

LAKESIDE INDUSTRIES

BINDING SITE PLAN

NE 1/4, NE 1/4, SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
KING COUNTY, WASHINGTON

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 IN SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., LYING EASTERLY OF THE RIGHT OF WAY OF THE NORTHERN PACIFIC RAILWAY, LYING NORTHEASTERLY OF THAT PORTION AS CONDEMNED BY PRIMARY STATE HIGHWAY NO. 2 (SR 90) IN KING COUNTY SUPERIOR COURT CAUSE NOS. 888884 AND 888883, LYING WESTERLY OF THAT PORTION AS CONVEYED TO KING COUNTY FOR ISSAQUAH MONOHAN ROAD (228TH AVENUE SOUTHEAST) BY DEED RECORDED UNDER RECORDING NO. 6374019 AND AS CONDEMNED IN SAID CAUSES, AND LYING SOUTHERLY OF THE FOLLOWING LINE:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE SOUTH 01'49'37" WEST, ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 417.57 FEET; THENCE NORTH 88'32'27" WEST 109.79 FEET TO THE SOUTHWESTERLY MARGIN OF SAID NEW ISSAQUAH-REDMOND HIGHWAY (228TH AVENUE SOUTHEAST) AND THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE; THENCE CONTINUING NORTH 88'32'27" WEST 904.17 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID NORTHERN PACIFIC RAILWAY COMPANY AND THE TERMINUS OF THE HEREIN DESCRIBED LINE;

EXCEPT THOSE PORTIONS THEREOF AS CONVEYED TO KING COUNTY WATER AND SEWER DISTRICT NO. 82 FOR WELL SITES UNDER RECORDING NOS. 8409280813 AND 8612020489.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, OWNERS OF INTEREST IN THE LAND HEREIN DESCRIBED, DO HEREBY MAKE A BINDING SITE PLAN PURSUANT TO CHAPTER 35.17 R.C.W. AND DECLARE THIS BINDING SITE PLAN TO BE A GRAPHIC REPRESENTATION OF SAME, AND THAT SAID BINDING SITE PLAN IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNERS.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

LAKESIDE INDUSTRIES, A WASHINGTON JOINT VENTURE

Timothy Lee
BY: TIMOTHY LEE
ITS: PRESIDENT

APPROVALS

DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES
EXAMINED AND APPROVED THIS 23rd DAY OF JUNE 1998
[Signature]
DEVELOPMENT ENGINEER

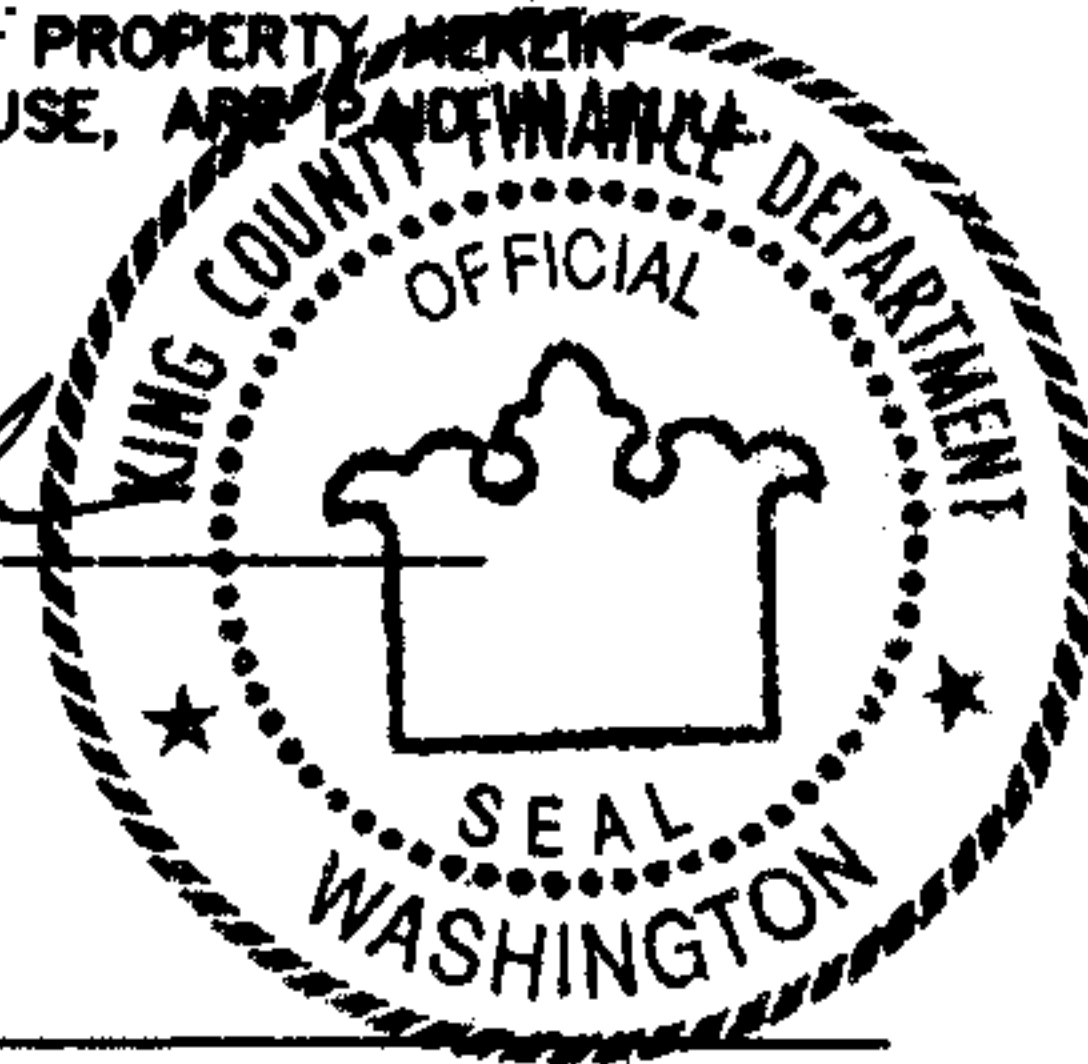
EXAMINED AND APPROVED THIS 23rd DAY OF JUNE 1998
[Signature]
MANAGER, LAND USE SERVICES DIVISION

