



CITY OF KIRKLAND
Department of Public Works
123 Fifth Avenue, Kirkland, WA 98033 425.587.3800
www.ci.kirkland.wa.us

MEMORANDUM

To: Marilynne Beard, Interim City Manager

From: Ray Steiger, P.E., Interim Public Works Director
Dave Snider, P.E., Interim Capital Projects Manager

Date: June 3, 2010

Subject: NE 85th Street Corridor Improvements – Authorize Condemnation

RECOMMENDATION:

It is recommended that the City Council approve the attached ordinance authorizing staff to proceed with acquisition of right-of-way and associated property rights through Eminent Domain (a.k.a. condemnation) for parcels in the first phase of the NE 85th Street Corridor Improvements.

BACKGROUND:

The NE 85th Street Corridor Improvements combine six CIP projects for the improvements of this vital business corridor with continuous sidewalks, traffic signal upgrades, new capacity at key locations, storm water quality improvements and undergrounding of aerial utility lines for a portion of the corridor. As envisioned in the Rose Hill Business District Plan, and developed in partnership with the 85th Street businesses, and the North and South Rose Hill Neighborhoods, the improvements seek to address key goals of importance for business vitality and neighborhood quality of life. To ensure a safer pedestrian experience and to revitalize the business environment, the work includes significant new improvements where there currently are none, such as sidewalks, landscape strips and retaining walls where needed, and requires the acquisition of new property and property rights. Staff most recently updated Council in May as to the status of the project including right-of-way negotiations and this memo includes recommendations on right-of-way issues to enable the project to continue to move forward.

Right-of-Way Acquisition

Previously, staff has reported on the significant number of parcels from which property rights are needed for the first phase of construction activity: the undergrounding of aerial utility lines along the majority of the corridor. Of the 33 parcels necessary to have property rights secured for the first phase, seven have signed and closed their negotiations with the City, one parcel the City owns (jointly with the City of Redmond), and one is having its "frontage" design modified in our design documents so as not to require a temporary construction easement. This yields 24 remaining parcels with which the City has not concluded negotiations. Attachment B includes a table summary of properties and the outreach work to each property owner to date.

Staff and the right-of-way consulting firm of Abeyta & Associates have worked extensively on all issues related to the negotiations with individual property owners as expediently as possible. As discussed in the May update to Council, the use of eminent domain is likely in order to facilitate the acquisition should negotiations reach an impasse. Staff is committed to exhausting all possible means of coordination and negotiation work prior to a decision of filing through the courts. As was in the case of the NE 68th Street / 108th Avenue NE Intersection Project, where Council approved use of eminent domain in April of this year, staff continues to coordinate with property owners on that project and has not yet filed any condemnation proceedings. With as many parcels and property owners as the 85th Street Improvements impact, it is likely that at least one and perhaps several properties will require that the condemnation process be undertaken.

RCW 8.12 authorizes and empowers cities to condemn land and property for public improvements such as those proposed for this project. Condemnation authority is not granted public entities as a coercive measure as much as it is to allow for the progress of improvements deemed in the public interest. In any action, it would be imperative that the public agency prove the necessity of the improvement. The statutes were written to prevent unreasonable demands being placed on public entities and to afford property owners a fair market value for their properties. Passing of the Ordinance by City Council at this time does not require condemnation proceedings through the courts, but will enable the City to move toward construction in the event an impasse is reached with any of the property owners. A best case scenario would be to resolve the right-of-way transaction without undertaking any condemnation action.

Schedule

Schedule information is contingent upon the successful conclusion of right-of-way negotiations, and the following are key timelines for the various 85th Street Project elements.

Project Contract	Design Complete	Construction Start
1. 114 th / 85 th Intersection	Summer 2010	Late Summer 2010
2. Underground Conversion	Summer 2010	Fall 2010
3. Roadway Improvements	Summer 2011	Fall 2011
4. Pavement Overlay	Fall 2011	Summer 2012

In order to meet the Project's key completion dates, the City must have the condemnation ordinance in place since the judicial process can take up to several months should it be required for any single parcel (Attachment C). Staff will continue to work with the property owners to address their concerns, to offer fair market value for the property, and to negotiate in good faith a just compensation package, however the mechanics of the ordinance will provide an opportunity to begin the necessary legal filings while working through negotiations.

Public Works staff has worked closely with the City Attorney's Office in preparing the attached ordinance and multiple attachments in order to fully comply with the requirements of this eminent domain process.

Attachments (6)

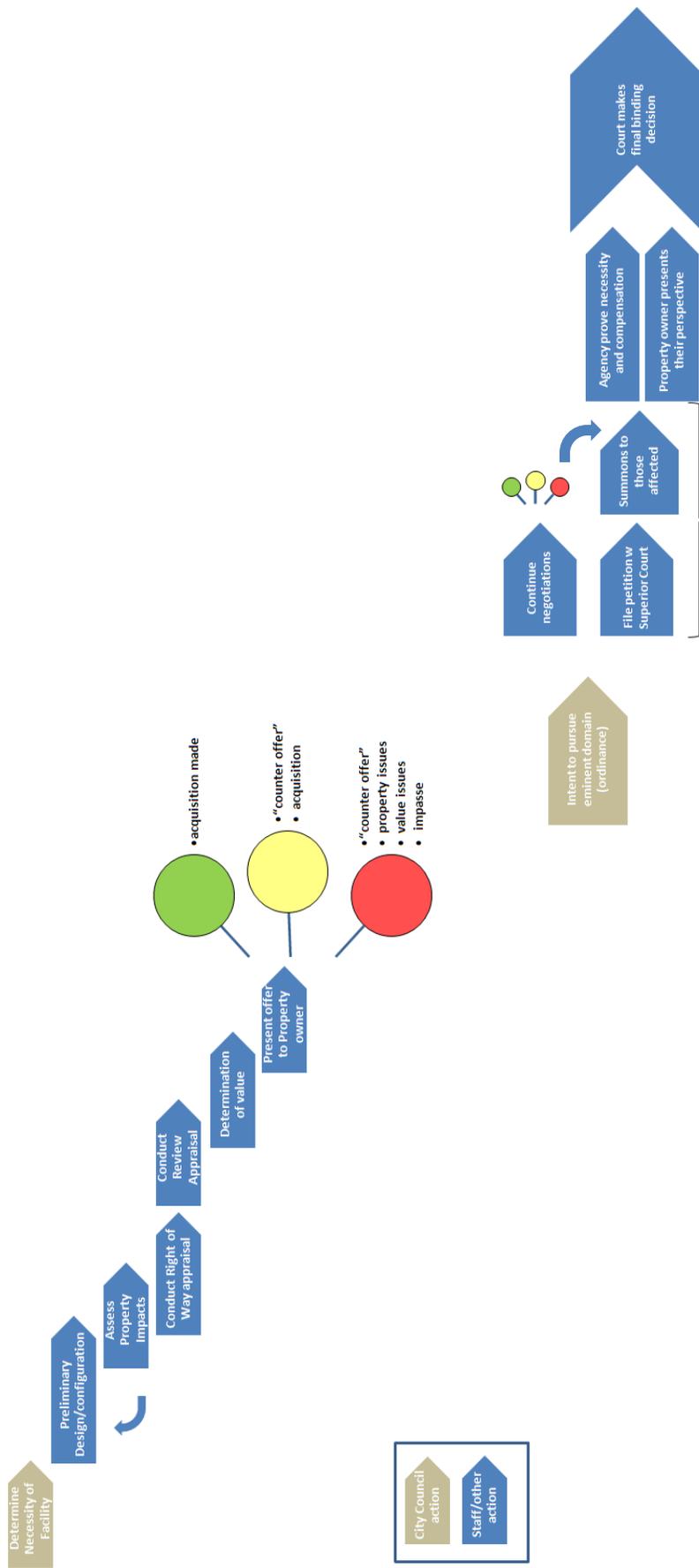
NE 85TH STREET CORRIDOR IMPROVEMENTS PROJECTS

ATTACHMENT B

Tracking Parcel #	Tax Parcel Number	Property Owner	Property Address	Property Rights To Be Acquired	Property Rights Documentation	1st Request for Response	2nd Request for Response	3rd Request for Response	Other Notes
1	1238500132	AMERCO REAL ESTATE CO.	12000 NE 85th Street	Utility Easement (UE), Temporary Construction Easement (TCE)	Administrative Offer Summary (AOS)	3/18/2010	4/14/2010		Signed
4	1233100855	HOK ENTERPRISES LLC	12420 NE 85th Street	UE, TCE	AOS	Field meeting; extensive meetings regarding previous property rights issues			Sale & Purchase Agreement for old ROW Completed May 2010
7	1233100750	GUDAZ LLC	12620 NE 85th Street	TCE, Right-of-Way Improvement Easement (RIE)	AOS				Prior development recorded utility easement
9	1233100760	STUMPF, DAN & DENISE	12676 NE 85th Street	Right-of-Way Acquisition (ROW), TCE	AOS	3/9/2010			Signed
10	1241900016	ROSE HILL LLC NORTHSTREAM	12804 NE 85th Street	ROW, TCE	Certificate of Appraiser, Certificate of Value	3/22/2010	5/6/2010		
11	1241900014	D.S. EDISON LLC	12822 NE 85th Street	ROW, TCE	AOS	3/22/2010	4/20/2010		Signed
14	1241900015	GOODYEAR TIRE	12856 NE 85th Street	TCE	AOS	3/18/2010	5/6/2010		
16	8635700005	VALORIE E SOLEIBE	13012 NE 85th Street	ROW, Right-of-Way Improvement Easement (RIE), TCE	AOS	3/16/2010	4/2/2010; 4/29/2010 Remailed		Signed
17	8635700010	VJ PROPERTY LLC	13020 NE 85th Street	TCE	AOS	3/15/2010	5/6/2010		Appointment to sign week of June 7, 2010
20	8635500025	Merit Homes	13122 NE 85th Street	ROW, RIE, TCE	AOS	3/12/2010	4/19/2010		Coordinating with developers planning new building
21	8635500030	Merit Homes	8505 132nd Avenue NE	UE, ROW, RIE, TCE	AOS	3/12/2010	4/19/2010		Coordinating with developers planning new building
22	1233100216	US Bank, successor in interest to People's Bank of Washington as Trustee under Revocable Trust Agreement of Arthur Munson and Faye Etta Munson, dated December 19, 1979.	12005 NE 85th Street	UE, ROW	Appraisal				Revising Appraisal to address Business Sign impact
26	1233100400	HOK ENTERPRISES LLC	12345 NE 85th Street	UE, ROW, TCE	Appraisal	Field meeting; extensive meetings regarding previous property rights issues			Coupled with Parcel 4 also owned by Honda
27	1233100402	Kirkland WG Limited Partnership, a Washington partnership	12405 NE 85th Street	UE, ROW, TCE	Review Appraiser's Certificate #2	3/19/2010	5/7/2010		Expect signing soon. Concurred on value, negotiations between owner and lessee.

28	1233100405	SAFEWAY INC STORE (north)	12519 NE 85th Street	ROW, TCE	Appraisal	Rosa communicating with local Safeway rep			
31	1233100555	DEVERE CORPORATION	12633 NE 85th Street	ROW, TCE	AOS, Certificate of Appraiser	3/19/2010			Signed
32	1233100680	KAO FAMILY PARTNERSHIP	12637 - 12673 NE 85th Street	UE, TCE, RIE, ROW	Appraisal, Certificate of Appraiser	First offer presented			Amending first offer to address design changes; pending PSE design coordination
34	1241900036	HERIBERTO M PINA	12821 NE 85th Street	TCE, ROW, Anchor Easement (AE), Utility Overhang Easement (UOE)	Review Appraisal Certificate	3/9/2010	4/19/2010	5/10/2010	
35	1241900035	TIMOTHY J GAY	12841 NE 85th Street	RIE, UOE, ROW	Review Appraisal Certificate	4/19/2010	5/10/2010 Field meeting		
36	1241900034	ROSE HILL BLDG LLC	12845 NE 85th Street	ROW, TCE, UOE	Appraisal, Certificate of Appraiser, Review Appraiser's Certificate No. 2	3/26/2010	5/10/2010		Response to attorney mailed 4/19/2010
37	1241900037	ITO & ITO LLC	12857 - 12865 NE 85th Street	ROW, RIE, TCE, UOE	Review Appraisal Certificate	4/20/2010	5/10/2010		Response to attorney mailed 4/19/2011
38	1241900045	LENNON J MCADAMS II	13003 NE 85th Street	ROW, RIE, TCE, UOE	Review Appraisal Report	4/16/2010	5/7/2010		Received counter offer
39	1241900049	YOUTH EASTSIDE SERVICES INC	13009 NE 85th Street	ROW, RIE, TCE, UOE	AOS #1, Review Appraisal Certificate No. 3	3/19/2010	4/19/2010	5/10/2010	
40	1241900048	LAI & LIN CHEN YVAN SHOU-TSU	13015 NE 85th Street	ROW, RIE, TCE, UOE	Appraisal	3/11/2010	5/6/2010		
41	1241900051	WILLIAM JOHN WEBER	13021 NE 85th Street	ROW, RIE, TCE, UOE	Review Appraisal Certificate	4/19/2010	5/6/2010		
42	1241900052	LOOKS BY LORI, LLC	13027 NE 85th Street	ROW, RIE, TCE, UOE	Updated Appraisal, Review Appraisal Certificate No. 4, Appraisal	3/22/2010	5/7/2010		
43	1241900046	GRINBERG INVESTMENTS INC	13111 NE 85th Street	ROW, TCE, UOE	Review Appraisal Certificate, Appraisal	3/23/2010	5/7/2010		
44	1241900047	SEAWEST INVESTMENT ASSOCIATES	13131 NE 85th Street	TCE	AOS	3/26/2010			Signed
60	1238500235	MC DONALDS Corp	8515 132nd Avenue NE	TCE	AOS	3/19/2010; 3/26/2010	4/19/2010		Response to Rep mailed 5/5/2010. Counter offer being reviewed
91	0325059079	WILLIAM C MEYERS	8402 132nd Avenue NE	ROW, RIE, TCE	Certificate of Appraiser, Review Appraiser's Certificate No. 1, Appraisal	03/19/2010 & 04/01/2010			Signed
93	1237500760	Duane A. Gugeler and Kathryn L. Gugeler	8340 132nd Avenue NE	ROW, RIE, TCE	Review Appraisal Certificate No. 1	3/10/2010	5/7/2010		

Property Acquisition for Public Improvements



City Council action

Staff/other action

Intent to pursue eminent domain (ordinance)

3-4 months

ORDINANCE NO. 4245

AN ORDINANCE OF THE CITY OF KIRKLAND, WASHINGTON, AUTHORIZING AND PROVIDING FOR THE ACQUISITION OF INTERESTS IN LAND FOR THE PURPOSE OF CONSTRUCTION OF THE NE 85TH STREET CORRIDOR IMPROVEMENTS PROJECTS, WITHIN THE CITY OF KIRKLAND; PROVIDING FOR THE ACQUISITION OF NECESSARY LAND AND PROPERTY RIGHTS, PROVIDING FOR THE COST OF PROPERTY ACQUISITION AND AUTHORIZING THE INITIATION OF APPROPRIATE PROCEEDINGS IN THE MANNER PROVIDED BY LAW.

WHEREAS, the NE 85TH STREET CORRIDOR IMPROVEMENTS PROJECT comprises the following improvement projects contained in the Capital Improvement Program (CIP):

CNM0051 – Rose Hill Business District Sidewalks
CTR0078 – NE 85th Street / 132nd Avenue NE Intersection Improvements
CTR0079 – NE 85th Street / 114th Avenue NE Intersection Improvements
CTR0080 – NE 85th Street / 124th Avenue NE Intersection Improvements
CSD0025 – NE 85th Street Detention/Sediment Control; and
CST0075 – NE 85th Street Utility Underground Conversion

WHEREAS, the Kirkland City Council has, by Resolution R-4533 approved these projects in the six-year Transportation Improvement Program, and has, by Resolution R-4521 approved the 2006-2011 Capital Improvement Program; and

WHEREAS, the improvements are necessary to provide needed lane configurations, pedestrian facilities, and utility systems; and

WHEREAS, the City Council finds that the public health, safety, necessity, and convenience require construction of the improvements and acquisition of the property described in this Ordinance;

WHEREAS, the City has provided notice to affected property owners of this final action authorizing condemnation pursuant to RCW 8.25.290.

NOW, THEREFORE, the City Council of the City of Kirkland do ordain as follows:

Section 1. The lands and property rights within the City of Kirkland, King County, Washington, described in Exhibit A attached to this Ordinance and which descriptions are hereby incorporated by reference, necessary for public road purposes, are hereby condemned, appropriated and taken for such public purposes, subject to the

payment of just compensation to the owners thereof in the manner provided by law.

Section 2. The projects listed above are fully-funded and the expense of acquiring said property rights shall be paid for from the appropriate funding source within the city's portion of general current revenue for each CIP project.

Section 3. The City Manager is authorized and directed to immediately begin and prosecute action and proceedings in the manner provided by the law to purchase, condemn, take, appropriate, and otherwise acquire the lands and other property rights and privileges necessary to carry out the purposes of this Ordinance.

Section 4. This Ordinance shall be in full force and effect five days from and after its passage by the Kirkland City Council and published pursuant to Section 1.08.017, Kirkland Municipal Code in the ordinance and by this reference approved by the City Council.

Passed by majority vote of the Kirkland City Council in regular, open meeting this _____ day of _____, 2010.

Signed in authentication thereof this _____ day of _____, 2010.

MAYOR

Attest:

City Clerk

Approved as to Form:

City Attorney

EXHIBIT A page 1 of 2
PARCEL NO. 123310 0855
TEMPORARY CONSTRUCTION EASEMENT

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS;
THE WEST 17.50 FEET OF THE NORTH 9.00 FEET OF LOT 11;
EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF KIRKLAND BY DEED
RECORDED _____ UNDER RECORDING NO. _____,
CONTAINING 68 SQUARE FEET, MORE OR LESS.

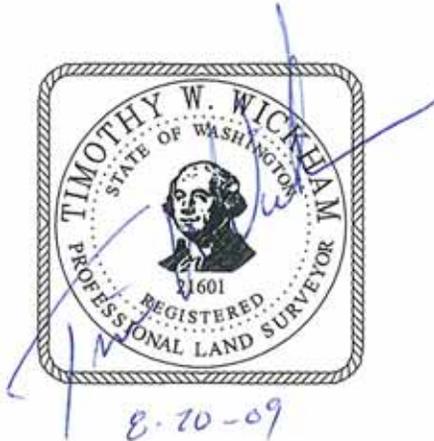
PARCEL "A":

LOTS 9, 10 AND 11, BLOCK 15, BURKE & FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE,
DIVISION NO. 6, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 19 OF PLATS, PAGE 68, IN
KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED
MARCH 24, 1970 UNDER RECORDING NO. 6632539 FOR ROAD PURPOSES;

AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON FOR N.E. 85TH
STREET BY DEED RECORDED UNDER RECORDING NO. 6607951;

AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF KIRKLAND BY DEED
RECORDED AUGUST 28, 2002 UNDER RECORDING NO. 20020828001723.



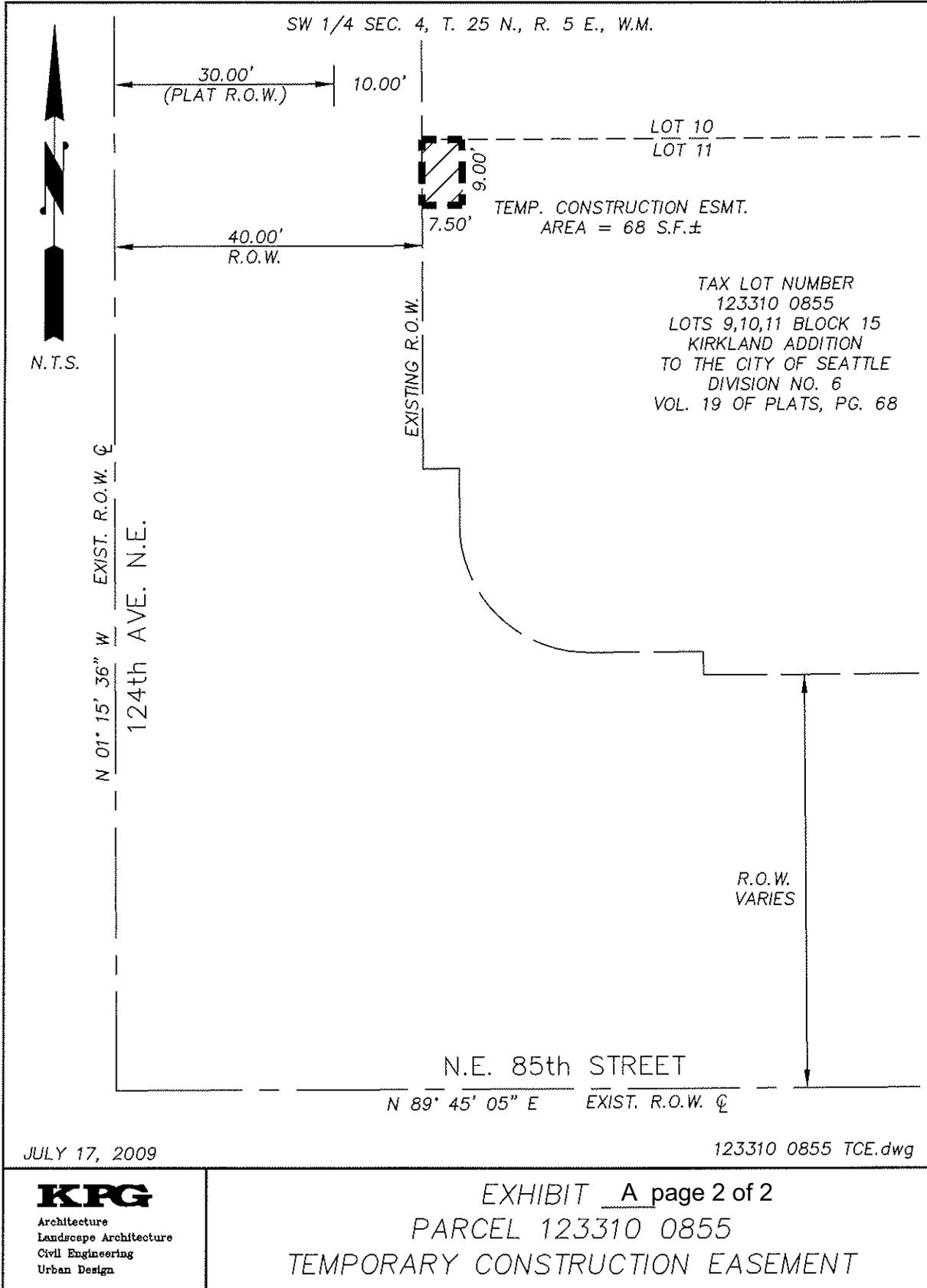


EXHIBIT A page 1 of 2
PARCEL NO. 123310 0855
UTILITY EASEMENT

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS;
THE WEST 17.50 FEET OF THE NORTH 9.00 FEET OF LOT 11;
EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF KIRKLAND BY DEED
RECORDED _____ UNDER RECORDING NO. _____,
CONTAINING 68 SQUARE FEET, MORE OR LESS.

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LOTS 9, 10 AND 11, BLOCK 15, BURKE & FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE,
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8-20-09

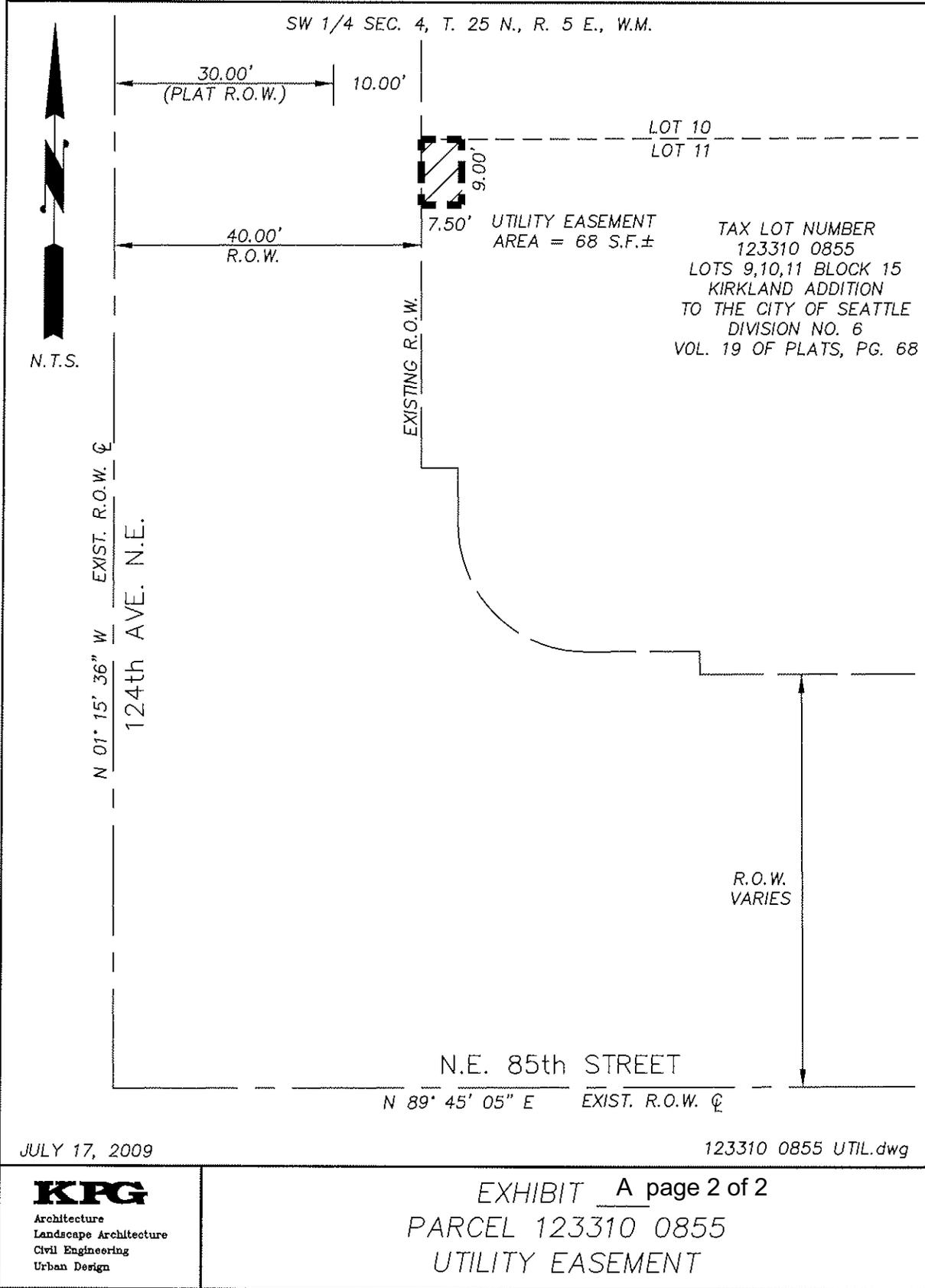
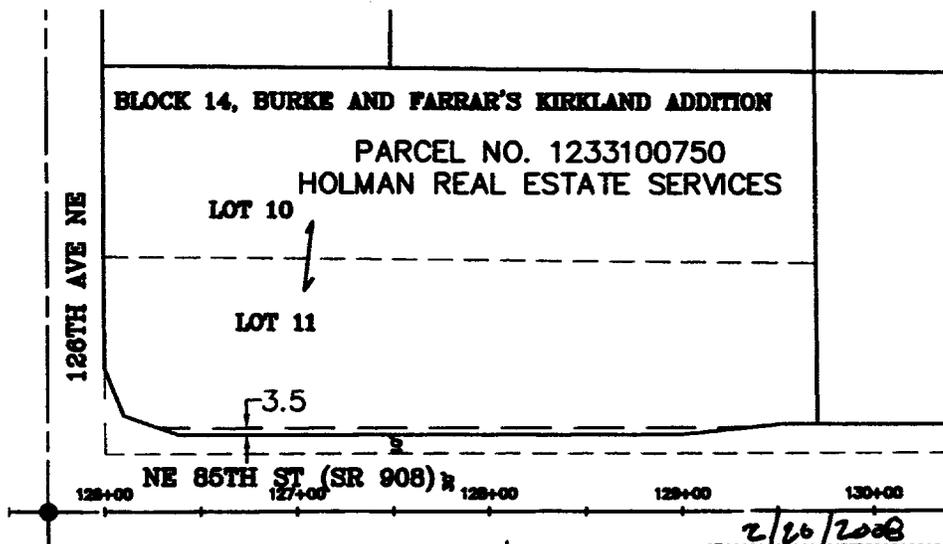


EXHIBIT A

NORTHWEST QUARTER OF THE SOUTHEAST QUARTER
SECTION 4, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.
CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON



1"=100'
ONE INCH

AT FULL SCALE, IF NOT ONE INCH
SCALE ACCORDINGLY



RIGHT OF WAY IMPROVEMENT EASEMENT

THAT PORTION OF NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4,
TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE NORTH 3.50 FEET OF THE SOUTH 13.50 FEET OF LOT 11, BLOCK 14, BURKE AND FARRAR'S
KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 6, ACCORDING TO THE PLAT
THEREOF RECORDED IN VOLUME 19 OF PLATS ON PAGE 68, RECORDS OF KING COUNTY,
WASHINGTON,
SITUATE IN THE CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON.
CONTAINING 991 SQUARE FEET, MORE OR LESS.

DUANE HARTMAN & ASSOCIATES, INC.
Surveyors

16928 WOODINVILLE-REDMOND ROAD, B-107 (425) 483-5355
WOODINVILLE, WASHINGTON 98072 FAX (425) 483-4850

GARRY STRUTHERS & ASSOCIATES



ASSESSOR NO.: 123310-0750 DATE: 01/15/2008

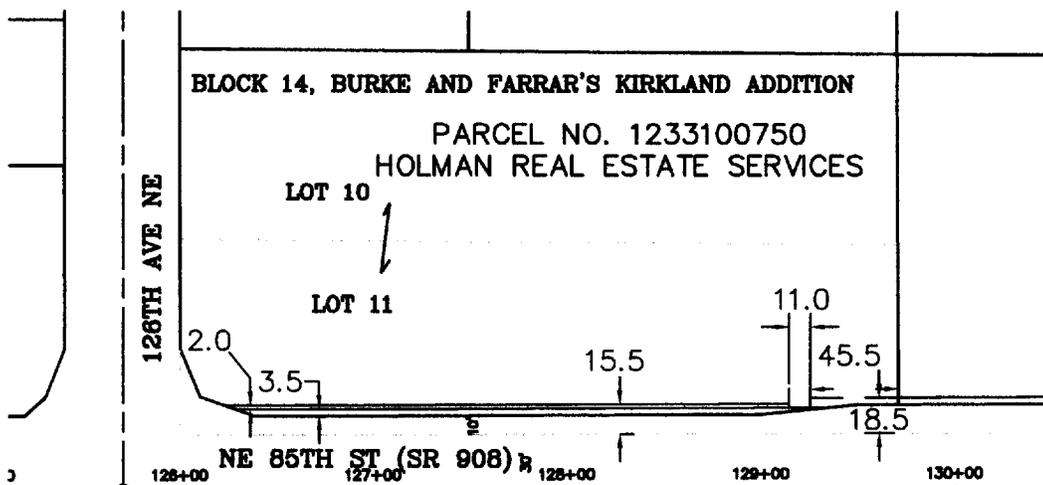
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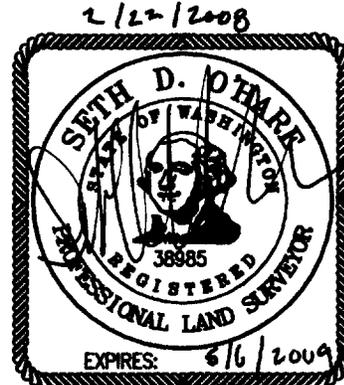
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**NORTHWEST QUARTER OF THE SOUTHEAST QUARTER
SECTION 4, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.
CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON**



1"=100'
ONE INCH

AT FULL SCALE, IF NOT ONE INCH
SCALE ACCORDINGLY



TEMPORARY CONSTRUCTION EASEMENT

THAT PORTION OF NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4,
TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE NORTH 2.00 FEET OF THE SOUTH 15.50 FEET OF LOT 11, BLOCK 14, BURKE AND
FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 6, ACCORDING TO THE
PLAT THEREOF RECORDED IN VOLUME 19 OF PLATS ON PAGE 68, RECORDS OF KING COUNTY,
WASHINGTON;

EXCEPT THE EAST 56.50 FEET THEREOF;
TOGETHER WITH THE NORTH 6.00 FEET OF THE SOUTH 18.50 FEET OF THE EAST 45.50 FEET
OF SAID LOT 11.

SITUATE IN THE CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON. CONTAINING 633
SQUARE FEET OR 0.02 ACRES, MORE OR LESS.

DUANE HARTMAN & ASSOCIATES, INC.
Surveyors

16928 WOODINVILLE-REDMOND ROAD, B-107 (425) 483-5355
WOODINVILLE, WASHINGTON 98072 FAX (425) 483-4650

GARRY STRUTHERS & ASSOCIATES



ASSESSOR NO.: 123310-0750 DATE: 02/22/2008
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EXHIBIT A page 1 of 2
PARCEL NO. 123310-0750
UTILITY EASEMENT

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS;

THE SOUTH 23.50 FEET OF THE WEST 11.00 FEET OF THE EAST 56.22 FEET OF LOT 11.

EXCEPT ANY PORTION THEREOF DEEDED FOR ROAD PURPOSES UNDER KING COUNTY RECORDING NO. 6626218.

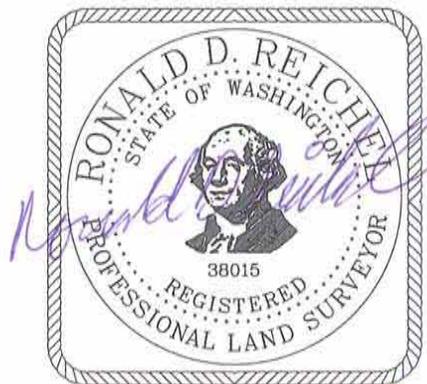
CONTAINING 126 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER FIRST AMERICAN TITLE COMPANY ORDER NO. NCS-210678, DATED JANUARY 25, 2006)

LOTS 10 AND 11, BLOCK 14, BURKE & FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 6, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 19 OF PLATS, PAGE 68, RECORDS OF KING COUNTY, WASHINGTON.

EXCEPT ANY PORTION THEREOF DEEDED FOR ROAD PURPOSES UNDER KING COUNTY RECORDING NO. 6626218.



7-17-2009

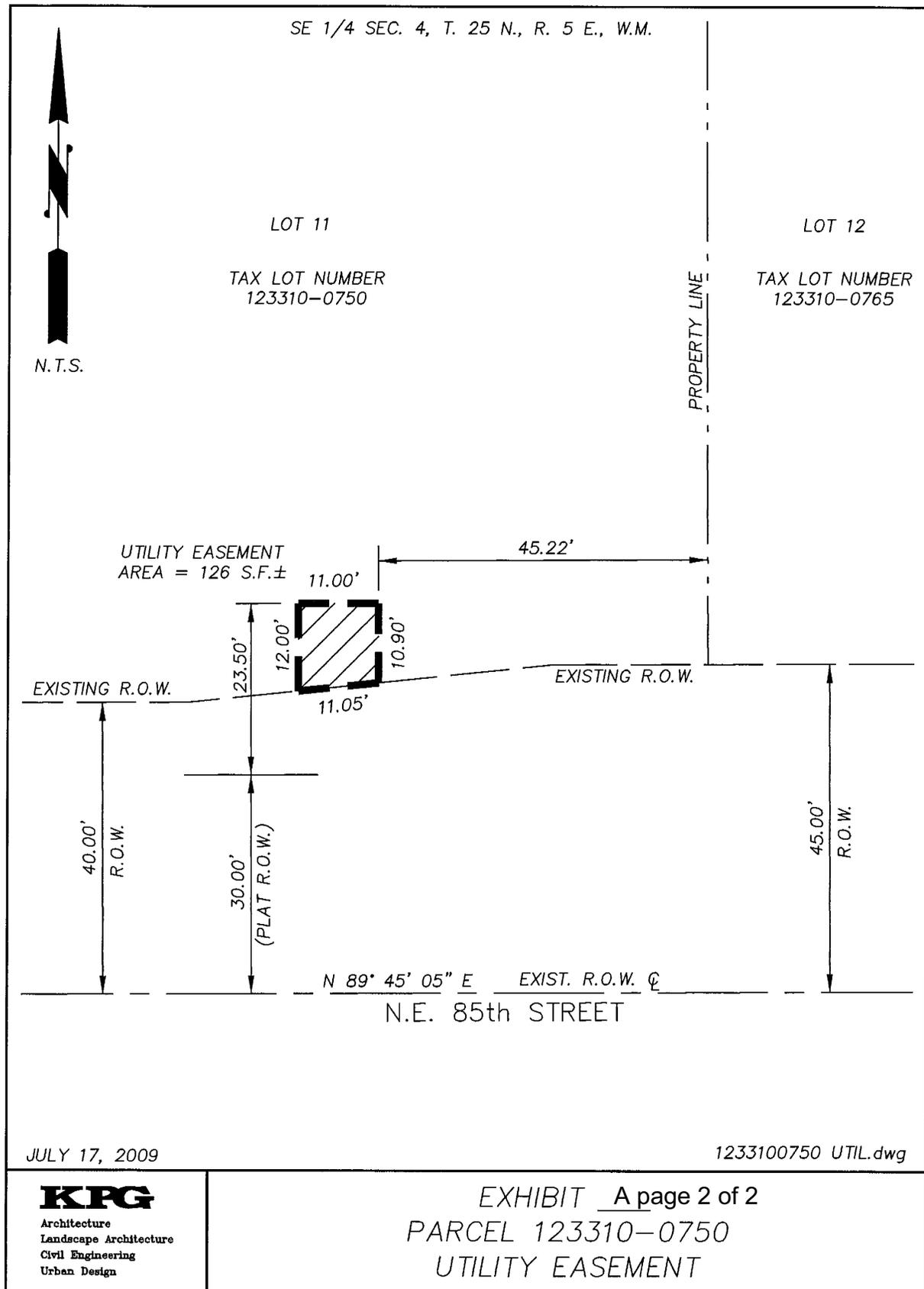
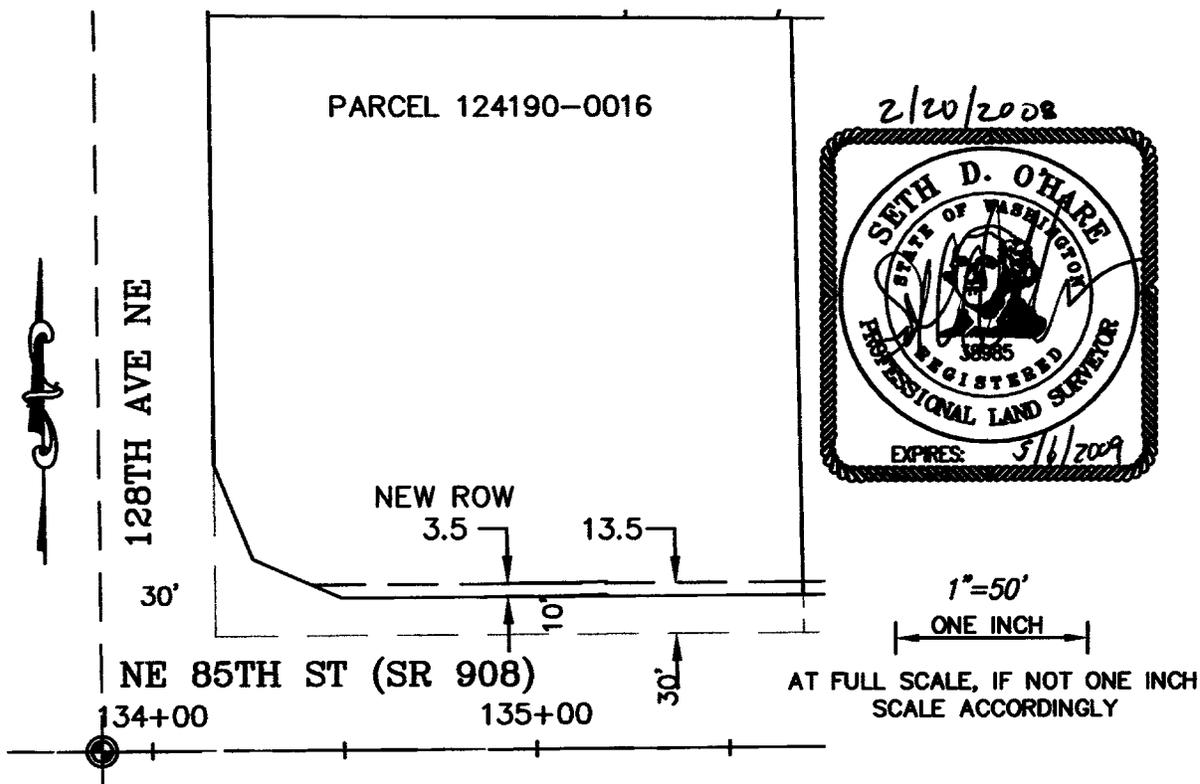


EXHIBIT A

NORTHEAST QUARTER OF THE SOUTHEAST QUARTER
SECTION 4, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.
CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON



RIGHT OF WAY EASEMENT

THAT PORTION OF NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE NORTH 3.50 FEET OF THE SOUTH 13.5 FEET OF THE WEST 150.00 FEET OF LOT 3, BLOCK 65, BURKE AND FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 21, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS ON PAGE 57, RECORDS OF KING COUNTY, WASHINGTON, EXCEPT ROADS. SITUATE IN THE CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON. CONTAINING 424 SQUARE FEET.

