



Commitment for Title Insurance

Title Officer: Team Zeke
Email: TeamZeke@ctt.com
Title No.: 240567-SC

Property Address:

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ALTA COMMITMENT FOR TITLE INSURANCE

issued by agent:



Commitment Number:

240567-SC

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Chicago Title Insurance Company

By:

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

Michael J. Nolan, President

Attest:

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

Marjorie Nemzura, Secretary

Countersigned By:

A handwritten signature in black ink, appearing to read 'Joe Knipp'.

Joe Knipp
Authorized Officer or Agent

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Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Title Officer: Team Zeke Chicago Title Company of Washington 701 5th Avenue, Suite 2700 Seattle, WA 98104 Main Phone: (206)628-5610 Email: TeamZeke@ctt.com	

Order Number: 240567-SC

SCHEDULE A

1. Commitment Date: February 22, 2024 at 08:00 AM

2. Policy to be issued:

(a) ALTA Owner's Policy 2021 w-WA Mod - Extended / Commercial Under \$2MM

Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below

Proposed Amount of Insurance: \$101,000.00

The estate or interest to be insured: Fee Simple

Premium: \$ 874.00

Tax: \$ 89.59

Total: \$ 963.59

The above total includes an Extended Surcharge as follows:

Extended Surcharge Premium: \$ 400.00

Extended Surcharge Tax: \$ 41.00

(b) ALTA Loan Policy 2021 w-WA Mod - Extended / Commercial Under \$2MM

Proposed Insured: Lender with contractual obligations under a loan agreement with the vested owner identified at Item 4 below or a purchaser

Proposed Amount of Insurance: \$101,000.00

The estate or interest to be insured: Fee Simple

Premium: \$ 250.00

Tax: \$ 25.63

Total: \$ 275.63

3. The estate or interest in the Land at the Commitment Date is:

Fee Simple

4. The Title is, at the Commitment Date, [vested in:](#)

King County Housing Authority, a Washington municipal corporation

5. The Land is described as follows:

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

END OF SCHEDULE A

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EXHIBIT "A"

Legal Description

Lots 12 and 13, Block 18, State Addition to the City of Seattle, Number 5, according to the plat thereof, recorded in [Volume 17 of Plats, Page 79](#), in King County, Washington;
Except the South 40.06 feet of Lot 12.

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SCHEDULE B, PART I - Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Additional requirements and/or exceptions may be added as details of the transaction are disclosed to, or become known by the Company.
6. Furnish recording instructions with the documents to be recorded in this transaction. Said instructions must address each requirement made herein, list any endorsements to be issued with the policy and specify the recording order of any documents furnished.

The Company reserves the right to add additional items or make further requirements after review of the requested instructions prior to recording the documents or issuing any requested endorsement.

The Company also reserves the right to charge any applicable additional fees for any endorsement requested.

7. If the Seller or Borrower intends to sign documents required to insure the transaction utilizing a remote online notary, please notify the Company immediately as additional underwriting requirements will need to be satisfied.
8. The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's policy should reflect the purchase price or full value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.
9. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.
10. Payment of the real estate excise tax, if required.

The Land is situated within the boundaries of local taxing authority of City of Burien.

The rate of real estate excise tax for properties which are not formally classified and specially valued as timberland or agricultural land is:

State portion: 1.10% on any portion of the sales price of \$525,000 or less;
 1.28% on any portion of the sales price above \$525,000, up to \$1,525,000;
 2.75% on any portion of the sales price above \$1,525,000, up to \$3,025,000;

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SCHEDULE B, PART I - Requirements
(continued)

3.00% on any portion of the sales price above \$3,025,000;

The rate of excise for properties formally classified as timberland or agriculture land will be 1.28% for the State portion on the entire sales price.

Local portion: 0.50% on the entire sales price.

An additional \$5.00 State Technology Fee must be included in all excise tax payments.

If the transaction is exempt, an additional \$5.00 Affidavit Processing Fee is required.

Any conveyance document must be accompanied by the official Washington State Excise Tax Affidavit, which can be found online [HERE <https://dor.wa.gov/get-form-or-publication/forms-subject/real-estate-excise-tax>](https://dor.wa.gov/get-form-or-publication/forms-subject/real-estate-excise-tax). The applicable excise tax must be paid and the affidavit approved at the time of the recording of the conveyance documents. (NOTE: Real Estate Excise Tax Affidavits must be printed as legal size forms).

11. Any instrument to be executed by King County Housing Authority must be in accordance with statute. Satisfactory evidence of authority must be submitted.

The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

12. **TO PROVIDE THE EXTENDED COVERAGE POLICY IDENTIFIED IN SCHEDULE A, GENERAL EXCEPTIONS A THROUGH D WILL BE CONSIDERED WHEN OUR INSPECTION AND REVIEW OF SURVEY IS COMPLETED AND UPON RECEIPT AND REVIEW OF THE COMPLETED OWNER'S AFFIDAVIT.**

If there have been recent improvements on the property within 90 days prior to closing we will require a signed indemnity agreement and a recent financial statement from each indemnitor.

If construction financing is to be insured, please contact the title officer for requirements.

The Company reserves the right to add additional exceptions or make further requirements after review of the property inspection and requested documentation.

13. A completed owner's affidavit (form to be supplied by the Company) will be required in connection with issuance of the policy(ies) shown in Schedule A.

14. The Company will require an ALTA/ACSM LAND TITLE SURVEY. If the owner of the Land the subject of this transaction is in possession of a current ALTA/ACSM LAND TITLE SURVEY, the Company will require that said survey be submitted for review and approval; otherwise, a new survey, satisfactory to the Company, must be prepared by a licensed land surveyor and supplied to the Company prior to the close of escrow.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

15. The application for title insurance was placed by reference to only a street address or tax identification number. The proposed Insured must confirm that the legal description in this report covers the parcel(s) of Land requested to be insured. If the legal description is incorrect, the proposed Insured must notify the Company and/or the

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SCHEDULE B, PART I - Requirements
(continued)

settlement company in order to prevent errors and to be certain that the legal description for the intended parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.

END OF REQUIREMENTS**NOTES**

The following matters will not be listed as Special Exceptions in Schedule B of the policy. There will be no coverage for loss arising by reason of the matters listed below because these matters are either excepted or excluded from coverage or are not matters covered under the insuring provisions of the policy.

Note A: Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

Note B: FOR INFORMATIONAL PURPOSES ONLY:

The following may be used as an abbreviated legal description on the documents to be recorded, per Amended RCW 65.04.045. Said abbreviated legal description is not a substitute for a complete legal description within the body of the document:

Ptn Lots 12-13, Block 18, State Addition to the City of Seattle Number 5
Tax Account No.: 797320-1735-04

Note C: There are NO conveyances affecting said Land recorded within 36 months of the date of this report.

Note D: This [map/plat](#) is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

END OF NOTES**END OF SCHEDULE B, PART I**

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SCHEDULE B, PART II - Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

GENERAL EXCEPTIONS

- A. Rights or claims of parties in possession, or claiming possession, not shown by the Public Records.
- B. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
- C. Easements, prescriptive rights, rights-of-way, liens or encumbrances, or claims thereof, not shown by the Public Records.
- D. Any lien, or right to a lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed by law, and not shown by the Public Records.
- E. Taxes or special assessments which are not yet payable or which are not shown as existing liens by the Public Records.
- F. Any lien for service, installation, connection, maintenance, tap, capacity, or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records.
- G. Unpatented mining claims, and all rights relating thereto.
- H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.
- I. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
- J. Water rights, claims or title to water.
- K. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

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SCHEDULE B, PART II - Exceptions
(continued)**SPECIAL EXCEPTIONS**

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
[Recording No.: 2537447](#)

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

2. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
[Recording No.: 2888573](#)

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

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

Granted to: Southwest Suburban Sewer District, a municipal corporation
Purpose: Sewer with the necessary appurtenances
Recording Date: February 2, 1955
[Recording No.: 4536127](#)
Affects: As described therein

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

Granted to: Southwest Suburban Sewer District, a municipal corporation
Purpose: Sewer with the necessary appurtenances
Recording Date: February 2, 1955
[Recording No.: 4536128](#)
Affects: As described therein

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SCHEDULE B, PART II - Exceptions
(continued)

5. Matters contained in that certain document:

Entitled: City of Seattle Ordinance No. 31559
Recording Date: May 19, 2015
[Recording No.:](#) [20150519000778](#)

Reference is hereby made to said document for full particulars.

6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on survey:

[Recording No:](#) [20170227900017](#)

7. The property herein described is carried on the tax rolls as exempt. However, it will become taxable on the date of the execution of a conveyance to a taxable entity and subject to the lien of real property taxes for the balance of the year from that date:

Tax Account No.: 797320-1735-04
Levy Code: 3705

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

Year: 2024
Tax Account No.: 797320-1735-04
Levy Code: 3705
Assessed Value-Land: Not disclosed
Assessed Value-Improvements: Not disclosed

Special Taxes:
Billed: \$335.53
Paid: \$0.00
Unpaid: \$335.53

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SCHEDULE B, PART II - Exceptions
(continued)

9. Liability for Sewer Treatment Capacity Charges, if any, affecting certain areas of King, Pierce and Snohomish Counties. Said charges could apply to property connecting to the metropolitan sewerage facilities or reconnecting or changing its use and/or structure after February 1, 1990.
Please contact the King County Wastewater Treatment Division, Capacity Charge Program, for further information at 206-296-1450 or Fax No. 206-263-6823 or email at CapChargeEscrow@kingcounty.gov.
- * A map showing sewer service area boundaries and incorporated areas can be found at:
<http://www.kingcounty.gov/services/gis/Maps/vmc/Utilities.aspx>
- Unrecorded Sewer Capacity Charges are not a lien on title to the Land.
- NOTE: This exception will not appear in the policy to be issued.
10. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.
11. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

END OF SCHEDULE B, PART II

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COMMITMENT CONDITIONS**1. DEFINITIONS**

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
 - b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
 - c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
 - d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
 - e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
 - f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
 - g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
 - i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
 - j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- a. the Notice;
 - b. the Commitment to Issue Policy;
 - c. the Commitment Conditions;
 - d. Schedule A;
 - e. Schedule B, Part I-Requirements; and
 - f. Schedule B, Part II-Exceptions; and
 - g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I-Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

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(continued)

- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION - INTENTIONALLY DELETED**END OF CONDITIONS**

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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RECORDING REQUIREMENTS

Effective January 1, 1997, document format and content requirements have been imposed by Washington Law. Failure to comply with the following requirements may result in rejection of the document by the county recorder or imposition of a \$50.00 surcharge.