KING COUNTY DEPARTMENT OF ASSESSMENTS
EXAMINED AND APPROVED THIS 23rd DAY OF JUNE 1998
SCOTT NOBLE *[Signature]*
KING COUNTY ASSESSOR DEPUTY KING COUNTY ASSESSOR
ACCOUNT NUMBER 282406-9239-08

FINANCE DIVISION CERTIFICATE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR ANY OTHER PUBLIC USE, ARE PAID IN FULL.
THIS 29th DAY OF JUNE 1998

[Signature]
MANAGER, FINANCE DIVISION
[Signature]
DEPUTY



ACKNOWLEDGMENTS

STATE OF Washington)
COUNTY OF King) SS

ON THIS 18th DAY OF June, 1998, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, APPEARED TIMOTHY LEE, TO ME PERSONALLY KNOWN (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PRESIDENT OF LAKESIDE INDUSTRIES, THE JOINT VENTURE, THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID JOINT VENTURE FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

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



Rebecca L. Venable
PRINT NAME
Rebecca L. Venable
NOTARY PUBLIC IN AND FOR THE
STATE OF WASHINGTON
RESIDING AT Duval

MY COMMISSION EXPIRES: 6-1-00

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THE MANAGER, LAND USE SERVICES DIVISION THIS 29th DAY OF June 1998 A.D. AT 1:00 P.M. MINUTES PAST 1:00 P.M. AND RECORDED IN VOLUME 185 OF 1 PLATS PAGES 18-20 RECORDS OF KING COUNTY, WASHINGTON.

[Signature]
MANAGER
[Signature]
SUPERINTENDENT OF RECORDS
RECORDING NO. 9806291851

