

EAST LAKE SAMMAMISH CENTER A BINDING SITE PLAN

A PORTION OF ALL 1/4's, S.E. 1/4, SEC. 21, TWP. 24 N., RGE. 6 E., W.M.

CITY OF ISSAQUAH

KING COUNTY, WASHINGTON

DESCRIPTION

LOTS I, O, P, Q, R AND S OF KING COUNTY BOUNDARY LINE ADJUSTMENT NO. L98L0090, RECORDED UNDER RECORDING NO. 19991014900010, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION OF SAID LOT I DESCRIBED IN DEED TO THE CITY OF ISSAQUAH RECORDED UNDER KING COUNTY RECORDING NO. 20010215001268;

ALSO EXCEPT THAT PORTION OF SAID LOT P DESCRIBED IN DEED TO THE CITY OF ISSAQUAH RECORDED UNDER KING COUNTY RECORDING NO. 20010215001267;

AND ALSO EXCEPT THOSE PORTIONS OF SAID LOT R DESCRIBED IN DEEDS TO THE CITY OF ISSAQUAH RECORDED UNDER RECORDING NOS. 20010215001269 AND 20010215001270.

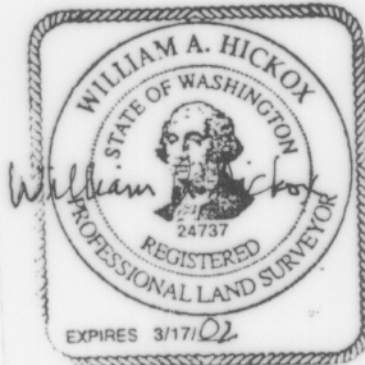
SITUATE IN THE CITY OF ISSAQUAH, KING COUNTY, WASHINGTON.

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS BINDING SITE PLAN OF EAST LAKE SAMMAMISH CENTER IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 21, TOWNSHIP 24 NORTH, RANGE 6 EAST W.M., THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS WILL BE SET AND THE LOT AND BLOCK CORNERS WILL BE STAKED CORRECTLY ON THE GROUND AS CONSTRUCTION IS COMPLETED AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATIONS.

William A. Hickox 4-13-01

PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 24737



DEDICATION

THE UNDERSIGNED OWNERS OF ALL OF THAT CERTAIN REAL PROPERTY DESCRIBED ON THIS BINDING SITE PLAN DO HEREBY DECLARE THAT SAID PLAN IS AN ACCURATE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY AND DO HEREBY CREATE AND DEDICATE A PERPETUAL EASEMENT FOR THE USE AND BENEFIT OF THE CITY OF ISSAQUAH FOR THE PURPOSE OF INSTALLATION, PUBLIC USE, AND MAINTENANCE OF TRAFFIC DETECTOR LOOPS AT THE LOCATIONS DESIGNATED ON SAID PLAN FOR SO LONG AS THE SAID TRAFFIC LOOPS SHALL SERVE A POINT OF EGRESS FROM THE SAID REAL PROPERTY.

THIS BINDING SITE PLAN AND DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

JOHNSON UNDERWOOD PROPERTIES LLC

BY: [Signature]

ITS: IMGR

JOHNSON ISSAQUAH LLC

BY: [Signature]

ITS: MEMBER

HOME DEPOT U.S.A., INC.

BY: [Signature]

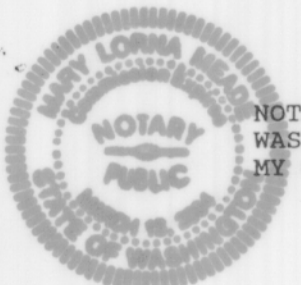
ITS: Senior Corp. Counsel

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
COUNTY OF KING) SS

ON THIS DAY PERSONALLY APPEARED BEFORE ME Craig M. Johnson, TO ME KNOWN TO BE A Member OF JOHNSON ISSAQUAH LLC, THE LIMITED LIABILITY COMPANY THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT SAID INDIVIDUAL IS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 30th DAY OF April, 2001.

