

RESOLUTION NO. R2014-08
To Acquire Real Property Interests Required for the East Link Extension

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:
Capital Committee	05/08/14	Recommend to Board	Ahmad Fazel, DECM Executive Director
Board	05/22/14	Final Action	Ron Lewis, Executive Project Director - East Link Roger Hansen, Real Property Director

PROPOSED ACTION

Authorizes the chief executive officer to acquire, 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 partial acquisition or lease of 40 commercial and residential parcels from South Bellevue to the Overlake Village Station in the Cities of Bellevue and 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 system from South Bellevue to the Overlake Village Station in Redmond.
- 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 also provides for environmental review for possible 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 the 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 East Link, 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 40 property interests from commercial and residential properties, by condemnation to the extent permitted by law, 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 spread across the East Link alignment extending from South Bellevue to Redmond.

FISCAL INFORMATION

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 costs for acquisitions of remaining certified properties are within the adopted project budget.

East Link Extension	2014 TIP	Board Approvals	This Action	Board Approved Plus Action	Uncommitted / (Shortfall)
Agency Administration	68,119	24,039	0	24,039	44,080
Preliminary Engineering	56,594	55,123	0	55,123	1,471
Final Design	232,621	156,798	0	156,798	75,823
Right of Way	365,408	26,073	0	26,073	339,335
Construction	24,000	0	0	0	24,000
Construction Services	11,000	0	0	0	11,000
Third Party Agreements	40,605	5,427	0	5,427	35,178
Vehicles	0	0	0	0	0
Total Current Budget	798,347	267,460	0	267,460	530,887

Phase Detail - Right of Way					
ROW Phase	365,408	26,073	0	26,073	339,335
Total Phase	365,408	26,073	0	26,073	339,335

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 March 31st, 2014 plus any pending Board Actions.
- Project Budget is located on page 31 of the 2014 Proposed Transit Improvement Plan (TIP) plus any pending Board Action.
- Board Approvals = Committed to-date + Contingency.

SMALL BUSINESS/DBE PARTICIPATION AND APPRENTICESHIP UTILIZATION

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 May 6, 2014. Legal notices of this proposed Board action will be published in the Seattle Times newspaper on May 9 and 16, 2014.

TIME CONSTRAINTS

Board authorization to acquire these properties is needed in order to be able to apply for permits from the City of Bellevue and to advance the permitting process with the City of Redmond and initiate the property acquisition process with property owners in a timely manner. Moving forward with the Board authorization and property acquisition at this time will facilitate securing construction permits and proceeding with property acquisition in a timely manner.

PRIOR BOARD/COMMITTEE ACTIONS

Resolution No. R2014-01: Authorized the chief executive officer to acquire or lease certain real property interests, including acquisition by condemnation and to reimburse eligible relocation and reestablishment expenses incurred by affected owners and tenants as necessary for the East Link Extension.

Resolution No. R2013-28: Authorized the chief executive officer to acquire, dispose, or lease certain real property interests in the South Bellevue/Downtown neighborhood of Bellevue, 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. R2013-27: Authorized 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.

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. R2013-21: 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. R2013-16: 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 5/1/2014

LEGAL REVIEW

JB 5/1/14

RESOLUTION NO. R2014-08

A RESOLUTION of the Board of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to acquire or lease certain real property interests, including acquisition by condemnation and to reimburse eligible relocation and reestablishment expenses incurred by 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, in order to use the property determined to be necessary for the construction, operation and maintenance of project improvements required under the voter approved high capacity transportation system plans, it is necessary for Sound Transit to acquire by negotiated purchase or to condemn certain rights in the property for public purposes, and to reimburse eligible relocation and reestablishment expenses incurred by affected owners and tenants; and

WHEREAS, the identified property are necessary for the Link Light Rail, East Link Extension Project; and

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

WHEREAS, in order to use the property determined to be necessary for the construction, operation, and permanent location of the East Link Extension, it is necessary for Sound Transit to acquire by negotiated purchase or to condemn certain lands and rights in property for public purposes, and reimburse eligible relocation and reestablishment expenses incurred by affected owners and tenants; and

WHEREAS, Sound Transit has commissioned or will commission appraisals to determine the fair market value of the properties, and will 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 reimburse eligible relocation and reestablishment expenses 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 or lease of interests in the real property described in Exhibit A (said property to be used for East Link Extension) and incorporated herein by reference, and for the reimbursement of eligible relocation and reestablishment expenses. In accordance with Sound Transit's Real Property Acquisition and Relocation Policies, Procedures and Guidelines, the acquisition price of the properties may 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 must 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 reimbursement of eligible relocation and reestablishment expenses.

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 interests in the real property 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 may not exceed established project budgets. For all other settlements proposed, the chief executive officer must 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 interests in the real property identified in Exhibit A as being necessary for the construction, operation, and permanent location of the East Link Extension, and affected owners and tenants be reimbursed eligible relocation and reestablishment expenses 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 interests in the real property 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. 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 22, 2014.



Paul Roberts
Board Vice Chair

ATTEST:



Marcia Walker
Board Administrator

RESOLUTION NO. R2014-08
EAST LINK EXTENSION
E320, 330, 335, 340 and 360 SEGMENTS

EXHIBIT A

R/W No	Tax Parcel No	Owner
EL104.1	7000100460	Steven R Karpman and Danielle L Belisle
EL114	0644200035	Jeffrey V Fowler and Noel A Murphy
EL171	0662870010	W2007 Seattle Office Bellevue Gateway 1 Realty, LLC
EL172	3225059134	Bellevue Lincoln Plaza, LLC
EL174	8146300280	Jia Lin Chen
EL177	3225059046	Pacific Recreation Associates
EL187	8146300025	Ivan J Jimenez and Frances H Jimenez
EL188	3225059061	PD Bellevue Associates, LLC
EL189	8146300020	Brian W Smith
EL190	8146300015	Eva Jones Smith Trustee of the Eva Jones Smith Living Trust
EL191	8146300010	Kevin Y Chae and Jawon Chae
EL192	8146300005	Eva Gill
EL194	8146100685	Wei Liu and Li Qian
EL195	8146100680	Pamela R Davis and Nathan W Unger
EL196	8146100675	Yi-Hsing Jack Chen
EL206	8146100625	James V Hamilton
EL208	6729700010	Daren M Gertz and Nancy A Gertz
EL210	3225059103	Sir Gallahad, LLC
EL215	3225059057	Benenson Bellevue II, LP
EL226.1	8081200010	Summit REIT, Inc.
EL231	3225059058	FSP - City Center Plaza, LLC
EL238	3225059201	Legacy Bellevue 530, LLC
EL238.1	3225059171	JG 520 Building, LLC
EL241	3225059005	City of Bellevue
EL243	3325059124	Fazenda, LLC
EL244	3325059036	Beta-Bellevue Auto Center, LLC
EL250	3325059209	TRF Capital, LLC
EL252	3325059210	Midlakes, LLC
EL253	1099100496	Thomas H Codwin Jr. et al. (7 owners total)
EL253.1	1099100480	Robert D Griffith and Danielle Griffith
EL255	1099100490	RBJK Ventures, LLC
EL256	2825059083	Rosen Building Supply, LLC
EL258	6093500000	Nine Lake Bellevue Condominium – owners of record
EL256.2	2825059080	RCJ Properties II, LLC
EL257	2825059019	Design Market Properties, LLC
EL305.1	2725059132	Lakeside Northwest, LLC

