OWNER'S-CERTIFICATE AND DEDICATION L-- KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS IN FEE SIMPLE, AND-ENCUMBRANCES OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS BINDING SITE-PLAN-AND DEDICATE(S) TO THE USE OF THE PUBLIC FOREVER, __ACL STREETS-AND EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE-BINDING SITE PLAN AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES; ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS OR - FILLS UPON THE LOTS, BLOCKS, TRACTS, ETC., SHOWN ON THIS BINDING SITE PLAN IN THE REASONABLE ORIGINAL GRADING OF ALL STREETS, SHOWN HEREON. A FINANCIAL GUARANTEE WITH THE CITY HAS BEEN POSTED FOR THESE 6/6/2014 EDMONDS SCHOOL DISTRICT NO/15 BY: BRIAN C. PARRO - MEMBER, CFO. VP CYPRESS LYNNWOOD, LLC CYPRESS EQUITIES II, LP - Menter CYPRESS EQUITIES II GP. LLC (DEVELOPER) ACKNOWLEDGEMENT: EDMONDS SCHOOL DISTRICT NO. 15 = - - - -STATE OF WASHINGTON _____ ON THIS DAY PERSONALLY APPEARED BEFORE ME Stubent _ - - - - -THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT ON BEHALF OF EDMONDS SCHOOL DISTRICT NO. 15. GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS__ KJ I STORY CYPRESS LYNNWOOD LLC: CYPRESS EQUITIES II, L.P.: CYPRESS EQUITIES II GP, LLC: STATE OF TEXAS TO ME KNOWN TO BE THE CEO. Lyress Lynnwood LLC AND ACKNOWLEDGED THE SATO INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT ON BEHALF OF THE LIMITED LIABILITY CORPORATION. GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS_5 OF JUNE 2014

LYNNWOD

OF LYNNWOOD BINDING SITE PLAN

CITY OF LYNNWOOD PUBLIC WORK	(S
EXAMINED AND APPROVED THIS 6 DAY OF 500C	
PUBLIC WORKS DIRECTOR	
CITY OF LYNNWOOD COMMUNITY [DEVELOPMENT
EXAMINED AND APPROVED THIS 6 DAY OF SUM	
COMMUNITY DEVELOPMENT DIRECTOR	
CITY OF LYNNWOOD FINANCE	
I/HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSE	SSMENTS AND ALL
-SPECIAL ASSESSMENTS ON THE PROPERTY HEREIN CONTAINED DEDI FOR OTHER PUBLIC USE ARE PAID IN FULL THIS DAY OF	CATED AS STREETS OR
2077-	•
-CITY TREASURER	
CITY OF LYNNWOOD MAYOR	
EXAMINED AND APPROVED THIS 6 DAY OF JUNE	
-MAYOF SONITS	
ATTEST:	
FINANCE OFFICE CITY CLERK	
SNOHOMISH COUNTY TREASURER	
I, TREASURER OF SNOHOM WASHINGTON, DO HEREBY CERTIFY THAT ALL TAXES ON THE ABOVE	ISH COUNTY, E-DESCRIBED TRACT
WASHINGTON, DO HEREBY CERTIFY THAT ALL TAXES ON THE ABOVE HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR OF 20	
TREASURER, SNOHOMISH COUNTY	
DEPUTY TREASURER	
SNOHOMISH COUNTY AUDITOR	
FILED FOR RECORD AT THE REQUEST OF THE CITY OF LYNNWOOD, 10th Day of June 2014 At 45.	THIS -
AND RECORDED IN VOLUME OF PLATS, ON PAGE(
RECORDS OF SNOHOMISH COUNTY, WASHINGTON.	
Carolyn Weikel SNOHOMISH COUNTY AUDITOR	
Leatherfollid	
DEPUTY COUNTY AUDITOR	

DISTRICT UNDER THE TERMS AND CONDITIONS OF A DEVELOPER AGREEMENT. SPECIFIC AGREEMENTS RELATED TO ROADWAY, UTILITIES, DRAINAGE FACILITIES, ACCESS, ETC. ARE BEING RECORDED WITH THIS BINDING SITE PLAN.

MY COMMISSION EXPIRES 3-7-18

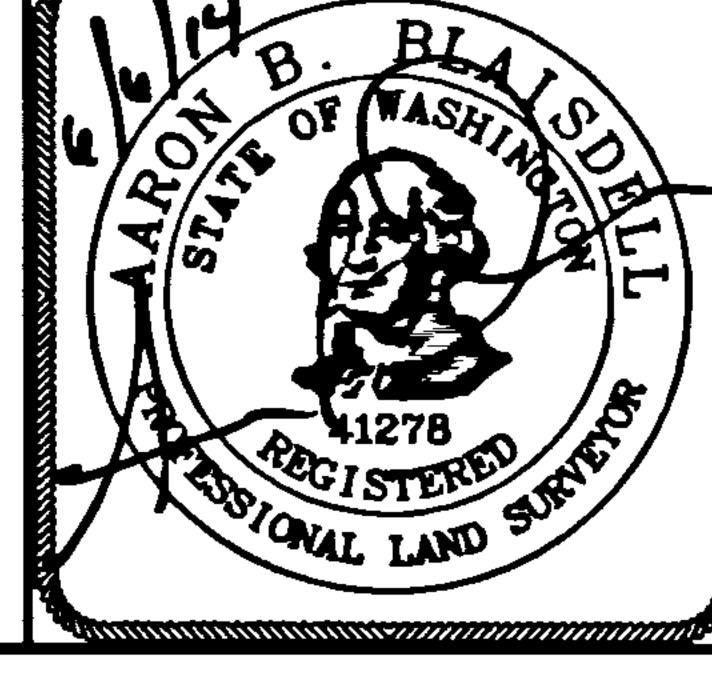
SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE BINDING SITE PLAN OF LYNNWOOD PLACE IS BASED ON ACTUAL SURVEY AND SUBDIVISION OF SECTION 15, TOWNSHIP 27 N., RANGE 4 E., W.M., THAT THE DISTANCES AND COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY, THAT PROPER MONUMENTS WILL BE SET AND LOT BLOCK CORNERS WILL BE STAKED ON THE GROUND.

