

Land Use Referrals

Type of Approvals: REFERRAL FOR Full Unit Lot Subdivision

Project Number: 3018511

Site Address: 3811 Fremont LN n

Environmental Review Required? Yes

[illegible]

Selected Agencies	<p>Please Review the attached application and send your response within fourteen (14) days to:</p> <p>LU Routing Coordinator: PRC E-Mail: prc@seattle.gov Fax #: (206) 233-7901 Mail Stop: SMT-21-00</p> <p>Assigned Planner: Darlene Edwards Email: Darlene.edwards@seattle.gov</p>
	<p>SDOT – Street Use (SMT - 3900)</p> <p>WSDOT- To: Local Area Manager PO Box 30310, Seattle, WA 98133-9710</p> <p>Fire (FM 02-04) ** Fire review not required for short ULS when ONLY creating unit lots **</p> <p>Water (SMT 49-00)</p> <p>City Light Real Estate (SMT 3012) – Unit Lot Sub and Full Unit Lot Sub only</p> <p>City Light Plan Review Team (SMT 3460) - LBA's, SP's, Full Subs only</p> <p>Parks & Recreation (PK 01-01)</p> <p>Health (PH-1100)</p> <p>Metro – Environmental Planning</p> <p>Department of Natural Resources</p> <p><input checked="" type="checkbox"/> City Clerk (CH 03-10)</p> <p><input type="checkbox"/> Zoning Review (in LU File)</p> <p><input type="checkbox"/> Sign Inspector</p> <p><input type="checkbox"/> Addressing</p> <p><input type="checkbox"/> Building Plans Examiner</p> <p><input type="checkbox"/> Geo-technical Engineer</p> <p><input type="checkbox"/> Drainage Review</p> <p><input type="checkbox"/> Office of Housing –SMT-57-00</p> <p><input type="checkbox"/> Other</p>

Application Date: 12-5-2014

Date Referred: 12-5-2014

2 Week Target Date 12-19-2014

4 Week Target Date 1-2-2015

* via addressing for address assignment



3018511-FULL UNIT LOT SUB

3811 FREMONT LN N
MAP PAGE: 75



Feet

0

200



DPD

700 5th Ave Ste 2000, PO Box 34019
Seattle, WA 98124-4019
(206) 684 -8600

LAND USE Application

Report Date 12/05/2014 10:08 AM

Submitted By

Page 1

A/P # 3018511 DISCRETIONARY LAND USE ACTION

Application Information

Stages	Date / Time	By	Date / Time	By
Processed			Temp COO	
Approved			COO Issued	
Final			Expires	

Associated Information

Type of Work	FULL C FULL REVIEW (COMPLEX)	# Plans	1	Declared Valuation	0.00
Dept of Commerce	SF/D SINGLE FAMILY / DUPLEX	# Plans	0	Calculated Valuation	0.00
Priority	<input checked="" type="checkbox"/> Auto Reviews	Bill Group		Actual Valuation	0.00

Description of Work

Council Land Use Action to subdivide one unit lot into two unit lots. This is a re-division of a nine unit lot subdivision issued under Permit 3017428. The construction of residential units is under Project #6387706. This subdivision of property is only for the purpose of allowing sale or lease of the unit lots. Development standards will be applied to the original parcel and not to each of the new unit lots. Environmental review conducted under 3014630

Parent A/P #		Project/Phase Name	Phase #
Project #	3018511	Size Description	Subdivision Code
Size/Area	0.00	Proposed Stop	% Completed 0.00
Proposed Start			
% Complete Formula			

Property/Site Information

Address 3811 FREMONT LN N
SEATTLE WA

Location

Owner/Tenant

Contact ID AC238568	Name R HARDY	Organization FREMONT VENTURE, LLC	
Mailing Address 4200 196TH ST SW		State/Province WA	
City LYNNWOOD		Country	<input type="checkbox"/> Foreign
ZIP/PC 98036		Evening Phone	
Day Phone (425)774-2200		Mobile #	
Fax			

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

No Addresses are linked to this Application

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

DV0080771

A/P Linked Parcels

DV0080771

DPD

700 5th Ave Ste 2000, PO Box 34019
Seattle, WA 98124-4019
(206) 684 -8600

LAND USE Application

Report Date 12/05/2014 10:08 AM

Submitted By

Page 1

A/P # 3018511 DISCRETIONARY LAND USE ACTION

Application Information

Stages	Date / Time	By	Date / Time	By
Processed			Temp COO	
Approved			COO Issued	
Final			Expires	

Associated Information

Type of Work	FULL C FULL REVIEW (COMPLEX)	# Plans	1	Declared Valuation	0.00
Dept of Commerce	SF/D SINGLE FAMILY / DUPLEX	# Plans	0	Calculated Valuation	0.00
Priority	<input checked="" type="checkbox"/> Auto Reviews	Bill Group		Actual Valuation	0.00

Description of Work

Council Land Use Action to subdivide one unit lot into two unit lots. This is a re-division of a nine unit lot subdivision issued under Permit 3017428. The construction of residential units is under Project #6387706. This subdivision of property is only for the purpose of allowing sale or lease of the unit lots. Development standards will be applied to the original parcel and not to each of the new unit lots. Environmental review conducted under 3014630

Parent A/P #		Project/Phase Name		Phase #	
Project #	3018511	Size Description		Subdivision Code	
Size/Area	0.00	Proposed Stop		% Completed	0.00
Proposed Start					
% Complete Formula					

Property/Site Information

Address 3811 FREMONT LN N
SEATTLE WA

Location

Owner/Tenant

Contact ID	AC238568	Name	R HARDY	Organization	FREMONT VENTURE, LLC	
Mailing Address	4200 196TH ST SW			State/Province	WA	
City	LYNNWOOD			Country		<input type="checkbox"/> Foreign
ZIP/PC	98036			Evening Phone		
Day Phone	(425)774-2200			Mobile #		
Fax						

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

No Addresses are linked to this Application

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

DV0080771

A/P Linked Parcels

DV0080771

DPD

700 5th Ave Ste 2000, PO Box 34019
 Seattle, WA 98124-4019
 (206) 684 -8600

LAND USE Application

Report Date 12/05/2014 10:08 AM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OTHER Other FIN RESP Contact ID AC238568 ☐ Foreign
 Effective Expire
 Name R HARDY
 Day Phone (425)774-2200 Eve Phone Organization FREMONT VENTURE, LLC
 Pager PIN # Position
 Fax Mobile Profession
 E-Mail
 Address 4200 196TH ST SW
 LYNNWOOD, WA 98036
 Comments No Comments
 Special Inspections

Special Inspection Qualifications

Principal

SI Qualifications SI Category	Suspended	Susp End Dt	Expired	Comments
----------------------------------	-----------	-------------	---------	----------

There are no items in this list

Primary N Capacity OWNER Contact ID AC238568 ☐ Foreign
 Effective Expire
 Name R HARDY
 Day Phone (425)774-2200 Eve Phone Organization FREMONT VENTURE, LLC
 Pager PIN # Position
 Fax Mobile Profession
 E-Mail
 Address 4200 196TH ST SW
 LYNNWOOD, WA 98036
 Comments No Comments
 Special Inspections

Special Inspection Qualifications

Principal

SI Qualifications SI Category	Suspended	Susp End Dt	Expired	Comments
----------------------------------	-----------	-------------	---------	----------

There are no items in this list

Primary Y Capacity APPL Contact ID AC18063 ☐ Foreign
 Effective Expire
 Name JULIE LEDOUX
 Day Phone (206)459-2364 Eve Phone Organization LEDOUX CONSTRUCTION, LLC
 Pager PIN # Position
 Fax (800)369-0768 Mobile Profession
 E-Mail
 Address 21004 44TH DR NE
 ARLINGTON, WA 98223
 Comments No Comments

DPD

700 5th Ave Ste 2000, PO Box 34019
Seattle, WA 98124-4019
(206) 684 -8600

LAND USE Application**Report Date** 12/05/2014 10:08 AM**Submitted By**

Page 3

Special Inspections**Special Inspection Qualifications****Principal**

SI Qualifications SI Category	Suspended	Susp End Dt	Expired	Comments
----------------------------------	-----------	-------------	---------	----------

There are no items in this list

Contractors**No Contractors**

Fees	Status	Paid Date	Amount
BUILDING CODE REVIEW FOR PLATTING	P	12/04/2014 15:46	45.25
DRAINAGE REVIEW - MINIMUM	P	12/04/2014 15:46	90.50
INTAKE APPOINTMENT FOR LAND USE REVIEWS	P	12/04/2014 15:46	181.00
LAND USE - MINIMUM	P	12/04/2014 15:46	2500.00
NOTICE - POSTING	P	12/04/2014 15:46	112.00
NOTICE - LUIB	P	12/04/2014 15:46	181.00
NOTICE - LUIB (DECISION)	P	12/04/2014 15:46	181.00
NOTICE - MAILED	P	12/04/2014 15:46	362.00
NOTICE - CITY NEWS DECISION PUBLICATION	P	12/04/2014 15:46	175.00
Total Unpaid		0.00	Total Paid 3827.75

Template Type A/P #	A/P Type	Status	Stage
---------------------	----------	--------	-------

No children exist for this project

Employee Employee ID	Last	First	MI	Comments
-------------------------	------	-------	----	----------

No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
---------------------------	-------------	------------	-------	------	-------

No Log Entries

SUBDIVISION NO. 3018511

**FREMONT ON THE AVE
ADDITION TO THE CITY OF SEATTLE**

DEDICATION

I, THE UNDERSIGNED OWNER OF THE INTEREST IN THE REAL PROPERTY DESCRIBED HEREIN, HEREBY DECLARE THIS PLAT AND DO NOT DEDICATE TO THE USE OF THE PUBLIC ANY STREETS, AVENUES, ALLEYS, PARKS OR PLAYGROUNDS.

IN WITNESS WHEREOF, Developer has hereunto set its hand and seal the day and year first above written.

DEVELOPER:
FREMONT AVE VENTURE, LLC
A Washington Limited Liability Company

By: _____
Robert Hardy, Managing Member

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

THIS IS TO CERTIFY that on this _____ day of _____, 2014, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, came Robert Hardy, personally known or having presented satisfactory evidence to be Managing Member of Fremont Ave Venture, LLC, a Washington Limited Liability Company, that executed the 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 he is authorized to execute the said instrument.

WITNESS MY HAND and official seal the day and year in this certificate first above written.

Print Name: _____
Notary Public in and for the
State of Washington, residing at _____
Expiration Date: _____

UNIT SUBDIVISION NOTE

THE UNIT LOTS CREATED BY UNIT LOT SUBDIVISION ARE NOT SEPARATE BUILDABLE LOTS. ADDITIONAL DEVELOPMENT ON ANY INDIVIDUAL UNIT LOT IN THIS UNIT LOT SUBDIVISION MAY BE LIMITED AS A RESULT OF THE APPLICATION OF DEVELOPMENT STANDARDS TO THE PARENT LOT PURSUANT TO APPLICABLE PROVISIONS OF THE SEATTLE LAND USE CODE.

THIS SUBDIVISION HAS UNIT LOT BOUNDARIES WHICH ARE BASED ON THE LOCATION OF RESIDENTIAL DEVELOPMENT AS PROPOSED ON PERMIT APPLICATION NUMBER 6387706 FILED AT THE CITY OF SEATTLE, DEPARTMENT OF PLANNING AND DEVELOPMENT. THIS DEVELOPMENT MAY INCLUDE STRUCTURES THAT MAY CROSS UNIT LOT LINES AND MAY HAVE OTHER DEVELOPMENT ASPECTS OF COMMON INTEREST TO UNIT LOT OWNERS.

AN EASEMENT HAS BEEN GRANTED TO SEATTLE CITY LIGHT AS SHOWN ON PAGE 3 OF 7.

APPROVALS

CITY OF SEATTLE, SEATTLE DEPARTMENT OF TRANSPORTATION

EXAMINED AND APPROVED BY ME THIS _____ DAY OF _____, 2014.

DIRECTOR OF SEATTLE DEPARTMENT OF TRANSPORTATION

DEPARTMENT OF PLANNING AND DEVELOPMENT

EXAMINED AND APPROVED BY ME THIS _____ DAY OF _____, 2014.

DIRECTOR OF PLANNING AND DEVELOPMENT

CITY OF SEATTLE, CITY CLERK

I HEREBY CERTIFY THAT WITHIN THE PLAT OF CAPITOL COURT ADDITION TO THE CITY OF SEATTLE WAS DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SEATTLE BY ORDINANCE NO. _____, APPROVED THE _____ DAY OF _____, 2014.

CITY CLERK

CITY OF SEATTLE, DEPARTMENT OF EXECUTIVE ADMINISTRATION

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT ASSESSMENTS, AND ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS, OR OTHER PUBLIC USE, ARE PAID IN FULL. THIS _____ DAY OF _____, 2014.

DIRECTOR, DEPARTMENT OF EXECUTIVE ADMINISTRATION

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED BY ME THIS _____ DAY OF _____, 2014.

KING COUNTY ASSESSOR

DEPUTY KING COUNTY ASSESSOR

KING COUNTY COMPTROLLER

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 OTHER PUBLIC USE, ARE PAID IN FULL. THIS _____ DAY OF _____, 2014.

OFFICE OF THE COMPTROLLER
TREASURY DIVISION

MANAGER, FINANCE DIVISION

DEPUTY

DEPARTMENT OF RECORDS AND ELECTIONS

FILED FOR RECORD AT THE REQUEST OF THE DIRECTOR OF SEATTLE TRANSPORTATION THIS _____ DAY OF _____, 2014, AT _____ MINUTES PAST _____ M, AND RECORDED IN VOLUME _____ OF PLATS, PAGE _____, RECORDS OF KING COUNTY, WASHINGTON.

MANAGER

SUPERINTENDENT OF RECORDS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF CAPITOL COURT ADDITION TO THE CITY OF SEATTLE IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF BLOCK 13, DENNY & HOYT'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 138, RECORDS OF KING COUNTY, WASHINGTON; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT THE MONUMENTS WILL BE SET AND THE LOT AND BLOCK CORNERS WILL BE STAKED CORRECTLY UPON THE GROUND AT THE COMPLETION OF THE PROJECT, AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.



BRENT L. EBLE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 30581

CONTACT PERSON:
JULIE LeDOUX
21004 44TH DR NE
ARLINGTON, WA 98223
PH. 206-459-2364

EMERALD LAND SURVEYING, INC.

PO BOX 13694 MILL CREEK, WA. 98082
PH. (425) 359-7198
Email: emeraldpls@aol.com

SURVEY IN N.E. 1/4, S.W. 1/4,
SEC. 18, T. 25N., R. 4E.