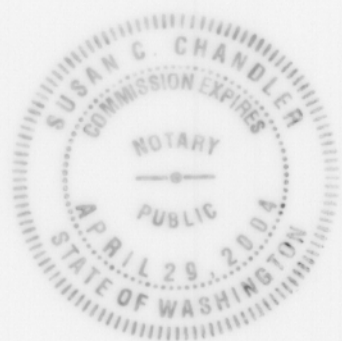


Mary Lorna Meade
MARY LORNA MEADE
(PRINT NAME OF NOTARY)
NOTARY PUBLIC IN AND FOR THE STATE OF
WASHINGTON, RESIDING AT Issaquah
MY COMMISSION EXPIRES 3-14-2004

STATE OF WASHINGTON)
COUNTY OF KING) SS

ON THIS DAY PERSONALLY APPEARED BEFORE ME John Underwood TO ME KNOWN TO BE A Manager OF JOHNSON UNDERWOOD PROPERTIES LLC, THE LIMITED LIABILITY COMPANY THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT SAID INDIVIDUAL IS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 24th DAY OF April, 2001.



Susan C. Chandler
Susan C. Chandler
(PRINT NAME OF NOTARY)
NOTARY PUBLIC IN AND FOR THE STATE OF
WASHINGTON, RESIDING AT Kenmore, WA
MY COMMISSION EXPIRES 4-29-2004

STATE OF California)
COUNTY OF Orange) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Daniel E. Hatch SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Senior Corporate Counsel OF HOME DEPOT U.S.A., INC., A DELAWARE CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: April 27, 2001
SIGNATURE OF NOTARY PUBLIC: Kelly M. Cook
PRINTED NAME OF NOTARY PUBLIC: Kelly M. Cook
TITLE: Notary Public
RESIDING AT: Orange, CA
MY APPOINTMENT EXPIRES: July 19, 2003

APPROVALS

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 30th DAY OF APRIL, 2001

SCOTT NOBLE John E. Cook
KING COUNTY ASSESSOR DEPUTY KING COUNTY ASSESSOR

ACCOUNT NUMBER: 212406-9014, 9019, 9022, 9049, 9093 AND 9135

KING COUNTY FINANCE DIVISION CERTIFICATE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID IN ACCORDANCE WITH RCW 58.08.030 AND 58.08.040 AND THAT A DEPOSIT HAS BEEN MADE WITH THE KING COUNTY FINANCE DEPARTMENT IN SUFFICIENT AMOUNT TO PAY THE TAXES FOR THE FOLLOWING YEAR. THIS 30th DAY OF April, 2001.

FINANCE DIVISION

Garry Holmes
MANAGER, FINANCE DIVISION

Julian C. Yetter
DEPUTY



CITY OF ISSAQUAH PUBLIC WORKS DEPARTMENT

EXAMINED AND APPROVED THIS 30th DAY OF APRIL, 2001

[Signature]
PUBLIC WORKS DIRECTOR

CITY OF ISSAQUAH PLANNING DEPARTMENT

EXAMINED AND APPROVED THIS 30th DAY OF APRIL, 2001

[Signature]
PLANNING DIRECTOR

RECORDING CERTIFICATE

RECORDING NO. 20010430002338

FILED FOR RECORD AT THE REQUEST OF THE CITY OF ISSAQUAH THIS 30 DAY OF April, 2001, AT 42 MINUTES PAST 2:00 M. AND RECORDED IN VOLUME 199 OF BINDING SITE PLANS, PAGE 63-65, RECORDS OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS

Bob Bruce
MANAGER

Walt Washington
SUPERINTENDENT OF RECORDS

SEE CITY OF ISSAQUAH NOTICE OF DECISION FOR FILE NO. PLN01-00022 RECORDED CONCURRENTLY HEREWITH UNDER RECORDING NO. 20010430002333

