

Exhibit 5b

**CITY OF SEATTLE
SHORT SUBDIVISION NO. 3032833-LU**

MIRRA 111, LLC SHORT PLAT

RECORDING NO. _____ VOL./PAGE _____

GRANTOR: MIRRA 111, LLC
11624 SE 5TH ST, SUITE 210
BELLEVUE, WA 98005

CONTACT PERSON: ANDY McANDREWS
TERRANE, INC
10801 MAIN STREET, SUITE 102
BELLEVUE, WA 98004
(425) 458-4488
AndyM@Terrane.net

GRANTEE: CITY OF SEATTLE
KING COUNTY, WA

10 11 GILMAN'S ADD. 5/93
LOT(S) BLOCK SUBDIVISION VOL./PG

TAX PARCEL NO. 277060-1480

ADDRESS: 3410 23rd Ave W
SEATTLE, WA 98199

REFERENCE NO. FOR RELATED PROJECTS: 6688880-CN

APPROVAL:

CITY OF SEATTLE
SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS (SDCI)
NATHAN TORGELSON, DIRECTOR

EXAMINED AND APPROVED THIS _____ DAY OF _____ 20__

BY: _____ DIRECTOR, SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS

NOTE: APPROVAL OF THIS SHORT SUBDIVISION BY THE DIRECTOR OF THE SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS UNDER CHAPTER 23.24 OF THE SEATTLE MUNICIPAL CODE, AS AMENDED, IS NOT TO BE CONSTRUED AS SATISFACTION OF ANY OTHER APPLICABLE LEGISLATION OR REGULATIONS.

KING COUNTY DEPT. OF ASSESSMENTS:

EXAMINED AND APPROVED THIS _____ DAY OF _____ 20__

ASSESSOR: _____

ORIGINAL LEGAL DESCRIPTION:

PARCEL NO. 277060-1480
LOT 10, BLOCK 11 GILMAN'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 93, IN KING COUNTY, WASHINGTON.

SURVEYOR'S NOTES:

- 1) ORIGINAL PROPERTY AREA 5,999 SQ. FT.
- 2) ZONED LR1 PER CITY OF SEATTLE.
- 3) PROPOSED 2 LOT SHORT PLAT.
- 4) SEWER AND WATER UTILITY FROM PUBLIC SERVICE.
- 5) THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JUNE OF 2018. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST.
- 6) THE FOUND MONUMENTS WERE FIELD VISITED ON JUNE 22, 2018.

CONDITIONS OF APPROVAL:

1. ALL FACILITIES, BUILDINGS OR PORTIONS OF BUILDINGS HEREAFTER CONSTRUCTED OR MOVED ONTO ANY OF THESE PROPOSED PARCELS MUST COMPLY WITH THE THEN CURRENT SEATTLE FIRE CODE CHAPTER 5 AND REFERENCED APPENDICES, DEPENDING ON LOCATION OF FUTURE STRUCTURES ON THE LOTS. THESE PROVISIONS MAY REQUIRE APPROVED FIRE DEPARTMENT VEHICLE ACCESS ROADS, TURNAROUNDS, WATER SUPPLIES FOR FIRE PROTECTION, AND OTHER POSSIBLE FIRE PROTECTION RELATED ITEMS PRIOR TO APPROVAL OF BUILDING PERMIT.
2. THE SUBDIVISION OF THE PROPERTY WILL NOT REDUCE THE REQUIREMENTS OF THE CITY OF SEATTLE STORMWATER CODE AND THE CITY OF SEATTLE SIDE SEWER CODE. FOR THE PURPOSES OF ENSURING COMPLIANCE WITH THE INTENT OF THE CITY OF SEATTLE STORMWATER CODE AND THE CITY OF SEATTLE SIDE SEWER CODE, THE PROPOSED PARCELS WITHIN THIS SHORT PLAT WILL MEET THE STANDARDS REQUIRED BY THE HIGHER AREA THRESHOLD OF THE ENTIRE PROPERTY BEING SUBDIVIDED, RATHER THAN THE STANDARDS REQUIRED FOR EACH OF THE PROPOSED PARCELS INDIVIDUALLY.

