

RESOLUTION NO. R2013-11
To Acquire Real Property Interests Required for the East Link Extension

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:	PHONE:
Capital Committee	05/9/13	Recommendation to the Board	Ahmad Fazel, DECM Executive Director	206-398-5389
Board	05/23/13	Final Action	Roger Hansen, Real Property Director	206-689-3366

PROPOSED ACTION

Authorizes the chief executive officer to acquire, dispose, or lease certain real property interests including acquisition by condemnation, and pay eligible relocation and re-establishment benefits to affected owners and tenants as necessary for the East Link Extension.

KEY FEATURES SUMMARY

- Authorizes the acquisition, disposal or lease of 43 parcels in the south downtown Bellevue/Surrey Downs neighborhoods in the City of Bellevue for construction of light rail facilities for the East Link Extension.
- Acquisitions involve the full purchase of two condominium complexes along 112th Avenue Southeast in Bellevue identified for construction of the East Link Extension. The property interests are comprised of a total of 41 units, related common elements, and the interests of the two condominium owners' associations.
- The real properties identified in this requested action are included in Exhibit A.

BACKGROUND

East Link extends light rail to east King County via I-90 from downtown Seattle to downtown Bellevue and the Overlake area of Redmond, with stations serving Rainier Avenue/I-90, Mercer Island, South Bellevue, Downtown Bellevue, Overlake Hospital, the Bel-Red Corridor, Overlake Village, and the Overlake Transit Center. The ST2 plan provides for environmental review for a future expansion between the Overlake Transit Center and downtown Redmond.

Sound Transit initiated East Link environmental and preliminary engineering work in 2006 and completed the work in 2011. The East Link final environmental impact statement was published in July 2011 and the Federal Transit Administration issued a Record of Decision for the project on November 16, 2011. The East Link route, profiles, and station locations were selected by the Sound Transit Board on July 28, 2011. On November 17, 2011, the Sound Transit Board authorized the chief executive officer to advance the East Link Extension into final design. On March 26, 2013 Sound Transit and WSDOT published the East Link Extension 2013 SEPA Addendum evaluating potential project refinements and providing new project related environmental information. The final East Link route, profiles, and station locations, including the tunnel route in downtown Bellevue, were selected by the Sound Transit Board on April 25, 2013. Revenue service between Seattle and the Overlake Transit Center is forecast for 2023.

Certain property interests have been identified as necessary for construction of the East Link Extension. The proposed action would authorize the acquisition of 41 condominium units, common elements, and the interests of the condominium owners' associations by condemnation, if necessary, as needed for the construction, operation and maintenance of the East Link Extension and the payment of relocation benefits to eligible affected owners and tenants. Sound Transit's

authorizing legislation grants the agency the power of eminent domain to accomplish such acquisitions when efforts to reach agreement with property owners are unsuccessful.

The parcels identified in Exhibit A are adjacent to 112th Avenue SE, and along the light rail alignment identified in the preferred alternative for East Link Extension

The condominium sites are identified as the Carriage Hills condominium, comprised of 17 units, and Carriage Place condominium, comprised of 24 units. Sound Transit will acquire the condominium units along with the owners' fractional shares of the common elements and the real property interests, if any, of the condominium owners' associations. The condominiums along the west side of 112th Avenue SE are required for the East Link project to be built as selected by the Board on April 25, 2013. Property owners in the condominium complexes have requested purchase as soon as possible so they can proceed to relocate and move to replacement properties. The properties are needed for the construction, operation and maintenance of the station and guideway.

In response to interest from property owners and the Bellevue City Council in accelerating these acquisitions, the Sound Transit CEO committed to bring a resolution to the Board within 60 days of the Bellevue City Council and Sound Transit approval of the light rail alignment requesting authority for early residential property acquisition. On April 22, 2013 the Bellevue City Council passed Resolution No. 8576 approving the East Link Project and on April 25, 2013 the Sound Transit Board approved the project. In June, staff will return to the Board to request authority for the remaining full residential property acquisitions in Bellevue along 112th Avenue SE.

Environmental compliance pursuant to the State Environmental Policy Act (SEPA) for East Link was completed with the East Link Extension 2013 SEPA Addendum issued on March 26, 2013. The Federal Transit Administration and Federal Highway Administration issued a Record of Decision (ROD) for the project on November 16, 2011 and November 17, 2011, respectively, completing the National Environmental Policy Act (NEPA) process.

FISCAL IMPACT

East Link	2013 TIP	Commitment to Date	This Action	Board Approved Plus Action	Uncommitted / (Shortfall)
Agency Administration	66,539	16,237	0	16,237	50,302
Preliminary Engineering	61,123	55,195	0	55,195	5,928
Final Design	223,685	144,140	0	144,140	79,545
Right of Way	365,408	15,760	0	15,760	349,648
Construction	0	0	0	0	0
Construction Services	0	0	0	0	0
Third Party Agreements	40,064	4,097	0	4,097	35,967
Vehicles	0	0	0	0	0
Total Current Budget	756,819	235,430	0	235,430	521,389

Phase Detail - Right of Way					
Right of Way Administration	39,690	1,996	0	1,996	37,694
Other Right of Way Phase Activities	325,718	13,765	0	13,765	311,953
Total Phase	365,408	15,760	0	15,760	349,648

Property Acquisition Details	Board Approvals to Date	Current Approved Contract Status	Proposed Action	Proposed Total for Board Approval
Property Acquisition Contract	0	0	0	0
Contingency	0	0	0	0
Total Property Acquisition Contract	0	0	0	0
Percent Contingency	0%	0%	0%	0%

Notes:

Amounts are expressed in Year of Expenditure \$000s.

