

RESOLUTION NO. R2013-27
To Acquire Real Property Interests in Redmond Required for the East Link Extension

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:	PHONE:
Capital Committee	11/14/13	Recommendation to the Board	Ahmad Fazel, DECM Executive Director	206-398-5389
Board	11/21/13	Final Action	Don Billen, East Link Deputy Project Director Roger Hansen, Real Property Director	206-398-5052 206-689-3366

PROPOSED ACTION

Authorizes the chief executive officer to acquire, dispose, or lease certain real property interests in the Overlake Village/Overlake Transit Center neighborhood of Redmond 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 seven parcels in the City of Redmond for construction of light rail facilities for the East Link Extension.
- The properties are needed for construction, maintenance and operation of the light rail guideway and stations in the Overlake Village/Overlake Transit Center neighborhood of Redmond.
- Sound Transit will pay eligible relocation and re-establishment benefits to affected owners and tenants as necessary.
- 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. The East Link final environmental impact statement was published in July 2011, in compliance with the State Environmental Policy Act (SEPA) and the National Environmental Policy Act (NEPA). The East Link route, profiles, and station locations were selected by the Sound Transit Board on July 28, 2011. The Federal Transit Administration and Federal Highway Administration issued a NEPA Record of Decision (ROD) for the project on November 16, 2011 and November 17, 2011, respectively. 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 the East Link Extension 2013 SEPA Addendum was issued. On April 22, 2013 the Bellevue City Council passed Resolution No. 8576 approving the East Link Project and on April 25, 2013 by Resolution No. R2013-09 the Sound Transit Board amended the route, profiles, and station locations for the East Link Extension. Revenue service between Seattle and the Overlake Transit Center is forecasted to begin in 2023.

Certain property interests have been identified as necessary for construction of the East Link Extension. The proposed action would authorize the acquisition of seven property interests from commercial properties, by condemnation, if necessary, to the extent permitted by law, 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 in the vicinity of Overlake Village and Overlake Transit Center easterly of 148th Ave NE along the light rail alignment identified in the East Link Extension.

FISCAL IMPACT

This action is within the adopted budget and sufficient funds remain after approval of this action to fund the remaining work in the Right of Way Phase as contained in the current cost estimates.

East Link Extension	2013 TIP	Board Approvals	This Action	Board Approved Plus Action	Uncommitted / (Shortfall)
Agency Administration	66,539	20,059	0	20,059	46,480
Preliminary Engineering	61,123	55,123	0	55,123	6,000
Final Design	223,685	147,347	0	147,347	76,338
Right of Way	365,408	17,717	0	17,717	347,691
Construction	0	0	0	0	0
Construction Services	0	0	0	0	0
Third Party Agreements	40,064	5,110	0	5,110	34,954
Vehicles	0	0	0	0	0
Total Current Budget	756,819	245,357	0	245,357	511,462

Phase Detail - Right of Way

ROW Phase	365,408	17,717	0	17,717	347,691
Total Phase	365,408	17,717	0	17,717	347,691

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 Contract Amount	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 September 30th 2013, plus any pending Board Actions.

Project Budget is located on page 38 of the 2013 Transit Improvement Plan (TIP), plus any pending Board Action.

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 over 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 had opportunities to be engaged in the decision-making process.

In compliance with state law regarding public notification, Sound Transit mailed certified letters to property owners affected by this action on November 5, 2013. Legal notices of this proposed Board action will be published in the Seattle Times newspaper on November 8 and 15, 2013.

TIME CONSTRAINTS

Board authorization to acquire these properties is needed in order to secure properties needed for construction of the project in a timely manner and provide for an orderly relocation of displaced occupants. A short delay would not compromise the project schedule however, a longer delay could affect the availability of properties needed for construction and could negatively affect the project schedule. Moving forward with the Board authorization and property acquisition at this time will facilitate securing of properties needed for construction and relocation of displaced occupants in order to meet project timelines.

PRIOR BOARD/COMMITTEE ACTIONS

Resolution No. R2013-21: Authorized 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.

Resolution No. R2013-22: Authorized 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.

Resolution No. R2013-16: Authorized 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.

Resolution No. R2013-14: Authorized 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.

Resolution No. R2013-11: Authorized 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.

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 11/7/2013

LEGAL REVIEW

JW 11/8/13

RESOLUTION NO. R2013-27

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 in the Overlake Village/Overlake Transit Center neighborhood of Redmond, including acquisition by condemnation and pay eligible relocation and re-establishment benefits to affected owners and tenants as necessary for the 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 East Link Extension 2013 SEPA Addendum issued 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; 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 that 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 the Overlake Village/Overlake Transit Center neighborhood of Redmond, 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 Extension) and incorporated herein by reference, 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 Extension

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 Extension 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 Extension, 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 Extension, 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 Extension.

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 to the extent permitted by law, for the purpose of constructing, owning, and operating a permanent

location of the East Link Extension 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 November 21, 2013.



Pat McCarthy
Board Chair

ATTEST:



Marcia Walker
Board Administrator

**RESOLUTION NO. R2013-27
EAST LINK EXTENSION
E360 SEGMENT**

EXHIBIT A

R/W No	Tax Parcel No	Owner
EL343	644820UNKN	WSDOT
EL344	2063500100	PS Business Parks, LP
EL344.3	9999999127	City of Redmond
EL346	2325059049	Microsoft Corporation
EL347	2325059120	Microsoft Corporation
EL347.4	9999999128	City of Redmond
ELSR520	9999999125	WSDOT

**RESOLUTION NO. R2013-27
EAST LINK EXTENSION
E360 SEGMENT**

EXHIBIT A

R/W No.	Owner/Contact	Parcel #	Address
EL343	WSDOT	644820UNKN	Portion of Overlake Parkway

PORTION OF THE FORMER KING COUNTY RIGHT OF WAY (OVERLAKE PARKWAY) LYING WITHIN THE LIMITS OF THE RIGHT OF WAY OF SR520, ALL IN THE SW QUARTER OF SECTION 23, TOWNSHIP 25 NORTH, RANGE 5 E, W.M., KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Address
EL344	PS Business Parks, LP	2063500100	2801 152nd Avenue NE Redmond, WA 98052

LOT J, DON KOLL BUSINESS PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 97 OF PLATS, PAGES 15 AND 16, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Address
EL344.3	City of Redmond	9999999127	Portion of 152nd Ave. N.E. Redmond, WA 98052

R/W No.	Owner/Contact	Parcel #	Address
EL346	Microsoft Corporation	2325059049	15590 NE 31st Street Redmond, WA 98052

PARCEL A:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER;

THENCE WEST 655.81 FEET;

THENCE NORTH 494.415 FEET;

THENCE SOUTH 69°25'31" EAST 629 FEET;

THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 1100 FEET TO A DISTANCE OF 66.46 FEET;

THENCE SOUTH TO THE POINT OF BEGINNING;

ALSO BEGINNING AT A POINT 655.81 FEET WEST OF THE SOUTHEAST CORNER OF SAID SUBDIVISION;

THENCE WEST 286.46 FEET;

THENCE NORTHEASTERLY ON A CURVE WITH A RADIUS OF 2600 FEET THE CENTER WHICH BEARS NORTH 58°22'3" WEST A DISTANCE OF 526.56 FEET;
THENCE SOUTH 69°25'31" EAST 74.19 FEET TO THE EAST LINE OF SAID SUBDIVISION;
THENCE SOUTH 452.04 FEET TO THE POINT OF BEGINNING;
EXCEPT THAT PORTION DEEDED TO THE STATE OF WASHINGTON FOR SR 520 UNDER RECORDING NUMBER 7204130144;
AND EXCEPT THAT PORTION DEEDED TO THE CITY OF REDMOND UNDER KING COUNTY RECORDING NUMBER 8403010046.

PARCEL B:

THAT PORTION OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER IN SECTION 23, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING SOUTHEASTERLY OF THE SOUTHEAST MARGIN OF STATE HIGHWAY NO. SR 520 AS CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER RECORDING NUMBER 7102090097; EXCEPT THE EAST 30 FEET;
ALSO EXCEPT THAT PORTION TAKEN FOR 156TH AVENUE NORTHEAST, BY THE CITY OF REDMOND UNDER KING COUNTY SUPERIOR COURT CAUSE NO. 84-2-12153-0.

PARCEL C:

THE NORTH QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON; EXCEPT THE EAST 30 FEET AND THE WEST 30 FEET THEREOF;
AND EXCEPT ANY PORTION THEREOF, IF ANY, LYING WITHIN THE SOUTH 331.7 FEET OF THE NORTH THREE-FOURTHS OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION;
AND EXCEPT THAT PORTION THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 737032 FOR STATE HIGHWAY;
ALSO EXCEPT THAT PORTION TAKEN FOR 156TH AVENUE NORTHEAST, BY THE CITY OF REDMOND UNDER KING COUNTY SUPERIOR COURT CAUSE NO. 84-2-12153-0.

