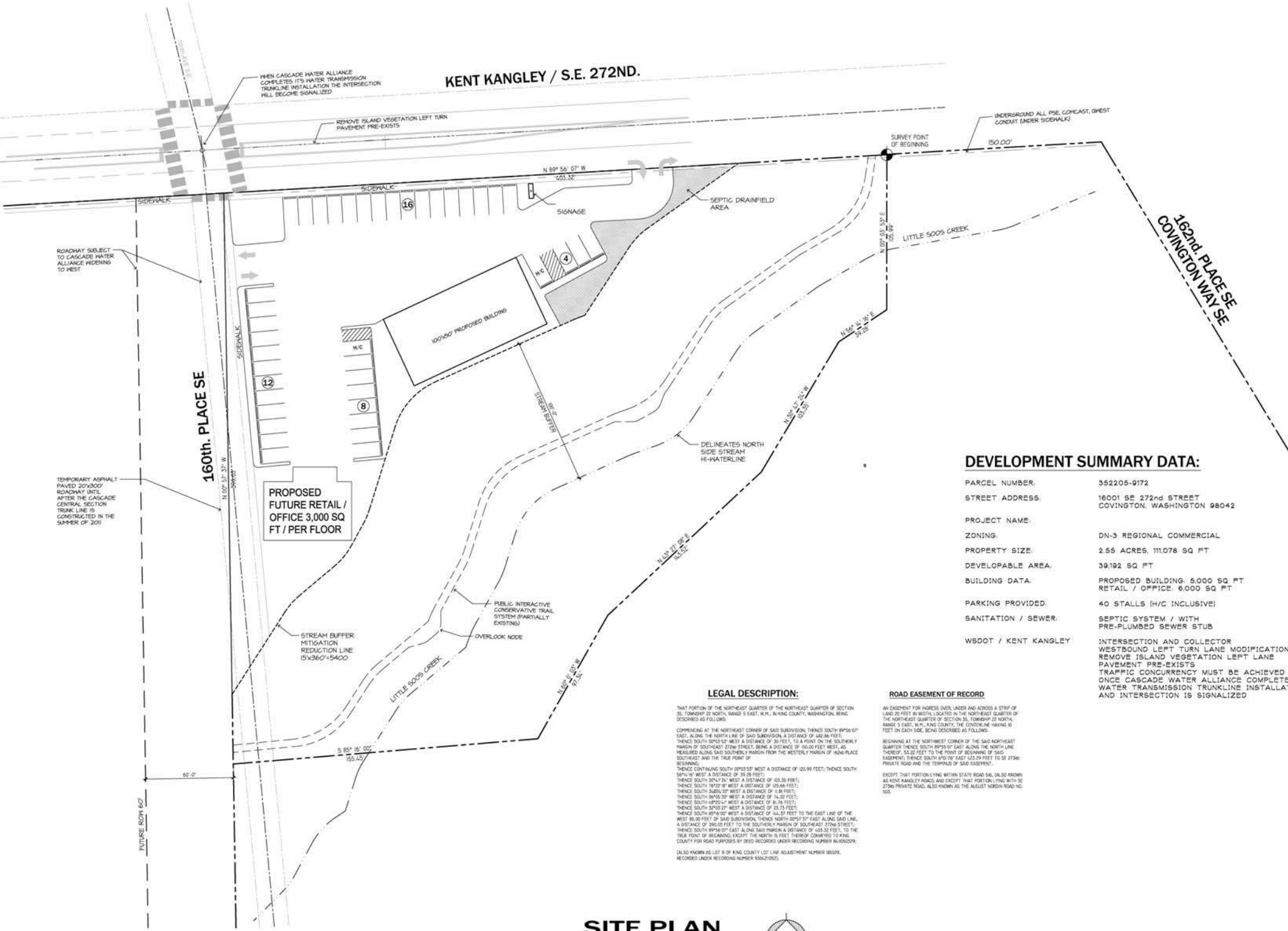


KENT KANGLEY / S.E. 272ND.



**PROPOSED
FUTURE RETAIL /
OFFICE 3,000 SQ
FT / PER FLOOR**

DEVELOPMENT SUMMARY DATA:

PARCEL NUMBER:	352205-9172
STREET ADDRESS:	16001 SE 272nd STREET COVINGTON, WASHINGTON 98042
PROJECT NAME:	
ZONING:	DN-3 REGIONAL COMMERCIAL
PROPERTY SIZE:	2.55 ACRES, 111,078 SQ FT
DEVELOPABLE AREA:	39,192 SQ FT
BUILDING DATA:	PROPOSED BUILDING 5,000 SQ FT RETAIL / OFFICE 6,000 SQ FT
PARKING PROVIDED:	40 STALLS (H/C INCLUSIVE)
SANITATION / SEWER:	SEPTIC SYSTEM / WITH PRE-PLUMBED SEWER STUB
WSDOT / KENT KANGLEY:	INTERSECTION AND COLLECTOR WESTBOUND LEFT TURN LANE MODIFICATION REMOVE ISLAND VEGETATION LEFT LANE PAVEMENT PRE-EXISTS TRAFFIC CONCURRENCY MUST BE ACHIEVED ONCE CASCADE WATER ALLIANCE COMPLETES WATER TRANSMISSION TRUNKLINE INSTALLATION AND INTERSECTION IS SIGNALIZED

LEGAL DESCRIPTION:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 22 NORTH, RANGE 5 EAST, 8TH P.M., KING COUNTY, WASHINGTON BEING RECORDED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 89°50' EAST, ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 142.84 FEET; THENCE SOUTH 89°50' WEST, A DISTANCE OF 30 FEET, TO A POINT ON THE SOUTHERLY MARGIN OF (SOUTHEAST 27th STREET), BEING A DISTANCE OF 50.00 FEET WEST, AS MEASURED ALONG SAID SOUTHERLY MARGIN FROM THE WESTERLY MARGIN OF 16th PLACE SOUTH; AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 02°50' WEST, A DISTANCE OF 20.99 FEET; THENCE SOUTH 54°19' WEST, A DISTANCE OF 39.28 FEET; THENCE SOUTH 50°12' WEST, A DISTANCE OF 103.35 FEET; THENCE SOUTH 78°22' WEST, A DISTANCE OF 105.88 FEET; THENCE SOUTH 54°22' WEST, A DISTANCE OF 11.81 FEET; THENCE SOUTH 89°50' WEST, A DISTANCE OF 16.20 FEET; THENCE SOUTH 89°50' WEST, A DISTANCE OF 81.76 FEET; THENCE SOUTH 22°52' WEST, A DISTANCE OF 25.13 FEET; THENCE SOUTH 89°50' WEST, A DISTANCE OF 44.37 FEET TO THE EAST LINE OF THE WEST 80.20 FEET OF SAID SUBDIVISION; THENCE NORTH 02°50' EAST, ALONG SAID LINE, A DISTANCE OF 350.05 FEET TO THE SOUTHERLY MARGIN OF (SOUTHEAST 27th STREET); THENCE SOUTH 89°50' EAST, ALONG SAID MARGIN, A DISTANCE OF 103.37 FEET, TO THE TRUE POINT OF BEGINNING, EXCEPT THE NORTH 5 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER RECORDING NUMBER 86-1000209; (ALSO KNOWN AS LOT 9 OF KING COUNTY LOT LINE ADJUSTMENT NUMBER 8609, RECORDED UNDER RECORDING NUMBER 86-021053).

ROAD EASEMENT OF RECORD

AN EASEMENT FOR ACCESS OVER, UNDER AND ACROSS A STRIP OF LAND 20 FEET IN WIDTH, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 22 NORTH, RANGE 5 EAST, 8TH P.M., KING COUNTY, THE CENTERLINE HAVING 40 FEET ON EACH SIDE, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SAID NORTHEAST QUARTER; THENCE SOUTH 89°50' EAST, ALONG THE NORTH LINE THEREOF, 53.22 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE SOUTH 89°50' EAST, 43.29 FEET TO BE 27th PRIVATE ROAD AND THE TERMINUS OF SAID EASEMENT;