Board Approvals to Date includes amounts through March 31st 2013, plus any pending Board Actions.

Project Budget is located on page 38 of the 2013 Transit Improvement Plan (TIP).

Board Approvals = Committed to-date + Contingency.

In accordance with Sound Transit policy, budgets for specific parcels will be discussed with the Board in executive session. Consistent with the current estimate at completion for real property acquisition, this action and acquisitions of remaining certified properties are affordable within the adopted project budget.

SMALL BUSINESS PARTICIPATION

Not applicable to this action.

EQUAL EMPLOYMENT WORKFORCE PROFILE

Not applicable to this action.

PUBLIC INVOLVEMENT

Public outreach on the East Link Extension has taken place for the last six years. Outreach activities have included meeting with communities, property owners, businesses, stakeholders, local jurisdictions, and agencies. Since the project kickoff in 2006, Sound Transit has hosted 35 public meetings, while also holding nearly 300 briefings to property owners and stakeholders.

Sound Transit has utilized an extensive community outreach effort to ensure that potentially affected property owners and community members have been engaged in the decision-making process along 112th Avenue SE, including five public meetings specific to the alignment in this

area. In addition to building relationships with individual residents and board members of the condominiums, Sound Transit has held specific meetings with Carriage Hills and Carriage Place property owners to provide an overview of East Link and the acquisition process.

In compliance with state law regarding public notification, Sound Transit mailed certified letters to property owners affected by this action on May 7, 2013. Legal notices of this proposed Board action were published in the Seattle Times newspaper on May 10 and 17, 2013.

TIME CONSTRAINTS

The residential properties that are the subject of this action have been identified for some time making it difficult for the current owners to sell, rent or lease their properties. While a delay would not likely result in an impact to the overall project schedule, it would prolong the time period the property owners living with the uncertainty of the acquisition timing would have to endure. An early approval would also provide for more time to conduct a timely relocation process.

PRIOR BOARD/COMMITTEE ACTIONS

Resolution No. R2013-09: Selected the route, profiles, and station locations for the East Link Extension and superseding Resolution No. R2011-10

Motion No: M2012-67: Authorized the chief executive officer to execute an Agreement with the City of Bellevue, HEI Bellevue LLC, and White/Peterman Properties Inc., to support construction, operation, and maintenance of the East Link Extension.

Motion No: M2011-81: Implemented the East Link Light Rail Extension

Resolution No: R2011-10: Selected the route, profiles, and station locations for the East Link Extension

Motion No: M2010-44: Modified the preferred light rail routes and stations previously identified in Motion No. M2009-41 for the East Link Light Rail Project Final Environmental Impact Statement

ENVIRONMENTAL REVIEW

JI 5/2/2013

LEGAL REVIEW

JV 5/3/2013

RESOLUTION NO. R2013-11

A RESOLUTION of the Board of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to acquire, dispose, or lease certain real property interests, including acquisition by condemnation and pay eligible relocation and re-establishment benefits to affected owners and tenants as necessary for East Link Extension.

WHEREAS, the Central Puget Sound Regional Transit Authority, hereinafter referred to as Sound Transit, has been created for the Pierce, King, and Snohomish Counties region by action of their respective county councils pursuant to RCW 81.112.030; and

WHEREAS, Sound Transit is authorized to plan, construct, and permanently operate a high-capacity system of transportation infrastructure and services to meet regional public transportation needs in the Central Puget Sound region; and

WHEREAS, in general elections held within the Central Puget Sound Regional Transit Authority district on November 5, 1996 and November 4, 2008, voters approved local funding to implement a regional high-capacity transportation system for the Central Puget Sound region; and

WHEREAS, environmental compliance pursuant to the State Environmental Policy Act (SEPA) for East Link was completed with the East Link Project Final Environmental Impact Statement (EIS) issued on July 15, 2011; and the Federal Transit Administration and Federal Highway Administration issued a Record of Decision (ROD) for the project on November 16, 2011 and November 17, 2011, respectively, completing the National Environmental Policy Act (NEPA) process; and

WHEREAS, in order to acquire the properties determined to be necessary for the construction, operation and maintenance of project improvements required under Sound Move and ST2, it is necessary for Sound Transit to acquire by negotiated purchase or to condemn certain rights in the property for public purposes, and to pay eligible relocation and re-establishment benefits to affected parties; and

WHEREAS, Sound Transit has identified certain real properties as necessary for the construction and permanent location of the East Link Project are reasonably described in Exhibit A of this resolution; and

WHEREAS, in order to acquire the properties determined to be necessary for the light rail construction, operation and maintenance in downtown Bellevue, it is necessary for Sound Transit to acquire by negotiated purchase or to condemn certain lands and rights in property for public purposes, and to pay eligible relocation and re-establishment benefits to affected parties; and

WHEREAS, Sound Transit has commissioned or will commission appraisals to determine the fair market value of the properties, and will continue to negotiate in good faith with the owners of the properties authorized to be acquired by negotiated purchase or condemned, with the intent of reaching agreements for the voluntary acquisition of the property for fair market value; and

WHEREAS, the funds necessary to acquire the property by voluntary purchase or to pay just compensation adjudged due after condemnation and the funds necessary to pay eligible relocation and re-establishment costs shall be paid from Sound Transit general funds.

