



**PROJECT NAME**  
**BINDING SITE PLAN**  
**FILE NO.: BIN22-0001**

**DECLARATION**

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned, all parties with any right, title, and/or ownership interest in the land herein described, do hereby make a short subdivision thereof pursuant to RCW 58.17.060 and declare this binding site plan to be the graphic representation of same. Also, when specific conditions and/or agreements are a condition of approval of the above referenced short plat and are made a part thereof, then the said owners do hereby agree to and/or comply with all these conditions.

Further, the undersigned owners of the land hereby short subdivided waive for themselves, their heirs and assigns and any person or entity deriving title from the undersigned, any and all claims for damages against the City of SeaTac, its successors and assigns which may be occasioned by the establishment, construction, or maintenance of roads and/or drainage systems within this binding site plan other than claims resulting from inadequate maintenance by the City of SeaTac.

Further, the undersigned owners of the land hereby short subdivided agree for themselves, their heirs and assigns to indemnify and hold the City of SeaTac, its successors and assigns, harmless from any damage, including any costs of defense, claimed by persons within or without this short subdivision to have been caused by alterations of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this binding site plan or by establishment, construction or maintenance of the roads within this short subdivision. Provided, this waiver and indemnification shall not be construed as releasing the City of SeaTac, its successors or assigns, from liability for damages, including the cost of defense, resulting in whole or in part from the negligence of the City of SeaTac, its successors, or assigns.

This subdivision, dedication, waiver of claims and agreement to hold harmless is made with the free consent and in accordance with the desires of said owners.

This is made with the free consent and in accordance with the desire of the owners(s) and shall be binding upon their heirs, successors, and/or assigns.

STEVEN LOU/MANAGING MEMBER FOR 98188 PLACE LLC DATE

State of Washington  
 County of \_\_\_\_\_

I certify that I know or have satisfactory evidence that  
 STEVEN LOU

is the person who appeared before me, and that said person acknowledged that he signed this instrument, on oath and stated that he was authorized to execute the instrument and acknowledged it as Managing Member of 98188 PLACE LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Signature of Notary Public \_\_\_\_\_

Printed Name \_\_\_\_\_

Dated \_\_\_\_\_

My appointment expires \_\_\_\_\_

**APPROVALS:**

ENGINEERING REVIEW DIVISION  
 Examined and approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Manager \_\_\_\_\_

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Examined and approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Planning Manager \_\_\_\_\_

**DEPARTMENT OF ASSESSMENTS**

Examined and approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Assessor \_\_\_\_\_

Deputy Assessor \_\_\_\_\_

Account Number \_\_\_\_\_

RECORDING NO.

VOL./PAGE

PORTION OF

SE 1/4 of SE 1/4, S. 28 T. 23N R. 4 E, W. M.

**NOTE**

ALL DEVELOPMENT AND USE OF THE LAND DESCRIBED HEREIN SHALL BE IN ACCORDANCE WITH THIS BINDING SITE PLAN, OR AS IT MAY BE AMENDED WITH THE APPROVAL OF THE CITY OF SEATAC, AND IN ACCORDANCE WITH SUCH OTHER GOVERNMENTAL PERMITS, APPROVALS, REGULATIONS, REQUIREMENTS, AND RESTRICTIONS THAT MAY BE IMPOSED UPON SUCH LAND AND THE DEVELOPMENT AND USE THEREOF. THIS BINDING SITE PLAN SHALL BE BINDING UPON ALL NOW OR HEREAFTER HAVING ANY INTEREST IN THE LAND DESCRIBED HEREIN.

