RESTRICTIVE AGREEMENT.

This agreement was entered into the 7th day of January, 1911.

by South Seattle Land Company, a Washington corporation, hereinafter called "first party".

WITNESSETH:

FIRST PAR: South Seattle Land Company is a duly organized and existing corporation under the laws of the State of Washington, and is hereinafter called "second party".

IN WITNESS WHEREOF, the parties hereto have caused their respective signatures to be hereunto subscribed in their respective capacities as set forth above.

[Signature]

[Signature]

Attest:

[Signature]

[Signature]

[Signature]

[Signature]
Beginning at a point on the North line of Section 27, Township 23 North, Range 4 East, W.M. distant North 80°59'10" East, 1156.10 feet from the northeast corner of said Section 27, and running thence South 0°15'10" East, 2167.40 feet to the true point of beginning of this description; thence continuing South 0°15'10" East, 275.00 feet; thence North 80°59'10" West, 100.00 feet; thence North 0°15'10" West, 275.00 feet; thence South 80°59'10" East, 100.00 feet to the true point of beginning.

Beginning at a point on the North line of Section 27, Township 23 North, Range 4 East, W.M. distant North 80°59'10" West, 1556.10 feet from the northeast corner of said Section 27, and running thence South 0°15'10" East, 2167.40 feet to the true point of beginning of this description; thence continuing South 0°15'10" East, 275.00 feet; thence North 80°59'10" West, 100.00 feet; thence North 0°15'10" West, 275.00 feet; thence South 80°59'10" East, 100.00 feet to the true point of beginning.

Beginning at a point on the North line of Section 27, Township 23 North, Range 4 East, W.M. distant North 80°59'10" West, 1856.10 feet from the northeast corner of said Section 27, and running thence South 0°15'10" East, 2167.40 feet to the true point of beginning of this description; thence continuing South 0°15'10" East, 275.00 feet; thence North 80°59'10" West, 100.00 feet; thence North 0°15'10" West, 275.00 feet; thence South 80°59'10" East, 100.00 feet to the true point of beginning.

Beginning at a point on the North line of Section 27, Township 23 North, Range 4 East, W.M. distant North 80°59'10" West, 1856.10 feet from the northeast corner of said Section 27, and running thence South 0°15'10" East, 2167.40 feet to the true point of beginning of this description; thence continuing South 0°15'10" East, 275.00 feet; thence North 80°59'10" West, 100.00 feet; thence North 0°15'10" West, 275.00 feet; thence South 80°59'10" East, 100.00 feet to the true point of beginning.

Beginning at a point on the North line of Section 27, Township 23 North, Range 4 East, W.M. distant North 80°59'10" West, 2156.10 feet from the northeast corner of said Section 27, and running thence South 0°15'10" East, 2167.40 feet to the true point of beginning of this description; thence continuing South 0°15'10" East, 275.00 feet; thence North 80°59'10" West, 100.00 feet; thence North 0°15'10" West, 275.00 feet; thence South 80°59'10" East, 100.00 feet to the true point of beginning.

Beginning at a point on the North line of Section 27, Township 23 North, Range 4 East, W.M. distant North 80°59'10" West, 2156.10 feet from the northeast corner of said Section 27, and running thence South 0°15'10" East, 2167.40 feet to the true point of beginning of this description; thence continuing South 0°15'10" East, 275.00 feet; thence North 80°59'10" West, 100.00 feet; thence North 0°15'10" West, 275.00 feet; thence South 80°59'10" East, 100.00 feet to the true point of beginning.
thence continuing South 0°18'16" East, 276.00 feet; thence North 89°56'11" West, 100.00 feet; thence North 0°15'16" West, 275.00 feet; thence South 89°56'11" East, 100.00 feet to the true point of beginning.

Beginning at a point on the North line of Section 27, Township 28 North, Range 4 East, W.M. distant North 89°56'11" West, 785.10 feet from the northeast corner of said Section 27, and running thence South 0°15'16" East, 275.00 feet to the true point of beginning of this description; thence continuing South 0°15'16" East 275.00 feet; thence North 89°56'11" West, 100.00 feet; thence North 0°15'16" West, 275.00 feet; thence South 89°56'11" East, 100.00 feet to the true point of beginning.

Beginning at a point on the North line of Section 27, Township 28 North, Range 4 East, W.M. distant North 89°56'11" West, 656.10 feet from the northeast corner of said Section 27, and running thence South 0°16'40" East, 210.40 feet to the true point of beginning of this description; thence continuing South 0°16'40" East, 275.00 feet; thence North 89°56'11" West, 100.00 feet; thence North 0°15'16" West, 275.00 feet; thence South 89°56'11" East, 100.00 feet to the true point of beginning.

Beginning at a point on the North line of Section 27, Township 28 North, Range 4 East, W.M. distant North 89°56'11" West, 456.10 feet from the northeast corner of said Section 27, and running thence South 0°16'40" East, 210.40 feet to the true point of beginning of this description; thence continuing South 0°16'40" East, 275.00 feet; thence North 89°56'11" West, 100.00 feet; thence North 0°15'16" West, 275.00 feet; thence South 89°56'11" East, 100.00 feet to the true point of beginning.

Beginning at a point on the North line of Section 27, Township 28 North, Range 4 East, W.M. distant North 89°56'11" West, 256.10 feet from the northeast corner of said Section 27, and running thence South 0°15'16" East, 275.00 feet to the true point of beginning of this description; thence continuing South 0°15'16" East, 275.00 feet; thence North 89°56'11" East, 100.00 feet; thence North 0°15'16" East, 275.00 feet; thence South 89°56'11" West, 100.00 feet to the true point of beginning.

Beginning at a point on the North line of Section 27, Township 28 North, Range 4 East, W.M. distant North 89°56'11" West, 256.10 feet from the northeast corner of said Section 27, and running thence South 0°15'16" East, 275.00 feet to the true point of beginning of this description; thence continuing South 0°15'16" East, 275.00 feet; thence North 89°56'11" East, 100.00 feet; thence North 0°15'16" East, 275.00 feet; thence South 89°56'11" West, 100.00 feet to the true point of beginning.

Beginning at a point on the North line of Section 27, Township 28 North, Range 4 East, W.M. distant North 89°56'11" West, 156.10 feet from the northeast corner of said Section 27, and running thence South 0°15'16" East, 275.00 feet to the true point of beginning of this description; thence continuing South 0°15'16" East, 275.00 feet; thence North 89°56'11" West, 100.00 feet; thence North 0°15'16" West, 275.00 feet; thence South 89°56'11" East, 100.00 feet to the true point of beginning.

Beginning at a point on the North line of Section 27, Township 28 North, Range 4 East, W.M. distant North 89°56'11" West, 125.00 feet to a line 30 feet East of and parallel to the East line of said Section 27; thence along the said parallel line, South 0°14'11" East, 275.00 feet; thence North 89°56'11" West, 125.00 feet; thence North 0°15'16" West, 275.00 feet to the true point of beginning.
Beginning at a point on the North line of Section 27, Township 35 North, Range 4 East, W.M. distant North 89°59'10" West, 1556.10 feet from the northeast corner of said Section 27, and running thence South 0°15'50" East, 2777.40 feet to the true point of beginning of this description; thence continuing South 0°15'50" East, 68.75 feet; thence North 89°59'10" West, 203.72 feet to the eastern margin of the Military Road; thence along the said eastern margin, North 29°10'10" West, 75.99 feet; thence South 89°59'10" East, 290.75 feet to the true point of beginning.

Beginning at a point on the North line of Section 27, Township 35 North, Range 4 East, W.M. distant North 89°59'10" West, 1556.10 feet from the northeast corner of said Section 27, and running thence South 0°15'50" East, 2777.40 feet to the true point of beginning of this description; thence continuing South 0°15'50" East, 68.75 feet; thence North 89°59'10" West, 203.72 feet to the eastern margin of the Military Road; thence along the said eastern margin, North 29°10'10" West, 75.99 feet; thence South 89°59'10" East, 290.75 feet to the true point of beginning.

Beginning at a point on the North line of Section 27, Township 35 North, Range 4 East, W.M. distant North 89°59'10" West, 1556.10 feet from the northeast corner of said Section 27, and running thence South 0°15'50" East, 2777.40 feet to the true point of beginning of this description; thence continuing South 0°15'50" East, 68.75 feet; thence North 89°59'10" West, 203.72 feet to the eastern margin of the Military Road; thence along the said eastern margin, North 29°10'10" West, 75.99 feet; thence South 89°59'10" East, 290.75 feet to the true point of beginning.

Beginning at a point on the North line of Section 27, Township 35 North, Range 4 East, W.M. distant North 89°59'10" West, 1556.10 feet from the northeast corner of said Section 27, and running thence South 0°15'50" East, 2777.40 feet to the true point of beginning of this description; thence continuing South 0°15'50" East, 68.75 feet; thence North 89°59'10" West, 203.72 feet to the eastern margin of the Military Road; thence along the said eastern margin, North 29°10'10" West, 75.99 feet; thence South 89°59'10" East, 290.75 feet to the true point of beginning.

Beginning at a point on the North line of Section 27, Township 35 North, Range 4 East, W.M. distant North 89°59'10" West, 1556.10 feet from the northeast corner of said Section 27, and running thence South 0°15'50" East, 2777.40 feet to the true point of beginning of this description; thence continuing South 0°15'50" East, 68.75 feet; thence North 89°59'10" West, 203.72 feet to the eastern margin of the Military Road; thence along the said eastern margin, North 29°10'10" West, 75.99 feet; thence South 89°59'10" East, 290.75 feet to the true point of beginning.

Beginning at a point on the North line of Section 27, Township 35 North, Range 4 East, W.M. distant North 89°59'10" West, 1556.10 feet from the northeast corner of said Section 27, and running thence South 0°15'50" East, 2777.40 feet to the true point of beginning of this description; thence continuing South 0°15'50" East, 68.75 feet; thence North 89°59'10" West, 203.72 feet to the eastern margin of the Military Road; thence along the said eastern margin, North 29°10'10" West, 75.99 feet; thence South 89°59'10" East, 290.75 feet to the true point of beginning.

Beginning at a point on the North line of Section 27, Township 35 North, Range 4 East, W.M. distant North 89°59'10" West, 1556.10 feet from the northeast corner of said Section 27, and running thence South 0°15'50" East, 2777.40 feet to the true point of beginning of this description; thence continuing South 0°15'50" East, 68.75 feet; thence North 89°59'10" West, 203.72 feet to the eastern margin of the Military Road; thence along the said eastern margin, North 29°10'10" West, 75.99 feet; thence South 89°59'10" East, 290.75 feet to the true point of beginning.
beginning at a point on the North line of Section 27, Township 25 North, Range 4 East, W. M. distant North 89°59'10" West, 256.10 feet from the northeast corner of said Section 27, and running thence South 0°15'50" East, 277.40 feet to the true point of beginning of this description; thence continuing South 0°15'50" East, 275.00 feet; thence North 89°59'10" West, 100.00 feet; thence North 0°15'50" West, 275.00 feet; thence South 89°59'10" East, 100.00 feet to the true point of beginning.

Beginning at a point on the North line of Section 27, Township 25 North, Range 4 East, W. M. distant North 89°59'10" West, 256.10 feet from the northeast corner of said Section 27, and running thence South 0°15'50" East, 277.40 feet to the true point of beginning of this description; thence continuing South 0°15'50" East, 275.00 feet; thence North 89°59'10" West, 100.00 feet; thence North 0°15'50" West, 275.00 feet; thence South 89°59'10" East, 100.00 feet to the true point of beginning.

Beginning at a point on the North line of Section 27, Township 25 North, Range 4 East, W. M. distant North 89°59'10" West, 166.10 feet from the northeast corner of said Section 27, and running thence South 0°15'50" East, 277.40 feet to the true point of beginning of this description; thence continuing South 0°15'50" East, 275.00 feet; thence North 89°59'10" West, 100.00 feet; thence North 0°15'50" West, 275.00 feet; thence South 89°59'10" East, 100.00 feet to the true point of beginning.

Beginning at a point on the North line of Section 27, Township 25 North, Range 4 East, W. M. distant North 89°59'10" West, 166.10 feet from the northeast corner of said Section 27, and running thence South 0°15'50" East, 277.40 feet to the true point of beginning of this description; thence continuing South 0°15'50" East, 275.00 feet; thence North 89°59'10" West, 100.00 feet; thence North 0°15'50" West, 275.00 feet; thence South 89°59'10" East, 100.00 feet to the true point of beginning.

Beginning at a point on the North line of Section 27, Township 25 North, Range 4 East, W. M. distant North 89°59'10" West, 166.10 feet from the northeast corner of said Section 27, and running thence South 0°15'50" East, 277.40 feet to the true point of beginning of this description; thence continuing South 0°15'50" East, 275.00 feet; thence North 89°59'10" West, 100.00 feet; thence North 0°15'50" West, 275.00 feet; thence South 89°59'10" East, 100.00 feet to the true point of beginning.

Beginning at a point on the North line of Section 27, Township 25 North, Range 4 East, W. M. distant North 89°59'10" West, 166.10 feet from the northeast corner of said Section 27, and running thence South 0°15'50" East, 277.40 feet to the true point of beginning of this description; thence continuing South 0°15'50" East, 275.00 feet; thence North 89°59'10" West, 100.00 feet; thence North 0°15'50" West, 275.00 feet; thence South 89°59'10" East, 100.00 feet to the true point of beginning.

Beginning at a point on the North line of Section 27, Township 25 North, Range 4 East, W. M. distant North 89°59'10" West, 166.10 feet from the northeast corner of said Section 27, and running thence South 0°15'50" East, 277.40 feet to the true point of beginning of this description; thence continuing South 0°15'50" East, 275.00 feet; thence North 89°59'10" West, 100.00 feet; thence North 0°15'50" West, 275.00 feet; thence South 89°59'10" East, 100.00 feet to the true point of beginning.
Page 8 - continued

40.00 feet; thence South 89°50'10" West, 100.00 feet to the true point of beginning.

Beginning at a point on the North line of Section 32, Township 23 North, Range 4 East, W.D., distant North 89°50'10" West, 450.10 feet from the northeast corner of said Section 32, and running thence South 0°0'10" East, 410.60 feet to the true point of beginning of this description; thence continuing South 0°15'0" East, 773.00 feet; thence North 89°50'10" West, 100.00 feet; thence South 0°15'0" West, 272.00 feet; thence South 89°50'10" West, 100.00 feet to the true point of beginning.

Beginning at a point on the North line of Section 32, Township 23 North, Range 4 East, W.D., distant North 89°50'10" West, 450.10 feet from the northeast corner of said Section 32, and running thence South 0°15'0" East, 773.00 feet to the true point of beginning of this description; thence continuing North 89°50'10" West, 272.00 feet; thence South 0°15'0" West, 100.00 feet to the true point of beginning.

Beginning at a point on the North line of Section 32, Township 23 North, Range 4 East, W.D., distant North 89°50'10" West, 450.10 feet from the northeast corner of said Section 32, and running thence South 0°15'0" East, 773.00 feet to the true point of beginning of this description; thence continuing North 89°50'10" West, 272.00 feet to the true point of beginning.

Beginning at a point on the North line of Section 32, Township 23 North, Range 4 East, W.D., distant North 89°50'10" West, 450.10 feet from the northeast corner of said Section 32, and running thence South 0°15'0" East, 773.00 feet to the true point of beginning of this description; thence continuing North 89°50'10" West, 272.00 feet to the true point of beginning.

Beginning at a point on the North line of Section 32, Township 23 North, Range 4 East, W.D., distant North 89°50'10" West, 450.10 feet from the northeast corner of said Section 32, and running thence South 0°15'0" East, 773.00 feet to the true point of beginning of this description; thence continuing North 89°50'10" West, 272.00 feet to the true point of beginning.

Beginning at a point on the North line of Section 32, Township 23 North, Range 4 East, W.D., distant North 89°50'10" West, 450.10 feet from the northeast corner of said Section 32, and running thence South 0°15'0" East, 773.00 feet to the true point of beginning of this description; thence continuing North 89°50'10" West, 272.00 feet to the true point of beginning.

