

After recording, return to:

GordonDerr LLP  
2025 First Avenue, Suite 500  
Seattle, Washington 98121  
(206) 382-9540  
Attn: Jay P. Derr



**20110429001446**

GORDON DER EAS 193.00  
PAGE-001 OF 069  
04/29/2011 14:39  
KING COUNTY, WA

**WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)**

|   |
|---|
| <b>DOCUMENT TITLE(S)</b> (or transactions contained therein):<br><br><b>Covenant and Grant of Easement</b>  |
| <b>REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:</b><br><br>n/a<br><input type="checkbox"/> Additional reference #s on page _____ of document(s)   |
| <b>GRANTOR(S)</b> (Last name first, then first name and initials)<br><br><b>Puget Sound Energy, Inc.</b><br><br><input type="checkbox"/> Additional names on page _____ of document   |
| <b>GRANTEE(S)</b> (Last name first, then first name and initials)<br><br><b>City of Snoqualmie</b><br><br><input type="checkbox"/> Additional names on page _____ of document   |
| <b>LEGAL DESCRIPTION</b> (abbreviated: i.e., lot, block, plat or section, township, range)<br><br>Portions of the west half of the northwest quarter of Section 36, Township 24, Range 7 East, W.M.<br><br><input type="checkbox"/> Additional legal is on page _____ of document |
| <b>ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBERS</b><br><br>3624079098, 3624079099, 3624079102, 3624079030, and 3624079091<br><br><input type="checkbox"/> Assessor Tax # not yet assigned   |

Covenant and Easement (March 2011)

## **COVENANT AND GRANT OF EASEMENT**

This Covenant and Grant of Easement (“**Covenant and Grant of Easement**”) is made by and between **Puget Sound Energy, Inc.**, a Washington public corporation, for and on behalf of **Puget Sound Energy, Inc.**, of the County of Snoqualmie, Washington.

### **SECTION I.**

#### **RECITALS**

A. **Puget Sound Energy, Inc. (“PSE”)** is the owner of the **PSE Property** located in King County, Washington, consisting of five (5) parcels of land described on **Exhibit A** (the “**PSE Property**”). **PSE** also has been obtaining certain transmission line easement rights with respect to parcels of land, Tax Parcel Numbers 3624079101 and 3624079150, currently owned by **T. Dutczak**, which are legally described on **Exhibit B** (the “**Dutczak Property**”). **These parcels are subject to an easement to the Bonneville Power Authority (“BPA Easement”).**

B. **PSE** has submitted to the City of Snoqualmie (the “**City**”) an application for Annexation, to accomplish annexation of a portion of the **PSE Property** to the **City**. The annexed portion of the **PSE Property** will lie within the **City** and the remaining portion of the **PSE Property** will be located in unincorporated King County (the “**County**”).

C. **PSE** intends to develop an electrical substation (the “**Substation**”) on the southerly portion of the **PSE Property**, and an overhead transmission line cable corridor (the “**Transmission Line Corridor**”) through both the **Dutczak Property** from the north line of the **PSE Property** southward through that portion of the **PSE Property** that lies within unincorporated King County. The **City’s** agreement to the **Covenant and Easement** are specifically based upon the quality and nature of **PSE** and the fact that **PSE’s** proposed land disturbance, wetland buffer, and stream buffer disturbance, is limited to the installation and maintenance of electrical utility facilities and, as set forth in **Exhibit C**.

**Wetland Buffers**”), and along streams (the “**Standard Stream** clearing within the steep slope and stream buffer area located in alteration per King County Code (“KCC”) 21A.24.04(C), but grading permit from the **County**.

F. City policies also require buffers of urban land and adjacent rural land uses in the **County** (the “**Perimeter Buffer**” is shown on **Exhibit C**.

G. Five wetlands and associated wetland buffer areas on the **Property**. Two small streams, or portions of streams, are on the **Property outside of the area to be annexed to the City**. “**Two** south of the **PSE Property** in an area that will not be annexed to the **City**.”

H. Pursuant to SMC 19.12.030(C) **PSE** has proposed three (3) wetlands resulting from removal of existing trees to be converted to shrub-scrub vegetative condition. This proposed **PAUE** approval from the **City**.

I. Pursuant to SMC 19.12.080, **PSE** has proposed modifications (averaging (reductions and increases) to the location and width of the **Standard Wetland Buffers** on the **PSE Property** to accommodate the location of the **Substation**; to allow other utility infrastructure, including poles and transmission lines; and to allow for the right-of-way construction of an extension of SE Douglas Street across the **PS**.

**Exhibit D “Wetland and Stream Buffer Areas, Impacts, and Mitigation Areas as follows:**

(1) Shows the location of the wetlands and **Stream Buffers** required by **City** and **County** regulations.

(2) Shows the location of the streams and the **Stream Buffers** required by **City** regulations for the streams.

(4) Identifies wetland buffer areas that have been identified as **Standard Wetland Buffers** required by City regulation (through buffer averaging permitted by SMC 19.12.080).

(5) Shows a portion of the **Standard Wetland Buffers** within the area of the **BPA Easement** and has been modified previously to maintain the **BPA** lines within that **BPA Easement**.

(6) All buffer areas identified on **Exhibit D**, except as **Impacted Buffer and/or Impacted Wetland**, shall constitute a **Wetland and Stream Buffer**.

J. Provided the City approves a **PAUE** pursuant to the **Covenant and Easement**, ongoing vegetation maintenance over portions of the wetland **Buffer** area, shall be allowed subject to the provisions contained in the **Covenant and Easement** including those set forth in Section II, paragraphs 1-3.

K. That portion of the **PSE Property** that may require removal of existing vegetation to permit construction of the transmission and after construction, will require periodic alteration of the vegetation during ongoing operations is shown on **Exhibit E** "**Vegetation Maintenance Area**" of this **Vegetation Maintenance Area** is located on **PSE** parcels annexed to the City at the time of execution of this **Covenant and Easement** (Parcel Nos. 3624079091 and 3624079102). A portion of this **Vegetation Maintenance Area** located on **PSE** parcels that are not being annexed to the City at the time of execution of this **Covenant and Easement** (Parcel Nos. 3624079098 and 3624079101) overlaps with portions of the wetland **and Stream Buffer** areas identified as **Impacted Buffers and/or Impacted-Wetlands and/or Impacted-Converted Wetlands and/or Impacted-Converted Buffers** as shown on **Exhibit D**. The parties also agree to limit the amount of vegetation removal that will be allowed within the **Vegetation Maintenance Area** as shown on **Exhibit E** contained in this **Covenant and Easement** including those set forth in paragraphs 4-9 below to mitigate for impacts from alteration of

this **Covenant and Easement**. The City's decision to: (i) and in accordance with PSE's Petition; (ii) permit construction, operation and maintenance of the **Substation**, transmission lines and related infrastructure; and (iii) allow for the establishment and use of public utility in part, upon subjecting the **Perimeter Buffer**, including the **Native Growth Area** and a portion of the **Vegetation Maintenance Area** to this **Covenant and Easement**, including those set forth in Section 11 below. The restrictions applicable to the **Native Growth Area** and **Vegetation Maintenance Area** will insure that the **Perimeter Buffer** functions in perpetuity subject to the above permitted uses.

M. Nothing contained in this **Covenant and Easement** shall be construed to limit the rights **BPA** has under the **BPA Easement**.

## SECTION II.

### WETLAND AND STREAM BUFFER AREA COVENANT AND EASEMENT

1. Wetland and Stream Buffer Covenant and Easement permits authorizing construction of the **Substation** and other related infrastructure and to allow for PSE's buffer averaging for certain **Wetland and Stream Buffer Property** and to allow PSE's continual vegetation maintenance of the **Wetland and Stream Buffer** also located within the **Vegetation Maintenance Area**. PSE hereby declares and grants to the City a perpetual non-exclusive **Stream Buffer Covenant and Easement** over the **Wetland and Stream Buffer** described on Exhibit D. The **Wetland and Stream Buffer** shall be maintained in its natural state for all purposes that benefit the public health, safety and welfare, including providing a **Perimeter Buffer**, control of surface water and erosion, slope stability, visual and aural buffering, and protection of plant and animal life.

2. Limitations on Disturbance in Wetland and Stream Buffer shall be left permanently in its natural state, and any disturbance of the **Wetland and Stream Buffer Area** that are also located within the **Vegetation Maintenance Area**. In addition, PSE may request and the City may grant a **Perimeter Buffer** to the **Wetland and Stream Buffer** area.

identified as a hazard to the transmission lines or substation facility. Prior to any such activity, PSE shall obtain prior written approval from the City for such specific activities. If the City's approval is granted, the **Wetland and Stream Buffer** is retained by PSE, 19.12, and provided that the use by PSE does not interfere with, or obstruct, the intended purpose of the **Wetland and Stream Buffer**.

**3. Disturbance of Wetland and Stream Buffer Maintenance Area.** PSE shall be permitted to alter the vegetation in certain portions of the **Wetland and Stream Buffer** also located within the **Maintenance Area**, as shown on **Exhibits D and E**, as necessary to maintain the **Substation** area and the transmission and distribution lines further described in Section III below. Provided, however, that PSE is not allowed to (a) perform grubbing or stump removal or other activities in any wetland, or (b) drive or operate any motorized equipment in any wetland, or (c) remove any trees, including tree tops, may only be performed to the extent necessary to maintain the **Substation** area and the **Wetland and Stream Buffer**, including remaining trees within the wetlands or **Wetland and Stream Buffer**. Hand equipment or pickers that extend over the wetlands will be used to remove cuttings from wetland areas, as applicable.

### SECTION III.

#### **VEGETATION MAINTENANCE AREA COVENANT**

**4. Vegetation Maintenance Covenant and Easement.** In order to permit authorizing PSE's installation, construction, use, maintenance, and repair of the **Substation** and other utility infrastructure including, but not limited to, transmission lines and poles, PSE hereby declares and grants to the City an exclusive **Vegetation Maintenance Covenant and Easement** over the **Maintenance Area** described on **Exhibit E**. The **Vegetation Maintenance Covenant and Easement** preserves native vegetation, to the maximum extent possible, to ensure the reliable operation of the electrical utility, for all purposes that are necessary for the safety and welfare, including control of surface water and erosion, and stability, visual and aural buffering, and protection of plants and

the height of fifteen (15) feet are to be removed for 230KV line twenty five (25) feet for 115KV lines], by cutting, girdling, or height. These activities may require a clearing and grading **County**, depending on where the activity occurs and will re disturbed and/or of alternative areas, consistent with the req management, mitigation and replacement, described in **E Maintenance Activities and Mitigation**”) PSE shall be respon replacing any replacement vegetation installed pursuant to **Exl** responsible for replacing any existing trees that are lost due to b ten (10) years from the date the construction is completed.

If the **County** imposes requirements on any clearing or grad **County** for vegetation management in the areas located wit **County** that are inconsistent with the terms of this **Covenant** ; those described in **Exhibit H**, or if the **County** imposes dif clearing and grading than the Business Park Buffer replanting then the **County**’s mitigation requirements shall control.

In addition, the **City** and **PSE** agree that no further mitigation s vegetation removal and maintenance associated with construc lines on Parcel Nos. 3624079098 and 3624079099 at the time of those parcels. Additional mitigation may be required if, at development other than construction of the transmission lines is

6. **Substation Protection Corridor**. A portion of the **V Area** described on **Exhibit I** is the “**Substation Protec** immediately adjacent to the north and east boundaries of the Sul the right to remove trees and to trim trees and/or vegetation in th **Area**, as necessary, to protect the **Substation** and fence in acco standards and/or as required by **NERC**, **FERC** or other sta requirements. These activities may require a clearing and grad and will require replanting of areas disturbed and/or of alternat the requirements of **Exhibit H**.

maintain the area as native scrub-shrub habitat, (d) locating, in storm water dispersion facilities as approved by the City, (e) requirements under NERC, FERC and other state or federal requirements installing and maintaining any public trail(s) as approved by the and uses as allowed under the BPA Easement for the PSE P Maintenance Area shall be left permanently undisturbed. Allowed activities set forth in the City Code applicable to wetland stream buffers may be allowed, provided that PSE has received from the City to allow such specific activities. The right Vegetation Maintenance Area is retained by PSE because PSE utility, provided that the use by PSE does not interfere with, purpose of the Vegetation Maintenance Area.

9. **Dutczak Property.** In the event that PSE acquires Dutczak Property in the future to do so, PSE agrees at that time perpetual non-exclusive Vegetation Maintenance Area cover Dutczak Property in the location and with terms similar to the Covenant and Easement, or if PSE acquires only easement Property, then PSE agrees to comply with the terms of this C with respect to those easement rights.

#### SECTION IV.

#### **NATIVE GROWTH PROTECTION AREA COVENANT**

10. **Native Growth Protection Area.** In accordance with Petition, and in accordance with permits allowing for construction other utility improvements, to establish and protect a Perimeter located within the City UGA and property located outside the buffer averaging pursuant to applicable City Code for certain wet Property, PSE hereby declares and grants to the City a perpetual Growth Protection Area covenant and easement over the "Native Area" described on **Exhibit F.** The Native Growth Protection preservation of existing and any supplemental native vegetation

**PSE** may seek **County** consent to top or remove any dangerous or hazardous material that is a hazard to the transmission lines or substation facilities. **PSE** shall obtain written approval from the **County** for such specific activities. The right of **PSE** to use the **Native Growth Protection Area** is retained by **PSE**, including the right to use the **Native Growth Protection Area** for storm water dispersion, because **PSE** is a publically-regulated utility and the use by **PSE** does not interfere with, obstruct or endanger the use of the **Native Growth Protection Area**. In no event shall **PSE** be allowed to perform stump removal or other associated land disturbances, or (including the use of motorized equipment, unless required by a public agency or to

**12. Replanting and Buffer Maintenance.** As provided in the **Native Growth Protection Area**, **PSE** is required to install supplemental plantings in portions of the **Native Growth Protection Area** to mitigate for impacts to vegetation that was altered or removed. **PSE** shall be responsible for **Vegetation Maintenance Area**. The replacement plantings (including the location) shall be subject to **City** review and approval, consistent with the requirements of **Exhibit H**. **PSE** shall be responsible for maintaining and replacing the **Vegetation Maintenance Area** planting for a period of ten (10) years after the date the initial planting was installed. In addition, **PSE** shall be responsible for replacing any trees or other vegetation cut down in the **Native Growth Protection Area** at a ratio of 3:1 within three (3) years after the date trees or other vegetation is removed. **PSE** shall be responsible for **Vegetation Maintenance Area** adjacent to the **Native Growth Protection Area**.

## SECTION V.

### GENERAL PROVISIONS

**13. Definitions.** As used herein, the term “**Covenant and Easement**” shall mean, collectively, the **Wetland and Stream Buffer Area**, the **Native Growth Protection Area**, and the **Native Growth Protection Area**, including any other areas hereafter be acquired and extended over that portion of the **District** within the **Transmission Line Corridor**.

**14. General Provisions of Covenant.** In the event of any conflict between the provisions of this **Covenant and Easement** and conditions imposed by the **DAIE** and/or other project permits and approvals for the

**Covenant and Easement Areas** owned by PSE, for the purpose of enforcing proper operation and maintenance of the **Covenant and Easement Areas** for all purposes, including maintenance of water quality, control of erosion, maintenance of slope stability, visual and aural buffering of animal habitat, replanting and restocking of plants or animals, and other actions deemed necessary by the **City** to preserve and protect the **Covenant and Easement Areas**. While the **City** has permission to enter the **Covenant and Easement Areas** for the above purposes, this shall not constitute an obligation or special duty to perform any or all of the above actions. By acceptance of the easement granted herein for the purposes described, the **City** does not assume any liability for acts or omissions of PSE or its invitees, licensees or employees on the **PSE Property** or any **Covenant and Easement Areas**.

16. **Binding Effect.** The covenants and easements declared herein shall run with the land, shall be binding on all present and future owners of the **PSE Property**, and shall be enforceable on behalf of the **City of Snoqualmie**.

17. **Action to Enforce Easement.** The **City** may bring action in a court of competent jurisdiction to enforce the terms of this **Covenant and Easement**; to enjoin any actual or threatened violation by temporary or permanent structures; to recover damages to which it may be entitled for violation of the **Covenant and Easement**; and to require the restoration of the **Covenant and Easement Areas** to the condition that existed prior to any such injury. In the event of any such violation without limiting PSE's liability therefor, the **City**, in its sole discretion, may recover damages to the cost of undertaking any corrective action on the **Covenant and Easement Areas**. In the event of any litigation regarding the **Covenant and Easement**, the prevailing party shall be entitled to the costs and attorneys' fees, including such costs and attorneys' fees.

18. **No Waiver.** Any forbearance by the **City** to enforce the **Covenant and Easement** shall not be deemed or construed to be a waiver. No delay or omission by a party in the exercise of any right or by the other party shall impair such right or remedy or be construed as a waiver.

amendment, the area that is currently rural outside the **City UC City's UGA** and/or annexed to the **City**. Any such amendment by both parties, must be in writing, and must be recorded in the County, Washington, and any other jurisdiction in which such recording is appropriate, in the discretion of the **City**.

**20. Controlling Law.** The laws of the State of Washington shall govern the interpretation and performance of this **Covenant and Easement**.

**21. Liberal Construction.** Any general rule of construction notwithstanding, this **Covenant and Easement** shall be liberally construed to effect the grant to accomplish the purposes stated herein. If any provision is found to be ambiguous, an interpretation consistent with the purposes of the **Covenant and Easement** that would render the provision valid shall prevail over an interpretation that would render it invalid.

**22. Severability.** In the event a court of competent jurisdiction declares any provision of this **Covenant and Easement**, or the application of any provision in any circumstance, invalid, unconstitutional, or otherwise unenforceable, in its discretion, elect to terminate the remainder of this **Covenant and Easement** event a non-material provision of this **Covenant and Easement** is found to be unconstitutional or otherwise unenforceable, such provisions hereof shall remain in full force and effect.

**23. Successors.** The covenants, terms, conditions, obligations, and duties of this **Covenant and Easement** shall be binding upon and inure to the benefit of the parties hereto and their respective personal representatives, heirs, successors, and assigns and shall continue as a servitude running in perpetuity with the **PSE**.

IN WITNESS WHEREOF, the undersigned has executed this **Covenant and Easement** as of the date set forth with its signature below.

**PUGET SOUND I**

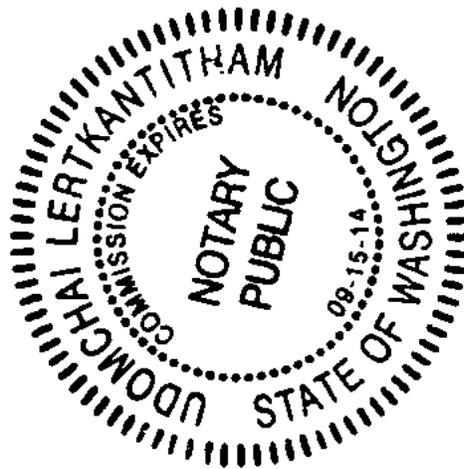
STATE OF WASHINGTON )  
 : SS.  
COUNTY OF KING )

I certify that I know or have satisfactory evidence that            is the person who appeared before me, and s/he acknowledged instrument, on oath stated that s/he was authorized to execute and acknowledged it as the DIR. CORP. Shared Services of PUC INC., a corporation, to be the free and voluntary act of such corporation for the purposes mentioned in the instrument.

