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BIND ING SITE PLAN

PORTION 유 THE NW 1/4, NE 1/4, CITY OF MILL CREEK, **HSIMOHONS** SECTION 33, COUNTY, WASHINGTON TOWNSHIP 28 N, RANGE 5 EAST, W.M.

CITY OF MILL CREEK BS 12-63

#### DECLARATIONS CERTIFICATES

KNOW ALL PERSONS BY THESE PRESENTS THAT MILL CREEK EGUV, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED WINER(S) IN FEE SIMPLE OF THE LAND CONTAINED WITHIN AND HEREBY BOUND BY THIS BINDING SITE PLAN WITH RECORD OF SURVEY, HEREBY ECLARE THIS BINDING SITE PLAN WITH RECORD OF SURVEY, AND DEDICATE THE PUBLIC RIGHT-OF-WAY AS SHOWN HEREON FOR USE THEREOF OR ALL PUBLIC PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE POPERTY SHOWN HEREON I THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE ASEMENTS SHOWN HEREON FOR ALL PUBLIC PURPOSES AS INDICATED. THIS BINDING SITE PLAN AND DEDICATION IS MADE WITH THE FREE ONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS, SUBJECT TO THE FOLLOWING CONDITIONS, COVENANTS, RESTRICTIONS, ASEMENTS, AND REQUIREMENTS: "

A. "ALL DEVELOPMENT AND USE OF THE LAND DESCRIBED HEREIN SHALL BE IN ACCORDANCE WITH THE BINDING SITE PLAN, AS IT MAY BE AMENDED WITH THE APPROVAL OF THE CITY OF MILL CREEK, WASHINGTON, AND IN ACCORDANCE WITH SUCH OTHER GOVERNMENTAL PERMITS, APPROVALS, REGULATIONS, REQUIREMENTS AND RESTRICTIONS THAT MAY BE IMPOSED UPON SUCH LAND AND THE DEVELOPMENT AND USE THEREOF. UPON COMPLETION, THE IMPROVEMENTS ON THE LAND SHALL BE INCLUDED IN ONE OR MORE CONDOMINIUMS OR OWNED BY AN ASSOCIATION OR OTHER LEGAL ENTITY IN WHICH THE OWNERS OF UNITS THEREIN OR THEIR OWNERS' ASSOCIATIONS HAVE A MEMBERSHIP OR OTHER LEGAL INTEREST. THIS BINDING SITE PLAN SHALL BE BINDING UPON ALL NOW OR HEREAFTER ANY INTEREST IN THE LAND DESCRIBED HEREIN."

"NO FURTHER SUBDIVISION OF ANY LOT SHALL OCCUR WITHOUT RESUBMITTING FOR CITY APPROVAL."

"THE SALE OF LESS THAN A WHOLE LOT HEREIN IS EXPRESSLY PROHIBITED."

D. "FOLLOWING COMPLETION OF THE ORIGINAL GRADING OF PARKING AREAS, ROADS AND WAYS SHOWN HEREON, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHT-OF-WAY TO HAMPER PROPER ROAD DRAINAGE. PRIOR TO MAKING ANY ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORDING OF THIS BINDING SITE PLAN WITH RECORD OF SURVEY, THE OWNER OF ANY LOT(S) MUST MAKE APPLICATION TO AND RECEIVE APPROVAL FROM THE CITY OF MILL CREEK FOR SAID ALTERATION. ANY ENCLOSURE OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT(S) AS MAY BE UNDERTAKEN BY OR FOR THE OWNER."

E. WHEN THE BINDING SITE PLAN WITH RECORD OF SURVEY CONTAINS A PRIVATE ROAD:
"THE COST OF CONSTRUCTION AND MAINTENANCE OF ALL ROADS NOT HEREIN DEDICATED AS PUBLIC ROADS SHALL BE THE OBLIGATION OF ALL OF THE OWNERS AND/OR BENEFICIARIES THEREOF AND THE OBLIGATION TO MAINTAIN SHALL BE CONCURRENTLY THE OBLIGATION OF ANY PERSON(S), CORPORATION(S) OR OTHER LEGAL ENTITY IN WHICH TITLE OF THE ROADS MAY BE HELD. THE OBLIGATION FOR PRIVATE ROAD MAINTENANCE AND THE ABILITY TO PLACE LIENS AGAINST OWNERS NOT FULFILLING THEIR MAINTENANCE OBLIGATION SHALL CONSTITUTE A COVENANT THAT TOUCHES AND CONCERNS THE PROPERTY AND RUNS WITH THE LAND AND SHALL BE BINDING ON ALL OF THE OWNERS AND/OF BENEFICIARIES OF THE PRIVATE ROAD AND THEIR ASSIGNS AND SUCCESSORS. IN THE EVENT THAT THE OWNERS OF ANY LOTS SERVED BY THE ROADS OF THIS BINDING SITE PLAN WITH RECORD OF SURVEY SHALL PETITION THE EVENT THAT THE OWNERS OF ANY LOTS SERVED BY THE THE PETITIONERS SHALL BE OBLIGATED TO BRING THE SAME TO CITY ROAD STANDARDS APPLICABLE AT THE TIME OF PETITION IN ALL RESPECT INCLUDING DEDICATION OF RIGHT-OF-WAY, PRIOR TO ACCEPTANCE BY THE CITY." S AND/OR
) BY THE
AD SYSTEM,
RESPECTS,