EL305.2	2725059127	Morris Gorelick et al.
EL305.3	2725059292	Michail McComsey and Vilma McComsey
EL349.1	5503000070	Microsoft Corporation
EL I-405	9999999124	Washington State Department of Transportation

**RESOLUTION NO. R2014-08
EAST LINK EXTENSION
E320, 330, 335, 340 and 360 SEGMENTS**

EXHIBIT A

R/W No.	Owner/Contact	Parcel #	Address
EL104.1	STEVEN R KARPMAN AND DANIELLE L BELISLE	7000100460	2841 BELLEVUE WAY SE BELLEVUE, WA 98004

TRACTS A CITY OF BELLEVUE SHORT PLAT NUMBER 08-143205, RECORDED UNDER KING COUNTY RECORDING NUMBER 20090626900005, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Address
EL114	JEFFREY V FOWLER AND NOEL A MURPHY	0644200035	11041 SE 26 th ST BELLEVUE, WA 98004

LOT 7, BLOCK 1, BEL FOREST ADDITION NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 60 OF PLATS, PAGE 60, IN KING COUNTY, WASHINGTON; TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS SET FORTH BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 8406180578.

R/W No.	Owner/Contact	Parcel #	Address
EL171	W2007 SEATTLE OFFICE BELLEVUE GATEWAY 1 REALTY, LLC	0662870010	11400 SE 8 th ST BELLEVUE, WA 98004

LOT 1, BELLEFIELD OFFICE PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 119 OF PLATS, PAGE(S) 81 THROUGH 90, INCLUSIVE, RECORDS OF KING COUNTY, WASHINGTON, AND CORRECTED BY AFFIDAVIT RECORDED SEPTEMBER 23, 1981 UNDER RECORDING NO. 8109230492.

TOGETHER WITH THE RIGHTS RESERVED AND BENEFITS OF COVENANTS RUNNING WITH THE LAND, INCLUDING THE RIGHT OF FIRST REFUSAL DESCRIBED IN STATUTORY WARRANTY DEED DATED APRIL 12, 1985 AND RECORDED AUGUST 10, 1985 IN THE OFFICE OF THE KING COUNTY RECORDER UNDER RECORDING NO. 8508100775, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

R/W No.	Owner/Contact	Parcel #	Address
EL172	BELLEVUE LINCOLN PLAZA, LLC	3225059134	600 112 th AVENUE SE BELLEVUE, WA 98004

LOT 1, CITY OF BELLEVUE LOT LINE ADJUSTMENT NUMBER 85-28, ACCORDING TO THE LOT LINE ADJUSTMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 8706019004, SAID LOT LINE ADJUSTMENT BEING A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON.

EXCEPT THE PORTION CONVEYED TO CITY OF BELLEVUE FOR RIGHT-OF-WAY PURPOSES AS RECORDED IN DEED UNDER RECORDING NO. 20060330002548.

R/W No.	Owner/Contact	Parcel #	Address
EL174	JIA LIN CHEN	8146300280	11121 SE 4 TH ST BELLEVUE, WA 98004

LOT 2, BLOCK 12, SURREY DOWNS ADDITION NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 60 OF PLATS, PAGE 10, IN KING COUNTY, WASHINGTON; ALSO BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 2;
 THENCE NORTH 26°03'48" WEST ALONG THE WESTERLY LINE OF SAID LOT 2 A DISTANCE OF 60.90 FEET TO AN ANGLE POINT ON THE WEST LINE OF SAID LOT 2;
 THENCE SOUTH 33°10'18" WEST 28.70 FEET;
 THENCE SOUTHEASTERLY TO THE POINT OF BEGINNING.

R/W No.	Owner/Contact	Parcel #	Address
EL177	PACIFIC RECREATION ASSOCIATES	3225059046	11200 SE 6 TH ST BELLEVUE, WA 98004

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE WEST 30 FEET DEEDED TO THE CITY OF BELLEVUE FOR STREET PURPOSES BY DEED RECORDED UNDER KING COUNTY RECORDING NO. [5073880](#);

ALSO EXCEPT THE SOUTH 30 FEET DEEDED TO THE CITY OF BELLEVUE FOR STREET PURPOSES BY DEED RECORDED UNDER KING COUNTY RECORDING NO. [5241369](#);

ALSO EXCEPT ANY PORTION THEREOF LYING WITHIN THE EAST 40 RODS OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER.

R/W No.	Owner/Contact	Parcel #	Address
EL187	IVAN J JIMENEZ AND FRANCES H JIMENEZ	8146300025	240 111 TH AVE SE BELLEVUE, WA 98004

LOT 10, BLOCK 8, SURREY DOWNS ADDITION NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 60 OF PLATS, PAGE(S) 10, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Address
EL188	PD BELLEVUE ASSOCIATES, LLC	3225059061	300 112 TH AVE SE BELLEVUE, WA 98004

PARCEL 1:

THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING WESTERLY OF STATE HIGHWAY (SR 405 MIDLAKES TO KIRKLAND)

EXCEPT THAT PORTION THEREOF LYING WESTERLY OF THE EASTERLY MARGIN OF 112TH AVENUE SOUTHEAST, AS CONVEYED BY DEED RECORDED UNDER RECORDING NUMBER 8003140834.

PARCEL 2:

AN EASEMENT FOR INGRESS AND EGRESS, 26 FEET WIDE, HAVING 13 FEET OF SUCH WIDTH ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCING AT THE NORTHEAST CORNER OF THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING WESTERLY OF THAT PORTION CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEEDS RECORDED UNDER RECORDING NUMBERS 3208353, 4342024 AND 4913774;

THENCE NORTH 88°17'22" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION, 109.50 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°25'16" WEST PARALLEL TO THE WEST LINE THEREOF, 291.09 FEET;

THENCE SOUTH 88°21'43" EAST PARALLEL TO THE SOUTH LINE THEREOF, 243.55 FEET;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 42.25 FEET THROUGH A CENTRAL ANGLE OF 27°37'09", AN ARC DISTANCE OF 20.35 FEET TO THE TERMINUS AT A POINT ON THE WESTERLY MARGIN OF SAID STATE HIGHWAY, WHICH IS 50 FEET NORTHWESTERLY, AS MEASURED ALONG SAID MARGIN FROM THE SOUTHEAST CORNER OF SAID PARCEL.