Dated this 27th day of April, 2011.

[Signature of Notary]

U. LERTK  
[Print Name of Notary]  
Notary Public in and for the State of Washington, residing at \_\_\_\_\_  
My commission expires on \_\_\_\_\_



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## **Exhibits**

**Exhibit A: PSE Property**

**Exhibit B: Dutczak Property**

**Exhibit C: Perimeter Buffer**

**Exhibit D: Wetland and Stream Buffer Area**

**Exhibit E: Vegetation Maintenance Area**

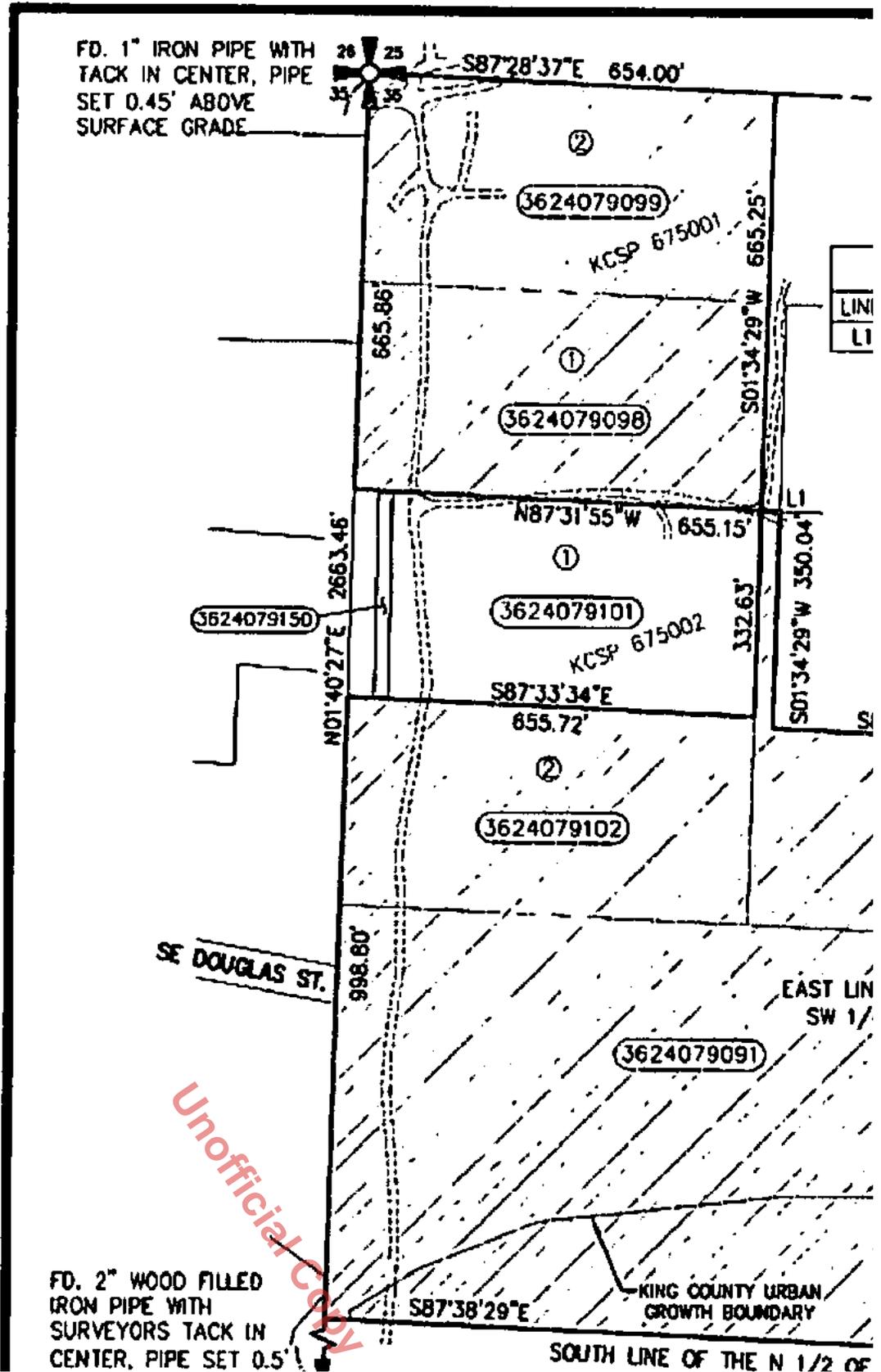
**Exhibit F: Native Growth Protection Area**

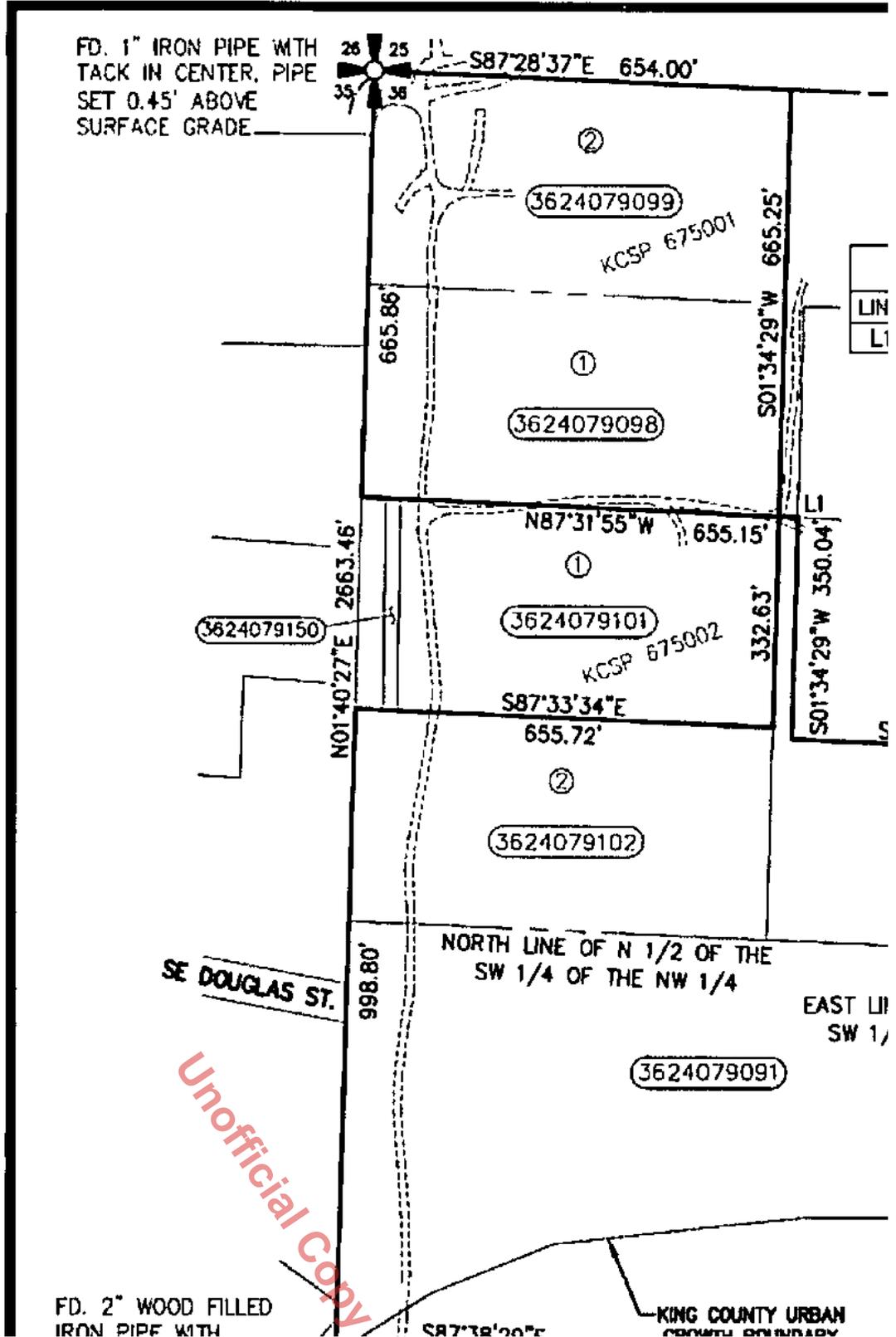
**Exhibit G: Transmission Line Corridor**

**Exhibit H: Vegetation Maintenance Activities**

**Exhibit I: Substation Protection Area**

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**EXHIBIT A  
PSE PROPERTY LEGAL DESCRIPT**

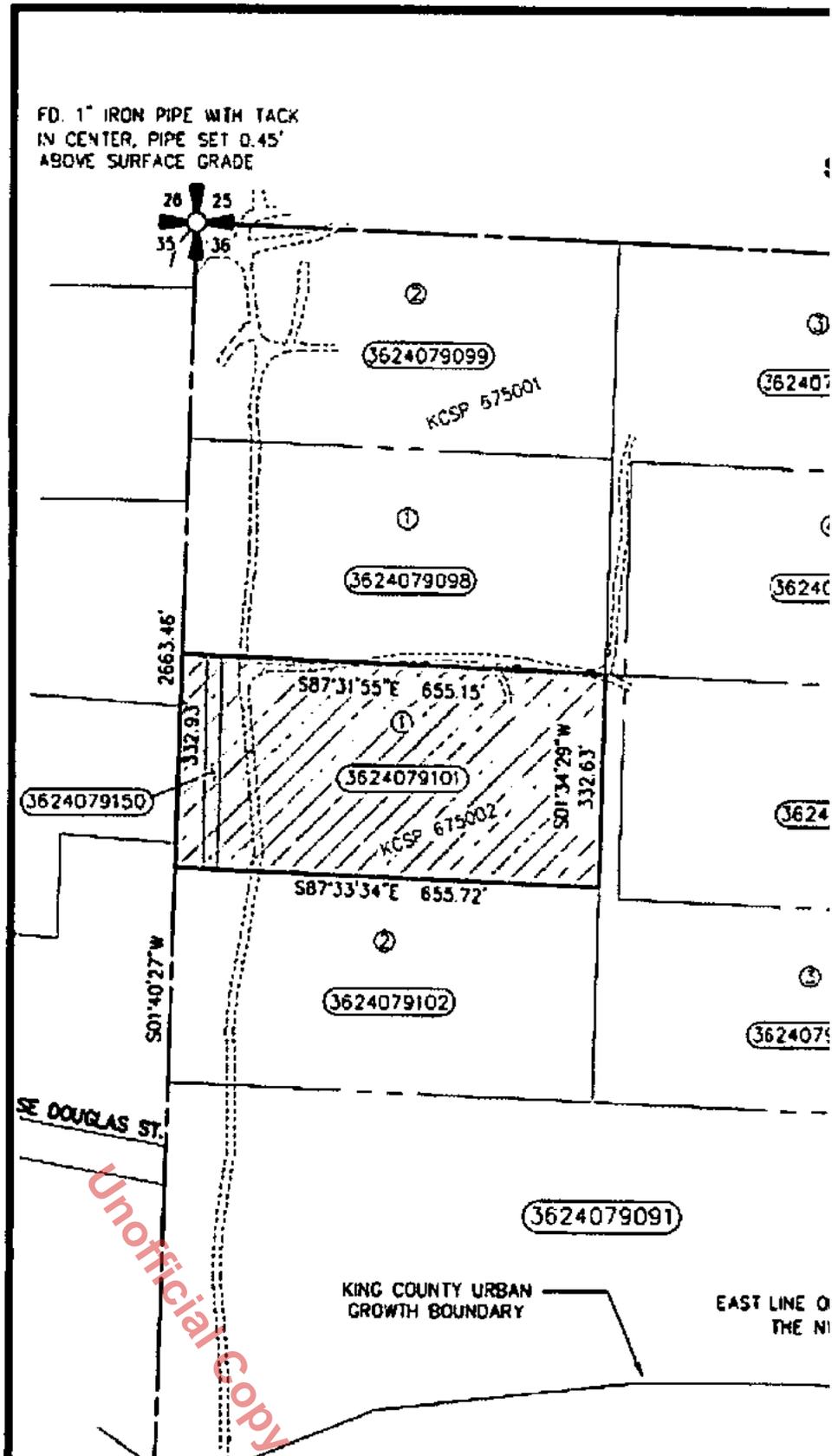
**LOTS 1 AND 2 OF KING COUNTY SHORT PLAT NUMBE  
UNDER RECORDING NUMBER 7510100716 RECORDS O  
WASHINGTON;**

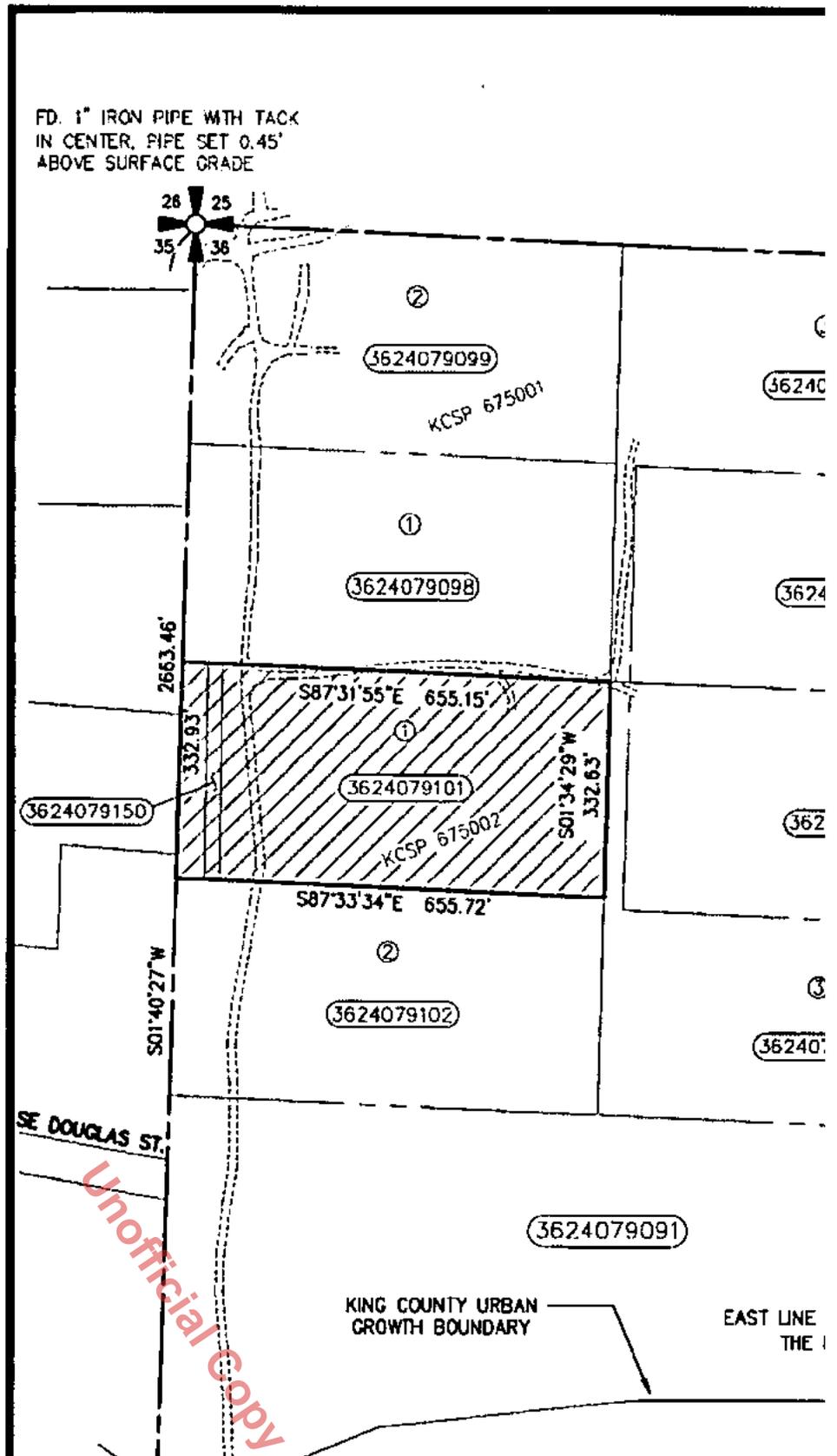
**TOGETHER WITH:  
LOTS 2 AND 3 OF KING COUNTY SHORT PLAT NUMBE  
UNDER RECORDING NUMBER 7510100717 RECORDS O  
WASHINGTON;**

**TOGETHER WITH:  
THE NORTH HALF OF THE SOUTHWEST QUARTER OF  
QUARTER OF SECTION 36, TOWNSHIP 24 NORTH, RAN  
COUNTY, WASHINGTON.**

