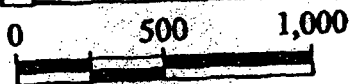
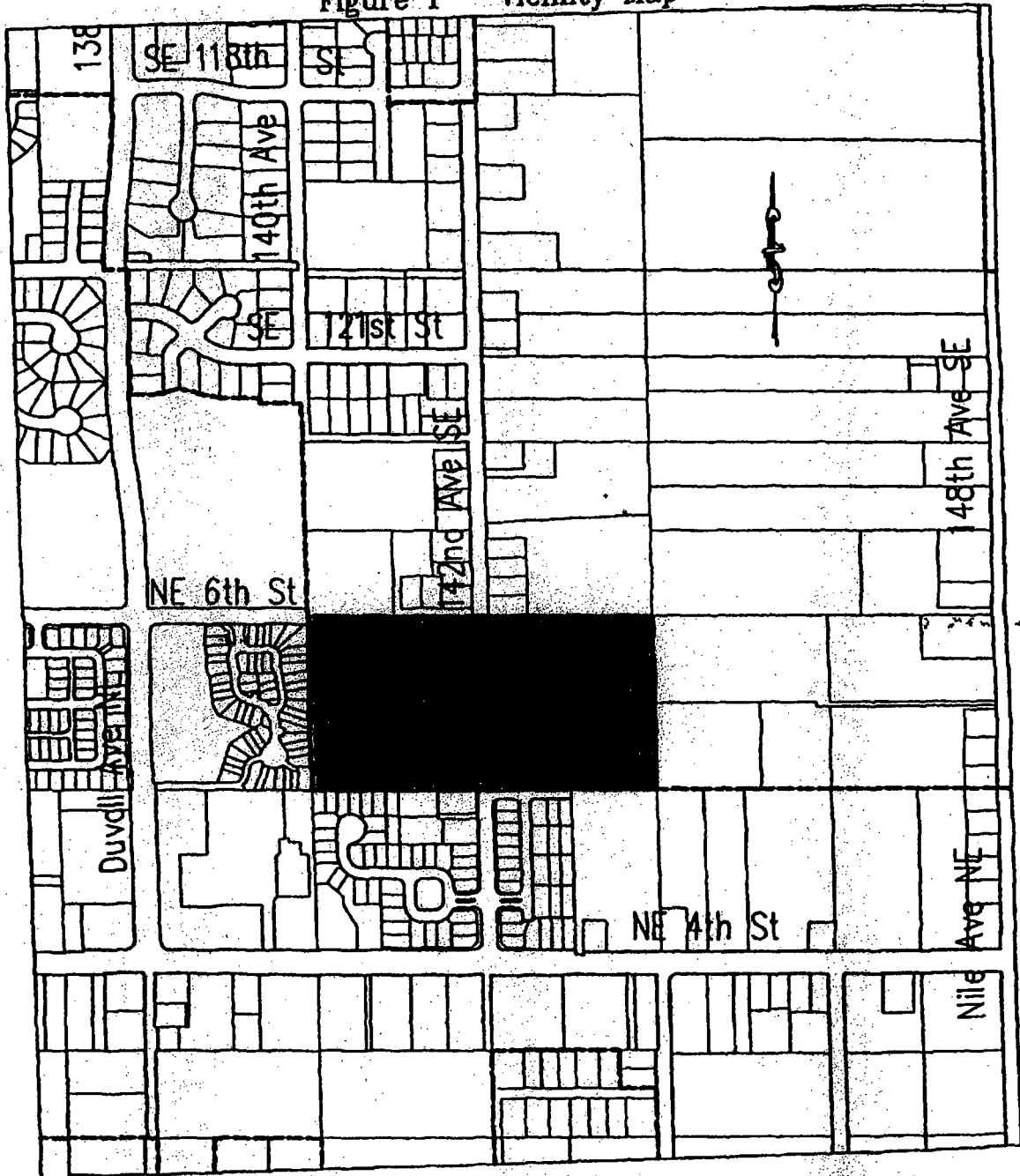
The North half (1/2) of the Southwest quarter of the Southeast quarter of Section 10, Township 23 North, Range 5 East, W.M., in King County, Washington,

TOGETHER WITH that portion of the Northwest quarter of the Southeast quarter of Section 10, Township 23 North, Range 5 East, W.M., in King County, Washington, per Superior Court Cause #90-2-00038-9

2002 010 400232

ORDINANCE NO. 4924
Proposed Piele Annexation
 Figure 1 - Vicinity Map

2002 010 4002323



1:6,000

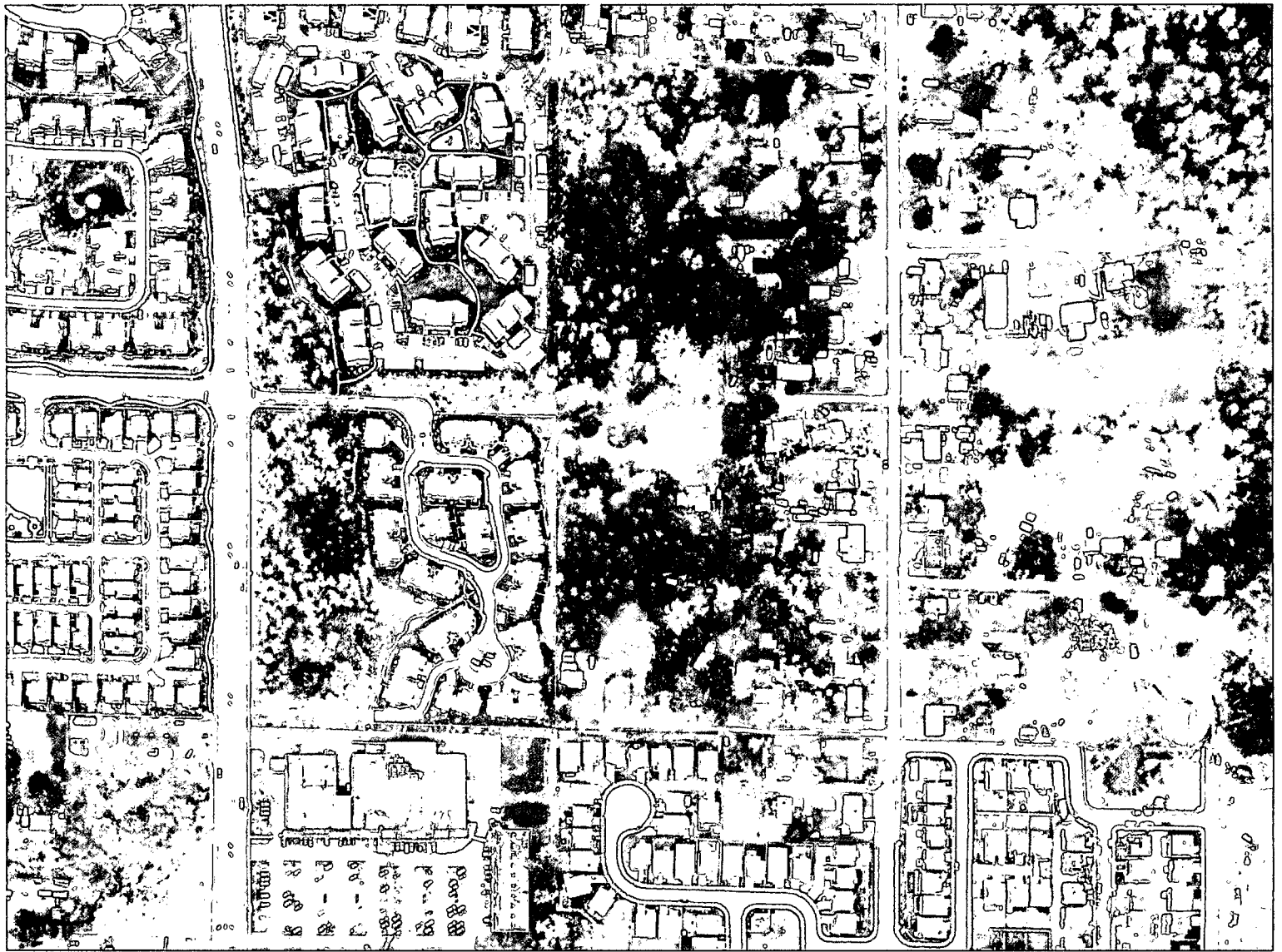


RECEIVED
 Ben Clifton, Administrator
 O. D. Dumas
 August 27, 2001

- Proposed annexation boundary
- - - - - Existing corporate boundary
- . - . - Urban Growth Boundary

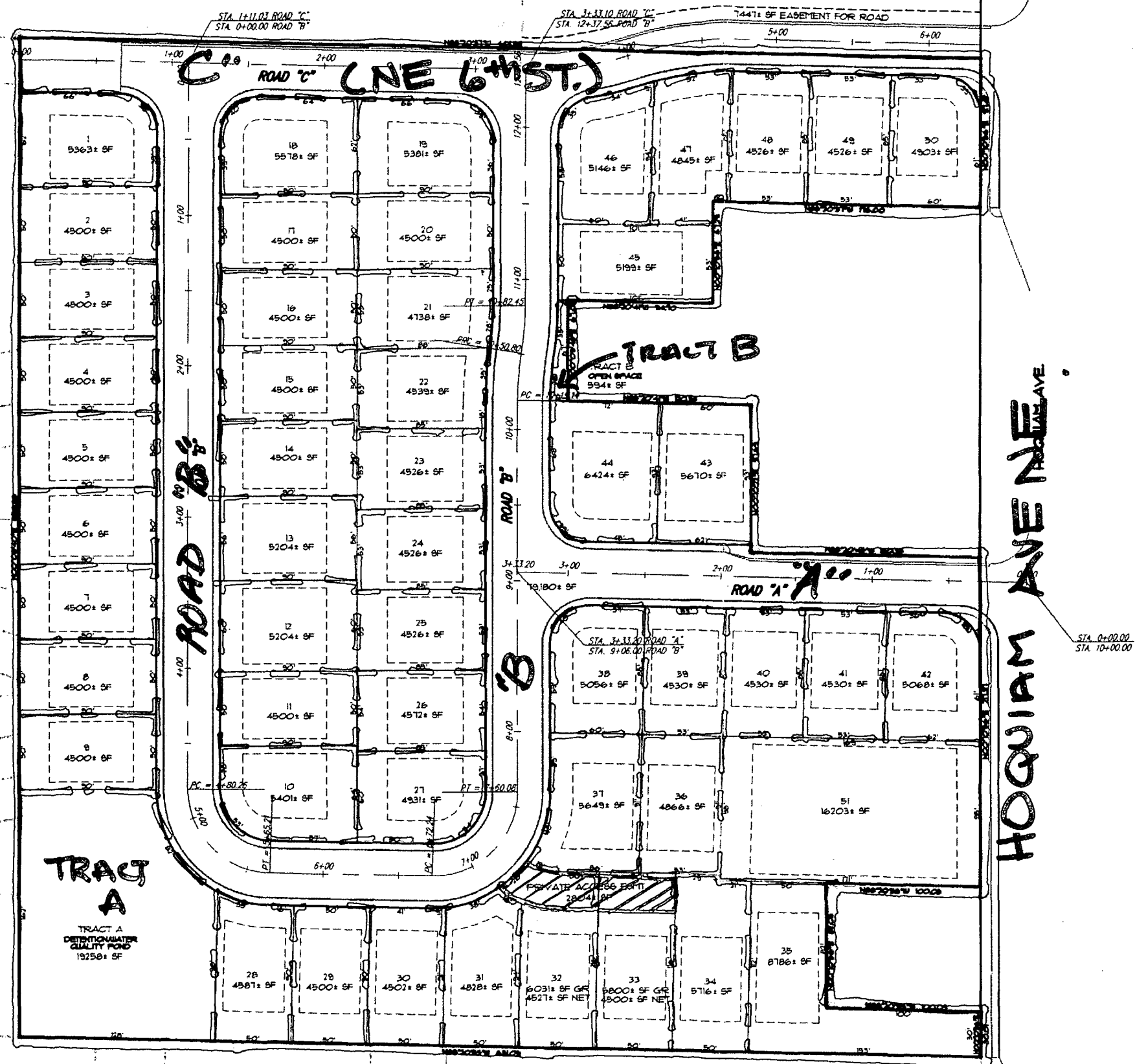
2002 010 4002323

PID	Acct No
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1023059015	102305901500
1023059025	102305902508
1023059033	102305903308
1023059033	102305903381
1023059038	102305903805
1023059070	102305907002
1023059098	102305909800
1023059123	102305912309
1023059125	102305912507
1023059176	102305917605
1023059177	102305917704
1023059185	102305918504
1023059186	102305918603
1023059190	102305919007
1023059212	102305921201
1023059217	102305921706
1023059230	102305923009
1023059231	102305923108
1023059254	102305925400
1023059258	102305925806
1023059264	102305926408
1023059281	102305928107
1023059283	102305928305
1023059290	102305929006
1023059291	102305929105
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1023059403	102305940300



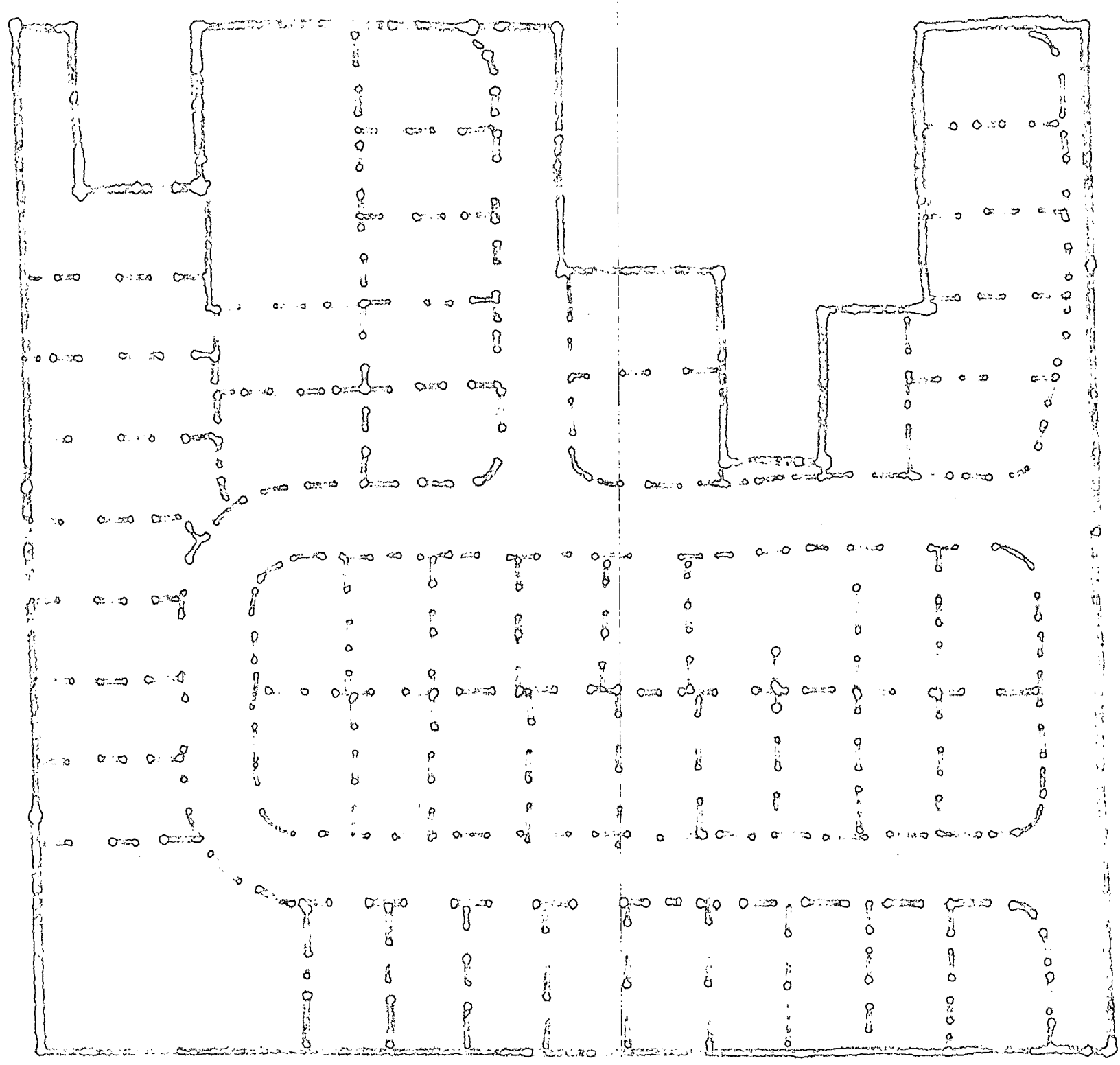
2003 AERIAL

EX-9



EX. 8 -
REVISED PLAT PLAN

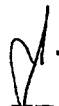
Handwritten notes and symbols on the left margin, including a small diagram of a person.





**CITY OF RENTON
FIRE PREVENTION BUREAU**

MEMORANDUM

DATE: November 30, 2004
TO: Susan Fiala, Senior Planner
FROM: Jim Gray, Assistant Fire Marshal 
SUBJECT: Honeybrooke West, Hoquiam Ave. NE

Fire Department Comments:

1. A fire hydrant with 1000 GPM fire flow is required within 300 feet of all new single-family structures. If the building square footage exceeds 3600 square feet in area, the minimum fire flow increases to 1500 GPM and requires two hydrants within 300 feet of the structure.
2. A fire mitigation fee of \$488.00 is required for all new single-family structures.
3. Fire Department access roadways require a minimum 20 Foot paved roadway.
4. All building addresses shall be visible from the public street

Please feel free to contact me if you have any questions.

EX. 13

see also Pre App 04-091 *

MEMORANDUM

CITY OF RENTON
RECEIVED
NOV 30 2004

BUILDING DIVISION

DATE: 11/24/04

TO: Construction Services, Fire Prevention, Plan Review, EDNSP,
Project Planner

FROM: Neil Watts, Development Services Division Director

SUBJECT: New Preliminary Application: Honeybrooke West

LOCATION: West of Hoquiam Ave NE, North of NE 4th St.

PREAPP NO. PRE04-137

A meeting with the applicant has been scheduled for 2:00 pm, Thursday,
December 9, 2004, in one of the 6th floor conference rooms (new City
Hall). If this meeting is scheduled at 10:00 AM, the **MEETING MUST BE CONCLUDED
PRIOR TO 11:00 AM** to allow time to prepare for the 11:00 AM meeting.

Please review the attached project plans prior to the scheduled meeting with the
applicant. You will not need to do a thorough "permit level" review at this time. Note
only **major issues** that *must* be resolved *prior* to formal land use and/or building permit
application submittal.

Plan Reviewer assigned is Arneta.

Please submit your written comments to Susan (Planner) at
least two (2) days before the meeting. Thank you.

No Comments.

Larry Meekins
12/1/04

CITY OF RENTON M E M O R A N D U M

DATE: December 1, 2004

TO: Susan Fiala

FROM: Arneta Henninger X7298 *AK*

SUBJECT: **HONEY BROOKE WEST PRE 04-137
(HONEY BROOKE WEST PREAP 04-091)
(DYKEMAN PLAT PREAP)
525 HOQUIAM AV NE**

NOTE ON PRELIMINARY REVIEW COMMENTS CONTAINED IN THIS REPORT:

The following comments on development and permitting issues are based on the pre-application submittals made to the City of Renton by the applicant. The applicant is cautioned that information contained in this summary may be subject to modification and/or concurrence by official decision makers (e.g. Hearing Examiner, Boards of Adjustment, Board of Public Works and City Council). Review comments may also need to be revised based on site planning and other design changes required by the City or made by the applicant.

I have reviewed the preliminary application for this proposed 49 lot plat generally located in Section 10-23N-5E (previously reviewed under PRE 04-091 with 45 lots) and have the following comments:

WATER:

- This site is not served by the City of Renton water. The proposed subdivision is within the water service area of King County Water District No. 90 (KCWD # 90). The applicant shall contact KCWD #90 and obtain a certificate of water availability before any development of the property. (KCWD #90- 15606 SE 128th St- Renton, WA 98059-4540- ph: 425-255-9600).
- Water main improvements, including fire hydrants and domestic water services will be required within the existing and proposed streets in accordance with Water District # 90 and City of Renton standards.
- The applicant shall verify with the District regarding all fees, permits, submittal and review of water main improvements plans.
- Final design plans for water main improvements shall be approved by the District with concurrence from the City of Renton.

- A Certificate of Water Availability from Water District 90 will be required to be submitted with the formal application.
- All plats are required by City code to provide a fire hydrant with a minimum fire flow requirement of 1,000 GPM within 300 feet of any proposed single-family structure. This distance is measured along a travel route. If the proposed single-family structures exceed 3,600 square feet, the minimum fire flow increases to 1,500 GPM and requires two hydrants within 300 feet of the structure. This distance is measured along a travel route. Additional fire hydrants will be required as a part of this project to meet these criteria. All fire hydrants shall be per the City specifications. These City of Renton requirements are applicable to the entire proposed site regardless of water district boundaries.
- Fire sprinklers may be required.
- Lateral spacing of fire hydrants shall be predicated on hydrants being located at street intersections.

