3b.

Master Application Form
3b) Application and Submittal Package, November 8, 2013
Master Application Form

NAME OF PROJECT/DEVELOPMENT:
The Villages MPD Phase 2 Plat C Preliminary Plat

ADDRESS/LOCATION OF PROPERTY:
See attached Preliminary Plat drawings. The plat is located 1/2 mile south of Roberts Dr., southeast of Preliminary Plat 1A.

OWNER NAME:
BD Village Partners, LP

EMAIL:
clunk@yarrowbayholdings.com

APPLICANT NAME:
BD Village Partners, LP

CONTACT NAME:
Colin Clunk

BRIEF DESCRIPTION OF PROJECT:
The Applicant proposes to subdivide 3 existing tax parcels (152106-9108, 152106-9096 and 222106-9004) into 203 lots and 5 Future Development Tracts. See the attached project narrative for additional details.

<table>
<thead>
<tr>
<th>PARCEL #</th>
<th>Size (Acres/Sq Ft): 136 acres</th>
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EXISTING LAND USE:
Vacant, undeveloped.

ADJACENT LAND USE:
NORTH: Residential
SOUTH: MPD
EAST: Sensitive Areas
WEST: MPD

DOES THE SITE CONTAIN ANY OF THE FOLLOWING ENVIRONMENTALLY SENSITIVE AREAS? CHECK ALL THAT APPLY:

- [X] FLOOD HAZARD AREA
- [ ] LANDSLIDE HAZARD AREA
- [ ] SEISMIC HAZARD AREA
- [X] COAL MINE HAZARD AREA
- [X] STEEP SLOPE HAZARD
- [X] WETLANDS
- [X] STREAMS

I certify under penalty of perjury, under the laws of the State of Washington, that the foregoing and attached exhibits are true and correct. I further certify that I am the owner of the property described above or authorized to act on behalf of the above interested parties.

OWNER
PRINT NAME: BD Village Partners, LP
SIGNATURE: See attached signature page

APPLICANT/AGENT
PRINT NAME: Same as Owner
SIGNATURE: See attached signature page

CHANGES TO APPROVED APPLICATIONS WILL CONSTITUTE A NEW APPLICATION AND WILL BE SUBJECT TO FULL APPLICATION FFES.
The Villages MPD Phase 2 Plat C Preliminary Plat
City of Black Diamond Planning Division Master Application

(Signature page)

BD VILLAGE PARTNERS, LP, a Washington limited partnership

By: Yarrow Bay Development, LLC, a Washington limited liability company, its General Partner

By: BRNW, Inc., a Washington corporation, its Member

By: _______________________

Brian Ross, President
The Villages MPD Phase 2 Plat C Preliminary Plat
City of Black Diamond Planning Division Master Application

(Signature page)

BD VILLAGE PARTNERS, LP, a Washington limited partnership

By: Yarrow Bay Development, LLC, a Washington limited liability company, its
    General Partner

