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CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 5427

A RESOLUTION regarding appeals from the Recommendation of the Hearing Examiner in the Matter of the Application of Newcastle Development Company (East-West Partners) for a Preliminary Plat Amendment, File No. PP-90-2796; entering findings of fact and conclusions; and denying the appeals and approving the application, with modifications.

WHEREAS, Newcastle Development Company (East-West Partners) has applied for an amendment of an existing condition of the Lakemont Subdivision Preliminary Plat ("Lakemont") by changing the native growth protection easement (NGPE) designation, on the south perimeter buffer of Lakemont, to a landscape buffer; and

WHEREAS, the matter was heard before the Hearing Examiner on March 7, 1991; and

WHEREAS, on April 25, 1991, the Hearing Examiner entered his "Findings of Fact, Conclusions and Recommendation, File No. PP-90-2796", in which he recommended to the City Council that the application be approved with conditions; and

WHEREAS, on May 14, 1991, an appeal of the Hearing Examiner recommendation was filed by Rachelle D. Gillis, et al., and on May 15, 1991, an appeal of the Hearing Examiner recommendation was filed by Newcastle Development Company (East-West Partners); and

WHEREAS, on July 8, 1991, the City Council conducted a limited public hearing on the appeals, and determined that the appeals should be denied and the application granted with modifications; and

WHEREAS, the City Council now desires to enter formal findings and conclusions and a decision in this matter; and

WHEREAS, the City has complied with the requirements of the State Environmental Policy Act and the City Environmental Procedures Ordinance; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. The City Council adopts the findings of fact and conclusions made and entered by the Hearing Examiner in support of his Recommendation in this matter, as set forth in "Findings, Conclusions and

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Recommendation of the Hearing Examiner Pro Tempore for the City of Bellevue, in the Matter of the Application of Newcastle Development Company (East-West Partners) for a Preliminary Plat Amendment, File No. PP-90-2796", as the same may hereafter be modified by the additional findings and conclusions of the City Council.

Section 2. The City Council hereby adopts the following additional findings of fact:

1. Recommended condition 2(e) of the Hearing Examiner provides for a 4 to 6-foot-wide gravel pedestrian trail. A narrower trail, 3 to 4 feet in width, would be more compatible with, and more in character with, the natural environment of this area.
2. Recommended condition 2(e) also calls for a "gravel" trail. Other materials may be compatible with the natural environment, so the flexibility to allow administrative consideration of other materials should be provided by eliminating the requirement that the trail be gravel.
3. Recommended condition 2(d) of the Hearing Examiner provides that placement of new landscaping should include consideration of views from adjacent residences through placement of tall species to frame views. Another factor which is relevant in considering views from adjacent residences is the potential for use of shorter species of native trees.

Section 3. The City Council hereby enters the following additional conclusions:

1. The width of the trail should be reduced from 4 to 6 feet to 3 to 4 feet.
2. The requirement that the trail be gravel should be eliminated so that other materials can be considered.
3. Shorter species of native trees should be considered in planning of landscaping.

Section 4. The conditions recommended by the Hearing Examiner should be adopted, provided that conditions 2(d) and 2(e) are modified to provide as follows:

- (d) Placement of new landscaping should include consideration of views from adjacent residences through placement of tall species to frame views. Staff shall also consider the potential for use of shorter species of native trees when reviewing landscape plans. The applicant shall provide notice to adjacent landowners of the submittal of landscape plans to the City to allow landowners the opportunity to review and comment on plans for a period of 15 days prior to staff approval or modification.

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- (e) The applicant shall grant the City appropriate and necessary easements for pedestrian rights-of-way, water, sewer, storm drainage facilities within the buffer and for enforcement of maintenance of approved landscaping. A 3 to 4-foot wide pedestrian trail should be constructed by the applicant by the time of subdivision of adjacent plat divisions. Materials for the trail shall be approved by the Department of Design and Development.

Section 5. The City Council further concludes that the application, as conditioned, meets the decision criteria of the Bellevue City Code 20.45A.130.