R/W No.	Owner/Contact	Parcel #	Address
EL189	BRIAN W SMITH	8146300020	236 111 TH AVE. SE BELLEVUE, WA 98004

LOT 9, BLOCK 8, SURREY DOWNS ADDITION NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 60 OF PLATS, PAGE(S) 10, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Address
EL190	EVA JONES SMITH TRUSTEE OF THE EVA JONES SMITH LIVING TRUST	8146300015	226 111 TH AVE. SE BELLEVUE, WA 98004

LOT 8, BLOCK 8, SURREY DOWNS ADDITION NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 60 OF PLATS, PAGE(S) 10, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Address
EL191	KEVIN Y CHAE AND JAWON CHAE	8146300010	220 111 TH AVE SE BELLEVUE, WA 98004

LOT 7, BLOCK 8, SURREY DOWNS NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 60 OF PLATS, PAGE(S) 10, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Address
EL192	EVA GILL	8146300005	212 111 TH AVE SE BELLEVUE, WA 98004

LOT 6, BLOCK 8, SURREY DOWNS NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 60 OF PLATS, PAGE(S) 10, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Address
EL194	WEI LIU AND LI QIAN	8146100685	204 111 TH AVE SE BELLEVUE, WA 98004

LOT 5, BLOCK 8, SURREY DOWNS ADDITION NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 50 OF PLATS, PAGE(S) 32, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Address
EL195	PAMELA R DAVIS AND NATHAN W UNGER	8146100680	200 111 TH AVE SE BELLEVUE, WA 98004

LOT 4, BLOCK 8, SURREY DOWNS ADDITION NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 50 OF PLATS, PAGE(S) 32, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Address
EL196	YI-HSING JACK CHEN	8146100675	112 111 TH AVE SE BELLEVUE, WA 98004

LOT 3, BLOCK 8, SURREY DOWNS ADDITION NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 50 OF PLATS, PAGE(S) 32, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Address
EL206	JAMES V HAMILTON	8146100625	11102 SE 1 ST PL BELLEVUE, WA 98004

LOT 12, BLOCK 7, SURREY DOWNS ADDITION NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 50 OF PLATS, PAGE(S) 32 TO 34 INCLUSIVE, RECORDS OF KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Address
EL208	DAREN M GERTZ AND NANCY A GERTZ	6729700010	112 110 TH PL SE BELLEVUE, WA 98004

LOT 2, PETERSON'S ADDITION TO BELLEVUE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 49 OF PLATS, PAGE 48, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Address
EL210	SIR GALLAHAD, LLC	3225059103	11030 MAIN ST BELLEVUE, WA 98004

PARCEL A:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;

THENCE NORTH 88°01'42" WEST ALONG THE SOUTHERLY LINE THEREOF 476.80 FEET;

THENCE NORTH 0°12'48" EAST PARALLEL WITH THE EASTERLY LINE OF SAID SUBDIVISION 177.50 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 0°12'48" EAST PARALLEL WITH THE EASTERLY LINE OF SAID SUBDIVISION 100.00 FEET;

THENCE NORTH 88°01'42" WEST PARALLEL WITH THE SOUTHERLY LINE OF SAID SUBDIVISION 200.00 FEET;

THENCE SOUTH 0°12'48" WEST PARALLEL WITH THE EASTERLY LINE OF SAID SUBDIVISION 100.00 FEET;

THENCE SOUTH 88°01'42" EAST 200.00 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE WEST 30 FEET THEREOF CONVEYED TO THE CITY OF BELLEVUE FOR STREET PURPOSES BY DEED RECORDED UNDER RECORDING NUMBER 5440651.

PARCEL B:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;

THENCE NORTH 88°01'42" WEST ALONG THE SOUTHERLY LINE THEREOF 476.80 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 0°12'48" EAST PARALLEL WITH THE EASTERLY LINE OF SAID SUBDIVISION 177.50 FEET;

THENCE NORTH 88°01'42" WEST 92.50 FEET;

THENCE SOUTH 0°12'48" WEST 177.50 FEET TO THE SOUTHERLY LINE OF SAID SUBDIVISION;
 THENCE SOUTH 88°01'42" EAST ALONG SAID SOUTHERLY LINE 92.50 FEET TO THE TRUE POINT
 OF BEGINNING;

EXCEPT THE SOUTHERLY 30.00 FEET IN WIDTH THEREOF FOR STREET; AND
 EXCEPT THAT PORTION CONVEYED TO THE CITY OF BELLEVUE BY DEED RECORDED UNDER
 RECORDING NUMBER 20031126001870; (BEING KNOWN AS TRACT 1, BERKEY'S ADDITION TO
 BELLEVUE, ACCORDING TO THE UNRECORDED PLAT THEREOF).

R/W No.	Owner/Contact	Parcel #	Address
EL215	BENENSON BELLEVUE II, LP	3225059057	103 110 TH AVE NE BELLEVUE, WA 98004

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION
 32, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY,
 WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
 THENCE NORTH 88°03'32" WEST, ALONG THE SOUTH LINE OF SAID SUBDIVISION, 706.81 FEET
 TO ITS INTERSECTION WITH THE WESTERLY MARGIN OF 110TH AVENUE NORTHEAST,
 EXTENDED SOUTHERLY;

THENCE NORTH 00°12'17" EAST, ALONG SAID EXTENSION AND SAID MARGIN, TO A LINE 145.00
 FEET NORTH OF AND PARALLEL TO, WHEN MEASURED AT RIGHT ANGLES TO THE
 CENTERLINE OF MAIN STREET, AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE NORTH 88°03'32" WEST, ALONG SAID PARALLEL LINE 224.48 FEET TO THE EAST
 BOUNDARY OF A PARCEL OF LAND DESCRIBED UNDER RECORDING NUMBER 5866571, IN KING
 COUNTY, WASHINGTON;

THENCE NORTH 01°56'16" EAST, ALONG SAID BOUNDARY, 517.68 FEET TO THE SOUTH MARGIN
 OF NORTHEAST 2ND STREET;

THENCE SOUTH 89°12'58" EAST, ALONG SAID MARGIN, 208.73 FEET TO THE WEST MARGIN OF
 SAID 110TH AVENUE NORTHEAST;

THENCE SOUTH 00°12'17" WEST, ALONG SAID WEST MARGIN, 522.13 FEET TO THE TRUE POINT
 OF BEGINNING.

R/W No.	Owner/Contact	Parcel #	Address
EL226.1	SUMMIT REIT, INC	8081200010	325 110 TH AVE NE BELLEVUE, WA 98004

LOT 1, THE SUMMIT (BINDING SITE PLAN), ACCORDING TO THE PLAT THEREOF RECORDED IN
 VOLUME 255 OF PLATS, PAGE(S) 44 THROUGH 47, INCLUSIVE, IN KING COUNTY, WASHINGTON;
 (ALSO KNOWN AS LOT 1, CITY OF BELLEVUE BINDING SITE PLAN NUMBER 10-107177 LJ,
 RECORDED UNDER RECORDING NUMBER 20100810001366, IN KING COUNTY, WASHINGTON).