DWN. BY: HMM	DATE: 12/1/14	JOB NO. 05684-P
CHK. BY: EBLE	SCALE: 1"= 20'	SHEET 1 OF 7



RECORD OF SURVEY

Fremont Ave Venture, LLC
3811 Fremont Lane N
Seattle, WA

SUBDIVISION NO. 3018511

FREMONT ON THE AVE
ADDITION TO THE CITY OF SEATTLE

LEGAL DESCRIPTION (PARENT PARCEL)

THAT PORTION OF LOTS 11, 12 AND 13, BLOCK 13, DENNY & HOYTS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 136, RECORDS OF KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 13;
THENCE S 88°44'22" E ALONG THE SOUTH MARGIN OF SAID LOT 13, 112.00 FEET TO THE EAST MARGIN OF SAID LOTS 11, 12 AND 13 THEREOF;
THENCE N 01°33'49" E ALONG SAID MARGIN, 53.60 FEET TO THE TRUE POINT OF BEGINNING;
THENCE N 88°44'22" W, 30.01 FEET;
THENCE N 01°15'38" E, 0.50 FEET;
THENCE N 88°44'22" W, 7.66 FEET;
THENCE N 01°15'38" E, 1.39 FEET;
THENCE N 88°44'22" W, 27.67 FEET;
THENCE N 01°15'38" E, 34.51 FEET TO THE NORTH MARGIN OF SAID LOT 11 THEREOF;
THENCE S 88°43'58" E ALONG SAID MARGIN, 65.54 FEET TO THE EAST MARGIN OF SAID LOTS 11, 12 AND 13 THEREOF;
THENCE S 01°33'49" W ALONG SAID MARGIN, 36.40 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING IN ALL 2,325.9 SQUARE FEET.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR COMMON AMENITIES AS SHOWN AND DESCRIBED AS "COMMON AMENITY EASEMENT" ON CITY OF SEATTLE SHORT SUBDIVISION NUMBER 3017428;

ALSO SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, PARKING AND TRASH STORAGE AS SHOWN AND DESCRIBED AS "INGRESS, EGRESS, PARKING AND TRASH EASEMENT" ON CITY OF SEATTLE SHORT SUBDIVISION NUMBER 3017428;

ALSO TOGETHER WITH AN EASEMENT FOR PEDESTRIAN ACCESS AS SHOWN AND DESCRIBED AS "PEDESTRIAN ACCESS EASEMENT #1" ON CITY OF SEATTLE SHORT SUBDIVISION NUMBER 3017428;

ALSO SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR PEDESTRIAN ACCESS AS SHOWN AND DESCRIBED AS "PEDESTRIAN ACCESS EASEMENT #2" ON CITY OF SEATTLE SHORT SUBDIVISION NUMBER 3017428;

ALSO SUBJECT TO AND TOGETHER WITH A UTILITY EASEMENT FOR THE BENEFIT OF UNIT LOTS INCLUSIVE TO SAID SHORT SUBDIVISION OVER, UNDER AND ACROSS THE WHOLE PARENT PARCEL THEREOF. SAID EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO UNDERGROUND WATERLINES, POWER, GAS, TELEPHONE, TELECABLE, SANITARY SEWER AND STORM SEWER, AND FOR BUILDING REPAIR, MAINTENANCE AND EMERGENCY ACCESS.

(ALSO KNOWN AS UNIT LOT I, CITY OF SEATTLE SHORT SUBDIVISION NUMBER 3017428, RECORDED UNDER KING COUNTY AUDITOR FILE NUMBER 2014XXXXXXX, RECORDS OF KING COUNTY, WASHINGTON).

UNIT LOT AA

THAT PORTION OF LOTS 11, 12 AND 13, BLOCK 13, DENNY & HOYTS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 136, RECORDS OF KING COUNTY, WASHINGTON, (ALSO KNOWN AS THAT PORTION OF UNIT LOT I, CITY OF SEATTLE SHORT SUBDIVISION NUMBER 3017428, RECORDED UNDER KING COUNTY AUDITOR FILE NUMBER 2014XXXXXXX, RECORDS OF KING COUNTY, WASHINGTON), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 13;
THENCE S 88°44'22" E ALONG THE SOUTH MARGIN OF SAID LOT 13, 112.00 FEET TO THE EAST MARGIN OF SAID LOTS 11, 12 AND 13 THEREOF;
THENCE N 01°33'49" E ALONG SAID MARGIN, 53.60 FEET TO THE SOUTHEAST CORNER OF SAID UNIT LOT I;
THENCE N 88°44'22" W, 30.01 FEET;
THENCE N 01°15'38" E, 0.50 FEET;
THENCE N 88°44'22" W, 7.66 FEET;
THENCE N 01°15'38" E, 1.39 FEET TO THE TRUE POINT OF BEGINNING;
THENCE N 88°44'22" W, 27.67 FEET;
THENCE N 01°15'38" E, 34.51 FEET TO THE NORTH MARGIN OF SAID LOT 11 THEREOF;
THENCE S 88°43'58" E ALONG SAID MARGIN, 32.87 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY PROJECTION OF A PARTY WALL IN AN EXISTING BUILDING;
THENCE S 01°15'38" W ALONG SAID WALL AND ITS PROJECTIONS, 22.19 FEET;
THENCE N 88°44'22" W, 5.00 FEET;
THENCE S 01°15'38" W, 12.32 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING IN ALL 1,055.9 SQUARE FEET.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR COMMON AMENITIES AS SHOWN AND DESCRIBED AS "COMMON AMENITY EASEMENT" ON CITY OF SEATTLE SHORT SUBDIVISION NUMBER 3017428;

ALSO SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, PARKING AND TRASH STORAGE AS SHOWN AND DESCRIBED AS "INGRESS, EGRESS, PARKING AND TRASH EASEMENT" ON CITY OF SEATTLE SHORT SUBDIVISION NUMBER 3017428;

ALSO TOGETHER WITH AN EASEMENT FOR PEDESTRIAN ACCESS AS SHOWN AND DESCRIBED AS "PEDESTRIAN ACCESS EASEMENT #1" ON CITY OF SEATTLE SHORT SUBDIVISION NUMBER 3017428;

ALSO SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR PEDESTRIAN ACCESS AS SHOWN AND DESCRIBED AS "PEDESTRIAN ACCESS EASEMENT #2" ON CITY OF SEATTLE SHORT SUBDIVISION NUMBER 3017428;

ALSO SUBJECT TO AND TOGETHER WITH A UTILITY EASEMENT FOR THE BENEFIT OF UNIT LOTS INCLUSIVE TO SAID SHORT SUBDIVISION OVER, UNDER AND ACROSS THE WHOLE PARENT PARCEL THEREOF. SAID EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO UNDERGROUND WATERLINES, POWER, GAS, TELEPHONE, TELECABLE, SANITARY SEWER AND STORM SEWER, AND FOR BUILDING REPAIR, MAINTENANCE AND EMERGENCY ACCESS.

UNIT LOT BB

THAT PORTION OF LOTS 11, 12 AND 13, BLOCK 13, DENNY & HOYTS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 136, RECORDS OF KING COUNTY, WASHINGTON, (ALSO KNOWN AS THAT PORTION OF UNIT LOT I, CITY OF SEATTLE SHORT SUBDIVISION NUMBER 3017428, RECORDED UNDER KING COUNTY AUDITOR FILE NUMBER 2014XXXXXXX, RECORDS OF KING COUNTY, WASHINGTON), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 13;
THENCE S 88°44'22" E ALONG THE SOUTH MARGIN OF SAID LOT 13, 112.00 FEET TO THE EAST MARGIN OF SAID LOTS 11, 12 AND 13 THEREOF;
THENCE N 01°33'49" E ALONG SAID MARGIN, 53.60 FEET TO THE SOUTHEAST CORNER OF SAID UNIT LOT I, AND THE TRUE POINT OF BEGINNING;
THENCE N 88°44'22" W, 30.01 FEET;
THENCE N 01°15'38" E, 0.50 FEET;
THENCE N 88°44'22" W, 7.66 FEET;
THENCE N 01°15'38" E, 13.71 FEET;
THENCE S 88°44'22" E, 5.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY PROJECTION OF A PARTY WALL IN AN EXISTING BUILDING;
THENCE N 01°15'38" E ALONG SAID WALL AND ITS PROJECTIONS, 22.19 FEET TO THE NORTH MARGIN OF SAID LOT 11 THEREOF;
THENCE S 88°43'58" E ALONG SAID MARGIN, 32.87 FEET TO THE EAST MARGIN OF SAID LOTS 11, 12 AND 13 THEREOF;
THENCE S 01°33'49" W ALONG SAID MARGIN, 36.40 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING IN ALL 1,260.0 SQUARE FEET.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR COMMON AMENITIES AS SHOWN AND DESCRIBED AS "COMMON AMENITY EASEMENT" ON CITY OF SEATTLE SHORT SUBDIVISION NUMBER 3017428;

ALSO SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, PARKING AND TRASH STORAGE AS SHOWN AND DESCRIBED AS "INGRESS, EGRESS, PARKING AND TRASH EASEMENT" ON CITY OF SEATTLE SHORT SUBDIVISION NUMBER 3017428;

ALSO TOGETHER WITH AN EASEMENT FOR PEDESTRIAN ACCESS AS SHOWN AND DESCRIBED AS "PEDESTRIAN ACCESS EASEMENT #1" ON CITY OF SEATTLE SHORT SUBDIVISION NUMBER 3017428;

ALSO SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR PEDESTRIAN ACCESS AS SHOWN AND DESCRIBED AS "PEDESTRIAN ACCESS EASEMENT #2" ON CITY OF SEATTLE SHORT SUBDIVISION NUMBER 3017428;

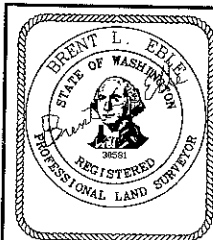
ALSO SUBJECT TO AND TOGETHER WITH A UTILITY EASEMENT FOR THE BENEFIT OF UNIT LOTS INCLUSIVE TO SAID SHORT SUBDIVISION OVER, UNDER AND ACROSS THE WHOLE PARENT PARCEL THEREOF. SAID EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO UNDERGROUND WATERLINES, POWER, GAS, TELEPHONE, TELECABLE, SANITARY SEWER AND STORM SEWER, AND FOR BUILDING REPAIR, MAINTENANCE AND EMERGENCY ACCESS.

EMERALD LAND SURVEYING, INC.

PO BOX 13694 MILL CREEK, WA. 98082
PH. (425) 359-7198
Email: emeraldpls@aol.com

SURVEY IN N.E. 1/4, S.W. 1/4,
SEC. 18, T. 25N., R. 4E.

DWN. BY: HMM	DATE: 12/1/14	JOB NO. 05684-P
CHK. BY: EBLE	SCALE: 1"= 20'	SHEET 2 OF 7



RECORD OF SURVEY
Fremont Ave Venture, LLC
3811 Fremont Lane N
Seattle, WA

SUBDIVISION NO. 3018511

INGRESS, EGRESS, PARKING AND TRASH STORAGE AREA EASEMENT

UNIT LOTS INCLUSIVE TO CITY OF SEATTLE UNIT SUBDIVISION NUMBER 3018511 ARE SUBJECT TO AND TOGETHER WITH A INGRESS, EGRESS, PARKING AND TRASH STORAGE AREA EASEMENT OVER AND ACROSS THAT PORTION OF LOTS 11, 12 AND 13, BLOCK 13, DENNY & HOYTS ADDITION ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 136, RECORDS OF KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 13; THENCE S 88°44'22" E ALONG THE SOUTH MARGIN OF SAID LOT 13, 95.03 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 01°15'38" E, 89.99 FEET TO THE NORTH MARGIN OF SAID LOT 11; THENCE S 88°43'58" E ALONG SAID MARGIN, 17.45 FEET TO THE EAST MARGIN OF SAID LOTS 11, 12 AND 13 THEREOF; THENCE S 01°33'49" W ALONG SAID MARGIN, 89.99 FEET TO THE SOUTH MARGIN OF SAID LOT 13; THENCE N 88°44'22" W ALONG SAID MARGIN, 16.97 FEET TO THE TRUE POINT OF BEGINNING.

JOINT USE/MAINTENANCE AGREEMENT

WITNESSETH: THAT FOR AND IN CONSIDERATION OF THE MUTUAL COVENANTS HEREIN EXPRESSED, IT IS HEREBY AGREED BETWEEN ALL PARTIES HAVING OWNERSHIP INCLUSIVE TO THIS CITY OF SEATTLE SUBDIVISION THAT:

1) EACH OWNER IS RESPONSIBLE FOR THE MAINTENANCE REPAIR AND WELL KEEPING OF THEIR INDIVIDUAL TOWNHOME. EACH OWNER SHALL KEEP THEIR TOWNHOME AND PROPERTY IN GOOD STATE OF REPAIR, AND WILL KEEP THE DRIVEWAY (PERMANENT EASEMENT FOR INGRESS, EGRESS AND UTILITIES) CLEAR AT ALL TIMES. EASEMENTS HAVE BEEN GRANTED AND ARE PART OF THIS SUBDIVISION FOR WALKING ACCESS, COMMON AMENITIES, STREET ENTRY AND PARKING IN DESIGNATED AREAS. ALL OWNERS HAVING LEGAL ACCESS FROM SAID EASEMENTS ARE TO SHARE EQUALLY IN THE MAINTENANCE AND REPAIR OF THE EASEMENT AREAS. LANDSCAPE MAINTENANCE IS THE RESPONSIBILITY OF THE INDIVIDUAL UNIT LOT OWNER(S), BUT IT IS EXPECTED THAT ALL USERS OF THE ACCESS EASEMENTS WILL DO SO WITH CARE AND RESPECT FOR THE APPEARANCES OF THE WALKWAYS AND DRIVEWAYS.

2) THE OWNER(S) OF EACH UNIT LOT SHALL MAINTAIN THE ROOF ON THE TOWNHOME ON THAT OWNER'S UNIT LOT, INCLUDING THAT PORTION OF THE ROOF OF THAT TOWNHOME WHICH EXTENDS ACROSS THE UNIT LOT LINE ONTO AN ADJOINING UNIT LOT, AND EACH SUCH OWNER(S) IS GRANTED AN EASEMENT OVER AND ACROSS THE ADJOINING UNIT LOT FOR SUCH MAINTENANCE. IN THE EVENT THAT PROPERTY OWNER(S) INTEND TO REPAIR OR REPLACE THEIR ROOF, IT IS HEREBY AGREED THAT THE MATERIALS WILL BE SIMILAR IN TYPE, QUALITY AND COLOR OF THE ORIGINAL ROOF, UNLESS MUTUALLY AGREED UPON. THE COST OF SUCH REPAIR IS THE SOLE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER(S) MAKING THE ROOF REPAIR OR REPLACEMENT. HOWEVER, IN THE EVENT OF A TOTAL ROOF REPLACEMENT FOR A BUILDING WITHIN THIS SUBDIVISION, THE COSTS WILL BE SHARED EQUITABLY IN BETWEEN THE PROPERTY OWNER(S) IN PROPORTION WITH EACH OWNER(S) AREA OF ROOF ON THAT BUILDING. SUCH A ROOF REPLACEMENT WILL BE REQUIRED EVERY 25 YEARS (OR AS WARRANTED BY THE ROOFING MATERIAL MANUFACTURER) UNLESS DELAYED BY MUTUAL AGREEMENT OF THE OWNER(S) OF THAT BUILDING.