SEWER:

- There is an existing 12" sanitary sewer main Hoquiam Av. NE. See City of Renton sanitary sewer drawing S-2813 (Windsong project) for detailed information.
- * This project will be required to extend a 12" main in Hoquiam Av. NE from the existing main on the south side of the proposed development, north to the most northeast corner of the parcel fronting Hoquiam Ave NE at the minimum slope.
- This project will also be required to extend an 8" sanitary sewer main into the new plat to serve the new lots.
- * The engineer should also study and evaluate the parcels that lie on the north side of this proposal to determine if they can be served via gravity with the new main. There is an existing 8" sanitary sewer main located in Elma Ave NE and NE 5th Ct in Blueberry Place. A new main may be required (if possible from the study) to be installed in NE 6th St through the Blueberry Place site. All gravity options must be exhausted prior to any consideration for private individual lift stations.
- The applicant will be required to negotiate any necessary easements with the property owner.
- Individual sidesewers will be required to be installed to serve the new lots.
- Dual sidesewers are not allowed.
- This property is located in the East Renton Interceptor Special Assessment District (SAD). These fees are \$224.52 plus interest per unit and are collected at the time a construction permit is issued.
- System Development Charges (SDC) are \$900 per new lot. These fees are collected at the time a construction permit is issued and prior to the recording of the short plat.

find

STREET IMPROVEMENTS:

Ask: Deferral to BPW

- This project will be required to dedicate 35' of right-of-way for the extension of NE 6th St.
- The project will be required to install half street improvements on NE 6th St with 35' of right-of-way and 28' of paving abutting the proposed plat. Also install half street improvements to the west of the plat site to provide access to the site from Duvall Ave NE. This needs to be a minimum of 20' pavement section and a pedestrian sidewalk.
- Per City of Renton code, projects that are more than 20 units residential in size are required to provide full pavement width per standard (with 36' of pavement total face of curb to face of curb) with curb, gutter and sidewalk on the project side of Hoquiam Ave NE.
- The new streets interior to the plat must be developed to City standards, which are 42' right-of-way (if a modification request is submitted and approved), full 32' pavement width, with curbs, gutters, 5' sidewalks adjacent to curb and street lighting. The applicant does need to submit to the City a street modification request for the reduction in the required right-of-way width to forty two feet.
- Street lights will be required to be installed by this project on NE 6th St, Hoquiam Ave NE and in the new plat. The street lighting system shall be designed and installed per City of Renton standards and specifications. Private (including PSE) street lighting systems are not allowed. *wants details*
- ~~Per City of Renton code, alleys may be used for vehicular access to the adjacent lots, but are not to be considered as primary access for emergency or Fire Department concerns. Alleys in residential zoning areas shall dedicate 16' of right-of-way with a 14' wide pavement section.~~
- All new electrical, phone and cable services and lines must be undergrounded. The construction of these franchise utilities must be inspected and approved by a City of Renton public works inspector prior to recording the plat.
- The Traffic Mitigation Fee of approximately \$750 ^{717.50} per new lot shall be paid prior to the recording of the plat.

easement - paved, but can it be improved? They will check on easement language.

STORM DRAINAGE:

- A conceptual drainage plan and drainage report shall be submitted with the preliminary plat application for this project. The conceptual drainage plan is to include detention and water quality treatment for the fully built out plat, including future houses, driveways and roadway improvements. The runoff from the new houses must be tightlined into the storm drainage system constructed for the preliminary plat. The drainage plan is to be designed per the 1998 King County Surface Water Drainage Manual with Level 2 Flow Control and basic water quality treatment.
- There do not appear to be any storm drainage facilities in this area.

- The Surface Water SDC fees of \$715 per new lot are required it be paid. These fees are collected at the time a construction permit is issued.

EROSION CONTROL MEASURES

- Erosion control shall conform to the DOE Manual.

GENERAL:

- All required utility, drainage and street improvements will require separate plan submittals prepared according to City of Renton drafting standards by a licensed Civil Engineer.
- All projects are required to be tied to a minimum of two of the City of Renton current horizontal and vertical control network.

- Permit application must include an itemized cost estimate for these improvements. The fee for review and inspection of these improvement is 5% of the first \$100,000 of the estimated construction costs; 4% of anything over \$100,000 but less than \$200,000; and 3% of anything over \$200,000. Half of the fee must be paid upon application for building and construction permits, and the remainder when the permits are issued. There may be additional fees for water service related expenses. See Drafting Standards.

HONEYBROOKWESTPA2

CITY OF RENTON
Planning/Building/Public Works
M E M O R A N D U M

DATE: December 9, 2004

TO: Pre-Application File No. 04-137

FROM: Susan Fiala, Senior Planner, (425) 430-7382

SUBJECT: Honeybrooke West Preliminary Plat

General: We have completed a preliminary review of the pre-application for the above-referenced development proposal. The following comments on development and permitting issues are based on the pre-application submittals made to the City of Renton by the applicant and the codes in effect on the date of review. The applicant is cautioned that information contained in this summary may be subject to modification and/or concurrence by official decision-makers (e.g., Hearing Examiner, Zoning Administrator, Board of Adjustment, Board of Public Works, and City Council). Review comments may also need to be revised based on site planning and other design changes required by City staff or made by the applicant. The applicant is encouraged to review all applicable sections of the Renton Municipal Code. The Development Regulations are available for purchase for \$55.00 plus tax, from the Finance Division on the first floor of City Hall.

Project Proposal: The multiple parcel site is located west of Hoquiam Ave. NE and between NE 5th PL and NE 6th St., in the 500/600 block of Hoquiam Ave. NE. The proposal is to subdivide the 8.00± acre site into 49 single-family lots. An existing home on new Lot 49 is proposed to remain within the plat.

Zoning/Density Requirements: The subject property is located within the Residential - 8 dwelling units per acre (R-8) zoning designation.

The density range required in the R-8 zone would be a minimum of 4.0 to a maximum of 8.0 dwelling units per acre (du/ac). The method of calculating net density has been revised in the new code and is as follows:

A calculation of the number of housing units and/or lots that would be allowed on a property after critical areas and public rights-of-way and legally recorded private access easements are subtracted from the gross area (gross acres minus streets and critical areas multiplied by allowable housing units per acre). Required critical area buffers and public and private alleys shall not be subtracted from gross acres for the purpose of net density calculations.

The applicant provided a proposed density of 7.95 du/ac which is within the allowed range of the R-8 zone. **Staff was unable to determine if the private access easements were deducted for the gross area.**

All square footages of areas to be deducted (private access easement, public roads) must be provided at the time of formal land use application.

Development Standards: The R-8 zone permits one residential structure/unit per lot. Detached accessory structures are permitted at a maximum number of two per lot at 720 square feet each, or one per lot at 1,000 square feet in size.

Minimum Lot Size, Width and Depth – The minimum lot size that would be permitted in the R-8 zone is 4,500 sq. ft. for parcels greater than 1 gross acre and 5,000 sq. ft. for parcels less than 1 acre-gross.

The site is greater than one (1) acre-gross; therefore, a lot size of 4,500 sq. ft. would be required. A minimum lot width of 50 feet for interior lots and 60 feet for corner lots, as well as a minimum lot depth of 65 feet, is also required.

Land area included in private access easements must not be included in lot area calculations. Please provide both the gross and net square footage of each lot at the time of formal land use application.

For the formal land use application, all lots must be fully dimensioned to determine compliance.

Building Standards – The R-8 zone would allow a maximum building coverage of 35% of the lot area or 2,500 square feet, whichever is greater for lots 5,000 square feet in size or greater. Lots less than 5,000 square feet in size would permit a maximum building coverage of 50% of the lot area.

Building height is restricted to 30 feet and two stories. Detached accessory structures must remain below a height of 15 feet and one-story with a gross floor area that is less than the primary structure. Accessory structures are also included in building lot coverage calculations.

Square footages of buildings to remain, if any, must be provided at the time of formal land use application. Also, any buildings that are to be removed/demolished must obtain a demolition permit and be removed and inspected prior to recording the final plat.

Setbacks – Setbacks are the minimum distance required between the building footprint and the property line or private access easement. **The lots utilizing a private access easement will need the front yards to be measured from the easement.**

The required setbacks are 15 ft. for the primary structure and 20 ft. for attached garages accessed from the front yard in the front, 20 ft. in the rear and 5 ft. on interior side yards. The side yards along a street setback is 15 ft. for the primary structure and 20 ft. for the attached garages which access from the side yard along a street.

The drawing submitted does not show setbacks. All setbacks are to be shown on the formal land use application plat plan submittal, but must be removed prior to final plat recording.

Access/Parking: Access is proposed to Hoquiam Ave. NE via one new public road and a secondary emergency access along the north portion of the site via a 20 ft. paved tract. Lot 8 would be accessed via a separate driveway.

Each lot is required to accommodate off street parking for a minimum of two vehicles per lot. In addition, appropriate shared maintenance and access agreement/easements will be required between lots with shared access.

Private streets are allowed for access to six or less lots, with no more than 4 of the lots not abutting a public right-of-way. The street is to include a minimum easement width of 26 feet with 20 feet of paving.

Private driveways may serve a maximum of two lots and must have a minimum easement width of 20 feet with 12 feet of paving.

Addresses of lots along private streets/driveways are to be visible from the public street by provision of a sign stating all house numbers and is to be located at the intersection of the private street and the public street.

The proposed residential street would need to comply with the City's street standards, which requires a minimum right-of-way width of 42 feet. Required street improvements include 32 feet of paving, 5-foot sidewalks, curb, gutter and street lighting (City of Renton - not private/not PSE)..

Driveway Grades: The maximum driveway slopes can not exceed fifteen percent (15%), provided that driveways exceeding eight percent (8%) are to provide slotted drains at the lower end of the driveway. If the grade exceeds 15%, a variance from the Board of Adjustment is required.

Landscaping and Open Space: For plats abutting non-arterial public streets, the minimum off-site landscaping is a five (5 ft.) wide irrigated or drought resistant landscape strip provided that if there is additional undeveloped right-of-way in excess of 5 ft., this also must be landscaped. For plats abutting principal, minor or collector arterials, the width increases to 10 ft. unless otherwise determined by the reviewing official during the subdivision process.

Tree requirements for plats include at least two (2) trees of a City approved species with a minimum caliper of 1 1/2 inches per tree must be planted in the front yard or planting strip of every lot prior to building occupancy.

Critical Areas: According to the project information and City's records, the site may contain areas defined as "Sensitive" slopes (ranging from 20% to 40% in slope).

Geologic Hazards - Sensitive slopes have grades from 25% to 40%. Specific standards apply for development located within sensitive slopes and landslide hazard areas. Protected slopes are defined as topographical features that slope in excess of 40% and have a vertical rise of 15 feet or more. Development is prohibited on protected slopes, please see RMC 4-3-050J for additional information.

As required by the City's Critical Areas Regulations, a slope delineation indicating the location of steep slopes will be required as part of the formal land use application.

Pursuant to the Renton Municipal Code (RMC 4-3-050J) the applicant will be required to obtain a geotechnical report stamped and signed from a Geotechnical Engineer stating that the site is suitable for development and addresses soils, geology and other key elements. In addition, the report will need to address any special construction requirements deemed necessary by the Geotechnical Engineer.

Through the preliminary plat review process, the City may condition the approval of the development in order to require mitigation of any potential hazards based on the results of the study. In addition, pursuant to RMC section 4-3-050.J.3, the geotechnical report submitted with the application may be required to undergo independent secondary review by a qualified specialist selected by the City at the applicant's expense.

Wetlands – Wetlands are known to exist in the surrounding area of the subject plat. With the extension of NE 6th St. and the potential for pavement widening, the wetland adjacent to the roadway should be reviewed by the applicant. The applicant is to determine if the off-site wetland would be affected by such improvements. If impacted by the roadway, the applicant is to provide a proposal for mitigating impacts.

If impacts to wetlands are found, the following would be applicable; the applicant would be required to provide a wetland delineation and report addressing the quality and size of the wetlands and classification of the wetlands. In addition, the report would need to include a discussion regarding impacts to the wetland, if any, from the proposed development. The required buffers will need to be shown. Any proposed modifications to the requirements must be clearly identified and justified (i.e. buffer averaging, etc.).

The wetland report will need to be prepared by a qualified wetlands biologist and submitted with the formal land use application. For wetlands present, the applicable buffer widths based on the category of the wetland are required (Category 1 – 100 ft.; Category 2 – 50 ft.; and Category 3 – 25 ft.).

If you elect to fill any portion of a wetland and not replace it with an approved ratio, a Critical Areas Variance would be necessary. Critical Area Variances are reviewed by the City's Hearing Examiner. In some cases, wetland buffer averaging may be allowed, if new wetland buffer is created at an approved ratio, otherwise, this also may trigger a Critical Areas Variance.

Environmental Review: The project would require SEPA review due to the number of lots of the proposed plat (greater than four dwelling units). The proposal would be brought to the Environmental Review Committee for review as it is their charge to make threshold determinations for environmental checklists. Typically, mitigation of impacts is accomplished through fees related to issues such as transportation, fire and parks as well as measures to reduce impacts to environmental elements such as soils, streams, water, etc..

Permit Requirements: The project would require Preliminary Plat and Environmental (SEPA) Review. The review of these applications would be processed concurrently within an estimated time frame of 12 to 16 weeks. After the required notification period, the Environmental Review Committee would issue a Threshold Determination for the project. When the required two-week appeal period is completed, the project would go before the Hearing Examiner for a recommendation to the City Council on the Preliminary Plat. The Hearing Examiner's recommendation would be subject to two-week appeal periods.

The application fee would be \$2,000 for the Preliminary Plat and 1/2 of full fee for SEPA Review (Environmental Checklist) which is dependent on project value: less than \$100,000 is \$200 (1/2 of \$400.00 full fee) and project value over \$100,000 is a \$500.00 fee (1/2 of \$1000.00 full fee) plus first class postage per mailing label required for notification to surrounding property owners within 300 feet of the site. Estimated fees for the land use applications would be \$2,500.00 plus postage.

The applicant will be required to install a public information sign on the property. Detailed information regarding the land use application submittal requirements is provided in the attached handouts.

Once Preliminary Plat approval is obtained, the applicant must complete the required improvements and dedications, as well as satisfy any conditions of the preliminary approval before submitting for Final Plat review. The Final Plat process also requires City Council approval. Once final approval is received, the plat may be recorded. The newly created lots may only be sold after the plat has been recorded.

Fees: In addition to the applicable building and construction permit fees, the following mitigation fees would be required prior to the recording of the plat. Credit for the existing residence may be given.

- *A Transportation Mitigation Fee based on \$75 per each new average daily trip attributable to the project;*
- *A Parks Mitigation Fee based on \$530.76 per new single family residence; and,*
- *A Fire Mitigation Fee based on \$488 per new single family residence.*

A handout listing all of the City's Development related fees is included in the packet for your review.

Consistency with the Comprehensive Plan: The existing development is located within the Residential Single Family (RSF) Comprehensive Plan Land Use designation. The following proposed policies are applicable to the proposal:

Policy LU-149. *Lot size should exclude private sidewalks, easements, private road, and driveway easements, except alley easements.*

Policy LU-150. *Required setbacks should exclude public or private legal access areas, established through or to a lot, and parking areas.*

Policy LU-154. *Interpret development standards to support new plats and infill project designs incorporating street locations, lot configurations, and building envelopes that address privacy and quality of life for existing residents.*

Community Design Element

Policy CD 15. *Land should be subdivided into blocks sized so that walking distance are minimized and convenient routes between destination points are points are available.*

Policy CD-16. *During land division, all lots should front on streets or parks. Discourage single-tier lots with rear yards backing onto a street.*

Policy CD-17. *Development should be designed to result in a high quality development as a primary goal, rather than to maximize density as a first consideration.*

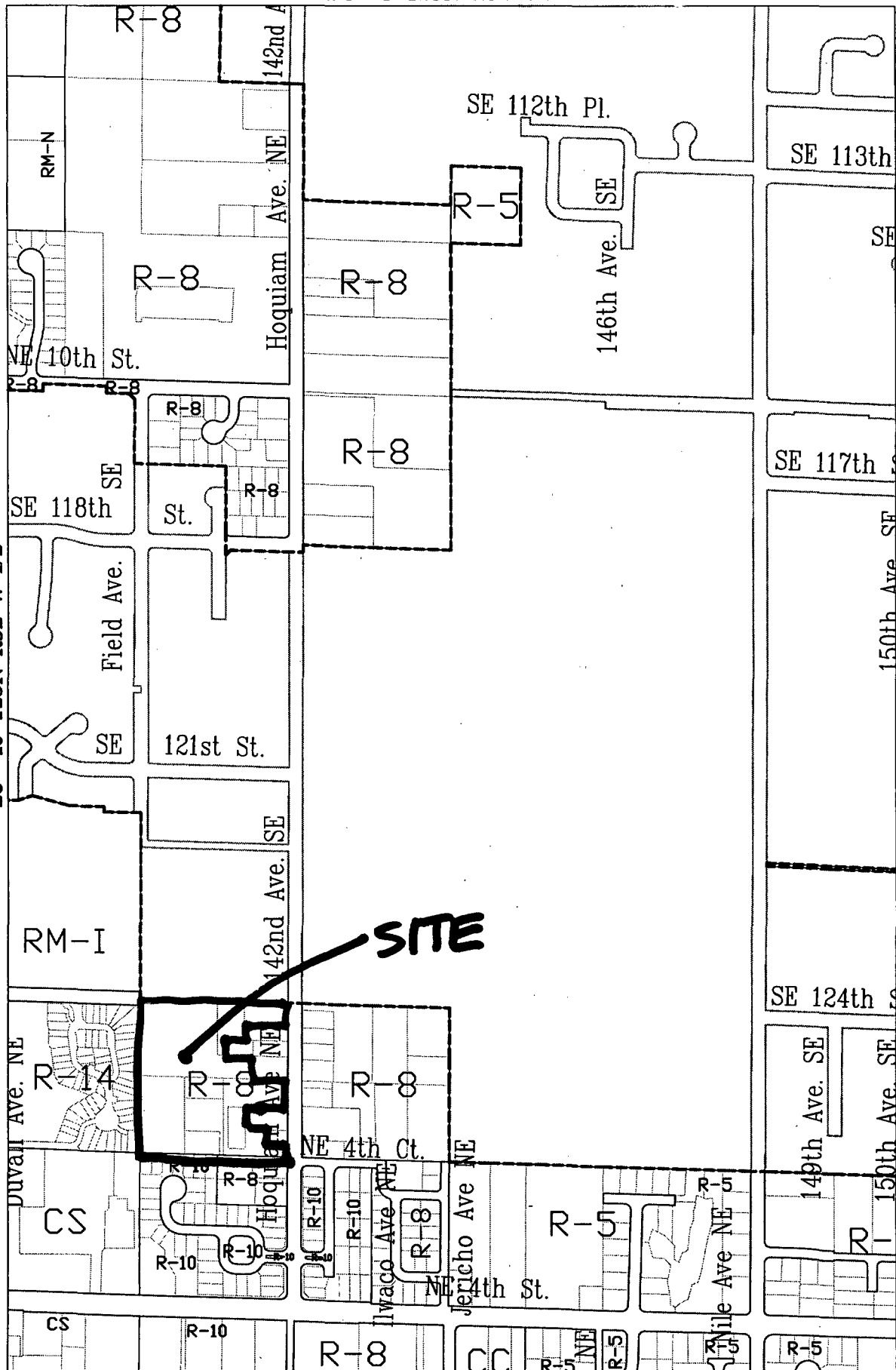
Additional Comments:

In advance of submitting the full application package, applicants are strongly encouraged to bring in one copy of each application material for a pre-screening to the customer service counter to help ensure that the application is complete prior to making all copies.

cc: Jennifer Henning

D6 - 3 T23N R5E E 1/2

E6 - 10 T23N R5E W 1/2



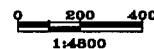
F6 - 15 T23N R5E E 1/2



ZONING
P/B/PW TECHNICAL SERVICES
12/04/03

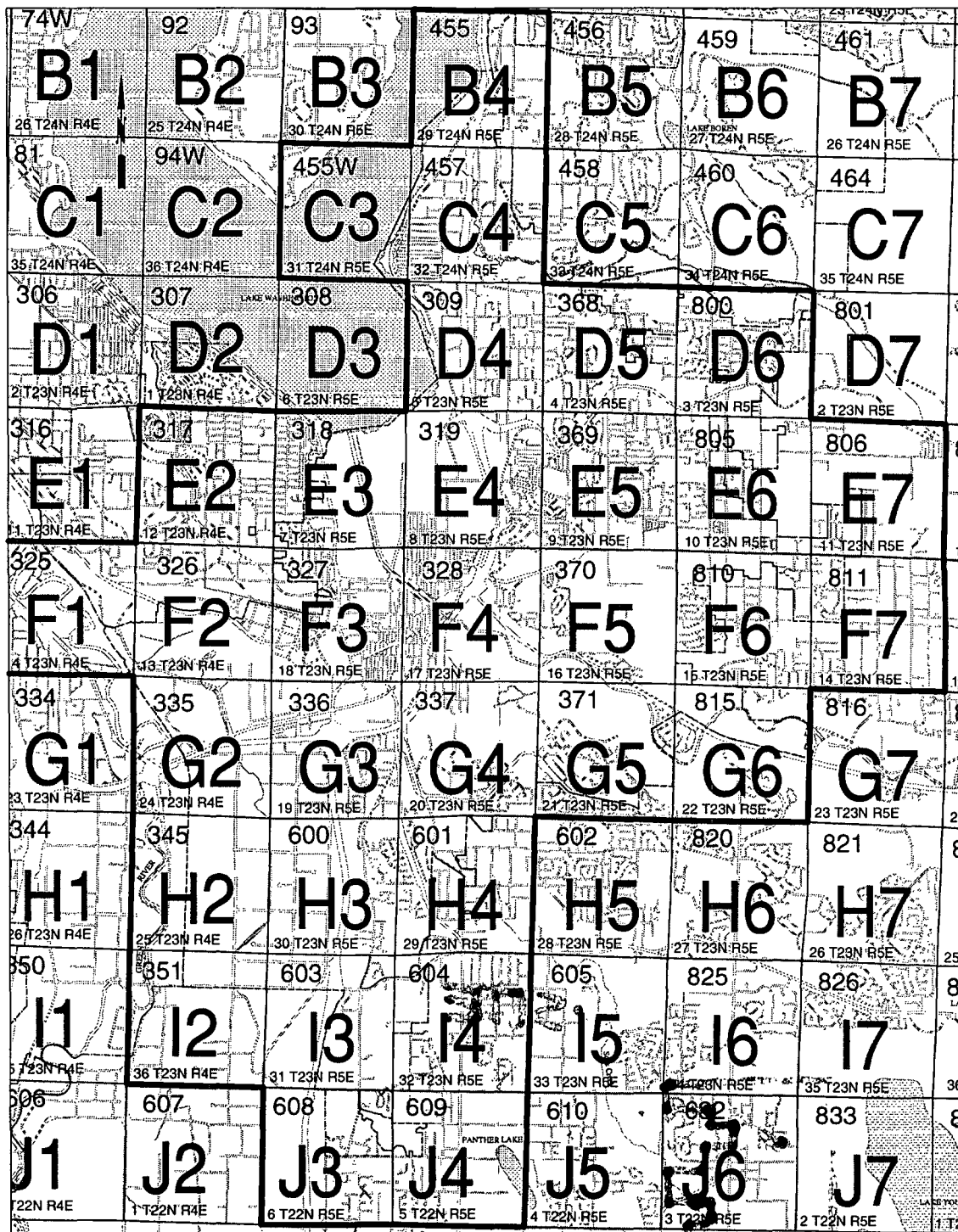


----- Renton City Limits



E6
10 T23N R5E E 1/2

5310




**RESIDENTIAL**

- | | |
|------|--|
| RC | Resource Conservation |
| R-1 | Residential 1 du/ac |
| R-5 | Residential 5 du/ac |
| R-8 | Residential 8 du/ac |
| RWH | Residential Manufactured Homes |
| R-10 | Residential 10 du/ac |
| R-14 | Residential 14 du/ac |
| RM-1 | Residential Multi-Family Infill |
| RM-N | Residential Multi-Family Neighborhood Center |
| RM-C | Residential Multi-Family Suburban Center |
| RM-T | Residential Multi-Family Traditional |
| RM-U | Residential Multi-Family Urban Center* |

MIXED USE CENTER

- | | |
|-------------------|---------------------------|
| CN | Center Neighborhood* |
| CS | Center Suburban* |
| UC-N1 | Urban Center - North 1 |
| UC-N2 | Urban Center - North 2 |
| CD | Center Downtown* |
| CDR | Center Office Residential |
| <u>COMMERCIAL</u> | |
| CA | Commercial Arterial* |
| CO | Commercial Office* |
| CC | Convenience Commercial |

INDUSTRY

-  Industrial - Heavy
 Industrial - Medium
 Industrial - Light

(P) Publicly owned
----- Renton City Limits
----- Adjacent City Limits
===== Book Pages Boundary

* May include Overlay Districts. See Appendix maps. For additional regulations in Overlay Districts, please see RMQ 4-3.