First page or cover sheet:

3" top margin containing nothing except the return address.

1" side and bottom margins containing no markings or seals.

Title(s) of documents.

Recording no. of any assigned, released or referenced document(s).

Grantors names (and page no. where additional names can be found).

Grantees names (and page no. where additional names can be found).

Abbreviated legal description (Lot, Block, Plat Name or Section, Township, Range and Quarter, Quarter Section for unplatted). Said abbreviated legal description is not a substitute for a complete legal description which must also appear in the body of the document.

Assessor's tax parcel number(s).

Return address (in top 3" margin).

**A cover sheet can be attached containing the above format and data if the first page does not contain all required data.

Additional Pages:

1" top, side and bottom margins containing no markings or seals.

All Pages:

No stapled or taped attachments. Each attachment must be a separate page. All notary and other pressure seals must be smudged for visibility. Font size of 8 points or larger.



Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:

<http://www.fbi.gov>

Internet Crime Complaint Center:

<http://www.ic3.gov>

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective December 1, 2023

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for these main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.
- To provide reviews and testimonials about our services, with your consent.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Connecticut Residents: For additional information about your Connecticut consumer privacy rights, or to make a consumer privacy request, or to appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

For Colorado Residents: For additional information about your Colorado consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

For Nevada Residents: We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: aginquiries@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Utah Residents: For additional information about your Utah consumer privacy rights, or to make a consumer privacy request, please call (888) 714-2710.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

For Virginia Residents: For additional information about your Virginia consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions or would like to correct your Personal Information, visit FNF's [Privacy Inquiry Website](#) or contact us by phone at (888) 714-2710, by email at privacy@fnf.com, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

Instrument Number: 20180516000621 Document: QCD Rec: \$76.00 Page-1 of 3
 Excise Docs: 2930364 Selling Price: \$0.00 Tax Amount: \$10.00 Record Date: 5/16/2018 11:36 AM
 Electronically Recorded King County, WA

When recorded return to:

John Eliason
 King County Housing Authority
 600 Andover Park
 Tukwila, WA 98188

Chicago Title # 0125003-16

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

10500 NE 8th St., Suite 600
 Bellevue, WA 98004

Escrow No.: 0125003-16

QUIT CLAIM DEED**THE GRANTOR(S)**

HomeSight, a Washington non-profit corporation

for and in consideration of Ten And No/100 Dollars (\$10.00) Rescission of previous sale WAC No 458-61A-209 in hand paid, conveys and quit claims to

King County Housing Authority, a Washington municipal corporation

the following described real estate, situated in the County of King, State of Washington, together with all after acquired title of the grantor(s) herein:

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

Abbreviated Legal: (Required if full legal not inserted above.)

Parcel A: Lot 7, Blk 4, McCarthy's Alder Grove, an unrecorded plat

Parcel B: Lot 8 and ptn of Lot 9, Blk 4, McCarthy's Alder Grove, an unrecorded plat

Parcel C: Lots 11 and ptn of Lot 12, Blk 18, State Addition to the City of Seattle

Parcel D: Ptn of Lot 12 and all of Lot 13, Blk 18, State Addition to the City of Seattle

Parcel E: Lot 14, Blk 18, State Addition to the City of Seattle

Tax Parcel Number(s): 062304-9392-00, 062304-9238-08, 797320-1730-09, 797320-1735-04,
 797320-1740-07

Dated: May 11, 2018

HomeSight

BY: 

Tony To
 Executive Director

QUIT CLAIM DEED
(continued)

State of WASHINGTON
County of KING

I certify that I know or have satisfactory evidence that Tony To is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Executive Director of HomeSight to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 5/15/18

Name: Aimee Chu
Notary Public in and for the State of WA
Residing at: Bellevue
My appointment expires: 1/10/22

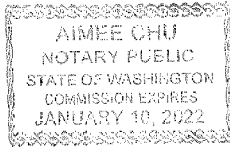


EXHIBIT "A"
Legal Description

Parcel A:

That portion of the northeast quarter of the southeast quarter of the northwest quarter of Section 6, Township 23 North, Range 4 East, W.M., in King County, Washington, described as follows:

Commencing at the northeast corner thereof;
Thence south 3°04' east 210.0 feet;
Thence south 88°51'31" west 30.01 feet to the true point of beginning;
Thence continuing south 88°51'31" west 127.37 feet;
Thence south 3°04' east 60 feet;
Thence north 88°51'31" east 127.37 feet to the west margin of 8th Avenue Southwest;
Thence north 3°04' west 60 feet to the true point of beginning;

(Also known as Lot 7, Block 4, McCarthy's Alder Grove, according to the unrecorded plat thereof.)

Parcel B:

That portion of the north half of the northeast quarter of the southeast quarter of the northwest quarter of Section 6, Township 23 North, Range 4 East, W.M., in King County, Washington, described as follows:

Beginning at a point south 3°04' east 114.33 feet and south 88°51'31" west 30.01 feet from the northeast corner of said southeast quarter of the northwest quarter;
Thence south 88°51'31" west 127.37 feet;
Thence south 3°04' east 95.68 feet;
Thence north 88°51'31" east 127.38 feet to a point on the west line of 8th Avenue Southwest;
Thence north 3°04' west 95.68 feet to the point of beginning;

(Also known as all of Lot 8, and a portion of Lot 9, Block 4, McCarthy's Alder Grove, according to the unrecorded plat thereof.)

Parcel C:

Lot 11 and the south 40.06 feet of Lot 12, all in Block 18, State Addition to the City of Seattle, Number 5, according to the plat thereof, recorded in Volume 17 of Plats, page 79, in King County, Washington;

Except the east 60 feet thereof.

Parcel D:

Lots 12 and 13, Block 18, State Addition to the City of Seattle, Number 5, according to the plat thereof, recorded in Volume 17 of Plats, Page 79, in King County, Washington;

Except the south 40.06 feet of Lot 12.

Parcel E:

Lot 14, Block 18, State Addition to the City of Seattle Number 5, according to the plat thereof recorded in Volume 17 of Plats, Page 79, in King County, Washington.

Situate in the County of King, State of Washington.

PLAT OF
STATE ADDITION TO THE CITY OF SEATTLE
NUMBER 5
KING COUNTY WASHINGTON

Embracing $W\frac{1}{2}$ of NE $\frac{1}{4}$
and NE $\frac{1}{4}$ and SW $\frac{1}{4}$ of NW $\frac{1}{4}$
of
SEC. 6. TP. 23 NORTH. RG. 4 EAST. W.M.

Lying within two miles of the
Corporate Limits of the
CITY OF SEATTLE WASHINGTON

MADE BY ORDER OF THE
BOARD OF STATE LAND COMMISSIONERS
AND ADOPTED
APRIL 14TH 1909

Scale = 300 feet = 1 inch.

DESCRIPTION

The land embraced in this plat is located about one and one-half miles southwesterly of South Park and adjacent to the corporate limits of the City of Seattle, King County, Washington, at an elevation of approximately 400 feet above the Duwamish valley.
With the exception of small sections the land is rolling bench land and drains south through Section 6 into a small lake at the south boundary.
The location of all roadways, lots and blocks and their relation to the exterior boundaries of the tracts described in above title, are as indicated on the face of this plat.
Monuments are set as indicated.

State of Washington }
County of Thurston } S.S.

I, E.W. Ross, Commissioner of Public Lands in and for the State of Washington, do hereby certify that the plat upon which this certificate is inscribed is the identical plat of the survey and subdivision of "State Addition to the City of Seattle Number 5" King County, Washington, embracing $W\frac{1}{2}$ and NE $\frac{1}{4}$, and NE $\frac{1}{4}$ and SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 6, Township 23 North, Range 4 East of the Willamette Meridian, made under the direction of the Board of State Land Commissioners, by A. Bystrom, as State Field Engineer, and accepted, approved and adopted by the Board of State Land Commissioners by order dated and entered April 14th 1909.
That said order directed and provided that the numbers appearing on this plat in black faced type from one (1) to thirty-two (32) inclusive, upon the several larger subdivisions of said land, as shown upon this plat and so indicated in connection with number one (1), should be known as block numbers, and that the smaller numbers within the area indicated as blocks, should be known as lot numbers; that in all future leases, sales and other dispositions of said lands it should be sufficient to describe the several subdivisions thereof as illustrated by the following: "Lot one of Block one (1) of State Addition to the City of Seattle Number 5," or in words and figures of similar import.

That said order directed and provided that the various strips of land indicated on this plat as not included within the exterior lines of the several lots and blocks, as shown and numbered upon this plat designated between Blocks 1 and 2 as a street, be dedicated to the public for the use as public roadways and highways and for no other purpose.

That said order directed the Commissioner of Public Lands to enter upon this plat a certificate under his hand and seal, fully describing and identifying the same as the plat therein and thereby approved and referring to said order, and that said certificate should contain and set forth the essential features of said order and that the certificate so entered upon this plat should be deemed and considered as fully identifying and authenticating the same as the plat so approved and adopted by the Board of State Land Commissioners.

That said order directed the Commissioner of Public Lands to file one duly authenticated copy of this plat in his office on this 14th day of April 1909, and to file a duly authenticated copy thereof in the office of the County Auditor of King County, State of Washington.

Witness my hand and official seal this 14th day of April A.D. 1911.

E.W. Ross
Commissioner of Public Lands

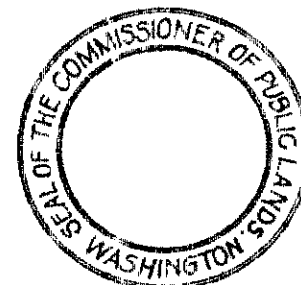
611996

Filed for record at the request of Otto A. Case May 3, 1909 at 56 min. past 2 P.M. and recorded in Vol. 17 of Plats, page 79 records of King County, Wash.

Otto A. Case
County Auditor

by *[Signature]*
Deputy.