AARON B. BLAISDELL CERTIFICATE NUMBER 41278

LYNNWOOD CITY OF

BSP-001651-2014



11255 Kirkland Way, Suite 300 Kirkland, WA 98033 p. 425.827.2014 | f. 425.827.5043

Civil | Structural | Planning | Survey paceengrs.com

RECORD LEGAL DESCRIPTION:

(PER FIRST AMERICAN TITLE INSURANCE COMPANY, NATIONAL COMMERCIAL SERVICES, THIRD REPORT, FILE NO.: NCS-661247-WA1, COMMITMENT DATE: MAY

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON;

EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF LYNNWOOD BY DEED RECORDED MARCH 18, 1971 UNDER RECORDING NO. 2188576;

AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEED RECORDED FEBRUARY 4, 1980 UNDER RECORDING NO. 8002040149.

NOTES:

HORIZONTAL DATUM: NAD 83/91 BASED ON PUBLISHED COORDINATES FOR WSDOT CONTROL POINT "MANOR 2" OF N=305,226.430', E=1,288,015.344'

FOR ADDITIONAL SURVEY CONTROL SEE RECORD-OF-SURVEY RECORDING NUMBER 200612155001

VERTICAL DATUM: NAVD 88 BASED ON PUBLISHED ELEVATION OF 414.42' FOR THE AFOREMENTIONED CONTROL POINT "MANOR 2"

BASIS OF BEARINGS: THE MEASURED GRID BEARING OF \$38°28'25"E BETWEEN THE STREET MONUMENTS ALONG ALDERWOOD MALL PKWY. AS SHOWN HEREON.

SITE AREA: 40.22 ACRES ±

ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

THE LOCATION AND DESCRIPTION OF ALL SURVEY MARKERS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS TAKEN ON JUNE 2006, AND OCTOBER 2013 UNLESS OTHERWISE INDICATED.

WORK PERFORMED IN CONJUNCTION WITH THIS SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES: (A) 3" TRIMBLE S6 AND 2" GEODIMETER 600 SERIES ELECTRONIC TOTAL STATIONS, MAINTAINED TO THE MANUFACTURER'S SPECIFICATIONS PER W.A.C. 332-130-100. (B) FIELD TRAVERSE, EXCEEDING REQUIREMENTS SET FORTH IN W.A.C. 332-130-090.

IMPROVEMENTS SHOWN HEREON WERE LOCATED IN NOVEMBER 2006 AND OCTOBER 2013 ALL BUILDINGS HAVE BEEN DEMOLISHED LEAVING THE FOUNDATIONS AND/OR BUILDING FOOTPRINTS.

THE WETLAND INFORMATION SHOWN HEREON IS BASED ON FIELD LOCATED FLAGS PLACED BY OTHERS AS PART OF THE DESIGN PROCESS..

UTILITY NOTES:

UNDERGROUND UTILITIES LINES SHOWN HEREON ARE BASED ON UTILITY PAINT MARKS IN THE FIELD AND PUBLIC GIS DATA PROVIDED BY THE CLIENT AND THE CITY OF LYNNWOOD.

THE UTILITY STRUCTURES SHOWN HEREON WERE FOUND TO BE IN PLACE: HOWEVER THE WIRES WITHIN THE BOXES AND STRUCTURES WERE NOT FOUND. NO EVIDENCE HAS BEEN VERIFIED WHETHER THE SERVICES ARE ACTIVE.

NATIVE GROWTH PROTECTION AREA

IN CONSIDERATION OF CITY OF LYNNWOOD MUNICIPAL CODE AND THE U.S. ARMY CORPS OF ENGINEERS REQUIREMENTS, EXCEPT AS OTHERWISE PROVIDED HEREIN, THE NATIVE GROWTH PROTECTION AREA (NGPA) SHALL BE LEFT PERMANENTLY UNDISTURBED IN A SUBSTANTIALLY NATURAL STATE. NO CLEARING, GRADING, FILLING, BUILDING CONSTRUCTION OR ROAD CONSTRUCTION OF ANY KIND SHALL OCCUR WITHIN SAID NGPA, EXCEPT MAINTENANCE AND CONTINGENCY ACTIONS DESCRIBED IN THE APPROVED WETLAND MITIGATION PLAN AND ALLOWED ACTIVITIES SET FORTH IN LYNNWOOD MUNICIPAL CODE 17.10 WHEN APPROVED BY THE CITY.

"NO-BUILD" EASEMENT

NO PERMANENT BUILDING STRUCTURE SHALL BE ERECTED, CONSTRUCTED OR PLACED UPON ANY PORTION OF THE NO-BUILD EASEMENT.

