

ORIGINAL

CONCOMITANT REZONE AGREEMENT AND COVENANT RUNNING WITH THE LAND

Contract Zone No. CZ-2001-01

This Concomitant Rezone Agreement and Covenant (hereinafter "Covenant") dated _____, 2001, by and between the City of Shoreline, Washington, a municipal corporation (hereinafter "City"), and Highland Park Place Condominium Association (hereinafter "Owners").

RECITALS

A. Owners are the owners of real property located in King County legally described as:

Highland Park Place Condominium, 701 N 182nd St, Shoreline, WA 98133

(Hereafter described as "Property").

B. The City has approved the rezone of the Property currently zoned R-48 to Contract Zone consistent with the Comprehensive Plan, subject to acceptance by the Owner.

NOW THEREFORE, the City and Owners agree as follows:

1. **Title.** Owners are the sole and exclusive owners of the Property described above.
2. **Covenant.** Owners covenant and agree, on behalf of themselves and their successors and assigns, that during the entire period that the Property is zoned CZ-2001-01, the Property will be developed only in accordance with this Covenant and subject to the conditions provided herein. The Owners specifically agree that this Covenant touches, concerns, enhances, benefits and runs with the Property.
3. **Uses.** The Owners or their successors may use the Property for Medical or Dental Offices constructed according the Site Plan adopted in King County Ordinance No. 8498 (Olason.Clinic Site Plan, King Co. file No. 106-88-R) or other uses permitted in the R-6 zone by SMC Title 20 as amended.
4. **Binding Effect.** This Covenant shall remain in full force and effect, and be binding upon the Owners and their successors and assigns until amended, modified or terminated by an ordinance adopted by the Shoreline City Council.
5. **Filing.** A copy of this covenant will be filed for record with the King County Records and Elections Division.
6. **Remedies.** Violations of this Covenant shall be enforced by the City according to enforcement procedures applicable to zoning code violations.

7. **Attorney Fees.** In the event that legal action is commenced to enforce or interpret any revision of this Covenant, including any appeal thereof, the substantially prevailing party shall be entitled to its costs including reasonable attorney's fees.

IN WITNESS WHEREOF, the parties have executed this Covenant as of the date first above written.

OWNER(s): HIGHLAND
PARK CONDOMINIUM ASSOC.

CITY OF SHORELINE

By: Kirk H. Storer, DDS
Secretary /Treasurer

Steve Burkett, City Manager

By:

APPROVED AS TO FORM

Ian Sievers, City Attorney

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that _____,
the _____ and _____ the
_____ of the Highland Park Condominium Association
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, and that they were duly authorized to execute the same.

DATED: _____

By:

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

ORIGINAL

STATE OF WASHINGTON)

COUNTY OF KING

) ss.
)

I certify that I know or have satisfactory evidence that Steve Burkett appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the City Manager of City of Shoreline to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED: _____

By: _____

Notary Public in and for the State of Washington
residing at _____.
My Commission expires _____.

1110100



CONCOMITANT REZONE AGREEMENT AND COVENANT RUNNING WITH THE LAND

Contract Zone No. CZ-2001-01

This Concomitant Rezone Agreement and Covenant (hereinafter "Covenant") dated October 30, 2001, by and between the City of Shoreline, Washington, a municipal corporation (hereinafter "City"), and Highland Park Place Condominium Association (hereinafter "Owners").

RECITALS

A. Owners are the owners of real property located in King County legally described as:

Highland Park Place Condominium, 701 N 182nd St, Shoreline, WA 98133

(Hereafter described as "Property").

B. The City has approved the rezone of the Property currently zoned R-48 to Contract Zone consistent with the Comprehensive Plan, subject to acceptance by the Owner.

NOW THEREFORE, the City and Owners agree as follows:

1. **Title.** Owners are the sole and exclusive owners of the Property described above.

2. **Covenant.** Owners covenant and agree, on behalf of themselves and their successors and assigns, that during the entire period that the Property is zoned CZ-2001-01, the Property will be developed only in accordance with this Covenant and subject to the conditions provided herein. The Owners specifically agree that this Covenant touches, concerns, enhances, benefits and runs with the Property.