KROLL
PAGE#
SECT/TOWN/RANGE

PAGE

INDEX


First American

First American Title Insurance Company
 2101 Fourth Ave, Ste 800
 Seattle, WA 98121
 Phn - (253) 471-1234 (800) 238-8810
 Fax - (253) 671-5808

DEVELOPMENT PLANNING
 CITY OF RENTON

APR 21 2005

RECEIVED

Title Team Three
 Fax No. (253) 671-5813

Grae Bean
 (206) 615-3275
 gbean@firstam.com

Kris Ward
 (253) 671-5811
 kward@firstam.com

To: **Seattle Escrow**
6450 Southcenter Boulevard, Suite 106
Tukwila, WA 98188

File No.: **4209-419498**
 Your Ref No.: **9119AT**

Attn: Louann

Re: Property Address: **4912 NE 5th Street, Renton, WA 98055**

NEW / DIFF

REPORTS

3/10/05

Supplemental Report 1
Dated: February 25, 2005 at 8:00 A.M.

Commitment/Preliminary Report No. 4209-419498 dated as of **October 18, 2004** (including any supplements or amendments thereto) relating to the issuance of an American Land Title Association Form Policy is hereby modified and/or supplemented as follows:

There has been no change in the title to the property covered by our Commitment/Preliminary Report dated **10/18/2004 at 7:30 a.m.** except as noted below:

Paragraph No(s). 2 has/have been amended to read as follows:

2. General Taxes for the year 2005. The first half becomes delinquent after April 30th. The second half becomes delinquent after October 31st.

Tax Account No.: 102305903605

1st Half

Amount Billed:	\$ 2,266.75
Amount Paid:	\$ 0.00
Amount Due:	\$ 2,266.75
Assessed Land Value:	\$ 129,000.00
Assessed Improvement Value:	\$ 250,000.00

2nd Half

Amount Billed:	\$ 2,266.74
Amount Paid:	\$ 0.00
Amount Due:	\$ 2,266.74
Assessed Land Value:	\$ 129,000.00
Assessed Improvement Value:	\$ 250,000.00

The following paragraph no(s). 10 has/have been added to our Commitment/Preliminary Report to read as follows:

Date: March 04, 2005

File No.: 4209-419498 (GAB)

10. Deed of Trust and the terms and conditions thereof.

Grantor/Trustor:	Michael J Hertel and Josette J Hertel
Grantee/Beneficiary:	Washington Mutual Bank
Trustee:	Group 9, Inc
Amount:	\$250,000.00
Recorded:	January 7, 2005
Recording Information:	20050107000856

Note: This Deed of Trust contains Line of Credit privileges.

If the current balance owing on said obligation is to be paid in full in the forthcoming transaction, confirmation should be made that the beneficiary will issue a proper request for full reconveyance.

First American Title Insurance Company

By: Kris Ward for Grae Bean, Title Officer



First American

First American Title Insurance Company

2101 Fourth Ave, Ste 800, Seattle, WA 98121
(253) 471-1234 - (800) 238-8810 FAX (253) 671-5808

Title Team Three
Fax No. (253) 671-5813

Grae Bean
(206) 615-3275
gbean@firstam.com

Kristina Ward
(253) 671-5811
kward@firstam.com

To: Seattle Escrow
6450 Southcenter Boulevard, Suite 106
Tukwila, WA 98188
Attn: Louann

File No.: 4209-419498
Your Ref No.: 9119AT

Re: Property Address: 4912 NE 5th Street, Renton, WA 98055

COMMITMENT FOR TITLE INSURANCE

Issued by

FIRST AMERICAN TITLE INSURANCE COMPANY

Agreement to Issue Policy

We agree to issue a policy to you according to the terms of this Commitment.

When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the Commitment Date shown in Schedule A.

If the Requirements shown in this Commitment have not been met within six months after the Commitment Date, our obligation under this Commitment will end. Also, our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy.

Our obligation under this Commitment is limited by the following:

- The Provisions in Schedule A.
- The Requirements in Schedule B-1.
- The Exceptions in Schedule B-2.
- The Conditions.

This Commitment is not valid without Schedule A and Section 1 and 2 of Schedule B.

SCHEDULE A

1. Commitment Date: July 08, 2004 at 7:30 A.M.

2. Policy or Policies to be issued:	AMOUNT	PREMIUM	TAX
Subdivider's Sale Rate			
Owner's Standard Coverage	\$ 650,000.00	\$ 728.00	\$ 64.07
Proposed Insured: Langley Development Group, Inc.			
Extended Mortgage's Coverage	\$ To Follow	\$	\$
Proposed Insured: To Follow			
Easement Charge		\$ 40.00	\$ 3.52

3. (A) The estate or interest in the land described in this Commitment is:

Parcel A: fee simple Parcel B: easement charge

(B) Title to said estate or interest at the date hereof is vested in:

Michael J. Hertel and Josette J. Hertel, husband and wife

4. The land referred to in this Commitment is described as follows:

Real property in the County of King, State of Washington, described as follows:

Parcel A:

The West half of the West Half of the South Half of the Northwest Quarter of the Southwest Quarter of the Southeast Quarter of Section 10, Township 23 North, Range 5 East, W.M., in King County, Washington;

Togther with the West 25 feet of the East Half of the Southeast Quarter of the Northwest Quarter of the Southwest Quarter of the Southeast Quarter of Section 10, Township 23 North, Range 5 East., in King County, Washington; Except the North 90 feet thereof.

Parcel B:

An easement for ingress and egress over the South 15 feet of the South Half of the Northwest Quarter of the Southwest Quarter of the Southeast Quarter of Section 10, Township 23 North, Range 5 East, W.M., in King County, Washington; Except that portion lying within Parcel A; and except that portion lying within 142nd Avenue Southeast.

APN: 102305903605

SCHEDULE B
SECTION I
REQUIREMENTS

The following requirements must be met:

- (A) Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- (B) Pay us the premiums, fees and charges for the policy.
- (C) Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded:
- (D) You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
- (E) Releases(s) or Reconveyance(s) of Item(s):
- (F) Other:
- (G) You must give us the following information:
 - 1. Any off record leases, surveys, etc.
 - 2. Statement(s) of Identity, all parties.
 - 3. Other:

**SCHEDULE B
SECTION II**

EXCEPTIONS

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction. The printed exceptions and exclusions from the coverage of the policy or policies are set forth in Exhibit A attached. Copies of the policy forms should be read. They are available from the office which issued this Commitment.

1. ✓ Lien of the Real Estate Excise Sales Tax and Surcharge upon any sale of said premises, if unpaid. As of the date herein, the excise tax rate for the **City of Renton** is at **1.78%**.
Levy/Area Code: 2146
2. ✓ General Taxes for the year 2004. The first half becomes delinquent after April 30th. The second half becomes delinquent after October 31st.
Tax Account No.: 102305903605
1st Half
Amount Billed: \$ 1,844.19
Amount Paid: \$ 1,844.19
Amount Due: \$ 0.00
Assessed Land Value: \$ 115,000.00
Assessed Improvement Value: \$ 203,000.00
2nd Half
Amount Billed: \$ 1,844.19
Amount Paid: \$ 0.00
Amount Due: \$ 1,844.19
Assessed Land Value: \$ 115,000.00
Assessed Improvement Value: \$ 203,000.00
3. ✓ Potential lien rights as a result of labor and/or materials used, or to be used, for improvements to the premises. An indemnity agreement to be completed by Langley Development Group, Inc., is being sent to Seattle Escrow and must be submitted to us **prior to closing** for our review and approval. All other matters regarding extended coverage have been cleared for mortgagee's policy. Items 1 through 6 on Exhibit A herein will be omitted in said extended coverage mortgagee's policy. The coverage contemplated by this paragraph will not be afforded in any forthcoming owner's standard coverage policy to be issued.
4. ✓ Evidence of the authority of the officers of Langley Development Group, Inc., to execute the forthcoming instrument, copies of the current Articles of Incorporation, By-Laws and certified copies of appropriate resolutions should be submitted prior to closing.
5. ✓ Easement, including terms and provisions contained therein:
Recorded: July 25, 1940
Recording Information: 3112963
In Favor Of: Puget Sound Energy, Inc., a Washington corporation
For: Electric transmission and/or distribution system
6. ✓ Easement, including terms and provisions contained therein:
Recording Information: February 25, 1943
For: 3143916

7. Easement, including terms and provisions contained therein:
Recorded: October 31, 1947
Recording Information: 3739945
In Favor Of: Puget Sound Energy, Inc., a Washington corporation
For: Electric transmission and/or distribution system
8. ✓ The terms and provisions contained in the document entitled "Ordinance No. 4612"
Recorded: June 21, 1996
Recording No.: 9606210966
9. ✓ The terms and provisions contained in the document entitled "Ordinance No. 4924"
Recorded: January 4, 2002
Recording No.: 20020104002323

INFORMATIONAL NOTES

- A. Effective January 1, 1997, and pursuant to amendment of Washington State Statutes relating to standardization of recorded documents, the following format and content requirements must be met. Failure to comply may result in rejection of the document by the recorder.
- B. Any sketch attached hereto is done so as a courtesy only and is not part of any title commitment or policy. It is furnished solely for the purpose of assisting in locating the premises and First American expressly disclaims any liability which may result from reliance made upon it.
- C. The description can be abbreviated as suggested below if necessary to meet standardization requirements. The full text of the description must appear in the document(s) to be insured.

SW SE 10-23-5

APN: 102305903605
- D. The following deeds affecting the property herein described have been recorded within 24 months of the effective date of this commitment: NONE
- E. According to the application for title insurance, title is to vest in
Langley Development Group, Inc., a Washington Corporation.

CONDITIONS

1. DEFINITIONS

(a)"Mortgage" means mortgage, deed of trust or other security instrument.

(b)"Public Records" means title records that give constructive notice of matters affecting the title according to the state law where the land is located.

2. LATER DEFECTS

The Exceptions in Schedule B - Section II may be amended to show any defects, liens or encumbrances that appear for the first time in the public records or are created or attached between the Commitment Date and the date on which all of the Requirements (a) and (c) of Schedule B - Section I are met. We shall have no liability to you because of this amendment.

3. EXISTING DEFECTS

If any defects, liens or encumbrances existing at Commitment Date are not shown in Schedule B, we may amend Schedule B to show them. If we do amend Schedule B to show these defects, liens or encumbrances, we shall be liable to you according to Paragraph 4 below unless you knew of this information and did not tell us about it in writing.

4. LIMITATION OF OUR LIABILITY

Our only obligation is to issue to you the Policy referred to in this Commitment, when you have met its Requirements. If we have any liability to you for any loss you incur because of an error in this Commitment, our liability will be limited to your actual loss caused by your relying on this Commitment when you acted in good faith to:

comply with the Requirements shown in Schedule B - Section I
or

eliminate with our written consent any Exceptions shown in Schedule B - Section II.

We shall not be liable for more than the Policy Amount shown in Schedule A of this Commitment and our liability is subject to the terms of the Policy form to be issued to you.

5. CLAIMS MUST BE BASED ON THIS COMMITMENT

Any claim, whether or not based on negligence, which you may have against us concerning the title to the land must be based on this commitment and is subject to its terms.



First American

First American Title Insurance Company

2101 Fourth Ave, Ste 800, Seattle, WA 98121
(253) 471-1234 - (800) 238-8810 FAX (253) 671-5808

PRIVACY POLICY

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information – particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, The First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its *Fair Information Values*, a copy of which can be found on our website at www.firstam.com.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's *Fair Information Values*. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

© 2001 The First American Corporation • All Rights Reserved

2.00



SECURITY TITLE INSURANCE COMPANY

ONE SECOND AVENUE, SEATTLE, WASHINGTON 98101

SPACE RESERVED FOR RECORDERS USE

117-477 E 00152 7705040700 - A W

Filed for Record at Request of

NAME John Davis & Company

ADDRESS P.O. Box 1912

CITY AND STATE Seattle, Washington 98111

MAY 11 3: 17 PM

RECORDED KC REC-71

Warranty Fulfillment Deed

THE GRANTORS GILBERT L. LESH and LILLIAN N. LESH, also known as LILLIAN RUTHERFORD LESH, husband and wife

for and in consideration of FULFILLMENT OF REAL ESTATE CONTRACT

in hand paid, conveys and warrants to MICHAEL J. HERTEL and JOSETTE J. HERTEL, husband and wife

the following described real estate, situated in the county of Washington:

King

State of

(See Attached)

The west half of the west half of the south half of the northwest quarter of the southwest quarter of the southeast quarter of Section 10, Township 23 North, Range 5 East, W.M., in King County, Washington;

TOGETHER WITH the west 25 feet of the east half of the southwest quarter of the northwest quarter of the southwest quarter of the southeast quarter of Section 10, Township 23 North, Range 5 East, W.M., in King County, Washington;

EXCEPT the north 90 feet thereof.

TOGETHER WITH an easement over the south 15 feet of the south half of the northwest quarter of the southwest quarter of the southeast quarter

EXCEPT a portion thereof described lying within main tract and EXCEPT road.

Portion of this document purports to describe

WHEN RECORDED RETURN TO:
Office of the city clerk
Renton Municipal Building
200 Mill Avenue South
Renton, WA 98056

RECEIVED THIS DAY

JUN 14 10 15 AM '96

OFFICE OF THE CITY CLERK

CERTIFICATE

I, the undersigned, City Clerk of the
City of Renton, Washington, certify that this is a true
and correct copy of ORD 4612
Subscribed and Sealed this 12th day of JUNE 1996

Maureen Sullivan
City Clerk

CITY OF RENTON, WASHINGTON

ORDINANCE NO. 4612

AN ORDINANCE OF THE CITY OF RENTON, WASHINGTON,
ESTABLISHING AN ASSESSMENT DISTRICT FOR SANITARY SEWER
SERVICE IN A PORTION OF THE SOUTH HIGHLANDS, HEATHER
DOWNS, AND MAPLEWOOD SUB-BASINS AND ESTABLISHING THE
AMOUNT OF THE CHARGE UPON CONNECTION TO THE FACILITIES.

THE CITY COUNCIL OF THE CITY OF RENTON, WASHINGTON, DO ORDAIN
AS FOLLOWS:

SECTION I. There is hereby created a Sanitary Sewer
Service Special Assessment District for the area served by the East
Renton Sanitary Sewer Interceptor in the northeast quadrant of the
City of Renton and a portion of its urban growth area within
unincorporated King County, which area is more particularly
described in Exhibit "A" attached hereto. A map of the service
area is attached as Exhibit "B." The recording of this document is
to provide notification of potential connection and interest
charges. While this connection charge may be paid at any time, the
City does not require payment until such time as the parcel is
connected to and thus benefiting from the sewer facilities. The
property may be sold or in any other way change hands without
triggering the requirement, by the City, of payment of the charges
associated with this district.

SECTION II. Persons connecting to the sanitary sewer
facilities in this Special Assessment District and which properties

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ORDINANCE 4612

have not been charged or assessed with all costs of the East Renton Sanitary Sewer Interceptor, as detailed in this ordinance, shall pay, in addition to the payment of the connection permit fee and in addition to the system development charge, the following additional fees:

A. Per Unit Charge. New connections of residential dwelling units or equivalents shall pay a fee of \$224.52 per dwelling unit and all other uses shall pay a unit charge of \$0.069 per square foot of property. Those properties included within this Special Assessment District and which may be assessed a charge thereunder are included within the boundary legally described in Exhibit "A" and which boundary is shown on the map attached as Exhibit "B."

SECTION III. In addition to the aforestated charges, there shall be a charge of 4.11% per annum added to the Per Unit Charge. The interest charge shall accrue for no more than ten (10) years from the date this ordinance becomes effective. Interest charges will be simple interest and not compound interest.

SECTION IV. This ordinance shall be effective upon its passage, approval, and thirty (30) days after publication.

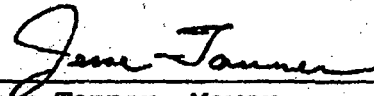
PASSED BY THE CITY COUNCIL this 10th day of June, 1996.


Marilyn J. Petersen, City Clerk

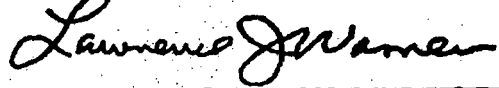
9960129096

ORDINANCE 4612

APPROVED BY THE MAYOR this 10th day of June, 1996.


Jesse Tanner, Mayor

Approved as to form:


Lawrence J. Warren, City Attorney

Date of Publication: 6/14/96

ORD.576:5/20/96:as.

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Exhibit A

**LEGAL DESCRIPTION OF THE SPECIAL ASSESSMENT DISTRICT
FOR THE CITY OF RENTON - EAST RENTON INTERCEPTOR**

Portions of Sections 8, 9, 10, 11, 14, 15, 16, 17, 21 and 22 all in Township 23N, Range 5E W.M. in King County, Washington

Section 8, Township 23N, Range 5E W.M.

All of that portion of Section 8, Township 23N, Range 5E W.M. lying East of the East right-of-way line of SR-405 and South of the following described line:

Beginning at the intersection of the East line of said Section 8 with the centerline of NE 7th Street; thence Westerly along said centerline of NE 7th Street to its intersection with the centerline of Sunset Boulevard NE; thence Northerly along the centerline of Sunset Boulevard NE to the North line of the Southeast $\frac{1}{4}$ of said Section 8; thence West along said North line to the East right-of-way line of SR-405 and the terminus of said line.

Section 9, Township 23N, Range 5E W.M.

All of that portion of Section 9, Township 23N, Range 5E W.M. lying South and East of the following described line:

Beginning on the centerline of NE 7th Street at its intersection with the centerline of Edmonds Avenue NE; thence Easterly along the centerline of NE 7th Street to its intersection with the centerline of Monroe Avenue NE; thence North along said centerline to the South line of the Northeast $\frac{1}{4}$ of said Section 9; thence East along said South line to its intersection with the centerline of Redmond Avenue NE; thence Northerly along said centerline to its intersection with the centerline of NE 10th Street; thence East along said centerline to the East line of said Section 9 and the terminus of said line.

Section 10, Township 23N, Range 5E W.M.

All of that portion of Section 10, Township 23N, Range 5E W.M. lying Southerly and Westerly of the following described line:

Beginning on the West line of Section 10 at its intersection with the North line of the South $\frac{1}{2}$ of the North $\frac{1}{2}$ of said Section 10; thence East along said North line to its intersection with the centerline of 142nd Avenue SE; thence Southerly along said centerline to its intersection with the North line of the Southeast $\frac{1}{4}$ of said Section 10; thence East along said North line to its intersection with the East line of said Section 10 and the terminus of said line.

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Section 11, Township 23N, Range 5E W.M.

All of the Southwest $\frac{1}{4}$ of Section 11, Township 23N, Range 5E W.M..

Section 14, Township 23N, Range 5E W.M.

All of that portion of Section 14, Township 23N, Range 5E. W.M. described as follows:

All of the Northwest $\frac{1}{4}$ of said section, together with the Southwest $\frac{1}{4}$ of said section, except the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of said Southwest $\frac{1}{4}$ and except the plat of McIntire Homesites and $\frac{1}{2}$ of streets adjacent as recorded in the Book of Plats, Volume 58, Page 82, Records of King County, Washington, and except the South 151.55 feet of the East 239.435 feet of Tract 6, Block 1 of Cedar River Five Acre Tracts as recorded in the Book of Plats, Volume 16, Page 52, Records of King County, Washington, less $\frac{1}{2}$ of the street abutting said portion of Tract 6, Block 1, and less Tract 6, Block 2 of said Cedar River Five Acre Tracts, less $\frac{1}{2}$ of the street adjacent to said Tract 6, Block 2, and except the South 82.785 feet of the East 150 feet of Tract 5, Block 2 of said Cedar River Five Acre Tracts and less $\frac{1}{2}$ the street adjacent to said portion of Tract 5, Block 2.

Section 15, Township 23N, Range 5E W.M.

All of that portion of Section 15, Township 23N, Range 5E. W.M., except the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said section.

Section 16, Township 23N, Range 5E W.M.

All of that portion of Section 16, Township 23N, Range 5E W.M., except that portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the said Section 16 lying East of the East line of the Plat of Maplewood Division No. 2 as recorded in the Book of Plats Volume 39, page 39, Records of King County Washington and its Northerly extension to the North line of said Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the said Section 16 and except that portion of said section lying Southerly of the Northerly right-of-way line of SR-169 (Maple Valley Highway).

Section 17, Township 23N, Range 5E W.M.

All of that portion of Section 17, Township 23N, Range 5E W.M., lying Northeasterly of the Northeasterly right-of-way of SR-169 (Maple Valley Highway) and Easterly of the East right-of-way line of SR-405 less that portion lying generally West of the East and Southeasterly line of Bronson Way NE lying

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between the South line of the NE 3rd Street and the Northeasterly margin of SR-405.

Section 21, Township 23N, Range 5E W.M.

All that portion of Section 21, Township 23N, R 5E W.M. lying Northeasterly of the Northeasterly right-of-way line of SR-169 (Maple Valley Highway) and West of the East line of the Plat of Maplewood Division No. 2 as recorded in the Book of Plats, volume 39, page 39, Records of King County, Washington.

Section 22, Township 23N, Range 5E W.M.