NOW THEREFORE BE IT RESOLVED by the Board of the Central Puget Sound Regional Transit Authority as follows:

SECTION 1. The chief executive officer is hereby authorized to execute such agreements as are customary and necessary for the acquisition, lease, or disposal of the real property interests described in Exhibit A (said property to be used for the East Link Project) and incorporated herein by reference, as well as the proportional share of each owners' ownership interest in the common elements, and for the payment of eligible relocation and re-establishment costs. In accordance with Sound Transit's adopted Real Property Acquisition and Relocation Policies, Procedures and Guidelines, the acquisition price of the properties shall not exceed the fair market value to be determined through the appraisal process; provided that in the event the total of the acquisition, relocation, and re-establishment costs of the properties for the East Link Project exceeds Sound

Transit's approved budget for right-of-way acquisition (plus contingency), then the chief executive officer shall obtain approval from the appropriate committee or the Board, per Resolution No. 78-2, before the acquisition of the property for the East Link Project by purchase or by condemnation and the payment of eligible relocation and re-establishment costs.

SECTION 2. The chief executive officer or her designee is hereby authorized to settle condemnation litigation or enter administrative settlements (a settlement in lieu of initiating condemnation litigation) for the acquisition of the real property interests described in Exhibit A. Such settlements shall be made only upon the finding of legal counsel that the settlement is consistent with the law and is reasonable, prudent, and in the public interest. Such settlements shall not exceed established project budgets. For all other settlements proposed, the chief executive officer shall obtain prior approval of the appropriate committee or the Board, per Resolution No. 78-2.

SECTION 3. The Sound Transit Board deems the East Link Project, to be a public use for a public purpose. The Board deems it necessary and in the best interests of the citizens residing within Sound Transit's boundaries to acquire the property identified in Exhibit A as being necessary for the construction, operation, and permanent location of the East Link light rail guideway, parties be paid relocation and re-establishment costs associated with displacements from the properties.

SECTION 4. The Sound Transit Board of Directors finds that the public health, safety, necessity, convenience, and welfare demand and require that the properties described in Exhibit A be immediately acquired, condemned, appropriated, taken and damaged for the construction, operation, and permanent location of the East Link Project.

SECTION 5. In addition to the authority granted the chief executive officer in Section 1 above, condemnation proceedings are hereby authorized to acquire all, or any portion thereof, of the properties and property rights and/or rights in those of the properties described in Exhibit A, for the purpose of constructing, owning, and operating a permanent location of the East Link Project and light rail guideway. The chief executive officer is also authorized to make minor amendments

to the legal descriptions of the properties described in Exhibit A, as may be necessary to correct scrivener's errors and/or to conform the legal description to the precise boundaries of the property required for the Project.

SECTION 6. The funds necessary to acquire the property by purchase or to pay just compensation adjudged due after condemnation shall be paid from Sound Transit general funds.

ADOPTED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on May 23, 2013.



Pat McCarthy
Board Chair

ATTEST:



Marcia Walker
Board Administrator

**RESOLUTION R2013-11
EAST LINK EXTENSION**

EXHIBIT A

R/W No	Tax Parcel No	Owner
EL185	1402400000	Carriage Place Condominium
EL185.01	1402400010	Karin K McGregor
EL185.02	1402400020	Chun-Chia (Eric) Huang and Rebecca L Huang
EL185.03	1402400030	Elaine Steinberg
EL185.04	1402400040	Kenneth E Barnett and Rachel M Barnett
EL185.05	1402400050	Richard Teal and Joell C Teal
EL185.06	1402400060	Haitao Song and Yan Liu
EL185.07	1402400070	Kathryn G Hennessey
EL185.08	1402400080	Jiu-Lan Chen and Tung Hwa
EL185.09	1402400090	Kristina Northcutt and Harris Lu
EL185.10	1402400100	Jay D Doughten
EL185.11	1402400110	Wilson A Geegh
EL185.12	1402400120	Michiko A Sanford
EL185.13	1402400130	Cynthia L Bredy
EL185.14	1402400140	Ronaldo L Fernandez and Angela L Fernandez
EL185.15	1402400150	Scott Rodgers
EL185.16	1402400160	Emilie C Ellis
EL185.17	1402400170	Patrick M Sheehan
EL185.18	1402400180	David T Tong and Marguerita Palomique
EL185.19	1402400190	Charles A Ward
EL185.20	1402400200	George R Blair and Bernice E Blair
EL185.21	1402400210	Paul W Boothe and Marjorie M Boothe
EL185.22	1402400220	Cheryl D Nelsen
EL185.23	1402400230	Richard C Lo and Cheryl A Lo
EL185.24	1402400240	Douglas C White
EL193	1401000000	Carriage Hills Condominium
EL193.01	1401000010	Stephen K Heath
EL193.02	1401000020	Ronald J Ciro
EL193.03	1401000030	Suzanne Williams
EL193.04	1401000040	Nancy Williams
EL193.05	1401000050	Cynthia R Berrio - Williams
EL193.06	1401000060	Kale Fong
EL193.07	1401000070	Peter M Sivesind
EL193.08	1401000080	Nana Arzumanyan