DECLARATION:

WE THE UNDERSIGNED, OWNER (S) IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A SHORT SUBDIVISION THEREOF PURSUANT TO RCW 58.17.060 AND DECLARE THIS SHORT SUBDIVISION TO BE THE GRAPHIC REPRESENTATION OF SAME, AND THAT SAID SHORT SUBDIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNER(S). IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

MIRRA 111, LLC ITS. DATE

ACKNOWLEDGMENT:

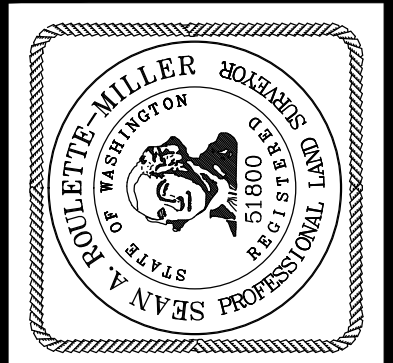
STATE OF WASHINGTON)
)SS
COUNTY OF KING)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ THE _____ OF MIRRA 111, LLC IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, AND ACKNOWLEDGED IT AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL
THIS ____ DAY OF _____ 20__

NOTARY PUBLIC IN AND FOR THE STATE
RESIDING AT: _____
MY COMMISSION EXPIRES: _____
PRINT NAME: _____

Terrane
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net



CITY OF SEATTLE SHORT SUBDIVISION
NW 1/4, SE 1/4, SEC. 14, T. 25N., R. 03E., W.M.
MIRRA 111, LLC
PARCEL NO. 277060-1480
3410 23rd Ave W
SEATTLE WA

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20__ AT _____ M.
IN BOOK _____ OF SURVEYS. AT PAGE _____, AT THE REQUEST
OF TERRANE, INC.

MANAGER SUPT. OF RECORDS

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF MIRRA 111, LLC.

SEAN A. ROULETTE-MILLER CERTIFICATE NO. 51800 DATE _____

REFERENCES

R1. SHORT SUBDIVISION NO. 3016065, REC. NO. 20140313900005
RECORD OF SURVEY, VOL. 307, PG.(S) 264-266.
RECORDS OF KING COUNTY, WASHINGTON.

JOB NO.: 181111

DATE: 08/17/18

DRAFTED BY: JJK

CHECKED BY: SRM

SCALE: N. T. S.