SITE DISTANCE EASEMENT

OWNER OF LOT 1 SHALL NOT PLACE OR MAINTAIN, OR PERMIT TO BE PLACED OR -MAINTAINED, ANY OBSTRUCTION WITHIN THE EASEMENT, INCLUDING BUT NOT LIMITED TO STRUCTURES, PARKED VEHICLES, CUT SLOPES, HEDGES, TREES, SIGNS, UTILITY POLES, OR ANY OTHER STRUCTURE, VEGETATION, MATERIAL OR ITEM LARGE ENOUGH TO BE A SIGHT OBSTRUCTION.

MONUMENT-NOTE

FINANCIAL GUARANTĒES HAVE BEEN POSTED AS PART OF THIS PROJECT WITH THE CITY FOR THE MONUMENTS AND CORNERS AT THE TRACT AND LOT CORNER LOCATIONS. THESE-MONUMENTS-WILL BE PLACED UPON SUBSTANTIAL COMPLETION OF THE IMPROVEMENTS AS PART OF THE CONSTRUCTION PROCESS.

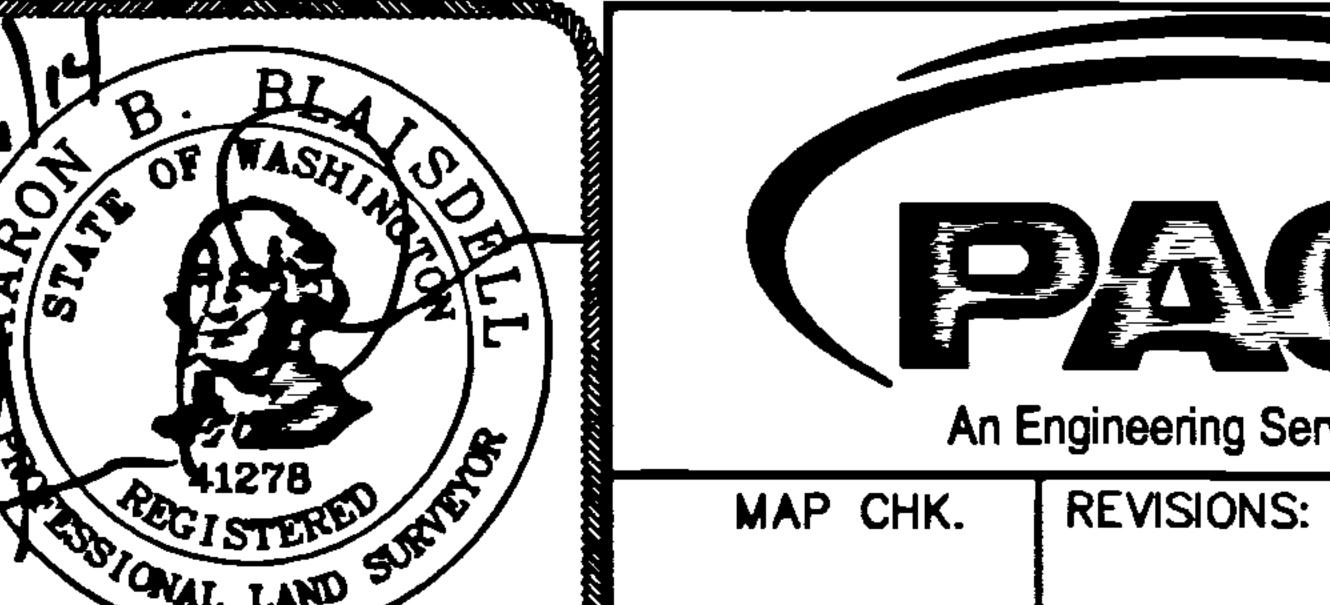
PORTIONS OF: NE 1/4, NE 1/4, SECTION 15, T.-27 N., R. 4. E., W.M.-SE 1/4, NE 1/4, SECTION 15, T= 27 N., R. 4 E., W.M.

SHEET 1

ang.--. BINDING SITE PLAN

PORTION OF: NE 1/4, NE 1/4, SECTION 15, T--27 N.-R. 4 E., W.M.

FIELD BOOK FIELD CREW DATE: DRAWN BY: SCALE: 13393-10 RLH





- ADDITONAL-ACKNOWLEDGEMENTS:

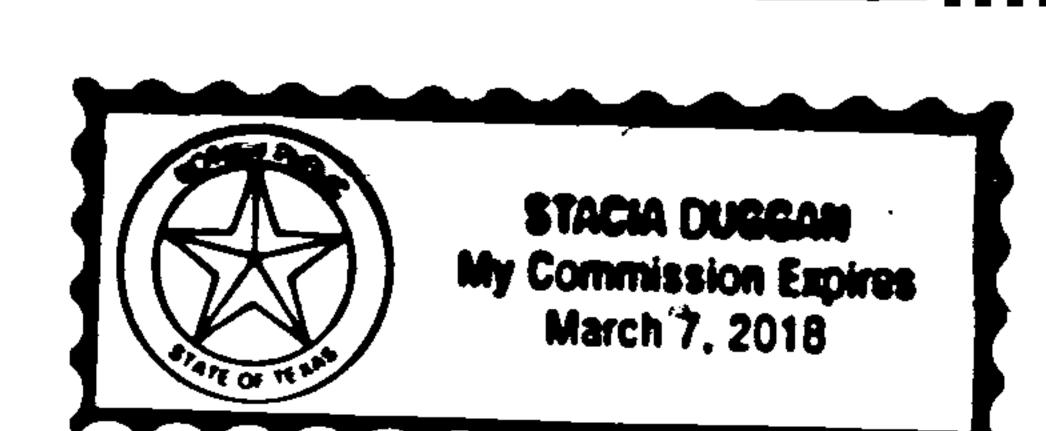
CYPRESS LYNNWOOD LLC: CYPRESS EQUITIES II, L.P.: - CYPRESS EQUITES II GP, LLC:

TO ME KNOWN TO BE THE CFO

AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY AGT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT ON BEHALF OF THE LIMITED LIABILITY

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS - 5 OF JUNE 20 14

STACIA DUGGAN My Commission Expires



EDMONDS SCHOOL DISTRICT NO. 15

STATE OF WASHINGTON

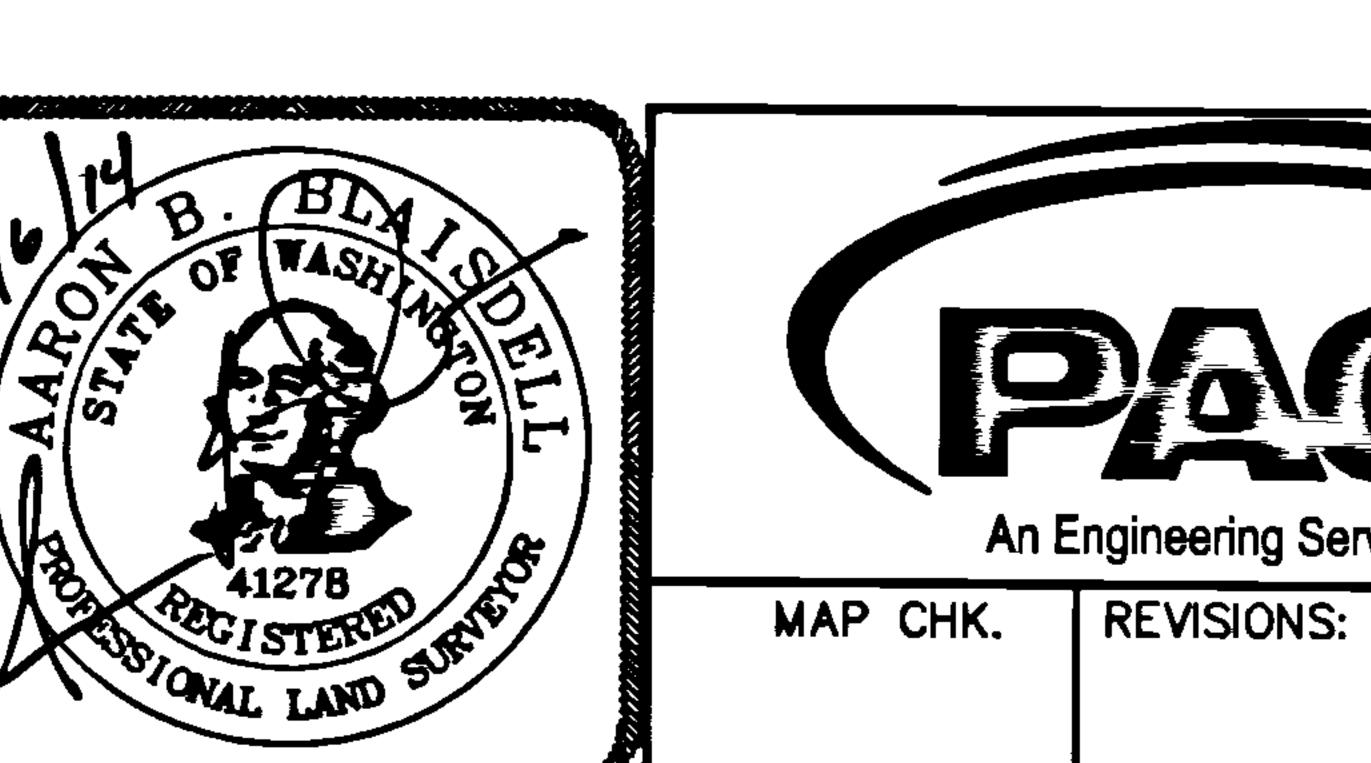
COUNTY OF _____ ON THIS DAY PERSONALLY APPEARED BEFORE ME_

TO ME KNOWN TO BE

_ AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT ON BEHALF OF EDMONDS SCHOOL DISTRICT NO. 15.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS___

NOTARY PUBLIC IN AND FOR THE MY COMMISSION EXPIRES____



An Engineering Services Company

11255 Kirkland Way, Suite 300 Kirkland, WA 98033 p. 425.827.2014 | f. 425.827.5043

Civil | Structural | Planning | Survey

paceengrs.com

PORTION OF: NE 1/4, NE 1/4, SECTION 15, J. 27 N., R. 4 E., W.M.

