

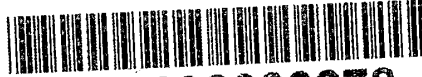
Instrument Number: 20230602000278 Document: AG Rec: \$206.50 Page-1 of 4

Record Date: 6/2/2023 10:03 AM

King County, WA

Return Address:

Bona Fide Properties 6 LLC
 C/O Dianne Dougherty
 3024 90th PI SE,
 Mercer Island, WA 98040

**20230602000278**

AGREEMENT Rec: \$206.50
 6/2/2023 10:03 AM
 KING COUNTY, WA

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)**Document Title(s)** (or transactions contained therein): (all areas applicable to your document must be filled in)

1. No Protest Agreement 2. _____
 3. _____ 4. _____

Reference Number(s) of Documents assigned or released: 3038614-LU

Additional reference #'s on page _____ of document

Grantor(s) Exactly as name(s) appear on document

1. Bona Fide Properties 6, LLC
 2. _____

Additional names on page _____ of document.

Grantee(s) Exactly as name(s) appear on document

1. City of Seattle
 2. _____

Additional names on page _____ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

LOTS 15, 16 AND 17, BLOCK 14, RAVENNA SPRINGS PARK SUPPLEMENTAL, ACCORDING
TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 173

Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Number☐ Assessor Tax # not yetassigned 717480-0820

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

"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements

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No Protest Agreement

WHEREAS, Bona Fide Properties 6 LLC

Hereinafter referred to as "Owner(s)", owns certain property within the City of Seattle legally described as follows:

LOTS 15, 16 AND 17, BLOCK 14, RAVENNA SPRINGS PARK SUPPLEMENTAL, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 173, IN KING COUNTY, WASHINGTON; EXCEPT THAT PORTION OF LOT 17 CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 74496 FOR STREET.

WHEREAS, Owner(s) has applied for a permit(s) from the City of Seattle which will require, as a condition of approval of the permit(s), either that certain improvements be made to public rights-of-way or, in lieu of making the improvements, that the Owner(s) execute a covenant consenting to the formation of a local improvement district for the improvement of such rights of way; and

WHEREAS, Owner(s) has agreed to execute a covenant consenting to the formation of such a local improvement district in lieu of completing the improvements to the public rights of way adjacent to Owner's (Owners') property;

NOW THEREFORE, as a condition of issuance of applicable City permit(s) pursuant to Title 23 of the Seattle Municipal Code and in lieu of constructing certain public right-of-way improvements, Owner(s) consent(s) to the formation of a local improvement district, hereafter formed by the City or other property owners for the improvement of the following right(s)-of-way or portions thereof:

Indicate Rights-of-Way: 24th St & NE Blakeley St
Site Address: 5115 24th St, Seattle, WA 98105
Project Number: 3038614-LU

Improvements which may be provided include:

The installation of all public facilities required to improve the street or alley to City design standards including grading, drainage, pavement, curb/gutter, sidewalk, streetlights, traffic signals, street trees and other necessary appurtenances. Such street or alley improvements shall not be limited to the half street or alley abutting the property for example, where no permanent street or alley improvements exists, the street or alley improvement shall be extended beyond the centerline a sufficient distance (10 foot minimum) to permit safe movement of traffic.

No Protest Agreement

(Covenant Consenting to Formation of a Local Improvement District)

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Owner(s) specifically waives his or her right to protest formation of a local improvement district under RCW 35.43.180.


This Covenant waives legal protest only to formation of a local improvement district and does not affect Owner's (Owners') rights to comment upon proposed public improvements or object to the owner's individual assessment therefore.

The City shall deliver a signed release of this Covenant to Owner(s) after completion of public improvements as described above and after transmittal of the final assessment roll to King County.

This Covenant shall be a covenant touching, concerning and running with the land and shall be binding on Owner's (Owners') heirs, assigns and successors in interest; however, in no event shall this Covenant be valid and binding after expiration often (10) years after the date of its execution.

IN WITNESS WHEREOF, Owner(s) has hereunto executed this Covenant this

23rd day of April, 2023.


(Owner) DIANNE DOUGHERTY, MANAGER
Bang Fai Properties 6, LLC

(Owner)

(Owner)

(Owner)

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DECLARATION:

Know all people by these presents that we the undersigned, owner(s) in fee simple [and contract purchaser(s)] of the land herein described do hereby consent to a covenant forming a local improvement district, and that said covenant is made with the free consent and in accordance with the desire of the owner(s).

NAME [Signature] NAME _____

NAME _____ NAME _____

STATE OF WASHINGTON,)

County of King) ss.

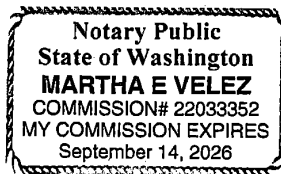
On this day personally appeared before me Martha E Velez
to me known to be the Manager of Bona Fide Properties 6 LLC
the Corporation that executed the within and foregoing instrument and acknowledged
the said instrument to be the free and voluntary act and deed of said Corporation, for the
uses and purposes therein mentioned, and on oath stated that Dianne Dougherty is
authorized to execute the said instrument and that the seal affixed is the corporate seal
of said corporation.

GIVEN under my hand and official seal this 21 day of April, 2023.

Martha E Velez
PRINT NAME:

NOTARY PUBLIC in and for the State of Washington
residing at: Monroe

Commission Expires: 09/14/2026



No Protest Agreement

(Covenant Consenting to Formation of a Local Improvement District)

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