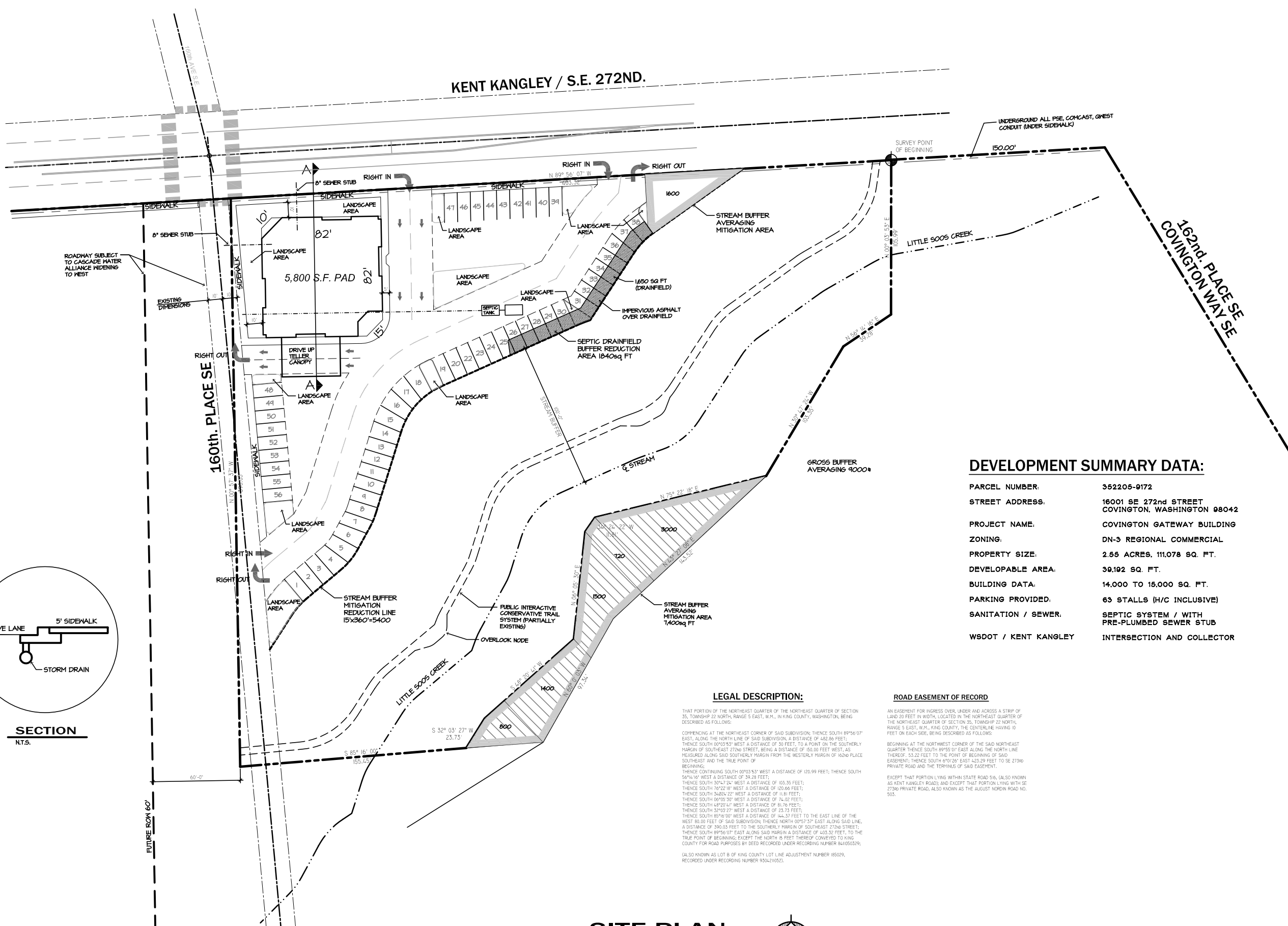
EXCEPT THAT PORTION LYING WITHIN STATE ROAD 5th, (ALSO KNOWN AS KENT KANGLEY ROAD) AND EXCEPT THAT PORTION LYING WITH SE 27th PRIVATE ROAD, ALSO KNOWN AS THE AUGUST NORTH ROAD NO. 105.

SITE PLAN

SCALE: 1"=30'-0"

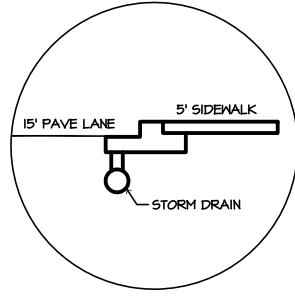


KENT KANGLEY / S.E. 272ND.



ROADWAY SUBJECT TO GASCADE WATER ALLIANCE WIDENING TO WEST

FUTURE ROW 60'



SECTION N.T.S.

DEVELOPMENT SUMMARY DATA:

PARCEL NUMBER:	352205-0172
STREET ADDRESS:	16001 SE 272nd STREET COVINGTON, WASHINGTON 98042
PROJECT NAME:	COVINGTON GATEWAY BUILDING
ZONING:	DN-3 REGIONAL COMMERCIAL
PROPERTY SIZE:	2.55 ACRES, 111,078 SQ. FT.
DEVELOPABLE AREA:	30,192 SQ. FT.
BUILDING DATA:	14,000 TO 16,000 SQ. FT.
PARKING PROVIDED:	63 STALLS (H/C INCLUSIVE)
SANITATION / SEWER:	SEPTIC SYSTEM / WITH PRE-PLUMBED SEWER STUB
WSDOT / KENT KANGLEY	INTERSECTION AND COLLECTOR

LEGAL DESCRIPTION:

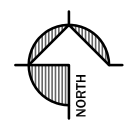
THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 22 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, BEING DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION, THENCE SOUTH 89°46'07" EAST, ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 482.86 FEET;
 THENCE SOUTH 00°23'53" WEST A DISTANCE OF 30 FEET, TO A POINT ON THE SOUTHERLY MARGIN OF SOUTHEAST 272nd STREET, BEING A DISTANCE OF 50.00 FEET WEST, AS MEASURED ALONG SAID SOUTHERLY MARGIN FROM THE WESTERLY MARGIN OF 162nd PLACE SOUTHEAST AND THE TRUE POINT OF BEGINNING;
 THENCE CONTINUING SOUTH 00°23'53" WEST A DISTANCE OF 120.99 FEET; THENCE SOUTH 56°14'16" WEST A DISTANCE OF 39.28 FEET;
 THENCE SOUTH 50°41'24" WEST A DISTANCE OF 103.35 FEET;
 THENCE SOUTH 76°22'18" WEST A DISTANCE OF 120.66 FEET;
 THENCE SOUTH 54°24'22" WEST A DISTANCE OF 11.81 FEET;
 THENCE SOUTH 60°20'10" WEST A DISTANCE OF 74.02 FEET;
 THENCE SOUTH 48°20'41" WEST A DISTANCE OF 81.76 FEET;
 THENCE SOUTH 32°03'27" WEST A DISTANCE OF 23.73 FEET;
 THENCE SOUTH 86°16'00" WEST A DISTANCE OF 44.37 FEET TO THE EAST LINE OF THE WEST 80.00 FEET OF SAID SUBDIVISION, THENCE NORTH 00°23'53" EAST ALONG SAID LINE, A DISTANCE OF 39.03 FEET TO THE SOUTHERLY MARGIN OF SOUTHEAST 272nd STREET;
 THENCE SOUTH 89°56'07" EAST ALONG SAID MARGIN A DISTANCE OF 403.32 FEET, TO THE TRUE POINT OF BEGINNING, EXCEPT THE NORTH 15 FEET THEREOF COVERED TO KING COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER RECORDING NUMBER 841050329.
 (ALSO KNOWN AS LOT B OF KING COUNTY LOT LINE ADJUSTMENT NUMBER 855029, RECORDED UNDER RECORDING NUMBER 933421852).

ROAD EASEMENT OF RECORD

AN EASEMENT FOR INGRESS OVER, UNDER AND ACROSS A STRIP OF LAND 20 FEET IN WIDTH, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 22 NORTH, RANGE 5 EAST, W.M., KING COUNTY, THE CENTERLINE HAVING 10 FEET ON EACH SIDE, BEING DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF THE SAID NORTHEAST QUARTER THENCE SOUTH 89°56'07" EAST ALONG THE NORTH LINE THEREOF, 53.22 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE SOUTH 6°10'20" EAST 423.29 FEET TO SE 273rd PRIVATE ROAD AND THE TERMINUS OF SAID EASEMENT.
 EXCEPT THAT PORTION LYING WITHIN STATE ROAD 516, (ALSO KNOWN AS KENT KANGLEY ROAD), AND EXCEPT THAT PORTION LYING WITH SE 273rd PRIVATE ROAD, ALSO KNOWN AS THE ALJUST NORDIN ROAD NO. 503.

SITE PLAN

SCALE: 1"=30'-0"



REVISIONS TO THIS SHEET

10-4-06	REVISIONS PER OWNER
11-13-06	REVISIONS PER OWNER
12-21-06	REVISIONS PER OWNER
1-24-07	REVISIONS PER OWNER
4-24-07	REVISIONS PER OWNER