FIELD BOOK FIELD CREW DATE:

NEW-LEGAL-DESCRIPTIONS:

A PARCEL OF LAND WITHIN THE VACATED PLAT OF BRADNER PARK, BEING THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON: SAID STRIP MORE DESCRIBED AS FOLLOWS:

COMMENCING AT THE-NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15: THENCE NORTH 89'30'45" EAST, ALONG THE NORTH LINE THEREOF, 1157.30 FEET TO A POINT ON THE WEST MARGIN OF FALDERWOOD MALL PARKWAY: THENCE SOUTH 38"28'25" EAST ALONG THE - WESTERLY MARGIN THEREOF, 250.69 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 15; THENCE SQUTH 01"19'58" WEST, ALONG THE EAST LINE THEREOF, 15.12 FEET TO THE POINT OF BEGINNING; THENCE -- CONTINUING SOUTH OTHE SEGINNING OF A NON-TANGENT CURVE, HAVING A RADIUS OF 55.59-FEET AND TO WHICH POINT A RADIAL BEARS NORTH 17'59'24" WEST; THENCE COUNTER-CLOCKWISE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 7276'07 A DISTANCE OF 70.11 FEET THENCE SOUTH 0179'58" WEST 128.86 FEET TO THE BEGINNING OF A CURVE, ECONCAVE MORTHWESTERLY, HAVING A RADIUS OF 24.50 FEET; THENCE CLOCKWISE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89'58'17" A DISTANCE OF 38.47 FEET; THENCE NORTH 88'41'44" WEST 864.82 FEET; THENCE NORTH 75"12'12" WEST 51.43 FEET; THENCE NORTH 88'41'44" WEST 158.99 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 24.50 FEET; THENCE CLOCKWISE, ALONG THE ARCLOFT SAID CURVE THROUGH A CENTRAL-ANGLE OF 26'40'41" A DISTANCE OF 11.41 FEET; THENCE NORTH 0178'16" EAST 272.38 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 288.00 EEE-T; THENCE CLOCKWASE, ALONG THE ARC-OF SAID CURVE, -THROUGH A CENTRAL ANGLE OF 09:09'04" A DISTANCE_OF 46.00 FEET; THENCE NORTH 37'41'49" WEST 15.89 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAYING A RADRUS OF-300.00 FEET AND TO WHICH POINT A RADIAL BEARS NORTH 77'32'35" WEST: THENCE CLOCKWISE, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 61"01'46" A DISTANCE OF 319.55 FEET; THENCE NORTH 73"29'11" EAST 128.36 FEET; THENCE SOUTH 88'41'44" EAST 831.70 FEET-TO A POINT ON THE AFOREMENTIONED EAST LINE OF SAID SECTION 15 AND THE POINT OF BEGINNING. - - -

(SAID PARCEL CONTAINS +/- 15.40 ACRES)

A PARCEL OF LAND WITHIN THE VACATED PLAT OF BRADNER PARK, BEING THE NORTHEAST QUARTER-OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 27 NORTH, RANGE 4-EAST, W.M., IN SNOHOMISH COUNTY, _ -WASHINGTON: SAID STRIP MORE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE NORTH 89°30'45" EAST, ALONG THE NORTH LINE THEREOF, 1157.30 FEET TO A_ - -POINT ON THE WEST MARGIN OF ALDERWOOD MALL PARKWAY; THENCE SOUTH 38"28'25" EAST, ALONG THE _-------WESTERLY MARGIN THEREOF, 250.69 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 15; THENCE-SOUTH 0179'58' WEST, ALONG THE EAST LINE THEREOF, 649.00 FEET TO THE POINT OF BEGINNING; JEHENCE NORTH 88'41'44" WEST 563.95 FEET; THENCE SOUTH 01"18'16" WEST 515.41 FEET TO A POINT ON THE NORTH = MARGIN OF 184TH STREET SOUTHWEST; THENCE SOUTH 89°20'05" EAST, ALONG THE NORTH MARGIN THEREOF, 563.73 FEET TO A POINT ON THE AFOREMENTIONED EAST LINE OF SAID SECTION 15; THENCE NORTH 0179'58 --EAST, ALONG THE EAST LINE THEREOF, 509.13 FEET TO THE POINT OF BEGINNING.

(SAID PARCEL CONTAINS +/- 6.63 ACRES)

A PARCEL OF LAND WITHIN THE VACATED PLAT OF BRADNER PARK, BEING THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON; SAID STRIP MORE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE NORTH 89°30'45" EAST, ALONG THE NORTH LINE THEREOF, 1157.30 FEET TO A POINT ON THE WEST MARGIN OF ALDERWOOD MALL PARKWAY: THENCE SOUTH 38"28'25" EAST. ALONG THE WESTERLY MARGIN THEREOF, 250.69 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 15; THENCE SOUTH 0179'58" WEST, ALONG THE EAST LINE THEREOF, 649.00 FEET; THENCE NORTH 88'41'44" WEST 563.95 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0178'16" WEST 515.41 FEET TO A POINT ON THE NORTH MARGIN OF 184TH STREET SOUTHWEST: THENCE NORTH 89°20'05" WEST, ALONG THE NORTH MARGIN THEREOF, 163.56 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1264.00 FEET; THENCE CLOCKWISE, ALONG THE ARC OF SAID CURVE AND SAID MARGIN, THROUGH A CENTRAL ANGLE OF 12"09"34" A DISTANCE OF 268.25 FEET; THENCE NORTH 77"10"31" WEST 38.79 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1336.00 FEET: THENCE COUNTER-CLOCKWISE, ALONG THE ARC OF SAID CURVE AND SAID MARGIN, THROUGH A CENTRAL ANGLE OF 05'01'45" A DISTANCE OF 117.27 FEET; THENCE NORTH 07'47'44" EAST 2.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1338.00 FEET AND TO WHICH POINT A RADIAL BEARS NORTH 07'47'44" EAST; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00'30'35" A DISTANCE OF 11.90 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 15.20 FEET AND TO WHICH POINT A RADIAL BEARS NORTH 48°22'11" EAST; THENCE CLOCKWISE, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32"1"57" A DISTANCE OF 8.54 FEET; THENCE NORTH 0178'16" EAST 451.77 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 24.85 FEET AND TO WHICH POINT A RADIAL BEARS SOUTH 2570'56 EAST; THENCE CLOCKWISE, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26"29"11" A DISTANCE OF 11.49 FEET; THENCE SOUTH 88'41'44" EAST 586.75 FEET TO THE POINT OF BEGINNING.

