3396623

DECLARATION OF RESERVATIONS AND PROTECTIVE RESTRICTIONS

Whereas, MACRI DEVELOPMENT COMPANY, a Washington corporation, hereinafter called the "Owner", is the owner of all of Val-Vue, a platted addition in King County, State of Washington; and

Whereas, the said owner has filed for record in the office of the Auditor of King County, Washington, a plat of said lands, which plat is designated and known as the plat of Val-Vue, a platted addition in King County, Washington; and,

Whereas, following the filing of said plat the said owner will make sales of the real property embraced in said plat and the said owner desires that all sales of such real property, with the exception of Tract "A" in said addition, shall be made subject to certain basic protective restrictions, conditions, covenants, charges and reservations as herein set forth to the end that harmonious and attractive development of the property may be accomplished, that all buildings constructed thereon shall be desirable and attractive in location and design, and that the health, comfort, safety, convenience and general welfare of all persons who may hereafter become the owners and occupants of the real property embraced in said plat may be promoted and safeguarded;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the said owner hereby certifies and declares that the owner has established and does hereby establish a general plan for the development, improvement, maintenance and protection of the real property embraced in said plat and has established and does hereby establish the protective restrictions, conditions, covenants, charges and reservations upon and subject to which to all lots, tracts, and parcels of land in said plat shall be held and/or sold by such owner, and said restrictions and covenants are for the benefit of the real property embraced in said plat and all persons who may become the owners of said lots, tracts and parcels of land in said plat shall be entitled to the benefits and obligations thereof and shall pass with each and every lot, tract and parcel of land in said plat and shall apply to and bind the respective successors in interest of every owner of land in said plat and which restrictions are and each thereof is imposed upon the real property embraced in said plat as a servitude in favor of the real property embraced in said plat and each and every lot, tract and parcel of land, in said plat as the dominant tenement, or tenements as follows, to-wit:

Section 1. All lots shall be known and described as residential lots except Tracts "A" and "B" designated on plat which are reserved for retail business use. On the lots reserved for business use no trade, occupation or business shall be carried on upon said lots or any part thereof in violation of any law applicable thereto and no part of said lots shall be used for the sale or dispersing of beer, wine or intoxicating liquor by the drink.

Section 2. No structure shall be erected, altered, placed or permitted to remain on any of the residential building plots described in Section 1 hereof 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 automobiles.

Section 3. In any event no building shall be located on any residential building plot nearer than 20 feet to the front lot line, nor nearer than 10 feet to any side street line. No building except a detached garage or other out-building located 80 feet or more from the front lot line shall be located nearer than 5 feet to any side line.

Section 4. No residential structure shall be erected or placed on any building plot which plot has an area of less than that as presently prescribed by authorities of King County, Washington, and in no event less than 5000 square feet or a width of less than 50 feet at the front building set back line.

Section 5. No dwelling costing less than $3,500.00 shall be permitted on any lot in the tract. The ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 650 square feet in the case of a one-story structure, nor less than 600 square feet in the case of a one and one-half, two, or two and one-half story structure.

Section 6. The work of construction of all building, dwelling or structures erected or placed on any lot in this subdivision shall be prosecuted diligently and continuously from commencement of construction and shall be completed as to external appearance, including finished painting within six months from date of commencement of construction.

Section 7. No trailer, basement, tent, shack, garage, or other out-building 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.

Section 8. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may become or be an annoyance or nuisance to the neighborhood.

Section 9. No lot, tract, or parcel of land in said plat shall be used or occupied in whole or in part by any persons not of the white or Caucasian race, except that domestic servants, chauffeurs or gardeners who are members of a race other than the white or Caucasian race may live in or occupy the premises where their employer resides.

Section 10. A ten foot planting strip easement is provided along the rear of Lots 1 to 12, and 13 to 28, Block 5, and along the rear of all Lots adjoining Tracts "A" and "B". Ingress and egress over said easement is prohibited and said easement shall be used exclusively for the planting and maintenance of shrubbery.