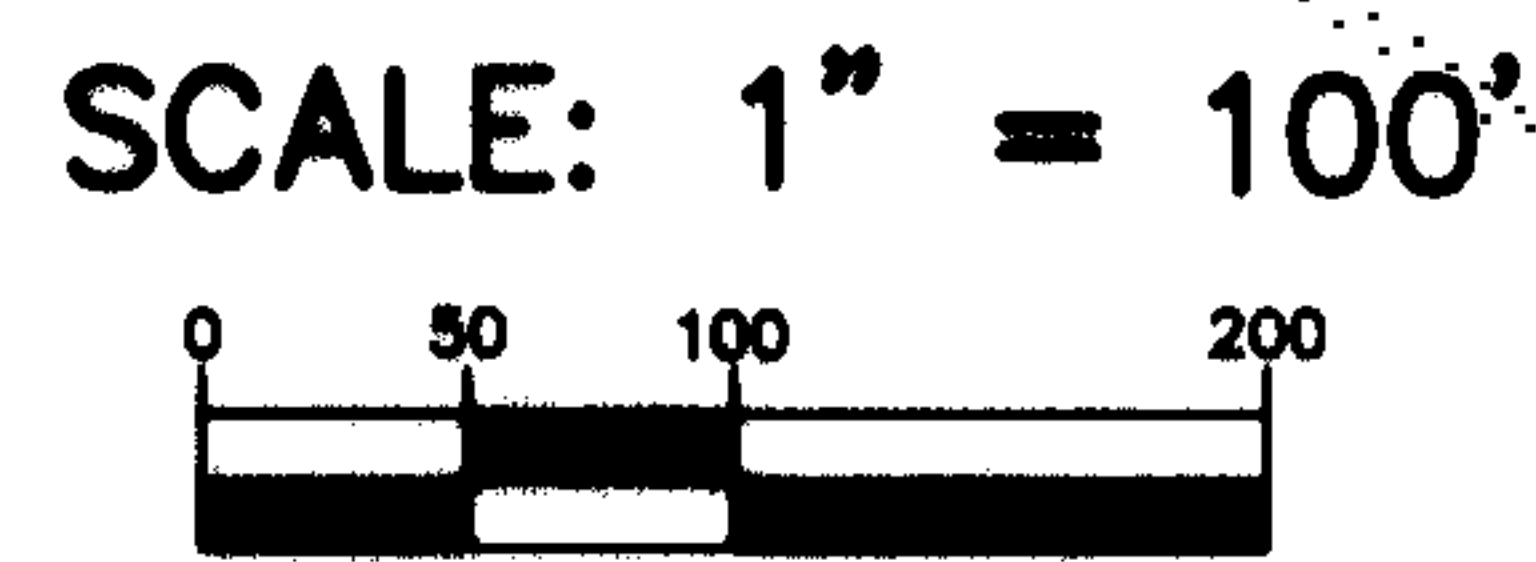
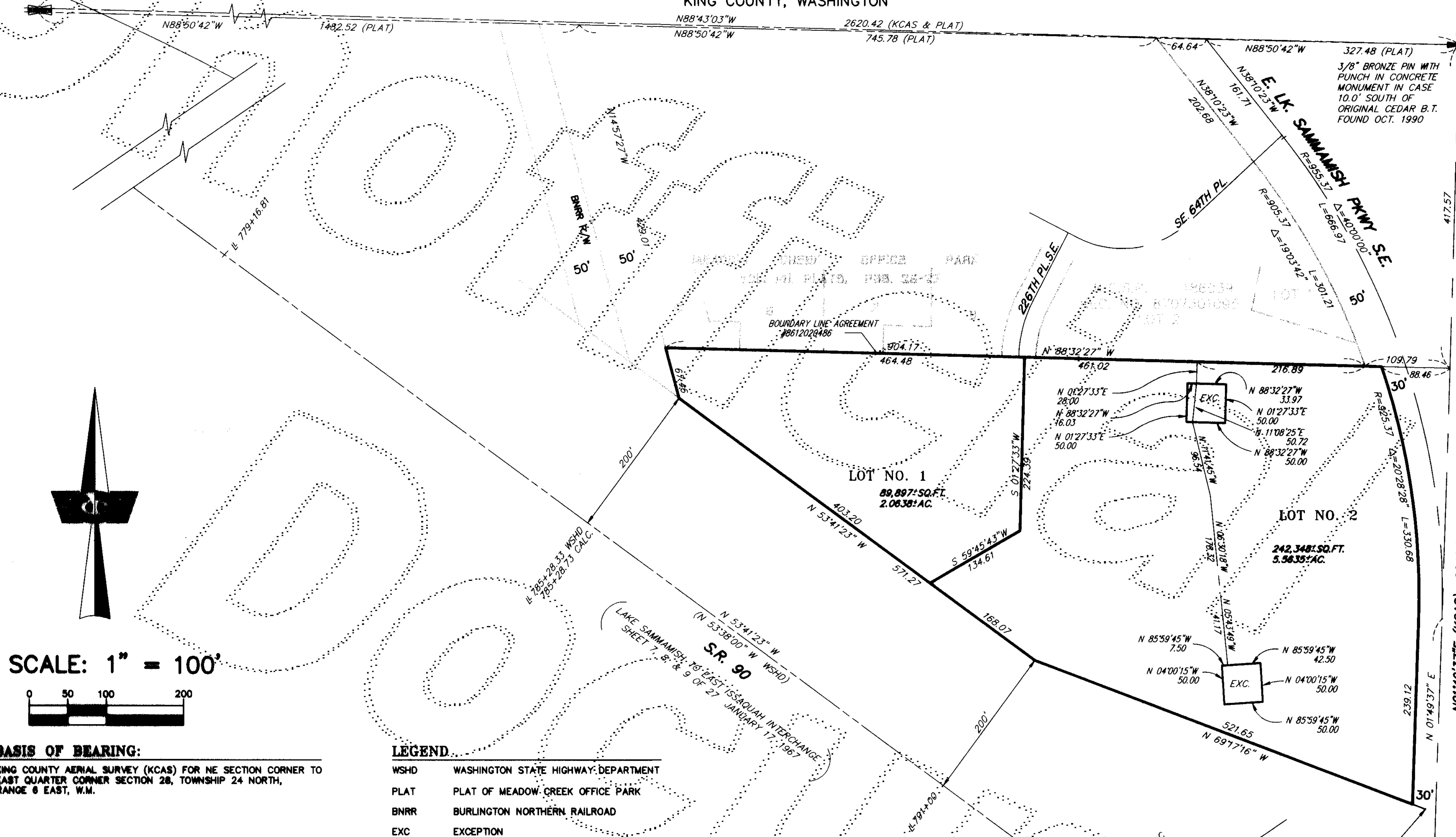
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS BINDING SITE PLAN 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 LAKESIDE INDUSTRIES IN JUNE, 1998. UNLESS OTHERWISE SPECIFICALLY NOTED HEREIN, ALL IMPROVEMENTS SHOWN HEREON ARE NOT SURVEYED NOR CERTIFIED AS BUILT.

