

AMENDMENT NO. 1  
PLAT CERTIFICATE

Order No.: 5725057

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Certificate for Filing Proposed Plat:

In the matter of the plat submitted for our approval, this Company has examined the records of the County Auditor and County Clerk of SNOHOMISH County, Washington, and the records of the Clerk of the United States Courts holding terms in said County, and from such examination hereby certifies that the title to the following described land situate in said SNOHOMISH County, to-wit:

SEE SCHEDULE A (NEXT PAGE)

VESTED IN:

EDMONDS SCHOOL DISTRICT NO. 15, A MUNICIPAL CORPORATION

EXCEPTIONS:

SEE SCHEDULE B ATTACHED

CHARGE: \$250.00  
TAX: \$21.50

Records examined to JANUARY 18, 2013 at 8:00 AM

CHICAGO TITLE COMPANY

By



JIM CLINE  
Title Officer  
(425) 259-8223

PLAT CERTIFICATE  
SCHEDULE A

(Continued)

Order No.: 5725057

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LEGAL DESCRIPTION

PARCEL A:

A PORTION OF TRACT 4, BLOCK 1, PLAT OF ALDERWOOD MANOR, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE 71, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID TRACT 4, ON THE NORTHERLY BOUNDARY OF BEECH ROAD;  
THENCE NORTHWESTERLY ALONG THE NORTHEAST LINE OF TRACT 4, 206.63 FEET;  
THENCE WESTERLY ALONG THE NORTH LINE OF TRACT 4, 147.76 FEET;  
THENCE SOUTHERLY AND PARALLEL TO THE WEST LINE OF TRACT 4, 213.00 FEET;  
THENCE SOUTHWESTERLY 53.97 FEET TO THE CORNER OF TRACT 4;  
THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF TRACT 4, 147.88 FEET TO BEECH ROAD;  
THENCE NORTHEASTERLY 300.00 FEET ALONG THE SOUTHEASTERLY LINE OF TRACT 4 TO THE POINT OF BEGINNING;

PARCEL B:

A PORTION OF TRACT 4, BLOCK 1, PLAT OF ALDERWOOD MANOR, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE 71, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID TRACT 4, ON THE NORTHERLY BOUNDARY OF BEECH ROAD;  
THENCE NORTHWESTERLY ALONG THE NORTHEAST LINE OF TRACT 4, 206.63 FEET;  
THENCE WESTERLY ALONG THE NORTH LINE OF TRACT 4, 147.76 FEET;  
THENCE SOUTHERLY AND PARALLEL TO THE WEST LINE OF TRACT 4, 213.00 FEET;  
THENCE SOUTHWESTERLY 53.97 FEET TO THE CORNER OF TRACT 4;  
THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF TRACT 4, 147.88 FEET TO BEECH ROAD;  
THENCE NORTHEASTERLY 300.00 FEET ALONG THE SOUTHEASTERLY LINE OF TRACT 4 TO THE POINT OF BEGINNING.

PARCEL C:

A PORTION OF TRACT 4, BLOCK 1, PLAT OF ALDERWOOD MANOR, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE 71, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID TRACT 4, ON THE NORTHERLY BOUNDARY OF BEECH ROAD;  
THENCE NORTH 37°33'10" WEST ALONG THE NORTHEAST LINE OF SAID TRACT 4, 206.63 FEET;

SEE NEXT PAGE

CHICAGO TITLE COMPANY

SCHEDULE A

(Continued)

Policy No.: 005725057

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LEGAL DESCRIPTION

THENCE NORTH 88°58'40" WEST ALONG THE NORTH LINE OF SAID TRACT 4, 147.76 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING ALONG SAID NORTH LINE 150.00 FEET;  
THENCE SOUTH 1°01'20" WEST 233.00 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 4;  
THENCE SOUTH 88°58'40" EAST ALONG SAID SOUTH LINE 99.87 FEET;  
THENCE NORTH 69°14'09" EAST, 53.97 FEET;  
THENCE NORTH 1°01'20" EAST, 213.00 FEET TO THE POINT OF BEGINNING.

PARCEL D:

ALL THAT PORTION OF LOT 3, BLOCK 1, ALDERWOOD MANOR, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE 71, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT 3;  
THENCE NORTH 37°33'10" WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 3, 150 FEET;  
THENCE NORTH 52°26'50" EAST PARALLEL TO THE SOUTHEASTERLY LINE OF SAID LOT FOR 106 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUE NORTH 52°26'50" EAST FOR 100 FEET;  
THENCE NORTH 37°33'10" WEST PARALLEL TO THE NORTHEASTERLY LINE OF LOT 3 FOR 288.86 FEET TO THE NORTH LINE OF LOT 3;  
THENCE NORTH 88°58'40" WEST ALONG NORTH LINE OF SAID LOT 3 FOR 127.91 FEET TO A POINT WHICH IS NORTH 37°33'10" WEST FROM THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 37°33'10" EAST 368.62 FEET TO THE POINT OF BEGINNING.

PARCEL E:

THE EAST 150 FEET OF LOT 7, BLOCK 1, ALDERWOOD MANOR, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE 71, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

PARCEL F:

ALL THAT PORTION OF LOT 3, BLOCK 1, ALDERWOOD MANOR, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE 71, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT 3;  
THENCE NORTH 37°33'10" WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 3, 150 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 52°26'50" EAST PARALLEL TO SOUTHEASTERLY LINE OF SAID LOT FOR 106 FEET;  
THENCE NORTH 37°33'10" WEST PARALLEL TO NORTHEASTERLY LINE OF LOT 3 FOR 368.62 FEET TO THE NORTH LINE OF SAID LOT 3;

CHICAGO TITLE COMPANY

**SCHEDULE A**

(Continued)

Policy No.: 005725057

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**LEGAL DESCRIPTION**

THENCE WEST ALONG SAID NORTH LINE 36.12 FEET TO THE NORTHWEST CORNER OF SAID LOT 3;  
THENCE SOUTH ALONG WEST LINE OF LOT 3 FOR 310 FEET;  
THENCE EAST ALONG SOUTH LINE OF SAID LOT 147.76 FEET;  
THENCE SOUTH 37°33'10" EAST 56.63 FEET TO THE POINT OF BEGINNING.

PARCEL G:

THE WEST 300 FEET OF THE EAST 450 FEET OF LOT 7, BLOCK 1, ALDERWOOD MANOR, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE 71, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

PARCEL H:

THE EAST 300 FEET OF THE WEST 650 FEET, AND THE SOUTH 30 FEET OF THE NORTH 120 FEET OF THE WEST 350 FEET OF LOT 4, BLOCK 1, ALDERWOOD MANOR, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE 71, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

CHICAGO TITLE COMPANY

PLAT CERTIFICATE  
SCHEDULE B

Order No.: 5725057

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This certificate does not insure against loss or damage by reason of the following exceptions:

**GENERAL EXCEPTIONS:**

- A. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
- B. Rights or claims of parties in possession not shown by the public records.
- C. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- D. Easements or claims of easements not shown by the public records.
- E. Any lien, or right to lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed by law, and not shown by the public records.
- F. Liens under the Workmen's Compensation Act not shown by the public records.
- G. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity or garbage removal.
- H. General taxes not now payable; matters relating to special assessments and special levies, if any, preceding or in the same becoming a lien.
- I. Reservations or exceptions in patents or in Acts authorizing the issuance thereof; Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
- J. Water rights, claims, or title to water.
- K. THIS REPORT IS ISSUED AND ACCEPTED UPON THE UNDERSTANDING THAT THE LIABILITY OF THE COMPANY SHALL NOT EXCEED ONE THOUSAND DOLLARS(\$1000.00).

CHICAGO TITLE COMPANY

PLAT CERTIFICATE  
SCHEDULE B

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EXCEPTIONS

- A** 1. NO SEARCH HAS BEEN MADE AS TO PROPERTY TAXES AND ASSESSMENTS. PROPERTY TAXES AND ASSESSMENTS WILL BE SEARCHED UPON REQUEST.
- B** 2. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
- RESERVED BY: LEONARD J. LEE AND MEARLE C. LEE, HIS WIFE  
PURPOSE: SEPTIC TANK DRAINFIELD  
AREA AFFECTED: EASTERLY 7 1/2 FEET OF PARCEL D  
RECORDED: JUNE 14, 1962  
RECORDING NUMBER: 1538882
- C** GRANTEE HEREIN AGREES TO PLANT A GREENBELT SCREEN OF FIVE (5) FEET BETWEEN PROPERTY DESCRIBED AS PARCEL D AND SELLER'S REMAINING PROPERTY, DISCLOSED IN DEED RECORDED UNDER AUDITOR'S FILE NUMBER 1538882.
- D** 3. THE GRANTEES HEREIN AGREES TO PROVIDE SURFACE DRAINAGE EQUAL TO OR BETTER THAN THE PRESENT DRAINAGE SYSTEM TO THE COMMON BOUNDARY LINE OF GRANTOR AND GRANTEE IN DEED RECORDED UNDER AUDITOR'S FILE NUMBER 1539237 AFFECTING PARCEL F.
- E** 4. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
- RESERVED BY: MELVIN P. WEST AND BETTY J. WEST, HIS WIFE  
PURPOSE: INGRESS, EGRESS AND UTILITIES  
AREA AFFECTED: SOUTH 30 FEET OF THE NORTH 120 FEET OF THE WEST 350 FEET OF SAID PARCEL H  
RECORDED: APRIL 13, 1967  
RECORDING NUMBER: 1947345
- F** 5. ALDERWOOD MALL SEWER AGREEMENT AND EASEMENTS AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN:
- RECORDED: AUGUST 14, 1969  
RECORDING NUMBER: 2142480
- G** AMENDMENT TO ALDERWOOD MALL SEWER AGREEMENT RECORDED UNDER AUDITOR'S FILE NUMBER 2140830
- H** 6. RESTRICTIONS CONTAINED IN INSTRUMENT, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN

CHICAGO TITLE COMPANY

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APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW:

RECORDED: MAY 17, 1978  
RECORDING NUMBER: 7805170257

AS FOLLOWS: A. NO SLOPE EASEMENT ALONG BEECH ROAD.  
B. STANDARD AT-GRADE STREET ACCESS AT OUR TWO GATE WIDTHS ALONG BEECH ROAD.  
C. WIDTH OF STREET ACCESS TO BE EQUAL TO OUR TWO GATE WIDTHS ALONG BEECH ROAD.  
D. CITY MAINTAIN NEWLY INSTALLED STORM DRAINS ALONG RIGHT OF WAY LINE.  
E. STANDARD AT-GATE STREET ACCESS AT OUR PRESENT ENTRANCE TO 33RD AVENUE WEST.

**r** 7. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY  
PURPOSE: UNDERGROUND ELECTRIC TRANSMISSION AND DISTRIBUTION LINE  
AREA AFFECTED: AS DESCRIBED IN SAID INSTRUMENT  
RECORDED: SEPTEMBER 22, 1981  
RECORDING NUMBER: 8109220165

**s** 8. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY  
PURPOSE: UNDERGROUND ELECTRIC TRANSMISSION AND DISTRIBUTION LINE  
AREA AFFECTED: AS DESCRIBED IN SAID INSTRUMENT  
RECORDED: JANUARY 13, 1982  
RECORDING NUMBER: 8201130076

**k** 9. NOTICE OF EASEMENT AND MAINTENANCE AGREEMENT AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN:

RECORDED: JUNE 14, 1988  
RECORDING NUMBER: 8806140336

**L** 10. THE COMPANY'S LIABILITY FOR THIS REPORT IS LIMITED TO \$1,000.00. THIS REPORT IS BASED ON THE COMPANY'S PROPERTY RECORDS, AND NO LIABILITY IS ASSUMED FOR ITEMS MISINDEXED OR NOT INDEXED IN THE PUBLIC RECORDS, OR FOR MATTERS WHICH WOULD BE DISCLOSED BY AN INQUIRY OF THE PARTIES IN POSSESSION OR BY AN ACCURATE SURVEY OR INSPECTION OF THE PREMISES. THIS

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SCHEDULE B**

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REPORT AND THE LEGAL DESCRIPTION GIVEN HEREIN ARE BASED UPON INFORMATION SUPPLIED BY THE APPLICANT AS TO THE LOCATION AND IDENTIFICATION OF THE PREMISES IN QUESTION, AND NO LIABILITY IS ASSUMED FOR DISCREPANCIES RESULTING THEREFROM. THIS REPORT DOES NOT REPRESENT EITHER A COMMITMENT TO INSURE TITLE, AN EXAMINATION OF, OR OPINION AS TO THE SUFFICIENCY OR EFFECT OF THE MATTERS SHOWN, OR AN OPINION AS TO THE MARKETABILITY OF TITLE TO THE SUBJECT PREMISES.

**END OF SCHEDULE B**

- n* NOTE A:  
A SURVEY HAS BEEN RECORDED UNDER RECORDING NUMBER 9403115003 AND 200609225358.
- o* AL/DS;ljc