R/W No	Tax Parcel No	Owner
EL193.09	1401000090	Nana Arzumanyan and Nona Davydova
EL193.10	1401000100	Christopher M Lipe
EL193.11	1401000110	Ryan M Pack and Erin L Pack
EL193.12	1401000120	Basant Singh and Sheila K Singh
EL193.13	1401000130	Kevin Lee
EL193.14	1401000140	Yongning Wu and Cao Xiao
EL193.15	1401000150	Clay Wallace and Mary C Wallace
EL193.16	1401000160	Kerry S Reid
EL193.17	1401000170	Ian Toms

RESOLUTION 2012-XX EAST LINK EXTENSION

EXHIBIT A

R/W No.	Owner/Contact	Parcel #	Site Address
EL185	Carriage Place Condominium	1402400000	301 112 th Avenue SE Bellevue, WA 98004

ALL UNITS, CARRIAGE PLACE CONDOMINIUM, SURVEY MAP AND PLANS RECORDED IN VOLUME 14 OF CONDOMINIUMS, PAGES 71 THROUGH 73, INCLUSIVE; AMENDED IN VOLUME 14, OF CONDOMINIUMS, PAGE 91; AMENDED IN VOLUME 15, OF CONDOMINIUMS, PAGE 49; CONDOMINIUM DECLARATION RECORDED UNDER RECORDING NUMBER(S) 7711151021, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Site Address
EL185.01	Karin K McGregor	1402400010	301 112 th Avenue SE Unit 1 Building #19 Bellevue, WA 98004

UNIT 1, BUILDING 19, CARRIAGE PLACE CONDOMINIUM, SURVEY MAP AND PLANS RECORDED IN VOLUME 14 OF CONDOMINIUMS, PAGES 71 THROUGH 73, INCLUSIVE; AMENDED IN VOLUME 14, OF CONDOMINIUMS, PAGE 91; AMENDED IN VOLUME 15, OF CONDOMINIUMS, PAGE 49; CONDOMINIUM DECLARATION RECORDED UNDER RECORDING NUMBER(S) 7711151021, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Site Address
EL185.02	Chun-Chia (Eric) Huang and Rebecca L Huang	1402400020	301 112 th Avenue SE Unit 2 Building #19 Bellevue, WA 98004

UNIT 2, BUILDING 19, CARRIAGE PLACE CONDOMINIUM, SURVEY MAP AND PLANS RECORDED IN VOLUME 14 OF CONDOMINIUMS, PAGES 71 THROUGH 73, INCLUSIVE; AMENDED IN VOLUME 14, OF CONDOMINIUMS, PAGE 91; AMENDED IN VOLUME 15, OF CONDOMINIUMS, PAGE 49; CONDOMINIUM DECLARATION RECORDED UNDER RECORDING NUMBER(S) 7711151021, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Site Address
EL185.03	Elaine Steinberg	1402400030	301 112 th Avenue SE Unit 3 Building #19 Bellevue, WA 98004

UNIT 3, BUILDING 19, CARRIAGE PLACE CONDOMINIUM, SURVEY MAP AND PLANS RECORDED IN VOLUME 14 OF CONDOMINIUMS, PAGES 71 THROUGH 73, INCLUSIVE; AMENDED IN VOLUME 14, OF CONDOMINIUMS, PAGE 91; AMENDED IN VOLUME 15, OF CONDOMINIUMS, PAGE 49; CONDOMINIUM DECLARATION RECORDED UNDER RECORDING NUMBER(S) 7711151021, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Site Address
EL185.04	Kenneth E Barnett and Rachel M Barnett	1402400040	301 112 th Avenue SE Unit 1 Building #20 Bellevue, WA 98004

UNIT 1, BUILDING 20, CARRIAGE PLACE CONDOMINIUM, SURVEY MAP AND PLANS RECORDED IN VOLUME 14 OF CONDOMINIUMS, PAGES 71 THROUGH 73, INCLUSIVE; AMENDED IN VOLUME 14, OF CONDOMINIUMS, PAGE 91; AMENDED IN VOLUME 15, OF CONDOMINIUMS, PAGE 49; CONDOMINIUM DECLARATION RECORDED UNDER RECORDING NUMBER(S) 7711151021, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Site Address
EL185.05	Richard Teal and Joell C Teal	1402400050	301 112 th Avenue SE Unit 2 Building #20 Bellevue, WA 98004

UNIT 2, BUILDING 20, CARRIAGE PLACE CONDOMINIUM, SURVEY MAP AND PLANS RECORDED IN VOLUME 14 OF CONDOMINIUMS, PAGES 71 THROUGH 73, INCLUSIVE; AMENDED IN VOLUME 14, OF CONDOMINIUMS, PAGE 91; AMENDED IN VOLUME 15, OF CONDOMINIUMS, PAGE 49; CONDOMINIUM DECLARATION RECORDED UNDER RECORDING NUMBER(S) 7711151021, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Site Address
EL185.06	Haitao Song and Yan Liu	1402400060	301 112 th Avenue SE Unit 3 Building #20 Bellevue, WA 98004

UNIT 3, BUILDING 20, CARRIAGE PLACE CONDOMINIUM, SURVEY MAP AND PLANS RECORDED IN VOLUME 14 OF CONDOMINIUMS, PAGES 71 THROUGH 73, INCLUSIVE; AMENDED IN VOLUME 14, OF CONDOMINIUMS, PAGE 91; AMENDED IN VOLUME 15, OF CONDOMINIUMS, PAGE 49; CONDOMINIUM DECLARATION RECORDED UNDER RECORDING NUMBER(S) 7711151021, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Site Address
EL185.07	Kathryn G Hennessey	1402400070	301 112 th Avenue SE Unit 1 Building #21 Bellevue, WA 98004

