



CITY OF EDMONDS
PLAN REVIEW COMMENTS
ENGINEERING DIVISION

(425) 771-0220

City Website: www.edmondswa.gov

DATE: March 25, 2013

TO: Norm Scheg – norms@aaieng.com
Craig Harris – craigh@aaieng.com

FROM: Jeanie McConnell, Engineering Program Manager

RE: Application #: bld20120455
Project: Chase Bank – New Bank
Project Address: 9801 Edmonds Way

Application #: bld20120925
Project: Walgreens
Project Address: 9797 Edmonds Way

During review of the above noted application, it was found that the following information, corrections, or clarifications are needed. Please redline plans or submit three (3) sets of revised plans/documents with a written response to each of the items below to Marie Harrison. City of Edmonds handouts, standard details and development code can be referenced on the City website.

1st Review – August 13, 2012
2nd Review – December 6, 2012
3rd Review – February 12, 2013
4th Review – **March 25, 2013**

GENERAL

1. **March 25, 2013 – The cost estimate is currently being reviewed and any comments will follow these plan corrections.**

February 12, 2013 – Response comments state the values have been updated, but I am not able to find a copy of the estimate within the submittal packet. Please submit for review.

12/6/2012 - Thank you for providing a cost estimate. The estimate will be reviewed in more detail once the civils plans are closer to their final form. In an initial review of the document the following corrections/information was noted:

- a. *Sidewalk thickness shall be 5 ½" thick (currently shown as 4" in estimate)*
- b. *Sawcut for work within City ROW shall be included in estimate*

8/13/2012 comment - Please provide an itemized engineers cost estimate, including units and unit prices, for both on-site and off-site (right-of-way) improvements, including traffic control. The City recommends use of the King County Site Improvement Bond Quantity Worksheet.

- A bond is required to be placed for all right-of-way improvements. The amount of the bond will be based on 120% of the City approved estimate for all right-of-way improvements. The City will inform you of the appropriate bond amount after review of the cost estimate. Bond forms can be obtained from Marie Harrison, Permit Coordinator – 425-771-0220 or Harrison@ci.edmonds.wa.us
- Inspection fees for this project will be calculated at 2.2% of the 120% City approved estimate for all improvements.

2. **March 25, 2013 – Response comments state a contractor will be chosen soon and TCP and Haul Route will be provided at that time.**

February 12, 2013 – Plan not yet submitted.

12/6/2012 – Response letter states TCP and haul route plan will be provided by contractor once selected for project.

8/13/2012 comment - Please submit a traffic control and haul route plan for review and approval.

3. **ok**

4. **ok**

5. **ok**

6. **ok**

7. **March 25, 2013 – Thank you for submitting a storm sewer easement legal and exhibit. Easements will need to be granted to the City for a public pedestrian easement along Edmonds Way property frontage as well as the storm sewer easement. In addition, it looks as though the existing easement needs to be released. Please find attached a couple sample documents that could be used to compile one complete document for your submittal. In addition, I've attached some information related to the existing easement that could help with providing an exhibit for release of this easement.**

February 12, 2013 – Easement documents have not yet been submitted. Please also see comments under Storm Drainage Report regarding storm system easement areas. With the recording of the new storm easement, the existing storm easement will need to be relinquished. This can occur within the same easement document. In addition, please keep in mind that a public pedestrian access easement will also be necessary for that portion of the sidewalk that extends onto private property.

12/6/2012 - Response comment states "Legal documents will be provided by the Surveyor for approval and recording once the extent and locations of the required easements have been finalized".

8/13/2012 comments - Please be aware that any easements proposed as being granted to the City of Edmonds will need to go through a City Council process of approval prior to building permit issuance. Once easement areas have been determined please provide legal document exhibits for each. The City will assist with the easement form at point.

8. **March 25, 2013 – See comment 7 above.**

February 12, 2013 – Response comments acknowledge this comment.

12/6/2012 – Please note that any easements to be provided to the City will need to be taken before City Council in two separate processes (committee and full council) prior to issuance of the building permits. This typically is a 2-3 week process. Please keep this in mind as you proceed forward with your project.

9. **ok**

10. ok

STORM DRAINAGE REPORT – Stormwater Engineering Comments

The following comments are provided from Jerry Shuster, Stormwater Engineer. Please contact Jerry directly at 425-771-0220 or by email at jerry.shuster@edmondswa.gov with any specific questions you may have regarding these comments.

March 25, 2013 comments noted below.

February 12, 2013 –

1. There are outstanding issues related to the routing of the runoff from the residential development to the north of the site to ensure the connection is properly constructed.
 - a. ok
 - b. **March 25 2013 – Response comment states “The new pipe will be connected to the existing catch basin that is located to the north of the new retaining wall”. Upon further inspection by city staff, there is no catch basin north of the retaining wall. The pipe is imbedded into a concrete block as shown in the pictures below:**



Looking NW



Close up – Looking NW



Top View Concrete Block

Please find attached an example schematic of what could be designed and constructed for conveying flow from the top of the hill into the storm system on the site. Please revise the storm system plans as needed. The proposed storm system shall fall entirely within the easement area that is to be granted to the City.

February 12, 2013 comment - Sheet C-001 shows the removal of the existing 12 in diameter culvert yet Sheet C-110 says “Intercept existing 12” storm line.” Clarify how the new pipe will connect to the existing system. New infrastructure connecting to this system shall be in an easement given to the City since it carries exclusively City runoff from the road to the north.

c. **March 25, 2013 – comments noted below**

Feb 12, 2013 comments - The new pipe conveying the runoff from the residential development to the north must include:

- i. Pipe penetration detail, if it is going through the proposed wall.

Provide an invert elevation of the pipe at the penetration through the wall.

- ii. Pipe anchoring details

Provide pipe anchoring from the uphill structure to the retaining wall penetration. Provide details for the anchoring system, spacing, etc. on appropriate plan sheets. Also, show the piping from the penetration to proposed storm MH#3. The detail on sheet SS3 only shows the penetration and not any additional information on how the pipe runs from the wall penetration to the connection point at MH#3

- iii. Proper connections to the existing system at catch basin or other junction.
Not shown

- iv. Hydraulic analyses to ensure no surge of manholes at the bottom of very steep pipe run.