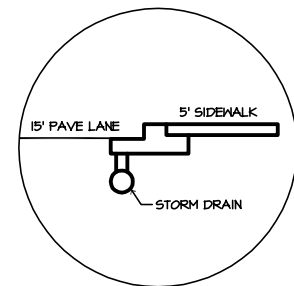
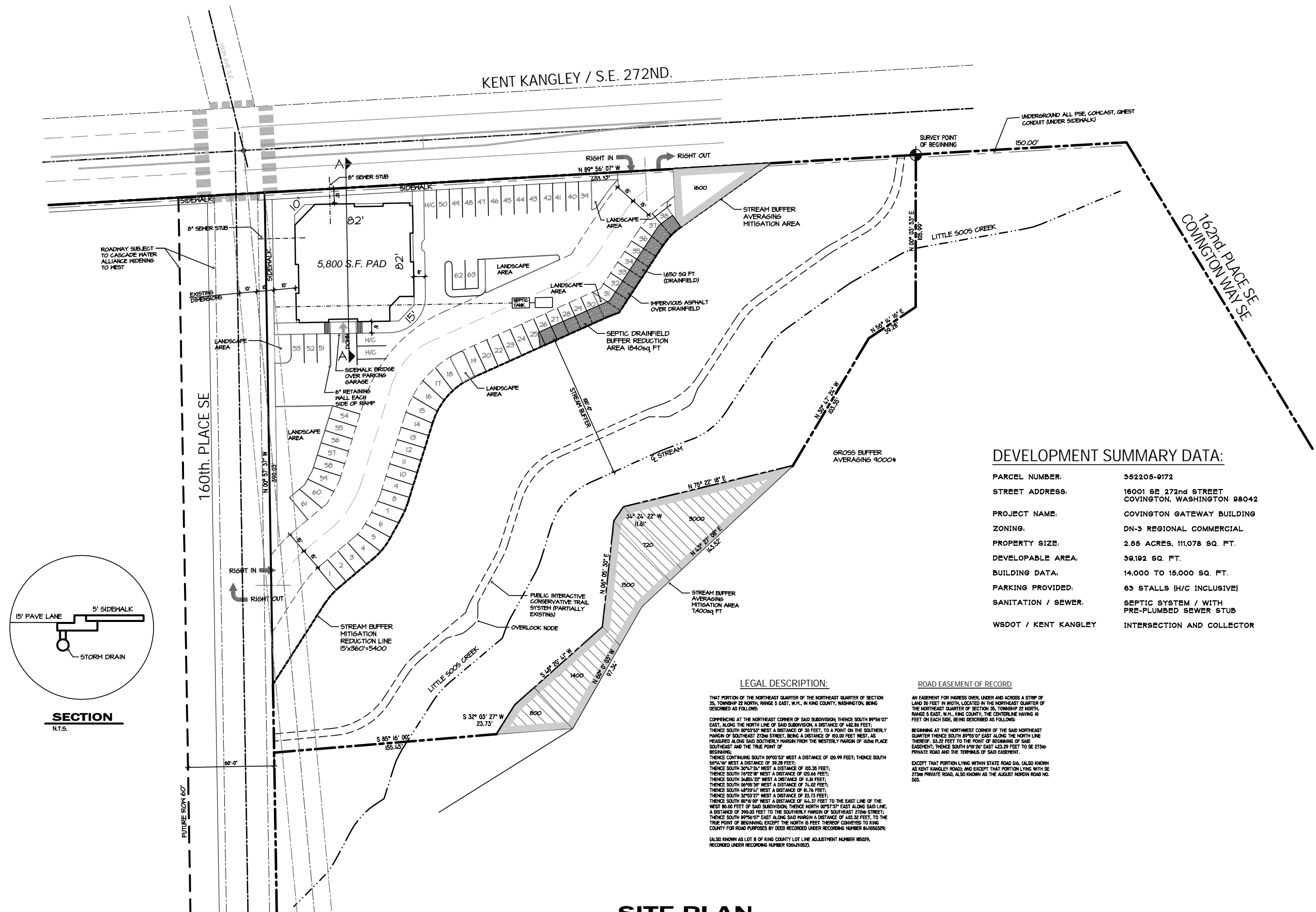
COVINGTON GATEWAY BUILDING DEVELOPMENT SE 272nd STREET

COVINGTON, WASHINGTON 98042

BRANBAR, LLC;

Professional Service Consultants, Commercial Developers
 P.O. Box 7167, Covington, Washington 98042 (253) 631-6900 FAX: (253) 638-0026

PROJECT NO. : 06.0026.0172.0
 DESIGNED BY : BDA
 DRAWN BY : KZA
 ISSUE DATE : 10-4-06



DEVELOPMENT SUMMARY DATA:

PARCEL NUMBER:	952205-0172
STREET ADDRESS:	16001 SE 272nd STREET COVINGTON, WASHINGTON 98042
PROJECT NAME:	COVINGTON GATEWAY BUILDING
ZONING:	DN-3 REGIONAL COMMERCIAL
PROPERTY SIZE:	2.65 ACRES, 111,078 SQ. FT.
DEVELOPABLE AREA:	39,192 SQ. FT.
BUILDING DATA:	14,000 TO 15,000 SQ. FT.
PARKING PROVIDED:	63 STALLS (H/C INCLUSIVE)
SANITATION / SEWER:	SEPTIC SYSTEM / WITH PRE-PLUMBED SEWER STUB
WSDOT / KENT KANGLEY	INTERSECTION AND COLLECTOR

LEGAL DESCRIPTION:
 THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 22 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, BEING DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 89°56'07" EAST, ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 142.84 FEET;
 THENCE SOUTH 02°03'53" WEST A DISTANCE OF 30 FEET; TO A POINT ON THE SOUTHERLY MARGIN OF SOUTHEAST 272nd STREET, BEING A DISTANCE OF 160.00 FEET WEST, AS MEASURED ALONG SAID SOUTHERLY MARGIN FROM THE WESTERLY MARGIN OF 30th PLACE SOUTHWEST AND THE TRUE POINT OF BEGINNING;
 THENCE CONTINUING SOUTH 02°03'53" WEST A DISTANCE OF 120.99 FEET; THENCE SOUTH 80°14'10" WEST A DISTANCE OF 39.28 FEET;
 THENCE SOUTH 34°12'52" WEST A DISTANCE OF 103.35 FEET;
 THENCE SOUTH 70°22'18" WEST A DISTANCE OF 120.66 FEET;
 THENCE SOUTH 34°06'22" WEST A DISTANCE OF 11.84 FEET;
 THENCE SOUTH 88°10'30" WEST A DISTANCE OF 74.92 FEET;
 THENCE SOUTH 48°20'44" WEST A DISTANCE OF 81.74 FEET;
 THENCE SOUTH 32°03'27" WEST A DISTANCE OF 23.73 FEET;
 THENCE SOUTH 85°16'00" WEST A DISTANCE OF 155.45 FEET TO THE EAST LINE OF THE WEST 80.00 FEET OF SAID SUBDIVISION; THENCE NORTH 02°03'53" EAST ALONG SAID LINE, A DISTANCE OF 39.00 FEET TO THE SOUTHERLY MARGIN OF SOUTHEAST 272nd STREET;
 THENCE SOUTH 89°56'07" EAST ALONG SAID MARGIN A DISTANCE OF 142.84 FEET, TO THE TRUE POINT OF BEGINNING, EXCEPT THE NORTH IS FEET THEREOF CONVERTED TO KING COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER RECORDING NUMBER 18460399;
 (ALSO KNOWN AS LOT 8 OF KING COUNTY LOT LINE ADJUSTMENT NUMBER 18529, RECORDED UNDER RECORDING NUMBER 936210252).

ROAD EASEMENT OF RECORD
 AN EASEMENT FOR INGRESS OVER, UNDER AND ACROSS A STRIP OF LAND 20 FEET IN WIDTH LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 22 NORTH, RANGE 5 EAST, W.M., KING COUNTY, THE CENTERLINE HAVING 10 FEET ON EACH SIDE, BEING DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF THE SAID NORTHEAST QUARTER THENCE SOUTH 89°56'07" EAST ALONG THE NORTH LINE THEREOF, 53.22 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE SOUTH 0°00'00" EAST 423.29 FEET TO SE 273rd PRIVATE ROAD AND THE TERMINUS OF SAID EASEMENT.
 EXCEPT THAT PORTION LYING WITHIN STATE ROAD 516, (ALSO KNOWN AS KENT KANGLEY ROAD), AND EXCEPT THAT PORTION LYING WITH SE 273rd PRIVATE ROAD, ALSO KNOWN AS THE AUGUST NORDIN ROAD NO. 505.

SITE PLAN
 SCALE: 1"=30'-0"

REVISIONS TO THIS SHEET

10-4-06	REVISIONS PER OWNER
11-13-06	REVISIONS PER OWNER
12-21-06	REVISIONS PER OWNER
1-24-07	REVISIONS PER OWNER

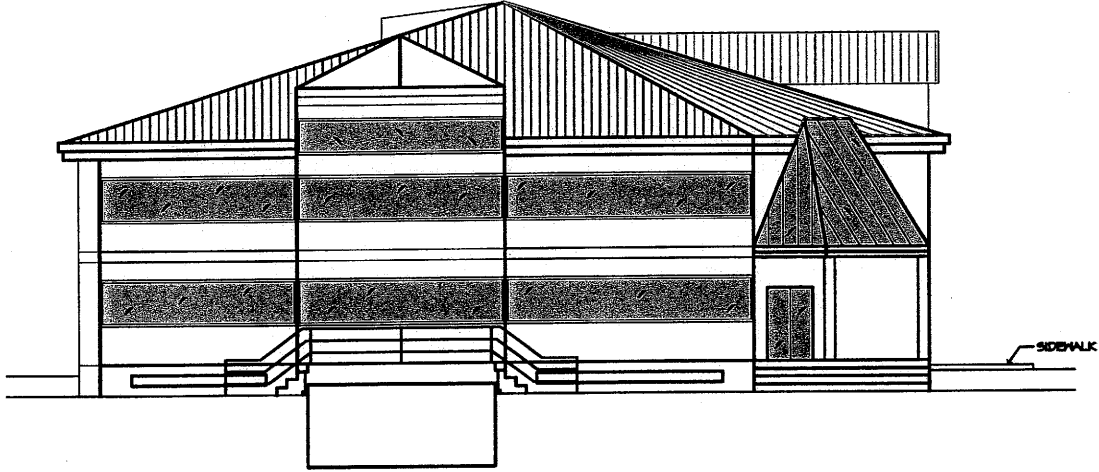
**COVINGTON GATEWAY BUILDING
 DEVELOPMENT
 SE 272nd STREET**