[Signature]
KAYIN J. VANDEBEEK
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 30427
STATE OF WASHINGTON



LAKESIDE INDUSTRIES
BINDING SITE PLAN
NE1/4, NE 1/4, SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
KING COUNTY, WASHINGTON



BASIS OF BEARING:
KING COUNTY AERIAL SURVEY (KCAS) FOR NE SECTION CORNER TO EAST QUARTER CORNER SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

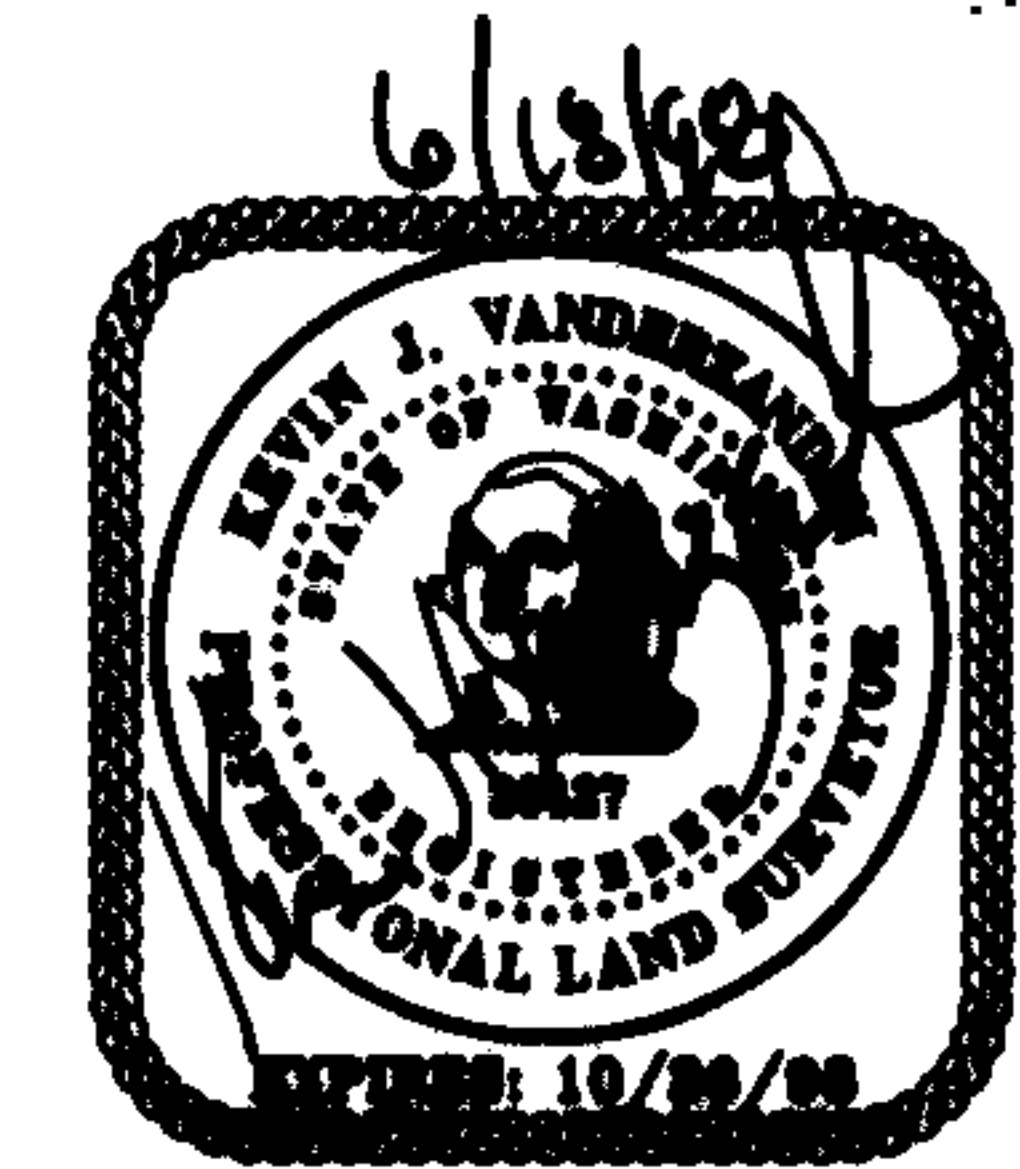
LEGEND

WSD	WASHINGTON STATE HIGHWAY DEPARTMENT
PLAT	PLAT OF MEADOW CREEK OFFICE PARK
BNRR	BURLINGTON NORTHERN RAILROAD
EXC	EXCEPTION
BSBL	BUILDING SETBACK LINE