R/W No.	Owner/Contact	Parcel #	Address
EL231	FSP - CITY CENTER PLAZA, LLC	3225059058	555 110 TH AVE NE BELLEVUE, WA 98004

LOTS 2 AND 3, CITY OF BELLEVUE SHORT PLAT NUMBER 85-18, RECORDED UNDER
 RECORDING NUMBER 8508209012 IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Address
EL238	LEGACY BELLEVUE 530, LLC	3225059201	530 112 TH AVE NE BELLEVUE, WA 98004

THAT PORTION OF LOT 1, CITY OF BELLEVUE, SHORT PLAT NUMBER 76-24, RECORDED UNDER AUDITOR'S FILE NO. 7606180653, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 1;
 THENCE ALONG THE WEST LINE OF LOT 1, SOUTH 0°11'40" WEST 236.00 FEET;
 THENCE LEAVING SAID WEST LINE AND PARALLEL WITH THE NORTH LINE OF LOT 1, SOUTH 88°04'15" EAST 5.03 FEET TO THE POINT OF BEGINNING;
 THENCE NORTH 02°24'28" WEST 145.58 FEET TO A POINT OF CURVATURE OF A 34.50 FOOT RADIUS CURVE TO THE RIGHT;
 THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 94°13'03" SUBTENDED BY AN ARC LENGTH OF 56.73 FEET TO A POINT OF TANGENCY;
 THENCE SOUTH 86°11'25" EAST 158.83 FEET TO A POINT OF CURVATURE OF A 157.62 FOOT RADIUS CURVE TO THE RIGHT;
 THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°32'32" SUBTENDED BY AN ARC LENGTH OF 29.00 FEET;
 THENCE RADIALLY SOUTH 14°21'07" WEST 50.46 FEET;
 THENCE SOUTH 35°47'12" EAST 105.00 FEET;
 THENCE SOUTH 1°20'23" WEST 28.00 FEET;
 THENCE SOUTH 54°20'25" WEST 20.00 FEET;
 THENCE NORTH 88°04'15" WEST 254.97 FEET TO THE POINT OF BEGINNING, ALL IN KING COUNTY, WASHINGTON; (BEING A PORTION OF THE CITY OF BELLEVUE, BOUNDARY LINE ADJUSTMENT NUMBER 93-6573, RECORDED UNDER RECORDING NUMBER 9407149001, IN KING COUNTY, WASHINGTON);

EXCEPT ANY PORTION THEREOF CONDEMNED BY CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY BY STIPULATED DECREE OF APPROPRIATION ENTERED OCTOBER 27, 2004 IN KING COUNTY SUPERIOR COURT CAUSE NO. 02-2-31674-3, RECORDED UNDER RECORDING NUMBER 20041201001268, AND ALSO DESCRIBED IN DEEDS RECORDED UNDER RECORDING NUMBERS 20071206000712 AND 20081001001415;
 TOGETHER WITH EASEMENT RIGHTS FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AS ESTABLISHED UNDER RECORDING NUMBERS 7611120570, 8007180111 AND 9407251495.

R/W No.	Owner/Contact	Parcel #	Address
EL238.1	JG 520 BUILDING, LLC	3225059171	520 112 TH AVE NE BELLEVUE, WA 98004

PARCEL A:

THAT PORTION OF LOTS 1 AND 2, CITY OF BELLEVUE SHORT PLAT NUMBER 76-24, RECORDED UNDER RECORDING NUMBER 7606180653, KING COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 1;
 THENCE ALONG THE WEST LINE OF LOT 1 SOUTH 0°11'40" WEST 236.00 FEET;
 THENCE LEAVING SAID WEST LINE AND PARALLEL WITH THE NORTH LINE OF LOT 1 SOUTH 88°04'15" EAST 5.03 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 88°04'15" EAST 254.97 FEET;
THENCE NORTH 54°20'25" EAST 20.00 FEET;
THENCE NORTH 1°20'23" EAST 28.00 FEET;
THENCE NORTH 35°47'12" WEST 105.00 FEET;
THENCE NORTH 14°21'07" EAST 50.46 FEET TO A POINT ON A NON-TANGENT CURVE;
THENCE SOUTHEASTERLY ALONG SAID CURVE, OF WHICH THE CENTER BEARS SOUTH 14°21'07" WEST 157.62 FEET, THROUGH A CENTRAL ANGLE OF 54°33'03", SUBTENDED BY AN ARC LENGTH OF 150.07 FEET TO THE WESTERLY MARGIN OF STATE ROAD NO. 405, AS CONDEMNED BY THAT CERTAIN ACTION RECORDED UNDER SUPERIOR COURT CAUSE NUMBER 87-2-00618-2;
THENCE ALONG SAID WESTERLY MARGIN SOUTH 3°31'28" EAST 162.56 FEET;
THENCE SOUTH 1°36'46" EAST 97.86 FEET TO A LINE BEING 260.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF THE NORTHEAST QUARTER, OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;
THENCE LEAVING SAID WESTERLY MARGIN AND PARALLEL WITH SAID SOUTH LINE NORTH 88°03'53" WEST 343.89 FEET;
THENCE NORTH 1°37'36" EAST 39.66 FEET TO A POINT BEING 6.50 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF LOT 2;
THENCE NORTH 0°24'28" WEST 139.67 FEET TO THE POINT OF BEGINNING, AND THERE ENDING, ALL IN KING COUNTY, WASHINGTON;

EXCEPT THE FOLLOWING PORTION THEREOF AS APPROPRIATED FOR THE CENTRAL PUGET REGIONAL TRANSIT AUTHORITY BY STIPULATED DECREE OF APPROPRIATION DATED MARCH 2, 2005 UNDER KING COUNTY SUPERIOR COUNTY CAUSE NO. 02-2-31675-1 AND RECORDED UNDER RECORDING NUMBER 20060315000840, DESCRIBED AS FOLLOWS: THAT PORTION OF THE FOLLOWING DESCRIBED EXISTING TAX LOT PARCEL NO. 322505-9171-02 WHICH LIES NORTHERLY OF A LINE THAT IS 28.87 FEET SOUTHERLY FROM AND PARALLEL WITH THE NE 6TH LINE SURVEY OF "SR 405, NE 2ND ST. VICINITY TO NE 8TH STREET", AND BEARING AN APPROVAL DATE OF OCTOBER 16, 2002, REVISED MARCH 3, 2003, ON FILE IN THE OFFICE OF THE OFFICE OF THE SECRETARY OF TRANSPORTATION AT OLYMPIA, WASHINGTON; AND ALSO EXCEPT THE FOLLOWING PORTION THEREOF AS APPROPRIATED FOR THE CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY BY STIPULATED DECREE OF APPROPRIATION DATED MARCH 2, 2005 UNDER KING COUNTY SUPERIOR COURT CAUSE NO. 02-2-31675-1 AND RECORDED UNDER RECORDING NUMBER 20060315000840, DESCRIBED AS FOLLOWS: COMMENCING ON THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;
THENCE ALONG THE NORTH LINE OF SAID SECTION 32, NORTH 88° 04'10" WEST A DISTANCE OF 760.10 FEET TO THE SR 405 LINE SURVEY OF "SR 405, NE 2ND ST. VICINITY TO NE 8TH ST" AND BEARING AN APPROVAL DATE OF OCTOBER 16, 2002, REVISED MARCH 3, 2003, ON FILE IN THE OFFICE OF THE SECRETARY OF TRANSPORTATION AT OLYMPIA, WASHINGTON;
THENCE ALONG SAID SR 405 LINE SURVEY, SOUTH 00°17'07" WEST A DISTANCE OF 767.11 FEET;
THENCE AT A RIGHT ANGLE TO SAID SR 405 LINE SURVEY NORTH 89° 42'53". WEST A DISTANCE OF 214.84 FEET TO A POINT AT HIGHWAY ENGINEER'S STATION (HEREINAFTER REFERRED TO AS HES) SOUTH 27+57.71 ON THE SOUTH LINE SURVEY OF SAID HIGHWAY, SAID POINT ALSO BEING THE RADIUS POINT OF THE FOLLOWING DESCRIBED CURVE (OF RADIUS 48.50 FEET);
THENCE ALONG A RADIAL LINE (OF THE FOLLOWING DESCRIBED CURVE), SOUTH 01° 58' 19" WEST A DISTANCE OF 48.50 FEET TO THE BEGINNING OF A NONTANGENT CURVE TO THE RIGHT, CONCAVE TO THE NORTHEAST, WITH RADIUS OF 48.50 FEET (THE RADIUS POINT WHICH IS STATED ABOVE) AND THE TRUE POINT OF BEGINNING;
THENCE WESTERLY, NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 111.81 FEET, THROUGH AN ANGLE OF 132°05'10" TO A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE BEING ALONG THE NORTHEASTERLY LINE OF THE FOLLOWING DESCRIBED EXISTING TAX LOT PARCEL NO. 322505-9171-02, CONCAVE TO