A. Bystrom
Surveyor



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

D May 18-29

May 10-29 \$108.50

State of Washington

to Gladys R. Green, extr and trustee under the will of Henry B. Green, decd,

Fp g b s and oy to sp her ha the fol des indemnity lds sit in kow

11-38

1425 2537447

381

Lot 13 Blk 18 of State Add to the C of No 5 as shown on the offl plat thof on file in the off of the Comsr of Pub Lds at O-W

The above des lds are sold subj to all the provi of Chapter 109 of the Session Laws of 1911 to wch reference is hby made and wch shall be as binding upon the gtee and any suc in int of sd gtee as though set out at length^{hin}

The gtor hby --- sm as 695428 ---

(S)

State Seal

State rec of deeds Vol 7 pg 303

App No. 10572 Cont No. 10759

(ML sp Box 105 RFD #8 City) ---

Ronald H. Hartley, Gov

Attest: J. Grant Hinkle, Sec of State

2537447-2

D Mar 9-36

Mar 4-36 \$215.

State of Washington

to Gladys R. Green, extd and trustee of the est of Henry

B. Green, decd

Fp g b s and cy to sp her sa the fol des platted indemnity
lands sit in kcw

Lots 11 and 12 Blk 18 State Add to the C of S No 5 as shown on
the offl plat thof on file in the off of the Comsr of Pub Lands
at Olympia, Wash

The above des prop is sold subj to all the provi of Chapter No 109
of the Session laws of 1911 to wch reference is hby made and wch
shall be as binding upon the gtee and any suc in int of sd gtee
as though set out at length hin

The gtor hby expressly saves --- sm as 695428 ---

Clarence D. Martin, Gov

State Seal
State rec of deeds vol 8 pg 213 App. no 10572 Cont No 9755
(Ml STCo)

1673
519 2888573

Attest: Charles B. Reed, Asst Sec of State

Jan 6-55 \$1 ove.,

4536127

Allie Johnson, and Ellen Johnson, hwf.,
to 2 Southwest Suburban Sewer District a municipal cor

G B S C & C

unto the sp, a 10 ft perpetual r/w or easmt, for a sewer
w/ the necessary appurtences over, thru , across and upon
the fol desc ppty.,

W 10 ft of lot 12, blk 18, State Addn tax #5, kcw., plt
17 pg 79 ,

NOW a temporary construction easent sd easent to run only
time of construction, consisting of the W 30 ft of sd lot

sd sp, shall have ...bal sm as 4536124

SCN OK

ml to sp,

chk

SEWER EASEMENT Feb 2-55
Jan 6-55 \$1 ovc.,

4536128

Allie Johnson and Ellen Johnson hwf.,
to Southwest Suburban Sewer District, a municipal corp.

G B C & C

unto ~~sp~~ sp, a 10 ft perpetual r/w or easement for a sewer with
the necessary appurtenances over, thru across and upon the
following descu ppty.

W 10 ft of lot 13, blk 18, State Addn #5, plt 17 pg 79
kcw.,

TCW a temporary construction easement, sd easement to run only
during time of construction, consisting of the W 30 ft of
sd lot 13.,

sd sp shall have bal sm as 4536124

XCN OK

ml to sp

chk

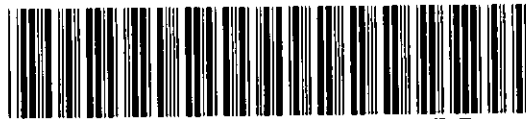
Return Address:

Seattle City Clerk's Office

600 4th Avenue, Floor 3

P O Box 94728

Seattle, WA 98124 - 4728

**20150519000778**SEATTLE CITY CLERK'S OFFICE
PAGE-001 OF 017
05/19/2015 13:59
KING COUNTY, WA

88.00

WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)

Please print or type information

Document Title(s) (or transaction contained therein): (Insert Ordinance or Resolution Number Here)

1.

City of Seattle Resolution 31559**Grantor(s)**

- ☒ 1. City of Seattle
- ☐ Additional names on page ____ of document.

Grantee(s) (Last name first, then first name and initials)

- ☒ 1. Public
- ☐ 2.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

Additional legal on page ____ of document

- ☐ N/A

Assessor's Property Tax Parcel/Account Number

#

- ☐ Assessor Tax # not yet assigned.
- ☐ N/A

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.

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

Signature of Requesting Party

g:\Forms\Recorder Cover.doc

Return Address:Seattle City Clerk's Office600 4th Avenue, Floor 3P O Box 94728Seattle, WA 98124 - 4728

WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)

g:\Forms\Recorder Cover.doc

CITY OF SEATTLE

RESOLUTION 31559

A RESOLUTION of the City Council of the City of Seattle, Washington, calling for the annexation, by election, of contiguous unincorporated territory to the City of Seattle consisting of portions of the SW Quarter of Section 32, Township 24 North, Range 4, W.M., and the SE Quarter of Section 32, Township 24 North, Range 4, W.M., and the NW Quarter of Section 1, Township 23 North, Range 3, W.M., and the NE Quarter of Section 1, Township 23 North, Range 3, W.M., and the NW Quarter of Section 6, Township 23 North, Range 4, W.M., and the NE Quarter of Section 6, Township 23 North, Range 4, W.M., and the NW Quarter of Section 5, Township 23 North, Range 4, W.M., and the NE Quarter of Section 5, Township 23 North, Range 4, W.M., and the NW Quarter of Section 4, Township 23 North, Range 4, W.M., and the SW Quarter of Section 1, Township 23 North, Range 3, W.M., and the SE Quarter of Section 1, Township 23 North, Range 3, W.M., and the SW Quarter of Section 6, Township 23 North, Range 4, W.M., and the SE Quarter of Section 6, Township 23 North, Range 4, W.M., and the SW Quarter of Section 5, Township 23 North, Range 4, W.M., and the SE Quarter of Section 5, Township 23 North, Range 4, W.M., and the SW Quarter of Section 4, Township 23 North, Range 4, W.M., and the SE Quarter of Section 4, Township 23 North, Range 4, W.M., and the NW Quarter of Section 7, Township 23 North, Range 4, W.M., and the NE Quarter of Section 7, Township 23 North, Range 4, W.M., and the NW Quarter of Section 8, Township 23 North, Range 4, W.M., King County, Washington, referenced as the North Highline Annexation Area.

WHEREAS, the City Council of the City of Seattle, Washington, has determined that it would be in the best interests and general welfare of the City of Seattle to annex certain property lying in an area south of the existing City of Seattle corporate boundary, described herein and referred to as the North Highline Annexation Area and shown on Exhibit "A" attached hereto and incorporated by reference as if fully set forth; and

WHEREAS, the state Growth Management Act and the King County Countywide Planning Policies encourage transition of unincorporated urban areas within Potential Annexation Areas from county governance to city governance; and

WHEREAS, the North Highline Annexation Area comprises areas commonly known as White Center and North Boulevard Park; and

WHEREAS, the North Highline Annexation Area is in the City of Seattle's Potential Annexation Area adopted under Ordinance 122313; and

WHEREAS, the City of Burien has also claimed the North Highline Annexation Area as its Potential Annexation Area; and



Meg Moorehead & Kenny Pittman
 LEG North Highline Annex Debt RES
 November 24, 2014
 Version #1

1 WHEREAS, in 2011 the City of Seattle initiated negotiations and met the requirements to
 2 address the overlapping Potential Annexation Area under the King County Countywide
 3 Planning Policies; and

4 WHEREAS, those negotiations resulted in an agreement between the cities of Seattle and Burien
 5 that allowed the City of Burien to proceed with a potential annexation of the North
 6 Highline Annexation Area; and

7 WHEREAS, the voters in North Highline Annexation Area overwhelmingly voted against
 8 annexation to the City of Burien at the November 2012 general election and the City of
 9 Burien has indicated it no longer desires to pursue an annexation of the North Highline
 10 Area; and

11 WHEREAS, the cost to provide Seattle-level governmental services to the North Highline
 12 Annexation Area exceeds revenues generated within the area; and

13 WHEREAS, the state of Washington has an incentive program to help cover the financial gap
 14 between the revenues generated within and the cost of providing governmental services
 15 to an annexed area;

16 WHEREAS, the existing state incentive is not adequate to cover the City of Seattle's cost to
 17 provide governmental services within the proposed North Highline Annexation Area; and

18 WHEREAS, the City of Seattle, in conjunction with King County, will be requesting the state to
 19 increase the amount of financial assistance it provides to cover the financial gap; and

20 WHEREAS, although this Resolution initiates proceedings for the annexation of the North
 21 Highline Annexation Area, the City of Seattle intends to continue evaluating the
 22 advisability of such annexation pending the state's decision regarding increased financial
 23 assistance; and

24 WHEREAS, it is the City Council's intent to call for an election for the annexation of the North
 25 Highline Annexation Area; NOW, THEREFORE,

26 **BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE, THE**
 27 **MAYOR CONCURRING, THAT:**

28 **Section 1.** The above findings are true and correct in all respects and are incorporated as
 though fully set forth herein.



Section 2. The best interests and general welfare of the City of Seattle would be served by the annexation of contiguous territory lying in an area south of the existing corporate boundaries of the City of Seattle, commonly referred to as White Center and North Boulevard Park, and described as follows:

Those portions of; described as follows: the SW Quarter of Section 32, Township 24 North, Range 4, W.M., and the SE Quarter of Section 32, Township 24 North, Range 4, W.M., and the NW Quarter of Section 1, Township 23 North, Range 3, W.M., and the NE Quarter of Section 1, Township 23 North, Range 3, W.M., and the NW Quarter of Section 6, Township 23 North, Range 4, W.M., and the NE Quarter of Section 6, Township 23 North, Range 4, W.M., and the NW Quarter of Section 5, Township 23 North, Range 4, W.M., and the NE Quarter of Section 5, Township 23 North, Range 4, W.M., and the NW Quarter of Section 4, Township 23 North, Range 4, W.M., and the SW Quarter of Section 1, Township 23 North, Range 3, W.M., and the SE Quarter of Section 1, Township 23 North, Range 3, W.M., and the SW Quarter of Section 6, Township 23 North, Range 4, W.M., and the SE Quarter of Section 6, Township 23 North, Range 4, W.M., and the SW Quarter of Section 5, Township 23 North, Range 4, W.M., and the SE Quarter of Section 5, Township 23 North, Range 4, W.M., and the SW Quarter of Section 4, Township 23 North, Range 4, W.M., and the SE Quarter of Section 4, Township 23 North, Range 4, W.M., and the NW Quarter of Section 7, Township 23 North, Range 4, W.M., and the NE Quarter of Section 7, Township 23 North, Range 4, W.M., and the NW Quarter of Section 8, Township 23 North, Range 4, W.M.; described as follows:

Beginning at the northeast corner of existing City of Burien as established by City of Burien Ordinance No. 527, said corner also being the intersection of the westerly right-of-way line of Primary State Highway No. 1 as approved July 23, 1957 and shown on Sheets 1 through 4 of 7 of Engineer's Plans for section South 118th Street to Junction with Secondary State Road No. 1-K (State Route 509) , as now established and hereinafter referred to as State Route 99 with



Meg Moorehead & Kenny Pittman
 LEG North Highline Annex Debt RES
 November 24, 2014
 Version #1

the south margin of South 108th Street, said point also being on the westerly limits of the City of Tukwila;

Thence departing from said city limits of Tukwila and westerly along the northern limits of the City of Burien as established by City of Burien Ordinance No. 527 and along said south margin of South 108th Street to the intersection with the east line of the Southwest quarter of the Southwest quarter of Section 4, Township 23 North, Range 4 East, W.M.;

Thence north 30 feet along said east line to the southeast corner of the Northwest quarter of the Southwest quarter of said Section 4;

Thence west 30 feet along the south line of the Northwest quarter of the Southwest quarter of said Section 4 to the west margin of 20th Avenue South;

Thence northerly along said west margin of 20th Avenue South to the north line of the south 136 feet of the Northwest quarter of the Southwest quarter of said Section 4;

Thence westerly along the north line of the south 136 feet of the Northwest quarter of the Southwest quarter of said Section 4 to the intersection with the west line of said Section 4;

Thence southerly along the west line of said Section 4 to the north margin of South 112th Street;

Thence westerly along said north margin of South 112th Street to intersection with the north line of said Section 8;

Thence westerly along said north line to the intersection with the east margin of State Route 509;

Thence southerly along said east margin of State Route 509 to the north margin of South 116th Street;

Thence westerly along said north margin of South 116th Street and Southwest 116th Street to the west margin of 10th Avenue Southwest;

Thence northerly along said west margin of 10th Avenue Southwest to the north margin of Southwest 114th Street;



Meg Moorehead & Kenny Pittman,
LEG North Highline Annex Debt RES
November 24, 2014
Version #1

1 Thence westerly along said north margin of Southwest 114th Street to the east margin of
2 15th Avenue Southwest;

3 Thence northerly along said east margin of 15th Avenue Southwest to the south margin
4 of Southwest 11th Street;

5 Thence westerly along said south margin of Southwest 112th Street to present limits of
6 the City of Seattle as established by City of Seattle Ordinance 84568 and the east margin of
7 Seola Beach Drive Southwest (previously referred to as Qualheim Avenue Southwest, Qualheim
8 Road or Seola Beach Road);

9 Thence northerly along said present City of Seattle limits and said east margin of Seola
10 Beach Drive Southwest to the south margin of Southwest 106th Street;

11 Thence easterly along said south margin of Southwest 106th Street to the intersection
12 with a line parallel with and 30 feet east of the east line of the West Half of the West Half of
13 Section 1, Township 23 North, Range 3 East, W.M., also being the southerly extension of the
14 east margin of 30th Avenue Southwest;

15 Thence northerly along said parallel line, also being the southerly extension, the east
16 margin of and the northerly extension of 30th Avenue Southwest to a point on the south line of
17 Section 36, Township 24 North, Range 3 East, W.M., said point being at the intersection with the
18 south line of the present limits of the City of Seattle as established by City of Seattle Ordinance
19 16558 and the centerline of Southwest Roxbury Street (also known as Southwest 96th Street);

20 Thence easterly along said south lines and said centerline of Southwest Roxbury Street to
21 the northwest corner of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter
22 of said Section 1, Township 23 North, Range 3 East, W.M. and the northwest corner of that
23 portion of the present limits of the City of Seattle as established by City of Seattle Ordinance
24 74754 and the centerline intersection with 21st Avenue Southwest;

25 Thence southerly along the west line of said Northwest Quarter of the Northeast Quarter
26 of the Northwest Quarter, the west line of said present City of Seattle limits as established by
27
28



Meg Moorehead & Kenny Pittman
 LEG North Highline Annex Debt RES
 November 24, 2014
 Version #1

City of Seattle Ordinance 77429 and the centerline of said 21st Avenue Southwest to an angle point in said present City of Seattle limits and the centerline intersection with Southwest 98th Street;

Thence easterly along said present City of Seattle limits and the centerline of said Southwest 93th Street to the southeast corner of that portion of the present limits of the City of Seattle as established by said City of Seattle Ordinance 77429 and the southerly extension of the alley centerline of Block 2 of the unrecorded plat of Haines Heights Addition;

Thence northerly along that portion of the present limits of the City of Seattle as established by said City of Seattle Ordinances 74757 and 77429 and said southerly extension, the centerline of and the northerly extension of said alley to a point on the south line of said Section 36, Township 24 North, Range 3 East, W.M., said point being at the intersection with the south line of the present limits of the City of Seattle as established by said City of Seattle Ordinance 16558 and said centerline of Southwest Roxbury Street;

Thence easterly along said south lines, the north line of Section 6, Township 23 North, Range 4 East, W.M., and said centerline of Southwest Roxbury Street to a point on the north line of said Section 6 lying 654.11 feet from the northeast corner thereof, said point also being the northwest corner of that portion of the present limits of the City of Seattle as established by City of Seattle Ordinance 113271;

Thence South 05°28'00" West 30.07 feet to the northeast corner of the land conveyed to the Housing Authority of the County of King, recorded under Auditor's File No. 4413217;

Thence south along said present City of Seattle limits and the east line of said tract of land 1,174 feet, more or less, to the north margin of Southwest 100th Street;

Thence easterly along said present City of Seattle limits and said north margin of Southwest 100th Street 686.29 feet to the east line of said Section 6;

Thence northerly along said present City of Seattle limits and said east line 186.07 feet;

Thence easterly along said present City of Seattle limits, South 88°38'48" East 95 feet;



Meg Moorehead & Kenny Pittman
 LEG North Highline Annex Debt RES
 November 24, 2014
 Version #1

Thence easterly along said present City of Seattle limits, North 89°33'05" East for 94.68 feet to the west margin of Occidental Avenue South;

Thence northerly along said present City of Seattle limits and said west margin of Occidental Avenue South for 87.52 feet;

Thence southeasterly along said present City of Seattle limits, South 64°57'53" East to the northerly line of the unrecorded plat of Highlands Half Acre Tracts as noted on the survey recorded in King County under Recording No. 8103319002;

Thence northeasterly along said present City of Seattle limits and said northerly line, North 75°47'11" East 537.72 feet;

Thence northeasterly along said present City of Seattle limits, North 23°10'47" East 6.66 feet to westerly margin of Myers Way South;

Thence easterly along said present City of Seattle limits to an the intersection of the easterly margin of Myers Way South and the southerly margin of the City of Seattle Transmission Line Right-of Way;

Thence southerly along said present City of Seattle limits and said easterly margin of Meyers Way South to the north margin of South 100th Street;

Thence easterly along said present City of Seattle limits and said north margin of South 100th Street and said margin extended to the easterly margin of State Road No. 1-K as constructed per Engineer's Plans, Sheets 7 through 9 inclusive, approved December 17, 1957, and revised September 14, 1984, as now established and hereafter referred to as State Route 509;

Thence generally northerly along said present City of Seattle limits and said east margin of State Route 509 to the north line of the South Half of the Southwest Quarter of Section 32, Township 24 North, Range 4 East, W.M., also being south margin of South Barton Street;

Thence easterly along said present City of Seattle limits as established by City of Seattle Ordinance 15917, said north line and said south margin of South Barton Street to the intersection



Meg Moorehead & Kenny Pittman
 LEG North Highline Annex Debt RES
 November 24, 2014
 Version #1

with the west line of the plat of Excelsior Acre Tracts as recorded in Volume 8 of Plats, Page 93,
 records of said King County;

Thence southerly along said present City of Seattle limits and said west line of said plat
 of Excelsior Acre Tracts to the southwest corner of said plat of Excelsior Acre Tracts;

Thence easterly along said present City of Seattle limits, the south line of said plat of
 Excelsior Acre Tracts and the south line of the plat of Excelsior Acre Tracts No. 2 as recorded in
 Volume 9 of Plats, Page 48, records of said King County, to the intersection with the westerly
 margin of State Route 99;

Thence departing said present City of Seattle limits, southeasterly along said
 Westerly margin of State Route 99 to the intersection with the east line of Tract 8 of Moore's
 Five Acre Tracts as recorded in Volume 9 of Plats, Page 28, records of said King County;

Thence southerly along said east line to the north margin of South 96th Street;

Thence easterly along said north margin of South 96th Street to the intersection with the
 westerly margin of State Route 99;

Thence southeasterly along said westerly margin of State Route 99 to the intersection
 with the north line of Tract 55 of said plat of Moore's Five Acre Tracts and the present northwest
 corner of the City of Tukwila as established by City of Tukwila Ordinance 1670;

Thence southeasterly continuing along said westerly margin of State Route 99 and the
 present limits the City of Tukwila to the south margin of South 108th Street and the Point of
 Beginning.

The foregoing annexation area is shown on Exhibit "A" attached hereto.

Section 3. As nearly as can be determined the number of registered voters in the
 aforesaid territory is eight thousand three hundred and eighteen.



Meg Moorehead & Kenny Pittman
LEG North Highline Annex Debt RES
November 24, 2014
Version #1

1 **Section 4.** The City Council hereby calls for an election to be held under RCW Chapter
2 35.13 to submit to the voters of the aforesaid territory the proposal for annexation.

3 **Section 5.** There shall also be submitted to the electorate of the territory sought to be
4 annexed a proposition that all property located within the territory to be annexed shall, upon
5 annexation, be assessed and taxed at the same rate and on the same basis as property located
6 within the City of Seattle is assessed and taxed to pay for all or any portion of the outstanding
7 indebtedness of the City of Seattle, which indebtedness has been approved by the voters,
8 contracted for, or incurred prior to or existing at the date of annexation.

9 **Section 6.** The cost of said annexation election shall be paid by the City of Seattle,
10 Washington.

11 **Section 7.** The City Clerk shall file a certified copy of this Resolution with the King
12 County Council.