1 OF 5

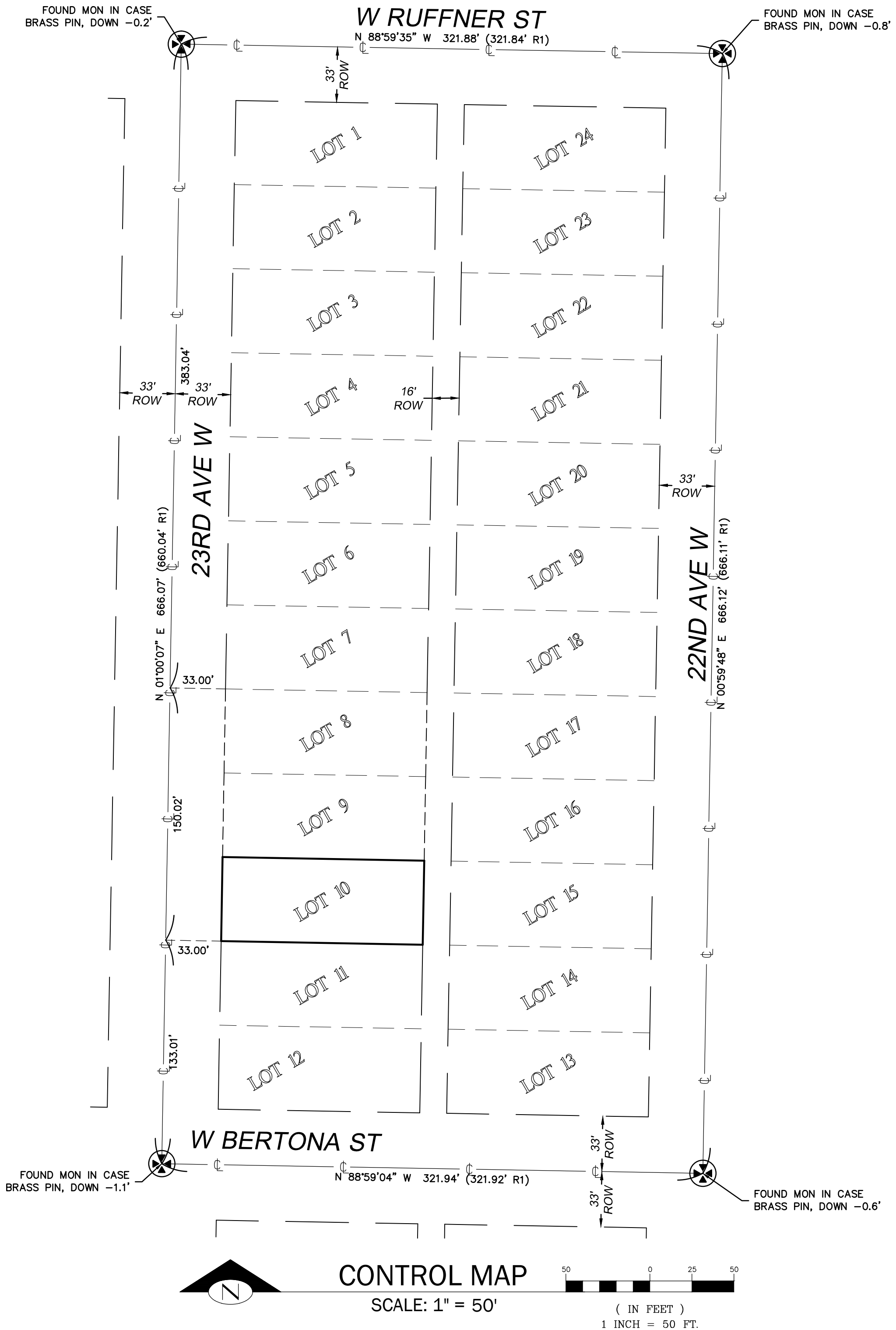
LEGEND

- BRASS DISC (FOUND)
- BENCHMARK
- AREA DRAIN
- BOLLARD
- BUILDING
- CENTERLINE ROW
- CLEANOUT
- RETAINING WALL
- FENCE LINE (CHAIN LINK)
- FENCE LINE (WOOD)
- FIRE HYDRANT
- GAS LINE
- GUY ANCHOR
- INLET (TYPE 1)
- LUMINAIRE
- NAIL AS NOTED
- MAILBOX (RESIDENTIAL)
- MONUMENT IN CASE (FOUND)
- POST
- POWER HAND HOLE
- POWER METER
- POWER (OVERHEAD)
- POWER POLE W/ LIGHT
- REBAR & CAP
- ROCKERY
- SEWER LINE
- SEWER MANHOLE
- STEEP SLOPE AREA
- STORM DRAIN LINE
- TELEPHONE (OVERHEAD)
- TREE (AS NOTED)
- WATER LINE
- WATER METER

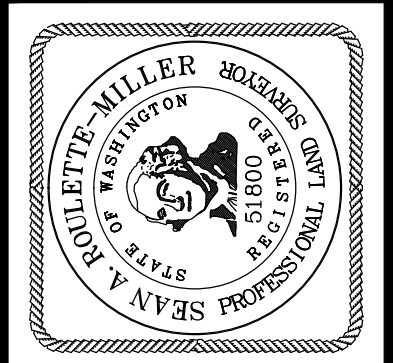
- APPROX APPROXIMATE
- ASPH ASPHALT
- BLDG BUILDING
- C.C. CENTER CHANNEL
- CALC'D CALCULATED
- CB CATCH BASIN
- CLF CHAIN LINK FENCE
- CRW CONCRETE RETAINING WALL
- COS CITY OF SEATTLE
- CONC CONCRETE
- COR CORNER
- DEC DECIDUOUS
- ELEV ELEVATION
- FF FINISH FLOOR
- G GAS
- GVL GRAVEL
- HSE HOUSE
- LS# LAND SURVEYOR NUMBER
- MEAS MEASURED
- MON MONUMENT
- OHP OVERHEAD POWER
- OHT OVERHEAD TELEPHONE
- PP POWER POLE
- PROP PROPERTY
- PSC PIPE SEWER COMBINED
- PSD PIPE STORM DRAIN
- (R) RECORD DATA
- RET RETAINING
- ROS RECORD OF SURVEY
- SD SERVICE DRAIN
- SNS STREET NAME SIGN
- SSMH SANITARY SEWER MANHOLE
- SSS SANITARY SIDE SEWER
- SF SQUARE FEET
- SW SIDEWALK
- W WATER
- WF WOOD FENCE
- WS WATER SERVICE

BASIS OF BEARINGS:
NAD 83(2011) WASHINGTON NORTH STATE PLANE
COORDINATES PER GPS OBSERVATIONS.

VERTICAL DATUM:
NAVD 88 PER CITY OF SEATTLE BENCHMARK NO. SNV-5169.
2 INCH BRASS CAP SET 0.5FT S OF THE INT. BK CW IN THE
NW COR INT. GILMAN AVE W AND W RUFFNER ST.
ELEV.=34.320'



