

<p>Received Stamp</p>	 <p>City of Duvall Small Town. Real Life.</p>	<p>Planning Department 15535 Main St. NE PO Box 1300 Duvall, WA 98019 (425) 788-2779 FAX (425) 788-8097 www.duvallwa.gov</p>
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Master Permit Application

This form must be completed (clearly printed or typed) and submitted to the Planning Department to file an application. Additional materials are required for specific types of applications. Please provide 7 complete packets with copies of all required application materials (stapled or binder clipped). For questions, please contact the Planning Department at (425) 788-2779.

FOR STAFF USE ONLY						
File No.:	Received By:		Date Received:			
Type of Application:	<p>TYPE I</p> <input type="checkbox"/> Administrative Interpretation <input checked="" type="checkbox"/> Boundary Line Adjustment <input type="checkbox"/> Wireless Facility <input type="checkbox"/> Other Construction Permits – no SEPA required <input type="checkbox"/> Final Site Plan	<p>TYPE II</p> <input type="checkbox"/> Building Permit-SEPA required <input type="checkbox"/> Other construction permit – SEPA required <input type="checkbox"/> Sensitive Area Permits <input type="checkbox"/> Site Plans, Parks less than ½ acre in new area <input type="checkbox"/> Infill Development of duplexes and townhome	<p>TYPE III</p> <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Shoreline Substantial Development Permit <input type="checkbox"/> Preliminary Short Subdivision <input type="checkbox"/> Site Plan/Master Development Plan Over ½ acre <input type="checkbox"/> Vacations/Alterations <input checked="" type="checkbox"/> Reasonable Use Exception	<p>TYPE IV</p> <input type="checkbox"/> Rezone	<p>TYPE V</p> <input type="checkbox"/> Final Plat <input type="checkbox"/> ROW Vacation	<p>TYPE VI</p> <input type="checkbox"/> UDR Text Amendment <input type="checkbox"/> Annexation <input type="checkbox"/> Area-Wide Zoning Map Amendment <input type="checkbox"/> Comp. Plan Amendment <input type="checkbox"/> Pre-Annexation Zoning
<input type="checkbox"/> Other Application (please explain):						

APPLICANT			
Name (please print): <u>CINDY COLLINS</u>	Phone # (<u> </u>) <u>425 246 1431</u>		
Email Address: <u>wescollins@comcast.net</u>			
Street Address: <u>11015 Geneva Ford</u>	City: <u>San Antonio</u>	State: <u>Texas</u>	Zip: <u>78254</u>

BASIC PROJECT INFORMATION	
Project / Development Name: <u>RYAN TRUST PROPERTY</u>	Project / Development Location (including nearest intersections): <u>27027 & 27043 NE 143rd PL</u>
Description of Proposed Action: <u>Adjust boundary line to North/South instead of current East/West. Establish reasonable use to develop 2 single family lots</u>	
Assessor / Tax Parcel Numbers (include 10-digit parcel number for all parcels within project boundaries):	
<u>7325800130</u>	
<u>7325800140</u>	
Land Area of Project Site (sq. ft. & acres): <u>180,773 sq ft</u>	Zoning District: <u>R8</u> Comp Plan Designation: <u> </u>

CONTINUED ON BACK PAGE

Present use of property: 0		Are there Sensitive Areas on the property? <i>yes</i>	
OWNER (if other than applicant)			
Name (please print):		Phone #:	
Email Address:			
Street Address:	City:	State:	Zip:

AUTHORIZATION TO FILE APPLICATION (all persons with an ownership interest in property)

Name (please print): <i>Cynthia A Collins</i>		<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Contract Purchaser
Address: <i>11015 Geneva Ford</i>		<input type="checkbox"/> Option Purchaser	
Phone #: <i>San Antonio TX 78254</i>		Option Expiration Date:	
Phone #: <i>(425) 246-1431</i>			
Assessor Parcel Number(s): <i>7325800130 & 7325800140</i>			
<i>I certify that the information and exhibits contained in and with this application is true and correct to the best of my knowledge and under the penalty of perjury by the laws of the state of Washington.</i>			
Signature: <i>CA Collins</i>			
Name (please print):		<input type="checkbox"/> Owner	<input type="checkbox"/> Contract Purchaser
Address:		<input type="checkbox"/> Option Purchaser	
Phone #: ()		Option Expiration Date:	
Assessor Parcel Number(s):			
Other Documents Required:			
1. Application / Information for specific permit type.			
2. SEPA Checklist.			
<i>I certify that the information and exhibits contained in and with this application is true and correct to the best of my knowledge and under the penalty of perjury by the laws of the state of Washington.</i>			
Signature:		Date:	

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APPLICANT NOTARY

I, the undersigned, state that to the best of my knowledge the above information is true and complete. It is understood that the City of Duvall may nullify any decision made in reliance upon information given on this application form should there be any willful omission of significant information or any misrepresentation or willful lack of full disclosure on my part.

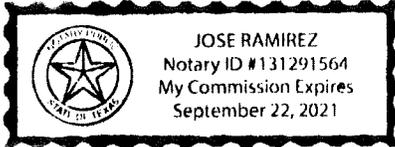
Applicant's Signature Cynthia A Collins

Texas
STATE OF WASHINGTON }
COUNTY OF KING Bexar } SS

On this 11 day of Sept, 2018, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Cynthia Alice Collins, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that Cynthia Alice Collins signed the same as _____ free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11 day of 09, 2018.

Jose Ramirez
Notary Public in and for the State of Washington, Texas
residing at 11640 Bandera Rd San Antonio Tx 78250



Notary Seal Affixed Here

OWNER NOTARY (if other than Applicant)

I, the undersigned, state that to the best of my knowledge the above information is true and complete. It is understood that the City of Duvall may nullify any decision made in reliance upon information given on this application form should there be any willful omission of significant information or any misrepresentation or willful lack of full disclosure on my part.

Owner's Signature _____

STATE OF WASHINGTON }
COUNTY OF KING } SS

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that _____ signed the same as _____ free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ day of _____, 20____.

Notary Public in and for the State of Washington
residing at _____

Notary Seal Affixed Here

The following tables set out the project permit decision making and appeal processes, the division of action types into permit types and the required procedure for each permit type.

Table 14.08.010.C.1 Project Permit Applications – Action Type

Project Permit Applications – Action Type					
TYPE I	TYPE II	TYPE III	TYPE IV	TYPE V	TYPE VI
Boundary Line Adjustments	Building Permits – SEPA required	Conditional Use Permits	Rezones	Final Plats	UDR Text Amendments
Minor exterior remodels, no building permit required		Shoreline Conditional Use Permits			Annexations ⁽²⁾
Building Permits – no SEPA required	Other Construction permits – SEPA required	Shoreline Substantial Development Permits			Area-Wide Zoning Map Amendments
Other Construction Permits – no SEPA required	Sensitive Area Permits	Shoreline Variances			Comprehensive Plan Amendments
Wireless Facilities on Existing Structure – Camouflaged	Site Plans, Parks less than ½ acre in new area				
Final Site Plan Permits					
Administrative Interpretations					Development Agreements
Shoreline Exemptions	Infill Development of Duplexes and Town Home	Preliminary Short Subdivisions			Pre-Annexation Zoning ⁽³⁾
		Site Plans/Master Development Plan greater than ½ acre ⁽⁵⁾			
		Preliminary Long Subdivisions			
	Variances				
	Vacations or Alterations – Subdivisions				
		Reasonable Use Exceptions			

Table 14.08.010.C.2 Project Permit Applications – Decision Making and Appeal Process

Project Permit Applications – Decision Making and Appeal Process						
	TYPE I	TYPE II	TYPE III	TYPE IV	TYPE V	TYPE VI
Final Decision made by	Director	Director	Hearing Examiner	City Council	City Council	City Council
Recommendation made by	N/A	N/A	Planning Department Planning Commission ⁽¹⁾	Planning Commission	Engineering Department	Planning Commission
Open Record Public Hearing – Decision	No	No	Yes – Hearing Examiner	Yes – City Council	No	Yes - Planning Commission ⁽⁴⁾ Yes - City Council
Open Record Public Hearing - Appeal	Yes	Yes	No	No	No	No
Closed Record Appeal	No	No	No	No	No	No
Appeal to:	Hearing Examiner	Hearing Examiner	King County Superior Court	King County Superior Court, SHB	King County Superior Court, GMHB	King County Superior Court, GMHB, SHB
Judicial Appeal	Yes	Yes	Yes	Yes	Yes	Yes

- (1) Site plan applications require a recommendation by the Planning Commission and the Planning Department. See DMC 14.62 for Planning Commission criteria. All other Type III applications require a recommendation by the Planning Department.
- (2) Annexation petition decisions are not appealable.
- (3) City Council shall hold two public hearings for a pre-zone application consistent with state law.
- (4) Planning Commission does not hold a public hearing for a pre-zone application.
- (5) Master Development Plan shall follow the criteria in DMC 14.62 and 14.18.060.

Table 14.08.010.C.3 Required Procedures for Project Permit Applications

Required Procedures for Project Permit Applications						
	TYPE I	TYPE II	TYPE III	TYPE IV	TYPE V	TYPE VI
Pre-Application Meeting	No	No	Yes	Yes	No	No
Notice of Completeness	No	Yes	Yes	Yes	Yes	No
Notice of Application	No	Yes	Yes	Yes	No	No
SEPA Determination ⁽¹⁾	No	Yes	Yes	Yes	No	Yes
Notice of Hearing	No	No	Yes	Yes	No	Yes
Notice of Decision	No	Yes	Yes	Yes	Yes	No
120 Day Review ⁽²⁾	No	Yes	Yes	No	No	No

(1) SEPA not required for projects that are categorically exempt in accordance with DMC 14.60.

(2) 120 Day Review does not apply to preliminary or final plats. Preliminary long or short plats have a 90-day review clock and final short or long plats, a 30-day review clock in accordance with RCW 58.17.140.

Table 14.08.010.C.4 Notice Requirements for Project Permit Applications

Notice Requirements for Project Permit Applications ¹							
	Send to Property Owners within 300'	Post Property	Publish Notice	Send to Agencies (including DRC)	Send to Applicant	Provide to PC	Provide to CC
Notice of Completeness	No	No	No	No	Yes	No	No
Notice of Application	Yes	Yes	No	Yes	Yes	Yes	Yes
SEPA Determination	No	No	Yes	Yes	Yes	Yes	Yes
Notice of Open Record Predecision Hearing, if applicable ²	Yes	Yes	Yes	No	Yes	Yes	Yes
Notice of Decision ⁽¹⁾	No	No	No	No	Yes	Yes	Yes
Notice of Open Record Appeal Hearing, if applicable	Yes	Yes	Yes	No	Yes	Yes	Yes

(1) Notices are sent to parties of record. (See DMC 14.08.030.)

(2) Preliminary plats; see additional notice requirements in DMC 14.08.030.F.4.b.

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Reasonable Use Exception Permit Application

This form must be completed (clearly printed or typed) and submitted to the City to file an application along with the Master Permit Application. In addition, the applicant shall provide all information as required by the attached checklist and all fees as determined by the Planning Director (see attached Fee Schedule). For questions, please contact the Planning Department at (425) 788-2779.

FOR STAFF USE ONLY		
File No.:	Received By:	Date Received:

APPLICANT:

Applicant Name: *CINDY COLLINS*

Applicant Address: *11015 Geneva Ford San Antonio TX 78254*

Applicant Phone # () *425 246 1431*

Signature: *CAC Collins* Date: *07.18.18*

Project / Development Name: *RYAN TRUST PROPERTY*

Project Address (including nearest intersections): *27027 & 27043 NE 143rd PL*

Assessor / Tax Parcel Number(s): *7325800130*
7325800140

Description of Proposal:
Adjust boundary line to North/South rather than East/West.
Establish reasonable use to develop 2 single family lots.

Present use of property:

Sensitive areas requirement from which relief is sought: *wetland*

A. Justification
An applicant seeking relief from the strict application of DMC 14.42 Sensitive Area Regulations, shall demonstrate the following criteria (please explain below, attach additional pages if necessary):

- No reasonable use with less impact on the sensitive area and the buffer is feasible and reasonable:
The present configuration of the two existing parcels are such the westerly parcel is mostly covered with wetland and the easterly parcel is mostly covered with wetland buffer. We propose to configure the lot lines such that the north portion of the parcels will be one lot,, the south part the other lots--they will both have wetland on the west, buffer on the east. We are proposing to have the future houses to be constructed against the east lots lines to reduce buffer impact to a minimum. The maximum house footprints are proposed to be an average of the existing house footprints in the neighborhood.
- There is no feasible and reasonable on-site alternative to the activities proposed, considering possible changes in site layout, reductions in density and similar factors:
The proposed house/driveway configuration is the best way to reduce wetland and buffer impacts.

CONTINUED ON NEXT PAGE

3. The proposed activities, as conditioned, will result in the minimum possible impacts to affected sensitive areas:

The proposed house/driveway configuration will result in the minimum possible impacts to the wetland and buffer.

4. All reasonable mitigation measures have been implemented or assured:

All reasonable mitigation measures have been proposed. No replanting is proposed because the site is now covered by native forest. Drainage control will utilize the existing without impact (full dispersion).

5. The inability to derive reasonable economic use is not the result of the applicant's actions. The purchase price of the property shall not be construed to be an applicant's action.

Of course not.

B. Additional Information

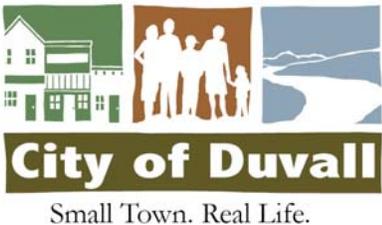
6. Are there any other reasonable uses that could be established on the subject property with less impact on the sensitive areas? Yes No Explain.

The least impact will be 1 single family lot per 2 acres .

7. Justify that the proposed development does not pose an unreasonable threat to the public health, safety or welfare on or off the development proposal site.

2 single family homes should pose zero threat to health, safety or welfare of public .

8. Are the proposed alterations to sensitive areas the minimum necessary to allow for reasonable use of the property? Yes No Explain.

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Boundary Line Adjustment Application

This form must be completed (clearly printed or typed) and submitted to the City to file an application along with the Master Permit Application. Additionally, the applicant shall provide all information as required by the attached checklist, as well as all fees as determined by the Planning Director (see attached Fee Schedule). For questions, please contact the Planning Department at (425) 788-2779.

FOR STAFF USE ONLY

File No.:	Received By:	Date Received:
Applicant Name: Cindy Collins Phone # (425) 246-1431 Signature:		
Project / Development Name: Ryan Trust Property		
Assessor / Tax Parcel Number(s): 7325800130 and 7325800140		
Number of Lots Existing: 2	Number of Lots Proposed: 2	

A. Justification

A boundary line adjustment is a mechanism by which the City may approve the alteration of boundary lines between subdivided or unsubdivided lots or both, where such an adjustment does not create any additional lot, tract, parcel, site, or division nor create lots which are nonconforming or more nonconforming than exists.

The Director may approve an application for a boundary line adjustment provided the following criteria are met (please answer the following questions):

1. The proposed adjustment shall meet the exemption requirements provided in RCW 58.17.040(6).
 BLA meets requirements RLW58.17.040(6), no additional lots of insufficient lot ares/dimensions.

2. The boundary line adjustment shall not result in the creation of any additional tract, lot, parcel, site or division.
 This BLA will take two lots to two lots with adjusted common lot line locations.

3. The property being transferred within the boundary line adjustment shall be combined with the benefiting parcel and shall not be a separate parcel, which could be mistaken as a separate and distinct, conveyable tract without proper research.

The BLA as proposed is clearly two lots with revised common lot lines, not to be mistaken as creating additional lots.

4. The lots, tracts, or parcels resulting after the boundary line adjustment shall meet all dimensional requirements specified for the applicable zone as outlined in this Title.

The proposed adjusted lots conform to the requirements of the underlying R8 zoning.

5. All lots modified by the boundary line adjustment procedures shall have legal access meeting the standards of the City of Duvall.

Both lots as adjusted will have a minimum of 25' fronting NE 143rd Place.

6. The boundary line adjustment shall not violate an applicable requirement or condition of a previous land use action, subdivision, short subdivision or binding site plan;

An existing sanitary sewer main in NE 143rd Place will provide sewer service to the lots, thus satisfying the single plat restriction of the underlying plat.

7. All boundary line adjustments shall be recorded surveys consistent with the requirements of Chapter 58.09 RCW and Chapter 332-130 WAC. All lot lines being adjusted shall be surveyed, and newly established lot corners shall be staked.

As proposed, the BLA meet RCW & WAC requirements.

B. Required Documents

The following information must be submitted with this application.

1. Master Permit Application
2. The Boundary Line Adjustment permit fee.
3. A vicinity map extending at least 800 feet in each direction from the proposed short subdivision, or further, if necessary, to assist in locating the boundary line adjustment. The vicinity map shall be drawn to scale of one inch equals 800 feet.
4. A Title Insurance Report or Short Plat Certificate obtained no more than 90 days prior to submitting the boundary line adjustment confirming that the title of the lands as described and shown on said plat in the name of all the owners of all affected parcels signing the Boundary Line Adjustment Certificate or instrument of dedication.
5. Letter from the applicant or his/her applicant explaining the reason for requesting the proposed boundary line adjustment.
6. Copy of existing or proposed covenants or restrictions.
7. SEPA Checklist.



Project Narrative

Address: 27XXX NE 143rd Place
King County Tax Parcels: 732580-0130 and 732580-0140
Existing Parcel Areas: 89,001 sq-ft (2.04 acres) and 91,496 sq-ft (2.10 acres)
Proposed Parcel Areas: 62,144 sq-ft (1.44 acres) and 117,884 sq-ft (2.71 acres)

This project involves two adjacent lots in an area zoned R8, with common ownership, that are mostly encumbered with a wetland and a wetland buffer. It is a two part process to fix the lots so that two building permits can be obtained for two single-family residences: 1) adjust the common property line between the two adjacent parcels to facilitate a reduction in wetland and buffer impacts for future building permits (Boundary Line Adjustment, i.e. BLA), and 2) to get permission to construct single family residences on each of the two lots within the wetland buffers (this is generally not allowed per City code) with a Reasonable Use Exception, i.e. RUE.

Western Washington Division

165 NE Juniper St., Ste 201, Issaquah, WA 98027
Phone: (425) 392-0250 Fax: (425) 391-3055

Eastern Washington Division

407 Swiftwater Blvd, Cle Elum, WA 98922
Phone: (509) 674-7433 Fax: (509) 674-7419



First American

First American Title Insurance Company

920 5th Avenue, Suite 1250
Seattle, WA 98104
Phn - (206)728-0400 (800)826-7718
Fax -

Metro Area Title Team

920 5th Avenue, Suite 1250, Seattle, WA 98104
Fax No. (866) 904-2177
Fax No. (866) 561-3729

EMAIL: TITLEKINGWA@firstam.com

Pat Fullerton
(206) 615-3055

Kelly Cornwall
(206) 336-0725

Jennifer Salas
(206) 615-3011

Curtis Goodman
(206) 615-3069

Amy Garza
(253) 200-3089

To: Encompass Engineering & Surveying
165 NE Juniper ST STE 201
Issaquah, WA 98027

File No.: **4209-1182340**
Customer Reference: Vacant Land, Duvall,
WA 98019

Attn: Bonnie Babcock

Re: Property Address: **Vacant Land, Duvall, WA 98019**

Supplemental Report 1
Dated: November 19, 2018 at 8:00 A.M.

Guarantee Report No. 4209-1182340 dated as of March 29, 2018 (including any supplements or amendments thereto) relating to the issuance of an American Land Title Association Form Policy is hereby modified and/or supplemented as follows:

There has been no change in the title to the property covered by our Guarantee Report dated 03/29/2018 **at 7:30 a.m.** except as noted below and the Guarantee date has been extended to November 9, 2018:

Paragraph no.(s) 1 and 2 of our Guarantee Report have been eliminated.

First American Title Insurance Company

Curtis Goodman, Title Officer



First American

First American Title Insurance Company

818 Stewart Street, Suite 800
Seattle, WA 98101

April 10, 2018

Bonnie Babcock
Encompass Engineering & Surveying
165 NE Juniper ST STE 201
Issaquah, WA 98027

Phone: (425)392-0250
Fax: (425)391-3055

Title Officer:	Curtis Goodman
Phone:	(206)615-3069
Fax No.:	(866)561-3729
E-Mail:	cgoodman@firstam.com
Order Number:	1182340

Escrow Number: 1182340

Buyer:

Owner: George N. Ryan, as Trustees of The Beverly J. Ryan Decedent's
Trust, Ein #91-6453554

Property: Vacant Land
Duvall, Washington 98019

Attached please find the following item(s):

Guarantee

Thank You for your confidence and support. We at First American Title Insurance Company maintain the
fundamental principle:

Customer First!



First American

Guarantee

Subdivision Guarantee

ISSUED BY
First American Title Insurance Company

GUARANTEE NUMBER
5003353-1182340

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND THE CONDITIONS AND STIPULATIONS OF THIS GUARANTEE,

FIRST AMERICAN TITLE INSURANCE COMPANY
a Nebraska corporation, herein called the Company

GUARANTEES

Encompass Engineering & Surveying

the Assured named in Schedule A against actual monetary loss or damage not exceeding the liability stated in Schedule A, which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

First American Title Insurance Company

Dennis J. Gilmore
President

Jeffrey S. Robinson
Secretary

This jacket was created electronically and constitutes an original document

SCHEDULE OF EXCLUSIONS FROM COVERAGE OF THIS GUARANTEE

1. Except to the extent that specific assurances are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
 - (a) Defects, liens, encumbrances, adverse claims or other matters against the title, whether or not shown by the public records.
 - (b) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or, (2) Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the public records.
 - (c) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the public records.
2. Notwithstanding any specific assurances which are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
 - (a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the land expressly described in the description set forth in Schedule (A), (C) or in Part 2 of this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways to which such land abuts, or the right to maintain therein vaults, tunnels, ramps or any structure or improvements; or any rights or easements therein, unless such property, rights or easements are expressly and specifically set forth in said description.
 - (b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the public records; (1) which are created, suffered, assumed or agreed to by one or more of the Assureds; (2) which result in no loss to the Assured; or (3) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of the assurances provided.
 - (c) The identity of any party shown or referred to in Schedule A.
 - (d) The validity, legal effect or priority of any matter shown or referred to in this Guarantee.

GUARANTEE CONDITIONS AND STIPULATIONS

1. Definition of Terms.

The following terms when used in the Guarantee mean:

- (a) the "Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.
- (b) "land": the land described or referred to in Schedule (A)(C) or in Part 2, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule (A)(C) or in Part 2, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
- (c) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
- (d) "public records": records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
- (e) "date": the effective date.

2. Notice of Claim to be Given by Assured Claimant.

An Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.

3. No Duty to Defend or Prosecute.

The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

4. Company's Option to Defend or Prosecute Actions; Duty of Assured Claimant to Cooperate.

Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:

- (a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
- (b) If the Company elects to exercise its options as stated in Paragraph 4(a) the Company shall have the right to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
- (c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.
- (d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, an Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company's expense, shall give the Company all

GUARANTEE CONDITIONS AND STIPULATIONS (Continued)

reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

5. Proof of Loss or Damage.

In addition to and after the notices required under Section 2 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within ninety (90) days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

6. Options to Pay or Otherwise Settle Claims:

Termination of Liability.

In case of a claim under this Guarantee, the Company shall have the following additional options:

- (a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.
The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the

indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase.

Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price.

Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4, and the Guarantee shall be surrendered to the Company for cancellation.

- (b) To Pay or Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.

To pay or otherwise settle with other parties for or in the name of an Assured claimant any claim assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4.

7. Determination and Extent of Liability.

This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to the Exclusions From Coverage of This Guarantee.

The liability of the Company under this Guarantee to the Assured shall not exceed the least of:

- (a) the amount of liability stated in Schedule A or in Part 2;
- (b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 6 of these Conditions and Stipulations or as reduced under Section 9 of these Conditions and Stipulations, at the time the loss or damage assured against by this Guarantee occurs, together with interest thereon; or
- (c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to any defect, lien or encumbrance assured against by this Guarantee.

8. Limitation of Liability.

- (a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures any other matter assured against by this Guarantee in a reasonably diligent manner by

GUARANTEE CONDITIONS AND STIPULATIONS (Continued)

any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.

- (b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.
- (c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

9. Reduction of Liability or Termination of Liability.

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the amount of liability pro tanto.

10. Payment of Loss.

- (a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.
- (b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within thirty (30) days thereafter.

11. Subrogation Upon Payment or Settlement.

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant. The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies. If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

12. Arbitration.

Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision or other obligation. All arbitrable matters when the Amount of Liability is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

13. Liability Limited to This Guarantee; Guarantee Entire Contract.

- (a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.
- (b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.
- (c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

14. Notices, Where Sent.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at **First American Title Insurance Company, Attn: Claims National Intake Center, 1 First American Way, Santa Ana, California 92707 Claims.NIC@firstam.com Phone: 888-632-1642 Fax: 877-804-7606**



First American Title



First American

Schedule A

Subdivision Guarantee

ISSUED BY
First American Title Insurance Company

GUARANTEE NUMBER
1182340

Order No.: 1182340

Liability: \$2,000.00

Fee: \$350.00

Tax: \$35.35

Name of Assured: Encompass Engineering & Surveying

Date of Guarantee: March 29, 2018

The assurances referred to on the face page hereof are:

1. Title is vested in:

GEORGE N. RYAN, AS TRUSTEES OF THE BEVERLY J. RYAN DECEDENT'S TRUST, EIN #91-6453554
2. That, according to the public records relative to the land described in Schedule C attached hereto (including those records maintained and indexed by name), there are no other documents affecting title to said land or any portion thereof, other than those shown under Record Matters in Schedule B.
3. The following matters are excluded from the coverage of this Guarantee
 - A. Unpatented Mining Claims, reservations or exceptions in patents or in acts authorizing the issuance thereof.
 - B. Water rights, claims or title to water.
 - C. Tax Deeds to the State of Washington.
 - D. Documents pertaining to mineral estates.
4. No guarantee is given nor liability assumed with respect to the validity, legal effect or priority of any matter shown herein.
5. This Guarantee is restricted to the use of the Assured for the purpose of providing title evidence as may be required when subdividing land pursuant to the provisions of Chapter 58.17, R.C.W., and the local regulations and ordinances adopted pursuant to said statute. It is not to be used as a basis for closing any transaction affecting title to said property.
6. Any sketch attached hereto is done so as a courtesy only and is not part of any title commitment, guarantee or policy. It is furnished solely for the purpose of assisting in locating the premises and First American expressly disclaims any liability which may result from reliance made upon it.



First American

Schedule B

Subdivision Guarantee

ISSUED BY
First American Title Insurance Company

GUARANTEE NUMBER
1182340

RECORD MATTERS

1. General Taxes for the year 2018. The first half becomes delinquent after April 30th. The second half becomes delinquent after October 31st.

Tax Account No.: 732580013009

1st Half

Amount Billed: \$ 1,488.90
Amount Paid: \$ 0.00
Amount Due: \$ 1,488.90
Assessed Land Value: \$ 240,000.00
Assessed Improvement Value: \$ 0.00

2nd Half

Amount Billed: \$ 1,488.89
Amount Paid: \$ 0.00
Amount Due: \$ 1,488.89
Assessed Land Value: \$ 240,000.00
Assessed Improvement Value: \$ 0.00
Affects: Lot 13

2. General Taxes for the year 2018. The first half becomes delinquent after April 30th. The second half becomes delinquent after October 31st.

Tax Account No.: 732580014007

1st Half

Amount Billed: \$ 1,488.89
Amount Paid: \$ 0.00
Amount Due: \$ 1,488.89
Assessed Land Value: \$ 240,000.00
Assessed Improvement Value: \$ 0.00

2nd Half

Amount Billed: \$ 1,488.89
Amount Paid: \$ 0.00
Amount Due: \$ 1,488.89
Assessed Land Value: \$ 240,000.00
Assessed Improvement Value: \$ 0.00
Affects: Lot 14

3. Taxes which may be assessed and extended on any subsequent roll for the tax year 2018, with respect to new improvements and the first occupancy which may be included on the regular assessment roll and which are an accruing lien not yet due or payable.

4. Agreement and the terms and conditions thereof:
Between: F. H. Thayer
And: Christ M. Unger and Joseph Jakel
Recording Information: [736576](#)
5. Any and all offers of dedication, conditions, restrictions, easements, boundary discrepancies or encroachments, notes and/or provisions shown or disclosed by Short Plat or Plat of Rio Vista Ranchettes recorded in [Volume 85 of Plats, Page\(s\) 86-87](#).

Informational Notes, if any

- A. Name and address of current taxpayer according to the King County Assessors record are:

George N Ryan and Beverly J Ryan
13042 Cavern Park
San Antonio TX
- B. The vestee(s) herein acquired title by instrument(s) recorded under Recording Number(s) [9804221014](#).



First American

Schedule C

Subdivision Guarantee

ISSUED BY

First American Title Insurance Company

GUARANTEE NUMBER

1182340

The land in the County of King, State of Washington, described as follows:

LOTS 13 AND 14, RIO VISTA RANCHETTES, ACCORDING TO THE PLAT THEREOF RECORDED IN [VOLUME 85 OF PLATS, PAGE\(S\) 86 AND 87](#) INCLUSIVE, RECORDS OF KING COUNTY, WASHINGTON.

756-76 F.H. THAYER

TO DITCH AGREEMENT

CHRIST UNGER ET AL

This agreement made and entered into this thirteenth day of day of February A.D. one thousand nine hundred and eleven

By and between F.H. Thayer, Christ M. Unger and Joseph J. Jekel. It being agreed that each of the said parties will pay equal amount or one third in money or labor in the keeping up and maintaining of a certain ditch which runs across the property of F.H. Thayer and empties into the Snoqualmie River at a point about forty rods from line of Frank Harbach, said ditch being used for the purpose of draining the land of said parties named above and is to be maintained and kept in good shape to a point within one hundred and eighty (180) feet of where the same empties into the Snoqualmie River.

It is further agreed that the said Christ M. Unger and Joseph Jekel by complying with the above agreement will have the privilege of using same for a period of ninety nine (99) years from date of this agreement.

It is further agreed that Christ M. Unger is given the privilege to make a ditch across the land of Joseph Jekel same to run on north side of O.M. & P.S. Ry, running north and south, and to be used and maintained for a period of ninety nine (99) years.

In witness whereof, the said parties have hereunto set their hands and seals, the day and year first above written.

Signed, sealed and delivered) F.H. Thayer (seal)

In presence of) Christ Unger (seal)

E. Zerkman) Joseph Jekel (seal)

A.P. Manion)

Notary Public in and for State of)

of Washington, residing at)

Duwall. .A.P.M. notarial seal.)
nom. exp. June 26 1914.

Filed for record at request of Christ M. Unger Mar 16 1911 at 17 min past 11 A.M.

W. to Clark
County Auditor.

WHEN RECORDED RETURN TO:

*Lofton & Associates, Inc., P.S.
825 5th Avenue, Suite 100B
Kirkland, Washington 98033*

TRUSTEE'S DEED

Grantor: George N. Ryan, as Successor Trustee of The George N. Ryan and Beverly J. Ryan Revocable Living Trust, established September 19, 1991
Grantee: George N. Ryan, as Trustee of The Beverly J. Ryan Decedent's Trust, EIN #91-6453554
Legal Description: Lots 13 and 14, Rio Vista Ranchettes
Assessor's Tax Parcel Number: 732580-0130-09 and 732580-0140-07

THE GRANTOR, George N. Ryan, as Successor Trustee of The George N. Ryan and Beverly J. Ryan Revocable Living Trust, established September 19, 1991, for no consideration, conveys and quit claims to George N. Ryan, as Trustee of The Beverly J. Ryan Decedent's Trust, EIN #91-6453554, all the grantor's interest in the following described real estate situated in the County of King, State of Washington, together with all after acquired title of the grantor therein:

Lots 13 and 14, RIO VISTA RANCHETTES, according to the Plat recorded in Volume 85 of Plats, Pages 86 and 87, in King County, Washington.

SUBJECT TO: agreements, easements, reservations, restrictions, limitations, exceptions, covenants, conditions, rights of way, and other rights of the public, zoning ordinances, deeds of trusts, mortgages, liens, taxes, assessments and encumbrances of record, if any.

Dated: 3-25-98

George N. Ryan
George N. Ryan, Successor Trustee of
The George N. Ryan and Beverly J. Ryan
Revocable Living Trust
and Trustee of The Beverly J. Ryan Decedent's Trust
(GRANTOR)

TRUSTEE'S DEED - PAGE 1 OF 2

9804221014

980422-1014 10:50:00 AM KING COUNTY RECORDS 002 TRS 9.00

STATE OF WASHINGTON)
)ss.
COUNTY OF KING)

On this day appeared before me George N. Ryan, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged he signed the same as his free and voluntary act and deed.

GIVEN under my hand and official seal on March 25, 1998.

Loralee Allen

Notary Public for the State of Washington

Printed Name: Loralee Allen

Residing at: Kirkland WA

My commission expires 6-16-00



9804221014

RIO VISTA RANCHETTES

SECTION 24, T26N, R6E, W.M.
KING COUNTY, WASHINGTON

SHEET 1 OF 2

DESCRIPTION

That portion of the North quarter of Section 24, Township 26 North, Range 6 East, W. M., described as follows:
Beginning at a point on the South line of said North quarter which is 1098.3 feet West of the Southeast corner thereof; thence N. 0.37-00 W to the North line of a tract of land conveyed to Frank W. Thayer by deed recorded in Volume 397 of Deeds, on Page 265, under Auditor's File No. 108911,

WHICH LINE is 411.16 feet South of and parallel with the North line of said Section 24; thence West along said parallel line to the Easterly margin of Secondary State Highway No. 15-B (Duvall-Noveltz Road); thence Southerly, along said Easterly margin to the South line of said North quarter; thence East, along said South line to the point of beginning; Situate in the County of King, State of Washington.

RESTRICTION

No lot in this plat shall be further subdivided nor shall the present configuration of any lot be altered, and no lot in this plat shall be allowed to have more than one single family residence thereon until such time as it is served with public sewer. These restrictions shall terminate when the property is served by public sewer.

LAND SURVEYOR'S CERTIFICATE

I, Mead Gilman, Jr., do hereby certify that this plat of RIO VISTA RANCHETTES is based upon an actual survey and subdivision of Section 24, Township 26 North, Range 6 East, W.M., King County, Washington; that the courses and distances are shown correctly thereon; that the monuments have been set and the lot and block corners staked correctly on the ground and that I have fully complied with provisions of the platting regulations.

Mead Gilman, Jr.
Professional Land Surveyor
Certificate No. 7374

APPROVALS

I hereby certify that this plat complies with the conditions set forth by the King County Planning Commission and is duly approved this 24 day of June, 1968.

Edward B. Baird
Planning Officer

Examined and approved this 17 day of July, 1968.

Walter H. Stender
Chairman, Board of County Commissioners
Clerk, Board of County Commissioners

Examined and approved this 4 day of JUNE, 1968.

J. K. Wolf
King County Road Engineer



ASSESSOR'S CERTIFICATE

Examined and approved this 14 day of JUNE, 1968.

Allen B. Morgan
King County Assessor
John Stauffer
Deputy County Assessor

TREASURER'S CERTIFICATE

I hereby certify that all property taxes are paid, that there are no delinquent special assessments certified to this office for collection and that all special assessments certified to this office for collection on any of the property herein contained dedicated as streets, alleys, or for other public use are paid in full. This 14 day of JUNE, 1968.

M. J. R. Williams
King County Treasurer
Charles H. Wright
King County Deputy Treasurer

6364-267

RECORDING CERTIFICATE

Filed for record at the request of the Board of County Commissioners this 18 day of JUNE, 1968, at 38 minutes past 10:00 A.M. and recorded in Volume 85 of plats, pages 151, Records of King County, Washington.

Robert A. Thomas
King County Auditor
King County Deputy Auditor

DEDICATION

Know all men by these presents that we the undersigned, owners in fee simple of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever, all streets and avenues shown thereon and the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes; also the right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat in the original reasonable grading of the streets and avenues shown hereon.
In witness whereof we have set our hands and seals.

Otis E. Thayer
Otis E. Thayer, his separate property
Irene K. Bakun
Irene K. Bakun, his wife
Norman C. Aaron
Norman C. Aaron, his wife

ACKNOWLEDGEMENT

State of Washington)
County of King) s.s.
This is to certify that on the 19 day of APRIL, 1968, before me the undersigned, a Notary Public, personally appeared Otis E. Thayer to me known to be the individual who executed the within dedication and acknowledged to me that he signed and sealed the same as his voluntary act and deed for the uses and purposes therein mentioned.
WITNESS my hand and official seal the day and year first above written.

Eugene A. Taise
Notary Public in and for the State of Washington, residing at SEATTLE

ACKNOWLEDGEMENT

State of Washington)
County of King) s.s.
This is to certify that on the 19 day of APRIL, 1968, before me the undersigned, a Notary Public, personally appeared Joe Bakun and Irene K. Bakun, his wife, to me known to be the individuals who executed the within dedication and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned.
WITNESS my hand and official seal the day and year first above written.

Eugene A. Taise
Notary Public in and for the State of Washington, residing at SEATTLE

ACKNOWLEDGEMENT

State of Washington)
County of King) s.s.
This is to certify that on the 19 day of APRIL, 1968, before me the undersigned, a Notary Public, personally appeared Norman C. Aaron and Norma A. Aaron, his wife, to me known to be the individuals who executed the within dedication and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned.
WITNESS my hand and official seal the day and year first above written.

Eugene A. Taise
Notary Public in and for the State of Washington, residing at SEATTLE

ROAD RESTRICTION

THE ROADS IN THIS PLAT ARE NOT CONSTRUCTED TO KING COUNTY STANDARDS, AND ARE NOT ACCEPTED OR MAINTAINED BY KING COUNTY. FUTURE ACCEPTANCE AND MAINTENANCE BY THE COUNTY WILL BE CONTINGENT UPON CONSTRUCTION TO KING COUNTY STANDARDS BY THE DEVELOPERS OR OWNERS.

ILLEGIBILITY OF SIGNATURES DUE TO USE OF COLORED INK



VE 1485

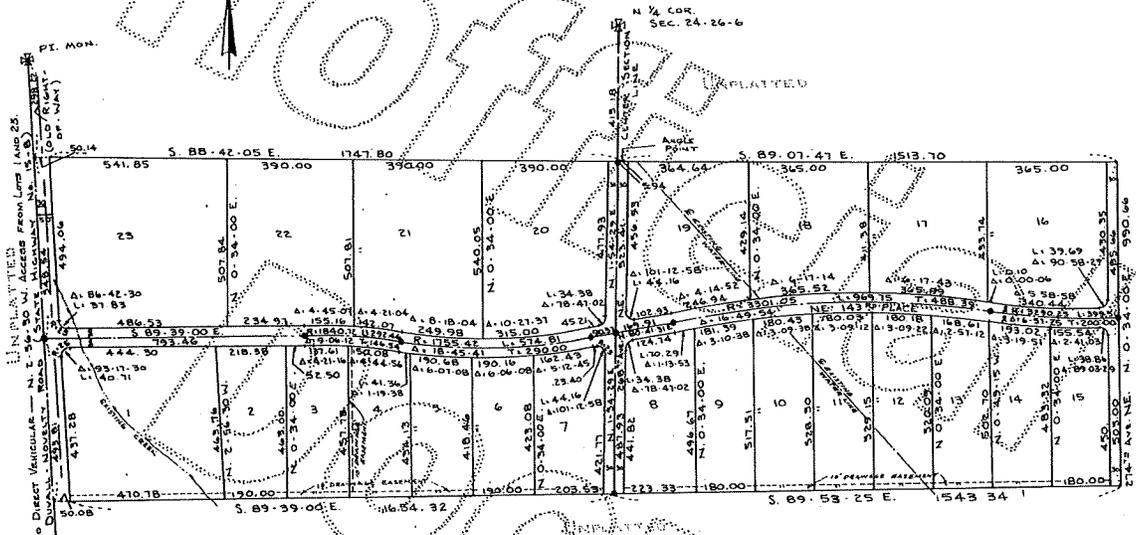
RIO VISTA RANCHETTES

SECTION 24, T26N, R6E, W.M.
KING COUNTY, WASHINGTON

SHEET 2 OF 2



SCALE 1" = 200'
KCA'S MERIDIAN



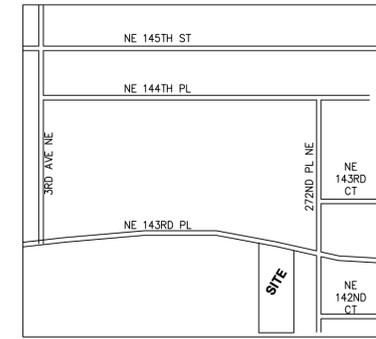
X DENOTES CONCRETE MONUMENT SET
B DENOTES EXISTING CONCRETE MONUMENT

NOTE:
COUNTY WILL NOT MAINTAIN DRAINAGE EASEMENTS
UNTIL THEY HAVE BEEN TILED.

RYAN TRUST PROPERTY REASONABLE USE EXEMPTION SITE PLAN

NW 1/4 OF NE 1/4 OF SECTION 24, T. 26 N., R. 6 E., W.M.
CITY OF DUVALL, STATE OF WASHINGTON

EXHIBIT 8



VICINITY MAP
N.T.S.

LEGAL DESCRIPTIONS

PARCEL 7325800130
LOT 13, RIO VISTA RANCHETTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 85 OF PLATS, PAGES 86 AND 87 INCLUSIVE, RECORDS OF KING COUNTY, WASHINGTON.

PARCEL 7325800140
LOT 14, RIO VISTA RANCHETTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 85 OF PLATS, PAGES 86 AND 87 INCLUSIVE, RECORDS OF KING COUNTY, WASHINGTON.

BASIS OF BEARING

NAD 83/2011 PER WASHINGTON STATE REFERENCE NETWORK
HELD N89°09'50"E BETWEEN TWO FOUND MONUMENTS IN
NE 43RD PLACE (SEE SHEET 2)

INSTRUMENTATION

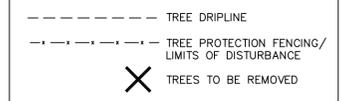
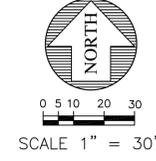
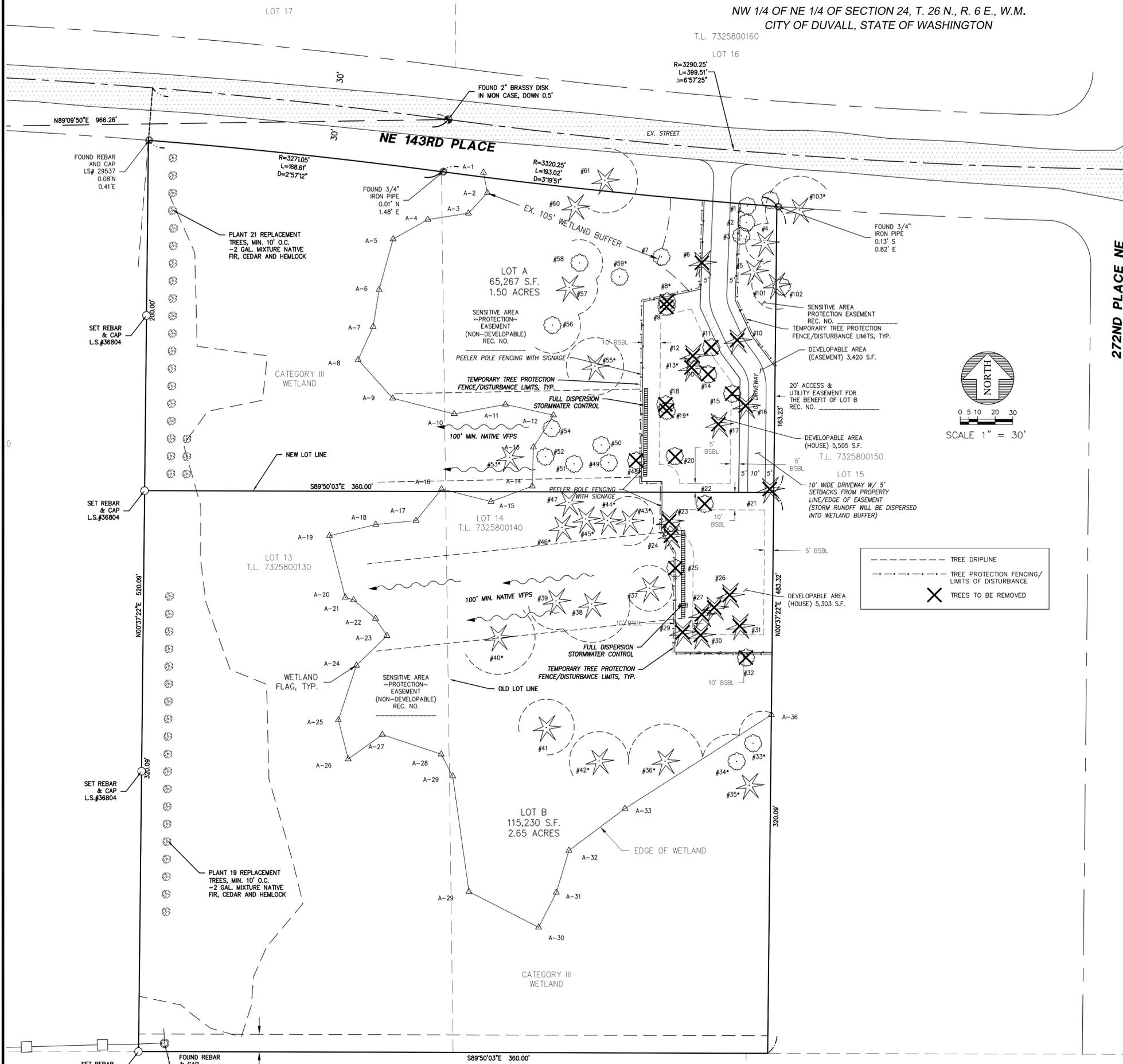
INSTRUMENT USED: 5 SECOND TOTAL STATION.
FIELD SURVEY WAS BY CLOSED, TRAVERSE LOOPS, MINIMUM CLOSURE OF LOOPS WAS
1:22,000, IN ACCORDANCE WITH WAC 332-130-090.

REFERENCES

PLAT OF RIO VISTA RANCHETTES, VOL. 85, PGS 86-87

NOTES

1. WETLAND MITIGATION PLANS MAY BE REQUIRED WITH FUTURE BUILDING PERMITS ON LOTS A AND B, TO BE DETERMINED WITH FINAL HOUSE/DRIVEWAY CONFIGURATIONS.
2. NATIVE GROWTH PROTECTION EASEMENTS (NGPE) SHALL BE RECORDED FOR EACH LOT TO PROTECT WETLAND AND BUFFER AREAS OUTSIDE OF BUFFER DISTURBANCE AREA, WITH FUTURE BUILDING PERMITS.