IRACI A

A TRACT OF LAND WITHIN THE VACATED PLAT OF BRADNER PARK, BEING THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON; SAID STRIP MORE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE NORTH 89'30'45" EAST, ALONG THE NORTH LINE THEREOF, 841.78 FEET; THENCE SOUTH 75°07'22" WEST 402.52 FEET: THENCE SOUTH 73°29'11" WEST 125.44 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 391.00 FEET; THENCE COUNTER-CLOCKWISE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 72"1" O2" A DISTANCE OF 492.60 FEET; THENCE SOUTH 0178'16" WEST 782.09 FEET TO A POINT ON THE NORTH MARGIN OF 184TH STREET SOUTHWEST, SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1336.00 FEET AND TO WHICH POINT A RADIAL BEARS NORTH 0317'34" EAST: THENCE COUNTER-CLOCKWISE, ALONG THE ARC OF SAID CURVE AND SAID MARGIN, THROUGH A CENTRAL ANGLE OF 02'44'39" A DISTANCE OF 63.99 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE NORTH 0178'10" EAST, ALONG THE WEST LINE THEREOF, 1277.90 FEET TO THE POINT OF BEGINNING.

(SAID TRACT CONTAINS +/- 4.08 ACRES)

(SAID PARCEL CONTAINS +/- 6.89 ACRES)

TRACT B

A TRACT OF LAND WITHIN THE VACATED PLAT OF BRADNER PARK, BEING THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON; SAID STRIP MORE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE NORTH 89'30'45" EAST, ALONG THE NORTH LINE THEREOF, 1157.30 FEET TO A POINT ON THE WEST MARGIN OF ALDERWOOD MALL PARKWAY AND THE POINT OF BEGINNING; THENCE SOUTH 38°28'25" EAST, ALONG THE WESTERLY MARGIN THEREOF, 250.69 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 15; THENCE SOUTH 0179'58" WEST, ALONG THE EAST LINE THEREOF, 15.12 FEET: THENCE NORTH 88'41'44" WEST 831.70 FEET: THENCE NORTH 73"29'11" EAST 30.71 FEET; THENCE NORTH 73"29'07" EAST 38.60 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2981.00 FEET AND TO WHICH POINT A RADIAL BEARS SOUTH 16'30'50" EAST; THENCE CLOCKWISE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2"23'49" A DISTANCE OF 124.70 FEET: THENCE NORTH 75°52'59" EAST 137.95 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1019.00 FEET AND TO WHICH POINT A RADIAL BEARS NORTH 1407'01" WEST: THENCE COUNTER-CLOCKWISE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 256'12" A DISTANCE OF 52.23 FEET; THENCE NORTH 72°56'48" EAST 84.69 FEET; THENCE NORTH 80°47'14" EAST 54.42 FEET; THENCE NORTH 6879'55" EAST 100.41 FEET: THENCE SOUTH 86'40'05" EAST 18.27 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 20.00 FEET AND TO WHICH POINT A RADIAL BEARS NORTH 0379'55" EAST; THENCE COUNTER-CLOCKWISE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 57°26'15" A DISTANCE OF 20.05 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 41.53 FEET AND TO WHICH POINT A RADIAL BEARS SOUTH 54°06'46" EAST; THENCE CLOCKWISE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°59'20" A DISTANCE OF 23.19 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE NORTH 89°30'45" EAST, ALONG THE SAID NORTH LINE, A DISTANCE OF 23.45 FEET TO A POINT ON THE WESTERLY MARGIN ON ALDERWOOD MALL PARKWAY AND THE POINT OF BEGINNING.

(SAID TRACT CONTAINS +/- 1.97 ACRES)

"A STRIP OF LAND WITHIN THE VACATED PLAT OF BRADNER PARK, BEING THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON: SAID-STRIP MORE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF --"--SAID SECTION 15; THENCE NORTH 89'30'45" EAST, ALONG THE NORTH LINE THEREOF, 1157.30 FEET TO A POINT ON THE WEST MARGIN OF ALDERWOOD MALL PARKWAY; THENCE SOUTH 38'28'25" EAST, ALONG THE WESTERLY MARGIN THEREOF, -250.69 FEET TO A-POINT ON THE EAST LINE OF SAID SECTION 15; THENCE SOUTH_Q1T9"58" WEST, ALONG THE EAST LINE THEREOF, 407.13 FEET TO THE POINT OF BEGINNING AND THE BEGINNING OF A-NON-TANGENT CURVE, HAVING A RADIUS OF 55.59 FEET AND TO WHICH POINT A RADIAL BEARS SOUTH 17°59'24" EAST: THENCE COUNTER-CLOCKWISE, ALONG THE ARC OF SAID CURVE. THROUGH A CENTRAL ANGLE OF 7246'07" A DISTANCE OF 70.11 FEET; THENCE SOUTH 0119'58" WEST 128.86 FEET TO -- THE BEGINNING_OF TA CURVE, CONCAVE NORTHWESTERLY, HAVING TA RADIUS OF 24.50 FEET; THENCE CLOCKWISE, - ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89"58'17" A DISTANCE OF 38.47 FEET; THENCE NORTH 88'41'44" WEST 864.82 FEET; THENCE NORTH 75'12'12" WEST 51.43 FEET; THENCE 88'41'44" WEST 158.99 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 24.50 FEET; THENCE CLOCKWISE, ALONG THE ARC- OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26'40'41" A DISTANCE OF 11.41 FEET; THENCE SOUTH 13'47'05" WEST 55.53 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 24.85 FEET AND TO WHICH POINT A RADIAL BEARS SOUTH 2510'56" EAST; THENCE CLOCKWISE, ALONG THE ARC OF-SAID CURVE THROUGH A CENTRAL ANGLE OF 26'29'11" A DISTANCE OF 11.49 FEET; THENCE SOUTH 88'41'44" EAST 1150.70 FEET TO A POINT ON THE AFOREMENTIQUED EAST LINE OF SAID SECTION 15; THENCE NORTH 0179'58" EAST, ALONG THE EAST LINE THEREOF, 241.87 PEET TO THE POINT OF BEGINNING. _ -