COVINGTON, WASHINGTON 98042

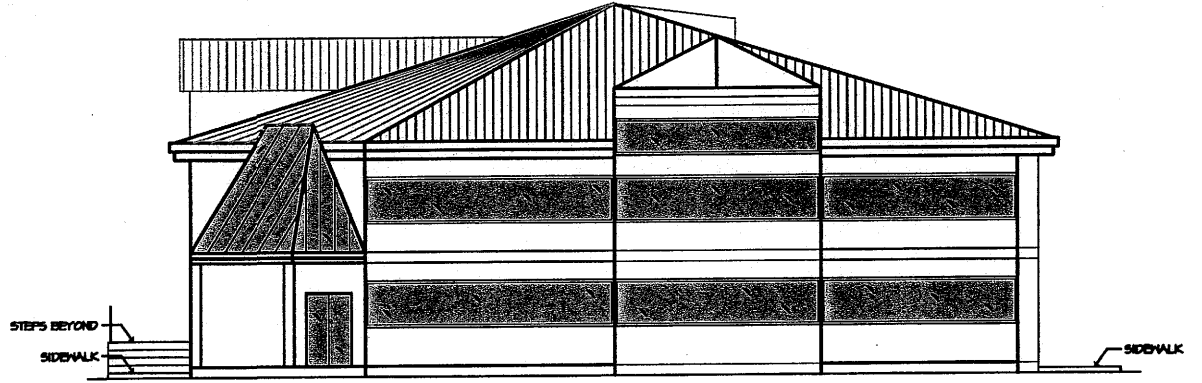
BRANBAR, LLC

Professional Service Consultants, Commercial Developers
 P.O. Box 7167, Covington, Washington 98042 (253) 631-6900 FAX: (253) 638-0026

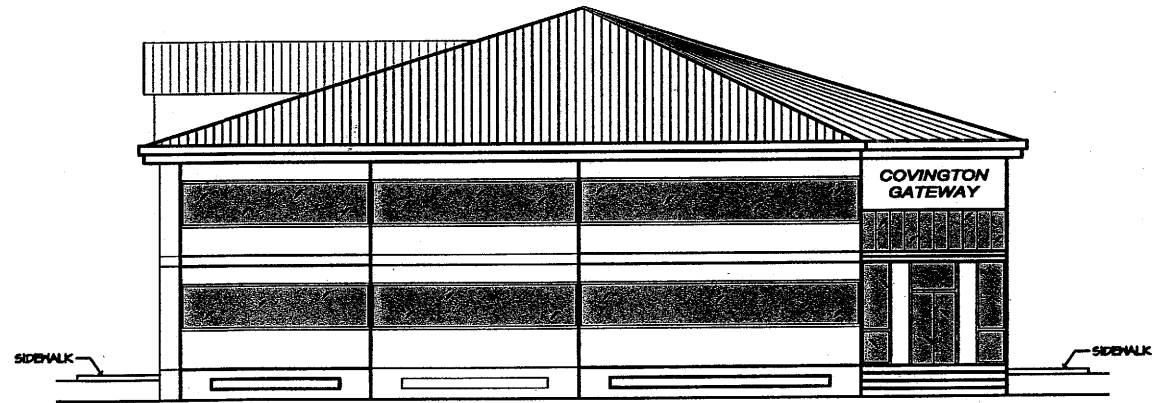
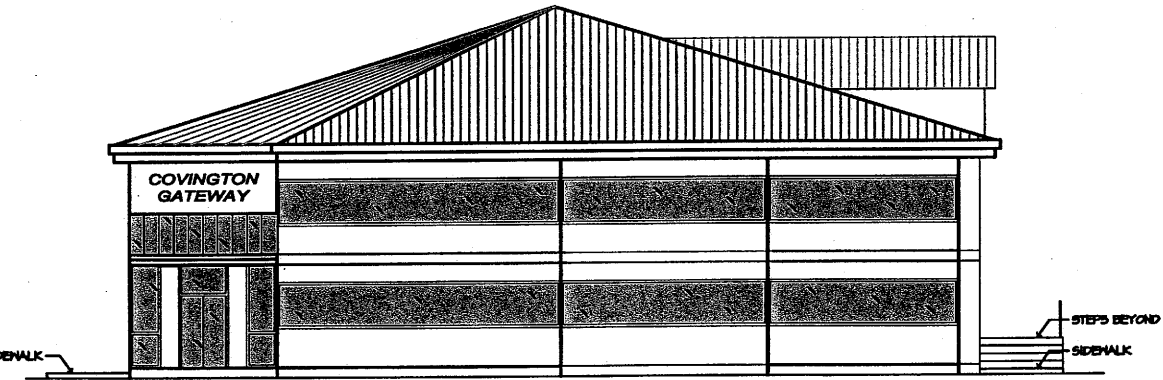
PROJECT NO. : 05.0026.9172.6
 DESIGNED BY : JDA
 DRAWN BY : KZA
 ISSUE DATE : 10-4-06



SOUTH ELEVATION
SCALE 1/4"=1'-0"



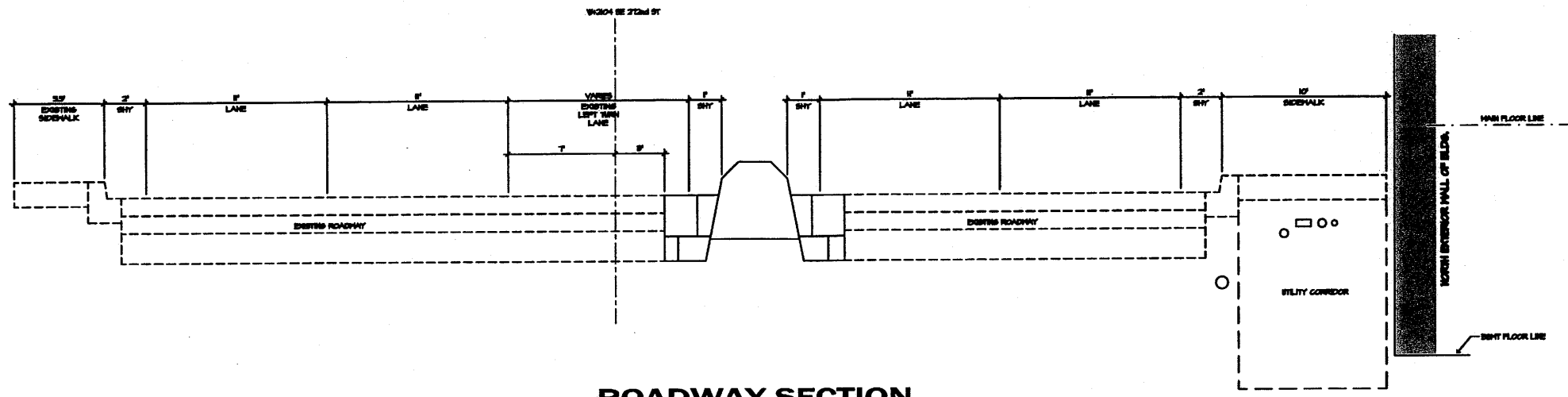
EAST ELEVATION
SCALE 1/4"=1'-0"