The hydraulic analysis assumes the structure upstream of proposed MH#3 is approximately 50 feet tall with the pipe coming out near the bottom of the run. This does not reflect the actual pipe patch from the upstream structure, down the slope, through the wall and into MH#3. Please revise the analysis based on the proposed conditions.

- d. There is an existing 15-ft wide easement through this area. Please show it on the drawings and adjust the easement as necessary for the new pipe to be installed.

Refer to General comment #7 above.

- 2. **ok**

- 3. **March 25, 2013 – In discussion with Kelly Kokesh, engineer with ADS-Stormtech (425-457-1187), she suggested that instead of having the three inlet pipes on the isolator row and the next two rows, that the three inlet pipes be configured as follows: One attached to the isolator row and the other two spread out more along the other 11 rows. For example, the second inlet pipe could be attached to row 5 and the third to row 8. This would disperse the flow over a larger area.**

February 12, 2013 comment - Sheet C-110 shows the layout of the stormwater infiltration chambers. Only three of the rows have inlet pipes. Please indicate how the flow will be dispersed to the other rows of chambers. Also, the call out for the chambers indicates 27 chambers (there are 70) the dimensions called out do not match what is in the drawing.

March 25, 2013 – OK - The modeling for the stormwater chambers assumes 24 inches of rock under the plastic chambers. The storm chamber detail in Sheet C-541 only show 6 inches of rock under the chambers. Ensure that the plans match the modeling.

Sheet C-100 – SITE PLAN

- 1. **ok**

- 2. **February 12, 2012 – Thank you for revising this plan sheet to include striping and signage references. Please revise as follows:**

- a. **ok**

- b. **ok**

- c. **March 25, 2013 – Thank you for revising note reference. Please revise note <32 12 19> to also reference crosswalk detail E3.2 provided on Sheet C-512.**

February 12, 2013 comment - Crosswalks throughout reference note <03 12 19>, however a note with this numbering has not been provided. If this is a typo and is intended to read <32 12 19>, then comment “a” above applies in this situation as well. In addition, if note <32 12 19> applies then City standard detail E3.2 for crosswalks shall be referenced.

d. **March 25, 2013 – reference not added.**

February 12, 2013 comment - <32 12 16>: Add reference to detail provided on sheet 510.

Sheet C-101 – FRONTAGE IMPROVEMENT PLAN

March 25, 2013 – response comment states “Plans have been submitted to WSDOT, no plan review response from them yet.

February 12, 2013 – Copy of plans approved by WSDOT not yet received.

12/6/2012 comment - The City was recently informed by WSDOT that they would like to see improvement plans that involved removal and replacement of curb sections. Please submit the frontage improvement plan to WSDOT for review and approval or deferral back to the City.

1. **ok**
2. **ok**
3. **ok**
4. **ok**

Sheet ~~C3.0~~ and C-110 – UTILITY PLAN

1. See sheet ~~C3.1~~ and C-111 below for original comments 1-5.

6. **ok**
7. **ok**
8. **This comment is no longer applicable.**
9. **ok**
10. **N/A**

11. **March 25, 2013 – Response comments state “The owners of each parcel are working together to create a construction easement for work needed to construct the wall”.**

February 12, 2013 – Response comments state “Ongoing conversations are in progress with the adjacent property owner regarding the scope of work to be performed on adjacent parcel and associated easements”.

12/6/2012 - Response letter states “the retaining wall drain has been moved to our property”. The plans do, however, show a portion of the drainage system on the neighboring parcel. Please revise accordingly. In addition, please comment on whether or not a construction easement will be required. Will any construction activities such as grading, shoring or placement of forms encroach on the neighboring parcel?

8/13/12 comment - The retaining wall drain line appears to be shown on the parcel to the east. Will an easement be obtained from this property or is the drain line on the subject property? Will a construction easement from the property to the east be necessary?

12. **Refer to Stormwater Engineering Comments above.**

13. **ok**
14. **ok**
15. **ok**
16. **ok**
17. **ok**
18. **ok**

Sheet ~~C3.1~~ and C111 – WATER UTILITY PLAN

1. **March 25, 2013 – Response letter states “Plans have been submitted to OVWSD, no plan review response from them yet.”**
February 12, 2013 – Response letter states “to be addressed at a later date”.
12/6/2012 – Thank you for providing a separate plan sheet. Please submit a copy of the approved plan sheet from OVWSD once approval has been received.
 8/13/12 comment - The subject development falls within the Olympic View Water and Sewer District for the water utility system. Please provide a separate plan sheet for the water utility system with an approval block for OVWSD. Approval by the District will be required prior to issuance of the subject building permit.
2. **March 25, 2013 – Response letter states “Plans have been submitted to OVWSD, no plan review response from them yet.”**
February 12, 2013 – Response letter states “to be addressed at a later date”.
12/6/2012 - Response letter states “per discussions with Lynne Danielson of OVWD, the locations of the water system components are “OK”. Any revisions to the locations will be provided during their review of the plans”. Please note, the City does not want private utility systems to be located within the ROW especially when there is room to locate the facilities entirely on private property. Discussions on this will continue should location within the City right-of-way become the only viable option.
 8/13/12 comment - A portion of the proposed water system is shown to be located within the City right-of-way. Please move to private property.
3. **March 25, 2013 – Response letter states “Plans have been submitted to OVWSD, no plan review response from them yet.”**
February 12, 2013 – Response letter states “to be addressed at a later date”.
12/6/2012 - Response letter states “DCDV under OVWSD jurisdiction”. Please refer to comment #2 above. The water utility system itself may fall under OVWSD jurisdiction, but approval to locate facilities within the right-of-way falls with the City.
 8/13/12 comment - The DCDA is shown to be located within the City sidewalk. Please include details of the access hatches on the water utility plan sheet.
4. **March 25, 2013 – Response letter states “Plans have been submitted to OVWSD, no plan review response from them yet.”**
February 12, 2013 – Response letter states “to be addressed at a later date”.
12/6/2012 - Response letter states “see response to item 2 above”. Please also review City responses to items 2 & 3 above.
 8/13/12 comment - Please work with OVWSD to locate as many of the water system components outside the sidewalk area (or near the building) as is possible.
5. **ok**