F. THE OWNER SHALL DESIGNATE THE CITY AS ITS ATTORNEY IN FACT FOR THE LIMITED PURPOSE SET FORTH IN MCMC 16.04.085, CORRECTION PLATTING ERRORS.

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THIS MAP CORRECTLY REPRESENTS A SURVEY MADE CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY MADE

E BY ME OR UNDER MY DIRECTION IN

INCTON

ND SURVEYOR

SURVEYOR'S CERTIFICATE

September . WHEREOF THE I UNDERSIGNED DECLARANT HAS EXECUTED THIS DECLARATION THIS

DECLARANT:

MILL CREEK EGUV, LLC A WASHINGTON LIMITED LIABILITY

Authorized A. T Agent

## CONDITIONS AND RESTRICTIONS

1. BINDING EFFECT
THIS BINDING SITE PLAN, BS 12-63, AS CONDITIONED AND APPROVED BY THE HEARING EXAMINER FOR THE CITY OF MILL CREEK ON JULY 29, 2013 (AND THE FOREGOING COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS), ALONG WITH THE DEVELOPMENT AGREEMENT REC, NO. 201304190550 SHALL CONSTITUTE COVENANTS THAT RUN WITH THE LAND AND SHALL BE BINDING UPON ALL PARTIES AND ALL PERSONS WHO ARE OR SHALL BECOME THE OWNER OF, OR OTHERWISE HAVE AN INTEREST IN, THE LAND DESCRIBED HEREIN, THE PERSONAL DBLIGATIONS OF DECLARANT SHALL TERMINATE AT SUCH TIME AS DECLARANT TRANSFERS ALL ITS INTEREST IN THE LAND, PROVIDED THAT THE THEN OWNERS OF THE LAND SHALL CONTINUE TO BE FULLY OBLIGATED HEREUNDER.

2. OWNER RELEASE

THE OWNER(S) AND ALL PERSONS HAVING ANY PRESENT OR SUBSEQUENT OWNERSHIP INTEREST IN THESE LANDS, AND THE SUCCESSORS AND THE ASSIGNS OF OWNERS OR OTHER PARTIES HAVING ANY SAID INTEREST, HEREBY-RELEASE, INDEMNIFY, AND HOLD THE CITY HARMLESS FROM ALL CLAIMS FOR INJURIES, DAMAGES, LIABILITIES, PENALTIES OR INJURICITY RELEASE, INDEMNIFY, AND HOLD THE CITY HARMLESS FROM ALL CONSTRUCTION AND MAINTENANCE OBLIGATIONS AS DESCRIBED IN THE MILL GREEK MUNICIPAL CODE, AND (2) THE DESIGN, CONSTRUCTION, OPERATION AND DOWNSTREAM IMPACTS CAUSED BY OR ATTRIBUTABLE TO THE STORMWATER SYSTEM ON-GITE AND HERBY WAIVE AND RELEASE THE CITY FROM AND ALL SUCH CLAIMS EXCEPT TO THE EXTENT JUDICIALLY DETERMINED TO RESULT FROM A NEGLIGENT ACT OR OMISSION OF THE CITY. THE OWNER(S) SHALL BE RESPONSIBLE TO SERVICE AND MAINTAIN ALL DRAINAGE FACILITIES LOCATED WITHIN THE BINDING SITE PLAN THE CITY RESERVES THE RIGHT BUT SHALL NOT HAVE THE OBLIGATION TO PERFORM ANY INSPECTIONS, SERVICE AND MAINTENANCE NECESSARY TO ENSURE THAT THE DRAINAGE FACILITIES ARE OPERATING PROPERLY. IT SHALL BE THE RESPONSIBILITY OF THE OWNER(S) TO PROMPTLY REIMBURSE THE CITY FOR ALL COSTS AND EXPENSES INCURRED IN MAINTAINING OR SERVICING THE DRAINAGE FACILITIES. FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOT-OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS—OF—WAY, OR TO HAMPER PROPER ROAD DRAINAGE.