THE SOUTHWEST, THE RADIUS POINT OF WHICH BEARS SOUTH 34°45'19" WEST A DISTANCE OF 157.62 FEET;
 THENCE SOUTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 93.58 FEET, THROUGH AN ANGLE OF 34°01'07" TO A POINT OF NON-TANGENCY ON THE EAST LINE OF SAID EXISTING TAX LOT PARCEL;
 THENCE ALONG SAID EAST LINE, SOUTH 03°32'19" EAST A DISTANCE OF 22.12 FEET TO A NON TANGENT CURVE TO THE LEFT, CONCAVE TO THE SOUTHWEST, WITH RADIUS OF 34.50 FEET, THE RADIUS POINT OF WHICH BEARS SOUTH 50°01'44" WEST (SAID RADIUS POINT ALSO BEARS SOUTH 01°58'19" WEST A DISTANCE OF 83.00 FEET FROM HES 27+57.71 ON SAID SOUTH LINE SURVEY);
 THENCE NORTHWESTERLY AND WESTERLY ALONG SAID CURVE OF RADIUS 34.50 FEET, AN ARC LENGTH OF 28.94 FEET, THROUGH AN ANGLE OF 48°03' 25" TO A POINT OF REVERSE CURVE AND THE TRUE POINT OF BEGINNING

PARCEL B:

A NON-EXCLUSIVE EASEMENT RIGHTS FOR INGRESS AND EGRESS, PARKING AS SET FORTH IN INSTRUMENT RECORDED UNDER RECORDING NUMBER 7607020799 AS MODIFIED BY AMENDMENT RECORDED UNDER RECORDING NUMBER 9407251496.

R/W No.	Owner/Contact	Parcel #	Address
EL241	CITY OF BELLEVUE	3225059005	555 116 TH AVE NE BELLEVUE, WA 98004

PARCEL I:

THAT PORTION OF THE FOLLOWING DESCRIBED TRACT OF LAND LYING EASTERLY OF THE EASTERLY LINE OF PRIMARY STATE HIGHWAY NO. 1, MID LAKES TO KIRKLAND, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 660.60 FEET SOUTH OF THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER;
 THENCE WEST 988.92 FEET;
 THENCE SOUTH 220.37 FEET;
 THENCE EAST 988.56 FEET;
 THENCE NORTH 220.37 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF LYING WITHIN 116TH AVENUE N.E.

PARCEL II:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 880.97 FEET SOUTH OF THE NORTHEAST CORNER THEREOF;

THENCE SOUTH ON THE EAST LINE 220.45 FEET, MORE OR LESS, TO THE NORTH LINE OF A TRACT OF LAND CONVEYED TO CHARLES ROON AND WIFE, TO WILLIAM JOSEPH AND WIFE BY DEED RECORDED IN VOLUME 645 OF DEEDS, PAGE 251, UNDER RECORDING NO. 553489, RECORDS OF KING COUNTY;
 THENCE WEST ALONG SAID NORTH TRACT LINE A DISTANCE OF 988.19 FEET;
 THENCE NORTH 00° 06' 06" WEST PARALLEL WITH SAID EAST SECTION LINE TO A POINT WEST OF THE POINT OF BEGINNING;
 THENCE EAST 988.56 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF LYING WITHIN 116TH AVENUE N.E.;

AND EXCEPT THE EAST 300 FEET OF THE NORTH 190 FEET OF SAID PROPERTY; AND EXCEPT THAT PORTION LYING WESTERLY OF THE EAST LINE OF PRIMARY STATE HIGHWAY NO. 1;
 AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PARCELS I AND II LYING SOUTHWESTERLY AND WESTERLY OF A LINE BEGINNING AT POINT OPPOSITE HIGHWAY ENGINEER'S STATION (HEREINAFTER REFERRED TO AS HES) N.E. 4TH 18+35.97 ON THE N.E. 4TH STREET SURVEY LINE OF SR 405 BELLEVUE: N.E. 4TH STREET INTERCHANGE, AND 60 FEET NORTHEASTERLY THEREFROM;
 THENCE NORTHWESTERLY TO A POINT OPPOSITE HES 326+60.69 ON THE SR 405 SURVEY LINE OF SAID HIGHWAY AND 182.3 FEET EASTERLY THEREFROM;
 THENCE NORTHWESTERLY TO A POINT OPPOSITE HES 327+50 ON SAID SR 405 SURVEY LINE AND 140 FEET EASTERLY THEREFROM;
 THENCE NORTHERLY PARALLEL WITH SAID SR 405 SURVEY LINE TO A POINT OPPOSITE HES 330+05.4 ON SAID SR 405 SURVEY LINE;
 THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 403.47 FEET A DISTANCE OF 97.92 FEET TO A POINT OPPOSITE HES R3 2+50 ON THE R3 LINE (R/W) SURVEY OF SAID HIGHWAY AND 74 FEET SOUTHEASTERLY THEREFROM, AND THE END OF THIS LINE DESCRIPTION;
 AND EXCEPT ANY PORTIONS CONDEMNED IN U.S. DISTRICT COURT JUDGMENT NO. 4795 AND IN KING COUNTY SUPERIOR COURT CAUSE NO. 86-2-01518-3 NOT EXCEPTED ABOVE.
 AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PARCELS I AND II AS DESCRIBED IN STIPULATED CONSENT DECREE OF APPROPRIATION ENTERED JULY 18, 2003 UNDER KING COUNTY SUPERIOR COURT CAUSE NO. 02-2-31213-6 SEA AND RECORDED UNDER RECORDING NUMBER 20030722002069, AND DESCRIBED AS FOLLOWS:
 THAT PORTION OF PARCELS I AND II LYING WESTERLY OF A LINE BEGINNING AT A POINT OPPOSITE HIGHWAY ENGINEER'S STATION (HEREINAFTER REFERRED TO AS HES) 327+24.52 ON THE SR 405 LINE SURVEY OF "SR 405, N.E. 2ND ST. VICINITY TO N.E. 8TH ST." AND BEARING AN APPROVAL DATE OF OCTOBER 16, 2002, REVISED DECEMBER 3, 2002, ON FILE IN THE OFFICE OF THE SECRETARY OF TRANSPORTATION AT OLYMPIA, WASHINGTON AND 152.01 FEET EASTERLY THEREFROM, SAID POINT BEING ON THE SOUTHWESTERLY BOUNDARY LINE OF SAID PARCELS;
 THENCE NORTHERLY TO A POINT OPPOSITE HES 328+19.07 ON SAID SR 405 LINE SURVEY AND 147 FEET EASTERLY THEREFROM;
 THENCE NORTHERLY TO A POINT OPPOSITE HES R3 12+19.51 ON THE R3 LINE SURVEY OF SAID HIGHWAY AND 74 FEET SOUTHEASTERLY THEREFROM, SAID POINT BEING ON THE NORTHWESTERLY BOUNDARY LINE OF SAID PARCELS AND THE END OF THIS LINE.

