

Name & Return Address:

Buping Wang

6450 E Mercer Way

Mercer Island, WA 98040

Washington State Recorder's Cover Sheet (RCW 65.04) Please print legibly or type information.

Document Title(s) Disclosure and Notice of Critical Area	
Grantor(s) Buping Wang and Wanqiu Yang	
____ Additional Names on Page ____ of Document	CTI 0274195-ETU
Grantee(s) City of Mercer Island	Chicago Title Company of Washington has placed the document of record as a customer courtesy and accepts no liability for the accuracy or validity of the document
____ Additional Names on Page ____ of Document	
Legal Description (Abbreviated: i.e., lot, block & subdivision name or number OR section/township/range and quarter/quarter section) PTN NE 1/4 SEC 30-24-5E, W.M.	
Complete Legal Description on Page ____ of Document	
Auditor's Reference Number(s)	
Assessor's Property Tax Parcel/Account Number(s) 3024059004	
Non Standard Fee \$50.00 By signing below, you agree to pay the \$50.00 non standard fee. I am requesting an emergency non standard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.	
_____ Signature of Party Requesting Non Standard Recording NOTE: Do not sign above or pay additional \$50.00 fee if document meets margin/formatting requirements.	
The Auditor/Recorder will rely on the information provided on this cover sheet. Staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.	

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 3024059004

THAT PORTION OF THE NORTH HALF OF THE NORTH HALF OF THOSE PORTIONS OF GOVERNMENT LOT 1 AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY WASHINGTON, LYING BETWEEN THE NORTH 498.00 FEET THEREOF AND THE SOUTH 471.00 FEET THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER OF SAID SECTION 30;

THENCE SOUTH 1'25'38" WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 498.00 FEET; THENCE SOUTH 88'32'59" EAST, PARALLEL TO THE NORTH LINE OF SAID NORTHEAST QUARTER, 1,646.58 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 01'25'38" WEST 89.64 FEET TO THE NORTH LINE OF GREGORY ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 72 OF PLATS, PAGE 69, IN KING COUNTY, WASHINGTON; THENCE NORTH 88'35'33" WEST ALONG SAID NORTH LINE 171.49 FEET; THENCE NORTH 38'38'53" WEST 117.36 FEET TO THE SOUTH LINE OF SAID NORTH 498.00 FEET; THENCE SOUTH 88'35'15" EAST 251.89 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF THE NORTH HALF OF THE NORTH HALF OF THAT PORTION OF PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND OF GOVERNMENT LOT 1 OF SAID SECTION 30, LYING BETWEEN THE NORTH 498.00 FEET THEREOF, AND THE SOUTH 471.00 FEET THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 30; THENCE SOUTH 01'25'38" WEST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 498.00 FEET; THENCE SOUTH 88'32'59" EAST, PARALLEL TO THE NORTH LINE OF SAID NORTHEAST QUARTER, 1,133.27 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88'32'59" EAST 274.49 FEET; THENCE SOUTH 38'38'53" EAST 104.58 FEET TO THE SOUTH LINE OF THE NORTH 578.00 FEET OF SAID GOVERNMENT LOT 1; THENCE SOUTH 27'49'11" WEST 10.91 FEET; THENCE NORTH 38'38'53" WEST 104.52 FEET; THENCE NORTH 88'35'33" WEST 260.25 FEET, MORE OR LESS, TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS NORTH 41'49'00" WEST; THENCE NORTH 41'49'00" WEST 13.76 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING; EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE ABOVE DESCRIBED MAIN TRACT.

Disclosure and Notice of Critical Area

Legal description (abbreviated)

Portion of the NE Quarter/ Section 30/ Township 24 North/ Range 5 East, W.M./ in King County,
Washington

Additional legal on page 3 of document

Assessor's Property Tax Parcel/Account Number(s) 3024059004

DO NOT WRITE IN MARGINS

The Auditor/Recorder will rely on the information provided on this form.
The staff will not read the attached document to verify the accuracy or
completeness of the indexing information provided herein.

[Handwritten signatures]

For Permit Number 2402-186, CAO24-004

For Parcel Number 302405-9004

Street Address 6450 E Mercer Way, Mercer Island, WA 98040

This property contains critical area steep slope and steep slope buffer as defined by the Mercer Island City Code (MICC) 19.07 and regulated by provisions in MICC 19.07.160.

Due to development activity within a critical area and associated buffer, a City of Mercer Island Critical Area Study and Mitigation Plan has been required to be prepared and implemented for this property. This mitigation plan may have required some or all of the following: grading, soil amendments, native vegetation planting, watering, habitat feature or structure installation, fencing, signage, performance and/or maintenance bonding, annual maintenance, and annual monitoring reporting to be performed by a qualified professional at the property owner's expense. For further information regarding related requirements and limitations, please contact the City of Mercer Island Community Planning and Development Department.

This notice shall run with the land and shall not be removed except upon specific written authorization approved by the City of Mercer Island and recorded herein by King County.

I, (print name) Buping Wang, Wanqiu Yang

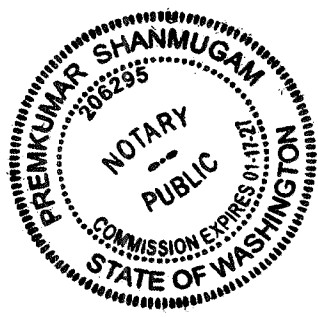
hereby certify that I am the owner of the above-referenced property.

Owner's Signature *[Handwritten signatures]*

State of Washington, County of King

SUBSCRIBED AND SWORN TO before me this 20th day of May, 2024.

Notary Seal



[Handwritten Signature]
Notary Public Signature

Prem Kumar Shanmugam
Notary Public Printed Name

01/17/2027
Commission Expiration

Attachments

[Handwritten signatures]

LEGAL DESCRIPTION

POR OF GL 1 IN NE 1/4 BEG ON S LN OF N 498 FT OF SD GL 1646.58 FT E OF W LN SD NE 1/4 TH
S 01-25-38 W 89.64 FT TH N 88-35-33 W 171.49 FT TH N 38-38-53 W 117.36 FT TO SD N 498 FT
TH S 88-35-15 E 251.89 FT TO BEG

PLat Block:

Plat Lot:

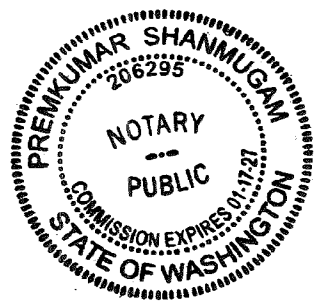
I, (print name) Buping Wang, Wanqiu Yang
hereby certify that I am the owner of the above-referenced property.

Owner's Signature *[Handwritten Signature]*

State of Washington, County of King

SUBSCRIBED AND SWORN TO before me this 20th day of May, 2024

Notary Seal



[Handwritten Signature]
Notary Public Signature

Prem Kumar Shanmugan
Notary Public Printed Name

01/17/2027
Commission Expiration