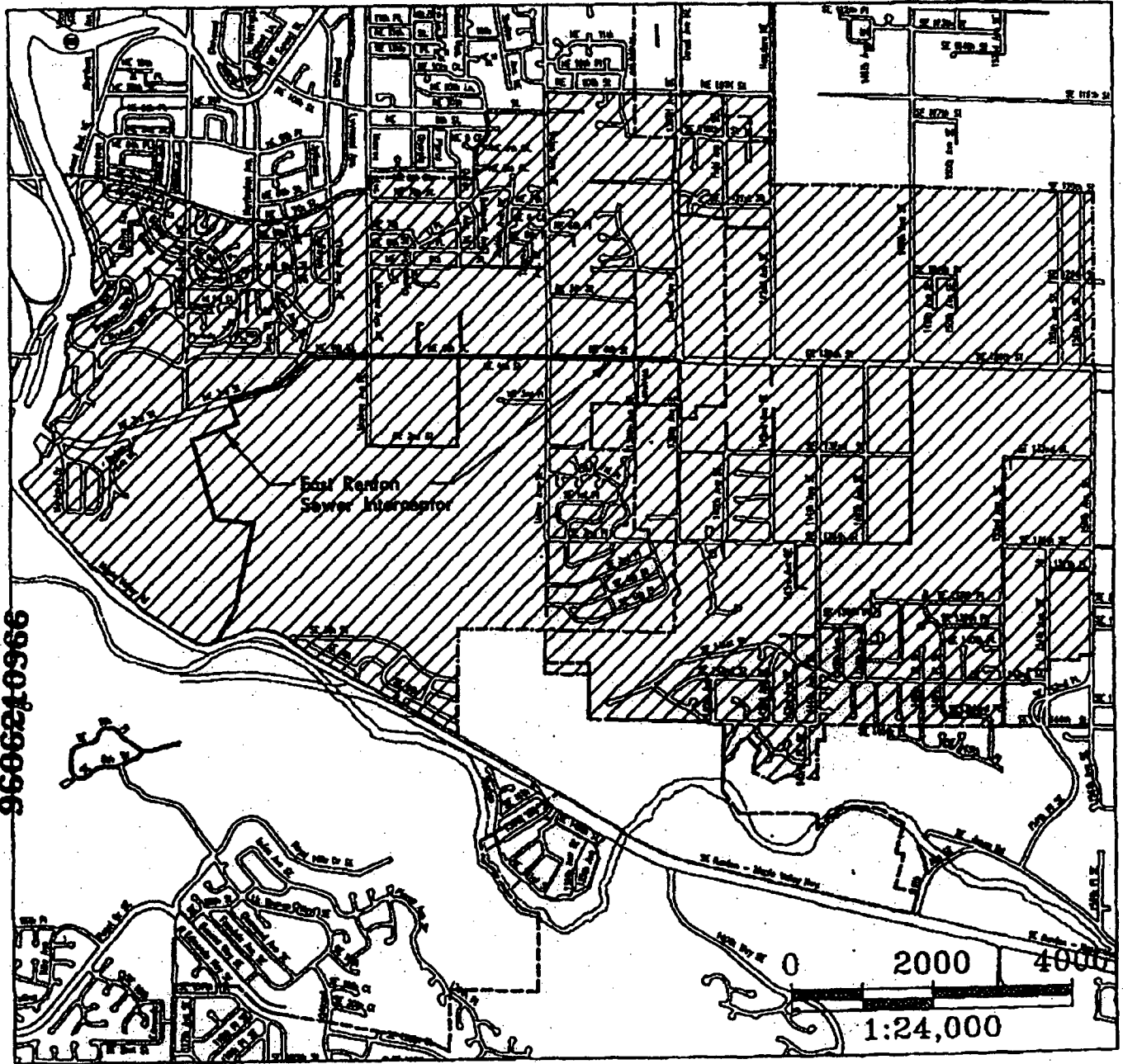
All of that portion of Section 22, Township 23N, Range 5E W.M. described as follows:

All of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 22 lying Northerly of the Southerly line of the Plat of Maplewood Heights as recorded in the Book of Plats, volume 78, pages 1 through 4, Records of King County, Washington.

Together with the North 227.11 feet of the West 97.02 of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 22.

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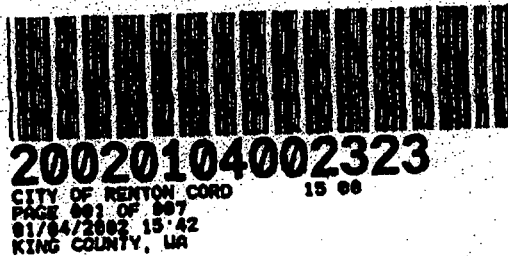
Exhibit B
EAST RENTON INTERCEPTOR
Special Assessment District Boundary



SANTARY SEWERS
Planning/Building/Public Works
Christensen, MacOnie, Vianeski
20 May 1996

----- City Limits
Special Assessment District

Return Address:
City Clerk's Office
City of Renton
1055 S. Grady Way
Renton WA 98055



Please print or type information

Document Title(s): ORDINANCE NO. 4924
Reference Number(s) of Documents assigned or released: [on page ____ of document(s)] A-01-001
Grantor(s) (Last name first, then first name and initials) 1. City of Renton 2. 3. 4. <input type="checkbox"/> Additional names on page ____ of document
Grantee(s) (Last name first, then first name and initials) 1. 2. Piele Annexation 3. 4. <input type="checkbox"/> Additional names on page ____ of document
Legal Description (abbreviated. i.e. lot, block, plat or section, township, range) The North half (1/2) of the Southwest quarter of the Southeast quarter... <input checked="" type="checkbox"/> Additional legal is on page <u>4</u> of document
Assessor's Property Tax Parcel/Account Number: 1023059013, 1023059015... <input checked="" type="checkbox"/> Additional legal is on page <u>6</u> of document
The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

2002 010 4002323

CERTIFICATE

I, the undersigned City Clerk of the
City of Renton, Washington, certify
that this is a true and correct copy of
Ord. 4924 Subscribed
and sealed this 30 day of Nov, 2001
Travis R. Nelson
City Clerk

CITY OF RENTON, WASHINGTON

ORDINANCE NO. 4924

**AN ORDINANCE OF THE CITY OF RENTON, WASHINGTON
ANNEXING CERTAIN TERRITORY OF THE CITY OF RENTON
(PIELE ANNEXATION; FILE NO. A-01-001)**

WHEREAS, under the provisions of RCW 35A.14.120 as amended, a petition in writing requesting that certain territory contiguous to the City of Renton, as described below, be annexed to the City of Renton, was presented and filed with the City Clerk on or about October 18, 2000; and

WHEREAS, prior to the filing and circulation of said petition for annexation to the City of Renton, the petitioning owners notified the City Council of their intention to commence such proceedings as provided by law, as more particularly specified in RCW 35A.14.120, and upon public hearing thereon, it having been determined and the petitioning owners having agreed to assume the pre-existing bonded indebtedness of the City of Renton as it pertains to the territory petitioned to be annexed; and to accept that portion of the City's Comprehensive Plan as it pertains to the territory including the applicable Zoning Code relating thereto; and

WHEREAS, the King County Department of Assessments has examined and verified the signatures on the petition for annexation and determined the assessed valuation of all the properties, the same being in excess of sixty percent (60%) of the area to be annexed, in value, as provided by law, and the petition also setting forth the legal description of the property according to government legal subdivision or plat, and the Economic Development, Neighborhoods and Strategic Planning Department of the City of Renton having considered and recommended the annexing of said property to the City of Renton; and

2002 010 4002323

ORDINANCE NO 4924

WHEREAS, the City Council fixed August 6, 2001, as the time and place for public hearing in the City Council Chambers, City Hall, Renton, Washington, upon the petition and notice thereof having been given as provided by law, and

WHEREAS, pursuant to said notices public hearings have been held at the time and place specified in the notices, and the Council having considered all matters in connection with the petition and further determined that all legal requirements and procedures of the law applicable to the petition method for annexation have been met; and

WHEREAS, the King County Boundary Review Board having deemed the "Notice of Intention" approved as of October 23, 2001;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RENTON, WASHINGTON, DO ORDAIN AS FOLLOWS

SECTION 1 The findings, recitals, and determinations are hereby found to be true and correct in all respects. All requirements of the law in regard to the annexation by petition method, including the provisions of RCW 35A.14.120, 130, 140 and 150, have been met. It is further determined that the petition for annexation to the City of Renton of the property and territory described below is hereby approved and granted, the following described property being contiguous to the City limits of the City of Renton is hereby annexed to the City of Renton, and such annexation to be effective on and after the approval, passage, and publication of this Ordinance; and on and after said date the property shall constitute a part of the City of Renton and shall be subject to all its laws and ordinances then and thereafter in force and effect, the property being described as follows

ORDINANCE NO. 4924

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein

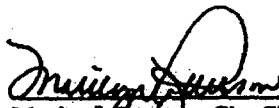
[Said property, approximately 20 acres, is located approximately 600' north of NE 4th Street in two approximately 10-acre tracts located along both sides of 142nd Ave SE]

and the owners-petitioners of the property shall assume the pre-existing bonded indebtedness of the City of Renton as prescribed in RCW 35A 14.120 as it pertains to the property, and the property to be subject to the City's Comprehensive Plan and Zoning Code


SECTION II. This Ordinance shall be effective upon its passage, approval, and five days after its publication.

A certified copy of this Ordinance shall be filed with the King County Council, State of Washington, and as otherwise provided by law

PASSED BY THE CITY COUNCIL this 26th day of November, 2001


Marilyn J. Petersen, City Clerk

APPROVED BY THE MAYOR this 26th day of November, 2001.


Jesse Tanner, Mayor

Approved as to form


Lawrence J. Warren, City Attorney

Date of Publication: 11/30/2001 (Summary)
ORD.937.11/20/01:ma

2002 010 4002323

ORDINANCE NO. 4924

EXHIBIT "A"

PIELE ANNEXATION
LEGAL DESCRIPTION

The North half (1/2) of the Southwest quarter of the Southeast quarter of Section 10, Township 23 North, Range 5 East, W.M., in King County, Washington.

TOGETHER WITH that portion of the Northwest quarter of the Southeast quarter of Section 10, Township 23 North, Range 5 East, W.M., in King County, Washington, per Superior Court Cause #90-2-00038-9

2002 010 400232

2002 010 4002323

PID	Acct No
1023059013	102305901302
1023059016	102305901500
1023059025	102305902508
1023059033	102305903308
1023059033	102305903381
1023059036	102305903605
1023059070	102305907002
1023059098	102305909800
1023059123	102305912309
1023059125	102305912507
1023059176	102305917605
1023059177	102305917704
1023059185	102305918504
1023059186	102305918603
1023059190	102305919007
1023059212	102305921201
1023059217	102305921706
1023059230	102305923009
1023059231	102305923108
1023059254	102305925400
1023059258	102305925806
1023059264	102305926408
1023059281	102305928107
1023059283	102305928305
1023059290	102305929006
1023059291	102305929105
1023059298	102305929808
1023059306	102305930608
1023059308	102305930808
1023059385	102305938502
1023059403	102305940300

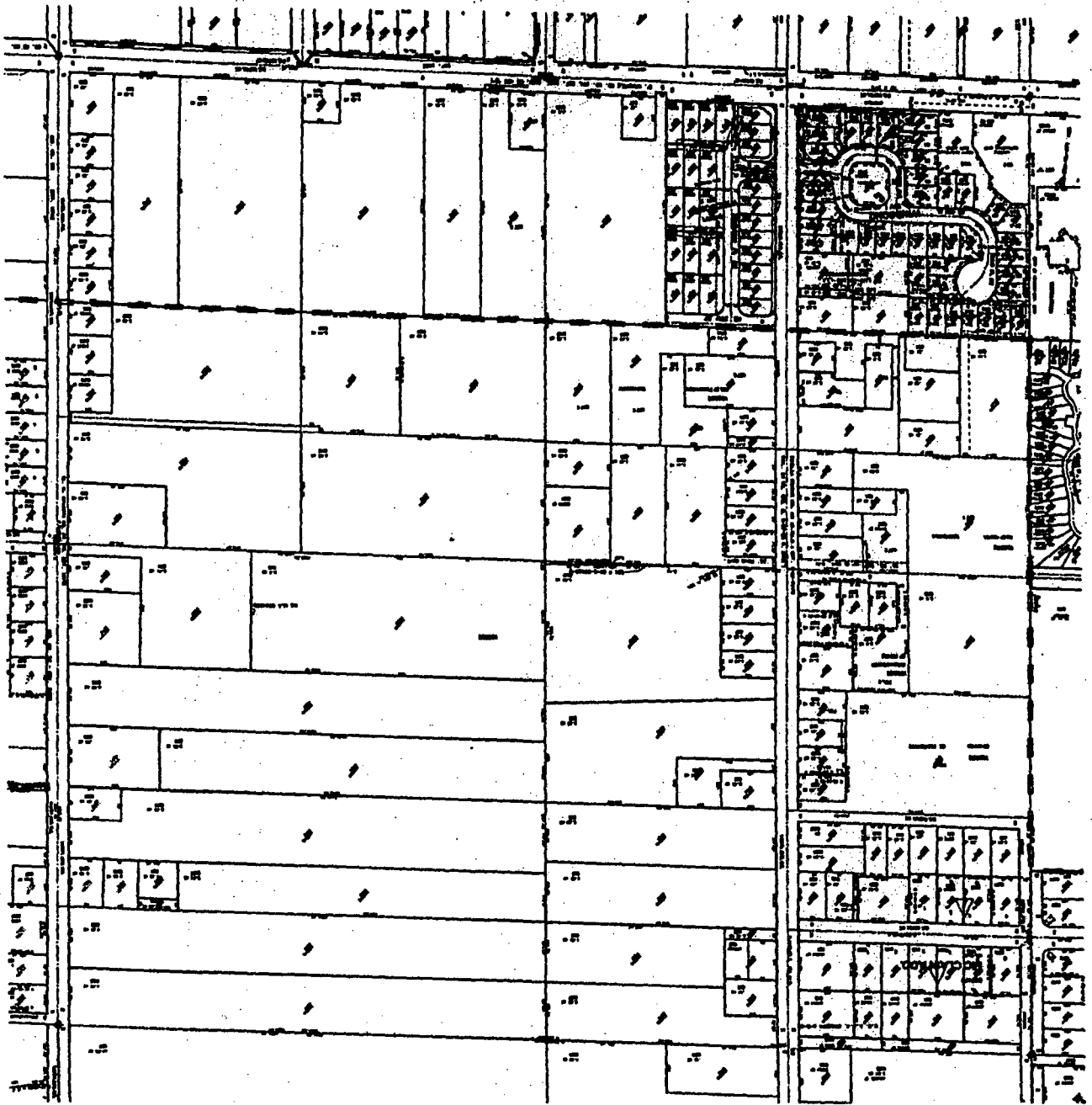
KING COUNTY
DEPT. of ASSESSMENTS

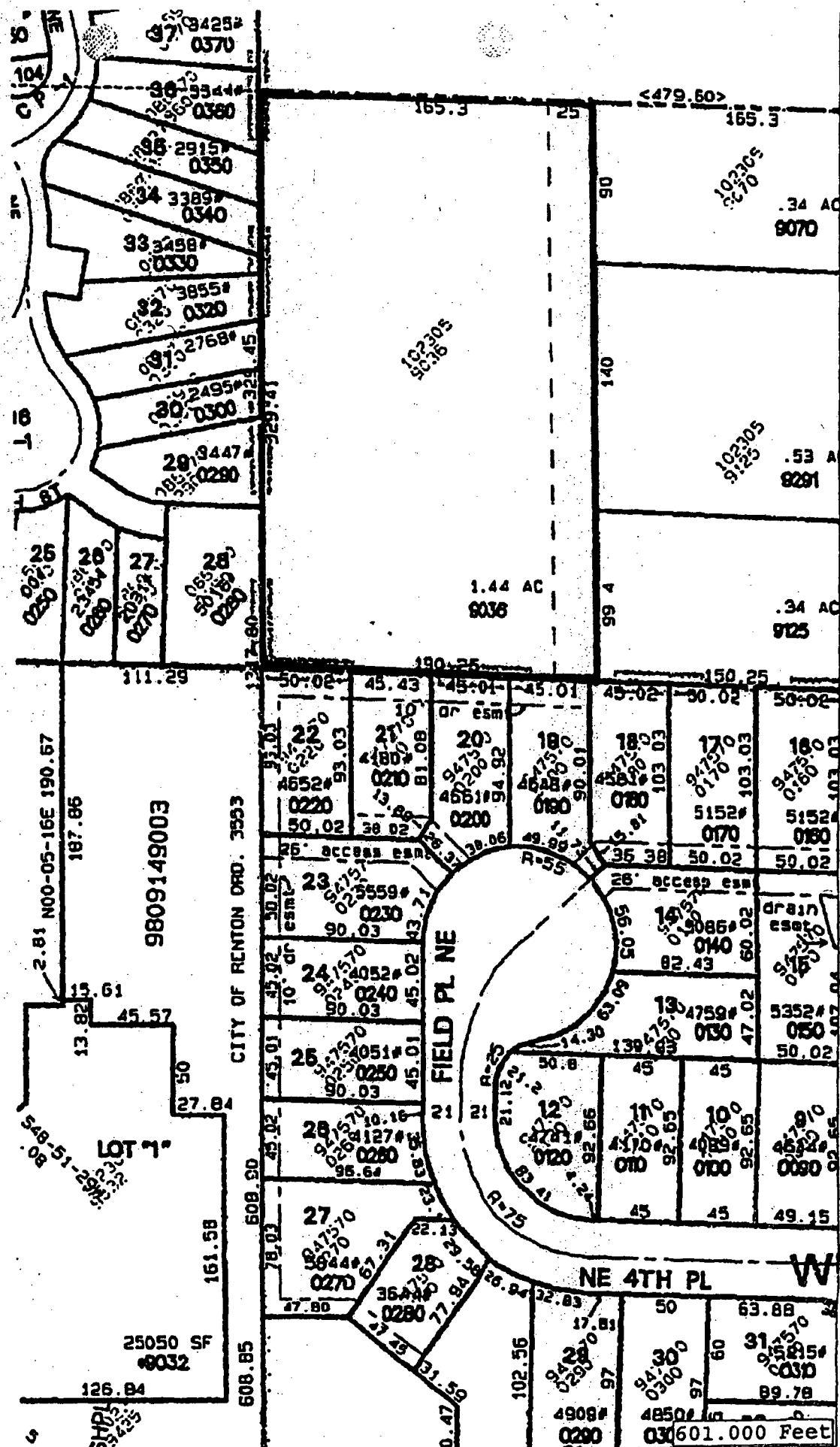
2007-2008 Assessment Map



SE 10-23-05

Scale 1/1200 (1" = 100')





HONEY BROOKE WEST

FOR LANGLEY DEVELOPMENT GROUP, INC.

LEGAL DESCRIPTIONS

APN 1023059036 (FILE NO. 4209-419436)

PARCEL A:

THE WEST HALF OF THE WEST HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 23 NORTH, RANGE 5 EAST, WM., IN KING COUNTY, WASHINGTON.

TOGETHER WITH THE WEST 25 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 23 NORTH, RANGE 5 EAST, IN KING COUNTY, WASH.; EXCEPT THE NORTH 90 FEET THEREOF.

PARCEL B:

AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTH 15 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 23 NORTH, RANGE 5 EAST, WM., IN KING COUNTY, WASHINGTON; EXCEPT THAT PORTION LYING WITHIN PARCEL A; AND EXCEPT THAT PORTION LYING WITHIN 142ND AVENUE SOUTHEAST.

APN 1023059010 & 1023059038 (FILE NO. 4209-419482)

PARCEL A:

THOSE PORTIONS OF SECTION 10, TOWNSHIP 23 NORTH, RANGE 5 EAST, WM., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

THE WEST 25 FEET OF THE NORTH 90 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND THE NORTH 90 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST; EXCEPT THE WEST 25 FEET THEREOF.

PARCEL A-1:

AN EASEMENT OVER THE SOUTH 15 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10; EXCEPT THE WEST 333.20 FEET; AND EXCEPT THE EAST 30 FEET THEREOF; AND EXCEPT ANY PORTION THEREOF LYING WITHIN PARCEL A.

PARCEL B:

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 23 NORTH, RANGE 5 EAST, WM., IN KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE N88°20'43"W, ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 30.01 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE A DISTANCE OF 219.61 FEET TO THE EAST LINE OF THE WEST 25 FEET OF SAID SUBDIVISION; THENCE S00°10'02"W, ALONG SAID EAST LINE, A DISTANCE OF 329.43 FEET TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE S88°20'52"E, ALONG SAID SOUTH LINE A DISTANCE OF 275.51 FEET TO THE WEST LINE OF THE EAST 30 FEET OF SAID SUBDIVISION; THENCE N00°11'06"E, ALONG SAID WEST LINE, A DISTANCE OF 30.01 FEET; THENCE N88°20'52"W, A DISTANCE OF 100.03 FEET; THENCE N00°11'06"E, A DISTANCE OF 99.03 FEET; THENCE N88°20'52"W, A DISTANCE OF 82.49 FEET; THENCE S00°10'02"W, A DISTANCE OF 99.03 FEET; THENCE N88°20'52"W, A DISTANCE OF 13.02 FEET TO THE EAST LINE OF THE WEST 45 FEET OF SAID SUBDIVISION; THENCE N00°10'02"E, ALONG SAID EAST LINE, A DISTANCE OF 171.38 FEET TO THE SOUTH LINE OF THE NORTH 122 FEET OF SAID SUBDIVISION; THENCE S88°20'43"E, ALONG SAID SOUTH LINE, A DISTANCE OF 255.56 FEET TO THE WEST LINE OF THE EAST 30 FEET OF SAID SUBDIVISION; THENCE N00°11'06"E, ALONG SAID WEST LINE, A DISTANCE OF 122.04 FEET TO THE TRUE POINT OF BEGINNING.

APN 1023059123 (FILE NO. 4209-419473)

PARCEL A:

LOT 1 OF KING COUNTY SHORT PLAT NO. 480111, RECORDED JUNE 18, 1982, UNDER RECORDING NO. 8206180434, RECORDS OF KING COUNTY, WASHINGTON.

PARCEL B:

AN EASEMENT FOR INGRESS AND EGRESS OVER THE NORTH 30 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 23 NORTH, RANGE 5 EAST, WM., IN KING COUNTY, WASHINGTON. EXCEPT THE EAST 30 FEET THEREOF.

APN 1023059125 (FILE NO. 4268-520073)

PARCEL A:

THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; EXCEPT THE NORTH 230 FEET THEREOF; ALSO EXCEPT THE WEST 25 FEET THEREOF; TOGETHER WITH THE WEST 10 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; EXCEPT THE NORTH 230 FEET THEREOF; ALL IN SECTION 10, TOWNSHIP 23 NORTH, RANGE 5 EAST, WM., IN KING COUNTY, WASHINGTON.