13 **Section 8.** Unless a subsequent resolution directs the City Clerk to do otherwise based on
14 the state's decision regarding increased financial assistance, the City Clerk shall, prior to the
15 expiration of the 180-day period specified in RCW 36.93.090, file with the Washington State
16 Boundary Review Board for King County a Notice of Intention hereof as required by RCW
17 Chapter 36.93.



Meg Moorehead & Kenny Pittman
LEG North Highline Annex Debt RES
November 24, 2014
Version #1

Adopted by the City Council the 15th day of December, 2014, and
signed by me in open session in authentication of its adoption this 15th day
of December, 2014.

[Signature]
President _____ of the City Council

THE MAYOR CONCURRING:

[Signature]
Edward B. Murray, Mayor

Filed by me this 16th day of December, 2014.

[Signature]
Monica Martinez Simmons, City Clerk

(Seal)

Exhibit A: Map of the North Highline Annexation Area

State of Washington,
County of King

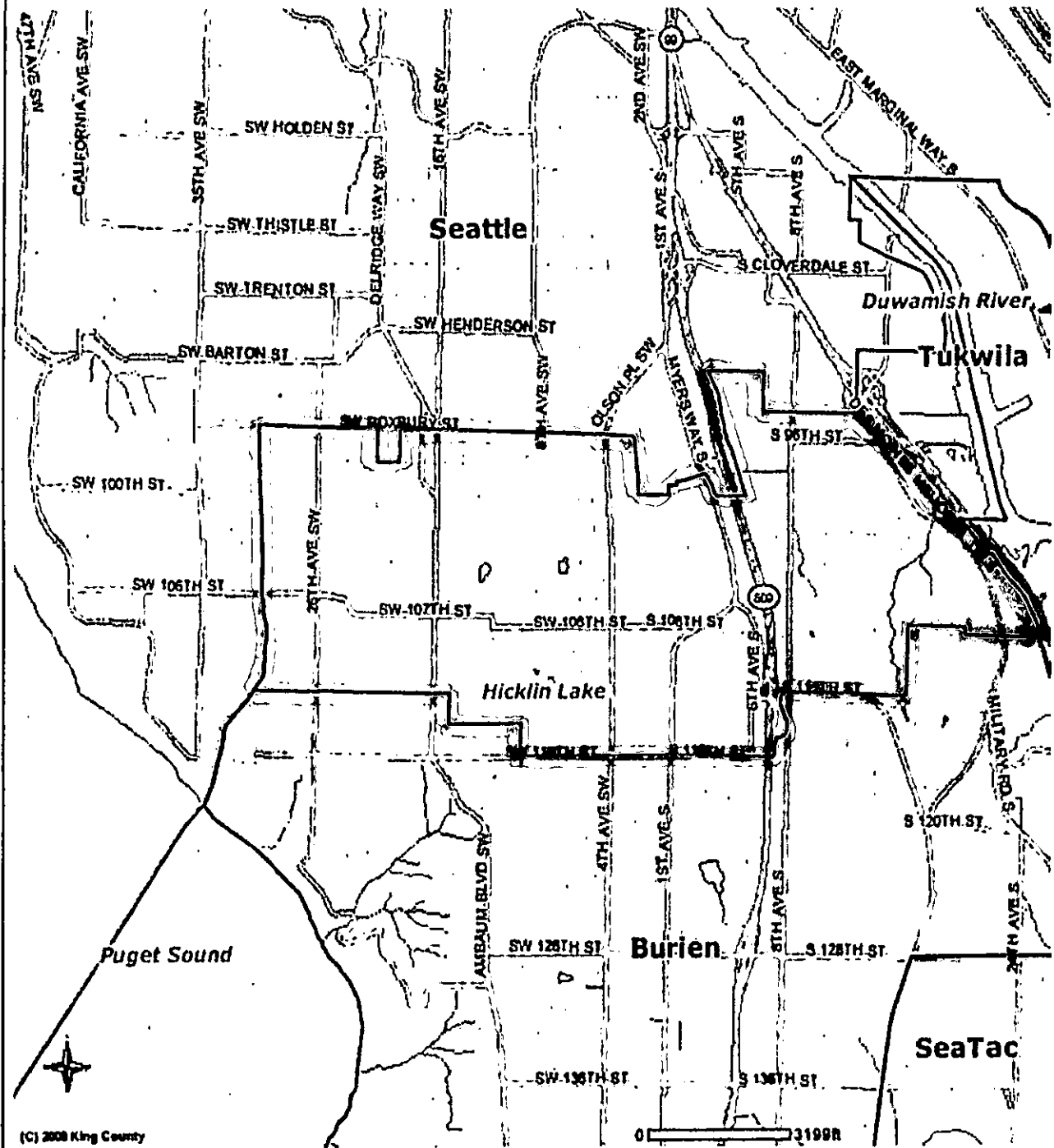
I, DARREYL C. BROOKS certify that this is a true and correct
copy of Resolution 31559, on file in the records
of the City of Seattle, Office of the City Clerk



Signed by: [Signature]
Signature: Darrell C. Brooks
Title: Info. Specialist - Legislative
Date: 1/21/15



City of Seattle North Highline Annexation Area



(C) 2008 King County

Exhibit A



FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	CBO Analyst/Phone:
Legislative	Meg Moorehead 684-8929	

Legislation Title:

A RESOLUTION of the City Council of the City of Seattle, Washington, calling for the annexation, by election, of contiguous unincorporated territory to the City of Seattle consisting of portions of the SW Quarter of Section 32, Township 24 North, Range 4, W.M., and the SE Quarter of Section 32, Township 24 North, Range 4, W.M., and the NW Quarter of Section 1, Township 23 North, Range 3, W.M., and the NE Quarter of Section 1, Township 23 North, Range 3, W.M., and the NW Quarter of Section 6, Township 23 North, Range 4, W.M., and the NE Quarter of Section 6, Township 23 North, Range 4, W.M., and the NW Quarter of Section 5, Township 23 North, Range 4, W.M., and the NE Quarter of Section 5, Township 23 North, Range 4, W.M., and the NW Quarter of Section 4, Township 23 North, Range 4, W.M., and the SW Quarter of Section 1, Township 23 North, Range 3, W.M., and the SE Quarter of Section 1, Township 23 North, Range 3, W.M., and the SW Quarter of Section 6, Township 23 North, Range 4, W.M., and the SE Quarter of Section 6, Township 23 North, Range 4, W.M., and the SW Quarter of Section 5, Township 23 North, Range 4, W.M., and the SE Quarter of Section 5, Township 23 North, Range 4, W.M., and the SW Quarter of Section 4, Township 23 North, Range 4, W.M., and the SE Quarter of Section 4, Township 23 North, Range 4, W.M., and the NW Quarter of Section 7; Township 23 North, Range 4, W.M., and the NE Quarter of Section 7, Township 23 North, Range 4, W.M., and the NW Quarter of Section 8, Township 23 North, Range 4, W.M., King County, Washington, referenced as the North Highline Annexation Area.

Summary of the Legislation:

The resolution initiates an election for registered voters in the North Highline Annexation Area to accept or reject annexation into the City of Seattle. The North Highline Annexation Area comprises areas previously referred to as White Center and North Boulevard Park.

Background:

The North Highline Annexation Area is in Seattle's Potential Annexation Area (PAA) adopted under Ordinance 122313. The state Growth Management Act and the King County Countywide Planning Policies encourage transition of unincorporated urban areas within PAAs from county governance to city governance. This resolution implements that policy intent by initiating an annexation by election of the North Highline Annexation Area to the City of Seattle. However, the City and King County intend to request additional financial assistance from the state to bridge the financial gap between revenues and the spending needed to serve the North Highline Annexation Area. Although this resolution initiates an annexation election, the City will continue to evaluate the advisability of such annexation pending the state's decision regarding increased financial assistance.



Meg Moorehead
LEG White Center Annex FISC
November 24, 2014
Version #1

Please check one of the following:

☐ This legislation does not have any financial implications.

☒ This legislation has financial implications.

Appropriations:

Fund Name and Number	Department	Budget Control Level*	2014 Appropriation	2015 Appropriation
TOTAL				

**See budget book to obtain the appropriate Budget Control Level for your department.*

Appropriations Notes:

Given the timeframe for Boundary Review Board (BRB) review, the first election opportunity likely would be in 2016. Given the long lead time, City costs for the election have not yet been requested from King County.

If the area is ultimately annexed, based on an April 2012 City Budget Office (CBO) report the Council estimated an annual operating deficit for the North Highline Annexation Area of about \$5 million with the existing state tax incentive and about \$10 million without the incentive. More recent 2014 CBO estimates identify the gap between revenues and spending to support services to be between \$3 million and \$20 million. The estimates assume that other issues, such as environmental liabilities and fire district pension liabilities, are successfully resolved with King County and the fire district.

Substantial utility and other capital improvements may ultimately be needed in the annexed area. City decisions about the size and timing of capital investments can be made in future budgets when the needs of this area would be balanced with the needs of other neighborhoods, which could result in extended schedules for infrastructure upgrades in the annexed area.

Anticipated Revenue/Reimbursement Resulting from this Legislation:

Fund Name and Number	Department	Revenue Source	2015 Revenue	2016 Revenue
TOTAL				

Revenue/Reimbursement Notes:

This legislation does not directly affect revenue. If the City ultimately annexes this area, annual General Subfund revenues from the area are estimated at about \$9 million.



Meg Moorhead
LEG White Center Annex FISC
November 24, 2014
Version #1

**Total Regular Positions Created, Modified, or Abrogated through this Legislation,
Including FTE Impact:**

Position Title and Department	Position # for Existing Positions	Fund Name & #	PT/FT	2014 Positions	2014 FTE	2015 Positions*	2015 FTE*
TOTAL							

* 2014 positions and FTE are total 2014 position changes resulting from this legislation, not incremental changes. Therefore, under 2014, please be sure to include any continuing positions from 2013.

Position Notes:

No positions are created, modified or abrogated by this legislation.

Do positions sunset in the future?

NA

Spending/Cash Flow:

Fund Name & #	Department	Budget Control Level*	2014 Expenditures	2015 Anticipated Expenditures
TOTAL				

* See budget book to obtain the appropriate Budget Control Level for your department.

Spending/Cash Flow Notes:

The first election opportunity likely would be in 2016. Given the long lead time, City costs for the election have not yet been requested from King County. If the area is ultimately annexed, the date when spending begins for new services in the area will depend on the annexation date selected by the City.