UNIT 1, BUILDING 21, CARRIAGE PLACE CONDOMINIUM, SURVEY MAP AND PLANS RECORDED IN VOLUME 14 OF CONDOMINIUMS, PAGES 71 THROUGH 73, INCLUSIVE; AMENDED IN VOLUME 14, OF CONDOMINIUMS, PAGE 91; AMENDED IN VOLUME 15, OF CONDOMINIUMS, PAGE 49; CONDOMINIUM DECLARATION RECORDED UNDER RECORDING NUMBER(S) 7711151021, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Site Address
EL185.08	Jiu-Lan Chen and Tung Hwa	1402400080	301 112 th Avenue SE Unit 2 Building #21 Bellevue, WA 98004

UNIT 2, BUILDING 21, CARRIAGE PLACE CONDOMINIUM, SURVEY MAP AND PLANS RECORDED IN VOLUME 14 OF CONDOMINIUMS, PAGES 71 THROUGH 73, INCLUSIVE; AMENDED IN VOLUME 14, OF CONDOMINIUMS, PAGE 91; AMENDED IN VOLUME 15, OF CONDOMINIUMS, PAGE 49; CONDOMINIUM DECLARATION RECORDED UNDER RECORDING NUMBER(S) 7711151021, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Site Address
EL185.09	Kristina Northcutt and Harris Lu	1402400090	301 112 th Avenue SE Unit 3 Building #21 Bellevue, WA 98004

UNIT 3, BUILDING 21, CARRIAGE PLACE CONDOMINIUM, SURVEY MAP AND PLANS RECORDED IN VOLUME 14 OF CONDOMINIUMS, PAGES 71 THROUGH 73, INCLUSIVE; AMENDED IN VOLUME 14, OF CONDOMINIUMS, PAGE 91; AMENDED IN VOLUME 15, OF CONDOMINIUMS, PAGE 49; CONDOMINIUM DECLARATION RECORDED UNDER RECORDING NUMBER(S) 7711151021, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Site Address
EL185.10	Jay D Doughten	1402400100	301 112 th Avenue SE Unit 1 Building #22 Bellevue, WA 98004

UNIT 1, BUILDING 22, CARRIAGE PLACE CONDOMINIUM, SURVEY MAP AND PLANS RECORDED IN VOLUME 14 OF CONDOMINIUMS, PAGES 71 THROUGH 73, INCLUSIVE; AMENDED IN VOLUME 14, OF CONDOMINIUMS, PAGE 91; AMENDED IN VOLUME 15, OF CONDOMINIUMS, PAGE 49; CONDOMINIUM DECLARATION RECORDED UNDER RECORDING NUMBER(S) 7711151021, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Site Address
EL185.11	Wilson A Geegh	1402400110	301 112 th Avenue SE Unit 2 Building #22 Bellevue, WA 98004

UNIT 2, BUILDING 22, CARRIAGE PLACE CONDOMINIUM, SURVEY MAP AND PLANS RECORDED IN VOLUME 14 OF CONDOMINIUMS, PAGES 71 THROUGH 73, INCLUSIVE; AMENDED IN VOLUME 14, OF CONDOMINIUMS, PAGE 91; AMENDED IN VOLUME 15, OF CONDOMINIUMS, PAGE 49; CONDOMINIUM DECLARATION RECORDED UNDER RECORDING NUMBER(S) 7711151021, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Site Address
EL185.12	Michiko A Sanford	1402400120	301 112 th Avenue SE Unit 3 Building #22 Bellevue, WA 98004

UNIT 3, BUILDING 22, CARRIAGE PLACE CONDOMINIUM, SURVEY MAP AND PLANS RECORDED IN VOLUME 14 OF CONDOMINIUMS, PAGES 71 THROUGH 73, INCLUSIVE; AMENDED IN VOLUME 14, OF CONDOMINIUMS, PAGE 91; AMENDED IN VOLUME 15, OF CONDOMINIUMS, PAGE 49; CONDOMINIUM DECLARATION RECORDED UNDER RECORDING NUMBER(S) 7711151021, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Site Address
EL185.13	Cynthia L Bredy	1402400130	301 112 th Avenue SE Unit 1 Building #23 Bellevue, WA 98004

UNIT 1, BUILDING 23, CARRIAGE PLACE CONDOMINIUM, SURVEY MAP AND PLANS RECORDED IN VOLUME 14 OF CONDOMINIUMS, PAGES 71 THROUGH 73, INCLUSIVE; AMENDED IN VOLUME 14, OF CONDOMINIUMS, PAGE 91; AMENDED IN VOLUME 15, OF CONDOMINIUMS, PAGE 49; CONDOMINIUM DECLARATION RECORDED UNDER RECORDING NUMBER(S) 7711151021, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Site Address
EL185.14	Ronaldo L Fernandez and Angela L Fernandez	1402400140	301 112 th Avenue SE Unit 2 Building #23 Bellevue, WA 98004