PARCEL B:

AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTH 15 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 23 NORTH, RANGE 5 EAST, WM., IN KING COUNTY, WASHINGTON.

EXCEPT THE EAST 30 FEET THEREOF. .

APN 1023059116 (FILE NO. 4268-520038)

PARCEL A:

TRACT B OF SHORT PLAT NO. 1274035, ACCORDING TO THE SHORT PLAT SURVEY RECORDED UNDER RECORDING NO. 760130712 AND CORRECTED UNDER RECORDING NO. 7601210467, IN KING COUNTY, WASHINGTON.

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS DELINEATED ON SHORT PLAT NO. 1274035, ACCORDING TO THE SHORT PLAT SURVEY RECORDED UNDER RECORDING NO. 760130712 AND CORRECTED UNDER RECORDING NO. 7601210467, IN KING COUNTY, WASHINGTON.

APN 1023059385 & 1023059015 (FILE NO. 4209-353048)

PARCEL A:

LOT 2 OF KING COUNTY SHORT PLAT NO. 480111, RECORDED JUNE 18, 1982 UNDER KING COUNTY RECORDING NO. 8206180434, IN KING COUNTY, WASHINGTON.

EXCEPT THE EAST 11 FEET OF THE NORTH 80 FEET.

PARCEL B:

THE NORTH 97.39 FEET OF THE EASTERLY 206.01 FEET, AS MEASURED ALONG THE NORTH LINE, OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 23 NORTH, RANGE 5 EAST, WM., IN KING COUNTY, WASHINGTON.

EXCEPT THE EAST 30 FEET FOR COUNTY ROAD.

TOGETHER WITH THE EAST 11 FEET OF THE NORTH 80 FEET OF LOT 2 OF KING COUNTY SHORT PLAT NO. 480111, RECORDED JUNE 18, 1982 UNDER KING COUNTY RECORDING NO. 8206180434, IN KING COUNTY, WASHINGTON.

PARCEL C:

AN EASEMENT FOR INGRESS AND EGRESS OVER THE NORTH 30 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 23 NORTH, RANGE 5 EAST, WM., IN KING COUNTY, WASHINGTON, EXCEPT THE EAST 30 FEET THEREOF.

PARCEL D:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS CREATED BY INSTRUMENT RECORDED UNDER RECORDING NO. 8204030283, IN KING COUNTY, WASHINGTON.

APN 1023059291 (FILE NO. 4268-518894)

PARCEL A:

THE SOUTH 140 FEET OF THE NORTH 230 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER.

EXCEPT THE WEST 25 FEET THEREOF, AND

THE WEST 25 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER.

EXCEPT THE NORTH 90 FEET AND

EXCEPT THAT PORTION OF THE WEST 10 FEET LYING SOUTH OF THE NORTH 230 FEET OF SAID SUBDIVISION; ALL IN SECTION 10, TOWNSHIP 23 NORTH, RANGE 5 EAST, WM., IN KING COUNTY, WASHINGTON.

PARCEL B:

AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTH 15 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 23 NORTH, RANGE 5 EAST, WM., IN KING COUNTY, WASHINGTON.

EXCEPT THE EAST 30 FEET AND THE WEST 25 FEET THEREOF.

APN 1023059111 (FILE NO. 4209-537598)

TRACT A, KING COUNTY SHORT PLAT NO. 1274035, RECORDED UNDER RECORDING NO. 7601210467, BEING A CORRECTION OF SHORT PLAT RECORDED UNDER RECORDING NO. 760130712, IN KING COUNTY, WASHINGTON.

DATUM

CITY OF RENTON - NAVD 1988

BASIS OF BEARINGS

N88°21'03"W BETWEEN FOUND MONUMENTS HELD AS THE SOUTHEAST CORNER AND SOUTH QUARTER CORNER OF SEC. 10-23-5 PER KCAS SUBDIVISION ALONG THE SOUTH LINE OF SAID SECTION.

BENCHMARKS:

PER CITY OF RENTON SURVEY ON NAVD 1988 DATUM

NO. 1852 - 3" FLAT BRASS SURFACE DISC AT THE CONSTRUCTED INTERSECTION OF NE. 4TH ST. (S.E. 128TH ST.) AND 148TH AVE. S.E. EL. 454.77 (138.614 METERS)

NO. 2103 - BROKEN BRASS SURFACE DISC IN THE INTERSECTION OF S.E. 128TH ST. AND 156TH AVE. S.E. EL. 541.94 (167.013 METERS)

SITE STATISTICS

TOTAL SITE AREA:	362,943± SF. (8.33 ACRES)
PROPOSED USE:	DETACHED- SINGLE FAMILY
NO. OF LOTS:	51
AVERAGE LOT SIZE:	5,045± SF.
EXISTING ZONING:	R-8
PERMITTED DENSITY:	8 DU/AC.
PROPOSED DENSITY:	7.93 DU/AC.
PUBLIC R-O-W	79,180± SF.
STORM DRAINAGE (TRACT A)	19,258± SF.
OPEN SPACE (TRACT B)	594± SF.
OPEN SPACE (TRACT C)	818± SF.
SETBACKS:	FRONT - 15' REAR - 20' SIDE - 5', 15' adjacent to street GARAGE - 20'

DENSITY CALCULATIONS

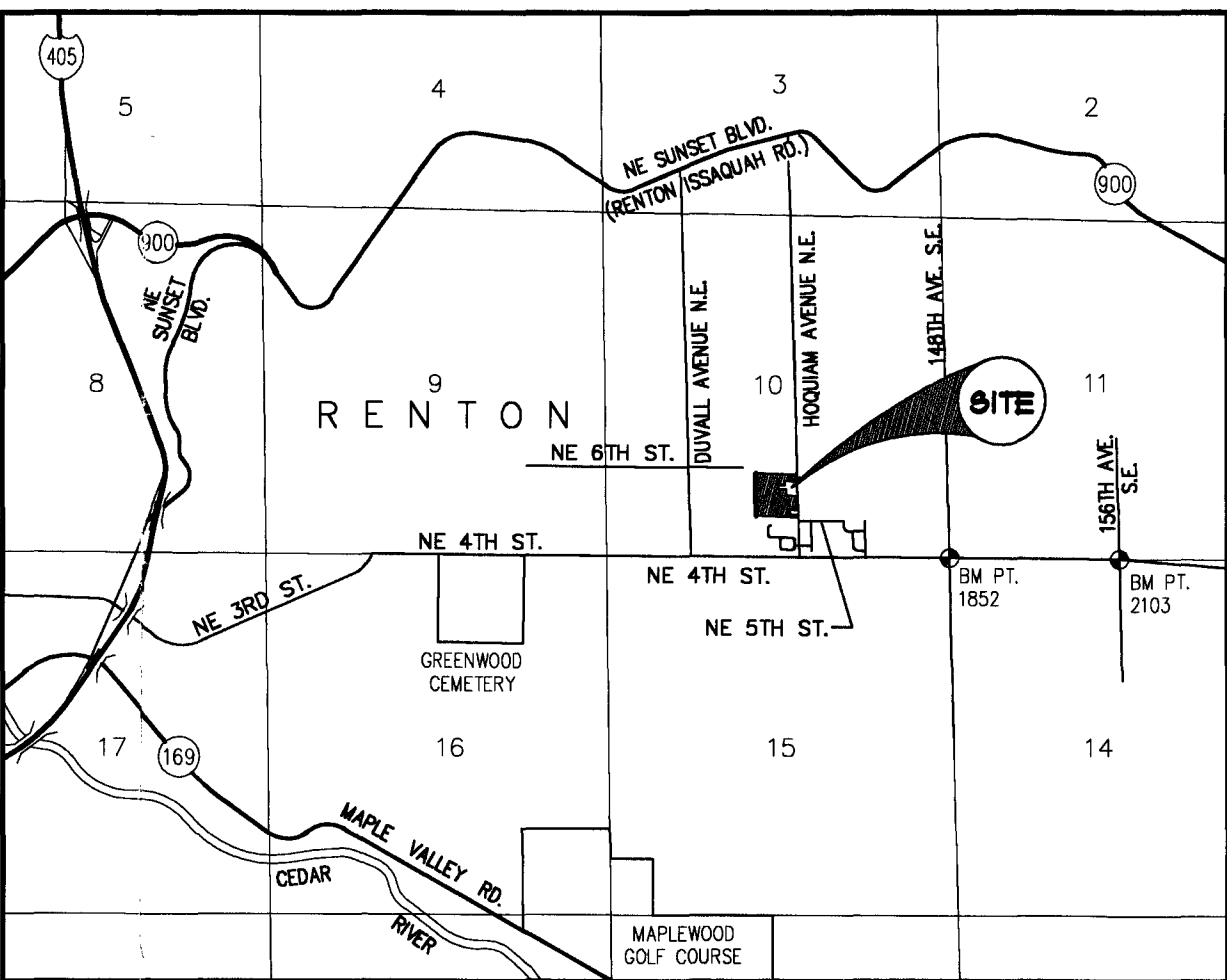
GROSS AREA OF PROPERTY:	362,943± SF (8.33 ACRES)
- PUBLIC R-O-W	79,180± SF
- PRIVATE ACCESS EASEMENT	3,559± SF
NET SITE AREA:	280,204± SF OR 6.43 ACRES
NO. OF LOTS:	51
NET DENSITY:	7.93 DU/ACRE

OWNER/APPLICANT

LANGLEY DEVELOPMENT GROUP, INC.
6450 SOUTHCENTER BLVD., #106
SEATTLE, WASHINGTON 98108
(206) 244-0122 EXT. 120
CONTACT: C. THOMAS FOSTER

PLANNER/ENGINEER/SURVEYOR

CORE DESIGN INC.
14711 NE 29th Place, #101
BELLEVUE, WASHINGTON 98007
(425) 885-1811
CONTACT: MICHAEL CHEN- PLANNER
BRENNAN P. TAYLOR, P.E. - ENGINEER
STEPHEN J. SCHREI, P.L.S. - SURVEYOR



VICINITY MAP

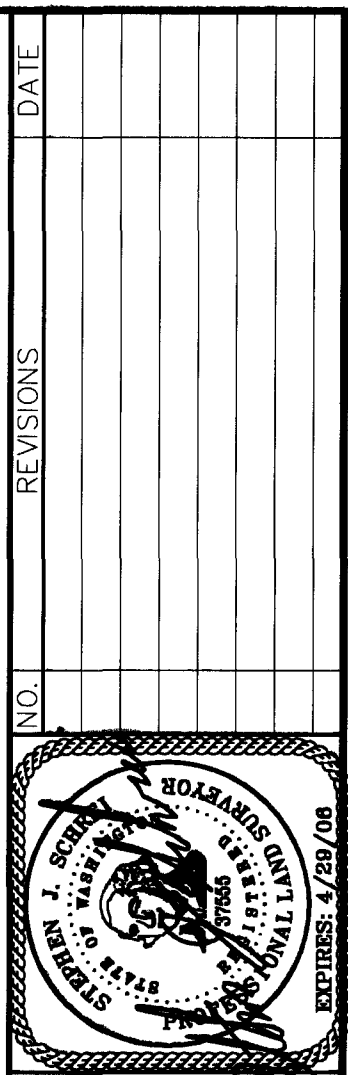
DEVELOPMENT PLANNING
CITY OF RENTON

APR 21 2005

RECEIVED

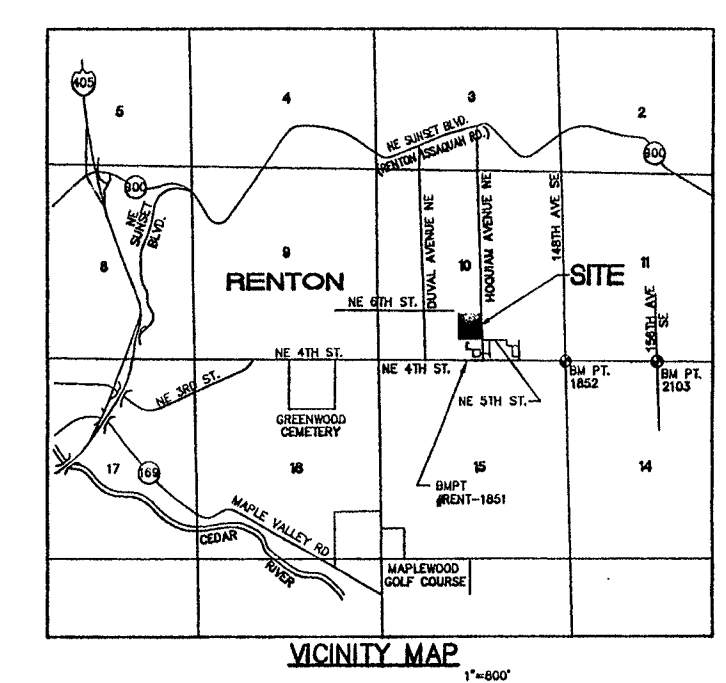
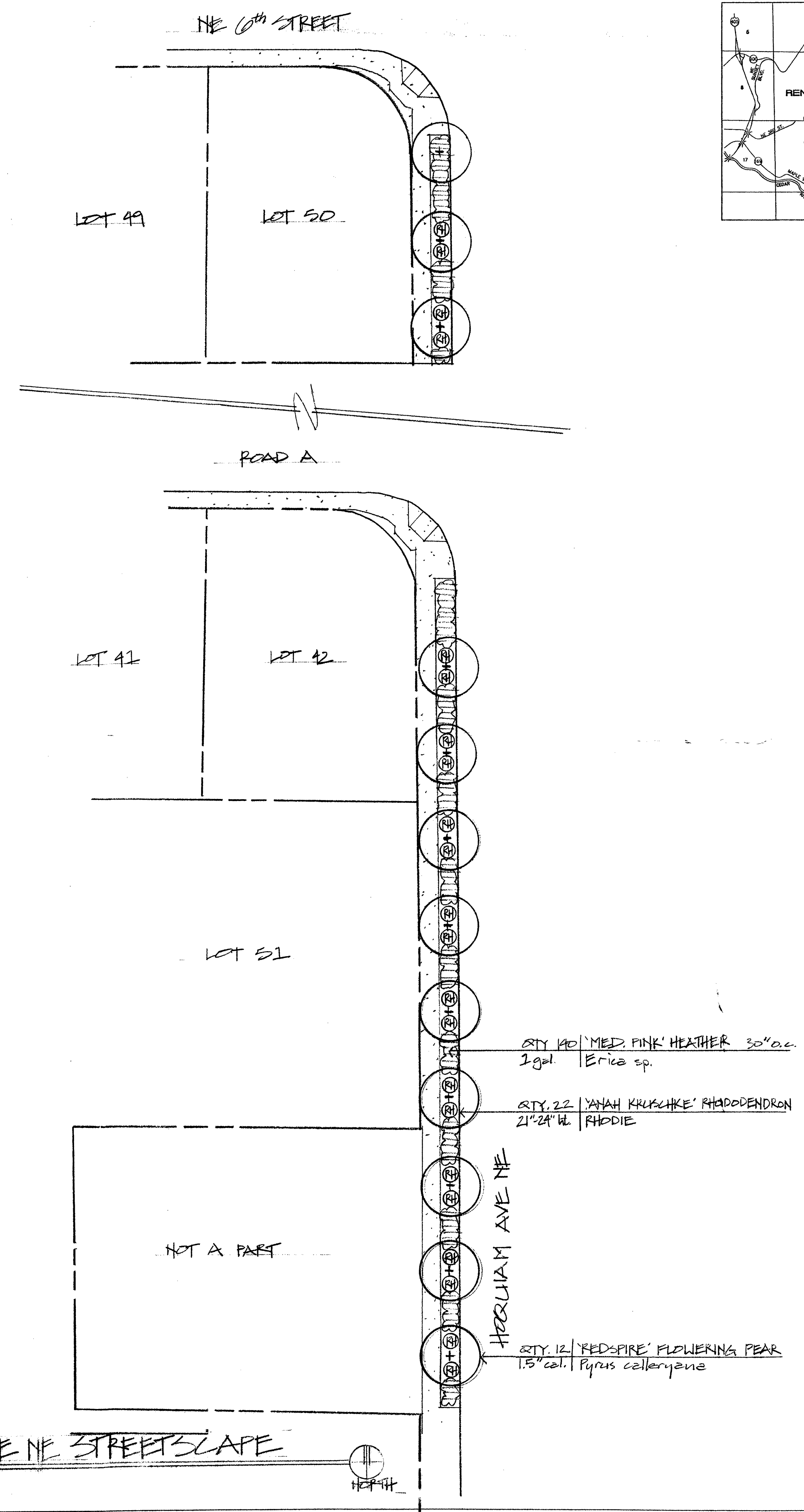
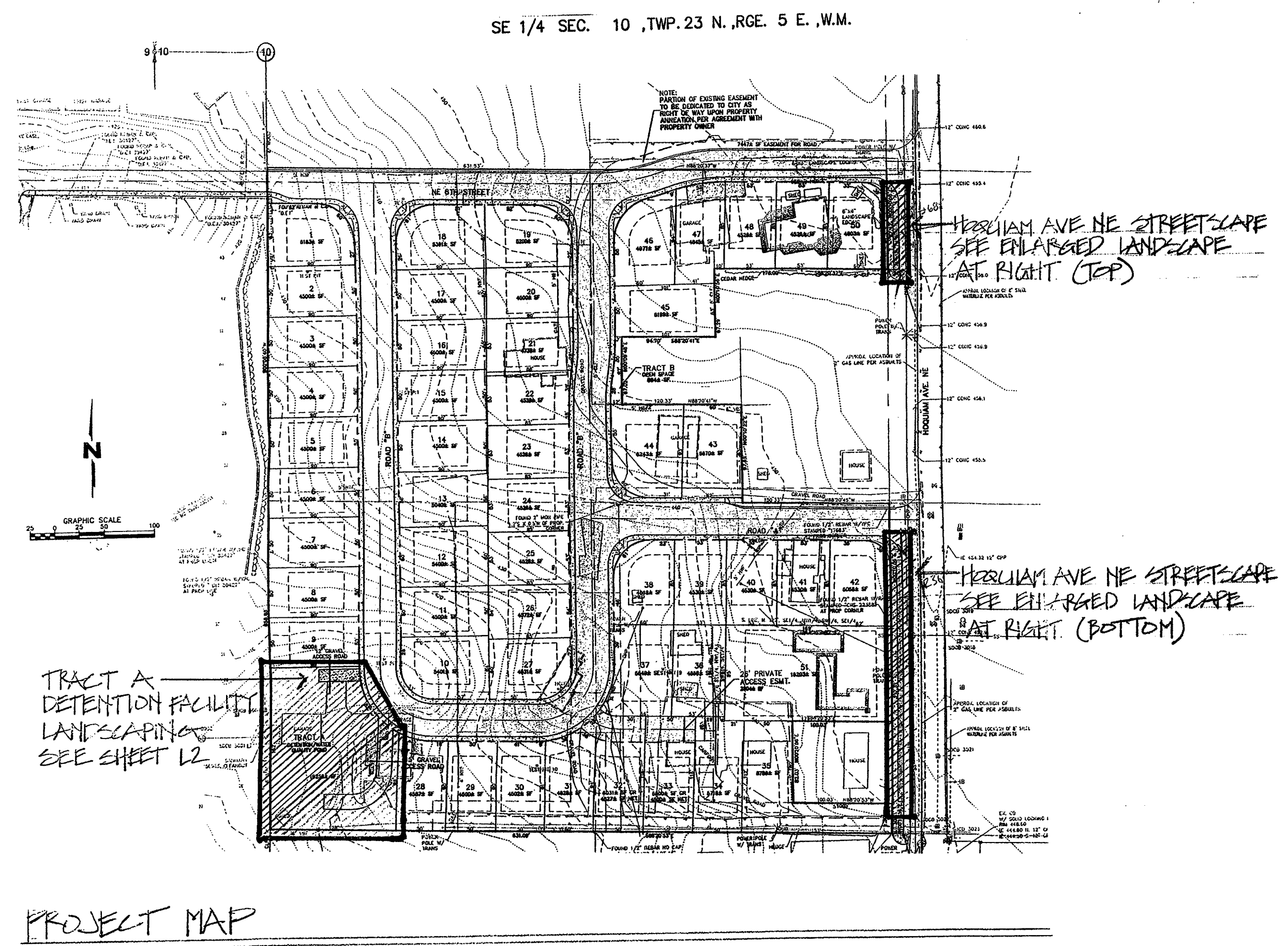
DATE	APRIL 2005
DESIGNED	MC
DRAWN	LRB
APPROVED	MC
PROJECT MANAGER	BRENNAN P. TAYLOR, P.E.
SHEET	OF
1	3
PROJECT NUMBER	04090
PRELIMINARY PLAT	HONEY BROOKE WEST
LANGLEY DEVELOPMENT GROUP, INC.	6450 SOUTHCENTER BLVD., SUITE 106 SEATTLE, WASHINGTON 98108
ENGINEERING · PLANNING · SURVEYING	
CORE DESIGN	
14711 NE 29th Place, #101 Bellevue, Washington 98007 425.885.1811 Fax 425.885.7963	
NO.	
REVISIONS	
DATE	
04-21-05	

DATE <i>APRIL 2005</i>	
DESIGNED <i>MC</i>	
DRAWN <i>LRB</i>	
APPROVED <i>MC</i>	
<i>BRENNAN P. TAYLOR, P.E.</i> PROJECT MANAGER	
SHEET	OF
2	3
PROJECT NUMBER 04090	



ANNAN P. TAYLOR, P.E.