TREE / TAG #	SPECIES	DBH (INCHES)	CONDITION	TYPE	REMOVE	REPLACEMENT
1	RED ALDER	15	POOR	NON-SIGNIFICANT		
2	RED ALDER	16	DEAD	NON-SIGNIFICANT		
3	WESTERN RED CEDAR	10	DEAD	NON-SIGNIFICANT		
4	WESTERN RED CEDAR	28	GOOD	SIGNIFICANT		
5	WESTERN HEMLOCK	16	POOR	SIGNIFICANT		
6	WESTERN RED CEDAR	50	GOOD	EXCEPTIONAL	YES	3 LOT A
7	BIGLEAF MAPLE	36	FAIR-GOOD	EXCEPTIONAL	YES	1 LOT A
8	BIGLEAF MAPLE	19	FAIR	SIGNIFICANT	YES	1 LOT A
9	BIGLEAF MAPLE	23	FAIR	SIGNIFICANT	YES	1 LOT A
10	DOUGLAS FIR	13	DEAD	DEAD	YES	0 LOT A
11	BIGLEAF MAPLE	23	FAIR	SIGNIFICANT	YES	1 LOT A
12	WESTERN RED CEDAR	38	FAIR-GOOD	EXCEPTIONAL	YES	3 LOT A
13	WESTERN RED CEDAR	21	FAIR	SIGNIFICANT	YES	1 LOT A
14	BIGLEAF MAPLE	10	POOR	SIGNIFICANT	YES	1 LOT A
15	BIGLEAF MAPLE	18	FAIR	SIGNIFICANT	YES	1 LOT A
16	WESTERN RED CEDAR	42	GOOD	EXCEPTIONAL	YES	3 LOT A
17	WESTERN RED CEDAR	13	FAIR	SIGNIFICANT	YES	1 LOT A
18	BIGLEAF MAPLE	14	FAIR-POOR	SIGNIFICANT	YES	1 LOT A
19	BIGLEAF MAPLE	33,21	FAIR-POOR	EXCEPTIONAL	YES	3 LOT A
20	RED ALDER	11	DEAD	DEAD	YES	0 LOT A
21	WESTERN RED CEDAR	18	FAIR-GOOD	SIGNIFICANT	YES	1 LOT A
22	BIGLEAF MAPLE	32	FAIR-GOOD	EXCEPTIONAL	YES	3 LOT B
23	WESTERN RED CEDAR	26	GOOD	SIGNIFICANT	YES	1 LOT B
24	WESTERN RED CEDAR	14	GOOD	SIGNIFICANT	YES	1 LOT B
25	BIGLEAF MAPLE	18	FAIR	SIGNIFICANT	YES	1 LOT B
26	DOUGLAS FIR	47	GOOD	EXCEPTIONAL	YES	3 LOT B
27	WESTERN RED CEDAR	21	GOOD	SIGNIFICANT	YES	1 LOT B
28	WESTERN RED CEDAR	35	FAIR-GOOD	EXCEPTIONAL	YES	3 LOT B
29	WESTERN RED CEDAR	35	FAIR	EXCEPTIONAL	YES	3 LOT B
30	WESTERN RED CEDAR	25	FAIR	SIGNIFICANT	YES	1 LOT B
31	WESTERN RED CEDAR	14	GOOD	SIGNIFICANT	YES	1 LOT B
32	BIGLEAF MAPLE	14	FAIR	SIGNIFICANT	YES	1 LOT B
33	BIGLEAF MAPLE	29	FAIR	SIGNIFICANT		
34	BIGLEAF MAPLE	27	FAIR	SIGNIFICANT		
35	WESTERN RED CEDAR	34	FAIR	EXCEPTIONAL		
36	WESTERN RED CEDAR	51	GOOD	EXCEPTIONAL		
37	WESTERN RED CEDAR	39	FAIR	EXCEPTIONAL		
38	DOUGLAS FIR	37	GOOD	EXCEPTIONAL		
39	WESTERN RED CEDAR	12	GOOD	SIGNIFICANT		
40	WESTERN RED CEDAR	24	GOOD	SIGNIFICANT		
41	WESTERN RED CEDAR	40	FAIR	EXCEPTIONAL		
42	WESTERN RED CEDAR	44	FAIR	EXCEPTIONAL		
43	DOUGLAS FIR	37	GOOD	EXCEPTIONAL		
44	DOUGLAS FIR	38	GOOD	EXCEPTIONAL		
45	WESTERN RED CEDAR	12	GOOD	SIGNIFICANT		
46	WESTERN RED CEDAR	21	FAIR	SIGNIFICANT		
47	WESTERN RED CEDAR	43	GOOD	EXCEPTIONAL		
48	BLACK COTTONWOOD	23	FAIR	NON-SIGNIFICANT	YES	0 LOT A
49	BLACK COTTONWOOD	13	POOR	NON-SIGNIFICANT		
50	BLACK COTTONWOOD	23	FAIR	NON-SIGNIFICANT		
51	BLACK COTTONWOOD	19	FAIR	NON-SIGNIFICANT		
52	BLACK COTTONWOOD	12	FAIR	NON-SIGNIFICANT		
53	SITKA SPRUCE	34	GOOD	EXCEPTIONAL		
54	RED ALDER	14	DEAD	DEAD		
55	WESTERN RED CEDAR	49	FAIR	EXCEPTIONAL		
56	BIGLEAF MAPLE	17	GOOD	SIGNIFICANT		
57	WESTERN HEMLOCK	34	GOOD	EXCEPTIONAL		
58	BIGLEAF MAPLE	11.5	FAIR	SIGNIFICANT		
59	BIGLEAF MAPLE	26,26,28	FAIR	SIGNIFICANT		
60	WESTERN HEMLOCK	15	DEAD	DEAD		
61	WESTERN RED CEDAR	44	GOOD	EXCEPTIONAL		

NEIGHBORING TREES			
101	WESTERN RED CEDAR	27	FAIR
102	BIGLEAF MAPLE	44	FAIR
103	WESTERN RED CEDAR	51	GOOD

TOTAL TREES REMOVED	REQUIRED REPLACEMENT TREES
24	40

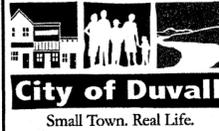


RYAN TRUST PROPERTY
REASONABLE USE EXCEPTION SITE PLAN

Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 - Issaquah, WA 98027-4233
Eastern Washington Division
407 Stillwater Blvd. - Cle Elum, WA 98922 - Phone: (509) 674-7433 • Fax: (509) 674-7419

JOB NO. 18558
DATE 03/06/2020
SCALE 1" = 30'
DESIGNED TJR
DRAWN JEF
CHECKED TJR
APPROVED CJA



CITY OF DUVALL

BOUNDARY LINE ADJUSTMENT NO. BLA 18-002

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDER-SIGNED OWNER(S) OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A BOUNDARY LINE ADJUSTMENT THEREOF PURSUANT TO RCW 58.17.040 AND DECLARE THIS ADJUSTMENT TO BE THE GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID ADJUSTMENT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER(S) IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

Cynthia A Collins Trustee
GEORGE N. RYAN,
AS TRUSTEES OF THE BEVERLY J RYAN DECEDENT'S TRUST
EIN #91-6453554

STATE OF UTAH)
COUNTY OF UTAH) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Cynthia A Collins IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE ACT OF SEE BELOW, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

DATED A-4-2020
SIGNATURE OF [Signature]
NOTARY PUBLIC
PRINTED NAME OF TRAVIS CARLTON
NOTARY PUBLIC
TITLE NOTARY PUBLIC
MY APPOINTMENT EXPIRES A-2-2022

* THE BEVERLY J RYAN DECEDENT'S TRUST



KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED & APPROVED THIS ___ DAY OF _____, 2020

KING COUNTY ASSESSOR _____ DEPUTY KING COUNTY ASSESSOR _____
TAX PARCEL 7325800130 AND 7325800140

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS ___ DAY OF _____ 20___
AT ___ M IN BOOK ___ OF _____ AT PAGE ___
AT THE REQUEST OF

DAVID B. MATTHEWS

MANAGER

SUPT. OF RECORDS

CITY ENGINEER APPROVAL

I, THE CITY ENGINEER OF THE CITY OF DUVALL, WASHINGTON, HAVE REVIEWED THE BOUNDARY LINE ADJUSTMENT AND HAVE FOUND IT TO COMPLY WITH THE REQUIREMENTS AND STANDARDS OF THE CITY'S CODES AND REGULATIONS AND THEREFORE RECOMMEND APPROVAL ON THIS ___ DAY OF _____, 2020.

CITY ENGINEER _____

DATE _____

PLANNING DIRECTOR APPROVAL

I, THE PLANNING DIRECTOR OF THE CITY OF DUVALL, WASHINGTON, HAVE REVIEWED THE BOUNDARY LINE ADJUSTMENT AND HAVE FOUND IT TO BE IN CONFORMITY WITH CURRENT CITY LAND USE CONTROLS AND REGULATIONS, AND THEREFORE RECOMMEND APPROVAL ON THIS ___ DAY OF _____, 2020.

PLANNING DIRECTOR _____

DATE _____

CITY FINANCE DEPARTMENT

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND THAT ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS OR OTHER PUBLIC USE PAID IN FULL ON THIS ___ DAY OF _____, 2020.

FINANCE DIRECTOR _____

DATE _____

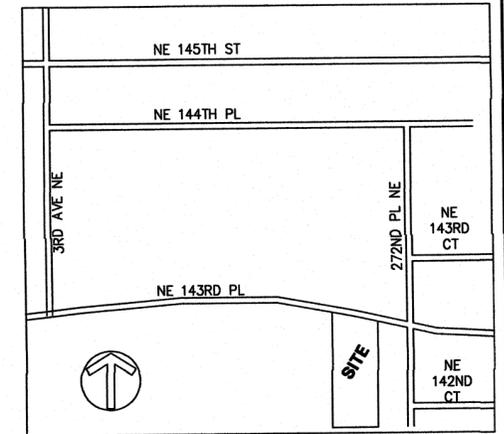
RECORDING NO. _____

VOL. /PAGE _____

EXHIBIT 9

PORTION OF N.W. 1/4 OF N.E. 1/4
S. 24, T. 26 N., R. 6 E., W.M.

DUVALL, KING COUNTY, WASHINGTON



VICINITY MAP
N.T.S.

ORIGINAL LEGAL DESCRIPTIONS

PARCEL 7325800130
LOT 13, RIO VISTA RANCHETTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 85 OF PLATS, PAGES 86 AND 87 INCLUSIVE, RECORDS OF KING COUNTY, WASHINGTON.

PARCEL 7325800140
LOT 14, RIO VISTA RANCHETTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 85 OF PLATS, PAGES 86 AND 87 INCLUSIVE, RECORDS OF KING COUNTY, WASHINGTON.

NEW LEGAL DESCRIPTIONS

NEW LOT A

LOTS 13 AND 14, RIO VISTA RANCHETTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 85 OF PLATS, PAGES 86 AND 87 INCLUSIVE, RECORDS OF KING COUNTY, WASHINGTON, LYING NORTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 13; THENCE SOUTH 00°37'22" WEST ALONG THE WEST LINE THEREOF 200.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°50'03" EAST 360.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 14 THAT IS 163.23 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 14, SAID POINT BEING THE TERMINUS OF SAID LINE DESCRIPTION.

NEW LOT B

LOTS 13 AND 14, RIO VISTA RANCHETTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 85 OF PLATS, PAGES 86 AND 87 INCLUSIVE, RECORDS OF KING COUNTY, WASHINGTON, LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 13; THENCE SOUTH 00°37'22" WEST ALONG THE WEST LINE THEREOF 200.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°50'03" EAST 360.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 14 THAT IS 163.23 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 14, SAID POINT BEING THE TERMINUS OF SAID LINE DESCRIPTION.

FIRST AMERICAN TITLE INSURANCE COMPANY GUARANTEE NO. 4209-1182340, SUPPLEMENTAL REPORT NO. 1

DATED: NOVEMBER 19, 2018

SCHEDULE B

- AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN F. H. THAYER AND CHRIST M. UNGER AND JOSEPH JAKEL, RECORDED UNDER RECORDING NUMBER 736576.
- ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY SHORT PLAT OR PLAT OF RIO VISTA RANCHETTES RECORDED IN VOLUME 85 OF PLATS, PAGES 86-87.

HORIZONTAL DATUM

NAD 83(2011) WASHINGTON NORTH ZONE PER WSRN GPS NETWORK OBSERVATION

BASIS OF BEARING

N89°09'50"E BETWEEN MONUMENTS ON NE 43RD PLACE (SEE SHEET 2)

INSTRUMENTATION

INSTRUMENT USED: 5 SECOND TOTAL STATION.

FIELD SURVEY WAS BY CLOSED, TRAVERSE LOOPS, MINIMUM CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDANCE WITH WAC 332-130-090.

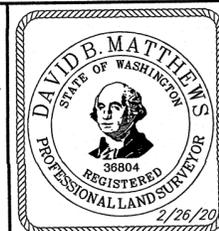
REFERENCES

PLAT OF RIO VISTA RANCHETTES, VOL. 85, PGS 86-87

LAND SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF WES COLLINS IN _____, 20___

DAVID B. MATTHEWS, PLS
CERTIFICATE NO. 36804



RYAN TRUST PROPERTY BOUNDARY LINE ADJUSTMENT NO. BLA 18-002

Encompass

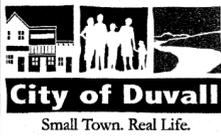
ENGINEERING & SURVEYING



Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055

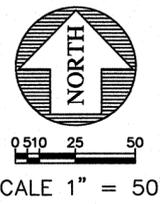
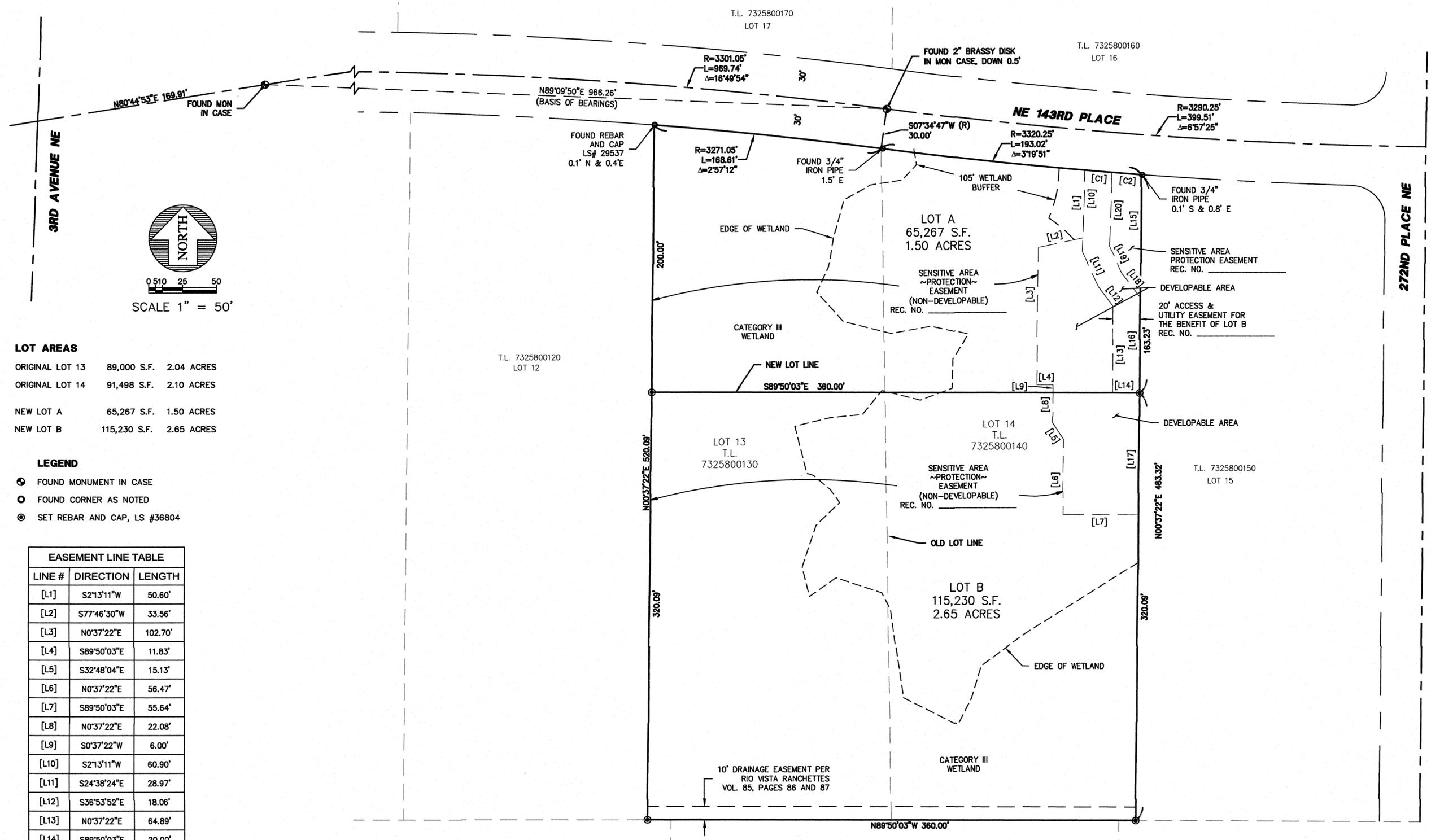
DWN. BY	JEF	DATE	2/26/20	JOB NO.	18558
CHKD. BY	DBM	SCALE	N/A	DWG NO.	18558 BLA
				SHEET	1 OF 2

CITY OF DUVALL



BOUNDARY LINE
ADJUSTMENT
NO. BLA 18-002

RECORDING NO. VOL./PAGE
PORTION OF N.W. 1/4 OF N.E. 1/4
S. 24, T. 26 N., R. 6 E., W.M.
DUVALL, KING COUNTY, WASHINGTON



LOT AREAS

ORIGINAL LOT 13	89,000 S.F.	2.04 ACRES
ORIGINAL LOT 14	91,498 S.F.	2.10 ACRES
NEW LOT A	65,267 S.F.	1.50 ACRES
NEW LOT B	115,230 S.F.	2.65 ACRES

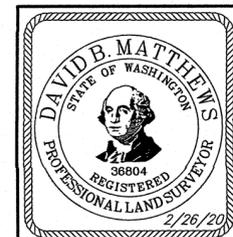
- LEGEND**
- FOUND MONUMENT IN CASE
 - FOUND CORNER AS NOTED
 - ⊙ SET REBAR AND CAP, LS #36804

EASEMENT LINE TABLE

LINE #	DIRECTION	LENGTH
[L1]	S2°13'11"W	50.60'
[L2]	S77°46'30"W	33.56'
[L3]	N0°37'22"E	102.70'
[L4]	S89°50'03"E	11.83'
[L5]	S32°48'04"E	15.13'
[L6]	N0°37'22"E	56.47'
[L7]	S89°50'03"E	55.64'
[L8]	N0°37'22"E	22.08'
[L9]	S0°37'22"W	6.00'
[L10]	S2°13'11"W	60.90'
[L11]	S24°38'24"E	28.97'
[L12]	S36°53'52"E	18.06'
[L13]	N0°37'22"E	64.89'
[L14]	S89°50'03"E	20.00'
[L15]	S0°37'22"W	91.70'
[L16]	S0°37'22"W	71.53'
[L17]	S0°37'19"W	91.25'
[L18]	S36°53'52"E	22.71'
[L19]	S24°38'24"E	22.05'
[L20]	S2°13'11"W	55.22'

Easement Curve Table

Curve #	Length	Radius	Delta
[C1]	20.02	3320.25	0°20'44"
[C2]	21.75	3320.25	0°22'31"



RYAN TRUST
PROPERTY
BOUNDARY LINE
ADJUSTMENT
NO. BLA 18-002

Encompass
ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055

DWN. BY	JEF	DATE	2/26/20	JOB NO.	18558
CHKD. BY	DBM	SCALE	1"=50'	DWG NO.	18558 BLA
				SHEET	2 OF 2

When Recorded, Return to:

WES COLLINS

10861 NORTH MARBLE MANOR

HIGHLAND, UT 84003

Document Title: Sensitive Area Protection Easement
Grantors: Cynthia A. Collins, as Trustees of The Beverly J. Ryan Decedent's Trust, Ein #91-6453554
Grantees: City of Duvall
Abbreviated Grantors Legal Description: LOTS 13/14 RIO VISTA RANCHETTES
Abbreviated Grantee Legal Description: LOTS 13/14 RIO VISTA RANCHETTES
Grantors Parcel No.: 732580-0130 and 732580-0140
Grantees Parcel No.: 732580-0130 and 732580-0140

SENSITIVE AREA PROTECTION EASEMENT

Grantors, Cynthia A. Collins, as Trustees of The Beverly J. Ryan Decedent's Trust, Ein #91-6453554, the owners of King County Tax Parcels 732580-0140 and 732580-0130 (See Legal Descriptions in Exhibit A), in consideration of mutual benefits, hereby grants to the **Grantees**, City of Duvall, its successors and assigns, a Sensitive Area Protection Easement (SAPE), over, under, through, across and upon the parcel of land herein described on Exhibit A and shown on the Exhibit B.

The SAPE identifies the wetland and buffer area. Dedication of a sensitive area protection easement (SAPE) establishes, on all present and future owners and users of the land, an obligation to leave undisturbed all trees and other vegetation within the area, for the purpose of preventing harm to property and the environment, including but not limited to, controlling surface water runoff and erosion, maintaining slope stability, buffering and protecting plants and animal habitat, except for the removal of diseased or dying vegetation which presents a hazard or implementation of an enhancement plan required or approved by the City of Duvall. The City of Duvall shall have the right, but not the

obligation, to enforce the requirements, terms, and conditions of the SAPE are met is the responsibility of the underlying owner.

These covenants herein shall run with the land and shall forever be binding on the Grantors', and Grantees' heirs, successors, and assigns.

Dated this 4 day of June 2020

GRANTORS:

Cynthia A Collins

STATE OF UTAH)
)ss.
COUNTY OF UTAH)

I certify that I know or have satisfactory evidence that Cynthia A. Collins, as Trustees of The Beverly J. Ryan Decedent's Trust, Ein #91-6453554, are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

[Signature]
Notary Public in and for the State of UTAH

Notary (Print) TRAVIS CARLTON

My appointment expires: 4-22-2022



EXHIBIT A

PARCELS LEGAL DESCRIPTIONS

PARCEL 7325800130

LOT 13, RIO VISTA RANCHETTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 85 OF PLATS, PAGES 86 AND 87 INCLUSIVE, RECORDS OF KING COUNTY, WASHINGTON.

PARCEL 7325800140

LOT 14, RIO VISTA RANCHETTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 85 OF PLATS, PAGES 86 AND 87 INCLUSIVE, RECORDS OF KING COUNTY, WASHINGTON.

