

AFTER RECORDING, MAIL TO:  
City of Mercer Island, Attn: \_\_\_\_\_  
9611 SE 36<sup>th</sup> Street  
Mercer Island, WA 98040

## INDEMNIFICATION AND HOLD HARMLESS AGREEMENT

This Indemnification and Hold Harmless Agreement Not to Sue (Agreement") is effective this 12<sup>th</sup> day of March, 2015. The Parties ("Parties") to this Agreement are the City of Mercer Island, a Washington Municipal corporation ("City") and the following owners (all owners with complete names must be listed) of private property ("Owner(s)").

MI Treehouse, LLC

A. The applicant(s) is/are the Owner(s) of the real property situated in the City of Mercer Island located at 5637 East Mercer Way.

B. The Legal Description of the real property ("Property") is as follows:

Lot A of City of Mercer Island short plat no.  
MI-77-1-010, as recorded March 31, 1977 under  
Recording no. 7703310851, records of King County  
Auditor.

Situate in the City of Mercer Island, County of King,  
State of Washington.

[If not enough space, attach separate sheet labeled Exhibit A.]

C. The Parcel Number of the Property is as follows: 1924059312.

D. The applicant Owner(s) has/have applied to the City for a Reasonable Use Exception permit which bears MAIN PERMIT NO. CA015-001 for the purpose of: \_\_\_\_\_

This agreement applies to all related permits issued, and/or amended at any time in the future, pursuant to this Main Permit.

E. The parties have agreed to enter into this Agreement to address concerns regarding the following circumstances:

1.  Permitted activity will take place on, or may impact a:

- Watercourse
- Wetland
- Shoreline
- Steep slope or slide-prone slope
- Poor soil conditions
- Seismic Liquefaction
- Other geologic hazard or critical area consideration (describe)

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2.  Adjacency of permitted activity to roadways or structures
- Alternate materials, methods of design or methods of construction will be used (alternate to International Building Code or International Residential Code specifications)
- Other (describe)

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NOW, THEREFORE, the Parties agree as follows:

1. INDEMNIFICATION AND HOLD HARMLESS AGREEMENT AND COVENANT NOT TO SUE “(AGREEMENT)”:

Pursuant to Mercer Island City Code Section 19.01.060, and in consideration of the City issuing the permit identified in (D) above, which constitutes good and valuable consideration, the receipt of which the Owner(s) acknowledge(s), the Owner(s) covenant(s) not to sue and agree(s) to defend, indemnify, and hold the City of Mercer Island, its officers, officials, employees, agents and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or in connection with activities or operations performed by the Owner or on the Owner’s behalf out of issuance of this permit, except for injuries and damages caused by the sole negligence of the City.

2. RECORDING:

This Agreement shall be recorded by the applicant with the King County Recorder’s Office. The permit identified in (D) above shall not be valid until the City has obtained written proof of such recording. Alternately, the City may record this Agreement.

3. COVENANT RUNNING WITH THE LAND:

This Agreement shall be a covenant running with the land and the rights and obligations contained herein shall run with and burden the property identified above, and shall inure to the benefit of and be binding upon the Parties to this Agreement, their heirs, successors and assigns:

- 3 years from approval of final inspection of the permitted work; or
- \_\_\_ years from approval of final inspection of the permitted work; or
- without limitation as to a period of years.

4. INSPECTION. The City's inspection or acceptance of any of the Owner's construction or other work either during construction or when completed shall not be grounds to avoid any of the obligations of this Agreement.

5. COMPLIANCE WITH LAWS: All permitted activities shall be conducted in accordance with all applicable federal, state, and City laws including, without limitation, the Comprehensive Environmental Response, Compensation & Liability Act ("CERCLA"), the Model Toxics Control Act ("MTCA"), the Superfund Amendment Reauthorization Act ("SARA"), The Endangered Species Act ("ESA"), and the State Environmental Policy Act ("SEPA").

DATED this 12<sup>th</sup> day of March, 2015.

MI Treehouse, LLC  
By: [Signature]  
OWNER (signature)

Name: William C. Summers  
(please print)

OWNER (signature)

Name: \_\_\_\_\_  
(please print)

(If married, both spouses must sign, and both signatures must be notarized.)

STATE OF WASHINGTON )  
 ) ss [INDIVIDUAL ACKNOWLEDGMENT]  
COUNTY OF KING )

I certify that I know or have satisfactory evidence that William C. Summers

(is/are) the person(s) who appeared before me and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes therein mentioned in the instrument.

Given under my hand and seal the 12<sup>th</sup> day of March 2015.



Alison P. Summers  
Notary Public in and for the State of Washington  
Alison P. Summers  
Printed Name  
My Appointment Expires 1-11-18

STATE OF WASHINGTON )  
 ) ss [INDIVIDUAL ACKNOWLEDGMENT]  
COUNTY OF KING )

I certify that I know or have satisfactory evidence that \_\_\_\_\_

(is/are) the person(s) who appeared before me and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes therein mentioned in the instrument.

Given under my hand and seal the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Washington  
\_\_\_\_\_  
Printed Name  
My Appointment Expires \_\_\_\_\_