SHEET	OF
3	3
PROJECT NUMBER	
04090	



VARLEY, VARLEY & VARLEY
JEFF VARLEY landscape architect
12745 NE 170th Lane
Woodinville, WA 98072
425-466-9430

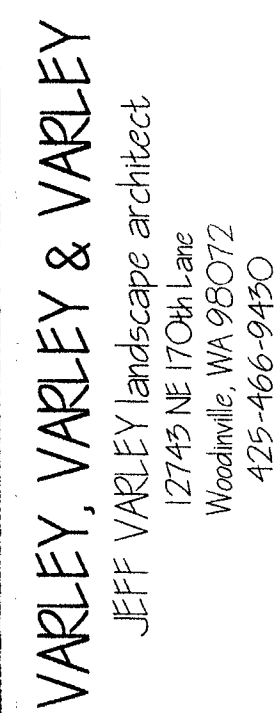
DATE: 2/15/06 REVISIONS:
5/2/06 Revised final plan

LANGLEY DEVELOPMENT GROUP, INC.
6450 SOUTHCENTER BLVD., SUITE 106
SEATTLE, WA 98188

HONEY BROOKE WEST
RENTON, WASHINGTON

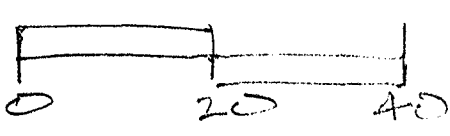
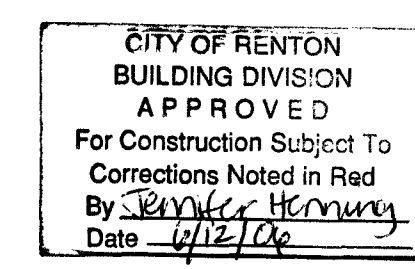
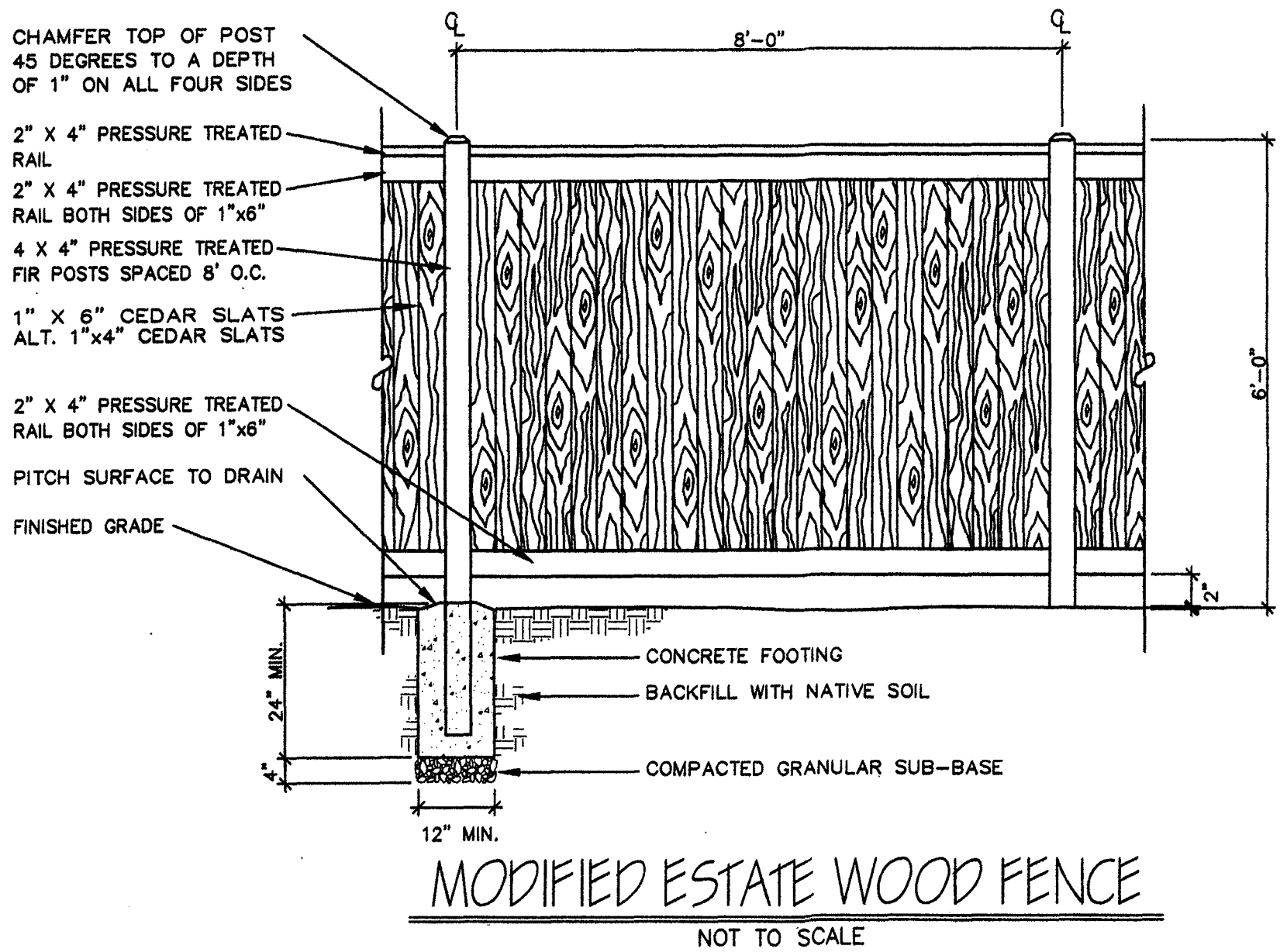
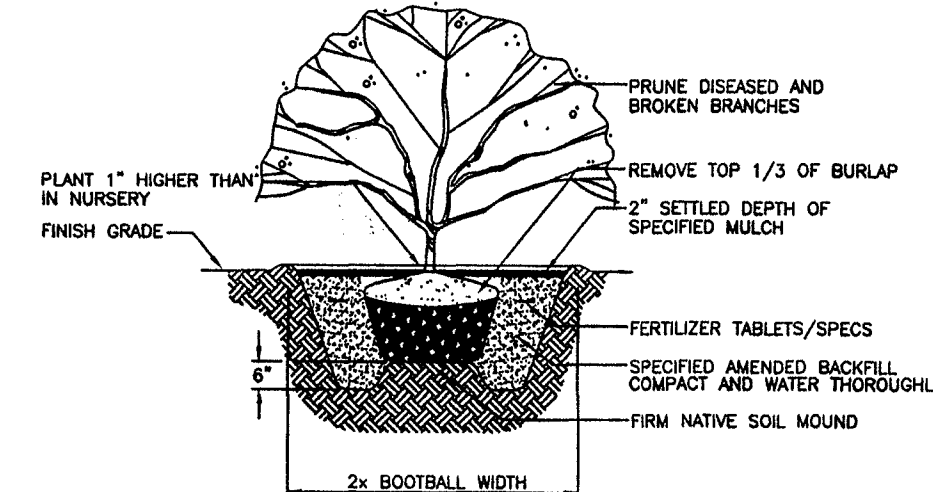
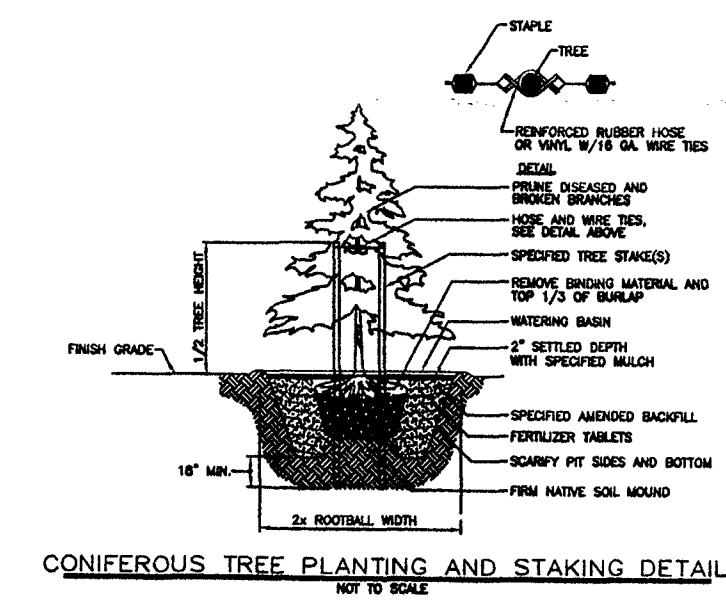
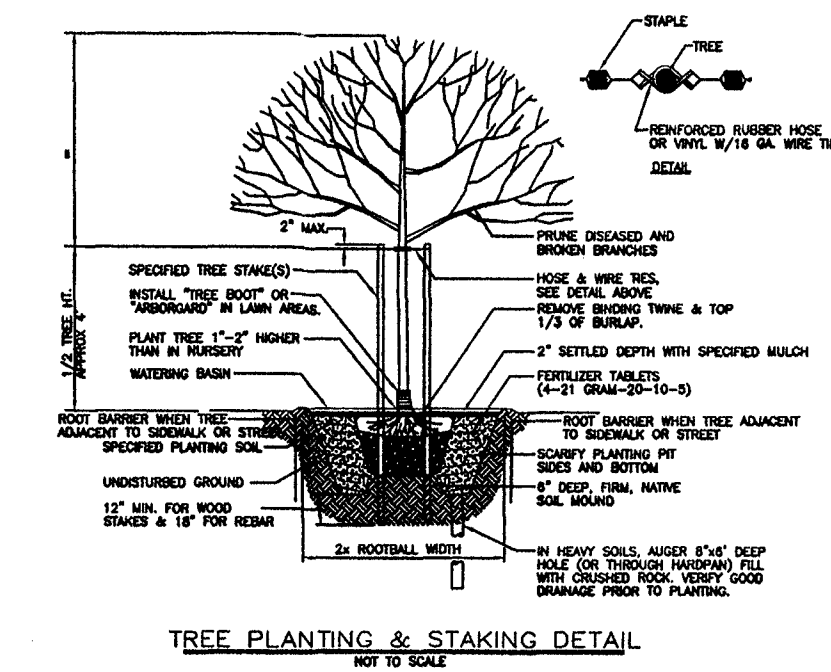
LANDSCAPE PLAN
TRACT 1 STORMWATER FACILITY
L1 OF 2 SHEETS

CITY OF RENTON
BUILDING DIVISION
APPROVED
For Construction Subject To
Corrections Noted in Red
By *[Signature]*
Date 6/12/06



LANGLEY DEVELOPMENT GROUP, INC.
6450 SOUTH CENTER BLVD., SUITE 106
SEATTLE, WA 98188

HONEY BROOKE WEST
BENTON WASHINGTON

LANDSCAPE PLAN
HOQUIAM AVE NE STREETSCAPE



DEVELOPMENT PLAN
CITY OF RENTON

APR 21 2005

RECEIVED

Maplewood

Neighborhood Park



LANGLEY DEVELOPMENT GROUP, INC.
6450 SOUTHCENTER BLVD. #106
SEATTLE, WASHINGTON 98188
(206) 244-0122 EXT. 120
CONTACT: C. THOMAS FOSTER

CORE DESIGN INC.
14711 N.E. 29TH PLACE, SUITE 101
BELLEVUE, WASHINGTON 98007
(425) 885-1877
CONTACT: MICHAEL CHEN- PLANNER
BRENNAN P. TAYLOR, P.E. - ENGINEER
STEPHEN J. SCHREI, P.L.S. - SURVEYOR

CITY OF RENTON - NAVD 1988

N88°21'09"W BETWEEN FOUND MONUMENTS HELD AS THE SOUTHEAST CORNER AND SOUTH QUARTER CORNER OF SEC. 10-23-5 PER KCAS SUBDIVISION ALONG THE SOUTH LINE OF SAID SECTION.

PER CITY OF RENTON SURVEY ON NAVD 1988 DATUM

NO. 1852 - 3" FLAT BRASS SURFACE DISC AT THE CONSTRUCTED
INTERSECTION OF NE. 4TH ST. (S.E. 128TH ST.) AND 148TH AVE. S.E.
EL. 454.77 (138.614 METERS)

NO. 2103 - BROKEN BRASS SURFACE DISC IN THE INTERSECTION OF S.E.
128TH ST. AND 156TH AVE S.E
EL. 547.94 (167.013 METERS)

**PRELIMINARY PLAT
HONEY BROOKE WEST
LANGLEY DEVELOPMENT GROUP, INC.**
6450 SOUTHCENTER BLVD., SUITE 106
SEATTLE, WASHINGTON 98188

DATE	APRIL 2005
DESIGNED	MC
DRAWN	LRB
APPROVED	MC
BRENNAN P. TAYLOR PROJECT MANAGER	

SHEET	OF
3	3
PROJECT NUMBER	
04090	

DEVELOPMENT PLANNING
CITY OF RENTON
APR 21 2005
RECEIVED

LUA05-055, PP, ECF

SDMH 1
RIM 396.6
IE 18" CPEP N 394.4
IE 18" CPEP S 391.3
IE 24" CPEP E 391.0

SDMH 1
RIM 396.4
IE 18" CONC S.E. 393.4

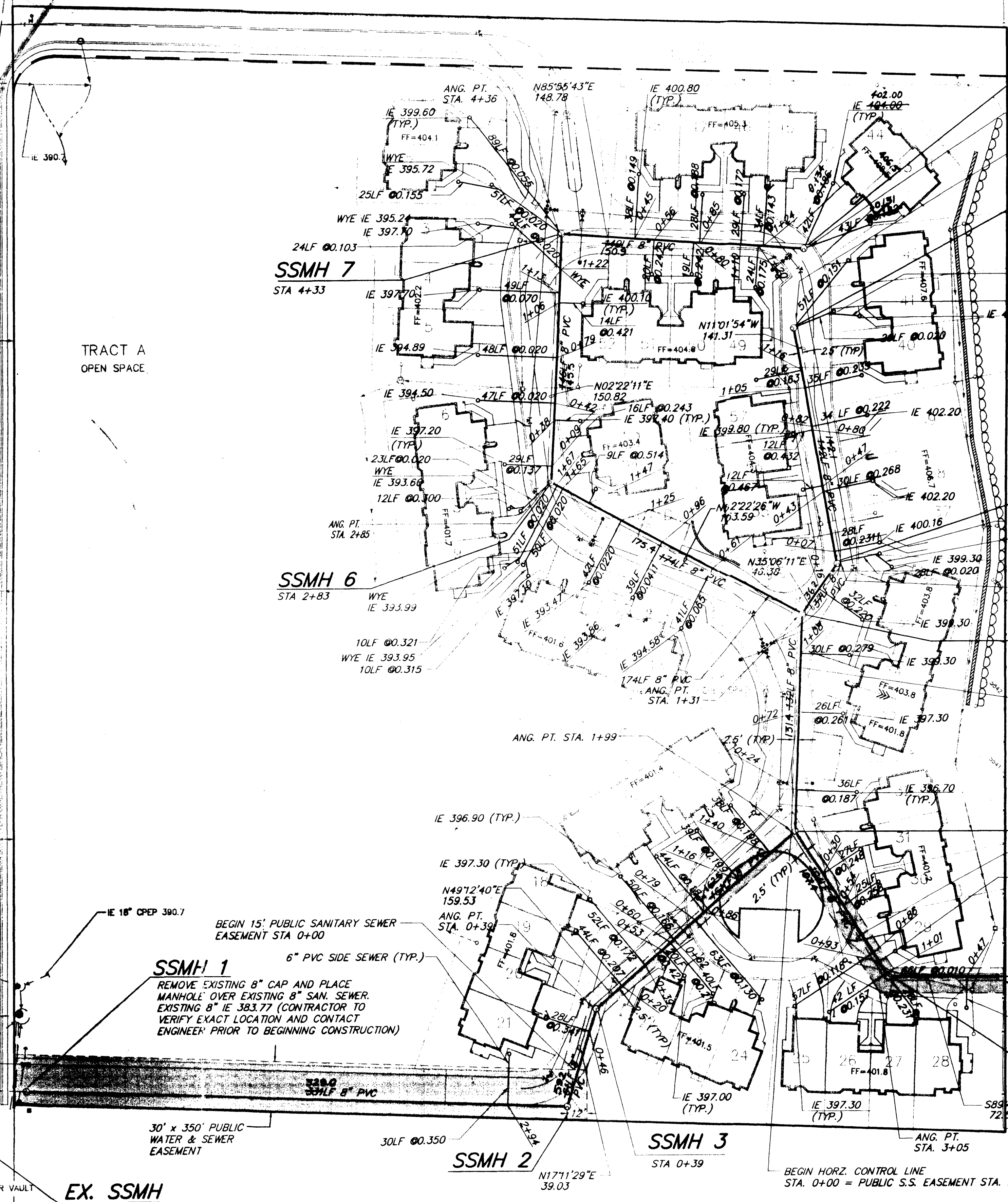
SDMH
RIM 396.5
IE 18" CPEP N 394.0
IE 18" CPEP W 394.1

THE ORCHARDS
SECTORS 'E' & 'F'

SDMH
RIM 397.1
IE 6" S 394.08
IE 18" S 390.63
IE 18" CPEP E 390.63
OVERFLOW 394.78

SDMH 72"
RIM 396.4
IE 12" CPEP S 389.75
IE 18" DI N 389.85
IE 36" CONC SW 389.85

SDMH 72"
RIM 395.3
IE 18" CONC N 390.4
IE 36" CONC SW 390.2



TRACT A
OPEN SPACE

EX. SSMH

EX. 10

UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
1-800-424-5555



SCALE: 1" = 40'
0 20 40 80

CONTOUR INTERVAL:
TWO FOOT CONTOUR INTERVAL
VERTICAL DATUM:
CITY OF RENTON VERTICAL DATUM (NGVD 1929)
BENCHMARK:
TOP ON MON. IN CASE, INTERSECTION OF
N.E. 4TH ST. AND UNION AVE. N.E.
ELEV.=397.77 (THE ORCHARDS)
397.40 (EAST RENTON INTERCEPTOR
PROJECT PLANS BY RH2)

S-231104

AS CONSTRUCTED

DATE: 1-23-98
BY: DSI

S-231101



DODDS ENGINEERS, INC.
CIVIL ENGINEERING SURVEYING PLANNING
4205-148TH AVE. N.E. SUITE 200
BELLEVUE, WASHINGTON 98007
[206] 885-7877
FAX [206] 885-7883

D.E.I. PROJECT NO. 00197

CLEANOUT 11A

RIM 400.6 404.77
IE 30" S 391.00
(SEE DETAIL SHT C11)

SSMH 11
STA 1+06

MICROFILM

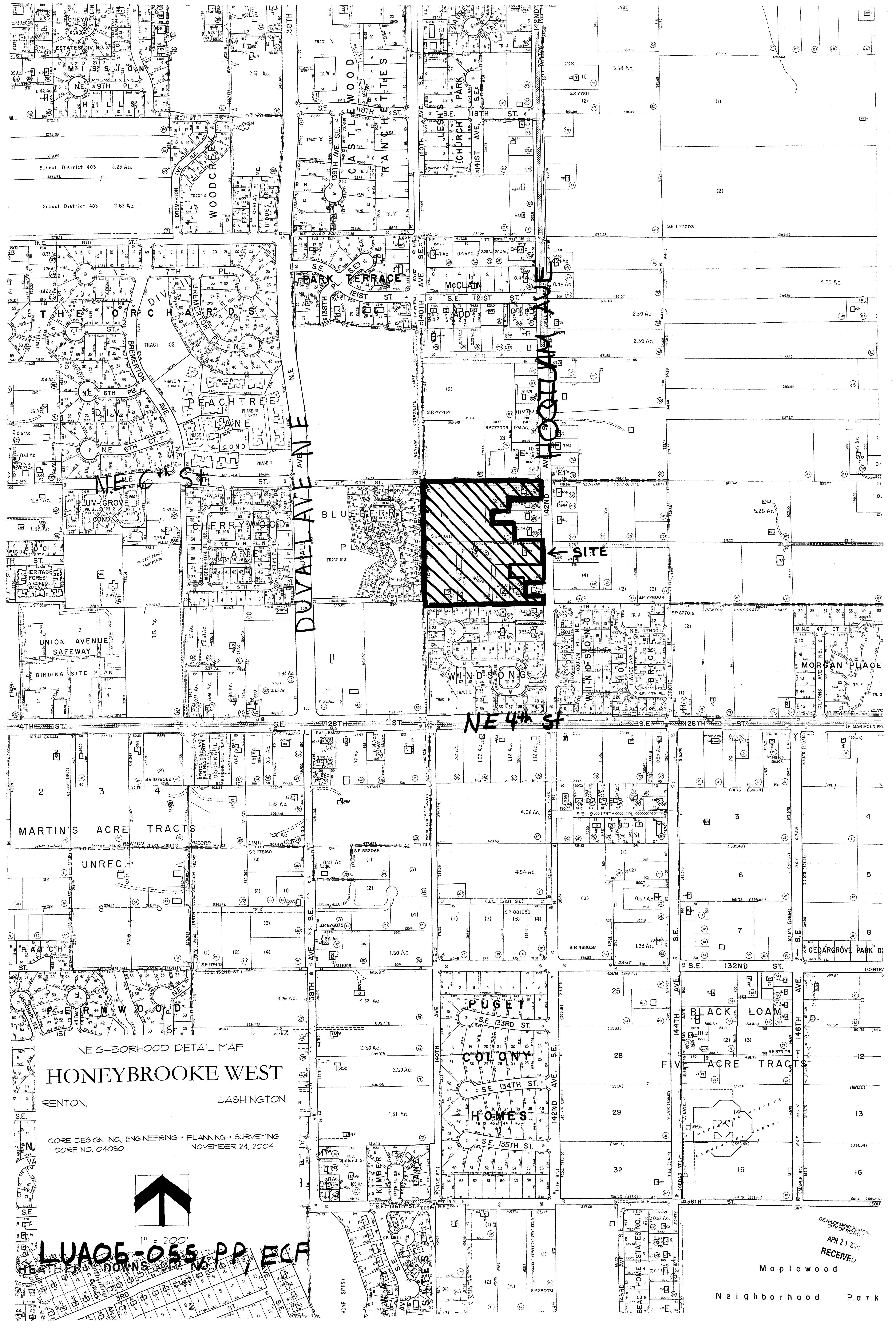
RECORDED
FOR APPROVAL
BY: [Signature]
DATE: 5/14/97
BY: [Signature]
DATE: 5/14/97
BY: [Signature]
DATE: 5/14/97

1	PER CITY REVIEW			4/23/97	
NO.	REVISION		BY	APPR.	DATE
CITY OF RENTON DEPARTMENT OF PUBLIC WORKS					
BLUEBERRY LANE SANITARY SEWER PLAN					
DESIGNED <u>D.E.C.</u>		DATE <u>MAR. 1997</u>		FILE NO. _____	
DRAWN <u>L.R.B.</u>		SCALE <u>1"=40'</u>		FIELD BOOK _____ PAGE _____	
CHECKED <u>E.T.J.</u>					
APPROVED _____		DIRECTOR OF PUBLIC WORKS		SHEET <u>C7</u> OF <u>13</u>	

NWP-27-2311

WWP-27-2311
ORCHARDS SECTOR G
BLUEBERRY LANE
Page 01 of 02

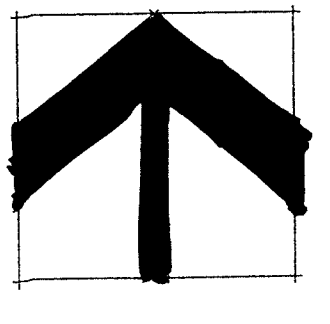
S-2311



NEIGHBORHOOD DETAIL MAP
HONEYBROOKE WEST

RENTON, WASHINGTON

CORE DESIGN INC., ENGINEERING • PLANNING • SURVEYING
CORE NO. 04090
NOVEMBER 24, 2004



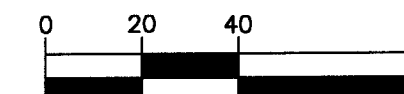
LUA05-055 PP, ECF

Maplewood

Neighborhood Park



SCALE: 1" = 40'

OWNER/APPLICANT

LANGLEY DEVELOPMENT GROUP, INC.
6450 SOUTHCENTER BLVD. #106
SEATTLE, WASHINGTON 98188
(206) 244-0122 EXT. 120
CONTACT: C. THOMAS FOSTER

PLANNER/ENGINEER/SURVEYOR

CORE DESIGN INC.
14711 N.E. 29TH PLACE, SUITE 101
BELLEVUE, WASHINGTON 98007
(425) 885-1877
CONTACT: MICHAEL CHEN- PLANNER
BRENNAN P. TAYLOR, P.E. - ENGINEER
STEPHEN J. SCHREI, P.L.S. - SURVEYOR

DATUM

CITY OF RENTON - NAVD 1988

BASIS OF BEARINGS

N88°21'09"W BETWEEN FOUND MONUMENTS HELD AS THE SOUTHEAST CORNER AND SOUTH QUARTER CORNER OF SEC. 10-23-5 PER KCAS SUBDIVISION ALONG THE SOUTH LINE OF SAID SECTION.