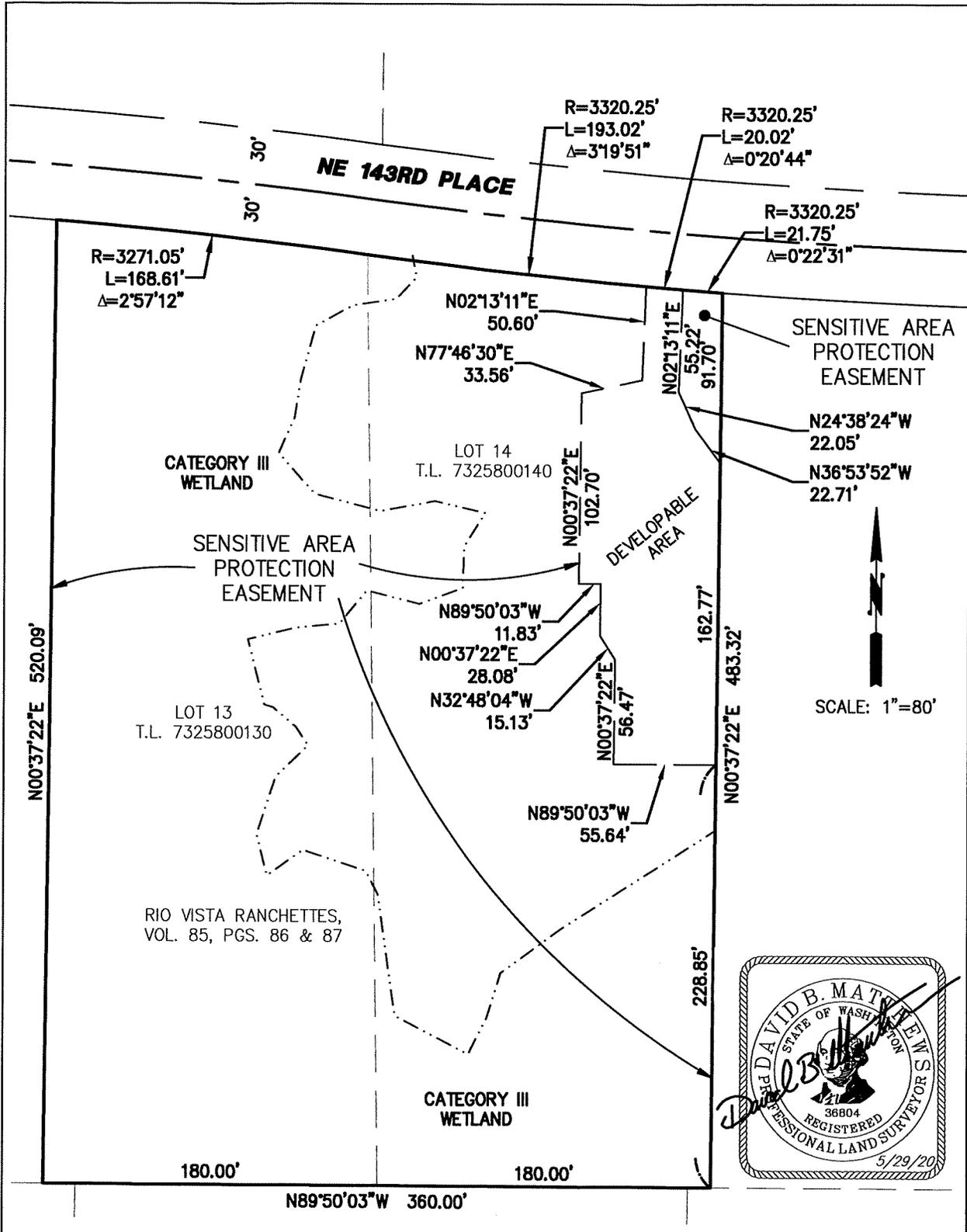


EXHIBIT B
SENSITIVE AREA PROTECTION
EASEMENT

Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

When Recorded, Return to:

WES COLLINS

10861 NORTH MARBLE MANOR

HIGHLAND, UT 84003

Document Title: Ingress, Egress and Utilities Easement
Grantors: Cynthia A. Collins, as Trustees of The Beverly J. Ryan
Decedent's Trust, Ein #91-6453554
Grantees: Cynthia A. Collins, as Trustees of The Beverly J. Ryan
Decedent's Trust, Ein #91-6453554
Abbreviated Grantors Legal Description: LOTS 13/14 RIO VISTA RANCHETTES
Abbreviated Grantee Legal Description: LOTS 13/14 RIO VISTA RANCHETTES
Grantors Parcel No.: 732580-0130 and 732580-0140
Grantees Parcel No.: 732580-0130 and 732580-0140

INGRESS, EGRESS and UTILITIES EASEMENT

Grantors, Cynthia A. Collins, as Trustees of The Beverly J. Ryan Decedent's Trust, Ein #91-6453554, the owners of King County Tax Parcels 732580-0140 and 732580-0130 (Lot A of City of Duvall BLA18-002—see Legal Descriptions in Exhibit A), in consideration of mutual benefits, hereby grants to the **Grantees**, Cynthia A. Collins, as Trustees of The Beverly J. Ryan Decedent's Trust, Ein #91-6453554, the owners of Tax Parcel 732580-0140 and 732580-0130, (Lot B of City of Duvall BLA18-002—see Parcels Legal Descriptions in Exhibit A) a **20-foot wide Private Ingress, Egress and Utilities Easement**, the right to use the property, listed in Exhibit B, shown in Exhibit C, attached hereto and by this made a part herein, for the purposes of constructing and installing, reconstructing, replacing, repairing, maintaining, operating, and using a private driveway and private utilities on Lot A of City of Duvall BLA18-002, for the benefit of Lot B of City of Duvall BLA18-002.

The Grantors and Grantees agree to share maintenance responsibilities and costs for those portions of the driveway and/or utilities within the easement, that the they use in common.

EXHIBIT A

PARCELS LEGAL DESCRIPTIONS

ORIGINAL LEGAL DESCRIPTIONS

PARCEL 7325800130

LOT 13, RIO VISTA RANCHETTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 85 OF PLATS, PAGES 86 AND 87 INCLUSIVE, RECORDS OF KING COUNTY, WASHINGTON.

PARCEL 7325800140

LOT 14, RIO VISTA RANCHETTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 85 OF PLATS, PAGES 86 AND 87 INCLUSIVE, RECORDS OF KING COUNTY, WASHINGTON.

PROPOSED BOUNDARY LINE ADJUSTMENT LEGAL DESCRIPTIONS (EACH CONTAIN PORTIONS OF LOTS 13 AND 14 DESCRIBED ABOVE)

LOT A CITY OF DUVALL BLA18-002 (GRANTOR)

LOTS 13 AND 14, RIO VISTA RANCHETTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 85 OF PLATS, PAGES 86 AND 87 INCLUSIVE, RECORDS OF KING COUNTY, WASHINGTON, LYING NORTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 13;
THENCE SOUTH 00°37'22" WEST ALONG THE WEST LINE THEREOF 200.00 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 89°50'03" EAST 360.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 14 THAT IS 163.23 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 14, SAID POINT BEING THE TERMINUS OF SAID LINE DESCRIPTION.

LOT B CITY OF DUVALL BLA18-002 (GRANTEE)

LOTS 13 AND 14, RIO VISTA RANCHETTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 85 OF PLATS, PAGES 86 AND 87 INCLUSIVE, RECORDS OF KING COUNTY, WASHINGTON, LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 13;
THENCE SOUTH $00^{\circ}37'22''$ WEST ALONG THE WEST LINE THEREOF 200.00 FEET TO THE
POINT OF BEGINNING;
THENCE SOUTH $89^{\circ}50'03''$ EAST 360.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 14
THAT IS 163.23 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 14, SAID POINT
BEING THE TERMINUS OF SAID LINE DESCRIPTION.

EXHIBIT B

**20-FOOT WIDE INGRESS, EGRESS AND UTILITIES
LEGAL DESCRIPTION**

THAT PORTION OF LOT 14, RIO VISTA RANCHETTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 85 OF PLATS, PAGES 86 AND 87 INCLUSIVE, RECORDS OF KING COUNTY, WASHINGTON, BEING A 20-FOOT WIDE STRIP OF LAND HAVING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 14, ALSO THE NORTHEAST CORNER OF LOT A OF CITY OF DUVALL PROPOSED BOUNDARY LINE ADJUSTMENT NO. BLA 18-002;
THENCE SOUTH 00°37'22" WEST ALONG THE EAST LINE THEREOF 163.23 FEET TO THE NORTHEAST CORNER OF LOT B OF CITY OF DUVALL PROPOSED BOUNDARY LINE ADJUSTMENT NO. BLA 18-002;
THENCE NORTH 89°50'03" WEST ALONG THE NORTH LINE OF SAID PROPOSED LOT B 10.00 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE;
THENCE NORTH 00°37'22" EAST 68.21 FEET;
THENCE NORTH 36°53'52" WEST 20.38 FEET;
THENCE NORTH 24°38'24" WEST 25.51 FEET;
THENCE NORTH 02°13'11" EAST 58.04 FEET TO THE NORTH LINE OF SAID LOT 14 AND THE TERMINUS OF SAID CENTERLINE;

SITUATE IN THE CITY OF DUVALL, COUNTY OF KING AND STATE OF WASHINGTON.



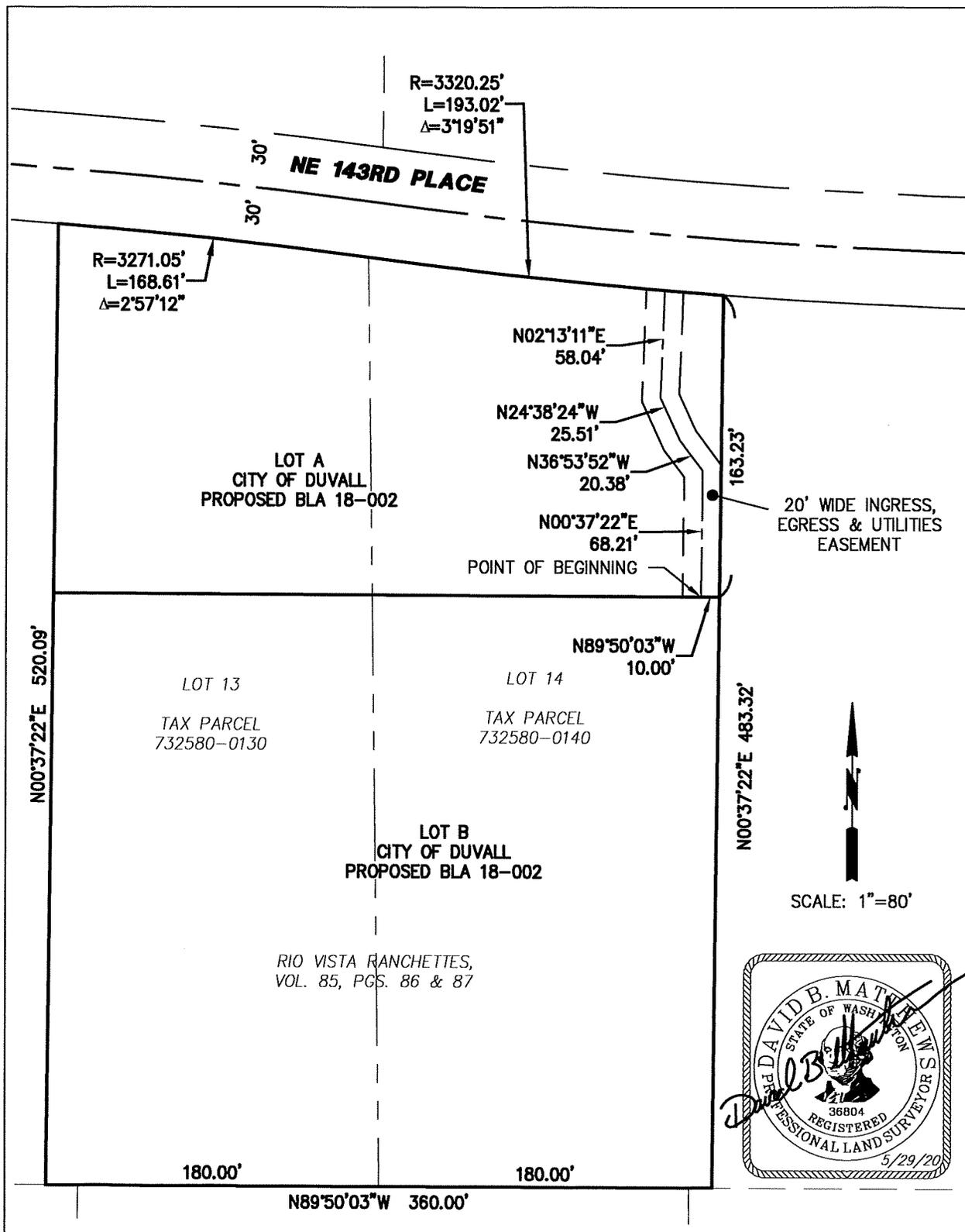


EXHIBIT C
INGRESS, EGRESS & UTILITIES
EASEMENT

Encompass
 ENGINEERING & SURVEYING

Western Washington Division
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
 Eastern Washington Division
 108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419



Altmann Oliver Associates, LLC

PO Box 578

Carnation, WA 98014

Office (425) 333-4535

Fax (425) 333-4509

AOA

Environmental
Planning &
Landscape
Architecture

June 29, 2018

AOA-5649

Wes Collins
wescollins@comcast.net

**SUBJECT: Wetland Delineation for Parcels 732580-0130 and -0140
Duvall, WA**

Dear Wes:

On February 27, 2018 I conducted an initial wetland reconnaissance on the undeveloped and mostly forested subject property utilizing the methodology outlined in the May 2010 *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)*.

One relatively large wetland (Wetland A) was observed throughout the western and southern portion of the site during the reconnaissance and the wetland boundary was then delineated on March 28, 2018. The boundary of the wetland was subsequently surveyed and is depicted on **Figure 1. Attachment A** contains data sheets prepared for representative locations in both the wetland and upland. These data sheets document the vegetation, soils, and hydrology information that aided in the wetland boundary delineation.

Wetland A

Wetland A consists of a mosaic of shallow topographic depressions located throughout the western and southern portions of the site. The wetland appears to be part of a larger wetland that extends off-site to the west, south, and southeast. Runoff within the wetland generally drains to the northwest and enters a culvert that flows north under NE 143rd Place. Much of the wetland appears to be hydrologically supported by a high groundwater table, with very shallow (typically 2 to 3 inches maximum) ponding observed within most of the wetland during the winter site review.

Vegetation within Wetland A consisted of a forested and scrub-shrub plant community. The canopy in the western portion of the wetland was primarily deciduous and dominated by red alder (*Alnus rubra*), black cottonwood (*Populus trichocarpa*), and willow (*Salix* sp.). Canopy vegetation in the eastern and southern portions of the wetland transitioned into mostly western red cedar (*Thuja plicata*).

Wes Collins
June 29, 2018
Page 2

Common understory and herbaceous plant species throughout the wetland included salmonberry (*Rubus spectabilis*), vine maple (*Acer circinatum*), spirea (*Spiraea douglasii*), slough sedge (*Carex obnupta*), and reed canarygrass (*Phalaris arundinacea*).

Wetland A meets the criteria for a Category III wetland with 5 Habitat Points (**Attachment B**). Category III wetlands with 5 Habitat Points require a standard 105-foot buffer plus 10-foot building setback from the wetland edge per Table 2 of DMC 14.42.210.A.3. The use of the standard buffer as part of a development proposal requires that the buffer be well vegetated with native species (it is) and that all of the measures in Table 3 of DMC 14.42.210.A.4 be implemented. If an applicant chooses to not implement these measures, then the standard buffer increases by 33% to 140 feet.

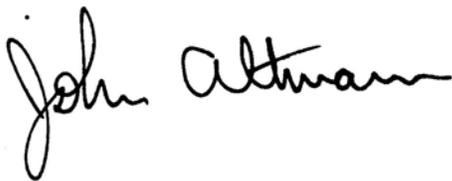
Ditch Along Northern Site Boundary

During the site reviews, collected runoff from the Glencairn development located off-site to the east was observed discharging from a culvert into a ditch along the south side of NE 143rd Place just east of the NE property corner. Since the runoff in this ditch appears to be entirely artificial it should not be considered a stream or regulated critical area. It is my recommendation that this determination be approved by the City prior to detailed site planning.

If you have any questions regarding the delineation or rating, please give me a call.

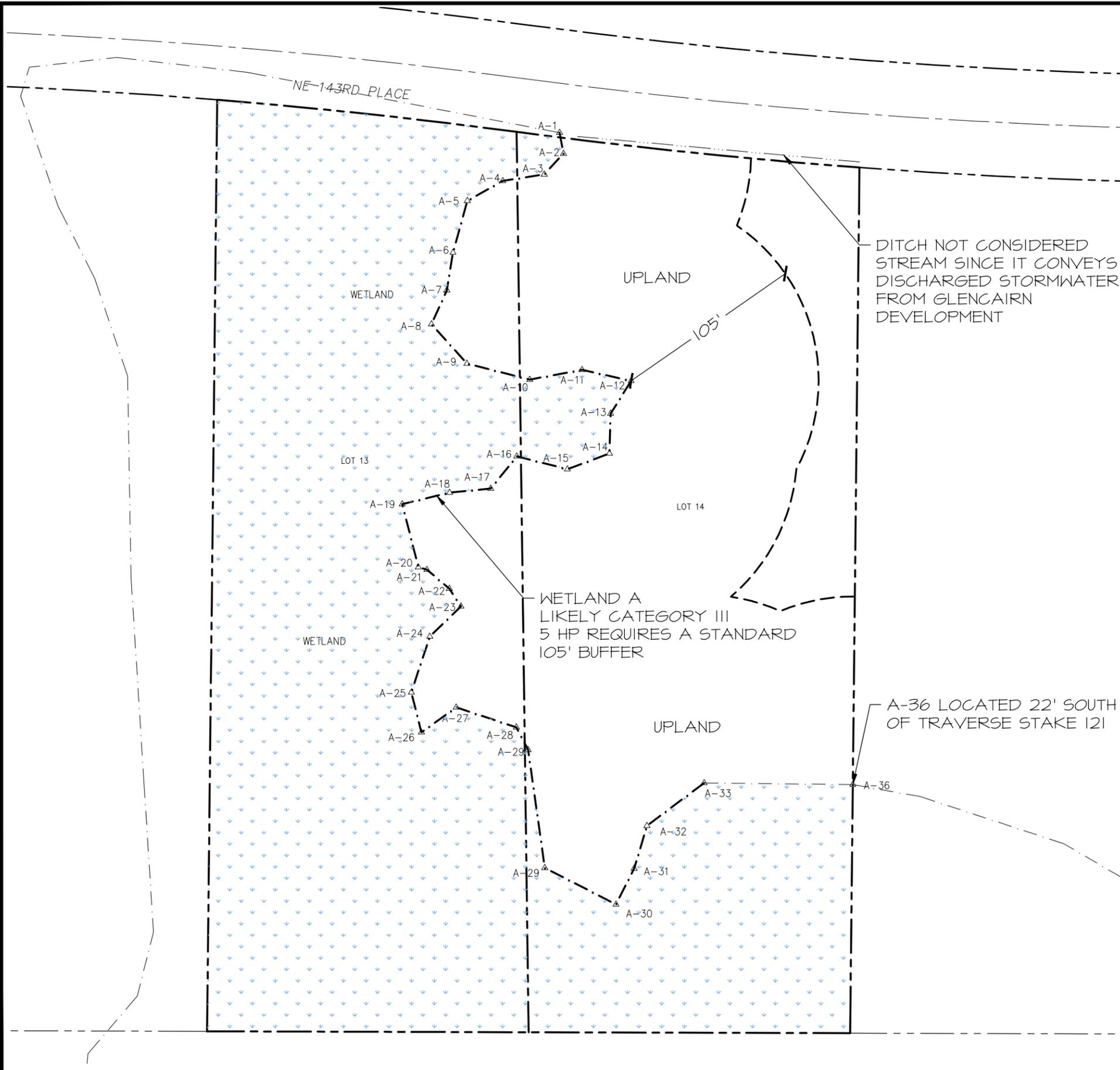
Sincerely,

ALTMANN OLIVER ASSOCIATES, LLC

A handwritten signature in black ink that reads "John Altmann". The signature is written in a cursive, flowing style.

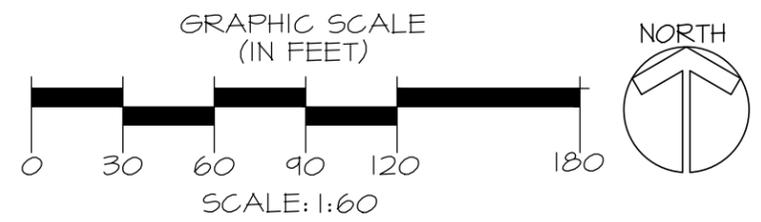
John Altmann
Ecologist

Attachments



PLAN LEGEND

- PROPERTY LINE
- SURVEYED WETLAND BOUNDARY
- APPROXIMATE WETLAND BOUNDARY (NOT SURVEYED)
- STANDARD WETLAND BUFFER



NOTES

- I. BASE INFORMATION PROVIDED BY ENCOMPASS ENGINEERING & SURVEYING, 165 NE JUNIPER ST, SUITE 201, ISSAQUAH, WA 98027, (425) 392-0250.