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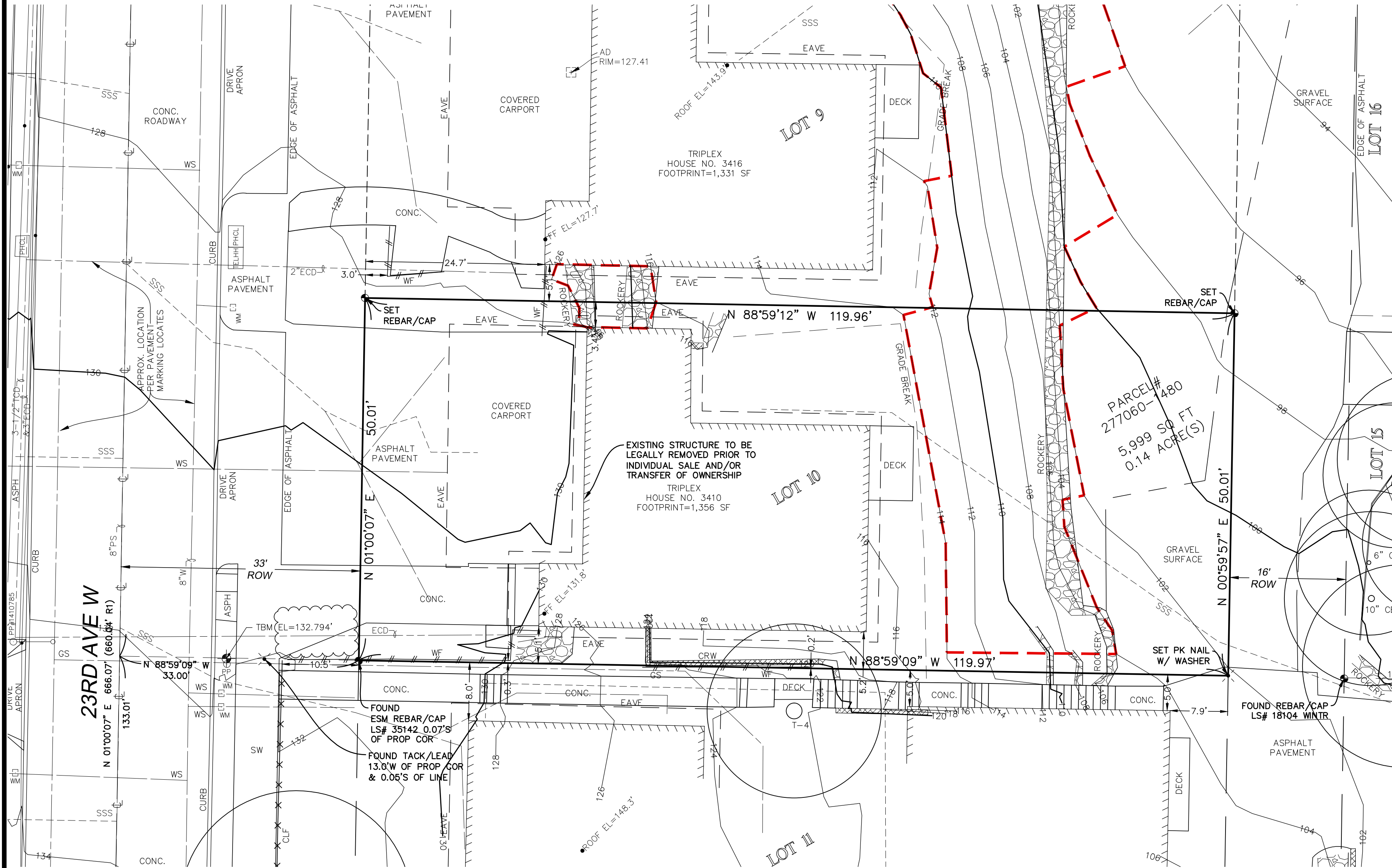
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SEATTLE WA

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2 OF 5	

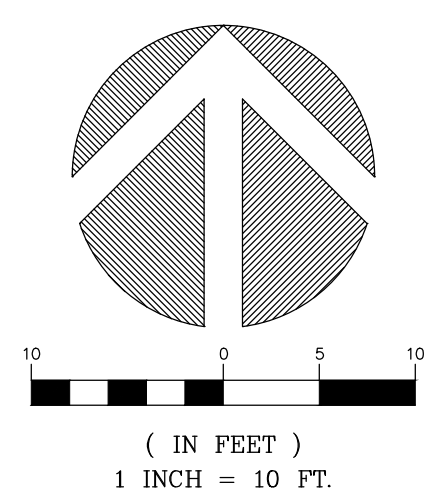
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SHORT SUBDIVISION NO. 3032833-LU

SURVEY NOTE:
ORIGINAL SITE SURVEY WAS COMPLETED IN JUNE OF 2018. NO ADDITIONAL FIELDWORK WAS PERFORMED IN PREPARATION OF THIS SHORT SUBDIVISION.

