

RECEIVED
EXHIBIT 70
PAGE 1 OF 6
DEC 29 2004

PACIFIC NORTHWEST TITLE COMPANY
OF WASHINGTON, INC.
215 Columbia Street
Seattle, Washington 98104-1511
Senior Title Officer, Mike Sharkey (*mikesharkey@pnwt.com*)
Title Officer, Curtis Goodman (*curtisgoodman@pnwt.com*)
Title Technician, Annette Strate (*annettestrate@pnwt.com*)
Unit No. 12
FAX No. (206)343-1330
Telephone Number (206)343-1327

CITY OF WOODINVILLE
PLANNING DEPARTMENT

Lakewood Construction, Inc.
P.O. Box 12648
Mill Creek, Washington 98082
Attention: Randolph Cherewick
Your Ref.: Northshore School Dist. No. 417

Title Order No. 571554
CERTIFICATE FOR
FILING PROPOSED PLAT

AMENDED
PLAT CERTIFICATE
SCHEDULE A

GENTLEMEN:

In the matter of the plat submitted for your approval, this Company has examined the records of the County Auditor and County Clerk of King County, Washington, and the records of the Clerk of the United States Courts holding terms in said County, and from such examination hereby certifies that according to said records the title to the following described land:

As on Schedule A, page 2, attached.

IS VESTED IN:

Shamrock Park LTD Limited Partnership, a Washington limited partnership

SUBJECT TO THE FOLLOWING EXCEPTIONS:

As on Schedule B, attached hereto.

CHARGE: \$ 0.00
TAX: \$ 0.00 TOTAL CHARGE: \$0.00

RECORDS EXAMINED TO: November 23, 2004 at 8:00 a.m.

PACIFIC NORTHWEST TITLE COMPANY OF
WASHINGTON, INC.

Mike Sharkey
Senior Title Officer
Unit No. 12

Order No. 571554

PLAT CERTIFICATE
SCHEDULE A
Page 2

In the matter of the plat submitted for your approval, this Company has examined the records of the County Auditor and County Clerk of King County, Washington, and the records of the Clerk of the United States Courts holding terms in said County, and from such examination hereby certifies that according to said records the title to the following described land:

West 38 rods of the east 60 rods of Government Lot 4, Section 3,
Township 26 North, Range 5 East, W.M., in King County, Washington;
EXCEPT roads.

END OF SCHEDULE A

PLAT CERTIFICATE
Schedule B

Order No. 571554

GENERAL EXCEPTIONS:

1. Rights of claims of parties in possession not shown by the public records.
2. Public or private easements, or claims of easements, not shown by the public record.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records, or Liens under the Workmen's Compensation Act not shown by the public records.
5. Any title or rights asserted by anyone including but not limited to persons, corporations, governments or other entities, to tide lands, or lands comprising the shores or bottoms of navigable rivers, lakes, bays, ocean or sound, or lands beyond the line of the harbor lines as established or changed by the United States Government.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
7. Any service, installation, connection, maintenance, capacity, or construction charges for sewer, water, electricity or garbage removal.
8. General taxes not now payable or matters relating to special assessments and special levies, if any, preceding the same becoming a lien.
9. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes.

PLAT CERTIFICATE
SCHEDULE B
Page 2

SPECIAL EXCEPTIONS:

1. STORM WATER DRAINAGE FACILITY EASEMENT AND MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

RECORDED: September 5, 2000
RECORDING NUMBER: 2000090500302

2. Restrictions limiting the use of that portion of the property herein described lying within 100 feet from a water well as imposed by instrument recorded under Recording Number 7206160413.
3. Restrictions limiting the use of that portion of the property herein described lying within 100 feet from a water well as imposed by instrument recorded under Recording Number 7807060668.
4. Restrictions limiting the use of that portion of the property herein described lying within 100 feet from a water well as imposed by instrument recorded under Recording Number 9307192080.
5. Restrictions limiting the use of that portion of the property herein described lying within 100 feet from a water well as imposed by instrument recorded under Recording Number 9307192081.
6. Restrictions limiting the use of that portion of the property herein described lying within 100 feet from a water well as imposed by instrument recorded under Recording Number 9307192082.