By: BRNW, Inc., a Washington corporation, its Member

By: [Signature]
    Brian Ross, President

CITY OF BLACK DIAMOND
PLANNING DEPT.
NOV 8 2013
THE VILLAGES
LEGAL DESCRIPTION
V28-V29 PRELIMINARY PLAT

THAT PORTION OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 5 EAST, W.M., AND THAT
PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER
OF SECTION 22, TOWNSHIP 21 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON,
DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 15;
THENCE ALONG THE EAST LINE OF SAID SECTION 15, SOUTH 60°21'04" WEST, 99.63 FEET TO THE
TRUE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 00°21'04" WEST, 2004.31 FEET TO THE
NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15;
THENCE ALONG SAID NORTH LINE, NORTH 85°44'16" WEST, 654.62 FEET TO THE WEST LINE OF
SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER;
THENCE ALONG SAID WEST LINE, SOUTH 00°22'34" WEST, 687.37 FEET TO THE SOUTH LINE OF
SAID SECTION 15;
THENCE ALONG SAID SOUTH LINE, NORTH 84°32'14" WEST, 656.02 FEET TO THE EAST LINE OF
SAID NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER;
THENCE ALONG SAID EAST LINE, SOUTH 00°30'57" EAST, 156.02 FEET TO A POINT ON A CURVE,
THE CENTER OF WHICH BEARS NORTH 32°24'59" EAST, 225.00 FEET;
THENCE NORTHWESTERLY ON SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF
16°54'31", AN ARC DISTANCE OF 66.40 FEET;
THENCE NORTH 40°10'30" WEST, 61.33 FEET TO A POINT OF CURVE;
THENCE NORTHWESTERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 225.00 FEET,
THROUGH A CENTRAL ANGLE OF 66°21'16", AN ARC DISTANCE OF 260.57 FEET;
THENCE NORTH 30°10'46" EAST, 43.52 FEET TO A POINT OF CURVE;
THENCE NORTHWESTERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 225.00
FEET, THROUGH A CENTRAL ANGLE OF 47°19'08", AN ARC DISTANCE OF 185.66 FEET;
THENCE NORTH 29°20'23" WEST, 63.11 FEET;
THENCE NORTH 33°41'56" WEST, 63.05 FEET TO A POINT OF CURVE;
THENCE NORTHWESTERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET;
THROUGH A CENTRAL ANGLE OF 42°39'54", AN ARC DISTANCE OF 81.91 FEET;
THENCE NORTH 11°42'02" WEST, 38.51 FEET;
THENCE NORTH 33°03'10" WEST, 59.54 FEET;
THENCE NORTH 33°03'20" WEST, 19.79 FEET;
THENCE SOUTH 70°26'44" WEST, 82.31 FEET TO A POINT OF CURVE;
THENCE WESTERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET,
THROUGH A CENTRAL ANGLE OF 39°03'57", AN ARC DISTANCE OF 71.20 FEET;
THENCE NORTH 74°19'01" WEST, 22.28 FEET;
THENCE NORTH 74°12'22" WEST, 53.31 FEET;
THENCE NORTH 40°47'01" WEST, 55.49 FEET TO A POINT OF CURVE;
THENCE NORTHWESTERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET,
THROUGH A CENTRAL ANGLE OF 35°00'49", AN ARC DISTANCE OF 67.38 FEET;
THENCE NORTH 45°41'12" WEST, 59.99 FEET;
THENCE SOUTH 11°56'18" WEST, 33.11 FEET;
THENCE SOUTH 11°12'23" WEST, 69.55 FEET;
THENCE SOUTH 01°14'02" EAST, 54.17 FEET TO A POINT OF CURVE;
THENCE SOUTHERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET,
THROUGH A CENTRAL ANGLE OF 12°33'52", AN ARC DISTANCE OF 24.11 FEET;
THENCE SOUTH 11°15'38" WEST, 56.22 FEET;
THENCE SOUTH 30°44'59" EAST, 60.75 FEET TO A POINT OF CURVE;
THENCE SOUTHEASTERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET,
THROUGH A CENTRAL ANGLE OF 18°59'56", AN ARC DISTANCE OF 36.37 FEET;
THENCE SOUTH 11°52'13" EAST, 142.12 FEET;
THENCE SOUTH 11°15'59" EAST, 111.79 FEET TO A POINT OF CURVE;
THENCE SOUTHERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET,
THROUGH A CENTRAL ANGLE OF 16°43'59", AN ARC DISTANCE OF 32.13 FEET;
THENCE SOUTH 01°23'00" WEST, 23.90 FEET TO A POINT OF CURVE.
THENCE SOUTHERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET, THROUGH A CENTRAL ANGLE OF 11°57'20", AN ARC DISTANCE OF 74.79 FEET TO A POINT OF CURVE;
THENCE CONTINUING ON SAID CURVE, THOUGH A CENTRAL ANGLE OF 12°01'30", AN ARC DISTANCE OF 23.10 FEET TO A POINT ON A CURVE, THE CENTER OF WHICH BEARS SOUTH 64°24'34" WEST, 40.00 FEET;
THENCE SOUTHEASTERLY ON SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 15°45'27", AN ARC DISTANCE OF 11.00 FEET;
THENCE SOUTH 09°56'00" EAST, 18.29 FEET;
THENCE SOUTH 35°09'23" EAST, 26.52 FEET TO A POINT OF CURVE;
THENCE SOUTHEASTERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 04°13'17", AN ARC DISTANCE OF 2.05 FEET;