BENCHMARKS:

PER CITY OF RENTON SURVEY ON NAVD 1988 DATUM

NO. 1052 - 3" FLAT BRASS SURFACE DISC AT THE CONSTRUCTED
INTERSECTION OF NE. 4TH ST. (S.E. 128TH ST.) AND 148TH AVE. S.E.
EL. 454.11 (138.614 METERS)

NO. 2103 - BROKEN BRASS SURFACE DISC IN THE INTERSECTION OF S.E.
128TH ST. AND 156TH AVE S.E
E.L. 547.94 (167.013 METERS)

[illegible]

**14711 NE 29th Place, #101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963**



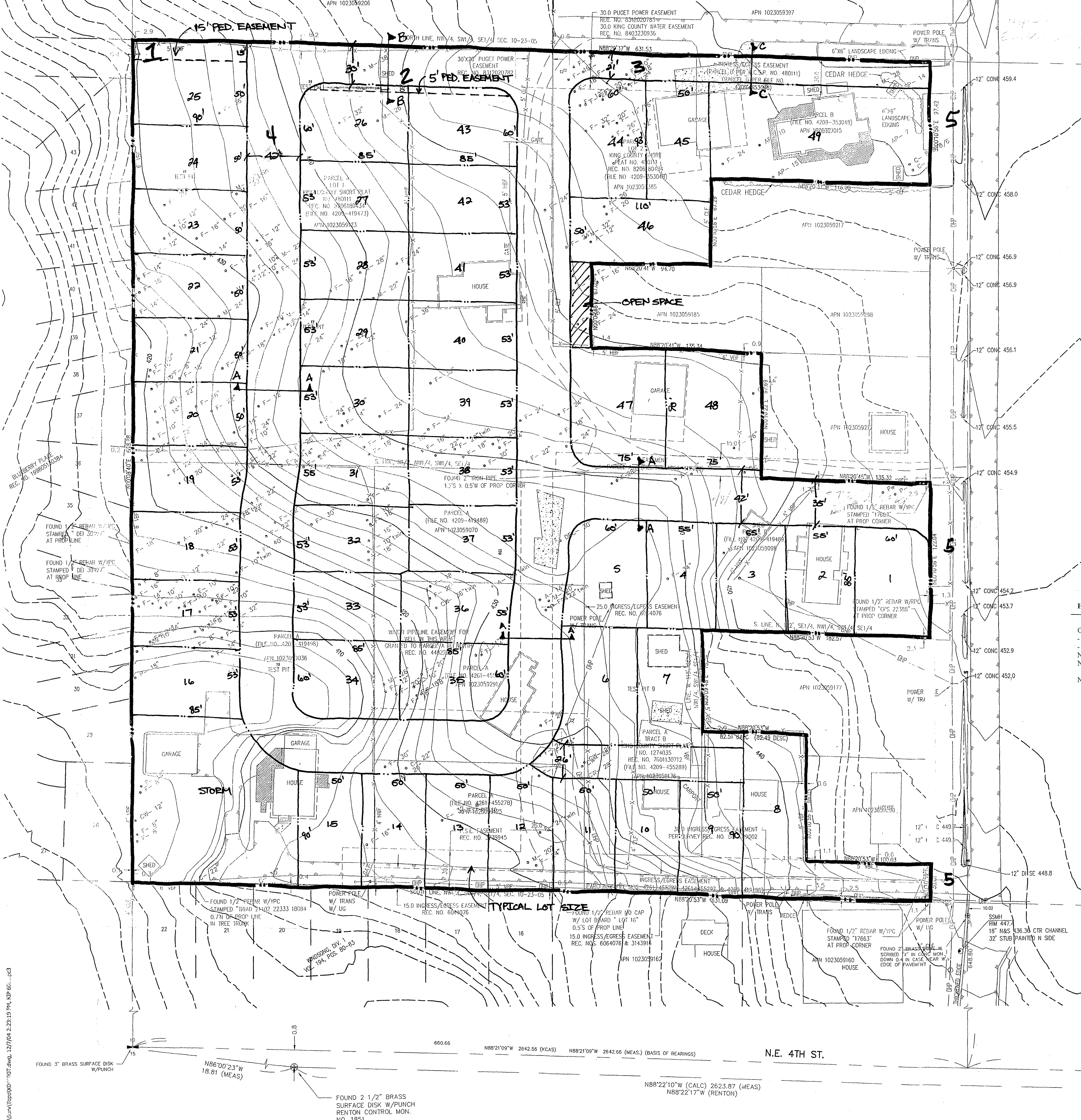
DESIGN
ENGINEERING • PLANNING • SURVEYING

TREE CUTTING AND CLEARING PLAN
HONEY BROOKE WEST
LANGLEY DEVELOPMENT GROUP, INC.
6450 SOUTHCENTER BLVD., SUITE 106

DATE *APRIL 2005*
DESIGNED *MC*
DRAWN *LRB*
APPROVED *MC*
BRENNAN P. TAYLOR, P.E.

SHEET	OF
1	1
PROJECT NUMBER	
04090	

DEVELOPMENT PLANNING
CITY OF HENTON
APR 21 2005
RECEIVED



BASIS OF BEARINGS

N88°21'09"W BETWEEN FOUND MONUMENTS HELD AS THE SOUTHEAST CORNER AND SOUTH QUARTER CORNER OF SEC. 10-23-5 PER KCAS SUBDIVISION ALONG THE SOUTH LINE OF SAID SECTION.

NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. 4209-419498 SECOND REPORT DATED OCTOBER 18, 2004, FILE NO. 4209-419498 SECOND REPORT DATED OCTOBER 18, 2004, FILE NO. 4209-419473 DATED JULY 8, 2004, FILE NO. 4261-455289 DATED SEPTEMBER 17, 2004, FILE NO. 4209-353048 SUPPLEMENTAL REPORT #1 DATED OCTOBER 4, 2004, AND FILE NO. 4261-455287 DATED SEPTEMBER 17, 2004. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENTS. CORE DESIGN, INC. HAS RELIED WHOLLY ON FIRST AMERICAN TITLE INSURANCE COMPANY REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON SEPTEMBER 30, 2004. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JANUARY, 2002.

3. PROPERTY AREA =	APN 9036	62,674± SQUARE FEET (1.4388± ACRES)
	APN 9125	14,925± SQUARE FEET (0.3426± ACRES)
	APN 9191	24,633± SQUARE FEET (0.5655± ACRES)
	APN 9176	12,948± SQUARE FEET (0.2972± ACRES)
	APN 9098	53,606± SQUARE FEET (1.2306± ACRES)
	APN 9070	14,879± SQUARE FEET (0.3416± ACRES)
	APN 9123	125,057± SQUARE FEET (2.8709± ACRES)
	APN 9385	21,688± SQUARE FEET (0.4974± ACRES)
	APN 9015	18,021± SQUARE FEET (0.4137± ACRES)
	TOTAL	348,412± SQUARE FEET (7.5847± ACRES)

4. ALL DISTANCES ARE IN FEET.

5. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. DISTANCE MEASURING EQUIPMENT HAS BEEN COMPARED TO AN N.G.S. BASELINE WITHIN ONE YEAR OF THE DATE OF THIS SURVEY.

6. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. CORE DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.

RESTRICTIONS

SEE FILE

LEGEND

- TELEPHONE RISER
- TELEPHONE MANHOLE
- POWER METER
- ◆ STREET LIGHT
- × WATER VALVE
- HOSE BIB
- SANITARY SEWER MANHOLE
- MAIL BOX
- MAIL KIOSK
- OHP— OVERHEAD POWER/UTILITY LINE
- CLF CHAIN LINK FENCE
- VBF VERTICAL BOARD FENCE
- HBF HORIZONTAL BOARD FENCE
- HWF HOG WIRE FENCE

DATUM

CITY OF RENTON NAVD 88

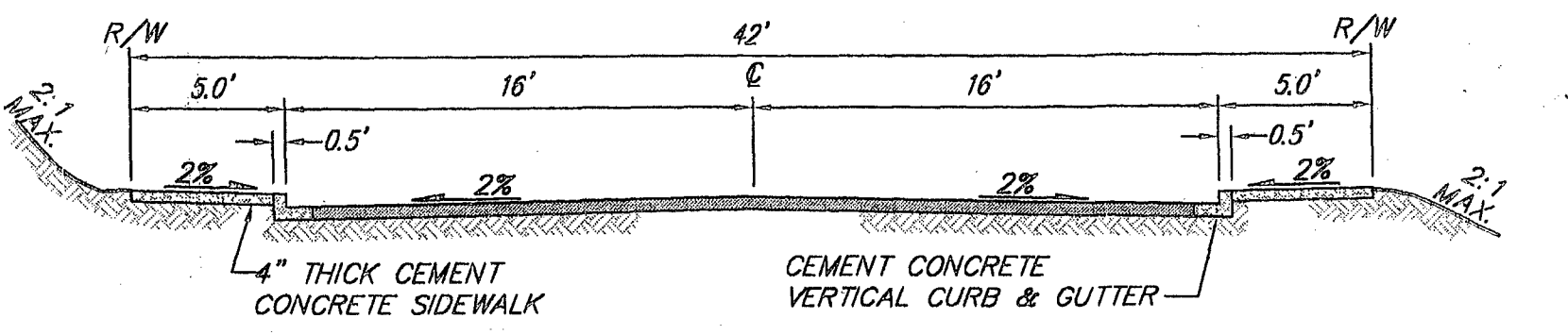
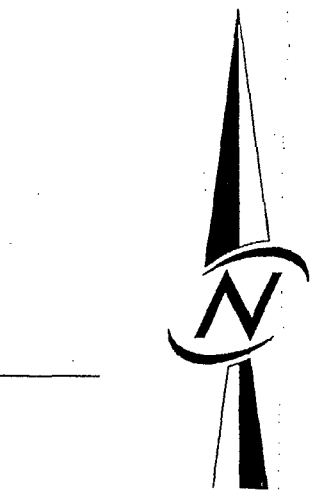
BENCHMARK

PT#1812 = 3" BRASS SURFACE DISC. IN THE INT. NE 4TH ST. (S.E. 128TH ST.) & 148TH AVE S.E. EL. 454.77 OR (138.614 METERS)

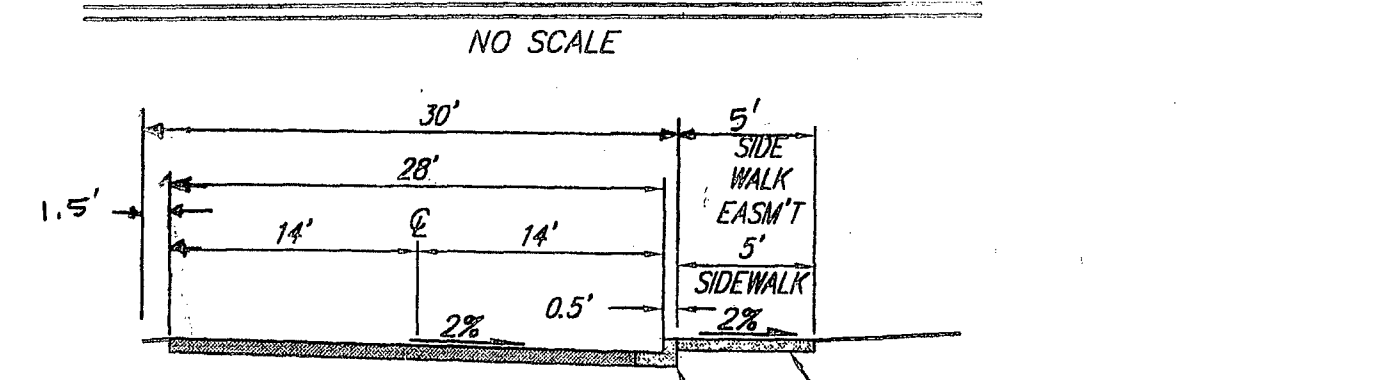
PT#2103 = BROKEN BRASS SURFACE DISC. IN THE INT. S.E. 128TH ST. & 156TH AVE S.E. EL. 547.94 OR (167.013 METERS)

HONEYBROOKE WEST DENSITY CALCULATIONS

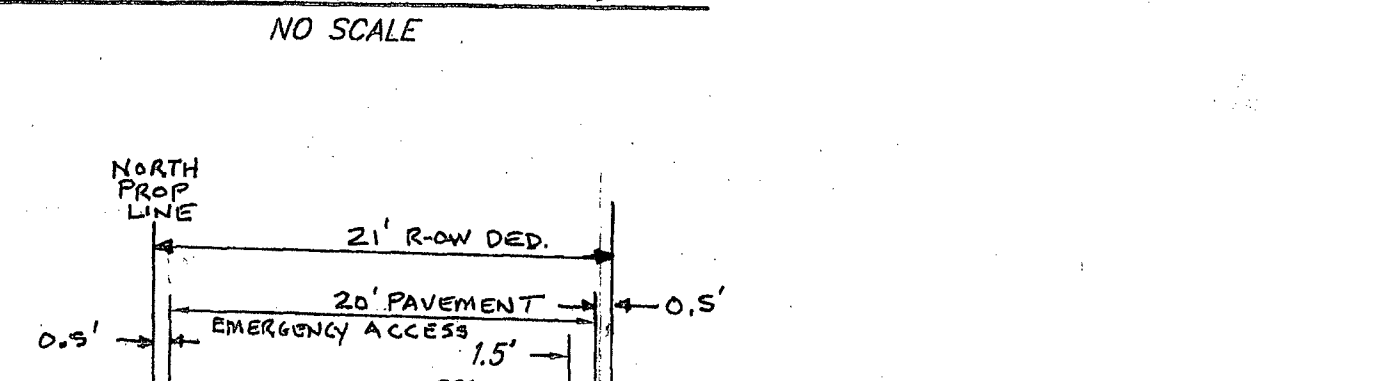
Gross Area:	348,412 sq.ft.
- ROW Area:	- 75,585± sq. ft.
- Access Easements:	- 4,304± sq. ft.
Net Area:	268,523± sq. ft. / 49
Number of Lots:	
Net Density:	7.95 dwelling uni



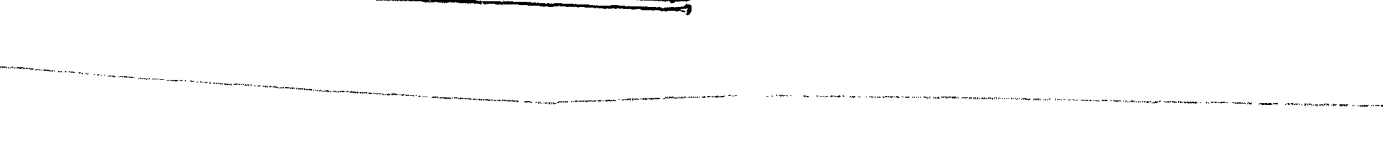
SECTION A-A



NE 6TH ST. SECTION B-B



NE 6TH ST. SECTION C-C



HONEY BROOKE WEST

FOR LANGLEY DEVELOPMENT GROUP, INC.

LEGAL DESCRIPTIONS

APN 1023059036 (FILE NO. 4209-419498);
PARCEL A:

THE WEST HALF OF THE WEST HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

TOGETHER WITH THE WEST 25 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 23 NORTH, RANGE 5 EAST, IN KING COUNTY, WASH.; EXCEPT THE NORTH 90 FEET THEREOF.

PARCEL B:

AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTH 15 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON; EXCEPT THAT PORTION LYING WITHIN PARCEL A; AND EXCEPT THAT PORTION LYING WITHIN 142ND AVENUE SOUTHEAST.

APN 1023059070 & 1023059098 (FILE NO. 4209-419489);
PARCEL A:

THOSE PORTIONS OF SECTION 10, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

THE WEST 25 FEET OF THE NORTH 90 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; AND THE NORTH 90 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST; EXCEPT THE WEST 25 FEET THEREOF.

PARCEL A-1:

AN EASEMENT OVER THE SOUTH 15 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10, EXCEPT THE WEST 333.20 FEET; AND EXCEPT THE EAST 30 FEET THEREOF; AND EXCEPT ANY PORTION THEREOF LYING WITHIN PARCEL A.

PARCEL B:

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE N88°20'43"W, ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 30.01 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE A DISTANCE OF 275.61 FEET TO THE EAST LINE OF THE WEST 25 FEET OF SAID SUBDIVISION; THENCE S00°10'02"W, ALONG SAID EAST LINE, A DISTANCE OF 329.43 FEET TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE S88°20'52"E, ALONG SAID SOUTH LINE A DISTANCE OF 275.51 FEET TO THE WEST LINE OF THE EAST 30 FEET OF SAID SUBDIVISION; THENCE N00°11'06"E, ALONG SAID WEST LINE, A DISTANCE OF 30.01 FEET; THENCE N88°20'52"W A DISTANCE OF 100.03 FEET; THENCE N00°11'06"E A DISTANCE OF 99.03 FEET; THENCE N88°20'52"W A DISTANCE OF 82.49 FEET; THENCE S00°10'02"W A DISTANCE OF 99.03 FEET; THENCE N88°20'52"W A DISTANCE OF 73.02 FEET TO THE EAST LINE OF THE WEST 45 FEET OF SAID SUBDIVISION; THENCE N00°10'02"E, ALONG SAID EAST LINE, A DISTANCE OF 177.38 FEET TO THE SOUTH LINE OF THE NORTH 122 FEET OF SAID SUBDIVISION; THENCE S88°20'43"E, ALONG SAID SOUTH LINE, A DISTANCE OF 255.56 FEET TO THE WEST LINE OF THE EAST 30 FEET OF SAID SUBDIVISION; THENCE N00°11'06"E, ALONG SAID WEST LINE, A DISTANCE OF 122.04 FEET TO THE TRUE POINT OF BEGINNING.

APN 1023059123 (FILE NO. 4209-419473);
PARCEL A:

LOT 1 OF KING COUNTY SHORT PLAT NO. 480111, RECORDED JUNE 18, 1982, UNDER RECORDING NO. 8206180434, RECORDS OF KING COUNTY, WASHINGTON.

PARCEL B:

AN EASEMENT FOR INGRESS AND EGRESS OVER THE NORTH 30 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON. EXCEPT THE EAST 30 FEET THEREOF.

APN 1023059125 (FILE NO. 4261-455278);
PARCEL A:

THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; EXCEPT THE NORTH 230 FEET THEREOF; ALSO EXCEPT THE WEST 25 FEET THEREOF; TOGETHER WITH THE WEST 10 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; EXCEPT THE NORTH 230 FEET THEREOF; ALL IN SECTION 10, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON.

PARCEL B:

AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTH 15 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE EAST 30 FEET THEREOF.

APN 1023059176 (FILE NO. 4261-455289);
PARCEL A:

TRACT B OF SHORT PLAT NO. 1274035, ACCORDING TO THE SHORT PLAT SURVEY RECORDED UNDER RECORDING NO. 7601130712 AND CORRECTED UNDER RECORDING NO. 7601210467, IN KING COUNTY, WASHINGTON.

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS DELINEATED ON SHORT PLAT NO. 1274035, ACCORDING TO THE SHORT PLAT SURVEY RECORDED UNDER RECORDING NO. 7601130712 AND CORRECTED UNDER RECORDING NO. 7601210467, IN KING COUNTY, WASHINGTON.

APN 1023059385 & 1023059015 (FILE NO. 4209-353048);
PARCEL A:

LOT 2 OF KING COUNTY SHORT PLAT NO. 480111, RECORDED JUNE 18, 1982 UNDER KING COUNTY RECORDING NO. 8206180434, IN KING COUNTY, WASHINGTON;

EXCEPT THE EAST 11 FEET OF THE NORTH 80 FEET.

PARCEL B:

THE NORTH 97.39 FEET OF THE EASTERLY 206.01 FEET, AS MEASURED ALONG THE NORTH LINE, OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE EAST 30 FEET FOR COUNTY ROAD;

TOGETHER WITH THE EAST 11 FEET OF THE NORTH 80 FEET OF LOT 2 OF KING COUNTY SHORT PLAT NO. 480111, RECORDED JUNE 18, 1982 UNDER KING COUNTY RECORDING NO. 8206180434, IN KING COUNTY, WASHINGTON.

PARCEL C:

AN EASEMENT FOR INGRESS AND EGRESS OVER THE NORTH 30 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, EXCEPT THE EAST 30 FEET THEREOF.

PARCEL D:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS CREATED BY INSTRUMENT RECORDED UNDER RECORDING NO. 8204090283, IN KING COUNTY, WASHINGTON.

APN 1023059291 (FILE NO. 4261-455297);
PARCEL A:

THE SOUTH 140 FEET OF THE NORTH 230 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER;

EXCEPT THE WEST 25 FEET THEREOF, AND

THE WEST 25 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER;

EXCEPT THE NORTH 90 FEET AND

EXCEPT THAT PORTION OF THE WEST 10 FEET LYING SOUTH OF THE NORTH 230 FEET OF SAID SUBDIVISION; ALL IN SECTION 10, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON.

PARCEL B:

AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTH 15 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON.