DUANE HARTMAN & ASSOCIATES, INC.
— Surveyors —

16928 WOODINVILLE-REDMOND ROAD, B-107 (425) 483-5355
WOODINVILLE, WASHINGTON 98072 FAX (425) 483-4650

GARRY STRUTHERS & ASSOCIATES



ASSESSOR NO.: 124190-0016

DATE: 11/26/2007

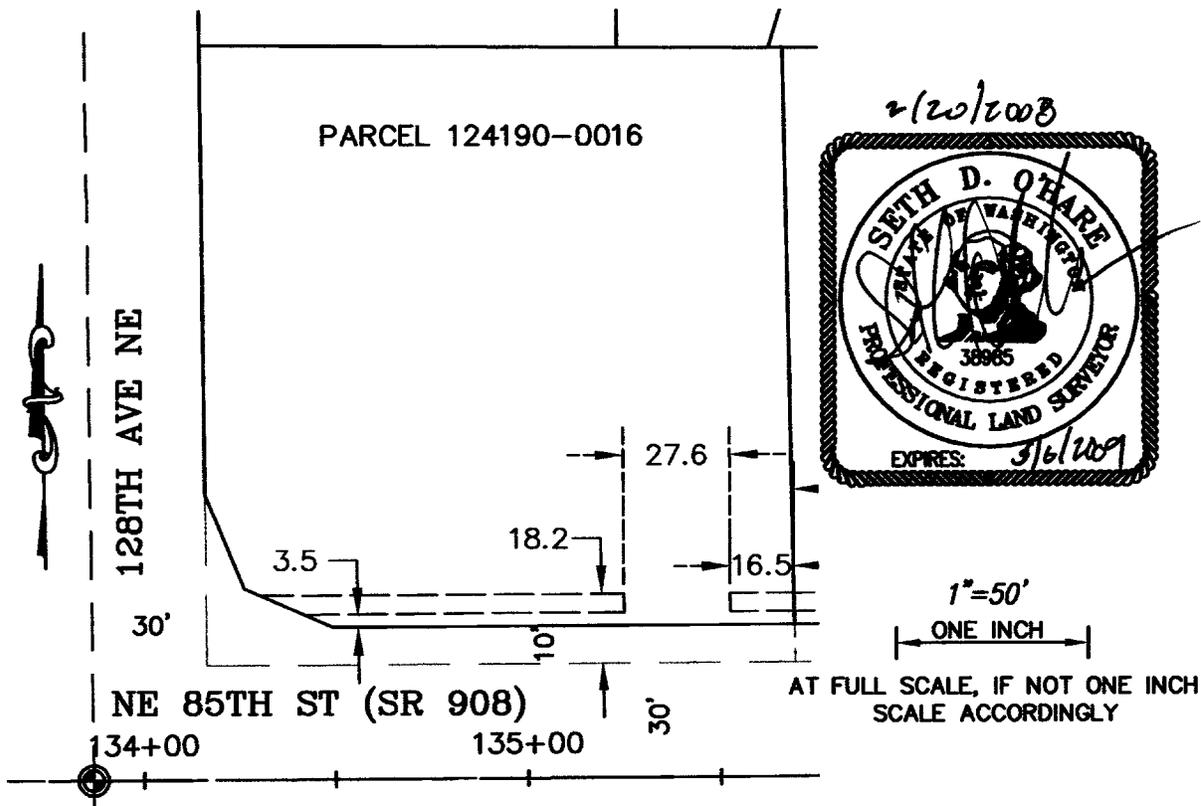
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PAGE ___ OF ___

EXHIBIT A

NORTHEAST QUARTER OF THE SOUTHEAST QUARTER
SECTION 4, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.
CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON



TEMPORARY CONSTRUCTION EASEMENT

THAT PORTION OF NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE NORTH 4.70 FEET OF THE SOUTH 18.20 FEET OF THE WEST 150 FEET OF LOT 3, BLOCK 65, BURKE AND FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 21, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS ON PAGE 57, RECORDS OF KING COUNTY, WASHINGTON, EXCEPT THE WEST 27.60 FEET OF THE EAST 44.10 FEET THEREOF. SITUATE IN THE CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON. CONTAINING 515 SQUARE FEET.

DUANE HARTMAN & ASSOCIATES, INC.
Surveyors

16928 WOODINVILLE-REDMOND ROAD, B-107 (425) 483-5355
WOODINVILLE, WASHINGTON 98072 FAX (425) 483-4650

GARRY STRUTHERS & ASSOCIATES



ASSESSOR NO.: 124190-0016

DATE: 02/19/2008

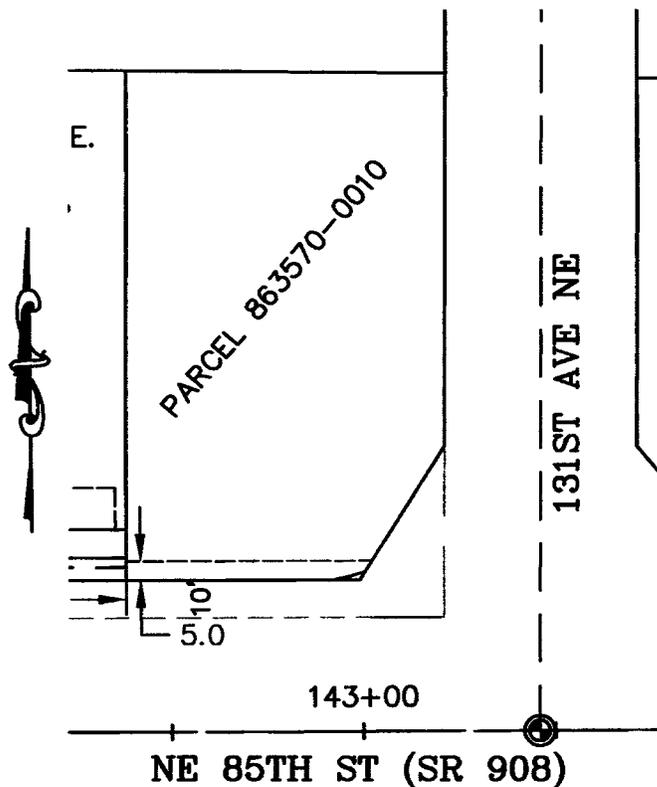
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PAGE ___ OF ___

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SECTION 4, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.
CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON



1"=50'
ONE INCH
AT FULL SCALE, IF NOT ONE INCH
SCALE ACCORDINGLY

TEMPORARY CONSTRUCTION EASEMENT

THAT PORTION OF NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE NORTH 5.00 FEET OF THE SOUTH 15.00 FEET OF LOT 2, THREE PINES ADDITION-DIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 56 OF PLATS ON PAGE 44, RECORDS OF KING COUNTY, WASHINGTON, SITUATE IN THE CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON. CONTAINING 306 SQUARE FEET.

DUANE HARTMAN & ASSOCIATES, INC.
Surveyors

16928 WOODINVILLE-REDMOND ROAD, B-107 (425) 483-5355
WOODINVILLE, WASHINGTON 98072 FAX (425) 483-4850

GARRY STRUTHERS & ASSOCIATES



ASSESSOR NO.: 863570-0010 DATE: 02/06/2008

DRAWN BY: SDO

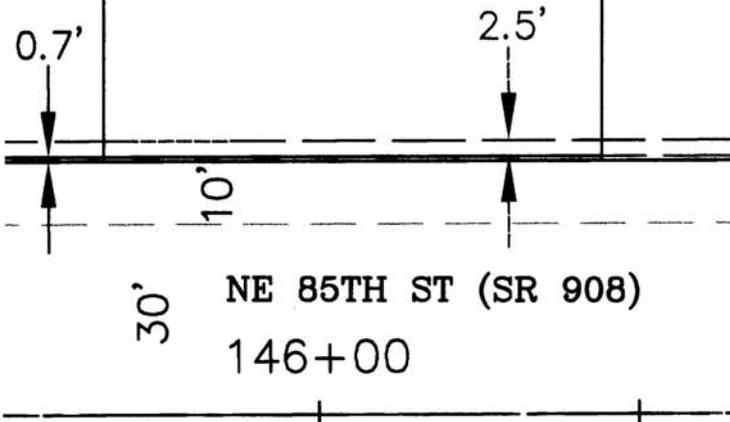
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EXHIBIT A
NORTHEAST QUARTER OF THE SOUTHEAST QUARTER
SECTION 4, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.
CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON

PARCEL
863550-0025



1"=30'
ONE INCH
AT FULL SCALE, IF NOT ONE INCH
SCALE ACCORDINGLY



5/23/08

RIGHT OF WAY IMPROVEMENT EASEMENT

THE NORTH 2.50 FEET OF THE SOUTH 13.20 FEET OF LOT 5, OF PLAT OF THREE PINES ADDITION, DIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 52 OF PLATS ON PAGE 31, RECORDS OF KING COUNTY, WASHINGTON; SITUATE IN THE CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON. CONTAINING 195 SQUARE FEET MORE OR LESS.

DUANE HARTMAN & ASSOCIATES, INC.
— Surveyors —



16928 WOODINVILLE-REDMOND ROAD, B-107 (425) 483-5355
WOODINVILLE, WASHINGTON 98072 FAX (425) 483-4850

GARRY STRUTHERS & ASSOCIATES

ASSESSOR NO.: 863550-0025 DATE: 05/22/2008

DRAWN BY: SDO

DRAWING NAME: 07-1216exh9.dwg

PAGE 1 OF 1

EXHIBIT A
NORTHEAST QUARTER OF THE SOUTHEAST QUARTER
SECTION 4, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.
CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON

PARCEL
863550-0025



1"=30'
ONE INCH

AT FULL SCALE, IF NOT ONE INCH
SCALE ACCORDINGLY

0.7'

10'

30' NE 85TH ST (SR 908)
146+00



5/23/08

RIGHT OF WAY

THE NORTH 0.70 FEET OF THE SOUTH 10.70 FEET OF LOT 5, OF PLAT OF THREE PINES ADDITION,
DIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 52 OF PLATS ON PAGE 31
RECORDS OF KING COUNTY, WASHINGTON;
SITUATE IN THE CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON.
CONTAINING 55 SQUARE FEET MORE OR LESS.

DUANE HARTMAN & ASSOCIATES, INC.
— Surveyors —



16928 WOODINVILLE-REDMOND ROAD, B-107 (425) 483-5355
WOODINVILLE, WASHINGTON 98072 FAX (425) 483-4850

GARRY STRUTHERS & ASSOCIATES

ASSESSOR NO.: 863550-0025 DATE: 05/22/2008
DRAWN BY: SDO
DRAWING NAME: 07-1216exh9.dwg PAGE 1 OF 1

EXHIBIT A page 1 of 2
PARCEL NO. 863550-0025
TEMPORARY CONSTRUCTION EASEMENT

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" DESCRIBED AS FOLLOWS:

THE NORTH 10.00 FEET OF THE SOUTH 13.20 FEET OF THE EAST 54.00 FEET;

TOGETHER WITH THE NORTH 10.00 FEET OF THE SOUTH 13.20 FEET OF THE WEST 5.00 FEET.

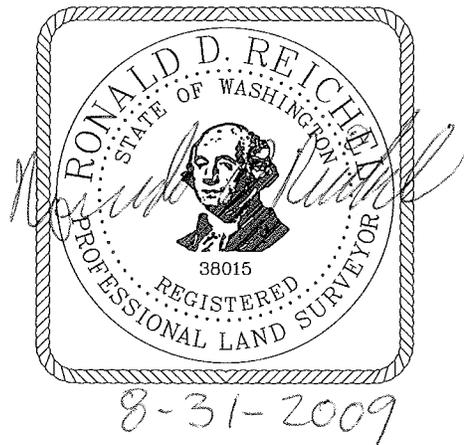
CONTAINING 590 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. NCS-279772, DATED FEBRUARY 9, 2007)

LOT 5, THREE PINES ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 52 OF PLATS, PAGE 31,
IN KING COUNTY, WASHINGTON;

EXCEPT THOSE PORTIONS CONVEYED TO THE STATE OF WASHINGTON FOR ROAD PURPOSES
RECORDED FEBRUARY 2, 1970 AND FEBRUARY 10, 1970 UNDER RECORDING NOS. 6615421, 6618398 AND
6618399.



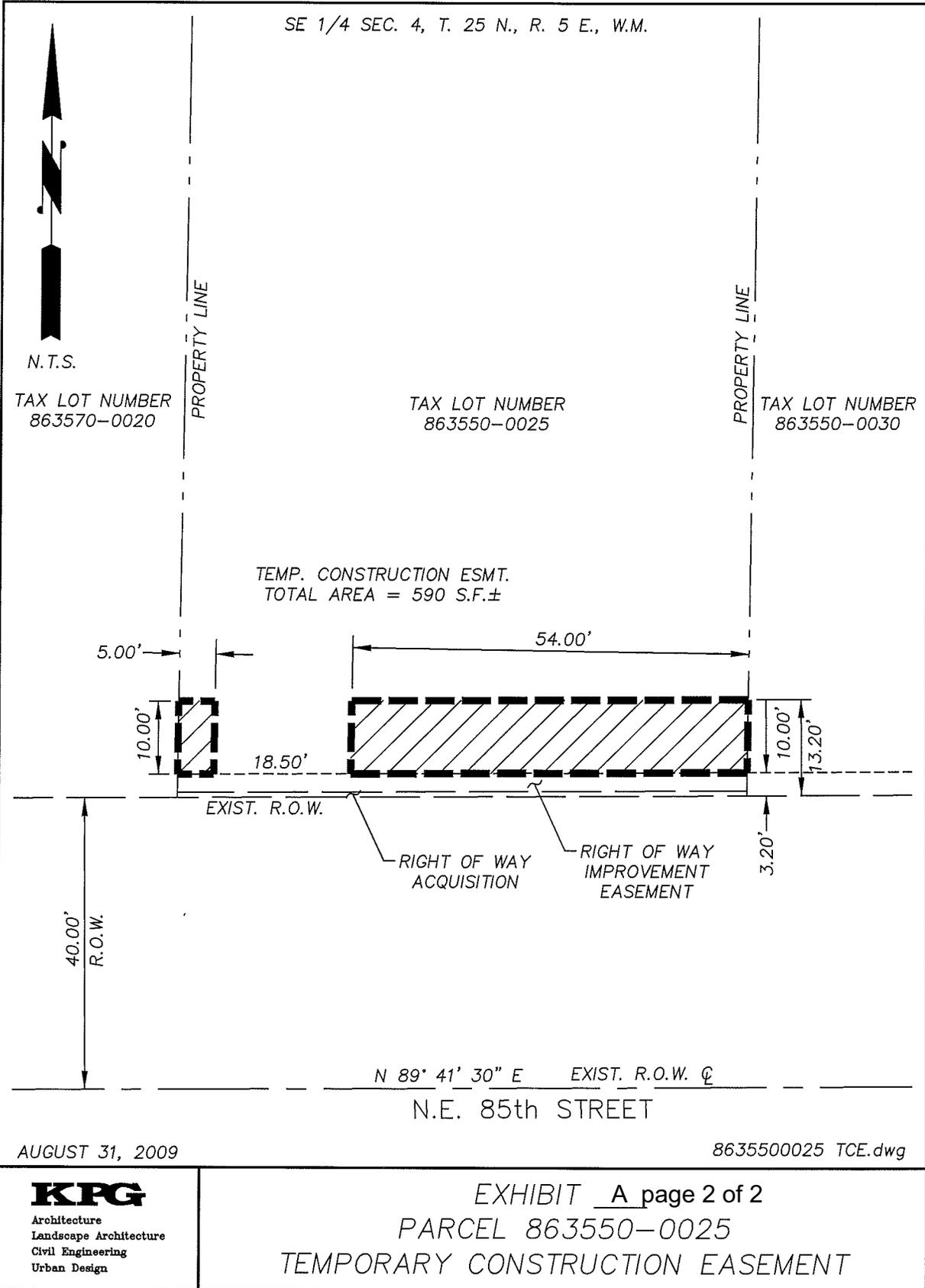


EXHIBIT A page 1 of 2
PARCEL NO. 863550-0030
RIGHT OF WAY IMPROVEMENT EASEMENT

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE WEST LINE OF SAID PARCEL "A" THAT IS 3.20 FEET NORTH OF THE SOUTHWEST CORNER;

THENCE NORTH 89° 41' 30" EAST ALONG A LINE THAT IS 43.20 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF NORTHEAST 85TH STREET, 60.41 FEET TO THE WESTERLY MARGIN OF 132ND AVENUE NORTHEAST;

THENCE SOUTH 43° 29' 09" WEST ALONG SAID MARGIN, 0.75 FEET;

THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT WHOSE RADIUS BEARS NORTH 19° 00' 39" WEST, 36.17 FEET, AN ARC DISTANCE OF 12.31 FEET;

THENCE SOUTH 89° 41' 30" WEST ALONG A LINE THAT IS 40.75 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF NORTHEAST 85TH STREET, 47.83 FEET TO THE WEST LINE OF SAID PARCEL 'A';

THENCE NORTH 00° 47' 41" EAST ALONG SAID WEST LINE, 2.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 140 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. NCS-279772, DATED FEBRUARY 9, 2007)

LOT 6, THREE PINES ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 52 OF PLATS, PAGE 31, IN KING COUNTY, WASHINGTON;

EXCEPT THOSE PORTIONS CONVEYED TO THE STATE OF WASHINGTON FOR ROAD PURPOSES RECORDED FEBRUARY 2, 1970 AND FEBRUARY 10, 1970 UNDER RECORDING NOS. 6615421, 6618398 AND 6618399.



8-26-09

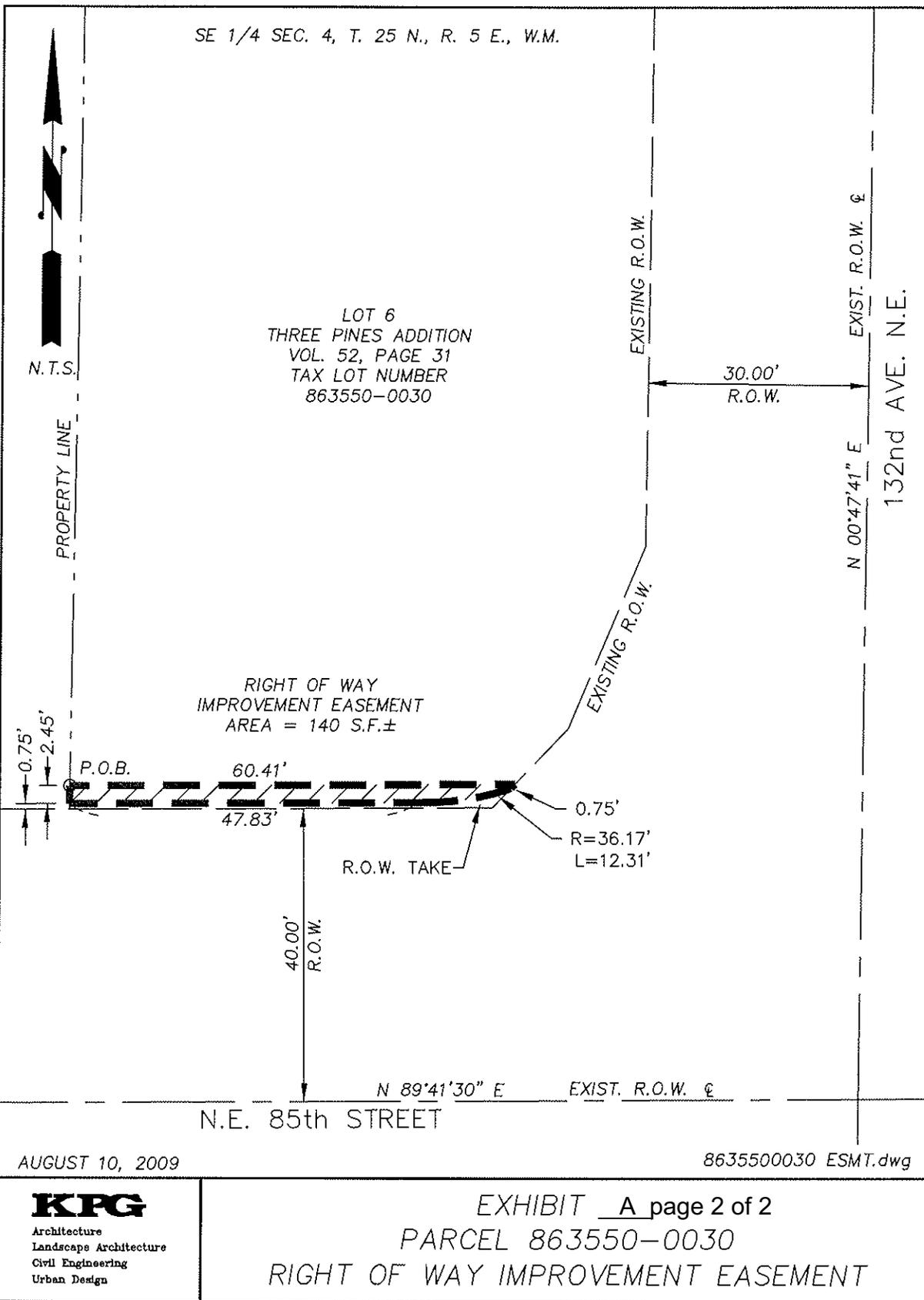


EXHIBIT A page 1 of 2
PARCEL NO. 863550-0030
RIGHT OF WAY ACQUISITION

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "A";

THENCE NORTH 00° 47' 41" EAST ALONG WEST LINE OF SAID PARCEL "A", 0.75 FEET;

THENCE NORTH 89° 41' 30" EAST ALONG A LINE THAT IS 40.75 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF 85TH STREET NORTHEAST, 47.83 FEET;

THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT WHOSE RADIUS BEARS NORTH 00° 29' 46" EAST, 36.17 FEET, AN ARC DISTANCE OF 12.31 FEET TO THE WESTERLY MARGIN OF 132ND AVENUE NORTHEAST;

THENCE SOUTH 43° 29' 09" WEST ALONG SAID MARGIN, 3.68 FEET TO THE NORTH MARGIN OF 85TH STREET NORTHEAST;

THENCE SOUTH 89° 41' 30" WEST ALONG SAID MARGIN, 57.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 49 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. NCS-279772, DATED FEBRUARY 9, 2007)

LOT 6, THREE PINES ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 52 OF PLATS, PAGE 31, IN KING COUNTY, WASHINGTON;

EXCEPT THOSE PORTIONS CONVEYED TO THE STATE OF WASHINGTON FOR ROAD PURPOSES RECORDED FEBRUARY 2, 1970 AND FEBRUARY 10, 1970 UNDER RECORDING NOS. 6615421, 6618398 AND 6618399.



8-26-2009

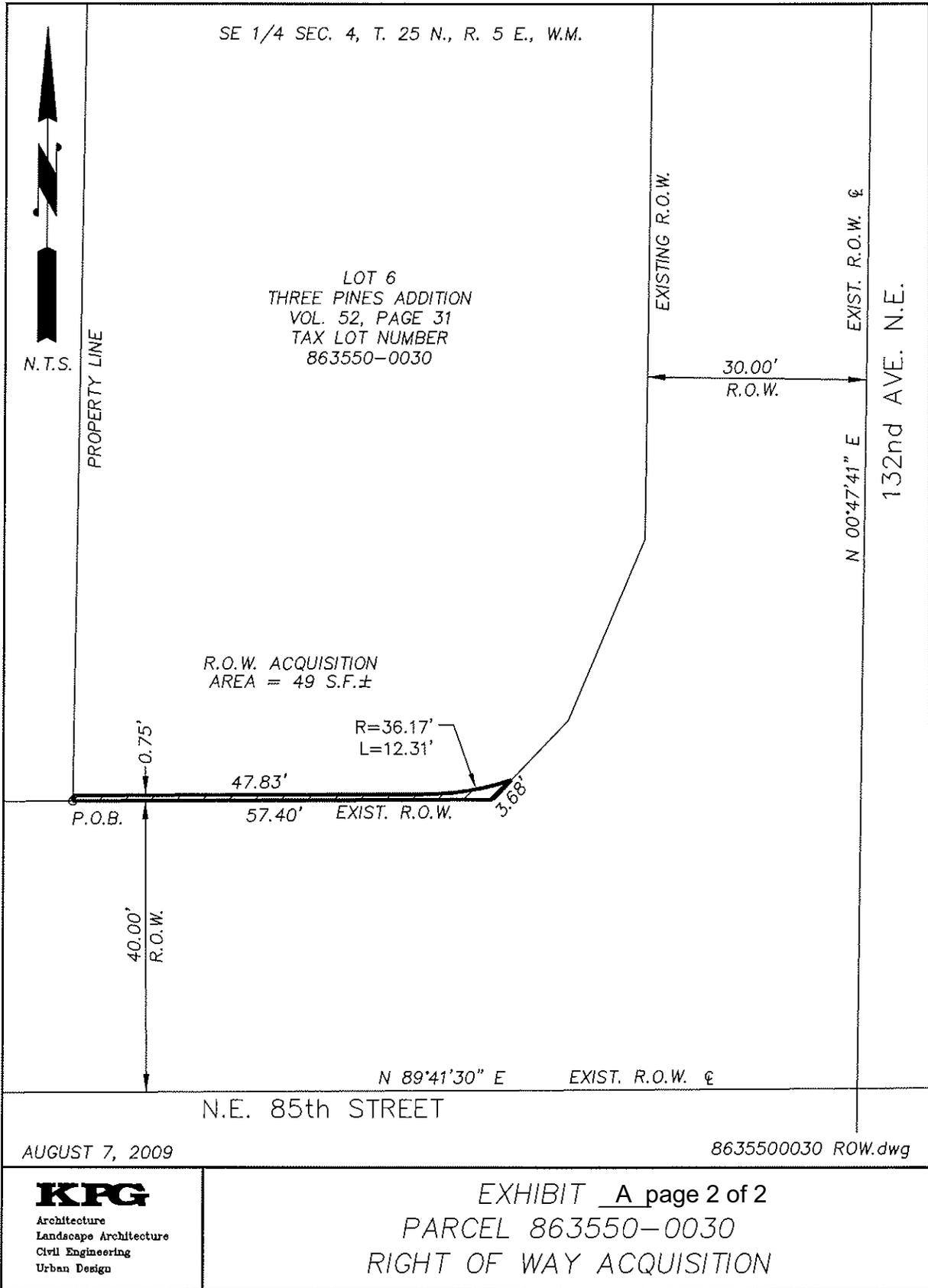


EXHIBIT A page 1 of 2
PARCEL NO. 863550-0030
TEMPORARY CONSTRUCTION EASEMENT

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", LYING SOUTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID PARCEL "A" AND A LINE THAT IS 53.20 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF NORTHEAST 85TH STREET;

THENCE NORTH 89° 41' 30" EAST ALONG SAID PARALLEL LINE, 47.99 FEET;

THENCE NORTHEASTERLY ON A CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 00° 18' 30" WEST, 25.00 FEET, AN ARC DISTANCE OF 38.79 FEET;

THENCE 00° 47' 41" EAST, 92.32 FEET TO THE NORTH LINE OF SAID PARCEL AND TERMINUS OF SAID LINE DESCRIPTION;

EXCEPT THAT PORTION OF PARCEL "A" LYING SOUTH OF A LINE THAT IS 43.20 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF NORTHEAST 85TH STREET.

CONTAINING 1261 SQUARE FEET, MORE OR LESS.

PARCEL "A":
(PER FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. NCS-279772, DATED FEBRUARY 9, 2007)

LOT 6, THREE PINES ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 52 OF PLATS, PAGE 31, IN KING COUNTY, WASHINGTON;

EXCEPT THOSE PORTIONS CONVEYED TO THE STATE OF WASHINGTON FOR ROAD PURPOSES RECORDED FEBRUARY 2, 1970 AND FEBRUARY 10, 1970 UNDER RECORDING NOS. 6615421, 6618398 AND 6618399.



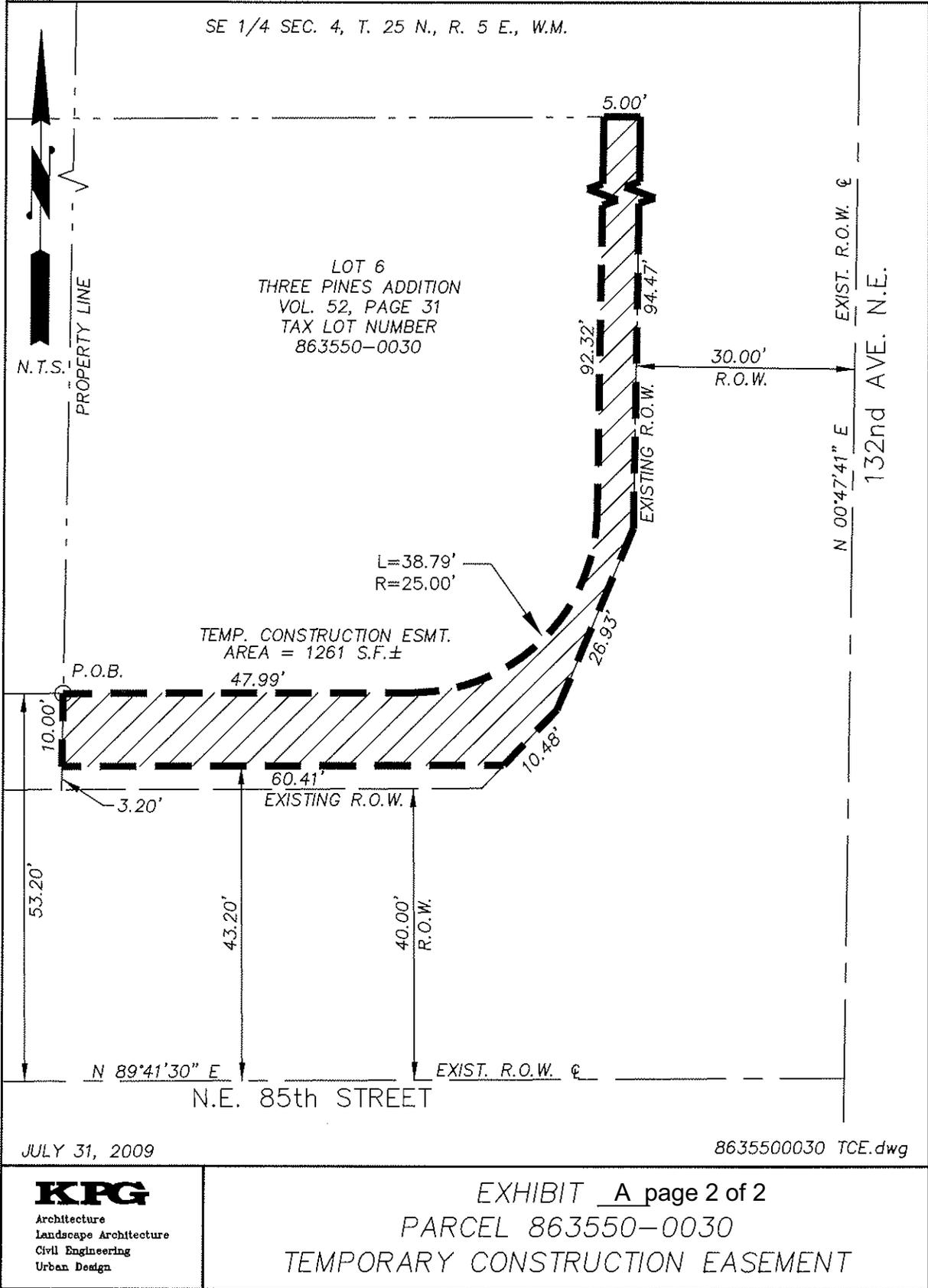


EXHIBIT A
PARCEL NO. 863550-0030
UTILITY EASEMENT

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS;
THE SOUTH 12.00 FEET OF THE NORTH 34.00 FEET OF THE EAST 4.00 FEET.
CONTAINING 48 SQUARE FEET, MORE OR LESS.

PARCEL "A":
(PER FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. NCS-279772, DATED FEBRUARY 9, 2007)

LOT 6, THREE PINES ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 52 OF PLATS, PAGE 31,
IN KING COUNTY, WASHINGTON;

EXCEPT THOSE PORTIONS CONVEYED TO THE STATE OF WASHINGTON FOR ROAD PURPOSES
RECORDED FEBRUARY 2, 1970 AND FEBRUARY 10, 1970 UNDER RECORDING NOS. 6615421, 6618398 AND
6618399.



8-12-2009

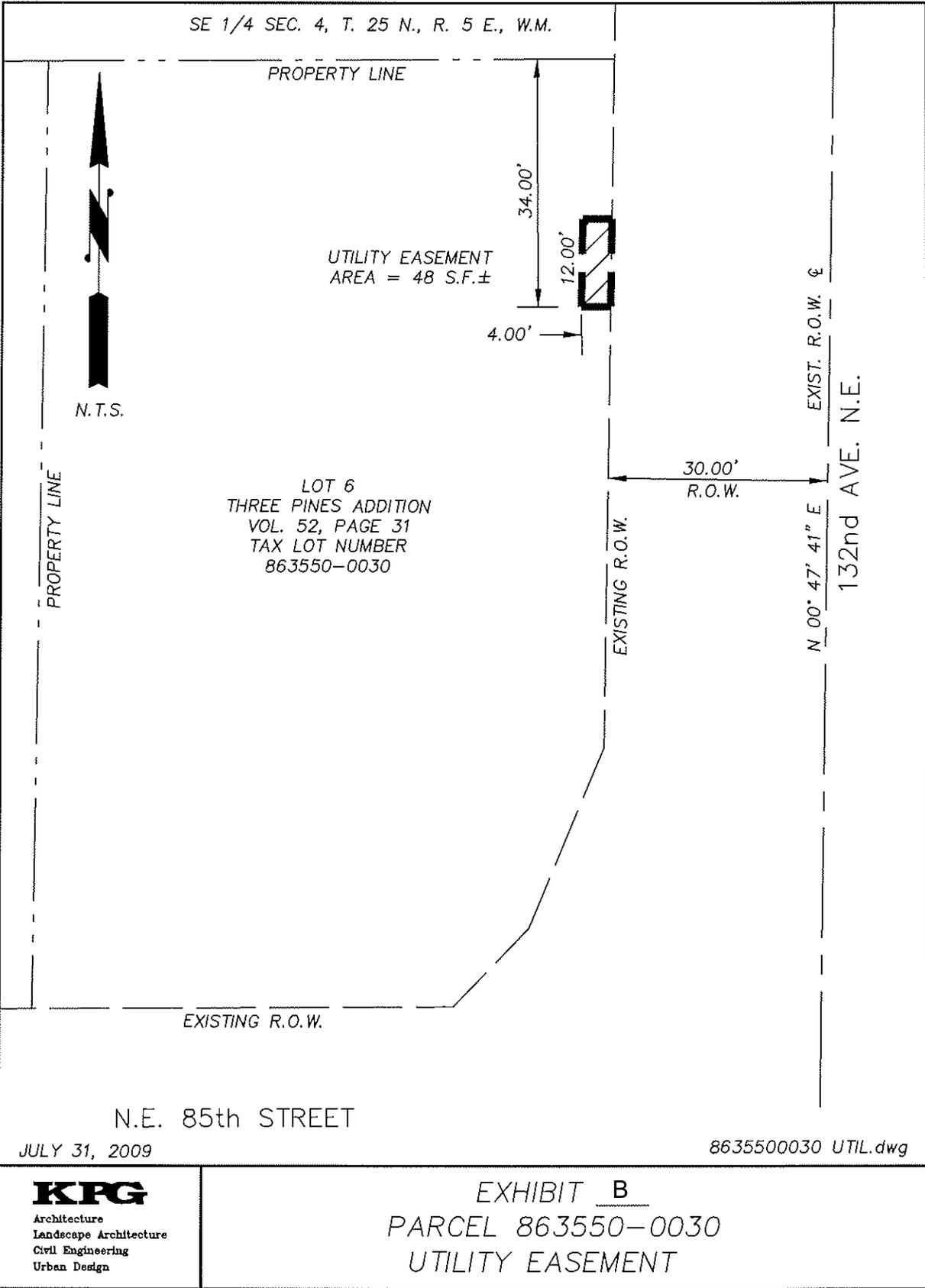


EXHIBIT A page 1 of 3
PARCEL NO 123310-0400
TEMPORARY CONSTRUCTION EASEMENT

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF LOT 22;

THENCE NORTH 00° 16' 31" WEST ALONG THE WEST MARGIN OF 124TH AVENUE NORTHEAST, 64.05 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID MARGIN NORTH 00° 16' 31" WEST, 5.97 FEET TO AN ANGLE POINT IN SAID MARGIN;

THENCE CONTINUING ALONG SAID MARGIN NORTH 09° 44' 12" WEST, 20.10 FEET;

THENCE SOUTH 35° 05' 00" WEST, 6.11 FEET;

THENCE SOUTH 07° 09' 07" EAST, 15.37 FEET;

THENCE SOUTH 00° 16' 31" EAST, 5.55 FEET;

THENCE NORTH 89° 43' 29" EAST, 5.00 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF SAID PARCEL "A" DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF LOT 22;

THENCE NORTH 00° 16' 31" WEST ALONG THE WEST MARGIN OF 124TH AVENUE NORTHEAST, 64.05 FEET;

THENCE CONTINUING ALONG SAID MARGIN NORTH 00° 16' 31" WEST, 5.97 FEET TO AN ANGLE POINT IN SAID MARGIN;

THENCE CONTINUING ALONG SAID MARGIN NORTH 09° 44' 12" WEST, 20.10 FEET;

THENCE SOUTH 35° 05' 00" WEST, 6.11 FEET;

THENCE NORTH 54° 55' 00" WEST, 9.00 FEET;

THENCE NORTH 35° 05' 00" EAST, 6.30 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTHWESTERLY ON A NONTANGENT CURVE TO THE LEFT WHOSE CENTER BEARS SOUTH 46° 06' 16" WEST, 19.20 FEET, AN ARC DISTANCE OF 13.25 FEET TO A LINE THAT IS 54.00 FEET SOUTH OF AND PARALLEL WITH THE CENTERLINE OF NORTHEAST 85TH STREET;

THENCE SOUTH 89° 45' 05" WEST ALONG SAID PARALLEL LINE, 218.72 FEET TO THE SOUTHERLY MARGIN OF NORTHEAST 85TH STREET;

THENCE NORTH 00° 14' 55" WEST ALONG SAID SOUTHERLY MARGIN, 5.00 FEET TO A LINE THAT IS 49.00 FEET SOUTH OF AND PARALLEL WITH SAID CENTERLINE;

THENCE NORTH 89° 45' 05" EAST ALONG SAID PARALLEL LINE, 221.33 FEET TO SAID SOUTHERLY MARGIN;

THENCE SOUTH 67° 49' 21" EAST ALONG SAID SOUTHERLY MARGIN, 6.76 FEET;

1233100400 TCE.DOC

- 1 -

KPG
TACOMA · SEATTLE

EXHIBIT A page 2 of 3

THENCE SOUTHEASTERLY ON A NONTANGENT CURVE TO THE RIGHT WHOSE CENTER BEARS SOUTH 27° 09' 21" WEST, 24.20 FEET, AN ARC DISTANCE OF 7.03 FEET

THENCE SOUTH 35° 05' 00" WEST, 5.07 FEET TO THE TRUE POINT OF BEGINNING.

TOTAL CONSTRUCTION EASEMENT CONTAINING 1,279 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. NCS-210670, DATED AUGUST 13, 2008)

LOTS 21 AND 22, BLOCK 11, BURKE & FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 6, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 19 OF FLATS, PAGE 68, IN KING COUNTY WASHINGTON.

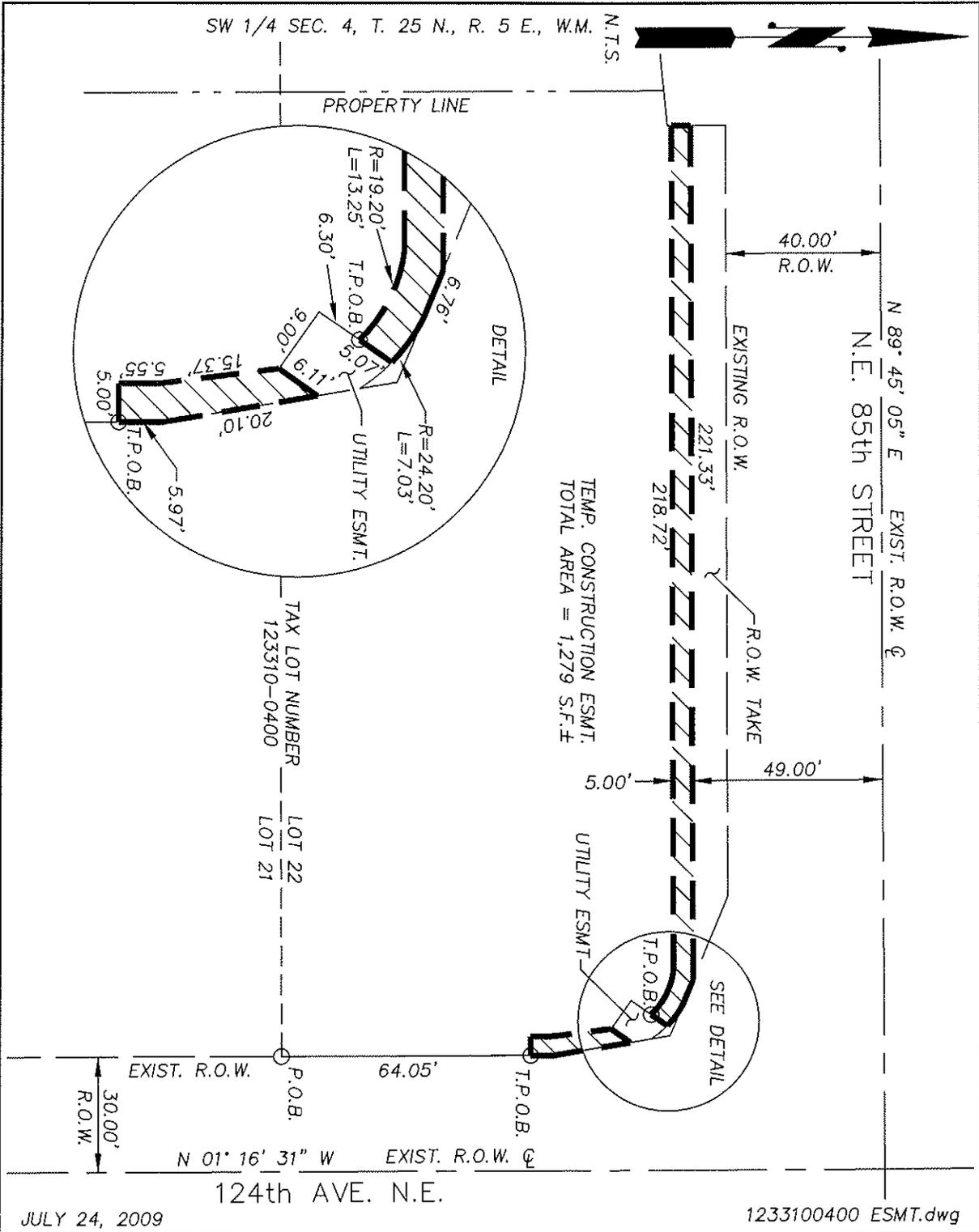
EXCEPT THAT PORTION THEREOF AS CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 725011 FOR NORTHEAST 85 TH STREET (ALSO KNOWN AS SR 901 AND KIRKLAND-REDMOND ROAD).