PROJECT	5649
DRAWN	SO
SCALE	AS NOTED
DATE	6-29-18
REVISED	1/1

FIGURE FIGURE I: CRITICAL AREAS MAP
 COLLINS PROPERTY
 PARCEL 732580-0140
 DUVALL, WASHINGTON



Altmann Oliver Associates, LLC
 Environmental Planning & Landscape Architecture
 PO Box 578 Camanah, WA 98014 Office (425) 333-4531 Fax (425) 333-4509

ATTACHMENT A

DATA SHEETS

TP #1 ~10' INTO WETLAND AT A-20

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: PARCEL 732580-0130 City/County: DUJALL Sampling Date: 03/28/18
 Applicant/Owner: COLLINS State: WA Sampling Point: TP 1
 Investigator(s): ALTMANN Section, Township, Range: SEC 24, T26N, R6E W1M.
 Landform (hillslope, terrace, etc.): DEPRESSION Local relief (concave, convex, none): CONCAVE Slope (%): _____
 Subregion (LRR): A Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: _____ NMI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <input checked="" type="checkbox"/> No _____	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No _____
Hydric Soil Present?	Yes <input checked="" type="checkbox"/> No _____	
Wetland Hydrology Present?	Yes <input checked="" type="checkbox"/> No _____	
Remarks:		

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>10'R</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>4</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)
1. <u>Alnus rubra</u>	<u>40</u>	<u>Y</u>	<u>FAC</u>	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
<u>40</u> = Total Cover				
Sapling/Shrub Stratum (Plot size: <u>10'R</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> 5 - Wetland Non-Vascular Plants ¹ <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Acer circinatum</u>	<u>20</u>	<u>Y</u>	<u>FAC</u>	
2. <u>Rhus spectabilis</u>	<u>20</u>	<u>Y</u>	<u>FAC</u>	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
<u>40</u> = Total Cover				
Herb Stratum (Plot size: <u>10'R</u>)	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>Carex obnupta</u>	<u>70</u>	<u>Y</u>	<u>OBL</u>	
2. <u>Maianthemum dilatatum</u>	<u>10</u>	<u>N</u>	<u>FAC</u>	
3. <u>Athyrium filix-femina</u>	<u>5</u>	<u>N</u>	<u>FAC</u>	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
<u>85</u> = Total Cover				
Woody Vine Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
_____ = Total Cover				
% Bare Ground in Herb Stratum _____				
Remarks:				

SOIL

Sampling Point: TP 1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-15"	10YR 3/1	100					Silty clay	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Sandy Redox (S5)	Indicators for Problematic Hydric Soils³:
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> 2 cm Muck (A10)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)	<input type="checkbox"/> Red Parent Material (TF2)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Very Shallow Dark Surface (TF12)
<input checked="" type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Depleted Matrix (F3)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Depleted Dark Surface (F7)	³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.
	<input type="checkbox"/> Redox Depressions (F8)	

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes No

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)	Secondary Indicators (2 or more required)
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
<input checked="" type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
<input checked="" type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Frost-Heave Hummocks (D7)
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	
<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	
<input type="checkbox"/> Salt Crust (B11)	
<input type="checkbox"/> Aquatic Invertebrates (B13)	
<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	
<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	
<input type="checkbox"/> Presence of Reduced Iron (C4)	
<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	
<input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A)	
<input type="checkbox"/> Other (Explain in Remarks)	

Field Observations:

Surface Water Present? Yes No Depth (inches): _____

Water Table Present? Yes No Depth (inches): 2"

Saturation Present? Yes No Depth (inches): SURFACE

(includes capillary fringe)

Wetland Hydrology Present? Yes No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

TP # 2 ~ 8' INTO UPLAND AT A-20

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: PARCEL 732580-0130 City/County: DUVALL Sampling Date: 03/28/18
 Applicant/Owner: COLLINS State: WA Sampling Point: TP 2
 Investigator(s): ALTMANN Section, Township, Range: SEC 24 T 26N, R 6E W.M.
 Landform (hillslope, terrace, etc.): TERRACE Local relief (concave, convex, none): CONCAVE Slope (%): _____
 Subregion (LRR): A Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <input checked="" type="checkbox"/> No _____	Is the Sampled Area within a Wetland?	Yes _____ No <input checked="" type="checkbox"/>
Hydric Soil Present?	Yes _____ No <input checked="" type="checkbox"/>		
Wetland Hydrology Present?	Yes _____ No <input checked="" type="checkbox"/>		
Remarks:			

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>8'R</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>4</u> (A) Total Number of Dominant Species Across All Strata: <u>7</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>57</u> (A/B)
1. <u>Thuja plicata</u>	<u>40</u>	<u>Y</u>	<u>FAC</u>	
2. <u>Corylus cornuta</u>	<u>30</u>	<u>Y</u>	<u>FACU</u>	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
<u>70</u> = Total Cover				
Sapling/Shrub Stratum (Plot size: <u>8'R</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
1. <u>Rubus spectabilis</u>	<u>20</u>	<u>Y</u>	<u>FAC</u>	
2. <u>Sambucus racemosa</u>	<u>20</u>	<u>Y</u>	<u>FACU</u>	
3. <u>Acer circinatum</u>	<u>10</u>	<u>Y</u>	<u>FAC</u>	
4. _____	_____	_____	_____	
<u>50</u> = Total Cover				
Herb Stratum (Plot size: <u>8'R</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Hydrophytic Vegetation Indicators: ___ 1 - Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% ___ 3 - Prevalence Index is ≤3.0 ¹ ___ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ___ 5 - Wetland Non-Vascular Plants ¹ ___ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Polystichum muricatum</u>	<u>20</u>	<u>Y</u>	<u>FACU</u>	
2. <u>Maianthemum dilatatum</u>	<u>10</u>	<u>Y</u>	<u>FAC</u>	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
<u>30</u> = Total Cover				
Woody Vine Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
_____ = Total Cover				
% Bare Ground in Herb Stratum _____				
Remarks: <u>NOTHING WETTER THAN FAC</u>				

TP # 3 ~6' INTO WETLAND AT A-29

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: PARCEL 732580-0140 City/County: DUALL Sampling Date: 03/28/18
 Applicant/Owner: COLLINS State: WA Sampling Point: TP 3
 Investigator(s): ALTMAN, SWACE Section, Township, Range: SEC 24, T26N, R6E W1M.
 Landform (hillslope, terrace, etc.): SWACE Local relief (concave, convex, none): CONCAVE Slope (%): _____
 Subregion (LRR): A Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <input checked="" type="checkbox"/>	No _____	Is the Sampled Area within a Wetland?	Yes <input checked="" type="checkbox"/>	No _____
Hydric Soil Present?	Yes <input checked="" type="checkbox"/>	No _____			
Wetland Hydrology Present?	Yes <input checked="" type="checkbox"/>	No _____			
Remarks:					

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>6' R</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:	
1. <u>Thuja plicata</u>	<u>50</u>	<u>Y</u>	<u>FAC</u>	Number of Dominant Species That Are OBL, FACW, or FAC:	<u>7</u> (A)
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata:	<u>7</u> (B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC:	<u>100</u> (A/B)
4. _____	_____	_____	_____	Prevalence Index worksheet:	
			<u>50</u> = Total Cover	Total % Cover of:	Multiply by:
Sapling/Shrub Stratum (Plot size: <u>6' R</u>)				OBL species _____	x 1 = _____
1. <u>Rubus spectabilis</u>	<u>25</u>	<u>Y</u>	<u>FAC</u>	FACW species _____	x 2 = _____
2. <u>Acer circinatum</u>	<u>20</u>	<u>Y</u>	<u>FAC</u>	FAC species _____	x 3 = _____
3. <u>Rubus armeniacus</u>	<u>10</u>	<u>Y</u>	<u>FAC</u>	FACU species _____	x 4 = _____
4. _____	_____	_____	_____	UPL species _____	x 5 = _____
5. _____	_____	_____	_____	Column Totals:	(A) _____ (B) _____
			<u>55</u> = Total Cover	Prevalence Index = B/A = _____	
Herb Stratum (Plot size: <u>6' R</u>)				Hydrophytic Vegetation Indicators:	
1. <u>Oenanthe sarmentosa</u>	<u>20</u>	<u>Y</u>	<u>OBL</u>	___ 1 - Rapid Test for Hydrophytic Vegetation	
2. <u>Carex obtusifolia</u>	<u>20</u>	<u>Y</u>	<u>OBL</u>	<input checked="" type="checkbox"/> 2 - Dominance Test is >50%	
3. <u>Athyrium filix-femina</u>	<u>20</u>	<u>Y</u>	<u>FAC</u>	___ 3 - Prevalence Index is ≤3.0 ¹	
4. _____	_____	_____	_____	___ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)	
5. _____	_____	_____	_____	___ 5 - Wetland Non-Vascular Plants ¹	
6. _____	_____	_____	_____	___ Problematic Hydrophytic Vegetation ¹ (Explain)	
7. _____	_____	_____	_____	¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
8. _____	_____	_____	_____		
9. _____	_____	_____	_____		
10. _____	_____	_____	_____		
11. _____	_____	_____	_____		
			<u>60</u> = Total Cover	Hydrophytic Vegetation Present?	
Woody Vine Stratum (Plot size: _____)				Yes <input checked="" type="checkbox"/>	No _____
1. _____	_____	_____	_____		
2. _____	_____	_____	_____		
			_____ = Total Cover		
% Bare Ground in Herb Stratum _____					
Remarks:					

TP #4 ~ 8' INTO UPLAND AT A-29

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: PARCEL 732580-0140 City/County: DUVAL Sampling Date: 03/28/18
 Applicant/Owner: COLLINS State: WA Sampling Point: TP 4
 Investigator(s): ALTMANN Section, Township, Range: SEC 24, T26N, R6E W.M.
 Landform (hillslope, terrace, etc.): SLOPE Local relief (concave, convex, none): CONCAVE Slope (%): _____
 Subregion (LRR): A Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____ No <u>X</u>	Is the Sampled Area within a Wetland?	Yes _____ No <u>X</u>
Hydric Soil Present?	Yes _____ No <u>X</u>		
Wetland Hydrology Present?	Yes _____ No <u>X</u>		
Remarks:			

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>8'R</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. <u>TSUGA heterophylla</u>	<u>60</u>	<u>Y</u>	<u>FACU</u>	
2. <u>Thuja plicata</u>	<u>40</u>	<u>Y</u>	<u>FAC</u>	Total Number of Dominant Species Across All Strata: <u>7</u> (B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC: <u>29</u> (A/B)
4. _____	_____	_____	_____	Prevalence Index worksheet:
_____ = Total Cover				
Sapling/Shrub Stratum (Plot size: <u>8'R</u>)				OBL species _____ x 1 = _____
1. <u>ACER circinatum</u>	<u>20</u>	<u>Y</u>	<u>FAC</u>	FACW species _____ x 2 = _____
2. <u>Vaccinium parvifolium</u>	<u>10</u>	<u>Y</u>	<u>FACU</u>	FAC species _____ x 3 = _____
3. <u>Gaultheria Shallon</u>	<u>10</u>	<u>Y</u>	<u>FACU</u>	FACU species _____ x 4 = _____
4. _____	_____	_____	_____	UPL species _____ x 5 = _____
5. _____	_____	_____	_____	Column Totals: _____ (A) _____ (B)
_____ = Total Cover				Prevalence Index = B/A = _____
Herb Stratum (Plot size: <u>8'R</u>)				Hydrophytic Vegetation Indicators: ___ 1 - Rapid Test for Hydrophytic Vegetation ___ 2 - Dominance Test is >50% ___ 3 - Prevalence Index is ≤3.0 ¹ ___ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ___ 5 - Wetland Non-Vascular Plants ¹ ___ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Polystrichum murinum</u>	<u>30</u>	<u>Y</u>	<u>FACU</u>	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
_____ = Total Cover				Hydrophytic Vegetation Present? Yes _____ No <u>X</u>
Woody Vine Stratum (Plot size: <u>8'R</u>)				
1. <u>Rubus ursinus</u>	<u>10</u>	<u>Y</u>	<u>FACU</u>	
2. _____	_____	_____	_____	
_____ = Total Cover				
% Bare Ground in Herb Stratum _____				
Remarks:				

ATTACHMENT B

WETLAND RATING

Wetland name or number A

RATING SUMMARY – Western Washington

Name of wetland (or ID #): PARCEL 732580-0140 Date of site visit: 03/28/18
 Rated by ALTMANN Trained by Ecology? Yes No Date of training 03/08 + 03/15
 HGM Class used for rating DEPRESSION Wetland has multiple HGM classes? Y N

NOTE: Form is not complete without the figures requested (figures can be combined).

Source of base aerial photo/map KING COUNTY I MAP

OVERALL WETLAND CATEGORY III (based on functions or special characteristics)

1. Category of wetland based on FUNCTIONS

Category I – Total score = 23 - 27

Category II – Total score = 20 - 22

Category III – Total score = 16 - 19

Category IV – Total score = 9 - 15

FUNCTION	Improving Water Quality	Hydrologic	Habitat	
<i>Circle the appropriate ratings</i>				
Site Potential	<u>H</u> M L	H <u>M</u> L	H <u>M</u> L	
Landscape Potential	H <u>M</u> L	H <u>M</u> L	H M <u>L</u>	
Value	<u>H</u> M L	H <u>M</u> L	H <u>M</u> L	TOTAL
Score Based on Ratings	<u>8</u>	<u>6</u>	<u>5</u>	<u>19</u>

Score for each function based on three ratings (order of ratings is not important)

9 = H,H,H

8 = H,H,M

7 = H,H,L

7 = H,M,M

6 = H,M,L

6 = M,M,M

5 = H,L,L

5 = M,M,L

4 = M,L,L

3 = L,L,L

2. Category based on SPECIAL CHARACTERISTICS of wetland

CHARACTERISTIC	CATEGORY
Estuarine	I II
Wetland of High Conservation Value	I
Bog	I
Mature Forest	I
Old Growth Forest	I
Coastal Lagoon	I II
Interdunal	I II III IV
None of the above	<u>X</u>

Wetland name or number A

DEPRESSIONAL AND FLATS WETLANDS		
Water Quality Functions - Indicators that the site functions to improve water quality		
D 1.0. Does the site have the potential to improve water quality?		
D 1.1. Characteristics of surface water outflows from the wetland:		
Wetland is a depression or flat depression (QUESTION 7 on key) with no surface water leaving it (no outlet).	points = 3	
Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet.	points = <u>2</u>	2
Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing	points = 1	
Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch.	points = 1	
D 1.2. The soil <u>2</u> in below the surface (or duff layer) is true clay or true organic (use NRCS definitions). Yes <u>4</u> No = 0		4
D 1.3. Characteristics and distribution of persistent plants (Emergent, Scrub-shrub, and/or Forested Cowardin classes):		
Wetland has persistent, ungrazed, plants > 95% of area	points = <u>5</u>	5
Wetland has persistent, ungrazed, plants > 1/2 of area	points = 3	
Wetland has persistent, ungrazed plants > 1/10 of area	points = 1	
Wetland has persistent, ungrazed plants < 1/10 of area	points = 0	
D 1.4. Characteristics of seasonal ponding or inundation:		
<i>This is the area that is ponded for at least 2 months. See description in manual.</i>		
Area seasonally ponded is > 1/2 total area of wetland	points = <u>4</u>	4
Area seasonally ponded is > 1/4 total area of wetland	points = 2	
Area seasonally ponded is < 1/4 total area of wetland	points = 0	
Total for D 1		15

Rating of Site Potential If score is: X 12-16 = H ___ 6-11 = M ___ 0-5 = L Record the rating on the first page

D 2.0. Does the landscape have the potential to support the water quality function of the site?		
D 2.1. Does the wetland unit receive stormwater discharges? DITCH AT NORTH END DOESN'T ENTER WETLAND	Yes = 1 No = <u>0</u>	0
D 2.2. Is > 10% of the area within 150 ft of the wetland in land uses that generate pollutants?	Yes = <u>1</u> No = 0	1
D 2.3. Are there septic systems within 250 ft of the wetland?	Yes = 1 No = <u>0</u>	0
D 2.4. Are there other sources of pollutants coming into the wetland that are not listed in questions D 2.1-D 2.3?	Yes = 1 No = <u>0</u>	0
Source _____		
Total for D 2		1

Rating of Landscape Potential If score is: ___ 3 or 4 = H X 1 or 2 = M ___ 0 = L Record the rating on the first page

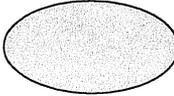
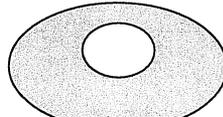
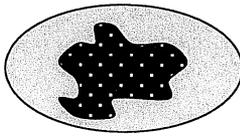
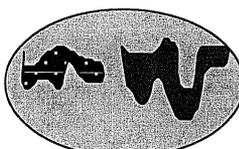
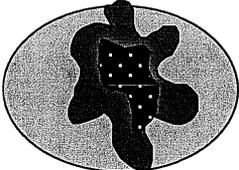
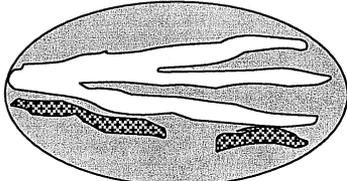
D 3.0. Is the water quality improvement provided by the site valuable to society?		
D 3.1. Does the wetland discharge directly (i.e., within 1 mi) to a stream, river, lake, or marine water that is on the 303(d) list?	Yes = 1 No = <u>0</u>	0
D 3.2. Is the wetland in a basin or sub-basin where an aquatic resource is on the 303(d) list?	Yes = 1 No = <u>0</u>	0
D 3.3. Has the site been identified in a watershed or local plan as important for maintaining water quality (answer YES if there is a TMDL for the basin in which the unit is found)? WRIA 7	Yes = <u>2</u> No = 0	2
Total for D 3		2

Rating of Value If score is: X 2-4 = H ___ 1 = M ___ 0 = L Record the rating on the first page

Wetland name or number A

DEPRESSIONAL AND FLATS WETLANDS		
Hydrologic Functions - Indicators that the site functions to reduce flooding and stream degradation		
D 4.0. Does the site have the potential to reduce flooding and erosion?		
D 4.1. Characteristics of surface water outflows from the wetland:		
Wetland is a depression or flat depression with no surface water leaving it (no outlet)	points = 4	2
Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet	points = 2	
Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch	points = 1	
Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing	points = 0	
D 4.2. Depth of storage during wet periods: Estimate the height of ponding above the bottom of the outlet. For wetlands with no outlet, measure from the surface of permanent water or if dry, the deepest part.		
Marks of ponding are 3 ft or more above the surface or bottom of outlet	points = 7	0
Marks of ponding between 2 ft to < 3 ft from surface or bottom of outlet	points = 5	
Marks are at least 0.5 ft to < 2 ft from surface or bottom of outlet	points = 3	
The wetland is a "headwater" wetland	points = 3	
Wetland is flat but has small depressions on the surface that trap water	points = 1	
Marks of ponding less than 0.5 ft (6 in)	points = 0	
D 4.3. Contribution of the wetland to storage in the watershed: Estimate the ratio of the area of upstream basin contributing surface water to the wetland to the area of the wetland unit itself.		
The area of the basin is less than 10 times the area of the unit	points = 5	5
The area of the basin is 10 to 100 times the area of the unit	points = 3	
The area of the basin is more than 100 times the area of the unit	points = 0	
Entire wetland is in the Flats class	points = 5	
Total for D 4	Add the points in the boxes above	7
Rating of Site Potential If score is: <u>12-16 = H</u> X 6-11 = M <u>0-5 = L</u> Record the rating on the first page		
D 5.0. Does the landscape have the potential to support hydrologic functions of the site?		
D 5.1. Does the wetland receive stormwater discharges?	Yes = 1 No = 0	0
D 5.2. Is >10% of the area within 150 ft of the wetland in land uses that generate excess runoff?	Yes = 1 No = 0	1
D 5.3. Is more than 25% of the contributing basin of the wetland covered with intensive human land uses (residential at >1 residence/ac, urban, commercial, agriculture, etc.)?	Yes = 1 No = 0	0
Total for D 5	Add the points in the boxes above	1
Rating of Landscape Potential If score is: <u>3 = H</u> X 1 or 2 = M <u>0 = L</u> Record the rating on the first page		
D 6.0. Are the hydrologic functions provided by the site valuable to society?		
D 6.1. The unit is in a landscape that has flooding problems. Choose the description that best matches conditions around the wetland unit being rated. Do not add points. Choose the highest score if more than one condition is met.		
The wetland captures surface water that would otherwise flow down-gradient into areas where flooding has damaged human or natural resources (e.g., houses or salmon redds):		
• Flooding occurs in a sub-basin that is immediately down-gradient of unit.	points = 2	1
• Surface flooding problems are in a sub-basin farther down-gradient.	points = 1	
Flooding from groundwater is an issue in the sub-basin.	points = 1	
The existing or potential outflow from the wetland is so constrained by human or natural conditions that the water stored by the wetland cannot reach areas that flood. Explain why _____	points = 0	
There are no problems with flooding downstream of the wetland.	points = 0	
D 6.2. Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan?		
	Yes = 2 No = 0	0
Total for D 6	Add the points in the boxes above	1
Rating of Value If score is: <u>2-4 = H</u> X 1 = M <u>0 = L</u> Record the rating on the first page		

Wetland name or number A

These questions apply to wetlands of all HGM classes.	
HABITAT FUNCTIONS - Indicators that site functions to provide important habitat	
H 1.0. Does the site have the potential to provide habitat?	
<p>H 1.1. Structure of plant community: <i>Indicators are Cowardin classes and strata within the Forested class.</i> Check the Cowardin plant classes in the wetland. <i>Up to 10 patches may be combined for each class to meet the threshold of ¼ ac or more than 10% of the unit if it is smaller than 2.5 ac. Add the number of structures checked.</i></p> <p> <input type="checkbox"/> Aquatic bed 4 structures or more: points = 4 <input type="checkbox"/> Emergent 3 structures: points = 2 <input checked="" type="checkbox"/> Scrub-shrub (areas where shrubs have > 30% cover) 2 structures: points = 1 <input checked="" type="checkbox"/> Forested (areas where trees have > 30% cover) 1 structure: points = 0 </p> <p><i>If the unit has a Forested class, check if:</i></p> <p><input checked="" type="checkbox"/> The Forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/ground-cover) that each cover 20% within the Forested polygon</p>	2
<p>H 1.2. Hydroperiods</p> <p>Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland or ¼ ac to count (<i>see text for descriptions of hydroperiods</i>).</p> <p> <input type="checkbox"/> Permanently flooded or inundated 4 or more types present: points = 3 <input checked="" type="checkbox"/> Seasonally flooded or inundated 3 types present: points = 2 <input type="checkbox"/> Occasionally flooded or inundated 2 types present: points = 1 <input checked="" type="checkbox"/> Saturated only 1 type present: points = 0 </p> <p> <input type="checkbox"/> Permanently flowing stream or river in, or adjacent to, the wetland <input type="checkbox"/> Seasonally flowing stream in, or adjacent to, the wetland <input type="checkbox"/> Lake Fringe wetland 2 points <input type="checkbox"/> Freshwater tidal wetland 2 points </p>	1
<p>H 1.3. Richness of plant species</p> <p>Count the number of plant species in the wetland that cover at least 10 ft². <i>Different patches of the same species can be combined to meet the size threshold and you do not have to name the species. Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canadian thistle</i></p> <p>If you counted: > 19 species points = 2 5 - 19 species points = 1 < 5 species points = 0</p>	2
<p>H 1.4. Interspersion of habitats</p> <p>Decide from the diagrams below whether interspersion among Cowardin plants classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, moderate, low, or none. <i>If you have four or more plant classes or three classes and open water, the rating is always high.</i></p> <div style="display: flex; justify-content: space-around; align-items: flex-end;"> <div style="text-align: center;">  <p>None = 0 points</p> </div> <div style="text-align: center;">  <p>Low = 1 point</p> </div> <div style="text-align: center;">  <p>Moderate = 2 points</p> </div> </div> <div style="display: flex; justify-content: space-around; align-items: flex-end; margin-top: 20px;"> <div style="text-align: center;">  </div> <div style="text-align: center;">  </div> <div style="text-align: center;">  </div> </div> <p>All three diagrams in this row are HIGH = 3points</p>	2

Wetland name or number A

<p>H 1.5. Special habitat features: Check the habitat features that are present in the wetland. <i>The number of checks is the number of points.</i> <input checked="" type="checkbox"/> Large, downed, woody debris within the wetland (> 4 in diameter and 6 ft long). <input checked="" type="checkbox"/> Standing snags (dbh > 4 in) within the wetland <input type="checkbox"/> Undercut banks are present for at least 6.6 ft (2 m) and/or overhanging plants extends at least 3.3 ft (1 m) over a stream (or ditch) in, or contiguous with the wetland, for at least 33 ft (10 m) <input type="checkbox"/> Stable steep banks of fine material that might be used by beaver or muskrat for denning (> 30 degree slope) OR signs of recent beaver activity are present (<i>cut shrubs or trees that have not yet weathered where wood is exposed</i>) <input checked="" type="checkbox"/> At least ¼ ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated (<i>structures for egg-laying by amphibians</i>) <input checked="" type="checkbox"/> Invasive plants cover less than 25% of the wetland area in every stratum of plants (<i>see H 1.1 for list of strata</i>)</p>		4
Total for H 1	Add the points in the boxes above	11

Rating of Site Potential If score is: 15-18 = H 7-14 = M 0-6 = L *Record the rating on the first page*