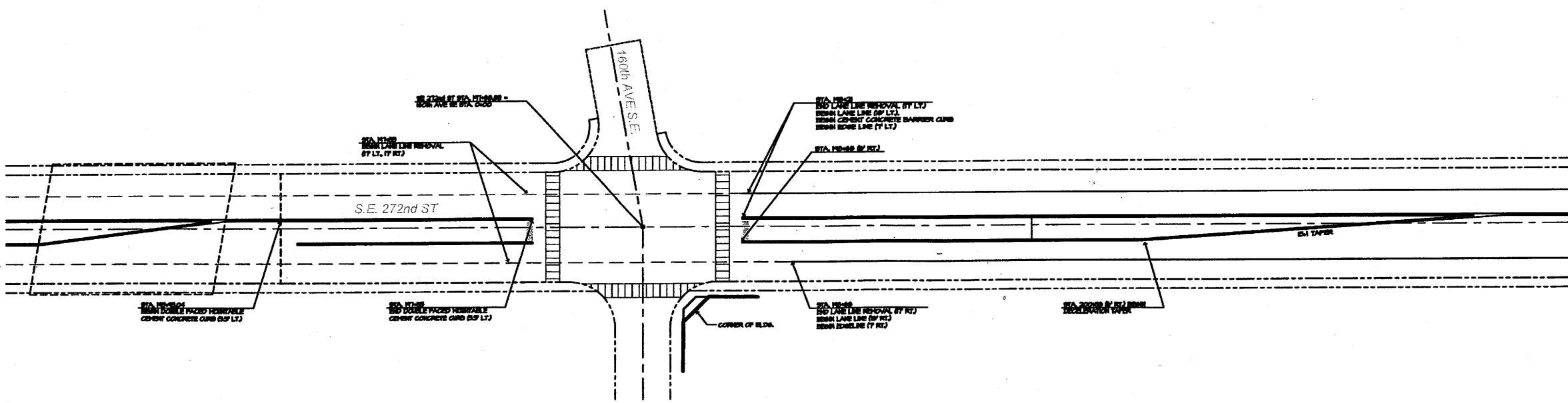
REVISIONS TO THESE SHEETS

**COVINGTON GATEWAY BUILDING
DEVELOPMENT
SE 272nd STREET
COVINGTON, WASHINGTON 98042**

PROJECT NO. : 06-0088.9172.9
DESIGNED BY : JBA
DRAWN BY : JLA
ISSUE DATE : 10-1-06



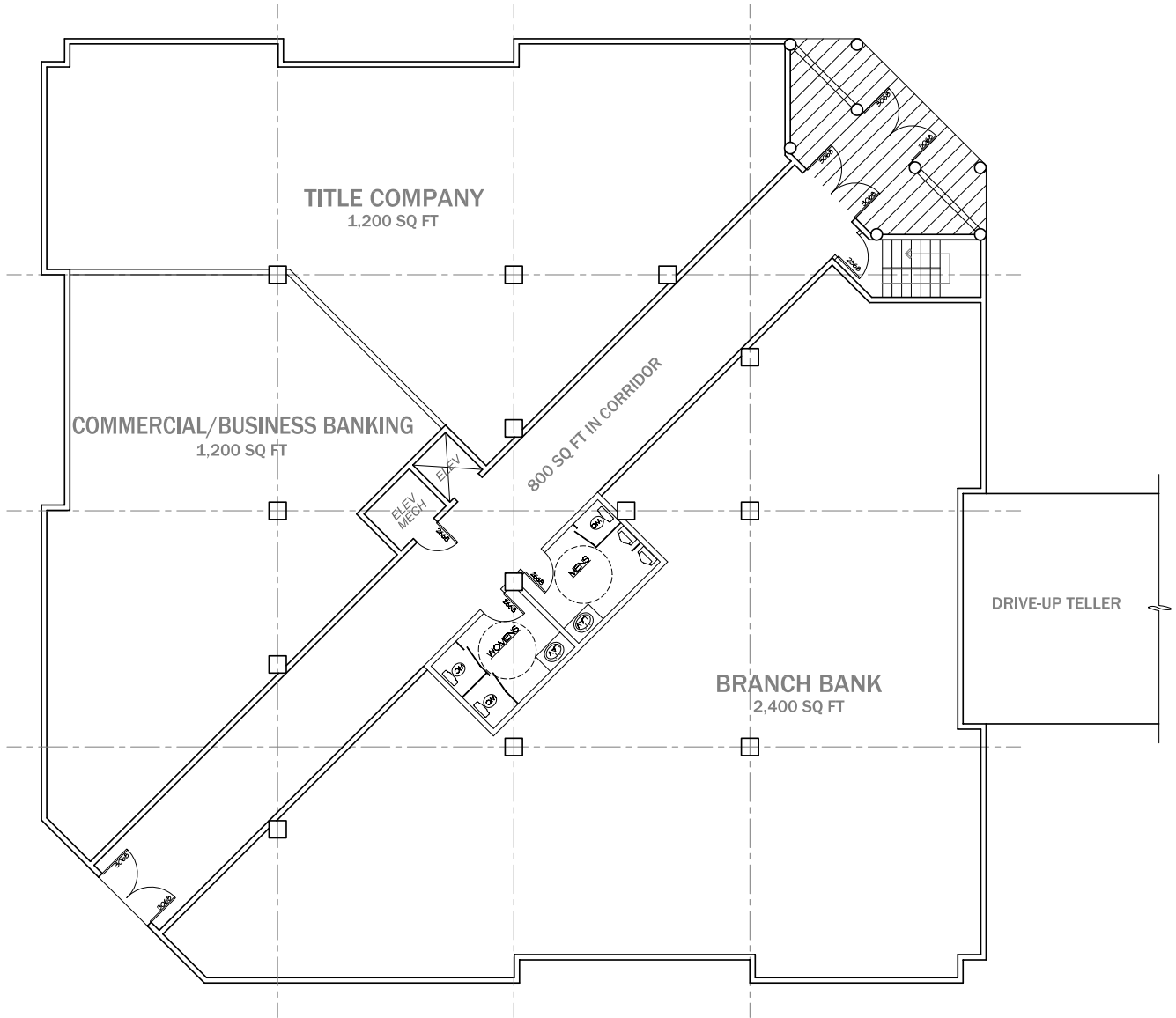
ROADWAY SECTION
SCALE 1/4" = 1'-0"



REVISIONS TO THIS SHEET

**COVINGTON GATEWAY BUILDING
DEVELOPMENT
SE 272nd STREET**
COVINGTON, WASHINGTON 98042

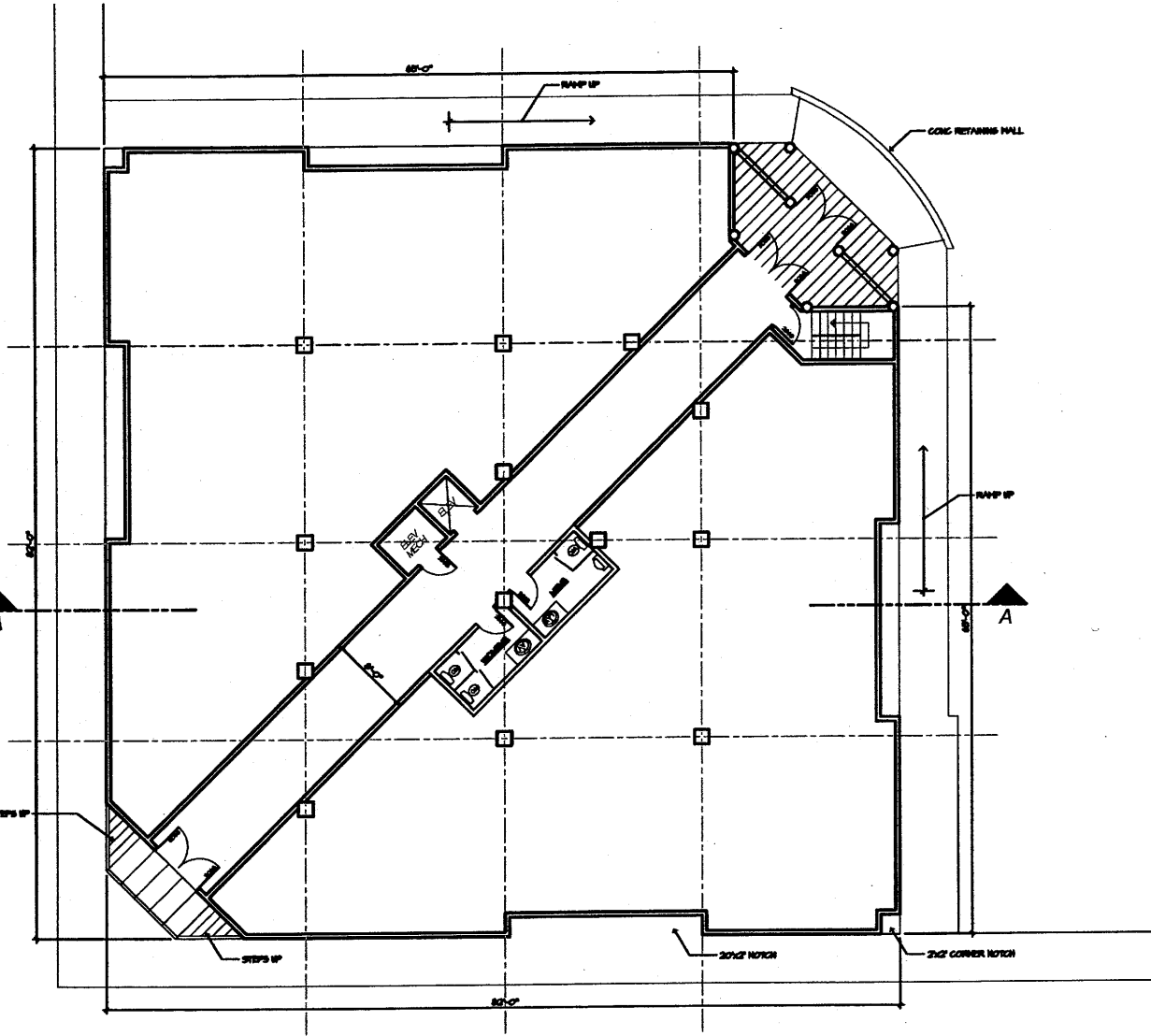
PROJECT NO. : 06-0058.0172.0
DESIGNED BY : JZA
DRAWN BY : JZA
ISSUE DATE : 10-1-06



SCHEMATIC BRANCH BANK

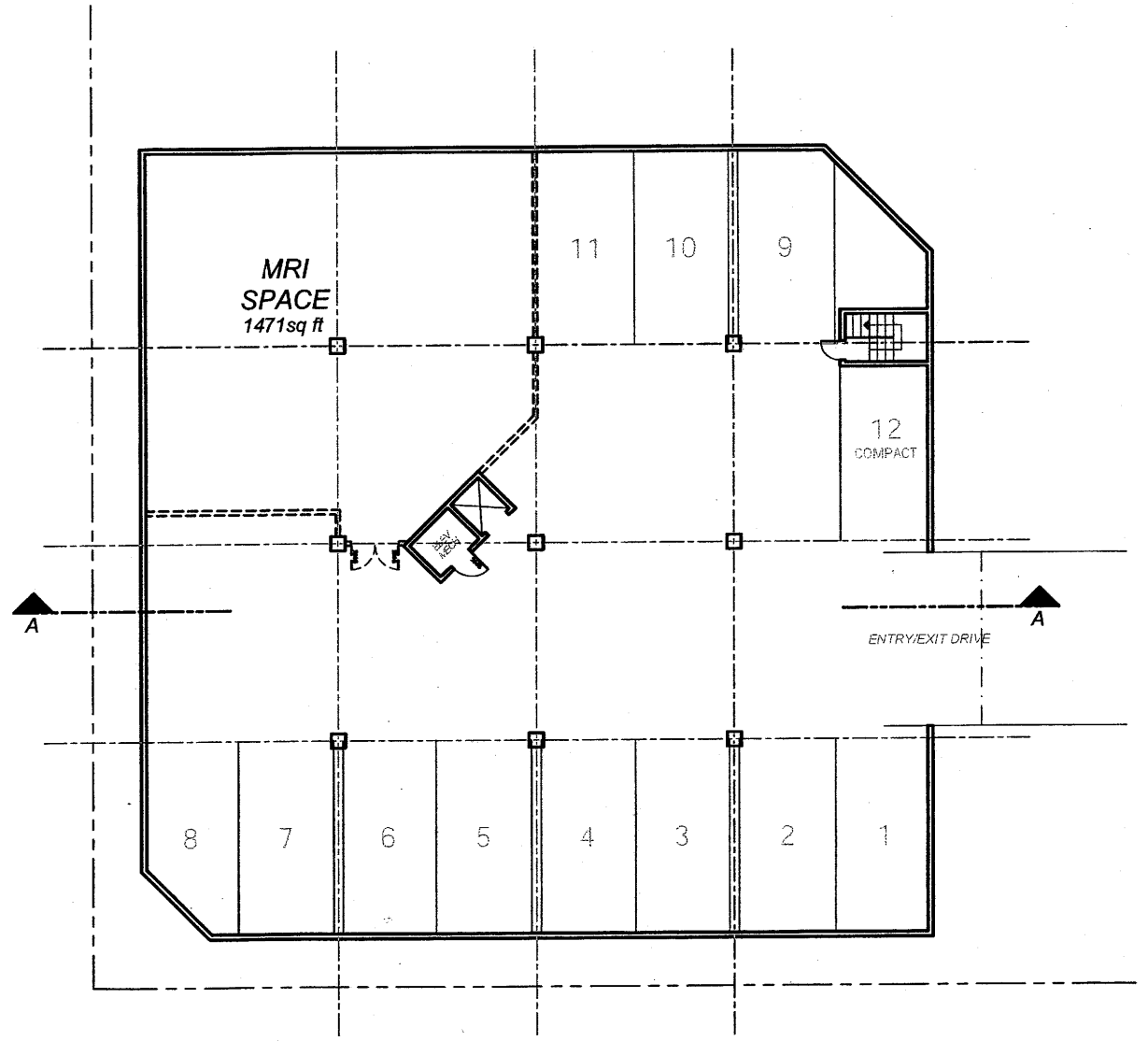
W/ SEPARATE COMMERCIAL & BUSINESS BANK CENTER

SCALE: 1/8" = 1'-0"



FIRST (MAIN) FLOOR

SCALE: 1/8"=1'-0"



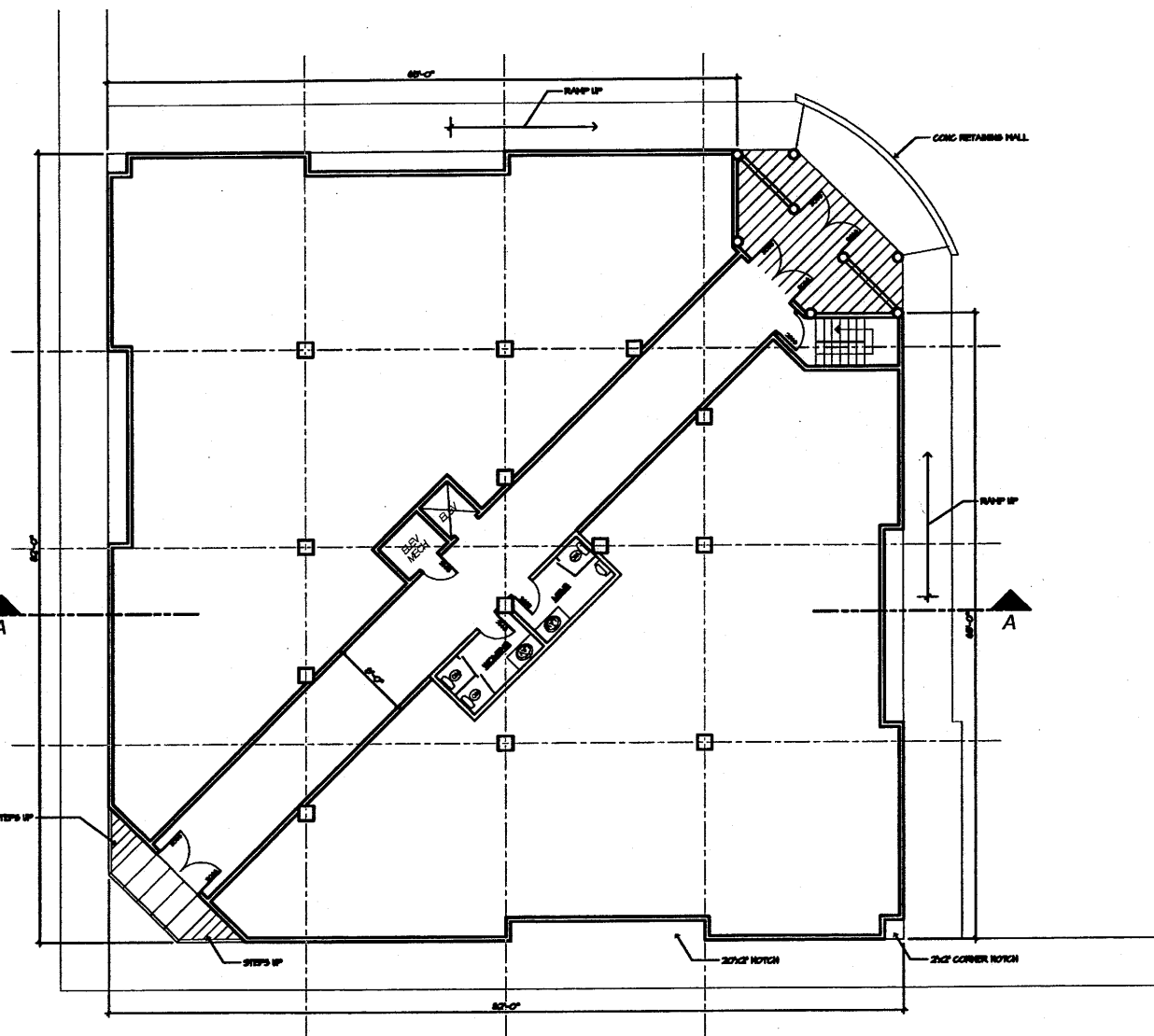
PARKING GARAGE

SCALE: 1/4"=1'-0"

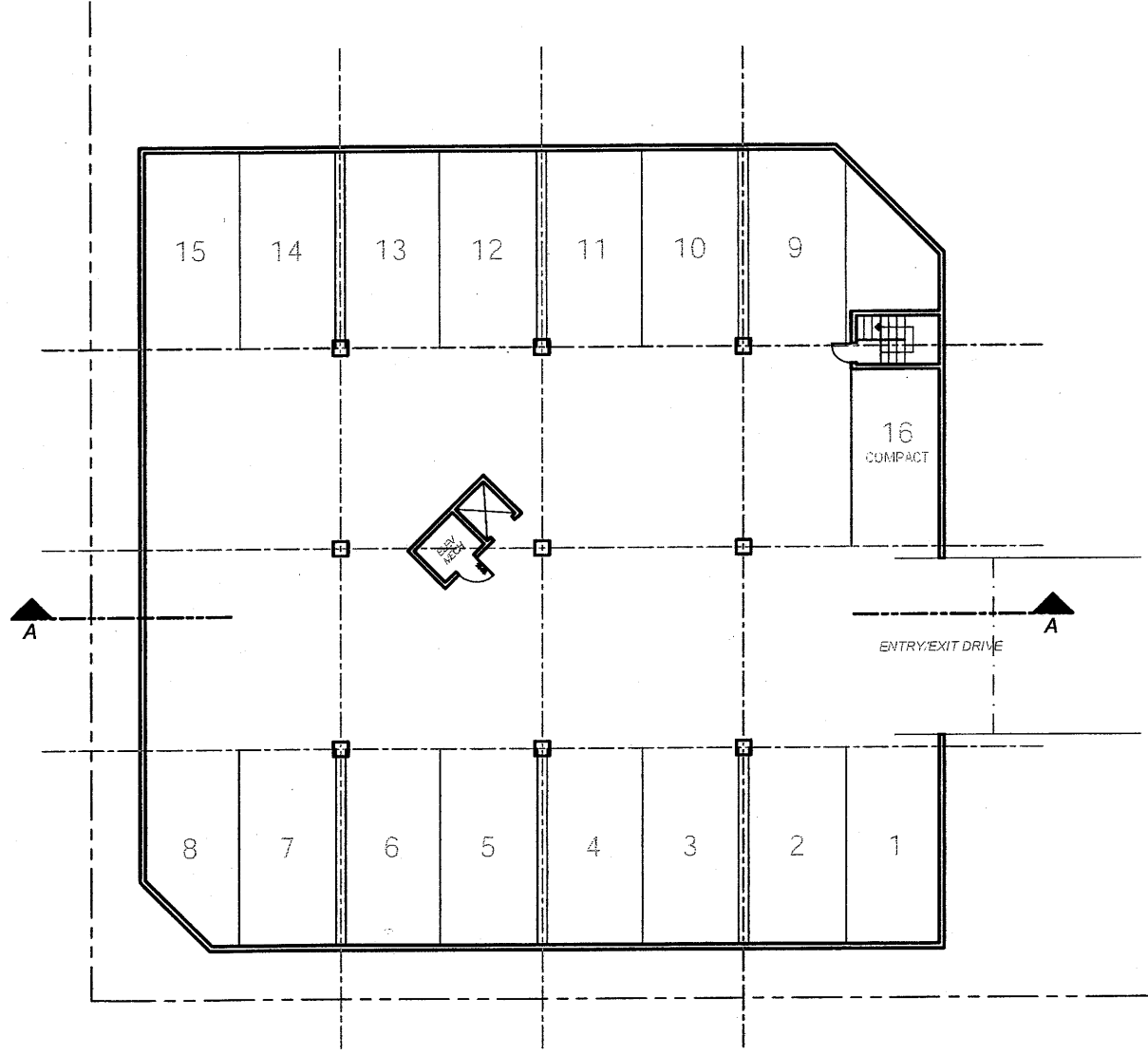
REVISED TO THIS SHEET

**COVINGTON GATEWAY BUILDING
DEVELOPMENT
SE 272nd STREET
COVINGTON, WASHINGTON 98042**

PROJECT NO. : 06-0086.1172.9
DESIGNED BY : BBA
DRAWN BY : JLA
ISSUE DATE : 10-1-06



FIRST (MAIN) FLOOR
 NORTH
 SCALE 1/4"=1'-0"

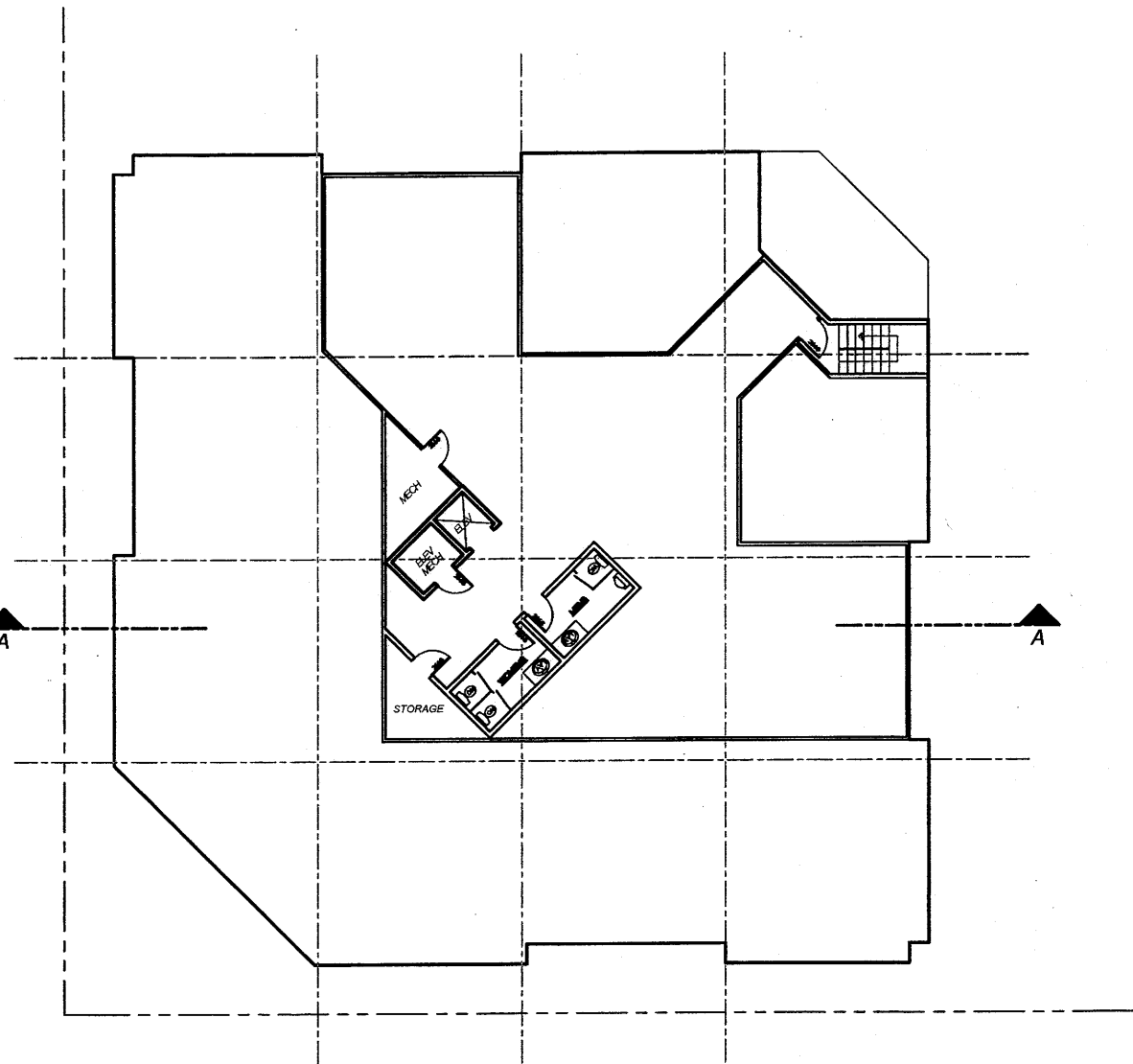


PARKING GARAGE
 NORTH
 SCALE 1/4"=1'-0"

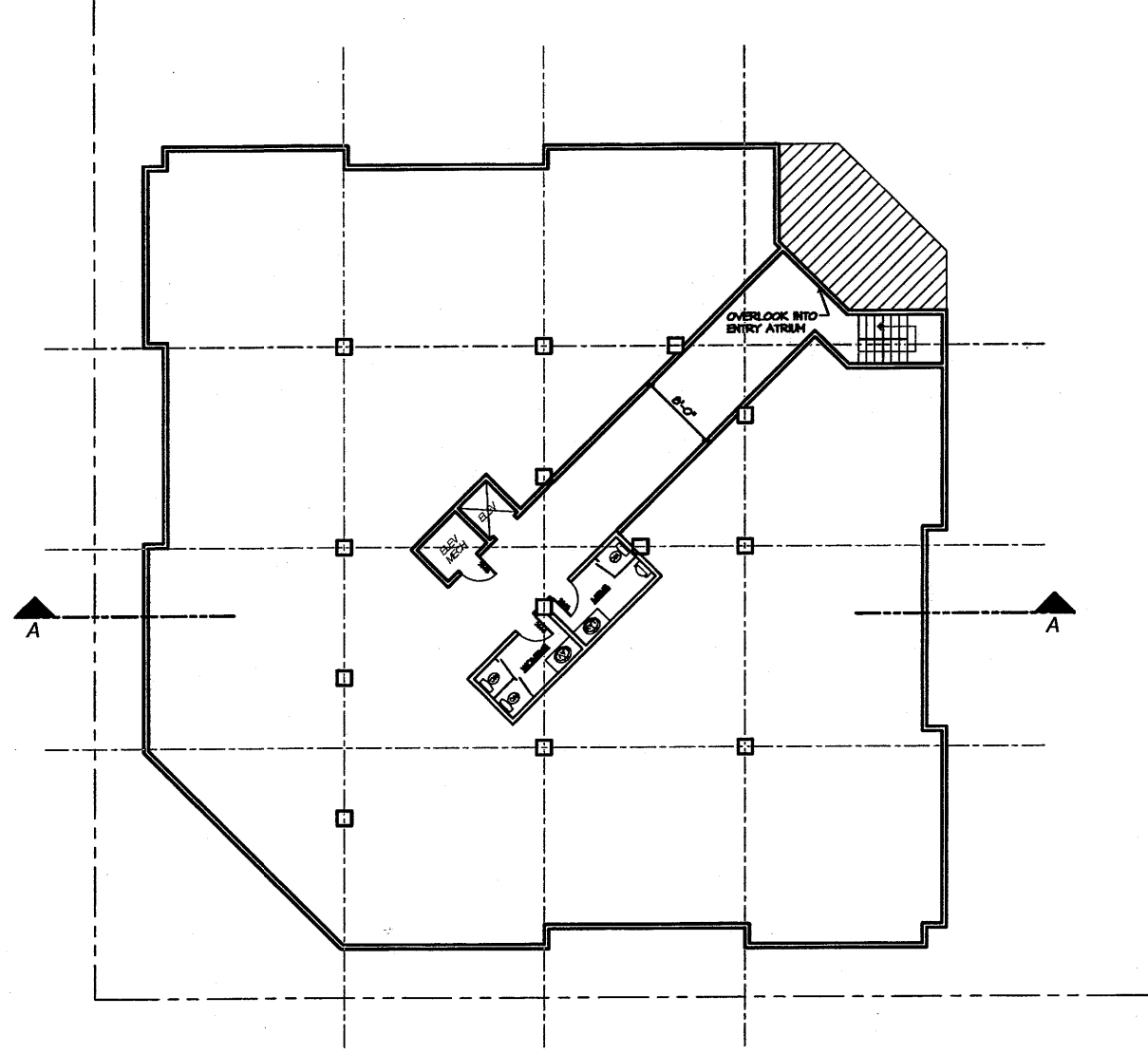
REVISOR TO THIS SHEET

**COVINGTON GATEWAY BUILDING
 DEVELOPMENT
 SE 272nd STREET
 COVINGTON, WASHINGTON 98042**

PROJECT NO. : 06-0082.9172.9
 DESIGNED BY : JBA
 DRAWN BY : JLA
 ISSUE DATE : 10-1-06




THIRD FLOOR
 SCALE: 1/4" = 1'-0"

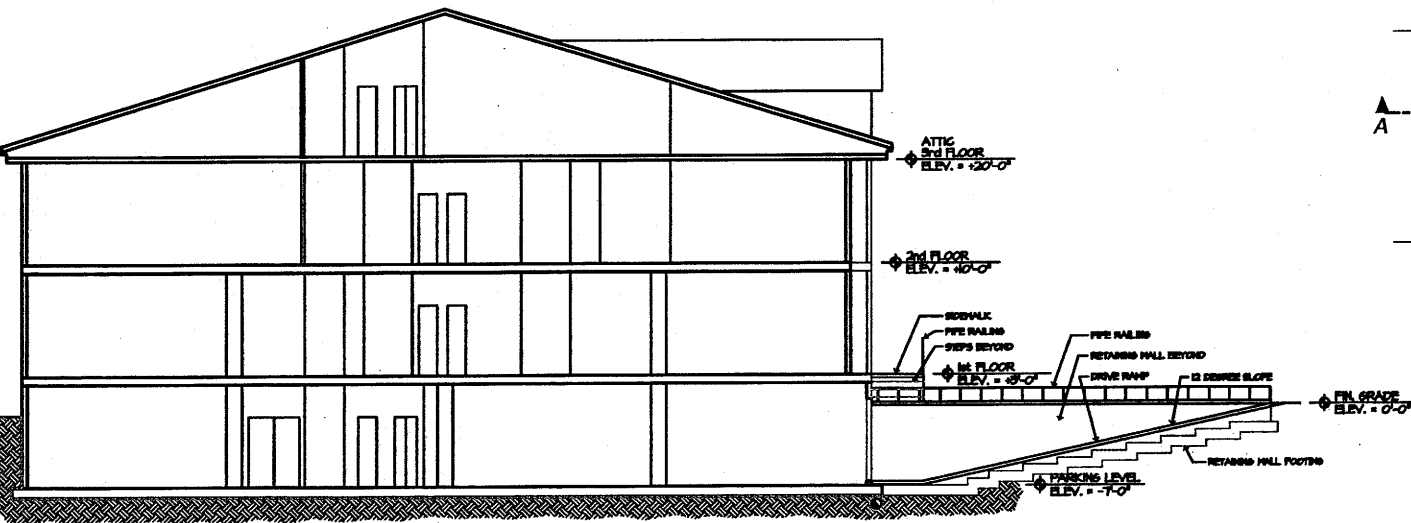



SECOND FLOOR
 SCALE: 1/4" = 1'-0"

REFERENCED TO STATE PERMIT

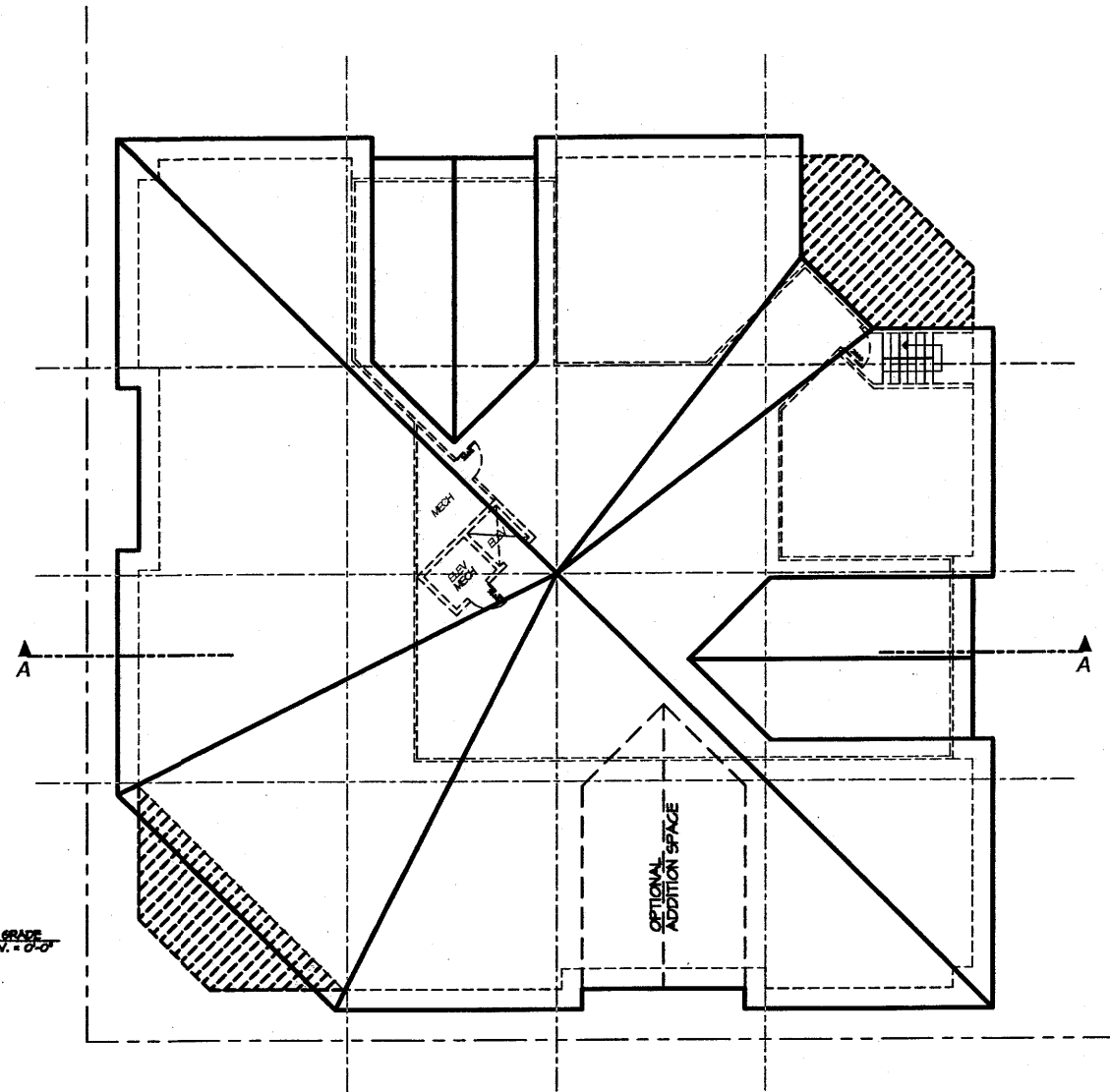
COVINGTON GATEWAY BUILDING
DEVELOPMENT
SE 272nd STREET
 COVINGTON, WASHINGTON 98042

PROJECT NO. : 06-0026.9172.0
 DESIGNED BY : JBA
 DRAWN BY : ZLA
 ISSUE DATE : 10-1-08



BUILDING SECTION A-A

SCALE 1/4"=1'-0"



ROOF PLAN

SCALE 1/4"=1'-0"

RETURN TO THE SET

**COVINGTON GATEWAY BUILDING
DEVELOPMENT
SE 272nd STREET
COVINGTON, WASHINGTON 98042**

PROJECT NO. : 02.0026.017A.6
DESIGNED BY : JBA
DRAWN BY : JZA
ISSUE DATE : 10-4-00