**LAND AREA INFORMATION**

PARCEL A - 62,895 SQ. FT. (1.44 ACRES)  
 PARCEL B - 63,894 SQ. FT. (1.46 ACRES)  
 EXCEPT R/WAY DEDICATION - 329 SQ. FT. (REC. NOS. 20220712000008  
 TOTAL - 126,460 SQ. FT. (2.90 ACRES) & 20220721001031)

**LOT SIZES AND PROPOSED USE**

LOT 1: 56,768 SQ. FT. (1.30 ACRES) HOTEL/PARKING  
 LOT 2: 69,692 SQ. FT. (1.60 ACRES) APARTMENT/PARKING GARAGE  
 TOTAL: 126,460 SQ. FT. (2.90 ACRES)

**PARKING STALLS**

LOT 1 (AKA HOTEL): PARKING STRUCTURE 34 STALLS; SURFACE 52 STALLS;  
 TOTAL 86 STALLS PROVIDED

LOT 2 (AKA APARTMENT): PARKING STRUCTURE 84 STALLS; SURFACE 69 STALLS;  
 TOTAL 153 STALLS PROVIDED

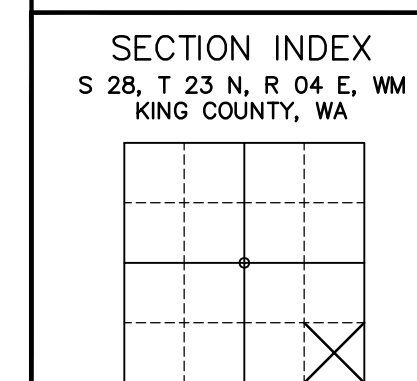
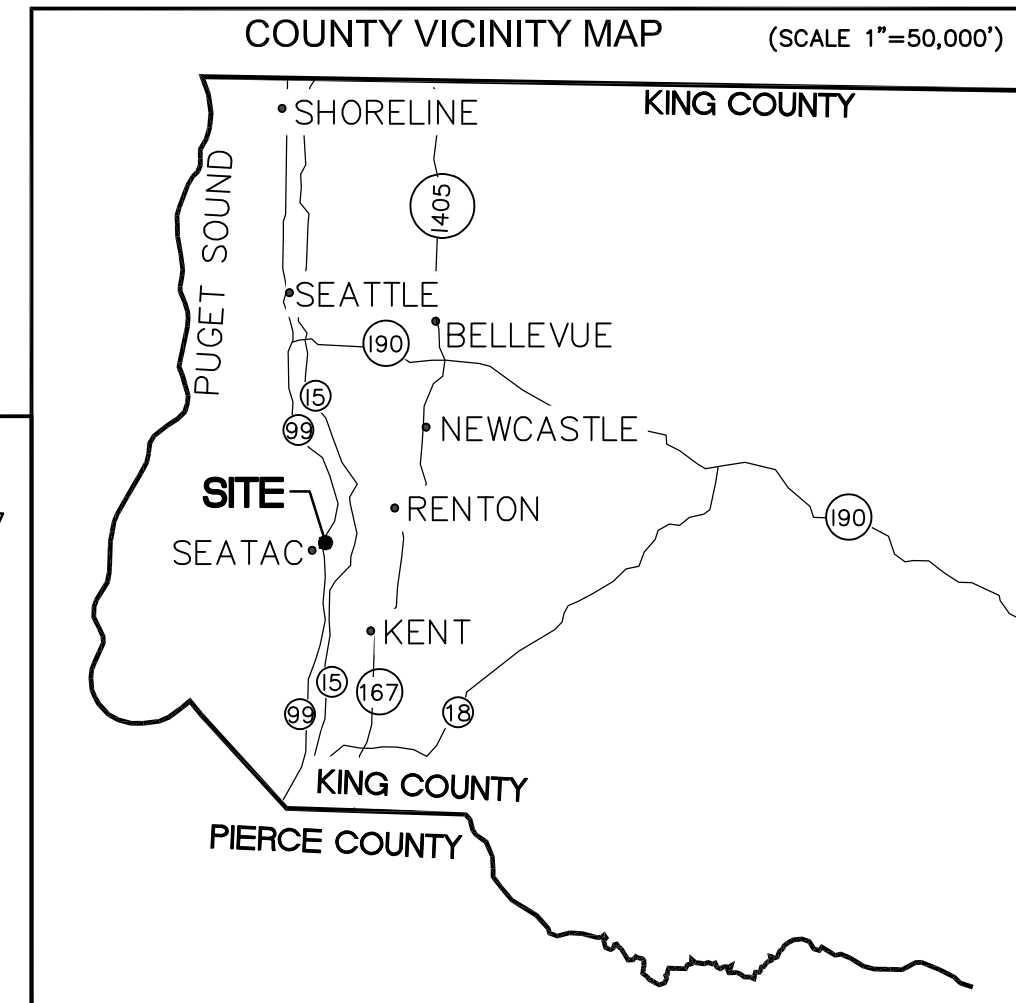
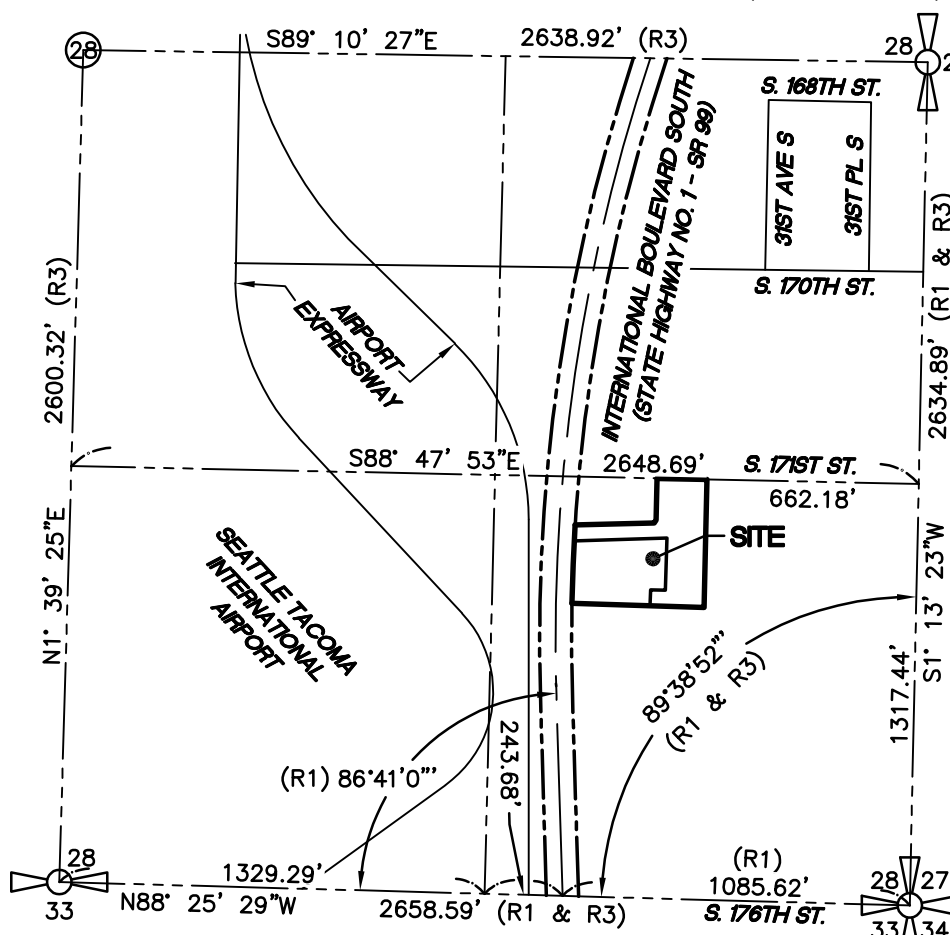
**SITE ADDRESS**