3) THE OWNER'S OF EACH UNIT LOT SHALL MAINTAIN THE SHARED WALL, SIDING AND EXTERIOR TRIM ON THE TOWNHOME ON THAT OWNER'S UNIT LOT, INCLUDING THAT PORTION THAT EXTENDS ACROSS THE UNIT LOT LINE ONTO AN ADJOINING UNIT LOT, AND EACH SUCH OWNER IS GRANTED AND EASEMENT OVER AND ACROSS THE ADJOINING UNIT LOT FOR SUCH MAINTENANCE. SHARED WALL, SIDING AND EXTERIOR TRIM SHALL BE CARED FOR AND MAINTAINED BY THE OWNER(S) OF THE PROPERTY UPON WHICH THE SHARED WALLS, SIDING AND EXTERIOR TRIM IS LOCATED. IN THE EVENT A PROPERTY OWNER INTENDS TO REPAIR OR REPLACE THEIR SHARED WALLS, SIDING AND EXTERIOR TRIM, IT IS HEREBY AGREED THAT THE MATERIALS WILL BE SIMILAR IN TYPE, QUALITY AND COLOR OF THE ORIGINAL WALLS, SIDING AND EXTERIOR TRIM, UNLESS MUTUALLY AGREED UPON. THE COST OF SUCH REPAIR OR REPLACEMENT IS THE SOLE RESPONSIBILITY OF THE OWNER(S) MAKING THE WALLS, SIDING AND EXTERIOR TRIM REPAIR OR REPLACEMENT. HOWEVER, IN THE EVENT OF A TOTAL WALL, SIDING AND/OR EXTERIOR TRIM REPLACEMENT FOR A BUILDING WITHIN THIS SUBDIVISION, COSTS WILL BE SHARED EQUITABLY BETWEEN THE PROPERTY OWNER(S) IN PROPORTION WITH EACH OWNER(S) AREA OF WALLS, SIDING AND EXTERIOR TRIM ON THAT BUILDING.

4) EACH OWNER SHALL SHARE EQUALLY IN THE COSTS FOR MAINTENANCE AND REPAIR OF THE COMMON DRAINAGE AND SIDE SEWER FACILITIES.

5) EACH OWNER HAVING LEGAL USE AND BENEFIT FROM THE MAILBOXES AND ADDRESS SIGNS SHALL SHARE EQUALLY IN THE COSTS FOR THEIR MAINTENANCE AND REPAIR.

6) THIS AGREEMENT SHALL BE A COVENANT RUNNING WITH THE LAND, AND SHALL BE BINDING UPON ALL AFOREMENTIONED PARTY(S) AND THEIR HEIRS, ASSIGNS AND SUCCESSORS FOREVER.

FREMONT ON THE AVE ADDITION TO THE CITY OF SEATTLE

PEDESTRIAN ACCESS EASEMENT #1

UNIT LOTS INCLUSIVE TO CITY OF SEATTLE UNIT SUBDIVISION NUMBER 3018511 ARE SUBJECT TO AND TOGETHER WITH A PEDESTRIAN ACCESS EASEMENT OVER AND ACROSS THAT PORTION OF LOTS 11, 12 AND 13, BLOCK 13, DENNY & HOYTS ADDITION ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 136, RECORDS OF KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 13; THENCE N 01°33'49" E ALONG THE WEST MARGIN OF SAID LOTS 11, 12 AND 13 THEREOF, 30.99 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N 01°33'49" E ALONG SAID MARGIN, 12.23 FEET; THENCE S 43°37'06" E, 3.53 FEET; THENCE S 88°44'22" E, 32.06 FEET; THENCE N 01°15'38" E, 1.17 FEET; THENCE S 88°44'22" E, 8.25 FEET; THENCE S 01°15'38" W, 8.92 FEET; THENCE N 88°44'22" W, 10.49 FEET; THENCE N 01°15'38" E, 1.00 FEET; THENCE N 88°44'22" W, 27.34 FEET; THENCE S 60°37'41" W, 5.85 FEET TO THE TRUE POINT OF BEGINNING.

COMMON AMENITY EASEMENT

UNIT LOTS INCLUSIVE TO CITY OF SEATTLE UNIT SUBDIVISION NUMBER 3018511 ARE SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR PEDESTRIAN ACCESS AND COMMON AMENITY AREA THAT IS AVAILABLE FOR USE BY ALL OCCUPANTS OF THE DEVELOPMENT FOR ACTIVE OR PASSIVE RECREATIONAL USE OVER AND ACROSS THAT PORTION OF LOTS 11, 12 AND 13, BLOCK 13, DENNY & HOYTS ADDITION ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 136, RECORDS OF KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 13; THENCE S 88°44'22" E ALONG THE SOUTH MARGIN OF SAID LOT 13, 46.95 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 01°15'38" E, 19.11 FEET; THENCE N 88°44'22" W, 1.92 FEET; THENCE N 01°15'38" E, 13.86 FEET; THENCE N 88°44'22" W, 2.00 FEET; THENCE N 01°15'38" E, 22.75 FEET; THENCE N 88°44'22" W, 1.09 FEET; THENCE N 01°15'38" E, 34.27 FEET TO THE NORTH MARGIN OF SAID LOT 11 THEREOF; THENCE S 88°43'58" E ALONG SAID MARGIN, 10.00 FEET; THENCE S 01°15'38" W, 20.62 FEET; THENCE S 88°44'22" E, 16.87 FEET; THENCE N 01°15'38" E, 4.09 FEET; THENCE S 88°44'22" E, 10.80 FEET; THENCE S 01°15'38" W, 24.37 FEET; THENCE N 88°44'22" W, 19.58 FEET; THENCE S 01°15'38" W, 18.62 FEET; THENCE N 88°44'22" W, 2.16 FEET; THENCE S 01°15'38" W, 11.18 FEET; THENCE S 88°44'22" E, 1.16 FEET; THENCE S 01°15'38" W, 19.29 FEET TO THE SOUTH MARGIN OF SAID LOT 13 THEREOF; THENCE N 88°44'22" W ALONG SAID MARGIN, 12.08 FEET TO THE TRUE POINT OF BEGINNING.

PEDESTRIAN ACCESS EASEMENT #2

UNIT LOTS INCLUSIVE TO CITY OF SEATTLE UNIT SUBDIVISION NUMBER 3018511 ARE SUBJECT TO AND TOGETHER WITH A PEDESTRIAN ACCESS EASEMENT OVER AND ACROSS THAT PORTION OF LOTS 11, 12 AND 13, BLOCK 13, DENNY & HOYTS ADDITION ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 136, RECORDS OF KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 13; THENCE S 88°44'22" E ALONG THE SOUTH MARGIN OF SAID LOT 13, 95.03 FEET; THENCE N 01°15'38" E, 49.09 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 88°44'22" W, 15.42 FEET; THENCE N 01°15'38" E, 8.00 FEET; THENCE S 88°44'22" E, 15.42 FEET; THENCE S 01°15'38" W, 8.00 FEET TO THE TRUE POINT OF BEGINNING.

CITY OF SEATTLE UNIT SUBDIVISION NO. 3018511
EASEMENT (Overhead and Underground)
King County Assessor/s Tax Parcel No. 197220-1210

THIS EASEMENT GRANTS to the City of Seattle (hereafter referred to as Grantee), its successors and assigns, the right, privilege and authority to install, construct, erect, alter, improve, remove, repair, energize, operate and maintain electric overhead and underground distribution facilities, which consist of poles with braces, guys and anchors, cross arms, transformers, ducts, vaults, manholes, switches, cabinets, containers, conduits, wires and other necessary or convenient appurtenances to make said underground and overhead installations an integrated electric system. All such electric system may be located anywhere across, over, upon and under the following described lands and premises ("Property") situated in the County of King, State of Washington:

UNIT LOT I, CITY OF SEATTLE SHORT SUBDIVISION NUMBER 3017428, RECORDED UNDER KING COUNTY AUDITOR FILE NUMBER 2014XXXXXXX, RECORDS OF KING COUNTY, WASHINGTON.

(Being an easement over the entire area of this City of Seattle Unit Subdivision No. 3018511; EXCEPT any portion thereof occupied by proposed buildings shown on said subdivision.)

Together with the right at all times to the Grantee, its successors and assigns, of ingress to and egress from the Property for the purpose of installing, constructing, reconstructing, repairing, removing, renewing, altering, changing, patrolling, energizing and operating said electric system.

Together with the right at all times to the Grantee, its successors and assigns, to cut and trim brush, trees or other plants standing or growing upon the Property which, in the opinion of the Grantee, interfere with the maintenance or operation of the system, or constitute a menace or danger to said electric system.

It is further covenanted and agreed that no structure or fire hazards will be erected or permitted within the above described Property, other than those proposed structures shown on this subdivision, without prior written approval from the Grantee, its successors and assigns; that no digging will be done or permitted within the Property which will in any manner disturb Grantee's facilities or their solidity or unearth any portion thereof; and that no blasting or discharge of any explosives will be permitted within fifty (50) feet of Grantee's facilities.

The City of Seattle is to be responsible, as provided by law, for any damage to the Grantor through its negligence in the construction, maintenance and operation of said electric system.

The rights, title, privileges and authority hereby granted shall continue and be in force until such time as the Grantee, its successors and assigns shall permanently remove said electric system from said lands or shall otherwise permanently abandon said electric system, at which time all such rights, title, privileges and authority hereby granted shall terminate.

EMERALD LAND SURVEYING, INC.

PO BOX 13694 MILL CREEK, WA. 98082
PH. (425) 359-7198
Email: emeraldpls@aol.com

SURVEY IN N.E. 1/4, S.W. 1/4,
SEC. 18, T. 25N., R. 4E.

DWN. BY: HMM	DATE: 12/1/14	JOB NO. 05684-P
CHK. BY: EBLE	SCALE: 1"= 20'	SHEET 3 OF 7



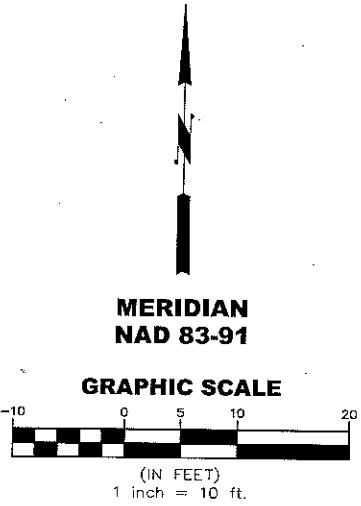
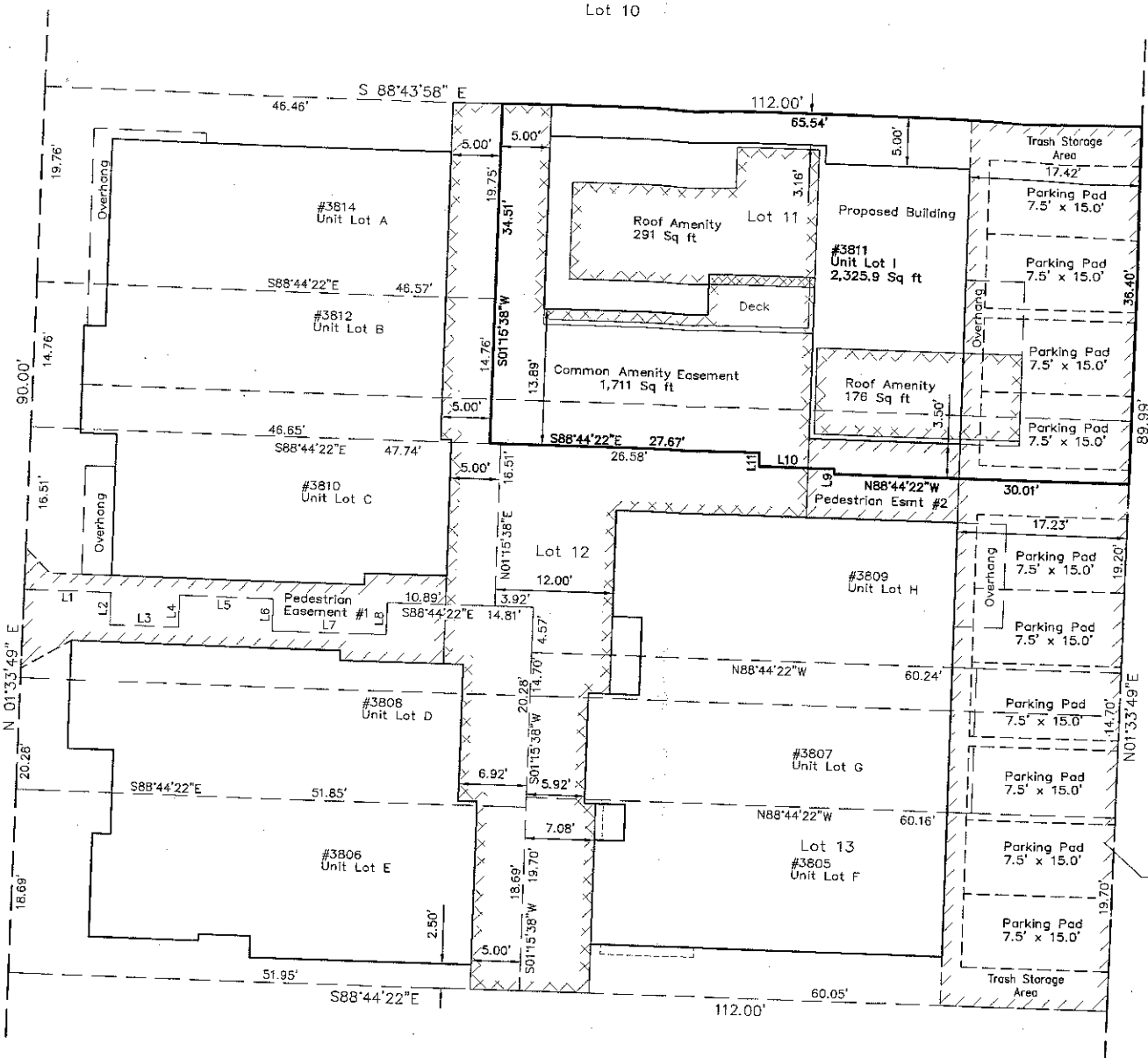
RECORD OF SURVEY
Fremont Ave Venture, LLC
3811 Fremont Lane N
Seattle, WA

SUBDIVISION NO. 3018511

FREMONT ON THE AVE
ADDITION TO THE CITY OF SEATTLE

Fremont Avenue North

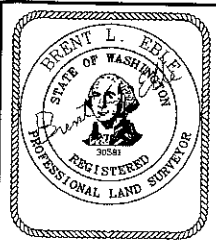
Fremont Lane North



LINE TABLE		
LINE	LENGTH	BEARING
L1	8.82	S88°44'22"E
L2	3.25	S01°15'38"W
L3	7.00	S88°44'22"E
L4	3.25	S01°15'38"W
L5	9.53	S88°44'22"E
L6	3.25	S01°15'38"W
L7	11.58	S88°44'22"E
L8	3.25	S01°15'38"W
L9	0.50	S01°15'38"W
L10	7.66	N88°44'22"W
L11	1.39	N01°15'38"E

UTILITY EASEMENT

A UTILITY EASEMENT HAS BEEN GRANTED FOR THE BENEFIT OF UNIT LOTS WITHIN THIS SUBDIVISION OVER, UNDER AND ACROSS THE WHOLE PARENT PARCEL THEREOF. THIS EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO UNDERGROUND WATERLINES, POWER, GAS, TELEPHONE, TELECOM, SANITARY SEWER AND STORM SEWER, AND FOR BUILDING REPAIR, MAINTENANCE AND EMERGENCY ACCESS.