3. UTILITIES AND ROADWAYS
ALL ACCESS ROADS AND PARKING AREAS SHALL BE MAINTAINED BY THE OWNERS OF MILL CREEK EGUV, LLC, AND THEIR SUCCESSORS AND ASSIGNS BY THE OWNER(S) OF THE PROPERTY OR THEIR SUCCESSORS AND ASSIGNS. ALL NEW AND EXISTING UTILITIES WITHIN THE PROJECT AND ALSIGNS BY THE OWNER(S) OF THE PROPERTY OR THEIR SUCCESSORS AND ASSIGNS. ALL NEW AND EXISTING UTILITY WITH THE ROADWAY FRONTAGE AREAS SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH MCMC SECTION 17.22.110. ALL UTILITY IN ACCORDANCE WILL BE PREPARED AND RECORDED WITH SNOHOMISH COUNTY IN ACCORDANCE WITH THE GENERAL LOCATIONS SHOWN ON THE PLAN:

4. UTILITY WARNING
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND WILLTIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER BOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY, THAT THEY ARE LOCATED AS, ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

5. PARCELIA PARCEL A SHALL BE FOR THE BURPOSE OF COMMERCIAL/RETAIL USE ONLY. RESIDENTIAL AND OTHER NON-RETAIL USES, UNLESS THE USES ARE LOCATED ABOVE COMMERCIAL USES, ARE PROHIBITED. PERMISSIBLE COMMERCIAL USES ARE THOSE LISTED IN MCMC 17.19.040, SECTIONS A, B, C AND J.

6, ENTRY MONUMENT UPON THE CREATION OF THE FAST GATEWAY OWNERS ASSOCIATION THE DEVELOPER SHALL RECORD AN EASEMENT TO SAID ASSOCIATION TO ALLOW THE PLACEMENT, MATNIENANCE AND UTILITIES TO SERVE A FUTURE MONUMENT ENTRY MARKER AT THE INTERSECTION OF SR96 AND 44TH AVENUE SE.

7. FRONTAGE IMPROVEMENTS/MAINTENANCE
THIS COVENANT SHALL RUN WITH THE LAND AND BIND ALL SUBSEQUENT OWNERS.
MAINTENANCE TO THE BACK OF THE CURB AND GUTTER ALONG THE BINDING SITE
AND MAINTENANCE EXCEPT FOR STRUCTURAL SIDEWALK REPAIRS IN THE PUBLIC RI
CITY OF MILL CREEK. SEE SECTION 17 OF THE DEVELOPMENT AGREEMENT, REC. N BE RESPONSIBLE TO PROVIDE ROADSIDE JUDING SR 96. THIS INCLUDES ALL SERVICE SHALL BE THE RESPONSIBILITY OF THE MORE DETAILS.

### ACKNOWLEDGMENTS

STATE OF Washington

COUNTY OF KIND

DIRECTOR OF COMMUNITY DEVELOPMENT

THE UNDERSIGNED, HEREBY CERTIFY THAT ALL REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED, SPECTED, AND APPROVED ON THAT A BOND IN THE AMOUNT AND IN A FORM APPROVED BY THE CITY HAS BEEN BY ASSURING COMPLETION, OF SAID MAPROVEMENTS.

09-26-2013

MAYOR, ON BEHALF OF THE CITY OF MILL CREEK, HEREBY ACCEPT SUCH DEDICATIONS AND INCLUDED THEREON.

9-26-2013

EXAMINED, AND FOUND TO BE IN SUBSTANTIAL

COMPLIANCE WITH CONDITIONS OF APPROVAL OF

BINDING SITE PLAN 12-63.