[TAX LOT NOS. 694230-0010 & 694230-0020]  
 17224 INTERNATIONAL BLVD (AKA HWY 99), SEATAC, WA 98188  
 17300 INTERNATIONAL BLVD (AKA HWY 99), SEATAC, WA 98188

**REFERENCE SURVEYS**

- CONDO PLAT RECORDED UNDER RECORDING NUMBER 20181224000398.
- RECORD OF SURVEY RECORDED UNDER RECORDING NUMBER 2000101290004.
- RECORD OF SURVEY UNDER RECORDED UNDER RECORDING NUMBER 198506109006.

**QUARTER SECTION VICINITY MAP (SCALE 1"=600')**



**SURVEY NOTE:**  
 ANY DISCREPANCY (BOUNDARY HIATUS; OVERLAPPING BOUNDARY OR A PHYSICAL APPURTENANCE, SUCH AS A FENCE ENCROACHMENT) SHALL BE DISCLOSED IN A TITLE REPORT PREPARED BY A TITLE INSURER AND ISSUED AFTER THE FILING OF THE FINAL PLAT OR SHORT PLAT, PER RCW 58-17-255

**LEGAL DESCRIPTION**

PER EXHIBIT A, PER FIRST AMERICAN TITLE INSURANCE COMPANY, ALTA COMMITMENT FOR TITLE INSURANCE, FILE NO: NCS-1048939-WA1, DATED JUNE 1, 2023.

THE LAND IN THE COUNTY OF KING, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

PARCEL A:

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M. IN KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION; AND RUNNING THENCE SOUTH 00°37'00" EAST ALONG THE EASTERLY LINE THEREOF, 245.3 FEET;  
 THENCE SOUTH 89°50'00" WEST TO A POINT ON THE EASTERLY LINE OF STATE HIGHWAY NO. 1, WHICH POINT IS 241.24 FEET SOUTHERLY (MEASURED ALONG SAID EASTERLY LINE) FROM ITS INTERSECTION WITH THE NORTHERLY LINE OF SAID SUBDIVISION;  
 THENCE NORTHERLY ALONG SAID EASTERLY LINE 90 FEET;  
 THENCE NORTH 86°30'00" EAST 247.31 FEET;  
 THENCE NORTHEASTERLY 11.58 FEET TO A POINT WHICH IS NORTH 89°23'00" EAST 244.06 FEET AND SOUTH 00°37'00" EAST 130 FEET FROM THE INTERSECTION OF THE EASTERLY LINE OF SAID STATE HIGHWAY NO. 1 AND THE NORTHERLY LINE OF SAID SUBDIVISION;  
 THENCE NORTH 00°37'00" WEST 130 FEET TO THE NORTHERLY LINE OF SAID SUBDIVISION; THENCE NORTH 89°23'00" EAST TO THE POINT OF BEGINNING;

EXCEPT ROAD;

EXCEPT THAT PORTION CONVEYED TO THE CITY OF SEATAC FOR RIGHT OF WAY RECORDED UNDER RECORDING NO. 20220721001031.

PARCEL B:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M. IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

THE SOUTH 155 FEET OF THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M. IN KING COUNTY, WASHINGTON; AND RUNNING THENCE SOUTH ALONG THE EAST LINE OF SAID WEST HALF, 400.3 FEET;  
 THENCE SOUTH 89°50'00" WEST TO THE EASTERLY MARGIN OF STATE ROAD NO. 1;  
 THENCE NORTHERLY ALONG THE EASTERLY MARGIN OF SAID STATE ROAD TO ITS INTERSECTION WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER;  
 THENCE EAST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING;

EXCEPT ROADS;

EXCEPT THAT PORTION CONVEYED TO THE CITY OF SEATAC FOR RIGHT OF WAY RECORDED UNDER RECORDING NO. 20220721001031.

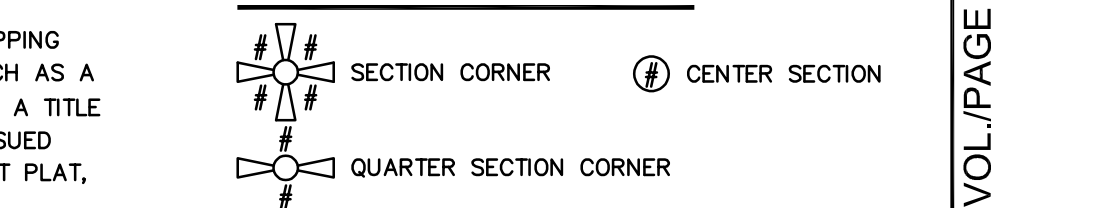
**BASIS OF BEARING**

NAD 1983/11  
 WASHINGTON STATE PLANE NORTH PROJECTION, BASED ON GPS OBSERVATIONS USING WSRN AND GEOID 2012A.  
 UNITS OF MEASUREMENT ARE US SURVEY FEET.