Other Implications:

a) Does the legislation have indirect financial implications, or long-term implications?

Substantial utility and other capital improvements may ultimately be needed. City decisions about the size and timing of capital investments can be made in future budgets when the needs of this area can be balanced with the needs of other areas, which could result in extended schedules for infrastructure upgrades.

b) What is the financial cost of not implementing the legislation?

If this legislation is not implemented, no City dollars will be spent on an election or services in the proposed annexation area.



Meg Moorehead
LEG White Center Annex FISC
November 24, 2014
Version #1

c) Does this legislation affect any departments besides the originating department?

The Office of Intergovernmental Relations would continue to work with the Legislative Department to resolve financial assistance issues with the state and annexation-related service issues among various jurisdictions surrounding the North Highline Annexation Area. If annexation occurs, all City departments may have service responsibilities in the newly annexed area.

d) What are the possible alternatives to the legislation that could achieve the same or similar objectives?

Seattle and King County could use the interlocal agreement (ILA) method of annexation, which likely would require months of negotiation to resolve service issues. An ILA also does not give voters a say in annexation.

e) Is a public hearing required for this legislation?

No

f) Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?

No

g) Does this legislation affect a piece of property?

Annexation would affect many properties. A map is attached to the resolution.

h) Other Issues:



359 / 229

SE 1/4, NW 1/4 & SW 1/4, NE 1/4 SECTION 6, TOWNSHIP 23 N, RANGE 4 E, W.M.
KING COUNTY, WASHINGTON

NOTES

1. HORIZONTAL DATUM: NAD 83/91 WASHINGTON STATE PLANE COORDINATES NORTH ZONE PER AMENDED RECORD OF SURVEY BY BUSH ROED AND HITCHINGS, INC. AS RECORDED IN VOLUME 168 OF SURVEYS, PAGE 157-165, RECORDS OF KING COUNTY, WASHINGTON AND AS NOTED ON THE FACE OF THE PLAT OF GREENBRIDGE MASTER PLAT AS RECORDED IN VOLUME 231 OF PLATS, PAGES 6 THROUGH 22, RECORDS OF KING COUNTY, WASHINGTON, AND AMENDED BY AFFIDAVITS OF CORRECTION OF PLAT RECORDED UNDER RECORDING NUMBERS 20070125002400 AND 20080709000956. THIS SURVEY ALSO REFERENCED THE FOLLOWING SURVEY SOURCES:
- A) PLAT OF STATE ADDITION TO THE CITY OF SEATTLE NUMBER 5 ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 17 OF PLATS, PAGE 79, RECORDS OF KING COUNTY, WASHINGTON.
- B) RECORD OF SURVEY RECORDED IN VOLUME 90 OF SURVEYS, PAGE 61, RECORDS OF KING COUNTY, WASHINGTON.
- C) RECORD OF SURVEY RECORDED IN VOLUME 325 OF SURVEYS, PAGES 123 AND 124, RECORDS OF KING COUNTY, WASHINGTON.
- D) KING COUNTY ASSESSOR'S MAP FOR THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M.
- E) KING COUNTY ASSESSOR'S MAP FOR THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M.
- F) WGS SURVEY DATA WAREHOUSE.
2. BASIS OF POSITION (STATE PLANE COORDINATES): HELD FOUND KING COUNTY GPS SURVEY CONTROL POINT NO. 3413 (DETAILED DESCRIPTION ON FILE WITH KING COUNTY GEOGRAPHIC SERVICES) PER THE ABOVE NOTED RECORD OF SURVEY (N 192436.007, E 1264385.625).
3. BASIS OF BEARING (STATE PLANE COORDINATES): HELD THE NORTH LINE OF THE NORTHWEST QUARTER SECTION 6, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M. BETWEEN THE ABOVE NOTED BASIS OF POSITION AND THE CALCULATED LOCATION OF THE NORTH QUARTER CORNER OF SECTION 6, TOWNSHIP 23 NORTH, RANGE 4 EAST AS RE-ESTABLISHED FROM THE FOUND OFFSET MONUMENT NOTED ON THE BRH SURVEY (SEE NOTE NO. 1) TO BE N 88°22'35" W.
4. BASIS OF POSITION (CADASTRAL): HELD MONUMENTED INTERSECTION OF 6TH AVENUE SW AND SW 100TH ST. - FOUND 4" SQUARE CONCRETE MONUMENT WITH BRASS DISK AND PUNCH IN CASE (N 191,018.191, E 1,267,538.156 GROUND).
5. BASIS OF BEARING (CADASTRAL): HELD THE CALCULATED BEARING BETWEEN THE ABOVE NOTED BASIS OF POSITION (CADASTRAL) AND MONUMENTED CENTERLINE OF SW 100TH ST., 30.0 FEET WEST OF THE CENTERLINE OF 4TH AVE. SW - FOUND 4" SQUARE CONCRETE MONUMENT WITH PUNCHED BRASS DISK IN CASE (N 191,069.828, E 1,268,150.103 GROUND) TO BE N 85°10'36" E PER THE ABOVE NOTED PLAT.
6. MONUMENTATION NOTED AS FOUND WAS FIELD VISITED ON OCTOBER 16, 2008 AND OCTOBER 12 THROUGH 23, 2015.
7. SURVEY WORK PERFORMED IN CONJUNCTION WITH THIS SURVEY UTILIZED ONE OR MORE OF THE FOLLOWING SURVEY INSTRUMENTS AND PROCEDURES:
- A) FIELD TRAVERSE AND / OR GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) POSITIONING SYSTEM SURVEY.
- B) ELECTRONIC TOTAL STATIONS, INCLUDING TOPCON GPT 3005, TOPCON PS-103A, NIKON DTM-430, NIKON DTM-530 OR LEICA TCRP1201+.
- C) TOPCON HIPER LITE PLUS GNSS EQUIPMENT.
- D) TOPCON GR-3 GNSS EQUIPMENT.
- E) ALL FIELD TRAVERSE WORK COMPLIES WITH CURRENT STANDARDS AS OUTLINED IN WAC 332-130-070, 080 AND 090. ALL INSTRUMENTS MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC 332-130-100.

8. DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS NOTED OTHERWISE. THE COMBINATION FACTOR USED FOR THIS SITE IS 0.9999767712, WHERE GRID DISTANCE DIVIDED BY COMBINATION FACTOR EQUALS GROUND DISTANCE. THEREFORE THE ONLY TRUE WASHINGTON STATE PLANE COORDINATE IS THE BASIS OF POSITION (STATE PLANE COORDINATES).
9. THE LEGAL DESCRIPTIONS AND EASEMENTS SHOWN HEREON ARE PER CHICAGO TITLE INSURANCE COMPANY SUBDIVISION COMMITMENT ORDER NO. 0059316-06 DATED JANUARY 27, 2016 (TAX PARCEL NO. 062304-9238), ORDER NO. 0059315-06 DATED JANUARY 27, 2016 (TAX PARCEL NO. 062304-9392), ORDER NO. 0059311-06 DATED JANUARY 27, 2016 (TAX PARCEL NO. 797320-1730), ORDER NO. 0059312-06 DATED JANUARY 27, 2016 (TAX PARCEL NO. 797320-1735), ORDER NO. 0059313-06 DATED JANUARY 28, 2016 (TAX PARCEL NO. 797320-1740) AND QUIT CLAIM DEED RECORDED UNDER RECORDING NO. 20071114001101 FOR TAX PARCEL NO. 797320-1715. ONLY THOSE EASEMENTS OR EXCEPTIONS DISCLOSED IN SCHEDULE B OF THE ABOVE REFERENCED REPORTS THAT CAN BE PLOTTED ARE SHOWN HEREON.
10. PLANIMETRIC INFORMATION SHOWN HEREON WAS OBTAINED IN JANUARY THROUGH SEPTEMBER 2016 AND IS CURRENT TO THOSE DATES ONLY.
11. TAX PARCEL NO. 062304-9238 CONTAINS 12,171 SQUARE FEET OR 0.279 ACRES, TAX PARCEL NO. 062304-9392 CONTAINS 7,637 SQUARE FEET OR 0.175 ACRES, TAX PARCEL NO. 797320-1730 CONTAINS 7,469 SQUARE FEET OR 0.172 ACRES, TAX PARCEL NO. 797320-1735 CONTAINS 11,225 SQUARE FEET OR 0.258 ACRES, TAX PARCEL NO. 797320-1740 CONTAINS 4,211 SQUARE FEET OR 0.097 ACRES AND TAX PARCEL NO. 797320-1715 CONTAINS 5,398 SQUARE FEET OR 0.124 ACRES.

UNRECORDED PLAT THEREOF.)

LEGAL DESCRIPTION - TAX PARCEL NO. 797320-1730

LOT 11 AND THE SOUTH 40.06 FEET OF LOT 12, ALL IN BLOCK 18, STATE ADDITION TO THE CITY OF SEATTLE, NUMBER 5, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 17 OF PLATS, PAGE 79, IN KING COUNTY, WASHINGTON; EXCEPT THE EAST 60 FEET THEREOF.

LEGAL DESCRIPTION - TAX PARCEL NO. 797320-1735

LOTS 12 AND 13, BLOCK 18, STATE ADDITION TO THE CITY OF SEATTLE, NUMBER 5, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 17 OF PLATS, PAGE 79, IN KING COUNTY, WASHINGTON; EXCEPT THE SOUTH 40.06 FEET OF LOT 12.

LEGAL DESCRIPTION - TAX PARCEL NO. 797320-1740

LOT 14, BLOCK 18, STATE ADDITION TO THE CITY OF SEATTLE NUMBER 5, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 17 OF PLATS, PAGE 79, IN KING COUNTY, WASHINGTON.

LEGAL DESCRIPTION - TAX PARCEL NO. 797320-1715

THE EAST 45 FEET OF LOTS 9 AND 10, BLOCK 18, STATE ADDITION TO SEATTLE NO. 5, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 17 OF PLATS, PAGE 79, IN KING COUNTY, WASHINGTON.