PARCEL D:

THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON; EXCEPT THE EAST 30 FEET THEREOF; AND EXCEPT THE WEST 30 FEET THEREOF;
AND EXCEPT THAT PORTION THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 737032 FOR STATE HIGHWAY; ALSO EXCEPT THAT PORTION TAKEN FOR 156TH AVENUE NORTHEAST, BY THE CITY OF REDMOND UNDER KING COUNTY SUPERIOR COURT CAUSE NO. 84-2-12153-0.

PARCEL E:

THAT PORTION OF THE SOUTH 331.70 FEET OF THE NORTH THREE-QUARTERS OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
COMMENCING AT AN EXISTING 2-INCH PIPE MONUMENT AT THE CENTER OF SAID SECTION 23;
THENCE NORTH 1°21'35.4" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER FOR A DISTANCE OF 257.46 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 1°21'35.4" EAST 241.00 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 331.70 FEET OF THE NORTH THREE-QUARTERS OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER;
THENCE NORTH 89°13'47" WEST, ALONG THE NORTH LINE OF SAID SOUTH 331.70 FEET OF THE NORTH THREE-QUARTERS OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER FOR A DISTANCE OF 656.06 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 1°19'55" WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER FOR A DISTANCE OF 3.48 FEET;
 THENCE SOUTH 69°25'31" EAST 629.00 FEET TO A POINT OF CURVATURE TO THE RIGHT OF RADIUS 1100.00 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT FOR A DISTANCE OF 66.46 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SAID INTERSECTION BEING THE TRUE POINT OF BEGINNING.

EXCEPT THE WEST 30 FEET AND THE EAST 30 FEET THEREOF;

EXCEPT EXISTING ROADS AND RIGHTS OF WAY; AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY BY DEED RECORDED APRIL 13, 1973 UNDER RECORDING NUMBER 7204130144;

ALSO EXCEPT THAT PORTION TAKEN FOR 156TH AVENUE NORTHEAST, BY THE CITY OF REDMOND UNDER KING COUNTY SUPERIOR COURT CAUSE NO. 84-2-12153-0.

PARCEL F:

THE NORTH HALF OF LOT 1, BELLEVUE GARDENS THIRD ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 21 OF PLATS, PAGE 72, IN KING COUNTY, WASHINGTON;

TOGETHER WITH VACATED NORTHEAST 32ND STREET ADJOINING;

EXCEPT THAT PORTION THEREOF LYING WITHIN THE PLAT OF OVERLAKE INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 64 OF PLATS, PAGE 79, IN KING COUNTY, WASHINGTON; AND EXCEPT THAT PORTION DEEDED TO THE STATE OF WASHINGTON FOR SR 520 UNDER RECORDING NUMBER 7204130144;

AND EXCEPT THE EAST 12 FEET AS DEEDED TO THE CITY OF REDMOND FOR THE WIDENING OF 156TH AVENUE NORTHEAST UNDER RECORDING NUMBER 8403010047. AND EXCEPTING FROM SAID PARCELS A THROUGH F, INCLUSIVE,

ANY PORTION THEREOF DEED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER RECORDING NUMBER 9902042107. AND EXCEPT THAT PORTION DEEDED TO THE CITY OF REDMOND UNDER RECORDING NUMBER 20080731001809.

R/W No.	Owner/Contact	Parcel #	Address
EL347	Microsoft Corporation	2325059120	Microsoft Campus Redmond, WA 98052

THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., RECORDS OF KING COUNTY, WASHINGTON, LYING SOUTHEASTERLY OF THE SOUTHEAST MARGIN OF STATE HIGHWAY NO. SR 520 AS CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER RECORDING NUMBER 7104290555; EXCEPT THE EAST 30 FEET;

AND EXCEPT THE WEST 12 FEET OF THE EAST 42 FEET OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AS CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 84-2-12153-0;

AND EXCEPT ANY PORTION THEREOF CONVEYED TO THE CITY OF REDMOND FOR NE 36TH STREET BY DEED RECORDED UNDER RECORDING NUMBER 20020131000898.

R/W No.	Owner/Contact	Parcel #	Address
EL347.4	City of Redmond	9999999128	Portion of N.E. 36 th Pl. Redmond, WA 98052

R/W No.	Owner/Contact	Parcel #	Address
ELSR520	WSDOT	9999999125	Portion of State Route 520