

Puget Sound Energy, Inc.
Attn: ROW Department OBC-11N
PO Box 97034
Bellevue, WA 98009-9734
S&G



PUGET SOUND ENERGY

CUSTOMER SERVICE EASEMENT

For official use only	
Reference #	_____
Grantor:	<u>Providence Point Umbrella Assoc.</u>
Grantee:	<u>Puget Sound Energy, Inc.</u>
Legal Description:	<u>NE 16-24N-06E</u>
Assessor's Tax Parcel ID #:	_____

9904220671

For and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged,

As described in Exhibit B attached hereto.

("Grantor" herein), hereby conveys and warrants to PUGET SOUND ENERGY, INC., a Washington corporation ("Grantee" herein), a perpetual easement over, across and under the following described real property (the "Property" herein) in King COUNTY, Washington:

SEE EXHIBIT "A" ATTACHED HERETO

Except as may be otherwise set forth herein Grantee's rights shall be exercised upon that portion of the Property (the "Easement Area" herein) described as: an Easement Area ten (10) feet in width having five (5) feet of such width on each side of the centerline of Grantee's facilities located as constructed or to be constructed, extended or relocated on the above-described property.

- Purpose.** Grantee shall have the right to construct, operate, maintain, repair, replace, improve, remove, enlarge and use one or more electric distribution systems over and/or under the Easement Area, together with all necessary or convenient appurtenances thereto, which may include but are not limited to the following:
 - Overhead facilities. Poles and/or towers with crossarms, braces, guys and anchors; electric distribution lines; fiber optic cable, communication and signal lines; transformers and street lights.
 - Underground facilities. Underground conduits, cables, vaults, manholes, switches and transformers; semi-buried or ground mounted facilities such as pads, transformers and switches; fiber optic cable, communication and signal lines.
 Following the initial construction of all or a portion of its systems, Grantee may, from time to time, construct such additional facilities as it may require for its systems.
- Access.** Grantee shall have the right of access to the Easement Area over and across the Property to enable Grantee to exercise its rights herein.
- Vegetation Management.** Grantee shall have the right to cut, remove, dispose and control any and all brush, trees and other vegetation presently existing upon the property which could, in the opinion of Grantee, create a hazard to Grantee's systems, or interferes with the exercise of Grantee's rights herein.
- Grantor's Use of Easement Area and Property.** Grantor reserves the right to use the Easement Area for any purpose not inconsistent with the rights herein granted, provided that Grantor shall not construct or maintain any building, structure or other object on the Easement Area. Grantor agrees to maintain clearance between the electric system and any building, structure or other object outside the easement area in accordance with applicable codes.
- Successor and Assigns.** Grantee shall have the right to assign, apportion or otherwise transfer any or all of its rights, benefits, privileges and interests arising in and under this easement. Without limiting the generality of the foregoing, the rights and obligations of the parties shall inure to the benefit of and be binding upon their respective successors and assigns.

WOB 107005646 RA OP MW 11-MAY 196-092

1380 3-97

EXCISE TAX NOT REQUIRED
King Co. Records Division
By [Signature] Deputy

DATED this 6 day of NOV, 1998

GRANTOR: BY

[Signature]

BY

INDIVIDUAL

STATE OF WASHINGTON)
) SS
COUNTY OF)

On this day personally appeared before me _____ to me known to be the individual(s) 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. GIVEN under my hand and official seal this _____ day of _____ 19____.

Print Name _____
Notary Public in and for the State of Washington,
Residing at _____
My commission expires _____

NOTARY SEAL HERE ↑

INDIVIDUAL

STATE OF WASHINGTON)
) SS
COUNTY OF)

On this day personally appeared before me _____ to me known to be the individual(s) 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. GIVEN under my hand and official seal this _____ day of _____ 19____.

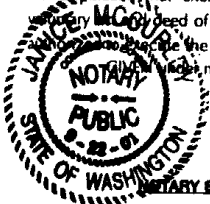
Print Name _____
Notary Public in and for the State of Washington,
Residing at _____
My commission expires _____

NOTARY SEAL HERE ↑

CORPORATE

STATE OF WASHINGTON)
) SS
COUNTY OF)

On this day personally appeared before me Larry Oros and _____, to me known to be the Registered Agent and _____, respectively, of Providence Point Umbrella Association the corporation, that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they executed the said instrument and that the seal affixed is the corporate seal of said corporation. GIVEN under my hand and official seal this 6th day of November 1998.



Print Name Janice McCubey
Notary Public in and for the State of Washington,
Residing at Maple Valley, WA
My commission expires 9-22-01

NOTARY SEAL HERE ↑

GENERAL PARTNERSHIP

STATE OF WASHINGTON)
) SS
COUNTY OF)

On this _____ day of _____, 19____, before me, a Notary Public in and for the state of Washington, duly commissioned and sworn, personally appeared _____, to me known to be the general partner of _____, a Washington General Partnership, who executed the within and foregoing instrument and acknowledged said instrument to be free and voluntary act and deed as for the uses and purposes therein mentioned.

WITNESS my hand the official seal the day and year in this certificate above written.

Print Name _____
Notary Public in and for the State of Washington,
Residing at _____
My commission expires _____

NOTARY SEAL HERE ↑

EXHIBIT B

The Grantor, SWANSON-DEAN CORPORATION, a Washington Corporation, pursuant to the terms of that certain umbrella declaration recorded under King County recording number 8406270803 conveys and quit claims to the PROVIDENCE POINT UMBRELLA ASSOCIATION, a Washington non-profit corporation, the real estate situated in the County of King, State of Washington, legally described on Exhibits 1 and 2 hereto, together with all after-acquired title of the Grantor therein.