SURVEY NOTES AND RESTRICTIONS

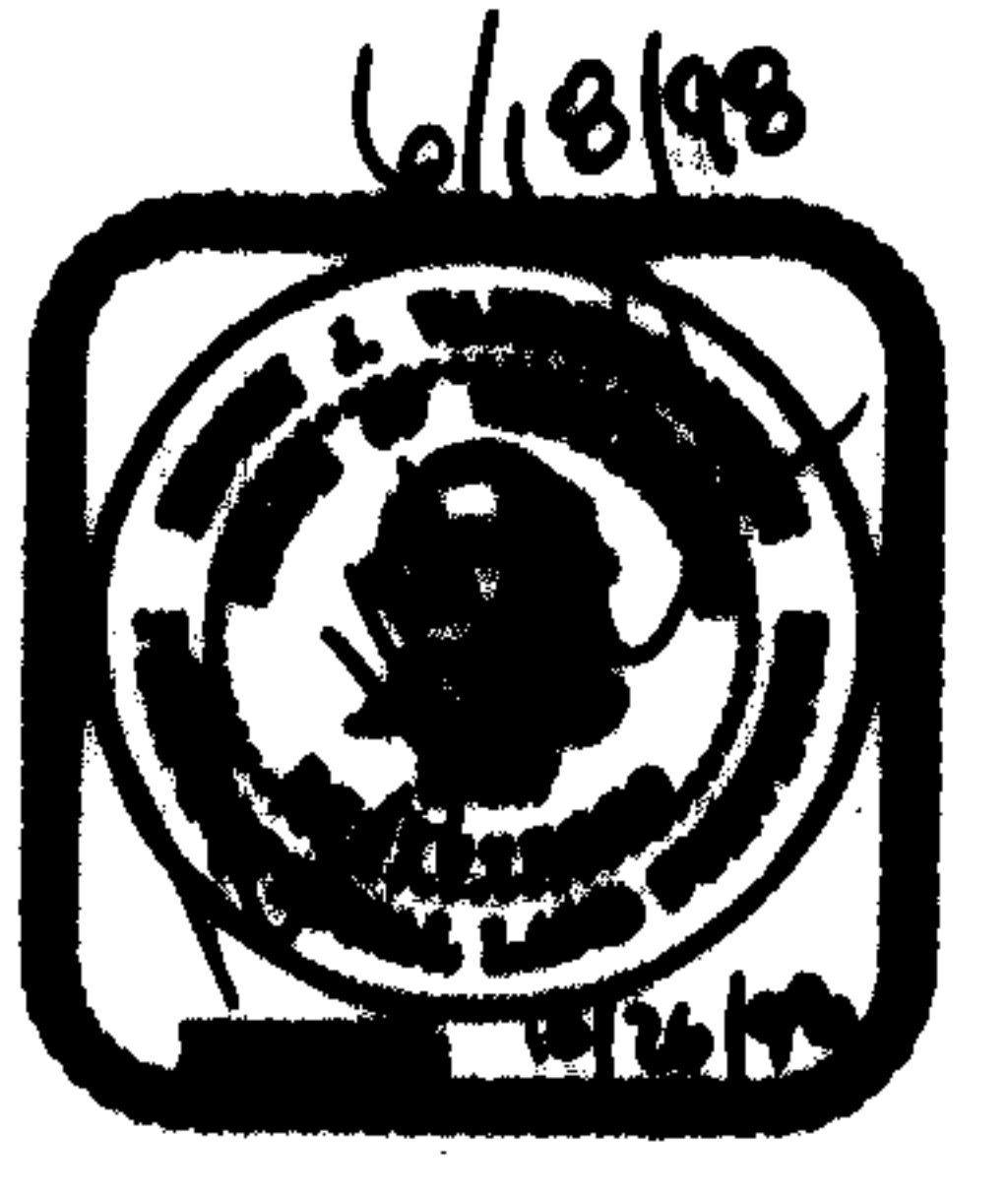
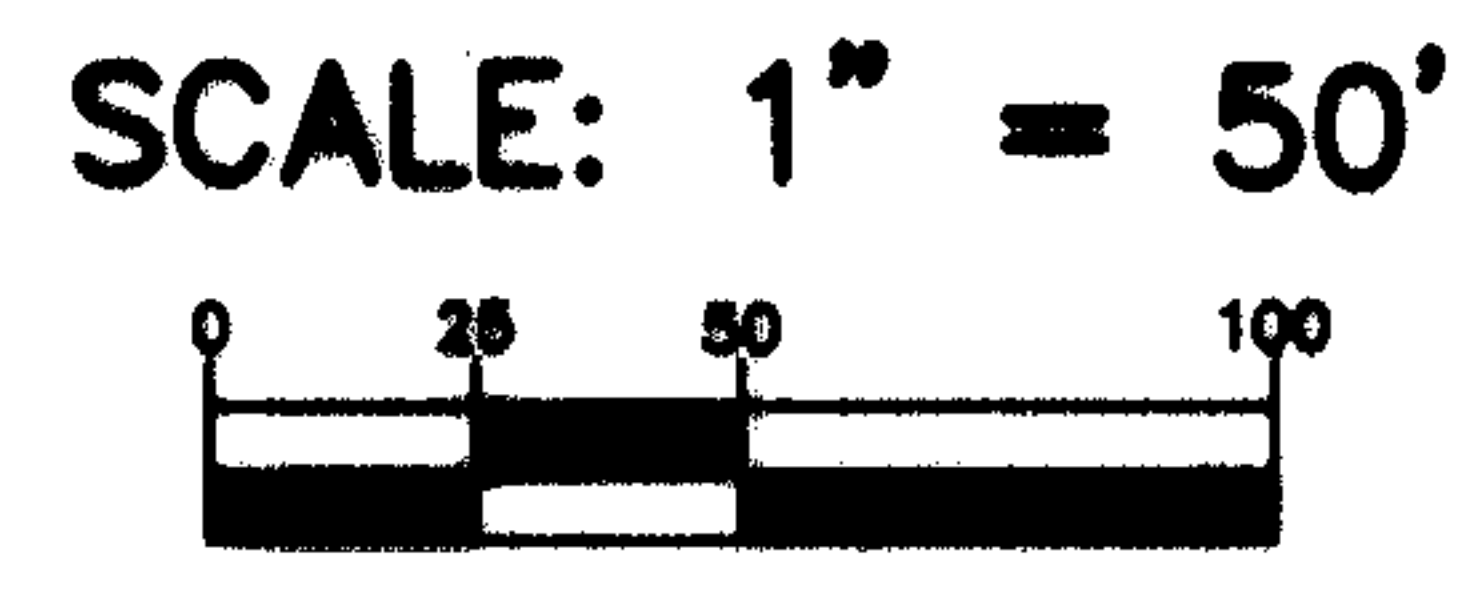
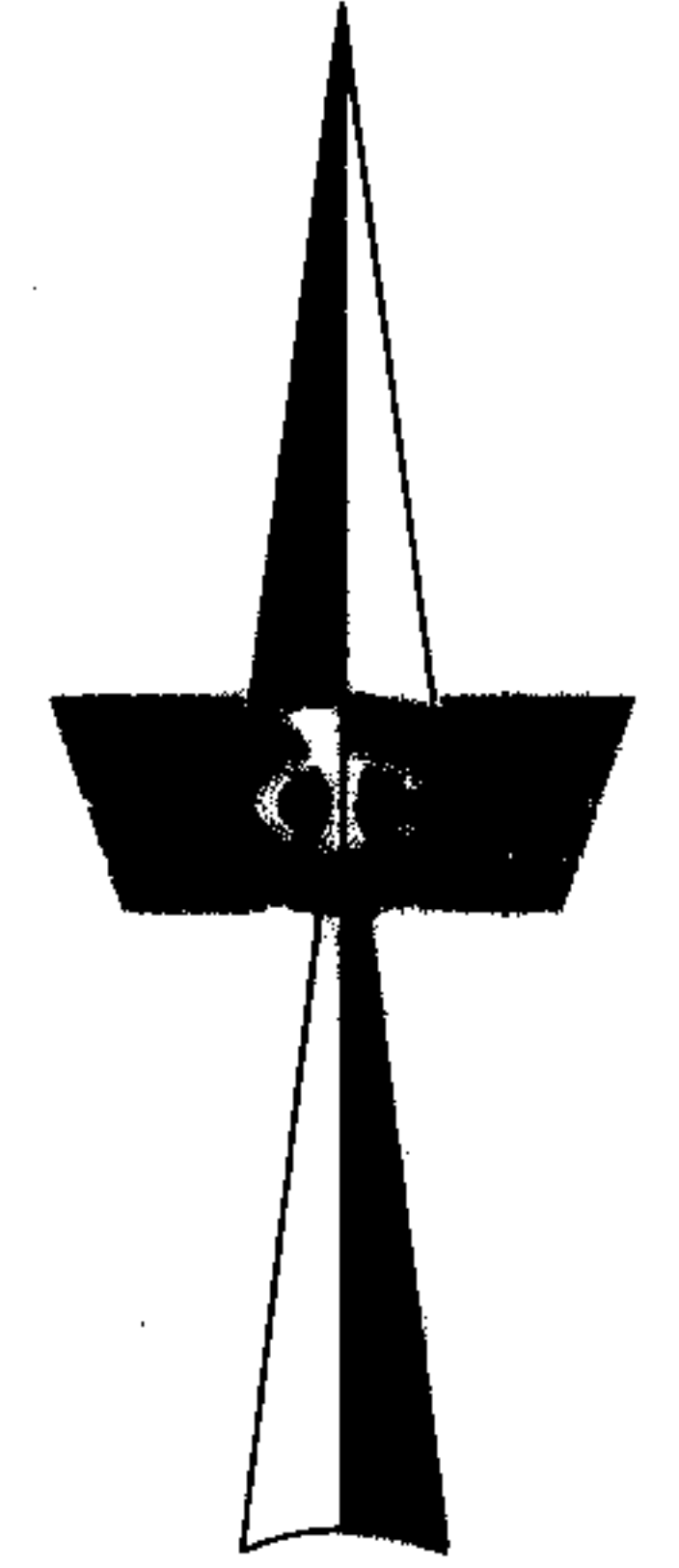
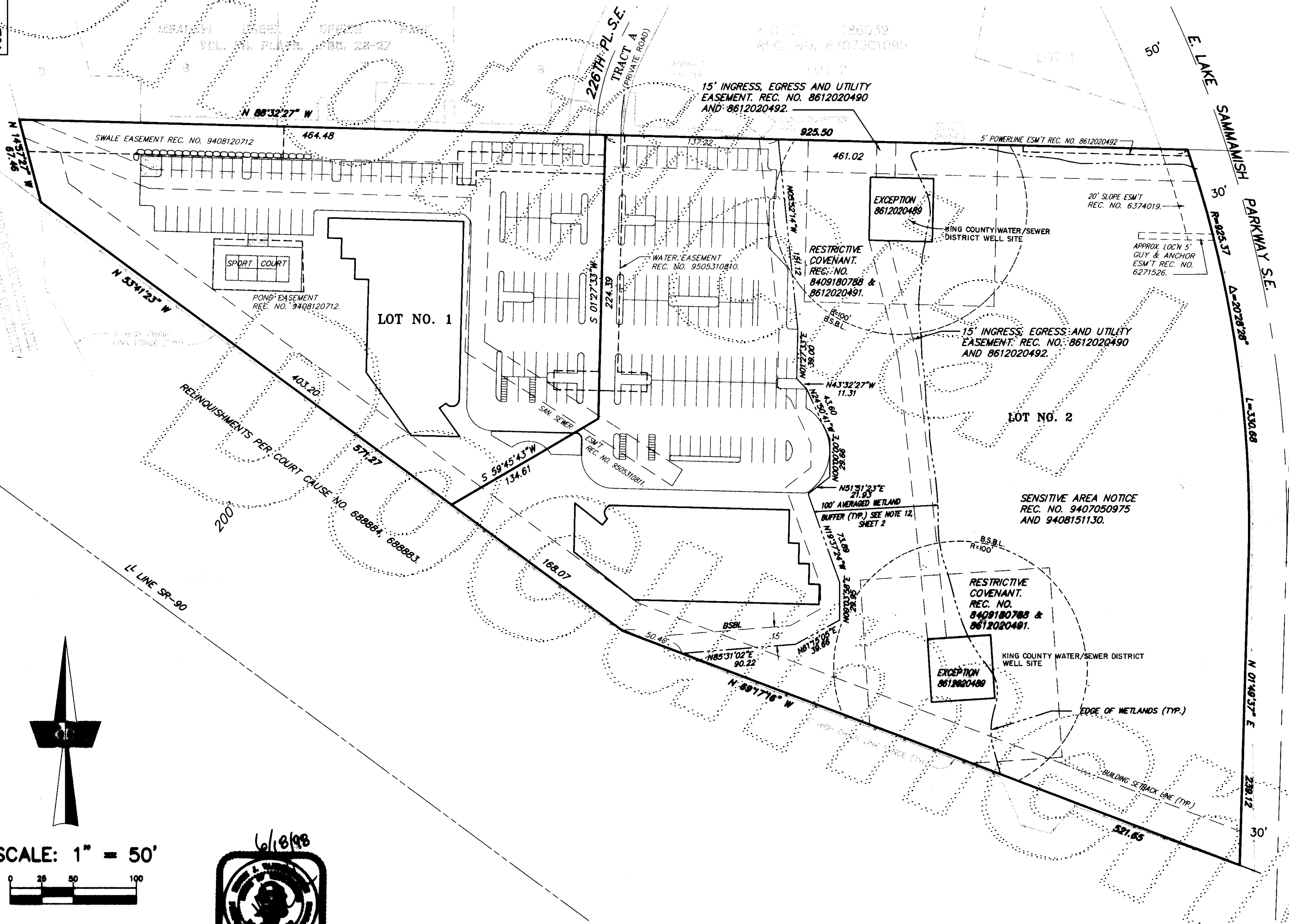
- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM TRANSMISSION TITLE INSURANCE COMPANY COMMITMENT NO. 880874, DATED SEPTEMBER 23, 1987. IN PREPARING THIS MAP, DEI HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS DEI AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED TRANSMISSION TITLE