R/W No.	Owner/Contact	Parcel #	Address
EL243	FAZENDA, LLC	3325059124	600 116 TH AVE NE BELLEVUE, WA 98004

THE SOUTH 156 FEET OF THAT PORTION OF THE NORTH 733 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING WEST OF THE NORTHERN PACIFIC RAILWAY RIGHT OF WAY;
 EXCEPT THE WEST 50 FEET THEREOF LYING WITHIN SECONDARY STATE HIGHWAY 1-A.

R/W No.	Owner/Contact	Parcel #	Address
EL244	BETA-BELLEVUE AUTO CENTER, LLC	3325059036	614 116 TH AVE NE BELLEVUE, WA 98004

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SUBDIVISION;
 THENCE SOUTH 00°17'17" WEST ALONG THE WEST LINE OF SAID SUBDIVISION 305.00 FEET;
 THENCE SOUTH 89°26'52" EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 50.00 FEET TO THE EASTERLY RIGHT OF WAY MARGIN OF 116TH AVENUE NORTHEAST AND THE TRUE POINT OF BEGINNING;
 THENCE CONTINUING SOUTH 89°26'52" EAST ALONG SAID PARALLEL LINE 143.60 FEET;
 THENCE NORTH 00°17'17" EAST, PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION 126.50 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THAT CERTAIN PROPERTY CONVEYED TO GEORGE S. MOORE BY DEED RECORDED UNDER RECORDING NUMBER 8403290766, SAID LINE BEING 178.50 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF SAID SUBDIVISION;
 THENCE SOUTH 89°26'52" EAST ALONG THE NORTH LINE OF SAID DEED AND PARALLEL WITH THE NORTH LINE OF SAID SUBDIVISION 70.00 FEET TO THE EAST LINE OF THE WEST 263.60 FEET OF SAID SUBDIVISION;
 THENCE SOUTH 00°17'17" WEST PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION 0.80 FEET TO AN INTERSECTION WITH THE LINE DESCRIBED IN THAT CERTAIN BOUNDARY AGREEMENT BETWEEN A. W. ROBERTSON, MARGARET IRENE ROBERTSON (HIS WIFE), GEORGE S. MOORE AND RUSSELL H. WHALEY, AS RECORDED UNDER RECORDING NUMBER 8406250475, SAID POINT BEING 179.30 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF SAID SUBDIVISION;
 THENCE SOUTH 89°43'57" EAST ALONG SAID BOUNDARY LINE 192.4 FEET, MORE OR LESS, TO THE WESTERLY MARGIN OF THE NORTHERN PACIFIC RAILROAD RIGHT OF WAY;
 THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY MARGIN TO AN INTERSECTION WITH A LINE WHICH BEARS SOUTH 89°26'52" EAST FROM A POINT ON THE EASTERLY RIGHT OF WAY MARGIN OF 116TH AVENUE NORTHEAST WHICH IS 272.00 FEET SOUTHERLY AS MEASURED ALONG SAID RIGHT OF WAY MARGIN FROM THE TRUE POINT OF BEGINNING;
 THENCE NORTH 89°26'52" WEST PARALLEL WITH THE NORTH LINE OF SAID SUBDIVISION 401.2 FEET, MORE OR LESS, TO SAID EASTERLY MARGIN OF 116TH AVENUE NORTHEAST;
 THENCE NORTH 00°17'17" EAST ALONG SAID MARGIN 272.00 FEET TO THE TRUE POINT OF BEGINNING.

R/W No.	Owner/Contact	Parcel #	Address
EL250	TRF CAPITAL, LLC	3325059209	11XX NE 8 TH ST BELLEVUE, WA 98004

THE EASTERLY 30.0 FEET OF THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY'S (FORMERLY NORTHERN PACIFIC RAILWAY COMPANY) 100.0 FOOT WIDE SEATTLE BELT LINE BRANCH LINE RIGHT OF WAY, BEING 50.0 FEET WIDE ON EACH SIDE OF SAID RAILWAY COMPANY'S MAIN TRACK CENTERLINE, AS LOCATED AND CONSTRUCTED ON 6-8-01, UPON, OVER AND ACROSS THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING BETWEEN TWO LINES DRAWN CONCENTRIC WITH AND DISTANT, RESPECTIVELY, 20.0 FEET AND 50.0 FEET EASTERLY, AS MEASURED RADIALLY FROM SAID MAIN TRACK CENTERLINE, BOUNDED ON THE NORTH BY

THE SOUTH LINE OF NORTHEAST 8TH STREET IN BELLEVUE, WASHINGTON, AND BOUNDED ON THE SOUTH BY A LINE DRAWN RADIALLY TO SAID MAIN TRACK CENTERLINE, AT A POINT DISTANT 300.00 FEET SOUTHERLY OF THE NORTH LINE OF SAID SECTION 33, AS MEASURED ALONG SAID MAIN TRACK CENTERLINE.

R/W No.	Owner/Contact	Parcel #	Address
EL252	MIDLAKES, LLC	3325059210	11643 NE 8 TH ST BELLEVUE, WA 98004

THE WESTERLY 31 FEET OF THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY'S 100-FOOT-WIDE SEATTLE BELT LINE BRANCH LINE RIGHT-OF-WAY, BEING 50 FEET WIDE ON EACH SIDE OF SAID RAILWAY COMPANY'S MAIN TRACK CENTERLINE, AS LOCATED FEBRUARY 24, 1998 UPON, OVER AND ACROSS THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING BETWEEN TWO LINES DRAWN CONCENTRIC WITH AND DISTANT, RESPECTIVELY, 19 AND 50 FEET WESTERLY, AS MEASURED RADIALLY FROM SAID MAIN TRACK CENTERLINE, BOUNDED ON THE NORTH BY THE SOUTH LINE OF NORTHEAST 8TH STREET, IN BELLEVUE, WASHINGTON, AND BOUNDED ON THE SOUTH BY A LINE DRAWN RADIALLY TO SAID MAIN TRACK CENTERLINE, AT A POINT DISTANT 210 FEET SOUTHERLY OF THE NORTH LINE OF SAID SECTION 33, AS MEASURED ALONG SAID MAIN TRACK CENTERLINE.