**CONTAINING 1,744,823 SQUARE FEET OR 40.06 ACRES**

*Unofficial Copy*



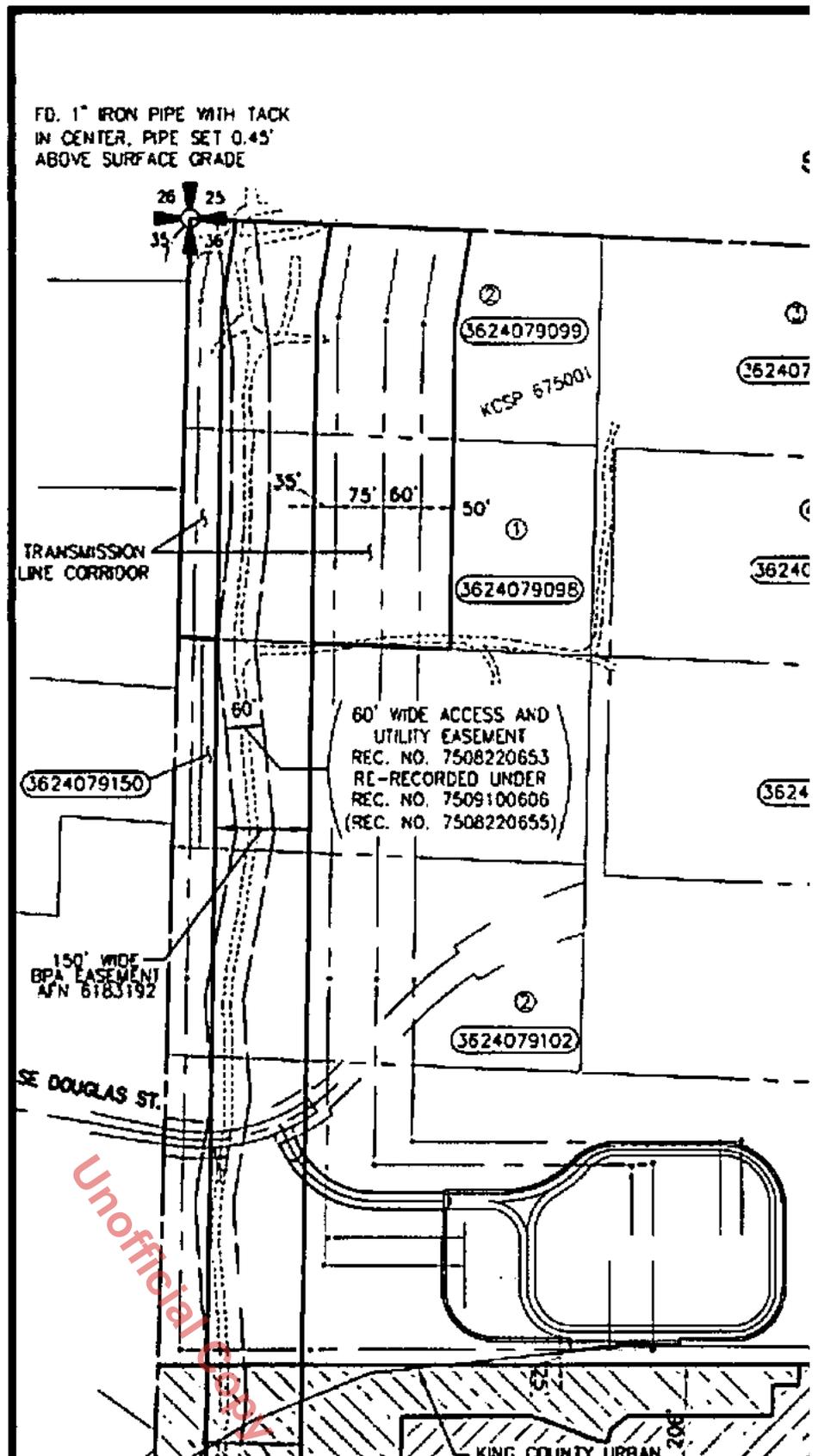


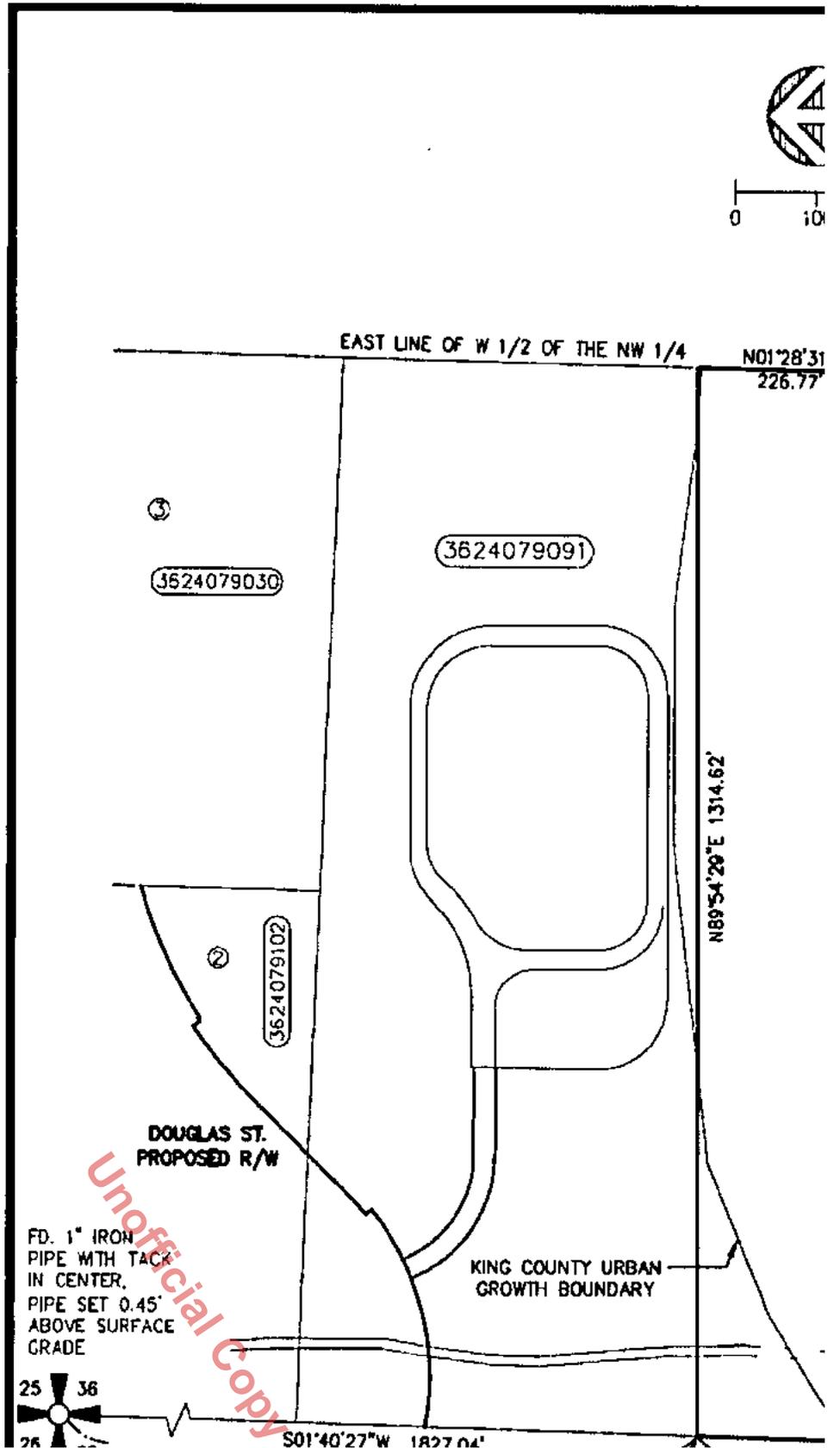
**EXHIBIT B  
DUTCZAK PROPERTY LEGAL DESCRIP**

**LOT 1 OF KING COUNTY SHORT PLAT NUMBER 675002,  
SURVEY RECORDED UNDER RECORDING NUMBER 7511  
COUNTY, WASHINGTON;**

**CONTAINING 218,091 SQUARE FEET OR 5.0 ACRES MOR**

*Unofficial Copy*





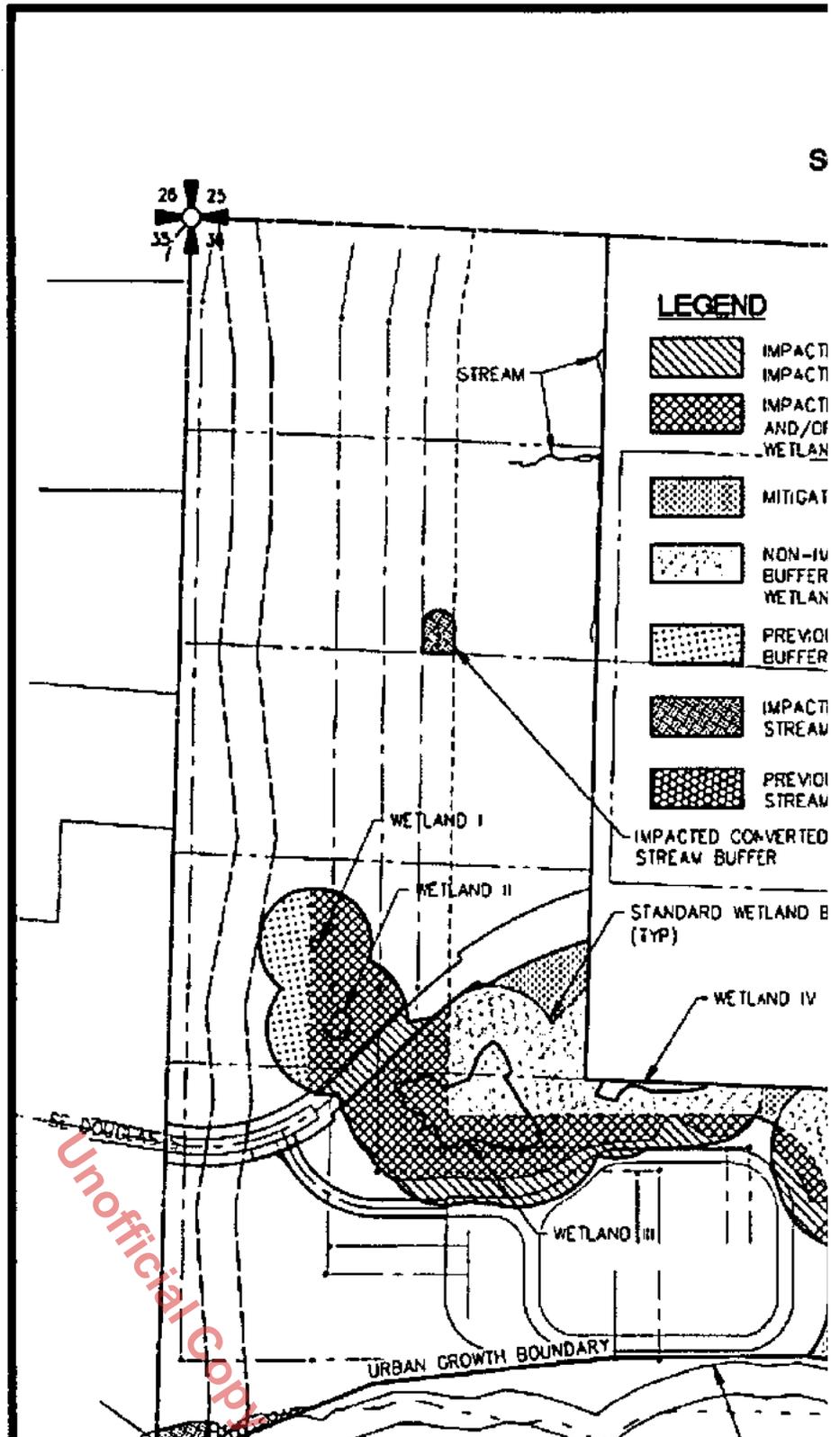
**EXHIBIT C  
PERIMETER BUFFER LEGAL DESCRIPTION**

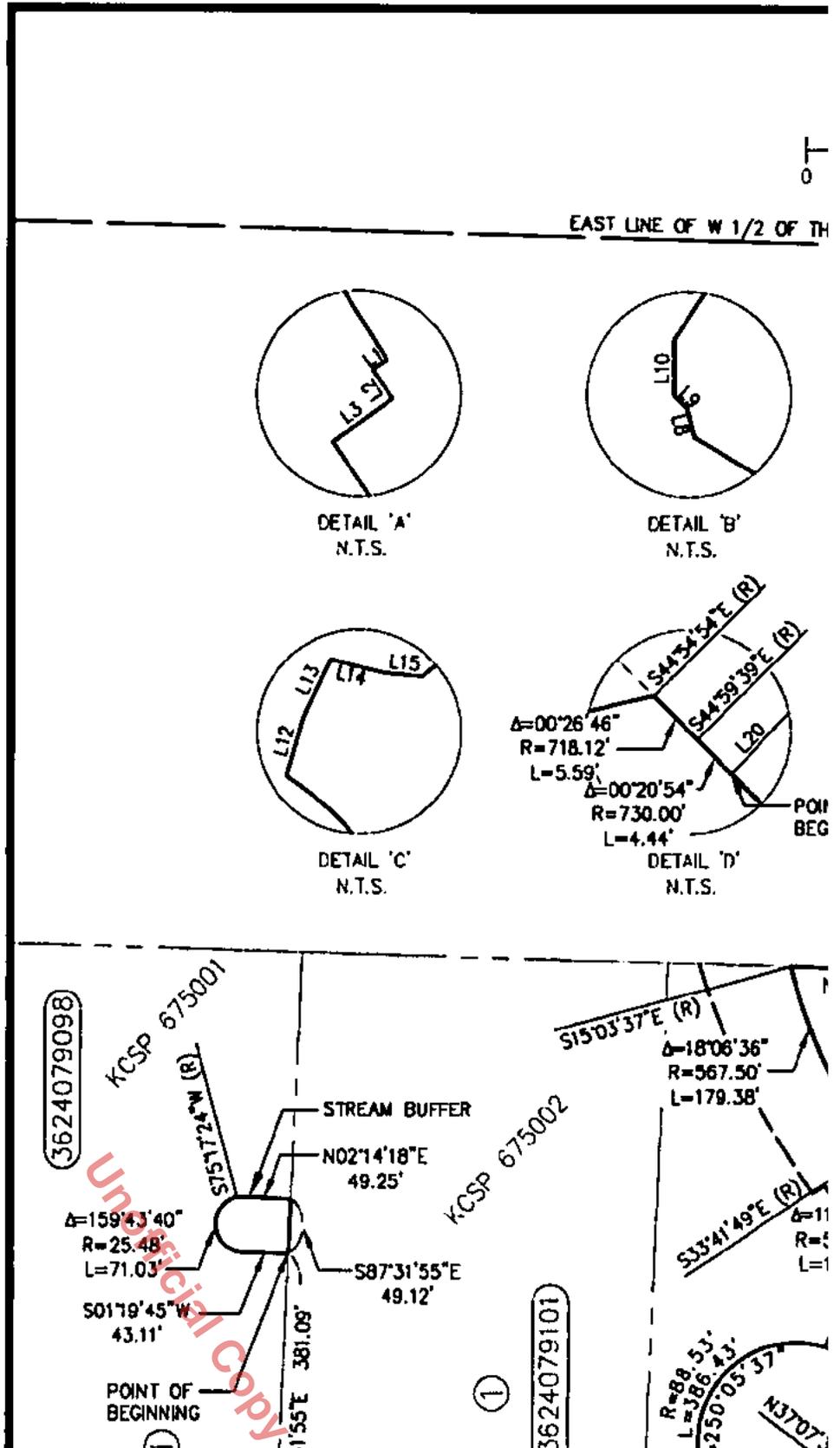
THAT PORTION OF THE NORTH HALF OF THE SOUTHWEST  
THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP  
EAST, W.M., KING COUNTY, WASHINGTON, LYING SOUTH  
DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION  
PIPE WITH A TACK IN PLUG FOUND IN PLACE, FROM THE  
QUARTER CORNER OF SAID SECTION, A 2" IRON PIPE WITH  
PLUG FOUND IN PLACE BEARS SOUTH 01°40'27" WEST, 100  
DISTANT; THENCE SOUTH 01°40'27" WEST ALONG SAID  
SECTION, A DISTANCE OF 1827.04 FEET TO THE POINT C  
THENCE NORTH 89°54'29" EAST A DISTANCE OF 1314.62  
LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER AT  
SAID LINE.

CONTAINING 261,119 SQUARE FEET OR 5.99 ACRES MORE OR LESS

Unofficial Copy





**EXHIBIT D**  
**WETLAND AND STREAM BUFFER AREA LEGAL I**

**STREAM BUFFER DESCRIPTION:**

THAT PORTION OF LOT 1 OF KING COUNTY SHORT PLAT AS FILED UNDER RECORDING NUMBER 7510100716 IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 12 NORTH, RANGE 7 EAST, W.M., KING COUNTY, WASHINGTON WITH A TACK IN PLUG FOUND IN PLACE, FROM WHICH THE NORTHWEST QUARTER CORNER OF SAID SECTION, A 2" IRON PIPE WITH TACK IN PLUG FOUND IN PLACE BEARS SOUTH 01°40'27" WEST, 20 FEET DISTANT;

THENCE SOUTH 01°40'27" WEST ALONG SAID WEST LINE A DISTANCE OF 665.86 FEET TO THE SOUTH LINE OF SAID SECTION; THENCE SOUTH 87°31'55" EAST ALONG THE SOUTH LINE A DISTANCE OF 381.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87°31'55" EAST ALONG SAID LINE A DISTANCE OF 49.12 FEET;

THENCE NORTH 02°14'18" EAST A DISTANCE OF 49.25 FEET TO A RADIAL INTERSECTION WITH AN ARC OF A CURVE COMMENCING SOUTH FROM WHICH ITS CENTER BEARS SOUTH 75°17'24" WEST, 20 FEET DISTANT;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE POINT OF BEGINNING; THENCE SOUTH 01°19'45" WEST A DISTANCE OF 43.11 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH:

THAT PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 12 NORTH, RANGE 7 EAST, W.M., KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION

THENCE NORTH  $01^{\circ}28'31''$  EAST ALONG SAID EAST LINE  
80.83 FEET;

THENCE NORTH  $77^{\circ}24'31''$  WEST A DISTANCE OF 25.06 FEET  
THENCE NORTH  $88^{\circ}09'30''$  WEST A DISTANCE OF 52.07 FEET  
RADIAL INTERSECTION WITH AN ARC OF A CURVE CON  
SOUTHWEST FROM WHICH ITS CENTER BEARS SOUTH  $5^{\circ}15'45''$   
115.19 FEET DISTANT;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO  
CENTRAL ANGLE OF  $41^{\circ}55'06''$  A DISTANCE OF 84.28 FEET  
THENCE NORTH  $73^{\circ}51'44''$  WEST A DISTANCE OF 123.55 FEET  
THENCE NORTH  $88^{\circ}08'54''$  WEST A DISTANCE OF 149.87 FEET  
THENCE SOUTH  $89^{\circ}03'25''$  WEST A DISTANCE OF 98.75 FEET  
RADIAL INTERSECTION WITH AN ARC OF A CURVE CON  
SOUTH FROM WHICH ITS CENTER BEARS SOUTH  $03^{\circ}34'45''$   
DISTANT;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO  
CENTRAL ANGLE OF  $26^{\circ}26'35''$  A DISTANCE OF 54.56 FEET  
THENCE SOUTH  $58^{\circ}05'23''$  WEST A DISTANCE OF 65.54 FEET  
RADIAL INTERSECTION WITH AN ARC OF A CURVE CON  
SOUTH FROM WHICH ITS CENTER BEARS SOUTH  $46^{\circ}23'25''$   
FEET DISTANT;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO  
CENTRAL ANGLE OF  $62^{\circ}56'58''$  A DISTANCE OF 129.10 FEET  
THENCE NORTH  $76^{\circ}01'12''$  WEST A DISTANCE OF 46.98 FEET  
THENCE NORTH  $80^{\circ}58'45''$  WEST A DISTANCE OF 72.36 FEET  
RADIAL INTERSECTION WITH AN ARC OF A CURVE CON  
SOUTH FROM WHICH ITS CENTER BEARS SOUTH  $28^{\circ}38'45''$   
FEET DISTANT;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO  
CENTRAL ANGLE OF  $52^{\circ}51'23''$  A DISTANCE OF 106.49 FEET  
THENCE SOUTH  $85^{\circ}24'55''$  WEST A DISTANCE OF 59.83 FEET  
THENCE NORTH  $67^{\circ}59'29''$  WEST A DISTANCE OF 10.00 FEET  
THENCE NORTH  $89^{\circ}09'14''$  WEST A DISTANCE OF 58.18 FEET  
RADIAL INTERSECTION WITH AN ARC OF A CURVE CON  
SOUTHEAST FROM WHICH ITS CENTER BEARS SOUTH  $0^{\circ}00'00''$   
FEET DISTANT;