AND EXCEPT THAT PORTION OF THE REMAINDER AS CONVEYED TO KING COUNTY FOR NORTHEAST 85TH STREET BY DEED RECORDED FEBRUARY 13, 1980 UNDER RECORDING NUMBER 8002130583.

(ALSO KNOWN AS CITY OF KIRKLAND LOT LINE ADJUSTMENT NO. LL-97-54, RECORDED APRIL 8, 1999 UNDER RECORDING NO. 9904082374).



7-29-2009



KPG
 Architecture
 Landscape Architecture
 Civil Engineering
 Urban Design

EXHIBIT A page 3 of 3
 PARCEL 123310-0400
 TEMPORARY CONSTRUCTION EASEMENT

EXHIBIT A page 1 of 2
PARCEL NO. 123310-0400
UTILITY EASEMENT

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF LOT 22;

THENCE NORTH 00° 16' 31" WEST ALONG THE WEST MARGIN OF 124TH AVENUE NORTHEAST, A DISTANCE OF 70.01 FEET TO AN ANGLE POINT IN SAID MARGIN;

THENCE CONTINUING ALONG SAID MARGIN NORTH 09° 44' 12" WEST, A DISTANCE OF 20.10 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 35° 05' 00" WEST, 6.11 FEET;

THENCE NORTH 54° 55' 00" WEST, 9.00 FEET;

THENCE NORTH 35° 05' 00" EAST, 11.37 FEET;

THENCE SOUTHEASTERLY ALONG A NONTANGENT CURVE TO THE RIGHT WHOSE CENTER BEARS SOUTH 43 ° 48' 26" WEST, 24.20 FEET, AN ARC DISTANCE OF 5.33 FEET TO SAID MARGIN;

THENCE SOUTH 09° 44' 12" EAST, ALONG SAID MARGIN, A DISTANCE OF 5.47 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 87 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. NCS-210670, DATED AUGUST 13, 2008)

LOTS 21 AND 22, BLOCK 11, BURKE & FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 6, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 19 OF FLATS, PAGE 68, IN KING COUNTY WASHINGTON.

EXCEPT THAT PORTION THEREOF AS CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 725011 FOR NORTHEAST 85 TH STREET (ALSO KNOWN AS SR 901 AND KIRKLAND-REDMOND ROAD).

AND EXCEPT THAT PORTION OF THE REMAINDER AS CONVEYED TO KING COUNTY FOR NORTHEAST 85TH STREET BY DEED RECORDED FEBRUARY 13, 1980 UNDER RECORDING NUMBER 8002130583.

(ALSO KNOWN AS CITY OF KIRKLAND LOT LINE ADJUSTMENT NO. LL-97-54, RECORDED APRIL 8, 1999 UNDER RECORDING NO. 9904082374).



7-29-2009

SW 1/4 SEC. 4, T. 25 N., R. 5 E., W.M.

N.E. 85TH STREET

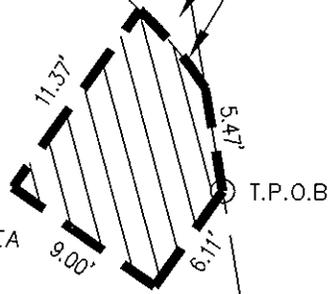


N.T.S.

EXISTING R.O.W.

PROPOSED R.O.W. TAKE
L=5.33', R=24.20'

UTILITY EASEMENT AREA
87 S.F.±



20.10'

124th AVE N.E.

EXIST. R.O.W. ☉ N 0016'31" W

30.00'
R.O.W.

70.01'
EXIST. R.O.W.

TAX LOT NUMBER
123310-0400

LOT 22
LOT 21

P.O.B.

JULY 22, 2009

1233100400 UTIL.dwg

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Architecture
Landscape Architecture
Civil Engineering
Urban Design

EXHIBIT A page 2 of 2
PARCEL 123310-0400
UTILITY EASEMENT

EXHIBIT A page 1 of 2
PARCEL NO. 123310-0402
RIGHT OF WAY ACQUISITION

THAT PORTION OF THE HEREINAFTER DESCRIBED TRACT, LYING NORTH OF THE FOLLOWING DESCRIBED LINE;

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT;

THENCE SOUTH 00° 15' 01" EAST ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 4.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89° 45' 05" WEST ALONG A LINE THAT IS 44.00 FEET SOUTH OF AND PARALLEL WITH THE CENTERLINE OF 85TH STREET NORTHEAST, 60.31 FEET;

THENCE SOUTH 86° 59' 13" WEST, 87.14 FEET TO THE SOUTH MARGIN OF 85TH STREET NORTHEAST AND TERMINUS OF SAID LINE DESCRIPTION.

TOGETHER WITH THE WEST 2.00 FEET OF SAID TRACT, LYING SOUTH OF THE SOUTHERLY LIMITS OF RIGHT OF WAY EASEMENT NO. 9607051010 RECORDED JULY 5, 1996, IN KING COUNTY, WASHINGTON.

TOTAL RIGHT OF WAY ACQUISITION CONTAINING 613 SQUARE FEET, MORE OR LESS.

TRACT:

(PER FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. NCS-210671, DATED JULY 22, 2008)

PARCEL A

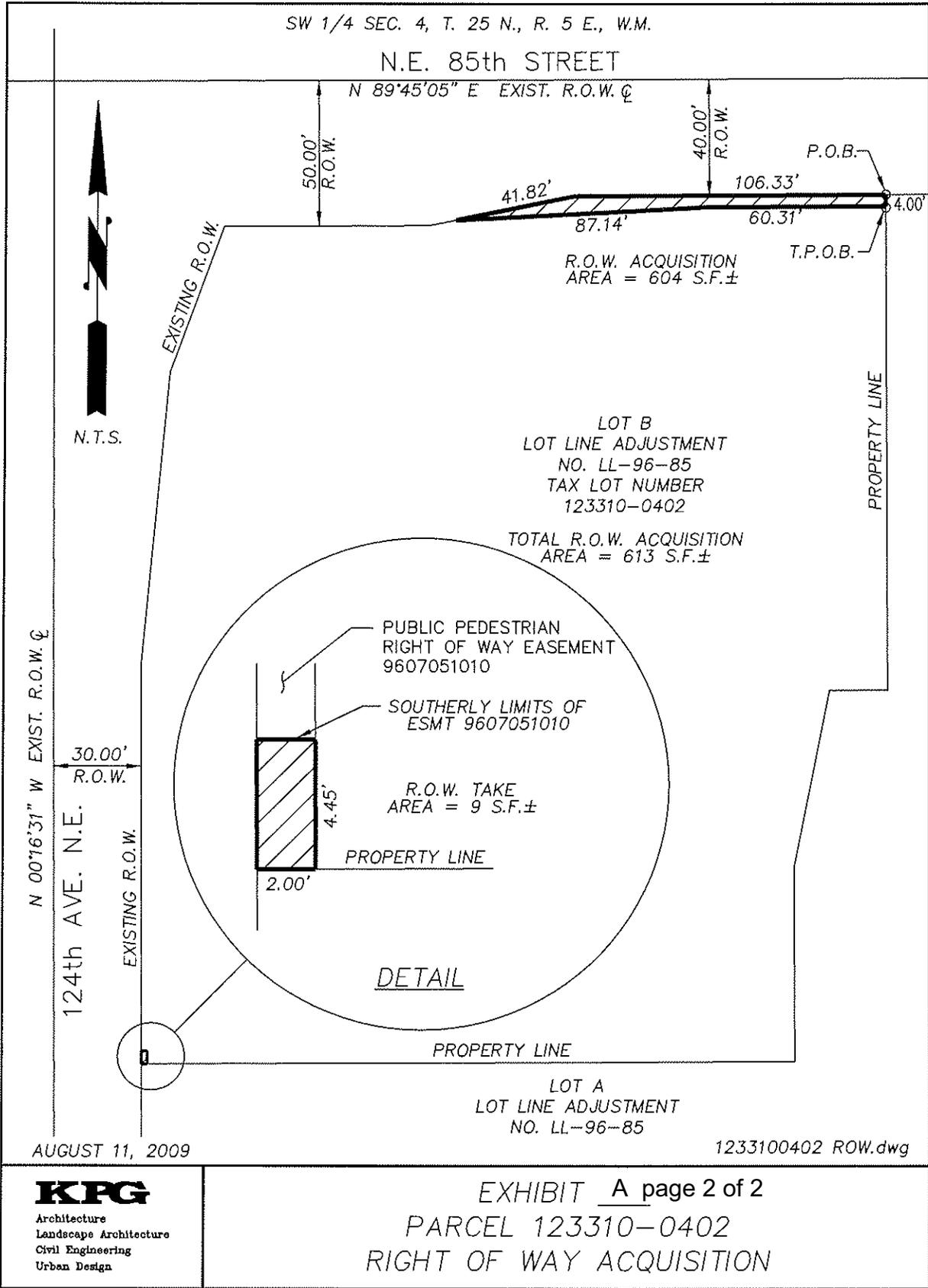
LOT B OF CITY OF KIRKLAND LOT LINE ADJUSTMENT NO. LL-96-85 RECORDED AUGUST 27, 1996 UNDER RECORDING NO. 9608271172, IN KING COUNTY, WASHINGTON.

PARCEL B:

A RECIPROCAL ACCESS AND PARKING EASEMENT AS ESTABLISHED BY RECORDED AUGUST 21, 1996 UNDER RECORDING NO. 9608210033, IN KING COUNTY, WASHINGTON.



8-26-2009



KPG
 Architecture
 Landscape Architecture
 Civil Engineering
 Urban Design

EXHIBIT A page 2 of 2
 PARCEL 123310-0402
 RIGHT OF WAY ACQUISITION

EXHIBIT A page 1 of 3
PARCEL NO. 123310-0402
TEMPORARY CONSTRUCTION EASEMENT

THAT PORTION OF THE HEREINAFTER DESCRIBED TRACT, DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT;

THENCE NORTH 00° 16' 31" WEST ALONG THE EAST MARGIN OF 124TH AVENUE NORTHEAST A DISTANCE OF 84.06 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00° 16' 31" WEST ALONG SAID MARGIN, 4.00 FEET;

THENCE NORTH 89° 43' 29" EAST, 5.67 FEET;

THENCE NORTH 02° 53' 06" EAST, 39.47 FEET;

THENCE NORTH 03° 41' 30" EAST, 31.08 FEET;

THENCE NORTH 00° 16' 31" WEST ALONG A LINE THAT IS 40.00 FEET EAST OF AND PARALLEL WITH THE CENTERLINE OF 124TH AVENUE NORTHEAST, 79.03 FEET TO THE EASTERLY MARGIN OF 124TH AVENUE NORTHEAST;

THENCE NORTH 20° 11' 51" EAST ALONG SAID MARGIN, 11.44 FEET;

THENCE SOUTH 00° 16' 31" EAST ALONG A LINE THAT IS 44.00 FEET EAST OF AND PARALLEL WITH THE CENTERLINE OF 124TH AVENUE NORTHEAST, 89.89 FEET;

THENCE SOUTH 03° 41' 30" WEST, 31.19 FEET;

THENCE SOUTH 02° 53' 06" WEST, 43.23 FEET;

THENCE SOUTH 89° 43' 29" WEST, 9.46 FEET TO THE EAST MARGIN OF 124TH AVENUE NORTHEAST AND THE TRUE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION OF THE SAID TRACT, DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT;

THENCE SOUTH 00° 15' 01" EAST ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 4.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00° 15' 01" EAST ALONG SAID EAST LINE, 4.00 FEET;

THENCE SOUTH 89° 45' 05" WEST ALONG A LINE THAT IS 48.00 FEET SOUTH OF AND PARALLEL WITH THE CENTERLINE OF NORTHEAST 85TH STREET, 60.21 FEET;

THENCE SOUTH 86° 59' 13" WEST, 87.00 FEET;

THENCE NORTH 52° 33' 03" WEST, 5.25 FEET TO THE SOUTHERLY MARGIN OF NORTHEAST 85TH STREET;

THENCE NORTH 78° 26' 29" EAST ALONG SAID MARGIN, 4.00 FEET;

EXHIBIT A page 2 of 3

THENCE NORTH 86° 59' 13" EAST, 87.14 FEET;

THENCE NORTH 89° 45' 05" EAST ALONG A LINE THAT IS 48.00 FEET SOUTH OF AND PARALLEL WITH THE CENTERLINE OF NORTHEAST 85TH STREET, 60.31 FEET TO THE TRUE POINT OF BEGINNING.

TOTAL EASEMENT CONTAINING 1255 SQUARE FEET, MORE OR LESS.

TRACT:

(PER FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. NCS-210671, DATED JULY 22, 2008)

PARCEL A

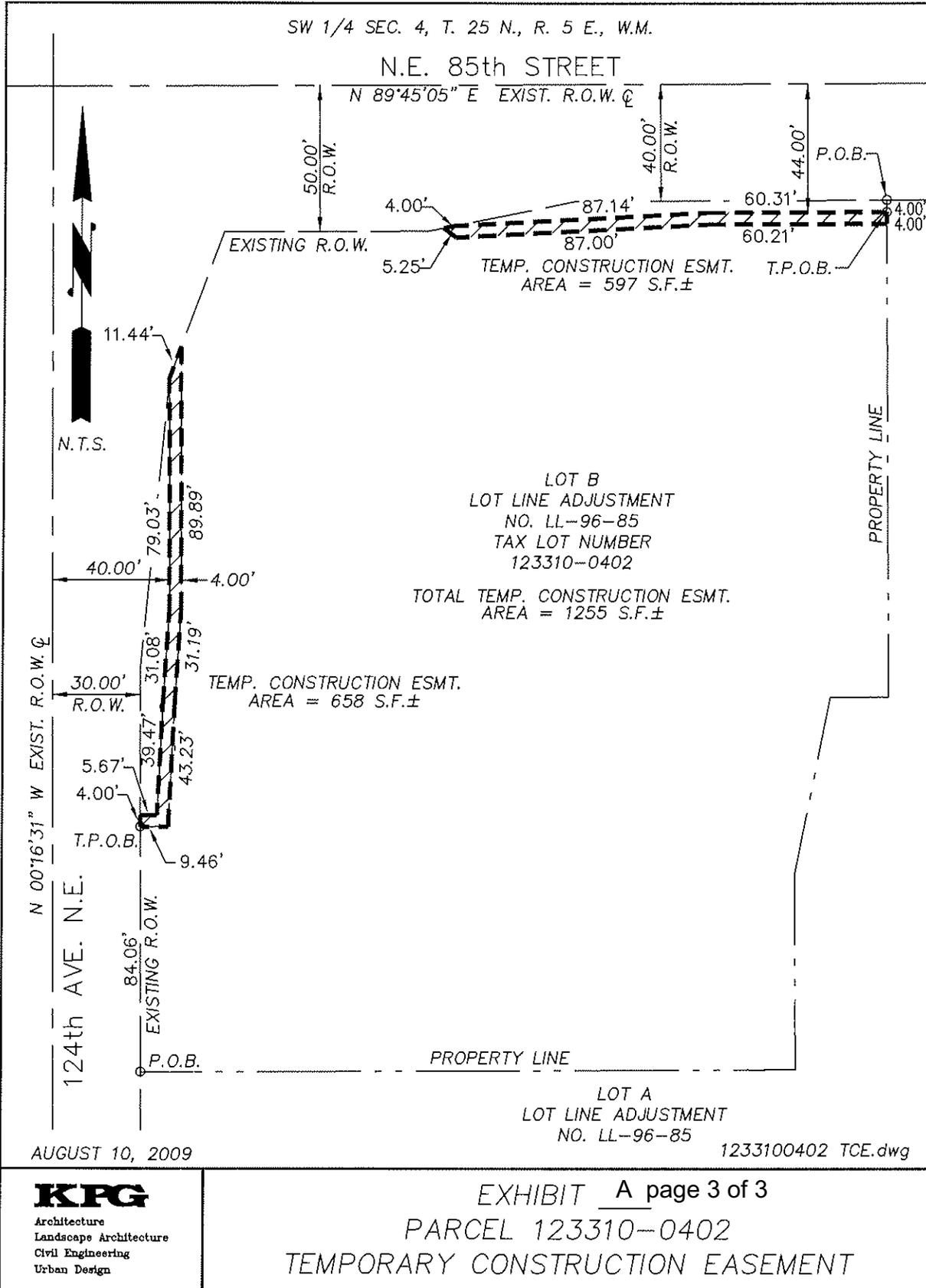
LOT B OF CITY OF KIRKLAND LOT LINE ADJUSTMENT NO. LL-96-85 RECORDED AUGUST 27, 1996 UNDER RECORDING NO. 9608271172, IN KING COUNTY, WASHINGTON.

PARCEL B:

A RECIPROCAL ACCESS AND PARKING EASEMENT AS ESTABLISHED BY RECORDED AUGUST 21, 1996 UNDER RECORDING NO. 9608210033, IN KING COUNTY, WASHINGTON.



8-13-2009



KPG
 Architecture
 Landscape Architecture
 Civil Engineering
 Urban Design

EXHIBIT A page 3 of 3
 PARCEL 123310-0402
 TEMPORARY CONSTRUCTION EASEMENT

EXHIBIT A
PARCEL NO. 123310-0402
UTILITY EASEMENT

THAT PORTION OF THE HEREINAFTER DESCRIBED TRACT, DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT;

THENCE NORTH 00° 16' 31" WEST ALONG THE EAST MARGIN OF 124TH AVENUE NORTHEAST, 88.06 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 89° 43' 29" EAST, 5.67 FEET;

THENCE NORTH 02° 53' 06" EAST, 39.47 FEET;

THENCE NORTH 03° 41' 30" EAST, 31.08 FEET;

THENCE NORTH 00° 16' 31" WEST ALONG A LINE THAT IS 40.00 FEET EAST OF AND PARALLEL WITH THE CENTERLINE OF 124TH AVENUE NORTHEAST, 79.03 FEET TO THE EASTERLY MARGIN OF 124TH AVENUE NORTHEAST;

THENCE SOUTH 05° 26' 07" WEST ALONG SAID EASTERLY MARGIN OF 124TH AVENUE NORTHEAST, 100.50 FEET;

THENCE SOUTH 00° 16' 31" EAST ALONG SAID MARGIN, 49.45 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING 834 SQUARE FEET, MORE OR LESS.

TRACT:

(PER FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. NCS-210671, DATED JULY 22, 2008)

PARCEL A

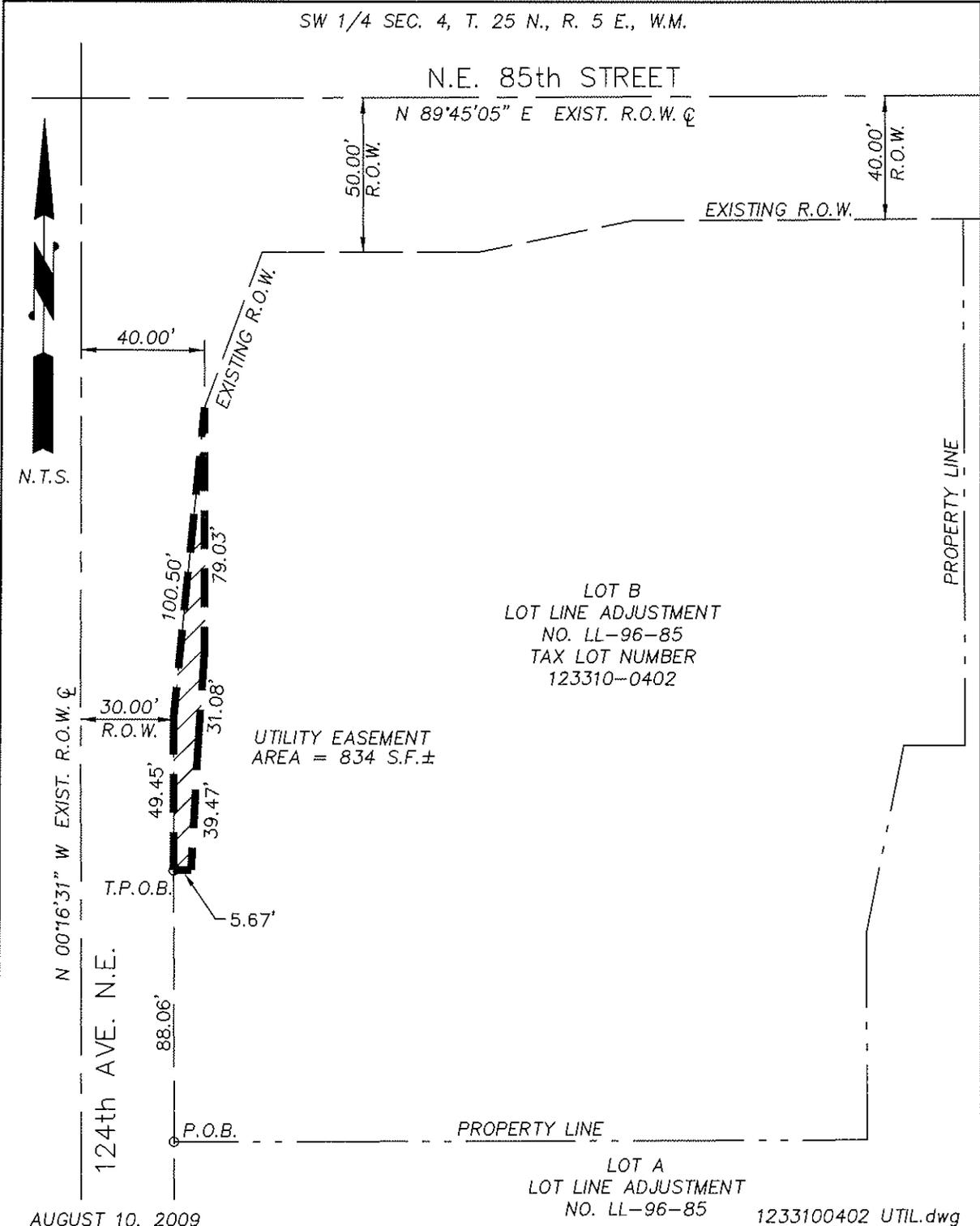
LOT B OF CITY OF KIRKLAND LOT LINE ADJUSTMENT NO. LL-96-85 RECORDED AUGUST 27, 1996 UNDER RECORDING NO. 9608271172, IN KING COUNTY, WASHINGTON.

PARCEL B:

A RECIPROCAL ACCESS AND PARKING EASEMENT AS ESTABLISHED BY RECORDED AUGUST 21, 1996 UNDER RECORDING NO. 9608210033, IN KING COUNTY, WASHINGTON.



8-13-2009



KPG
 Architecture
 Landscape Architecture
 Civil Engineering
 Urban Design

EXHIBIT B
 PARCEL 123310-0402
 UTILITY EASEMENT

EXHIBIT A page 1 of 3
PARCEL NO. 123310-0405
RIGHT OF WAY ACQUISITION

THAT PORTION OF THE HEREINAFTER DESCRIBED TRACT, LYING NORTH OF A LINE THAT IS 44.00 FEET SOUTH OF AND PARALLEL WITH THE CENTERLINE OF 85TH STREET NORTHEAST;

EXCEPT THE EAST 69.00 FEET THEREFROM;

TOGETHER WITH THAT PORTION OF SAID TRACT LYING WEST OF A LINE THAT IS 31.00 FEET EAST OF AND PARALLEL WITH THE CENTERLINE OF 124TH AVENUE NORTHEAST;

EXCEPT THE SOUTH 55.00 FEET THEREFROM;

AND TOGETHER WITH THAT PORTION OF SAID TRACT, DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT;

THENCE NORTH 89° 44' 38" EAST ALONG THE SOUTH LINE OF SAID TRACT, 5.00 FEET TO A LINE THAT IS 45.00 FEET EAST OF AND PARALLEL WITH THE CENTERLINE OF 124TH AVENUE NORTHEAST;

THENCE NORTH 00° 16' 31" WEST ALONG SAID LINE, 15.00 FEET;

THENCE NORTH 26° 50' 25" WEST, 11.18 FEET TO THE EAST MARGIN OF 124TH AVENUE NORTHEAST;

THENCE SOUTH 00° 16' 31" EAST ALONG SAID MARGIN, 25.00 FEET TO THE POINT OF BEGINNING.

TOTAL RIGHT OF WAY ACQUISITION CONTAINING 322 SQUARE FEET, MORE OR LESS.

TRACT:

(PER FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. NCS-210672, DATED JANUARY 23, 2006)

PARCEL A:

LOT A OF LOT LINE ADJUSTMENT NO. LL-96-85 RECORDED AUGUST 27, 1996 UNDER RECORDING NO. 9608271172, IN KING COUNTY, WASHINGTON.

PARCEL B:

LOT 2 OF LOT LINE ADJUSTMENT NO. LL-86-12, RECORDED MARCH 6, 1986 UNDER RECORDING NO. 8603060814, IN KING COUNTY, WASHINGTON



8-26-2009

SW 1/4 SEC. 4, T. 25 N., R. 5 E., W.M.



LOT B
OF LOT LINE ADJUSTMENT
NO. LL-96-85
TAX LOT NUMBER
123310-0402

PROPERTY LINE

R.O.W. ACQUISITION
AREA = 38 S.F.±

LOT A
OF LOT LINE ADJUSTMENT
NO. LL-96-85
TAX LOT NUMBER
123310-0405

R.O.W. ACQUISITION
TOTAL AREA = 322 S.F.±

R.O.W. ACQUISITION
AREA = 100 S.F.±

PROPERTY LINE

P.O.B. S.W.
CORNER TRACT 5.00'

TAX LOT NUMBER
123310-0425

EXIST. R.O.W. C N 00° 16' 31" W

124th AVE. N.E.

30.00'
R.O.W.

EXISTING R.O.W.

37.55'

37.55'

55.00'

25.00'

11.18'

15.00'

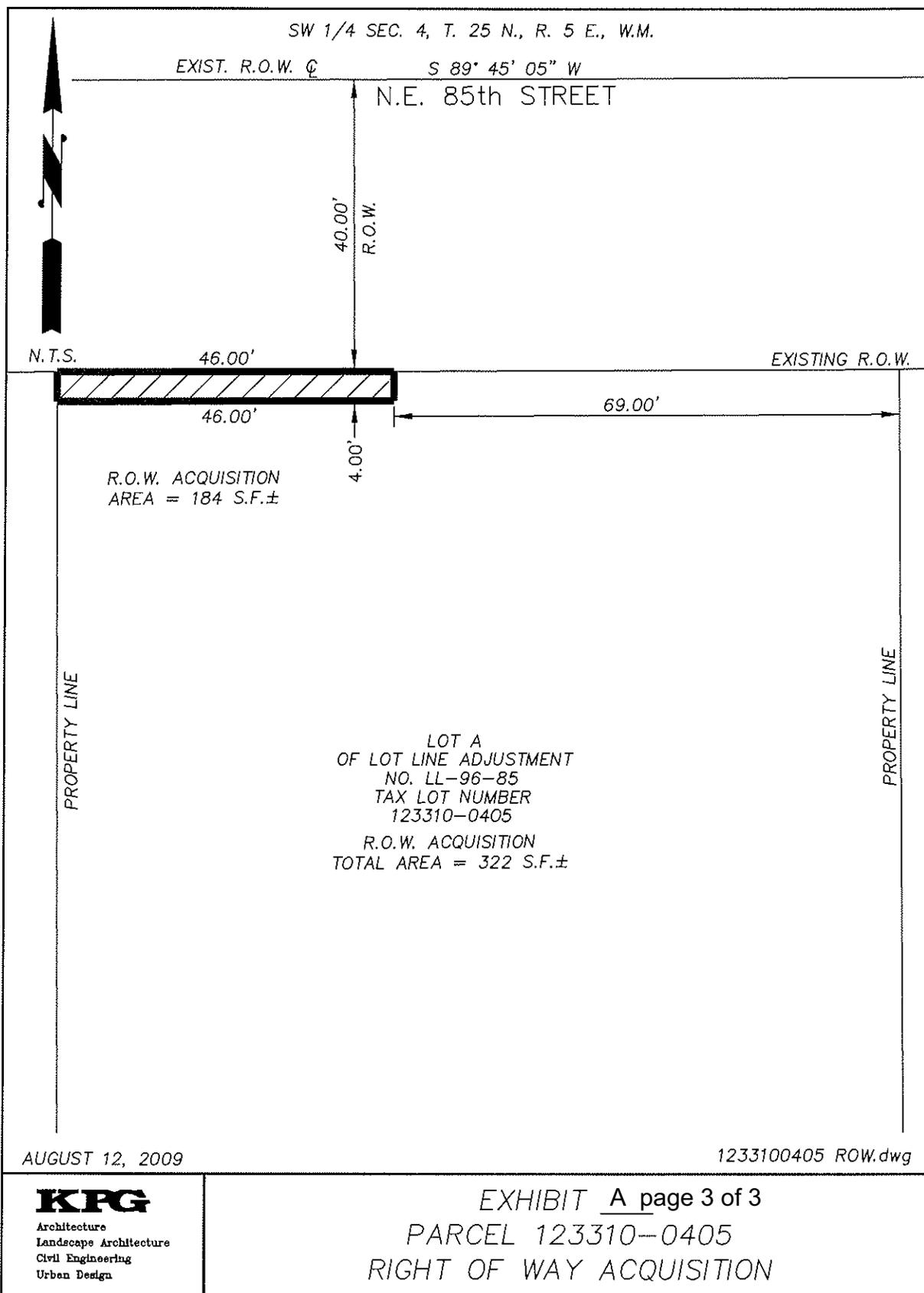
5.00'

AUGUST 12, 2009

1233100405 ROW.dwg

KPG
Architecture
Landscape Architecture
Civil Engineering
Urban Design

EXHIBIT A page 2 of 3
PARCEL 123310-0405
RIGHT OF WAY ACQUISITION



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Architecture
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Civil Engineering
Urban Design

EXHIBIT A page 3 of 3
PARCEL 123310-0405
RIGHT OF WAY ACQUISITION

EXHIBIT A page 1 of 4
PARCEL NO. 123310-0405
TEMPORARY CONSTRUCTION EASEMENT

THAT PORTION OF THE HEREINAFTER DESCRIBED TRACT, DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT;

THENCE NORTH 89° 44' 38" EAST ALONG THE SOUTH LINE OF SAID TRACT A DISTANCE OF 5.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89° 44' 38" EAST ALONG SAID SOUTH LINE, 5.00 FEET TO A LINE THAT IS 40.00 FEET EAST OF AND PARALLEL WITH THE CENTERLINE OF 124TH AVENUE NORTHEAST;

THENCE NORTH 00° 16' 31" WEST ALONG SAID LINE, 16.18 FEET;

THENCE NORTH 26 °50' 25" WEST, 11.18 FEET TO A LINE THAT IS 35.00 FEET EAST OF AND PARALLEL WITH THE CENTERLINE OF 124TH AVENUE NORTHEAST;

THENCE NORTH 00° 16' 31" WEST ALONG SAID LINE, 66.37 FEET TO THE SOUTH LINE OF LOT B OF CITY OF KIRKLAND LOT LINE ADJUSTMENT NO. LL-96-85, RECORDED AUGUST 27, 1996 UNDER RECORDING NO. 9608271172, IN KING COUNTY WASHINGTON;

THENCE SOUTH 89° 45' 11" WEST ALONG SAID SOUTH LINE, 4.00 FEET TO A LINE THAT IS 31.00 FEET EAST OF AND PARALLEL WITH THE CENTERLINE OF 124TH AVENUE NORTHEAST ;

THENCE SOUTH 00° 16' 31" EAST ALONG SAID LINE, 37.55 FEET;

THENCE SOUTH 89 °44' 38" WEST, 1.00 FEET TO THE EAST MARGIN OF 124TH AVENUE NORTHEAST;

THENCE SOUTH 00° 16' 31" EAST ALONG SAID EAST MARGIN 30.00 FEET;

THENCE SOUTH 26° 50' 25" EAST, 11.18 FEET TO A LINE THAT IS 35.00 FEET EAST OF AND PARALLEL WITH THE CENTERLINE OF 124TH AVENUE NORTHEAST;

THENCE SOUTH 00° 16' 31" EAST ALONG SAID LINE, 15.00 FEET TO THE TRUE POINT OF BEGINNING;

EXHIBIT A page 2 of 4

TOGETHER WITH THAT PORTION OF THE HEREINAFTER DESCRIBED TRACT, DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT;

THENCE SOUTH 89° 45' 05" WEST ALONG THE SOUTH MARGIN OF 85TH STREET NORTHEAST A DISTANCE OF 65.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00° 14' 55" EAST, 8.00 FEET TO A LINE THAT IS 48.00 FEET SOUTH OF AND PARALLEL WITH THE CENTERLINE OF 85TH STREET NORTHEAST;

THENCE SOUTH 89° 45' 05" WEST ALONG SAID LINE, 50.00 FEET TO THE EAST LINE OF LOT B OF CITY OF KIRKLAND LOT LINE ADJUSTMENT NO. LL-96-85, RECORDED AUGUST 27, 1996 UNDER RECORDING NO. 9608271172, IN KING COUNTY WASHINGTON;

THENCE NORTH 00° 15' 01" WEST ALONG THE EAST LINE OF SAID LOT B, 4.00 FEET TO A LINE THAT IS 44.00 FEET SOUTH OF AND PARALLEL WITH THE CENTERLINE OF 85TH STREET NORTHEAST;

THENCE NORTH 89° 45' 05" EAST ALONG SAID LINE, 46.00 FEET;

THENCE NORTH 00° 15' 01" WEST, 4.00 FEET TO THE SOUTH MARGIN OF 85TH STREET NORTHEAST;

THENCE NORTH 89° 45' 05" EAST ALONG SAID SOUTH MARGIN, 4.00 FEET TO THE TRUE POINT OF BEGINNING.

TOTAL TEMPORARY CONSTRUCTION EASEMENT CONTAINING 647 SQUARE FEET, MORE OR LESS.

TRACT:

(PER FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. NCS-210672, DATED JANUARY 23, 2006)

PARCEL A:

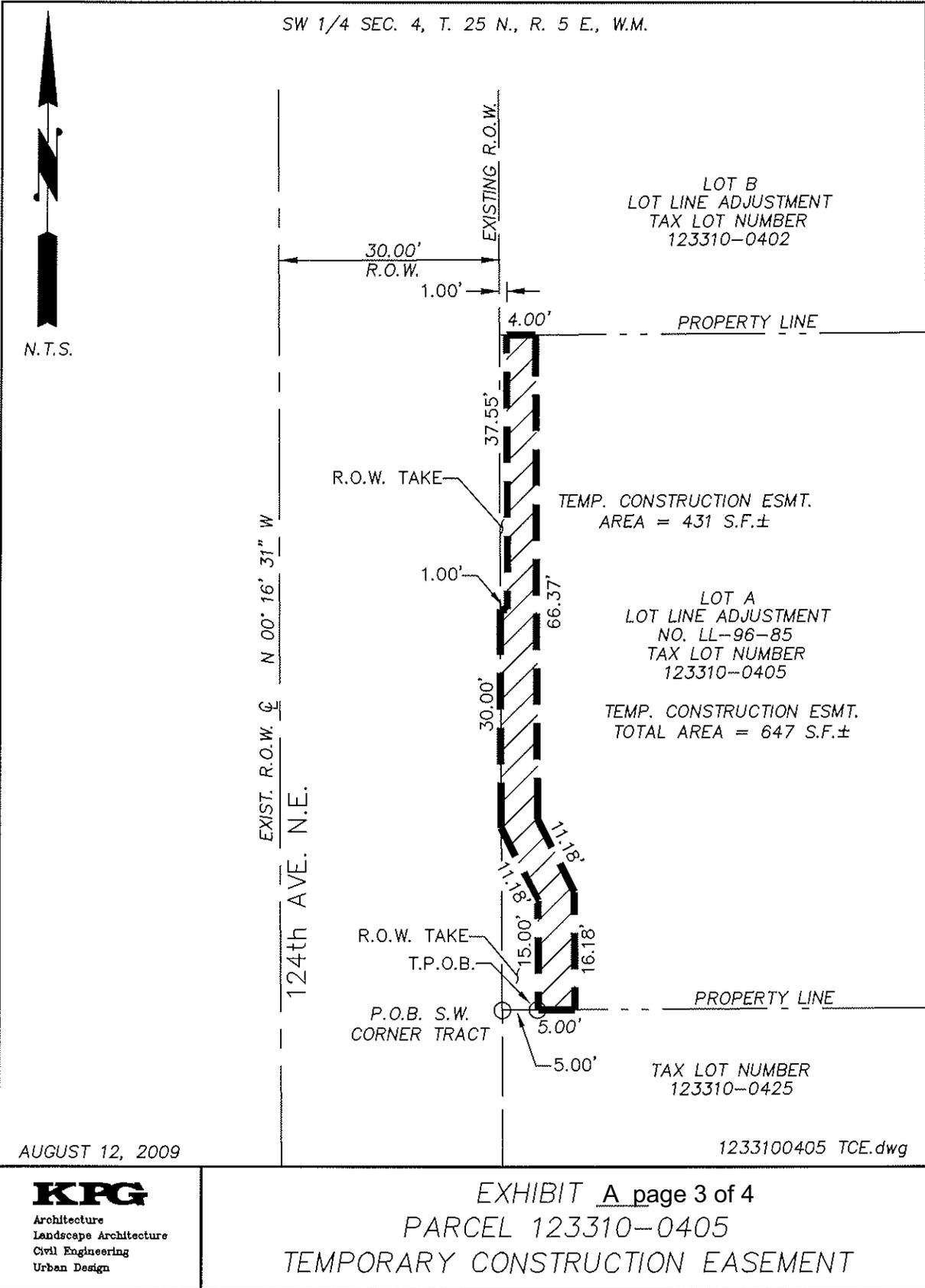
LOT A OF LOT LINE ADJUSTMENT NO. LL-96-85 RECORDED AUGUST 27, 1996 UNDER RECORDING NO. 9608271172, IN KING COUNTY, WASHINGTON.

PARCEL B:

LOT 2 OF LOT LINE ADJUSTMENT NO. LL-86-12, RECORDED MARCH 6, 1986 UNDER RECORDING NO. 8603060814, IN KING COUNTY, WASHINGTON.



8-14-2009



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 Architecture
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 Civil Engineering
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EXHIBIT A page 3 of 4
 PARCEL 123310-0405
 TEMPORARY CONSTRUCTION EASEMENT

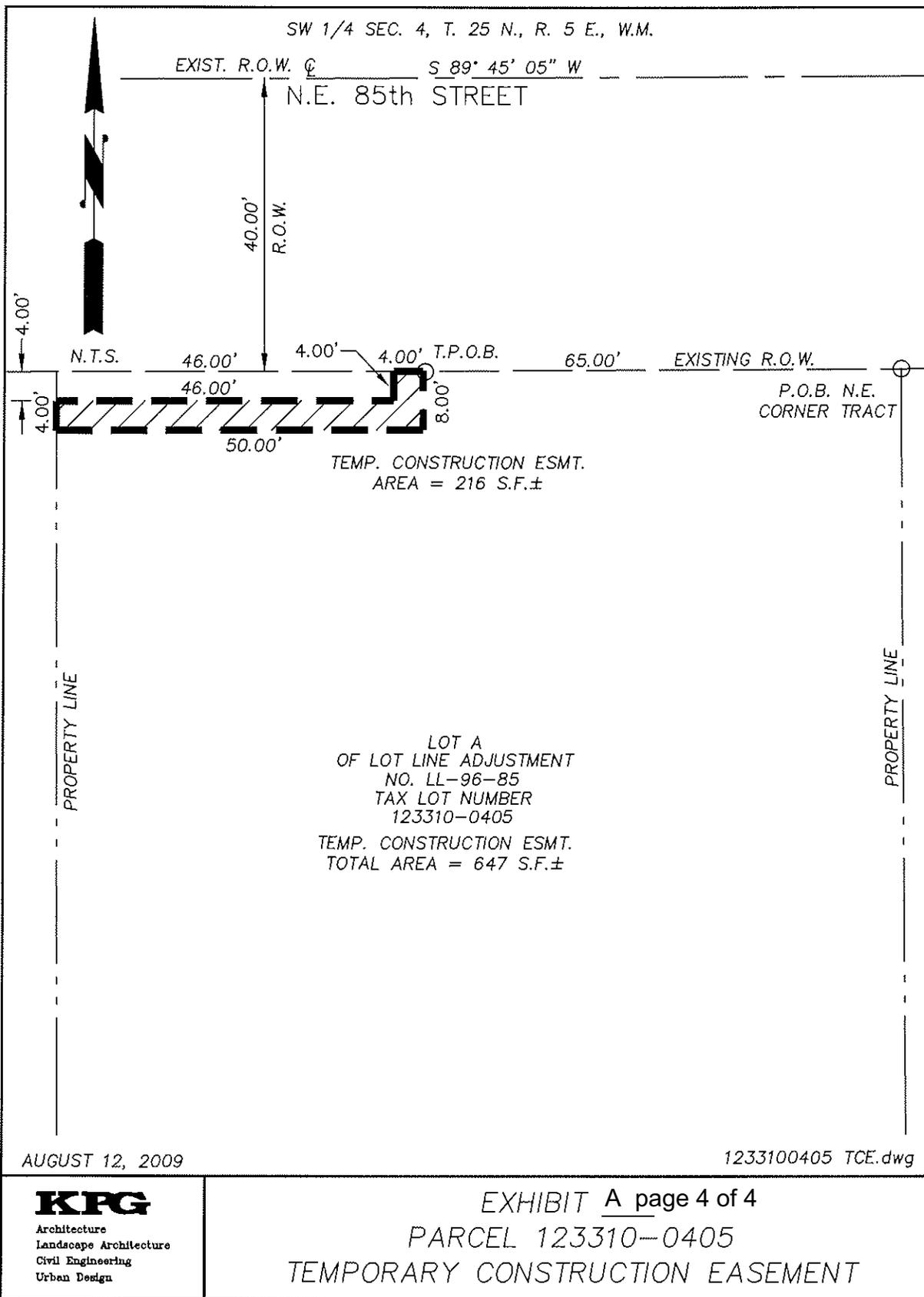


EXHIBIT _____
PARCEL NO. 123310-0680
RIGHT OF WAY IMPROVEMENT EASEMENT

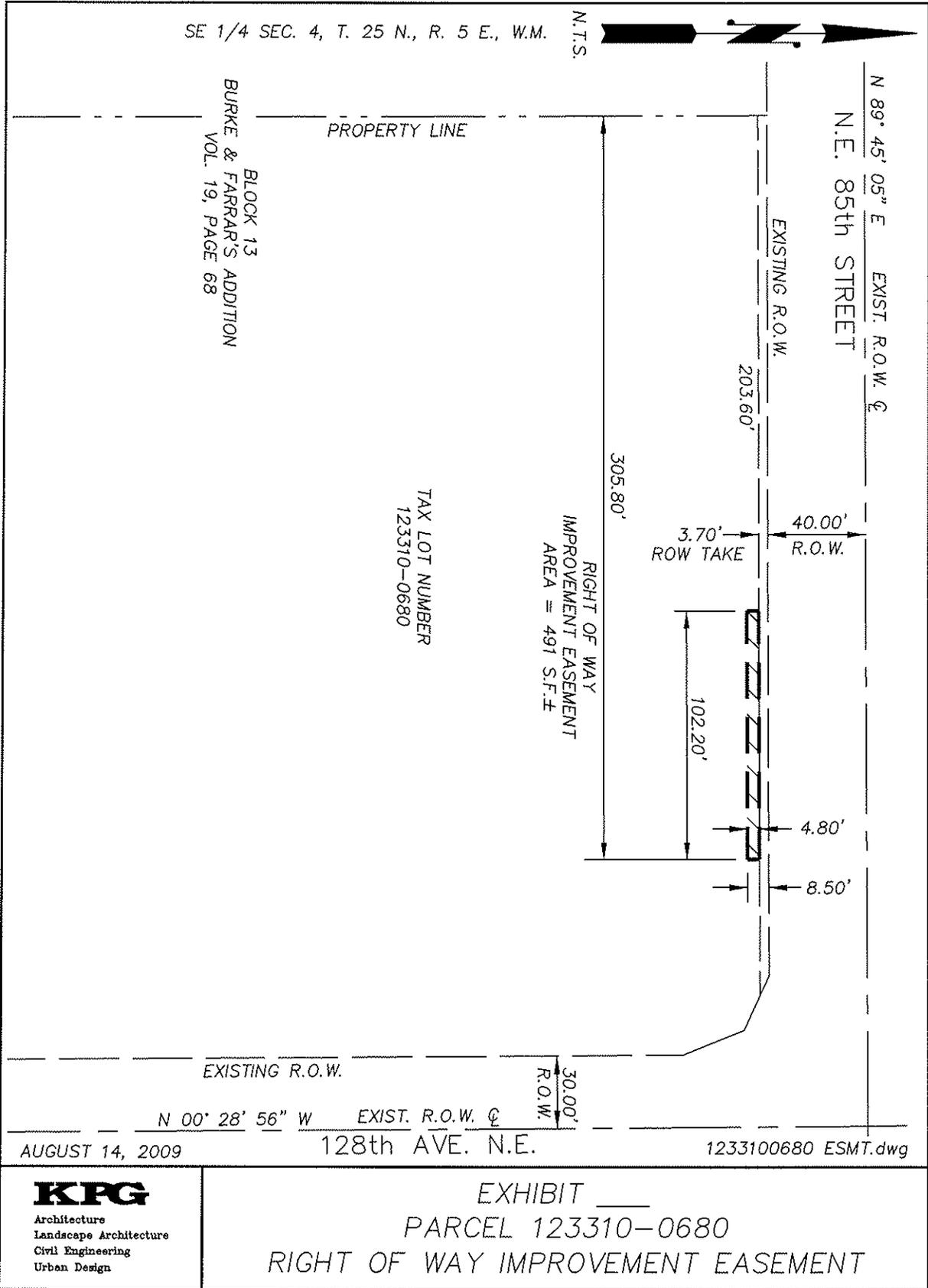
THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" DESCRIBED AS FOLLOWS;
THE EAST 102.20 FEET OF THE WEST 305.80 FEET OF THE SOUTH 4.80 FEET OF THE NORTH 8.50 FEET.
CONTAINING 491 SQUARE FEET, MORE OR LESS.

PARCEL "A":
(PER FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. NCS-210677, DATED JANUARY 24, 2006)

LOTS 25, 26, 27 AND 28, BLOCK 13, BURKE AND FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE,
DIVISION NO.6, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 19 OF PLATS, PAGE 68, IN
KING COUNTY, WASHINGTON.

EXCEPT PORTION THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO.725255 FOR
HIGHWAY PURPOSES.





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 Architecture
 Landscape Architecture
 Civil Engineering
 Urban Design

EXHIBIT _____
 PARCEL 123310-0680
 RIGHT OF WAY IMPROVEMENT EASEMENT

EXHIBIT _____
PARCEL NO. 123310-0680
RIGHT OF WAY ACQUISITION

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" LYING NORTH OF A LINE THAT IS 43.70 FEET SOUTH OF AND PARALLEL WITH THE CENTERLINE OF NORTHEAST 85TH STREET.

CONTAINING 1,324 SQUARE FEET, MORE OR LESS.

PARCEL "A":

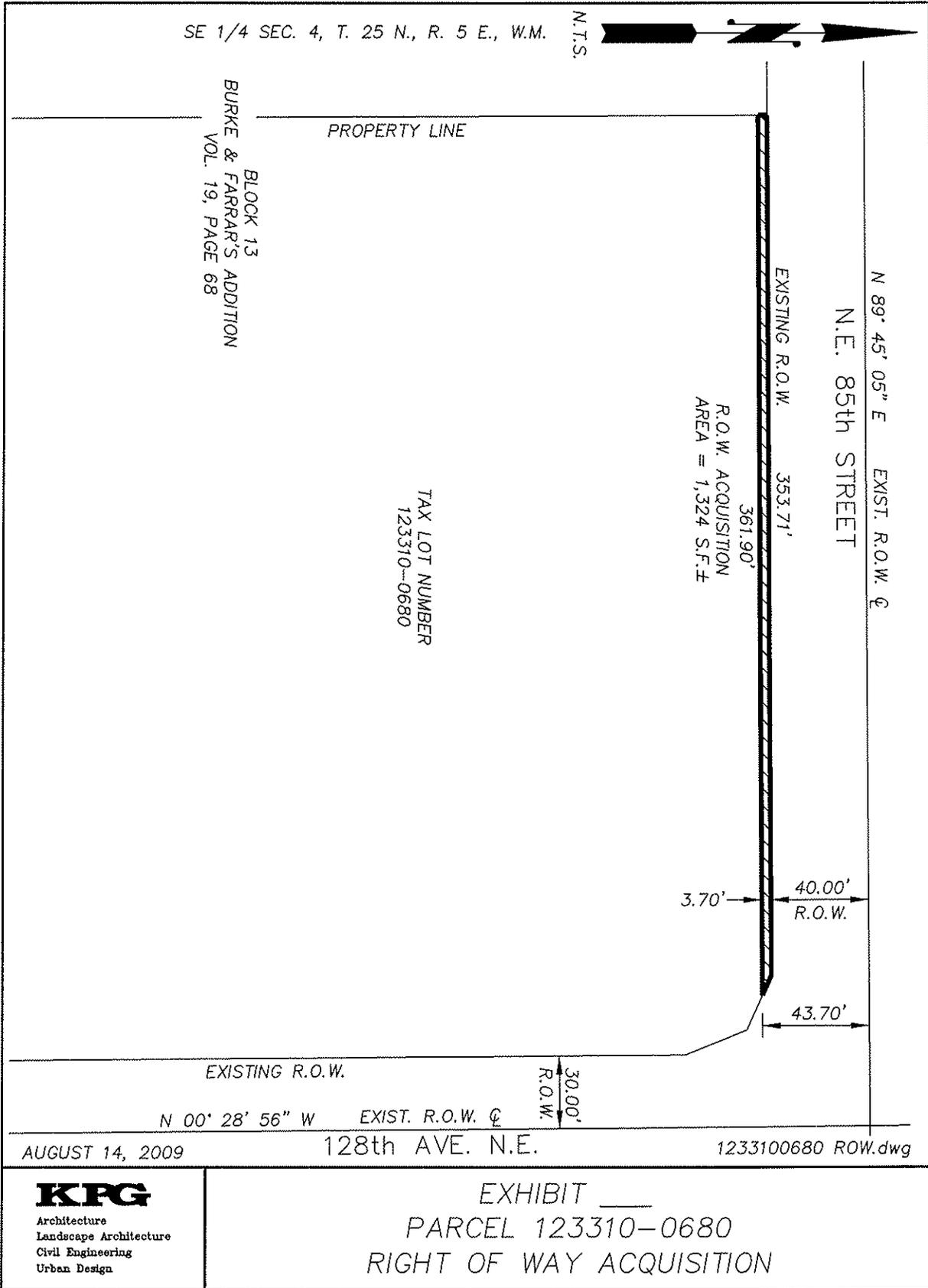
(PER FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. NCS-210677, DATED JANUARY 24, 2006)

LOTS 25, 26, 27 AND 28, BLOCK 13, BURKE AND FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO.6, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 19 OF PLATS, PAGE 68, IN KING COUNTY, WASHINGTON.

EXCEPT PORTION THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO.725255 FOR HIGHWAY PURPOSES.



8-26-2009



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 Architecture
 Landscape Architecture
 Civil Engineering
 Urban Design

EXHIBIT ____
 PARCEL 123310-0680
 RIGHT OF WAY ACQUISITION

EXHIBIT _____
PARCEL NO. 123310-0680
TEMPORARY CONSTRUCTION EASEMENT

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "A";

THENCE SOUTH 00° 12' 40" EAST ALONG THE WEST LINE OF SAID PROPERTY, 3.70 FEET TO A LINE THAT IS 43.70 FEET SOUTH OF AND PARALLEL WITH THE CENTERLINE OF 85TH STREET NORTHEAST;

THENCE NORTH 89° 45' 05" EAST ALONG SAID PARALLEL LINE, 12.75 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00° 12' 40" EAST, 5.00' FEET;

THENCE NORTH 89° 45' 05" EAST, 118.25 FEET;

THENCE NORTH 00° 12' 40" WEST, 5.00 FEET;

THENCE SOUTH 89° 45' 05" WEST, 118.25' FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "A";

THENCE SOUTH 00° 12' 40" EAST ALONG THE WEST LINE OF SAID PROPERTY, 3.70 FEET TO A LINE THAT IS 43.70 FEET SOUTH OF AND PARALLEL WITH THE CENTERLINE OF 85TH STREET NORTHEAST;

THENCE NORTH 89° 45' 05" EAST ALONG SAID PARALLEL LINE, 157.50 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00° 12' 40" EAST, 5.00 FEET;

THENCE NORTH 89° 45' 05" EAST, 42.10 FEET;

THENCE SOUTH 00° 12' 40" EAST, 2.00 FEET;

THENCE NORTH 89° 45' 05" EAST, 109.70 FEET;

THENCE NORTH 00° 12' 40" WEST, 2.00 FEET;

THENCE NORTH 89° 45' 05" EAST, 63.66 FEET TO THE WEST MARGIN OF 128TH AVENUE NORTHEAST;

THENCE NORTH 65° 55' 02" WEST ALONG SAID MARGIN, 12.14 FEET;

THENCE SOUTH 89° 45' 05" WEST, 32.40 FEET;

THENCE SOUTH 00° 12' 40" EAST, 4.30 FEET;
 THENCE SOUTH 89° 45' 05" WEST, 17.00 FEET;
 THENCE NORTH 00° 12' 40" WEST, 4.30 FEET;
 THENCE SOUTH 89° 45' 05" WEST, 6.70 FEET;
 THENCE SOUTH 00° 12' 40" EAST, 4.80;
 THENCE SOUTH 89° 45' 05" WEST, 102.20 FEET;
 THENCE NORTH 00° 12' 40" WEST, 4.80 FEET;
 THENCE SOUTH 89° 45' 05" WEST, 46.10 FEET TO THE TRUE POINT OF BEGINNING;
 TOTAL TEMPORARY CONSTRUCTION EASEMENT CONTAINING 1296 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. NCS-210677, DATED JANUARY 24, 2006)

LOTS 25, 26, 27 AND 28, BLOCK 13, BURKE AND FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO.6, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 19 OF PLATS, PAGE 68, IN KING COUNTY, WASHINGTON.

EXCEPT PORTION THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO.725255 FOR HIGHWAY PURPOSES.



8-19-09

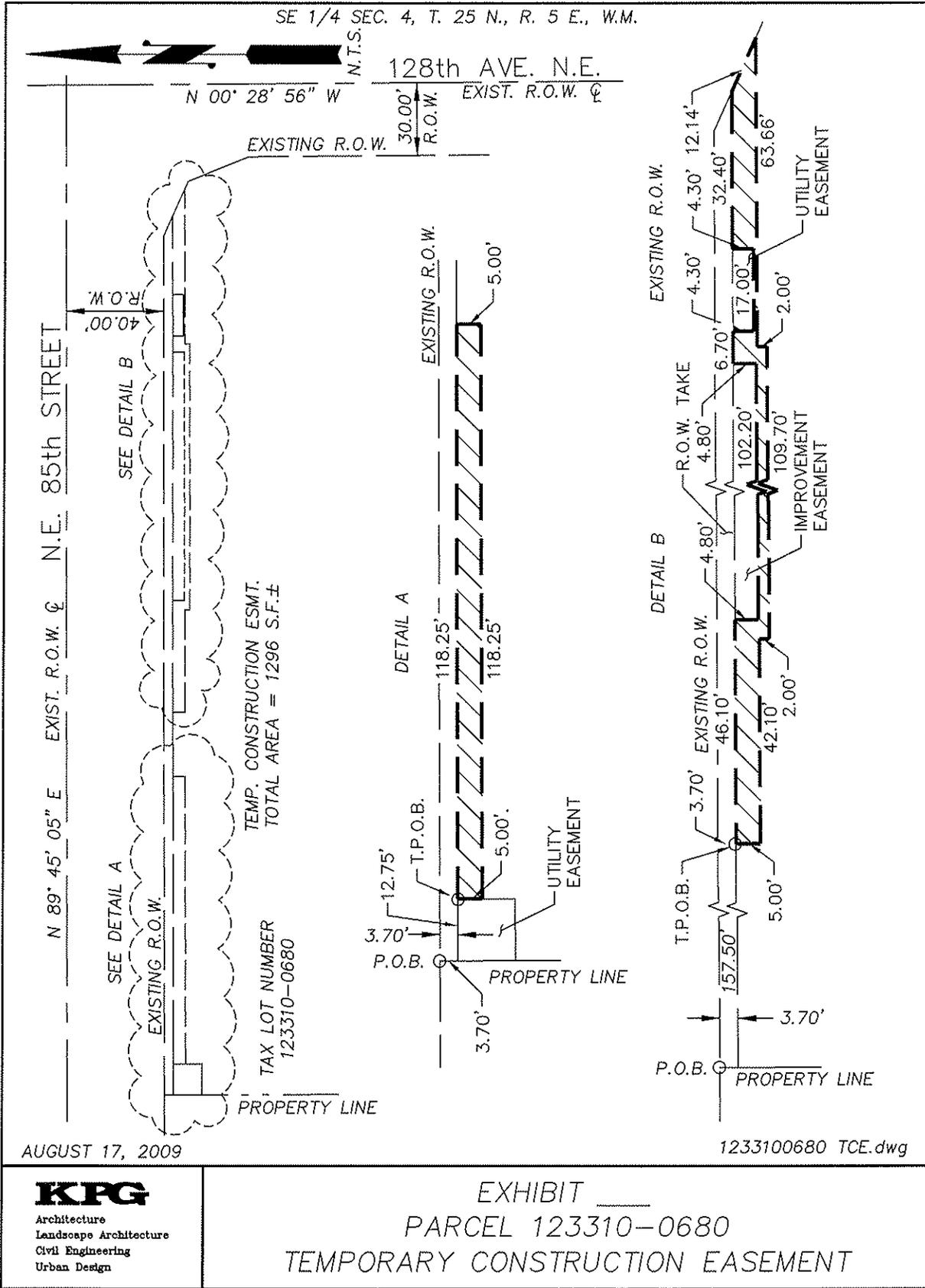


EXHIBIT _____
PARCEL NO. 123310-0680
UTILITY EASEMENT

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS;

THE WEST 12.75 FEET OF THE SOUTH 11.80 FEET OF THE NORTH 15.50 FEET;

TOGETHER WITH THE EAST 17.00 FEET OF THE WEST 329.50 FEET OF THE SOUTH 4.30 FEET OF THE NORTH 8.00 FEET.

TOTAL EASEMENT CONTAINING 223 SQUARE FEET, MORE OR LESS.

PARCEL "A":

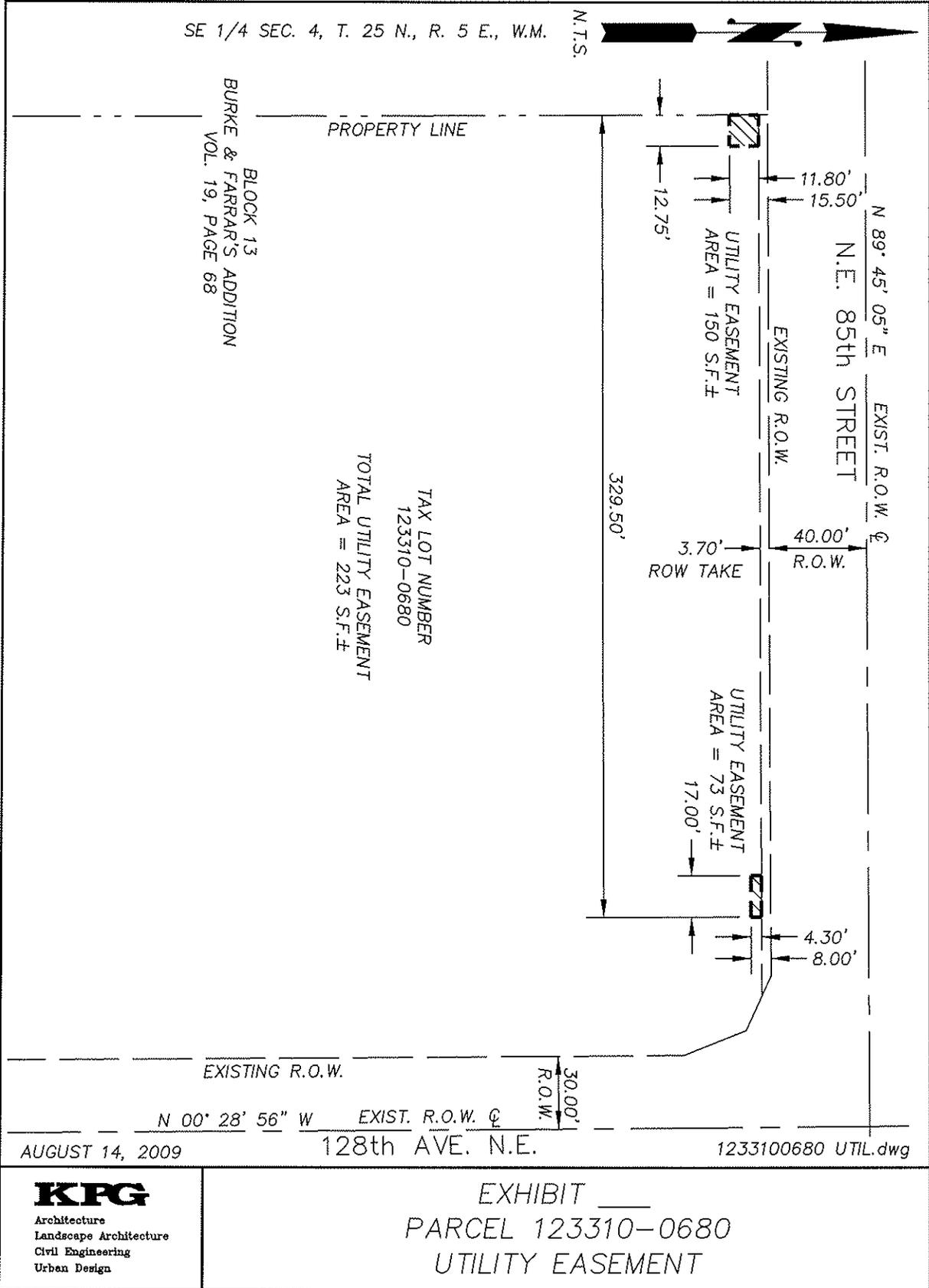
(PER FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. NCS-210677, DATED JANUARY 24, 2006)

LOTS 25, 26, 27 AND 28, BLOCK 13, BURKE AND FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO.6, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 19 OF PLATS, PAGE 68, IN KING COUNTY, WASHINGTON.

EXCEPT PORTION THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO.725255 FOR HIGHWAY PURPOSES.



8-14-2009



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 Architecture
 Landscape Architecture
 Civil Engineering
 Urban Design

EXHIBIT _____
 PARCEL 123310-0680
 UTILITY EASEMENT

EXHIBIT A page 1 of 2
PARCEL NO. 124190-0036
AERIAL EASEMENT

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "A", SAID CORNER ALSO BEING ON THE SOUTH MARGIN OF NORTHEAST 85TH STREET;

THENCE SOUTH 00° 28' 56" EAST ALONG THE EAST LINE OF SAID PARCEL "A", 3.50 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00° 28' 56" EAST ALONG SAID EAST LINE, 5.00 FEET;

THENCE SOUTH 87° 39' 01" WEST, 126.32 FEET TO A LINE THAT IS 13.75 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID PARCEL "A";

THENCE NORTH 00° 28' 56" WEST ALONG SAID PARALLEL LINE, 9.50 FEET TO A LINE THAT IS 43.50 FEET SOUTH OF AND PARALLEL WITH THE CENTERLINE OF NORTHEAST 85TH STREET;

THENCE NORTH 89° 41' 30" EAST ALONG SAID PARALLEL LINE, 126.25 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 915 SQUARE FEET, MORE OR LESS.

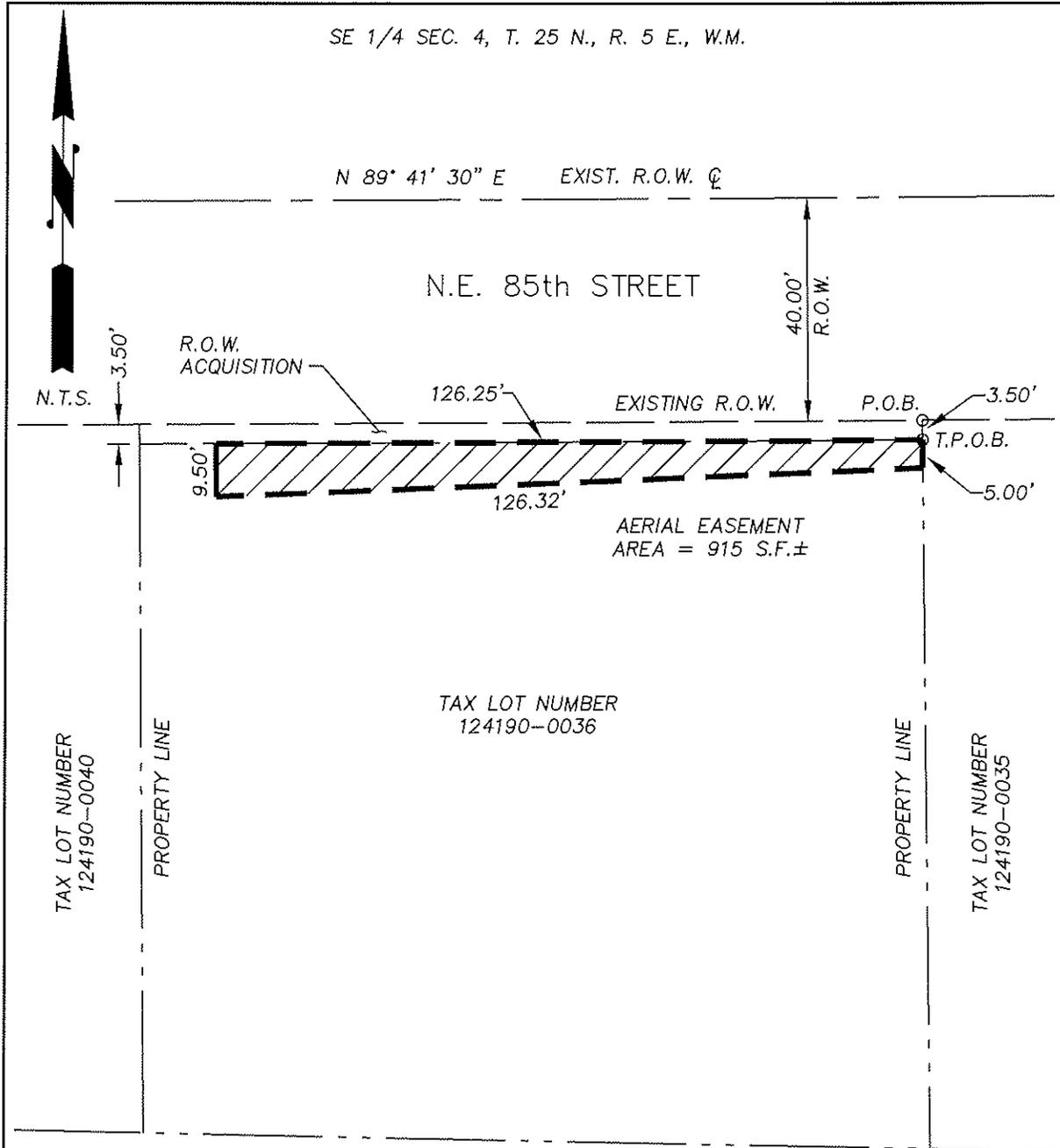
PARCEL "A":

(PER FIRST AMERICAN TITLE COMPANY ORDER NO. NCS-279100, DATED JULY 18, 2008)

THE EAST 140 FEET OF THE WEST 290 FEET IN LOT 4, BLOCK 66, BURKE & FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 21, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 57, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION CONVEYED TO STATE OF WASHINGTON FOR STATE HIGHWAY SR-908, BY DEED RECORDED DECEMBER 15, 1969 UNDER RECORDING NO. 6598462.





OCTOBER 19, 2009

1241900036 AERL.dwg

KPG
Architecture
Landscape Architecture
Civil Engineering
Urban Design

EXHIBIT A page 2 of 2
PARCEL 124190-0036
AERIAL EASEMENT

EXHIBIT A page 1 of 2
PARCEL NO. 124190-0036
ANCHOR EASEMENT

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS:

THE WEST 13.75 FEET OF THE SOUTH 5.50 FEET OF THE NORTH 9.00 FEET.

CONTAINING 76 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER FIRST AMERICAN TITLE COMPANY ORDER NO. NCS-279100, DATED JULY 18, 2008)

THE EAST 140 FEET OF THE WEST 290 FEET IN LOT 4, BLOCK 66, BURKE & FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 21, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 57, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION CONVEYED TO STATE OF WASHINGTON FOR STATE HIGHWAY SR-908, BY DEED RECORDED DECEMBER 15, 1969 UNDER RECORDING NO. 6598462.



10-22-09

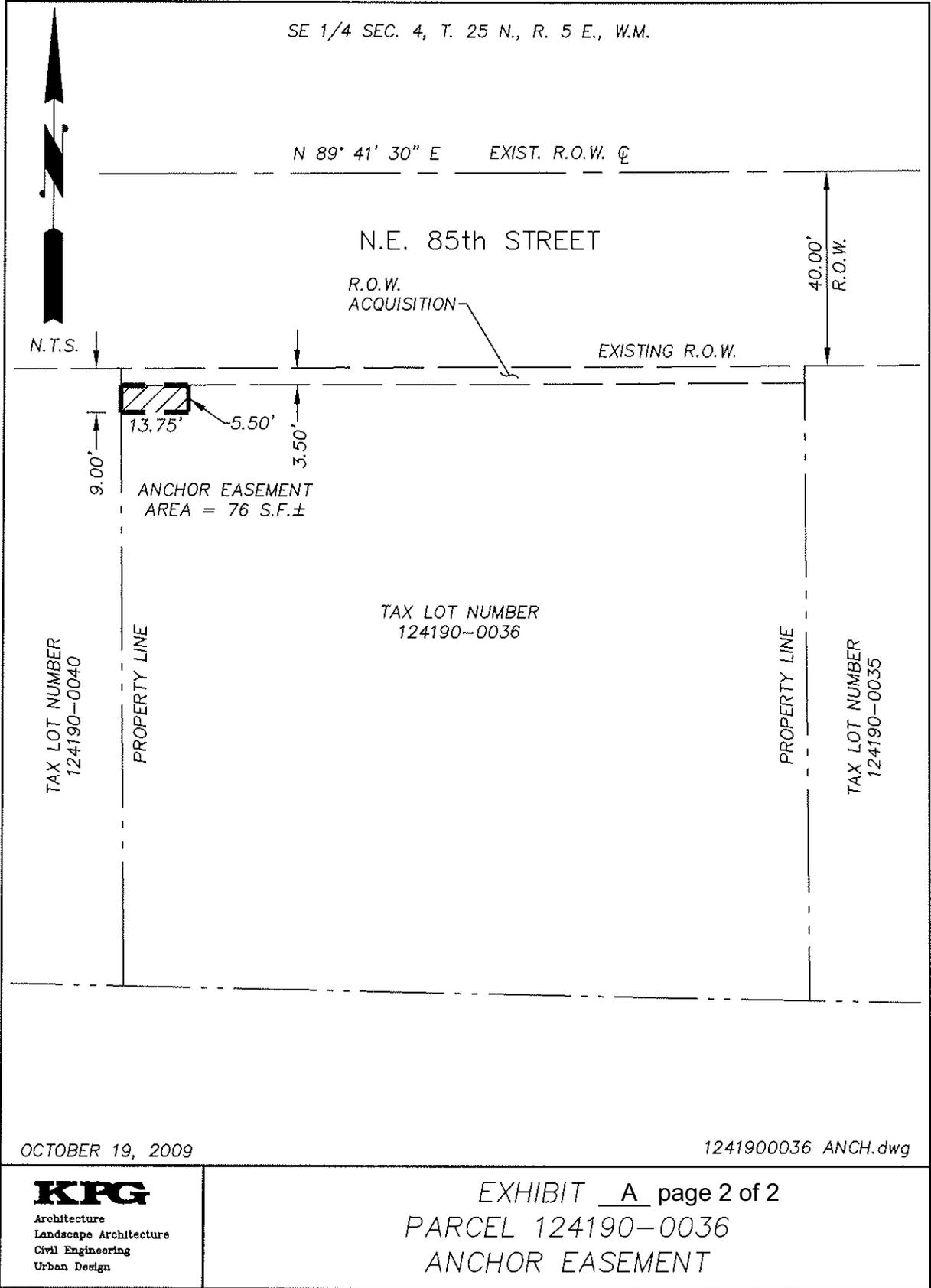


EXHIBIT A page 1 of 2
PARCEL NO. 124190-0036
RIGHT OF WAY ACQUISITION

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS;

THE NORTH 3.50 FEET.

CONTAINING 490 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER FIRST AMERICAN TITLE COMPANY ORDER NO. NCS-279100, DATED JULY 18, 2008)

THE EAST 140 FEET OF THE WEST 290 FEET IN LOT 4, BLOCK 66, BURKE & FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 21, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 57, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION CONVEYED TO STATE OF WASHINGTON FOR STATE HIGHWAY SR-908, BY DEED RECORDED DECEMBER 15, 1969 UNDER RECORDING NO. 6598462.

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- 1 -
KPG
TACOMA · SEATTLE



9-2-2009

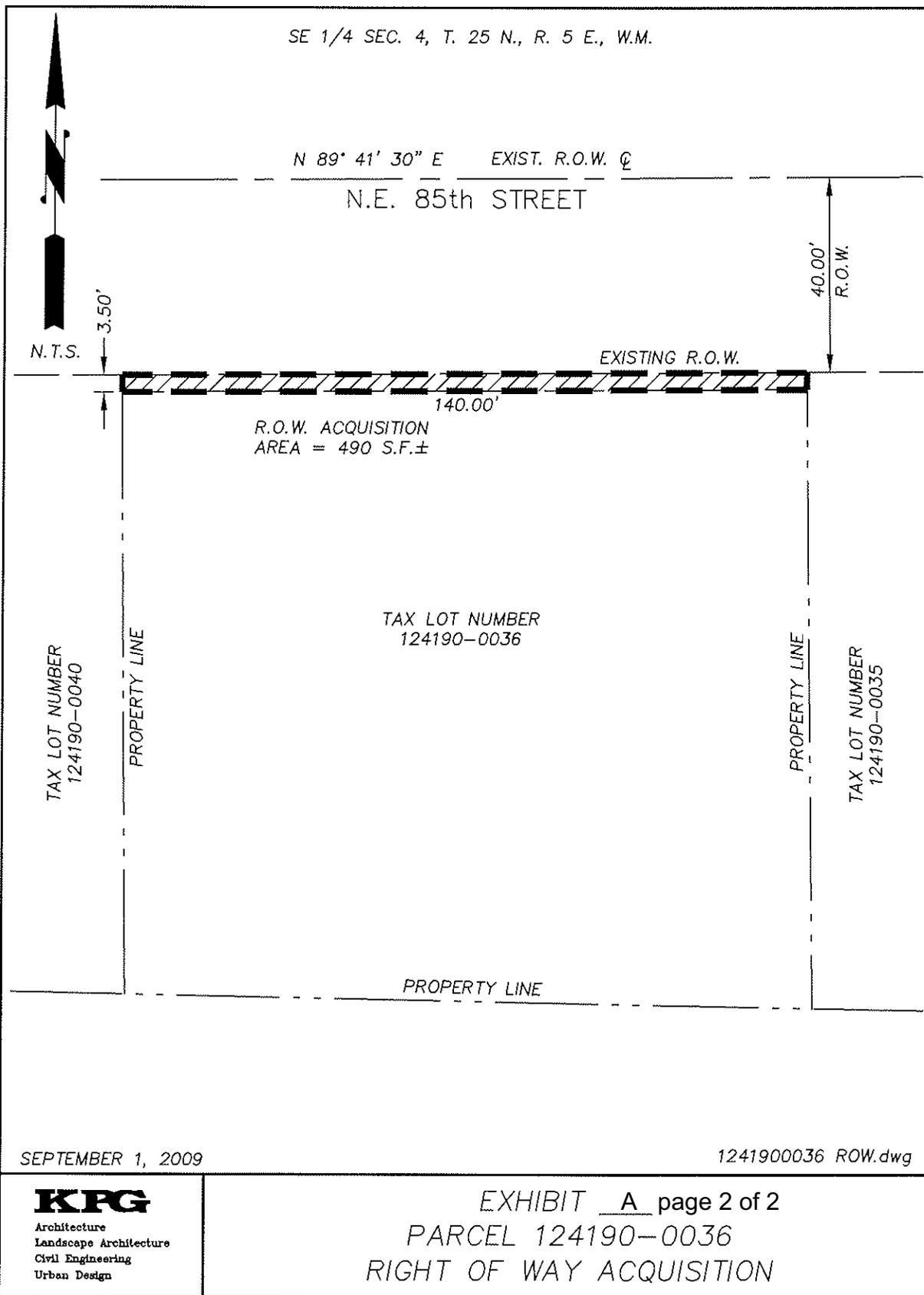


EXHIBIT A page 1 of 2
PARCEL NO. 124190-0036
TEMPORARY CONSTRUCTION EASEMENT

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS:

THE SOUTH 5.50 FEET OF THE NORTH 9.00 FEET.

CONTAINING 770 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER FIRST AMERICAN TITLE COMPANY ORDER NO. NCS-279100, DATED JULY 18, 2008)

THE EAST 140 FEET OF THE WEST 290 FEET IN LOT 4, BLOCK 66, BURKE & FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 21, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 57, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION CONVEYED TO STATE OF WASHINGTON FOR STATE HIGHWAY SR-908, BY DEED RECORDED DECEMBER 15, 1969 UNDER RECORDING NO. 6598462.



10-27-09

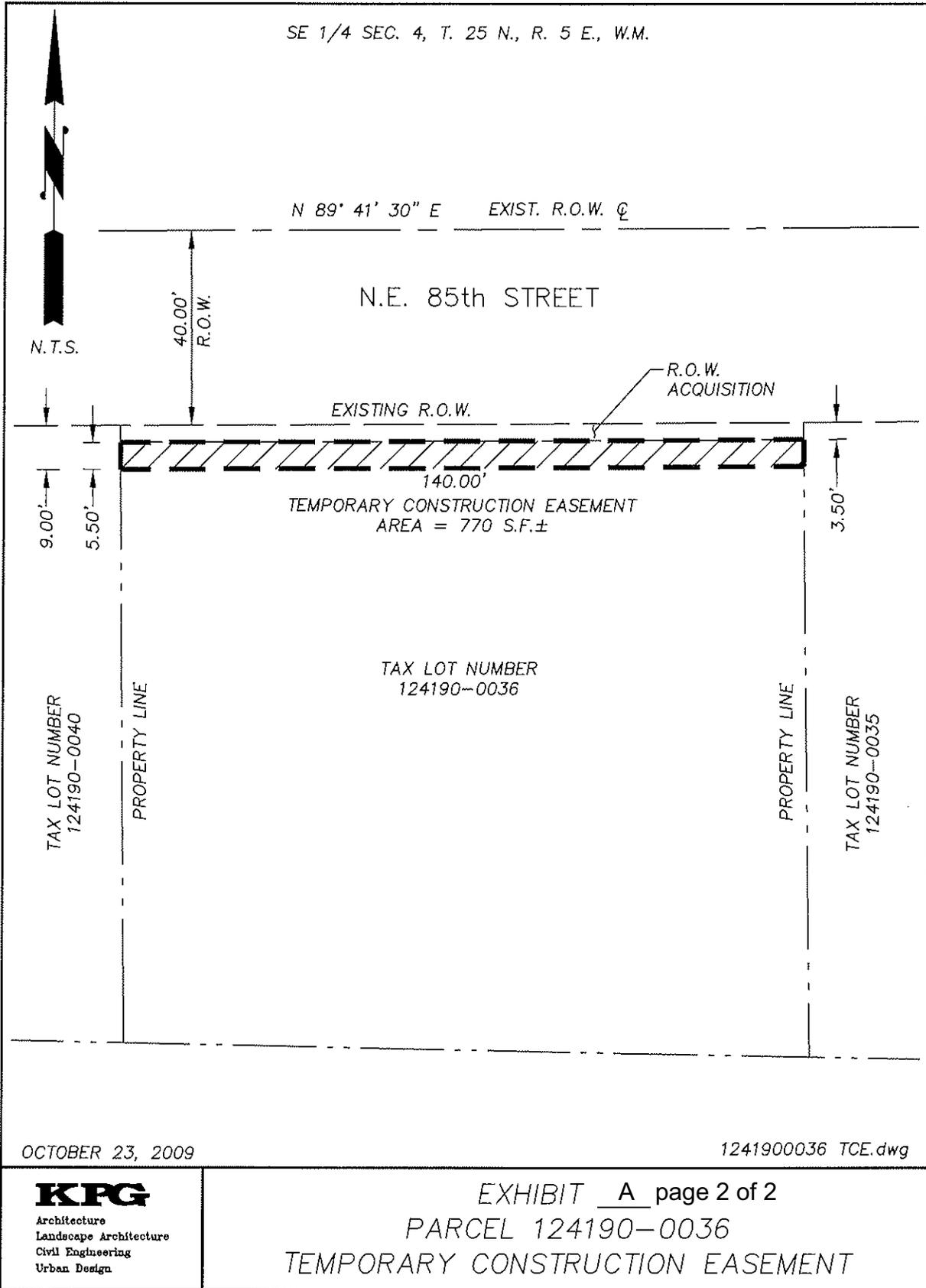


EXHIBIT A page 1 of 2
PARCEL NO. 124190-0035
AERIAL EASEMENT

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS:

THE SOUTH 5.00 FEET OF THE NORTH 8.50 FEET.

CONTAINING 501 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER FIRST AMERICAN TITLE COMPANY ORDER NO. NCS-342032, DATED FEBRUARY 26, 2008)

LOT 4, BLOCK 66, BURKE & FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 21, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 57, RECORDS OF KING COUNTY, WASHINGTON.

EXCEPT THE WEST 290 FEET THEREOF.

ALSO EXCEPT THE EAST 160 FEET THEREOF.

ALSO EXCEPT THE EAST HALF THEREOF.

ALSO EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED FEBRUARY 18, 1970 UNDER RECORDING NO. 6621425, IN KING COUNTY, WASHINGTON.



10-22-09

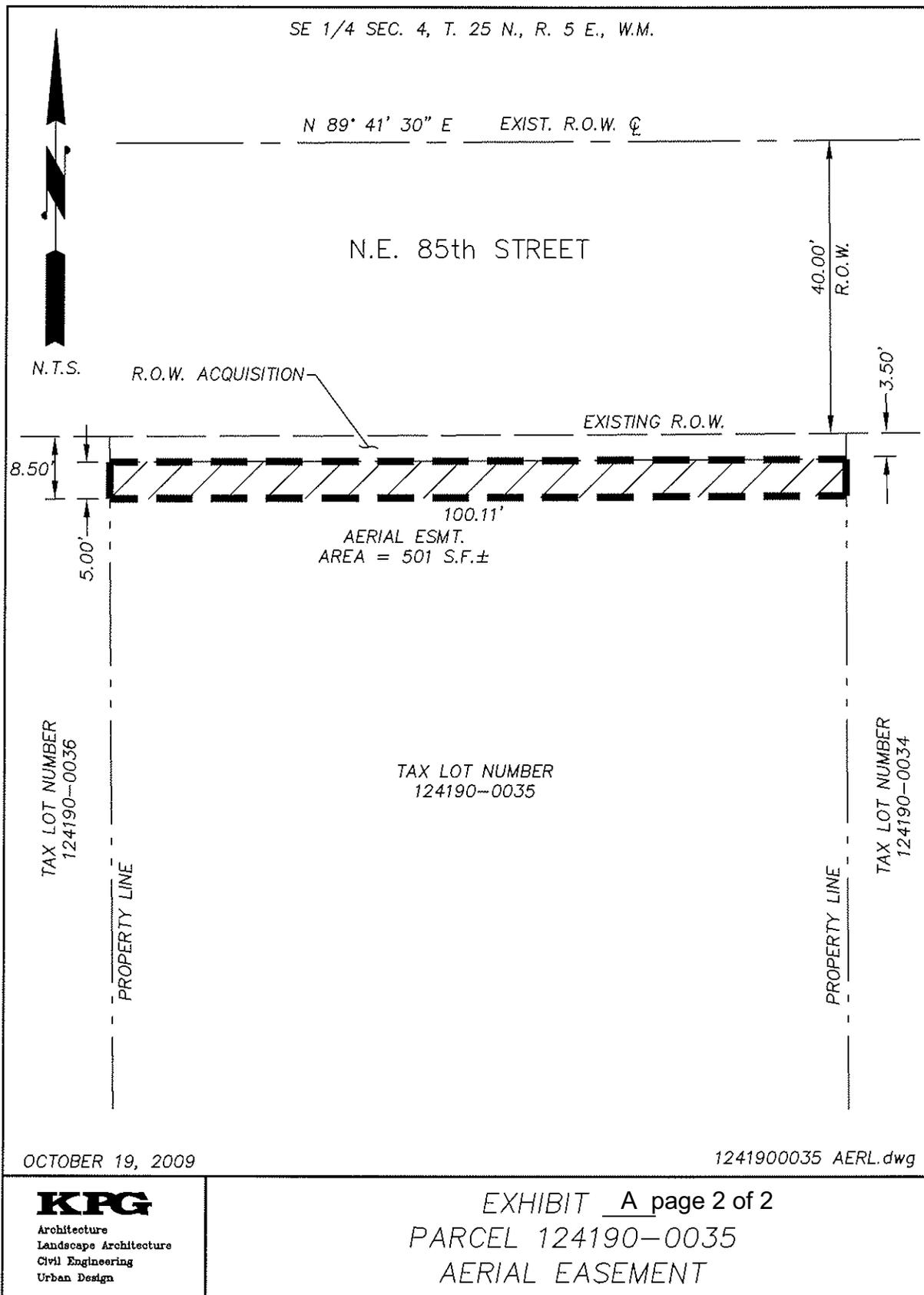


EXHIBIT A page 1 of 2
PARCEL NO. 124190-0035
RIGHT OF WAY IMPROVEMENT EASEMENT

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS;
THE WEST 91.00 FEET OF THE SOUTH 2.50 FEET OF THE NORTH 6.00 FEET.
CONTAINING 228 SQUARE FEET, MORE OR LESS.

PARCEL "A":
(PER FIRST AMERICAN TITLE COMPANY ORDER NO. NCS-342032, DATED FEBRUARY 26, 2008)

LOT 4, BLOCK 66, BURKE & FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 21,
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 57, RECORDS OF KING
COUNTY, WASHINGTON.

EXCEPT THE WEST 290 FEET THEREOF.

ALSO EXCEPT THE EAST 160 FEET THEREOF.

ALSO EXCEPT THE EAST HALF THEREOF.

ALSO EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED
FEBRUARY 18, 1970 UNDER RECORDING NO. 6621425, IN KING COUNTY, WASHINGTON.



9-1-2006

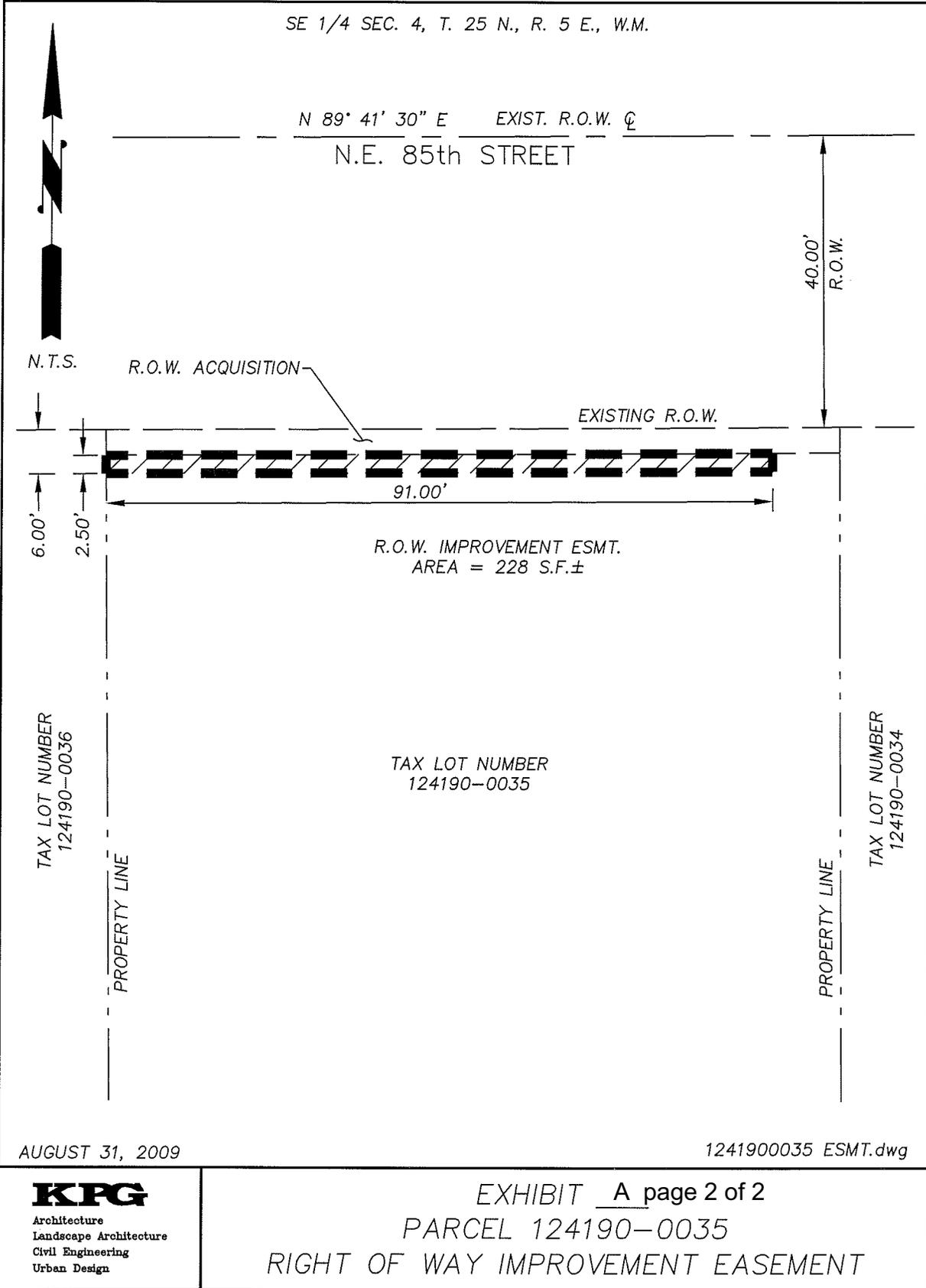
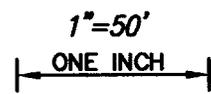
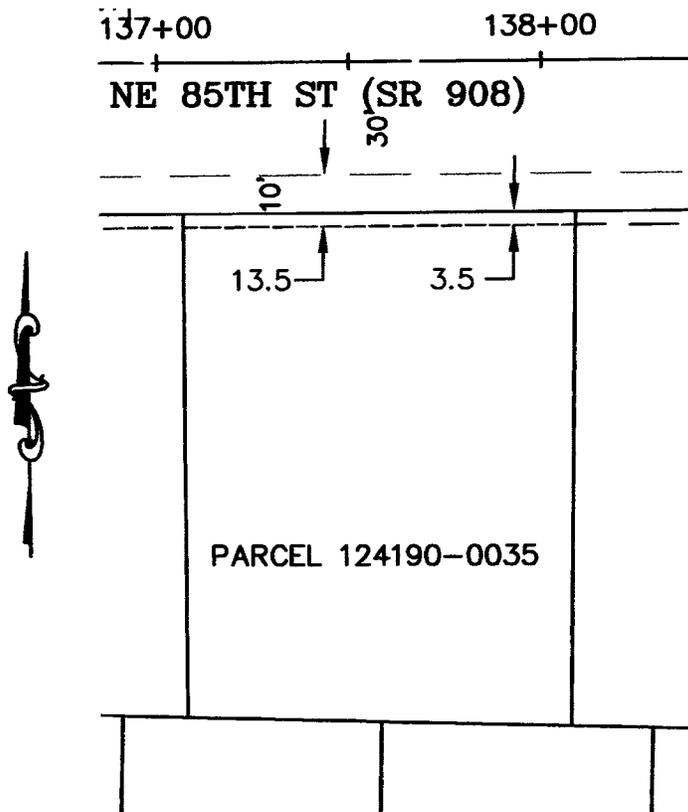


EXHIBIT A

NORTHEAST QUARTER OF THE SOUTHEAST QUARTER
SECTION 4, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.
CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON



AT FULL SCALE, IF NOT ONE INCH
SCALE ACCORDINGLY

RIGHT OF WAY EASEMENT

THAT PORTION OF SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4,
TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 3.50 FEET OF THE NORTH 13.50 FEET OF LOT 4, BLOCK 66, BURKE AND
FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION 21, ACCORDING TO THE
PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 57, RECORDS OF KING COUNTY,
WASHINGTON,
EXCEPT THE EAST 160.00 FEET; EXCEPT THE WEST 290.00 FEET; AND EXCEPT THE EAST
HALF OF THE REMAINDER.
CONTAINING 362 SQUARE FEET.

DUANE HARTMAN & ASSOCIATES, INC.
— Surveyors —

16928 WOODINVILLE-REDMOND ROAD, B-107 (425) 483-5355
WOODINVILLE, WASHINGTON 98072 FAX (425) 483-4650

GARRY STRUTHERS & ASSOCIATES



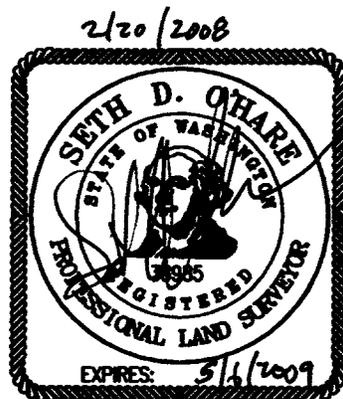
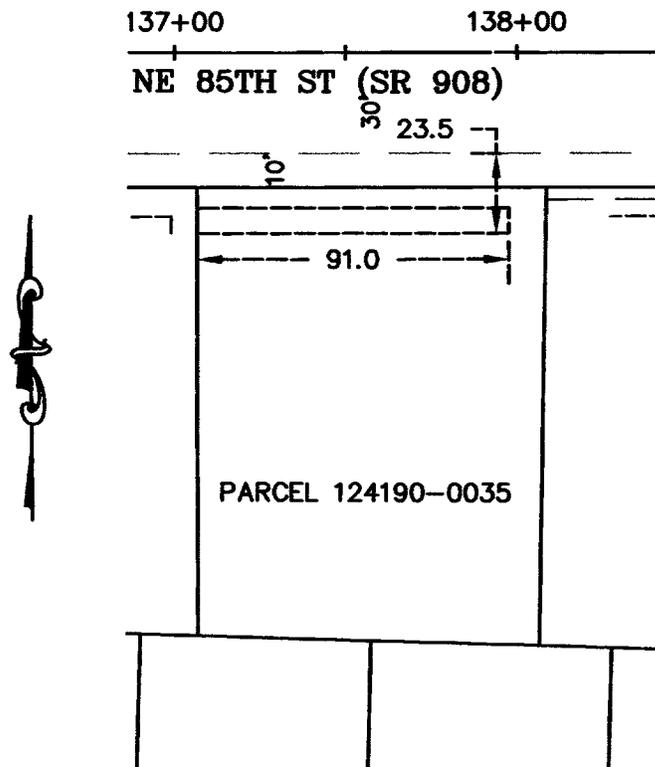
ASSESSOR NO.: 124190-0035 DATE: 01/21/2008

DRAWN BY: SDO

DRAWING NAME: 07-1216exh2.dwg PAGE ___ OF ___

EXHIBIT A

**NORTHEAST QUARTER OF THE SOUTHEAST QUARTER
SECTION 4, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.
CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON**



1"=50'
ONE INCH

AT FULL SCALE, IF NOT ONE INCH
SCALE ACCORDINGLY

TEMPORARY CONSTRUCTION EASEMENT

THAT PORTION OF SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4,
TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE WEST 91.00 FEET OF THE FOLLOWING DESCRIBED PARCEL;
THE SOUTH 7.50 FEET OF THE NORTH 23.50 FEET OF LOT 4, BLOCK 66, BURKE AND
FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION 21, ACCORDING TO THE
PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 57, RECORDS OF KING COUNTY,
WASHINGTON,
EXCEPT THE EAST 160.00 FEET; EXCEPT THE WEST 290.00 FEET; AND EXCEPT THE EAST
HALF OF THE REMAINDER.
CONTAINING 683 SQUARE FEET.

DUANE HARTMAN & ASSOCIATES, INC.
Surveyors



16928 WOODINVILLE-REDMOND ROAD, B-107 (425) 483-5355
WOODINVILLE, WASHINGTON 98072 FAX (425) 483-4650

GARRY STRUTHERS & ASSOCIATES

ASSESSOR NO.: 124190-0035 DATE: 02/19/2008

DRAWN BY: SDO

DRAWING NAME: 07-1216exh2.dwg PAGE ___ OF ___

EXHIBIT A page 1 of 2
PARCEL NO. 124190-0034
AERIAL EASEMENT

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS:

THE SOUTH 5.00 FEET OF THE NORTH 8.50 FEET.

CONTAINING 501 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER FIRST AMERICAN TITLE COMPANY ORDER NO. NCS-342026, DATED FEBRUARY 25, 2008)

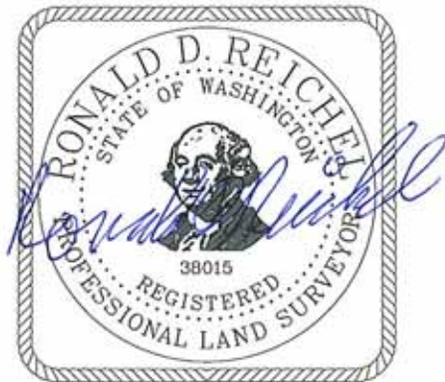
THE EAST HALF OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 4, BLOCK 66, BURKE & FARRAR'S DIVISION NO. 21, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 57, IN KING COUNTY, WASHINGTON.

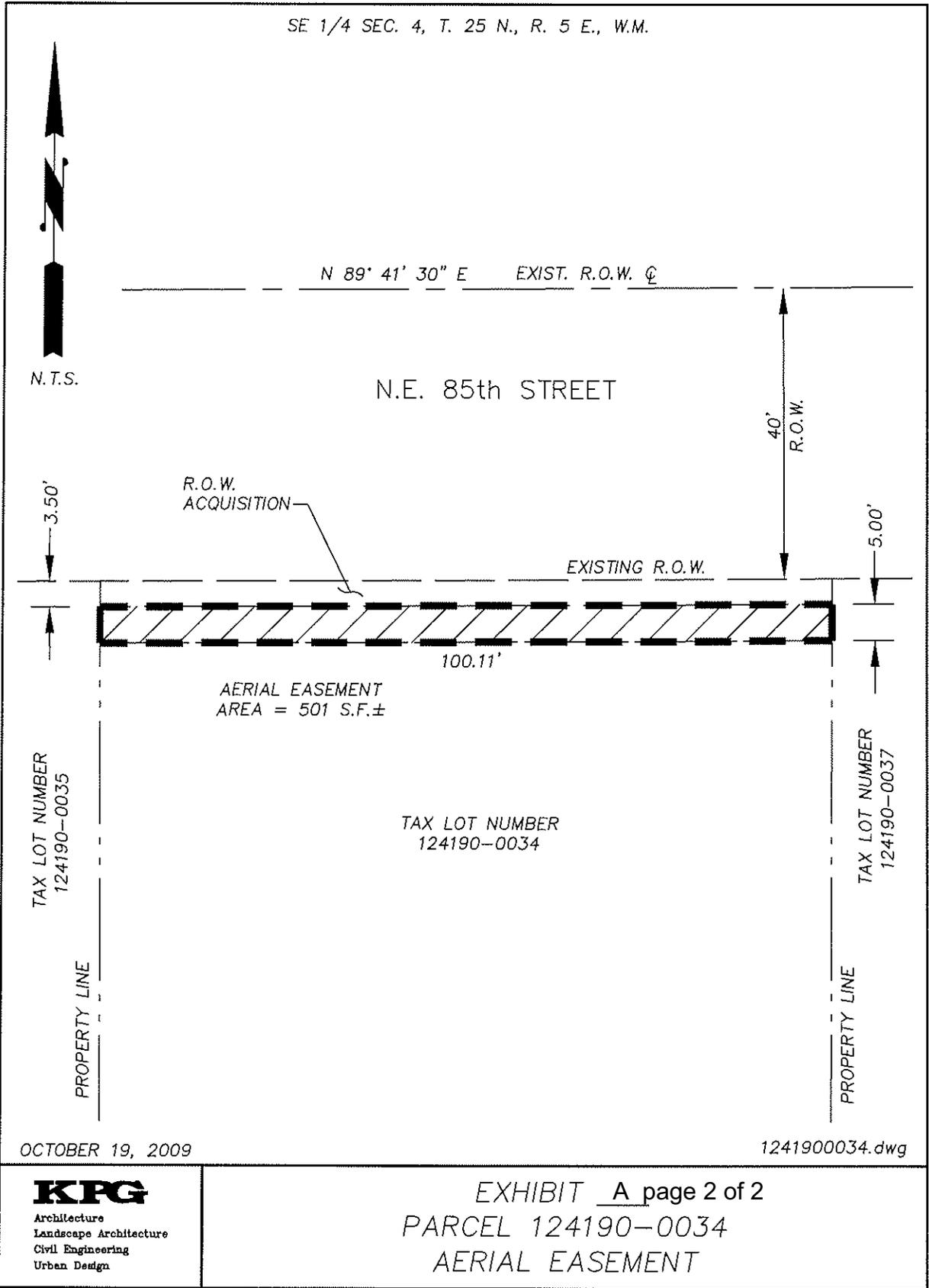
EXCEPT THE WEST 290 FEET THEREOF.

EXCEPT THE EAST 160 FEET THEREOF.

LESS THAT PORTION LYING NORTHERLY OF A LINE DRAWN PARALLEL WITH AND 40 FEET DISTANCE SOUTHERLY FROM THE CENTER LINE SURVEY OF S.R. 901 AT 120TH AVENUE N.E. TO SAMMAMISH RIVER, SAID LINE EXTENDS FROM THE WESTERLY BOUNDARY TO THE EASTERLY BOUNDARY OF SAID PARCEL OF LAND.



10-22-09

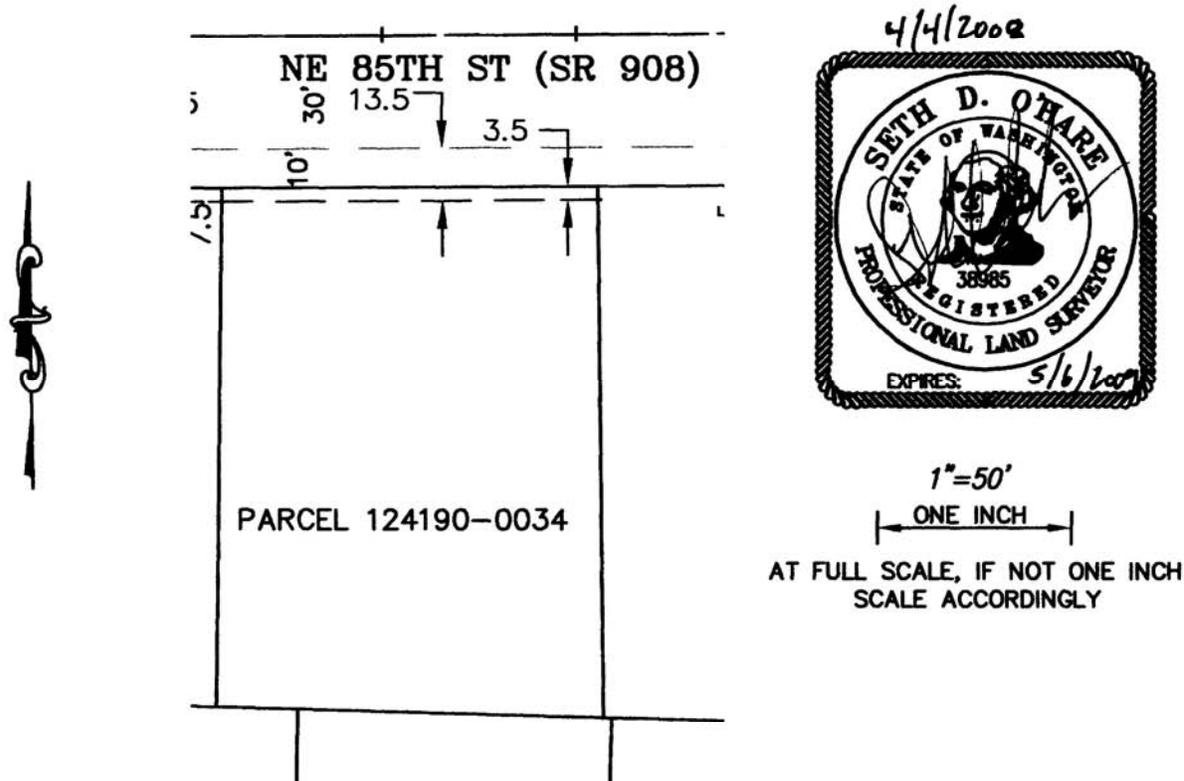


KPG
 Architecture
 Landscape Architecture
 Civil Engineering
 Urban Design

EXHIBIT A page 2 of 2
 PARCEL 124190-0034
 AERIAL EASEMENT

EXHIBIT A

NORTHEAST QUARTER OF THE SOUTHEAST QUARTER
SECTION 4, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.
CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON



RIGHT OF WAY

THAT PORTION OF SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4,
TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE SOUTH 3.50 FEET OF THE NORTH 13.50 FEET OF LOT 4, BLOCK 66, BURKE AND
FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION 21, ACCORDING TO THE
PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 57, RECORDS OF KING COUNTY,
WASHINGTON,
EXCEPT THE EAST 160.00 FEET; EXCEPT THE WEST 290.00 FEET; AND EXCEPT THE WEST
HALF OF THE REMAINDER.
CONTAINING 344 SQUARE FEET.

DUANE HARTMAN & ASSOCIATES, INC.
— Surveyors —

16928 WOODINVILLE-REDMOND ROAD, B-107 (425) 483-5355
WOODINVILLE, WASHINGTON 98072 FAX (425) 483-4850

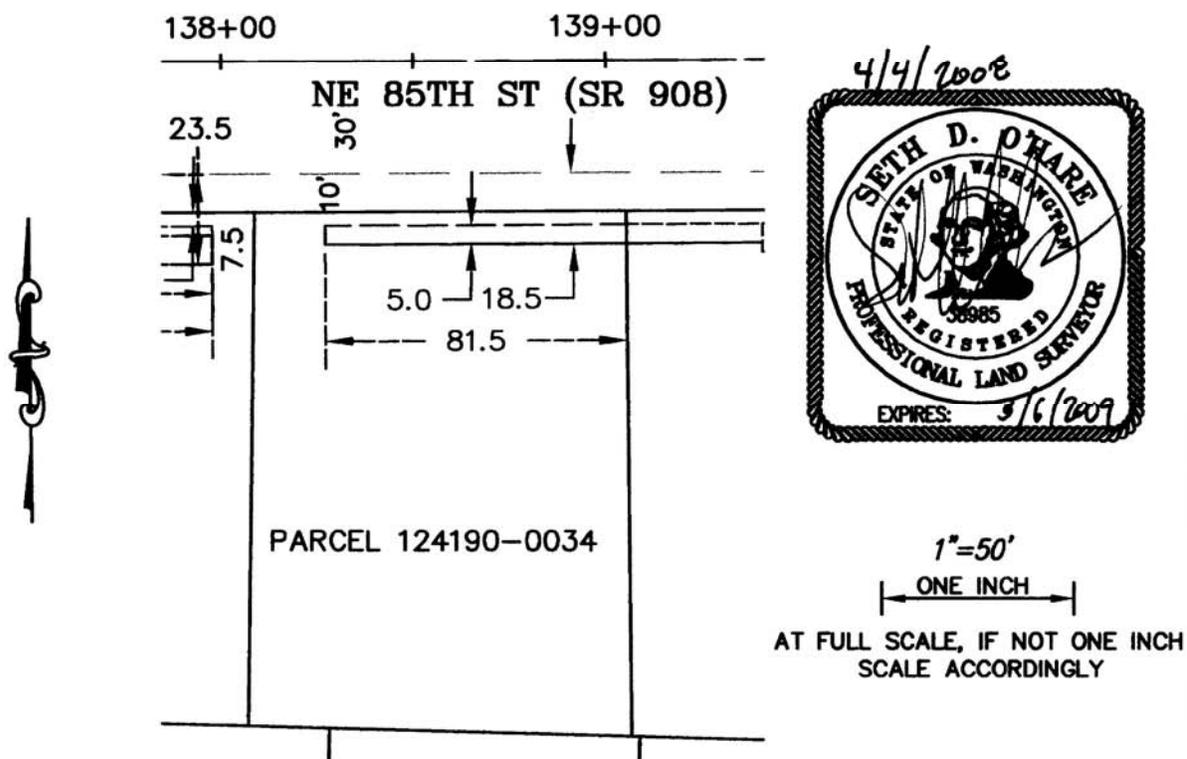
GARRY STRUTHERS & ASSOCIATES



ASSESSOR NO.: 124190-0034 DATE: 03/10/2008
DRAWN BY: SDO
DRAWING NAME: 07-1216exh2.dwg PAGE ___ OF ___

EXHIBIT A

NORTHEAST QUARTER OF THE SOUTHEAST QUARTER
SECTION 4, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.
CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON



TEMPORARY CONSTRUCTION EASEMENT

THAT PORTION OF SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4,
TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE EAST 81.50 FEET OF THE FOLLOWING DESCRIBED PORTION;
THE SOUTH 5.00 FEET OF THE NORTH 18.50 FEET OF LOT 4, BLOCK 66, BURKE AND
FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION 21, ACCORDING TO THE
PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 57, RECORDS OF KING COUNTY,
WASHINGTON,
EXCEPT THE EAST 160.00 FEET; EXCEPT THE WEST 290.00 FEET; AND EXCEPT THE WEST
HALF OF THE REMAINDER.
CONTAINING 408 SQUARE FEET.

DUANE HARTMAN & ASSOCIATES, INC.
— Surveyors —

16928 WOODINVILLE-REDMOND ROAD, B-107 (425) 483-5355
WOODINVILLE, WASHINGTON 98072 FAX (425) 483-4650

GARRY STRUTHERS & ASSOCIATES



ASSESSOR NO.: 124190-0034 DATE: 01/21/2008

DRAWN BY: SDO

DRAWING NAME: 07-1216exh2.dwg PAGE ___ OF ___

EXHIBIT A page 1 of 2
PARCEL NO. 124190-0037
AERIAL EASEMENT

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS:

THE SOUTH 5.00 FEET OF THE NORTH 8.50 FEET;

CONTAINING 800 SQUARE FEET, MORE OR LESS.

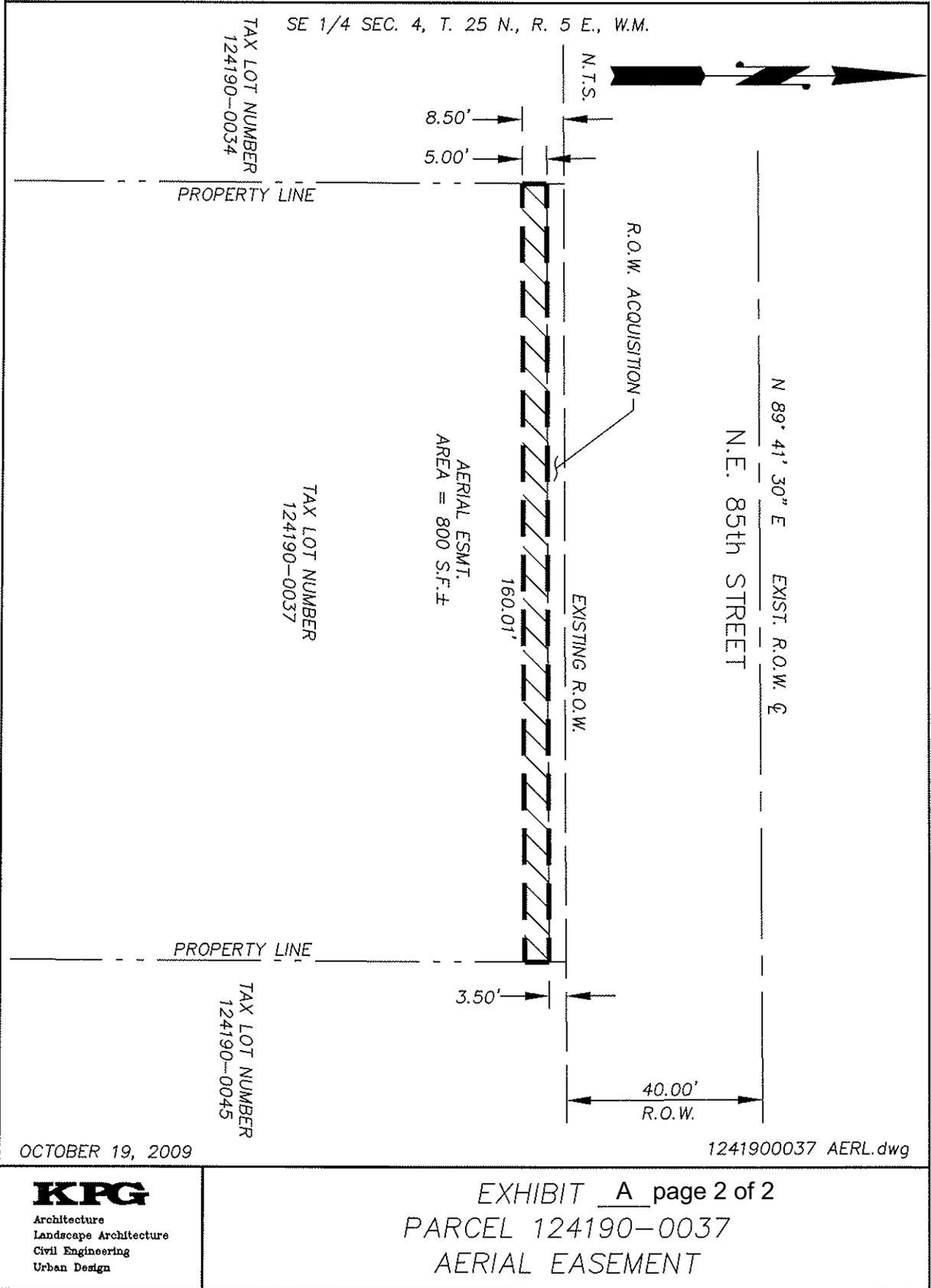
PARCEL "A":

(PER FIRST AMERICAN TITLE COMPANY ORDER NO. NCS-279102, DATED FEBRUARY 07, 2007)

THE EAST 160 FEET OF LOT 4, BLOCK 66, BURKE & FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO 21, ACCORDING TO THE PLAT RECORDED IN VOLUME 20 OF PLATS, PAGE 57, KING COUNTY, WASHINGTON;

EXCEPT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEED RECORDED UNDER RECORDING NO. 6579331.





KPG
 Architecture
 Landscape Architecture
 Civil Engineering
 Urban Design

EXHIBIT A page 2 of 2
 PARCEL 124190-0037
 AERIAL EASEMENT

EXHIBIT A page 1 of 2
PARCEL NO. 124190-0037
RIGHT OF WAY IMPROVEMENT EASEMENT

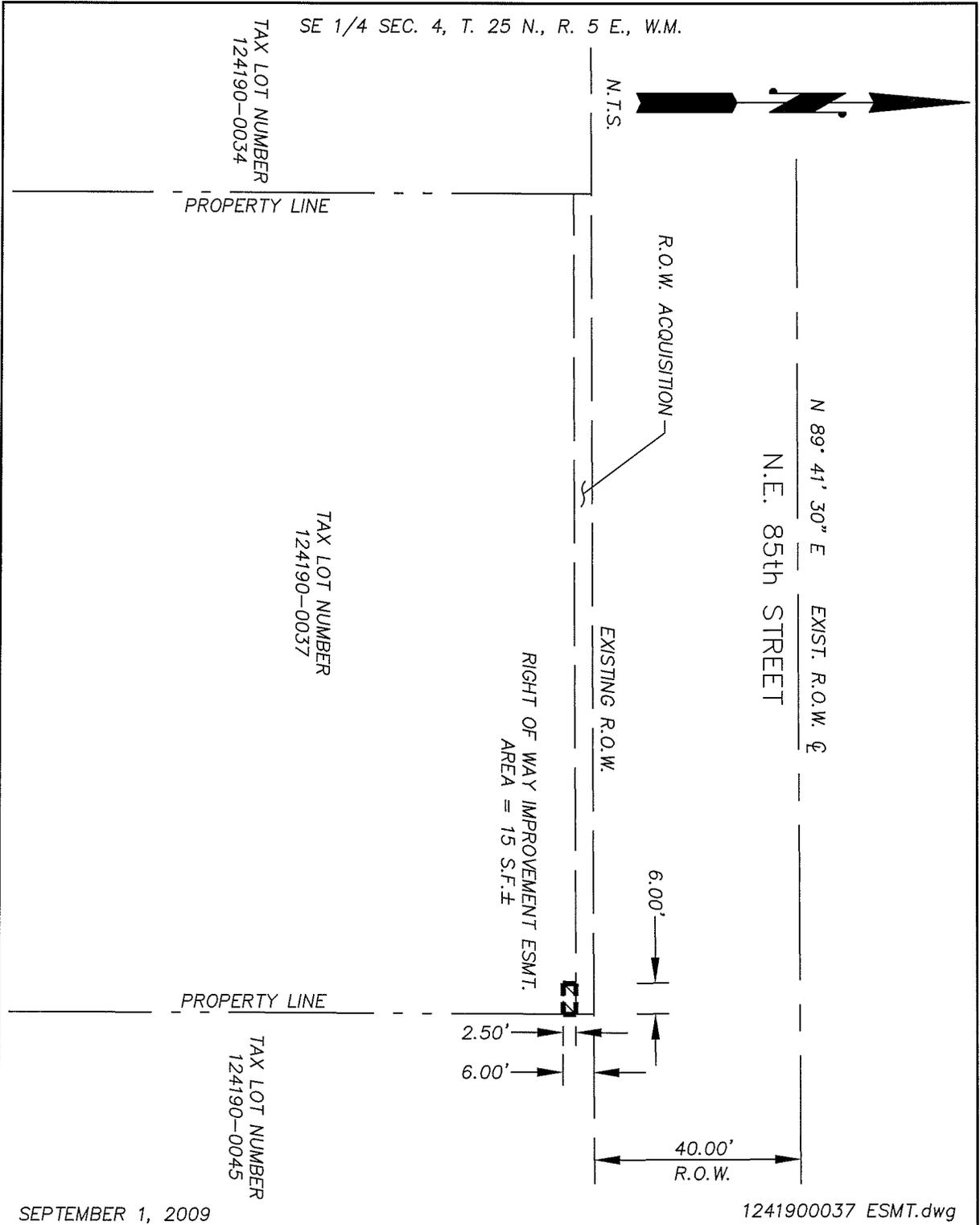
THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS;
THE EAST 6.00 FEET OF THE SOUTH 2.50 FEET OF THE NORTH 6.00 FEET.
CONTAINING 15 SQUARE FEET, MORE OR LESS.

PARCEL "A":
(PER FIRST AMERICAN TITLE COMPANY ORDER NO. NCS-279102, DATED FEBRUARY 07, 2007)

THE EAST 160 FEET OF LOT 4, BLOCK 66, BURKE & FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO 21, ACCORDING TO THE PLAT RECORDED IN VOLUME 20 OF PLATS, PAGE 57, KING COUNTY, WASHINGTON;

EXCEPT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEED RECORDED UNDER RECORDING NO. 6579331.





KPG
 Architecture
 Landscape Architecture
 Civil Engineering
 Urban Design

EXHIBIT A page 2 of 2
 PARCEL 124190-0037
 RIGHT OF WAY IMPROVEMENT EASEMENT

EXHIBIT A page 1 of 2
PARCEL NO. 124190-0037
TEMPORARY CONSTRUCTION EASEMENT

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS;
THE SOUTH 7.00 FEET OF THE NORTH 10.50 FEET;
EXCEPT THE WEST 150.00 FEET OF THE SOUTH 2.00 FEET OF THE NORTH 10.50 FEET;
ALSO EXCEPT THE EAST 6.00 FEET OF THE SOUTH 2.50 FEET OF THE NORTH 6.00 FEET.
CONTAINING 805 SQUARE FEET, MORE OR LESS.

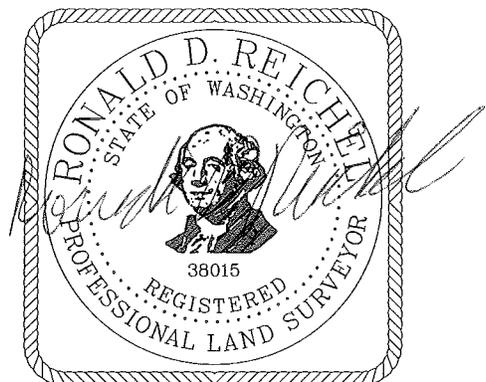
PARCEL "A":

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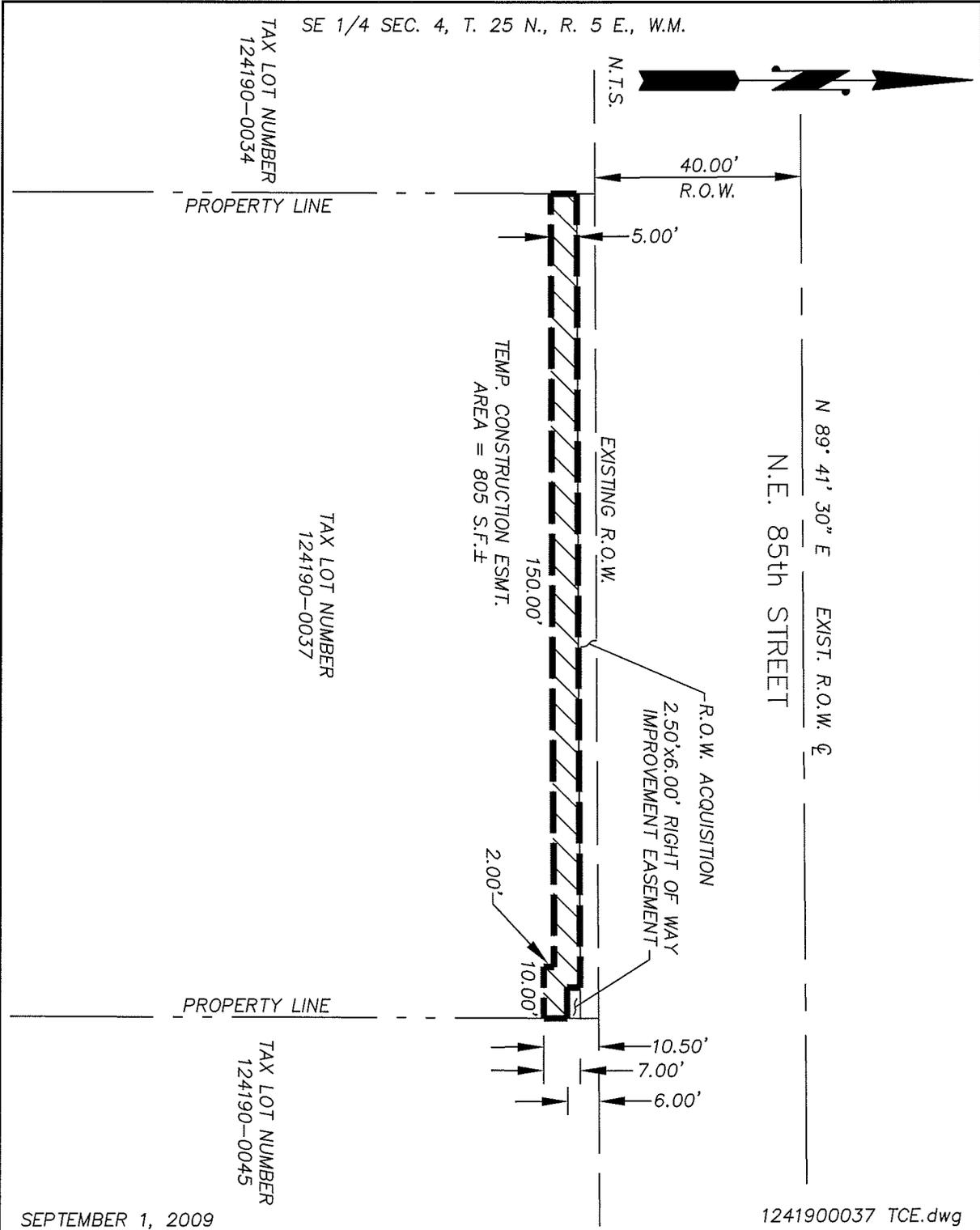
THE EAST 160 FEET OF LOT 4, BLOCK 66, BURKE & FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO 21, ACCORDING TO THE PLAT RECORDED IN VOLUME 20 OF PLATS, PAGE 57, KING COUNTY, WASHINGTON;

EXCEPT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEED RECORDED UNDER RECORDING NO. 6579331.

1241900037 TCE.DOC



9-2-2009

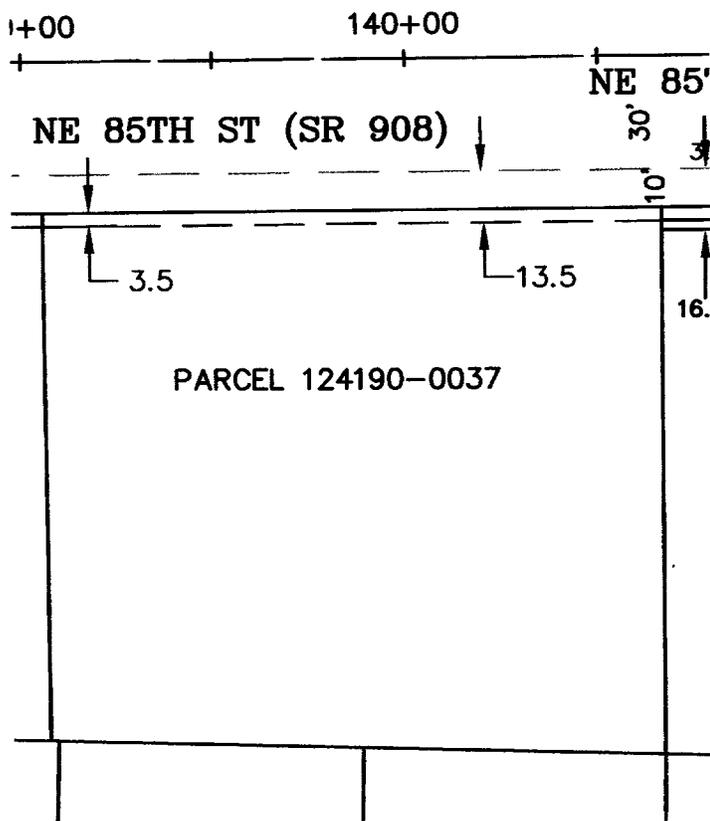


KPG
 Architecture
 Landscape Architecture
 Civil Engineering
 Urban Design

EXHIBIT A page 2 of 2
 PARCEL 124190-0037
 TEMPORARY CONSTRUCTION EASEMENT

EXHIBIT A

NORTHWEST QUARTER OF THE SOUTHEAST QUARTER
SECTION 4, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.
CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON



1"=50'
ONE INCH
AT FULL SCALE, IF NOT ONE INCH
SCALE, ACCORDINGLY
2/28/2008



RIGHT OF WAY EASEMENT

THAT PORTION OF THE EAST 160.00 FEET OF LOT 4, BLOCK 66, OF PLAT OF BURKE AND FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 21, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS ON PAGE 57, RECORDS OF KING COUNTY, WASHINGTON, AND OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS; THE SOUTH 3.50 FEET OF THE NORTH 13.50 FEET. SITUATE IN THE CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON. CONTAINING 564 SQUARE FEET.

DUANE HARTMAN & ASSOCIATES, INC.
Surveyors

16928 WOODINVILLE-REDMOND ROAD, B-107 (425) 483-5355
WOODINVILLE, WASHINGTON 98072 FAX (425) 483-4650

GARRY STRUTHERS & ASSOCIATES



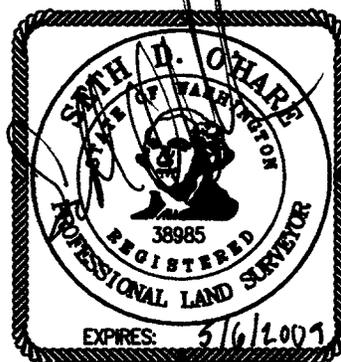
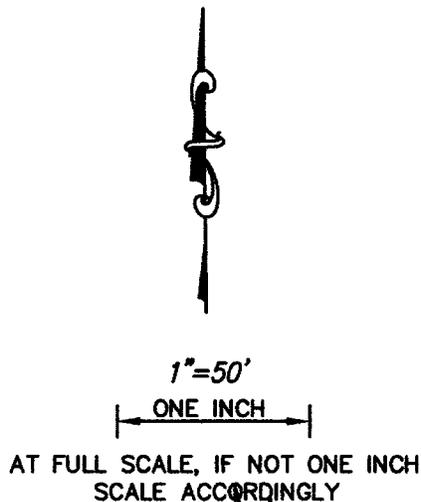
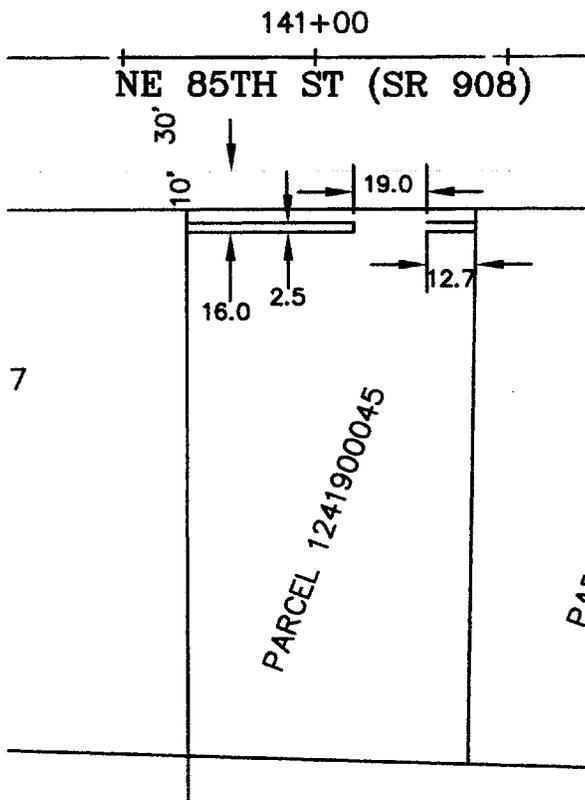
ASSESSOR NO.: 124190-0037 DATE: 01/15/2008

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DRAWING NAME: 07-1216exh3.dwg PAGE ___ OF ___

EXHIBIT A

SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER
SECTION 4, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.
CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON



2/18/2008

RIGHT OF WAY IMPROVEMENT EASEMENT

THAT PORTION OF LOT 5, BLOCK 66, OF PLAT OF BURKE AND FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 21, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS ON PAGE 57, RECORDS OF KING COUNTY, WASHINGTON, AND OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE SOUTH 2.50 FEET OF THE NORTH 16.00 FEET; EXCEPT THE EAST 577 FEET THEREOF AS MEASURED ALONG THE SOUTH LINE OF SAID LOT 5;
EXCEPT THE SOUTH 2.50 FEET OF THE NORTH 16.00 FEET OF THE WEST 19.00 FEET OF THE EAST 31.70 FEET THEREOF.
SITUATE IN THE CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON.
CONTAINING 141 SQUARE FEET.

DUANE HARTMAN & ASSOCIATES, INC.
— Surveyors —

16928 WOODINVILLE-REDMOND ROAD, B-107 (425) 483-5355
WOODINVILLE, WASHINGTON 98072 FAX (425) 483-4650

GARRY STRUTHERS & ASSOCIATES



ASSESSOR NO.: 124190-0045 DATE: 01/15/2008

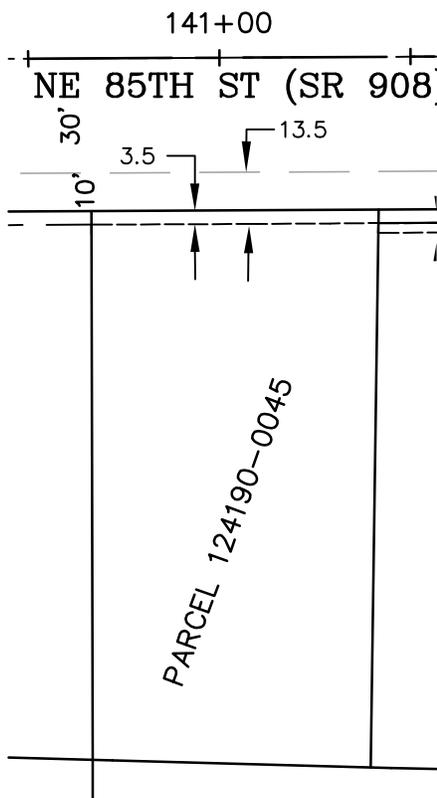
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DRAWING NAME: 07-1216exh3.dwg

PAGE ___ OF ___

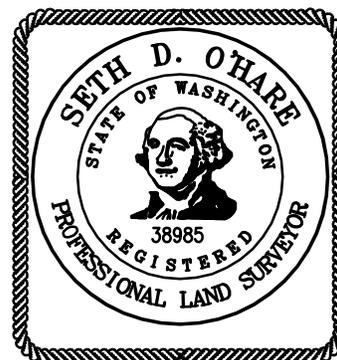
EXHIBIT A

SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER
SECTION 4, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.
CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON



1"=50'
ONE INCH

AT FULL SCALE, IF NOT ONE INCH
SCALE ACCORDINGLY



RIGHT OF WAY

THAT PORTION OF LOT 5, BLOCK 66, OF PLAT OF BURKE AND FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 21, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS ON PAGE 57, RECORDS OF KING COUNTY, WASHINGTON, AND OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS;
THE SOUTH 3.50 FEET OF THE NORTH 13.50 FEET; EXCEPT THE EAST 577.00 FEET THEREOF AS MEASURED ALONG THE SOUTH LINE OF SAID LOT 5;
SITUATE IN THE CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON.
CONTAINING 263 SQUARE FEET.

DUANE HARTMAN & ASSOCIATES, INC.
Surveyors

16928 WOODINVILLE-REDMOND ROAD, B-107 (425) 483-5355
WOODINVILLE, WASHINGTON 98072 FAX (425) 483-4650

GARRY STRUTHERS & ASSOCIATES

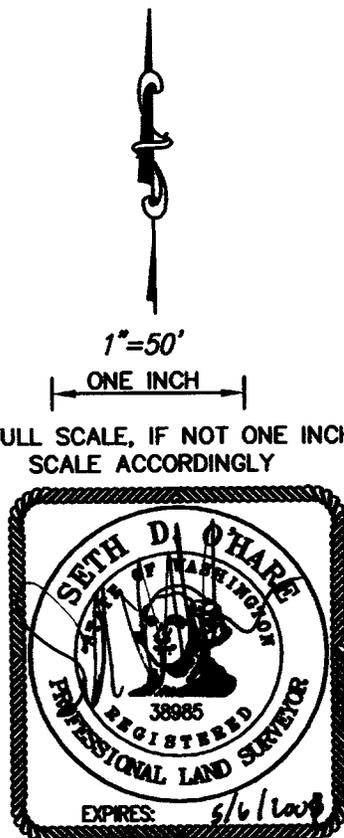
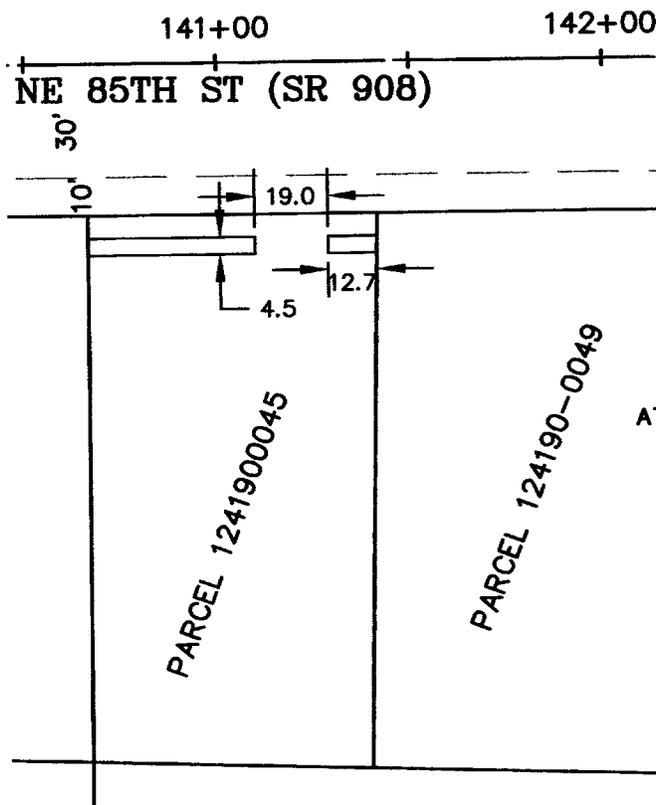


ASSESSOR NO.: 124190-0045 DATE: 08/11/2008

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DRAWING NAME: 07-1216exh3.dwg PAGE ___ OF ___

EXHIBIT A
SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER
SECTION 4, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.
CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON



2/29/2008

TEMPORARY CONSTRUCTION EASEMENT

THAT PORTION OF LOT 5, BLOCK 66, OF PLAT OF BURKE AND FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 21, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS ON PAGE 57, RECORDS OF KING COUNTY, WASHINGTON, AND OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS;
 THE SOUTH 4.50 FEET OF THE NORTH 20.50 FEET; EXCEPT THE EAST 577.00 FEET THEREOF AS MEASURED ALONG THE SOUTH LINE OF SAID LOT 5;
 EXCEPT THE WEST 19.00 FEET OF THE EAST 31.70 FEET THEREOF .
 SITUATE IN THE CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON.
 CONTAINING 253 SQUARE FEET.

<p>DUANE HARTMAN & ASSOCIATES, INC. <i>Surveyors</i></p>		<p>ASSESSOR NO.: <u>124190-0045</u> DATE: <u>02/25/2008</u></p>
<p>16928 WOODINVILLE-REDMOND ROAD, B-107 (425) 483-5355 WOODINVILLE, WASHINGTON 98072 FAX (425) 483-4650</p>		<p>DRAWN BY: SDO</p>
<p>GARRY STRUTHERS & ASSOCIATES</p>	<p>DRAWING NAME: 07-1216exh.3.dwg PAGE ___ OF ___</p>	

EXHIBIT A page 1 of 2
PARCEL NO. 124190-0045
AERIAL EASEMENT

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS:

THE SOUTH 5.00 FEET OF THE NORTH 8.50 FEET.

CONTAINING 368 SQUARE FEET, MORE OR LESS.

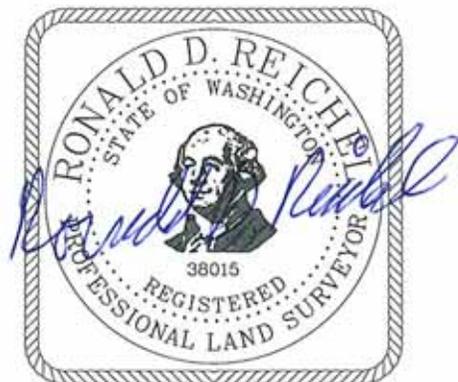
PARCEL "A":

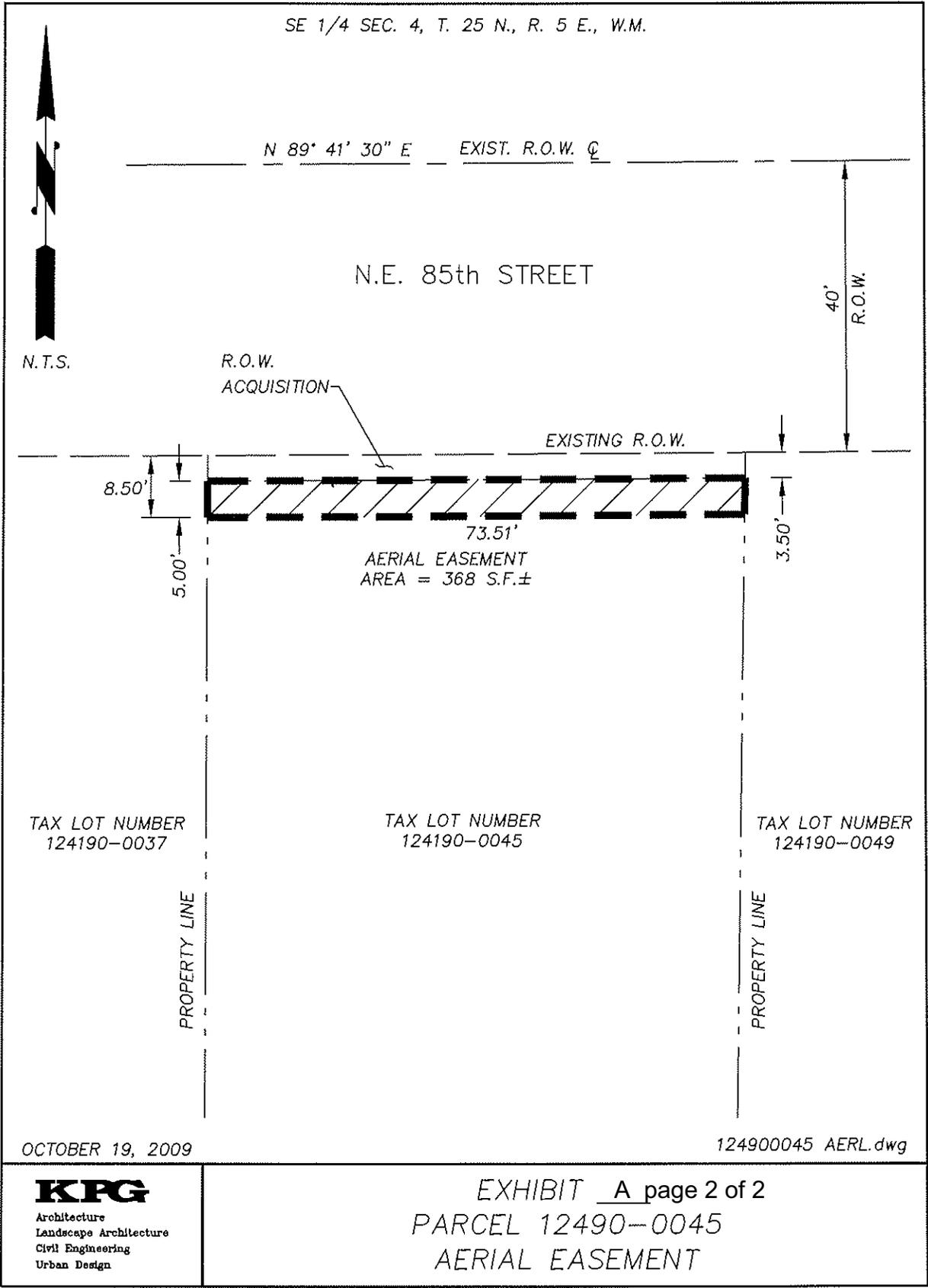
(PER FIRST AMERICAN TITLE COMPANY ORDER NO. NCS-279110, DATED FEBRUARY 08, 2007)

LOT 5, BLOCK 66, BURKE & FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 21,
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 57, IN KING COUNTY,
WASHINGTON;

EXCEPT THE EAST 577 FEET THEREOF AS MEASURED ON THE SOUTH LINE;

AND EXCEPT THAT PORTION DEEDED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER
RECORDING NO. 6623499.





KPG
 Architecture
 Landscape Architecture
 Civil Engineering
 Urban Design

EXHIBIT A page 2 of 2
 PARCEL 12490-0045
 AERIAL EASEMENT

EXHIBIT A page 1 of 2
PARCEL NO. 124190-0049
AERIAL EASEMENT

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS:

THE SOUTH 5.00 FEET OF THE NORTH 8.50 FEET.

CONTAINING 375 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER FIRST AMERICAN TITLE COMPANY ORDER NO. NCS-279131, DATED JULY 22, 2008)

THE WEST 75 FEET OF THE EAST 577 FEET OF LOT 5, AS MEASURED ON THE SOUTH LINE THEREOF IN BLOCK 66 OF BURKE & FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 21, AS PER PLAT RECORDED IN VOLUME 20 OF PLATS, PAGE 57, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 10 FEET FOR ROAD RECORDED JULY 12, 1970 UNDER RECORDING NO. 6660561.



10-22-09

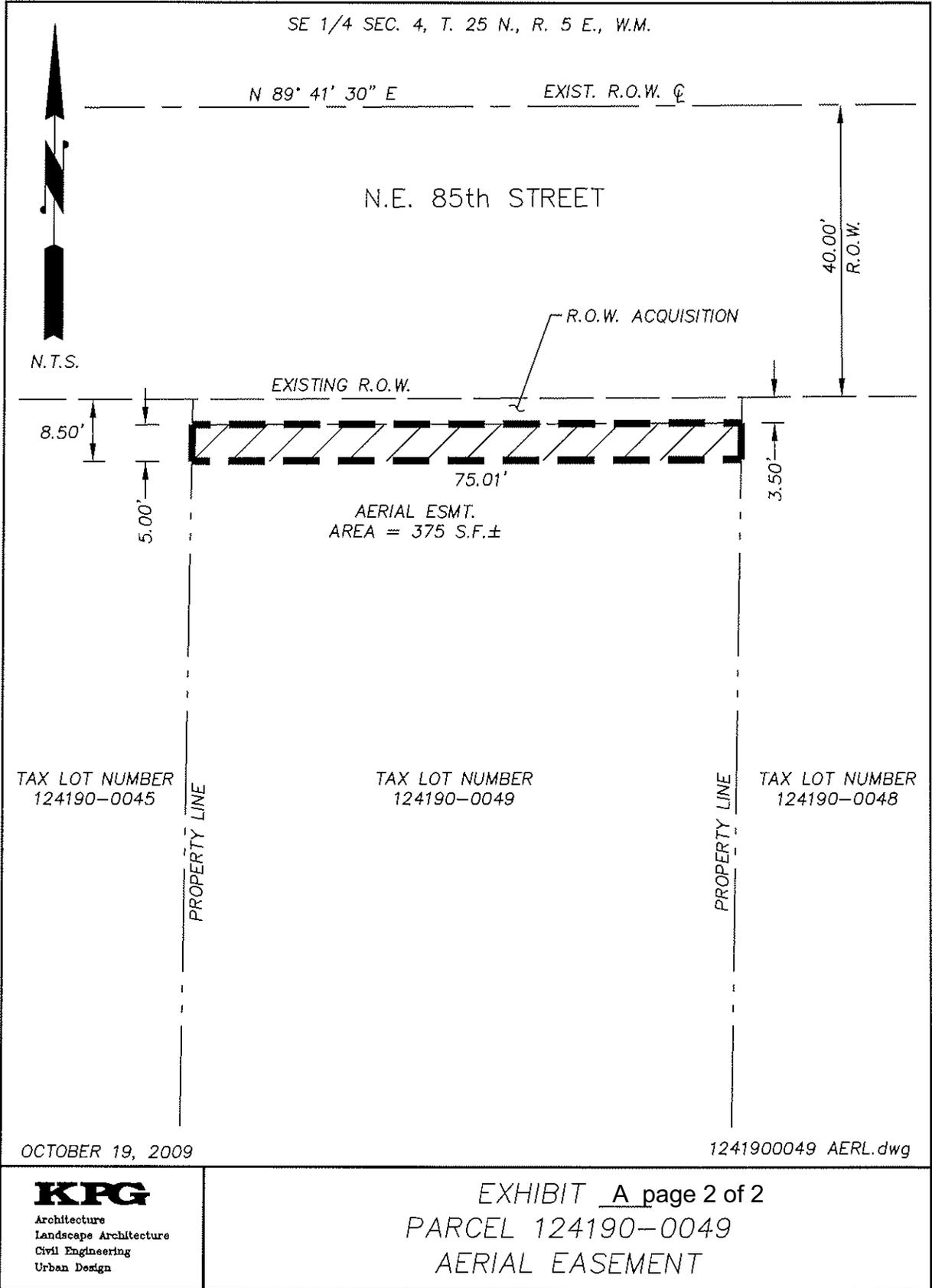


EXHIBIT A page 1 of 2
PARCEL NO. 124190-0049
RIGHT OF WAY IMPROVEMENT EASEMENT

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS;
THE SOUTH 2.50 FEET OF THE NORTH 6.00 FEET OF THE WEST 47.50 FEET;
TOGETHER WITH THE SOUTH 2.50 FEET OF THE NORTH 6.00 FEET OF THE EAST 7.50 FEET.
CONTAINING 138 SQUARE FEET, MORE OR LESS.

PARCEL "A":
(PER FIRST AMERICAN TITLE COMPANY ORDER NO. NCS-279131, DATED JULY 22, 2008)

THE WEST 75 FEET OF THE EAST 577 FEET OF LOT 5, AS MEASURED ON THE SOUTH LINE THEREOF IN
BLOCK 66 OF BURKE & FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 21, AS
PER PLAT RECORDED IN VOLUME 20 OF PLATS, PAGE 57, RECORDS OF KING COUNTY, WASHINGTON;
EXCEPT THE NORTH 10 FEET FOR ROAD RECORDED JULY 12, 1970 UNDER RECORDING NO. 6660561.



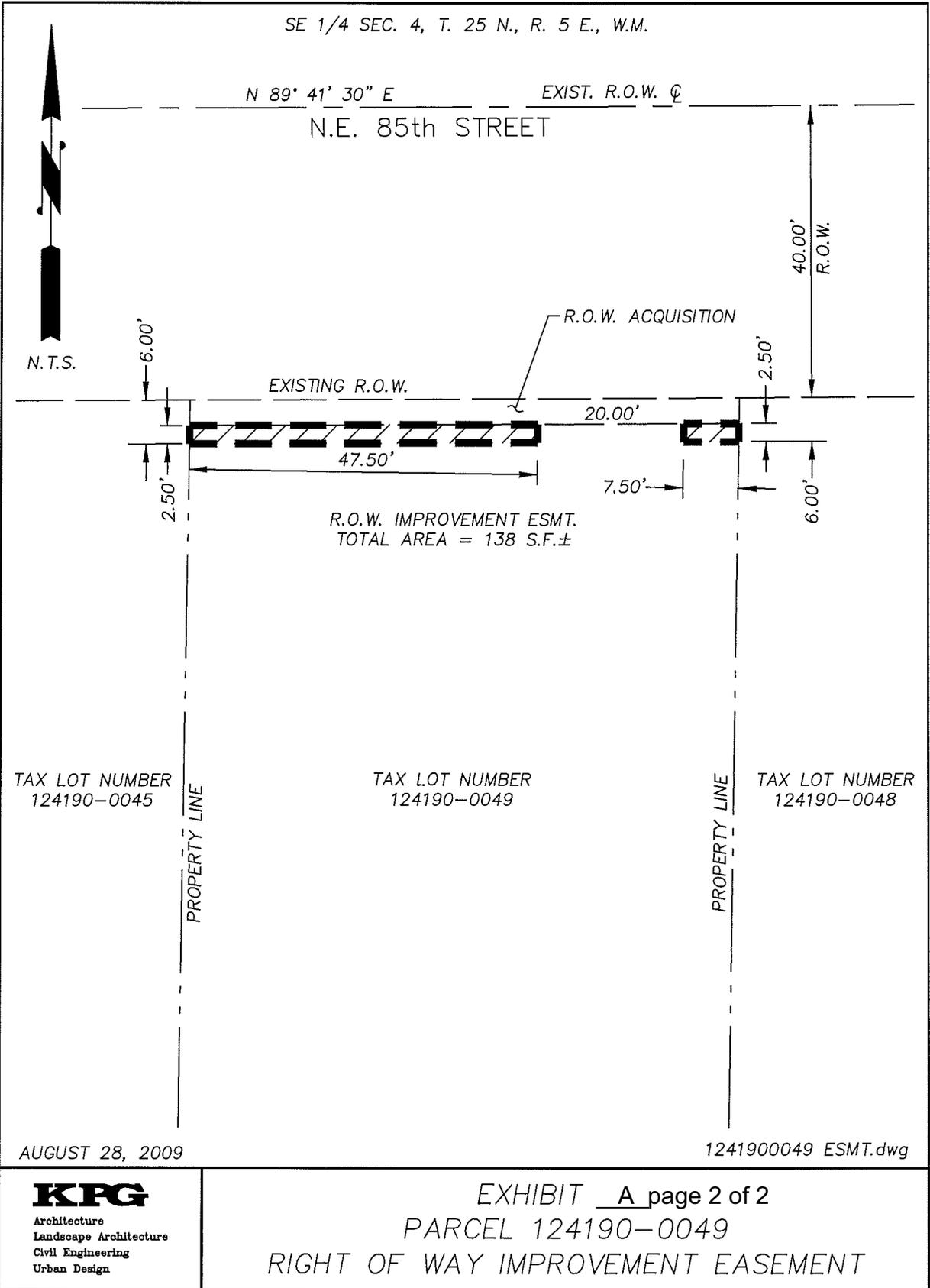
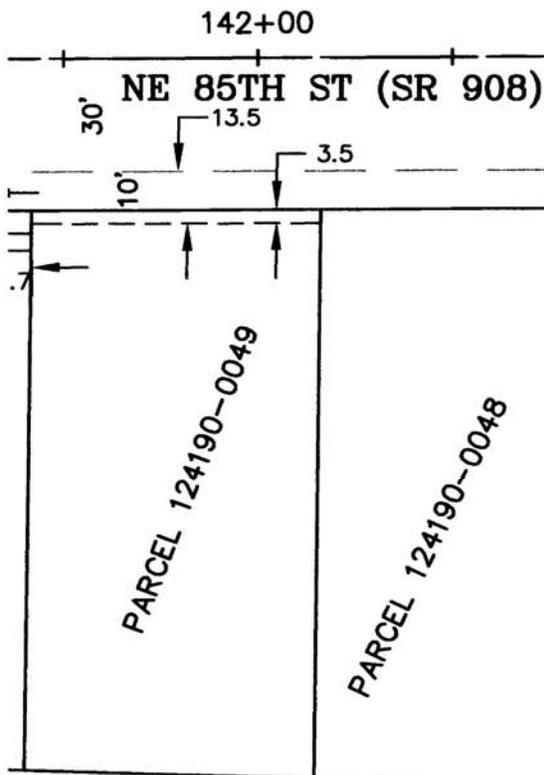


EXHIBIT A
SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER
SECTION 4, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.
CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON



1"=50'
 ONE INCH
 AT FULL SCALE, IF NOT ONE INCH
 SCALE ACCORDINGLY



RIGHT OF WAY

THAT PORTION OF THE WEST 75.00 FEET OF THE EAST 577.00 FEET OF LOT 5, AS MEASURED ALONG THE SOUTH LINE OF SAID LOT 5, IN BLOCK 66, OF PLAT OF BURKE AND FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 21, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS ON PAGE 57, RECORDS OF KING COUNTY, WASHINGTON, AND OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS; THE SOUTH 3.50 FEET OF THE NORTH 13.50 FEET. SITUATE IN THE CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON. CONTAINING 263 SQUARE FEET.

<p>DUANE HARTMAN & ASSOCIATES, INC. <i>Surveyors</i></p>		
<p>16928 WOODINVILLE-REDMOND ROAD, B-107 (425) 483-5355 WOODINVILLE, WASHINGTON 98072 FAX (425) 483-4850</p>		<p>ASSESSOR NO.: <u>124190-0049</u> DATE: <u>02/26/2008</u> DRAWN BY: SDO</p>
<p>GARRY STRUTHERS & ASSOCIATES</p>	<p>DRAWING NAME: 07-1216exh3.dwg PAGE ____ OF ____</p>	

EXHIBIT A page 1 of 2
PARCEL NO. 124190-0049
TEMPORARY CONSTRUCTION EASEMENT

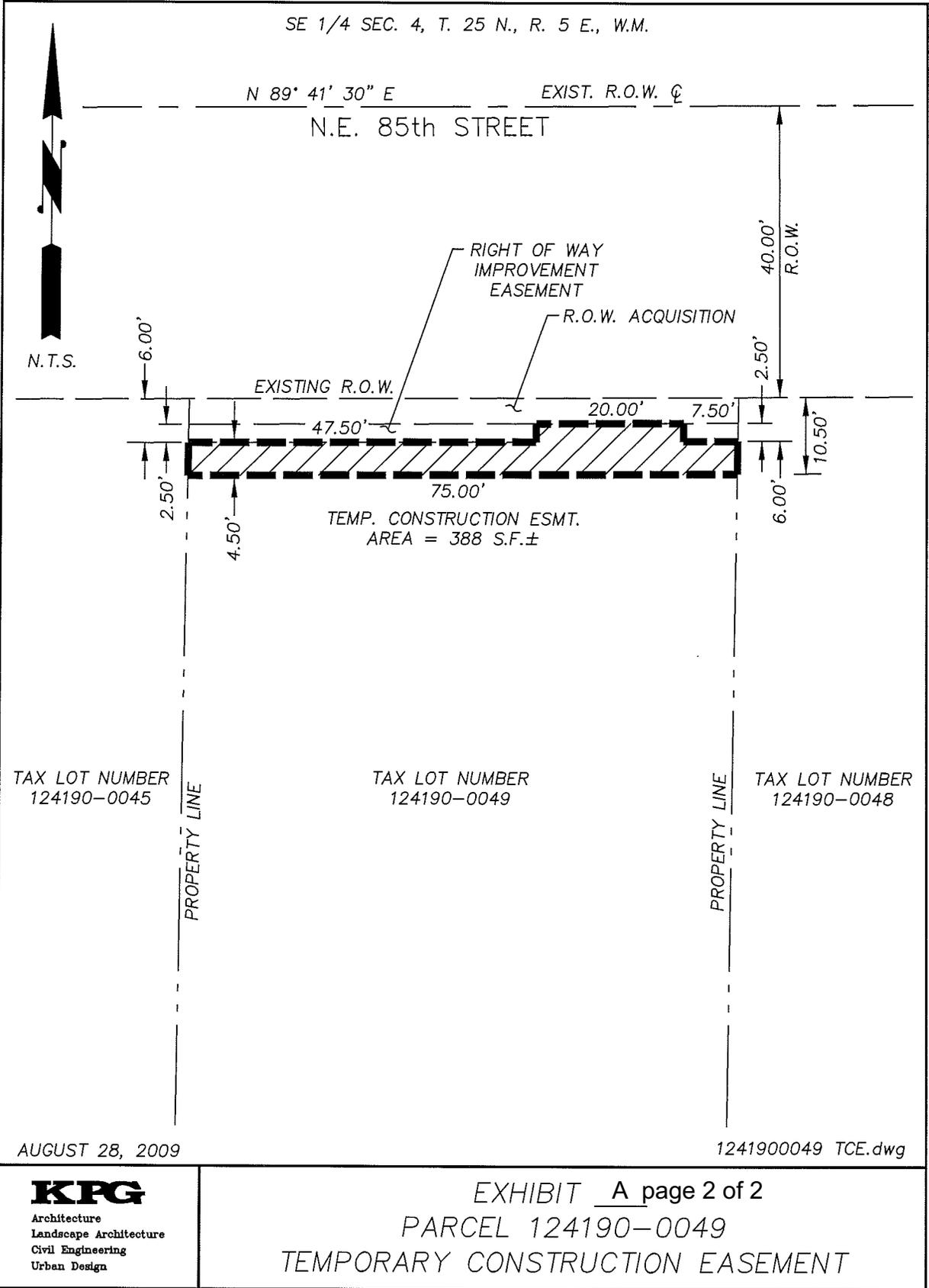
THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS;
THE SOUTH 7.00 FEET OF THE NORTH 10.50 FEET;
EXCEPT THE SOUTH 2.50 FEET OF THE NORTH 6.00 FEET OF THE WEST 47.50 FEET;
ALSO EXCEPT THE SOUTH 2.50 FEET OF THE NORTH 6.00 FEET OF THE EAST 7.50 FEET.
CONTAINING 388 SQUARE FEET, MORE OR LESS.

PARCEL "A":
(PER FIRST AMERICAN TITLE COMPANY ORDER NO. NCS-279131, DATED JULY 22, 2008)

THE WEST 75 FEET OF THE EAST 577 FEET OF LOT 5, AS MEASURED ON THE SOUTH LINE THEREOF IN
BLOCK 66 OF BURKE & FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 21, AS
PER PLAT RECORDED IN VOLUME 20 OF PLATS, PAGE 57, RECORDS OF KING COUNTY, WASHINGTON;
EXCEPT THE NORTH 10 FEET FOR ROAD RECORDED JULY 12, 1970 UNDER RECORDING NO. 6660561.



8-28-2009



KPG
 Architecture
 Landscape Architecture
 Civil Engineering
 Urban Design

EXHIBIT A page 2 of 2
 PARCEL 124190-0049
 TEMPORARY CONSTRUCTION EASEMENT

EXHIBIT A page 1 of 2
PARCEL NO. 124190-0048
AERIAL EASEMENT

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS:

THE SOUTH 5.00 FEET OF THE NORTH 8.50 FEET.

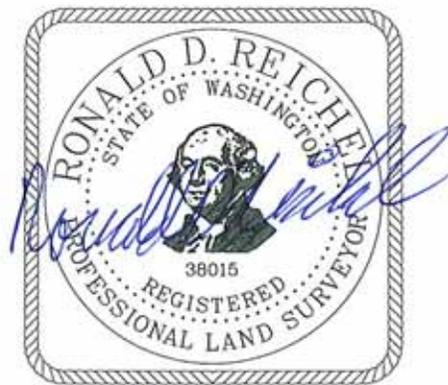
CONTAINING 375 SQUARE FEET, MORE OR LESS.

PARCEL "A":

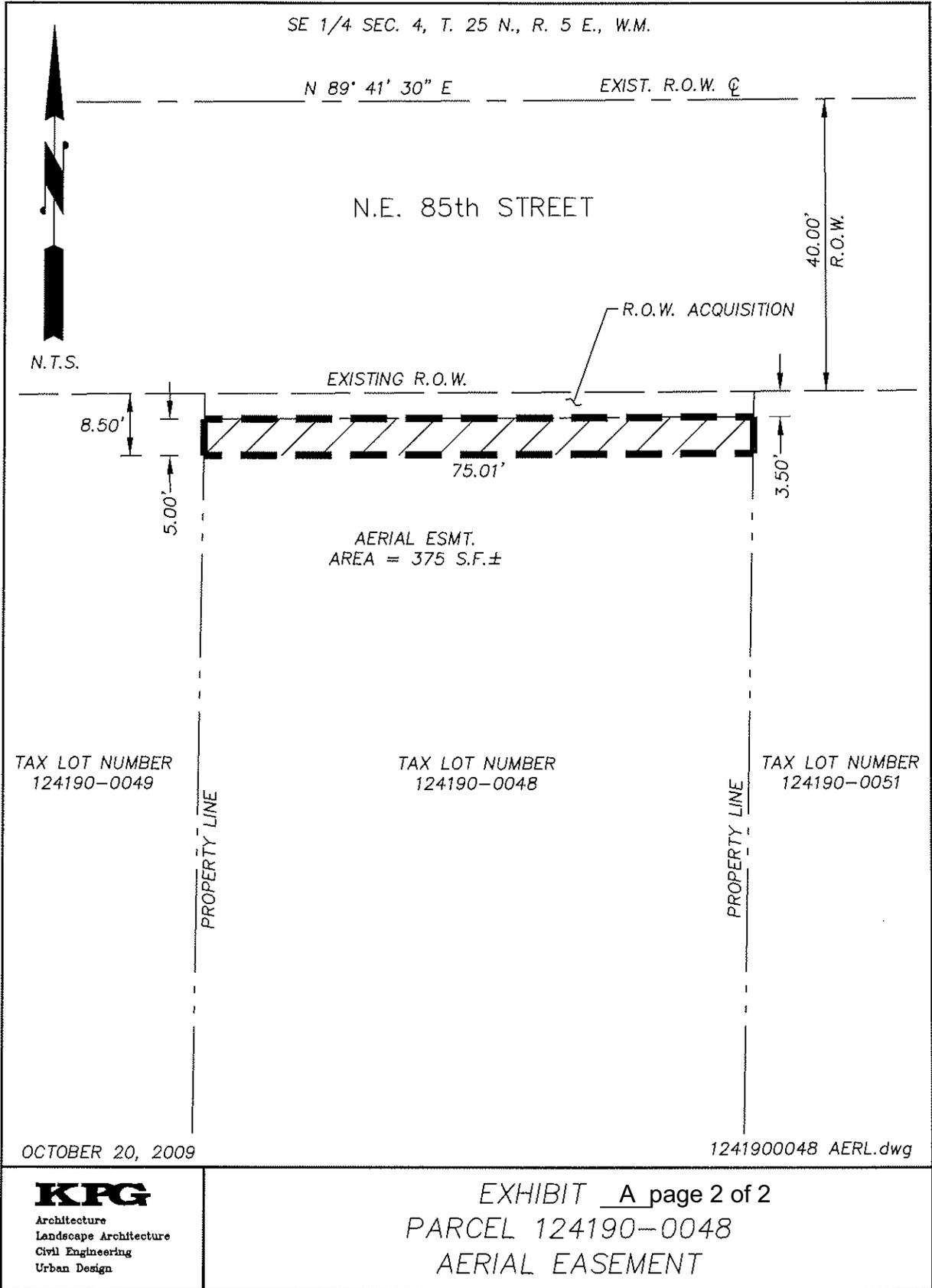
(PER FIRST AMERICAN TITLE COMPANY ORDER NO. NCS-279124, DATED FEBRUARY 5, 2007)

WEST 75 FEET OF THE EAST 502 FEET, LOT 5, BLOCK 66, BURKE & FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 21, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 20 OF PLATS, PAGE 57, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON FOR ROAD BY DEED RECORDED AUGUST 5, 1970 UNDER RECORDING NO. 6679057.



10-22-09



KPG
 Architecture
 Landscape Architecture
 Civil Engineering
 Urban Design

EXHIBIT A page 2 of 2
 PARCEL 124190-0048
 AERIAL EASEMENT

EXHIBIT A page 1 of 2
PARCEL NO. 124190-0048
RIGHT OF WAY IMPROVEMENT EASEMENT

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS;
THE SOUTH 2.50 FEET OF THE NORTH 6.00 FEET OF THE WEST 50.00 FEET;
TOGETHER WITH THE SOUTH 2.50 FEET OF THE NORTH 6.00 FEET OF THE EAST 5.00 FEET.
CONTAINING 138 SQUARE FEET, MORE OR LESS.

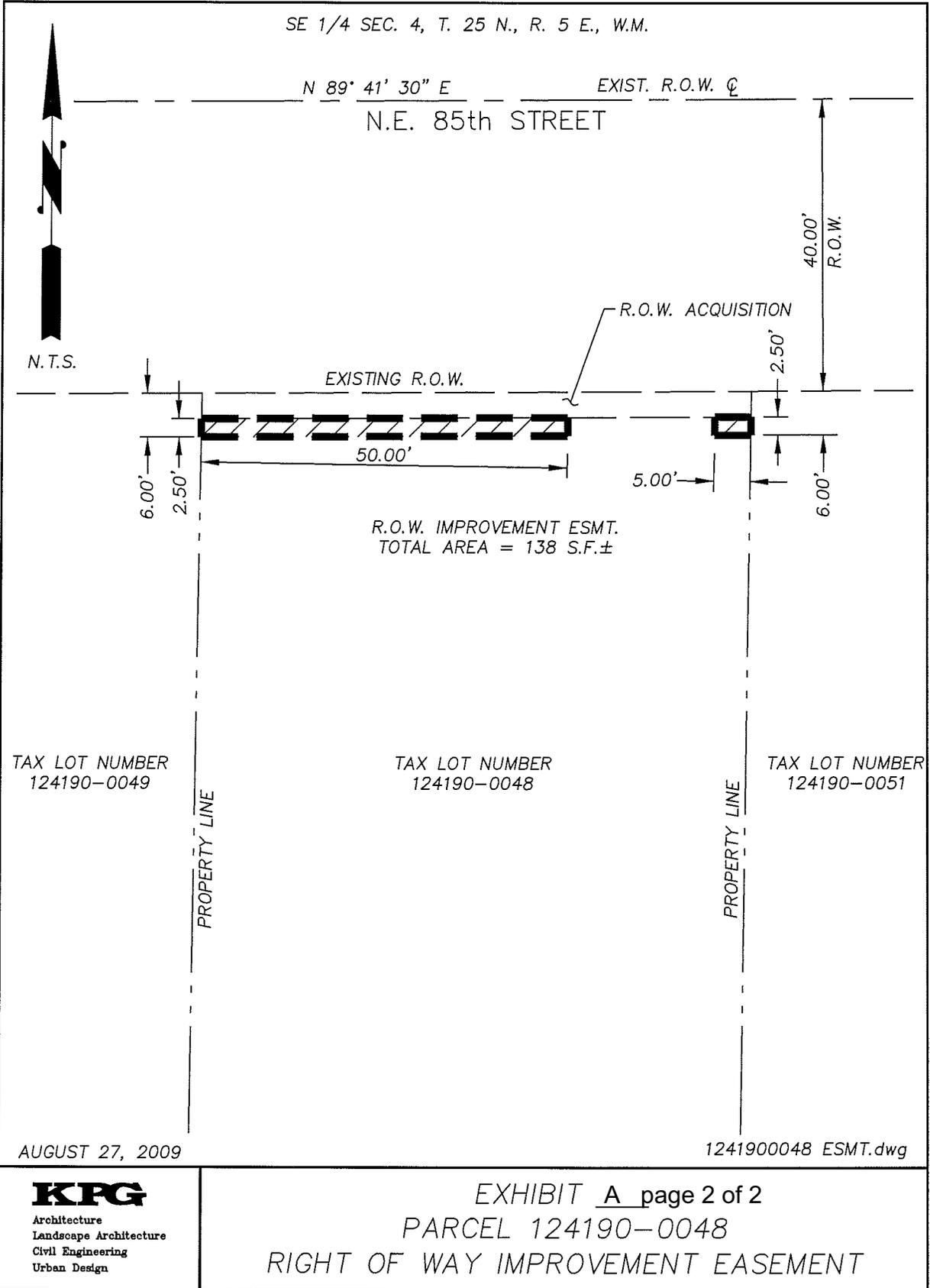
PARCEL "A":
(PER FIRST AMERICAN TITLE COMPANY ORDER NO. NCS-279124, DATED FEBRUARY 5, 2007)

WEST 75 FEET OF THE EAST 502 FEET, LOT 5, BLOCK 66, BURKE & FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 21, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 20 OF PLATS, PAGE 57, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON FOR ROAD BY DEED RECORDED AUGUST 5, 1970 UNDER RECORDING NO. 6679057.



8-28-2009

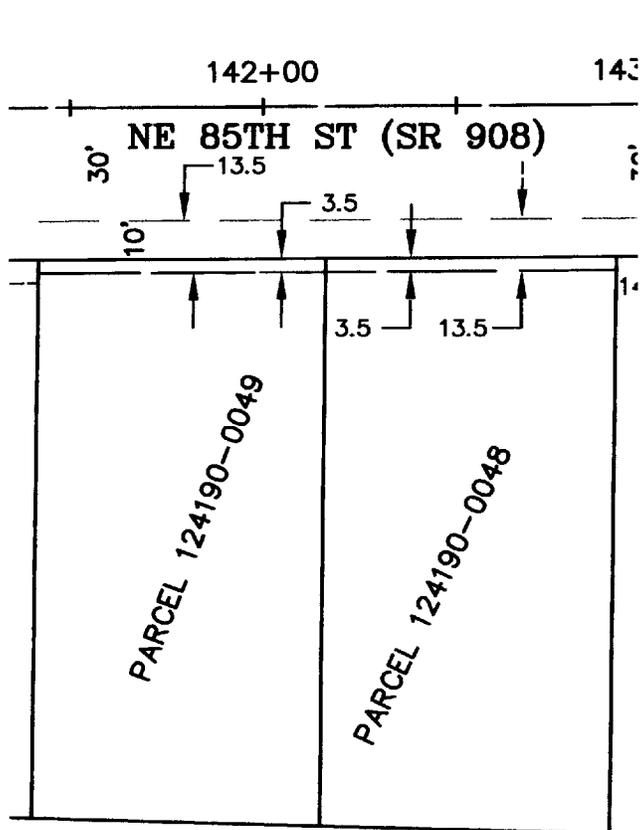


KPG
 Architecture
 Landscape Architecture
 Civil Engineering
 Urban Design

EXHIBIT A page 2 of 2
 PARCEL 124190-0048
 RIGHT OF WAY IMPROVEMENT EASEMENT

EXHIBIT A

SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER
SECTION 4, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.
CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON



1"=50'
ONE INCH

AT FULL SCALE, IF NOT ONE INCH
SCALE ACCORDINGLY



RIGHT OF WAY EASEMENT

2/10/2008
THAT PORTION OF THE WEST 75.00 FEET OF THE EAST 502.00 FEET OF LOT 5, AS MEASURED
ALONG THE SOUTH LINE OF SAID LOT 5, IN BLOCK 66, OF PLAT OF BURKE AND FARRAR'S
KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 21, ACCORDING TO THE PLAT
THEREOF RECORDED IN VOLUME 20 OF PLATS ON PAGE 57, RECORDS OF KING COUNTY,
WASHINGTON, AND OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4,
TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS;
THE SOUTH 3.50 FEET OF THE NORTH 13.50 FEET.
SITUATE IN THE CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON.
CONTAINING 270 SQUARE FEET.

DUANE HARTMAN & ASSOCIATES, INC.
— Surveyors —

16928 WOODINVILLE-REDMOND ROAD, B-107 (425) 483-5355
WOODINVILLE, WASHINGTON 98072 FAX (425) 483-4850

GARRY STRUTHERS & ASSOCIATES



ASSESSOR NO.: 124190-0048 DATE: 01/15/2008

DRAWN BY: SDO

DRAWING NAME: 07-1216eah3.dwg PAGE ____ OF ____

EXHIBIT A page 1 of 2
PARCEL NO. 124190-0048
TEMPORARY CONSTRUCTION EASEMENT

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS;
THE SOUTH 7.00 FEET OF THE NORTH 10.50 FEET;
EXCEPT THE SOUTH 2.50 FEET OF THE NORTH 6.00 FEET OF THE WEST 50.00 FEET;
ALSO EXCEPT THE SOUTH 2.50 FEET OF THE NORTH 6.00 FEET OF THE EAST 5.00 FEET.
CONTAINING 388 SQUARE FEET, MORE OR LESS.

PARCEL "A":

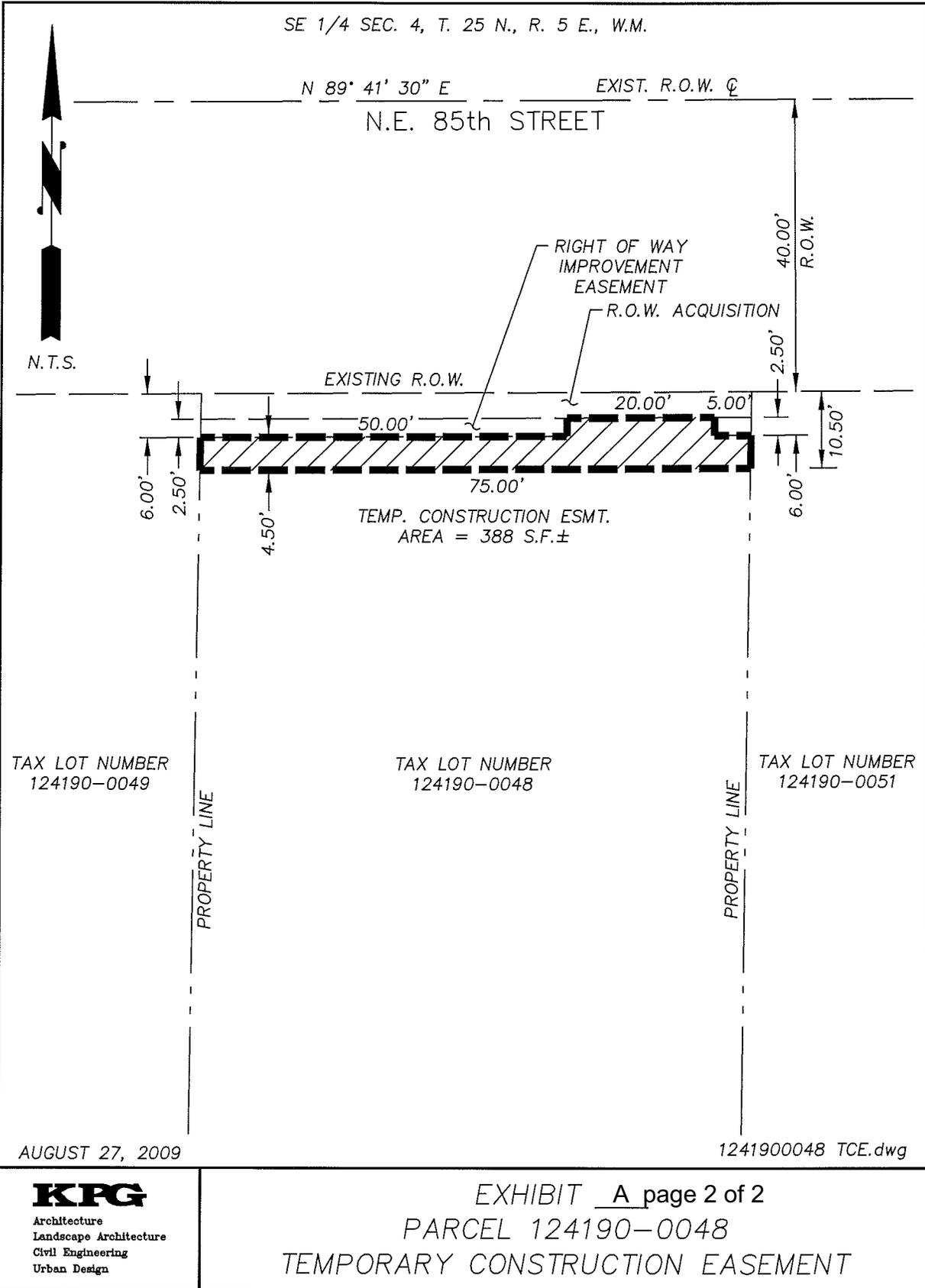
(PER FIRST AMERICAN TITLE COMPANY ORDER NO. NCS-279124, DATED FEBRUARY 5, 2007)

WEST 75 FEET OF THE EAST 502 FEET, LOT 5, BLOCK 66, BURKE & FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 21, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 20 OF PLATS, PAGE 57, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON FOR ROAD BY DEED RECORDED AUGUST 5, 1970 UNDER RECORDING NO. 6679057.



8-28-2009

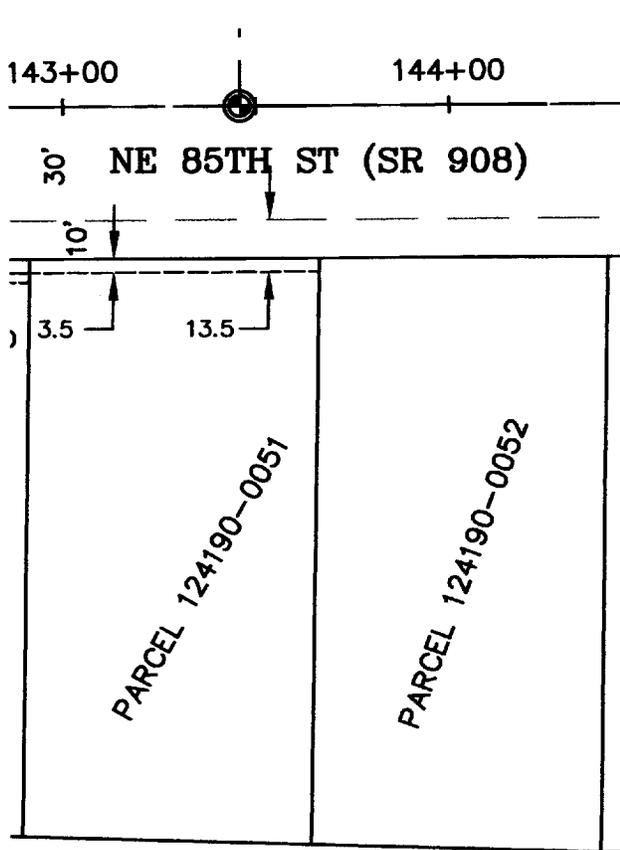


KPG
 Architecture
 Landscape Architecture
 Civil Engineering
 Urban Design

EXHIBIT A page 2 of 2
 PARCEL 124190-0048
 TEMPORARY CONSTRUCTION EASEMENT

EXHIBIT A

SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER
SECTION 4, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.
CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON



1"=50'
ONE INCH

AT FULL SCALE, IF NOT ONE INCH
SCALE ACCORDINGLY



RIGHT OF WAY EASEMENT

2/19/2008
THAT PORTION OF THE WEST 75.00 FEET OF THE EAST 427.00 FEET OF LOT 5, AS MEASURED
ALONG THE SOUTH LINE OF SAID LOT 5, IN BLOCK 66, OF PLAT OF BURKE AND FARRAR'S
KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 21, ACCORDING TO THE PLAT
THEREOF RECORDED IN VOLUME 20 OF PLATS ON PAGE 57, RECORDS OF KING COUNTY,
WASHINGTON, AND OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4,
TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS;
THE SOUTH 3.50 FEET OF THE NORTH 13.50 FEET.
SITUATE IN THE CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON.
CONTAINING 270 SQUARE FEET.

DUANE HARTMAN & ASSOCIATES, INC.
Surveyors

16928 WOODINVILLE-REDMOND ROAD, B-107 (425) 483-5355
WOODINVILLE, WASHINGTON 98072 FAX (425) 483-4850

GARRY STRUTHERS & ASSOCIATES



ASSESSOR NO.: 124190-0051 DATE: 02/26/2008
DRAWN BY: SDO
DRAWING NAME: 07-1216eoh3.dwg PAGE ___ OF ___

EXHIBIT A page 1 of 2
PARCEL NO. 124190-0051
AERIAL EASEMENT

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS:

THE SOUTH 5.00 FEET OF THE NORTH 8.50 FEET.

CONTAINING 375 SQUARE FEET, MORE OR LESS.

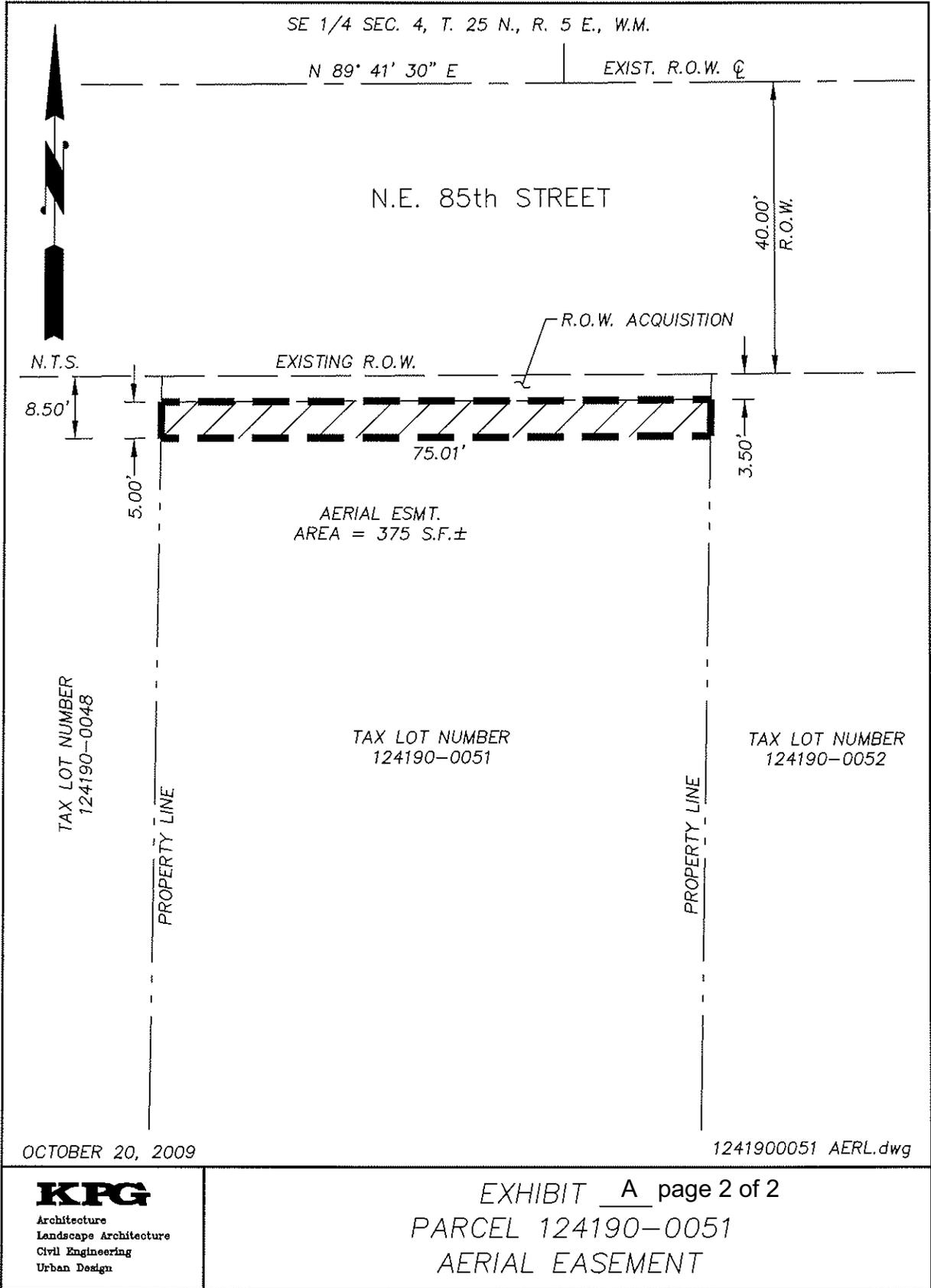
PARCEL "A":

(PER FIRST AMERICAN TITLE COMPANY ORDER NO. NCS-279136, DATED FEBRUARY 2, 2007)

THE WEST 75 FEET OF THE EAST 427 FEET OF LOT 5, AS MEASURED ALONG THE SOUTH LINE THEREOF, BLOCK 66, BURKE & FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 21, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 57, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON FOR SR 901 BY DEED RECORDED UNDER RECORDING NO. 6600494.





KPG
 Architecture
 Landscape Architecture
 Civil Engineering
 Urban Design

EXHIBIT A page 2 of 2
 PARCEL 124190-0051
 AERIAL EASEMENT

EXHIBIT A page 1 of 2
PARCEL NO. 124190-0051
RIGHT OF WAY IMPROVEMENT EASEMENT

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS;
THE SOUTH 2.50 FEET OF THE NORTH 6.00 FEET OF THE WEST 42.50 FEET;
TOGETHER WITH THE SOUTH 2.50 FEET OF THE NORTH 6.00 FEET OF THE EAST 12.50 FEET.
CONTAINING 138 SQUARE FEET, MORE OR LESS.

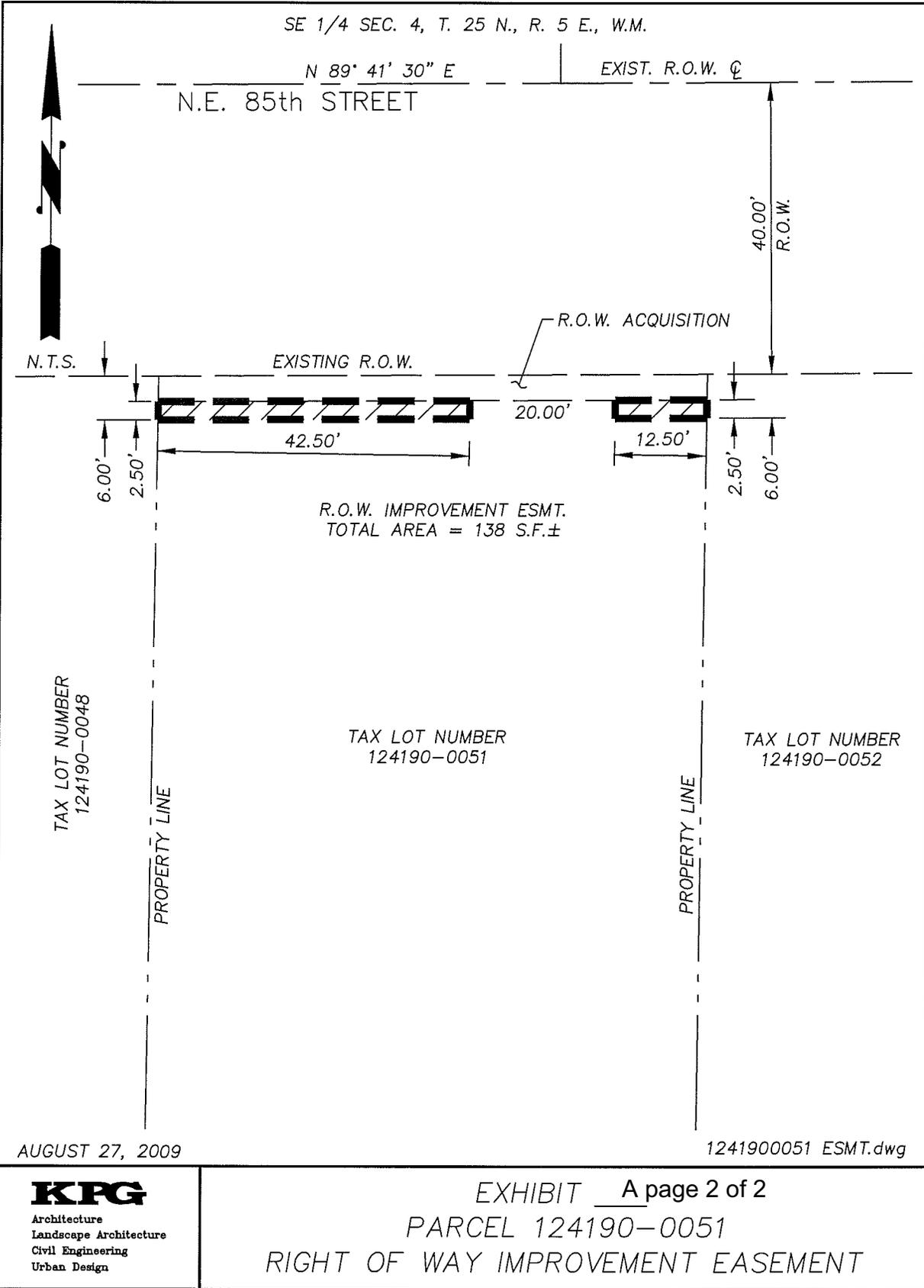
PARCEL "A":
(PER FIRST AMERICAN TITLE COMPANY ORDER NO. NCS-279136, DATED FEBRUARY 2, 2007)

THE WEST 75 FEET OF THE EAST 427 FEET OF LOT 5, AS MEASURED ALONG THE SOUTH LINE THEREOF,
BLOCK 66, BURKE & FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 21,
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 57, IN KING COUNTY,
WASHINGTON;

EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON FOR SR 901 BY DEED RECORDED
UNDER RECORDING NO.
6600494.



8-31-2009



KPG
Architecture
Landscape Architecture
Civil Engineering
Urban Design

EXHIBIT A page 2 of 2
PARCEL 124190-0051
RIGHT OF WAY IMPROVEMENT EASEMENT

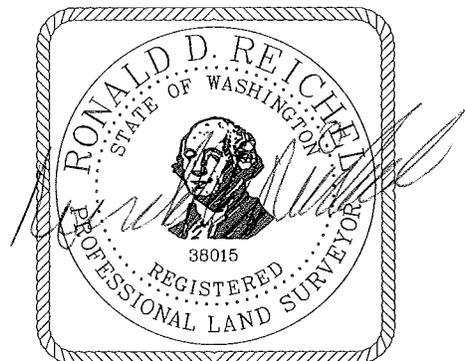
EXHIBIT A page 1 of 2
PARCEL NO. 124190-0051
TEMPORARY CONSTRUCTION EASEMENT

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS;
THE SOUTH 7.00 FEET OF THE NORTH 10.50 FEET;
EXCEPT THE SOUTH 2.50 FEET OF THE NORTH 6.00 FEET OF THE WEST 42.50 FEET;
ALSO EXCEPT THE SOUTH 2.50 FEET OF THE NORTH 6.00 FEET OF THE EAST 12.50 FEET.
CONTAINING 388 SQUARE FEET, MORE OR LESS.

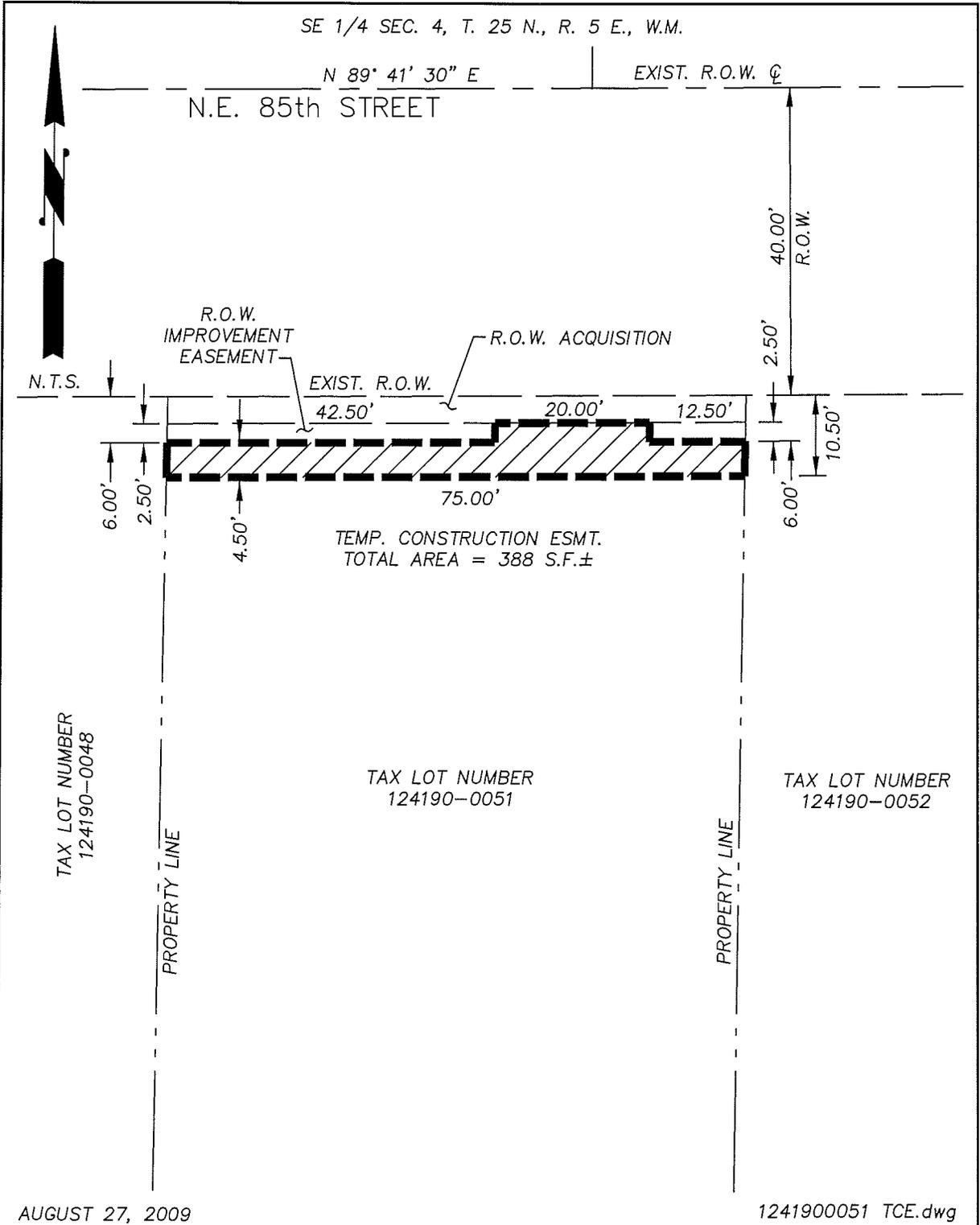
PARCEL "A":
(PER FIRST AMERICAN TITLE COMPANY ORDER NO. NCS-279136, DATED FEBRUARY 2, 2007)

THE WEST 75 FEET OF THE EAST 427 FEET OF LOT 5, AS MEASURED ALONG THE SOUTH LINE THEREOF,
BLOCK 66, BURKE & FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 21,
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 57, IN KING COUNTY,
WASHINGTON;

EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON FOR SR 901 BY DEED RECORDED
UNDER RECORDING NO.
6600494.



8-28-2009



KPG
 Architecture
 Landscape Architecture
 Civil Engineering
 Urban Design

EXHIBIT A page 2 of 2
 PARCEL 124190-0051
 TEMPORARY CONSTRUCTION EASEMENT

EXHIBIT A page 1 of 2
PARCEL NO. 124190-0052
AERIAL EASEMENT

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS:

THE SOUTH 5.00 FEET OF THE NORTH 8.50 FEET.

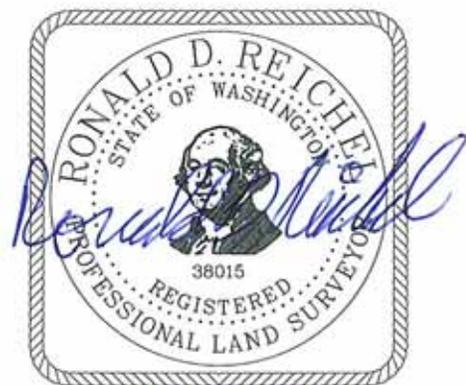
CONTAINING 375 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER FIRST AMERICAN TITLE COMPANY ORDER NO. NCS-279138, DATED FEBRUARY 21, 2007)

THE WEST 75 FEET OF THE EAST 352 FEET, AS MEASURED ON THE SOUTH LINE OF LOT 5, BLOCK 66, BURKE & FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE DIVISION NO. 21, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 57, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 721181 FOR SR 901 (N.E. 85TH STREET).



10-22-09

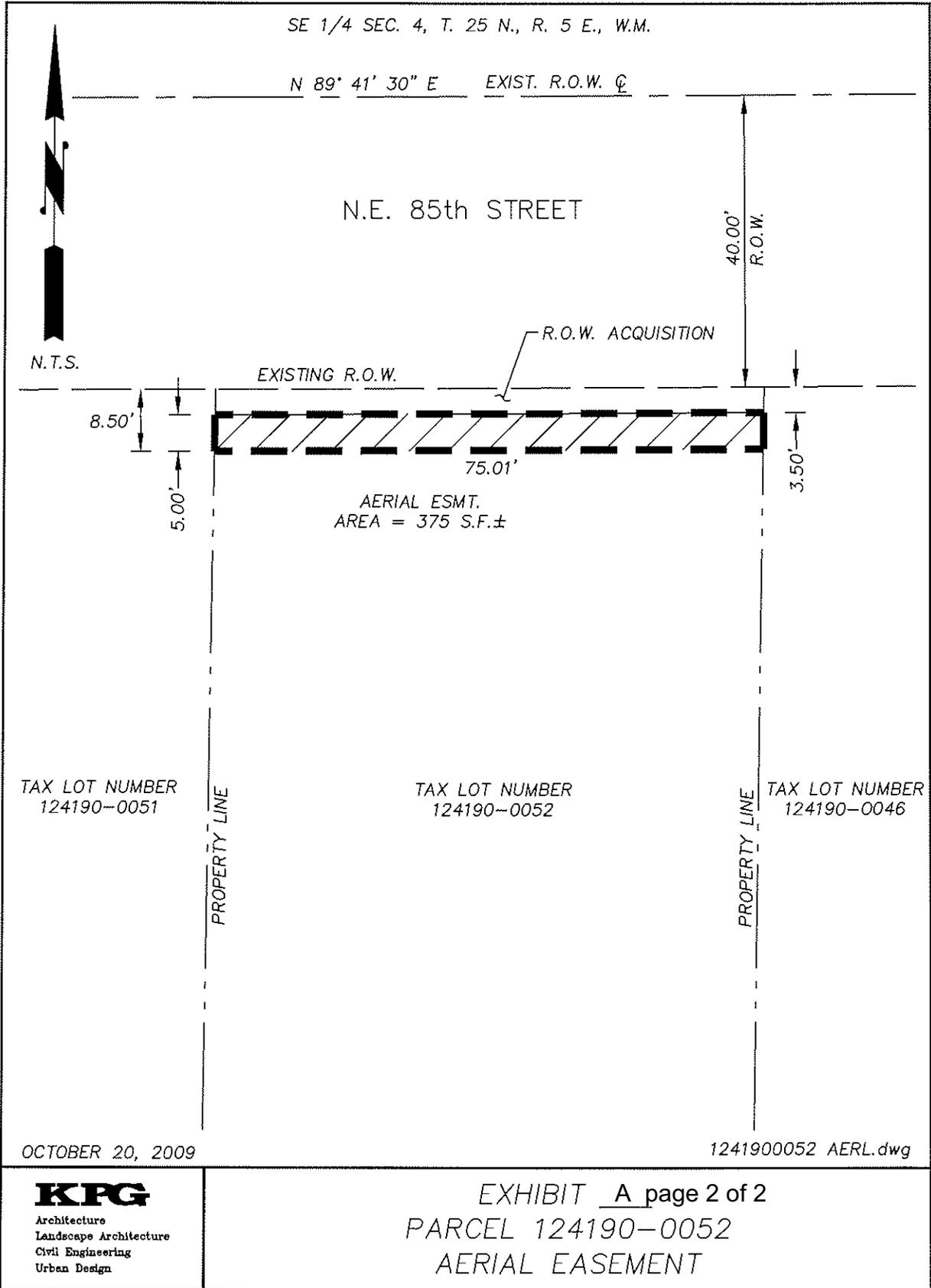


EXHIBIT A page 1 of 2
PARCEL NO. 124190-0052
RIGHT OF WAY IMPROVEMENT EASEMENT

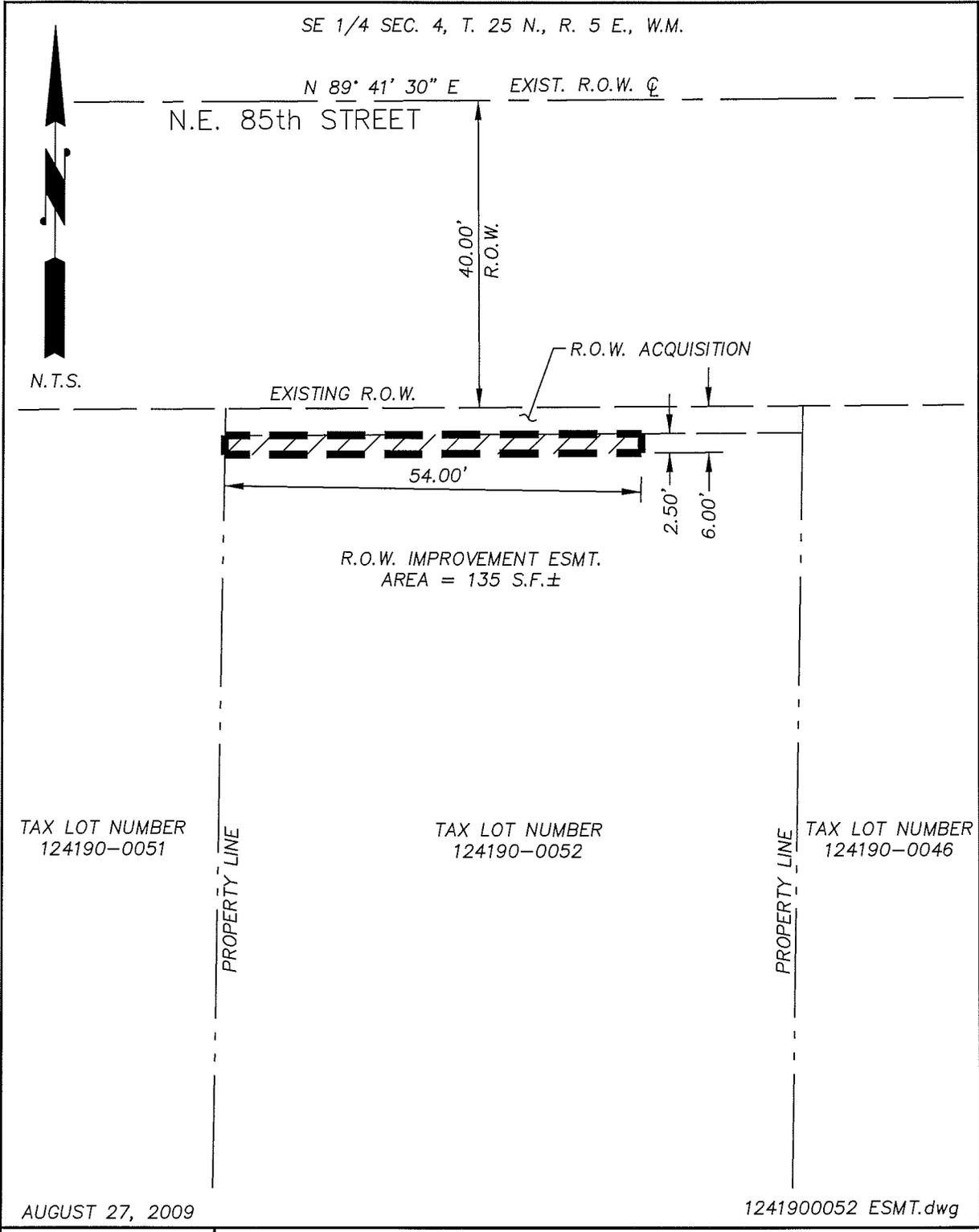
THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS;
THE SOUTH 2.50 FEET OF THE NORTH 6.00 FEET OF THE WEST 54.00 FEET.
CONTAINING 135 SQUARE FEET, MORE OR LESS.

PARCEL "A":
(PER FIRST AMERICAN TITLE COMPANY ORDER NO. NCS-279138, DATED FEBRUARY 21, 2007)

THE WEST 75 FEET OF THE EAST 352 FEET, AS MEASURED ON THE SOUTH LINE OF LOT 5, BLOCK 66,
BURKE & FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE DIVISION NO. 21, ACCORDING TO THE
PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 57, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 721181
FOR SR 901 (N.E. 85TH STREET).



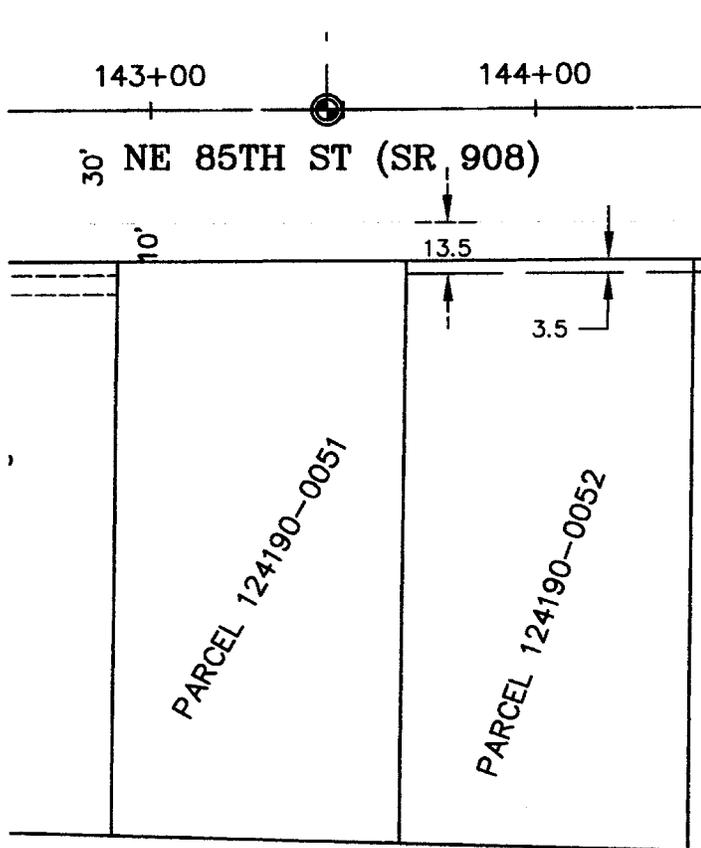


KPG
 Architecture
 Landscape Architecture
 Civil Engineering
 Urban Design

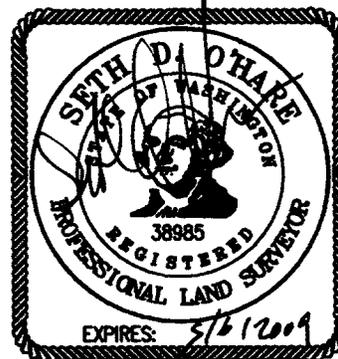
EXHIBIT A page 2 of 2
 PARCEL 124190-0052
 RIGHT OF WAY IMPROVEMENT EASEMENT

EXHIBIT A

SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER
SECTION 4, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.
CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON



1"=50'
ONE INCH
AT FULL SCALE, IF NOT ONE INCH
SCALE ACCORDINGLY



RIGHT OF WAY EASEMENT

2/28/2008
THAT PORTION OF THE WEST 75.00 FEET OF THE EAST 352.00 FEET OF LOT 5, AS MEASURED
ALONG THE SOUTH LINE OF SAID LOT 5, IN BLOCK 66, OF PLAT OF BURKE AND FARRAR'S
KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 21, ACCORDING TO THE PLAT
THEREOF RECORDED IN VOLUME 20 OF PLATS ON PAGE 57, RECORDS OF KING COUNTY,
WASHINGTON, AND OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4,
TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS;
THE SOUTH 3.50 FEET OF THE NORTH 13.50 FEET.
SITUATE IN THE CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON.
CONTAINING 263 SQUARE FEET MORE OR LESS.