CERTIFICATE. DEI HAS RELIED WHOLLY ON TRANSMISSION TITLE'S REPRESENTATIONS OF THE TITLES CONDITION TO PREPARE THIS SURVEY AND THEREFORE DEI QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- AREA OF SITE: 332,248± SQUARE FEET, 7.6273± ACRES.
- LOTS 1 AND 2 AS SHOWN HEREON SHALL CONTINUE TO FUNCTION AS ONE SITE PURSUANT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ETC. RECORDED UNDER KING COUNTY RECORDING NO. 280629460.
- ALL DISTANCES ARE IN FEET.
- THIS IS A FIELD TRAVERSE SURVEY. A 5 SECOND TOTAL STATION WAS USED TO MEASURE THIS ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. DISTANCE MEASURING EQUIPMENT HAS BEEN CALIBRATED AT AN NGS BASELINE WITHIN THE LAST YEAR.
- ALL MONUMENTS SHOWN AS FOUND WERE FIELD VISITED THE MONTH OF OCTOBER 1990.
- ALL DEVELOPMENT WITHIN THIS BINDING SITE PLAN SHALL BE IN CONFORMANCE WITH THE SITE PLAN APPROVED BY KING COUNTY UNDER PERMIT NO. B97C5005 APPROVED MAY 1, 1990.
- NO CORNERS HAVE BEEN SET IN CONJUNCTION WITH THIS BINDING SITE PLAN.