9/26/13

CITY OF MILL CREEK

APPROVALS

WITNESS MY HAND AND SEAL HERETO ABOVE WRITTEN. AFFIXED THE DAY AND YEAR IN THIS CERTIFICATE



INT NAME KATHERINE STECKS

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MY COMMISSION EXPIRES 06.22.2015 

THE OF WASHINGTON

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# CITY TREASURER'S CERTIFICATE

SPECIAL ASSESSMENTS AND THAT ALL SPECIAL ASSESSMENTS CATED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC PURPOSES

AUDITOR'S CERTIFICATE

, 2 THIS <u>LITTER</u> DAY OF RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

MENCEL WEICEL SNOHOMISH COUNTY

DEPUTY COUNTY AUDITOR

SNOHOMISH COUNTY TREASURER'S CERTIFICATE

HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY ESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND ISCHARGED, INCLUDING TAKES.

IRER, SNOHOMISH COUNTY WISH COUNTY

TAX PARCEL NUMBERS: 28053300101500, 28053300101800 & 28053300101900



425.885.7877 Fax 425.885.7963 Bellevue, Washington 98007 14711 N.E. 29th Pl. Suite 101

INEERING PLANNING SURVEYING

JOB Z 0.

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SUR VEY: # 201309275bol

SEPTEMBER 23, 2013

#### BINDING SITE PLAN

PORTION OF THE NW 1/4, NE 1/4, CITY OF MILL CREEK, SECTION 33, TOWNSHIP 28 N, RANGE SNOHOMISH COUNTY, WASHINGTON  $\Omega$ EAST, W.M.

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CITY OF MILL CREEK BS 12-63

#### LEGAL DESCRIPTION

<u>PARCEL A</u> THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M. IN SNOHOMISH COUNTY, WASHINGTON;

EXCEPT THE NORTH 20 FEET CONVEYED TO SNOHOMISH COUNTY FOR ROAD BY QUIT CLAIM DEED DATED APRIL 12, 1916 UNDER RECORDING NO. 220116; ALSO

EXCEPT THEREFROM THAT PORTION CONVEYED TO SNOHOMISH COUNTY DOCUMENT RECORDED AUGUST 7, 1992 UNDER RECORDING NO. 9208070366.

TOCETHER WITH THE WEST 60 FEET OF THE SOUTH 200 FEET OF THE NORTH 490 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M. IN SNOHOMISH COUNTY, WASHINGTON.

TOGETHER WITH THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON;

EXCEPT THE SOUTH 5 ACRES THEREOF;

EXCEPT THAT PORTION OF SAID PREMISES LYING WITH THE PLAT OF IRISH WOODLANDS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 40 OF PLATS, PAGE 249, RECORDS OF THE AUDITOR OF THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON;

EXCEPT THE WEST 150 FEET OF THE NORTH 290 FEET THEREOF;

EXCEPT THE WEST 60 FEET OF THE SOUTH 200 FEET OF THE NORTH 490 FEET THEREOF;

EXCEPT THE NORTH 20 FEET THEREOF CONVEYED TO SNOHOMISH COUNTY FOR ROAD BY DEED RECORDED APRIL 12, 1916 AND APRIL 20, 1992 UNDER RECORDING NOS. 220116 AND 9204200484, BEING A RE-RECORDING OF RECORDING NO. 9203050306, RECORDED MARCH 5, 1992.

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE S01'05'07"W, ALONG THE WEST LINE OF SAID SUBDIVISION, 605.89 FEET; THENCE S88'54'53"E 12.40 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE N19'25'01"E 76.00 FEET; THENCE S70'34'59"E 40.00 FEET; THENCE S19'25'01"W 72.17 FEET; THENCE N82'08'41"W 19.11 FEET; THENCE N70'34'59"W 21.28 FEET TO THE POINT OF THE NEW PROPRIET OF THE NEW PROPRIET OF THE POINT OF THE NEW PROPRIET OF THE POINT OF THE NEW PROPRIET OF THE POINT OF THE NEW PROPRIET OF THE NE

<u>PARCEL B</u> THE WEST 150 FEET OF THE NORTH 290 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M. IN SNOHOMISH COUNTY, WASHINGTON; EXCEPT THE NORTH 20 FEET THEREOF FOR ROAD; AND

EXCEPT THAT PORTION CONVEYED TO SNOHOMISH COUNTY FOR ROAD BY INSTRUMENT RECORDED JUNE 19, 1992 UNDER RECORDING NO. 9206190567.

PARCEL C
THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 28
NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE S01"05"07"W, ALONG THE WEST LINE OF SAID SUBDIVISION, 605.89 FEET; THENCE S88"54"53"E 12.40 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBE PARCEL; THENCE N19"25"01"E 76.00 FEET; THENCE S70"34"59"E 40.00 FEET; THENCE S19"25"01"W 72.17 FEET; THENCE N70"34"59"W 21.28 FEET TO THE POINT OF BEGINNING. 40.00 FEET; THENCE S19"25"01"W 72.17 FEET; THENCE "4E POINT OF BEGINNING.