**THENCE SOUTH 76°05'32" WEST A DISTANCE OF 44.64  
LINE OF SAID SECTION AND THE POINT OF BEGINNING  
CONTAINING 167,680 SQUARE FEET OR 3.85 ACRES MORE OR LESS**

*Unofficial Copy*



**EXHIBIT D  
WETLAND AND STREAM BUFFER AREA LEGAL**

**WETLAND BUFFER DESCRIPTION:**

THAT PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER SECTION 36, TOWNSHIP 24 NORTH, RANGE 7 EAST, W.L. WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PIPE WITH A TACK IN PLUG FOUND IN PLACE, FROM THE NORTHWEST QUARTER CORNER OF SAID SECTION, A 2" IRON PIPE WITH A TACK IN PLUG FOUND IN PLACE BEARS SOUTH 01°40'27" WEST 1997.59 FEET DISTANT; THENCE SOUTH 01°40'27" WEST ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 1997.59 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER; THENCE SOUTH 87°38'29" EAST ALONG SAID SOUTH LINE A DISTANCE OF 1314.87 FEET TO THE EAST LINE OF SAID WEST HALF; THENCE NORTH 01°28'31" EAST ALONG SAID EAST LINE A DISTANCE OF 222.29 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01°28'31" EAST ALONG THE WEST LINE OF SAID WEST HALF A DISTANCE OF 442.35 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER; THENCE NORTH 87°35'13" WEST ALONG SAID NORTH LINE A DISTANCE OF 656.29 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE NORTH 01°34'29" EAST ALONG SAID EAST LINE A DISTANCE OF 221.35 FEET TO A NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST FROM WHICH ITS CENTER IS BEARING SOUTH 15°03'37" EAST 567.50 FEET DISTANT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE WITH A CENTRAL ANGLE OF 18°06'36" A DISTANCE OF 179.38 FEET TO THE EAST LINE OF SAID WEST HALF; THENCE NORTH 33°10'13" WEST A DISTANCE OF 2.43 FEET TO THE WEST LINE OF SAID WEST HALF; THENCE SOUTH 54°33'51" WEST A DISTANCE OF 4.80 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 22°44'56" EAST A DISTANCE OF 44.59 F  
THENCE SOUTH 30°55'48" EAST A DISTANCE OF 17.21 F  
THENCE SOUTH 41°35'59" EAST A DISTANCE OF 12.04 F  
THENCE SOUTH 50°17'24" EAST A DISTANCE OF 11.99 F  
RADIAL INTERSECTION WITH AN ARC OF A CURVE CO  
NORTHEAST FROM WHICH ITS CENTER BEARS NORTH  
FEET DISTANT;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID C  
CENTRAL ANGLE OF 39°20'29" A DISTANCE OF 62.41 FE  
THENCE NORTH 88°11'10" EAST A DISTANCE OF 205.66  
THENCE NORTH 71°35'56" EAST A DISTANCE OF 45.20 F  
THENCE NORTH 56°55'21" EAST A DISTANCE OF 53.54 F  
THENCE NORTH 76°24'27" EAST A DISTANCE OF 43.95 F  
THENCE NORTH 85°29'45" EAST A DISTANCE OF 68.79 F  
THENCE NORTH 31°15'08" EAST A DISTANCE OF 38.59 F  
THENCE NORTH 75°59'51" EAST A DISTANCE OF 4.12 FE  
THENCE NORTH 45°02'01" EAST A DISTANCE OF 2.83 FE  
THENCE SOUTH 89°57'59" EAST A DISTANCE OF 8.00 FE  
THENCE SOUTH 56°16'34" EAST A DISTANCE OF 57.69 F  
THENCE NORTH 87°32'51" EAST A DISTANCE OF 46.10 F  
RADIAL INTERSECTION WITH AN ARC OF A CURVE CO  
NORTHWEST FROM WHICH ITS CENTER BEARS NORTH  
FEET DISTANT;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID C  
CENTRAL ANGLE OF 25°54'28" A DISTANCE OF 41.84 FE  
THENCE SOUTH 74°30'29" EAST A DISTANCE OF 18.51 F  
THENCE SOUTH 64°11'34" EAST A DISTANCE OF 19.45 F  
THENCE SOUTH 14°28'40" WEST A DISTANCE OF 16.17 F  
THENCE SOUTH 05°23'22" WEST A DISTANCE OF 11.94 F  
THENCE SOUTH 39°07'38" EAST A DISTANCE OF 55.60 F  
THENCE SOUTH 28°53'34" EAST A DISTANCE OF 43.42 F  
THENCE SOUTH 14°00'09" EAST A DISTANCE OF 12.37 F  
THENCE SOUTH 89°57'59" EAST A DISTANCE OF 28.00 F  
THENCE SOUTH 02°05'15" EAST A DISTANCE OF 27.02 F  
THENCE SOUTH 42°32'39" WEST A DISTANCE OF 32.56 F

JULY 21, 2010, UNDER RECORDING NO. 20100721900002,  
 COUNTY, WASHINGTON;  
 THENCE SOUTH  $82^{\circ}50'28''$  EAST ALONG SAID URBAN GI  
 DISTANCE OF 208.74 FEET;  
 THENCE SOUTH  $85^{\circ}34'05''$  EAST ALONG SAID URBAN G  
 A DISTANCE OF 90.18 FEET TO THE POINT OF BEGINN

TOGETHER WITH:

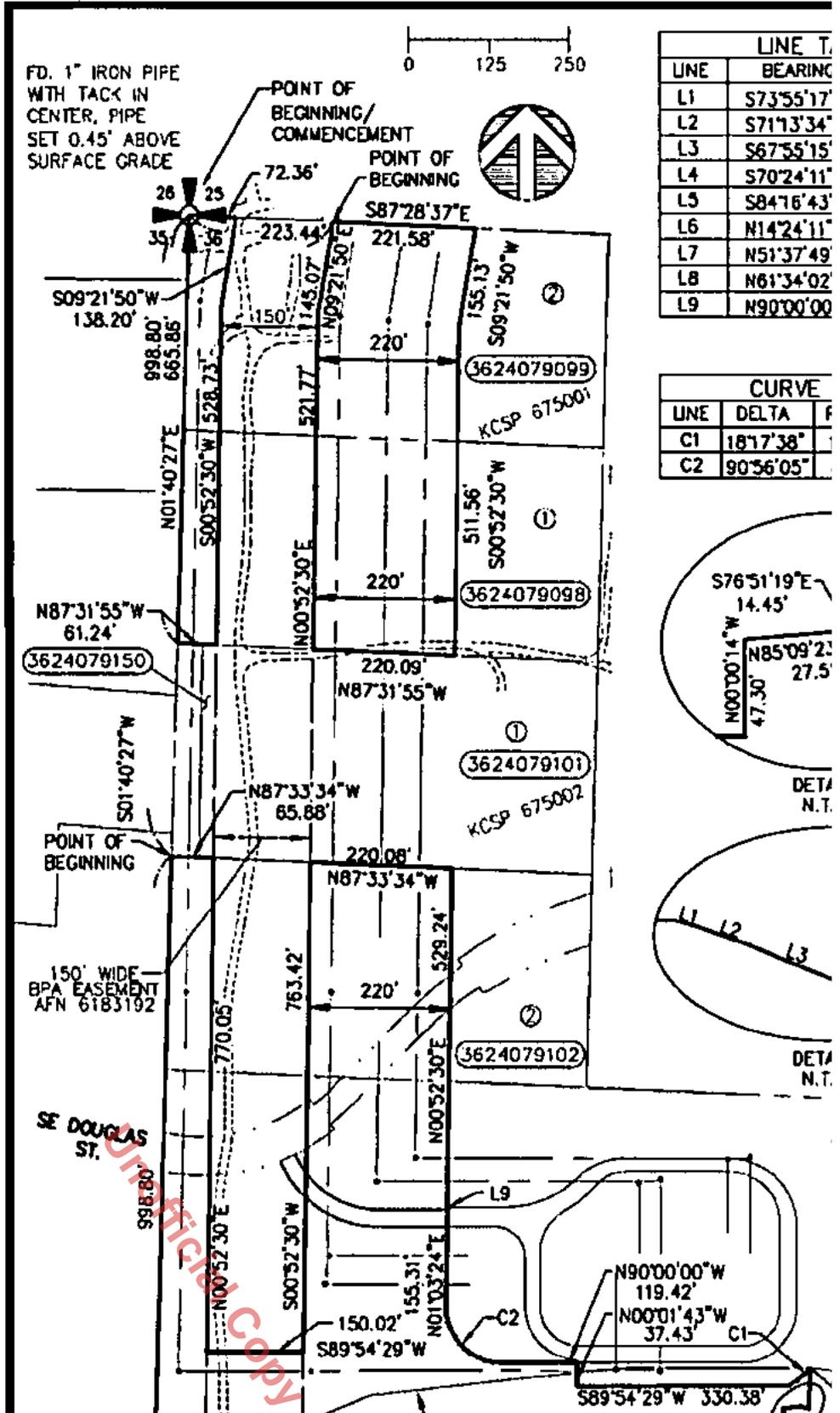
COMMENCING AT AFORESAID POINT 'A';  
 THENCE NORTH  $47^{\circ}31'03''$  WEST A DISTANCE OF 40.03  
 OF BEGINNING;  
 THENCE SOUTH  $44^{\circ}39'27''$  WEST A DISTANCE OF 157.94  
 BEGINNING OF A CURVE CONCAVE TO THE NORTHWE  
 RADIUS OF 280.00 FEET;  
 THENCE SOUTHWESTERLY ALONG THE ARC OF SAID  
 CENTRAL ANGLE OF  $06^{\circ}48'38''$  A DISTANCE OF 33.28 FE  
 THENCE NORTH  $38^{\circ}31'55''$  WEST A DISTANCE OF 10.00  
 RADIAL INTERSECTION WITH AN ARC OF A CURVE CO  
 FROM WHICH ITS CENTER BEARS NORTH  $19^{\circ}42'18''$  EA  
 DISTANT;  
 THENCE NORTHERLY ALONG THE ARC OF SAID CURV  
 CENTRAL ANGLE OF  $108^{\circ}34'35''$  A DISTANCE OF 199.00  
 CUSP WITH AN ARC OF A CURVE CONCAVE TO THE EA  
 WEST FROM WHICH ITS CENTER BEARS NORTH  $37^{\circ}07'$   
 DISTANT;  
 THENCE NORTHERLY, EASTERLY, AND SOUTHERLY A  
 SAID CURVE THROUGH A CENTRAL ANGLE OF  $250^{\circ}05'$   
 386.43 FEET TO A POINT OF CUSP WITH AN ARC OF A C  
 THE SOUTHWEST FROM WHICH ITS CENTER BEARS SC  
 105.78 FEET DISTANT;  
 THENCE SOUTHEASTERLY ALONG THE ARC OF SAID C  
 CENTRAL ANGLE OF  $53^{\circ}00'47''$  A DISTANCE OF 97.87 FE  
 CUSP WITH AN ARC OF A CURVE CONCAVE TO THE SC  
 WHICH ITS CENTER BEARS SOUTH  $44^{\circ}54'54''$  EAST 718.

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L1         | N33°10'13"W | 2.43     |
| L2         | S54°33'51"W | 4.89     |
| L3         | N35°38'42"W | 10.25    |
| L4         | S22°44'56"E | 44.59    |
| L5         | S30°55'48"E | 17.21    |
| L6         | S41°35'59"E | 12.04    |
| L7         | S50°17'24"E | 11.99    |
| L8         | N75°59'51"E | 4.12     |
| L9         | N45°02'01"E | 2.83     |
| L10        | S89°57'59"E | 8.00     |
| L11        | S56°16'34"E | 57.69    |
| L12        | S74°30'29"E | 18.51    |
| L13        | S64°11'34"E | 19.45    |
| L14        | S14°28'40"W | 16.17    |
| L15        | S05°23'22"W | 11.94    |
| L16        | S89°57'59"E | 28.00    |
| L17        | S02°05'15"E | 27.02    |
| L18        | S42°32'39"W | 32.56    |
| L19        | S64°24'01"E | 28.49    |
| L20        | N47°31'03"W | 40.03    |
| L21        | N77°24'31"W | 25.06    |
| L22        | N88°09'30"W | 52.07    |
| L23        | S58°05'23"W | 65.54    |
| L24        | N76°01'12"W | 46.98    |
| L25        | N80°58'45"W | 72.36    |
| L26        | S85°24'55"W | 59.83    |
| L27        | N67°59'29"W | 10.00    |
| L28        | N89°09'14"W | 58.18    |
| L29        | S75°19'55"W | 26.39    |
| L30        | N81°41'24"W | 51.04    |
| L31        | S76°05'32"W | 44.64    |

| CURVE TABLE |            |        |        |
|-------------|------------|--------|--------|
| CURVE       | DELTA      | RADIUS | LENGTH |
| C1          | 25°54'28"  | 92.53  | 41.84  |
| C2          | 40°26'42"  | 132.51 | 93.54  |
| C3          | 6°48'38"   | 280.00 | 33.28  |
| C4          | 108°34'35" | 105.01 | 199.00 |
| C5          | 53°00'47"  | 105.78 | 97.87  |
| C6          | 41°55'06"  | 115.19 | 84.28  |
| C7          | 26°26'35"  | 118.21 | 54.56  |
| C8          | 62°56'58"  | 117.50 | 129.10 |
| C9          | 52°51'23"  | 115.43 | 106.49 |
| C10         | 57°11'27"  | 114.85 | 74.65  |

Unofficial Copy





**EXHIBIT E**  
**VEGETATION MAINTENANCE AREA LEGAL I**

THAT PORTION OF LOTS 1 AND 2 OF KING COUNTY SH  
675001, AS FILED UNDER RECORDING NUMBER 7510100  
KING COUNTY, WASHINGTON, DESCRIBED AS FOLLO

**BEGINNING AT THE NORTHWEST CORNER OF SECTION  
NORTH, RANGE 7 EAST, W.M., KING COUNTY, WASHING  
WITH A TACK IN PLUG FOUND IN PLACE, FROM WHICH  
QUARTER CORNER OF SAID SECTION, A 2" IRON PIPE V  
PLUG FOUND IN PLACE BEARS SOUTH 01°40'27" WEST,  
DISTANT:**

**THENCE SOUTH 87°28'37" EAST ALONG THE NORTH LE  
A DISTANCE OF 72.36 FEET TO THE WESTERLY MARGE  
POWER ADMINISTRATION RIGHT OF WAY AS ESTABLI  
INSTRUMENT RECORDED UNDER AUDITORS FILE NO. (I  
SAID COUNTY:**

**THENCE SOUTH 09°21'50" WEST ALONG SAID WESTER  
DISTANCE OF 138.20 FEET:**

**THENCE SOUTH 00°52'30" WEST ALONG SAID WESTER  
DISTANCE OF 528.73 FEET TO THE SOUTH LINE OF SAIL  
THENCE NORTH 87°31'55" WEST ALONG SAID SOUTH L  
61.24 FEET TO THE WEST LINE OF SECTION 36:**

**THENCE NORTH 01°40'27" EAST ALONG SAID WEST LIN  
665.86 FEET TO THE NORTHWEST CORNER OF SAID SEC  
POINT OF BEGINNING:**

**TOGETHER WITH:**

**THAT PORTION OF LOTS 1 AND 2 OF KING COUNTY SH  
675001, AS FILED UNDER RECORDING NUMBER 7510100  
KING COUNTY, WASHINGTON, DESCRIBED AS FOLLO**

**COMMENCING AT THE NORTHWEST CORNER OF SAID**

THENCE NORTH  $87^{\circ}31'55''$  WEST ALONG SAID SOUTH LINE  
220.09 FEET TO SAID EASTERLY MARGIN;  
THENCE NORTH  $00^{\circ}52'30''$  EAST ALONG SAID MARGIN  
521.77 FEET;  
THENCE NORTH  $09^{\circ}21'50''$  EAST ALONG SAID EASTERLY  
DISTANCE OF 145.07 FEET TO THE NORTH LINE OF SAID  
POINT OF BEGINNING;

TOGETHER WITH:

THAT PORTION OF THE NORTH HALF OF THE SOUTHWEST  
THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 36N  
EAST, W.M., KING COUNTY, WASHINGTON, AND THAT  
OF KING COUNTY SHORT PLAT NUMBER 675002, AS FILED  
RECORDING NUMBER 7510100717 RECORDS OF SAID COUNTY  
AS FOLLOWS:

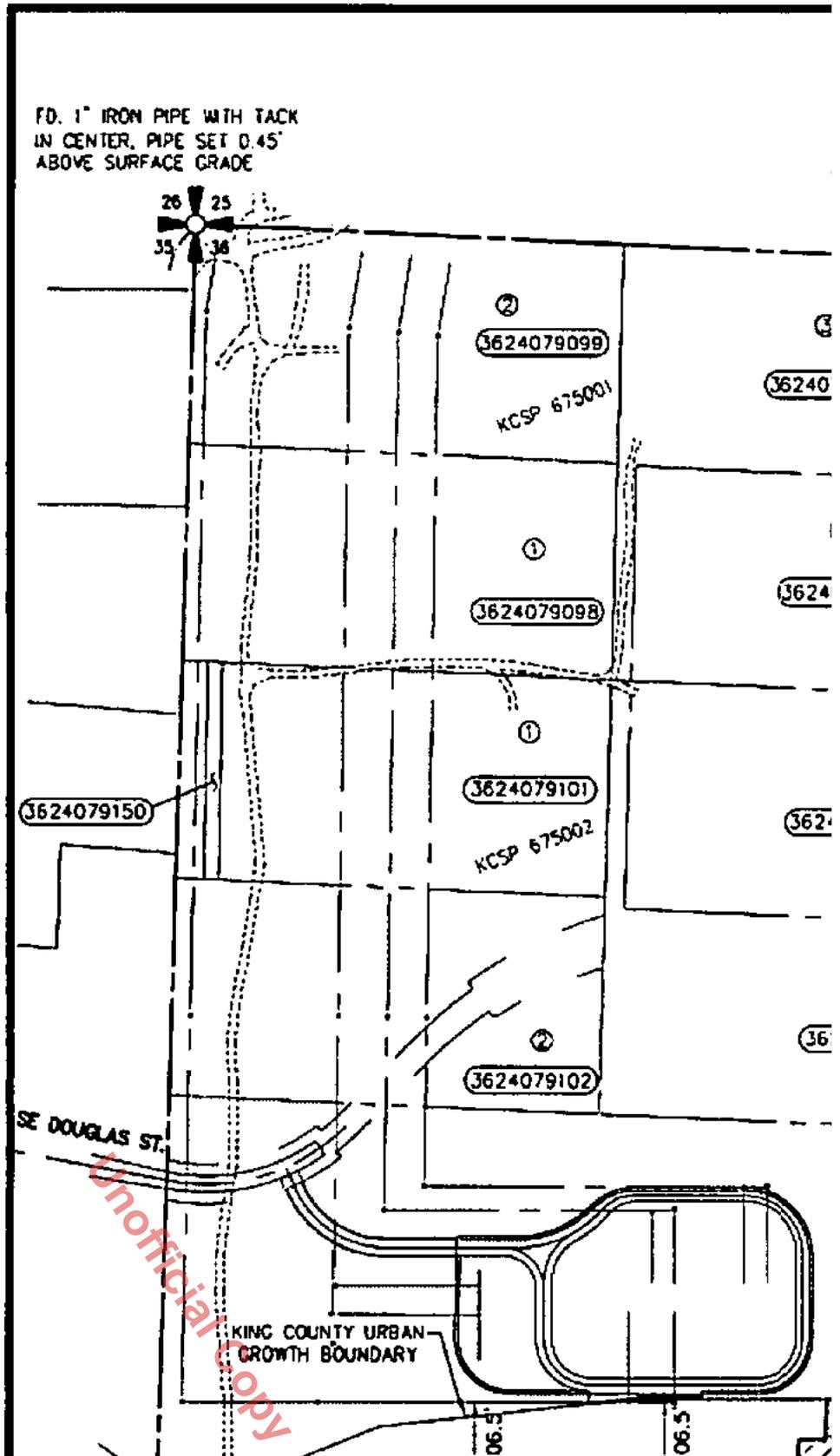
COMMENCING AT THE NORTHWEST CORNER OF SAID  
PIPE WITH A TACK IN PLUG FOUND IN PLACE, FROM THE  
QUARTER CORNER OF SAID SECTION, A 2" IRON PIPE WITH  
PLUG FOUND IN PLACE BEARS SOUTH  $01^{\circ}40'27''$  WEST,  
DISTANT;