7. RESTRICTIONS CONTAINED IN INSTRUMENT, AS HERETO ATTACHED:

RECORDED: August 6, 1993
RECORDING NUMBER: 9308061686

8. RESTRICTIONS CONTAINED IN INSTRUMENT, AS HERETO ATTACHED:

RECORDED: September 5, 2000
RECORDING NUMBER: 20000905000303

9. The property herein described is carried on the tax rolls as exempt; however, it will become taxable from the date of transfer to a taxable entity.

TAX ACCOUNT NUMBER: 032605-9011-00

NOTE: PLEASE CONTACT THE KING COUNTY ASSESSOR'S OFFICE AT 206-296-5151 OR ONLINE AT "WWW.METROK.COV/ASSESSOR" TO VERIFY THE TAX AMOUNT DUE, AS EXEMPT TAXES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

(continued)

Order No. 571554

PLAT CERTIFICATE
SCHEDULE B
Page 3

10. Matters disclosed on a survey recorded under Recording Number 9007239002, a copy of which is hereto attached.

NOTE 1: SPECIAL TAXES AND CHARGES:

YEAR:	2004
TAX ACCOUNT NUMBER:	032605-9011-00
	AMOUNT BILLED
SPECIAL DISTRICT:	\$5.00
TOTAL BILLED:	\$5.00 PAID: \$5.00

END OF SCHEDULE B

Title to this property was examined by:

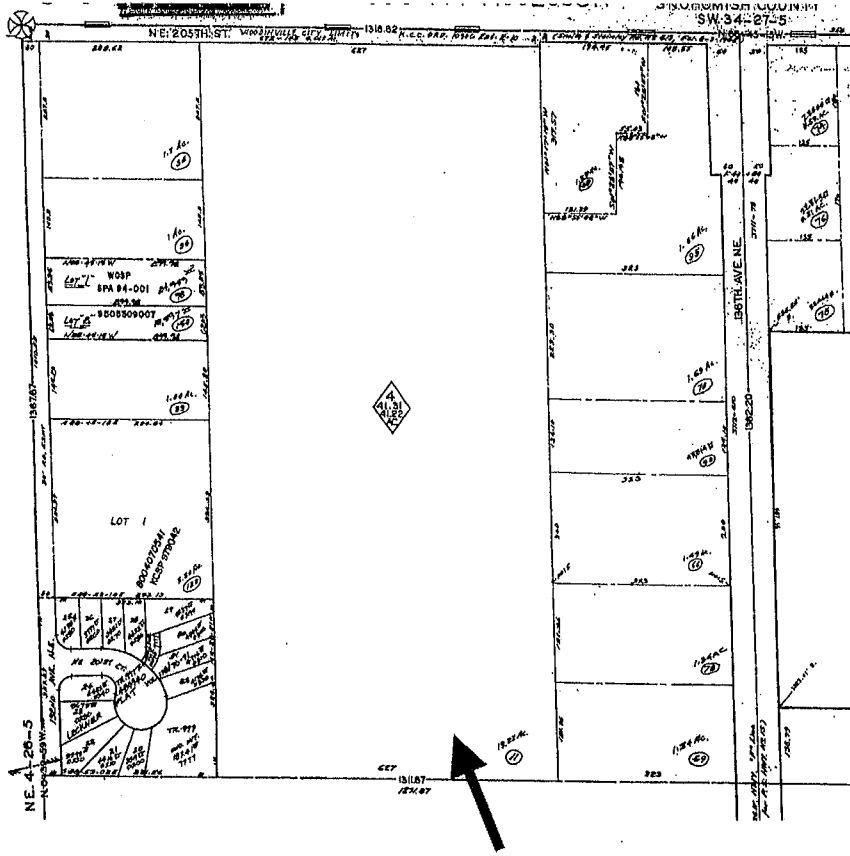
Rob Chelton/Gerry Guerin

Any inquiries should be directed to one of the title officers set forth in Schedule A.

JXB/GG/8612011223, 8803290294

Portion NW 1/4

3-26-5



Order No. 571554



IMPORTANT: This is not a Plat of Survey. It is furnished as a convenience to locate the land indicated hereon with reference to streets and other land. No liability is assumed by reason of reliance hereon.