<p>H 2.0. Does the landscape have the potential to support the habitat functions of the site?</p>		
<p>H 2.1. Accessible habitat (include <i>only habitat that directly abuts wetland unit</i>). <i>Calculate:</i> % undisturbed habitat <u>1.5</u> + [(% moderate and low intensity land uses)/2] <u>2</u> = <u>3.5</u> % If total accessible habitat is: > 1/3 (33.3%) of 1 km Polygon points = 3 20-33% of 1 km Polygon points = 2 10-19% of 1 km Polygon points = 1 < 10% of 1 km Polygon points = <u>0</u></p>		0
<p>H 2.2. Undisturbed habitat in 1 km Polygon around the wetland. <i>Calculate:</i> % undisturbed habitat <u>82</u> + [(% moderate and low intensity land uses)/2] <u>16.7</u> = <u>24.9</u> % Undisturbed habitat > 50% of Polygon points = 3 Undisturbed habitat 10-50% and in 1-3 patches points = <u>2</u> Undisturbed habitat 10-50% and > 3 patches points = 1 Undisturbed habitat < 10% of 1 km Polygon points = 0</p>		2
<p>H 2.3. Land use intensity in 1 km Polygon: If > 50% of 1 km Polygon is high intensity land use points = (- 2) ≤ 50% of 1 km Polygon is high intensity points = 0</p>		-2
Total for H 2	Add the points in the boxes above	0

Rating of Landscape Potential If score is: 4-6 = H 1-3 = M < 1 = L *Record the rating on the first page*

<p>H 3.0. Is the habitat provided by the site valuable to society?</p>		
<p>H 3.1. Does the site provide habitat for species valued in laws, regulations, or policies? <i>Choose only the highest score that applies to the wetland being rated.</i> Site meets ANY of the following criteria: points = 2 — It has 3 or more priority habitats within 100 m (see next page) — It provides habitat for Threatened or Endangered species (any plant or animal on the state or federal lists) — It is mapped as a location for an individual WDFW priority species — It is a Wetland of High Conservation Value as determined by the Department of Natural Resources — It has been categorized as an important habitat site in a local or regional comprehensive plan, in a Shoreline Master Plan, or in a watershed plan Site has 1 or 2 priority habitats (listed on next page) within 100 m points = <u>1</u> Site does not meet any of the criteria above points = 0</p>		1

Rating of Value If score is: 2 = H 1 = M 0 = L *Record the rating on the first page*

Wetland name or number A

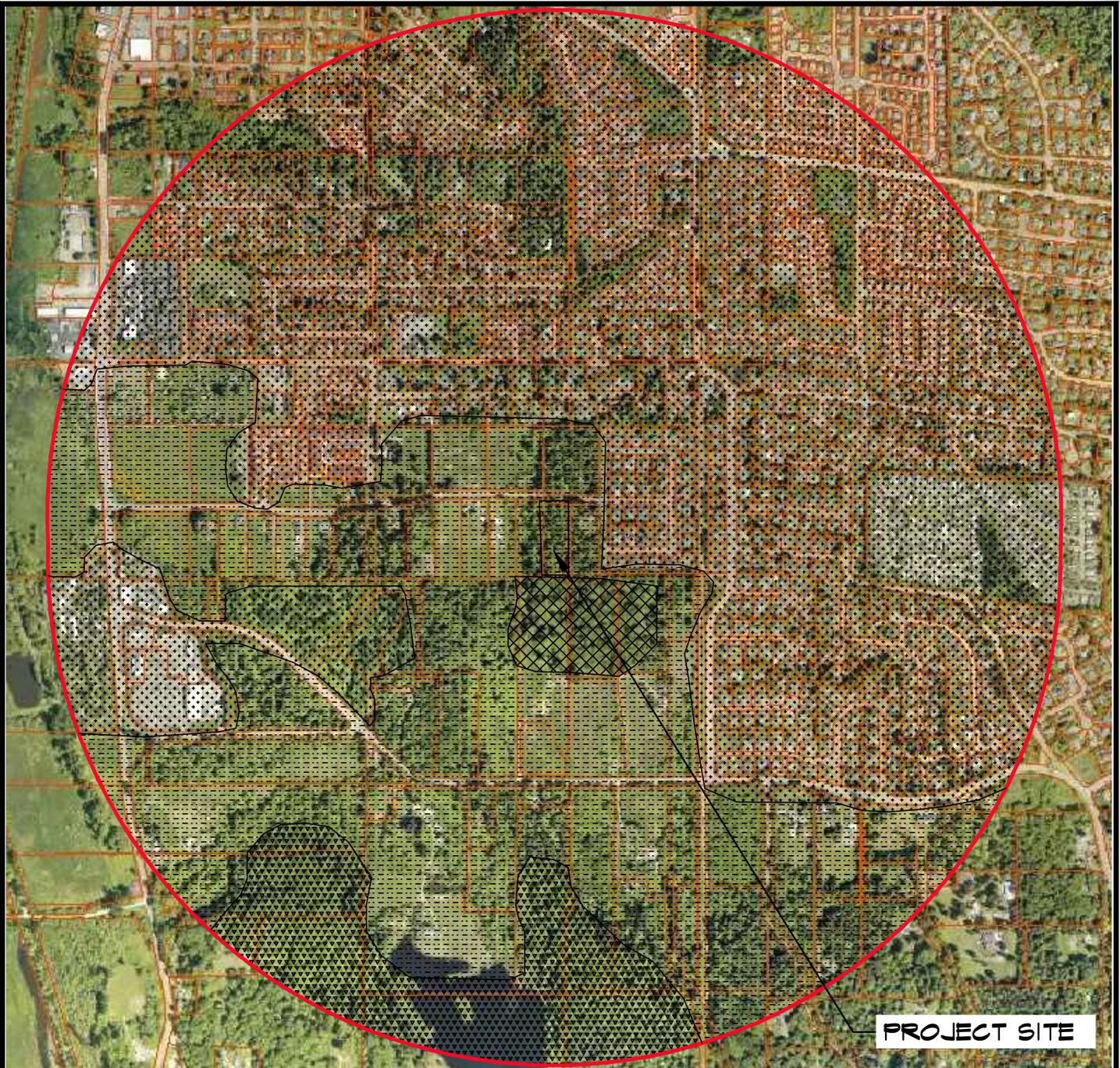
WDFW Priority Habitats

Priority habitats listed by WDFW (see complete descriptions of WDFW priority habitats, and the counties in which they can be found, in: Washington Department of Fish and Wildlife. 2008. Priority Habitat and Species List. Olympia, Washington. 177 pp. <http://wdfw.wa.gov/publications/00165/wdfw00165.pdf> or access the list from here: <http://wdfw.wa.gov/conservation/phs/list/>)

Count how many of the following priority habitats are within 330 ft (100 m) of the wetland unit: **NOTE:** *This question is independent of the land use between the wetland unit and the priority habitat.*

- **Aspen Stands:** Pure or mixed stands of aspen greater than 1 ac (0.4 ha).
- **Biodiversity Areas and Corridors:** Areas of habitat that are relatively important to various species of native fish and wildlife (*full descriptions in WDFW PHS report*).
- **Herbaceous Balds:** Variable size patches of grass and forbs on shallow soils over bedrock.
- **Old-growth/Mature forests:** Old-growth west of Cascade crest – Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) > 32 in (81 cm) dbh or > 200 years of age. Mature forests – Stands with average diameters exceeding 21 in (53 cm) dbh; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80-200 years old west of the Cascade crest.
- **Oregon White Oak:** Woodland stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important (*full descriptions in WDFW PHS report p. 158 – see web link above*).
- **Riparian:** The area adjacent to aquatic systems with flowing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.
- **Westside Prairies:** Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie (*full descriptions in WDFW PHS report p. 161 – see web link above*).
- **Instream:** The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources.
- **Nearshore:** Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore. (*full descriptions of habitats and the definition of relatively undisturbed are in WDFW report – see web link on previous page*).
- **Caves:** A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.
- **Cliffs:** Greater than 25 ft (7.6 m) high and occurring below 5000 ft elevation.
- **Talus:** Homogenous areas of rock rubble ranging in average size 0.5 - 6.5 ft (0.15 - 2.0 m), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.
- ✗ **Snags and Logs:** Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 20 in (51 cm) in western Washington and are > 6.5 ft (2 m) in height. Priority logs are > 12 in (30 cm) in diameter at the largest end, and > 20 ft (6 m) long.

Note: All vegetated wetlands are by definition a priority habitat but are not included in this list because they are addressed elsewhere.

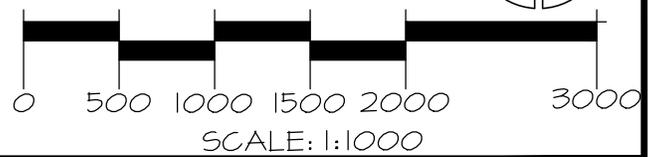


PROJECT SITE

PLAN LEGEND

-  APPROXIMATE ACCESSIBLE HABITAT = 1.5% OF 1 KM POLYGON
-  APPROXIMATE RELATIVELY UNDISTURBED = 6.7% OF 1 KM POLYGON
-  APPROXIMATE MODERATE INTENSITY = 33.3% OF 1 KM POLYGON
-  APPROXIMATE HIGH INTENSITY = 58.5% OF 1 KM POLYGON

GRAPHIC SCALE
(IN FEET)



Altmann Oliver Associates, LLC

PO Box 578 Carnation, WA 98014 Office (425) 333-4535 Fax (425) 333-4509



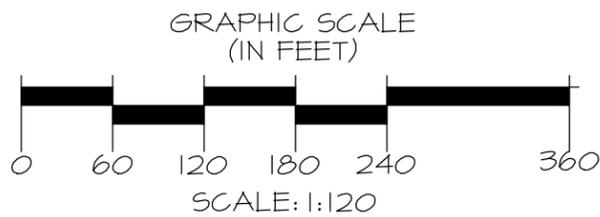
FIGURE : A
COLLINS PROPERTY
DUVALL, WASHINGTON
PARCEL 732580-0140

DRAWN SO	PROJECT 5649
SCALE AS NOTED	
DATE 6-29-18	A
REVISED	



PLAN LEGEND

-  PROPERTY LINE
-  SURVEYED WETLAND BOUNDARY
-  APPROXIMATE OFF-SITE WETLAND BOUNDARY (NOT SURVEYED)
-  150' SETBACK AROUND WETLAND A
-  APPROXIMATE POLLUTION GENERATING SURFACE AREA WITHIN 150' SETBACK - 41.3%



NOTES

1. BASE INFORMATION PROVIDED BY ENCOMPASS ENGINEERING & SURVEYING, 165 NE JUNIPER ST, SUITE 201, ISSAQUAH, WA 98027, (425) 392-0250.

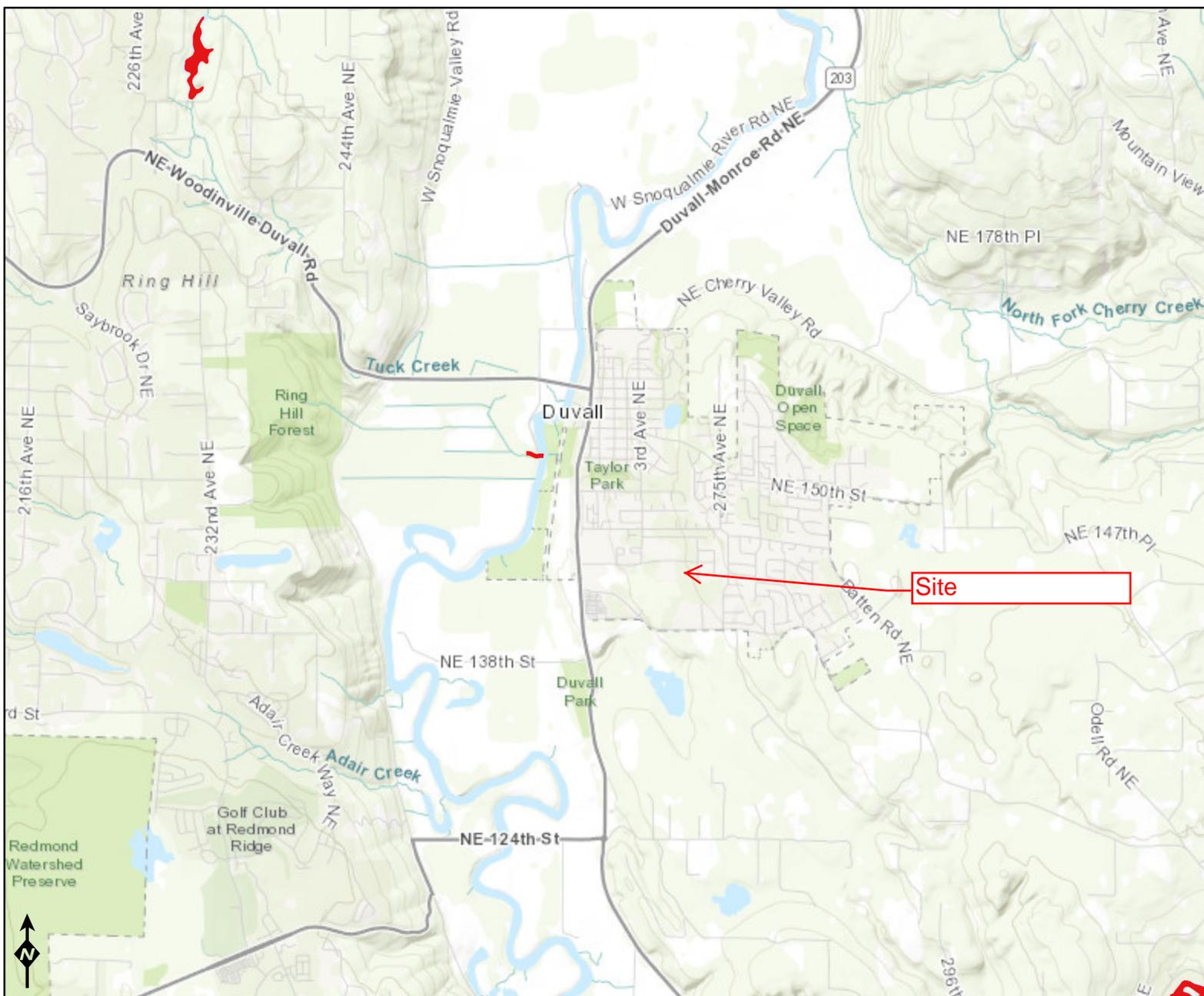
PROJECT	5649
DRAWN	SO
SCALE	AS NOTED
DATE	6-29-18
REVISED	B

FIGURE B: 150' SETBACK AROUND WETLAND A
 COLLINS PROPERTY
 PARCEL 732580-0140
 DUVALL, WASHINGTON



Altmann Oliver Associates, LLC
 Environmental Planning & Landscape Architecture
 PO Box 578 Camanville, WA 98014 Office (425) 333-4535 Fax (425) 333-4509

Figure C: 303d



Assessed Waters/Sediment

Water

-  Category 5 - 303d
-  Category 4C
-  Category 4B
-  Category 4A
-  Category 2
-  Category 1

Sediment

-  Category 5 - 303d
-  Category 4C
-  Category 4B
-  Category 4A
-  Category 2
-  Category 1

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap



TIMESTAMPS



Water Quality Improvement Projects (TMDLs)

WATER QUALITY IMPROVEMENT PROJECTS (TMDLs)

- Overview of the process
- Project Catalog
 - by WRIA
 - by County
- Funding Opportunities
- Project Development Priority Lists
- Related Information
- TMDL Contacts

RELATED ECOLOGY PROGRAMS

- Water Quality

[Water Quality Improvement](#) > [Water Quality Improvement Projects by WRIA](#) > WRIA 7: Snohomish

WRIA 7: Snohomish

The following table lists overview information and links to specific water quality improvement projects (including total maximum daily loads, or TMDLs) for this water resource inventory area ([WRIA](#)). Please use links (where available) for more information on a project.

Counties

- [King](#)
- [Snohomish](#)

Waterbody Name	Pollutant(s)	Status**	TMDL Lead
Lake Loma	Total Phosphorus	Straight to implementation project under development	Tricia Shoblom 425-649-7288
Snohomish River	French Creek / Pilchuck River	Under development	Ralph Svrjcek 425-649-7165
	<ul style="list-style-type: none"> Dissolved Oxygen Temperature 		
	Dioxin	EPA approved	Ralph Svrjcek 425-649-7165
	Estuary	EPA approved	Ralph Svrjcek 425-649-7165
	<ul style="list-style-type: none"> Ammonia BOD 		
	Tributaries	EPA approved	Ralph Svrjcek 425-649-7165
	<ul style="list-style-type: none"> Fecal Coliform 		
	Tributaries:		

	<ul style="list-style-type: none"> • Allen Creek • Quilceda Creek • French Creek • Woods Creek • Pilchuck River • Marshlands (Wood Creek) {2} 			
	<p><u>Snoqualmie River</u></p> <ul style="list-style-type: none"> • Ammonia-N • BOD (5-day) • Fecal Coliform <p>Temperature</p>	<p>EPA approved</p> <p>EPA approved Has an implementation plan</p>		<p><u>Ralph Svrjcek</u> 425-649-7165</p>

**** Status** will be listed as one of the following: *Approved by EPA, Under Development or Implementation*

For more information about WRIA 7:

- [Waterbodies in WRIA 7](#) - using the Water Quality Assessment Query Tool
- [Watershed Information for WRIA 7](#)

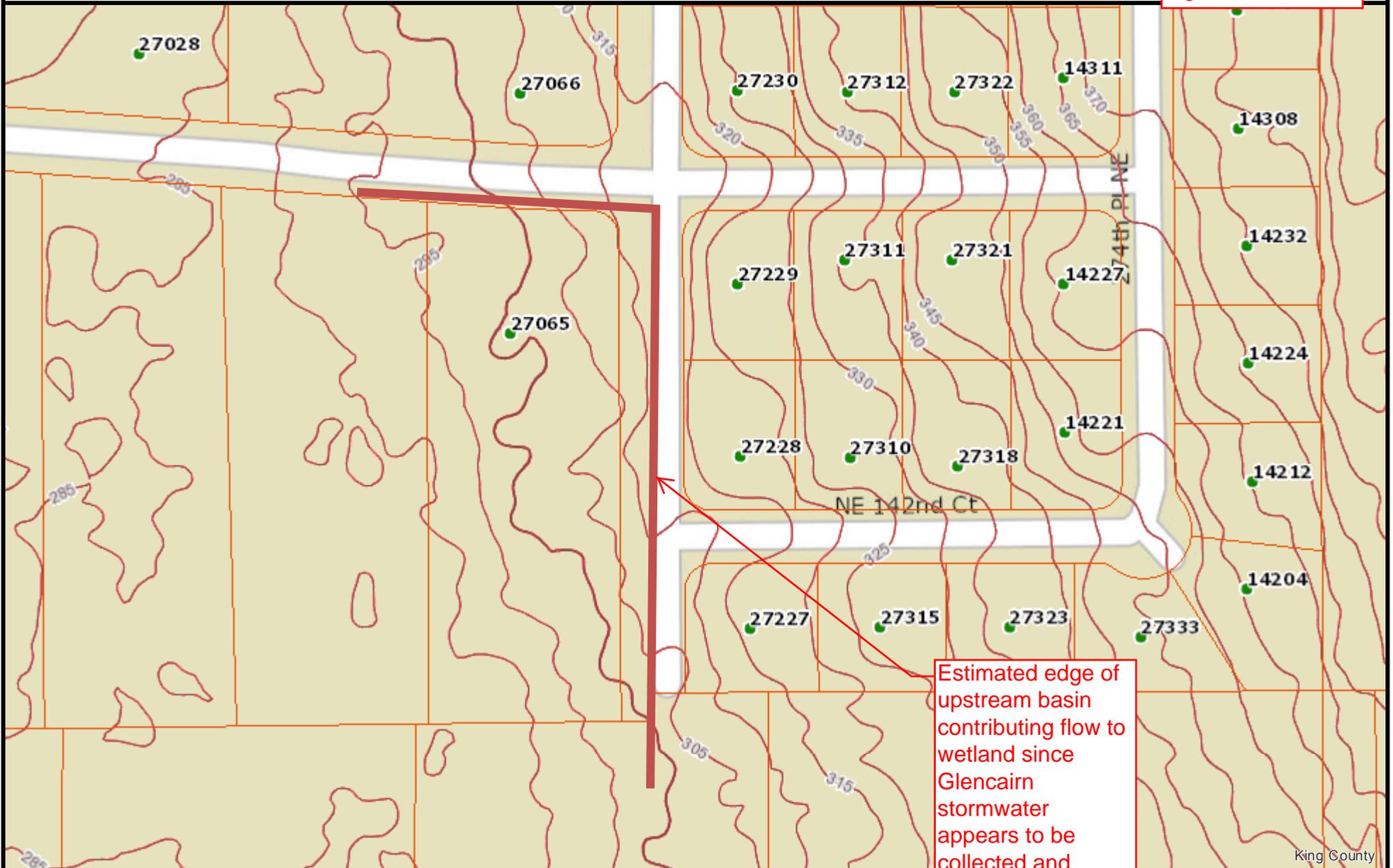
* The Department of Ecology and other state resource agencies frequently use a system of 62 "Water Resource Inventory Areas" or "WRIAs" to refer to the state's major watershed basins.