**EQUIPMENT USED**

3" TOTAL STATION USING STANDARD FIELD TRAVERSE METHODS FOR CONTROL AND STAKING.

**LEGEND**



**RECORDER'S CERTIFICATE**

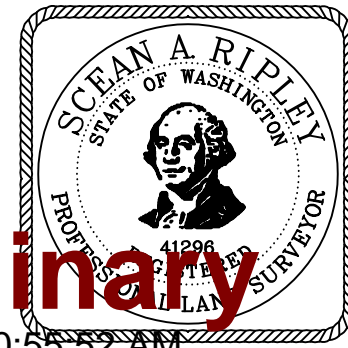
filed for record this.....day of.....,20.....at.....M  
 in book.....of.....at page.....at the request of  
 STEVEN LOU/MANAGING MEMBER:98188 PLACE LLC

MANAGER SUPERINTENDENT 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 STEVEN LOU/MANAGING MEMBER:98188 PLACE LLC in SEPTEMBER, 2022.

SC EAN A. RIPLEY Certificate No. 41296 06/14/2023



**Preliminary**

WARNING: THE CITY OF SEATAC HAS NO RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN OR OTHERWISE SERVICE THE PRIVATE ROADS CONTAINED WITHIN OR PROVIDE SERVICE TO THE PROPERTY DESCRIBED IN THIS PLAT.

**AHBL**  
 TACOMA SEATTLE SPOKANE TRI-CITIES  
 2215 North 30th Street, Suite 300 Tacoma, WA 98403  
 253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

98188 PLACE LLC  
 (APN 6094230000)  
 17224 & 17300 INTERNATIONAL BLVD (AKA HWY 99)  
 SEATAC, WA 98188

DWN. BY	FS	DATE	6/14/23	JOB NO.	220340.50
CHKD. BY	SR	SCALE	N/A	SHEET	1 OF 3

VOL./PAGE



PROJECT NAME  
BINDING SITE PLAN  
FILE NO.: BIN22-0001

**EASEMENT NOTES**

- UNRECORDED LEASEHOLDS, IF ANY, RIGHTS OF VENDORS AND SECURITY AGREEMENT ON PERSONAL PROPERTY AND RIGHTS OF TENANTS, AND SECURED PARTIES TO REMOVE TRADE FIXTURES AT THE EXPIRATION OF THE TERM. [NOT A SURVEY MATTER; NOTHING SHOWN]
- RIGHT TO DRAINAGE OVER AND ACROSS SAID PREMISES AS RESERVED IN DEED DATED JANUARY 27, 1894, RECORDED OCTOBER 28, 1898, IN VOLUME 228 OF DEEDS, PAGE 541 UNDER RECORDING NO. 170399, RECORDS OF KING COUNTY, WASHINGTON. [BLANKET; NOTHING SHOWN]
- EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: 4002162 IN FAVOR OF: ADJACENT PROPERTY OWNERS FOR: WATER SUPPLY LINES [SHOWN HEREON]
- EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: 6616179 IN FAVOR OF: DES MOINES SEWER DISTRICT FOR: SEWER MAIN [SHOWN HEREON]
- EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: 7210120545 IN FAVOR OF: DES MOINES SEWER DISTRICT FOR: SEWER MAIN [SHOWN HEREON]
- CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED OR DELINEATED ON THE FACE OF THE SURVEY RECORDED UNDER RECORDING NO. 20000920900014. [THIS SURVEY WAS CORRECTED AND SUPERSEDED BY REFERENCE SURVEY #2 (AKA R2); REFER ITEM 7 BELOW]
- CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED OR DELINEATED ON THE FACE OF THE SURVEY RECORDED UNDER RECORDING NO. 20001012900004. [SHOWN/NOTED HEREON (REFER TO REFERENCE SURVEY #2 (AKA R2))]
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RECIPROCAL CRANE BOOM EASEMENT AGREEMENT" RECORDED: APRIL 28, 2017 RECORDING NO.: 20170428000265 [BLANKET EASEMENT, NO DEFINED AREA; NOTHING SHOWN]
- EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDED: MAY 18, 2017 RECORDING INFORMATION: 20170518001270 IN FAVOR OF: PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION FOR: ELECTRIC AND/OR GAS TRANSMISSION AND/OR DISTRIBUTION SYSTEM [BLANKET EASEMENT, NO DEFINED AREA; NOTHING SHOWN]
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "TEMPORARY TIEBACK EASEMENT AND CRANE BOOM LICENSE AGREEMENT" RECORDED: FEBRUARY 7, 2018 RECORDING NO.: 20180207000630 MODIFICATION AND/OR AMENDMENT BY INSTRUMENT: RECORDING INFORMATION: 20190701000628 AND 20200722001898 [BLANKET EASEMENT, NO DEFINED AREA; NOTHING SHOWN]
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ACCESS EASEMENT AGREEMENT" RECORDED: FEBRUARY 7, 2018 RECORDING NO.: 20180207000631 MODIFICATION AND/OR AMENDMENT BY INSTRUMENT: RECORDED: JULY 22, 2020 RECORDING INFORMATION: 20200722001897 [BLANKET EASEMENT, NO DEFINED AREA; NOTHING SHOWN]
- CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SURVEY, RECORDED IN VOLUME 301 OF SURVEYS, AT PAGE(S) 32-35, IN KING COUNTY, WASHINGTON [SHOWN/NOTED HEREON (REFER TO REFERENCE SURVEY #1 (AKA R1))]  
[NOT IN TITLE; TERMINATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDING NO. 20221017000913]