#### COVENANT

A RECIPROCAL PARKING COVENANT IS COMMERCIAL DEVELOPMENT) GRANTING PROPERTIES MITHIN THE EGUV. HEREBY ASSIGNED TO ACCESS AND USE OF ) ALL FUTURE P. SAID PARKING LOCAT OTHER

#### PRIVATE STORMWATER FACILITY EASEMENT

"AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO MILL CREEK EQUY, LLC, THEIR SUCCESSORS AND ASSIGNS, UNDER AND UPON PARCEL E TO INSTALL, LAY, CONSTRUCT, BENEW, OPERATE AND MAINTAIN THE PRIVATE STORMWATER FACILITIES LOCATED UNDER THE PUBLIC PARK TOGETHER WITH THE RIGHT. OF INGRESS AND EGRESS AND THE RIGHT TO EXCAVATE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND/OR REBUILD THE STORMWATER FACILITIES AND/OR OTHER DRAINAGE FACILITIES, UNDER, UPON OR THROUGH THE DRAINAGE EASEMENT. THE CITY SHALL HAVE THE RIGHT TO INSPECT, MAINTAIN, AND/OR OPERATE THE PRIVATE STORMWATER FACILITIES UNDER LAND THAT IS DEDICATED TO THE CITY FOR PUBLIC PURPOSES AT ITS DISCRETION TO ENSURE UNINTERRUPTED FUNCTION OF THE FACILITIES FOR THE PROPOSED DEVELOPMENT.

# PUBLIC PEDESTRIAN AND VEHICULAR ACCESS EASEMENT

PLAZAS, "MALEASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MILL CREEK FOR PUBLIC PEDESTRIAN ACCESS TO, OVER AND: ACROSS THE SIDEWALKS-MAND TRAILS AND VEHICULAR ACCESS TO, OVER AND ACROSS THE DRIVE AISLES ALL AS SHOWN HEREON OR AS MAY BE AMENDED UPON THE SUBJECT PROPERTY FOR THE PURPOSE OF CONNECTING ADJACENT NEIGHBORHOODS TO THE PUBLIC PARK (PARCEL E) AS WELL AS OVER SAID FACILITIES IN THE COMMERCIAL AND RESIDENTIAL PORTION OF THE PROJECT INCLUDING MITHOUT LIMITATION SIDEWALKS, PATHS, ROADWAY BUFFER (TRACTS A AND B) AND ASSOCIATED 6-FOOT WIDE TRAIL, PLAZAS, INFORMAL SEATING AREAS, ACCESS DRIVES AND PARKING AREAS."

#### SPECIAL **EXCEPTIONS**

SCHEDULE B - EXCEPTIONS 1-4 ARE NOT APPLI CABLE TO SHOW ON THIS SURVEY.

5. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF PUGET SOUND POWER & LIGHT COMPANY FOR A TRANSMISSION LINE AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 456846. AS SHOWN.

6. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF OLYMPIC PIPE LINE COMPANY, A DELAWARE CORPORATION FOR PIPELINE OR PIPELINES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 1692438. AS SHOWN.

7. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF OLYMPIC PIPE LINE COMPANY, A DELAWARE CORPORATION FOR PIPELINE OR PIPELINES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 2266231. AS SHOWN.

8. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF UTILITY DISTRICT NO.1 OF SNOHOMISH COUNTY FOR AN ELECTRIC DISTRIBUTION LINE AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 2367803. AS SHOWN.

9. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF UTILITY DISTRICT NO.1 OF SNOHOMISH COUNTY FOR AN ELECTRIC DISTRIBUTION LINE AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 7608090219. AS SHOWN.

10. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF UTILITY DISTRICT NOTL OF SNOHOMISH COUNTY FOR AN ELECTRIC DISTRIBUTION LINE AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 8806280053. AS SHOWN:

11. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED RESTRICTIVE COVENANT/EQUITABLE SERVITUDE FOR MAINTENANCE OF DRAINAGE FACILITIES: AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 8807150485 OF OFFICIAL RECORDS. BLANKET EASEMENT.

12. THIS SITE IS SUBJECT TO THE CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED OR DELINEATED ON THE FACE OF THE SURVEY-RECORDED UNDER RECORDING NO. 9107095002.

13. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF SILVER-LAKE WATER DISTRICT, WASHINGTON, A MUNICIPAL FOR SANITARY SEWER LINE OR LINES AND APPURITMANCES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9110160376. AS SHOWN.

14. THIS SITE IS SUBJECT TO THE TERMS AND PERMIT BINDER" AS DISCLOSED BY INSTRUMENT BLANKET EASEMENT. PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED LAND USE REGORDED UNDER RECORDING NO. 9712080007 OF OFFICIAL RECORDS.

15. THIS SITE IS SUBJECT TO THE TERMS AND SHORT SUBDIVISION EXEMPTION FOR WIRELESS COUNTRY RECORDING NO. 200009120291 OF OFFICE PROVISIONS, CONTAINED IN THE DOCUMENT ENTITLED "AFFIDAVIT OF DAMUNICATION FACILITIES" AS DISCLOSED BY INSTRUMENT RECORDED AL RECORDS. AS SHOWN.

16.--THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED RECORDED OF DEVELOPER-OBLIGATIONS FOR MITIGATION OF IMPACTS TO ROAD SYSTEMS. AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 200206180142 OF OFFICIAL RECORDS. NOT PLOTTABLE.

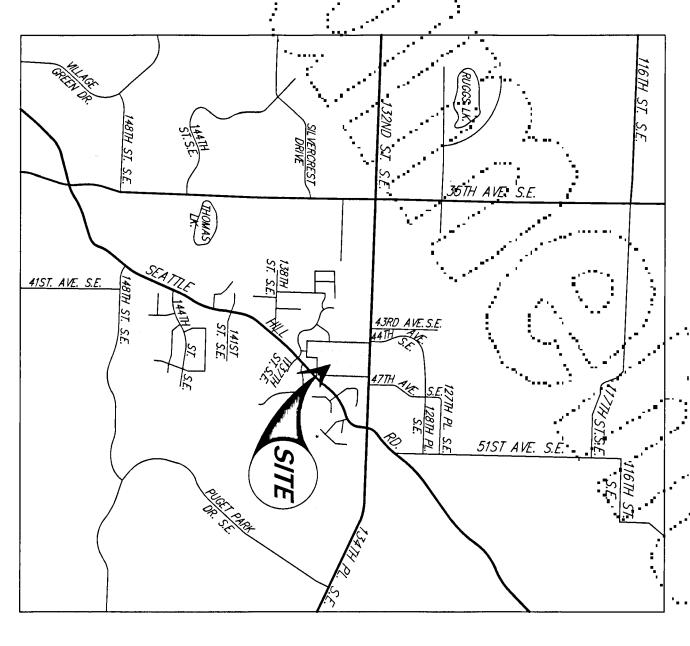
17. HIS SITE IS SUBJECT TO THE TERMS AND F CERJIFICATE AS DISCLOSED BY INSTRUMENT RECC CONTAINS AN ERRONEOUS LEGAL DESCRIPTION. I PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CONCURRENCY ORDED UNDER RECORDING NO. 200206180143. SAID DOCUMENT NOT PLOTTABLE.

18. THIS SITE IS SUBJECT TO THE TERMS AND F DISTRICT, WASHINGTON, A MUNICIPAL FOR WATER RECORDING NO. 200210250001. AS SHOWN. PROVISIONS OF AN EASEMENT IN FAVOR OF SILVER LAKE WATER LINE AND MAINS AS DISCLOSED BY INSTRUMENT RECORDED UNDER

19. THIS SHITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN ACCESS EASEMENT FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 201302260667 AND RE—RECORDED UNDER RECORDING NO. 201302260667 AND

20. THIS SITE IS SUBJECT TO THE TERMS AND AGREEMENT FOR BS 12-63 (EGUV)" AS DISCLOSINOT PLOTTABLE. PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEVELOPER ED BY INSTRUMENT RECORDED UNDER RECORDING NO. 201304190550.

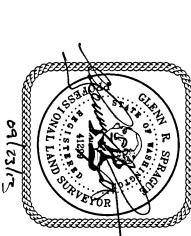
21. THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN THE RECORDED LOT LINE ADJUSTMENT NO. PL2013-0005 AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 201309055003.



VICINITY MAP

= 2,000'±

#2013 100575001



425.885.7877 Fax 425.885.7963 Bellevue, Washington 98007 14711 N.E. 29th Pl. Suite 101

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DATE 0F SURVEY: SEPTEMBER 23,

2013

JOB Z 0.