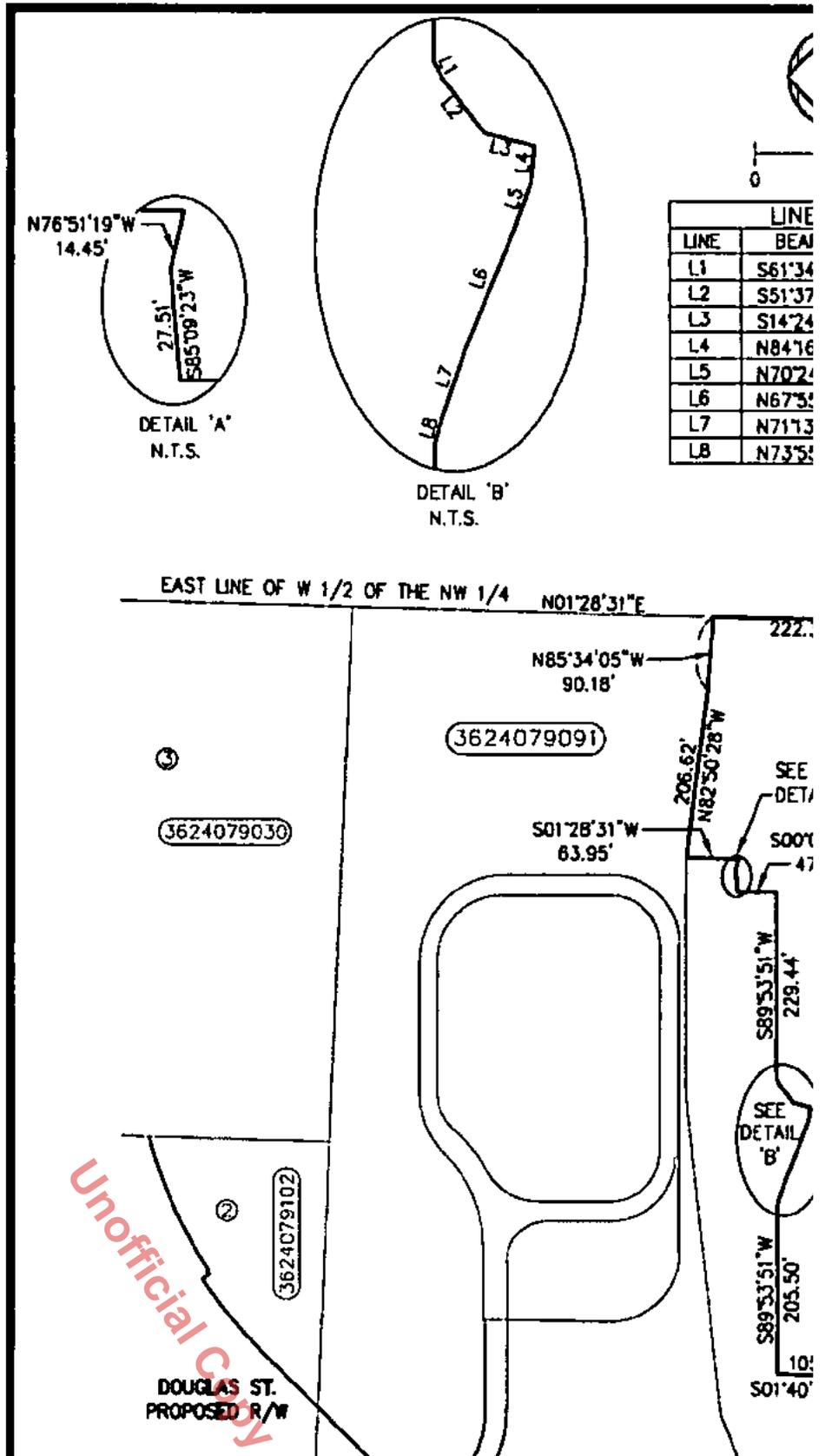
THENCE SOUTH  $01^{\circ}40'27''$  WEST ALONG THE WEST LINE  
A DISTANCE OF 998.80 FEET TO THE NORTH LINE OF SAID  
POINT OF BEGINNING;

THENCE CONTINUING SOUTH  $01^{\circ}40'27''$  WEST ALONG SAID  
DISTANCE OF 998.80 FEET TO THE SOUTH LINE OF SAID  
THENCE SOUTH  $87^{\circ}38'29''$  EAST ALONG SAID SOUTH LINE  
388.43 FEET;

THENCE NORTH  $01^{\circ}40'27''$  EAST A DISTANCE OF 105.54 FEET;  
THENCE NORTH  $89^{\circ}53'51''$  EAST A DISTANCE OF 205.50 FEET;  
THENCE SOUTH  $73^{\circ}55'17''$  EAST A DISTANCE OF 9.99 FEET;  
THENCE SOUTH  $71^{\circ}13'34''$  EAST A DISTANCE OF 29.84 FEET;  
THENCE SOUTH  $67^{\circ}55'15''$  EAST A DISTANCE OF 54.50 FEET;  
THENCE SOUTH  $70^{\circ}24'11''$  EAST A DISTANCE OF 19.98 FEET;  
THENCE SOUTH  $84^{\circ}16'43''$  EAST A DISTANCE OF 14.51 FEET;

KING COUNTY, WASHINGTON, AND A NON-RADIAL IN AN ARC OF A CURVE CONCAVE TO THE NORTHWEST CENTER BEARS NORTH  $48^{\circ}52'36''$  WEST 141.60 FEET DIS SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO ANGLE OF  $18^{\circ}17'38''$  A DISTANCE OF 45.21 FEET; THENCE SOUTH  $89^{\circ}54'29''$  WEST A DISTANCE OF 330.38 THENCE NORTH  $00^{\circ}01'43''$  WEST A DISTANCE OF 37.43 THENCE NORTH  $00^{\circ}00'00''$  WEST A DISTANCE OF 119.42 BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST OF 85.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE CENTRAL ANGLE OF  $90^{\circ}56'05''$  A DISTANCE OF 134.90 FEET THENCE NORTH  $01^{\circ}03'24''$  EAST A DISTANCE OF 155.31 THENCE NORTH  $90^{\circ}00'00''$  WEST A DISTANCE OF 1.27 FEET 220.00 FEET EASTERLY OF THE EASTERLY MARGIN OF POWER ADMINISTRATION RIGHT OF WAY AS ESTABLISHED BY INSTRUMENT RECORDED UNDER AUDITORS FILE NO. 100000 SAID COUNTY; THENCE NORTH  $00^{\circ}52'30''$  EAST ALONG A LINE PARALLEL TO SAID EASTERLY MARGIN A DISTANCE OF 220.00 FEET TO THE NORTH LINE OF SAID LOT 2; THENCE NORTH  $87^{\circ}33'34''$  WEST ALONG SAID NORTH LINE A DISTANCE OF 220.08 FEET TO SAID EASTERLY MARGIN THENCE SOUTH  $00^{\circ}52'30''$  WEST ALONG SAID EASTERLY MARGIN A DISTANCE OF 763.42 FEET; THENCE SOUTH  $89^{\circ}54'29''$  WEST A DISTANCE OF 150.02 FEET TO THE WESTERLY MARGIN OF SAID RIGHT OF WAY; THENCE NORTH  $00^{\circ}52'30''$  EAST ALONG SAID WESTERLY MARGIN A DISTANCE OF 770.05 FEET TO THE NORTH LINE OF SAID LOT 2; THENCE NORTH  $87^{\circ}33'34''$  WEST ALONG THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 65.88 FEET TO THE POINT OF BEGINNING OF SAID LOT 2; SAID LOT 2 CONTAINING 564,236 SQUARE FEET OR 12.95 ACRES MORE OR LESS





**EXHIBIT F**  
**NATIVE GROWTH PROTECTION AREA LEGAL**

THAT PORTION OF THE NORTH HALF OF THE SOUTHW  
THE NORTHWEST QUARTER OF SECTION 36, TOWNSHI  
EAST, W.M., KING COUNTY, WASHINGTON, DESCRIBEI

COMMENCING AT THE NORTHWEST CORNER OF SAID  
PIPE WITH A TACK IN PLUG FOUND IN PLACE, FROM W  
QUARTER CORNER OF SAID SECTION, A 2" IRON PIPE V  
PLUG FOUND IN PLACE BEARS SOUTH 01°40'27" WEST,  
DISTANT; THENCE SOUTH 01°40'27" WEST ALONG SAIL  
SECTION, A DISTANCE OF 1997.59 FEET TO THE SOUTH  
HALF;

THENCE SOUTH 87°38'29" EAST ALONG SAID SOUTH LI  
388.43 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 87°38'29" EAST ALONG S  
DISTANCE OF 926.44 FEET TO THE EAST LINE OF SAID  
QUARTER;

THENCE NORTH 01°28'31" EAST ALONG SAID EAST LIN  
222.30 FEET TO THE 2008 KING COUNTY URBAN GROW  
AS DEFINED BY KING COUNTY ORDINANCE NO. 16263,  
RECORD OF SURVEY FILED JULY 21, 2010, UNDER REC  
20100721900002, RECORDS OF KING COUNTY, WASHINC  
ALONG SAID URBAN GROWTH BOUNDARY NORTH 85°  
DISTANCE OF 90.18 FEET;

THENCE CONTINUING ALONG SAID URBAN GROWTH I  
82°50'28" WEST A DISTANCE OF 206.62 FEET;

THENCE SOUTH 01°28'31" WEST A DISTANCE OF 63.95 F

THENCE NORTH 76°51'19" WEST A DISTANCE OF 14.45 I

THENCE SOUTH 85°09'23" WEST A DISTANCE OF 27.51 F

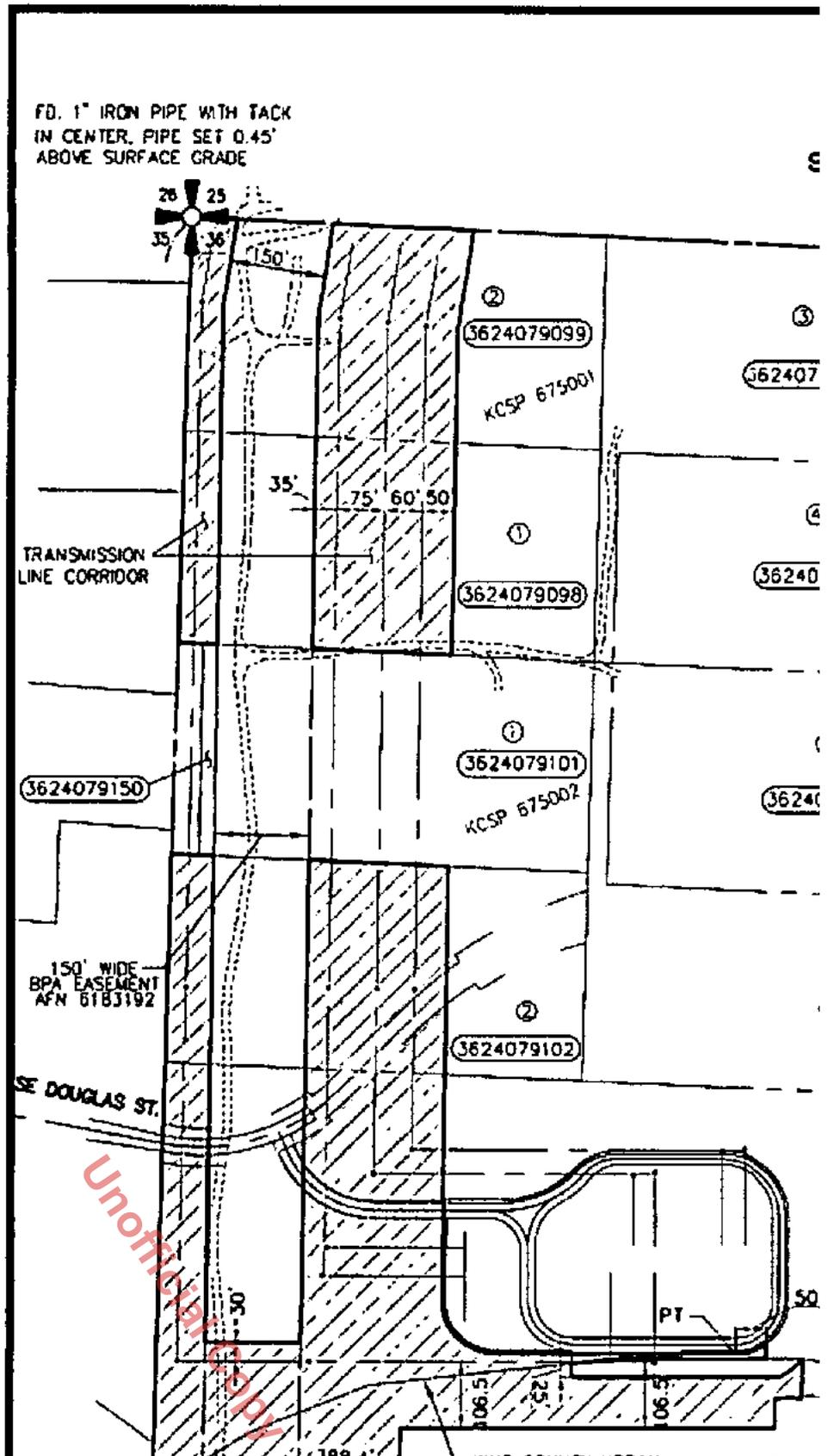
THENCE SOUTH 00°00'14" EAST A DISTANCE OF 47.30 F

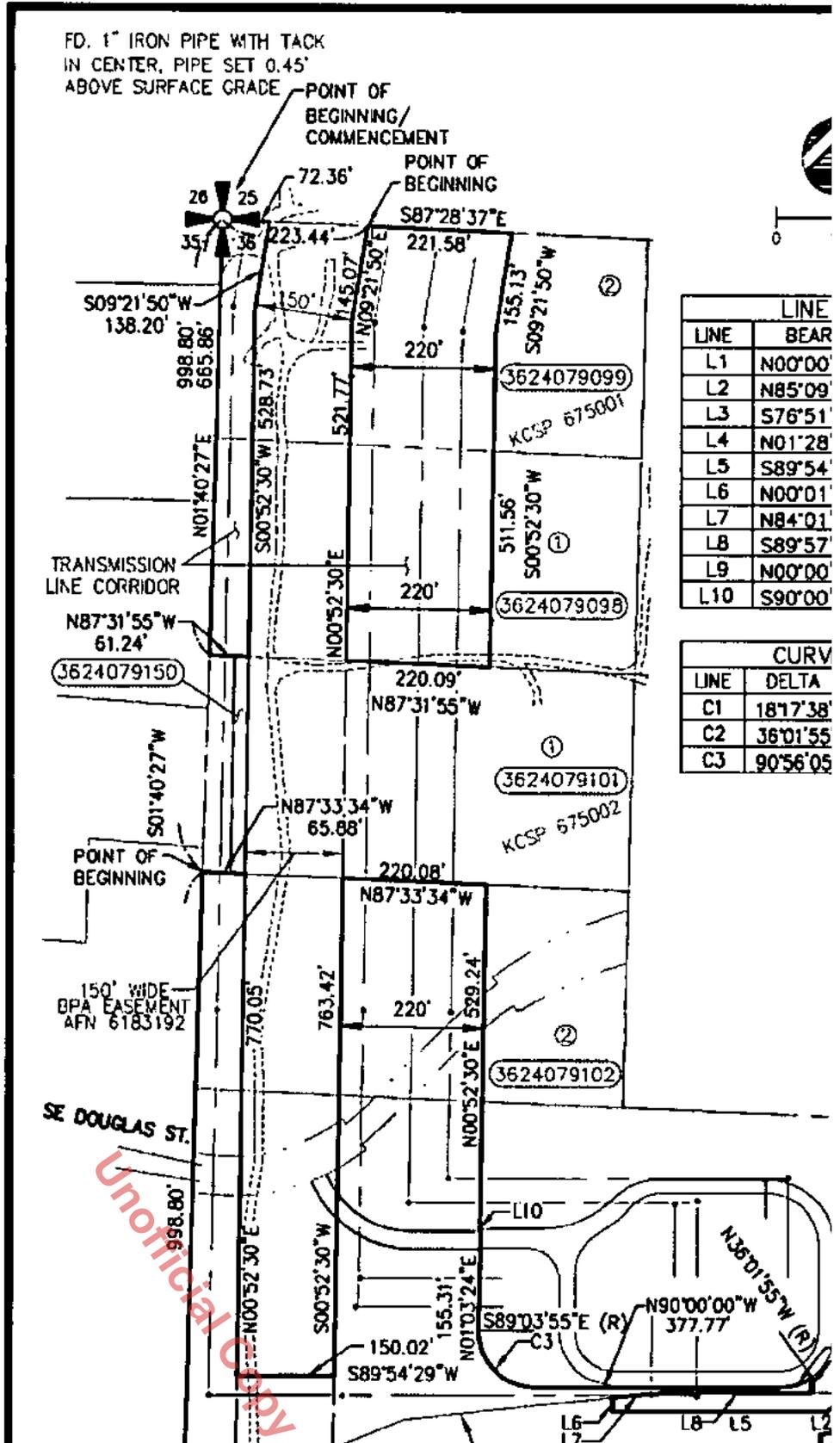
THENCE SOUTH 89°53'51" WEST A DISTANCE OF 229.44

