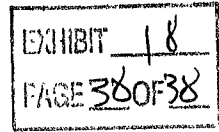


After Recording return to:



DECLARATION OF COVENANT

IN CONSIDERATION of the approved City of Woodinville _____

_____ Permit for application No. _____

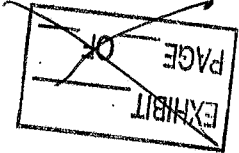
The undersigned as Grantor(s), declares that the above described property is hereby subject to an easement for a natural or constructed system and hereby dedicates, covenants and agrees as follows:

1. The City of Woodinville shall have the right to ingress and egress over those portions not contained in Exhibit "A" to access such easement area for inspection of and to reasonably monitor the performance, operational flows, or defects in accordance with and (as presented in

CITY OF WOODINVILLE
13203 NE 175th Street
Woodinville WA 98072
(206) 489-2700

This Certificate Provides the
Building and Fire Departments
with information necessary for
permit approvals

QTR NW
SEC 3
TWP 26
RG 5
Book 8
Pg 12



CERTIFICATE OF SEWER AVAILABILITY

RECEIVED

Do not write in this box

Number

Name

DEC 2

EXHIBIT 18
PAGE 04 OF 7

- ☐ Building Permit
☐ Short Subdivision

- ☒ Preliminary Plat or PUD
☒ Rezone or other

CITY OF WOODINVILLE
PLANNING DEPARTMENT

APPLICANT'S NAME LAKEWOOD CONSTRUCTION

PROPOSED USE Preliminary Plat and Rezone

LOCATION 20103 136th Ave NE and vacant land fronting 205th St. SEE ATTACHED LEGAL DESCRIPTION.

(Attached map & legal description if necessary)

WATER SURVEYOR INFORMATION

1. a. ☐ Sewer service will be provided by side sewer connection only to an existing size sewer feet from the site and the sewer system has the capacity to serve the proposed use.

OR

- b. ☒ Sewer service will require an improvement to the sewer system of:
☐ (1) feet of sewer trunk or lateral to reach the site; and/or
☒ (2) the construction of a collection system on the site; and/or
☐ (3) other (describe)

(Must be completed if 1.b above is checked)

2. a. ☒ The sewer system improvement is in conformance with a County or City approved sewer comprehensive plan.

OR

- b. ☐ The sewer system improvement will require a sewer comprehensive plan amendment.

3. a. ☒ The proposed project is within the corporate limits of the district, or has been granted Boundary Review Board approval for extension of service outside the district or city.

OR

- b. ☐ Annexation or BRB approval will be necessary to provide service.

4. Service is subject to the following:

- a. ☒ Connection charge: Meter SDC + permit fee
b. ☒ Easement(s): On-site
c. ☒ Other: Developer Extension Agreement required.

I hereby certify that the above sewer agency information is true. This certification shall be valid for one year from date of signature.

Woodinville Water District
Agency Name

General Manager
Title

Ken Howe
Signatory Name

Signatory / Date

PAID

APR 19 2004

Amount 30.00
Check No. 6419
By: [Signature]
WOODINVILLE WATER DIST
Receipt # 12020 05/26/94

EXHIBIT "A"

EXHIBIT 19
PAGE 2 OF 7

PARCEL A:

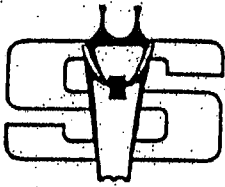
THE WEST 38 RODS OF THE EAST 60 RODS OF GOVERNMENT LOT 4, SECTION 3,
TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;
EXCEPT ROADS.

PARCEL B:

THE SOUTH 362.52 FEET AS MEASURED ALONG THE WEST LINE OF THE EAST 363
FEET OF GOVERNMENT LOT 4, SECTION 3, TOWNSHIP 26 NORTH, RANGE 5 EAST,
W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE EAST 40 FEET THEREOF, CONVEYED TO THE STATE OF WASHINGTON
BY DEED RECORDED UNDER RECORDING NUMBER 4829589;

AND EXCEPT THAT PORTION, IF ANY, LYING WITHIN THE NORTH 1,001 FEET OF THE
EAST 363 FEET OF SAID GOVERNMENT LOT 4.



Sanctity of Contract

STEWART TITLE

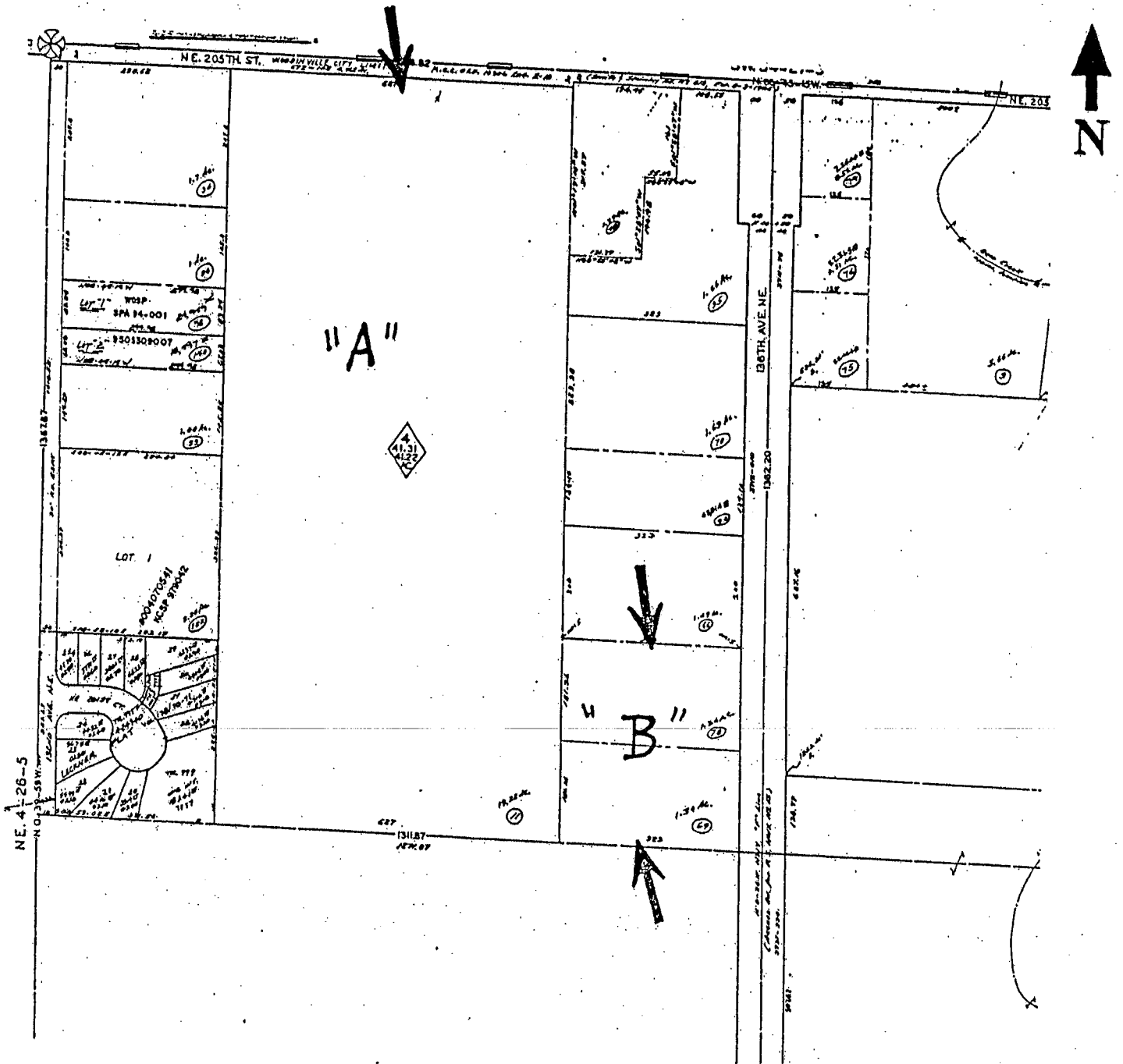
EXHIBIT A
PAGE 3 OF 7

ORDER NO. 200228471

Section 3 Township 26 Range 5

Short Plat Rec. No. _____

Volume _____ Page _____



This sketch is provided without charge for your information. It is not intended to show all matters related to the property including, but not limited to area, dimensions, easements, encroachments or location of boundaries. It is not a part of, nor does it modify, the commitment or policy to which it is attached. The company assumes NO LIABILITY for any matter related to this sketch. Reference should be made to an accurate survey for further information.