(SAID STRIP CONTAINS +/- 1.21 ACRES) ----

A STRIP OF LAND WITHIN THE VACATED PLAT OF BRADNER PARK, BEING THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., IN SNOHOMISH COUNTY, -WASHINGTON; SAID STRIP MORE DESCRIBED AS FOLLOWS: --_____---

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE NORTH 89'30'45" EAST, ALONG THE NORTH LINE THEREOF, 903.28 FEET TO THE. POINT OF BEGINNING, SAID POINT BEING A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 595.29 FEET AND TO WHICH POINT A RADIAL BEARS NORTH 21'49'52" WEST, THENCE ... CLOCKWISE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 52040 A DISTANCE OF 55.53 FEET; THENCE SOUTH 72°56'36" WEST 38.63 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 974.20 FEET AND TO WHICH POINT A RADIAL BEARS NORTH 1703'11"-WEST: THENCE CLOCKWISE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°56'12" A -__ -DISTANCE OF 49.93 FEET; THENCE SOUTH 75°50'34" WEST 97.41 FEET TO A POINT ON A NON-TANGENJ CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 3047.52 FEET AND TO WHICH POINT A RADIAL-BEARS SOUTH 13'43'58" EAST; THENCE COUNTER-CLOCKWISE, ALONG THE ARC OF SAID CURVE, THROUGH, A CENTRAL ANGLE OF 2'46'55" A DISTANCE OF 147.97 FEET; THENCE SOUTH 73'29'11" WEST 197.67 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 368.00 FEET; THENCE COUNTER-CLOCKWISE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 7270'56" A DISTANCE OF 463.61 FEET: THENCE SOUTH 0178'16" WEST 772.27 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 21.50 FEET AND TO WHICH POINT A RADIAL BEARS NORTH 6710'00" WEST; THENCE CLOCKWISE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°44'16" A DISTANCE OF 13.79 FEET TO A POINT ON THE NORTH MARGIN OF 184TH STREET SOUTHWEST, SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1336.00 FEET AND TO WHICH POINT A RADIAL BEARS SOUTH 03°53'42" WEST; THENCE CLOCKWISE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03'54'02" A DISTANCE OF 90.95 FEET; THENCE NORTH 07'47'44" EAST 2.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY,

HAVING A RADIUS OF 1338.00 FEET AND TO WHICH POINT A RADIAL BEARS NORTH 07'47'44" EAST; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00'30'35" A DISTANCE OF 11.90 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 15.20 FEET AND TO WHICH POINT A RADIAL BEARS NORTH 48"22"11" EAST; THENCE CLOCKWISE, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3211'57" A DISTANCE OF 8.54 FEET; THENCE NORTH 0118'16" EAST 451.77 FEET; THENCE NORTH 13'47'05" EAST 55.53 FEET; THENCE NORTH 01"8'16" EAST 272.38 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 288.00 FEET; THENCE CLOCKWISE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09'09'04" A DISTANCE OF 46.00 FEET; THENCE NORTH 37'41'49" WEST 15.89 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 300.00 FEET AND TO WHICH POINT A RADIAL BEARS NORTH 77"32"35" WEST; THENCE CLOCKWISE, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 61"01'46" A DISTANCE OF 319.55 FEET; THENCE NORTH 73°29'11" EAST 159.08 FEET; THENCE NORTH 73°29'07" EAST 38.60 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2981.00 FEET AND TO WHICH POINT A RADIAL BEARS SOUTH 16'30'50" EAST; THENCE CLOCKWISE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2"23"49" A DISTANCE OF 124.70 FEET; THENCE NORTH 75°52'59" EAST 137.95 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1019.00 FEET AND TO WHICH POINT A RADIAL BEARS NORTH 14"07"01" WEST; THENCE COUNTER-CLOCKWISE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 256'12" A DISTANCE OF 52.23 FEET; THENCE NORTH 72°56'48" EAST 84.69 FEET; THENCE NORTH 80°47'14" EAST 54.42 FEET; THENCE NORTH 6879'55" EAST 100.41 FEET; THENCE SOUTH 86'40'05" EAST 18.27 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 20.00 FEET AND TO WHICH POINT A RADIAL BEARS NORTH 0379'55" EAST; THENCE COUNTER-CLOCKWISE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 57°26'15" A DISTANCE OF 20.05 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 41.53 FEET AND TO WHICH POINT A RADIAL BEARS SOUTH 54"06'46" EAST; THENCE CLOCKWISE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31"59"20" A DISTANCE OF 23.19 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH 89'30'45" WEST, ALONG THE SAID NORTH LINE, A DISTANCE OF 230.57 FEET TO THE POINT OF BEGINNING.