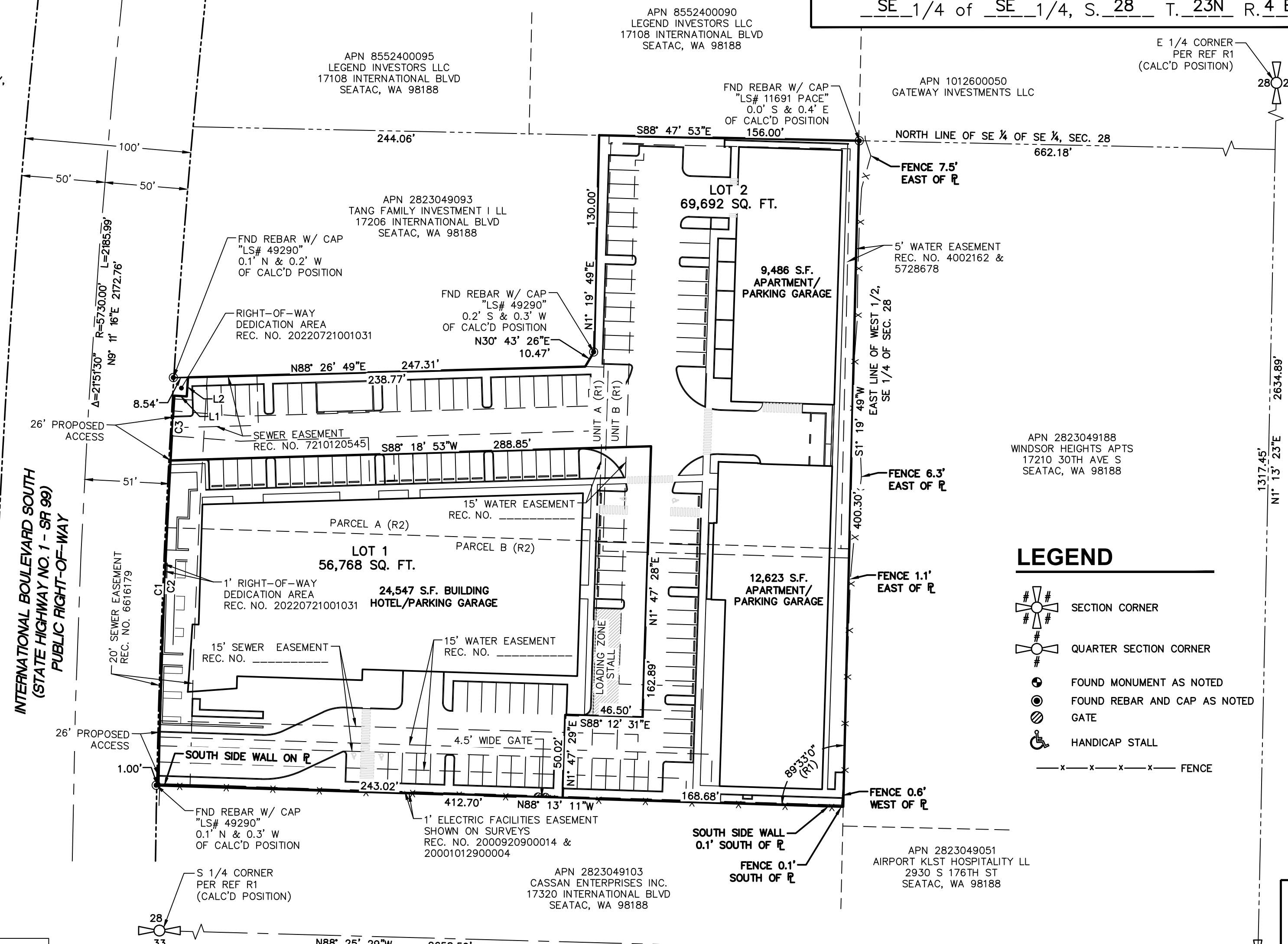
S 171ST STREET  
PUBLIC RIGHT-OF-WAY



RECORDING NO. VOL./PAGE

SCALE: 1 inch = 50 ft.

PORTION OF SE 1/4 of SE 1/4, S. 28 T. 23N R. 4 E, W. M.



**LEGEND**

- SECTION CORNER
- QUARTER SECTION CORNER
- FOUND MONUMENT AS NOTED
- FOUND REBAR AND CAP AS NOTED
- GATE
- HANDICAP STALL
- FENCE

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	234.46	5679.00	2°21'56"	N2° 20' 24"E	234.44
C2	195.45	5680.00	1°58'18"	S2° 08' 35"W	195.44
C3	39.00	5680.00	0°23'36"	S3° 19' 30"W	39.00

**LINE TABLE**

LINE #	DIRECTION	LENGTH
L1	S86° 21' 28"E	7.48
L2	N3° 42' 37"E	11.48

**RECORDER'S CERTIFICATE**

filed for record this.....day of.....,20.....at.....M  
in book.....of.....at page.....at the request of  
**STEVEN LOU/MANAGING MEMBER: 98188 PLACE LLC**

.....  
MANAGER SUPERINTENDENT OF RECORDS

**Preliminary**

06/14/2023 8:50 AM

WARNING: THE CITY OF SEATAc HAS NO RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN OR OTHERWISE SERVICE THE PRIVATE ROADS CONTAINED WITHIN OR PROVIDE SERVICE TO THE PROPERTY DESCRIBED IN THIS PLAT.

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CHKD. BY	SR	SCALE	1" = 50'	SHEET	2 OF 3

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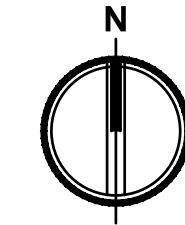