UNIT 2, BUILDING 23, CARRIAGE PLACE CONDOMINIUM, SURVEY MAP AND PLANS RECORDED IN VOLUME 14 OF CONDOMINIUMS, PAGES 71 THROUGH 73, INCLUSIVE; AMENDED IN VOLUME 14, OF CONDOMINIUMS, PAGE 91; AMENDED IN VOLUME 15, OF CONDOMINIUMS, PAGE 49; CONDOMINIUM DECLARATION RECORDED UNDER RECORDING NUMBER(S) 7711151021, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Site Address
EL185.15	Scott Rodgers	1402400150	301 112 th Avenue SE Unit 3 Building #23 Bellevue, WA 98004

UNIT 3, BUILDING 23, CARRIAGE PLACE CONDOMINIUM, SURVEY MAP AND PLANS RECORDED IN VOLUME 14 OF CONDOMINIUMS, PAGES 71 THROUGH 73, INCLUSIVE; AMENDED IN VOLUME 14, OF CONDOMINIUMS, PAGE 91; AMENDED IN VOLUME 15, OF CONDOMINIUMS, PAGE 49; CONDOMINIUM DECLARATION RECORDED UNDER RECORDING NUMBER(S) 7711151021, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Site Address
EL185.16	Emilie C Ellis	1402400160	301 112 th Avenue SE Unit 1 Building #24 Bellevue, WA 98004

UNIT 1, BUILDING 24, CARRIAGE PLACE CONDOMINIUM, SURVEY MAP AND PLANS RECORDED IN VOLUME 14 OF CONDOMINIUMS, PAGES 71 THROUGH 73, INCLUSIVE; AMENDED IN VOLUME 14, OF CONDOMINIUMS, PAGE 91; AMENDED IN VOLUME 15, OF CONDOMINIUMS, PAGE 49; CONDOMINIUM DECLARATION RECORDED UNDER RECORDING NUMBER(S) 7711151021, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Site Address
EL185.17	Patrick M Sheehan	1402400170	301 112 th Avenue SE Unit 2 Building #24 Bellevue, WA 98004

UNIT 2, BUILDING 24, CARRIAGE PLACE CONDOMINIUM, SURVEY MAP AND PLANS RECORDED IN VOLUME 14 OF CONDOMINIUMS, PAGES 71 THROUGH 73, INCLUSIVE; AMENDED IN VOLUME 14, OF CONDOMINIUMS, PAGE 91; AMENDED IN VOLUME 15, OF CONDOMINIUMS, PAGE 49; CONDOMINIUM DECLARATION RECORDED UNDER RECORDING NUMBER(S) 7711151021, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Site Address
EL185.18	David T Tong and Marguerita Palomique	1402400180	301 112 th Avenue SE Unit 3 Building #24 Bellevue, WA 98004

UNIT 3, BUILDING 24, CARRIAGE PLACE CONDOMINIUM, SURVEY MAP AND PLANS RECORDED IN VOLUME 14 OF CONDOMINIUMS, PAGES 71 THROUGH 73, INCLUSIVE; AMENDED IN VOLUME 14, OF CONDOMINIUMS, PAGE 91; AMENDED IN VOLUME 15, OF CONDOMINIUMS, PAGE 49; CONDOMINIUM DECLARATION RECORDED UNDER RECORDING NUMBER(S) 7711151021, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Site Address
EL185.19	Charles A Ward	1402400190	301 112 th Avenue SE Unit 1 Building #25 Bellevue, WA 98004

UNIT 1, BUILDING 25, CARRIAGE PLACE CONDOMINIUM, SURVEY MAP AND PLANS RECORDED IN VOLUME 14 OF CONDOMINIUMS, PAGES 71 THROUGH 73, INCLUSIVE; AMENDED IN VOLUME 14, OF CONDOMINIUMS, PAGE 91; AMENDED IN VOLUME 15, OF CONDOMINIUMS, PAGE 49; CONDOMINIUM DECLARATION RECORDED UNDER RECORDING NUMBER(S) 7711151021, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Site Address
EL185.20	George R Blair and Bernice E Blair	1402400200	301 112 th Avenue SE Unit 2 Building #25 Bellevue, WA 98004

UNIT 2, BUILDING 25, CARRIAGE PLACE CONDOMINIUM, SURVEY MAP AND PLANS RECORDED IN VOLUME 14 OF CONDOMINIUMS, PAGES 71 THROUGH 73, INCLUSIVE; AMENDED IN VOLUME 14, OF CONDOMINIUMS, PAGE 91; AMENDED IN VOLUME 15, OF CONDOMINIUMS, PAGE 49; CONDOMINIUM DECLARATION RECORDED UNDER RECORDING NUMBER(S) 7711151021, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Site Address
EL185.21	Paul W Boothe and Marjorie M Boothe	1402400210	301 112 th Avenue SE Unit 3 Building #25 Bellevue, WA 98004

UNIT 3, BUILDING 25, CARRIAGE PLACE CONDOMINIUM, SURVEY MAP AND PLANS RECORDED IN VOLUME 14 OF CONDOMINIUMS, PAGES 71 THROUGH 73, INCLUSIVE; AMENDED IN VOLUME 14, OF CONDOMINIUMS, PAGE 91; AMENDED IN VOLUME 15, OF CONDOMINIUMS, PAGE 49; CONDOMINIUM DECLARATION RECORDED UNDER RECORDING NUMBER(S) 7711151021, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Site Address
EL185.22	Cheryl D Nelsen	1402400220	301 112 th Avenue SE Unit 1 Building #26 Bellevue, WA 98004

UNIT 1, BUILDING 26, CARRIAGE PLACE CONDOMINIUM, SURVEY MAP AND PLANS RECORDED IN VOLUME 14 OF CONDOMINIUMS, PAGES 71 THROUGH 73, INCLUSIVE; AMENDED IN VOLUME 14, OF CONDOMINIUMS, PAGE 91; AMENDED IN VOLUME 15, OF CONDOMINIUMS, PAGE 49; CONDOMINIUM DECLARATION RECORDED UNDER RECORDING NUMBER(S) 7711151021, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Site Address
EL185.23	Richard C Lo and Cheryl A Lo	1402400230	301 112 th Avenue SE Unit 2 Building #26 Bellevue, WA 98004

UNIT 2, BUILDING 26, CARRIAGE PLACE CONDOMINIUM, SURVEY MAP AND PLANS RECORDED IN VOLUME 14 OF CONDOMINIUMS, PAGES 71 THROUGH 73, INCLUSIVE; AMENDED IN VOLUME 14, OF CONDOMINIUMS, PAGE 91; AMENDED IN VOLUME 15, OF CONDOMINIUMS, PAGE 49; CONDOMINIUM DECLARATION RECORDED UNDER RECORDING NUMBER(S) 7711151021, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Site Address
EL185.24	Douglas C White	1402400240	301 112 th Avenue SE Unit 3 Building #26 Bellevue, WA 98004

UNIT 3, BUILDING 26, CARRIAGE PLACE CONDOMINIUM, SURVEY MAP AND PLANS RECORDED IN VOLUME 14 OF CONDOMINIUMS, PAGES 71 THROUGH 73, INCLUSIVE; AMENDED IN VOLUME 14, OF CONDOMINIUMS, PAGE 91; AMENDED IN VOLUME 15, OF CONDOMINIUMS, PAGE 49; CONDOMINIUM DECLARATION RECORDED UNDER RECORDING NUMBER(S) 7711151021, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Site Address
EL193	Carriage Hills Condominium	1401000000	111 112 th Avenue SE Bellevue, WA 98004

ALL UNITS, CARRIAGE HILLS CONDOMINIUM, SURVEY MAP AND PLANS RECORDED IN VOLUME 6 OF CONDOMINIUMS, PAGES 91 THROUGH 94, INCLUSIVE, CONDOMINIUM DECLARATION RECORDED UNDER RECORDING NUMBER(S) 7310020460, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Site Address
EL193.01	Stephen K Heath	1401000010	111 112 th Avenue SE Unit 111-1 Bellevue, WA 98004

UNIT 111-1, CARRIAGE HILLS, A CONDOMINIUM, SURVEY MAP AND PLANS RECORDED IN VOLUME 6 OF CONDOMINIUMS, PAGES 91 THROUGH 94, INCLUSIVE; CONDOMINIUM DECLARATION RECORDED UNDER RECORDING NUMBER(S) 7310020460, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Site Address
EL193.02	Ronald J Ciro	1401000020	111 112 th Avenue SE Unit 111-2 Bellevue, WA 98004

UNIT 111-2, CARRIAGE HILLS, A CONDOMINIUM, SURVEY MAP AND PLANS RECORDED IN VOLUME 6 OF CONDOMINIUMS, PAGES 91 THROUGH 94, INCLUSIVE; CONDOMINIUM DECLARATION RECORDED UNDER RECORDING NUMBER(S) 7310020460, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Site Address
EL193.03	Suzanne Williams	1401000030	111 112 th Avenue SE Unit 111-3 Bellevue, WA 98004

UNIT 111-3, CARRIAGE HILLS, A CONDOMINIUM, SURVEY MAP AND PLANS RECORDED IN VOLUME 6 OF CONDOMINIUMS, PAGES 91 THROUGH 94, INCLUSIVE; CONDOMINIUM DECLARATION RECORDED UNDER RECORDING NUMBER(S) 7310020460, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Site Address
EL193.04	Nancy Williams	1401000040	111 112 th Avenue SE Unit 111-4 Bellevue, WA 98004

UNIT 111-4, CARRIAGE HILLS, A CONDOMINIUM, SURVEY MAP AND PLANS RECORDED IN VOLUME 6 OF CONDOMINIUMS, PAGES 91 THROUGH 94, INCLUSIVE; CONDOMINIUM DECLARATION RECORDED UNDER RECORDING NUMBER(S) 7310020460, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Site Address
EL193.05	Cynthia R Berrio - Williams	1401000050	111 112 th Avenue SE Unit 111-5 Bellevue, WA 98004

UNIT 111-5, CARRIAGE HILLS, A CONDOMINIUM, SURVEY MAP AND PLANS RECORDED IN VOLUME 6 OF CONDOMINIUMS, PAGES 91 THROUGH 94, INCLUSIVE; CONDOMINIUM DECLARATION RECORDED UNDER RECORDING NUMBER(S) 7310020460, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Site Address
EL193.06	Kale Fong	1401000060	111 112 th Avenue SE Unit 111-6 Bellevue, WA 98004

UNIT 111-6, CARRIAGE HILLS, A CONDOMINIUM, SURVEY MAP AND PLANS RECORDED IN VOLUME 6 OF CONDOMINIUMS, PAGES 91 THROUGH 94, INCLUSIVE; CONDOMINIUM DECLARATION RECORDED UNDER RECORDING NUMBER(S) 7310020460, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Site Address
EL193.07	Peter M Sivesind	1401000070	111 112 th Avenue SE Unit 111-7 Bellevue, WA 98004