R/W No.	Owner/Contact	Parcel #	Address
EL253	THOMAS H CODWIN JR ET AL (7 OWNERS TOTAL)	1099100496	11660 NE 8 TH ST BELLEVUE, WA 98005

THAT PORTION OF VACATED GRIFFIN AVENUE IN BRIERWOOD PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 17 OF PLATS, PAGE(S) 18, IN KING COUNTY, WASHINGTON, LYING BETWEEN THE WESTERLY PRODUCTION OF THE SOUTH LINE OF TRACT 90 OF SAID PLAT AND A LINE PARALLEL WITH AND 120.00 FEET NORTHERLY OF, MEASURED AT RIGHT ANGLES TO, THE WESTERLY PRODUCTION OF THE SOUTH LINE OF SAID TRACT 90;

EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF BELLEVUE BY STATUTORY WARRANTY DEED RECORDED UNDER RECORDING NUMBER 6556707.

R/W No.	Owner/Contact	Parcel #	Address
EL253.1	ROBERT D GRIFFITH AND DANIELLE GRIFFITH	1099100480	11802 NE 8 TH ST BELLEVUE, WA 98005

THAT PORTION OF LOTS 89 AND 90, BRIERWOOD PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 17 OF PLATS, PAGE 18, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID LOT 90 AND EASTERLY LINE OF COUNTY ROAD, AS SAME WAS DEEDED TO KING COUNTY BY DEED RECORDED APRIL 21, 1931 UNDER RECORDING NO. [2667775](#);

THENCE EAST ALONG THE SOUTH LINE OF SAID LOTS 89 AND 90, 60.86 FEET;

THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOT 89, 167.00 FEET;

THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOTS 89 AND 90, 60 FEET, MORE OR LESS, TO THE EASTERLY LINE OF SAID COUNTY ROAD;

THENCE SOUTHERLY ALONG SAID EASTERLY LINE 167 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
 EXCEPT THE SOUTH 10 FEET THEREOF CONVEYED TO THE CITY OF BELLEVUE BY DEED RECORDED JUNE 27, 1969 UNDER RECORDING NO. [6530937](#), IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Address
EL255	RBJK VENTURES, LLC	1099100490	808 118 TH AVE NE BELLEVUE, WA 98005

PARCEL A:

THAT PORTION OF VACATED GRIFFIN AVENUE OF BRIERWOOD PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 17 OF PLATS, PAGE 18, IN KING COUNTY, WASHINGTON, IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING BETWEEN LINES PARALLEL WITH AND DISTANT RESPECTIVELY 150 FEET AND 350 FEET NORTHERLY (MEASURED AT RIGHT ANGLES) FROM THE SOUTH LINE OF SAID SECTION 28 AND BETWEEN LINES PARALLEL WITH AND DISTANT RESPECTIVELY 50 AND 110 FEET EASTERLY (MEASURED AT RIGHT ANGLES) FROM THE CENTERLINE OF THE NORTHERN PACIFIC RAILWAY COMPANY'S MAIN TRACK FOR ITS LAKE WASHINGTON BELT LINE AS AT PRESENT LOCATED AND CONSTRUCTED.

PARCEL B:

THE EASTERLY 30 FEET OF THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY'S (FORMERLY NORTHERN PACIFIC RAILWAY COMPANY) 100 FOOT WIDE SEATTLE BELT LINE BRANCH LINE RIGHT OF WAY, BEING 50 FEET WIDE ON EACH SIDE OF SAID RAILWAY COMPANY'S MAIN TRACK CENTERLINE, AS NOW LOCATED AND CONSTRUCTED UPON, OVER AND ACROSS THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING BETWEEN TWO LINES DRAWN CONCENTRIC WITH AND DISTANT, RESPECTIVELY, 20 FEET AND 50 FEET EASTERLY, AS MEASURED RADially FROM SAID MAIN TRACK CENTERLINE, BOUNDED ON THE SOUTH BY THE NORTH LINE OF NORTHEAST 8TH STREET IN BELLEVUE, WASHINGTON, AND BOUNDED ON THE NORTH BY A LINE DRAWN RADially TO SAID MAIN TRACK CENTERLINE AT A POINT DISTANT 350 FEET NORTHERLY OF THE SOUTH LINE OF SAID SECTION 28, AS MEASURED ALONG SAID MAIN TRACK CENTERLINE.

R/W No.	Owner/Contact	Parcel #	Address
EL256	ROSEN BUILDING SUPPLY, LLC	2825059083	888 116 th AVE NE BELLEVUE, WA 98004

PARCEL C-1:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF 116TH AVENUE NORTHEAST WITH THE NORTHERLY LINE OF NORTHEAST 8TH STREET, WHICH POINT IS 30.00 FEET NORTH AND NORTH 89°42'00" EAST 30.00 FEET FROM THE SOUTHWEST CORNER OF SAID SUBDIVISION;

THENCE NORTHERLY ALONG SAID EASTERLY LINE OF 116TH AVENUE NORTHEAST 191.90 FEET;

THENCE NORTH 89°42'00" EAST 218.46 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE CONTINUING NORTH 0°58'30" EAST 246.00 FEET;
 THENCE NORTH 89°42'00" EAST 60.26 FEET;
 THENCE 0°49'30" EAST 168.80 FEET;
 THENCE SOUTH 89°10'30" EAST 112 FEET TO THE WESTERLY LINE OF THE RIGHT OF WAY OF THE NORTHERN PACIFIC RAILWAY;
 THENCE SOUTHERLY, ALONG SAID RIGHT OF WAY, 347.00 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE;
 THENCE WEST, ALONG THE BOUNDARY OF SAID RIGHT OF WAY, 30.00 FEET TO THE WESTERLY LINE THEREOF;
 THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID RIGHT OF WAY, TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS SOUTH 89°42'00" WEST;
 THENCE SOUTH 89°42'00" WEST TO THE TRUE POINT OF BEGINNING.