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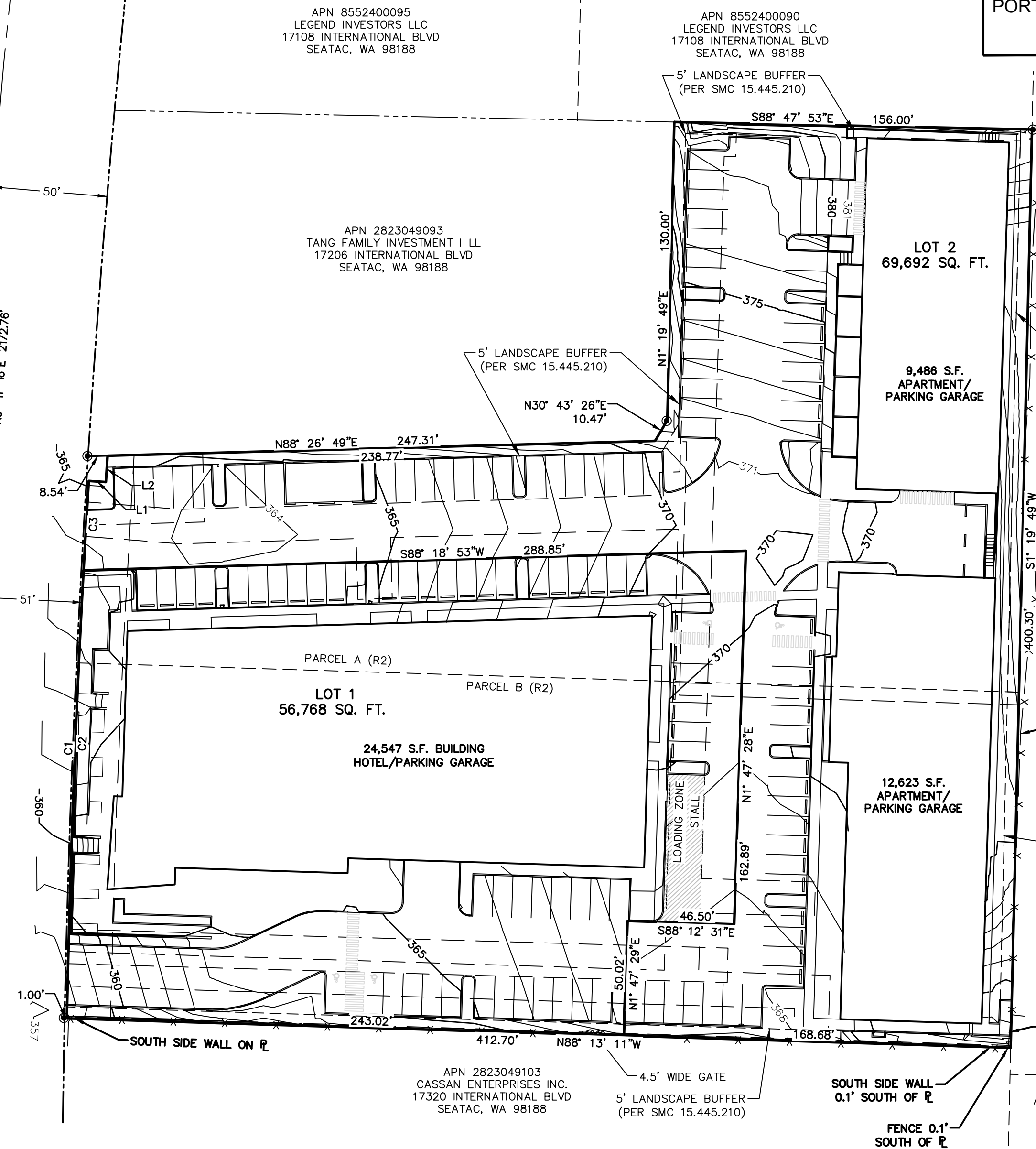
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SCALE: 1 inch = 40 ft.

PORTION OF SE 1/4 of SE 1/4, S. 28 T. 23N R. 4 E, W. M.



INTERNATIONAL BOULEVARD SOUTH  
 (STATE HIGHWAY NO. 1 - SR 99)  
 PUBLIC RIGHT-OF-WAY



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- SECTION CORNER
- QUARTER SECTION CORNER
- FOUND MONUMENT AS NOTED
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- GATE
- HANDICAP STALL
- FENCE

APN 2823049188  
 WINDSOR HEIGHTS APTS  
 17210 30TH AVE S  
 SEATAC, WA 98188

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.....MANAGER SUPERINTENDENT OF RECORDS

**Preliminary**  
 06/14/2023 08:50:43 AM  
 SCHEAN A. RIPLEY  
 STATE OF WASHINGTON  
 PROFESSIONAL LAND SURVEYOR

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DWN. BY FS	DATE 6/14/23	JOB NO. 220340.50
CHKD. BY SR	SCALE 1" = 40'	SHEET 3 OF 3