CITY OF WOODINVILLE
13203 NE 175th Street
Woodinville WA 98072
(206) 489-2700

This Certificate Provides the
Building and Fire Departments
with information necessary for
permit approvals

QTR N
SEC 3
TWP 26
RG 5
Book 13
Pg C3

RECEIVED

DEC 29 2004

CERTIFICATE OF WATER AVAILABILITY

CITY OF WOODINVILLE
PLANNING DEPARTMENT

Do not write in this box

Number

Name

- ☐ Building Permit
☐ Short Subdivision

- ☒ Preliminary Plat or PUD
☒ Rezone or other

EXHIBIT 19
PAGE 4 OF 7

APPLICANT'S NAME LAKEWOOD CONSTRUCTION
PROPOSED USE preliminary plat and rezone
LOCATION 20103 136th Ave NE and vacant land fronting 205th St. SEE ATTACHED LEGAL DESCRIPTION.

(Attached map & legal description if necessary)

WATER PURVEYOR INFORMATION

1. a. ☒ Water will be provided by service connection only to an existing 5 water main across street from the site.
OR
b. ☒ Water service will require an improvement to the water system of:
☒ (1) 300 feet of water main to reach the site; and/or
☒ (2) the construction of a distribution system on the site; and/or
☐ (3) other (describe) Elimination of temporary water services through District participation, which will require a public hearing.
2. a. ☒ The water system is in conformance with a County approved water comprehensive plan.
OR
b. ☐ The water system improvement will require a water comprehensive plan amendment.
3. a. ☒ The proposed project is within the corporate limits of the district, or has been granted Boundary Review Board approval for extension of service outside the district or city, or is within the County approved service area of a private water purveyor.
OR
b. ☐ Annexation or BRB approval will be necessary to provide service.
4. a. ☒ Water is will be available at the rate of flow and duration indicated below at no less than 20 psi measured at the nearest fire hydrant feet from the building/property (or as marked on the attached map):

Rate of Flow		Duration	
<input type="checkbox"/> less than 500 gpm (approx. <u> </u> gpm)	<input type="checkbox"/> less than 1 hour		
<input type="checkbox"/> 500 to 999 gpm	<input type="checkbox"/> 1 hour to 2 hours		
<input type="checkbox"/> 1000 gpm or more	<input checked="" type="checkbox"/> 2 hours or more		
<input type="checkbox"/> calculation of <u> </u> gpm (Commercial Building Permits require flow test or calculation)			
<input checked="" type="checkbox"/> Flow Test of <u>1501 gpm @ RES</u>	St: <u>11.9 psi</u>		
	Res: <u>9.1 psi</u>		

OR
b. ☐ Water system is not capable of providing fire flow.
COMMENTS/CONDITIONS Developer Extension Agreement required for extension of water main. PRV's required in buildings.

I hereby certify that the above water purveyor information is true. This certification shall be valid for one year from date of signature.

Woodinville Water District
Agency Name
General Manager
Title

Ken Howe
Signatory Name
9-27-07
Signatory Date

11W 3-26-5

Today's Date: 8/13/2003 15:02

**WOODINVILLE WATER DISTRICT
HYDRANT FLOW TEST**

EXHIBIT 19
PAGE 5 OF 7

Test Hydrant Location
Hydrant ID#
Specific Location
Static Pressure
Residual Pressure
Port Design Coefficient
Port Outlet Diameter

Georgian heights	
	2839
	8
	119
	91
	0.9
	2.5

Test Results:

Flow rate @ residual psi:

1500.79

Residual Flow Rate:	1500.79
Test Pressures:	
100	1217.26
90	1529.50
80	1794.86
70	2030.31
60	2244.48
50	2442.50
40	2627.69
30	2802.37
20	2968.24
10	3126.55

Flow Hydrant #1:

Location:
Hydrant ID#
Pitot Pressure Port 1:
Pitot Pressure Port 2:

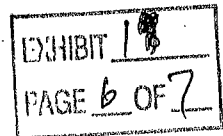
Georgian heights	
?	
	80
	0

Flow Hydrant #2:

Location:
Hydrant ID#:
Pitot Pressure Port 1:
Pitot Pressure Port 2:

	0
	0

EXHIBIT "A"



PARCEL A:

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