RECORD OF SURVEY
Fremont Ave Venture, LLC
3811 Fremont Lane N
Seattle, WA

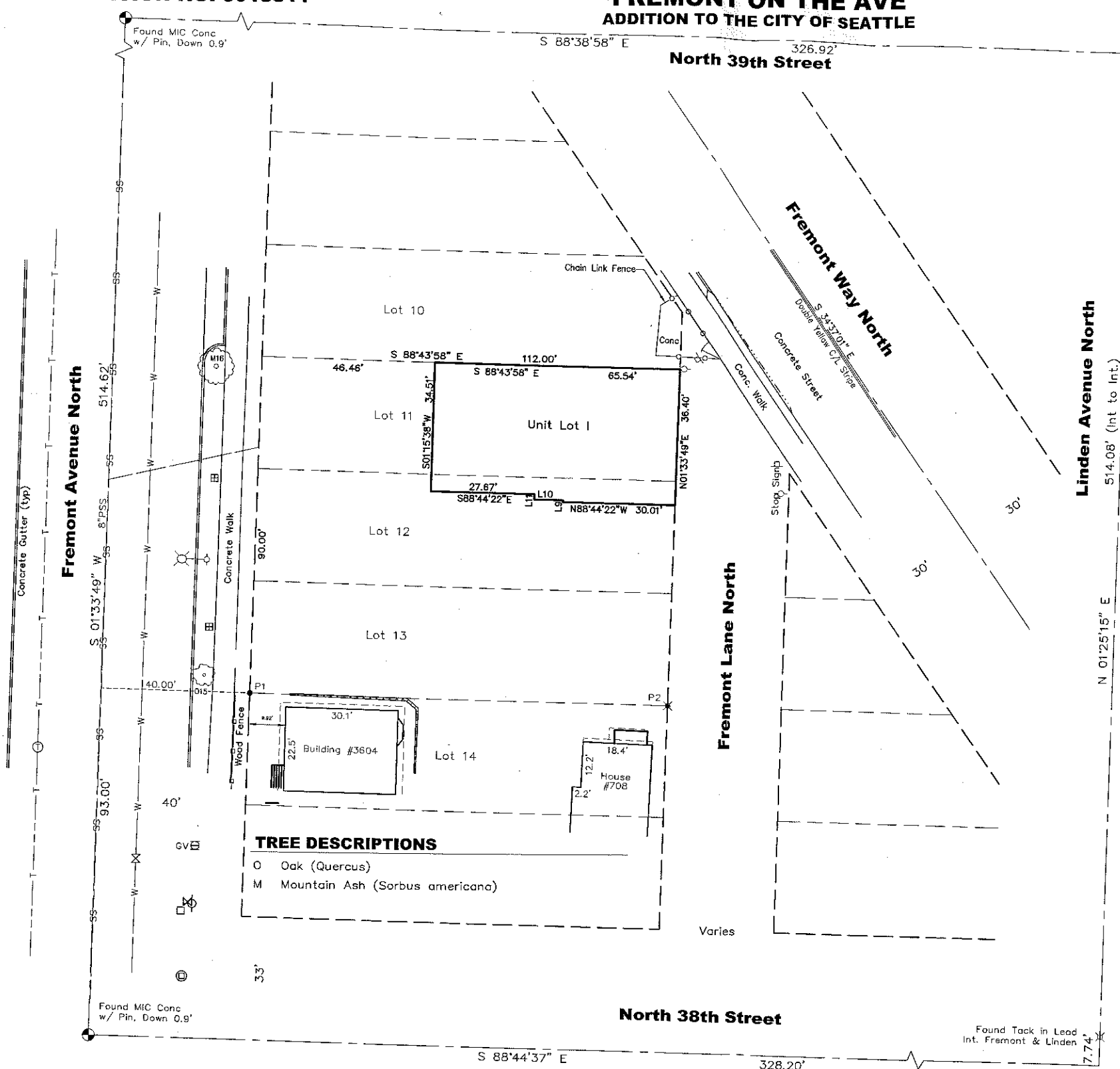
EMERALD LAND SURVEYING, INC.
PO BOX 13694 MILL CREEK, WA. 98082
PH. (425) 359-7198
Email: emeraldpls@aol.com

SURVEY IN N.E. 1/4, S.W. 1/4,
SEC. 18, T. 25N., R. 4E.

DWN. BY: HMM	DATE: 12/1/14	JOB NO. 05684-P
CHK. BY: EBLE	SCALE: 1" = 10'	SHEET 5 OF 7

SUBDIVISION NO. 3018511

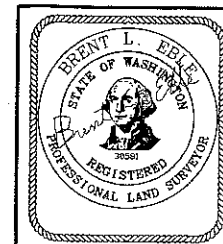
FREMONT ON THE AVE ADDITION TO THE CITY OF SEATTLE



LINE	LENGTH	BEARING
L9	0.50	S01°15'38"W
L10	7.65	N88°44'22"W
L11	1.39	N01°15'38"E

TREE DESCRIPTIONS

- O Oak (Quercus)
- M Mountain Ash (Sorbus americana)



RECORD OF SURVEY

Fremont Ave Venture, LLC
3811 Fremont Lane N
Seattle, WA

EMERALD LAND SURVEYING, INC.

PO BOX 13694 MILL CREEK, WA. 98082
PH. (425) 359-7198
Email: emeraldpls@aol.com

SURVEY IN N.E. 1/4, S.W. 1/4,
SEC. 18, T. 25N., R. 4E.

DWN. BY: HMM	DATE: 12/1/14	JOB NO. 05684-P
CHK. BY: EBLE	SCALE: 1"= 20'	SHEET 4 OF 7

MERIDIAN
NAD 83-91

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

LEGAL DESCRIPTION (PARENT PARCEL)

UNIT LOT I, CITY OF SEATTLE SHORT SUBDIVISION NUMBER 3017428, RECORDED UNDER KING COUNTY AUDITOR FILE NUMBER 2014XXXXXXX, RECORDS OF KING COUNTY, WASHINGTON.

APN 197220-1210

PROPERTY CORNERS

- P1 Set Rebar & Cap, LS 30581
- P2 Set Rebar & Cap w/ Tack, LS 30581

SURVEY NOTES

INSTRUMENT USED: SOKKIA SET 5 EDM
METHOD USED: FIELD TRAVERSE

APPROXIMATE POINT ACCURACY: ±0.05'

SURVEY MEETS OR EXCEEDS STATE STANDARDS PER WAC 332-130-090.

MONUMENTS SHOWN HEREON WERE VISITED ON JUNE 16, 2005.

THE INFORMATION SHOWN ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE INDICATED DATE AND CAN ONLY BE CONSIDERED AS THE GENERAL EXISTING CONDITION AT THAT TIME.

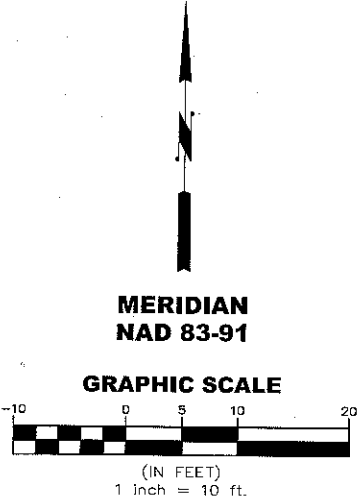
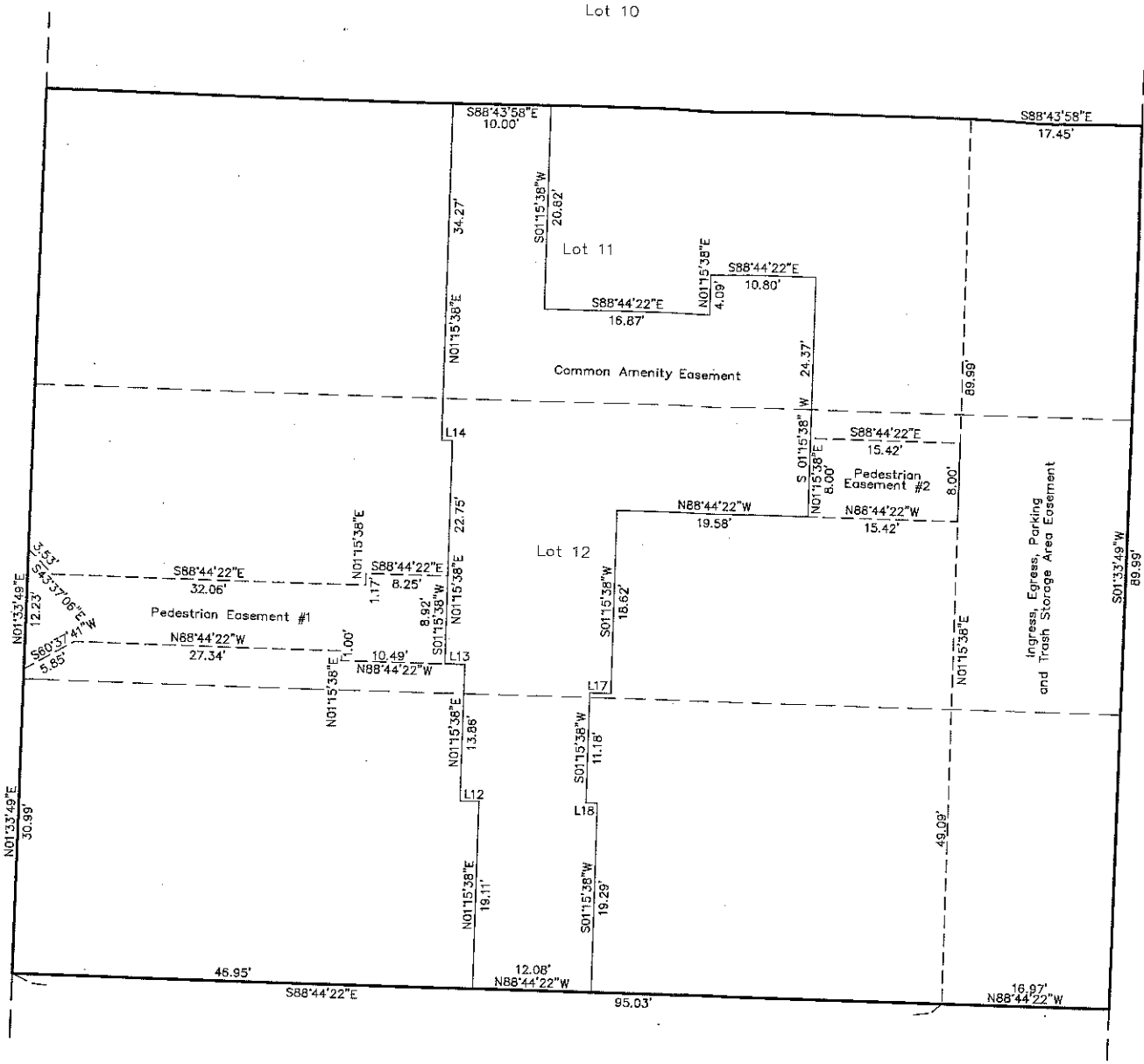
VERTICAL DATUM - NAVD 88

BENCH MARK: POINT NAME: SNV-7525 "City of Seattle Brass Cap, stamped 7525, 10' N of the int of bkcw, 4 inches W of bkcw at the NE quad of the int of Aurora Ave N & N 38th St" Elev. 160.879.

SUBDIVISION NO. 3018511

FREMONT ON THE AVE
ADDITION TO THE CITY OF SEATTLE

Fremont Avenue North



Fremont Lane North

LINE TABLE		
LINE	LENGTH	BEARING
L12	1.92	N88°44'22"W
L13	2.00	N88°44'22"W
L14	1.09	N88°44'22"W
L17	2.16	N88°44'22"W
L18	1.16	S88°44'22"E

UTILITY EASEMENT
A UTILITY EASEMENT HAS BEEN GRANTED FOR THE BENEFIT OF UNIT LOTS WITHIN THIS SUBDIVISION OVER, UNDER AND ACROSS THE WHOLE PARENT PARCEL THEREOF. THIS EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO UNDERGROUND WATERLINES, POWER, GAS, TELEPHONE, TELECABLE, SANITARY SEWER AND STORM SEWER, AND FOR BUILDING REPAIR, MAINTENANCE AND EMERGENCY ACCESS.

EMERALD LAND SURVEYING, INC.