Sheet ~~C2.0~~ and C-120 – GRADING AND EROSION CONTROL PLAN

1. **ok**

2. ok
3. ok
4. ok

Sheet C510 – CIVIL ENGINEERING REQUIREMENTS

1. ok
2. ok
3. ok
4. ok

Sheet ~~C4.0~~ and C-511 and C-512 – CONSTRUCTION DETAILS

1. ok
2. ok
3. ok
4. March 25, 2013 – Detail has not been removed from plan set.
February 12, 2013 – Detectable warning truncated domes are not required at the driveway approaches. Please remove the associated WSDOT standard detail from the plan set.

Sheet ~~C4.3~~ and C-542 – CONSTRUCTION DETAILS

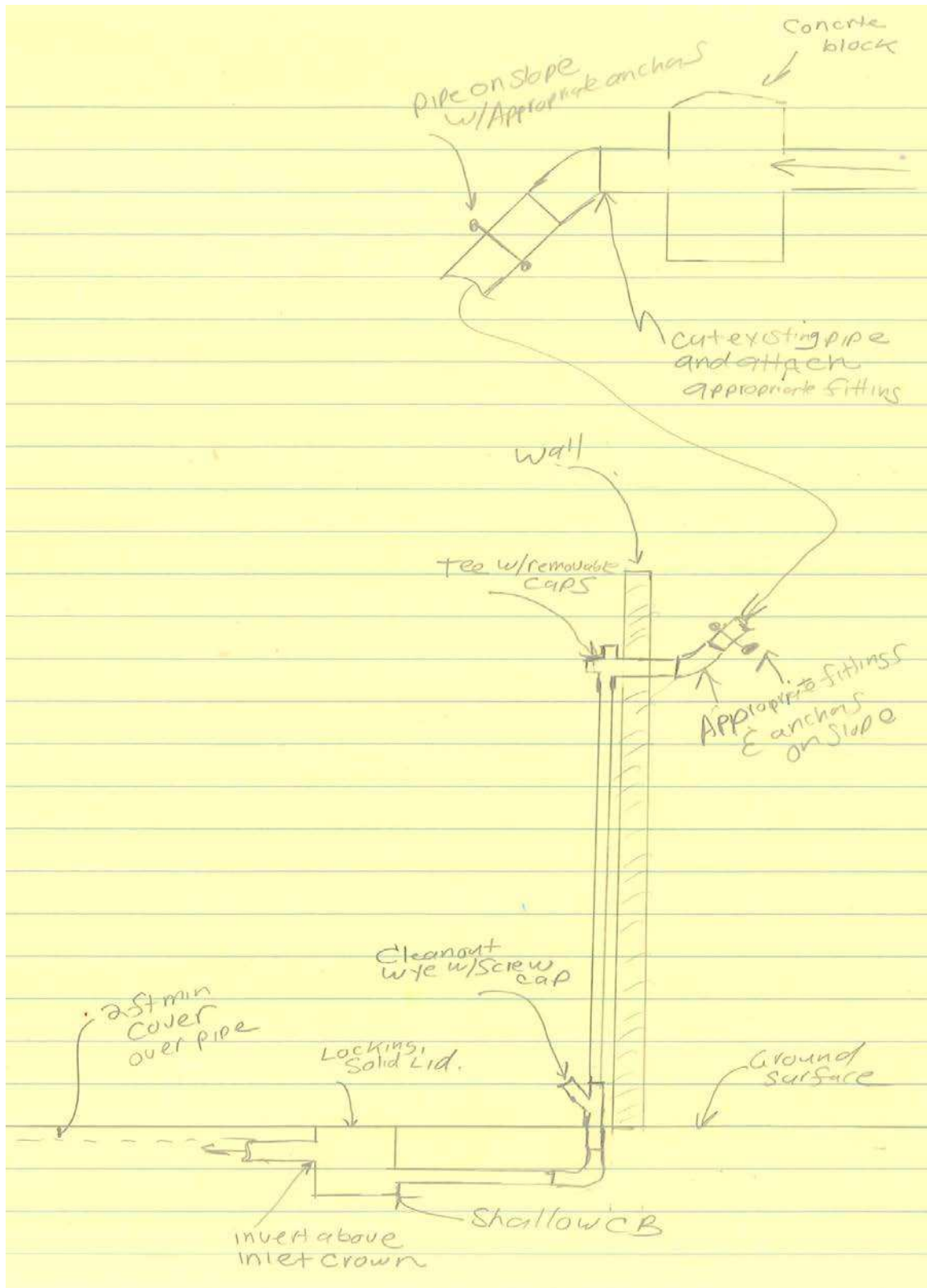
1. ok

Sheet C-540 – PRIVATE UTILITY DETAILS

1. ok

Please contact me at 425-771-0220 or by e-mail at jeanie.mcconnell@edmondswa.gov if you have specific questions regarding these plan corrections.

Stormwater Engineering Comments – Example Storm System Schematic





Online Government Information & Services

Printable Version

Home

Other Property Data

Help

Property Search > Search Results > Property Summary

Property Account Summary

Parcel Number	27033600113200	Property Address	9801 EDMONDS WAY , EDMONDS, WA 98020-5901
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Parties - For changes use 'Other Property Data' menu

Role	Percent	Name	Mailing Address
Taxpayer	100	GUENTHERS	9801 EDMONDS WAY, EDMONDS, WA 98020
Owner	100	WUSCHER FAMILY LP	1812 W MAIN AVE, PUYALLUP, WA 98371

General Information

Property Description	SEC 36 TWP 27 RGE 03E 203FT OF S1/2 NW1/4 NW1/4 NE1/4 LESS RD LESS ST HWY TGW PTN VAC 98TH AVE LY ADJ THRTD PER CITY EDMONDS ORD NO 2141 REC 1670/2868 AUD'S FILE 8005300038
Property Category	Land and Improvements
Status	Active, Host Other Property, Locally Assessed
Tax Code Area	00216

Property Characteristics

Use Code	741 Sports Activities Inc. Golf Tennis Ice Etc.
Unit of Measure	Acre(s)
Size (gross)	1.40

Related Properties

0047118 is Located On this property

Active Exemptions

No Exemptions Found

No Taxes Owed at this Time. No Charges are currently due.