Section 6. The City Council hereby determines that the appellants have failed to carry the burden of proof and produce evidence sufficient to support the conclusion that the appeals should be granted, except that the Council determines sufficient evidence has been provided to support the modification of certain conditions as provided above. The City Council also determines that the recommendation of the Hearing Examiner, as modified herein, is supported by the preponderance of the evidence. The appeals are therefore denied.

Section 7. The City Council hereby approves, with conditions, the application of Newcastle Development Company (East-West Partners) for an amendment of an existing condition of Lakemont Subdivision Preliminary Plat, more particularly described in Exhibit A hereto, to change a Native Growth Protection Easement, on the south perimeter of Lakemont, to a landscape buffer, provided said approval shall be subject to the following terms and conditions, and this approval is conditioned on full compliance by the owner or owners, developer or developers, and their heirs, assigns, grantees and successors in interest therewith.

The plat conditions for Lakemont (High Park) Subdivision as contained in Section 3 and Section 2 of King County Ordinances 9056 and 9061, are amended, respectively, to read:

1. Exterior boundary (perimeter) open space tracts within those plat divisions located south of Lakemont Boulevard shall be as shown in Exhibit No. 32, except that no perimeter open space landscape buffer tract shall be less than fifty feet wide.
2. Landscape plans shall be submitted with plat engineering plans of adjacent plat divisions and installed as plat improvements to:
 - (a) Establish or enhance permanent native evergreen and deciduous forest vegetation for a final density at the maximum number of trees per acre permitted by the Bellevue Land Use Code, including future amendments thereto. Plantings in areas without significant trees shall consist of planting of no more than 50% deciduous trees. Plantings in areas of existing trees shall result in a final tree mix of no more than 50% deciduous. Plantings of evergreen trees shall be a

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minimum height of three feet and with at least 30% of evergreens at least six feet in height. Deciduous trees shall be a minimum one inch caliper.

- (b) Native shrubs and other plant material shall be planted to ensure that the ground will be covered within three years.
 - (c) Where the buffer abuts public right-of-way, plantings shall include shrubs and/or groundcover to provide a consistent foreground that discourages the growth of undesirable plant species.
 - (d) Placement of new landscaping should include consideration of views from adjacent residences through placement of tall species to frame views. Staff shall also consider the potential for use of shorter species of native trees when reviewing landscape plans. The applicant shall provide notice to adjacent landowners of the submittal of landscape plans to the City to allow landowners the opportunity to review and comment on plans for a period of 15 days prior to staff approval or modification.
 - (e) The applicant shall grant the City appropriate and necessary easements for pedestrian rights-of-way, water, sewer, storm drainage facilities within the buffer and for enforcement of maintenance of approved landscaping. A three to four-foot wide pedestrian trail shall be constructed by the applicant at the time of subdivision of adjacent plat divisions. Materials for the trail shall be approved by the Department of Design and Development.
 - (f) Significant trees within the landscape buffer shall be retained. The removal of dead, damaged and/or undesirable plant species may be permitted as part of the landscape plans. Construction berms and fences may be permitted where it will not result in the removal of significant trees.
3. The 30-foot wide public right-of-way dedication, north of the Cougar Glenn subdivision, may be included in the perimeter buffer dimension provided that the applicant obtains a right-of-way use permit and provides landscaping installation and maintenance as specified above.
 4. Conditions to protect all stream corridors, if appropriate, should be added by the Storm and Surface Water Utility.
 5. All other conditions of the preliminary plat shall remain.

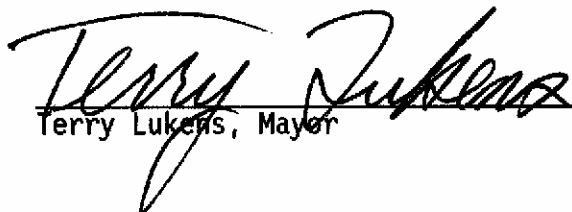
Section 8. This resolution shall be recorded with the King County Department of Records and Elections.

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Section 9. It shall be noted on the final plat that said final plat is subject to the conditions in this resolution.

PASSED by the City Council this 9th day of September, 1991, and signed in authentication of its passage this 9th day of September, 1991.