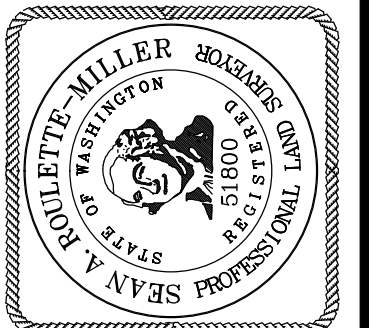
TOPOGRAPHIC SURVEY



TREE INVENTORY
PER ARBORIST INVENTORY REPORT BY SHOFFNER CONSULTING DATED AUGUST 6, 2018
T-4 26" DOUGLAS FIR (P. MENZIESII)

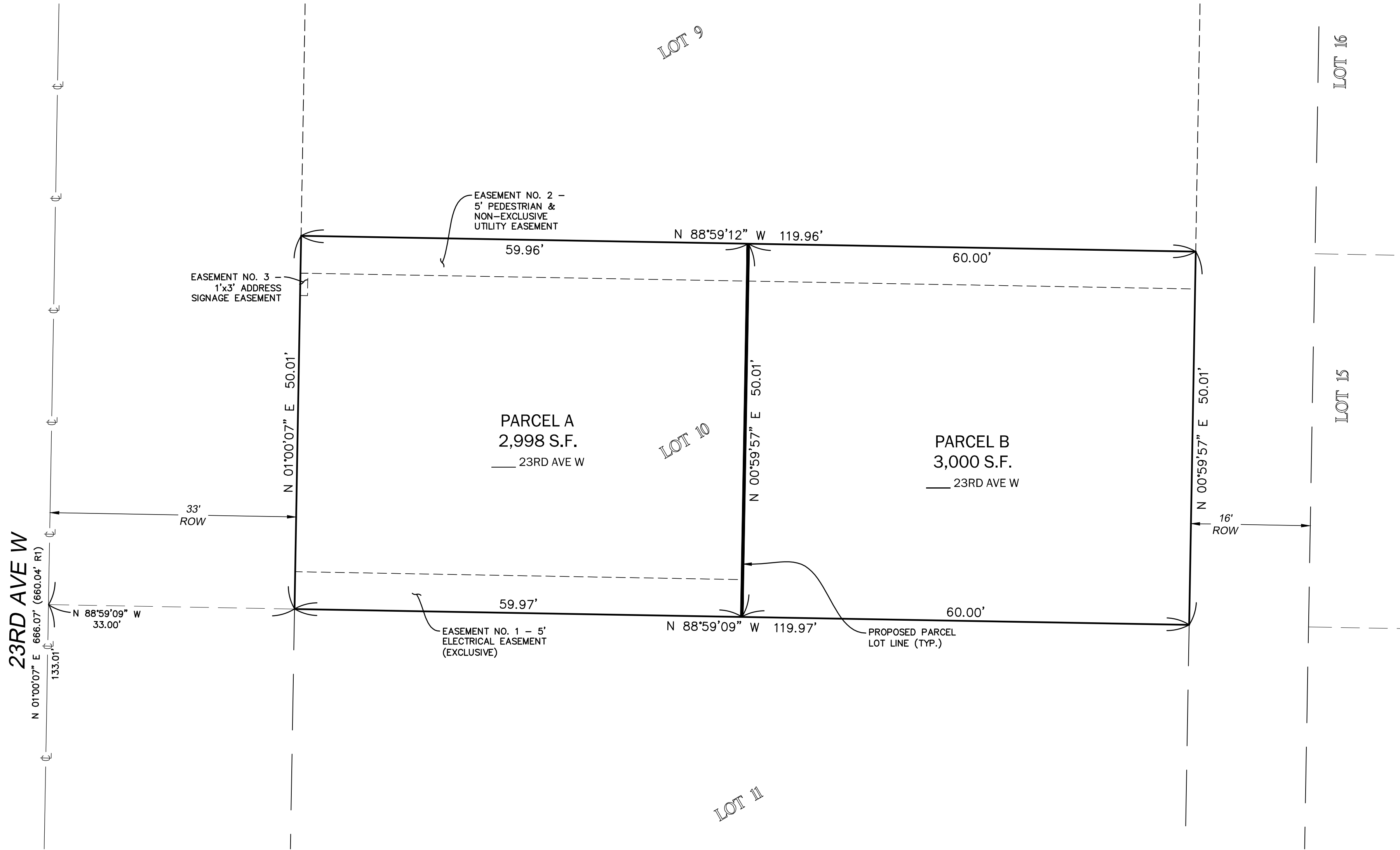


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DRAFTED BY:	JJK
CHECKED BY:	SRM
SCALE:	1" = 10'
3 OF 5	



NEW PARCEL LEGAL DESCRIPTIONS

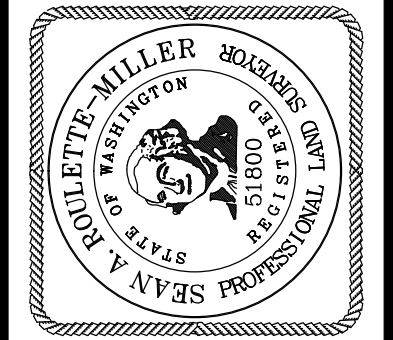
PARCEL A

LOT 10, BLOCK 11 GILMAN'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 93, IN KING COUNTY, WASHINGTON; EXCEPT THE EAST 60.00 FEET, THEREOF; TOGETHER WITH AND SUBJECT TO EASEMENT NUMBER 2, SHOWN AND DESCRIBED HEREON; TOGETHER WITH EASEMENTS NUMBERED 1 AND 3, SHOWN AND DESCRIBED HEREON.

PARCEL B

THE EAST 60.00 FEET OF LOT 10, BLOCK 11 GILMAN'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 93, IN KING COUNTY, WASHINGTON; TOGETHER WITH AND SUBJECT TO EASEMENT NUMBER 2, SHOWN AND DESCRIBED HEREON; SUBJECT TO EASEMENTS NUMBERED 1 AND 3, SHOWN AND DESCRIBED HEREON.

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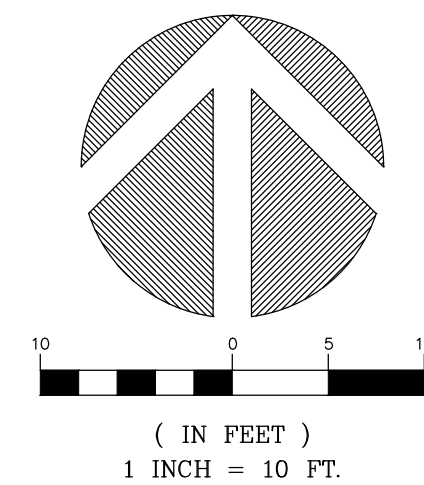
JOB NO.: 181111

DATE: 08/17/18

DRAFTED BY: JJK

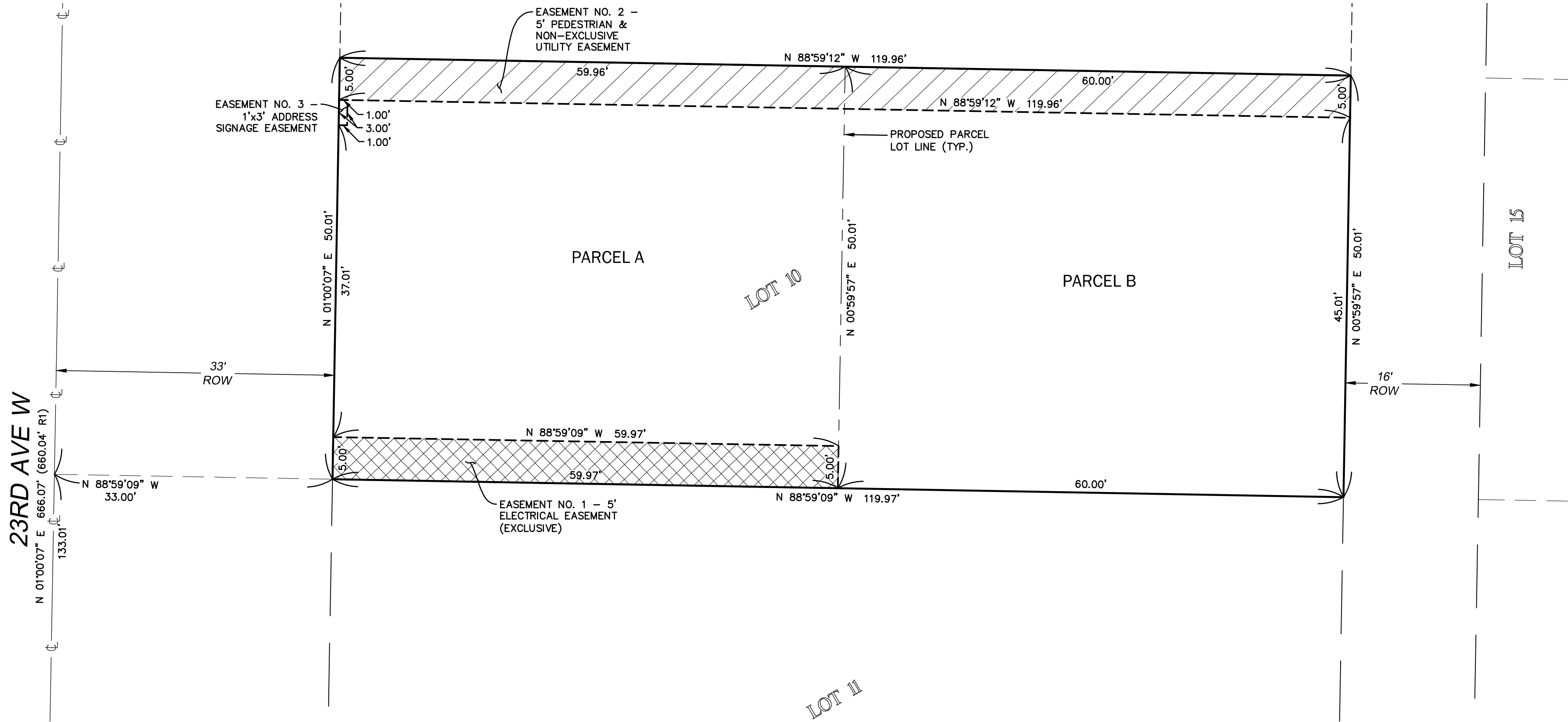
CHECKED BY: SRM

SCALE: 1" = 10'



CITY OF SEATTLE
SHORT SUBDIVISION NO. 3032833-LU

DETAILS



NEW EASEMENT LEGAL DESCRIPTIONS

EASEMENT NO. 1 – 5' ELECTRICAL EASEMENT (EXCLUSIVE)

THE SOUTH 5.00 FEET OF LOT 10, BLOCK 11 GILMAN'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 93, IN KING COUNTY, WASHINGTON;
EXCEPT THE EAST 60.00 FEET, THEREOF.

EASEMENT NO. 2 – 5' PEDESTRIAN & NON-EXCLUSIVE UTILITY EASEMENT

THE NORTH 5.00 FEET OF LOT 10, BLOCK 11 GILMAN'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 93, IN KING COUNTY, WASHINGTON.

EASEMENT NO. 3 – 1'x3' ADDRESS SIGNAGE EASEMENT

THE SOUTH 3.00 FEET OF THE NORTH 8.00 FEET OF THE WEST 1.00 FOOT OF LOT 10, BLOCK 11 GILMAN'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 93, IN KING COUNTY, WASHINGTON.

SEATTLE CITY LIGHT EASEMENT

CITY OF SEATTLE LAND USE ACTION NO. 3032833-LU
EASEMENT (OVERHEAD AND UNDERGROUND)
KING COUNTY ASSESSOR/S TAX PARCEL NO. 277060-1480