No Charge Amounts can be reported because no taxes are due for the year this application is processing. No Charge Amounts are due for this property. If you believe this is incorrect, please contact a Property Support Specialist.

Statement of Payable/Paid For Tax Year: 2012

Distribution of Current Taxes

District	Rate	Amount
CITY OF EDMONDS	0.165130	176.52
CITY OF EDMONDS	2.160792	2,309.89
EDMONDS SCHOOL DISTRICT NO 15	4.703291	5,027.82
PORT OF EDMONDS	0.115861	123.86
PUB HOSP #2	0.107668	115.10
SNO-ISLE INTERCOUNTY RURAL LIBRARY	0.499955	534.45
SNOHOMISH COUNTY-CNT	0.982332	1,050.11
STATE	2.378822	2,542.95
SNOHOMISH CONSERVATION DISTRICT		5.07
TOTALS	11.113852	11,885.77

Pending Property Values

Pending Tax Year	Market Land Value	Market Improvement Value	Market Total Value	Current Use Land Value	Current Use Improvement	Current Use Total Value
2013	699,700	583,300	1,283,000	0	0	0

Property Values

Value Type	Tax Year 2012	Tax Year 2011	Tax Year 2010	Tax Year 2009	Tax Year 2008
Taxable Value Regular	1,069,000	1,229,000	1,498,300	1,483,500	1,413,000
Exemption Amount Regular					
Market Total	1,069,000	1,229,000	1,498,300	1,483,500	1,413,000
Assessed Value	1,069,000	1,229,000	1,498,300	1,483,500	1,413,000
Market Land	699,700	805,200	944,200	841,600	774,400
Market Improvement	369,300	423,800	554,100	641,900	638,600
Personal Property					

Levy Rate History

Tax Year	Total Levy Rate
2012	11.113852
2011	10.055936
2010	8.853980

Real Property Structures							
Description		Type	Year Built	More Information			
ROBINHOOD LANES		Commercial	1960	View Detailed Structure Information			
Property Sales (since 7/31/1999)							
Transfer Date	Receipt Date	Sales Price	Excise Number	Deed Type	Grantor (Seller)	Grantee (Buyer)	Other Parcels
Property Maps							
Neighborhood Code	Township	Range	Section	Quarter	Parcel Map		
5604001	27	03	36	NE	View parcel maps for this Township/Range/Section		
Receipts							
Date				Receipt No.		Amount Applied	
11/01/2012 00:00:00				6942874		5,942.89	
04/16/2012 00:00:00				6521554		5,942.88	
11/03/2011 00:00:00				6417337		6,181.91	
04/22/2011 00:00:00				6037271		6,181.91	
10/12/2010 00:00:00				5682627		6,635.49	
04/28/2010 00:00:00				5583560		6,635.49	
10/28/2009 00:00:00				5249194		6,077.61	
04/23/2009 00:00:00				4958679		6,077.60	
10/29/2008 00:00:00				4806798		5,654.49	
04/24/2008 00:00:00				4450867		5,654.48	
Events							
Effective Date	Entry Date-Time	Type	Remarks				
09/24/2012	09/25/2012 13:10:00	Owner Terminated	Party/Property Relationship by sasset				
07/14/2005	07/14/2005 09:20:00	Annexation Completed For Property	COMBINE TCA 00215 TO 00216-annexed by 00216 for 2006-Revise TCA Membership by sascab				
12/04/1995	09/25/2012 13:09:00	Owner Added	Party/Property Relationship by sasset				

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ORDINANCE NO. 2142

AN ORDINANCE OF THE CITY OF EDMONDS, WASHINGTON,
AMENDING THE OFFICIAL STREET MAP AS ADOPTED BY
SECTION 12.03.080 OF THE EDMONDS CITY CODE BY
DELETING FROM THE OFFICIAL STREET MAP A PORTION
OF 98th AVENUE WEST NORTH OF STATE ROUTE 104.

WHEREAS, the Edmonds Planning Commission has held a public hearing regarding the deletion of a portion of 98th Avenue West, North of State Route 104 from the official street map and has forwarded its recommendations to the City Council in Planning Commission Resolution No. 644, and

WHEREAS, the City Council after due consideration of existing neighborhood and traffic conditions finds the proposed amendment to the official street map to be in the best interest of the general health, safety, and welfare of the public, now, therefore,

THE CITY COUNCIL OF THE CITY OF EDMONDS, WASHINGTON,
DO ORDAIN AS FOLLOWS:

Section 1. The official street map adopted by Section 12.03.080 of the Edmonds City Code, as amended, is hereby further amended by deleting a portion of 98th Avenue West, North of State Route 104 from the official street map, all as set forth on Exhibit A, a copy of which is attached hereto and incorporated in full by this reference and by amending sheet 15, section 36 of Engineers Drawing No. 1.559 to conform with Exhibit A.

Section 2. The City Engineer is hereby authorized and directed to amend Reid, Middleton and Associates' Drawing No. 1.559, sheet 15, section 36, to depict the revisions as set forth in Section 1 of this ordinance.

Section 3. This Ordinance shall be in full force and effect five (5) days after passage and publication by posting as provided by law.

APPROVED:

H. H. Harrison
MAYOR; H. H. HARRISON

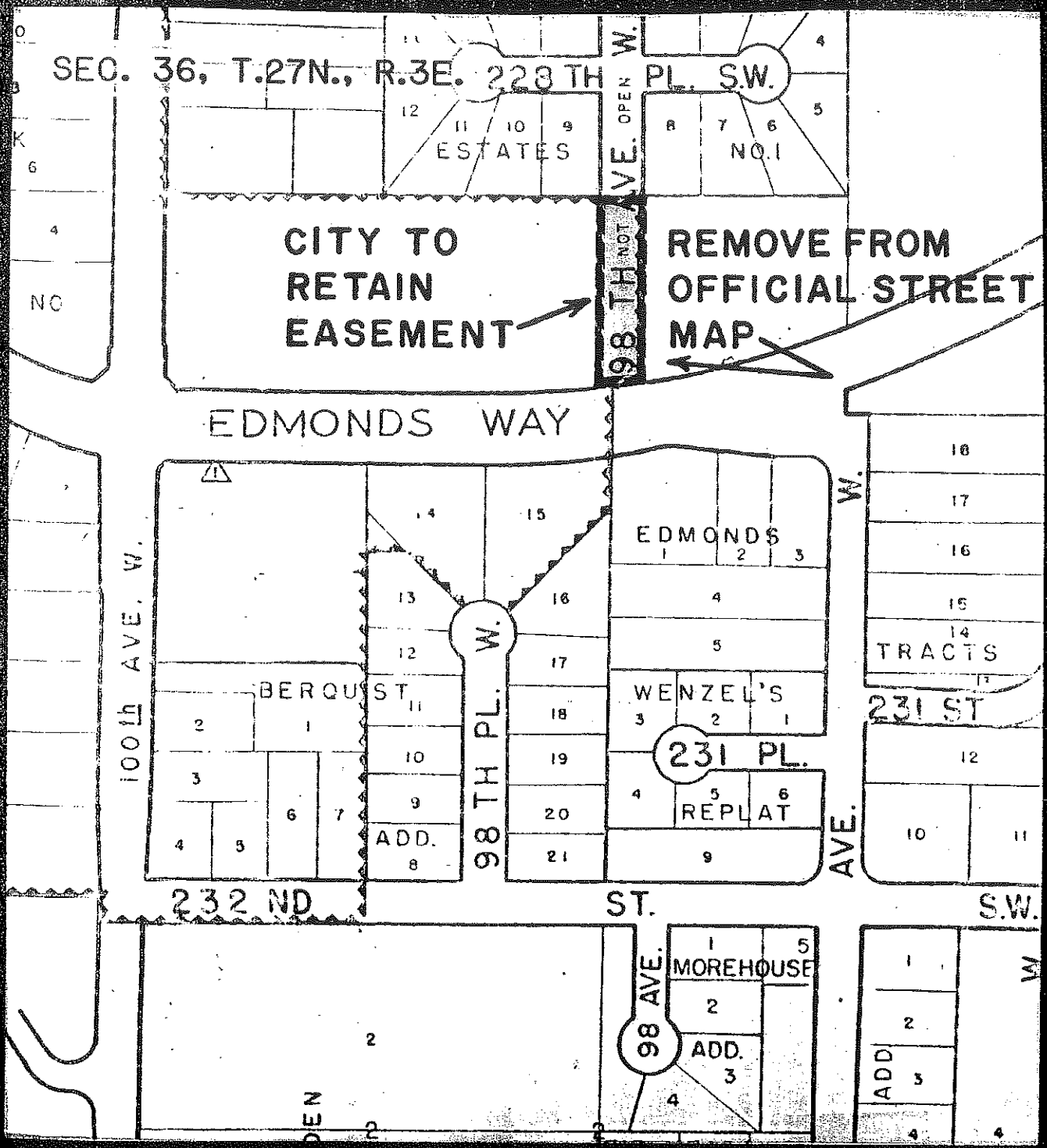
ATTEST/AUTHENTICATED:

Irene Warney Moran
CITY CLERK, IRENE WARNEY MORAN

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY James A. Murphy

FILED WITH THE CITY CLERK: March 20, 1980
PASSED BY THE CITY COUNCIL: May 20, 1980
POSTED: May 21, 1980
EFFECTIVE DATE: May 27, 1980



AMENDMENT TO OFFICIAL STREET MAP
 VACATION OF A PORTION OF 98TH AVE. W. NORTH
 OF S.R. 104, CITY TO RETAIN EASEMENT IN R/W

P.C. RES. NO. 644 DATE 1/31/80 ORD. NO. 2142 DATE 5/20/80

SHT. NO. 15 OF OFFICIAL ST. MAP CITY OF EDMONDS

EXHIBIT "A"

That portion of 98th Avenue West being 50 feet in width and 270 feet, more or less, in length, lying between the northerly boundary of SR 104 and the southerly boundary of the plat of Olympic View Estates No. 1, situate in Section 36, T27N, R4E, Snohomish County, Washington.

AFFIDAVIT OF POSTING ORDINANCE

STATE OF WASHINGTON)
) ss:
COUNTY OF SNOHOMISH)

IRENE VARNEY MORAN, being first duly sworn
on oath deposes and says that she is over the age of eighteen (18)
years and is competent to testify as to the matter stated herein.

There is no official newspaper or other newspaper printed and
published within the City. In accordance with RCW 35A.12.160, on
the 21 day of May, 1980, affiant posted true and
correct copies of the attached Ordinance No. 2142, passed by the
City Council on the 20 day of May, 1980, at the
official posting places for City notices which are the public
bulletin boards at the following locations:

Edmonds Civic Center
250 Fifth Avenue North
Edmonds, Washington 98020

Edmonds Public Library
Civic Center, 250 Fifth Avenue North
Edmonds, Washington 98020

Edmonds Branch of United States Post Office
201 Main Street
Edmonds, Washington 98020

DATED this 21 day of May, 1980.

Irene Varney Moran

SUBSCRIBED AND SWORN to before me this 21 day of

May, 1980.

Jeaneline J. Barrett
Notary Public in and for the
State of Washington, residing
at Edmonds.

ESTATES

ORD. 2142 15' ESMT. RET.

EDMONDS WAY

EDMONDS

TRACTS

231 ST

BERQUIS

W

WENZEL'S

231 PL

REPLAT

232 ND

ST

S.W.

MOREHOUSE

ADD

FIR MEADOWS

SIGNAL (9308090030)

GARDEN

Return Address:
City Clerk
City of Edmonds
121 5th Avenue N.
Edmonds, Washington 98020

SANITARY SEWER EASEMENT RELEASE AND EASEMENT GRANT AGREEMENT

Grantors: Michael D. Echelbarger and Kathleen A. Echelbarger, husband and wife

Grantee: City of Edmonds, a Washington municipal corporation

Property Address: 620 Sunset Avenue, Edmonds, Washington 98020

Abbreviated Legal Description: In the SW1/4, NW1/4, Section 24, T.27 N., R.3E., W.M.

Assessor's Property Tax Parcel No: 27032400201500

THIS EASEMENT RELEASE AND EASEMENT GRANT AGREEMENT ("Agreement") is made and entered into on the date set forth below by and between **Michael D. Echelbarger and Kathleen A. Echelbarger, husband and wife** ("Grantors"), and the **City of Edmonds, a Washington municipal corporation** ("Grantee") (collectively "the Parties") with regard to the following:

RECITALS

- A. Grantors are the fee owners of the real property described above, which property is burdened by a permanent sewer easement, having Snohomish County Auditor Recording No. 946726, in favor of the City of Edmonds ("Easement").
- B. Grantee desires to revise the Easement to add additional area to facilitate access to the sewer facilities located on the subject property, and has proposed that the Easement be terminated and released, and that the Grantors grant to the Grantee a new comprehensive easement as legally described below, and as depicted on Exhibit A, attached hereto and incorporated herein in full by this reference ("New Easement").

NOW, THEREFORE, in consideration of the benefits to accrue to the Grantors herein, the Parties hereby agree as follows:

1. Release of Easement

Grantee hereby terminates and releases all right, title and interest of every nature held by the Grantee, its successors and assigns arising under or accruing as a result of the easement having Snohomish County Auditor Recording No. 946726 ("Released Easement"). The termination and release of the Released Easement shall be effective upon recording of this Agreement with the real property records of Snohomish County and upon such recording, the termination and release of the Released Easement shall be effective.

2. Grant of New Easement

2.1 Grant of New Easement. Grantors hereby grant and convey to Grantee a permanent easement for the installation, construction, operation, maintenance, repair, reconstruction or replacement of a sanitary sewer pipeline and necessary appurtenances, over, across, through and below the following described property, and the further right to remove trees, bushes, undergrowth and other obstructions, excluding the building located or to be located upon the easement right of way, interfering with the location, construction, operation, maintenance, repair, reconstruction or replacement of said sanitary sewer pipeline and appurtenances, together with the right of access to the easement at any time for the stated purposes ("New Easement").

The New Easement hereby granted is located in the **City of Edmonds, County of Snohomish, State of Washington**, is depicted in the drawing attached as Exhibit A, and is more particularly described as follows:

A strip of land 10.00 feet in width, lying 5.00 feet on either side of the following described centerline, being a portion of Government Lot 2 in Section 24, Township 27 North, Range 3 East., W.M., in Snohomish County, Washington, described as follows:
Beginning at the intersection of the north line of said Government Lot 2 and the westerly line of Third Street projected northerly;
thence N 89°39'00" W along the north line of said Government Lot 2, a distance of 455.7 feet;
thence S 0°21'00" W, 115.00 feet;
thence N 89°39'00" W, 98.30 feet to the True Point of Beginning of the centerline herein described;
thence S 0°21'00" W, 50.00 feet;
thence S 30°38'20" W, 15.02 feet to the terminus of the centerline herein described.
Situate in the City of Edmonds, County of Snohomish, State of Washington.

2.2 Easement for Access. Grantors hereby convey and grant unto the Grantee an easement for ingress and egress over and across the south 15 feet of the Grantors' property lying westerly of the east line of the New Easement right of way hereinabove described for the purposes of access to and operation, maintenance, repair, reconstruction and/or replacement of the sanitary sewer pipeline and appurtenances located in the hereinabove described New Easement. In addition, upon construction of the building to be located on the New Easement right of way, Grantee shall have access, for the above stated purposes, to the sanitary sewer pipeline and appurtenances located on the north side of such building by way of foot access around the east end of such building.

2.3 Work/Restoration. When necessary to maintain, repair, reconstruct and/or replace the sanitary sewer pipeline and appurtenances, the Grantee shall have the right of entry for such purposes, provided that, when such entry is necessary, any such activity shall be performed in a workmanlike manner with all reasonable haste, and the premises shall be restored to substantially its previous condition as soon as reasonably possible, with the costs of such activity and/or restoration being borne by the Grantee.

2.4 Covenant Running with the Land. This New Easement shall be a covenant running with the Grantors' land and shall be binding upon the parties thereto, their heirs, successors and assigns forever.

2.5 Warranty of Authority. Grantors warrant that Grantors own fee title to the real property described herein and warrant Grantee title to and quiet enjoyment of the New Easement and access easement. The Parties warrant that the individuals executing this Agreement on behalf of the respective Parties are duly authorized by such Party to execute this Agreement.

2.6 Recording. Upon its execution by the Parties, this Agreement, including the New Easement, shall be recorded with the Snohomish County Auditor's Office.

DATED THIS _____ DAY OF _____, 2012.

GRANTORS:

Michael D. Echelbarger

Kathleen A. Echelbarger

STATE OF WASHINGTON)
) SS
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that Michael D. Echelbarger and Kathleen A. Echelbarger, husband and wife, 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 the instrument.

Dated: _____, 2012.

Notary Public in and for the State of
Washington, residing at _____
My appointment expires _____

GRANTEE, CITY OF EDMONDS:

Dave Earling, Mayor

ATTEST/AUTHENTICATED:

Sandra S. Chase, City Clerk

APPROVED AS TO FORM:

Office of the City Attorney

Return Address:
City Clerk
City of Edmonds
121 - 5th Ave. N.
Edmonds, WA 98020

201208240040
08/24/2012 9:12am \$66.00
SNOHOMISH COUNTY, WASHINGTON
CONFORMED COPY
5 PGS

NO EXCISE TAX
REQUIRED

AUG 24 2012

KIRKE SIEVERS, Snohomish County Treasurer

By KIRKE SIEVERS

Grantor(s): GRE Edmonds Way LLC
Grantee: City of Edmonds
Abbreviated Legal: Parcel "A" and Parcel "G" of City of Edmonds lot line adjustment file No. LL-2007-85,
as recorded under Snohomish County Recording No. 200804075427, Records of Snohomish County,
Washington.
Assessor's Property Tax Parcel No.: 270336-001-060-00, 005553-007-011-00, 270336-007-052-00

PUBLIC PEDESTRIAN ACCESS EASEMENTS

Property Address: 23020 Edmonds Way

LEGAL: Portions of:
NE 1/4, NE 1/4, SEC. 36, TWP. 27 N. RGE. 3 E., WM
NE 1/4, NE 1/4, SEC. 31, TWP. 27 N. RGE. 4 E., WM

IN CONSIDERATION of benefits to accrue to the grantor(s) herein, the undersigned, **John Goodman, Manager of GRE Edmonds Way LLC**, hereby grant(s) to the **CITY OF EDMONDS**, a Municipal Corporation, a permanent Public Pedestrian Access Easement to provide the public with pedestrian access over and across the sidewalk located within the easement areas described in Exhibits "A" and "B" attached. The responsibility and duty to repair, maintain and reconstruct said sidewalk shall be that of the abutting property owner in accordance with City of Edmonds Code.

The easement hereby granted is located in the **COUNTY OF SNOHOMISH, STATE OF WASHINGTON**, and is more particularly described as the following property:

Legal descriptions are provided in the attached Exhibit A and the easement areas are depicted in the drawings attached as Exhibit B.

DATED THIS 17 DAY OF July 20 12

John Goodman, Manager of GRE Edmonds Way LLC

STATE OF WASHINGTON)
) ss
COUNTY OF SNOHOMISH)

On this day personally appeared before me **John Goodman, Manager of GRE Edmonds Way LLC**, to me known to be the individual(s) described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

UNDER MY HAND AND OFFICIAL SEAL THIS 17 DAY OF July, 20 12



Teresa Beattie
NOTARY PUBLIC in and for the
State of Washington, residing at

Seattle

EXHIBIT "A"

EDMONDS WAY APARTMENTS PUBLIC PEDESTRIAN ACCESS EASEMENT

(SIDEWALK EASEMENT LEGAL DESCRIPTION CONTINUED)

EASEMENT "B":

THAT PORTION OF PARCEL "G" OF CITY OF EDMONDS LOT LINE ADJUSTMENT FILE No. LL-2007-85, AS RECORDED UNDER SNOHOMISH COUNTY RECORDING No. 200804075427, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

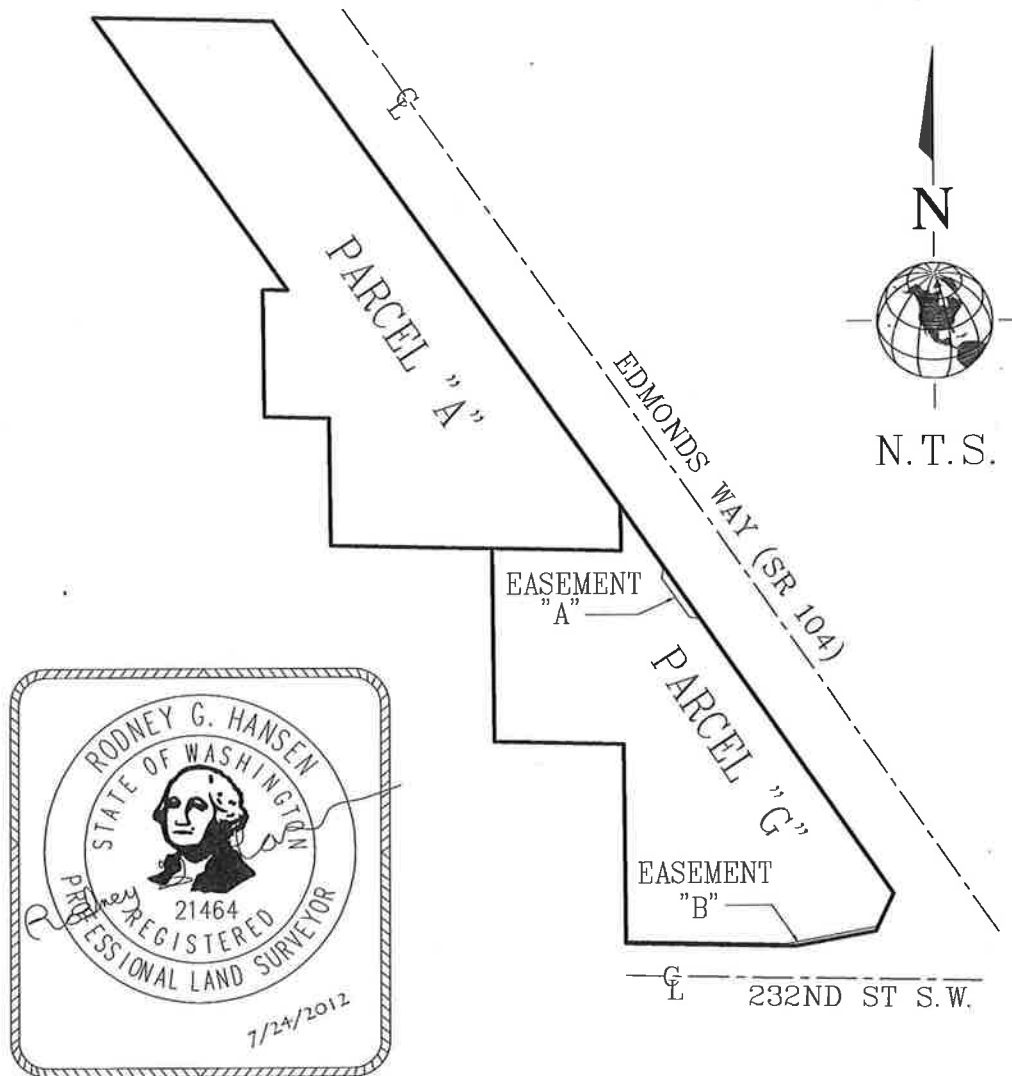
COMMENCING AT THE MOST EASTERLY CORNER OF SAID PARCEL "G";
THENCE S 25°55'24" W, ALONG THE SOUTHERLY LINE THEREOF, A DISTANCE OF 23.33 FEET TO THE TRUE POINT OF BEGINNING;
THENCE S 79°44'56" W 57.63 FEET;
THENCE N 88°56'28" W 100.94 FEET, MORE OR LESS, TO THE WESTERLY LINE OF SAID PARCEL "G" AND THE TERMINUS OF SAID DESCRIBED EASEMENT LINE.