EXCEPT THE EAST 30 FEET AND THE WEST 25 FEET THEREOF.

APN 1023059177 (FILE NO. 4209-537598);

TRACT A, KING COUNTY SHORT PLAT NO. 1274035, RECORDED UNDER RECORDING NO. 7601210467, BEING A CORRECTION OF SHORT PLAT RECORDED UNDER RECORDING NO. 7601130712, IN KING COUNTY, WASHINGTON.

NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. 4209-419498 SECOND REPORT DATED OCTOBER 18, 2004, UPDATED FEBRUARY 25, 2005, FILE NO. 4209-419489 SECOND REPORT DATED OCTOBER 18, 2004, UPDATED FEBRUARY 25, 2005, FILE NO. 4209-419473 DATED JULY 8, 2004, UPDATED FEBRUARY 25, 2005, FILE NO. 4209-537531 DATED FEBRUARY 25, 2005, FILE NO. 4209-537598 DATED FEBRUARY 24, 2005, FILE NO. 4268-520073 DATED JANUARY 26, 2005, FILE NO. 4268-520087 DATED MARCH 7, 2005, AND FILE NO. 4268-519994 DATED JANUARY 26, 2005. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENTS. CORE DESIGN, INC. HAS RELIED WHOLLY ON FIRST AMERICAN TITLE INSURANCE COMPANY REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

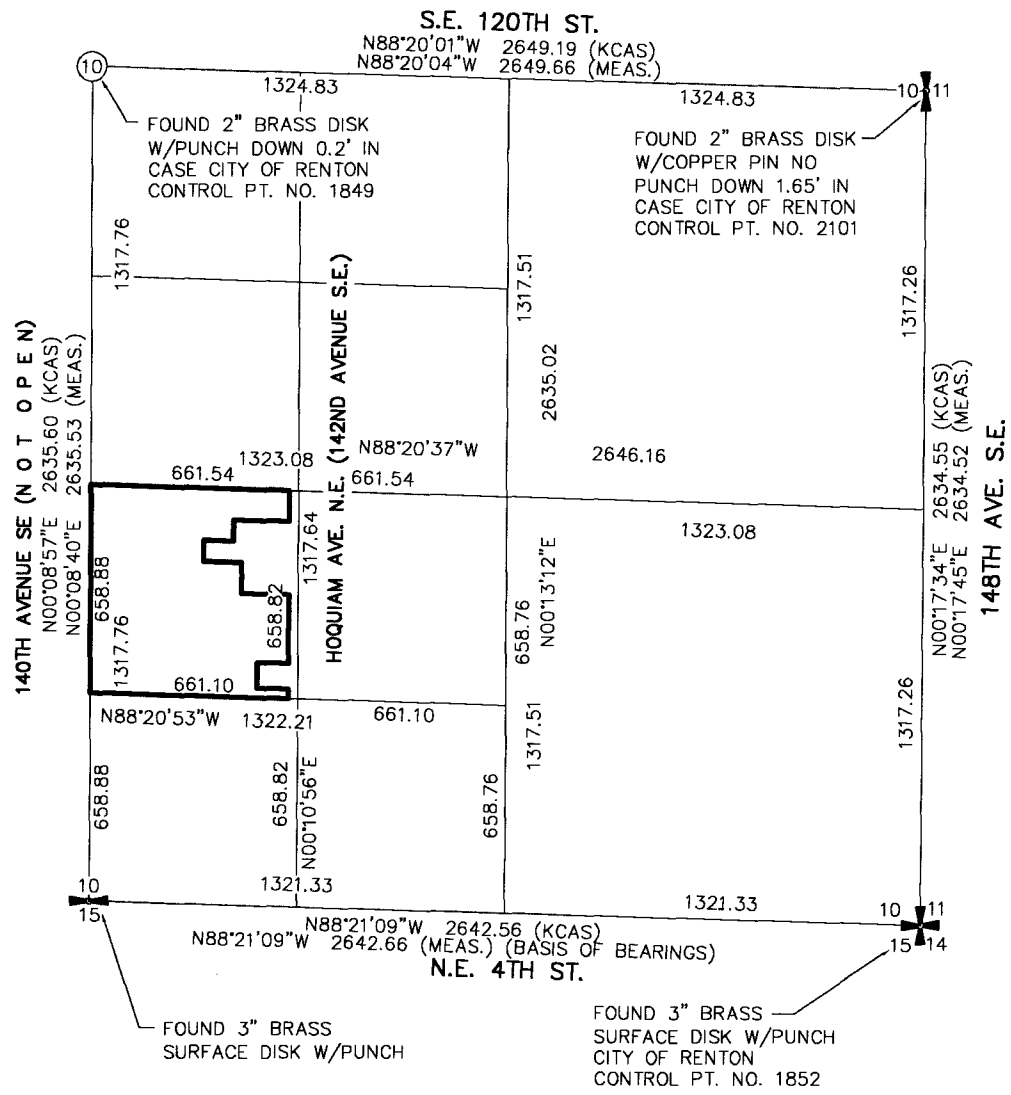
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON SEPTEMBER 30, 2004. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JANUARY, 2002.

3. PROPERTY AREA =	APN 9036	62,674±	SQUARE FEET (1.4388± ACRES)
	APN 9070	14,879±	SQUARE FEET (0.3416± ACRES)
	APN 9098	53,606±	SQUARE FEET (1.2306± ACRES)
	APN 9123	125,057±	SQUARE FEET (2.8709± ACRES)
	APN 9125	14,925±	SQUARE FEET (0.3426± ACRES)
	APN 9176	12,948±	SQUARE FEET (0.2972± ACRES)
	APN 9385	21,668±	SQUARE FEET (0.4974± ACRES)
	APN 9015	18,021±	SQUARE FEET (0.4137± ACRES)
	APN 9291	24,633±	SQUARE FEET (0.5655± ACRES)
	APN 9177	15,996±	SQUARE FEET (0.3672± ACRES)
	TOTAL	359,601±	SQUARE FEET (8.2553± ACRES)

4. ALL DISTANCES ARE IN FEET.

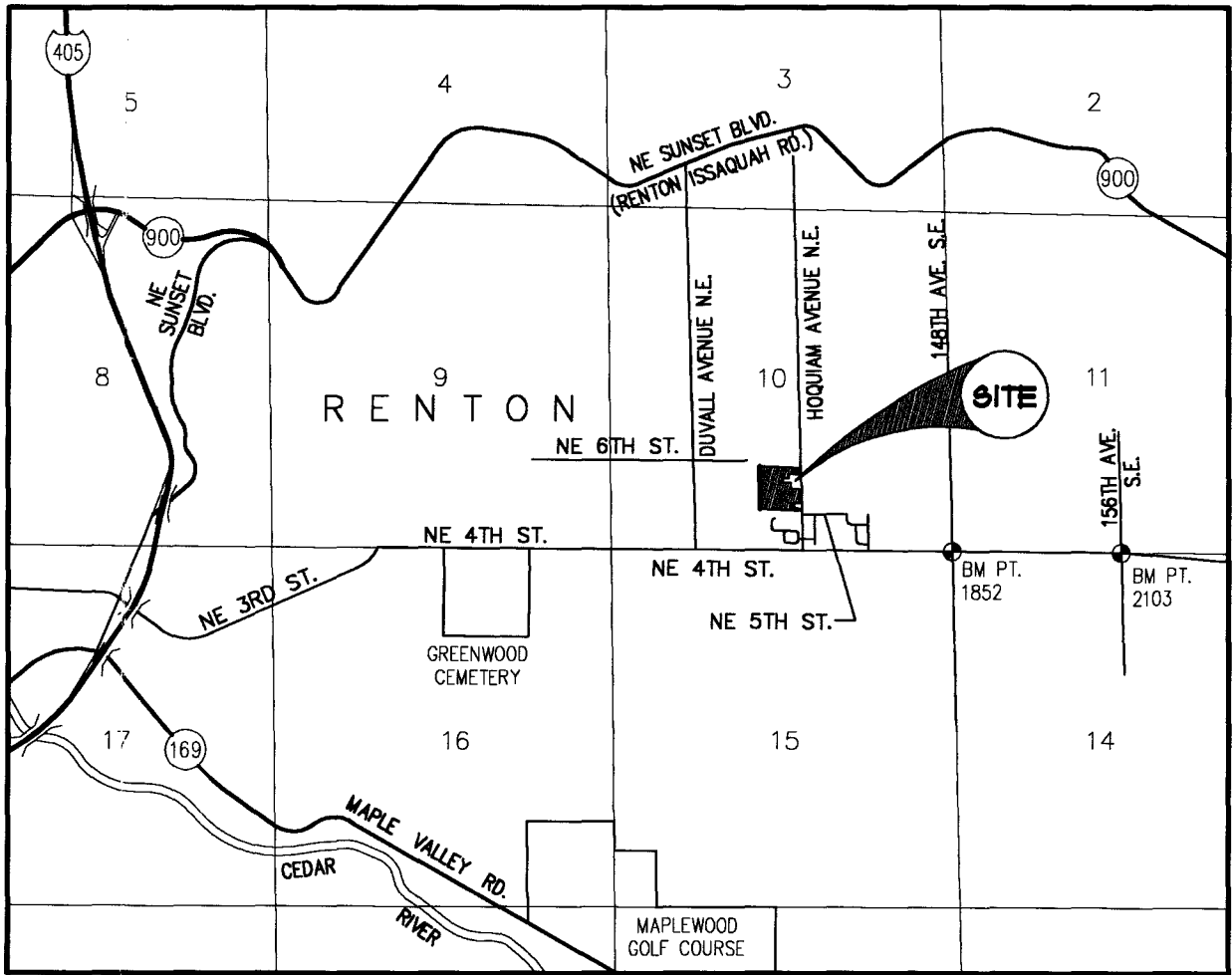
5. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. DISTANCE MEASURING EQUIPMENT HAS BEEN COMPARED TO AN N.G.S. BASELINE WITHIN ONE YEAR OF THE DATE OF THIS SURVEY.

6. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. CORE DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.



SECTION SUBDIVISION

N.T.S.



TITLE RESTRICTIONS

APN 1023059036 (FILE NO. 4209-419498):

5. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM RECORDED JULY 25, 1940 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 3112963. INSUFFICIENT DESCRIPTION TO DETERMINE EXACT LOCATION.

6. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT RECORDED FEBRUARY 25, 1943 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 3143916, AS SHOWN ON SHEET 3.

7. THIS SITE IS SUBJECT TO THE TERMS AND PROVISION OF AN EASEMENT IN FAVOR OF PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM RECORDED OCTOBER 31, 1947 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 3739945, AS SHOWN ON SHEET 3.

8. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ORDINANCE NO. 4612" RECORDED JUNE 21, 1996 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9606210966.

9. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ORDINANCE NO. 4924" RECORDED JANUARY 4, 2002 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20020104002323.

APN 1023059070 & 1023059098 (FILE NO. 4209-419489):

8. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF SNOQUALMIE FALLS AND WHITE RIVER POWER COMPANY FOR POLE LINES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 347794. INSUFFICIENT DESCRIPTION TO DETERMINE EXACT LOCATION.

9. THIS SITE IS SUBJECT TO THE TERMS AND PROVISION OF AN EASEMENT IN FAVOR OF PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM RECORDED JULY 25, 1940 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 3112963. INSUFFICIENT DESCRIPTION TO DETERMINE EXACT LOCATION.

10. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM RECORDED OCTOBER 31, 1947 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 3739945, AS SHOWN ON SHEET 3.

11. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR INGRESS AND EGRESS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 49000897, AS SHOWN ON SHEET 3.

12. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR INGRESS AND EGRESS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 6064076, AS SHOWN ON SHEET 3.

13. THIS SITE IS SUBJECT TO THE TERMS AND PROVISION OF AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 7412190401, AS SHOWN ON SHEET 3.

14. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ORDINANCE NO. 4612" RECORDED JUNE 21, 1996 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9606210966.

15. THIS SITE IS SUBJECT TO THE TERMS AND PROVISION CONTAINED IN THE DOCUMENT ENTITLED "ORDINANCE" RECORDED JANUARY 4, 2002 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 2002104002323.

APN 1023059123 (FILE NO. 4209-419473):

5. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF SNOQUALMIE FALLS AND WHITE RIVER POWER COMPANY FOR POLE LINES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 347794. INSUFFICIENT DESCRIPTION TO DETERMINE EXACT LOCATION.

6. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM RECORDED JULY 25, 1940 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 3112963 (VOL. 1912 PAGE 47). INSUFFICIENT DESCRIPTION TO DETERMINE EXACT LOCATION.

7. THIS SITE IS SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENT, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY THE FILED OR RECORDED MAP REFERRED TO IN THE LEGAL DESCRIPTION, AS SHOWN ON SHEET 3.

8. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, AND/OR EASEMENT; BUT DELETING ANY COVENANTS, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATION ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 8309120539. LEGAL DESCRIPTION OF ENCUMBERED PROPERTY IS ILLEGIBLE AND THE DOCUMENT CONTAINS NO EASEMENT.

9. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A TEMPORARY WATER SERVICE AGREEMENT BETWEEN KING COUNTY WATER DISTRICT NO. 90 AND G. W. SUTHERLAND AND DONNA D. SUTHERLAND, HIS WIFE AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 8403230934.

10. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF KING COUNTY WATER DISTRICT NO. 90 FOR WATER MAINS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 8403230935, AS SHOWN ON SHEET 3.

11. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "BEAR EQUAL COSTS OF MAINTENANCE, REPAIR OR RECONSTRUCTION OF 124TH STREET ROAD" RECORDED NOVEMBER 13, 1987 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 8711131412.

12. THIS SITE IS SUBJECT TO THE TERMS AND PROVISION CONTAINED IN THE DOCUMENT ENTITLED "ORDINANCE NO. 4924" RECORDED JANUARY 4, 2002 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20020104002323.

APN 1023059125 (FILE NO. 4268-520073):

5. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF SNOQUALMIE FALLS AND WHITE RIVER POWER COMPANY FOR POLE LINES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 347794. INSUFFICIENT DESCRIPTION TO DETERMINE EXACT LOCATION.

6. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF PUGET SOUND POWER AND LIGHT COMPANY, A WASHINGTON CORPORATION FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM RECORDED JULY 25, 1940 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 3112963. INSUFFICIENT DESCRIPTION TO DETERMINE EXACT LOCATION.

7. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 3143916, AS SHOWN ON SHEET 3.

8. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF PUGET SOUND POWER AND LIGHT COMPANY, A WASHINGTON CORPORATION FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM RECORDED OCTOBER 31, 1947 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 3739945, AS SHOWN ON SHEET 3.

9. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT AGREEMENT BETWEEN WILLIAM C. PETERS AND JENNIE L. PETERS, HIS WIFE AND HENRY L. MEAD AND RUTH LAVERNE MEAD, HIS WIFE AND GILBERT LESH, ADMINISTRATOR THE ESTATE OF PATRICIA RADER, DECEASED AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 6064076, AS SHOWN ON SHEET 3.

10. THIS SITE IS SUBJECT TO FACILITY CHARGES, IF ANY, INCLUDING BUT NOT LIMITED TO HOOK-UP, OR CONNECTION CHARGES AND LATECOMER CHARGES FOR SEWER, WASTER AND PUBLIC FACILITIES OF CITY OF RENTON AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 96096210966.

APN 1023059176 (FILE NO. 4268-520038):

5. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF SNOQUALMIE FALLS AND WHITE RIVER POWER COMPANY FOR ELECTRIC TRANSMISSION DATED JULY 1, 1904 RECORDED JULY 31, 1905 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 347794 (VOLUME 409 OF DEEDS, PAGE 623). INSUFFICIENT DESCRIPTION TO DETERMINE EXACT LOCATION.

6. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF PUGET SOUNDS POWER AND LIGHT COMPANY FOR ELECTRIC TRANSMISSION DATED JULY 17, 1940 RECORDED JULY 22, 1940 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 3112963. INSUFFICIENT DESCRIPTION TO DETERMINE EXACT LOCATION.

7. THIS SITE IS SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENT, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY THE FILED OR RECORDED MAP REFERRED TO IN THE LEGAL DESCRIPTION, AS SHOWN ON SHEET 3.

8. THIS SITE IS SUBJECT TO CONDITIONS, NOTES, PROVISIONS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SURVEY AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 8812019002, RECORDED IN VOLUME 63 OF SURVEYS, AT PAGE 275, IN KING COUNTY, WASHINGTON, AS SHOWN ON SHEET 3.

9. THIS SITE IS SUBJECT TO FACILITY CHARGES, IF ANY, INCLUDING BUT NOT LIMITED TO HOOK-UP, OR CONNECTION CHARGES AND LATECOMER CHARGES FOR SEWER, WATER AND PUBLIC FACILITIES OF CITY OF RENTON AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9606210966.

APN 1023059385 & 1023059015 (FILE NO. 4209-353048):

8. THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND/OR PROVISIONS CONTAINED IN AN EASEMENT SERVING SAID PREMISES, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 8204090283, AS SHOWN ON SHEET 3.

9. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTS, AND/OR EASEMENT; BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 8309120539. LEGAL DESCRIPTION OF ENCUMBERED PROPERTY IS ILLEGIBLE AND THE DOCUMENT CONTAINS NO EASEMENT.

10. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT TO PUGET SOUNDS POWER AND LIGHT COMPANY, A WASHINGTON CORPORATION FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM RECORDED DECEMBER 2, 1983 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 8312020783, AS SHOWN ON SHEET 3.

11. THIS SITE IS SUBJECT TO A TEMPORARY WATER SERVICE AND PAYMENT AGREEMENT BETWEEN KING COUNTY WATER DISTRICT NO. 90 AND G. W. SUTHERLAND AND DONNA D. SUTHERLAND, HIS WIFE AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 8403230934.

12. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF KING COUNTY WASTER DISTRICT NO. 90 FOR WATER MAINS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 8403230936, AS SHOWN ON SHEET 3.

13. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF THE DOCUMENT ENTITLED "ROAD MAINTENANCE PROVISIONS" RECORDED NOVEMBER 13, 1987 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 8711131412.

14. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ORDINANCE NO. 4924" RECORDED JANUARY 4, 2002 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20020104002323.

APN 1023059291 (FILE NO. 4268-519894):

10. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN AN EASEMENT IN FAVOR OF SNOQUALMIE FALLS AND WHITE RIVER POWER COMPANY FOR POLE LINES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 347794. INSUFFICIENT DESCRIPTION TO DETERMINE EXACT LOCATION.

11. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF PUGET SOUND POWER AND LIGHT COMPANY, A WASHINGTON CORPORATION FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM RECORDED JULY 25, 1940 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 3112963. INSUFFICIENT DESCRIPTION TO DETERMINE EXACT LOCATION.

12. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF PUGET SOUND POWER AND LIGHT COMPANY, A WASHINGTON CORPORATION FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM RECORDED OCTOBER 31, 1947 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 3739945. AS SHOWN ON SHEET 3.

13. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF FRANK H. GERLOCK AND ANNA GERLOCK HUSBAND AND WIFE OR WATER PIPE LINE AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 4482224. INSUFFICIENT DESCRIPTION TO DETERMINE EXACT LOCATION.

14. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN INSTRUMENT FOR ROAD MAINTENANCE PROVISIONS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 8807010506.

15. THIS SITE IS SUBJECT TO CONDITIONS, NOTES, EASEMENT, PROVISIONS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SURVEY AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 8812019002, RECORDED IN VOLUME 63 OF SURVEYS, PAGE 275, IN KING COUNTY, WASHINGTON. AS SHOWN ON SHEET 3.

16. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF WASHINGTON NATURAL GAS COMPANY, A WASHINGTON CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR GAS PIPELINE OR PIPELINES RECORDED NOVEMBER 04, 1992 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9211040931. AS SHOWN ON SHEET 3.

17. THIS SITE IS SUBJECT TO FACILITY CHARGES, IF ANY, INCLUDING BUT NOT LIMITED TO HOOK-UP, OR CONNECTION CHARGES AND LATECOMER CHARGES FOR SEWER, WATER AND PUBLIC FACILITIES OF CITY OF RENTON AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9606210966.

APN 1023059177 (FILE NO. 4209-537598):

7. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR SLOPES, CUTS AND FILLS AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 3085164. NO COPY OF DOCUMENT AVAILABLE.

8. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF SNOQUALMIE FALLS AND WHITE RIVER POWER COMPANY FOR ELECTRIC TRANSMISSION AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 347794 (VOLUME 409 OF DEEDS, PAGE 623). INSUFFICIENT DESCRIPTION TO DETERMINE EXACT LOCATION.

9. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT RECORDED JULY 22, 1940 IN FAVOR OF PUGET SOUNDS ENERGY, INC., A WASHINGTON CORPORATION FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 3112963. INSUFFICIENT DESCRIPTION TO DETERMINE EXACT LOCATION.

10. THIS SITE IS SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENT, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY THE FILED OR RECORDED MAP REFERRED TO IN THE LEGAL DESCRIPTION. INFORMATION PER SURVEY ALREADY SHOWN ON SHEET 3.

11. THIS SITE IS SUBJECT TO CONDITIONS, NOTES, EASEMENTS, PROVISIONS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SURVEY AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 8812019002, RECORDED IN VOLUME 63 OF SURVEYS, AT PAGE 275, IN KING COUNTY, WASHINGTON. AS SHOWN ON SHEET 3.

12. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ORDINANCE NO. 4924" RECORDED JANUARY 04, 2002 AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 20020104002323.

13. THIS SITE IS SUBJECT TO CONDITIONS, NOTES, EASEMENTS, PROVISIONS CONTAINED AND/OR DELINEATED OF THE FACE OF THE SURVEY AS DISCLOSED BY INSTRUMENT UNDER RECORDING NO. 20030311900008 IN KING COUNTY, WASHINGTON. INFORMATION PER SURVEY ALREADY SHOWN ON SHEET 3.

DATE
DESIGNED GXS
DRAWN LRB
APPROVED SJS
BRENNAN P. TAYLOR, P.E.
PROJECT MANAGER

DATE
APRIL 2005

SHEET 2 OF 3

PROJECT NUMBER
04090

BOUNDARY & TOPOGRAPHIC SURVEY
HONEY BROOKE WEST
LANGLEY DEVELOPMENT GROUP, INC.
6450 SOUTHCENTER BLVD., SUITE 106
SEATTLE, WASHINGTON 98108

14711 NE 29th Place, #101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

CORE DESIGN
ENGINEERING · PLANNING · SURVEYING

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REVISIONS

DATE

04-21-05

SEAL OF THE KING COUNTY SURVEYOR
J. ROBERT WATKINS
KING COUNTY, WASHINGTON
EXPIRES 1/1/08

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