THENCE SOUTH 61°34'02" WEST A DISTANCE OF 7.76 FI

THENCE SOUTH 51°37'49" WEST A DISTANCE OF 27.53 F

THENCE SOUTH 14°21'11" WEST A DISTANCE OF 21.17 F





**EXHIBIT G**  
**TRANSMISSION LINE CORRIDOR LEGAL DE**

THAT PORTION OF LOTS 1 AND 2 OF KING COUNTY SHC  
675001, AS FILED UNDER RECORDING NUMBER 7510100  
KING COUNTY, WASHINGTON, DESCRIBED AS FOLLO

**BEGINNING AT THE NORTHWEST CORNER OF SECTION  
NORTH, RANGE 7 EAST, W.M., KING COUNTY, WASHING  
WITH A TACK IN PLUG FOUND IN PLACE, FROM WHICH  
QUARTER CORNER OF SAID SECTION, A 2" IRON PIPE W  
PLUG FOUND IN PLACE BEARS SOUTH 01°40'27" WEST,  
DISTANT;**

**THENCE SOUTH 87°28'37" EAST ALONG THE NORTH LN  
A DISTANCE OF 72.36 FEET TO THE WESTERLY MARGIN  
POWER ADMINISTRATION RIGHT OF WAY AS ESTABLIS  
INSTRUMENT RECORDED UNDER AUDITORS FILE NO. 6  
SAID COUNTY;**

**THENCE SOUTH 09°21'50" WEST ALONG SAID WESTERL  
DISTANCE OF 138.20 FEET;**

**THENCE SOUTH 00°52'30" WEST ALONG SAID WESTERL  
DISTANCE OF 528.73 FEET TO THE SOUTH LINE OF SAID**

**THENCE NORTH 87°31'55" WEST ALONG SAID SOUTH LI  
61.24 FEET TO THE WEST LINE OF SECTION 36;**

**THENCE NORTH 01°40'27" EAST ALONG SAID WEST LIN  
665.86 FEET TO THE NORTHWEST CORNER OF SAID SEC  
POINT OF BEGINNING;**

**TOGETHER WITH:**

**THAT PORTION OF LOTS 1 AND 2 OF KING COUNTY SHC  
675001, AS FILED UNDER RECORDING NUMBER 7510100  
KING COUNTY, WASHINGTON, DESCRIBED AS FOLLO**

**COMMENCING AT THE NORTHWEST CORNER OF SAID :**

THENCE SOUTH  $00^{\circ}52'30''$  WEST ALONG SAID PARALLEL OF 511.56 FEET TO THE SOUTH LINE OF SAID LOT 1;  
 THENCE NORTH  $87^{\circ}31'55''$  WEST ALONG SAID SOUTH LINE 220.09 FEET TO SAID EASTERLY MARGIN;  
 THENCE NORTH  $00^{\circ}52'30''$  EAST ALONG SAID MARGIN 521.77 FEET;  
 THENCE NORTH  $09^{\circ}21'50''$  EAST ALONG SAID EASTERLY MARGIN A DISTANCE OF 145.07 FEET TO THE NORTH LINE OF SAID LOT 1;  
**POINT OF BEGINNING;**

TOGETHER WITH:

THAT PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 12 EAST, W.M., KING COUNTY, WASHINGTON, AND THAT PORTION OF KING COUNTY SHORT PLAT NUMBER 675002, AS FILED FOR RECORDING NUMBER 7510100717 RECORDS OF SAID COUNTY AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 36, PIPE WITH A TACK IN PLUG FOUND IN PLACE, FROM THE NORTHWEST QUARTER CORNER OF SAID SECTION, A 2" IRON PIPE WITH A TACK IN PLUG FOUND IN PLACE BEARS SOUTH  $01^{\circ}40'27''$  WEST, A DISTANCE OF 998.80 FEET TO THE NORTH LINE OF SAID SECTION;  
**POINT OF BEGINNING;**

THENCE SOUTH  $01^{\circ}40'27''$  WEST ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 998.80 FEET TO THE NORTH LINE OF SAID SECTION;  
**POINT OF BEGINNING;**

THENCE CONTINUING SOUTH  $01^{\circ}40'27''$  WEST ALONG SAID WEST LINE A DISTANCE OF 998.80 FEET TO THE SOUTH LINE OF SAID SECTION;  
 THENCE SOUTH  $87^{\circ}38'29''$  EAST ALONG SAID SOUTH LINE A DISTANCE OF 388.43 FEET;

THENCE NORTH  $01^{\circ}40'27''$  EAST A DISTANCE OF 105.54 FEET;  
 THENCE NORTH  $89^{\circ}53'51''$  EAST A DISTANCE OF 590.25 FEET;  
 THENCE NORTH  $00^{\circ}00'14''$  WEST A DISTANCE OF 47.30 FEET;  
 THENCE NORTH  $85^{\circ}09'23''$  EAST A DISTANCE OF 27.51 FEET;  
 THENCE SOUTH  $76^{\circ}51'10''$  EAST A DISTANCE OF 111.15 FEET;



## EXHIBIT H

### Vegetation Maintenance Activities and Mitig

#### Description of Allowed Vegetation Maintenance Activiti

##### A. Native Growth Protection Area (see Covenant and Easement Ex

The **Native Growth Protection Area** is an area for the preservation supplemental native vegetation, both for slope protection and to pro for properties located to the south outside of the City UGA. Consis **Covenant and Easement**, no vegetation shall be removed from this protection functions in this area shall be enhanced by planting in the slope in the northernmost portion of this area, at locations and with reviewed and approved by the City prior to planting. Prior to any re area, PSE shall meet with the City and the City's arborist in the field appropriate mix and size of plant species that should be planted to fi **Growth Protection Area**. The choice of plant species and the requ staking, and any other maintenance requirements shall be as determi during the field verification. Any trees in this area that are lost due within ten (10) years from the date this **Covenant and Easement** is this area at a 3:1 ratio from the list of species and size of trees includ specified in section C.5 below. PSE shall be responsible for mainte that do not survive the initial planting in this area for a period of thre planting.

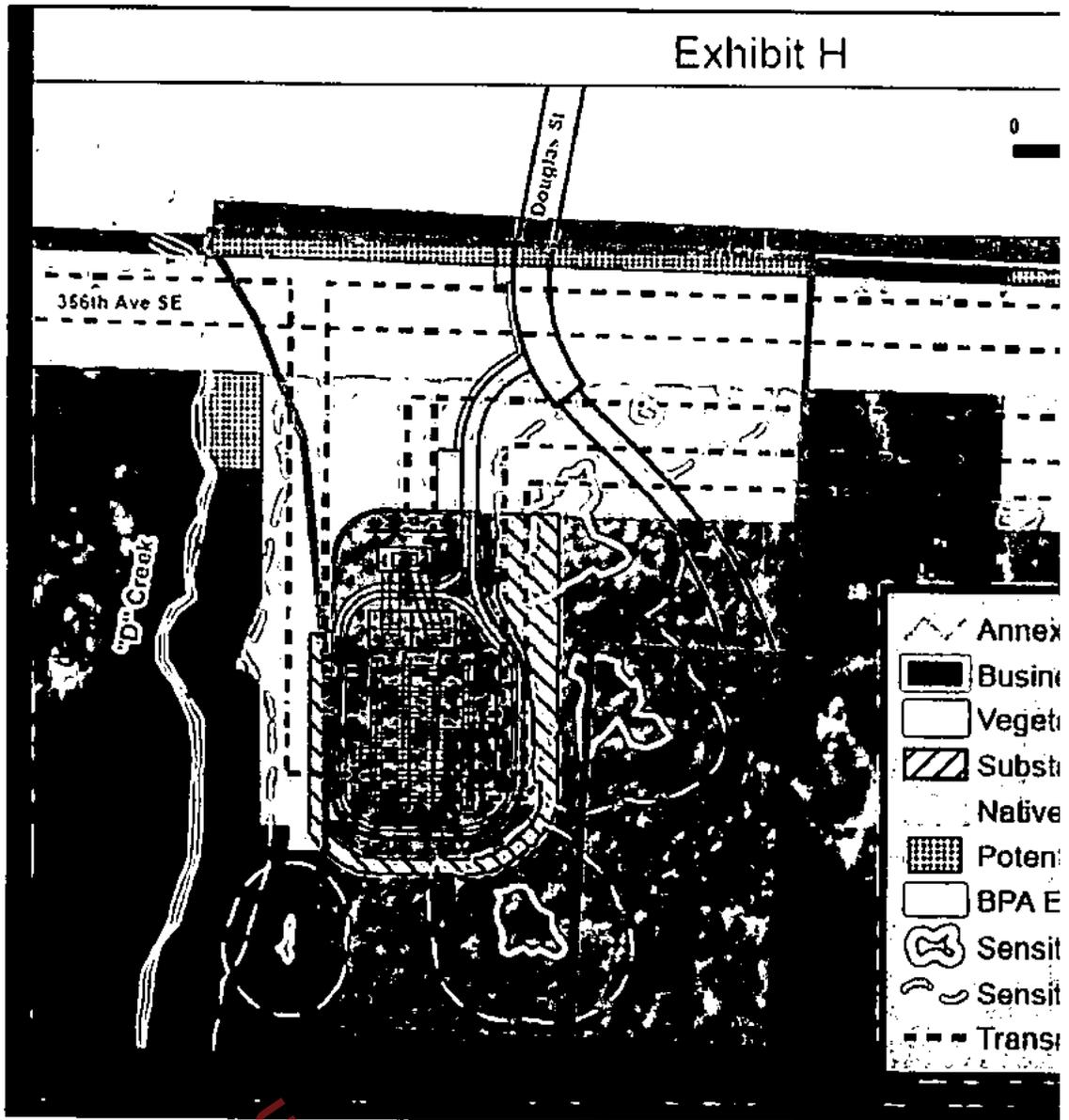
##### B. Business Park Perimeter Buffer (see figure attached to this Exhib

The **Business Park Perimeter Buffer** is an existing buffer area esta Easement for Perimeter Buffer and Trail dated April 28, 1998 (King 9804292471) directly west and northwest of the annexation area. Tl is to provide screening of the Business Park uses and structures from mitigate for screening impacts from removal of vegetation in the Ve where new transmission lines will be constructed, PSE shall plant at the **Business Park Perimeter Buffer** in the "gaps" within the entire locations and with plant species that shall be reviewed and approved Prior to any replacement plantings in this area, PSE shall meet with arborist in the field to identify the locations and appropriate mix and should be planted to fill in the gaps in the **Business Park Perimeter** species and the requirements for soil amendment, staking, and any o

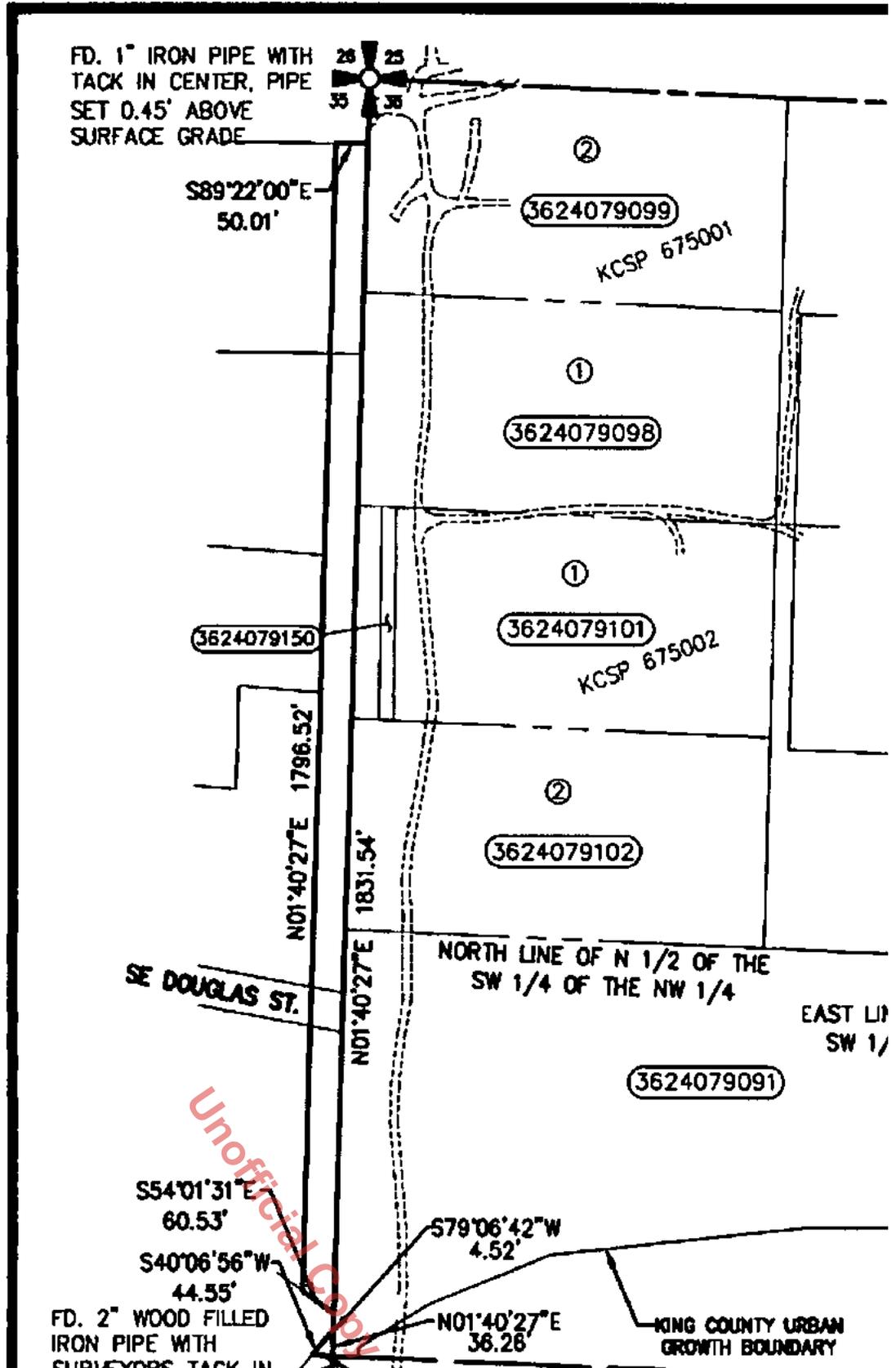
**Vegetation Maintenance Areas**, except as further described below areas that are also located with the Wetlands, Streams or Wetland of **Exhibit D** to this **Covenant and Easement**, the requirements of the Mitigation Plan dated October 2009 and the Addendum thereto date copy of this Mitigation Plan can be reviewed at the City of Snoqualm Offices.

1. Vegetation Removal and Mitigation Generally. In this area all vegetation potential to grow to mature heights exceeding standards provided by Reliability Corporation ("NERC"), currently 15 feet in the vicinity of 25 feet in the vicinity of planned 115 kV lines, may be removed, at or near ground level. Stumps and root structure shall not be removed to prevent future growth to a height that will exceed the mature height subsection, or is required to provide access to and installation and maintenance. Understory vegetation species that are not expected to exceed height kV lines and 25 feet near planned 115 kV lines, will be allowed to remain removal. Taller growing species will not be allowed to re-establish selectively be removed. Replacement planting for vegetation removed the **Native Growth Protection Area**, as described in section A above **Perimeter Buffer** as described in section B above. Mitigation planting growing season of construction. Prior to mitigation planting, PSE shall in the field to identify appropriate locations, species mix, sizes, and specifications for each enhancement planting location with the **Native** or the **Business Park Perimeter Buffer**. Locations and species of planting generally be selected to maximize screening benefit, minimize impact maximize likelihood of survival. Mitigation plantings shall then be location, species, sizes, and planting specifications established during
2. Snags for habitat. In addition to trees to be cut and retained as snag Wetland and Stream Mitigation Plan, trees will be cut and retained in the **Vegetation Maintenance Area**. This would include around 10 located in proximity to the sensitive areas and their associated buffers provide the greatest habitat value. These snags will be girdled and cut between 50% and 100% of their allowable heights (15 feet near planned near planned 115 kV lines), in order to provide a more natural appearance.
3. Maintenance for invasive species. PSE shall be responsible for managing invasive species in the Wetland, Stream and Sensitive Area buffers **Covenant and Easement** and shall also be responsible for managing species in any other portions of the **Vegetation Maintenance Area**

- c. **Potential Future Transmission Lines.** (Relocation of **Tal BPA Easement** & a new line east of the **BPA Easement** to Taller growing plant species that are currently less than 25' within this **Vegetation Maintenance Area** until such time **Future Transmission Lines** are constructed. This area will encourage lower-growing native species to fill in, such that need to be removed to permit construction of the **Potential** lower-growing species will be established. At the time of the vegetation removal, replacement, and maintenance shall **Planned Transmission Lines** construction.
  - d. **Wetland & Stream and Related Buffers** (*see Exhibit D*), accordance with the Wetland Mitigation Plan. A copy of the Plan dated October 2009 and the Addendum thereto dated March 2010 review at the City of Snoqualmie Planning Department Office. DDES imposes wetland or stream buffer mitigation requirements those contained in **Exhibit 13** of the Pre-Annexation Development Agreement (20110202001508), those different conditions shall apply.
  - e. Where the **Vegetation Maintenance Area** is coincident with **Exhibit C**), areas being maintained to provide clearance for **Transmission Lines** will be enhanced with additional plantings of lower-growing native trees that will not grow above the 15 and 25-foot transmission lines (e.g., vine maples, serviceberry, and native shrubs and native groundcovers listed in section C.5 below. These plants will not be removed until necessary to provide clearance for **Transmission Lines**. If this area is cleared in the future, it shall be replanted in the same manner as the **Planned Transmission Lines** buffer screening functions. **PSE** shall be responsible for maintaining plants that do not survive the initial planting in this area for a period of ten (10) years from the date of planting and shall be responsible for replanting down or slope failure for a period of ten (10) years from the date cleared for construction of the Initial or **Potential Future Transmission Lines**.
5. **Native Species List and Specifications:** Replacement plantings required by **H** shall include a mixture of native deciduous and coniferous trees, as identified below, or as otherwise specifically approved by the City's list. The mix, size, and spacing of species shall be:
- a. Native trees include a mixture of Douglas Fir (a combination



Unofficial Copy



**EXHIBIT H-1  
BUSINESS PARK PERIMETER BUFFER LEGAL**

THE EASTERLY 50 FEET OF LOTS 6, 7, 16, 17, AND 18 AND  
SNOQUALMIE RIDGE BINDING SITE IMPROVEMENT PLAN NO. 1,  
UNDER RECORDING NO. 9805051715, AND AFFIDAVIT  
PLAT AS FILED UNDER RECORDING NO. 9805190462, KING  
COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF TRACT D, SAID SITE  
BINDING SITE IMPROVEMENT PLAN NO. 1, LYING NORTH  
WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH  
SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF  
TOWNSHIP 24 NORTH, RANGE 7 EAST, W.M., KING COUNTY,

CONTAINING 91,346 SQUARE FEET OR 2.10 ACRES MORE OR LESS

*Unofficial Copy*



**EXHIBIT H-2  
VEGETATION MAINTENANCE AREA LEGAL D**

THAT PORTION OF LOTS 1 AND 2 OF KING COUNTY SHC 675001, AS FILED UNDER RECORDING NUMBER 7510100 KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOW

**BEGINNING AT THE NORTHWEST CORNER OF SECTION NORTH, RANGE 7 EAST, W.M., KING COUNTY, WASHING WITH A TACK IN PLUG FOUND IN PLACE, FROM WHICH QUARTER CORNER OF SAID SECTION, A 2" IRON PIPE W PLUG FOUND IN PLACE BEARS SOUTH 01°40'27" WEST, DISTANT;**

**THENCE SOUTH 87°28'37" EAST ALONG THE NORTH LINE A DISTANCE OF 72.36 FEET TO THE WESTERLY MARGIN POWER ADMINISTRATION RIGHT OF WAY AS ESTABLISHED INSTRUMENT RECORDED UNDER AUDITORS FILE NO. 6 SAID COUNTY;**

**THENCE SOUTH 09°21'50" WEST ALONG SAID WESTERLY DISTANCE OF 138.20 FEET;**

**THENCE SOUTH 00°52'30" WEST ALONG SAID WESTERLY DISTANCE OF 528.73 FEET TO THE SOUTH LINE OF SAID**

**THENCE NORTH 87°31'55" WEST ALONG SAID SOUTH LINE 61.24 FEET TO THE WEST LINE OF SECTION 36;**

**THENCE NORTH 01°40'27" EAST ALONG SAID WEST LINE 665.86 FEET TO THE NORTHWEST CORNER OF SAID SECTION POINT OF BEGINNING;**

**TOGETHER WITH:**

**THAT PORTION OF LOTS 1 AND 2 OF KING COUNTY SHC 675001, AS FILED UNDER RECORDING NUMBER 7510100 KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOW**

**COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION**

THENCE SOUTH  $00^{\circ}52'30''$  WEST ALONG SAID PARALLEL OF 511.56 FEET TO THE SOUTH LINE OF SAID LOT 1;  
THENCE NORTH  $87^{\circ}31'55''$  WEST ALONG SAID SOUTH LINE A DISTANCE OF 220.09 FEET TO SAID EASTERLY MARGIN;  
THENCE NORTH  $00^{\circ}52'30''$  EAST ALONG SAID MARGIN A DISTANCE OF 521.77 FEET;  
THENCE NORTH  $09^{\circ}21'50''$  EAST ALONG SAID EASTERLY MARGIN A DISTANCE OF 145.07 FEET TO THE NORTH LINE OF SAID LOT 1;  
**POINT OF BEGINNING;**

TOGETHER WITH:

THAT PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 12 EAST, W.M., KING COUNTY, WASHINGTON, AND THAT PORTION OF KING COUNTY SHORT PLAT NUMBER 675002, AS FILED FOR RECORDING NUMBER 7510100717 RECORDS OF SAID COUNTY AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 36 WITH AN IRON PIPE WITH A TACK IN PLUG FOUND IN PLACE, FROM THE NORTHWEST QUARTER CORNER OF SAID SECTION, A 2" IRON PIPE WITH A TACK IN PLUG FOUND IN PLACE BEARS SOUTH  $01^{\circ}40'27''$  WEST, A DISTANCE OF 998.80 FEET TO THE NORTH LINE OF SAID SECTION;

THENCE SOUTH  $01^{\circ}40'27''$  WEST ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 998.80 FEET TO THE NORTH LINE OF SAID SECTION;  
**POINT OF BEGINNING;**

THENCE CONTINUING SOUTH  $01^{\circ}40'27''$  WEST ALONG SAID WEST LINE A DISTANCE OF 998.80 FEET TO THE SOUTH LINE OF SAID SECTION;  
THENCE SOUTH  $87^{\circ}38'29''$  EAST ALONG SAID SOUTH LINE A DISTANCE OF 388.43 FEET;

THENCE NORTH  $01^{\circ}40'27''$  EAST A DISTANCE OF 105.54 FEET TO THE NORTH LINE OF SAID SECTION;  
THENCE NORTH  $89^{\circ}53'51''$  EAST A DISTANCE OF 205.50 FEET TO THE NORTHWEST CORNER OF SAID SECTION;  
THENCE SOUTH  $73^{\circ}55'17''$  EAST A DISTANCE OF 9.99 FEET TO THE NORTH LINE OF SAID SECTION;  
THENCE SOUTH  $71^{\circ}13'34''$  EAST A DISTANCE OF 29.84 FEET TO THE NORTH LINE OF SAID SECTION;  
THENCE SOUTH  $67^{\circ}55'15''$  EAST A DISTANCE OF 54.50 FEET TO THE NORTH LINE OF SAID SECTION;

NORTHWEST FROM WHICH ITS CENTER BEARS NORTH 141.60 FEET DISTANT; THENCE SOUTHWESTERLY ALONG A CURVE THROUGH A CENTRAL ANGLE OF  $18^{\circ}17'38''$  A DISTANCE OF 45.21 FEET TO THE 2008 KING COUNTY URBAN GROWTH BOUNDARY DEFINED BY KING COUNTY ORDINANCE NO. 16263, AND A RECORD OF SURVEY FILED JULY 21, 2010, UNDER RECORD NO. 20100721900002, RECORDS OF KING COUNTY, WASHINGTON; THENCE SOUTH  $89^{\circ}54'29''$  WEST A DISTANCE OF 330.38 FEET; THENCE NORTH  $00^{\circ}01'43''$  WEST A DISTANCE OF 37.43 FEET; THENCE NORTH  $00^{\circ}00'00''$  WEST A DISTANCE OF 119.42 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 85.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $90^{\circ}56'05''$  A DISTANCE OF 134.90 FEET; THENCE NORTH  $01^{\circ}03'24''$  EAST A DISTANCE OF 155.31 FEET; THENCE NORTH  $90^{\circ}00'00''$  WEST A DISTANCE OF 1.27 FEET TO THE 220.00 FEET EASTERLY OF THE EASTERLY MARGIN OF THE PUBLIC UTILITY POWER ADMINISTRATION RIGHT OF WAY AS ESTABLISHED BY INSTRUMENT RECORDED UNDER AUDITORS FILE NO. 6000000000 SAID COUNTY;

THENCE NORTH  $00^{\circ}52'30''$  EAST ALONG A LINE PARALLEL TO THE 220.00 FEET EASTERLY OF SAID EASTERLY MARGIN A DISTANCE OF 529.24 FEET TO THE NORTH LINE OF SAID LOT 2;

THENCE NORTH  $87^{\circ}33'34''$  WEST ALONG SAID NORTH LINE A DISTANCE OF 220.08 FEET TO SAID EASTERLY MARGIN; THENCE SOUTH  $00^{\circ}52'30''$  WEST ALONG SAID EASTERLY MARGIN A DISTANCE OF 763.42 FEET;

THENCE SOUTH  $89^{\circ}54'29''$  WEST A DISTANCE OF 150.02 FEET TO THE WESTERLY MARGIN OF SAID RIGHT OF WAY;

THENCE NORTH  $00^{\circ}52'30''$  EAST ALONG SAID WESTERLY MARGIN A DISTANCE OF 770.05 FEET TO THE NORTH LINE OF SAID LOT 2; THENCE NORTH  $87^{\circ}33'34''$  WEST ALONG THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 65.88 FEET TO THE POINT OF BEGINNING

CONTAINING 544,326 SQUARE FEET OR 12.55 ACRES MORE OR LESS



**EXHIBIT H-3**  
**SUBSTATION PROTECTION AREA LEGAL DE**

THAT PORTION OF THE NORTH HALF OF THE SOUTHWEST  
THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP  
EAST, W.M., KING COUNTY, WASHINGTON, DESCRIBED

COMMENCING AT THE NORTHWEST CORNER OF SAID S  
PIPE WITH A TACK IN PLUG FOUND IN PLACE, FROM W  
QUARTER CORNER OF SAID SECTION, A 2" IRON PIPE W  
PLUG FOUND IN PLACE BEARS SOUTH 01°40'27" WEST,  
DISTANT; THENCE SOUTH 01°40'27" WEST ALONG SAID  
SECTION, A DISTANCE OF 1331.73 FEET TO THE NORTH  
NORTH HALF; THENCE SOUTH 87°35'13" EAST ALONG S  
DISTANCE OF 440.66 FEET;

THENCE SOUTH 00°52'30" WEST A DISTANCE OF 68.00 FEET  
**OF BEGINNING;**

THENCE CONTINUING SOUTH 00°52'30" WEST A DISTANCE OF 184.73 FEET  
THENCE NORTH 87°13'44" EAST A DISTANCE OF 137.85 FEET  
THENCE NORTH 63°59'55" EAST A DISTANCE OF 102.31 FEET  
THENCE NORTH 87°35'43" EAST A DISTANCE OF 186.65 FEET  
THENCE NORTH 00°24'48" EAST A DISTANCE OF 11.25 FEET  
THENCE NORTH 89°55'50" EAST A DISTANCE OF 33.03 FEET  
BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE  
FROM WHICH ITS CENTER BEARS SOUTH 14°24'55" EAST  
DISTANT;

THENCE EASTERLY, SOUTHEASTERLY, AND SOUTHERLY  
OF SAID CURVE THROUGH A CENTRAL ANGLE OF 77°32'  
184.73 FEET;

THENCE SOUTH 00°13'26" WEST A DISTANCE OF 131.47 FEET  
BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE  
FROM WHICH ITS CENTER BEARS NORTH 86°13'22" WEST  
DISTANT;

THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE  
CURVE THROUGH A CENTRAL ANGLE OF 48°59'50" A DI

THENCE SOUTH 84°01'25" WEST ALONG SAID URBAN C  
A DISTANCE OF 78.46 FEET;  
THENCE SOUTH 00°01'43" EAST A DISTANCE OF 21.57 F  
THENCE NORTH 89°54'29" EAST A DISTANCE OF 330.38  
BEGINNING OF A NON-TANGENT CURVE CONCAVE TO  
FROM WHICH ITS CENTER BEARS NORTH 30°34'59" WE  
DISTANT;  
THENCE NORTHEASTERLY AND NORTHERLY ALONG  
CURVE THROUGH A CENTRAL ANGLE OF 55°58'08" A C  
FEET;  
THENCE NORTH 00°13'26" EAST A DISTANCE OF 131.85  
BEGINNING OF A NON-TANGENT CURVE CONCAVE TO  
FROM WHICH ITS CENTER BEARS NORTH 88°11'07" WE  
DISTANT;  
THENCE NORTH, NORTHWESTERLY, AND WESTERLY  
SAID CURVE THROUGH A CENTRAL ANGLE OF 78°34'2  
221.48 FEET;  
THENCE SOUTH 89°55'50" WEST A DISTANCE OF 476.64  
OF BEGINNING.

CONTAINING 51,004 SQUARE FEET OR 1.17 ACRES MOR

Unofficial Copy



**EXHIBIT H-4**  
**NATIVE GROWTH PROTECTION AREA LEGAL DESCRIPTION**

THAT PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 12 NORTH, RANGE 14 EAST, W.M., KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 36, A 2" IRON PIPE WITH A TACK IN PLUG FOUND IN PLACE, FROM THE NORTHWEST QUARTER CORNER OF SAID SECTION, A 2" IRON PIPE WITH A TACK IN PLUG FOUND IN PLACE BEARS SOUTH 01°40'27" WEST, 2000 FEET DISTANT; THENCE SOUTH 01°40'27" WEST ALONG SAID WEST LINE OF SAID SECTION, A DISTANCE OF 1997.59 FEET TO THE SOUTH LINE OF SAID SECTION;

THENCE SOUTH 87°38'29" EAST ALONG SAID SOUTH LINE OF SAID SECTION, A DISTANCE OF 388.43 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 87°38'29" EAST ALONG SAID SOUTH LINE OF SAID SECTION, A DISTANCE OF 926.44 FEET TO THE EAST LINE OF SAID SECTION;

THENCE NORTH 01°28'31" EAST ALONG SAID EAST LINE OF SAID SECTION, A DISTANCE OF 222.30 FEET TO THE 2008 KING COUNTY URBAN GROWTH BOUNDARY AS DEFINED BY KING COUNTY ORDINANCE NO. 16263, A RECORD OF SURVEY FILED JULY 21, 2010, UNDER RECORD NO. 20100721900002, RECORDS OF KING COUNTY, WASHINGTON; THENCE ALONG SAID URBAN GROWTH BOUNDARY NORTH 01°28'31" EAST A DISTANCE OF 90.18 FEET;

THENCE CONTINUING ALONG SAID URBAN GROWTH BOUNDARY SOUTH 82°50'28" WEST A DISTANCE OF 206.62 FEET;

THENCE SOUTH 01°28'31" WEST A DISTANCE OF 63.95 FEET;

THENCE NORTH 76°51'19" WEST A DISTANCE OF 14.45 FEET;

THENCE SOUTH 85°09'23" WEST A DISTANCE OF 27.51 FEET;

THENCE SOUTH 00°00'14" EAST A DISTANCE OF 47.30 FEET;

THENCE SOUTH 89°53'51" WEST A DISTANCE OF 229.44 FEET;

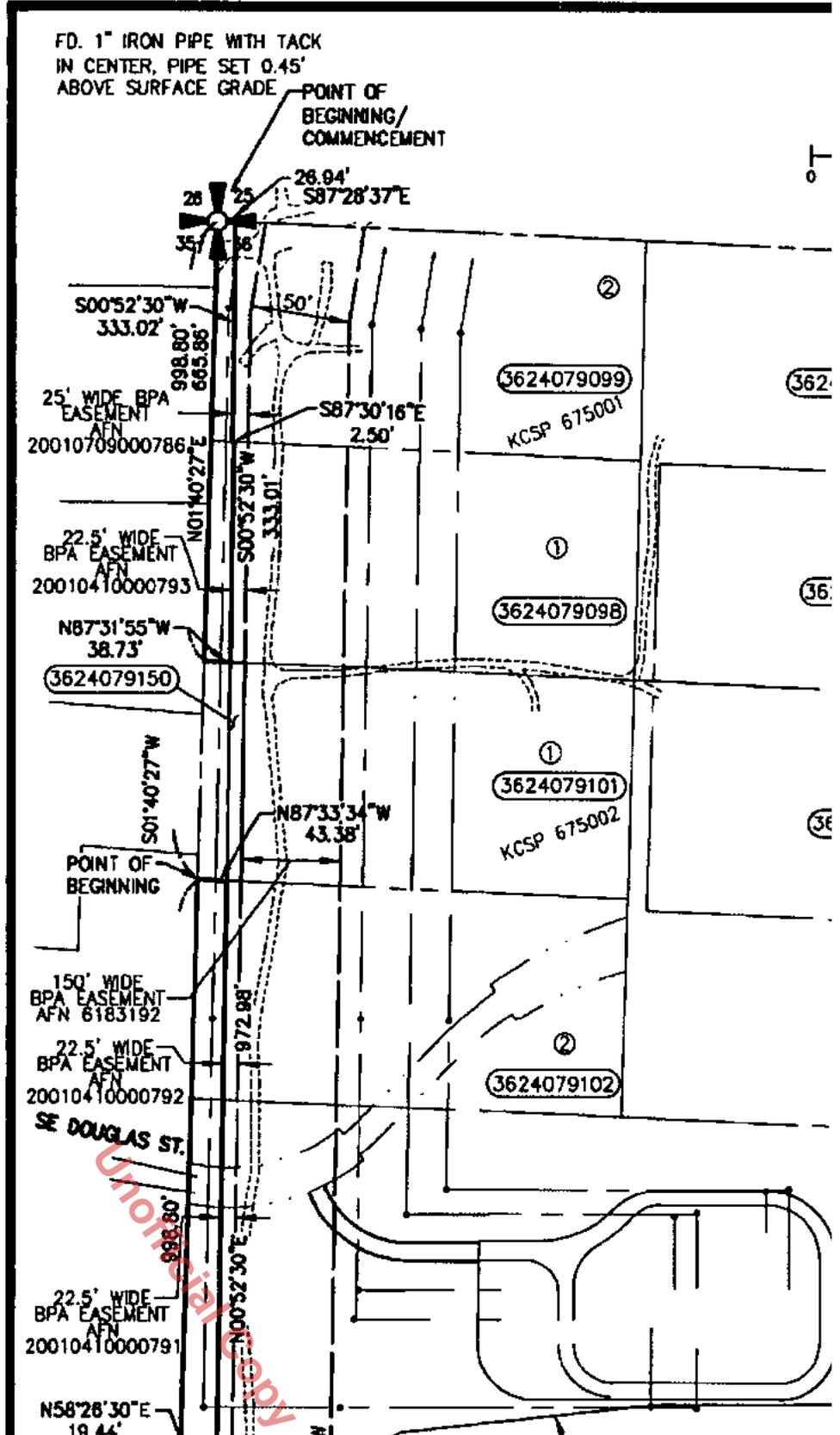
THENCE SOUTH 61°34'02" WEST A DISTANCE OF 7.76 FEET;

THENCE SOUTH 51°37'49" WEST A DISTANCE OF 27.53 FEET;

THENCE SOUTH 14°24'11" WEST A DISTANCE OF 21.17 FEET;

THENCE NORTH 84°16'43" WEST A DISTANCE OF 14.51 FEET;

THENCE NORTH 70°04'11" WEST A DISTANCE OF 10.00 FEET;



**EXHIBIT H-5  
POTENTIAL FUTURE CLEARING LEGAL DES**

THAT PORTION OF LOTS 1 AND 2 KING COUNTY SHORT 675001, AS FILED UNDER RECORDING NUMBER 75101007 KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 675001, A 2" IRON PIPE WITH A TACK IN PLUG FOUND IN PLACE, FROM THE WESTERLY QUARTER CORNER OF SAID SECTION, A 2" IRON PIPE WITH A TACK IN PLUG FOUND IN PLACE BEARS SOUTH 01°40'27" WEST, 266.86 FEET DISTANT;

THENCE SOUTH 87°28'37" EAST ALONG THE NORTH LINE OF SAID SECTION A DISTANCE OF 26.94 FEET TO THE WESTERLY MARGIN OF A BONNEVILLE POWER ADMINISTRATION RIGHT OF WAY AS ESTABLISHED BY INSTRUMENT FILED UNDER RECORDING NO. 2001070900 IN SAID COUNTY;

THENCE SOUTH 00°52'30" WEST ALONG SAID WESTERLY MARGIN A DISTANCE OF 333.02 FEET TO THE SOUTH LINE OF SAID SECTION; THENCE SOUTH 87°30'16" EAST ALONG SAID SOUTH LINE A DISTANCE OF 2.50 FEET TO THE WESTERLY MARGIN OF A BONNEVILLE POWER ADMINISTRATION RIGHT OF WAY AS ESTABLISHED BY INSTRUMENT FILED UNDER RECORDING NO. 20010410000793, RECORD IN SAID COUNTY; THENCE SOUTH 00°52'30" WEST ALONG SAID WESTERLY MARGIN A DISTANCE OF 333.01 FEET TO THE SOUTH LINE OF SAID SECTION; THENCE NORTH 87°31'55" WEST ALONG SAID SOUTH LINE A DISTANCE OF 38.73 FEET TO THE WEST LINE SAID SECTION;

THENCE NORTH 01°40'27" EAST ALONG SAID WEST LINE A DISTANCE OF 665.86 FEET TO THE NORTHWEST CORNER OF SAID SECTION; POINT OF BEGINNING;

TOGETHER WITH:

PLUG FOUND IN PLACE BEARS SOUTH 01°40'27" WEST, 26  
DISTANT;  
THENCE SOUTH 01°40'27" WEST ALONG THE WEST LINE (C  
A DISTANCE OF 998.80 FEET TO THE NORTH LINE OF SAID  
**POINT OF BEGINNING;**  
THENCE CONTINUING SOUTH 01°40'27" WEST ALONG SAID  
DISTANCE OF 998.80 FEET TO THE SOUTH LINE OF SAID I  
THENCE SOUTH 87°38'29" EAST ALONG SAID SOUTH LINE  
41.35 FEET TO THE 2008 KING COUNTY URBAN GROWTH BOUNDARY  
DEFINED BY KING COUNTY ORDINANCE NO. 16263, AND  
RECORD OF SURVEY FILED JULY 21, 2010, UNDER RECORDING  
20100721900002, RECORDS OF KING COUNTY, WASHINGTON  
NORTH 00°48'17" WEST ALONG SAID URBAN GROWTH BOUNDARY  
DISTANCE OF 15.19 FEET; THENCE NORTH 58°26'30" EAST ALONG  
URBAN GROWTH BOUNDARY A DISTANCE OF 19.44 FEET TO THE  
WESTERLY MARGIN OF A BONNEVILLE POWER ADMINISTRATION  
OF WAY AS ESTABLISHED BY INSTRUMENT FILED UNDER RECORDING  
20010410000791, RECORDS OF SAID COUNTY; THENCE NORTH 00°48'17"  
ALONG SAID WESTERLY MARGIN AS ESTABLISHED BY INSTRUMENT  
FILED UNDER RECORDING NUMBERS 20010410000791 AND 20010410000791  
DISTANCE OF 972.98 FEET TO THE NORTH LINE OF SAID I  
NORTH 87°33'34" WEST ALONG SAID NORTH LINE A DISTANCE OF 26  
FEET TO THE NORTHWEST CORNER OF SAID LOT 2 AND  
**BEGINNING;**

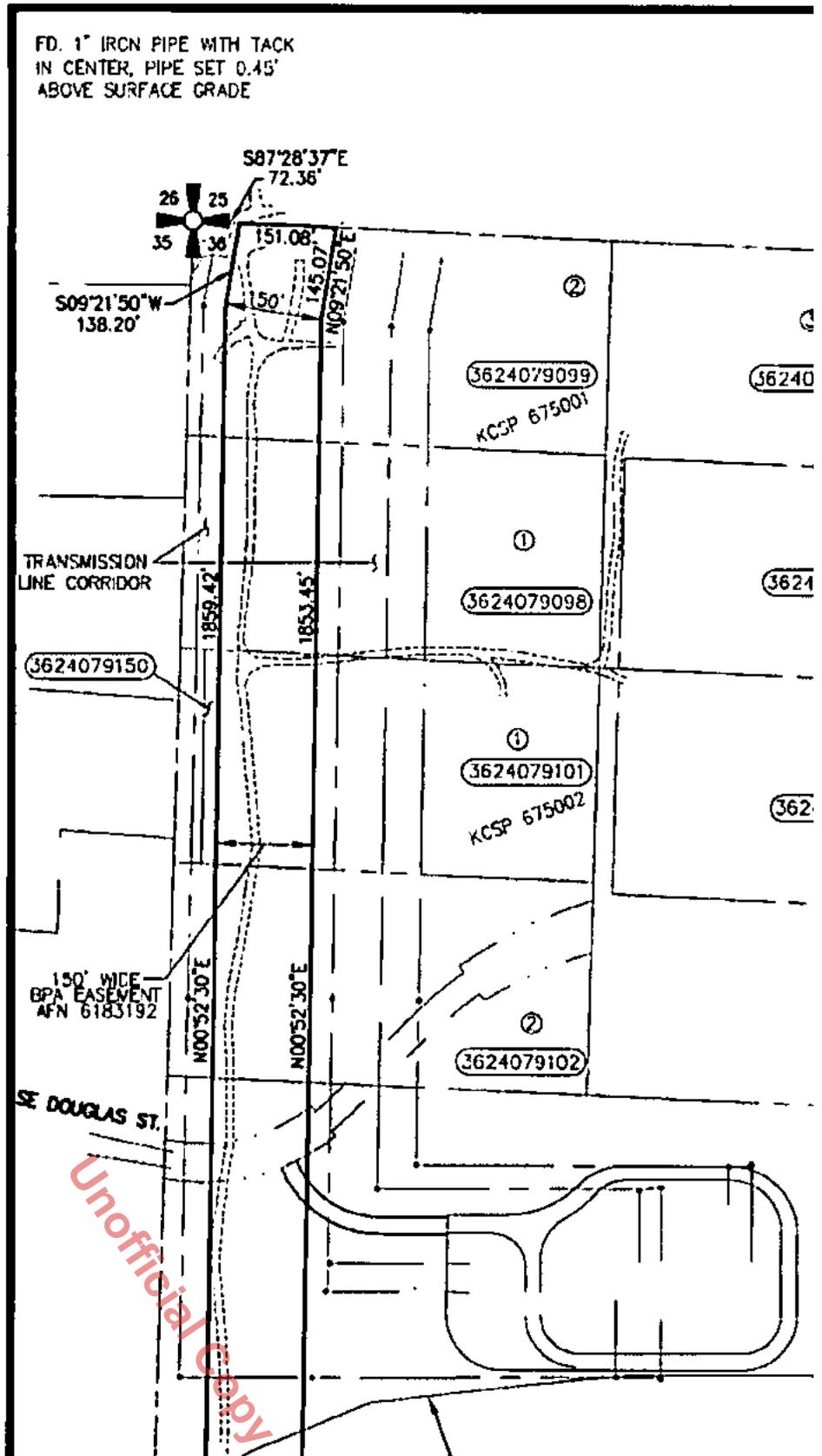
TOGETHER WITH:  
THAT PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER  
THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 1  
EAST, W.M., KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

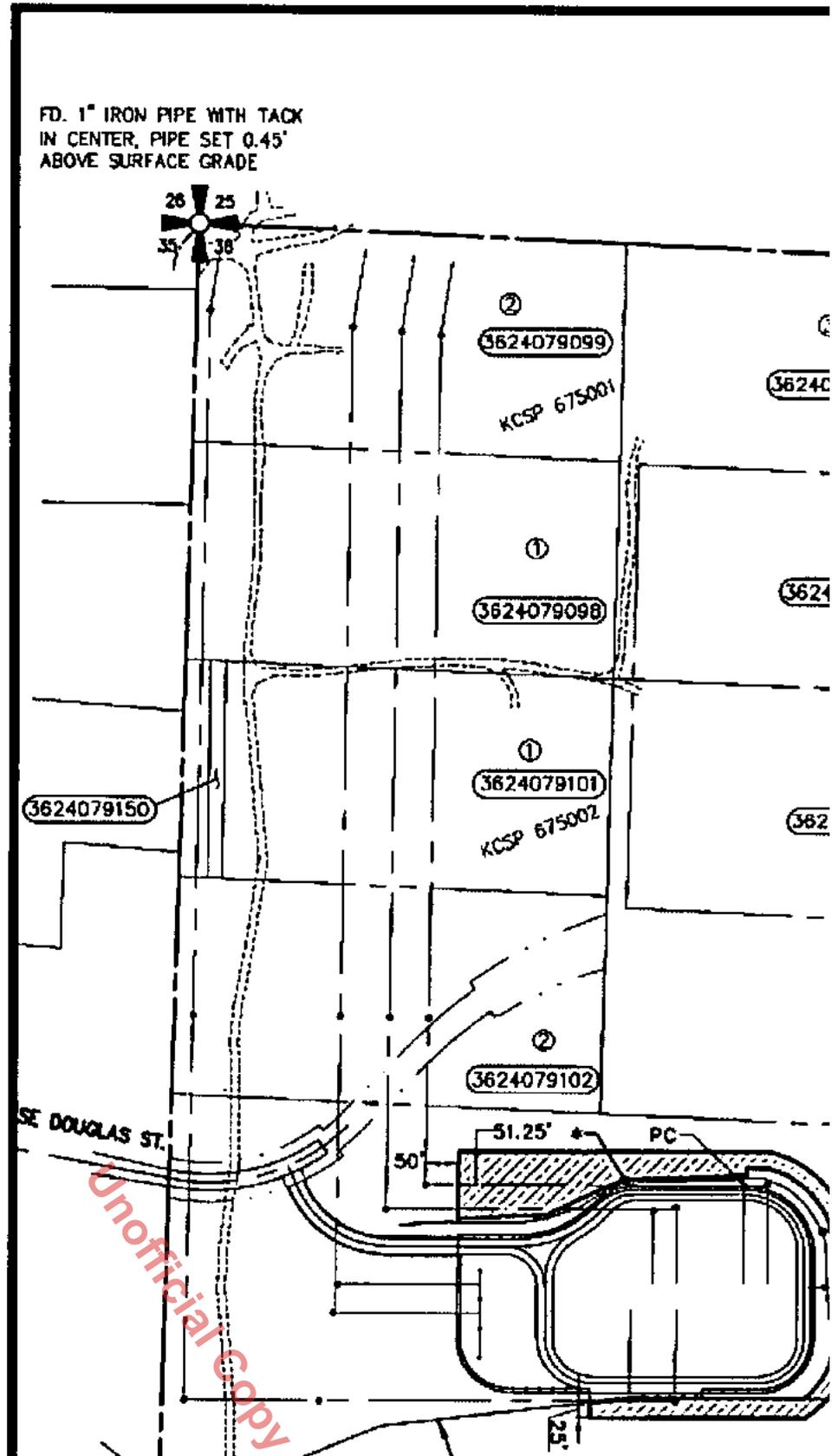
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 36, TOWNSHIP 2  
PIPE WITH A TACK IN PLUG FOUND IN PLACE, FROM WHICH THE  
QUARTER CORNER OF SAID SECTION, A 2" IRON PIPE WITH A TACK IN  
PLUG FOUND IN PLACE BEARS SOUTH 01°40'27" WEST, 26

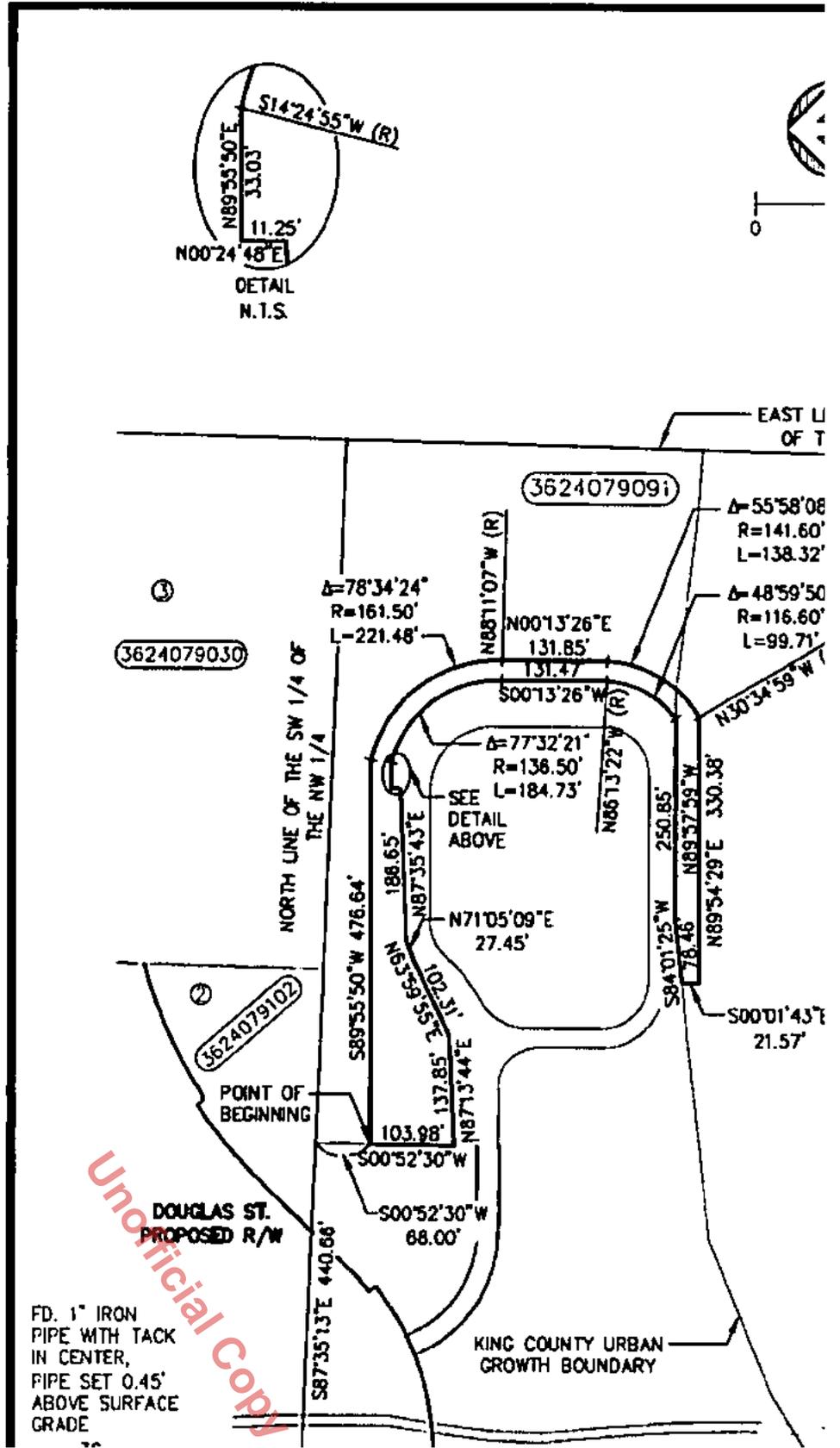
**THENCE SOUTH 89°53'51" WEST A DISTANCE OF 1  
EASTERLY MARGIN; THENCE SOUTH 00°52'30" W  
EASTERLY MARGIN A DISTANCE OF 98.69 FEET TO  
BEGINNING.**

**CONTAINING 88,073 SQUARE FEET OR 2.02 ACRES**

*Unofficial Copy*







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**EXHIBIT I**  
**SUBSTATION PROTECTION AREA LEGAL DESCRIPTION**

THAT PORTION OF THE NORTH HALF OF THE SOUTHWEST  
THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP  
EAST, W.M., KING COUNTY, WASHINGTON, DESCRIBED

COMMENCING AT THE NORTHWEST CORNER OF SAID S  
PIPE WITH A TACK IN PLUG FOUND IN PLACE, FROM WE  
QUARTER CORNER OF SAID SECTION, A 2" IRON PIPE W  
PLUG FOUND IN PLACE BEARS SOUTH 01°40'27" WEST, 2  
DISTANT; THENCE SOUTH 01°40'27" WEST ALONG SAID  
SECTION, A DISTANCE OF 1331.73 FEET TO THE NORTH I  
NORTH HALF; THENCE SOUTH 87°35'13" EAST ALONG SA  
DISTANCE OF 440.66 FEET;

THENCE SOUTH 00°52'30" WEST A DISTANCE OF 68.00 FE  
**OF BEGINNING;**

THENCE CONTINUING SOUTH 00°52'30" WEST A DISTANCE  
THENCE NORTH 87°13'44" EAST A DISTANCE OF 137.85 FEET  
THENCE NORTH 63°59'55" EAST A DISTANCE OF 102.31 FEET  
THENCE NORTH 87°35'43" EAST A DISTANCE OF 186.65 FEET  
THENCE NORTH 00°24'48" EAST A DISTANCE OF 11.25 FEET  
THENCE NORTH 89°55'50" EAST A DISTANCE OF 33.03 FEET  
BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE  
FROM WHICH ITS CENTER BEARS SOUTH 14°24'55" EAST  
DISTANT;

THENCE EASTERLY, SOUTHEASTERLY, AND SOUTHERLY  
OF SAID CURVE THROUGH A CENTRAL ANGLE OF 77°32'  
184.73 FEET;

THENCE SOUTH 00°13'26" WEST A DISTANCE OF 131.47 FEET  
BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE  
FROM WHICH ITS CENTER BEARS NORTH 86°13'22" WEST  
DISTANT;

THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE  
CURVE THROUGH A CENTRAL ANGLE OF 48°59'50" A DI

THENCE SOUTH 84°01'25" WEST ALONG SAID URBAN C  
A DISTANCE OF 78.46 FEET;  
THENCE SOUTH 00°01'43" EAST A DISTANCE OF 21.57 F  
THENCE NORTH 89°54'29" EAST A DISTANCE OF 330.38  
BEGINNING OF A NON-TANGENT CURVE CONCAVE TO  
FROM WHICH ITS CENTER BEARS NORTH 30°34'59" WE  
DISTANT;  
THENCE NORTHEASTERLY AND NORTHERLY ALONG 1  
CURVE THROUGH A CENTRAL ANGLE OF 55°58'08" A D  
FEET;  
THENCE NORTH 00°13'26" EAST A DISTANCE OF 131.85  
BEGINNING OF A NON-TANGENT CURVE CONCAVE TO  
FROM WHICH ITS CENTER BEARS NORTH 88°11'07" WE  
DISTANT;  
THENCE NORTH, NORTHWESTERLY, AND WESTERLY A  
SAID CURVE THROUGH A CENTRAL ANGLE OF 78°34'24"  
221.48 FEET;  
THENCE SOUTH 89°55'50" WEST A DISTANCE OF 476.64  
OF BEGINNING.

CONTAINING 51,004 SQUARE FEET OR 1.17 ACRES MOR

Unofficial Copy

## Covenant and Easement (March 2011)