THE OWNER OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS LAND USE ACTION ("GRANTOR") HEREBY GRANTS TO THE CITY OF SEATTLE ("GRANTEE") AND THE RIGHT, PRIVILEGE AND AUTHORITY (AN "EASEMENT") TO INSTALL, CONSTRUCT, ERECT, RECONSTRUCT, ALTER, IMPROVE, REMOVE, REPAIR, REPLACE, ENERGIZE, OPERATE, AND MAINTAIN OVERHEAD AND UNDERGROUND ELECTRIC DISTRIBUTION FACILITIES, WHICH MAY CONSIST OF, BUT ARE NOT LIMITED TO: POLES WITH BRACES, GUY WIRES AND ANCHORS, CROSS ARMS, TRANSFORMERS, DUCTS, VAULTS, MANHOLES, SWITCHES, CABINETS, CONTAINERS, CONDUITS, WIRES AND OTHER CONVENIENT APPURTENANCES NECESSARY TO MAKE SAID OVERHEAD AND UNDERGROUND DISTRIBUTION FACILITIES AN INTEGRATED ELECTRIC SYSTEM ("ELECTRIC SYSTEM"). ALL SUCH ELECTRIC SYSTEM SHALL BE LOCATED ACROSS, OVER, UPON AND UNDER THE REAL PROPERTY DESCRIBED WITHIN THIS LAND USE ACTION ("PROPERTY") SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE 5' ELECTRICAL (EXCLUSIVE) EASEMENT NO. 1 LYING WITHIN PARCEL A OF THIS CITY OF SEATTLE SHORT PLAT NO. 3032833-LU WHICH SHALL BE OCCUPIED AND CONTROLLED EXCLUSIVELY BY SEATTLE CITY LIGHT, A DEPARTMENT OF THE CITY OF SEATTLE.

TOGETHER WITH GRANTEE'S AND ITS ASSIGNS' UNRESTRICTED RIGHT OF ACCESS TO AND FROM THE PROPERTY FOR THE PURPOSES OF EXERCISING ITS RIGHTS GRANTED HEREIN.

TOGETHER WITH GRANTEE'S AND ITS ASSIGNS' RIGHT TO CUT AND TRIM BRUSH, TREES OR OTHER PLANTS STANDING OR GROWING UPON THE PROPERTY WHICH, IN THE OPINION OF THE GRANTEE, INTERFERE WITH THE MAINTENANCE OR OPERATION OF, OR CONSTITUTE A MENACE OR DANGER TO, THE ELECTRIC SYSTEM.