(SEAL)


Terry Lukens, Mayor

Attest:

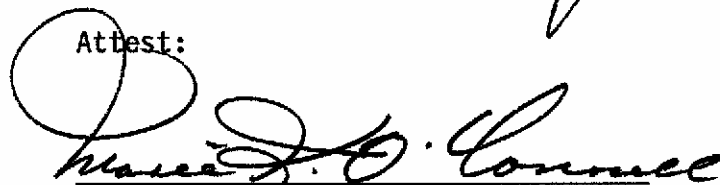

Marie K. O'Connell, City Clerk

EXHIBIT A

ORIGINAL

DESCRIPTION:

PARCEL 1:

THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 24 NORTH, RANGE 5 EAST W.M.;

EXCEPT THE SOUTHEAST 1/4 THEREOF;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL 2:

THE NORTH 2 1/2 ACRES OF THE EAST 400 FEET OF THE WEST 800 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 24 NORTH, RANGE 5 EAST W.M.;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL 3:

BEGINNING AT A POINT 800 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 24 NORTH, RANGE 5 EAST W.M.;
THENCE SOUTH 385 FEET;
THENCE EAST 660 FEET;
THENCE NORTH 385 FEET;
THENCE WEST 660 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING NO. 1617973;

AND EXCEPT THAT PORTION THEREOF DEEDED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING NO. 4678886;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL 4:

THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 24 NORTH, RANGE 5 EAST W.M.;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL 5:

THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 24, TOWNSHIP 24 NORTH, RANGE 5 EAST W.M. DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE EASTERLY, ALONG THE SOUTHERLY LINE THEREOF, 140 FEET, MORE OR LESS, TO THE WESTERLY LINE OF THE PETER JOHNSON COUNTY ROAD NO. 1712; THENCE IN A NORTHERLY DIRECTION ALONG THE WESTERLY LINE OF SAID ROAD TO A POINT 60 FEET NORTH OF SAID SOUTHERLY LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE WESTERLY, ON A LINE PARALLEL TO AND 60 FEET DISTANT FROM SAID SOUTHERLY LINE, 140 FEET, MORE OR LESS, TO THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH, ALONG SAID WEST LINE, TO THE POINT OF BEGINNING;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL 6:

THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 24 NORTH, RANGE 5 EAST W.M.;

EXCEPT THE SOUTHEAST 1/4 OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4;

AND EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE EAST 140 FEET TO THE WEST LINE OF PETER JOHNSON COUNTY ROAD NO. 1712 (168TH PL. S.E.) AS CONVEYED TO KING COUNTY UNDER RECORDING NO. 4678886; THENCE NORTH, ALONG SAID LINE, 60 FEET; THENCE WEST 140 FEET TO THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 60 FEET TO THE POINT OF BEGINNING;

AND EXCEPT THAT PORTION PLATTED AS COUGAR GLEN, AS PER PLAT RECORDED IN VOLUME 105 OF PLATS; PAGE 78, RECORDS OF KING COUNTY;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL 7:

THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 24 NORTH, RANGE 5 EAST W.M.;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL 8:

THE WEST 3/4THS OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 24, TOWNSHIP 24 NORTH, RANGE 5 EAST W.M.;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL 9:

THAT PORTION OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 24 NORTH, RANGE 5 EAST W.M. LYING NORTHEASTERLY OF THE CENTERLINE OF A PRIVATE ROADWAY 60 FEET WIDE, THE CENTERLINE OF WHICH BEGINS ON THE EAST LINE OF SAID SUBDIVISION 635 FEET NORTH OF THE SOUTHEAST CORNER THEREOF;

THENCE NORTH 77°21' WEST 45.5 FEET;

THENCE NORTH 76°42' WEST 105.3 FEET;

THENCE NORTH 73°05' WEST 94.3 FEET;

THENCE NORTH 74°16' WEST 80.7 FEET;

THENCE NORTH 56°40' WEST 12 FEET, MORE OR LESS, TO THE WEST LINE OF SAID SUBDIVISION;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL 10:

THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 24 NORTH, RANGE 5 EAST W.M. LYING NORTHEASTERLY OF A LINE BEGINNING AT A POINT WHICH IS 126.5 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SUBDIVISION;

THENCE NORTH 45°49' WEST 68.6 FEET;

THENCE NORTH 44°04' WEST 44.5 FEET;

THENCE NORTH 52°37' WEST 38.4 FEET;

THENCE NORTH 53°49' WEST 43 FEET;

THENCE NORTH 47°31' WEST 44.2 FEET;

THENCE NORTH 57°04' WEST 44.6 FEET;

THENCE NORTH 69°29' WEST 41.9 FEET;

THENCE NORTH 72°34' WEST 50.1 FEET;

THENCE NORTH 78°24' WEST 60.6 FEET;

THENCE NORTH 75°20' WEST 100.57 FEET;

THENCE NORTH 78°32' WEST 120.8 FEET;

THENCE NORTH 73°03' WEST 95.7 FEET;

THENCE NORTH 80°22' WEST 97.9 FEET;

THENCE NORTH 72°03' WEST 96.8 FEET;

THENCE NORTH 74°11' WEST 99.8 FEET;

THENCE NORTH 75°12' WEST 95.8 FEET;

THENCE NORTH 76°24' WEST 104.5 FEET;

THENCE NORTH 77°56' WEST 104.7 FEET;

THENCE NORTH 77°21' WEST 57.5 FEET, MORE OR LESS, TO THE WEST LINE OF SAID SUBDIVISION;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL 11:

THE EAST 60 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4;

EXCEPT THE SOUTH 30 FEET FOR ROAD;

AND THE EAST 60 FEET OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4
OF THE SOUTHEAST 1/4;

EXCEPT THE SOUTH 30 FEET FOR ROAD IN SECTION 24, TOWNSHIP 24 NORTH, RANGE 5
EAST W.M.;

AND EXCEPT FROM BOTH OF SAID 60 FOOT STRIPS, THAT PORTION LYING NORTHEASTERLY
OF A LINE BEGINNING AT A POINT WHICH IS 126.5 FEET NORTH OF THE SOUTHEAST
CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4;

THENCE NORTH 45°49' WEST 68.6 FEET;

THENCE NORTH 44°04' WEST 44.5 FEET;

THENCE NORTH 52°37' WEST 38.4 FEET;

THENCE NORTH 53°49' WEST 43 FEET;

THENCE NORTH 47°31' WEST 44.2 FEET;

THENCE NORTH 57°04' WEST 44.6 FEET;

THENCE NORTH 69°29' WEST 41.9 FEET;

THENCE NORTH 72°34' WEST 50.1 FEET;

THENCE NORTH 78°24' WEST 60.6 FEET;

THENCE NORTH 75°20' WEST 100.57 FEET;

THENCE NORTH 78°32' WEST 120.8 FEET;

THENCE NORTH 73°03' WEST 95.7 FEET;

THENCE NORTH 80°22' WEST 97.9 FEET;

THENCE NORTH 72°03' WEST 96.8 FEET;

THENCE NORTH 74°11' WEST 99.8 FEET;

THENCE NORTH 75°12' WEST 95.8 FEET;

THENCE NORTH 76°24' WEST 104.5 FEET;

THENCE NORTH 77°56' WEST 104.7 FEET;

THENCE NORTH 77°21' WEST 57.5 FEET, MORE OR LESS, TO THE WEST LINE OF SAID
SUBDIVISION;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL 12:

TRACTS 1 THROUGH 25 AND TRACTS 27 AND 30 OF THE VACATED PLAT OF NEW CASTLE 5
ACRE TRACTS, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 56, RECORDS OF
KING COUNTY;

EXCEPT THAT PORTION CONVEYED TO KING COUNTY FOR LAKEMONT BOULEVARD BY DEED
RECORDED UNDER RECORDING NOS. 5821501, 7112290243 AND 7112290248;

TOGETHER WITH THAT PORTION OF VACATED STREETS ADJOINING, WHICH, UPON VACATION,
ATTACH TO SAID PROPERTY BY OPERATION OF LAW;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL 13:

THE WEST 330 FEET OF THE NORTH 990 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 6 EAST W.M.;

EXCEPT THAT PORTION CONVEYED TO KING COUNTY FOR LAKEMONT BOULEVARD UNDER RECORDING NO. 7112290303;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL 14:

THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 24 NORTH, RANGE 5 EAST W.M.;

EXCEPT THAT PORTION PLATTED AS EASTMONT HOME TRACTS, AS PER PLAT RECORDED IN VOLUME 57 OF PLATS, PAGES 90 AND 91, RECORDS OF KING COUNTY;

AND EXCEPT THAT PORTION PLATTED AS VUEMONT VISTA NO. 1, AS PER PLAT RECORDED IN VOLUME 121 OF PLATS, PAGES 52 THROUGH 55, RECORDS OF KING COUNTY;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL 15:

THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 24 NORTH, RANGE 5 EAST W.M. LYING NORTHERLY OF THE NORTHERLY MARGIN OF LAKEMONT BOULEVARD AS CONVEYED TO KING COUNTY BY RECORDING NO. 7110080297;

AND THE NORTH 30 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 24 NORTH, RANGE 5 EAST W.M.;

EXCEPT THE WEST 30 FEET OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL 16:

THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 24 NORTH, RANGE 5 EAST W.M. LYING SOUTHERLY OF THE SOUTHERLY MARGIN OF LAKEMONT BOULEVARD AS CONVEYED TO KING COUNTY BY RECORDING NO. 7110080297;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL 17:

TRACT 26 OF THE VACATED PLAT OF NEW CASTLE 5 ACRE TRACTS, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 56, RECORDS OF KING COUNTY;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL 18:

LOT 28 OF THE VACATED PLAT OF NEW CASTLE 5 ACRE TRACTS, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 56, RECORDS OF KING COUNTY;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL 19:

TRACT 29 OF THE VACATED PLAT OF NEW CASTLE FIVE ACRE TRACTS, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 56, RECORDS OF KING COUNTY;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL 20:

THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND THE SOUTH 10 ACRES OF THE NORTHWEST 1/2 OF THE NORTHWEST 1/4, ALL IN SECTION 24, TOWNSHIP 24 NORTH, RANGE 5 EAST W.M.;

EXCEPT ANY PORTION THEREOF LYING WITHIN VUEMONT MEADOWS, AS PER PLAT RECORDED IN VOLUME 140 OF PLATS, PAGES 74 THROUGH 78, RECORDS OF KING COUNTY;

AND EXCEPT THAT PORTION THEREOF CONVEYED TO KING COUNTY FOR LAKEMONT BOULEVARD S.E. BY DEED RECORDED UNDER RECORDING NO. 5821501;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL 21:

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 24 NORTH, RANGE 5 EAST W.M., LYING EAST OF EDWARD LEIPHEIM COUNTY ROAD (NEWCASTLE ROAD) AS ESTABLISHED UNDER KING COUNTY COMMISSIONER'S SURVEY NO. 1223;

EXCEPT THE SOUTH 624 FEET THEREOF;

AND EXCEPT THAT PORTION THEREOF CONVEYED TO KING COUNTY FOR LAKEMONT BOULEVARD S.E. BY DEED RECORDED UNDER RECORDING NO. 5821501;

AND EXCEPT ALL COAL AND MINERALS AND THE RIGHT TO EXPLORE FOR AND MINE THE SAME, AS RESERVED BY DEED RECORDED UNDER KING COUNTY RECORDING NO. 1484771;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL 22:

TRACT 31 OF THE VACATED PLAT OF NEW CASTLE 5 ACRE TRACTS, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 56, RECORDS OF KING COUNTY;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL 23:

TRACT 32 OF THE VACATED PLAT OF NEW CASTLE 5 ACRE TRACTS, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 56, RECORDS OF KING COUNTY;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL 24:

TRACTS B AND H OF VUEMONT MEADOWS, AS PER PLAT RECORDED IN VOLUME 140 OF PLATS PAGES 74 THROUGH 78, RECORDS OF KING COUNTY;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.