[Back to top of page](#)

Last updated January 2014

King County iMap

Figure E



Estimated edge of upstream basin contributing flow to wetland since Glencairn stormwater appears to be collected and discharged to ditch

King County

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

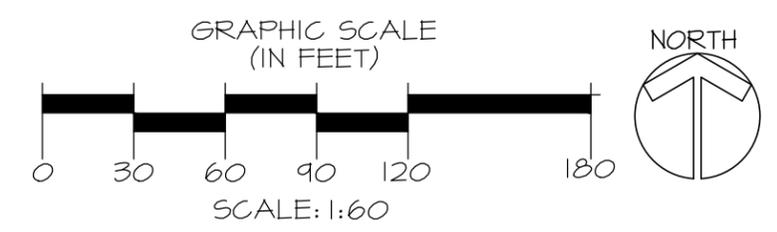
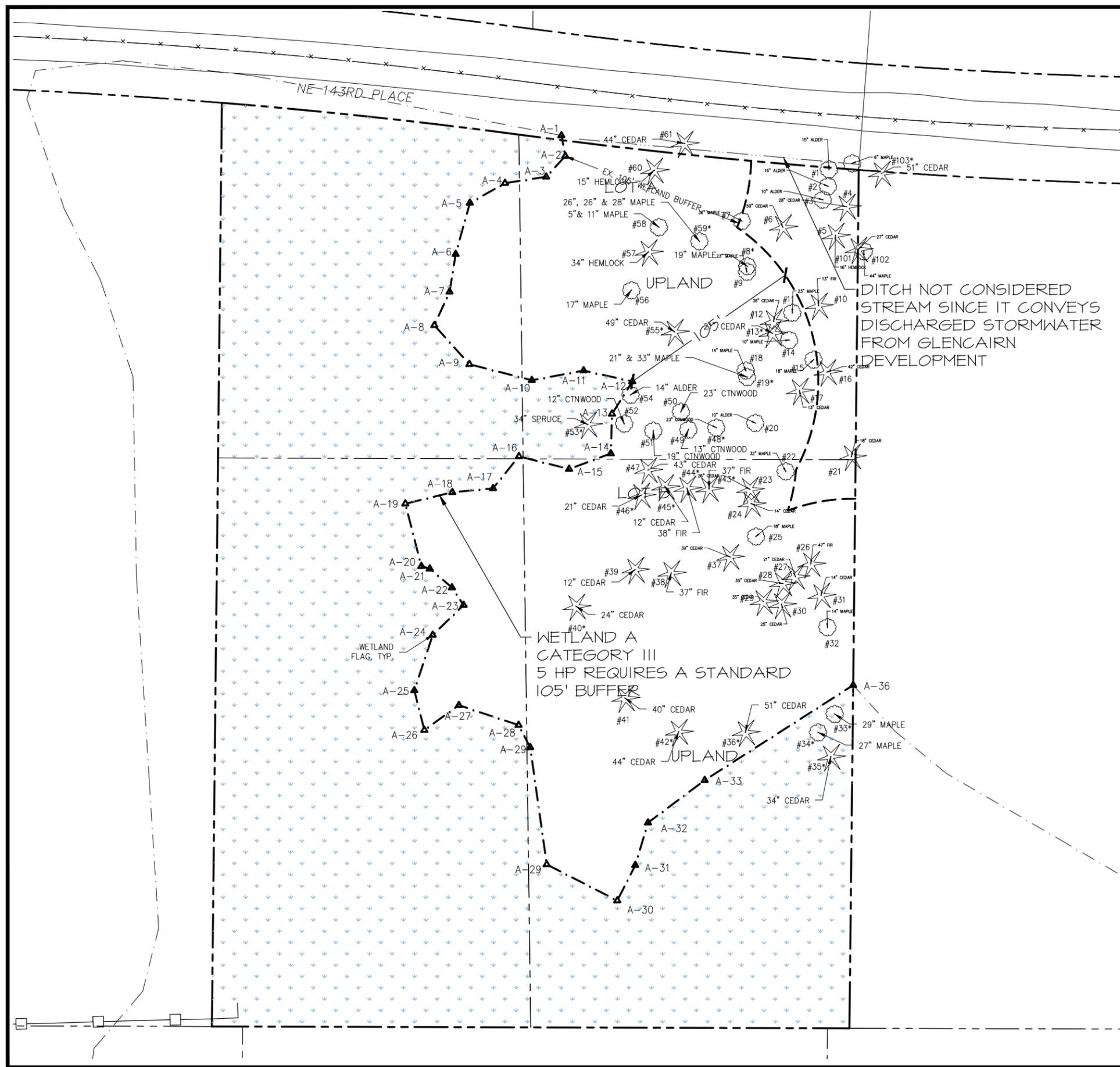
Date: 6/29/2018

Notes:

EXHIBIT 13

PLAN LEGEND

- PROPERTY LINE
- SURVEYED WETLAND BOUNDARY
- APPROXIMATE WETLAND BOUNDARY (NOT SURVEYED)
- STANDARD WETLAND BUFFER

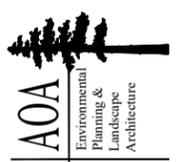


NOTES

1. BASE INFORMATION PROVIDED BY ENCOMPASS ENGINEERING & SURVEYING, 165 NE JUNIPER ST, SUITE 201, ISSAQUAH, WA 98027, (425) 392-0250.

PROJECT	5649
DRAWN	SO
SCALE	AS NOTED
DATE	3-31-20
REVISED	1/2

FIGURE FIGURE 1: CRITICAL AREAS MAP
 REASONABLE USE EXCEPTION
 RYAN TRUST PROPERTY
 PARCEL 732580-0140
 DUVALL, WASHINGTON



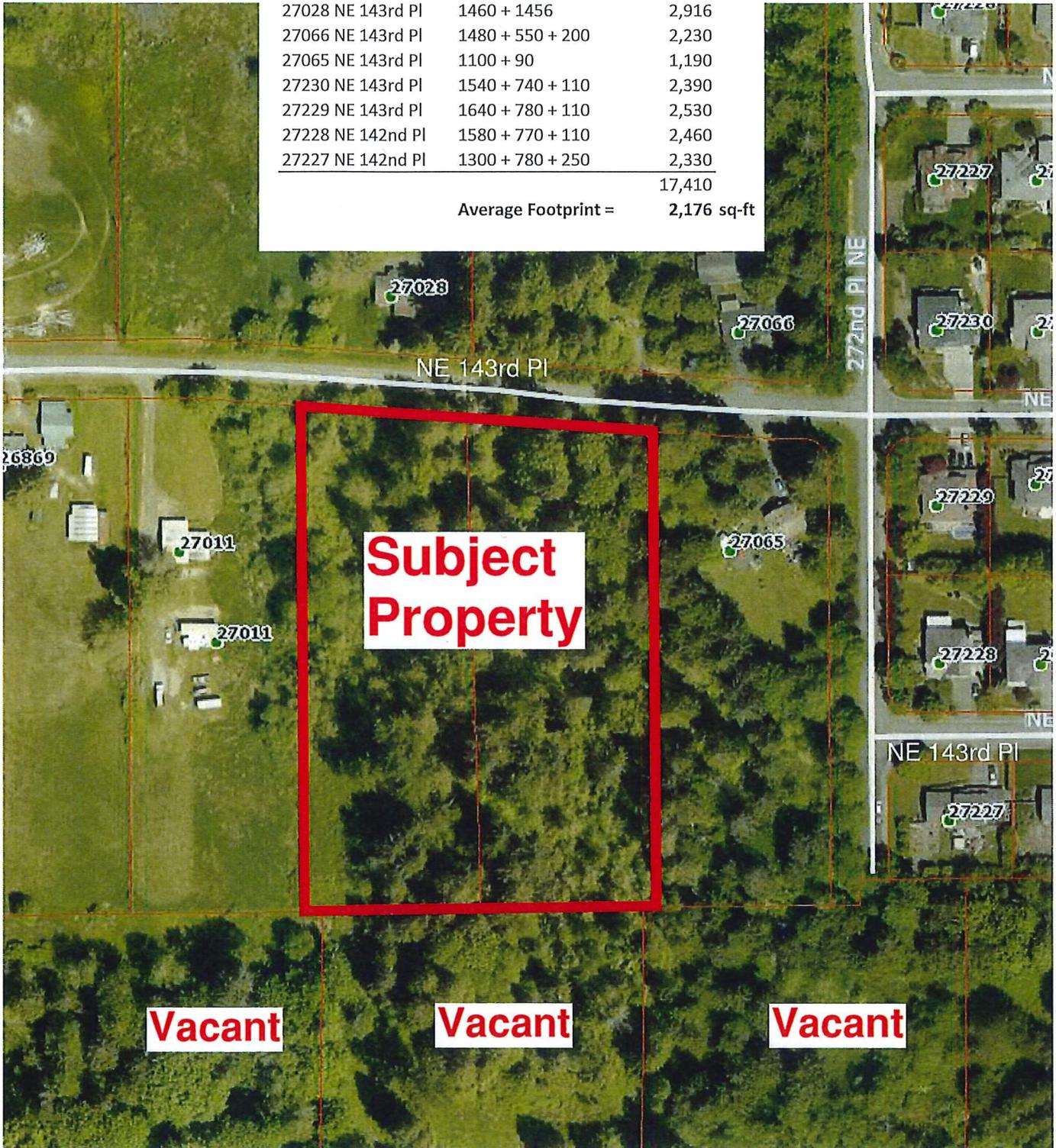
Altmann Oliver Associates, LLC
 Environmental Planning & Landscape Architecture
 PO Box 578 Corvallis, WA 97331
 Office (425) 333-4533 Fax (425) 333-4599

Existing House Footprints within 300'

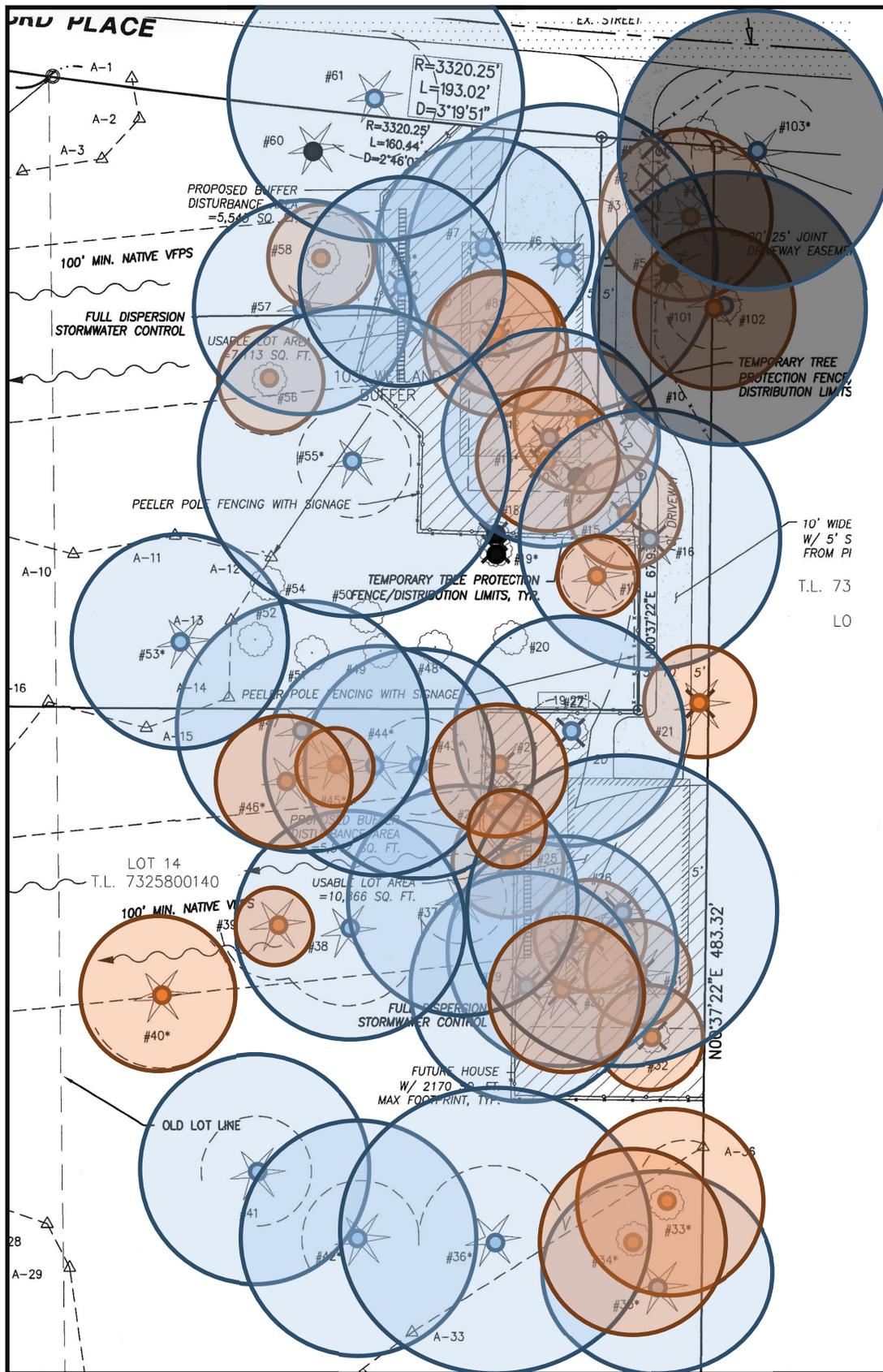
(Per King County Tax Records)

EXHIBIT 14

Address (see Map)	Ground Floor Area (sq-ft)	Total (sq-ft)
27011 NE 143rd Pl	440 + 924	1,364
27028 NE 143rd Pl	1460 + 1456	2,916
27066 NE 143rd Pl	1480 + 550 + 200	2,230
27065 NE 143rd Pl	1100 + 90	1,190
27230 NE 143rd Pl	1540 + 740 + 110	2,390
27229 NE 143rd Pl	1640 + 780 + 110	2,530
27228 NE 142nd Pl	1580 + 770 + 110	2,460
27227 NE 142nd Pl	1300 + 780 + 250	2,330
		17,410
	Average Footprint =	2,176 sq-ft



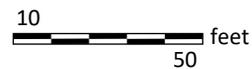
Adjacent
Residences Map
(within 300' of Subject Property)



Map Symbol Key

- Exceptional tree
- Significant tree
- Non-viable tree
- Critical Root Zone (CRZ)
- Neighboring Tree (CRZ)

VIABLE TREES
No Building Site



Collins—Duvall

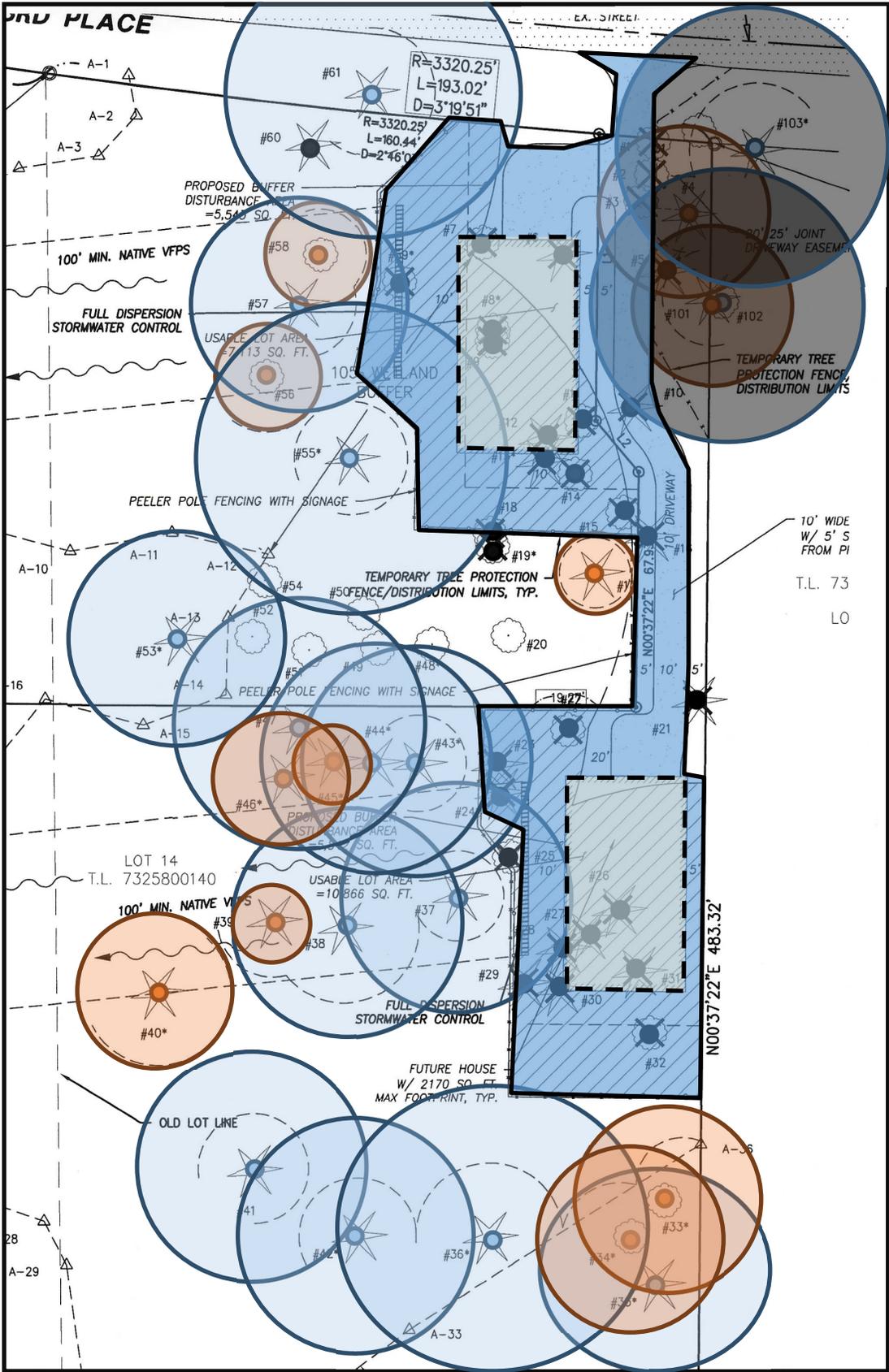
**King County—Parcel 7325800140
 Tree Critical Root Zone Site Plan**

NE 143rd Place, Duvall, WA

**Arborist Review
 December 3, 2019**



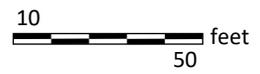
Urban Forestry Services
BARTLETT CONSULTING
 Divisions of The F.A. Bartlett Tree Expert Company



Map Symbol Key

- Exceptional tree
- Significant tree
- Non-viable tree
- Critical Root Zone (CRZ)
- Neighboring Tree (CRZ)
- Development Footprint
- Building

ALTERNATIVE 1
Proposed Building Site



Collins—Duvall

King County—Parcel 7325800140
Building Site Impact—Alternative 1

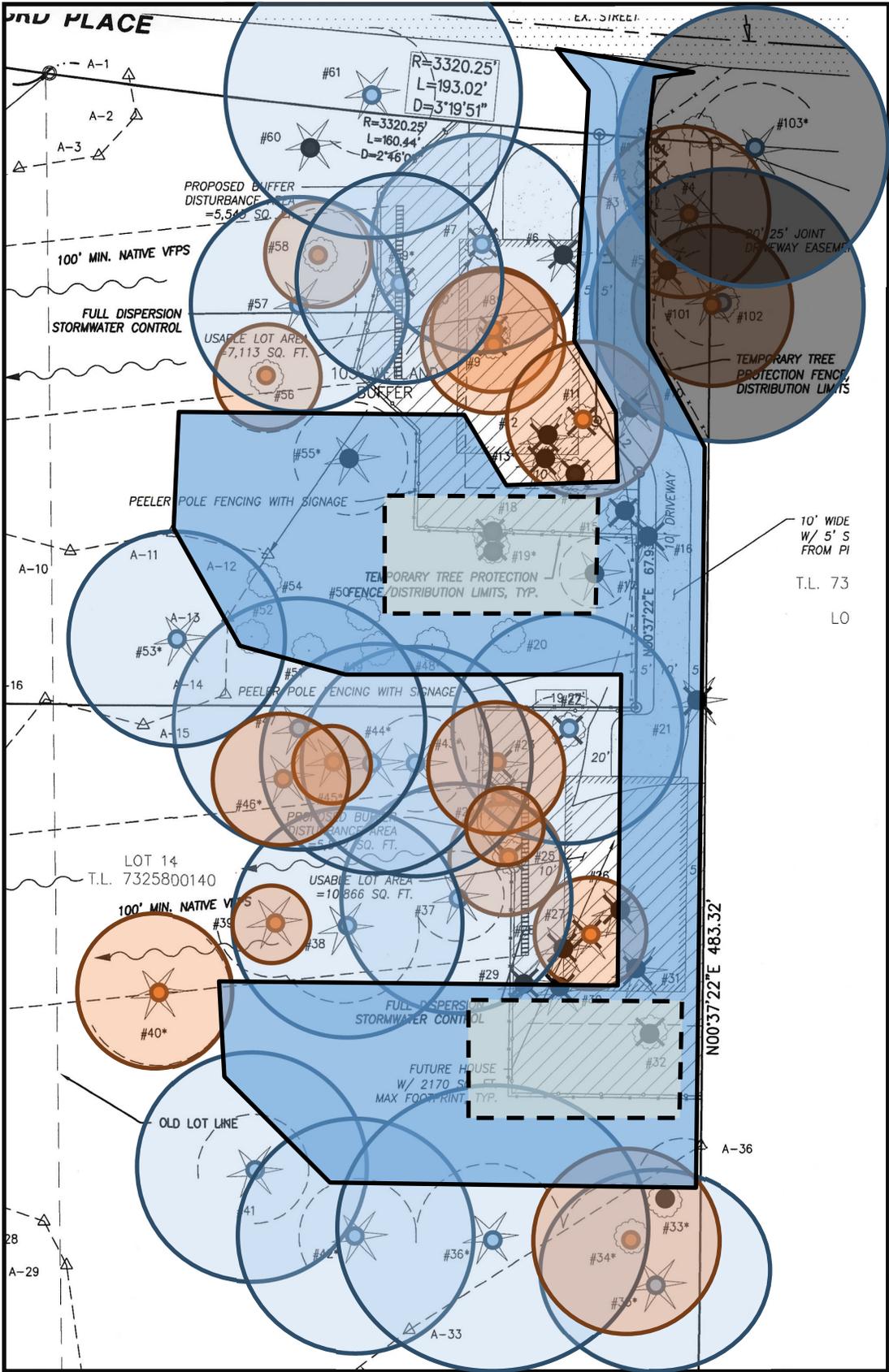
NE 143rd Place, Duvall, WA

Arborist Review

December 3, 2019



Urban Forestry Services
BARTLETT CONSULTING
 Divisions of The F.A. Bartlett Tree Expert Company



Map Symbol Key

-  Exceptional tree
-  Significant tree
-  Non-viable tree
-  Critical Root Zone (CRZ)
-  Neighboring Tree (CRZ)
-  Development Footprint
-  Building

ALTERNATIVE 2
Rotated Building Site

Collins—Duvall

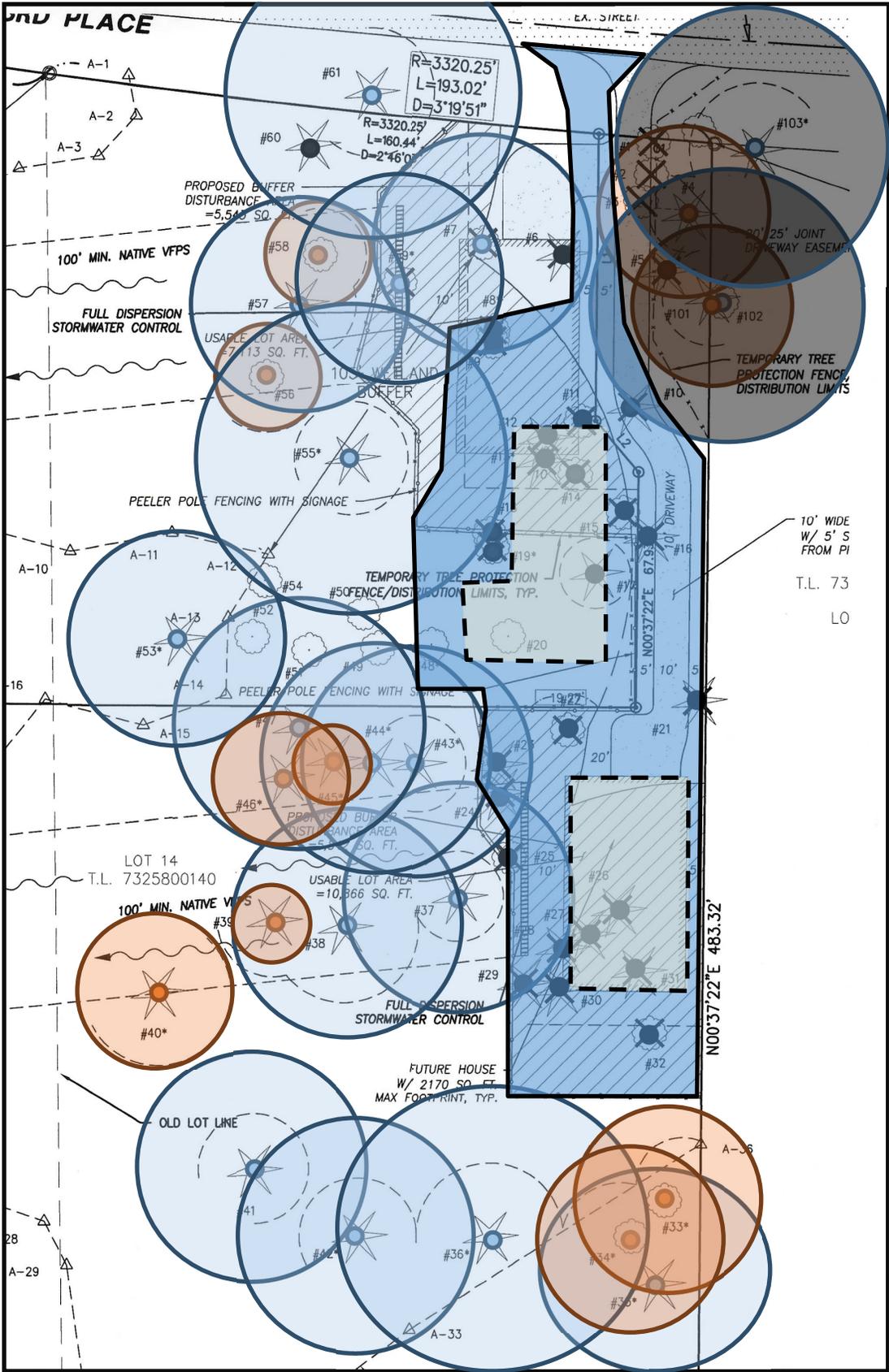
King County—Parcel 7325800140
Building Site Impact—Alternative 2