GRANTOR, ITS SUCCESSORS AND ASSIGNS, COVENANTS AND AGREES THAT NO STRUCTURE OR FIRE HAZARDS WILL BE BUILT OR PERMITTED WITHIN THE EASEMENT AREA(S) DESCRIBED ABOVE; THAT NO DIGGING WILL BE DONE OR PERMITTED WITHIN THE PROPERTY WHICH WILL IN ANY MANNER DISTURB GRANTEE'S ELECTRIC SYSTEM OR ITS SOLIDITY OR UNEARTH ANY PORTION THEREOF; AND THAT NO BLASTING OR DISCHARGE OF ANY EXPLOSIVES WILL BE PERMITTED WITHIN FIFTY (50) FEET OF THE ELECTRIC SYSTEM.

THE CITY OF SEATTLE SHALL BE RESPONSIBLE, AS PROVIDED BY LAW, FOR ANY DAMAGE TO THE GRANTOR THROUGH ITS NEGLIGENCE IN THE CONSTRUCTION, MAINTENANCE AND OPERATION OF THE ELECTRIC SYSTEM.

THE RIGHTS, TITLE, PRIVILEGES AND AUTHORITY HEREBY GRANTED SHALL CONTINUE AND BE IN FORCE UNTIL THE GRANTEE PERMANENTLY REMOVES ITS ELECTRIC SYSTEM FROM THE PROPERTY OR PERMANENTLY ABANDONS THE ELECTRIC SYSTEM, AT WHICH TIME ALL SUCH RIGHTS, TITLE, PRIVILEGES AND AUTHORITY HEREBY GRANTED SHALL TERMINATE.

ADDRESS SIGN MAINTENANCE AGREEMENT:

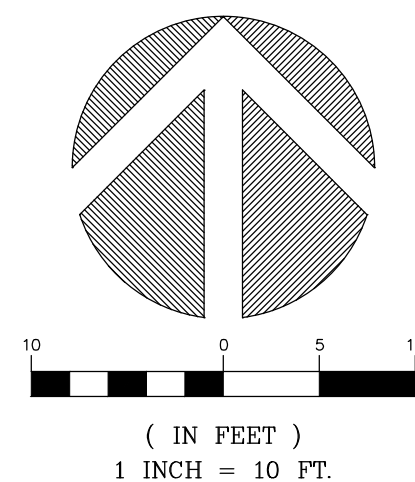
ANY PARCEL BENEFITING FROM THE POSTING OF THE ADDRESS SIGN WITHIN THE EASEMENT AS DEPICTED AND DESCRIBED HEREIN IS RESPONSIBLE FOR THE MAINTENANCE THEREOF, SHARING EQUALLY IN THE COST OF MAINTENANCE, REPAIR AND/OR REPLACEMENT TO SAID ADDRESS SIGN.

EASEMENT MAINTENANCE AGREEMENT:

SAID EASEMENTS OF THIS SHORT PLAT ARE TO BE EQUALLY MAINTAINED, REPAIRED AND/OR REBUILT BY THE OWNERS OF ALL PARCELS HAVING LEGAL ACCESS AND UTILITY SERVICE THEREFROM AND THEIR HEIRS, ASSIGNS AND SUCCESSORS.

INDIVIDUAL UTILITY SERVICE LINES, INCLUDING STORM AND SANITARY SIDE SEWER LINES AND STORM DRAINAGE FACILITIES, ARE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE PARCEL THAT IS SERVED BY SAID INDIVIDUAL SERVICE LINE/FACILITIES. UTILITY SERVICE LINES OR FACILITIES WHICH SERVE MORE THAN ONE PARCEL SHALL BE EQUALLY MAINTAINED, REPAIRED AND/OR REBUILT BY THE OWNERS OF ALL PARCELS SERVICED. EXCEPT THAT, NO PARCEL SHALL BE RESPONSIBLE FOR REPAIRS UPSTREAM OF THE CONNECTION POINT OF SAID PARCEL.

THIS MAINTENANCE AGREEMENT COVERS NORMAL USAGE, WEAR AND TEAR, AND LIFE EXPECTANCY OF MATERIALS. ANY DAMAGE INCURRED BY AN INDIVIDUAL OWNER SHALL BE REPAIRED AND/OR RESTORED TO PRE DAMAGED CONDITIONS WITHIN 30 DAYS. THE OWNER WHICH INCURRED THE DAMAGE SHALL BE SOLELY RESPONSIBLE FOR THE COST OF REPAIR OR REPLACEMENT OF THE MATERIALS. IN NO EVENT SHALL ACCESS OR UTILITY SERVICE BE DENIED OTHER PROPERTY OWNERS OF SAID EASEMENTS FOR MORE THAN 24 HOURS.



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