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION - TAX LOT 062304-9238

THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 23 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT SOUTH 3°04' EAST 114.33 FEET AND SOUTH 88°51'31" WEST 30.01 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER;
THENCE SOUTH 88°51'31" WEST 127.37 FEET;
THENCE SOUTH 03°04' EAST 95.68 FEET;
THENCE NORTH 88°51'31" EAST 127.38 FEET TO A POINT ON THE WEST LINE OF 8TH AVENUE SOUTHWEST;
THENCE NORTH 03°04' WEST 95.68 FEET TO THE POINT OF BEGINNING;
(ALSO KNOWN AS ALL OF LOT 8, AND A PORTION OF LOT 9, BLOCK 4, MCCARTHY'S ALDER GROVE, ACCORDING TO THE UNRECORDED PLAT THEREOF.)

LEGAL DESCRIPTION - TAX PARCEL NO. 062304-9392

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 23 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER THEREOF;
THENCE SOUTH 03°04' EAST 210.0 FEET;
THENCE SOUTH 88°51'31" WEST 30.01 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 88°51'31" WEST 127.37 FEET;
THENCE SOUTH 03°04' EAST 60 FEET;
THENCE NORTH 88°51'31" EAST 127.37 FEET TO THE WEST MARGIN OF 8TH AVENUE SOUTHWEST;
THENCE NORTH 03°04' WEST 60 FEET TO THE TRUE POINT OF BEGINNING;

(ALSO KNOWN AS LOT 7, BLOCK 4, MCCARTHY'S ALDER GROVE, ACCORDING TO THE



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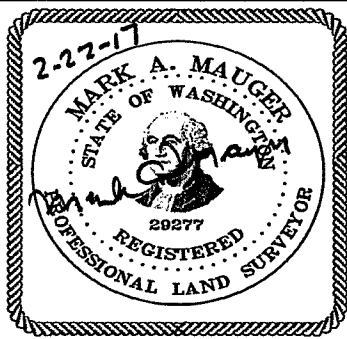
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AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 27 DAY OF Feb 2017
AT 1:40 P.M. IN BOOK 359 OF Sur
AT PAGE 229 - 232 AT THE REQUEST OF
HUGH G. GOLDSMITH & ASSOCIATES INC
COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF HOMESIGHT, IN FEBRUARY, 2017.
Mark A. Mauger
MARK A. MAUGER, PLS 29277

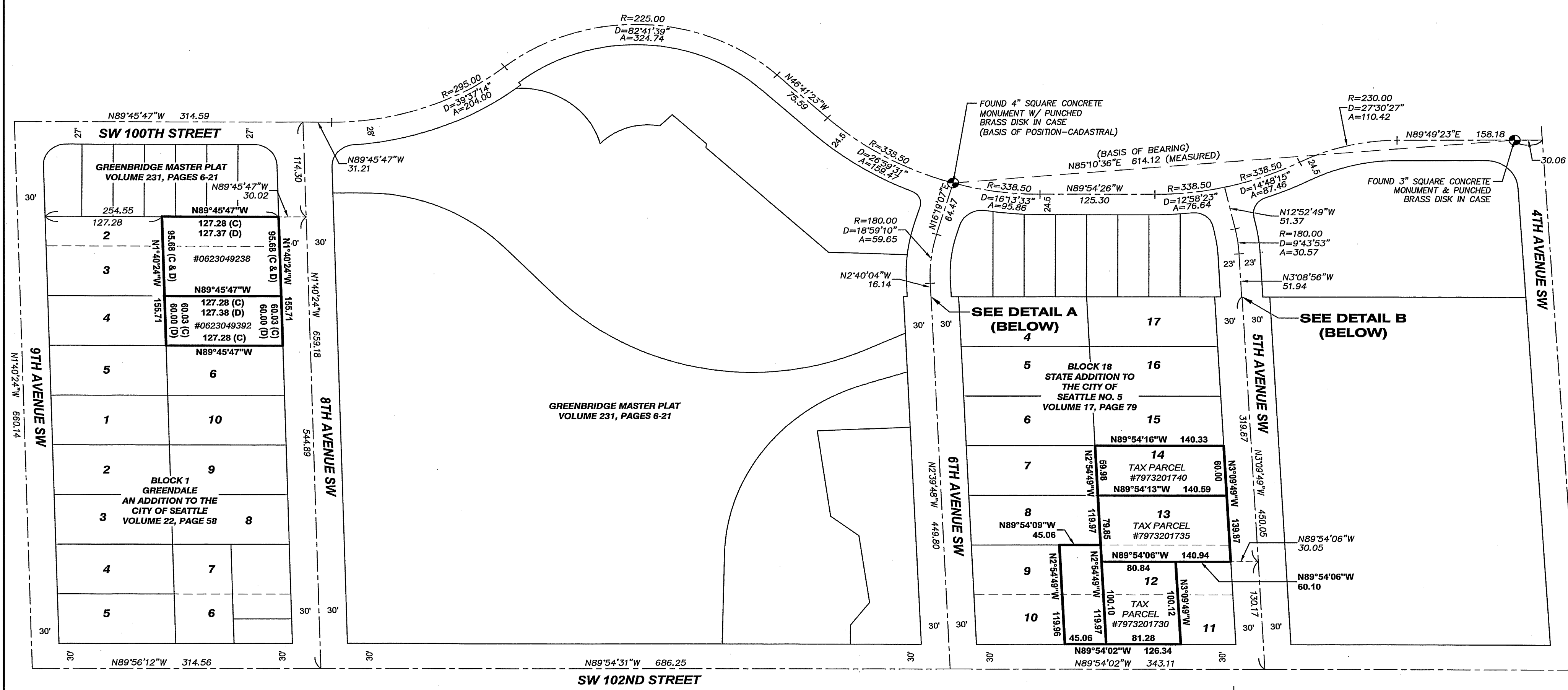


SURVEY
FOR
HOMESIGHT

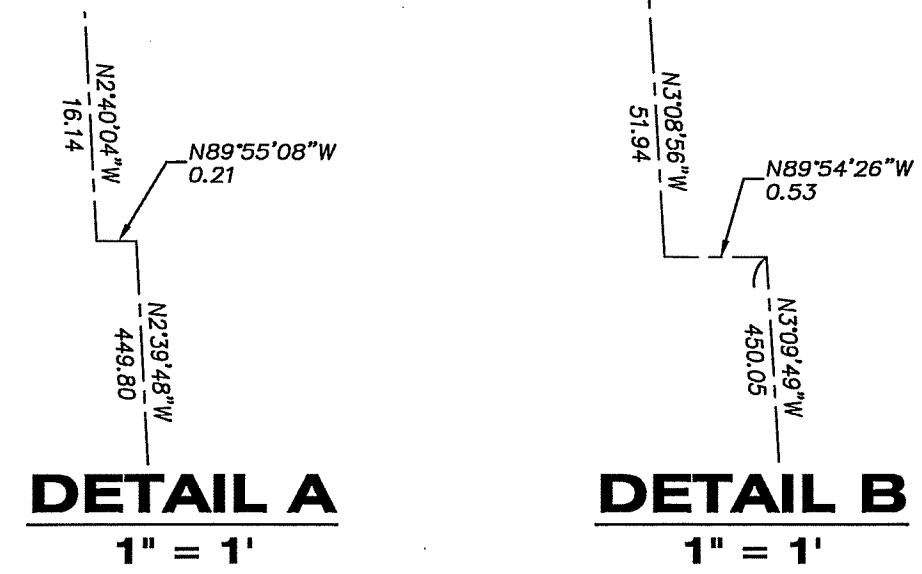
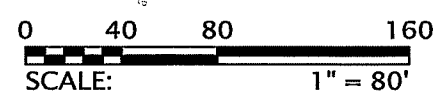
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DWN: MJ/EM	CHK: MMAUGER	SHEET: 1/4	PG #: 34	