THENCE SOUTH 24°56'06" EAST, 55.76 FEET TO A POINT OF CURVE;
THENCE SOUTHEASTERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 11°23'01", AN ARC DISTANCE OF 21.91 FEET;
THENCE SOUTH 02°16'05" WEST, 7.17 FEET;
THENCE SOUTH 02°39'15" WEST, 18.88 FEET TO A POINT OF CURVE;
THENCE SOUTHERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 11°23'01", AN ARC DISTANCE OF 21.91 FEET;
THENCE SOUTHEASTERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 11°23'01", AN ARC DISTANCE OF 21.91 FEET;
THENCE WESTERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 29°47'23", AN ARC DISTANCE OF 69.49 FEET TO A POINT ON A CURVE, THE CENTER OF WHICH BEARS NORTH 36°12'40" EAST, 40.00 FEET;
THENCE NORTHWESTERLY ON SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 33°17'32", AN ARC DISTANCE OF 37.53 FEET;
THENCE NORTH 09°11'48" WEST, 12.16 FEET;
THENCE NORTH 38°59'22" WEST, 22.92 FEET TO A POINT OF CURVE;
THENCE NORTHWESTERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 42°37'28", AN ARC DISTANCE OF 29.73 FEET;
THENCE NORTH 04°51'07" EAST, 13.45 FEET;
THENCE NORTH 28°40'00" WEST, 21.35 FEET TO A POINT OF CURVE;
THENCE WESTERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET, THROUGH A CENTRAL ANGLE OF 20°30'00", AN ARC DISTANCE OF 172.79 FEET;
THENCE NORTH 01°21'00" WEST, 6.49 FEET;
THENCE NORTH 17°12'58" WEST, 29.48 FEET;
THENCE NORTH 51°14'18" EAST, 22.29 FEET;
THENCE NORTH 09°48'40" WEST, 86.84 FEET;
THENCE NORTH 27°14'57" WEST, 55.85 FEET;
THENCE NORTH 24°41'25" WEST, 48.75 FEET;
THENCE NORTH 28°11'25" WEST, 56.81 FEET;
THENCE NORTH 02°23'08" EAST, 35.48 FEET;
THENCE NORTH 01°08'50" EAST, 32.33 FEET;
THENCE NORTH 41°32'29" WEST, 49.65 FEET;
THENCE NORTH 53°15'52" WEST, 57.81 FEET;
THENCE NORTH 31°40'43" WEST, 34.52 FEET;
THENCE NORTH 40°16'32" WEST, 14.58 FEET;
THENCE NORTH 01°18'33" WEST, 53.16 FEET TO A POINT OF CURVE;
THENCE NORTHERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET, THROUGH A CENTRAL ANGLE OF 36°03'39", AN ARC DISTANCE OF 50.04 FEET;
THENCE NORTH 24°45'20" WEST, 92.75 FEET;
THENCE NORTH 06°36'09" WEST, 58.46 FEET;
THENCE NORTH 19°35'00" WEST, 120.75 FEET;
THENCE NORTH 20°10'32" WEST, 151.84 FEET TO A POINT OF CURVE;
THENCE NORTHERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET, THROUGH A CENTRAL ANGLE OF 10°47'26", AN ARC DISTANCE OF 20.72 FEET;
THENCE NORTH 9°25'06" WEST, 68.99 FEET;
THENCE NORTH 28°11'25" WEST, 55.16 FEET;
THENCE NORTH 34°10'35" WEST, 126.42 FEET TO A POINT OF CURVE;
THENCE NORTHWESTERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET, THROUGH A CENTRAL ANGLE OF 32°06'51", AN ARC DISTANCE OF 61.46 FEET;
THENCE NORTH 01°09'47" WEST, 77.41 FEET;
THENCE NORTH 14°39'14" WEST, 89.58 FEET;
THENCE NORTH 41°05'08" WEST, 87.20 FEET TO A POINT OF CURVE;
THEENCE NORTHWESTERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET, THROUGH A CENTRAL ANGLE OF 40°39'00", AN ARC DISTANCE OF 92.55 FEET; THEENCE NORTH 03°37'18" EAST, 43.05 FEET; THEENCE NORTH 36°47'37" WEST, 44.02 FEET TO A POINT OF CURVE; THEENCE NORTHWESTERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET, THROUGH A CENTRAL ANGLE OF 36°37'34", AN ARC DISTANCE OF 69.99 FEET; THEENCE NORTH 20°30'13" WEST, 41.98 FEET; THEENCE NORTH 31°25'37" WEST, 91.73 FEET; THEENCE NORTH 56°28'45" WEST, 81.25 FEET TO A POINT OF CURVE; THEENCE NORTHWESTERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET, THROUGH A CENTRAL ANGLE OF 04°54'48", AN ARC DISTANCE OF 9.43 FEET; THEENCE NORTH 31°53'57" WEST, 85.61 FEET; THEENCE NORTH 07°31'33" WEST, 92.81 FEET TO A POINT OF CURVE; THEENCE WESTERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET, THROUGH A CENTRAL ANGLE OF 07°30'33", AN ARC DISTANCE OF 15.04 FEET; THEENCE NORTH 60°02'52" WEST, 145.62 FEET TO A POINT OF CURVE; THEENCE NORTHWESTERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET, THROUGH A CENTRAL ANGLE OF 80°53'28", AN ARC DISTANCE OF 155.36 FEET TO THE WEST LINE OF LOT 11, CITY OF BLACK DIAMOND LOT LINE ADJUSTMENT NO. PLN 12-0013 RECORDED UNDER RECORDING NUMBER 2012066900006, RECORDS OF KING COUNTY, WASHINGTON; THEENCE NORTHWESTERLY AND EASTERLY ALONG THE BOUNDARY OF SAID LOT 11 THE FOLLOWING DESCRIBED COURSES:

THEENCE NORTH 20°52'35" EAST, 67.43 FEET; THEENCE NORTH 27°56'40" EAST, 100.29 FEET; THEENCE NORTH 08°24'03" EAST, 54.00 FEET TO A POINT ON A CURVE, THE CENTER OF WHICH BEARS NORTH 09°34'43" EAST, 173.00 FEET; THEENCE WESTERLY ON SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10°37'08", AN ARC DISTANCE OF 112.38 FEET; THEENCE NORTH 32°28'49" WEST, 120.09 FEET TO A POINT ON A CURVE, THE CENTER OF WHICH BEARS NORTH 34°42'49" WEST, 1259.00 FEET; THEENCE NORTHWESTERLY ON SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 10°37'08", AN ARC DISTANCE OF 112.38 FEET; THEENCE SOUTH 07°52'40" EAST, 80.24 FEET TO A POINT OF CURVE; THEENCE EASTERLY ON SAID CURVE TO THE LEFT, HAVING A RADIUS OF 473.00 FEET, THROUGH A CENTRAL ANGLE OF 21°10'00", AN ARC DISTANCE OF 177.49 FEET; THEENCE SOUTH 59°22'45" EAST, 70.04 FEET TO THE WEST LINE OF THE EAST 80 FEET OF THE WEST HALF OF SAID SECTION 15; THEENCE ALONG SAID WEST LINE, SOUTH 09°27'27" WEST, 20.10 FEET; THEENCE LEAVING SAID WEST LINE, SOUTH 89°25'33" EAST, 40.73 FEET; THEENCE SOUTH 00°34'27" WEST, 80.00 FEET; THEENCE SOUTH 89°25'33" EAST, 240.55 FEET TO A POINT OF CURVE; THEENCE WESTERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 902.00 FEET, THROUGH A CENTRAL ANGLE OF 34°39'23", AN ARC DISTANCE OF 216.03 FEET; THEENCE NORTH 23°13'50" EAST, 95.07 FEET; THEENCE SOUTH 87°41'55" EAST, 193.51 FEET; THEENCE NORTH 01°20'04" EAST, 8.80 FEET; THEENCE SOUTH 84°17'18" EAST, 1905.72 FEET TO THE TRUE POINT OF BEGINNING.

WRITTEN BY: ARJ
CHECKED BY: MSM/HM

[Stamp: TRIAD ASSOCIATES]

Page 3 of 3
Land Development Consultants