Section 11. No fence, wall, hedge, or mass planting other than foundations planting shall be permitted between the street line and the main building setback lines. The grantor, for itself and its successors and assigns, desires to dedicate easements for public utility purposes, over, across, and under each and all of the lots in the plat above described for the benefit of the grantees of such lots. Said easements are hereby granted to maintain, construct, reconstruct and repair sewer lines, domestic water, telephone lines, and lines for the delivery of electrical energy as the same are constructed and installed at the time of the conveyance of each of the lots in said plat. Whenever the use of said easements or any of them shall cease, the same shall revert to the owners of the land affected by said easement.

Section 12 and 13. Garages shall conform in exterior finish with the houses they serve.

Section 14. All existing zoning and subdivision regulations of the County of King are hereby made a part of this declaration of reservations and protective restrictions as though fully set forth at length herein, and in the event said existing zoning and subdivision regulations or those

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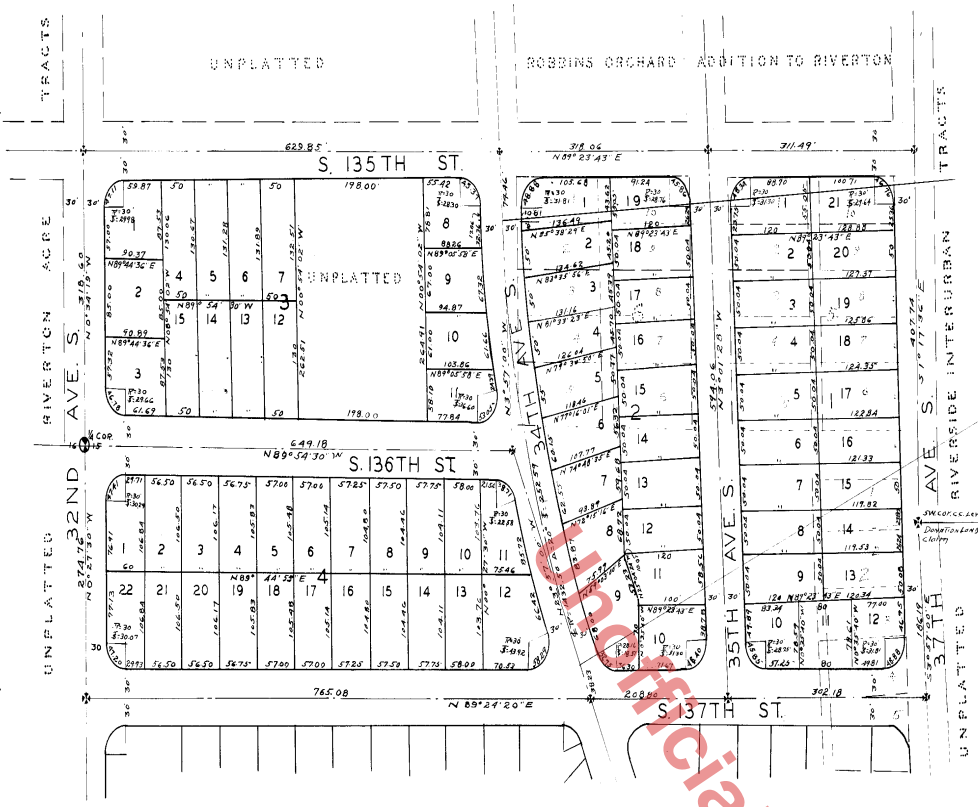

VAL-VUE

ADDITION

IN SEC 15 TWP 23 N R 4 E WM.

SCALE 1" = 100'

MORFORD & MOWRY
CIVIL ENGINEERS SEATTLE WN.

CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF VAL-VUE ADDITION IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SEC. 15, TWP. 23 N. R 4 E WM., THAT THE DISTANCES AND COURSES ARE AS SHOWN THEREON CORRECTLY; THAT THE MONUMENTS HAVE BEEN SET AND LOT AND BLOCK CORNERS HAVE BEEN SET ON THE GROUND; THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND THE PLATTING REGULATIONS

CARLE MORFORD
PROFESSIONAL ENGINEER
STATE LICENSE No. 111
RENEWAL No. E 418

CARLE E. MORFORD STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER

FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY PLANNING COMMISSION THIS 23 DAY OF MAY A.D. 1944 AT 20 MINUTES PAST 3 O'CLOCK AND RECORDED IN VOL. 40 OF PLATS, PAGES 4-5 RECORDS OF KING COUNTY WASHINGTON.

ROBERT A. MORRIS
KING COUNTY AUDITOR

BY M.J.R. WILLIAMS
DEPUTY COUNTY AUDITOR

3389224

DESCRIPTION

THIS PLAT OF VAL-VUE ADDITION COVERS AND INCLUDES ALL THAT PORTION OF THE WEST ONE-HALF OF SEC. 15 TWP. 23 N. R 4 E WM. PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE NW1/4 OF SW1/4 OF SAID SEC. 15, 718 FT EASTERLY OF THE SW COR. OF THE NW1/4 OF THE SW1/4 WHICH IS THE CENTER LINE OF S 140TH ST. AS NOW ESTABLISHED, THENCE N 0° 10'40"E 610.05 FT. THENCE N 8° 50' 20" W 303.13 FT. THENCE S 89° 24' 20" W 680.58 FT. TO THE WEST SECTION LINE OF SEC. 15 AND THE CENTERLINE OF 32ND AVE S. AS NOW ESTABLISHED, THENCE N 0° 27' 30" W ALONG SAID SECTION LINE & AVE CENTERLINE 411.76 FT. TO THE WEST 1/4 CORNER OF SAID SECTION, THENCE N 0° 34' 19" W ALONG THE WEST SECTION LINE & AVE CENTERLINE 318.60 FT. TO THE CENTERLINE OF S. 135TH ST. THENCE N 89° 23' 43" E ALONG SAID STREET CENTERLINE 1259.40 FT. TO THE CENTERLINE OF 37TH AVE S. THENCE S 1° 17' 36" E ALONG THE SAID AVE. CENTERLINE 407.74 FT. TO THE S.W. COR. OF THE C.C. LEWIS DONATION LAND CLAIM, THENCE S 3° 57' 00" E ALONG SAID AVE. CENTERLINE 356.58 FT. THENCE N 86° 03' 00" E 372.34 FT. TO AN INTERSECTION WITH THE WESTERLY R/W BOUNDARY OF STATE HI-WAY #1, THENCE S 16° 38" 00" E ALONG SAID R/W BOUNDARY 589.62 FT. THENCE N 73° 22' 00" E ALONG SAID R/W BOUNDARY 10.00 FT. THENCE S 16° 38' 00" E ALONG SAID R/W BOUNDARY 354.88 FT. TO THE INTERSECTION OF THE CENTERLINE OF S 140TH ST. THENCE N 89° 59' 06" W ALONG SAID ST. CENTERLINE 590.89 FT. TO THE INTERSECTION WITH THE CENTERLINE OF 37TH AVE S. THENCE S 89° 24' 20" W CONTINUING ALONG THE CENTERLINE OF S. 140TH ST. 621.93 FT TO THE POINT OF BEGINNING. INCLUDED IN THIS DESCRIPTION ARE VACATED BLOCKS 5 & 6 OF ROBBINS ORCHARD ADDITION TO RIVERTON AND ALL OF VACATED FIRST ADDITION TO ROBBINS VIEW TRACT ADDITION TO RIVERTON. EXCLUDED FROM THIS DESCRIPTION ARE THREE PARCELS DESIGNATED "UNPLATTED."

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE MACRI DEVELOPMENT CO., A WASHINGTON CORPORATION OWNER IN FEE SIMPLE OF THE LAND HEREBY PLATTED, AND SECURITIES MORTGAGE COMPANY, A WASHINGTON CORPORATION, MORTGAGEE — HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN HEREON AND THE USE THEREOF FOR ANY AND ALL PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES AND THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LOTS AND TRACTS SHOWN THEREON IN THE ORIGINAL REASONABLE GRADING OF ALL STREETS AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF THE SAID CORPORATIONS BY THEIR UNDERSIGNED OFFICERS HAVE CAUSED THEIR CORPORATE NAMES TO BE HEREUNTO SUBSCRIBED AND THEIR SEALS AFFIXED THIS 26TH DAY OF APRIL A. D. 1944

SECURITIES MORTGAGE COMPANY

BY C. W. KIEF ____ VICE PRES

H. McKAY ____ SEC'Y.

SECURITIES MORTGAGE COMPANY CORPORATE SEAL WASH.

MACRI DEVELOPMENT COMPANY

BY DON MACRI ____ PRES.

CLYDE PHILP ____ SEC'Y.

MACRI DEVELOPMENT CO. CORPORATE SEAL WASHINGTON

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF KING SS.

THIS IS TO CERTIFY THAT ON THIS 26TH DAY OF APRIL A.D. 1944 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED DON MACRI AND CLYDE PHILP, TO ME KNOWN TO THE PRESIDENT AND SECRETARY RESPECTIVELY OF THE MACRI DEVELOPMENT CO., ONE OF THE CORPORATIONS THAT EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.

SAM A. WRIGHT
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING IN SEATTLE

SAM A. WRIGHT COMMISSION EXPIRES NOTARY PUBLIC MAY 14 1944 STATE OF WASHINGTON

EXAMINED AND APPROVED THIS 5 DAY OF MAY A.D. 1944

A.S. LEEPER
KING COUNTY ROAD ENGINEER

EXAMINED AND APPROVED THIS 23 DAY OF MAY A.D. 1944 BY KING COUNTY PLANNING COMMISSION.

CLAY ALLEN
VICE CHAIRMAN

OTWAY PARDEE
SECRETARY

DON S. JOHNSON
EXECUTIVE OFFICER

EXAMINED AND APPROVED THIS 8TH DAY OF MAY A.D. 1944

RUSSELL H. FLUENT
CHAIRMAN OF BOARD OF KING COUNTY COMMISSIONERS

ATTEST MINNIE E. SMITH
DEPUTY CLERK OF BOARD OF KING COUNTY COMMISSIONERS

KING CO. WASH. SEAL COMMISSIONER COURT

SHEET 1 OF 2

2241 Deeds 664

Unofficial Copy

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VAL-VUE

ADDITION

IN SEC 15, TWP 23 N R 4E WM

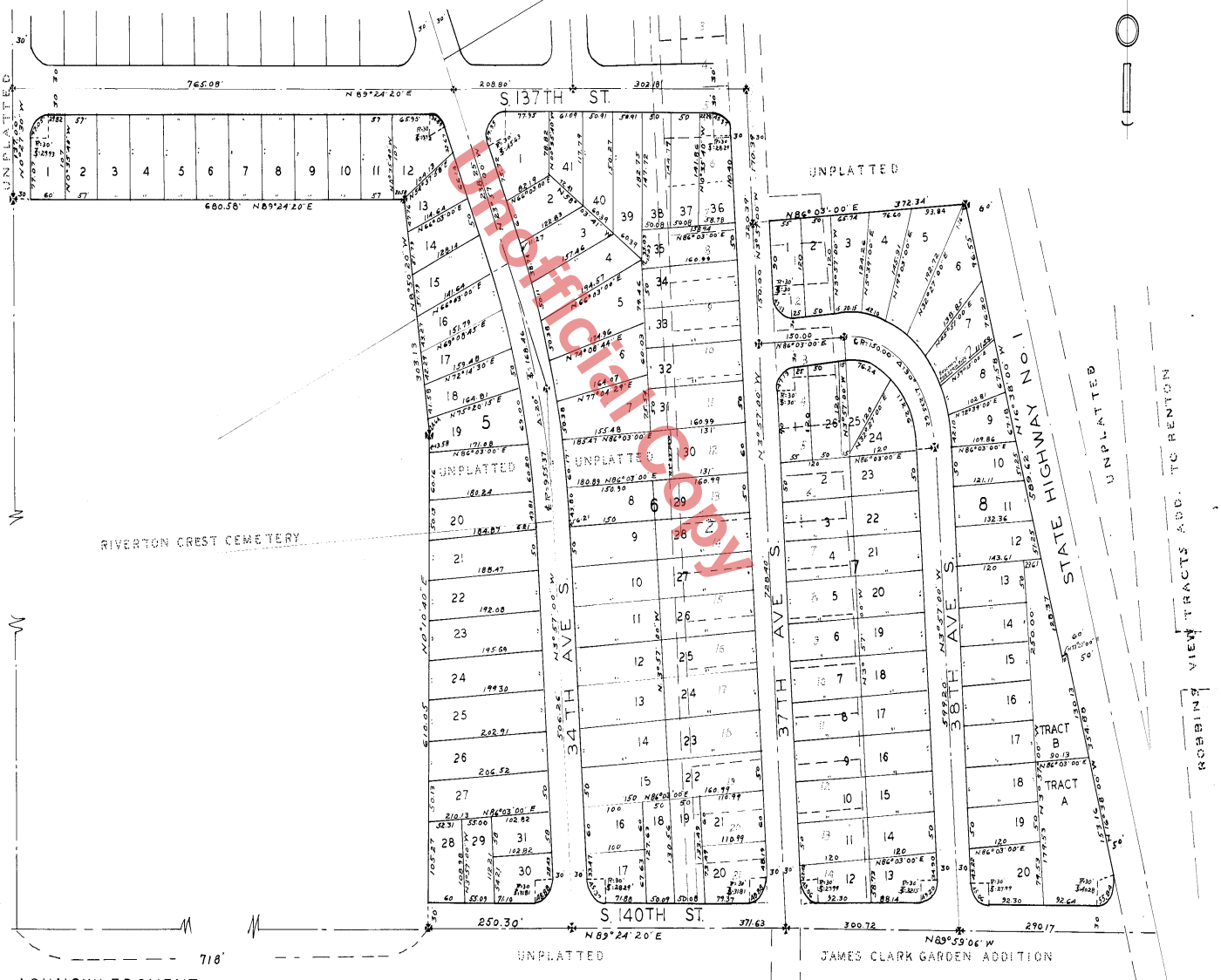