PO BOX 13694 MILL CREEK, WA. 98082
PH. (425) 359-7198
Email: emeraldpls@aol.com



RECORD OF SURVEY
Fremont Ave Venture, LLC
3811 Fremont Lane N
Seattle, WA

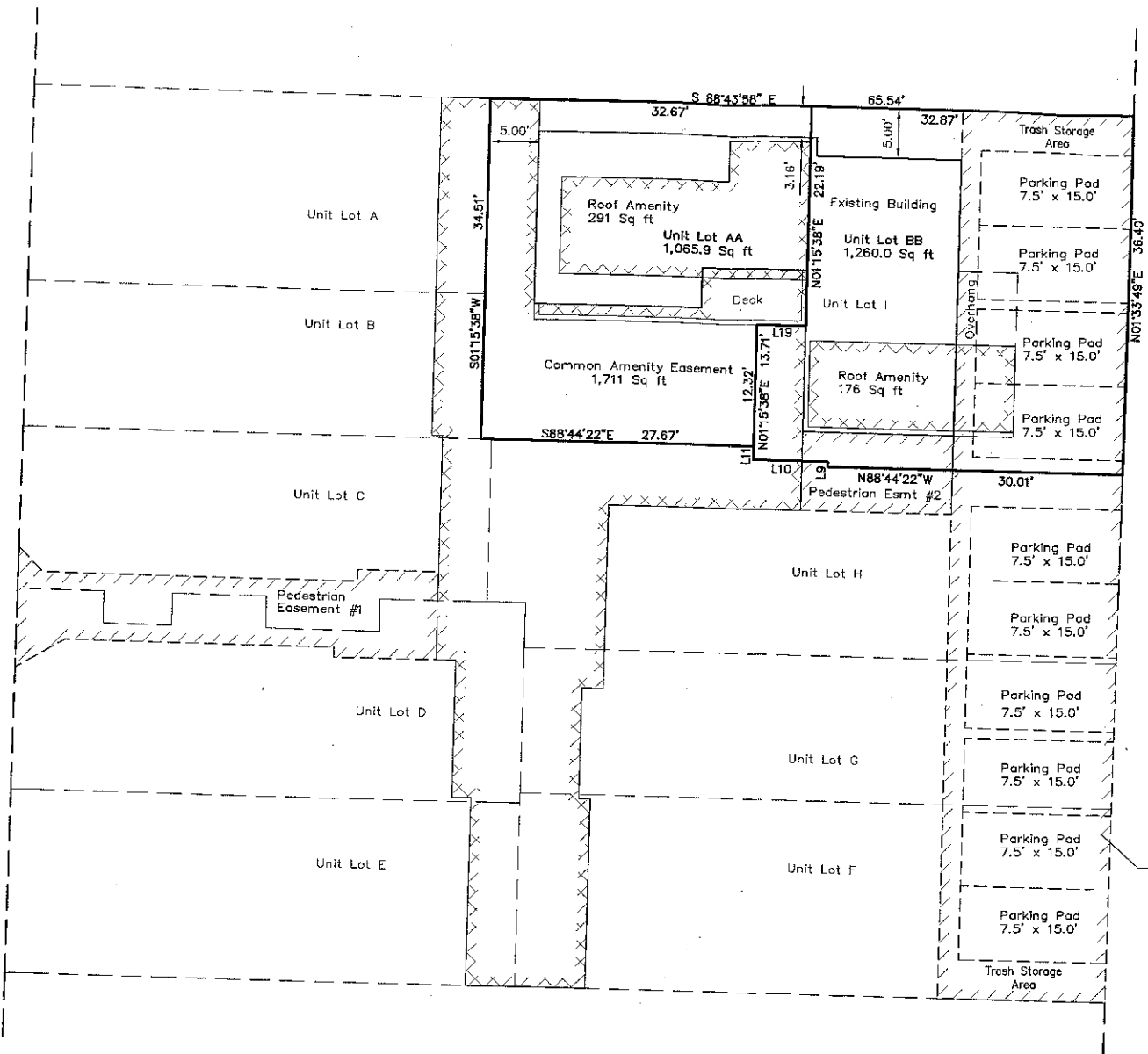
SURVEY IN N.E. 1/4, S.W. 1/4,
SEC. 18, T. 25N., R. 4E.

DWN. BY: HMM	DATE: 12/1/14	JOB NO. 05684-P
CHK. BY: EBLE	SCALE: 1" = 10'	SHEET 6 OF 7

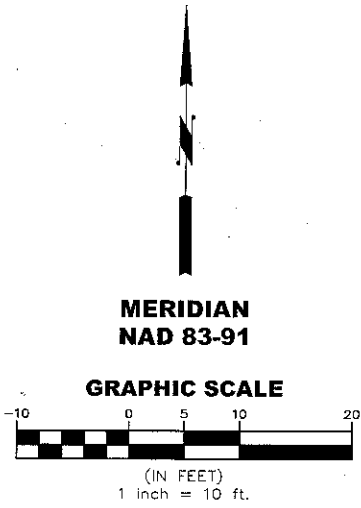
SUBDIVISION NO. 3018511

FREMONT ON THE AVE
ADDITION TO THE CITY OF SEATTLE

Fremont Avenue North



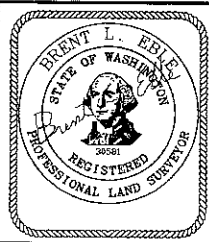
Fremont Lane North



LINE TABLE		
LINE	LENGTH	BEARING
L9	0.50	S01°15'38\"W
L10	7.66	N88°44'22\"W
L11	1.39	N01°15'38\"E
L19	5.00	S88°44'22\"E

UTILITY EASEMENT

A UTILITY EASEMENT HAS BEEN GRANTED FOR THE BENEFIT OF UNIT LOTS WITHIN THIS SUBDIVISION OVER, UNDER AND ACROSS THE WHOLE PARENT PARCEL THEREOF. THIS EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO UNDERGROUND WATERLINES, POWER, GAS, TELEPHONE, TELECABLE, SANITARY SEWER AND STORM SEWER, AND FOR BUILDING REPAIR, MAINTENANCE AND EMERGENCY ACCESS.



RECORD OF SURVEY
Fremont Ave Venture, LLC
3811 Fremont Lane N
Seattle, WA

EMERALD LAND SURVEYING, INC.

PO BOX 13694 MILL CREEK, WA. 98082
PH. (425) 359-7198
Email: emeraldpls@aol.com

SURVEY IN N.E. 1/4, S.W. 1/4,
SEC. 18, T. 25N., R. 4E.

DWN. BY: HMM	DATE: 12/1/14	JOB NO. 05684-P
CHK. BY: EBLE	SCALE: 1"= 10'	SHEET 7 OF 7

FILED
CITY OF SEATTLE
2015 MAR 31 AM 8:32
CITY CLERK



City of Seattle

Edward B. Murray, Mayor

Seattle Department of Planning and Development

Diane M. Sugimura, Director

MEMORANDUM - LAND USE REFERRAL

DPD#: 3018511

ADDRESS: 3811 Fremont Lane N

DATE: 03/25/2015

RE: Distribution of preliminary plans (SMC 23.22.024) related to the Preliminary Subdivision for the re-development of **Plat of** Fremont On The Ave

DPD Application No. 3018511

TO: Full Subdivision Reviewers

- **King County Dept. of Public Health**
- **King County Metro Transit Division**
- **Seattle Office of Housing**
- **Seattle City Clerk**
- **Seattle Dept. of Transportation Street Use** – 3 copies of plat, copy of street improvement plans, copy of other improvements if applicable
- **Seattle Fire Marshal**
- **Seattle Public Utilities (SPU Water, Real Property)**
- **Seattle City Light (Plan Review, City Light Real Estate)**
- **Seattle Parks and Recreation**



City of Seattle, Department of Planning and Development
700 Fifth Avenue, Suite 2000
P.O. Box 34019, Seattle, WA 98124-4019

An equal employment opportunity, affirmative action employer. Accommodations for people with disabilities provided upon request.

- **Seattle Dept. of Planning and Development**

- Addressing
- Ordinance
- Drainage
- Zoning
- Land Use

In conformance with Seattle Municipal Code (SMC) 23.22 SUBDIVISIONS, please review this preliminary plat and **within 30 days** of the date of this transmittal provide the Director with comments as to the effect of the proposed subdivision upon the public health, safety and general welfare, and include your recommendation for approval or disapproval of the preliminary plat. If the City does not receive a response or an extension request within 30 days, the City will presume your department does not have any comments.

Please send your comments either by mail or preferably email to:

Land Use Routing Coordinators

City of Seattle, Department of Planning and Development
700 Fifth Avenue, Suite 2000
Seattle, WA 98124-4019
Mailstop SMT -18-00

DPD_Routing_Coordinator@seattle.gov

Please refer to the Department of Planning and Development project number in all related correspondence.



City of Seattle, Department of Planning and Development
700 Fifth Avenue, Suite 2000
P.O. Box 34019, Seattle, WA 98124-4019

An equal employment opportunity, affirmative action employer. Accommodations for people with disabilities provided upon request.

SUBDIVISION NO. 3018511

FREMONT ON THE AVE
ADDITION TO THE CITY OF SEATTLE

DEDICATION

I THE UNDERSIGNED OWNER OF THE INTEREST IN THE REAL PROPERTY DESCRIBED HEREIN, HEREBY DECLARE THIS PLAT AND DO NOT DEDICATE TO THE USE OF THE PUBLIC ANY STREETS, AVENUES, ALLEYS, PARKS OR PLAYGROUNDS.

IN WITNESS WHEREOF, Developer has hereunto set its hand and seal the day and year first above written.

DEVELOPER:
FREMONT AVE VENTURE, LLC
A Washington Limited Liability Company

By: _____
Robert Hardy, Managing Member

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

THIS IS TO CERTIFY that on this _____ day of _____, 2014, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, came Robert Hardy, personally known or having presented satisfactory evidence to be Managing Member of Fremont Ave Venture, LLC, a Washington Limited Liability Company, that executed the 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 he is authorized to execute the said instrument.

WITNESS MY HAND and official seal the day and year in this certificate first above written.

Print Name: _____
Notary Public in and for the
State of Washington, residing at _____
Expiration Date: _____

UNIT SUBDIVISION NOTE

THE UNIT LOTS CREATED BY UNIT LOT SUBDIVISION ARE NOT SEPARATE BUILDABLE LOTS. ADDITIONAL DEVELOPMENT ON ANY INDIVIDUAL UNIT LOT IN THIS UNIT LOT SUBDIVISION MAY BE LIMITED AS A RESULT OF THE APPLICATION OF DEVELOPMENT STANDARDS TO THE PARENT LOT PURSUANT TO APPLICABLE PROVISIONS OF THE SEATTLE LAND USE CODE.

THIS SUBDIVISION HAS UNIT LOT BOUNDARIES WHICH ARE BASED ON THE LOCATION OF RESIDENTIAL DEVELOPMENT AS PROPOSED ON PERMIT APPLICATION NUMBER 6387706 FILED AT THE CITY OF SEATTLE, DEPARTMENT OF PLANNING AND DEVELOPMENT. THIS DEVELOPMENT MAY INCLUDE STRUCTURES THAT MAY CROSS UNIT LOT LINES AND MAY HAVE OTHER DEVELOPMENT ASPECTS OF COMMON INTEREST TO UNIT LOT OWNERS.

AN EASEMENT HAS BEEN GRANTED TO SEATTLE CITY LIGHT AS SHOWN ON PAGE 3 OF 7.

APPROVALS

CITY OF SEATTLE, SEATTLE DEPARTMENT OF TRANSPORTATION

EXAMINED AND APPROVED BY ME THIS _____ DAY OF _____, 2014.

DIRECTOR OF SEATTLE DEPARTMENT OF TRANSPORTATION

DEPARTMENT OF PLANNING AND DEVELOPMENT

EXAMINED AND APPROVED BY ME THIS _____ DAY OF _____, 2014.

DIRECTOR OF PLANNING AND DEVELOPMENT

CITY OF SEATTLE, CITY CLERK

I HEREBY CERTIFY THAT WITHIN THE PLAT OF CAPITOL COURT ADDITION TO THE CITY OF SEATTLE WAS DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SEATTLE BY ORDINANCE NO. _____, APPROVED THE _____ DAY OF _____, 2014.

CITY CLERK

CITY OF SEATTLE, DEPARTMENT OF EXECUTIVE ADMINISTRATION

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT ASSESSMENTS, AND ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS, OR OTHER PUBLIC USE, ARE PAID IN FULL. THIS _____ DAY OF _____, 2014.

DIRECTOR, DEPARTMENT OF EXECUTIVE ADMINISTRATION

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED BY ME THIS _____ DAY OF _____, 2014.

KING COUNTY ASSESSOR

DEPUTY KING COUNTY ASSESSOR

KING COUNTY COMPTROLLER

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 OTHER PUBLIC USE, ARE PAID IN FULL. THIS _____ DAY OF _____, 2014.

OFFICE OF THE COMPTROLLER
TREASURY DIVISION

MANAGER, FINANCE DIVISION

DEPUTY

DEPARTMENT OF RECORDS AND ELECTIONS

FILED FOR RECORD AT THE REQUEST OF THE DIRECTOR OF SEATTLE TRANSPORTATION THIS _____ DAY OF _____, 2014, AT _____ MINUTES PAST _____ M, AND RECORDED IN VOLUME _____ OF PLATS, PAGE _____, RECORDS OF KING COUNTY, WASHINGTON.

MANAGER

SUPERINTENDENT OF RECORDS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF CAPITOL COURT ADDITION TO THE CITY OF SEATTLE IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF BLOCK 13, DENNY & HOYT'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 136, RECORDS OF KING COUNTY, WASHINGTON; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT THE MONUMENTS WILL BE SET AND THE LOT AND BLOCK CORNERS WILL BE STAKED CORRECTLY UPON THE GROUND AT THE COMPLETION OF THE PROJECT, AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.



BRENT L. EBLE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 30581

CONTACT PERSON:
JULIE LeDOUX
21004 44TH DR NE
ARLINGTON, WA 98223
PH. 206-459-2364

EMERALD LAND SURVEYING, INC.

PO BOX 13694 MILL CREEK, WA. 98082
PH. (425) 359-7198
Email: emeraldpls@aol.com

SURVEY IN N.E. 1/4, S.W. 1/4,
SEC. 18, T. 25N., R. 4E.