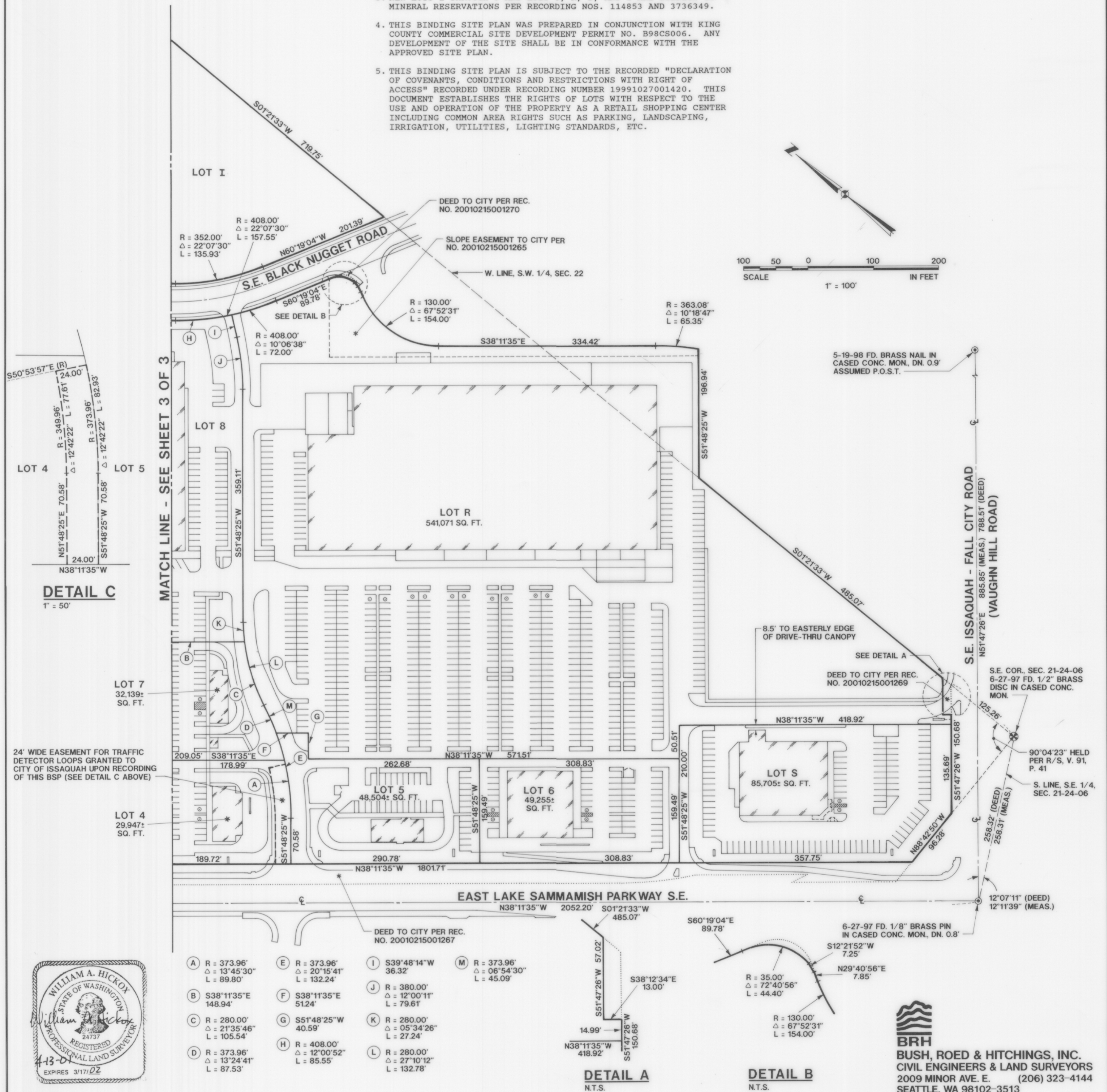


BUSH, ROED & HITCHINGS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
2009 MINOR AVE. E. (206) 323-4144
SEATTLE, WA 98102-3513
BRH JOB NO. 97175.21

11-1-00

CITY OF ISSAQUAH
KING COUNTY, WASHINGTON

1. FIELD SURVEY PERFORMED BY GROUND TRAVERSE WITH TC1000 TOTAL STATION; LEVELS OF PRECISION OBTAINED EXCEED THOSE SET FORTH IN WAC 332-130-090.
2. BASIS OF BEARINGS: EAST LINE OF SOUTHEAST QUARTER OF SECTION 21 BEARING NORTH 01°21'33" EAST PER KING COUNTY SURVEY CONTROL (WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE, HPGN 83/91).
3. NEW LOTS 1 THROUGH 8 AND LOTS O, R, S, AND I ARE SUBJECT TO MINERAL RESERVATIONS PER RECORDING NOS. 114853 AND 3736349.
4. THIS BINDING SITE PLAN WAS PREPARED IN CONJUNCTION WITH KING COUNTY COMMERCIAL SITE DEVELOPMENT PERMIT NO. B98CS006. ANY DEVELOPMENT OF THE SITE SHALL BE IN CONFORMANCE WITH THE APPROVED SITE PLAN.
5. THIS BINDING SITE PLAN IS SUBJECT TO THE RECORDED "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS WITH RIGHT OF ACCESS" RECORDED UNDER RECORDING NUMBER 19991027001420. THIS DOCUMENT ESTABLISHES THE RIGHTS OF LOTS WITH RESPECT TO THE USE AND OPERATION OF THE PROPERTY AS A RETAIL SHOPPING CENTER INCLUDING COMMON AREA RIGHTS SUCH AS PARKING, LANDSCAPING, IRRIGATION, UTILITIES, LIGHTING STANDARDS, ETC.