SCALE 1" = 100'

MORFORD & MOWRY

CIVIL ENGINEERS SEATTLE, WN.

3389224

Unofficial Copy



ACKNOWLEDGMENT

STATE OF WASHINGTON } SS
COUNTY OF KING }

THIS IS TO CERTIFY THAT ON THIS 26TH DAY OF APRIL A. D. 1944 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED C.W. KIEF AND H. McKAY TO ME KNOWN TO BE THE VICE PRESIDENT AND SECRETARY RESPECTIVELY OF THE SECURITIES MORTGAGE COMPANY, ONE OF THE CORPORATIONS THAT EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.

K. M. ENRIGHT
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING IN SEATTLE.

K.M. ENRIGHT NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES OCT 6 1947

RESTRICTIONS

ALL LOTS IN THIS PLAT ARE RESTRICTED R-1 (RESIDENCE) USE EXCEPT TRACT A WHICH IS RESERVED FOR B-1 (BUSINESS) AND NO LOT OR PORTION OF A LOT SHALL BE DIVIDED AND SOLD OR RESOLD OR OWNERSHIP CHANGED OR TRANSFERRED WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN 6000 SQ. FT. AND LESS THAN 50 FT IN WIDTH AT FRONT BUILDING LINE AND SUBJECT FURTHER TO THE PROVISIONS OF KING COUNTY RES. No. 6494 AND SUBSEQUENT AMENDMENTS THERETO. ADDITIONAL RESTRICTIONS ARE CONTAINED IN RESTRICTIVE INSTRUMENT FILED ON PAGE__ OF VOL__ OF DEEDS RECORDS OF KING COUNTY.

WATER SUPPLY — RIVERTON WATER COMPANY, WATER DISTRICT 38, WATER DISTRICT 43.

SEWAGE DISPOSAL - SEWERS AND TREATMENT PLANT.

SHEET 2 OF 2