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

SE 1/4, NW 1/4 & SW 1/4, NE 1/4 SECTION 6, TOWNSHIP 23 N, RANGE 4 E, W.M.
KING COUNTY, WASHINGTON



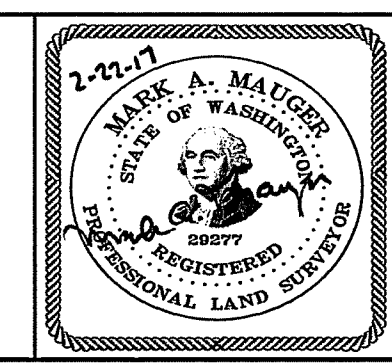
SURVEY CONTROL



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KING COUNTY, WA

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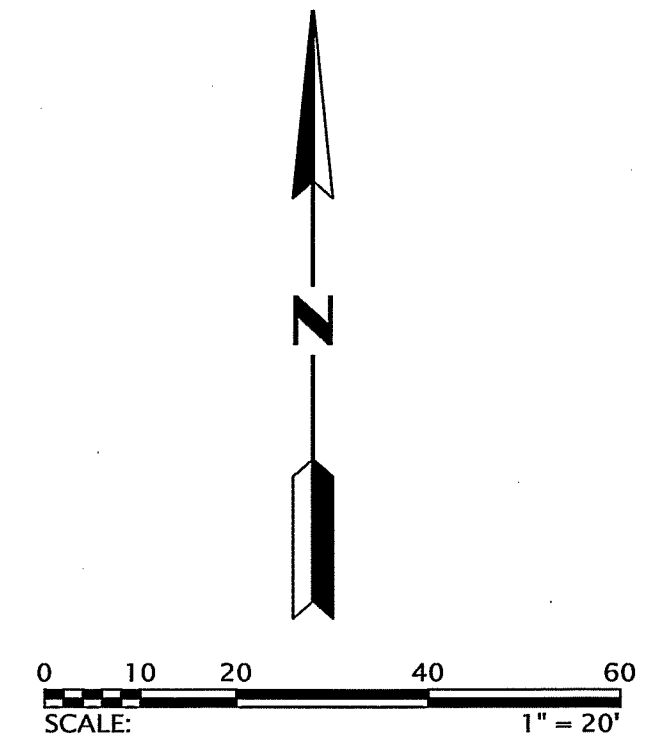
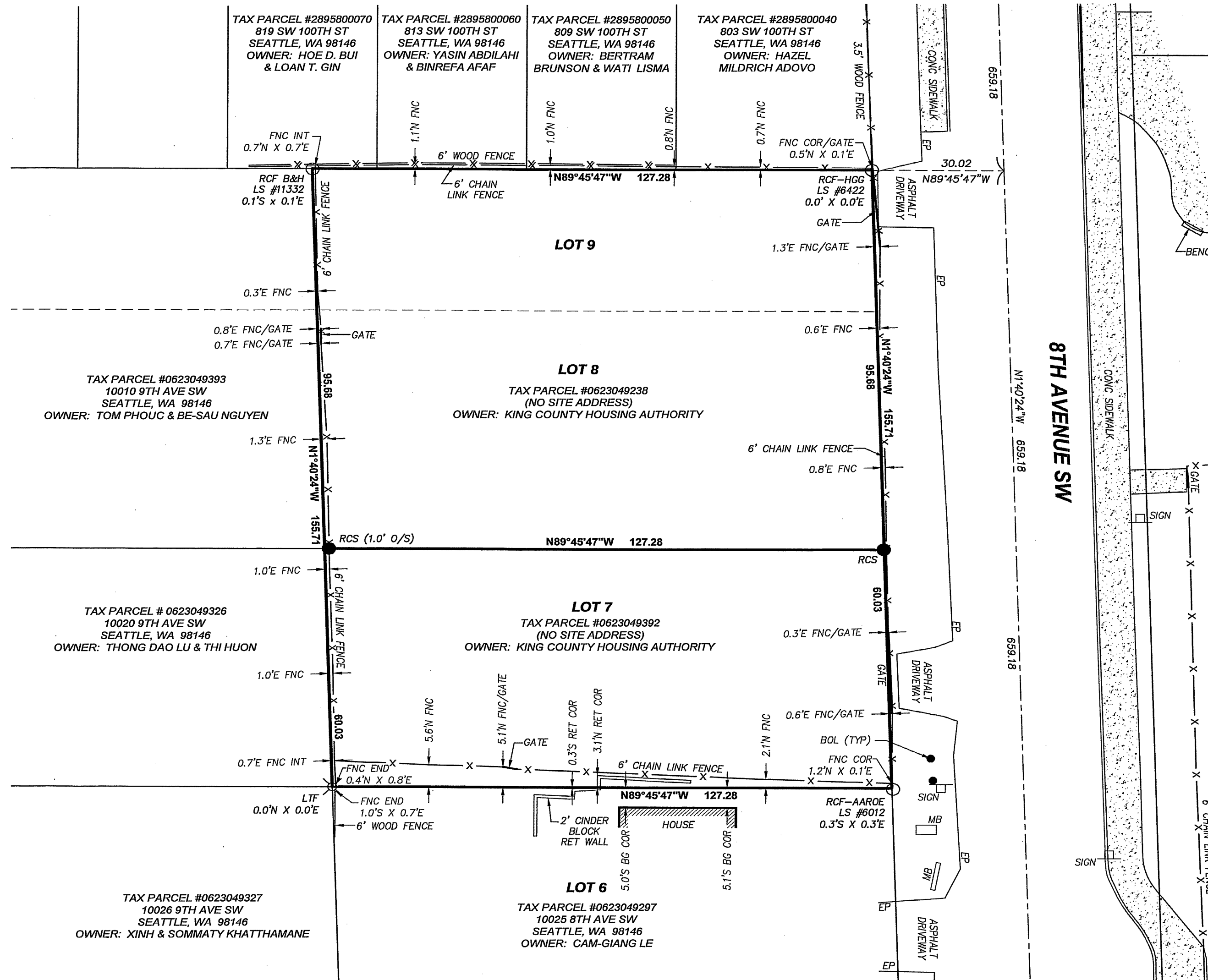
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FILED FOR RECORD THIS DAY OF, 20
AT M IN BOOK OF
AT PAGE AT THE REQUEST OF
HUGH G. GOLDSMITH & ASSOCIATES, INC.
COUNTY AUDITOR



KING COUNTY		WASHINGTON		
SCALE: 1"=80'	DATE: 2/22/2017	JOB NO.: 16009	FLD BK: 2692	
DWN: MJ/EM	CHK: MMAUGER	SHEET: 2/4	PG #: 34	

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SE 1/4, NW 1/4 & SW 1/4, NE 1/4 SECTION 6, TOWNSHIP 23, RANGE 4 E, W.M.
KING COUNTY, WASHINGTON



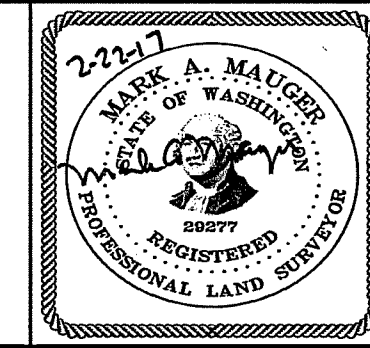
LEGEND

- | | |
|------|--|
| BG | BUILDING |
| BOL | BOLLARD |
| CALC | CALCULATED |
| CLF | CHAIN LINK FENCE |
| CONC | CONCRETE |
| COR | CORNER |
| EC | EDGE OF CONCRETE |
| EP | EDGE OF PAVEMENT |
| FNC | FENCE |
| INT | INTERSECTION |
| LTF | LEAD & TACK FOUND |
| MEAS | MEASURED |
| MB | MAILBOX |
| MON | MONUMENT |
| O/S | OFFSET |
| RCF | REBAR & CAP FOUND (AS NOTED) |
| RCS | REBAR & CAP SET (LS 29277,28070,38984) |
| RET | RETAINING WALL |
| RKY | ROCKERY |
| SGN | SIGN |
| X | FENCE LINE |

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 PAGE-003 OF 004 VOL 359 PG 225
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 KING COUNTY, WA



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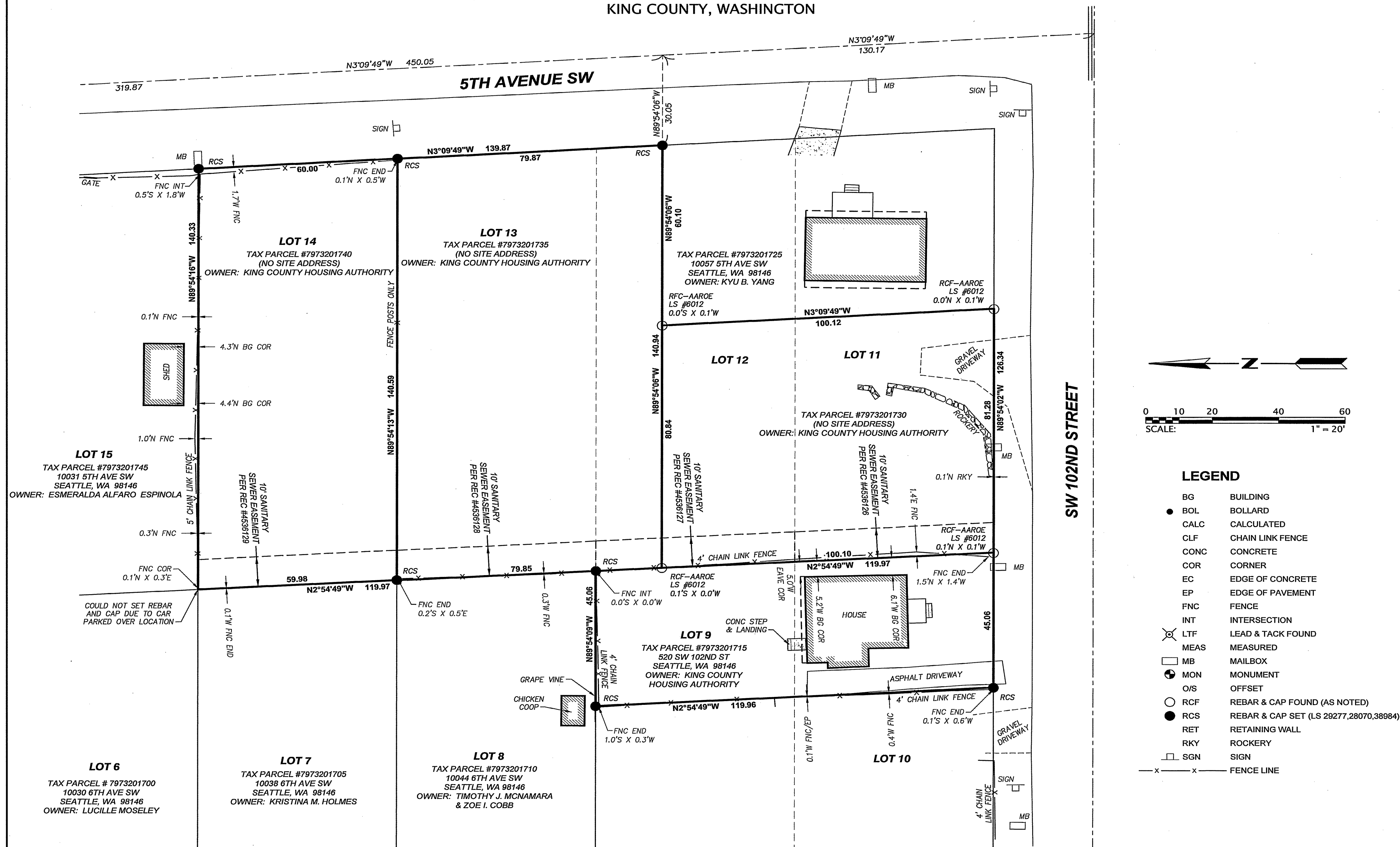
SURVEY
FOR
HOMESIGHT

KING COUNTY		WASHINGTON	
SCALE: 1"=20'	DATE: 2/22/2017	JOB NO.: 16009	FLD BK: 2692
DWN: MJ/EM	CHK: MMAUGER	SHEET: 3/4	PG #: 34

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350 / 232

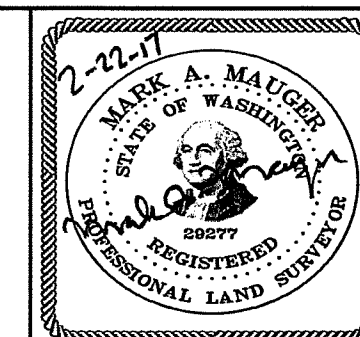
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KING COUNTY, WASHINGTON



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PAGE 004 OF 004
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KING COUNTY, WA

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**SURVEY
FOR
HOMESIGHT**

KING COUNTY		WASHINGTON	
SCALE: 1"=20'	DATE: 2/22/2017	JOB NO.: 16009	FLD BK: 2692
DWN: MJ/EM	CHK: MMAUGER	SHEET: 4/4	PG #: 34

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