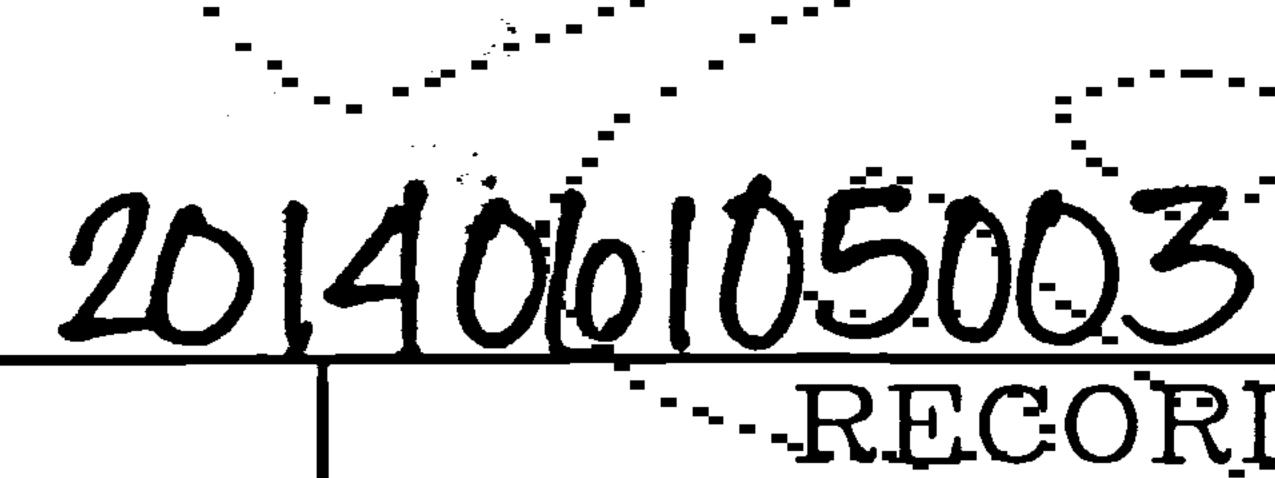
(SAID STRIP CONTAINS +/- 3.10 ACRES)

TRACT E

A STRIP OF LAND WITHIN THE VACATED PLAT OF BRADNER PARK, BEING THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON; SAID STRIP MORE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE NORTH 89'30'45" EAST, ALONG THE NORTH LINE THEREOF, 841.78 FEET TO THE POINT OF BEGINNING: THENCE SOUTH 75°07'22" WEST 402.52 FEET: THENCE SOUTH 73°29'11" WEST 125.44 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 391.00 FEET; THENCE COUNTER-CLOCKWISE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 7271'02" A DISTANCE OF 492.60 FEET; THENCE SOUTH 0178'16" WEST 782.09 FEET TO A POINT ON THE NORTH MARGIN OF 184TH STREET SOUTHWEST, SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1336.00 FEET AND TO WHICH POINT A RADIAL BEARS SOUTH 0376'25" WEST: THENCE CLOCKWISE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00'36'51" A DISTANCE OF 14.32 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 21.50 FEET AND TO WHICH POINT A RADIAL BEARS NORTH 30°25'45" WEST; THENCE COUNTER-CLOCKWISE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36'44'16" A DISTANCE OF 13.79 FEET: THENCE NORTH 01"18'16" EAST 772.27 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 368.00 FEET; THENCE CLOCKWISE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 72"10'56" A DISTANCE OF 463.61 FEET; THENCE NORTH 73"29'11" EAST 197.67 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 3047.52 FEET AND TO WHICH POINT A RADIAL BEARS SOUTH 16'30'53" EAST; THENCE CLOCKWISE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2'46'55" A DISTANCE OF 147.97 FEET; THENCE NORTH 75°50'34" EAST 97.41 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 974.20 FEET AND TO WHICH POINT A RADIAL BEARS NORTH 14°07'00" WEST; THENCE COUNTER-CLOCKWISE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°56'12" A DISTANCE OF 49.93 FEET: THENCE NORTH 72°56'36" EAST 38.63 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 595.29 FEET AND TO WHICH POINT A RADIAL BEARS NORTH 16"29'12" WEST: THENCE COUNTER-CLOCKWISE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 5"20"40" A DISTANCE OF 55.53 FEET TO A POINT ON THE AFOREMENTIONED NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH 89'30'45" WEST, - "ALONG THE NORTH LINE THEREOF, 61.51 FEET TO THE POINT OF BEGINNING.

(SAID STRIP CONTAINS +/- 0.94 ACRES)



SHEET 3 OF 6

SURVEY and

PORTION OF: NE 1/4, NE 1/4, SECTION 15, T. 27 N., R. 4 E., W.M.--DRAWN BY: SCALE: FIELD BOOK FIELD CREW DATE: _ _ - ' PROJECT NO. BL/DS L--5/28/14



11255 Kirkland Way, Suite 300 Kirkland, WA 98033 p. 425.827.2014 | f. 425.827.5043

Civil | Structural | Planning | Survey paceengrs.com

MAP CHK. REVISIONS:

