

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

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**DECLARATION OF COVENANT  
FOR VEGETATIVE GROWTH RETENTION AREA**

Grantor: King County

Grantee: Technology Access Foundation

Legal Description of Lakewood Park, attached

Assessor's Tax Parcel ID# 062304 9237

IN CONSIDERATION of the approved King County \_\_\_\_\_ permit  
For application No. \_\_\_\_\_ relating to the real property ("Property")  
described above, the grantor(s), the owner(s) in fee of that Property, hereby declares (declare)  
that the property is established as having a 65% growth retention area for the purpose of  
dispersing and treating stormwater flows and is subject to restrictions applying to vegetation  
removal in all designated areas shown in Exhibit A attached hereto, and hereby covenants  
(covenant) and agrees (agree) as follows:

1. At least 65 % of the 14.32 acre "total site area" must be set aside to ensure that the area is left vegetated as described in Exhibit A.
2. The property within the 65% growth retention area (shown in Exhibit A) shall be maintained in its current park landscape condition. The following activities are allowed and must be done in a manner that maintains the current vegetated condition.
  - a. Removal of dangerous and diseased trees.
  - b. Passive recreation and related activities, including nature viewing and disk golf.
  - c. The 65% vegetated area may contain utilities and utility easements including flow control BMPs but not including septic systems.
  - d. Routine mowing and maintenance activities.

IN WITNESS WHEREOF, this Declaration of Covenant is executed this \_\_\_\_\_ day  
of \_\_\_\_\_

\_\_\_\_\_  
GRANTOR, KING COUNTY

STATE OF WASHINGTON )  
COUNTY OF KING ) ss.

On this day personally appeared before me:

\_\_\_\_\_, to be 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 stated.

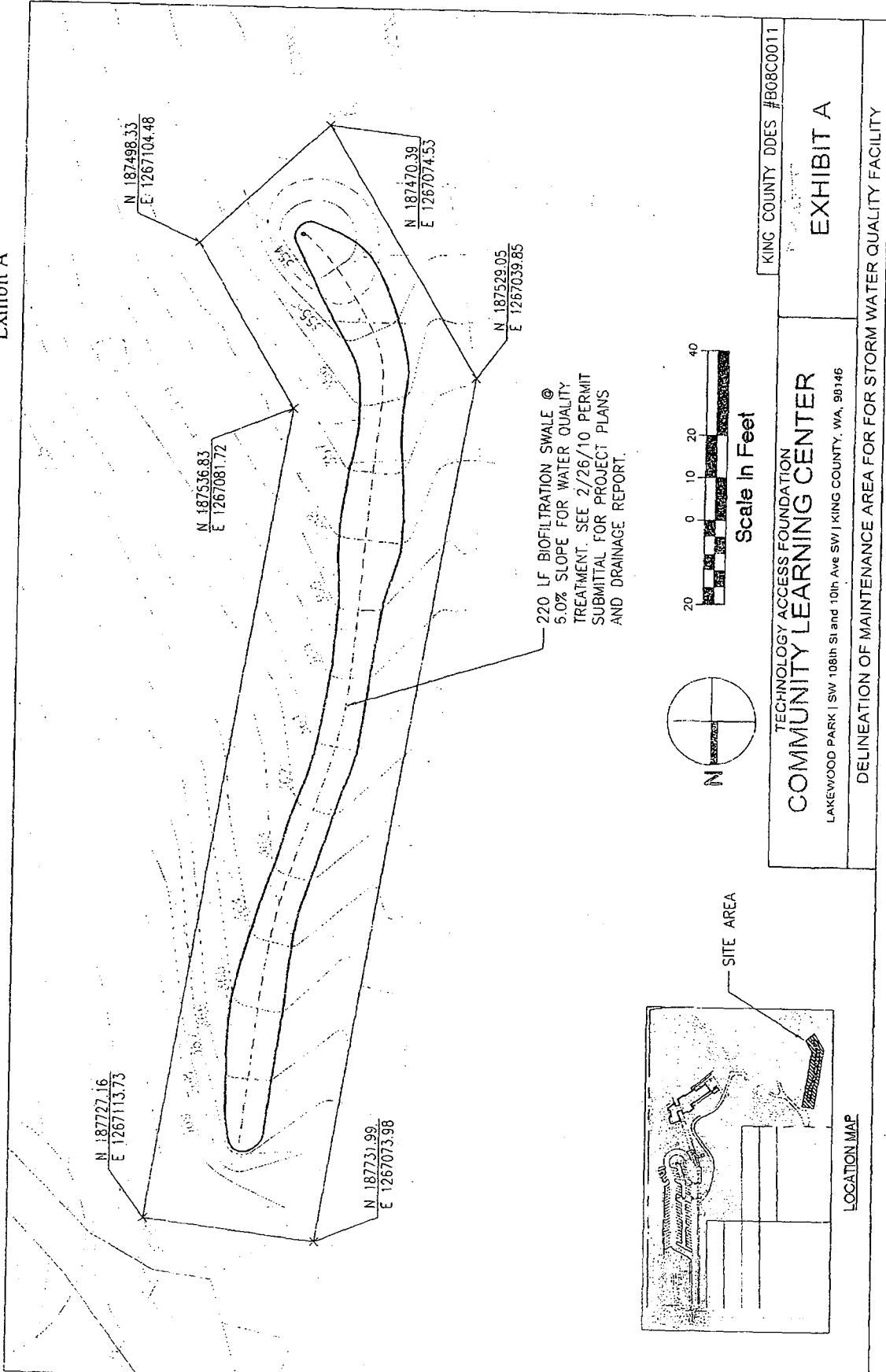
Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
\_\_\_\_\_

Printed name  
Notary Public in and for the State of Washington,  
Residing at

\_\_\_\_\_  
My appointment expires \_\_\_\_\_

Exhibit A



LEGAL DESCRIPTION OF LAKEWOOD PARK

That portion of Sections 6 and 7, Township 23 N., R.4E., W.M. King County, Washington described as follows:

Commencing at the Southwest corner of the East half of the Northeast quarter of the Northwest quarter of said Section 7; Thence, North  $01^{\circ}-27'-00''$  East along the west line of said East half of the Northeast quarter of the Northwest quarter 1180.81 feet to the True Point of Beginning; Thence, continuing North  $01^{\circ}-27'-00''$  East 150.00 feet to the South line of said Section 6; Thence, North  $89^{\circ}-31'-16''$  East along the South line of said Section 6, 30.00 feet, more or less, to the East line of 10th Avenue Southwest; Thence, North  $01^{\circ}-18'-07''$  West along said East line 811.50 feet; Thence, North  $89^{\circ}-44'-43''$  East 151.50 feet; Thence, North  $1^{\circ}-18'-07''$  West 240.00 feet; Thence, South  $89^{\circ}-44'-43''$  West 28.50 feet; Thence, North  $1^{\circ}-18'-07''$  West 58.50 feet; Thence, North  $89^{\circ}-44'-43''$  East 230.00 feet; Thence, North  $1^{\circ}-18'-07''$  West 181.50 feet to the South line of Southwest 108th Street; Thence, North  $89^{\circ}-44'-43''$  East along the said South line 245.90 feet to the West line of 8th Avenue Southwest (formerly Burien Way); Thence, along said West line, South  $01^{\circ}-37'-52''$  East 105.06 feet to a tangent curve to the left having a radius of 603.14 feet; Thence, along said curve through a central angle of  $18^{\circ}-08'-50''$  a distance of 191.03 feet; Thence, South  $01^{\circ}-37'-52''$  East 338.15 feet; Thence, North  $89^{\circ}-41'-57''$  East 398.43 feet; Thence, North  $0^{\circ}-54'-25''$  West 329.86 feet; Thence, North  $89^{\circ}-44'-45''$  East 122.00 feet; Thence, North  $0^{\circ}-54'-25''$  West 299.76 feet to the South line of Southwest 108th Street; Thence, North  $89^{\circ}-47'-02''$  East along said South line, 14.63 feet to a tangent curve to the left having a radius of 455.14 feet; Thence, along said curve through a central angle of  $23^{\circ}-24'-42''$  a distance of 185.98 feet to a curve to the right having a radius of 395.14 feet; Thence, along said curve through a central angle of  $1^{\circ}-57'-06''$  a distance of 13.46 feet; Thence, South  $00^{\circ}-18'-00''$  East 1072.32 feet; Thence, South  $82^{\circ}-11'-20''$  West 135.86 feet; Thence, South  $07^{\circ}-49'-01''$  East 390.67 feet; Thence, South  $89^{\circ}-46'-22''$  West 1243.21 feet to the True point of Beginning.

EXCEPT portion lying within SW 108th Street.. which was conveyed to King County for road purposes by deed recorded in Volume 8 of Road Books, page 294, under Auditor's File No. 144401. Containing 34.2737 acres, more or less. SUBJECT to an easement for the purpose of constructing and maintaining a 24-inch sewer line; SUBJECT ALSO to easements for the purpose of constructing and maintaining power lines and pole lines; SUBJECT ALSO to the rights of the public in and to that portion of a road at the North end of the land above described, where the North and South center line of the Southwest quarter of the Southeast quarter of section 6 intersects the North boundary of the above described property.