NE 143rd Place, Duvall, WA

Arborist Review
December 3, 2019



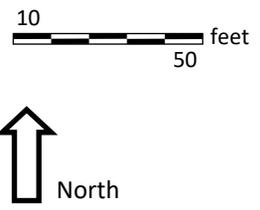
Urban Forestry Services
BARTLETT CONSULTING
Divisions of The F.A. Bartlett Tree Expert Company



Map Symbol Key

-  Exceptional tree
-  Significant tree
-  Non-viable tree
-  Critical Root Zone (CRZ)
-  Neighboring Tree (CRZ)
-  Development Footprint
-  Building

Alternative 3
Tree and Wetland Protection



Collins—Duvall

King County—Parcel 7325800140
Tree Critical Root Zone Site Plan
NE 143rd Place, Duvall, WA

Arborist Review
December 3, 2019



Urban Forestry Services
BARTLETT CONSULTING
Divisions of The F.A. Bartlett Tree Expert Company



Site Data: Collins - Parcel 7325800140
 For: City of Duvall
 Project: Arborist Review
 Date: 11/27/2019

Tree ID	Species	Diameter (inches)	Classification	Recommendation				Tree Credits			
				No Building	Alt 1	Alt 2	Alt 3	No Building	Alt 1	Alt 2	Alt 3
1	red alder	15		Non-viable	Remove	Remove	Remove	0	0	0	0
2	red alder	16		Non-viable	Remove	Remove	Remove	0	0	0	0
3	red alder	10		Non-viable	Remove	Remove	Remove	0	0	0	0
4	Western red cedar	28	Significant	Viable	Protection	Protection	Protection	13	13	13	13
5	Western hemlock	16	Significant	Non-viable	Remove	Remove	Remove	0	0	0	0
6	Western red cedar	50	Exceptional	Viable	Remove	Remove	Remove	13	0	0	0
7	bigleaf maple	36	Exceptional	Viable	Remove	Retain	Protection	13	0	13	13
8	bigleaf maple	19	Significant	Viable	Remove	Retain	Remove	5	0	5	0
9	bigleaf maple	23	Significant	Viable	Remove	Retain	Remove	2	0	2	0
10	Douglas fir	13	Significant	Non-viable	Remove	Remove	Remove	0	0	0	0
11	bigleaf maple	23	Significant	Viable	Remove	Protection	Remove	7	0	7	0
12	Western red cedar	38	Exceptional	Viable	Remove	Remove	Remove	13	0	0	0
13	Western red cedar	21	Significant	Viable	Remove	Remove	Remove	9	0	0	0
14	bigleaf maple	10	Significant	Non-viable	Remove	Remove	Remove	0	0	0	0
15	bigleaf maple	18	Significant	Viable	Remove	Remove	Remove	3	0	0	0
16	Western red cedar	42	Exceptional	Viable	Remove	Remove	Remove	13	0	0	0
17	Western red cedar	13	Significant	Viable	Protection	Remove	Remove	3	3	0	0
18	bigleaf maple	14	Significant	Non-viable	Remove	Remove	Remove	0	0	0	0
19	bigleaf maple	33,21	Exceptional	Non-viable	Remove	Remove	Remove	0	0	0	0
20	red alder	11		Non-viable	Retain	Remove	Remove	0	0	0	0
21	Western red cedar	18	Significant	Viable	Remove	Remove	Remove	7.5	0	0	0
22	bigleaf maple	32	Exceptional	Viable	Remove	Protection	Remove	12	0	12	0
23	Western red cedar	26	Significant	Viable	Remove	Retain	Remove	13	0	13	0



Site Data: Collins - Parcel 7325800140

For: City of Duvall

Project: Arborist Review

Date: 11/27/2019

Tree ID	Species	Diameter (inches)	Classification	Recommendation				Tree Credits			
				No Building	Alt 1	Alt 2	Alt 3	No Building	Alt 1	Alt 2	Alt 3
24	Western red cedar	14	Significant	Viable	Remove	Retain	Remove	4.5	0	5	0
25	bigleaf maple	18	Significant	Viable	Remove	Retain	Remove	5	0	5	0
26	Douglas fir	47	Exceptional	Viable	Remove	Remove	Remove	13	0	0	0
27	Western red cedar	21	Significant	Viable	Remove	Protection	Remove	9	0	9	0
28	Western red cedar	35	Exceptional	Viable	Remove	Remove	Remove	13	0	0	0
29	Western red cedar	35	Exceptional	Viable	Remove	Remove	Remove	13	0	0	0
30	Western red cedar	25	Significant	Viable	Remove	Remove	Remove	12	0	0	0
31	Western red cedar	14	Significant	Viable	Remove	Remove	Remove	4.5	0	0	0
32	bigleaf maple	14	Significant	Viable	Remove	Remove	Remove	3	0	0	0
33	bigleaf maple	29	Significant	Viable	Retain	Remove	Retain	Wetland	Wetland	Wetland	Wetland
34	bigleaf maple	27	Significant	Viable	Retain	Retain	Retain	Wetland	Wetland	Wetland	Wetland
35	Western red cedar	34	Exceptional	Viable	Retain	Retain	Retain	Wetland	Wetland	Wetland	Wetland
36	Western red cedar	51	Exceptional	Viable	Retain	Protection	Retain	13	13	13	13
37	Western red cedar	39	Exceptional	Viable	Protection	Retain	Protection	Native VFPS	Native VFPS	Native VFPS	Native VFPS
38	Douglas fir	37	Exceptional	Viable	Retain	Protection	Retain	Native VFPS	Native VFPS	Native VFPS	Native VFPS
39	Western red cedar	12	Significant	Viable	Retain	Retain	Retain	Native VFPS	Native VFPS	Native VFPS	Native VFPS
40	Western red cedar	24	Significant	Viable	Retain	Retain	Retain	Native VFPS	Native VFPS	Native VFPS	Native VFPS
41	Western red cedar	40	Exceptional	Viable	Retain	Protection	Retain	13	13	13	13
42	Western red cedar	44	Exceptional	Viable	Retain	Protection	Retain	13	13	13	13
43	Douglas fir	37	Exceptional	Viable	Retain	Retain	Protection	13	13	13	13



Site Data: Collins - Parcel 7325800140

For: City of Duvall

Project: Arborist Review

Date: 11/27/2019

Tree ID	Species	Diameter (inches)	Classification	Recommendation				Tree Credits			
				No Building	Alt 1	Alt 2	Alt 3	No Building	Alt 1	Alt 2	Alt 3
44	Douglas fir	38	Exceptional	Viable	Retain	Retain	Protection	13	13	13	13
45	Western red cedar	12	Significant	Viable	Retain	Retain	Retain	3	3	3	3
46	Western red cedar	21	Significant	Viable	Retain	Retain	Retain	9	9	9	9
47	Western red cedar	43	Exceptional	Viable	Retain	Protection	Retain	13	13	13	13
48	black cottonwood	23		Non-viable	Retain	Remove	Remove	0	0	0	0
49	black cottonwood	13		Non-viable	Retain	Remove	Retain	0	0	0	0
50	black cottonwood	23		Non-viable	Retain	Remove	Retain	0	0	0	0
51	black cottonwood	19		Non-viable	Retain	Remove	Retain	0	0	0	0
52	black cottonwood	12		Non-viable	Retain	Remove	Retain	0	0	0	0
53	Sitka spruce	34	Exceptional	Viable	Retain	Protection	Retain	Wetland	Wetland	Wetland	Wetland
54	red alder	14		Non-viable	Retain	Remove	Retain	0	0	0	0
55	Western red cedar	49	Exceptional	Viable	Protection	Remove	Protection	13	13	0	13
56	bigleaf maple	17	Significant	Viable	Retain	Retain	Retain	Native VFPS	Native VFPS	Native VFPS	Native VFPS
57	Western hemlock	34	Exceptional	Viable	Retain	Retain	Retain	Native VFPS	Native VFPS	Native VFPS	Native VFPS
58	bigleaf maple	11,5	Significant	Viable	Retain	Retain	Retain	Native VFPS	Native VFPS	Native VFPS	Native VFPS
59	bigleaf maple	26,26,28	Exceptional	Viable	Remove	Retain	Protection	13	0	13	13
60	Western hemlock	15	Significant	Non-viable	Remove	Remove	Remove	0	0	0	0
61	Western red cedar	44	Exceptional	Viable	Protection	Retain	Retain	13	13	13	13
101	Western red cedar	27	Significant	Viable	Protection	Retain	Retain	10.5	11	11	11
102	bigleaf maple	44	Exceptional	Viable	Protection	Protection	Protection	13	13	13	13
103	Western red cedar	51	Exceptional	Viable	Protection	Protection	Retain	13	13	13	13

Neighboring Tree

Total Credits: 369 168.5 236 191.5



ARBORIST NOTES

SUBJECT: Collins Property Conceptual Boundary Line Adjustment Development Review.

FOR: Aaron Bouy, Environmental Science Associates
5309 Shilshole Ave
Ste. 200
Seattle, WA 98107

CC Lara Thomas- City of Duvall
Troy Davis – City of Duvall

PURPOSE: Review the updated plan and arborist report and provide guidance to maximize retention of exceptional trees both on and off the site.

FROM: Urban Forestry Services | Bartlett Consulting
Miles Becker
ISA Certified Arborist #PN-7808A
Tree Risk Assessment Qualified

REVIEWED BY: Anna Heckman
ISA Certified Arborist #PN-6153B
Tree Risk Assessment Qualified

DATE: December 3, 2019

Contents

- Background and Arborist Report
- Impact of Alternatives
- Mitigation and Recommendations
- Critical Root Zone site plan
- Tree Data Table

Background

Development on the property of Wes Collins at Parcel 7325800140 in Duvall, Washington proposes to remove multiple trees, including those under protection of Duvall Municipal Code Chapter 14.40. We were asked to review an arborist report and a site plan with the preferred construction layout. We then considered the impacts of different building alternatives on tree retention, especially Exceptional trees.

15119 McLean Road
Mount Vernon, WA 98273

Office: 360.428.5810
Fax: 360.428.1822
Cell: 360.770.9921

Arborist Report

Layton Tree Consulting, LLC completed a report for the property owner on August 30, 2019. Tree size, tree condition, and retention value were among the metrics collected for sixty-one (61) trees within the property boundary and three (3) significant or exceptional neighboring trees that would be impacted by the development. The author recognizes that a substantial number of the surveyed trees would need to be removed for construction (34 trees). It was also noted that 23 Significant and Exceptional trees could be retained, either with or without tree protection measures during construction. The footprint of the proposed building is along the eastern property boundary, the reason for which interpreted in the report is to avoid construction in designated wetlands and wetland buffers. A recommendation was made to bump the driveway out further from the property boundary to afford more protected space for the neighboring trees on that side.

Impact of Alternatives

Based on the data from the August 30 arborist report, we generated a data table (see attached table) that included tree protection status (e.g. exceptional: DMC Table 14.40.120.1) and Tree Density Credits for Existing Trees (tree credits: DMC Table 14.40.050.2). A tree was given no tree credits if it was growing in the wetland (4 trees) or native VFPS (7 trees). Red alder, black cottonwood, and trees that were assessed in the original report as non-viable were also given zero tree credits. The tree credit for native conifer species was multiplied by a factor of 1.5 up to a maximum of 13 tree credits.

To give an example of how adjusting building layout can affect the impact of trees on the property, four alternative building scenarios were compared for the number of retained trees that were surveyed in the original arborist report. These few scenarios serve only as a conceptual example and many other alternatives exist.

- **No building site** was provided as a baseline reference for total available tree credits.
- **Alternative 1** used the preferred building layout from the September 19, 2019 site plan.
- **Alternative 2** was a new layout that rotated the building footprint to lower the impact on the trees. Note that the new layout moves more of the building footprint into the wetlands or wetland buffers, as marked on the attached Site Plan map.
- **Alternative 3** attempted to optimize retaining Exceptional trees and protecting wetlands. Only the location of the northern building and upper driveway was moved.

A map of the four alternatives in relation to the tree locations and approximate critical root zones are in the attached Site Plan. The impacts of each alternative on surveyed trees are summarized as follows:

Development Option	Exceptional Tree Removals	Significant Tree Removals	Retained Trees with Construction within the CRZ	Tree Credits
No Building Site	0	0	0	369.0
Alternative 1 - Preferred	9	13	8	168.5
Alternative 2 – Rotated	7	8	12	236.0
Alternative 3 – Tree + Wetland	7	14	8	191.5

Note: Significant and Exceptional Trees in this table do not include non-viable trees.

Mitigation

Of the trees surveyed in the original report, twenty-four (24) viable Exceptional trees and twenty-four (24) viable Significant trees would be retained if the site is undeveloped according to the No Building Site alternative. Of those forty-eight (48) trees, twenty-two (22) would be removed to accommodate the building layout in Alternative 1. The remaining retained trees in Alternative 1 would easily meet the requirement of 35 minimum tree credits per acre (Table 14.40.050.1) for the 0.41 useable lot area on the 2.03 acre parcel.

Rotating the building layout for Alternative 2 would retain an additional two (2) Exceptional trees (Tree #7 and Tree #22) and an additional five (5) Significant trees compared to Alternative 1. Although fewer trees would be removed, the building footprint in Alternative 2 would encroach on the wetlands and wetlands buffer in the property. Alternative 2 would also impact the Critical Root Zone (CRZ) of twelve (12) retained trees compared to only eight (8) in Alternative 1.

Moving the northern building footprint further south in Alternative 3 would remove fewer Exceptional trees than the original building footprint without encroaching as much on the wetlands. The total estimated number of all potentially impacted trees for Alternative 3 is twenty-nine (29) compared to thirty (30) in the higher impact Alternative 1, and twenty-seven (27) in Alternative 2.

Recommendations

We agree with the conclusion by Layton Tree Consulting, LLC that development on the property will necessarily involve the removal of significant and exceptional trees. Based on a sample of alternative building layouts, it would be possible to change the design to retain more Exceptional trees. General suggestions for mitigating tree removals are:

- Adjust the layout location of the building footprint and driveway.
- Reduce the size of the building footprint.
- Use low impact development techniques, such as gravel or floating driveways instead of pavement, for any construction within the CRZ.

For questions regarding this assessment, guidance for tree protection, or an onsite discussion, please feel free to contact us.



5309 Shilshole Avenue, NW
Suite 200
Seattle, WA 98107
206.789.9658 phone
206.789.9684 fax

www.esassoc.com

EXHIBIT 18

memorandum

date May 21, 2020

to Lara Thomas and Troy Davis, City of Duvall

from Aaron Booy, ESA

subject Collins Property Reasonable Use Exception and Boundary Line Adjustment - Review of 3rd Round Submittal Plans

Environmental Science Associates (ESA) has prepared this memorandum on behalf of the City of Duvall (City) to provide sensitive areas review for the Collins Property Reasonable Use Exception and Boundary Line Adjustment development proposal located west of the 272nd Place NE and NE 143rd Place intersection in Duvall, Washington. The applicant (Cindy and Wes Collins) proposes construction of two single-family residences on two undeveloped 2-acre parcels (Parcel No. 732580-0130 and 732580-0140) after adjusting the property line between the two adjacent parcels. ESA previously reviewed accuracy of the wetland delineation completed for the project site in our January 2nd, 2019 review letter; we additionally provided initial considerations of consistency with Duvall Municipal Code (DMC) Chapter 14.42 requirements for a Reasonable Use Exception (RUE) at that time. Since that initial review, we have provided ongoing review recommendations, with our most recent letter dated December 20, 2019. Previous review efforts were coordinated with Urban Forestry Services / Bartlett Consulting (UFS/Bartlett) review for compliance with tree protection requirements in DMC Chapter 14.40.

The purpose of this review letter is to evaluate the updated Site Development Plan and other 3rd round submittal materials for consistency with RUE requirements (DMC 14.42.070.B), and recommendations from our December 2019 review and those from UFS/Bartlett provided on December 3, 2019.

Further details on the Collins Property proposal and associated review history are detailed in our December 2019 review memo.

Review of Updated Site Plan and RUE Consistency

In our December 2019 review, we agreed that the proposed activity was consistent with RUE Criteria 1 and 3 under DMC 14.42.070.B. However, we and Bartlett / UFS had recommendations for updates to the proposed site plan to ensure compliance with RUE Criteria 2 and 4, requiring minimization of impacts to critical areas and on-site significant and exceptional trees to the greatest extent feasible. We also provided recommendations focused

on RUE Criteria 5, requesting that the applicant provide a mitigation plan for unavoidable wetland buffer impacts.

Previous comments and response within the updated 3rd round submittal materials are provided below:

-

Summary of December 2019 Recommendations	Updates within 3 rd Round Submittal
<p>RUE Criteria 2 & 4: We recommended updates to the proposed site plan so as to minimize impacts to wetland buffer and significant/exceptional trees. A recommended site plan was provided as “Alternative Site Plan #3” and attached to the December 3 Arborist Review Memo. ESA recommended further limitations to the extent of permanent buffer impacts:</p> <ul style="list-style-type: none"> • On the northern lot, further reduce the extent of the usable lot area along the western edge by 10 – 15 feet (especially the south end of the western limit of proposed disturbance). <p>On the southern lot, further reduce the extent of the usable lot area long the southern edge by 20 feet.</p>	<p>The Revised Site Plan (Exhibit 8) included in the resubmittal implements reconfiguration consistent with December 2019 recommendations from ESA and UFS/Bartlett. ESA agrees that the currently proposed site plan implements Criteria 2 & 4 under DMC 14.42 RUE standards, and also maximizes protection of significant and exceptional trees across the project site.</p>
<p>RUE Criteria 5: We recommended completion of Wetland Buffer Enhancement Plans for each of the two properties. If determined that on-site opportunity does not exist that compensates for the extent of permanent buffer impacts, then we recommended the proposed mitigation approach rely on purchase of credit from the Snohomish Basin Mitigation Bank.</p>	<p>The applicant proposes use of the Snohomish Basin Mitigation Bank to purchase credit for unavoidable wetland buffer impacts. A draft agreement is provided with the resubmittal (Exhibit 16), however it has not been completed or executed. The City should require that credit purchase occur consistent with the buffer impacts occurring on each lot (Lot A – 5,303 SF and Lot B – 4,494 SF).</p>
<p>We recommended requiring establishment and recording of a NGP easement on each of the two lots, to ensure that any future proposals for residential development on these lots occurs outside of the established easements.</p>	<p>The 3rd round submittal includes a title recording request for a Sensitive Area Protection Easement extending across both proposed lots (Exhibit 14). This easement appears to be consistent with the BLA and RUE proposal, and should be recorded to title.</p>

ESA notes that the updated submittals do not address UFS/Bartlett’s December 2019 recommendation to “(u)se low impact development techniques, such as gravel or floating driveways instead of pavement, for any construction within the CRZ.” We anticipate that this recommendation, and other measures to minimize impacts to tree roots within the CRZ during construction, will be included as a condition of BLA and RUE approval.

Conclusion

ESA agrees that all recommendations from our December 2019 review have been implemented, and believes the proposal is consistent with RUE criteria provided by DMC 14.42.070.B. Further, from our review it appears that the proposed site plan was updated consistent with recommendations provided by UFS/Bartlett in their December 3, 2019 review memo.

If you have any questions, please call me at (206) 310-6376.

Troy Davis

From: Aaron Booy <ABooy@esassoc.com>
Sent: Wednesday, March 11, 2020 1:23 PM
To: Troy Davis
Subject: RE: City of Duvall - Collins RUE - Mitigation Q.

CAUTION: This email originated from outside the City of Duvall. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Troy,

The site is well vegetated and dominated predominantly by native, non-invasive species. We agree that there is little opportunity for on-site buffer enhancement.

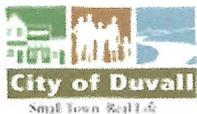
Unless your review of proposed site grading shows that there will be substantial clearing / grading that extends beyond the 'development footprint' for each of the lots (that would result in temporary impacts to the retained buffer area), we agree that an approach relying on the SBMB is appropriate. If there are unavoidable temporary impacts around the edges of the proposed development footprints, then enhancement would be needed to restore these temporary impact areas (but I am guessing that this is not the case – as I remember the site as being relatively flat).

Thanks, Aaron

From: Troy Davis [mailto:troy.davis@duvallwa.gov]
Sent: Wednesday, March 11, 2020 12:16 PM
To: Aaron Booy <ABooy@esassoc.com>
Subject: City of Duvall - Collins RUE - Mitigation Q.

Hi Aaron-

Circling back on the Collins Reasonable Use project. In your December 17, 2019 memo (attached), ESA recommends preparing two sensitive area mitigation plans for on-site mitigation. The Applicant spoke with their biologist at Altman Oliver and they were wondering if they could purchase credits from a wetland bank as the site is all heavily vegetated leaving no room for on-site mitigation. I vaguely remember us all taking about that option but couldn't remember if that was a viable option.



Community Development
Planning Department



Troy Davis

Senior Planner

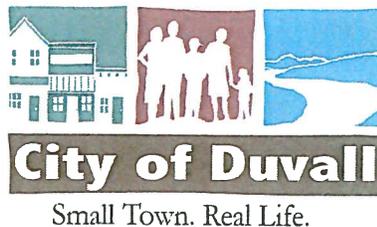
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Duvall, WA 98019

www.duvallwa.gov

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December 26, 2018

Cindy and Wes Collins
11015 Geneva Ford
San Antonio, TX 78254

RE: Letter of Completeness; Reasonable Use Exemption and Boundary Line Adjustment
(RUE18-001, BLA18-002)

Dear Mr. and Mrs. Collins:

The City of Duvall received a permit application from you on November 27, 2018, for a Reasonable Use Exemption and Boundary Line Adjustment (RUE18-001, BLA18-002). The City determines your application to be complete as of the date of this letter.

The 120-day review clock for SU18-005 begins as of December 25, 2018. If the city requests additional information, including corrected plans, studies or other information necessary to continue processing the application, the clock is stopped and then resumed upon receipt of the requested information/corrections.

The City will issue a Notice of Application within 14 days of December 25, 2018 (January 8, 2019). This notice will be posted on the subject property, mailed to property owners within 500 feet and local agencies, and posted at City Hall and the Duvall public library. The Notice of Application will have a 14-day public comment period. Following the close of the comment period, we will forward all comments to you.

We anticipate providing you with our first-round review comments of your application within 30 days of this notice.

We look forward to working with you on this project. Please call me at (425) 939-8078 if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Troy Davis", is written over the "Sincerely," text.

Troy Davis
Senior Planner, City of Duvall

cc: File