DWN. BY:
HMM

DATE:
12/1/14

JOB NO.
05684-P

CHK. BY:
EBLE

SCALE:
1"= 20'

SHEET 1 OF 7



RECORD OF SURVEY

Fremont Ave Venture, LLC
3811 Fremont Lane N
Seattle, WA

FILED
CITY OF SEATTLE
2015 MAR 31 AM 8:32
CITY CLERK

SUBDIVISION NO. 3018511

FREMONT ON THE AVE
ADDITION TO THE CITY OF SEATTLE

LEGAL DESCRIPTION (PARENT PARCEL)

THAT PORTION OF LOTS 11, 12 AND 13, BLOCK 13, DENNY & HOYTS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 136, RECORDS OF KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 13;
THENCE S 88°44'22" E ALONG THE SOUTH MARGIN OF SAID LOT 13, 112.00 FEET TO THE EAST MARGIN OF SAID LOTS 11, 12 AND 13 THEREOF;
THENCE N 01°33'49" E ALONG SAID MARGIN, 53.60 FEET TO THE TRUE POINT OF BEGINNING;
THENCE N 88°44'22" W, 30.01 FEET;
THENCE N 01°15'38" E, 0.50 FEET;
THENCE N 88°44'22" W, 7.66 FEET;
THENCE N 01°15'38" E, 1.39 FEET;
THENCE N 88°44'22" W, 27.67 FEET;
THENCE N 01°15'38" E, 34.51 FEET TO THE NORTH MARGIN OF SAID LOT 11 THEREOF;
THENCE S 88°43'58" E ALONG SAID MARGIN, 65.54 FEET TO THE EAST MARGIN OF SAID LOTS 11, 12 AND 13 THEREOF;
THENCE S 01°33'49" W ALONG SAID MARGIN, 36.40 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING IN ALL 2,325.9 SQUARE FEET.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR COMMON AMENITIES AS SHOWN AND DESCRIBED AS "COMMON AMENITY EASEMENT" ON CITY OF SEATTLE SHORT SUBDIVISION NUMBER 3017428;

ALSO SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, PARKING AND TRASH STORAGE AS SHOWN AND DESCRIBED AS "INGRESS, EGRESS, PARKING AND TRASH EASEMENT" ON CITY OF SEATTLE SHORT SUBDIVISION NUMBER 3017428;

ALSO TOGETHER WITH AN EASEMENT FOR PEDESTRIAN ACCESS AS SHOWN AND DESCRIBED AS "PEDESTRIAN ACCESS EASEMENT #1" ON CITY OF SEATTLE SHORT SUBDIVISION NUMBER 3017428;

ALSO SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR PEDESTRIAN ACCESS AS SHOWN AND DESCRIBED AS "PEDESTRIAN ACCESS EASEMENT #2" ON CITY OF SEATTLE SHORT SUBDIVISION NUMBER 3017428;

ALSO SUBJECT TO AND TOGETHER WITH A UTILITY EASEMENT FOR THE BENEFIT OF UNIT LOTS INCLUSIVE TO SAID SHORT SUBDIVISION OVER, UNDER AND ACROSS THE WHOLE PARENT PARCEL THEREOF. SAID EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO UNDERGROUND WATERLINES, POWER, GAS, TELEPHONE, TELECABLE, SANITARY SEWER AND STORM SEWER, AND FOR BUILDING REPAIR, MAINTENANCE AND EMERGENCY ACCESS.

(ALSO KNOWN AS UNIT LOT I, CITY OF SEATTLE SHORT SUBDIVISION NUMBER 3017428, RECORDED UNDER KING COUNTY AUDITOR FILE NUMBER 2014XXXXXXX, RECORDS OF KING COUNTY, WASHINGTON).

UNIT LOT AA

THAT PORTION OF LOTS 11, 12 AND 13, BLOCK 13, DENNY & HOYTS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 136, RECORDS OF KING COUNTY, WASHINGTON, (ALSO KNOWN AS THAT PORTION OF UNIT LOT I, CITY OF SEATTLE SHORT SUBDIVISION NUMBER 3017428, RECORDED UNDER KING COUNTY AUDITOR FILE NUMBER 2014XXXXXXX, RECORDS OF KING COUNTY, WASHINGTON), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 13;
THENCE S 88°44'22" E ALONG THE SOUTH MARGIN OF SAID LOT 13, 112.00 FEET TO THE EAST MARGIN OF SAID LOTS 11, 12 AND 13 THEREOF;
THENCE N 01°33'49" E ALONG SAID MARGIN, 53.60 FEET TO THE SOUTHEAST CORNER OF SAID UNIT LOT I;
THENCE N 88°44'22" W, 30.01 FEET;
THENCE N 01°15'38" E, 0.50 FEET;
THENCE N 88°44'22" W, 7.66 FEET;
THENCE N 01°15'38" E, 1.39 FEET TO THE TRUE POINT OF BEGINNING;
THENCE N 88°44'22" W, 27.67 FEET;
THENCE N 01°15'38" E, 34.51 FEET TO THE NORTH MARGIN OF SAID LOT 11 THEREOF;
THENCE S 88°43'58" E ALONG SAID MARGIN, 32.67 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY PROJECTION OF A PARTY WALL IN AN EXISTING BUILDING;
THENCE S 01°15'38" W ALONG SAID WALL AND ITS PROJECTIONS, 22.19 FEET;
THENCE N 88°44'22" W, 5.00 FEET;
THENCE S 01°15'38" W, 12.32 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING IN ALL 1,065.9 SQUARE FEET.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR COMMON AMENITIES AS SHOWN AND DESCRIBED AS "COMMON AMENITY EASEMENT" ON CITY OF SEATTLE SHORT SUBDIVISION NUMBER 3017428;

ALSO SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, PARKING AND TRASH STORAGE AS SHOWN AND DESCRIBED AS "INGRESS, EGRESS, PARKING AND TRASH EASEMENT" ON CITY OF SEATTLE SHORT SUBDIVISION NUMBER 3017428;

ALSO TOGETHER WITH AN EASEMENT FOR PEDESTRIAN ACCESS AS SHOWN AND DESCRIBED AS "PEDESTRIAN ACCESS EASEMENT #1" ON CITY OF SEATTLE SHORT SUBDIVISION NUMBER 3017428;

ALSO SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR PEDESTRIAN ACCESS AS SHOWN AND DESCRIBED AS "PEDESTRIAN ACCESS EASEMENT #2" ON CITY OF SEATTLE SHORT SUBDIVISION NUMBER 3017428;

ALSO SUBJECT TO AND TOGETHER WITH A UTILITY EASEMENT FOR THE BENEFIT OF UNIT LOTS INCLUSIVE TO SAID SHORT SUBDIVISION OVER, UNDER AND ACROSS THE WHOLE PARENT PARCEL THEREOF. SAID EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO UNDERGROUND WATERLINES, POWER, GAS, TELEPHONE, TELECABLE, SANITARY SEWER AND STORM SEWER, AND FOR BUILDING REPAIR, MAINTENANCE AND EMERGENCY ACCESS.

UNIT LOT BB

THAT PORTION OF LOTS 11, 12 AND 13, BLOCK 13, DENNY & HOYTS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 136, RECORDS OF KING COUNTY, WASHINGTON, (ALSO KNOWN AS THAT PORTION OF UNIT LOT I, CITY OF SEATTLE SHORT SUBDIVISION NUMBER 3017428, RECORDED UNDER KING COUNTY AUDITOR FILE NUMBER 2014XXXXXXX, RECORDS OF KING COUNTY, WASHINGTON), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 13;
THENCE S 88°44'22" E ALONG THE SOUTH MARGIN OF SAID LOT 13, 112.00 FEET TO THE EAST MARGIN OF SAID LOTS 11, 12 AND 13 THEREOF;
THENCE N 01°33'49" E ALONG SAID MARGIN, 53.60 FEET TO THE SOUTHEAST CORNER OF SAID UNIT LOT I, AND THE TRUE POINT OF BEGINNING;
THENCE N 88°44'22" W, 30.01 FEET;
THENCE N 01°15'38" E, 0.50 FEET;
THENCE N 88°44'22" W, 7.66 FEET;
THENCE N 01°15'38" E, 13.71 FEET;
THENCE S 88°44'22" E, 5.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY PROJECTION OF A PARTY WALL IN AN EXISTING BUILDING;
THENCE N 01°15'38" E ALONG SAID WALL AND ITS PROJECTIONS, 22.19 FEET TO THE NORTH MARGIN OF SAID LOT 11 THEREOF;
THENCE S 88°43'58" E ALONG SAID MARGIN, 32.87 FEET TO THE EAST MARGIN OF SAID LOTS 11, 12 AND 13 THEREOF;
THENCE S 01°33'49" W ALONG SAID MARGIN, 36.40 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING IN ALL 1,260.0 SQUARE FEET.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR COMMON AMENITIES AS SHOWN AND DESCRIBED AS "COMMON AMENITY EASEMENT" ON CITY OF SEATTLE SHORT SUBDIVISION NUMBER 3017428;

ALSO SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, PARKING AND TRASH STORAGE AS SHOWN AND DESCRIBED AS "INGRESS, EGRESS, PARKING AND TRASH EASEMENT" ON CITY OF SEATTLE SHORT SUBDIVISION NUMBER 3017428;

ALSO TOGETHER WITH AN EASEMENT FOR PEDESTRIAN ACCESS AS SHOWN AND DESCRIBED AS "PEDESTRIAN ACCESS EASEMENT #1" ON CITY OF SEATTLE SHORT SUBDIVISION NUMBER 3017428;

ALSO SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR PEDESTRIAN ACCESS AS SHOWN AND DESCRIBED AS "PEDESTRIAN ACCESS EASEMENT #2" ON CITY OF SEATTLE SHORT SUBDIVISION NUMBER 3017428;

ALSO SUBJECT TO AND TOGETHER WITH A UTILITY EASEMENT FOR THE BENEFIT OF UNIT LOTS INCLUSIVE TO SAID SHORT SUBDIVISION OVER, UNDER AND ACROSS THE WHOLE PARENT PARCEL THEREOF. SAID EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO UNDERGROUND WATERLINES, POWER, GAS, TELEPHONE, TELECABLE, SANITARY SEWER AND STORM SEWER, AND FOR BUILDING REPAIR, MAINTENANCE AND EMERGENCY ACCESS.

EMERALD LAND SURVEYING, INC.

PO BOX 13694 MILL CREEK, WA. 98082
PH. (425) 359-7198
Email: emeraldpls@aol.com

SURVEY IN N.E. 1/4, S.W. 1/4,
SEC. 18, T. 25N., R. 4E.

DWN. BY: HMM	DATE: 12/1/14	JOB NO. 05684-P
CHK. BY: EBLE	SCALE: 1"= 20'	SHEET 2 OF 7



RECORD OF SURVEY
Fremont Ave Venture, LLC
3811 Fremont Lane N
Seattle, WA

SUBDIVISION NO. 3018511

INGRESS, EGRESS, PARKING AND TRASH STORAGE AREA EASEMENT

UNIT LOTS INCLUSIVE TO CITY OF SEATTLE UNIT SUBDIVISION NUMBER 3018511 ARE SUBJECT TO AND TOGETHER WITH A INGRESS, EGRESS, PARKING AND TRASH STORAGE AREA EASEMENT OVER AND ACROSS THAT PORTION OF LOTS 11, 12 AND 13, BLOCK 13, DENNY & HOYTS ADDITION ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 136, RECORDS OF KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 13; THENCE S 88°44'22" E ALONG THE SOUTH MARGIN OF SAID LOT 13, 95.03 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 01°15'38" E, 89.99 FEET TO THE NORTH MARGIN OF SAID LOT 11; THENCE S 88°43'58" E ALONG SAID MARGIN, 17.45 FEET TO THE EAST MARGIN OF SAID LOTS 11, 12 AND 13 THEREOF; THENCE S 01°33'49" W ALONG SAID MARGIN, 89.99 FEET TO THE SOUTH MARGIN OF SAID LOT 13; THENCE N 88°44'22" W ALONG SAID MARGIN, 16.97 FEET TO THE TRUE POINT OF BEGINNING.

JOINT USE/MAINTENANCE AGREEMENT

WITNESSETH: THAT FOR AND IN CONSIDERATION OF THE MUTUAL COVENANTS HEREIN EXPRESSED, IT IS HEREBY AGREED BETWEEN ALL PARTIES HAVING OWNERSHIP INCLUSIVE TO THIS CITY OF SEATTLE SUBDIVISION THAT:

1) EACH OWNER IS RESPONSIBLE FOR THE MAINTENANCE REPAIR AND WELL KEEPING OF THEIR INDIVIDUAL TOWNHOME. EACH OWNER SHALL KEEP THEIR TOWNHOME AND PROPERTY IN GOOD STATE OF REPAIR, AND WILL KEEP THE DRIVEWAY (PERMANENT EASEMENT FOR INGRESS, EGRESS AND UTILITIES) CLEAR AT ALL TIMES. EASEMENTS HAVE BEEN GRANTED AND ARE PART OF THIS SUBDIVISION FOR WALKING ACCESS, COMMON AMENITIES, STREET ENTRY AND PARKING IN DESIGNATED AREAS. ALL OWNERS HAVING LEGAL ACCESS FROM SAID EASEMENTS ARE TO SHARE EQUALLY IN THE MAINTENANCE AND REPAIR OF THE EASEMENT AREAS. LANDSCAPE MAINTENANCE IS THE RESPONSIBILITY OF THE INDIVIDUAL UNIT LOT OWNER(S), BUT IT IS EXPECTED THAT ALL USERS OF THE ACCESS EASEMENTS WILL DO SO WITH CARE AND RESPECT FOR THE APPEARANCES OF THE WALKWAYS AND DRIVEWAYS.

2) THE OWNER(S) OF EACH UNIT LOT SHALL MAINTAIN THE ROOF ON THE TOWNHOME ON THAT OWNER'S UNIT LOT, INCLUDING THAT PORTION OF THE ROOF OF THAT TOWNHOME WHICH EXTENDS ACROSS THE UNIT LOT LINE ONTO AN ADJOINING UNIT LOT, AND EACH SUCH OWNER(S) IS GRANTED AN EASEMENT OVER AND ACROSS THE ADJOINING UNIT LOT FOR SUCH MAINTENANCE. IN THE EVENT THAT PROPERTY OWNER(S) INTEND TO REPAIR OR REPLACE THEIR ROOF, IT IS HEREBY AGREED THAT THE MATERIALS WILL BE SIMILAR IN TYPE, QUALITY AND COLOR OF THE ORIGINAL ROOF, UNLESS MUTUALLY AGREED UPON. THE COST OF SUCH REPAIR IS THE SOLE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER(S) MAKING THE ROOF REPAIR OR REPLACEMENT. HOWEVER, IN THE EVENT OF A TOTAL ROOF REPLACEMENT FOR A BUILDING WITHIN THIS SUBDIVISION, THE COSTS WILL BE SHARED EQUITABLY IN BETWEEN THE PROPERTY OWNER(S) IN PROPORTION WITH EACH OWNER(S) AREA OF ROOF ON THAT BUILDING. SUCH A ROOF REPLACEMENT WILL BE REQUIRED EVERY 25 YEARS (OR AS WARRANTED BY THE ROOFING MATERIAL MANUFACTURER) UNLESS DELAYED BY MUTUAL AGREEMENT OF THE OWNER(S) OF THAT BUILDING.