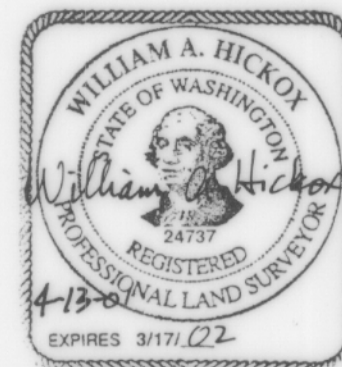
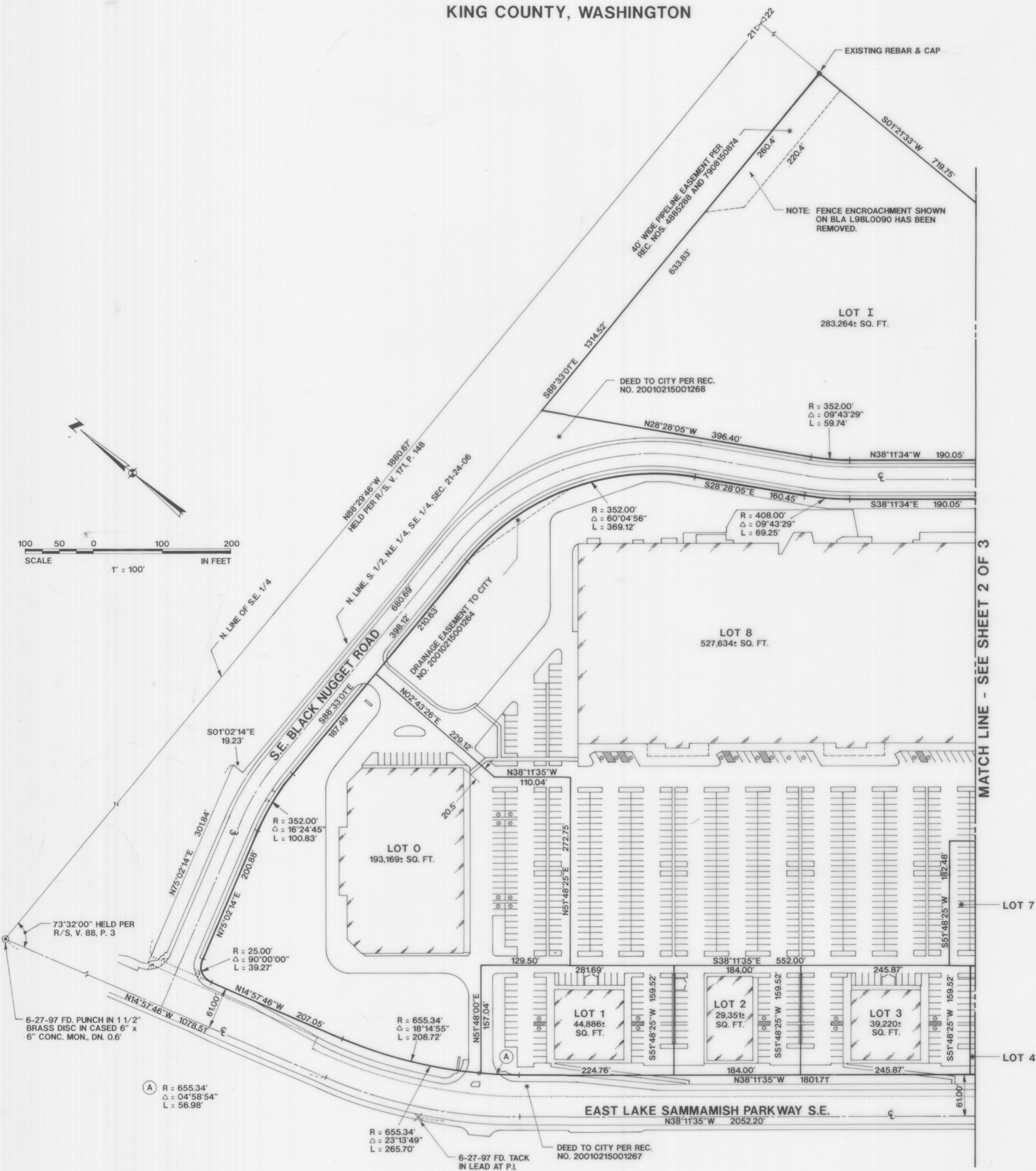
BRH
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EAST LAKE SAMMAMISH CENTER A BINDING SITE PLAN

A PORTION OF ALL 1/4's, S.E. 1/4, SEC. 21, TWP. 24 N., RGE. 6 E., W.M.

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