UNIT 111-7, CARRIAGE HILLS, A CONDOMINIUM, SURVEY MAP AND PLANS RECORDED IN VOLUME 6 OF CONDOMINIUMS, PAGES 91 THROUGH 94, INCLUSIVE; CONDOMINIUM DECLARATION RECORDED UNDER RECORDING NUMBER(S) 7310020460, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Site Address
EL193.08	Nana Arzumanyan	1401000080	111 112 th Avenue SE Unit 221-1 Bellevue, WA 98004

UNIT 221-1, CARRIAGE HILLS, A CONDOMINIUM, SURVEY MAP AND PLANS RECORDED IN VOLUME 6 OF CONDOMINIUMS, PAGES 91 THROUGH 94, INCLUSIVE; CONDOMINIUM DECLARATION RECORDED UNDER RECORDING NUMBER(S) 7310020460, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Site Address
EL193.09	Nana Arzumanyan and Nona Davydova	1401000090	111 112 th Avenue SE Unit 221-2 Bellevue, WA 98004

UNIT 221-2, CARRIAGE HILLS, A CONDOMINIUM, SURVEY MAP AND PLANS RECORDED IN VOLUME 6 OF CONDOMINIUMS, PAGES 91 THROUGH 94, INCLUSIVE; CONDOMINIUM DECLARATION RECORDED UNDER RECORDING NUMBER(S) 7310020460, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Site Address
EL193.10	Christopher M Lipe	1401000100	111 112 th Avenue SE Unit 221-3 Bellevue, WA 98004

UNIT 221-3, CARRIAGE HILLS, A CONDOMINIUM, SURVEY MAP AND PLANS RECORDED IN VOLUME 6 OF CONDOMINIUMS, PAGES 91 THROUGH 94, INCLUSIVE; CONDOMINIUM DECLARATION RECORDED UNDER RECORDING NUMBER(S) 7310020460, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Site Address
EL193.11	Ryan M Pack and Erin L Pack	1401000110	111 112 th Avenue SE Unit 221-4 Bellevue, WA 98004

UNIT 221-4, CARRIAGE HILLS, A CONDOMINIUM, SURVEY MAP AND PLANS RECORDED IN VOLUME 6 OF CONDOMINIUMS, PAGES 91 THROUGH 94, INCLUSIVE; CONDOMINIUM DECLARATION RECORDED UNDER RECORDING NUMBER(S) 7310020460, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Site Address
EL193.12	Basant and Sheila K Singh	1401000120	111 112 th Avenue SE Unit 221-5 Bellevue, WA 98004

UNIT 221-5, CARRIAGE HILLS, A CONDOMINIUM, SURVEY MAP AND PLANS RECORDED IN VOLUME 6 OF CONDOMINIUMS, PAGES 91 THROUGH 94, INCLUSIVE; CONDOMINIUM DECLARATION RECORDED UNDER RECORDING NUMBER(S) 7310020460, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Site Address
EL193.13	Kevin Lee	1401000130	111 112 th Avenue SE Unit 281-1 Bellevue, WA 98004

UNIT 281-1, CARRIAGE HILLS, A CONDOMINIUM, SURVEY MAP AND PLANS RECORDED IN VOLUME 6 OF CONDOMINIUMS, PAGES 91 THROUGH 94, INCLUSIVE; CONDOMINIUM DECLARATION RECORDED UNDER RECORDING NUMBER(S) 7310020460, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Site Address
EL193.14	Yongning Wu and Cao Xiao	1401000140	111 112 th Avenue SE Unit 281-2 Bellevue, WA 98004

UNIT 281-2, CARRIAGE HILLS, A CONDOMINIUM, SURVEY MAP AND PLANS RECORDED IN VOLUME 6 OF CONDOMINIUMS, PAGES 91 THROUGH 94, INCLUSIVE; CONDOMINIUM DECLARATION RECORDED UNDER RECORDING NUMBER(S) 7310020460, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Site Address
EL193.15	Clay Wallace and Mary C Wallace	1401000150	111 112 th Avenue SE Unit 281-3 Bellevue, WA 98004

UNIT 281-3, CARRIAGE HILLS, A CONDOMINIUM, SURVEY MAP AND PLANS RECORDED IN VOLUME 6 OF CONDOMINIUMS, PAGES 91 THROUGH 94, INCLUSIVE; CONDOMINIUM DECLARATION RECORDED UNDER RECORDING NUMBER(S) 7310020460, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Site Address
EL193.16	Kerry S Reid	1401000160	111 112 th Avenue SE Unit 281-4 Bellevue, WA 98004

UNIT 281-4, CARRIAGE HILLS, A CONDOMINIUM, SURVEY MAP AND PLANS RECORDED IN VOLUME 6 OF CONDOMINIUMS, PAGES 91 THROUGH 94, INCLUSIVE; CONDOMINIUM DECLARATION RECORDED UNDER RECORDING NUMBER(S) 7310020460, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Site Address
EL193.17	Ian Toms	1401000170	111 112 th Avenue SE Unit 281-5 Bellevue, WA 98004

UNIT 281-5, CARRIAGE HILLS, A CONDOMINIUM, SURVEY MAP AND PLANS RECORDED IN VOLUME 6 OF CONDOMINIUMS, PAGES 91 THROUGH 94, INCLUSIVE; CONDOMINIUM DECLARATION RECORDED UNDER RECORDING NUMBER(S) 7310020460, IN KING COUNTY, WASHINGTON.