3. **Uses.** The Owners or their successors may use the Property for Medical or Dental Offices constructed according the Site Plan adopted in King County Ordinance No. 8498 (Olason Clinic Site Plan, King Co. file No. 106-88-R) or other uses permitted in the R-6 zone by SMC Title 20 as amended.

4. **Binding Effect.** This Covenant shall remain in full force and effect, and be binding upon the Owners and their successors and assigns until amended, modified or terminated by an ordinance adopted by the Shoreline City Council.

5. **Filing.** A copy of this covenant will be filed for record with the King County Records and Elections Division.

6. **Remedies.** Violations of this Covenant shall be enforced by the City according to enforcement procedures applicable to zoning code violations.

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7. **Attorney Fees.** In the event that legal action is commenced to enforce or interpret any revision of this Covenant, including any appeal thereof, the substantially prevailing party shall be entitled to its costs including reasonable attorney's fees.

IN WITNESS WHEREOF, the parties have executed this Covenant as of the date first above written.

OWNER(s): HIGHLAND
PARK CONDOMINIUM ASSOC.

CITY OF SHORELINE

Kirk H. Storer DDS PS

By: Kirk H. Storer, DDS
Secretary /Treasurer

Steve C Burkett

Steve Burkett, City Manager

Mark E. Simons

By: Mark E. Simons

APPROVED AS TO FORM

Ian Sievers

Ian Sievers, City Attorney

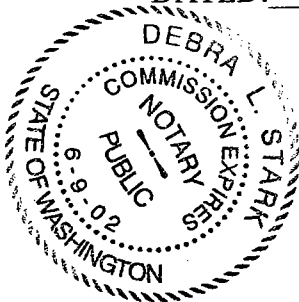
STATE OF WASHINGTON)

) ss.

COUNTY OF KING)

I certify that I know or have satisfactory evidence that Kirk H Storer,
the Treasurer and _____ the
_____ of the Highland Park Condominium Association
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, and that they were duly authorized to execute the same.

DATED: Oct 30, 2001



By: Debra L Stark
Notary Public in and for the State of Washington
residing at Mountlake Terrace
My commission expires 6-9-02

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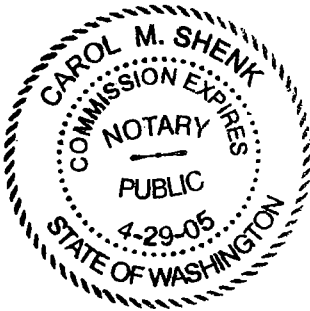
STATE OF WASHINGTON)

) ss.

COUNTY OF KING)

I certify that I know or have satisfactory evidence that Steve Burkett appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the City Manager of City of Shoreline to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED: November 1, 2001



By:

Carol M. Shenk
Notary Public in and for the State of Washington
residing at Seattle, WA
My Commission expires 4/29/05

2002 020 1004000

After Recording Please Return To:
Carol Shenk, Deputy City Clerk
City of Shoreline
17544 Midvale Avenue North
Shoreline, WA 98133



Concomitant Rezone Agreement and Covenant Running with the Land

Address: 701 N. 182nd St., Shoreline, WA 98133

Grantor: City of Shoreline

Grantee: Highland Park Place Condominium Association

Legal Description: Section 07 Township 26, Range 04

Lot Unit 101 Highland Park Condominium PCT of value 17.64.

Lot Unit 102 Highland Park Condominium PCT of value 8.83.

Lot Unit 103 Highland Park Condominium PCT of value 8.83.

Lot Unit 201 Highland Park Condominium PCT of value 7.35.

Lot Unit 202 Highland Park Condominium PCT of value 7.35.

Lot Unit 301 Highland Park Condominium PCT of value 8.83.

Lot Unit 302 Highland Park Condominium PCT of value 8.83.

Lot Unit 303 Highland Park Condominium PCT of value 17.64.

Lot Unit 401 Highland Park Condominium PCT of value 7.35.

Lot Unit 402 Highland Park Condominium PCT of value 7.35.

Tax Parcel ID:

Lot 101: 3298900010

Lot 102: 3298900020

Lot 103: 3298900030

Lot 201: 3298900040

Lot 202: 3298900050

Lot 301: 3298900060

Lot 302: 3298900070

Lot 303: 3298900080

Lot 401: 3298900090

Lot 402: 3298900100

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