CONTAINING 299 SQUARE FEET MORE OR LESS.

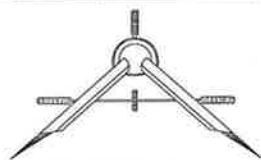


EXHIBIT "B"

EDMONDS WAY APARTMENTS PUBLIC PEDESTRIAN ACCESS EASEMENT



PORTIONS OF: NE 1/4, NE 1/4, SEC. 36, TWP. 27 N, RGE. 3 E., W.M.
NW 1/4, NW 1/4, SEC. 31, TWP. 27 N, RGE. 4 E., W.M.

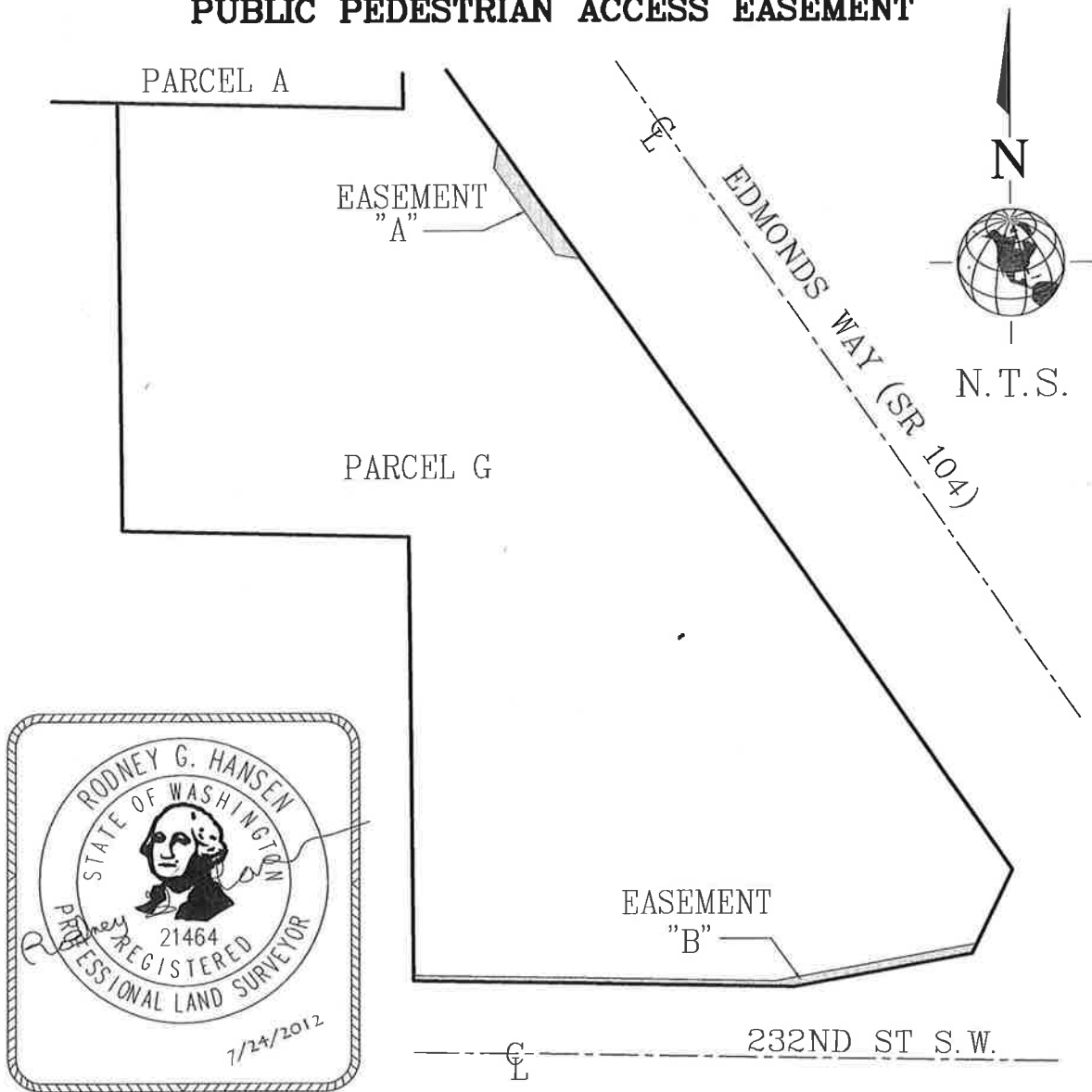


HANSEN SURVEYING

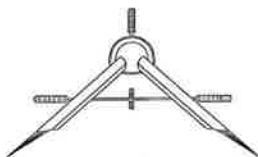
LAND SURVEYORS & CONSULTANTS
17701 108TH AVE S.E., PMB 208, RENTON, WA 98058
TEL: 425-235-8440 FAX: 425-235-0266

EXHIBIT "C"

EDMONDS WAY APARTMENTS PUBLIC PEDESTRIAN ACCESS EASEMENT



PORTIONS OF: NE 1/4, NE 1/4, SEC. 36, TWP. 27 N, RGE. 3 E., W.M.
NW 1/4, NW 1/4, SEC. 31, TWP. 27 N, RGE. 4 E., W.M.



HANSEN SURVEYING

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