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EXHIBIT 1
LEGAL DESCRIPTION

TRACT 'O' (Clubhouse Tract)

THAT PORTION OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE ALONG THE EAST LINE THEREOF $N01^{\circ}44'28''E$ 914.00 FEET;
THENCE $N08^{\circ}15'32''W$ 58.49 FEET TO A POINT ON THE NORTHERLY MARGIN OF S.E. 43RD WAY, SAID POINT BEING THE MOST EASTERLY CORNER OF PARCEL 1 DESCRIBED IN DEED RECORDED UNDER RECORDING NO. 7912100424, RECORDS OF SAID COUNTY AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 808.00 FEET (A RADIAL LINE THROUGH SAID BEGINNING BEARS $S76^{\circ}39'46''E$);
THENCE SOUTHWESTERLY 676.12 FEET ALONG SAID CURVE AND SAID MARGIN THROUGH A CENTRAL ANGLE OF $47^{\circ}56'40''$ TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTHWESTERLY 245.39 FEET ALONG SAID CURVE AND SAID MARGIN THROUGH A CENTRAL ANGLE OF $17^{\circ}24'02''$ TO THE MOST EASTERLY CORNER OF TRACT 'A' OF CENTER VILLAGE 1, A CONDOMINIUM AND RECORDED IN VOLUME 70 OF CONDOMINIUMS AT PAGES 94-100, UNDER RECORDING NO. 8406270804, RECORDS OF SAID COUNTY;
THENCE ALONG THE NORTHERLY LINE OF SAID TRACT 'A' $N21^{\circ}05'41''W$ 103.19 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 90.00 FEET;
THENCE NORTHWESTERLY 68.56 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $43^{\circ}38'48''$;
THENCE CONTINUING $N64^{\circ}44'29''W$ 53.69 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 155.00 FEET;
THENCE NORTHWESTERLY AND WESTERLY 76.65 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $28^{\circ}20'03''$;
THENCE LEAVING SAID NORTHERLY LINE $N03^{\circ}04'32''W$ 123.52 FEET;
THENCE $S86^{\circ}55'28''W$ 56.40 FEET TO THE EASTERLY LINE OF TRACT 'L' OF HILLTOP VILLAGE 1, A CONDOMINIUM AS RECORDED IN VOLUME 81 OF CONDOMINIUMS AT PAGES 5-16 UNDER RECORDING NO. ⁸⁶⁰⁶²⁵⁰⁶⁵⁶, RECORDS OF KING COUNTY, WASHINGTON;
THENCE ALONG SAID EASTERLY LINE $N52^{\circ}20'22''E$ 155.82 FEET;
THENCE LEAVING SAID EASTERLY LINE AND CONTINUING $N52^{\circ}20'22''E$ 50.00 FEET;
THENCE $S44^{\circ}10'40''E$ 481.30 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 2.071 ACRES, MORE OR LESS.

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EXHIBIT 2
LEGAL DESCRIPTION

TRACT 'R'

THAT PORTION OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE ALONG THE EAST LINE THEREOF $N01^{\circ}44'28''E$ 914.01 FEET;
THENCE $N111^{\circ}15'32''W$ 58.49 FEET TO A POINT ON THE NORTHERLY MARGIN OF S.E. 43RD WAY, SAID POINT BEING THE MOST EASTERLY CORNER OF PARCEL 1 DESCRIBED IN DEED RECORDED UNDER RECORDING NO. 7912100424, RECORDS OF SAID COUNTY AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 808.00 FEET (A RADIAL LINE THROUGH SAID BEGINNING BEARS $S76^{\circ}39'46''E$);
THENCE SOUTHWESTERLY 921.51 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $65^{\circ}20'42''$ TO THE MOST EASTERLY CORNER OF TRACT 'A' OF CENTER VILLAGE 1, A CONDOMINIUM AND RECORDED IN VOLUME 70 OF CONDOMINIUMS AT PAGES 94-100, UNDER RECORDING NO. 8406270804, RECORDS OF SAID COUNTY;
THENCE ALONG THE NORTHERLY LINE OF SAID TRACT 'A' $N21^{\circ}05'41''W$ 103.19 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 90.00 FEET;
THENCE NORTHWESTERLY 68.56 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $43^{\circ}38'48''$;
THENCE CONTINUING $N64^{\circ}44'29''W$ 53.69 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 155.00 FEET;
THENCE NORTHWESTERLY AND WESTERLY 76.65 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $28^{\circ}20'03''$ TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING $S86^{\circ}55'28''W$ 251.19 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 780.00 FEET (A RADIAL LINE THROUGH SAID BEGINNING BEARS $S17^{\circ}31'06''W$);
THENCE NORTHWESTERLY 55.02 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $04^{\circ}02'30''$ TO THE MOST SOUTHERLY CORNER OF TRACT 'L' OF HILLTOP VILLAGE 1, A CONDOMINIUM AS RECORDED IN VOLUME 81 OF CONDOMINIUMS AT PAGES 5-16 UNDER RECORDING NO. 8606250656, RECORDS OF KING COUNTY, WASHINGTON;
THENCE ALONG THE SOUTHEASTERLY LINE OF SAID TRACT 'L' $N29^{\circ}33'51''E$ 121.57 FEET TO AN ANGLE POINT THEREIN;
THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE $N86^{\circ}55'28''E$ 180.00 FEET;
THENCE LEAVING SAID SOUTHEASTERLY LINE AND CONTINUING $N86^{\circ}55'28''E$ 16.40 FEET;
THENCE $S03^{\circ}04'32''E$ 123.52 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 0.767 ACRES, MORE OR LESS.

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