- SUBJECT TO POLE LINE EASEMENT REC. NO. 3843417, UNDERGROUND ELECTRIC SYSTEM REC. NO. 8504190670, 9406171457, AND GAS DISTRIBUTION LINE REC. NO. 9410120413. THE DESCRIPTIONS CONTAINED HEREIN ARE INSUFFICIENT TO PLOT HEREON.
- EASEMENT NO. 8409180788 AND NO. 8509061244 IN FAVOR OF KING COUNTY WATER AND SEWER DISTRICT NO. 82 QUIT CLAIMED TO LAKESIDE SAND AND GRAVEL BY REC. NO. 8812020487 AND NOT SHOWN.
- THIS SITE IS SUBJECT TO THE RELINQUISHMENT OF ALL EXISTING FUTURE OR POTENTIAL EASEMENTS FOR ACCESS, LIGHT, VIEW AND AIR AND ALL RIGHTS OF INGRESS, EGRESS AND REGRESS TO LANDS CONDEMNED FOR STATE HIGHWAY AS DISCLOSED BY INSTRUMENT UNDER REC. NO. 688884.
- BUFFER AVERAGING WAS USED FOR THE WETLAND IN LOT 2. SEE APPROVED NOTICE AND RESTRICTIONS CONTAINED IN DOCUMENT RECORDED UNDER RECORDING NO. 9407050975. THE LOCATION OF THE AVERAGE 100 FOOT BUFFER MAY NOT BE MODIFIED WITHOUT THE APPROVAL OF DDES OR THEIR SUCCESSOR AGENCY.
- THE HOUSE ADDRESS SYSTEM FOR THIS BINDING SITE PLAN SHALL BE AS FOLLOWS: ADDRESSES SHALL BE ASSIGNED FOR THE NORTH-SOUTH ROADS WITHIN THE RANGE OF 6505 TO 6550 AND WITHIN THE RANGE OF N/A TO N/A FOR THE EAST-WEST ROADS. INDIVIDUAL ADDRESSES WILL BE ASSIGNED TO THE PRINCIPAL ENTRANCE OF EACH BUILDING IN ACCORDANCE WITH KING COUNTY CODE 16.08.
- THIS SITE IS SUBJECT TO THE KING COUNTY SENSITIVE AREAS ORDINANCE AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9407050975.



DEI
DODDS ENGINEERS, INC.
4205 148th Ave. N.E. Suite 200
Bellevue, Washington 98007
(425) 885-7877 (425) 885-7963 Fax
JOB NO. 97193

LAKESIDE INDUSTRIES
BINDING SITE PLAN
NE 1/4, NE1/4, SECTION 28 TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
KING COUNTY, WASHINGTON



K.C.A.S. MERIDIAN
B.S.B.L. = BUILDING SETBACK LINE

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