3) THE OWNER'S OF EACH UNIT LOT SHALL MAINTAIN THE SHARED WALL, SIDING AND EXTERIOR TRIM ON THE TOWNHOME ON THAT OWNER'S UNIT LOT, INCLUDING THAT PORTION THAT EXTENDS ACROSS THE UNIT LOT LINE ONTO AN ADJOINING UNIT LOT, AND EACH SUCH OWNER IS GRANTED AND EASEMENT OVER AND ACROSS THE ADJOINING UNIT LOT FOR SUCH MAINTENANCE. SHARED WALL, SIDING AND EXTERIOR TRIM SHALL BE CARED FOR AND MAINTAINED BY THE OWNER(S) OF THE PROPERTY UPON WHICH THE SHARED WALLS, SIDING AND EXTERIOR TRIM IS LOCATED. IN THE EVENT A PROPERTY OWNER INTENDS TO REPAIR OR REPLACE THEIR SHARED WALLS, SIDING AND EXTERIOR TRIM, IT IS HEREBY AGREED THAT THE MATERIALS WILL BE SIMILAR IN TYPE, QUALITY AND COLOR OF THE ORIGINAL WALLS, SIDING AND EXTERIOR TRIM, UNLESS MUTUALLY AGREED UPON. THE COST OF SUCH REPAIR OR REPLACEMENT IS THE SOLE RESPONSIBILITY OF THE OWNER(S) MAKING THE WALLS, SIDING AND EXTERIOR TRIM REPAIR OR REPLACEMENT. HOWEVER, IN THE EVENT OF A TOTAL WALL, SIDING AND/OR EXTERIOR TRIM REPLACEMENT FOR A BUILDING WITHIN THIS SUBDIVISION, COSTS WILL BE SHARED EQUITABLY BETWEEN THE PROPERTY OWNER(S) IN PROPORTION WITH EACH OWNER(S) AREA OF WALLS, SIDING AND EXTERIOR TRIM ON THAT BUILDING.

4) EACH OWNER SHALL SHARE EQUALLY IN THE COSTS FOR MAINTENANCE AND REPAIR OF THE COMMON DRAINAGE AND SIDE SEWER FACILITIES.

5) EACH OWNER HAVING LEGAL USE AND BENEFIT FROM THE MAILBOXES AND ADDRESS SIGNS SHALL SHARE EQUALLY IN THE COSTS FOR THEIR MAINTENANCE AND REPAIR.

6) THIS AGREEMENT SHALL BE A COVENANT RUNNING WITH THE LAND, AND SHALL BE BINDING UPON ALL AFOREMENTIONED PARTY(S) AND THEIR HEIRS, ASSIGNS AND SUCCESSORS FOREVER.

FREMONT ON THE AVE
ADDITION TO THE CITY OF SEATTLE

PEDESTRIAN ACCESS EASEMENT #1

UNIT LOTS INCLUSIVE TO CITY OF SEATTLE UNIT SUBDIVISION NUMBER 3018511 ARE SUBJECT TO AND TOGETHER WITH A PEDESTRIAN ACCESS EASEMENT OVER AND ACROSS THAT PORTION OF LOTS 11, 12 AND 13, BLOCK 13, DENNY & HOYTS ADDITION ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 136, RECORDS OF KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 13; THENCE N 01°33'49" E ALONG THE WEST MARGIN OF SAID LOTS 11, 12 AND 13 THEREOF, 30.99 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N 01°33'49" E ALONG SAID MARGIN, 12.23 FEET; THENCE S 43°37'06" E, 3.53 FEET; THENCE S 88°44'22" E, 32.06 FEET; THENCE N 01°15'38" E, 1.17 FEET; THENCE S 88°44'22" E, 8.25 FEET; THENCE S 01°15'38" W, 8.92 FEET; THENCE N 88°44'22" W, 10.49 FEET; THENCE N 01°15'38" E, 1.00 FEET; THENCE N 88°44'22" W, 27.34 FEET; THENCE S 60°37'41" W, 5.85 FEET TO THE TRUE POINT OF BEGINNING.

COMMON AMENITY EASEMENT

UNIT LOTS INCLUSIVE TO CITY OF SEATTLE UNIT SUBDIVISION NUMBER 3018511 ARE SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR PEDESTRIAN ACCESS AND COMMON AMENITY AREA THAT IS AVAILABLE FOR USE BY ALL OCCUPANTS OF THE DEVELOPMENT FOR ACTIVE OR PASSIVE RECREATIONAL USE OVER AND ACROSS THAT PORTION OF LOTS 11, 12 AND 13, BLOCK 13, DENNY & HOYTS ADDITION ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 136, RECORDS OF KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 13; THENCE S 88°44'22" E ALONG THE SOUTH MARGIN OF SAID LOT 13, 46.95 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 01°15'38" E, 19.11 FEET; THENCE N 88°44'22" W, 1.92 FEET; THENCE N 01°15'38" E, 13.86 FEET; THENCE N 88°44'22" W, 2.00 FEET; THENCE N 01°15'38" E, 22.75 FEET; THENCE N 88°44'22" W, 1.09 FEET; THENCE N 01°15'38" E, 34.27 FEET TO THE NORTH MARGIN OF SAID LOT 11 THEREOF; THENCE S 88°43'58" E ALONG SAID MARGIN, 10.00 FEET; THENCE S 01°15'38" W, 20.62 FEET; THENCE S 88°44'22" E, 16.87 FEET; THENCE N 01°15'38" E, 4.09 FEET; THENCE S 88°44'22" E, 10.80 FEET; THENCE S 01°15'38" W, 24.37 FEET; THENCE N 88°44'22" W, 19.58 FEET; THENCE S 01°15'38" W, 18.62 FEET; THENCE N 88°44'22" W, 2.16 FEET; THENCE S 01°15'38" W, 11.18 FEET; THENCE S 88°44'22" E, 1.16 FEET; THENCE S 01°15'38" W, 19.29 FEET TO THE SOUTH MARGIN OF SAID LOT 13 THEREOF; THENCE N 88°44'22" W ALONG SAID MARGIN, 12.08 FEET TO THE TRUE POINT OF BEGINNING.

PEDESTRIAN ACCESS EASEMENT #2

UNIT LOTS INCLUSIVE TO CITY OF SEATTLE UNIT SUBDIVISION NUMBER 3018511 ARE SUBJECT TO AND TOGETHER WITH A PEDESTRIAN ACCESS EASEMENT OVER AND ACROSS THAT PORTION OF LOTS 11, 12 AND 13, BLOCK 13, DENNY & HOYTS ADDITION ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 136, RECORDS OF KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 13; THENCE S 88°44'22" E ALONG THE SOUTH MARGIN OF SAID LOT 13, 95.03 FEET; THENCE N 01°15'38" E, 49.09 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 88°44'22" W, 15.42 FEET; THENCE N 01°15'38" E, 8.00 FEET; THENCE S 88°44'22" E, 15.42 FEET; THENCE S 01°15'38" W, 8.00 FEET TO THE TRUE POINT OF BEGINNING.

CITY OF SEATTLE UNIT SUBDIVISION NO. 3018511
EASEMENT (Overhead and Underground)
King County Assessor/s Tax Parcel No. 197220-1210

THIS EASEMENT GRANTS to the City of Seattle (hereafter referred to as Grantee), its successors and assigns, the right, privilege and authority to install, construct, erect, alter, improve, remove, repair, energize, operate and maintain electric overhead and underground distribution facilities, which consist of poles with braces, guys and anchors, cross arms, transformers, ducts, vaults, manholes, switches, cabinets, containers, conduits, wires and other necessary or convenient appurtenances to make said underground and overhead installations an integrated electric system. All such electric system may be located anywhere across, over, upon and under the following described lands and premises ("Property") situated in the County of King, State of Washington:

UNIT LOT I, CITY OF SEATTLE SHORT SUBDIVISION NUMBER 3017428, RECORDED UNDER KING COUNTY AUDITOR FILE NUMBER 2014XXXXXXX, RECORDS OF KING COUNTY, WASHINGTON.

(Being an easement over the entire area of this City of Seattle Unit Subdivision No. 3018511; EXCEPT any portion thereof occupied by proposed buildings shown on said subdivision.)

Together with the right at all times to the Grantee, its successors and assigns, of ingress to and egress from the Property for the purpose of installing, constructing, reconstructing, repairing, removing, renewing, altering, changing, patrolling, energizing and operating said electric system.

Together with the right at all times to the Grantee, its successors and assigns, to cut and trim brush, trees or other plants standing or growing upon the Property which, in the opinion of the Grantee, interfere with the maintenance or operation of the system, or constitute a menace or danger to said electric system.

It is further covenanted and agreed that no structure or fire hazards will be erected or permitted within the above described Property, other than those proposed structures shown on this subdivision, without prior written approval from the Grantee, its successors and assigns; that no digging will be done or permitted within the Property which will in any manner disturb Grantee's facilities or their solidity or unearth any portion thereof; and that no blasting or discharge of any explosives will be permitted within fifty (50) feet of Grantee's facilities.

The City of Seattle is to be responsible, as provided by law, for any damage to the Grantor through its negligence in the construction, maintenance and operation of said electric system.

The rights, title, privileges and authority hereby granted shall continue and be in force until such time as the Grantee, its successors and assigns shall permanently remove said electric system from said lands or shall otherwise permanently abandon said electric system, at which time all such rights, title, privileges and authority hereby granted shall terminate.

EMERALD LAND SURVEYING, INC.

PO BOX 13694 MILL CREEK, WA. 98082
PH. (425) 359-7198
Email: emeraldpls@aol.com

SURVEY IN N.E. 1/4, S.W. 1/4,
SEC. 18, T. 25N., R. 4E.

DWN. BY:
HMM

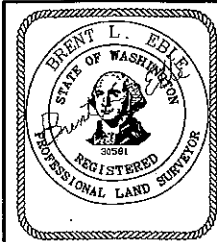
DATE:
12/1/14

JOB NO.
05684-P

CHK. BY:
EBLE

SCALE:
1"= 20'

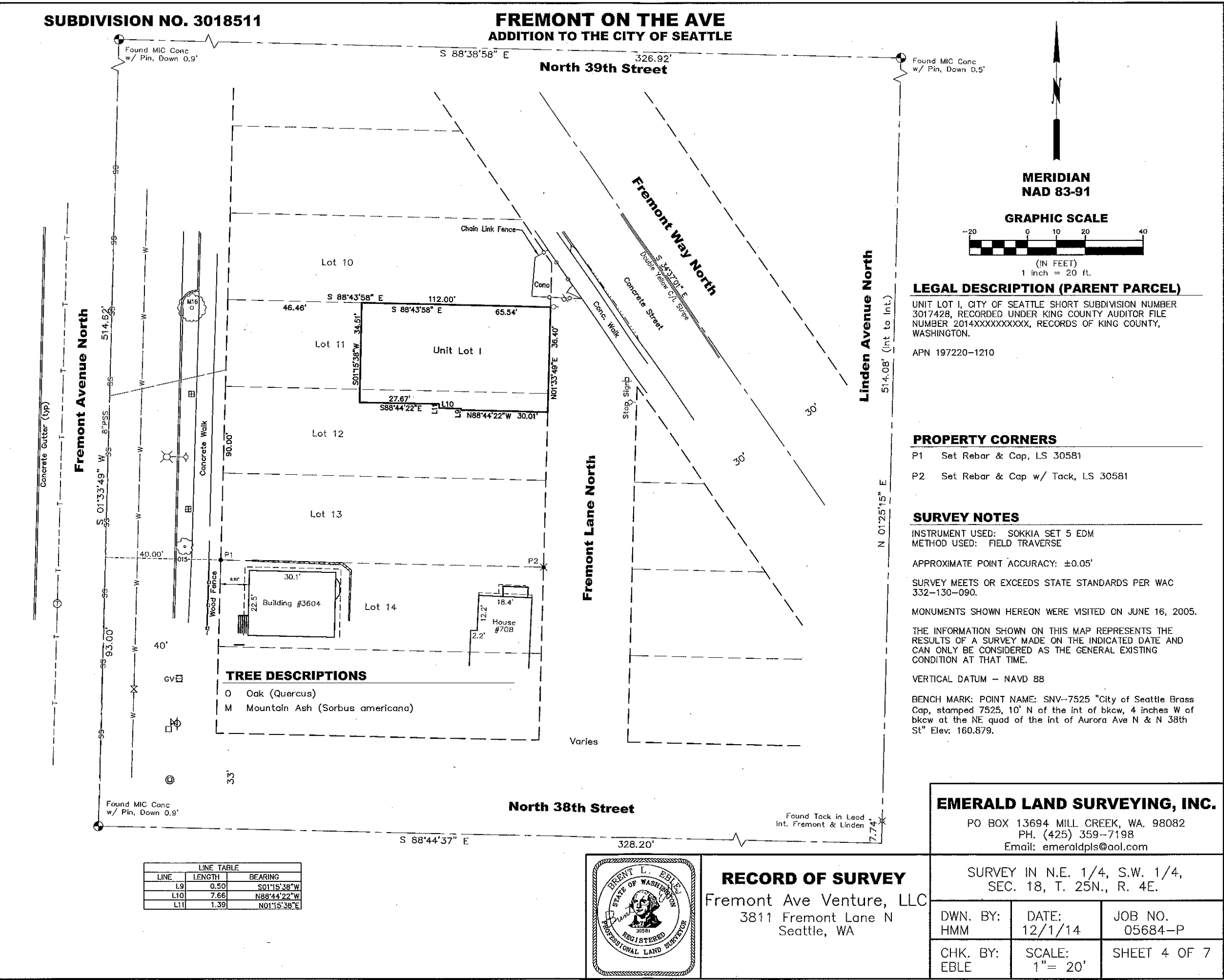
SHEET 3 OF 7



RECORD OF SURVEY
Fremont Ave Venture, LLC
3811 Fremont Lane N
Seattle, WA

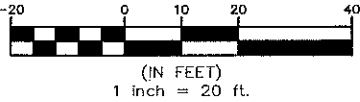
SUBDIVISION NO. 3018511

FREMONT ON THE AVE
ADDITION TO THE CITY OF SEATTLE



MERIDIAN
NAD 83-91

GRAPHIC SCALE



LEGAL DESCRIPTION (PARENT PARCEL)

UNIT LOT I, CITY OF SEATTLE SHORT SUBDIVISION NUMBER 3017428, RECORDED UNDER KING COUNTY AUDITOR FILE NUMBER 2014XXXXXXXXXX, RECORDS OF KING COUNTY, WASHINGTON.

APN 197220-1210

PROPERTY CORNERS

- P1 Set Rebar & Cap, LS 30581
- P2 Set Rebar & Cap w/ Tack, LS 30581

SURVEY NOTES

INSTRUMENT USED: SOKKIA SET 5 EDM
METHOD USED: FIELD TRAVERSE

APPROXIMATE POINT ACCURACY: ±0.05'

SURVEY MEETS OR EXCEEDS STATE STANDARDS PER WAC 332-130-090.

MONUMENTS SHOWN HEREON WERE VISITED ON JUNE 16, 2005.

THE INFORMATION SHOWN ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE INDICATED DATE AND CAN ONLY BE CONSIDERED AS THE GENERAL EXISTING CONDITION AT THAT TIME.

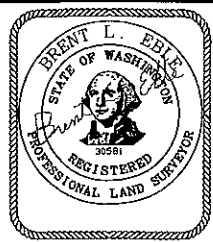
VERTICAL DATUM - NAVD 88

BENCH MARK: POINT NAME: SNV-7525 "City of Seattle Brass Cap, stamped 7525, 10' N of the int of bkow, 4 inches W of bkow at the NE quad of the int of Aurora Ave N & N 38th St" Elev. 160.879.