DUANE HARTMAN & ASSOCIATES, INC.
Surveyors



16928 WOODINVILLE-REDMOND ROAD, B-107 (425) 483-5355
WOODINVILLE, WASHINGTON 98072 FAX (425) 483-4650

GARRY STRUTHERS & ASSOCIATES

ASSESSOR NO.: 124190-0052 DATE: 02/28/2008

DRAWN BY: SDO

DRAWING NAME: 07-1216exh4.dwg PAGE ___ OF ___

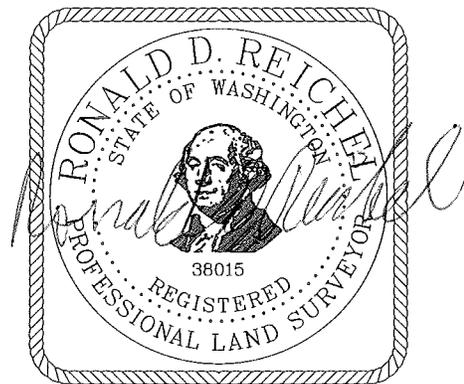
EXHIBIT A page 1 of 2
PARCEL NO. 124190-0052
TEMPORARY CONSTRUCTION EASEMENT

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS;
THE SOUTH 7.00 FEET OF THE NORTH 10.50 FEET;
EXCEPT THE SOUTH 2.50 FEET OF THE NORTH 6.00 FEET OF THE WEST 54.00 FEET.
CONTAINING 390 SQUARE FEET, MORE OR LESS.

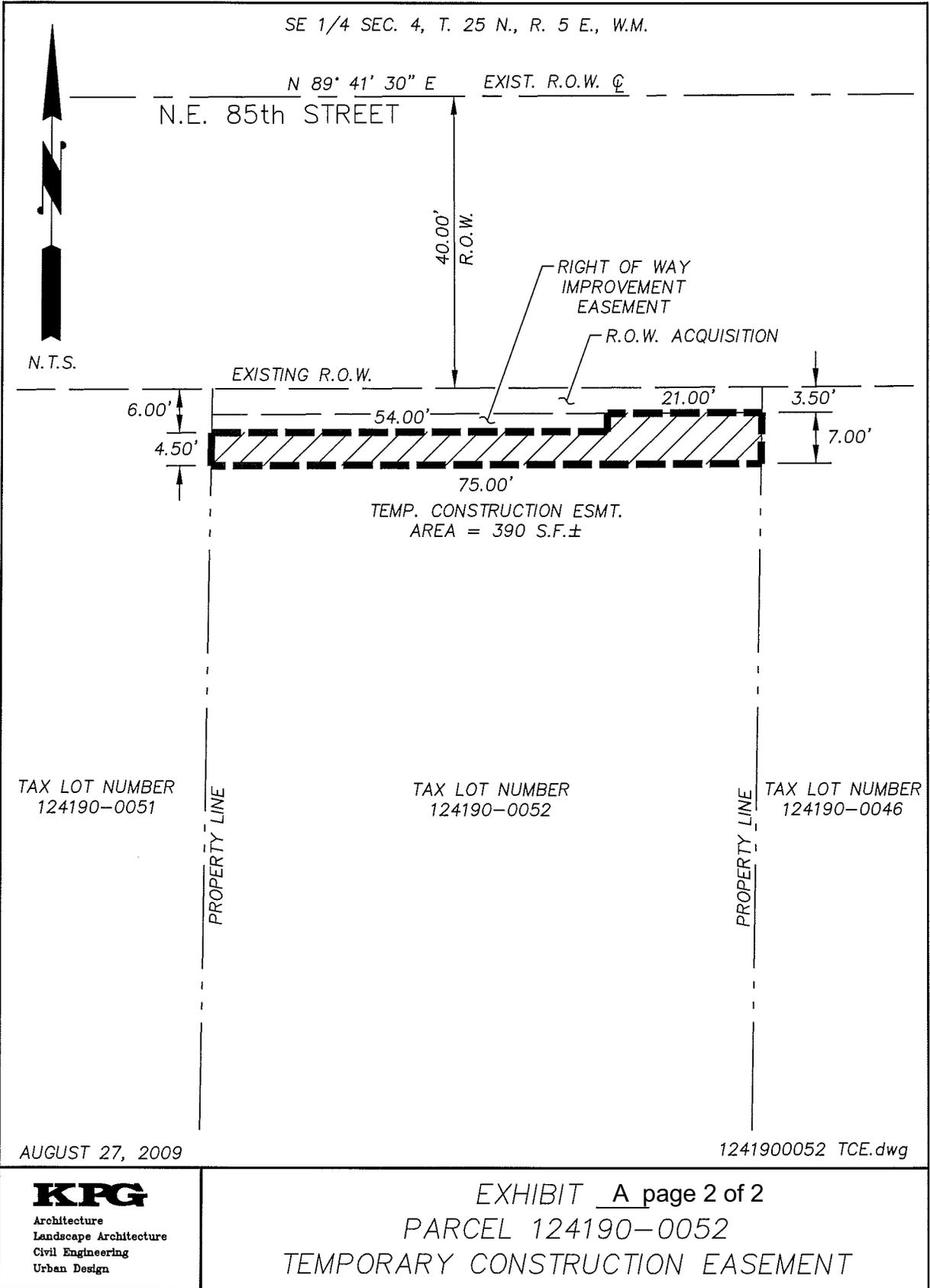
PARCEL "A":
(PER FIRST AMERICAN TITLE COMPANY ORDER NO. NCS-279138, DATED FEBRUARY 21, 2007)

THE WEST 75 FEET OF THE EAST 352 FEET, AS MEASURED ON THE SOUTH LINE OF LOT 5, BLOCK 66,
BURKE & FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE DIVISION NO. 21, ACCORDING TO THE
PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 57, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 721181
FOR SR 901 (N.E. 85TH STREET).



8-28-09



KPG
 Architecture
 Landscape Architecture
 Civil Engineering
 Urban Design

EXHIBIT A page 2 of 2
 PARCEL 124190-0052
 TEMPORARY CONSTRUCTION EASEMENT

EXHIBIT A page 1 of 2
PARCEL NO. 124190-0046
AERIAL EASEMENT

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS:

THE SOUTH 5.00 FEET OF THE NORTH 8.50 FEET.

EXCEPT THE EAST 20.00 FEET OF THE SOUTH 5.00 FEET OF THE NORTH 8.50 FEET.

CONTAINING 585 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER FIRST AMERICAN TITLE COMPANY ORDER NO. NCS-279114, DATED FEBRUARY 08, 2007)

THE WEST 137 FEET OF THE EAST 277 FEET AS MEASURED ALONG THE SOUTH LINE OF LOT 5 IN BLOCK 66 OF BURKE & FARRAR'S KIRKLAND ADDITION DIVISION NO. 21, AS PER PLAT RECORDED IN VOLUME 20 OF PLATS, PAGE 57, IN KING COUNTY, WASHINGTON.

EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEED RECORDED UNDER KING COUNTY RECORDING NO. 6608486.



10-22-09

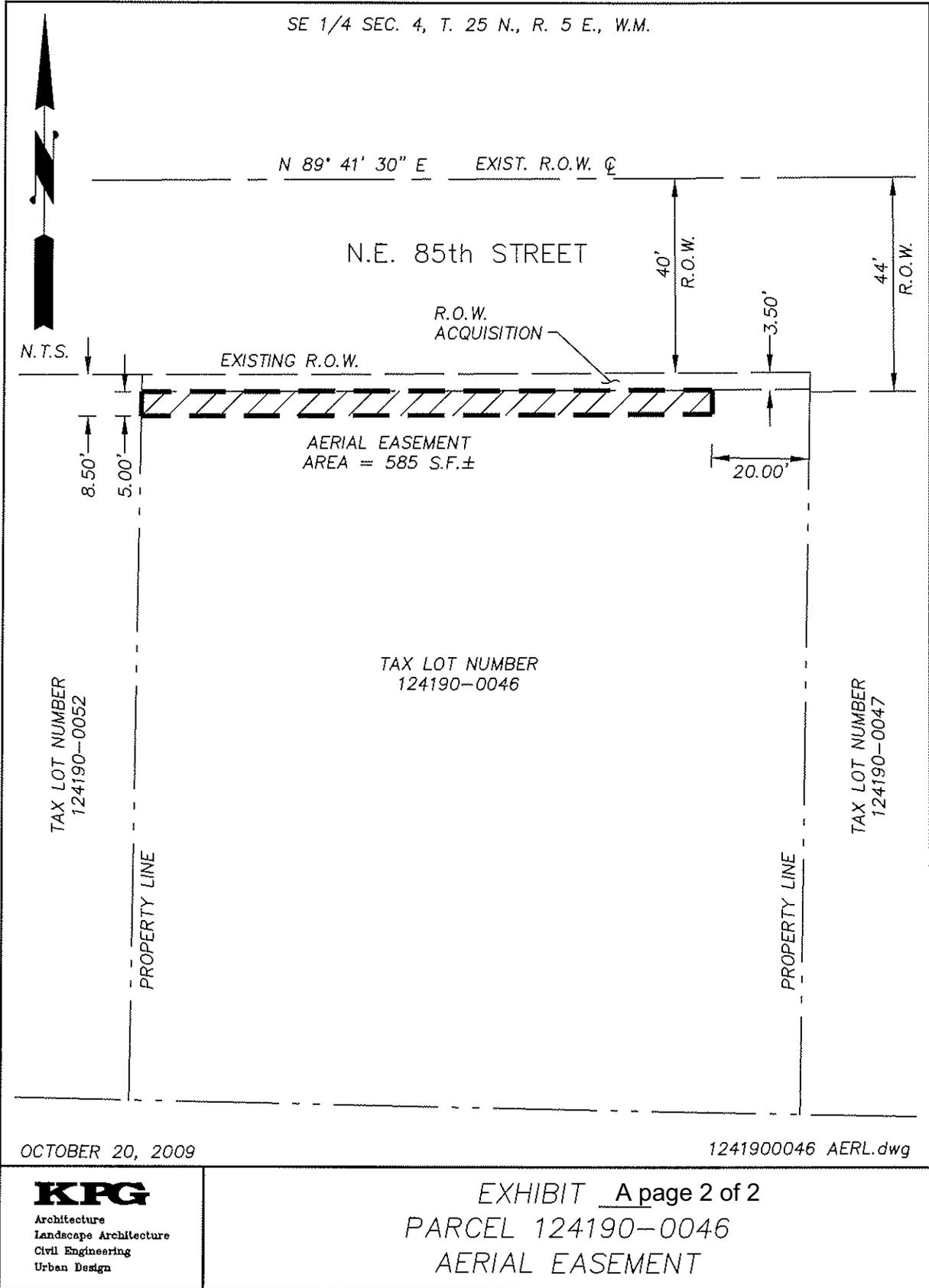


EXHIBIT A page 1 of 2
PARCEL NO. 124190-0046
ANCHOR EASEMENT

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS:

THE EAST 20.00 FEET OF THE SOUTH 5.00 FEET OF THE NORTH 8.50 FEET.

CONTAINING 100 SQUARE FEET, MORE OR LESS.

PARCEL "A":

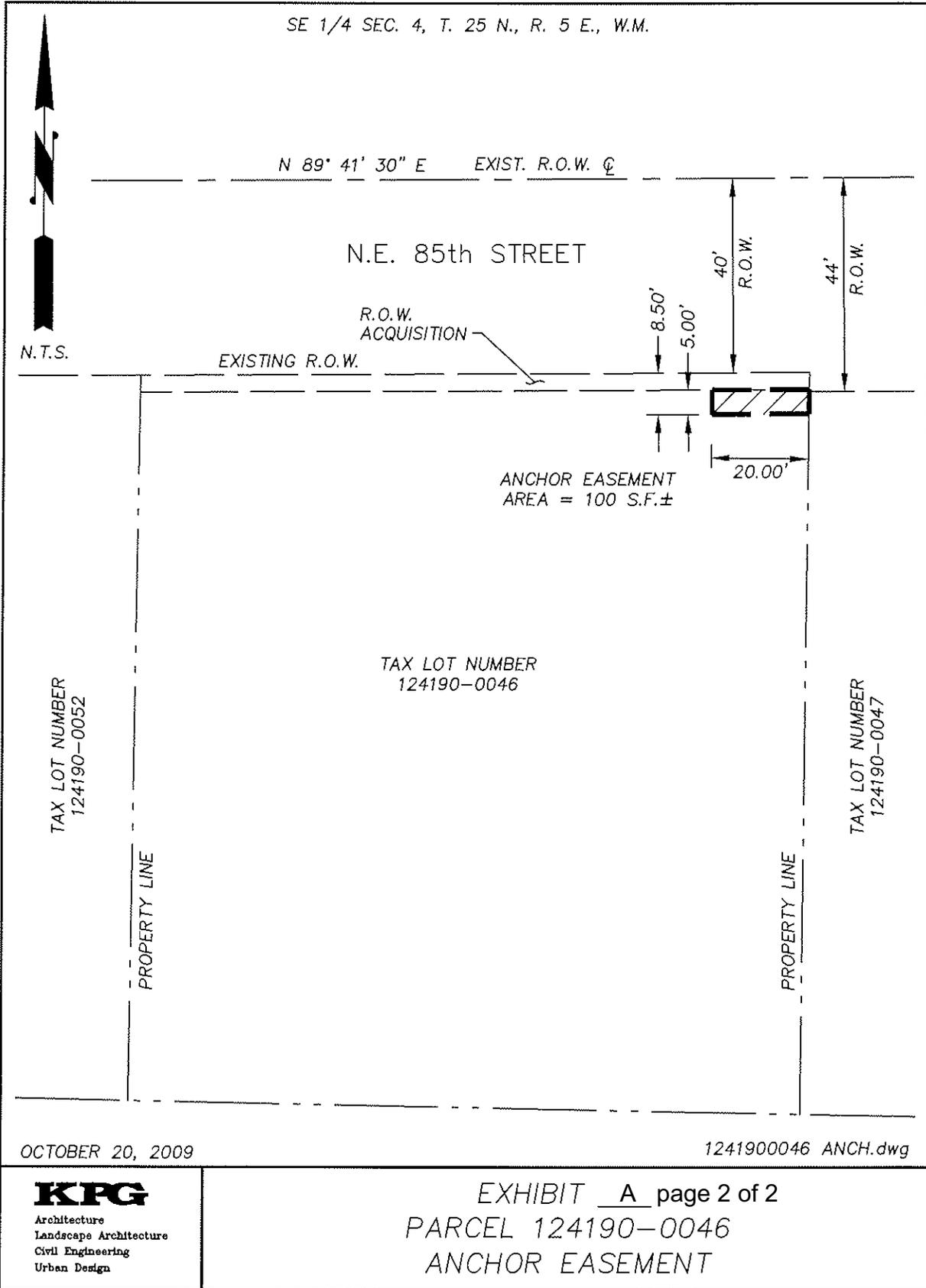
(PER FIRST AMERICAN TITLE COMPANY ORDER NO. NCS-279114, DATED FEBRUARY 08, 2007)

THE WEST 137 FEET OF THE EAST 277 FEET AS MEASURED ALONG THE SOUTH LINE OF LOT 5 IN BLOCK 66 OF BURKE & FARRAR'S KIRKLAND ADDITION DIVISION NO. 21, AS PER PLAT RECORDED IN VOLUME 20 OF PLATS, PAGE 57, IN KING COUNTY, WASHINGTON.

EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEED RECORDED UNDER KING COUNTY RECORDING NO. 6608486.



10-22-09

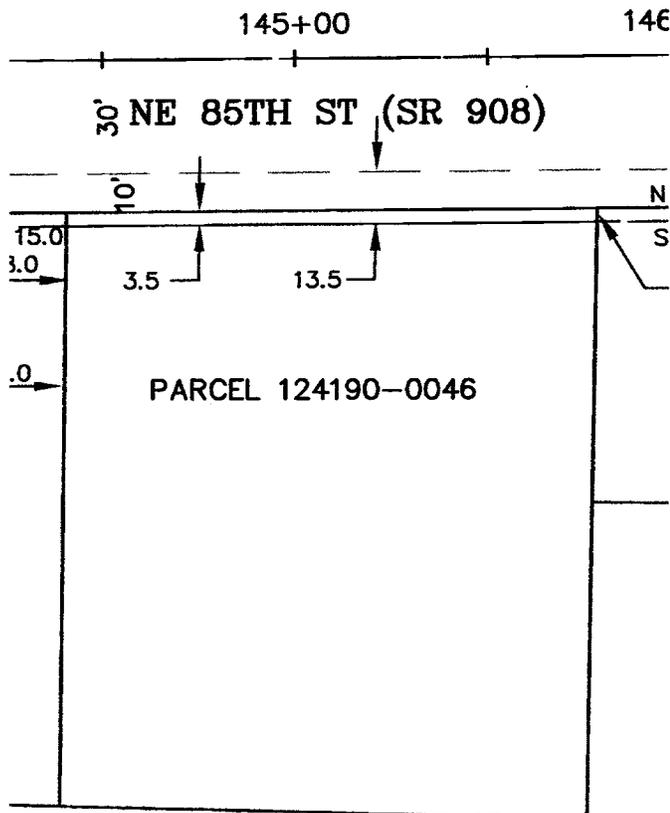


KPG
 Architecture
 Landscape Architecture
 Civil Engineering
 Urban Design

EXHIBIT A page 2 of 2
 PARCEL 124190-0046
 ANCHOR EASEMENT

EXHIBIT A

SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER
SECTION 4, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.
CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON



1"=50'
ONE INCH

AT FULL SCALE, IF NOT ONE INCH
SCALE ACCORDINGLY



RIGHT OF WAY EASEMENT

THAT PORTION OF THE WEST 137.00 FEET OF THE EAST 277.00 FEET OF LOT 5, AS MEASURED ALONG THE SOUTH LINE OF SAID LOT 5, IN BLOCK 66, OF PLAT OF BURKE AND FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 21, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS ON PAGE 57, RECORDS OF KING COUNTY, WASHINGTON, AND OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS; THE SOUTH 3.50 FEET OF THE NORTH 13.50 FEET.
SITUATE IN THE CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON.
CONTAINING 493 SQUARE FEET.

DUANE HARTMAN & ASSOCIATES, INC.
— Surveyors —



16928 WOODINVILLE-REDMOND ROAD, B-107 (425) 483-5355
WOODINVILLE, WASHINGTON 98072 FAX (425) 483-4850

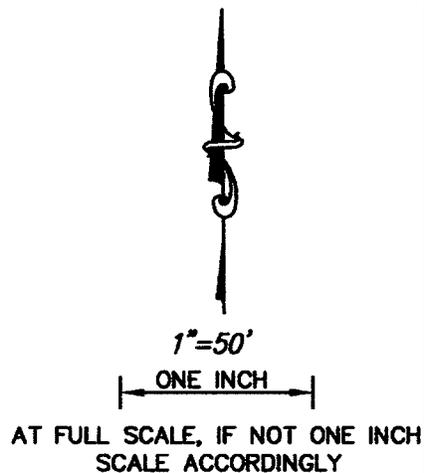
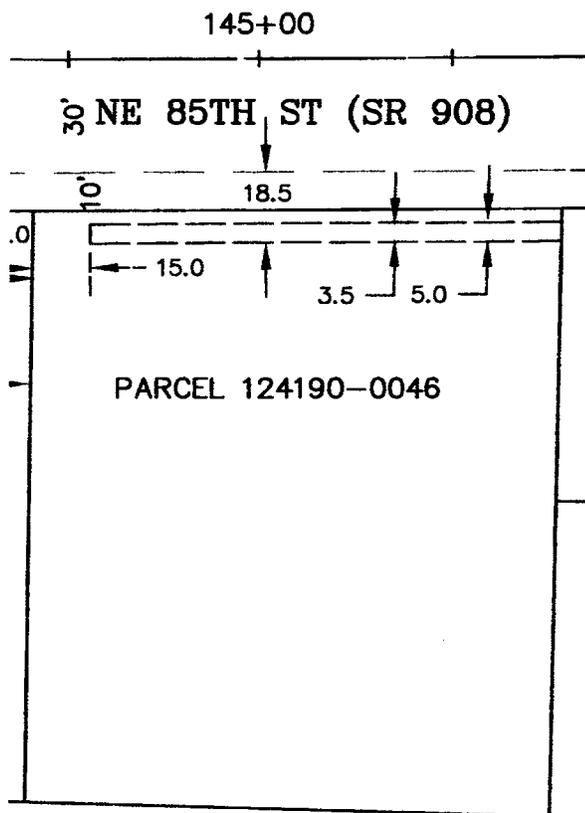
GARRY STRUTHERS & ASSOCIATES

ASSESSOR NO.: 124190-0046 DATE: 02/25/2008

DRAWN BY: SDO

DRAWING NAME: 07-1216exh4.dwg PAGE ____ OF ____

EXHIBIT A
SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER
SECTION 4, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.
CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON



2/28/2008

TEMPORARY CONSTRUCTION EASEMENT

THAT PORTION OF THE WEST 137.00 FEET OF THE EAST 277.00 FEET OF LOT 5, AS MEASURED ALONG THE SOUTH LINE OF SAID LOT 5, IN BLOCK 66, OF PLAT OF BURKE AND FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 21, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS ON PAGE 57, RECORDS OF KING COUNTY, WASHINGTON, AND OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS; THE SOUTH 5.00 FEET OF THE NORTH 18.50 FEET THEREOF; EXCEPT THE WEST 15.00 FEET THEREOF. SITUATE IN THE CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON. CONTAINING 632 SQUARE FEET.

DUANE HARTMAN & ASSOCIATES, INC.
Surveyors



16928 WOODINVILLE-REDMOND ROAD, B-107 (425) 483-5355
 WOODINVILLE, WASHINGTON 98072 FAX (425) 483-4650

GARRY STRUTHERS & ASSOCIATES

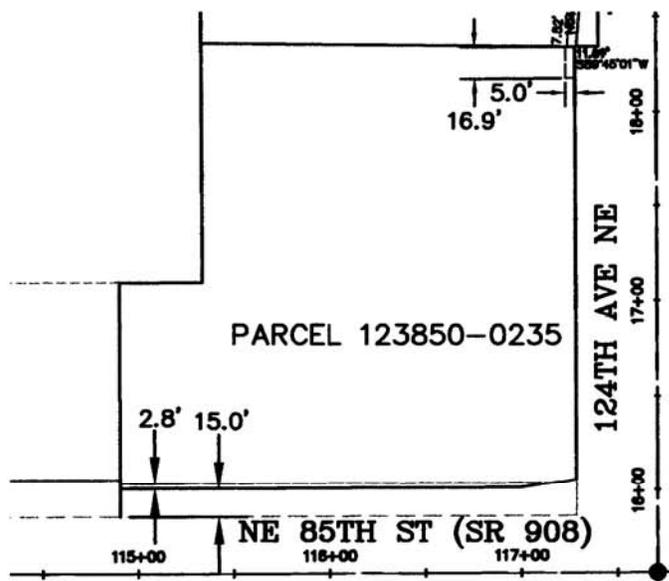
ASSESSOR NO.: 124190-0046 DATE: 02/25/2008

DRAWN BY: SDO

DRAWING NAME: 07-1216exh4.dwg PAGE ___ OF ___

EXHIBIT A

**NORTHWEST QUARTER OF THE SOUTHWEST QUARTER
SECTION 4, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.
CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON**



1"=100'
ONE INCH

AT FULL SCALE, IF NOT ONE INCH
SCALE ACCORDINGLY



TEMPORARY CONSTRUCTION EASEMENT

THAT PORTION OF LOTS 10 AND 11, EXCEPT THE WEST 50.00 FEET OF SAID LOT 11, ALL IN BLOCK 38, OF PLAT OF BURKE AND FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 14, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS ON PAGE 14, RECORDS OF KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE NORTH 2.80 FEET OF THE SOUTH 17.80 FEET OF LOT 10; TOGETHER WITH THE WEST 5.00 FEET OF THE EAST 17.00 FEET OF THE NORTH 16.90 FEET OF SAID LOT 11; SITUATE IN THE CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON. CONTAINING 672 SQUARE FEET MORE OR LESS.

DUANE HARTMAN & ASSOCIATES, INC.
Surveyors



16928 WOODINVILLE-REDMOND ROAD, B-107 (425) 483-5355
WOODINVILLE, WASHINGTON 98072 FAX (425) 483-4650

GARRY STRUTHERS & ASSOCIATES

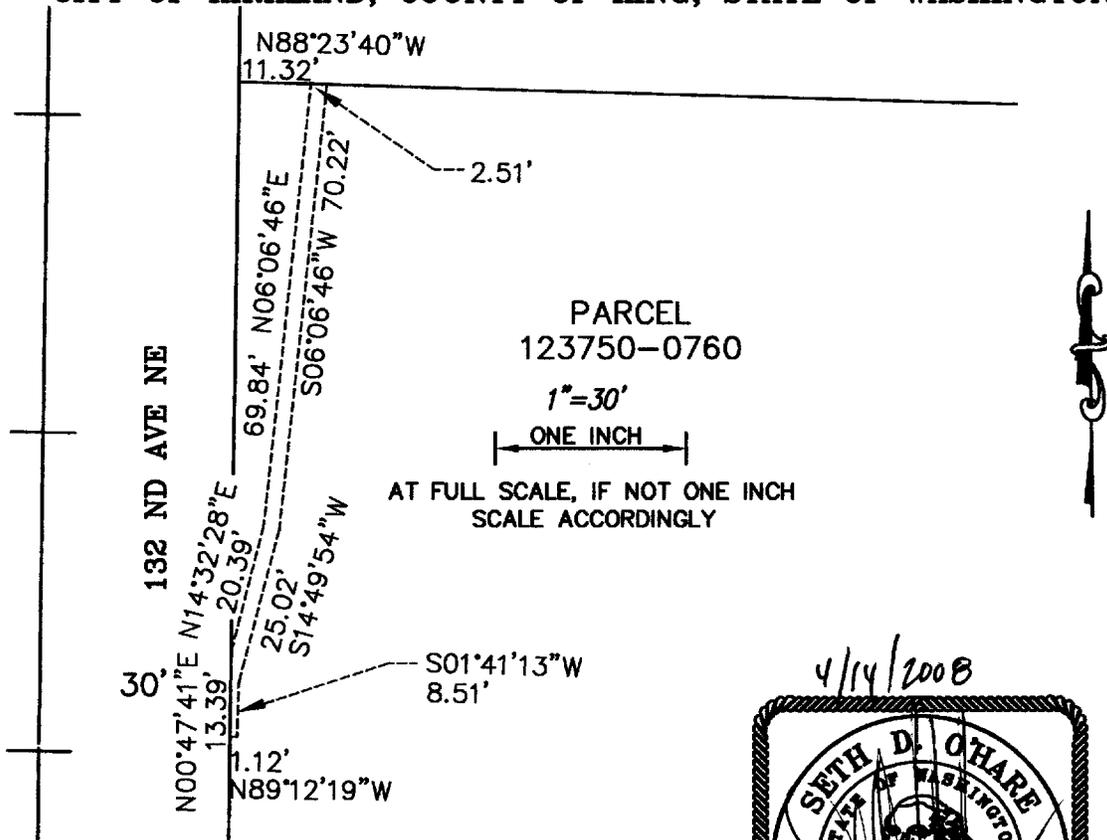
ASSESSOR NO.: 123850-0235 DATE: 03/29/2008

DRAWN BY: GRM

DRAWING NAME: 07-1216exh6.dwg

PAGE 1 OF 1

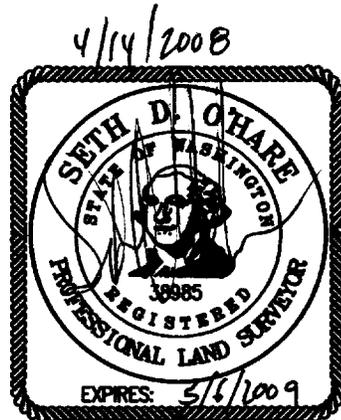
**EXHIBIT A
NORTHWEST QUARTER OF THE SOUTHWEST QUARTER
SECTION 3, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.
CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON**



PARCEL
123750-0760

1"=30'
ONE INCH

AT FULL SCALE, IF NOT ONE INCH
SCALE ACCORDINGLY

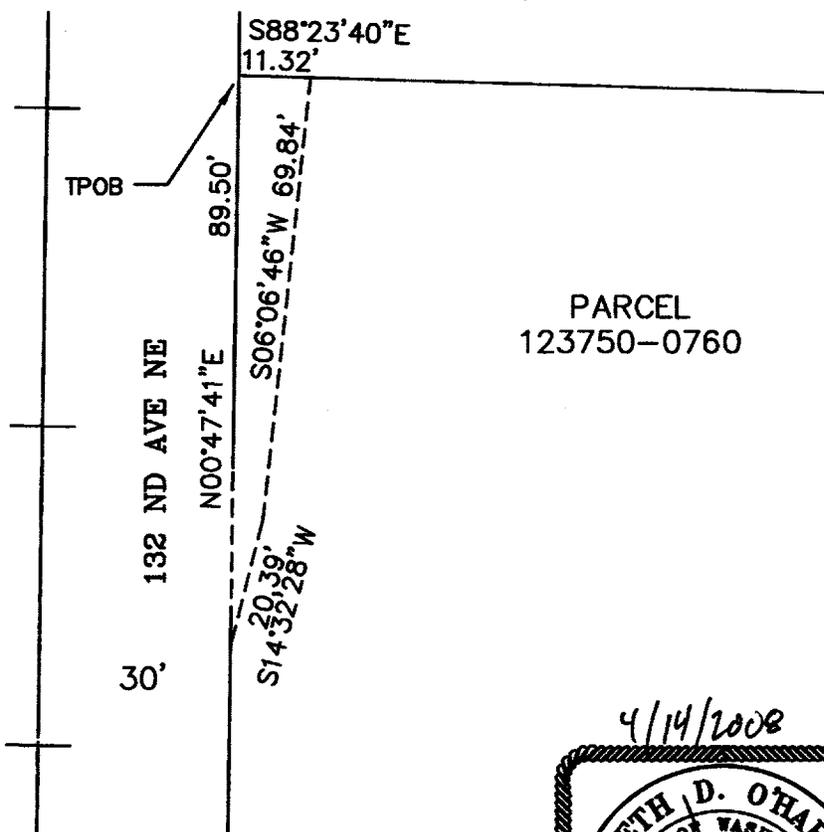


RIGHT OF WAY IMPROVEMENT EASEMENT

THAT PORTION OF LOT 6, BLOCK 34 OF UNRECORDED PLAT OF BURK AND FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION 12, MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTH 88°23'40" EAST, A DISTANCE OF 11.32 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE EASTERLY ALONG SAID LINE, A DISTANCE OF 2.51 FEET; THENCE SOUTH 06°06'46" WEST, A DISTANCE OF 70.22 FEET; THENCE SOUTH 14°49'54" WEST, A DISTANCE OF 25.02 FEET; THENCE SOUTH 01°41'13" WEST, A DISTANCE OF 8.51 FEET; THENCE NORTH 89°12'19" WEST, A DISTANCE OF 1.12 FEET; THENCE NORTH 00°47'41" EAST, A DISTANCE OF 13.39 FEET; THENCE NORTH 14°32'28" EAST, A DISTANCE OF 20.39 FEET; THENCE NORTH 06°06'46" EAST, A DISTANCE OF 69.84 FEET TO THE TRUE POINT OF BEGINNING.
CONTAINING 244 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.

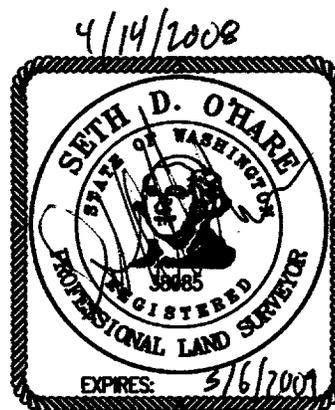
<p>DUANE HARTMAN & ASSOCIATES, INC. <i>Surveyors</i></p>		<p>ASSESSOR NO.: 123750-0760 DATE: 04/03/2008</p>
<p>16928 WOODINVILLE-REDMOND ROAD, B-107 (425) 483-5355 WOODINVILLE, WASHINGTON 98072 FAX (425) 483-4650</p>		<p>DRAWN BY: SDO</p>
<p>GARRY STRUTHERS & ASSOCIATES</p>	<p>DRAWING NAME: 07-1216exh10.dwg PAGE 1 OF 1</p>	

EXHIBIT A
NORTHWEST QUARTER OF THE SOUTHWEST QUARTER
SECTION 3, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.
CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON



PARCEL
123750-0760

1"=30'
 ONE INCH
 AT FULL SCALE, IF NOT ONE INCH
 SCALE ACCORDINGLY



RIGHT OF WAY

THAT PORTION OF LOT 6, BLOCK 34 OF UNRECORDED PLAT OF BURK AND FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION 12, MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 6, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 88°23'40" EAST, A DISTANCE OF 11.32 FEET; THENCE SOUTH 06°06'46" WEST, A DISTANCE OF 69.84 FEET; THENCE SOUTH 14°32'28" WEST, A DISTANCE OF 20.39 FEET; THENCE NORTH 00°47'41" EAST, A DISTANCE OF 89.50 FEET TO THE TRUE POINT OF BEGINNING.
 CONTAINING 611 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.

<p>DUANE HARTMAN & ASSOCIATES, INC. <i>Surveyors</i></p>		<p>ASSESSOR NO.: <u>123750-0760</u> DATE: <u>04/03/2008</u></p>
<p>16928 WOODINVILLE-REDMOND ROAD, B-107 (425) 483-5355 WOODINVILLE, WASHINGTON 98072 FAX (425) 483-4650</p>		<p>DRAWN BY: SDO DRAWING NAME: 07-1216exh10.dwg PAGE <u>1</u> OF <u>1</u></p>
<p>GARRY STRUTHERS & ASSOCIATES</p>		

EXHIBIT A page 1 of 2
PARCEL NO. 123750-0760
TEMPORARY CONSTRUCTION EASEMENT

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS;
BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL A;
THENCE SOUTH 88° 23' 52" EAST ALONG THE SOUTH MARGIN OF 85TH STREET NORTHEAST,
A DISTANCE OF 13.83 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 88° 23' 52" EAST ALONG SAID MARGIN, 5.02 FEET;
THENCE SOUTH 06° 06' 46" WEST, 70.98 FEET;
THENCE SOUTH 14° 32' 28" WEST, 33.21;
THENCE NORTH 89° 12' 19" WEST, 4.37 FEET TO THE EAST MARGIN OF 132ND AVENUE NORTHEAST;
THENCE ALONG SAID MARGIN NORTH 00° 47' 41" EAST, 3.18 FEET;
THENCE NORTH 14° 32' 28" EAST; 30.80 FEET;
THENCE NORTH 06° 06' 46" EAST, 70.22 FEET TO THE SOUTH MARGIN OF 85TH STREET NORTHEAST
AND THE TRUE POINT OF BEGINNING.
CONTAINING 520 SQUARE FEET, MORE OR LESS.

PARCEL "A":
(PER FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS-339287, DATED FEBRUARY 5, 2008)

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3,
TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT WHICH BEARS NORTH 2°09'02" WEST 1,035 FEET ALONG THE WEST LINE OF
SAID SECTION AND NORTH 88°04'04" EAST 30 FEET FROM THE SOUTHWEST CORNER OF SAID
SUBDIVISION;
THENCE NORTH 88°04'04" EAST 315 FEET;
THENCE NORTH 2°09'02" WEST 255.81 FEET TO THE SOUTH LINE OF COUNTY ROAD;
THENCE ALONG SAID SOUTH LINE SOUTH 88°37'05" WEST 315.03 FEET;
THENCE SOUTH 2°09'02" EAST 258.83 FEET TO THE POINT OF BEGINNING.

EXCEPT THE SOUTH 100 FEET OF THE WEST 142.5 FEET THEREOF.

ALSO EXCEPT THE WEST 25 FEET OF THE SOUTH 85 FEET OF THE
EAST 172.5 FEET THEREOF.

ALSO EXCEPT THE EAST 147.5 FEET THEREOF.

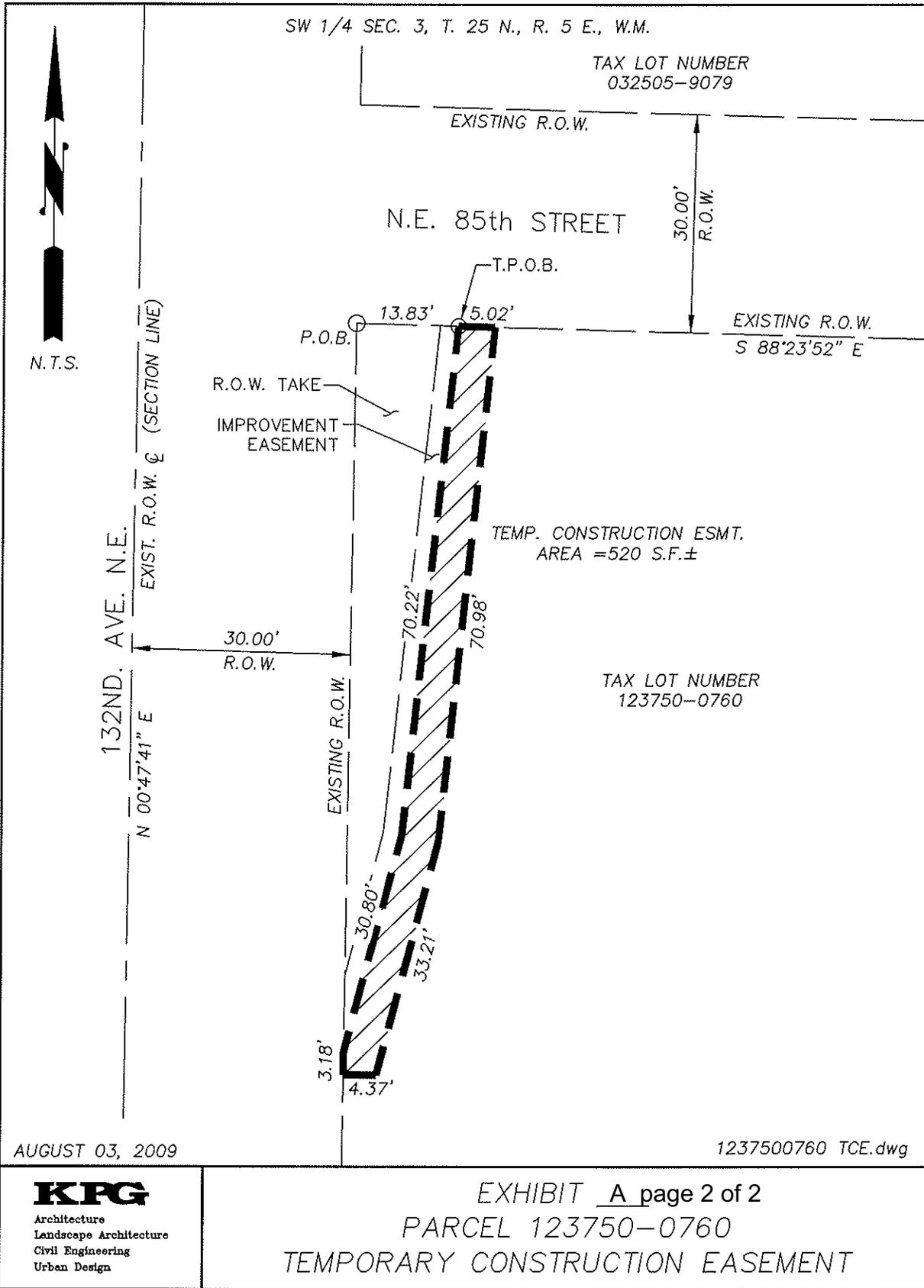
(ALSO BEING KNOWN AS A PORTION OF LOT 16, BLOCK 34,
BURKE & FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE,
DIVISION# 12, ACCORDING TO THE UNRECORDED PLAT THEREOF.)

1237500760 TCE. DOC

- 1 -
KPG
TACOMA · SEATTLE



8-5-2009



PUBLICATION SUMMARY
OF ORDINANCE NO. 4245

AN ORDINANCE OF THE CITY OF KIRKLAND, WASHINGTON, AUTHORIZING AND PROVIDING FOR THE ACQUISITION OF INTERESTS IN LAND FOR THE PURPOSE OF CONSTRUCTION OF THE NE 85TH STREET CORRIDOR IMPROVEMENTS PROJECTS, WITHIN THE CITY OF KIRKLAND; PROVIDING FOR THE ACQUISITION OF NECESSARY LAND AND PROPERTY RIGHTS, PROVIDING FOR THE COST OF PROPERTY ACQUISITION AND AUTHORIZING THE INITIATION OF APPROPRIATE PROCEEDINGS IN THE MANNER PROVIDED BY LAW.

SECTION 1. Authorizes condemnation of property necessary for the NE 85th Street Corridor Improvements Projects.

SECTION 2. Provides that the Projects are fully funded and that the expense of acquiring the property shall be paid for from the appropriate funding source within the city's portion of general current revenue for each CIP project.

SECTION 3. Authorizes the City Attorney to initiate condemnation proceedings to acquire the property necessary for the Project.

SECTION 4. Authorizes publication of the ordinance by summary, which summary is approved by the City Council pursuant to Section 1.08.017 Kirkland Municipal Code and establishes the effective date as five days after publication of summary.

The full text of this Ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City Council at its meeting on the _____ day of _____, 2010.

I certify that the foregoing is a summary of Ordinance _____ approved by the Kirkland City Council for summary publication.

City Clerk