Beginning at a point on the North line of Section 32, Township 23 North, Range 4 East, W.D., distant North 89°50'10" West, 450.10 feet from the northeast corner of said Section 32, and running thence South 0°15'0" East, 773.00 feet to the true point of beginning of this description; thence continuing North 89°50'10" West, 272.00 feet to the true point of beginning.

Beginning at a point on the North line of Section 32, Township 23 North, Range 4 East, W.D., distant North 89°50'10" West, 450.10 feet from the northeast corner of said Section 32, and running thence South 0°15'0" East, 773.00 feet to the true point of beginning of this description; thence continuing North 89°50'10" West, 272.00 feet to the true point of beginning.

Beginning at a point on the North line of Section 32, Township 23 North, Range 4 East, W.D., distant North 89°50'10" West, 450.10 feet from the northeast corner of said Section 32, and running thence South 0°15'0" East, 773.00 feet to the true point of beginning of this description; thence continuing North 89°50'10" West, 272.00 feet to the true point of beginning.

Beginning at a point on the North line of Section 32, Township 23 North, Range 4 East, W.D., distant North 89°50'10" West, 450.10 feet from the northeast corner of said Section 32, and running thence South 0°15'0" East, 773.00 feet to the true point of beginning of this description; thence continuing North 89°50'10" West, 272.00 feet to the true point of beginning.
Beginning at a point on the North line of Section 27, Township 82 North, Range 4 East, N.W. distant North 69° 59' 10" West, 1850.10 feet from the northwest corner of said Section 27, and running thence South 0° 15' 10" East, 2382.60 feet to the true point of beginning of this description; thence continuing South 0° 15' 10" East, 347.75 feet; thence North 90° 49' 20" East, 561.66 feet to the eastern margin of the Military Road; thence along the said eastern margin, North 89° 59' 50" West, 721.68 feet; thence South 0° 59' 10" East, 213.60 feet to the true point of beginning.

Beginning at a point on the North line of Section 27, Township 82 North, Range 4 East, N.W. distant North 89° 59' 10" West, 1850.10 feet from the northwest corner of said Section 27, and running thence South 0° 15' 10" East, 3476.60 feet to the true point of beginning of this description; thence continuing South 0° 15' 10" East, 1073.60 feet; thence North 90° 49' 20" East, 561.66 feet to the eastern margin of the Military Road; thence along the said eastern margin, North 89° 59' 50" West, 721.68 feet; thence South 0° 59' 10" East, 213.60 feet to the true point of beginning.

Beginning at a point on the North line of Section 27, Township 82 North, Range 4 East, N.W. distant North 69° 59' 10" West, 1850.10 feet from the northeast corner of said Section 27, and running thence South 0° 15' 10" East, 2382.60 feet to the true point of beginning of this description; thence continuing South 0° 15' 10" East, 347.75 feet; thence North 90° 49' 20" East, 561.66 feet to the eastern margin of the Military Road; thence along the said eastern margin, North 89° 59' 50" West, 721.68 feet; thence South 0° 59' 10" East, 213.60 feet to the true point of beginning.

Beginning at a point on the North line of Section 27, Township 82 North, Range 4 East, N.W. distant North 90° 59' 10" West, 1850.10 feet from the northwest corner of said Section 27, and running thence South 0° 15' 10" East, 2382.60 feet to the true point of beginning of this description; thence continuing South 0° 15' 10" East, 347.75 feet; thence North 90° 49' 20" East, 561.66 feet to the eastern margin of the Military Road; thence along the said eastern margin, North 89° 59' 50" West, 721.68 feet; thence South 0° 59' 10" East, 213.60 feet to the true point of beginning.
Beginning at a point on the North line of Section 27, Township 23 North, Range 4 East, W.T., distant North 89° 56' 10" West, 556.10 feet from the northwest corner of said Section 27, and running thence South 0° 15' 10" East, 556.10 feet to the true point of beginning of this description; thence continuing South 0° 01' 10" West, 275.00 feet; thence North 89° 56' 10" East, 100.00 feet; thence North 0° 15' 10" West, 556.10 feet; thence South 89° 56' 10" East, 100.00 feet to the true point of beginning.

Beginning at a point on the North line of Section 27, Township 23 North, Range 4 East, W.T., distant North 89° 56' 10" West, 100.00 feet from the northwest corner of said Section 27, and running thence South 0° 15' 10" East, 333.00 feet to the true point of beginning of this description; thence continuing South 0° 01' 10" West, 333.00 feet; thence North 89° 56' 10" East, 100.00 feet; thence North 0° 15' 10" West, 333.00 feet; thence South 89° 56' 10" East, 100.00 feet to the true point of beginning.

Beginning at a point on the North line of Section 27, Township 23 North, Range 4 East, W.T., distant North 89° 56' 10" West, 556.10 feet from the northwest corner of said Section 27, and running thence South 0° 15' 10" East, 333.00 feet to the true point of beginning of this description; thence continuing South 0° 01' 10" West, 333.00 feet; thence North 89° 56' 10" East, 100.00 feet; thence North 0° 15' 10" West, 333.00 feet; thence South 89° 56' 10" East, 100.00 feet to the true point of beginning.

Beginning at a point on the North line of Section 27, Township 23 North, Range 4 East, W.T., distant North 89° 56' 10" West, 556.10 feet from the northwest corner of said Section 27, and running thence South 0° 15' 10" East, 333.00 feet to the true point of beginning of this description; thence continuing South 0° 01' 10" West, 333.00 feet; thence North 89° 56' 10" East, 100.00 feet; thence North 0° 15' 10" West, 333.00 feet; thence South 89° 56' 10" East, 100.00 feet to the true point of beginning.

Beginning at a point on the North line of Section 27, Township 23 North, Range 4 East, W.T., distant North 89° 56' 10" West, 556.10 feet from the northwest corner of said Section 27, and running thence South 0° 15' 10" East, 333.00 feet to the true point of beginning of this description; thence continuing South 0° 01' 10" West, 333.00 feet; thence North 89° 56' 10" East, 100.00 feet; thence North 0° 15' 10" West, 333.00 feet; thence South 89° 56' 10" East, 100.00 feet to the true point of beginning.
Continued.

Begin at a point on the North Line of Section 27, Township 33 North, Range 4 East, W.I., distant North 69°50'10" East, 350.10 feet from the northeast corner of said Section 27, and running thence South 0°15'00" East, 3307.40 feet to the true point of beginning of this description; thence continuing South 0°15'00" East, 376.00 feet; thence North 69°50'10" East, 100.00 feet; thence North 0°15'00" West, 275.00 feet; thence South 69°50'10" West, 100.00 feet to the true point of beginning.

Beginning at a point on the North Line of Section 27, Township 33 North, Range 4 East, W.I., distant North 69°50'10" West, 350.10 feet from the northeast corner of said Section 27, and running thence South 0°15'00" East, 3307.40 feet to the true point of beginning of this description; thence continuing South 0°15'00" East, 376.00 feet; thence North 69°50'10" East, 100.00 feet; thence North 0°15'00" West, 275.00 feet; thence South 69°50'10" West, 100.00 feet to the true point of beginning.

Beginning at a point on the North Line of Section 27, Township 33 North, Range 4 East, W.I., distant North 69°50'10" East, 100.00 feet from the northeast corner of said Section 27, and running thence South 0°15'00" East, 3307.40 feet to the true point of beginning of this description; thence continuing South 0°15'00" East, 376.00 feet; thence North 69°50'10" East, 100.00 feet; thence North 0°15'00" West, 275.00 feet; thence South 69°50'10" West, 100.00 feet to the true point of beginning.
Beginning at a point on the North line of Section 27, Township 25 North, Range 4 East, W.M., distant North 89°59'10" West, 955.10 feet from the northeast corner of said Section 27, and running thence South 0'15'50" East, 955.10 feet to the true point of beginning of this description; thence continuing South 0'15'50" East, 275.00 feet; thence North 89°59'10" West, 275.00 feet; thence East 0'15'50" North, 100.00 feet to the true point of beginning.

Beginning at a point on the North line of Section 27, Township 25 North, Range 4 East, W.M., distant North 89°59'10" West, 1056.10 feet from the northeast corner of said Section 27, and running thence South 0'15'50" East, 313.40 feet to the true point of beginning of this description; thence continuing South 0'15'50" East, 275.00 feet; thence North 89°59'10" West, 100.00 feet; thence North 0'15'50" East, 275.00 feet; thence South 89°59'10" East, 100.00 feet to the true point of beginning.

Beginning at a point on the North line of Section 27, Township 25 North, Range 4 East, W.M., distant North 89°59'10" West, 1586.10 feet from the northeast corner of said Section 27, and running thence South 0'15'50" East, 877.40 feet to the true point of beginning of this description; thence continuing South 0'15'50" East, 275.00 feet; thence North 89°59'10" West, 100.00 feet; thence North 0'15'50" East, 275.00 feet; thence South 89°59'10" East, 100.00 feet to the true point of beginning.

Beginning at a point on the North line of Section 27, Township 25 North, Range 4 East, W.M., distant North 89°59'10" West, 1586.10 feet from the northeast corner of said Section 27, and running thence South 0'15'50" East, 877.40 feet to the true point of beginning of this description; thence continuing South 0'15'50" East, 275.00 feet; thence North 89°59'10" West, 100.00 feet; thence North 0'15'50" East, 275.00 feet; thence South 89°59'10" East, 100.00 feet to the true point of beginning.
Beginning at a point on the North line of Section 27, Township 23 North, Range 4 East, W.M. distant North 89°59'10" East, 1286.10 feet from the northeast corner of said Section 27, and running thence South 0°18'15" East, 265.40 feet to the true point of beginning of this description; thence continuing South 0°16'15" East, 275.00 feet; thence North 89°59'10" East, 100.00 feet; thence North 0°12'15" East, 275.00 feet; thence South 0°59'10" East, 100.00 feet to the true point of beginning.

Beginning at a point on the North line of Section 27, Township 23 North, Range 4 East, W.M. distant North 0°18'15" East, 1286.10 feet from the northeast corner of said Section 27, and running thence South 0°18'15" East, 265.40 feet to the true point of beginning of this description; thence continuing South 0°16'15" East, 275.00 feet; thence North 0°12'15" East, 275.00 feet; thence South 0°59'10" East, 100.00 feet to the true point of beginning.

Beginning at a point on the North line of Section 27, Township 23 North, Range 4 East, W.M. distant North 0°15'10" East, 1286.10 feet from the northeast corner of said Section 27, and running thence South 0°15'10" East, 265.40 feet to the true point of beginning of this description; thence continuing South 0°15'10" East, 275.00 feet; thence North 0°15'10" East, 100.00 feet; thence North 0°15'10" West, 275.00 feet; thence South 0°15'10" East, 100.00 feet to the true point of beginning.

Beginning at a point on the North line of Section 27, Township 23 North, Range 4 East, W.M. distant North 0°15'10" East, 1286.10 feet from the northeast corner of said Section 27, and running thence South 0°15'10" East, 265.40 feet to the true point of beginning of this description; thence continuing South 0°15'10" East, 275.00 feet; thence North 0°15'10" East, 100.00 feet; thence North 0°15'10" West, 275.00 feet; thence South 0°15'10" East, 100.00 feet to the true point of beginning.

Beginning at a point on the North line of Section 27, Township 23 North, Range 4 East, W.M. distant North 0°15'10" East, 1286.10 feet from the northeast corner of said Section 27, and running thence South 0°15'10" East, 265.40 feet to the true point of beginning of this description; thence continuing South 0°15'10" East, 275.00 feet; thence North 0°15'10" East, 100.00 feet; thence North 0°15'10" West, 275.00 feet; thence South 0°15'10" East, 100.00 feet to the true point of beginning.
AND WHEREAS, First Party intends to sell said portions of said described real property from time to time to others for residential purposes, except as hereinafter set forth, and

WHEREAS, it is to the substantial advantage to First Party in making said sales that the restrictive covenants hereinafter set forth be applicable to each and all of the foregoing described portions of said described real property with the exceptions hereinafter set forth.

NOW, THEREFORE, in consideration of the advantage to be derived by First Party from the making of this agreement and in consideration of the purchase of any or all of said described portions or said described real property from time to time by others, First Party does hereby covenant and agree as follows:

I.

That the covenants as hereinafter set forth in this agreement be, and the same hereby are, declared to be imposed upon each and all of said described portions of said described real property as covenants running with the said land and for the period hereinafter specified, to-wit, until January 1, 1987, at which time said covenants shall be automatically extended for successive periods of ten years unless by vote of the then owners of said portions of said described real property it is agreed to change the said covenants in whole or in part.

(a) That all lots in the tract shall be known and described as residential lots, and no structures shall be erected, altered, placed, or permitted to remain on a residential building plot other than one-detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.

(b) No building shall be erected, placed, or altered on any building lot in this subdivision until the building plans, specifications and plot plan showing the location of such building have been approved in writing by a majority of a committee composed of John A. Beilinsohn, and J. R. Linde and W. B. McConahugh, or their authorized representatives, for conformity and harmony of the external design with existing structures in the subdivision and as to location of the building with respect to property and building setback lines. In the case of the death of any member or members of said
committee, the surviving member or members shall have authority to approve or disapprove such design or location. If the aforesaid committee or their authorized representative fail to approve or disapprove such design or location within 30 days after plans have been submitted to it, or if no suit to enjoin the erection of such building, or the making of such alterations have been commenced prior to the completion thereof, such approval will not be required. Said committee or their authorized representative shall not without consent. Said committee shall act and serve until 1957, at which time the then record owners of a majority of the lots which are subject to the covenants herein set forth may designate in writing duly recorded among the said records their authorized representative who thereafter shall have all the power, subject to the same limitations, as previously delegated herein to the aforesaid committee.

(c) No building shall be located on any residential building plot nearer than thirty (30) feet to the front lot line or nearer than ten (10) feet to any side street line. No building except a garage or other out-building located sixty (60) feet or more from the front lot line shall be located nearer than five (5) feet to any side lot line. No residence or attached appendage shall be erected on any lot further than 50 feet from the front lot line.

(d) No residential structure shall be erected or placed on any building plot which plot has an area of less than 5000 square feet or a width of less than sixty-five (65) feet at the front building setback line.

(e) No fence or offensive tree or rapid shall be carried upon any lot nor shall any chimney, fence or other structure be done thereon which may be or become an annoyance or nuisance to the neighborhood,

(f) No person of any race other than the white race shall own or occupy any building or any lot, except that this covenant shall not prevent occupancy by non-white servants of a different race domiciled with an owner or tenant.

(g) No trolley, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

(h) No dwelling costing less than $1,800.00 shall be permitted on any lot in the tract. The ground floor area of the main structure, exclusive of one-story open verandas and porches, shall not be less than 500 square feet in the case of a one-story structure nor less than 800 square feet in the case of a one and one-half, two, or three and one-half story structure.

(i) An ordinance is reserved over the rear five (5) feet of each lot for utility installations and maintenance.

(j) That any dwelling or structure erected or placed on any lot in this subdivision shall be completed as to external appearance including finished painting within nine (9) months from date of commencement of construction and shall be connected to sanitary sewer or septic tank.

(k) If the record owner, or any of them, or their heirs or assigns shall violate or attempt to violate any of the covenants herein it shall be lawful for any other person or persons owning real property affected in the development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation; provided however, the making of this agreement by First Party shall not oblige it to enforce the terms of
Page 14 - continued.

[Text continues with legal agreements and signatures.]

STATE OF WASHINGTON
County of King

On this 21st day of January, 1941, before me personally appeared John A. Baillargen and R. Luce, to me known to be the President and the Secretary of the corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the true and voluntary act and deed of said corporation, for the uses and purposes there in mentioned, and on oath stated that they were authorized to execute said instrument and that the seal affixed thereto is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 21st day of January, 1941.

Notary Public in and for the State of Washington, residing at Seattle.