EMERALD LAND SURVEYING, INC.

PO BOX 13694 MILL CREEK, WA. 98082
PH. (425) 359-7198
Email: emeraldpls@aol.com

RECORD OF SURVEY
Fremont Ave Venture, LLC
3811 Fremont Lane N
Seattle, WA



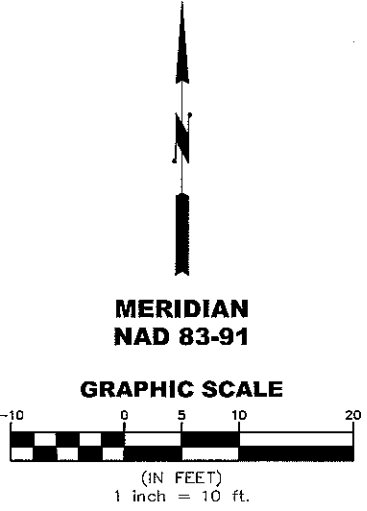
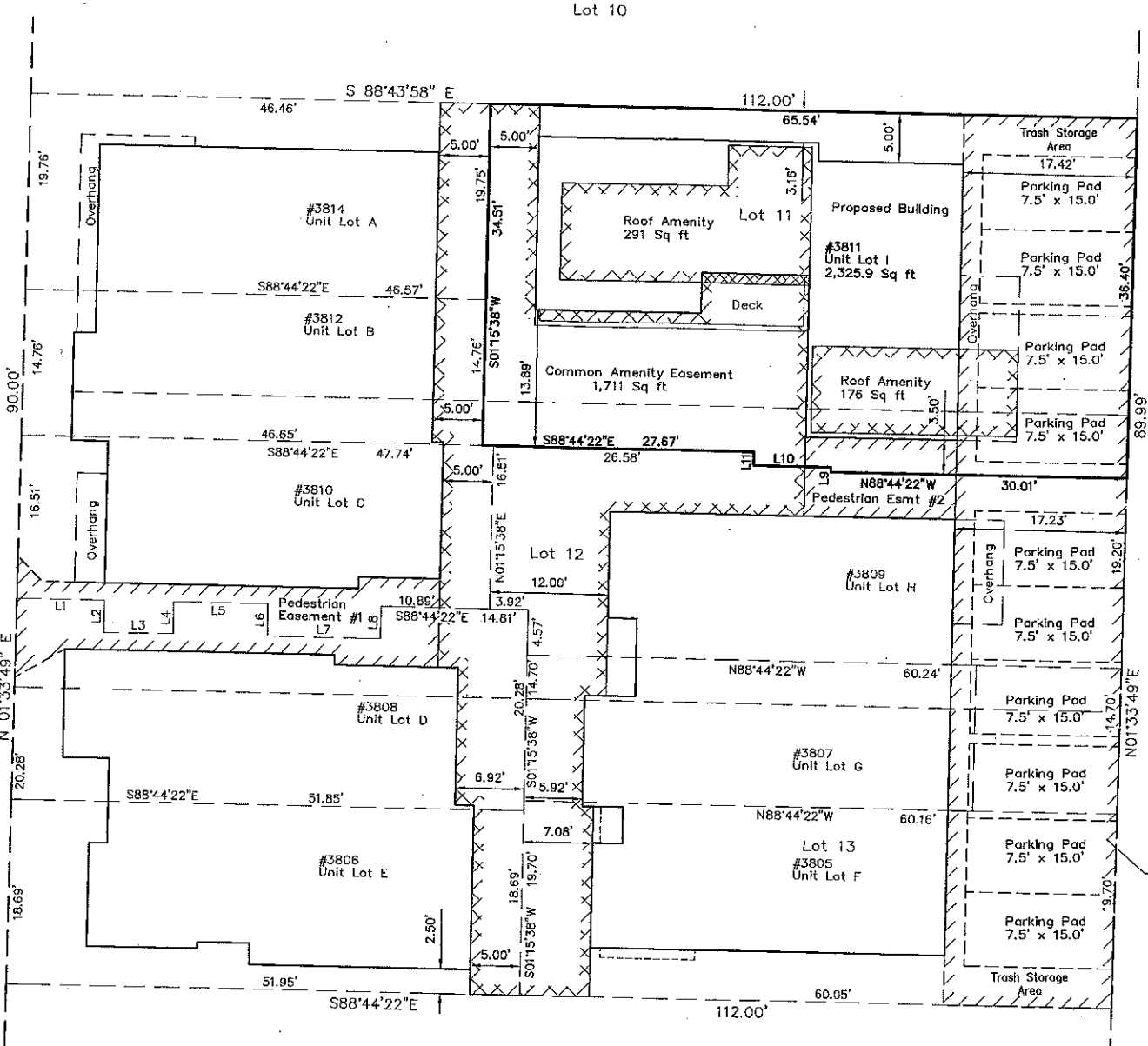
LINE TABLE		
LINE	LENGTH	BEARING
L9	0.50	S01°15'38"W
L10	7.66	N88°44'22"W
L11	1.39	N01°15'39"E

SURVEY IN N.E. 1/4, S.W. 1/4,
SEC. 18, T. 25N., R. 4E.

DWN. BY: HMM	DATE: 12/1/14	JOB NO. 05684-P
CHK. BY: EBLE	SCALE: 1"= 20'	SHEET 4 OF 7

Fremont Avenue North

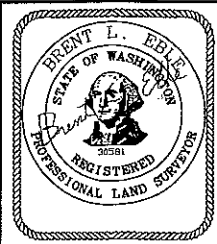
Fremont Lane North



LINE TABLE		
LINE	LENGTH	BEARING
L1	8.82	S88°44'22"E
L2	3.25	S01°15'38"W
L3	7.00	S88°44'22"E
L4	3.25	S01°15'38"W
L5	9.53	S88°44'22"E
L6	3.25	S01°15'38"W
L7	11.58	S88°44'22"E
L8	3.25	S01°15'38"W
L9	0.50	S01°15'38"W
L10	7.66	N88°44'22"W
L11	1.39	N01°15'38"E

UTILITY EASEMENT

A UTILITY EASEMENT HAS BEEN GRANTED FOR THE BENEFIT OF UNIT LOTS WITHIN THIS SUBDIVISION OVER, UNDER AND ACROSS THE WHOLE PARENT PARCEL THEREOF. THIS EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO UNDERGROUND WATERLINES, POWER, GAS, TELEPHONE, TELECABLE, SANITARY SEWER AND STORM SEWER, AND FOR BUILDING REPAIR, MAINTENANCE AND EMERGENCY ACCESS.



RECORD OF SURVEY
Fremont Ave Venture, LLC
3811 Fremont Lane N
Seattle, WA

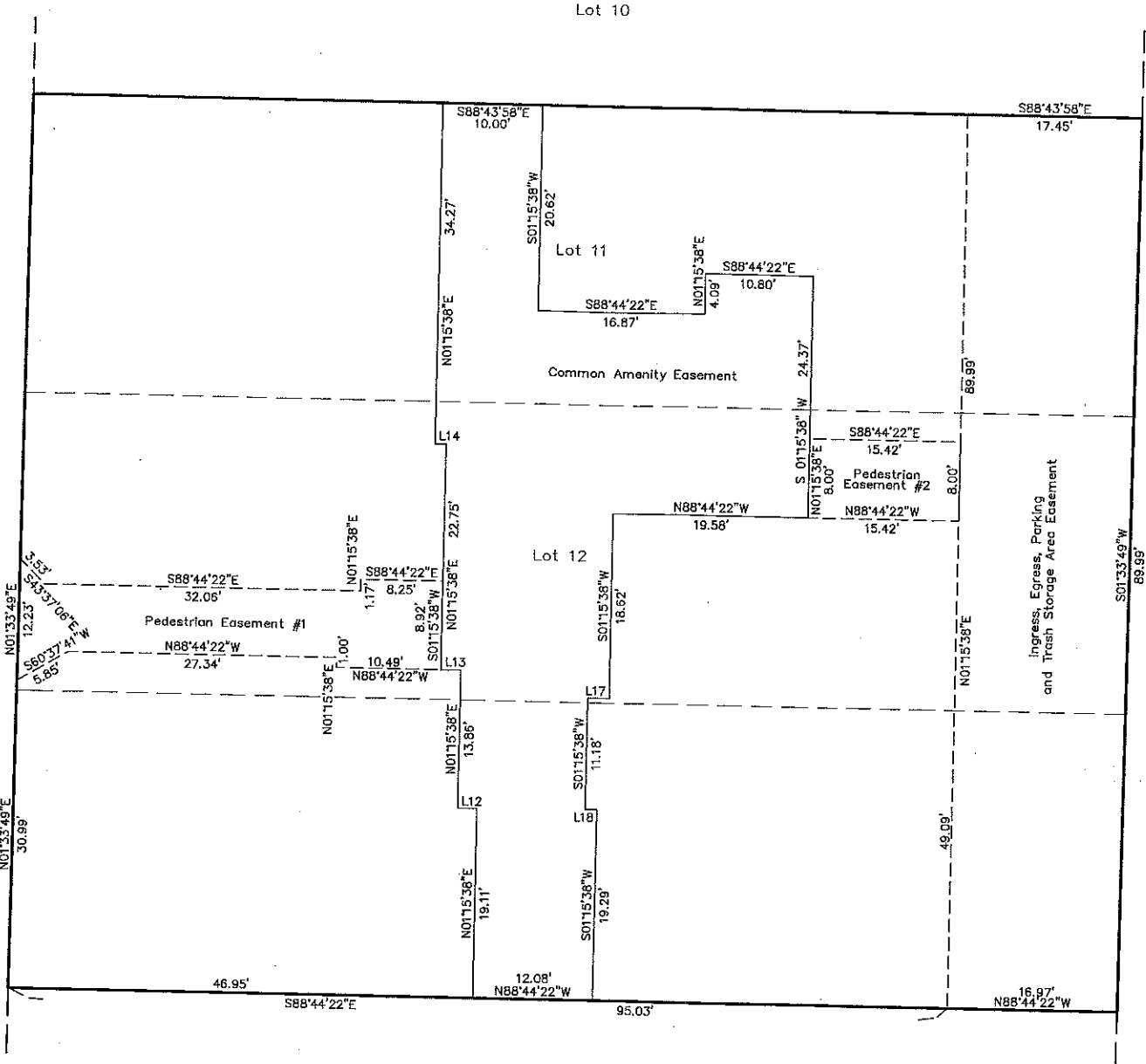
EMERALD LAND SURVEYING, INC.

PO BOX 13694 MILL CREEK, WA. 98082
PH. (425) 359-7198
Email: emeraldpls@aol.com

SURVEY IN N.E. 1/4, S.W. 1/4,
SEC. 18, T. 25N., R. 4E.

DWN. BY: HMM	DATE: 12/1/14	JOB NO. 05684-P
CHK. BY: EBLE	SCALE: 1"= 10'	SHEET 5 OF 7

Fremont Avenue North



MERIDIAN
NAD 83-91

GRAPHIC SCALE

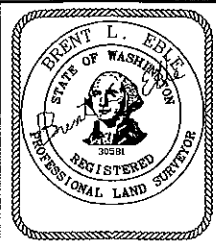


Fremont Lane North

LINE TABLE		
LINE	LENGTH	BEARING
L12	1.92	N88°44'22"W
L13	2.00	N88°44'22"W
L14	1.09	N88°44'22"W
L17	2.18	N88°44'22"W
L18	1.16	S88°44'22"E

UTILITY EASEMENT

A UTILITY EASEMENT HAS BEEN GRANTED FOR THE BENEFIT OF UNIT LOTS WITHIN THIS SUBDIVISION OVER, UNDER AND ACROSS THE WHOLE PARENT PARCEL THEREOF. THIS EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO UNDERGROUND WATERLINES, POWER, GAS, TELEPHONE, TELECABLE, SANITARY SEWER AND STORM SEWER, AND FOR BUILDING REPAIR, MAINTENANCE AND EMERGENCY ACCESS.



RECORD OF SURVEY
Fremont Ave Venture, LLC
3811 Fremont Lane N
Seattle, WA

EMERALD LAND SURVEYING, INC.

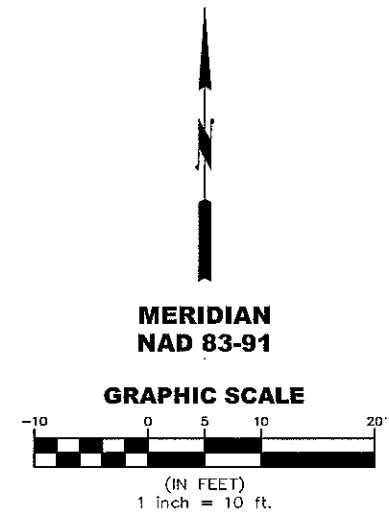
PO BOX 13694 MILL CREEK, WA. 98082
PH. (425) 359-7198
Email: emeraldpls@aol.com

SURVEY IN N.E. 1/4, S.W. 1/4,
SEC. 18, T. 25N., R. 4E.

DWN. BY: HMM	DATE: 12/1/14	JOB NO. 05684-P
CHK. BY: EBLE	SCALE: 1"= 10'	SHEET 6 OF 7

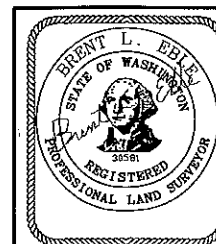
FREMONT ON THE AVE

ADDITION TO THE CITY OF SEATTLE



LINE TABLE		
LINE	LENGTH	BEARING
L9	0.50	S01°15'38"Y
L10	7.66	N88°44'22"Y
L11	1.39	N01°15'38"Y
L19	5.00	S88°44'22"Y

A UTILITY EASEMENT HAS BEEN GRANTED FOR THE BENEFIT OF UNIT LOTS WITHIN THIS SUBDIVISION OVER, UNDER AND ACROSS THE WHOLE PARENT PARCEL THEREOF. THIS EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO UNDERGROUND WATERLINES, POWER, GAS, TELEPHONE, TELECABLE, SANITARY SEWER AND STORM SEWER, AND FOR BUILDING REPAIR, MAINTENANCE AND EMERGENCY ACCESS.



Fremont Ave Venture, LLC
3811 Fremont Lane N
Seattle, WA

PO BOX 13694 MILL CREEK, WA. 98082
PH. (425) 359-7198
Email: emeraldpls@aol.com

SURVEY IN N.E. 1/4, S.W. 1/4,
SEC. 18, T. 25N., R. 4E.

DWN. BY:
HMM

DATE:
12/1/14

JOB NO.
05684-P

CHK. BY:
EBLE

SCALE:
1" = 10'

SHEET 7 OF 7