PARCEL C-2:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 26;
 THENCE NORTHERLY ALONG THE WESTERLY LINE THEREOF, 221.9 FEET;
 THENCE NORTH 89°40'00" EAST, PARALLEL TO THE SOUTHERLY LINE OF SAID SECTION 28, A DISTANCE OF 243.46 FEET;
 THENCE NORTH 0°58'30" EAST 246 FEET;
 THENCE NORTH 89°42'00" EAST 60.26 FEET;
 THENCE NORTH 0°49'30" EAST 158.8 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;
 THENCE NORTH 0°49'30" EAST 25 FEET;
 THENCE SOUTH 89°10'30" EAST TO THE WESTERLY LINE OF THE NORTHERN PACIFIC RAILWAY COMPANY PRESENT RIGHT OF WAY;
 THENCE SOUTHERLY ALONG THE WESTERN MARGIN OF THE EAST FROM THE NORTHERN PACIFIC RAILWAY COMPANY RIGHT OF WAY TO A POINT WHICH BEARS SOUTH 88°10'30" EAST FROM THE TRUE POINT OF BEGINNING;
 THENCE NORTH 89°10'30" WEST 112 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

R/W No.	Owner/Contact	Parcel #	Address
EL258	NINE LAKE BELLEVUE CONDOMINIUM OWNERS OF RECORD	6093500000	9 LAKE BELLEVUE DRIVE BELLEVUE, WA 98005

COMMON AREAS OF NINE LAKE BELLEVUE, A CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF RECORDED UNDER RECORDING NO. 8202170563, AND ANY AMENDMENTS THERETO, AND SURVEY MAP AND PLANS RECORDED IN VOLUME 58 OF CONDOMINIUMS, PAGE(S) 82 THROUGH 86, RECORDS OF KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Address
EL256.2	RCJ PROPERTIES II, LLC	2825059080	888 116 th AVE NE BELLEVUE, WA 98004

PARCEL B:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;
 THENCE NORTH ALONG THE WEST LINE THEREOF 221.9 FEET;
 THENCE NORTH 89°42'00" EAST 30 FEET TO A POINT ON THE EAST LINE OF 116TH AVENUE NORTHEAST AND THE TRUE POINT OF BEGINNING;
 THENCE CONTINUING NORTH 89°42'00" EAST 213.46 FEET;
 THENCE NORTH 0°58'30" EAST 246 FEET;
 THENCE NORTH 89°42'00" EAST 60.26 FEET;
 THENCE NORTHERLY PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER 100 FEET;
 THENCE WESTERLY PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER TO THE EAST LINE OF SAID 116TH AVENUE NORTHEAST;
 THENCE DUE SOUTH ALONG SAID AVENUE LINE 345.95 FEET TO THE POINT OF BEGINNING.

R/W No.	Owner/Contact	Parcel #	Address
EL257	DESIGN MARKET PROPERTIES, LLC	2825059019	1014 116 th AVE NE BELLEVUE, WA 98004

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;
 THENCE NORTH 0°57'40" WEST ALONG THE WEST LINE THEREOF, 759.25 FEET;
 THENCE NORTH 88°38'49" EAST PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION, 30.00 FEET TO A POINT BEING ON A CURVE 40 FEET SOUTHEASTERLY OF AND CONCENTRIC WITH THE NORTHWESTERLY MARGIN OF THE RIGHT-OF-WAY DEEDED TO NORTHERN PACIFIC AND PUGET SOUND SHORE RAILROAD COMPANY, BY DEED RECORDED UNDER RECORDING NUMBER 68622, THE CENTER OF WHICH CURVE LIES NORTH 31°7'25" WEST 1,422.69 FEET;
 THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 31°4'20" AN ARC DISTANCE OF 771.54 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE NORTH 88°38'49" EAST 23.67 FEET TO THE WESTERLY MARGIN OF THE BURLINGTON NORTHERN RAILROAD COMPANY'S RIGHT-OF-WAY (NORTHERN PACIFIC RAILROAD COMPANY'S BELT LINE RIGHT-OF-WAY) AS NOW CONSTRUCTED AND MAINTAINED, 100 FEET IN WIDTH, AS CONVEYED BY DEED RECORDED UNDER RECORDING NUMBER 267077;
 THENCE SOUTH 13°26'19" WEST ALONG SAID RIGHT-OF-WAY MARGIN 661.07 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ELMO M. CHASE AND JOHN H. CONNER BY DEED RECORDED UNDER RECORDING NUMBER 5721732;
 THENCE SOUTH 88°38'49" WEST 117.85 FEET;
 THENCE SOUTH 0°57'40" EAST 93.80 FEET;
 THENCE SOUTH 88°38'49" WEST 273.72 FEET TO THE EAST MARGIN OF 116TH AVENUE NORTHEAST;
 THENCE NORTH 0°57'40" WEST ALONG SAID EAST MARGIN 595.08 FEET;

THENCE NORTH 88°38'49" EAST 445.57 FEET TO A POINT ON SAID CONCENTRIC LINE 40 FEET SOUTHEASTERLY OF THE NORTHWESTERLY MARGIN OF SAID NORTHERN PACIFIC AND PUGET SOUND SHORE RAILROAD;
 THENCE NORTHEASTERLY ALONG SAID CURVE TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO THE CITY OF BELLEVUE BY DEED RECORDED UNDER RECORDING NUMBER 8607151344.

R/W No.	Owner/Contact	Parcel #	Address
EL305.1	LAKESIDE NORTHWEST, LLC	2725059132	13242 NE 16 th ST BELLEVUE, WA 98005

PARCEL A:
 THE SOUTH 125 FEET OF THE NORTH 145 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;
 EXCEPT THE WEST 180 FEET THEREOF;

PARCEL B:
 A NON EXCLUSIVE EASEMENT FOR ROADWAY AND UTILITY PURPOSES OVER THE EAST 30.00 FEET OF THE WEST 180 FEET OF SAID SUBDIVISION;

EXCEPT THE NORTH 20.00 FEET THEREOF; AND EXCEPT THE SOUTH 30.00 FEET THEREOF.

R/W No.	Owner/Contact	Parcel #	Address
EL305.2	MORRIS GORELICK ET AL	2725059127	13244 NE 16 th ST BELLEVUE, WA 98005

PARCEL A:
 THE WEST 125 FEET OF THE NORTH 270 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON

EXCEPT THE WEST 180 FEET THEREOF;

PARCEL B:
 A NON-EXCLUSIVE EASEMENT FOR ROADWAY PURPOSES OVER THE EAST 30 FEET OF THE WEST 180 FEET OF SAID SUBDIVISION;

EXCEPT THE NORTH 20 FEET THEREOF AND EXCEPT THE SOUTH 30 FEET THEREOF.

R/W No.	Owner/Contact	Parcel #	Address
EL305.3	MICHAIL T MCCOMSEY AND VILMA E MCCOMSEY	2725059292	13340 NE 16 th ST BELLEVUE, WA 98005

PARCEL A:
LOT 1, CITY OF BELLEVUE SHORT PLAT NUMBER 80-09, RECORDED UNDER RECORDING NUMBER 8007239008, IN KING COUNTY, WASHINGTON;

PARCEL B:
A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 30 FEET OF THE WEST 180 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;
EXCEPT THE SOUTH 30 FEET THEREOF; AND EXCEPT THAT PORTION THEREOF LYING WITHIN SAID LOT 1.

R/W No.	Owner/Contact	Parcel #	Address
EL349.1	MICROSOFT CORPORATION	5503000070	15700 NE 39 th ST REDMOND, WA 98052

PARCEL A:
LOT 7 OF MICROSOFT MAIN CAMPUS BINDING SITE PLAN, ACCORDING TO THE PLAT RECORDED OCTOBER 22, 2008 IN VOLUME 249 OF PLATS AT PAGES 35 THROUGH 48 AS RECORDING NO. [20081022000945](#), IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Address
EL I-405	WASHINGTON STATE DEPARTMENT OF TRANSPORTATION	9999999124	NO SITE ADDRESS

THAT PORTION OF THE INTERSTATE 405 CORRIDOR LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER IN SECTION 32, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON