



City of Kenmore - 18120 68th Avenue NE - Kenmore, WA 98028
Phone: 425-398-8900 - E-mail: cityhall@kenmorewa.gov

**City of Kenmore
City Council Regular Meeting Agenda
7:00 p.m., Monday, July 8, 2019
Kenmore City Hall, Council Chambers
18120 68th Ave. NE, Kenmore, WA 98028**

If you have any questions or to confirm agenda items prior to the meeting, or if you require special accommodations, please call the City Clerk at 425-398-8900. You may also stop by City Hall at 18120 68th Avenue NE, Kenmore. Council agendas are also available on our website at www.kenmorewa.gov.

I. 6:00 p.m. - Presentation for Senator Frockt at Rhododendron Park

Meet at the waterfront next to the dock and bridge.

II. 7:00 p.m. - CALL REGULAR MEETING TO ORDER

III. ROLL CALL

IV. FLAG SALUTE

V. AGENDA APPROVAL

VI. CITIZEN COMMENTS

- A. This is an opportunity to express your views on issues that are important to you and to the community. Please limit your comments to three (3) minutes.

VII. CONSENT AGENDA

- A. Total Checks #42498 through #42598 in the Amount of \$1,868,840.68. Total Payroll/Taxes/Flexible Spending/Retirement and Health Savings Account Electronic Deposits Dated: 6/7/19 in the amount of \$144,390.50.
[Checks](#)
- B. Authorize the City Manager to Execute Contract 15-C1484 Amendment No. 3 with KPFF Consulting Engineers
[Agenda Item](#)

VIII. PUBLIC HEARING

- A. Ordinance 19-0493 Authorizing the Acquisition by Negotiation or Condemnation of Certain Real Property Interests Needed for the Juanita Drive

NE Pedestrian and Bicycle Safety Improvement Project - Kent Vaughn, Senior Civil Engineer
[Agenda Item](#)

IX. BUSINESS AGENDA

- A. Ordinance 19-0493 Authorizing the Acquisition by Negotiation or Condemnation of Certain Real Property Interests Needed for the Juanita Drive NE Pedestrian and Bicycle Safety Improvement Project - Kent Vaughn, Senior Civil Engineer
[Agenda Item](#)
- B. Authorize the City Manager to Enter into a Contract with O'Connor Consulting Group, LLC to Conduct a Feasibility Study on an Alternate Lakepointe Project - Bryan Hampson, Development Services Director
[Agenda Item](#)
- C. Resolution 19-324 Approving the 2019 King County Comprehensive Solid Waste Management Plan for the King County Solid Waste System - Nancy Ousley, Assistant City Manager; Dorian Waller, Government Relations Administrator and Division Director Pat D. McLaughlin with King County Solid Waste Division
[Agenda Item](#)

X. STAFF REPORT

- A. Northshore Park and Recreation Services Area Proposed Ballot Measure - Ryan Lancaster, Graduate Intern
[Report](#)
- B. Potential Lodging Tax - Ryan Lancaster, Graduate Intern
[Report](#)

XI. COUNCILMEMBER REPORTS & COMMENTS & INITIATIVES

XII. RECESS TO EXECUTIVE SESSION (Confidential Session of the Council)
Pursuant to RCW 42.30.110(1)(i), litigation. There will be no action.

XIII. ADJOURNMENT

Upcoming Meetings:

- A. Monday, July 15, 2019 - Regular Council Meeting
Monday, July 22, 2019 - Regular Council Meeting
Monday, July 29, 2019 - Tentative Special Council Meeting
August, 2019 - Recess - No Council Meetings



Voucher Certification and Approval

City of Kenmore

DATE RANGE:

06/01/2019-06/14/2019

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and the the claim is a just, due and unpaid obligation against the City of Kenmore and that I am authorized to authenticate and certify to said claim. The following checks and electronic payments are approved for payment:

Total Check #s 42498 through 42598: \$1,868,840.68

Total Payroll/Taxes/Flexible Spending/Retirement & Health Savings Acct. Electronic Deposits Dated: 06/07/2019: \$144,390.50

Payroll Check #10131 Dated 06/07/2019: \$ 77.17

Payroll Check #10132 Dated 06/07/2019: \$ 1,274.26

6-22-19

City Manager / Date

6/19/19

Finance Director / Date

Vendor Name	Check #	Date	Description	Amount
EMPLOYMENT SECURITY DEPT	42498	06/07/2019	Paid Family & Medical Leave	0.68
PRECISION FUEL SOLUTIONS	42499	06/06/2019	Generator Fuel Tank Polishing	1,452.00
ICMA RETIREMENT C/O ALLFIRST BANK-109964	42500	06/07/2019	City of Kenmore 401a	15,927.04
ICMA RETIREMENT TRUST 457 - 304745	42501	06/07/2019	ICMA 457 Deferred Comp	5,165.69
STATE OF FLORIDA DISBURSEMENT UNIT	42502	06/07/2019	Employee Deduction	275.00
UNITED WAY OF KING COUNTY	42503	06/07/2019	Employee Charitable Contribution	68.50
OFFICE TEAM	42504	06/11/2019	Admin. Assistant Temp. Svcs 3/25-5/10/19	10,614.61
UNITED STATES POSTMASTER	42505	06/11/2019	Postage for Summer Newsletter	1,807.74
A+ CONFERENCING	42506	06/14/2019	6/6/19 Conference Call	13.19
ADVANCE TESTING & SERVICE INC	42507	06/14/2019	Backflow Assembly Testing	1,512.00
ALCALDE & FAY	42508	06/14/2019	May Government Affairs Consulting	5,026.01
AURORA RENTS	42509	06/14/2019	Compressor Rental for Sinkhole Repair	60.55
AURORA RENTS	42510	06/14/2019	Compactor & Saw Rental	193.78
BAKER, DAVID	42511	06/14/2019	Reimbursement for N.End Mayor's Mtg Meals	251.58
BANNER BANK BAKER	42512	06/14/2019	Sheraton/Uber/United/Renaissance Parking	1,270.42
BANNER BANK JG	42513	06/14/2019	Linkedin/DotGovRegistration/Craigslist/Shutterstock	1,029.87
BANNER BANK JGORDON	42514	06/14/2019	Good2Go/Costco/LOLL Designs/EGreen/Peoples	4,703.47
BANNER BANK KENMORE	42515	06/14/2019	Dell/Amazon/Durawear/Anypromo/APA/Costco	4,736.86
BANNER BANK KENMORE	42516	06/14/2019	Void	-
BANNER BANK NO	42517	06/14/2019	Dell/Jimmy Johns/Bothell Chamber/Bus. Journals	2,505.48
BANNER BANK RK	42518	06/14/2019	Elliott Bay Public House/LFP Grill/Amaro Bistro	419.51
BANNER BANK SKROGH	42519	06/14/2019	Wix.Com Subscription	115.99
BEST PARKING LOT CLEANING INC.	42520	06/14/2019	18-C1957 Sweeping Svcs	632.50
BOTHELL KENMORE CHAMBER OF COMMERCE	42521	06/14/2019	May KBA Support Services	300.00
BRIEN, GAYLYNN	42522	06/14/2019	March Sales Tax Data Conversion Svcs	50.00
C.R. CONTRACTING	42523	06/14/2019	19-C2026 5/22-5/31 2019 Crack Sealing	100,510.00
CHASE WALKER	42524	06/14/2019	Reimburse CLD License Fee	80.25
CITY OF BELLEVUE	42525	06/14/2019	Qtrly ARCH Contributions	7,448.25
COLUMBIA RIDGE LANDFILL	42526	06/14/2019	May Street Sweeper Debris Disposal	887.92
COMCAST BUSINESS	42527	06/14/2019	May City Hall/Incubator & Hangar Internet	2,169.04
COMCAST BUSINESS	42528	06/14/2019	May City Hall Phones	369.12
CONTRACT LAND STAFF LLC	42529	06/14/2019	17-C1795 3/31-4/27 Squire's Land Conversion Svcs	2,776.17

EARTHWORKS	42530	06/14/2019	17-C1780 SR522/155th ROW Landscaping	4,722.55
ELECTRONIC BUSINESS MACHINES	42531	06/14/2019	2nd Floor Copier Charges for May	372.77
FRONTIER	42532	06/14/2019	5/28-6/27 City Hall Phone Charges	625.72
FRONTIER	42533	06/14/2019	Public Works Office Internet & City Hall Phone Svcs	591.19
FUN RENTALS	42534	06/14/2019	Rentals for 4th of July	602.25
GALLATIN PUBLIC AFFAIRS	42535	06/14/2019	April Medial Relations/Marketing Svcs	3,500.00
GORDON THOMAS HONEYWELL	42536	06/14/2019	May Government Affairs Consulting Svcs	3,909.93
GRAINGER	42537	06/14/2019	Cooling Towels for Public Works	91.74
GRAINGER	42538	06/14/2019	Bulletin Boards & Safety Cabinet for Flammables	1,480.65
HAULAWAY STORAGE CONTAINERS, INC.	42539	06/14/2019	Installation/Removal & First Month @ Logboom	550.00
HOME DEPOT CREDIT SERVICES	42540	06/14/2019	Public Works Supplies & Equipment	2,578.04
HOOPSMILES	42541	06/14/2019	Hula Hoop Performance @ 7/24 Movie	275.00
HYDROPOINT DATA SYSTEMS, INC.	42542	06/14/2019	Irrigation Controller Svc @ Town Square	235.00
INC4INC, INC.	42543	06/14/2019	Rec #28948 Deposit-Agreement to Complete Plat Imp.	2,000.00
INC4INC, INC.	42544	06/14/2019	PRJ2007-052/ENG2014-0669 Dep.-M&D Agreement	2,000.00
INSLEE, BEST, DOEZIE & RYDER, P.S.	42545	06/14/2019	March & April Legal Svcs	49,838.51
INSLEE, BEST, DOEZIE & RYDER, P.S.	42546	06/14/2019	Void	-
JOHNSTON GROUP, LLC	42547	06/14/2019	May Government Relations Consulting	2,915.00
KING COUNTY ANIMAL SVCS	42548	06/14/2019	Pet-Licenses & Renewals	320.00
KING COUNTY FINANCE W.L.R.D.	42549	06/14/2019	2019 WR1A 8	7,936.00
KING COUNTY RADIO COMM SERVICES	42550	06/14/2019	4/29-7/31 Emergency Radio Telecommunications	300.30
KING COUNTY SHERIFF	42551	06/14/2019	January - May Police Services	1,409,938.00
KING COUNTY SHERIFF	42552	06/14/2019	March School District Overtime	8,459.21
KING COUNTY SHERIFF	42553	06/14/2019	April School District Overtime	7,370.78
KING COUNTY SHERIFF	42554	06/14/2019	Town Green March Overtime Charges	1,016.40
LIGHTHOUSE CONSULTING INC	42555	06/14/2019	May IT Services	2,821.56
LIGHTHOUSE CONSULTING INC	42556	06/14/2019	May Protection/Backup/Archiving/Web Hosting	2,948.00
MARINE FLOATS CORPORATION	42557	06/14/2019	Installation of Logboom Park Seasonal Floats	2,422.73
MEEHAN, NANCY	42558	06/14/2019	Reimbursement for Mtg. Lunches	51.49
MILLER STEPHENS, MARY	42559	06/14/2019	May Public Defense Svcs @ SCORE	1,250.00
MOTT MACDONALD GROUP, INC.	42560	06/14/2019	17-C1657 April Squire's Landing Project	22,255.32
MUNIMANAGE, LLC	42561	06/14/2019	17-C1809 May Professional Svcs	4,785.00
NORTHSHORE UTILITY DIST	42562	06/14/2019	May Fleet Vehicle Fuel & Maintenance	4,016.36
NORTHSHORE UTILITY DIST	42563	06/14/2019	3/31-5/31 Parks & Irrigation	8,635.79
OFFICE TEAM	42564	06/14/2019	Temp. Admin. Svcs Week Ending 5/17	1,470.56
OFFICE TEAM	42565	06/14/2019	Temporary Admin. Svcs Week Ending 5/31	1,214.40
OFFICE TEAM	42566	06/14/2019	Temporary Admin. Svcs Week Ending 5/24	1,523.12
OUSLEY, NANCY	42567	06/14/2019	Flag Purchase Reimbursement	41.53
PACE ENGINEERS, INC.	42568	06/14/2019	19-C2021 April Engineering Consulting Svcs	19,128.59
PETTY CASH CUSTODIAN	42569	06/14/2019	Petty Cash Fund Replenishment	401.94
PUGET SOUND ENERGY	42570	06/14/2019	Electricity Charges	11,265.12
QUALITY WATER FINANCIAL LLC	42571	06/14/2019	Public Works Office Filtered Water System	131.90
RED BARN ENGINEERING, INC.	42572	06/14/2019	19-C1976 5/24-6/7/19 Engineering Consulting Svcs	2,776.50
REPUBLIC SERVICES	42573	06/14/2019	May Rhod. Park Solid Waste Svcs	650.13
REPUBLIC SERVICES	42574	06/14/2019	May City Hall Solid Waste Svcs	521.88
SAFETY-SOURCE LLC	42575	06/14/2019	Confined Space Training	1,500.00
SARAH ROBERTS	42576	06/14/2019	April & May Prosecution Services	23,125.94
SCHINDLER ELEVATOR CORPORATION	42577	06/14/2019	City Hall Semi-Yearly Elevator Maint. Billing	1,831.30
SCORE	42578	06/14/2019	May Inmate Housing	34,596.00
SEATTLE TIMES	42579	06/14/2019	Ordinance Summary #19-0484	103.22
SEATTLE TIMES	42580	06/14/2019	SEPA Notice Critical Areas/SMP	142.72
SEATTLE TIMES	42581	06/14/2019	Public Hrg. Notice Critical Area Regulations	142.92
SEATTLE TIMES	42582	06/14/2019	Public Hearing Notice	57.98
SHANNON & WILSON, INC.	42583	06/14/2019	18-C1850 Kenmore SMP/Critical Areas Update	6,032.00
SHRED-IT USA LLC	42584	06/14/2019	Shredding Services	74.32
SIGN UP, SIGN CO, INC	42585	06/14/2019	Squire's Landing Signs	616.00
SKAGIT GARDENS	42586	06/14/2019	Hanging Baskets & Plants	2,920.28
SOFTWAREONE, INC.	42587	06/14/2019	Office 365 Additional Licenses	278.59
STAPLES ADVANTAGE	42588	06/14/2019	Public Works/City Hall/Hangar/Parks Maint Supplies	1,097.62

STEWART MACNICHOLS HARMELL, INC.	42589	06/14/2019	May Public Defense Services	5,000.00
THE EVP GROUP	42590	06/14/2019	Apr. 17 - May 31 Business Acceleration Prog.	6,250.00
T-MOBILE USA, INC.	42591	06/14/2019	Cell Phones/Internet	699.62
TOTAL LANDSCAPE CORP	42592	06/14/2019	Parks Landscape Maintenance	5,637.50
UPS STORE	42593	06/14/2019	Shipping to Return SWM Gas Sniffer	11.93
US POSTAL SERVICE (HASLER)	42594	06/14/2019	Replenish Postage Meter	3,779.16
UTILITIES UNDERGROUND LOCATION CTR	42595	06/14/2019	Utility Locates for May	215.43
VERIZON WIRELESS	42596	06/14/2019	5/27-6/26/19 Cell Phones	262.82
WA ASSOC OF CODE ENFORCEMENT	42597	06/14/2019	Membership Dues	40.00
WILLIAMS, KASTNER & GIBBS PLLC	42598	06/14/2019	April Legal Svcs - El-Sharawy	2,111.15
DRS 457	DFT0000404	06/07/2019	DRS 457 Deferred Comp	242.25
DRS 457	DFT0000405	06/07/2019	DRS 457 Deferred Comp	625.00
DEPARTMENT OF RETIREMENT SYSTEMS	DFT0000406	06/07/2019	Public Employees Retirement	2,365.93
DEPARTMENT OF RETIREMENT SYSTEMS	DFT0000407	06/07/2019	Public Employees Retirement	21,321.78
DEPARTMENT OF RETIREMENT SYSTEMS	DFT0000408	06/07/2019	Public Employees Retirement	1,065.75
DEPARTMENT OF RETIREMENT SYSTEMS	DFT0000409	06/07/2019	Public Employees Retirement	146.78
DEPARTMENT OF RETIREMENT SYSTEMS	DFT0000410	06/07/2019	Public Employees Retirement	893.75
DEPARTMENT OF RETIREMENT SYSTEMS	DFT0000411	06/07/2019	Public Employees Retirement	1,767.53
NAVIA	DFT0000412	06/07/2019	Employee Flexible Spending Account	368.15
BANK OF AMERICA 941	DFT0000413	06/07/2019	Federal Taxes	17,557.72
SHIRLEY LAM	10131	06/07/2019	Payroll Check	77.17
RYAN LANCASTER	10132	06/07/2019	Payroll Check	1,274.26
PAYROLL		06/07/2019	Direct Deposit	98,035.86
Total				<u>\$2,014,582.61</u>



City of Kenmore

Vendor Purchasing Report

For Date Range 01/01/2019 - 06/14/2019

Vendor Set: Vendor Set 01

Vendor	Name	Volume
0002	ACTION ENTERTAINMENT	550.00
0014	AMERICAN PLANNING ASSOCIATION	1,280.00
0022	ASSOCIATION OF WA CITIES	22,400.00
0024	BAKER, DAVID	1,764.80
0037	BASTYR UNIVERSITY	50,000.00
0050	BRUCE C ALLEN & ASSOC INC	9,250.00
0054	BULGER SAFE & LOCK, INC.	7,207.63
0064	CASCADE PEST CONTROL	715.00
0067	CENTER FOR HUMAN SERVICES	5,250.00
0076	CITY OF BELLEVUE	63,280.25
0081	CITY OF KENMORE	600.00
0083	CITY OF LAKE FOREST PARK	120,373.83
0092	CODE PUBLISHING COMPANY	1,503.77
0099	CONSOLIDATED PRESS	4,375.74
0106	CROWN PRODUCTS LLC	985.25
0109	DAILY JOURNAL OF COMMERCE	1,883.70
0121	REPUBLIC SERVICES	7,895.94
0130	EMPLOYMENT SECURITY DEPT	3,858.65
0134	EVERGREEN PRINT SOLUTIONS	215.06
0137	FERGUSON ENTERPRISES INC #3011	2,346.98
0145	FRUHLING SAND & TOPSOIL	35.00
0147	FUN RENTALS	602.25
0151	CALPORTLAND COMPANY	2,700.77
0152	GOVERNMENT FINANCE OFFICERS ASSOC	190.00
0173	HOME DEPOT CREDIT SERVICES	8,730.45
0184	INSLEE, BEST, DOEZIE & RYDER, P.S.	120,753.64
0189	INTERNATIONAL CITY/CNTY MGMT ASSOC	1,400.00
0197	JET CITY PRINTING	829.40
0201	KCDA PURCHASING COOP	2,377.06
0205	KENMORE HERITAGE SOCIETY	75.00
0206	KENMORE MIDDLE SCHOOL	5,250.00
0212	KING COUNTY FINANCE W.L.R.D.	7,936.00
0213	KING COUNTY ANIMAL SVCS	1,820.00
0216	KING COUNTY REAL ESTATE SVCS	2,500.00
0218	KING COUNTY FINANCE	3,125.84
0219	KING COUNTY FINANCE	120,338.23
0224	SOUND PUBLISHING, INC.	2,125.00
0229	KING COUNTY OFFICE OF FINANCE	2,820.00
0230	KING COUNTY RADIO COMM SERVICES	600.60
0233	KING COUNTY SHERIFF	1,451,396.79
0235	KING COUNTY TREASURY	31,017.97
0251	LIGHTHOUSE CONSULTING INC	33,349.23
0260	MEEHAN, NANCY	576.83
0261	PENDLETON CONSULTING LLC	4,046.80
0267	MR. T'S TROPHIES	117.32
0285	NORTHSHORE FIRE DEPT	1,120.00
0286	NORTHSHORE SCHOOL DISTRICT	42,292.00
0287	NORTHSHORE SENIOR CENTER	14,150.00
0288	NORTHSHORE UTILITY DIST	113,935.24
0289	NORTHSHORE YMCA	2,875.00
0290	NORTHSHORE YOUTH & FAMILY SERVICES	8,000.00
0292	HONEY BUCKET	860.20

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Vendor	Name	Volume
0817	GRAINGER	8,267.33
0834	BANNER BANK KENMORE	20,476.43
0837	INGLEWOOD GOLF COURSE	5.20
0852	GREGORY, JOANNE	67.28
0858	A+ CONFERENCING	208.89
0864	COLUMBIA FORD	130,979.72
0868	JAYMARC - AV	275.00
0869	BANNER BANK JGORDON	19,563.06
0892	JACOBS ENGINEERING GROUP	125,896.32
0898	ZONAR SYSTEMS	527.73
0899	SHRED-IT USA LLC	458.24
0912	ALCALDE & FAY	25,280.36
0913	KENMORE ELEMENTARY PTA	1,250.00
0937	ZUMAR	10,759.78
0964	J&K ASSOCIATES	6,278.80
0981	COMCAST BUSINESS	17,072.17
0994	GORDON THOMAS HONEYWELL	19,954.65
1003	IWORQ SYSTEMS	2,800.00
1010	TOWN CENTER HARDWARE	1,312.62
1032	SAWYER, RICHARD	217.80
1045	HORIZON DISTRIBUTORS INC	918.50
1047	SARAH ROBERTS	68,976.02
1052	FIRE PROTECTION, INC	3,896.25
1068	WA STATE DEPT OF LABOR & INDUSTRIES	147.20
1114	PHSI PURE HEALTH SOLUTIONS INC.	505.45
1116	FRONTIER	5,696.46
1123	AM TEST, INC	1,125.00
1140	PAWS	1,524.00
1148	QUALITY WATER FINANCIAL LLC	777.74
1168	SCHINDLER ELEVATOR CORPORATION	2,407.09
1177	WELLS FARGO FINANCIAL	1,859.19
1192	HOPKINS, CRAIG	307.98
1197	MILLER STEPHENS, MARY	6,250.00
1212	MCALLISTER, TERESA	19.62
1215	STATE OF FLORIDA DISBURSEMENT UNIT	3,300.00
1216	ADVANCE TESTING & SERVICE INC	1,512.00
1248	KENMORE AIR	3,037.40
1267	AUTOMATED CONTROLS	1,551.00
1299	VERIZON WIRELESS	1,357.91
1304	HAMPSON, BRYAN	70.18
1309	BANNER BANK BAKER	5,876.20
1311	WASHINGTON STATE PATROL	4,104.90
1313	BOTHELL KENMORE CHAMBER OF COMMERCE	3,000.00
1331	KBA INC.	22,545.04
1333	WELWEST CONSTRUCTION INC.	137,707.96
1339	STATE OF WA DEPARTMENT OF LICENSING	30.00
1345	SHERWIN-WILLIAMS CO. #8099	112.14
1356	KARLINSEY, ROB	256.44
1357	KENMORE COMMERCIAL LLC	20,202.24
1358	ALPHAGRAPHS	772.31
1359	EVERGREEN FIRE AND SAFETY, INC.	96.80
1363	INNOVAC	4,182.65
1372	AAA PRINTING	429.18
1385	CITYWORKS/ AZTECA SYSTEMS INC.	22,000.00
1390	UTILITIES UNDERGROUND LOCATION CTR	957.18
1402	NORTHWEST MARINE TRADE ASSOCIATION	460.00
1403	OSBORN CONSULTING INC.	26,532.08
1412	SKAGIT GARDENS	2,920.28

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For Date Range 01/01/2019 - 06/14/2019

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Vendor	Name	Volume
1945	GLASS MASTERS LLC	2,045.00
1947	MCMILLAN, RANDY	500.00
1948	MULTICARE CENTERS OF OCCUPATIONAL MEDICINE	1,190.00
1960	WALTER E. NELSON CO.	1,233.87
1962	BANNER BANK SKROGH	2,314.28
1964	EARTHWORKS	28,335.30
1978	GOVDELIVERY, LLC	13,005.91
1979	MSPT XXII, LLC	10,954.00
1980	HRA VEBA TRUST	15,707.55
1985	CONTRACT LAND STAFF LLC	10,191.06
1993	HYAS GROUP, LLC	7,500.00
1994	LAKE CITY PARTNERS ENDING HOMELESSNESS	2,000.00
1995	REY TRANSLATIONS	220.00
1998	JOHNSTON GROUP, LLC	17,490.00
1999	KING COUNTY POLICE CHIEFS ASSOCIATION	50.00
2004	RED BARN ENGINEERING, INC.	32,131.50
2007	HYDROPOINT DATA SYSTEMS, INC.	705.00
2021	GEOTERRA, INC.	9,220.00
2024	DFR LAW GROUP, LLC	300.00
2028	PRIDE ELECTRIC INC.	1,287.00
2048	SMS CLEANING, INC.	28,500.00
2063	French Touchup LLC	5,929.00
2064	Bud Clary Dodge/Chevrolet	66,956.52
2073	HOOPSMILES	275.00
2078	WA RECREATION & PARK ASSOC.	85.00
2081	SHANNON & WILSON, INC.	34,065.00
2095	TRANSPO GROUP USA INC.	85.00
2113	WA ASSOC. OF SHERIFFS & POLICE CHIEFS	180.00
2114	NC Machinery	109,120.85
2126	SCHWARZWALTER, MARK	54.68
2128	SUNDANCE ENERGY SERVICES	619.27
2129	CHELIN, KELLY	84.87
2132	FUELCARE	660.00
2138	HORVATH, PETER	185.25
2142	ICMA RETIREMENT C/O ALLFIRST BANK - 109964	189,490.43
2144	MODUS TECHNOLOGY, INC.	2,996.58
2147	SOD SPOT LLC	10,950.00
2148	Town and Country Fence Inc.	2,337.51
2157	SOUND SAFETY PRODUCTS CO.	1,762.67
2159	TRAILER BOSS	8,181.90
2160	ALLWEST UNDERGROUND INC.	1,980.60
2161	BENNETT-GOLD, TOBIN	282.17
2162	ESWO, LLC	15,000.00
2163	CORNERSTONE ARCHITECTUAL GROUP	13,106.00
2164	RANKIN, BRUCE	418.95
2166	BARKER MARTIN, P.S.	9,505.50
2167	APWA-WA CHAPTER	1,500.00
2168	FRED PRYOR SEMINARS	149.00
2169	ETC INSTITUTE	18,750.00
2171	BELRED ENERGY SOLUTIONS	329.28
2172	TCF ARCHITECTURE	2,500.00
2173	TRI-COUNTY LAND SURVEYING	3,800.00
2174	TUCKER, NATHAN	300.00
2175	ELECTRONIC BUSINESS MACHINES	965.03
2176	CANON FINANCIAL SERVICES, INC.	1,063.36
2177	ELYSIUM DEVELOPMENT, LLC	7,500.00
2178	STRIPE-A-LOT	2,822.88
2179	NC CAT RENTAL	3,553.00

Subject/Topic: Contract No. 15-C1484 with KPFF Consulting Engineers: On-Call Services for Traffic Engineering, Transportation, and Parks Proposed Council Action/Motion: Authorize the City Manager to execute Amendment 3 with KPFF Consulting Engineers Contract 15-C1484 to increase the contract by an additional \$300,000 to \$2,000,000.	For Council Meeting Agenda of: July 8, 2019 Department: Public Works Prepared by: John Vicente, PE Approved by Department Head: <u> </u> <u>Initial & Date</u> Approved by City Attorney: <u> </u> <u> </u> Approved by Finance Director: <u> </u> <u> </u> Approved by City Manager: <u> </u> <u> </u> Exhibits/Attachments:
<u>INFORMATION/BACKGROUND:</u> With this contract, the City utilizes KPFF Consulting Engineers for traffic engineering, transportation/parks planning and design, construction and grant assistance. The transportation and parks projects/tasks needing assistance include: design, survey, right of way acquisition, structural engineering, grant writing, geotechnical review, street standards review, permitting, environmental review, construction management services, and planning. On February 8 2016, the City Council authorized the City Manager to execute Contract No. 15-C1484 for \$325,000 with KPFF. On September 12, 2016, Council authorized amendment #1 to increase the overall contract authority to \$800,000. On February 27, 2017, Council authorized amendment #2 to increase the total contract amount to \$1,700,000. To continue utilizing KPFF services for work this year and to continue utilizing KPFF for additional services for work currently underway, an increase in the total contract amount of \$300,000 is necessary. The KPFF agreement is through the end of 2019. Additional work needed for this amendment includes: • Simonds Overlay and Construction Management (CM) Services: ~\$100,000 • NE Arrowhead Drainage CM Services: \$39,700 • 62nd way (at 203rd block) culvert bridge load rating determination: \$6,650 • Crack and Slurry Seal design and CM assistance: \$13,850 An additional \$139,800 is also being requested for future unanticipated needs.	
<u>FISCAL CONSIDERATION:</u> The amended contract value will be set at \$2,000,000 (original contract amount of \$325,000 + Amendment 1 amount of \$475,000 + Amendment 2 amount of \$900,000 + Amendment 3 amount of \$300,000). The funds to pay for the additional work will come from individual project budgets or within the available General Consultant Services line items from the General Fund.	

<u>COUNCIL GOAL/BUDGET OBJECTIVE BEING ADDRESSED:</u>
Council Goal 1: To focus and emphasize multimodal transportation safety in the City of Kenmore with a specific focus on pedestrian, bicycle and other means of travel
Council Goal 2: Implement the Walkways and Waterways projects



Subject/Topic: Juanita Drive NE Pedestrian & Bicycle Safety Improvements Project - Condemnation Ordinance Proposed Council Action/Motion: Adopt Ordinance No 19-0493 authorizing the acquisition by condemnation of certain real property interests as needed for the Juanita Drive NE Pedestrian & Bicycle Safety Improvements Project	For Council Meeting Agenda of: July 8, 2019 Department: Public Works/Engineering Prepared by: Kent Vaughan, PE <u>Initial & Date</u> Approved by Department Head: <u>AL 6/29/19</u> Approved by City Attorney: <u>VIA EMAIL</u> Approved by Finance Director: <u>me 6/20/19</u> Approved by City Manager: <u>[Signature]</u> Exhibits/Attachments: Exhibit 1: Right of way Plan Exhibit 2: Ordinance No. 19-0493 Exhibit 3: Acquisition Process Flowchart Exhibit 4: Property Owner Notification Letter
<u>INFORMATION/BACKGROUND:</u> The Juanita Drive NE Pedestrian & Bicycle Safety Improvements Project (Project) is one of the projects included in the City of Kenmore Walkways & Waterways Public Bond Measure approved by voters in November 2016. The project consists of continuous ADA accessible sidewalk (east side) and buffered bike lanes (both sides) along Juanita Drive NE between NE 143rd Street and NE 170th Street with additional turning lanes, pedestrian crossing treatments, storm drainage, landscaping, irrigation, street lighting, in-line bus stops and paving. The total project length is approximately 7,700 feet (1.46 miles). The design is currently at 90% completion. <u>DISCUSSION:</u> The City has initiated right of way acquisition where necessary on the Project. The Project will be acquiring property rights from 24 individual parcels (See Exhibit 1) at an estimated cost of \$1M. Parcel acquisitions areas and locations have been identified based on design drawings. Administrative Offer Summaries (for acquisitions under \$25k) and appraisals (for acquisitions over \$25k) are being prepared and formal offer letters will be presented soon. The right of way phase includes the acquisition of fee simple land (7*), permanent slope easements (2) and temporary construction easements (19). *City staff is pursuing a quit claim deed for the Northshore School District owned parcels to donate portions of the property where existing Juanita roadway and sidewalk encroach onto school property. Discussions with the school district staff are ongoing. To date, all property owners have received invitations to meet with City Staff and our right of way consultant, HDR. Every property owner has also been sent a certified letter (See Exhibit 4) notifying them of the requested Council action and Council meeting information. The scheduled adoption of the Ordinance has also been advertised in the Seattle Times.	

Staff will work closely with all property owners; however, in the unlikelihood that agreements cannot be reached, use of eminent domain will be necessary to meet our construction schedule. The attached condemnation ordinance (Exhibit 2) authorizes the City Manager to pursue condemnation if negotiations reach an impasse. Note that condemnation is a tool that the City will utilize if needed as a last resort.

Other effective tools/strategies that will be utilized include: in-person property owner meetings, formal offer letters, utilization of Possession and Use (P&U) Agreements, and negotiation. The Possession and Use Agreement (P&U) is a powerful tool and staff will encourage property owners to enter into this agreement. P&U's are signed when the property owner agrees to the property rights sale but does not agree to the price. Signing the P&U allows the City to pay what has been offered (appraised value) and allows the City to go to construction. Negotiations would then continue until a settlement is reached. It is typical to file condemnation if the property owner will not sign a P&U Agreement, but much success can be achieved through mediation.

The right of way process for this project complies with State regulations. Right of Way acquisition generally follows the same steps for all properties (see flow chart in Exhibit 3):

- Meeting with property owners and tenants when appropriate to discuss project schedule, acquisition needs, and right of way acquisition process;
- Administrative Offer Summaries prepared (for property acquisitions less than \$25,000);
- Appraisals prepared (for property acquisitions estimated to exceed \$25,000);
- Independent 3rd party review of all appraisals;
- Offers presented to property owners;
- Negotiations (includes Possession and Use Agreements);
- Condemnation (as needed);
- Settlement.

During negotiations, the project team will make every reasonable effort to reach agreement on acquisition. Our right of way consultant understands the right of way acquisition process and the need to provide property owners with the time to consider offers and ask questions. We will also share appraisal information with property owners upon request.

Through Ordinance 19-0493, Council would authorize the use of eminent domain for all project needs at the same time. This strategy makes sense for several reasons: efficiency of process, fairness to all property owners, and protection of privacy for property owners. It also avoids delays to the project and demonstrates the City's intent to acquire land and proceed with the project. Without the condemnation ordinance at this time, the City would wait until an impasse is reached with a property owner and then schedule consideration of a condemnation ordinance for the specific property. This process would interject several months into the project schedule and would also single out a specific property owner that has elected to go through condemnation proceedings.

RECOMMENDATION:

City staff recommends the adoption of Ordinance 19-0493 authorizing the acquisition by condemnation of real property interests as needed for the Juanita Drive NE Pedestrian and Bicycle Safety Improvements project.

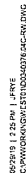
FISCAL CONSIDERATION:

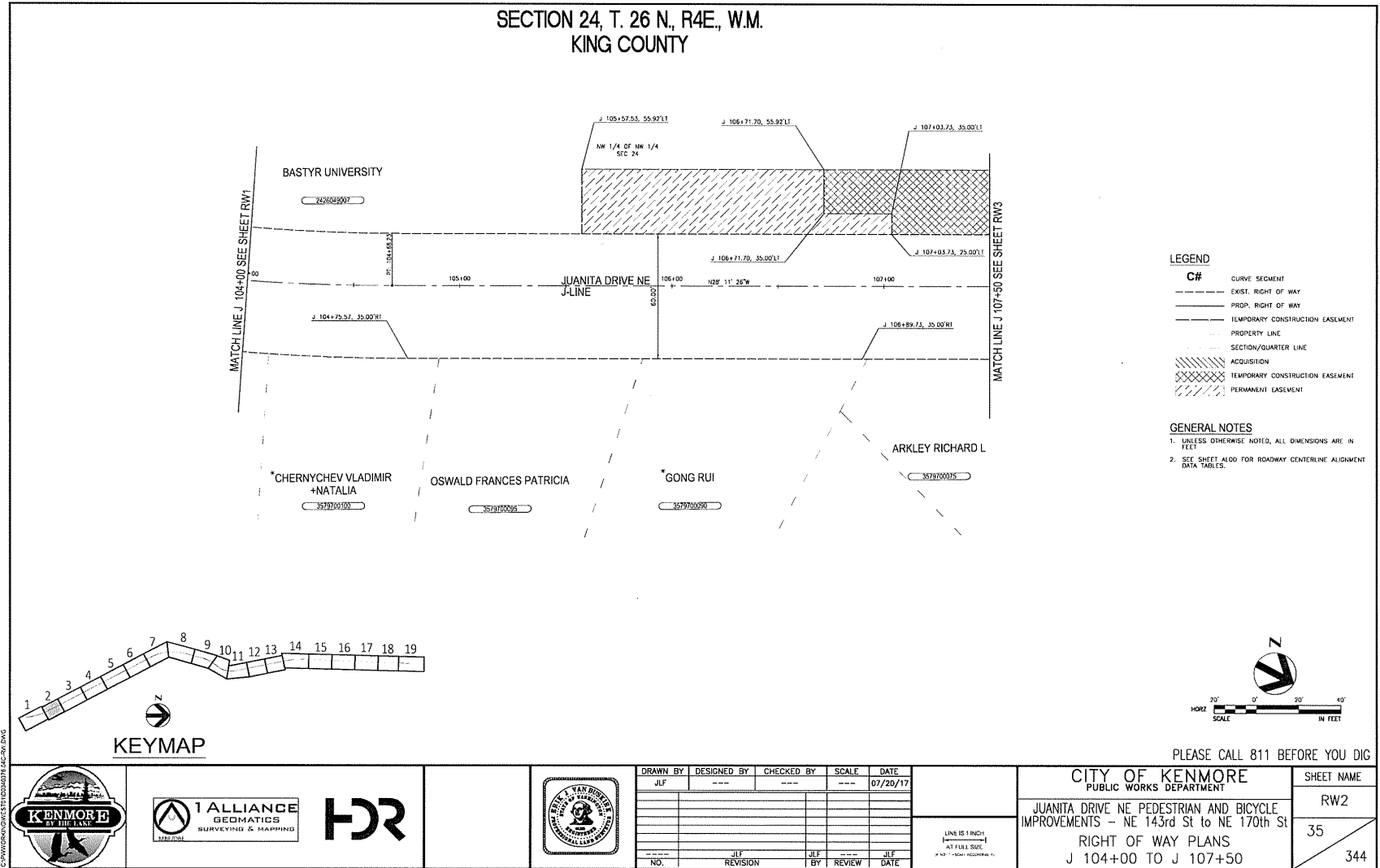
The total right of way budget for the Project is \$1.0 million dollars. The right of way phase is entirely funded by the city bond funds.

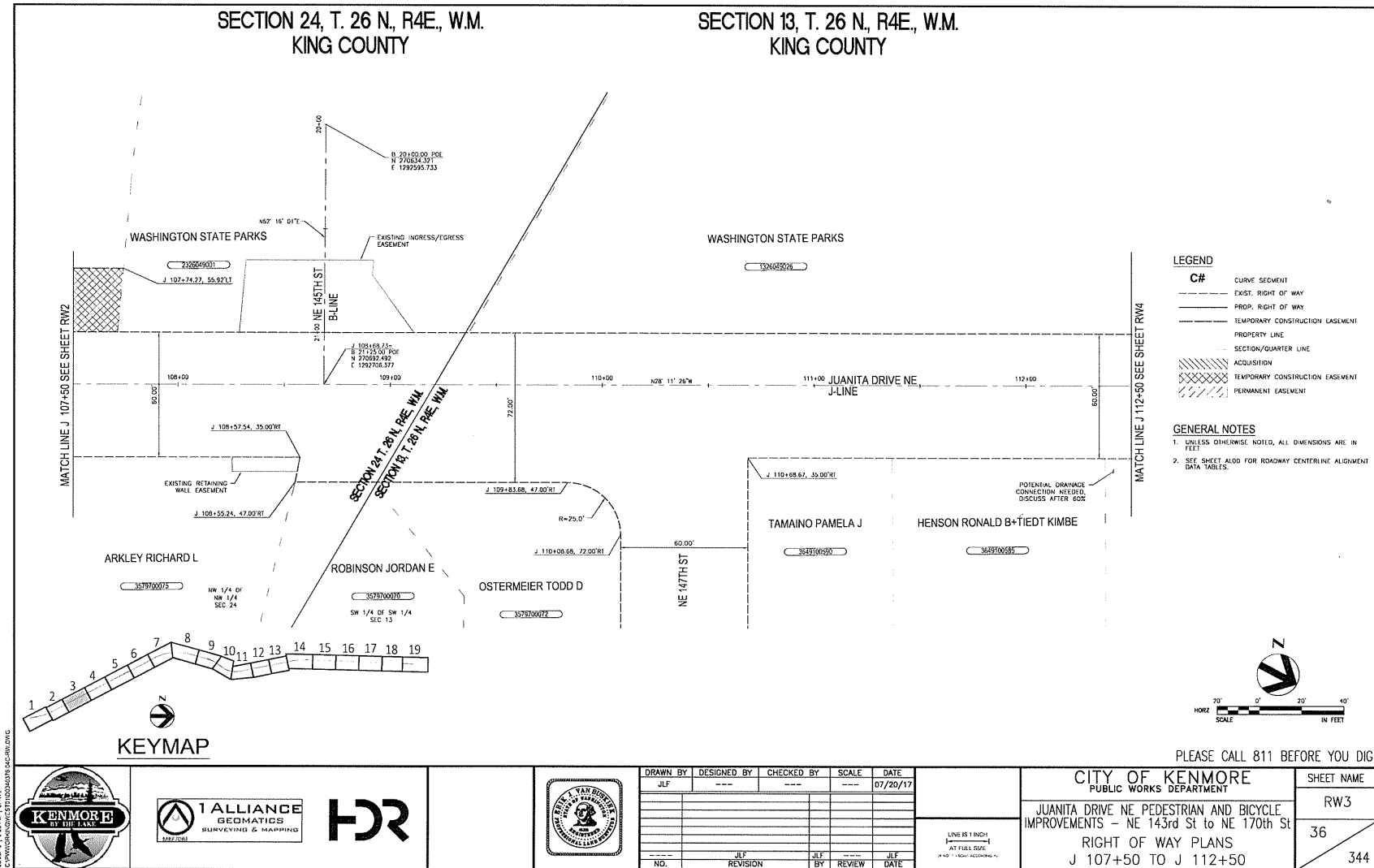
COUNCIL GOAL/BUDGET OBJECTIVE BEING ADDRESSED:

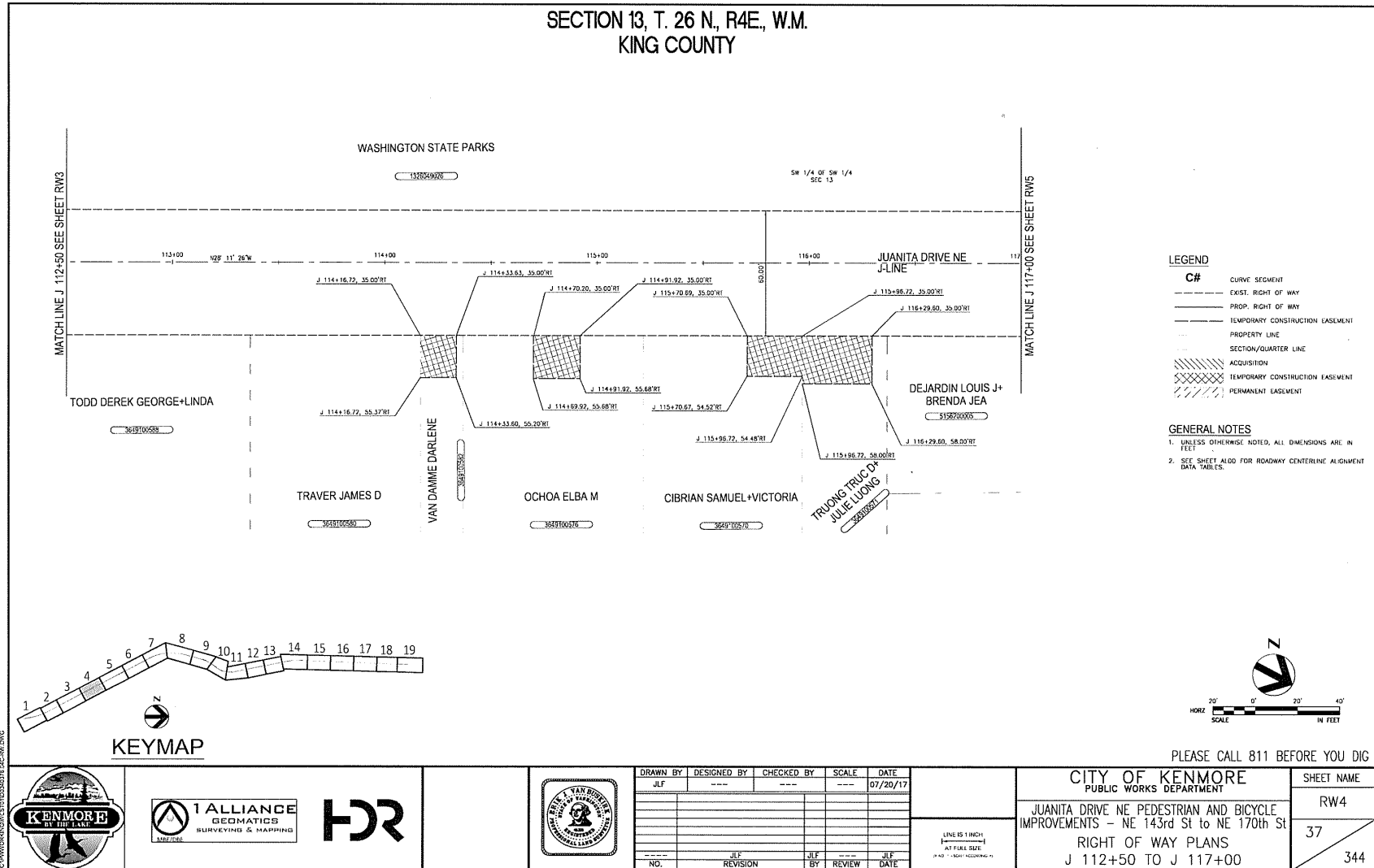
Council Goal 1: To focus and emphasize multimodal transportation safety in the City of Kenmore with a specific focus on pedestrian, bicycle and other means of travel.

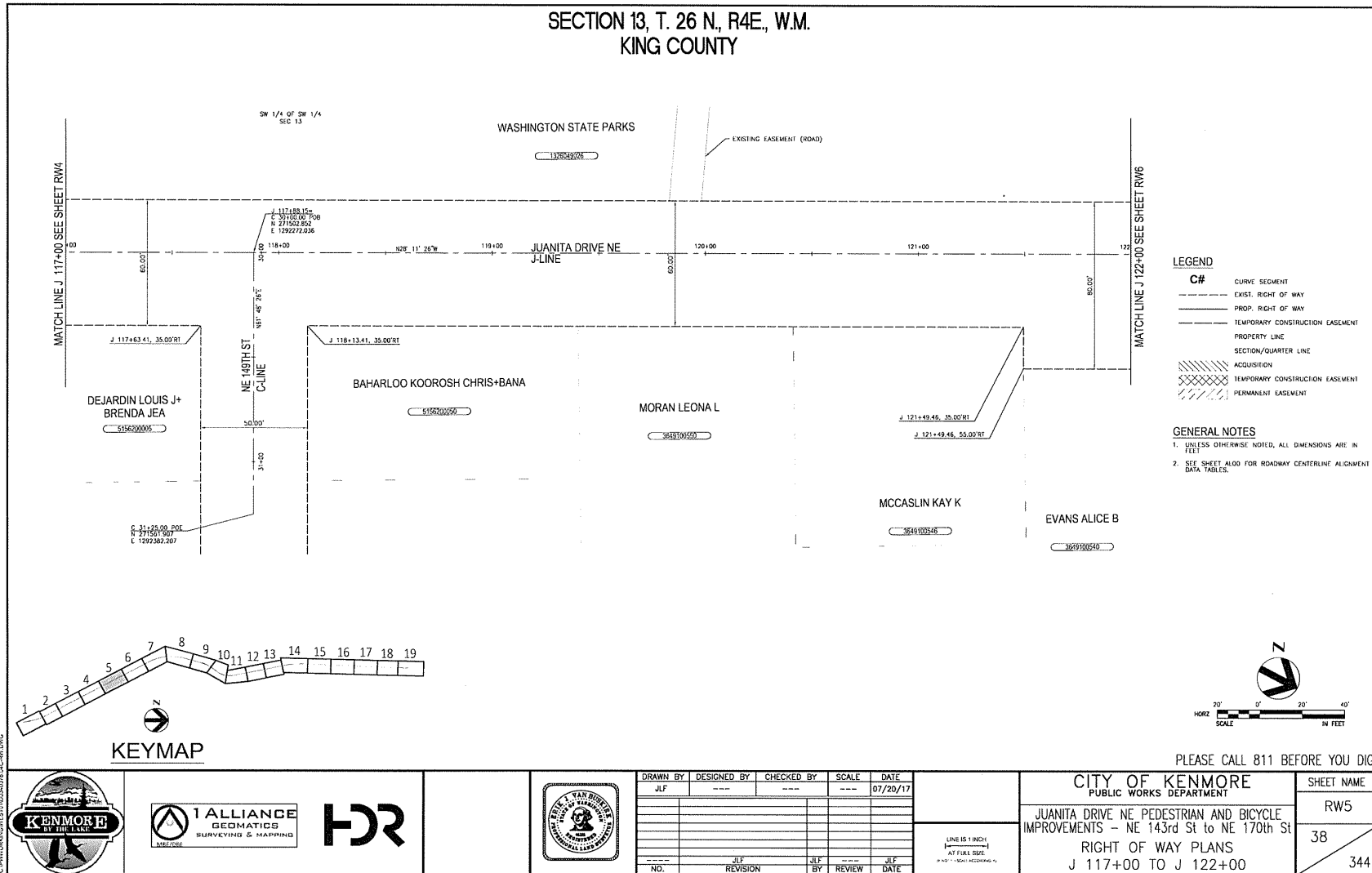
Council Goal 2: To implement the Walkway and Waterways projects.

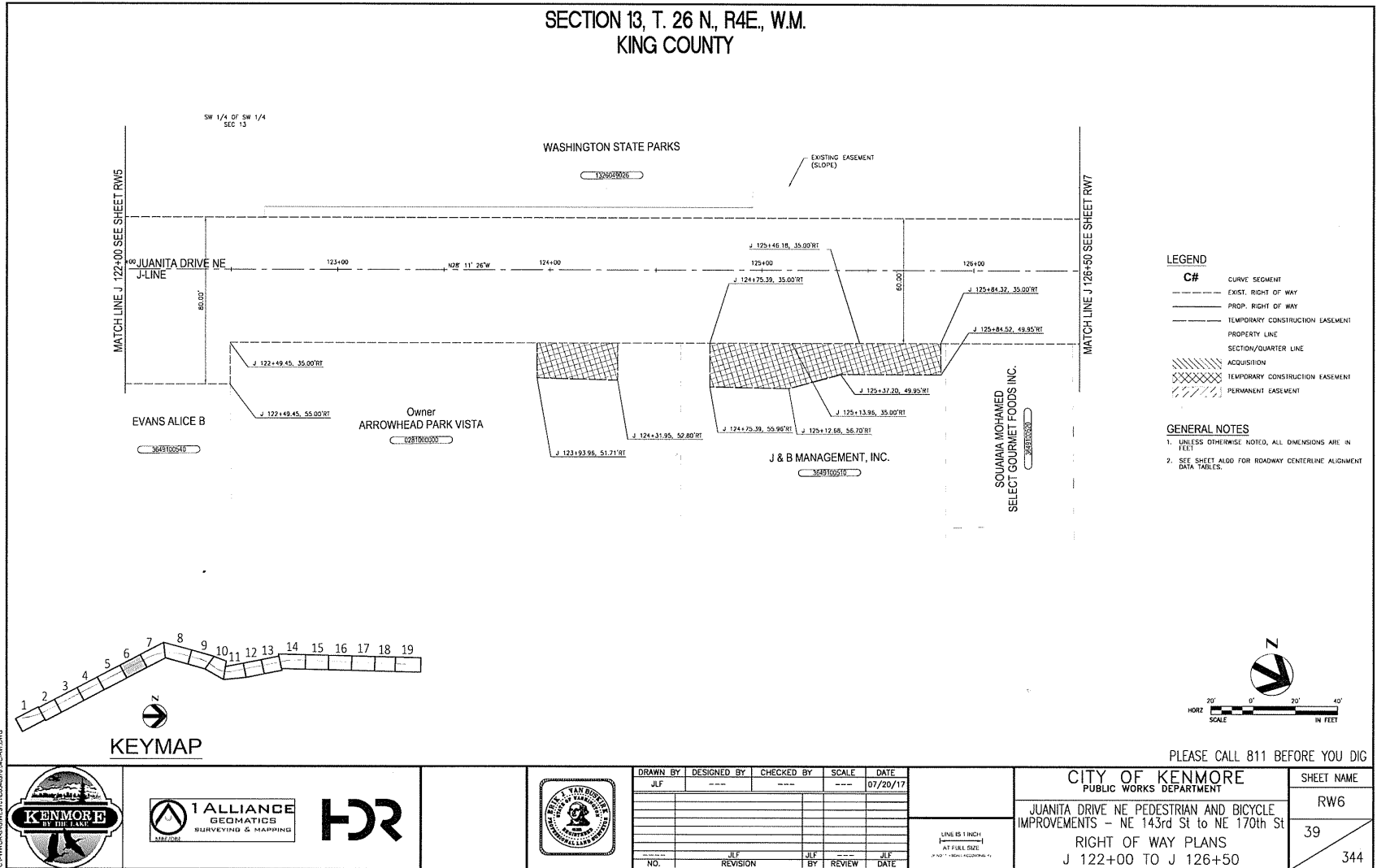


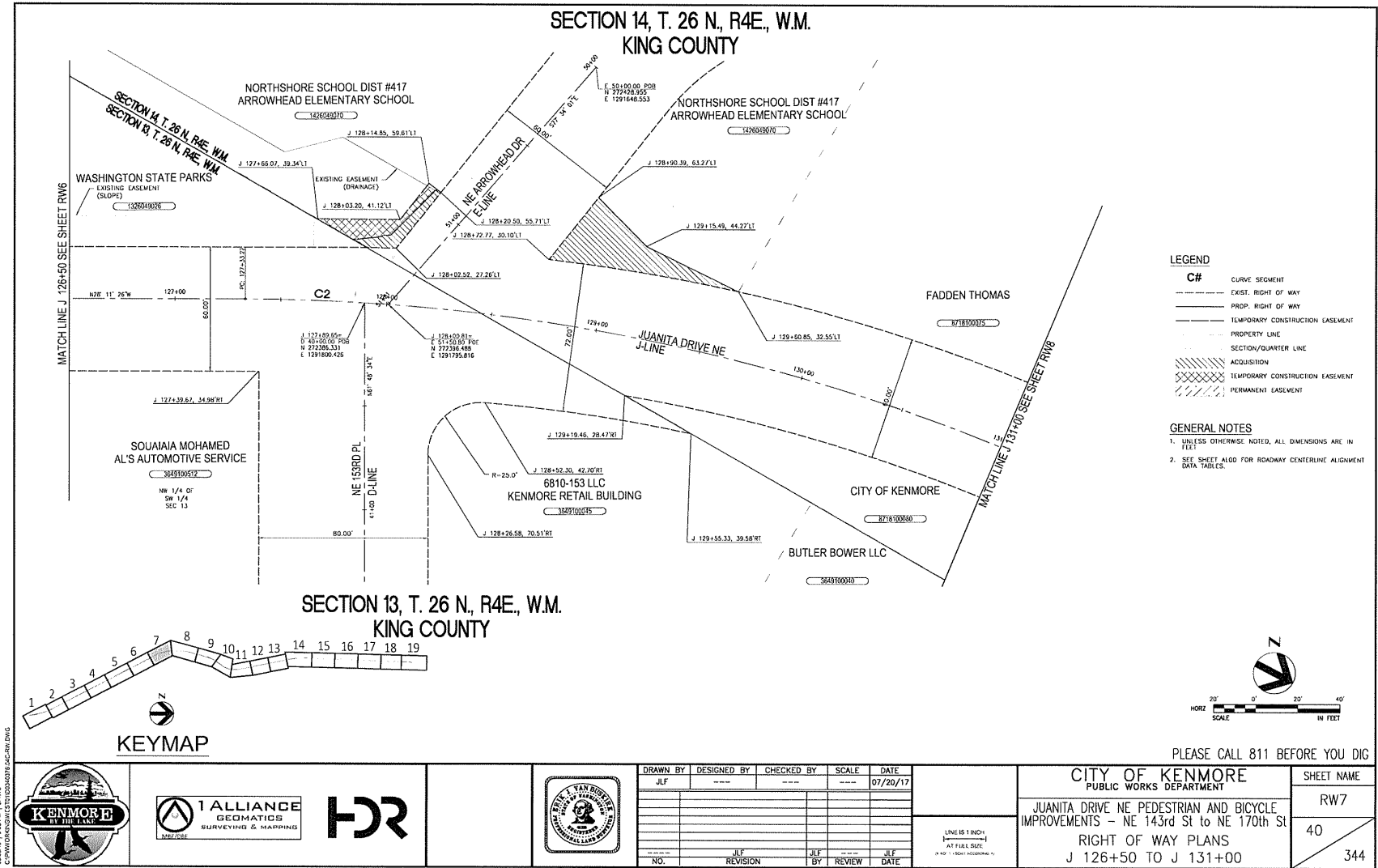


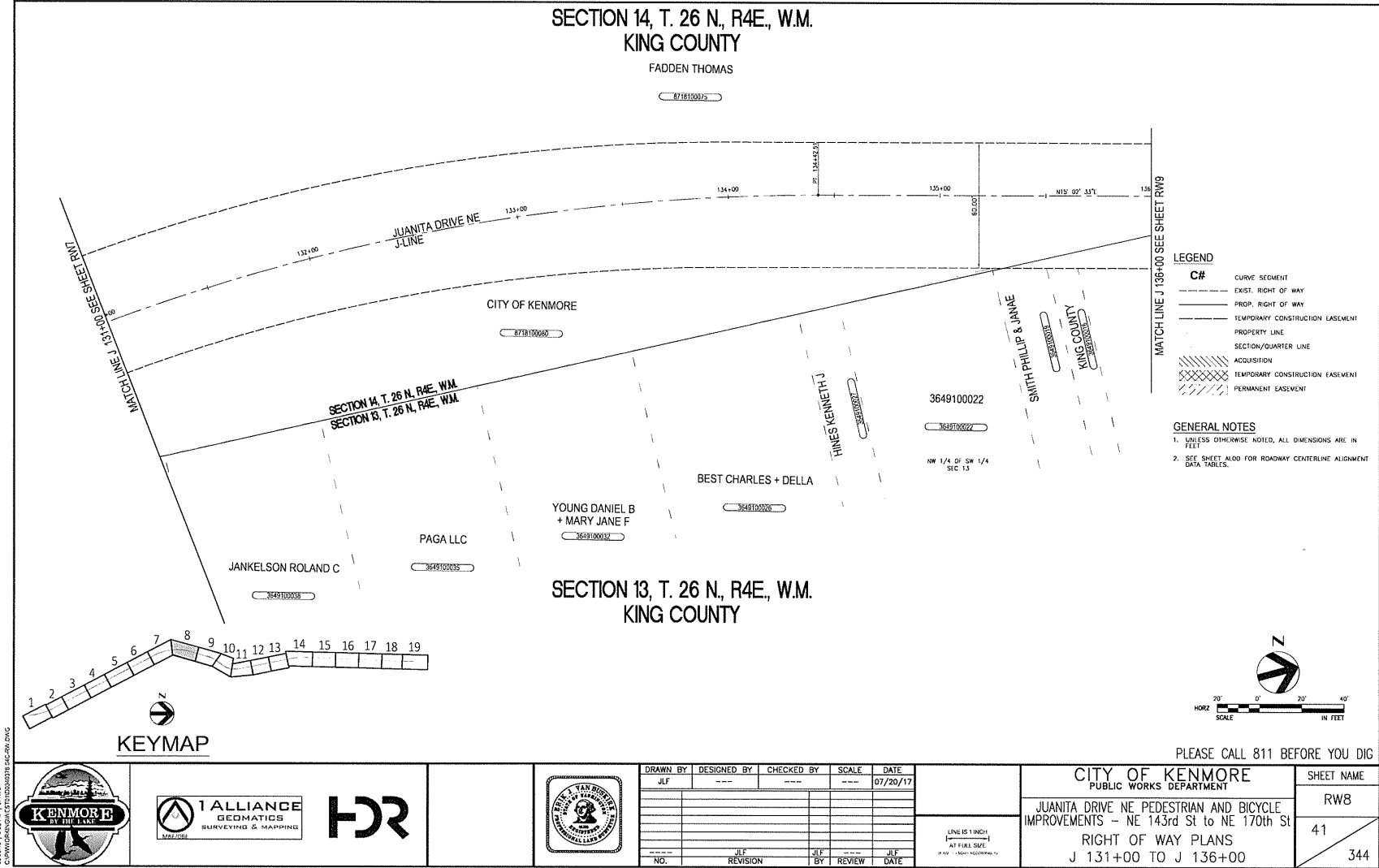


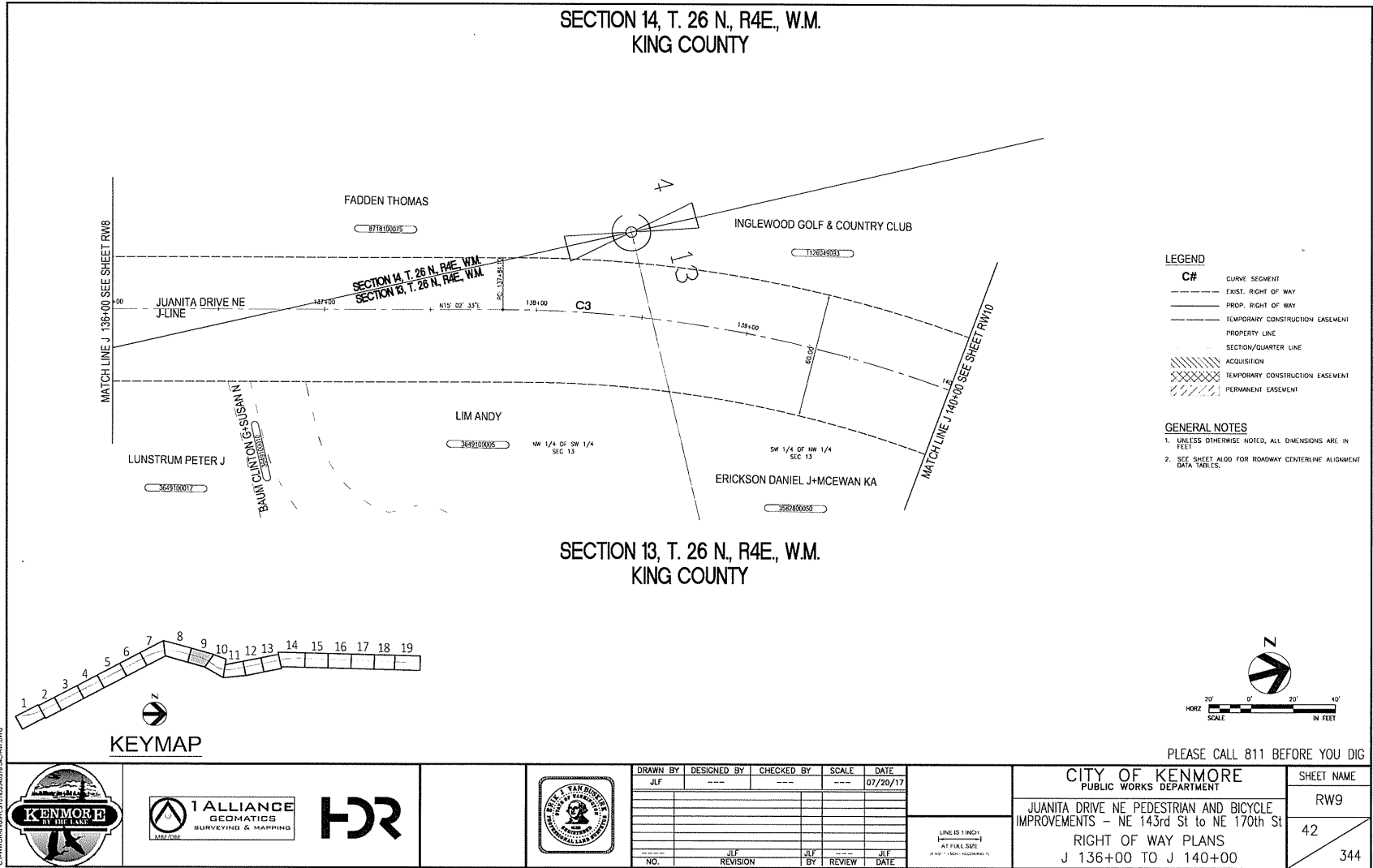


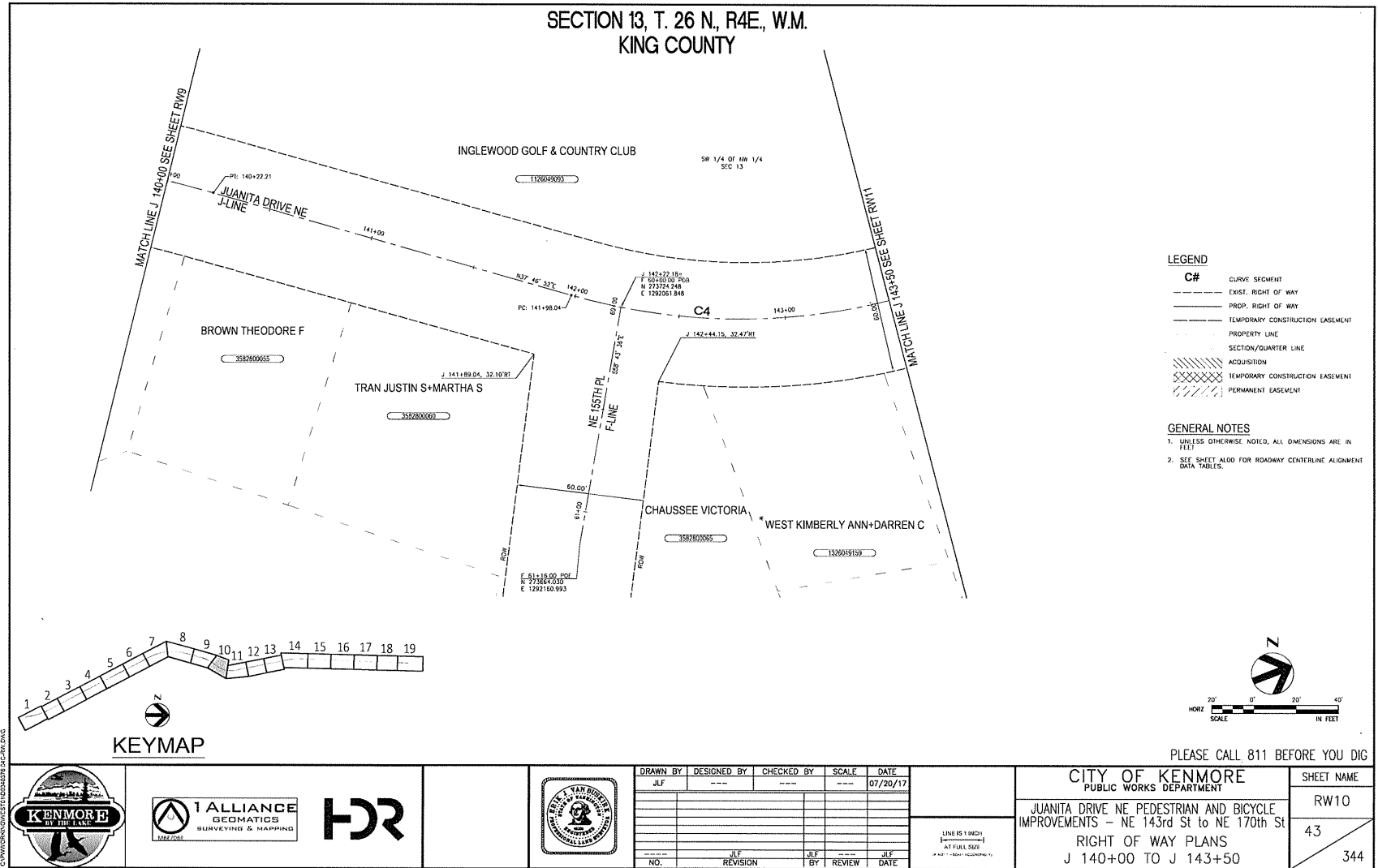


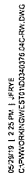


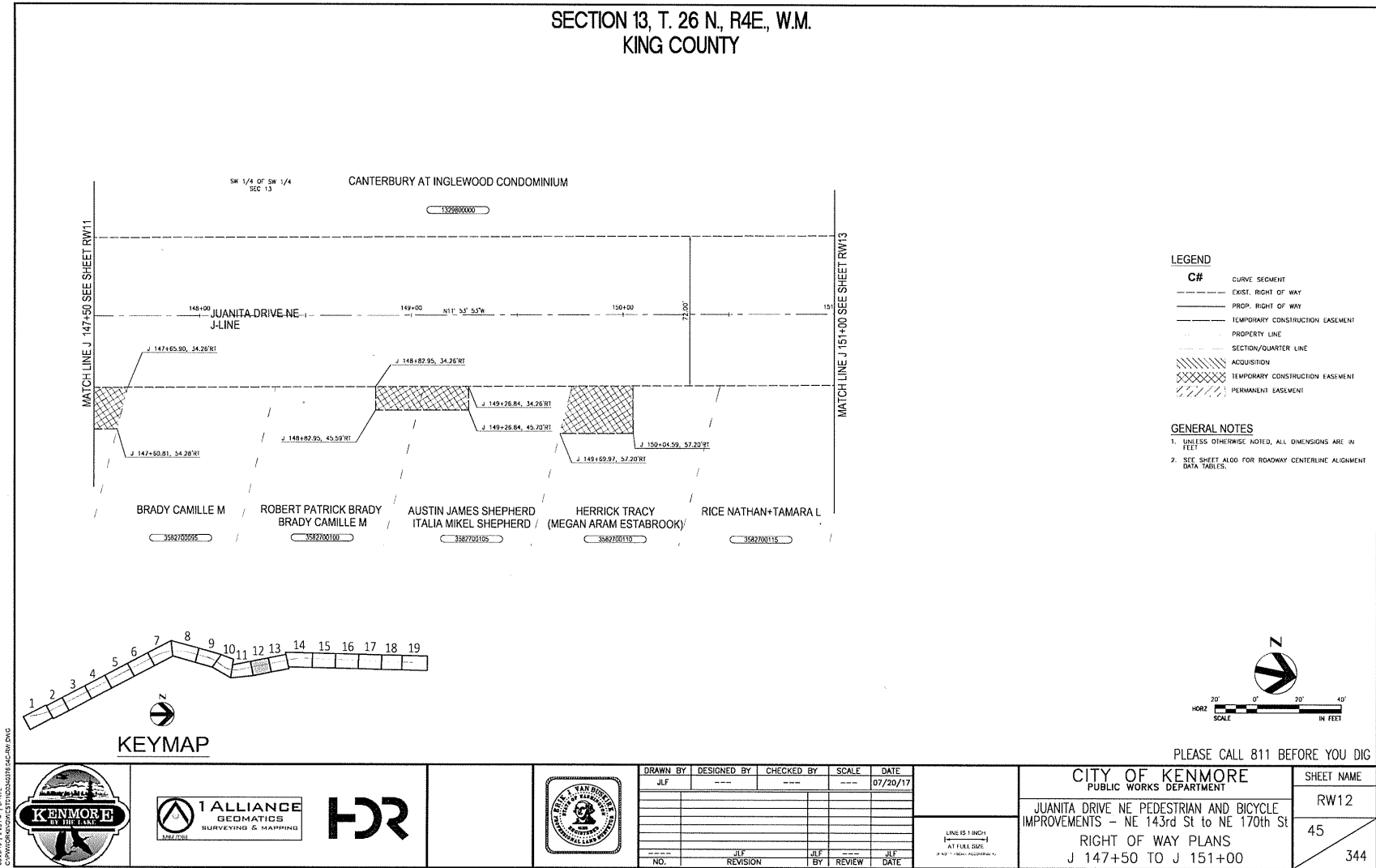


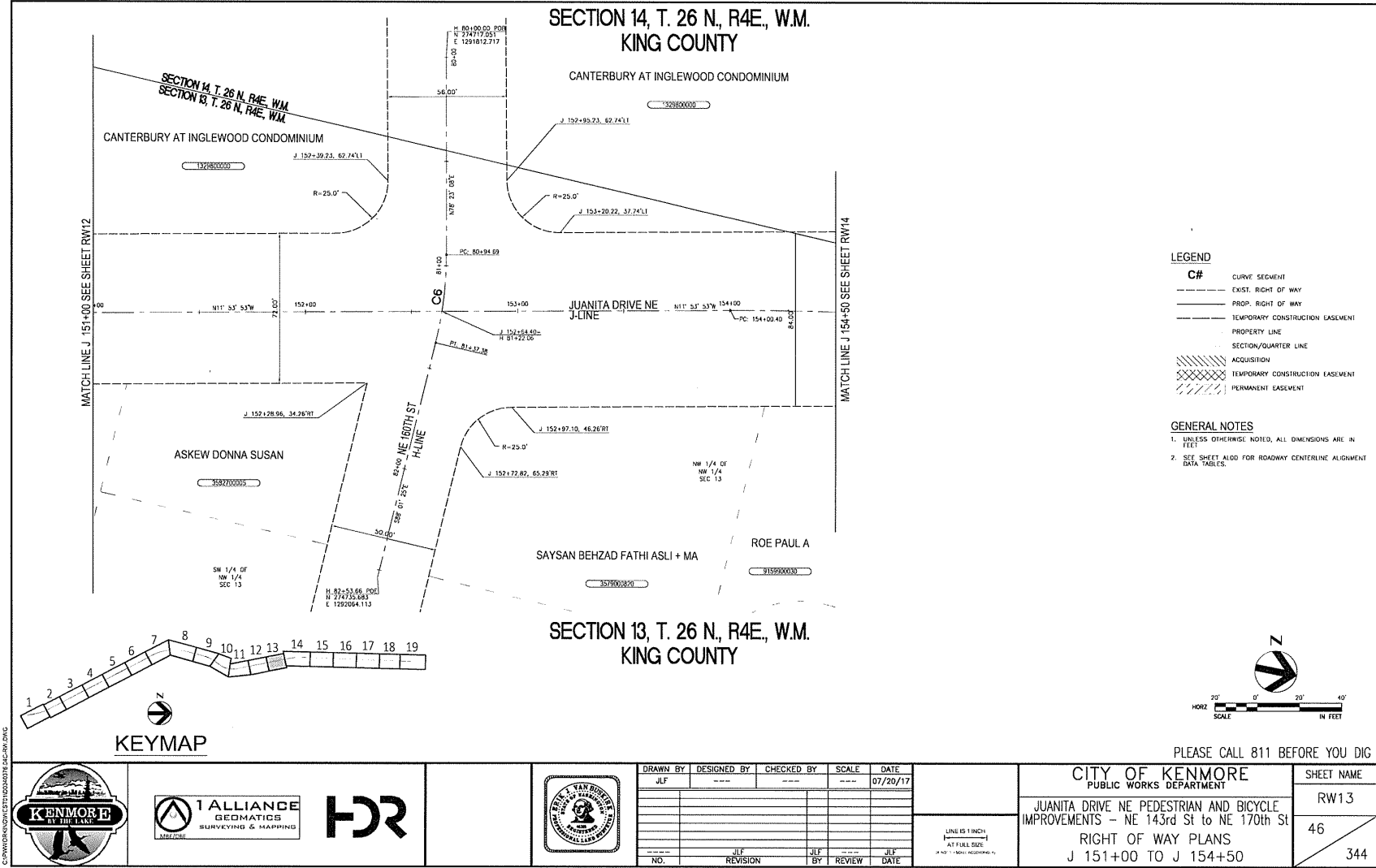


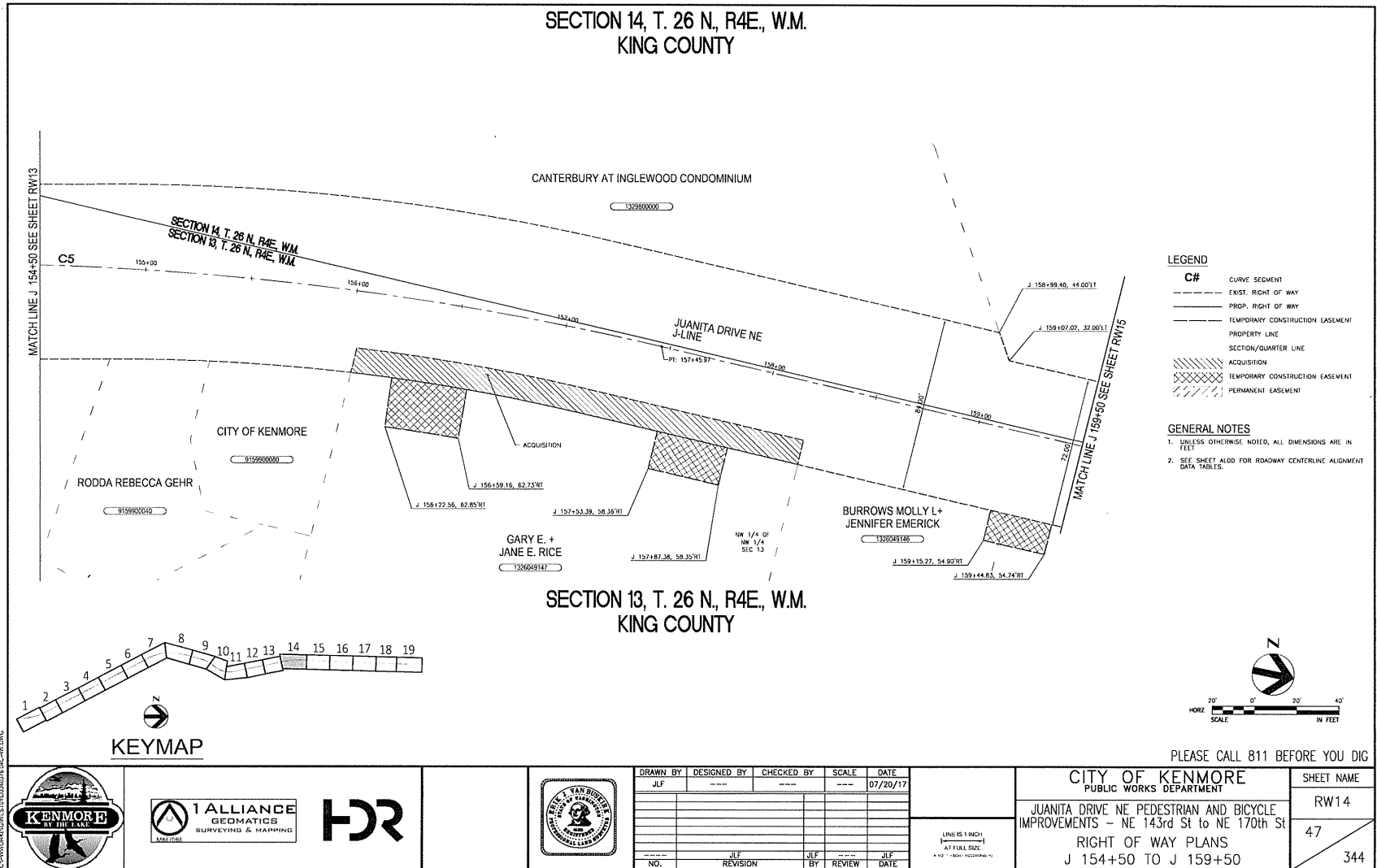


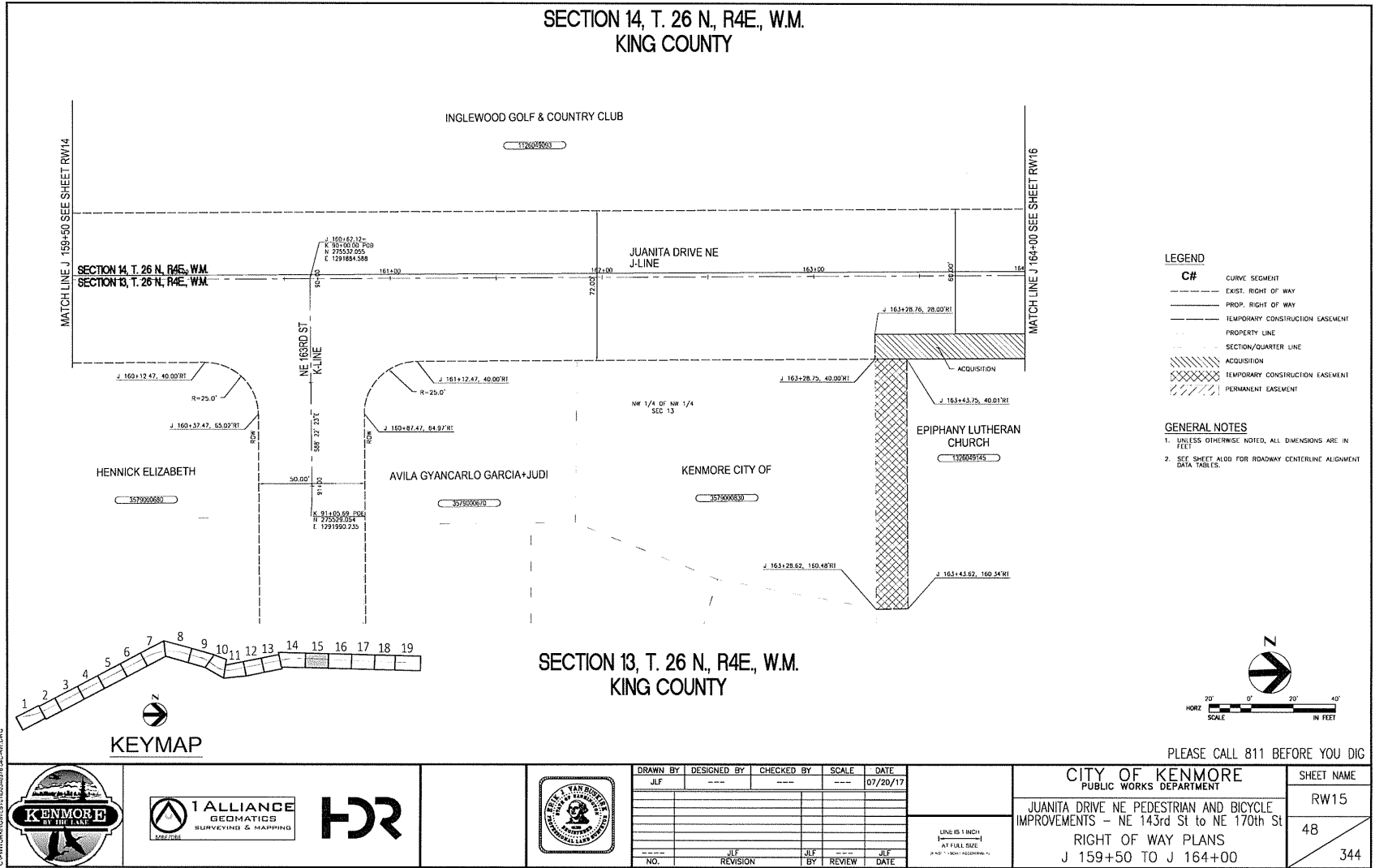


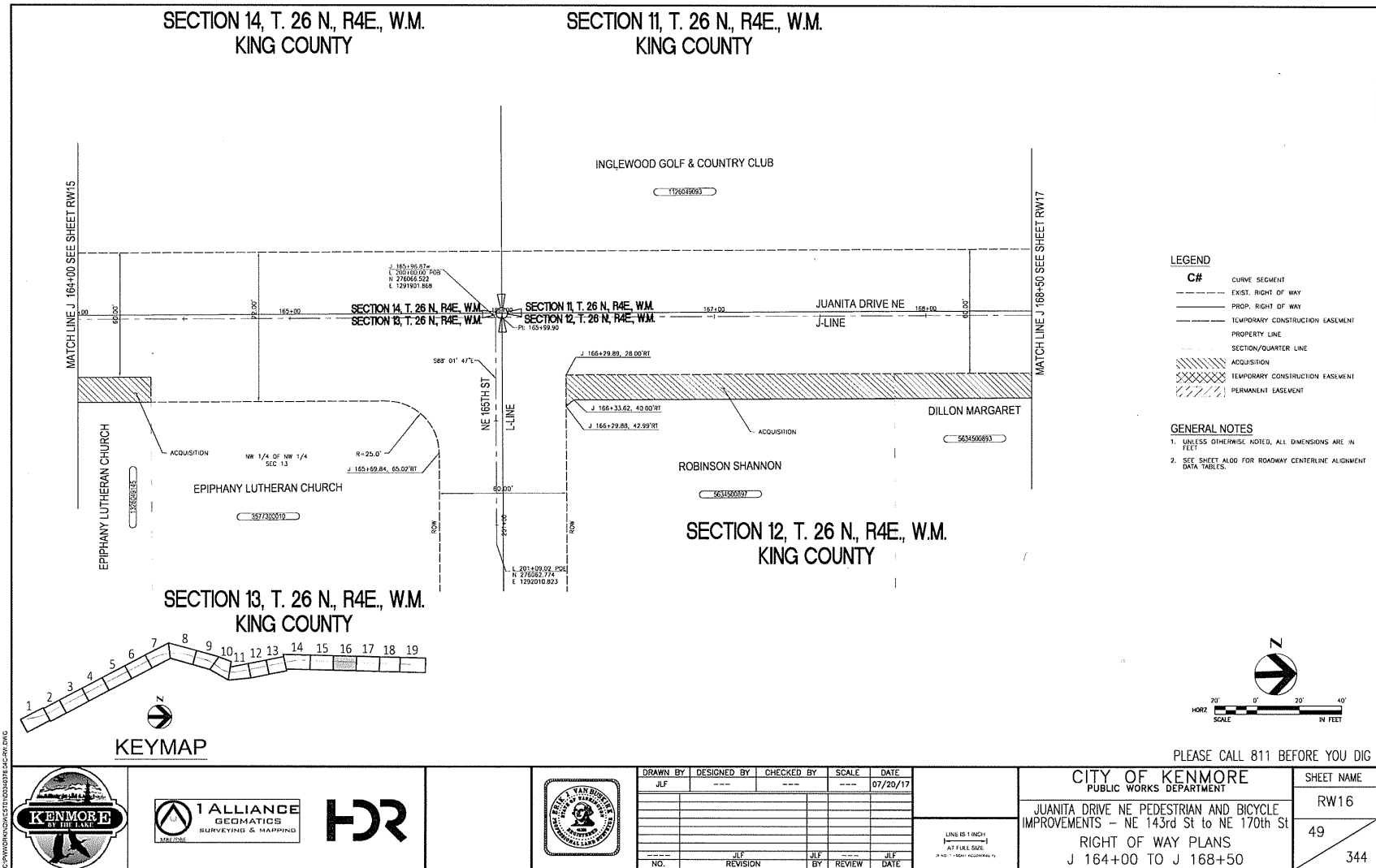


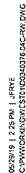


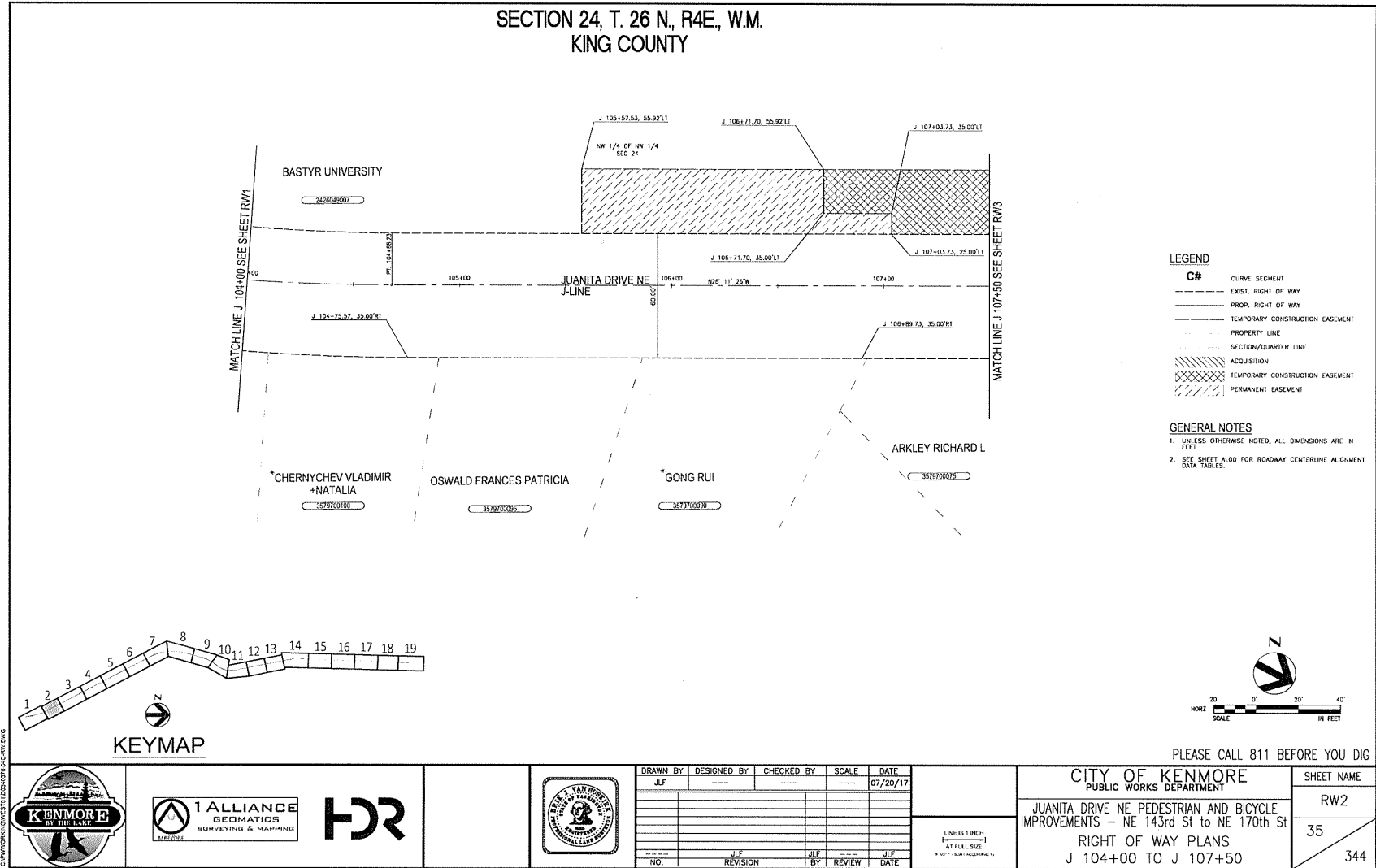


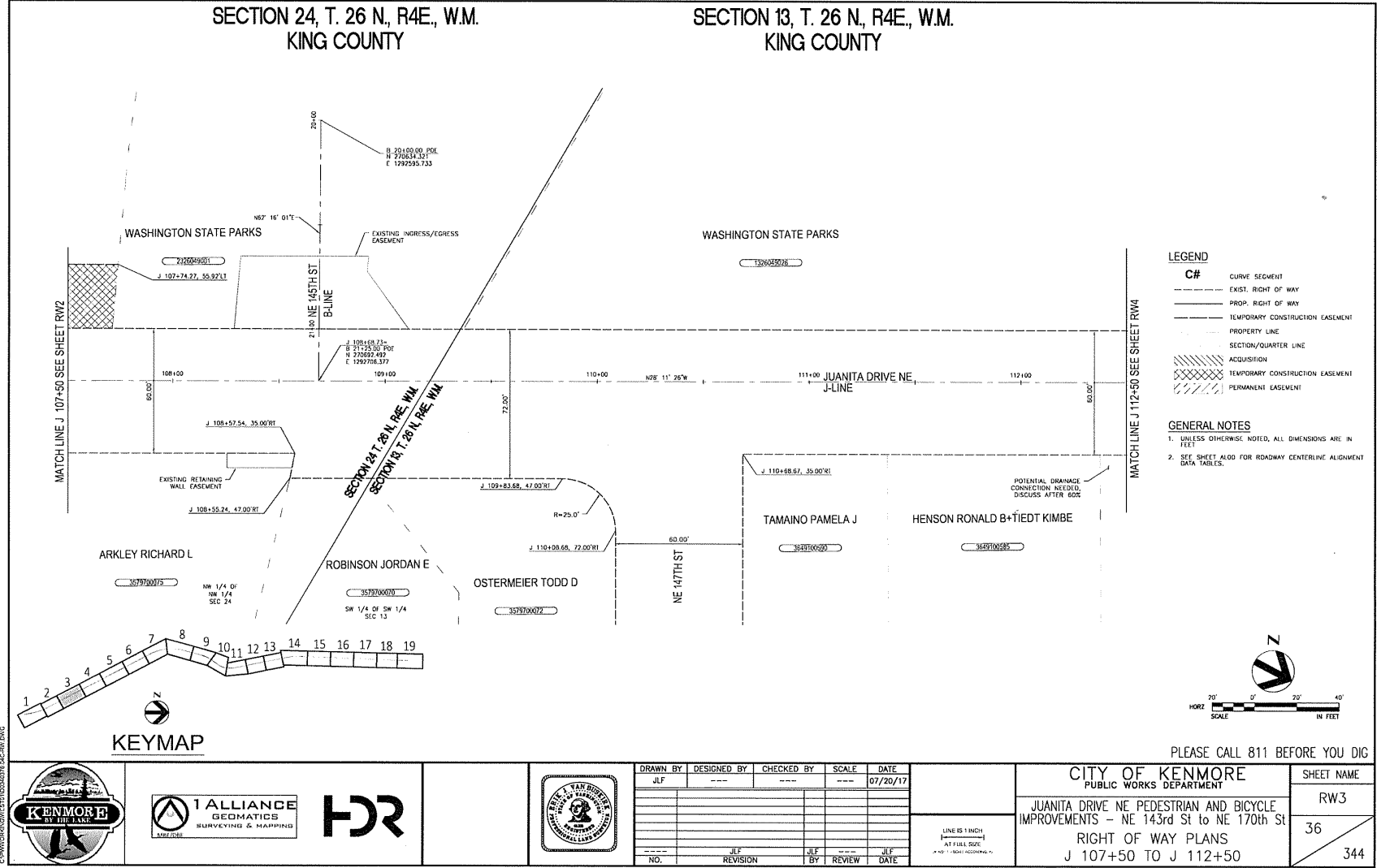


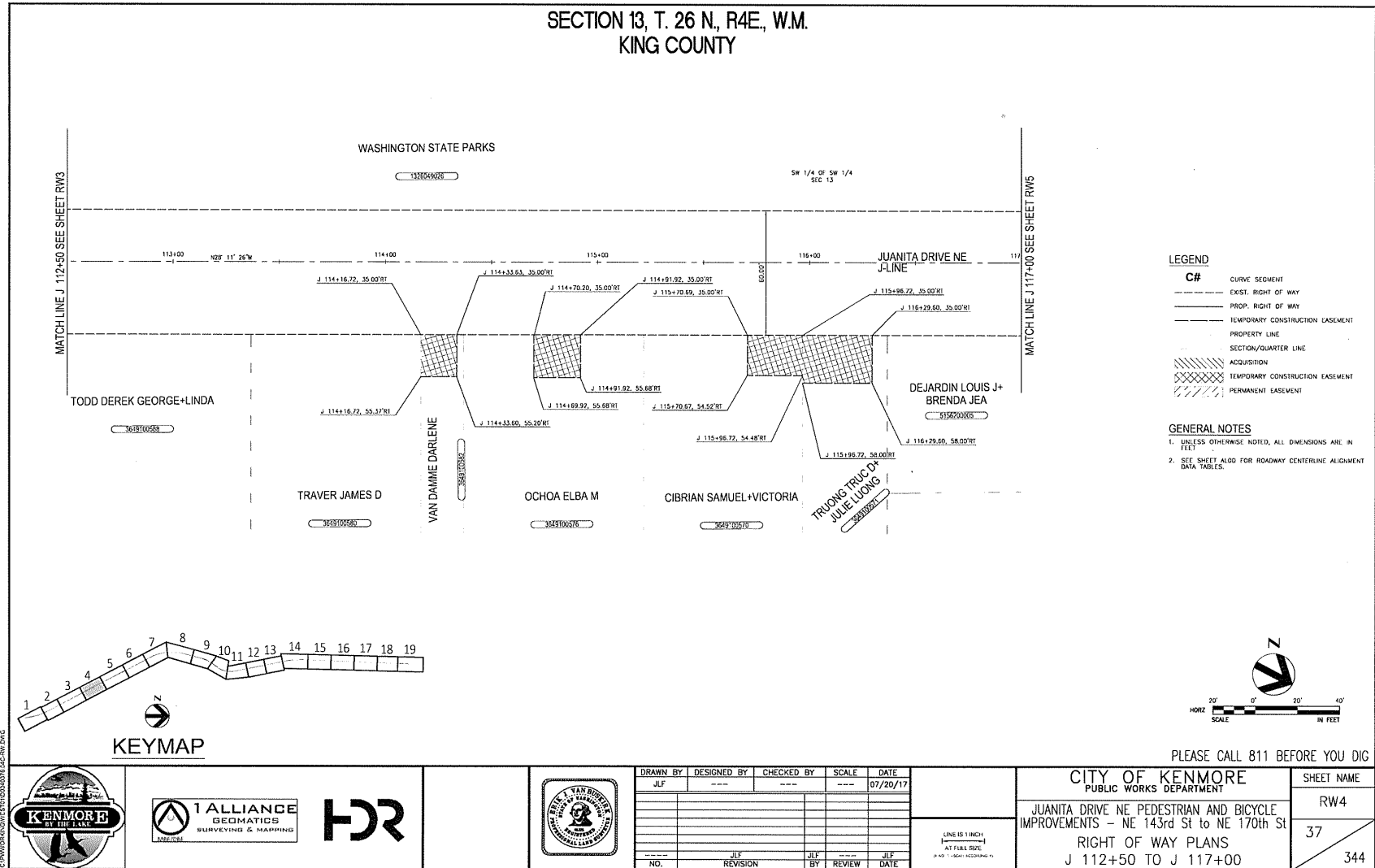


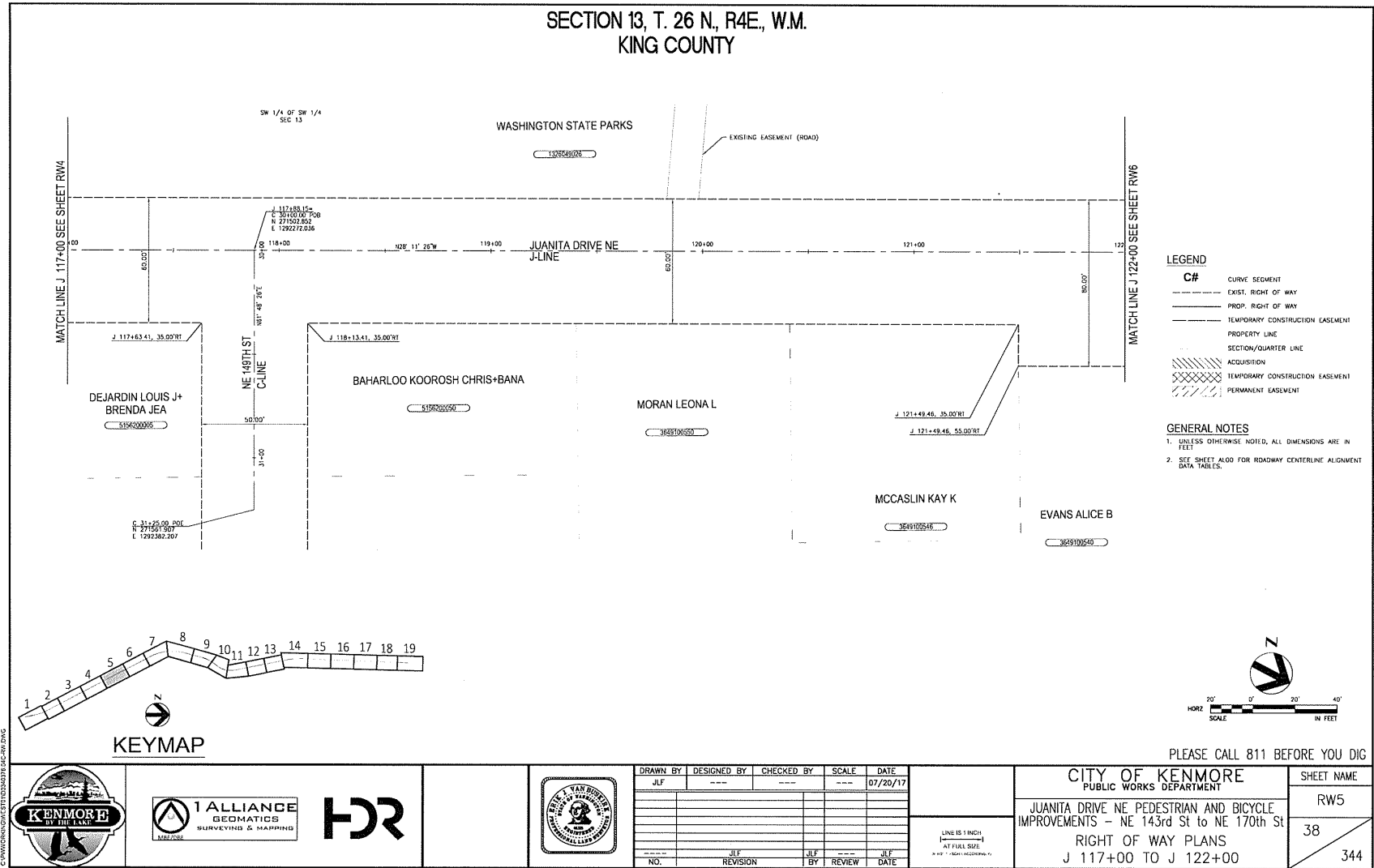


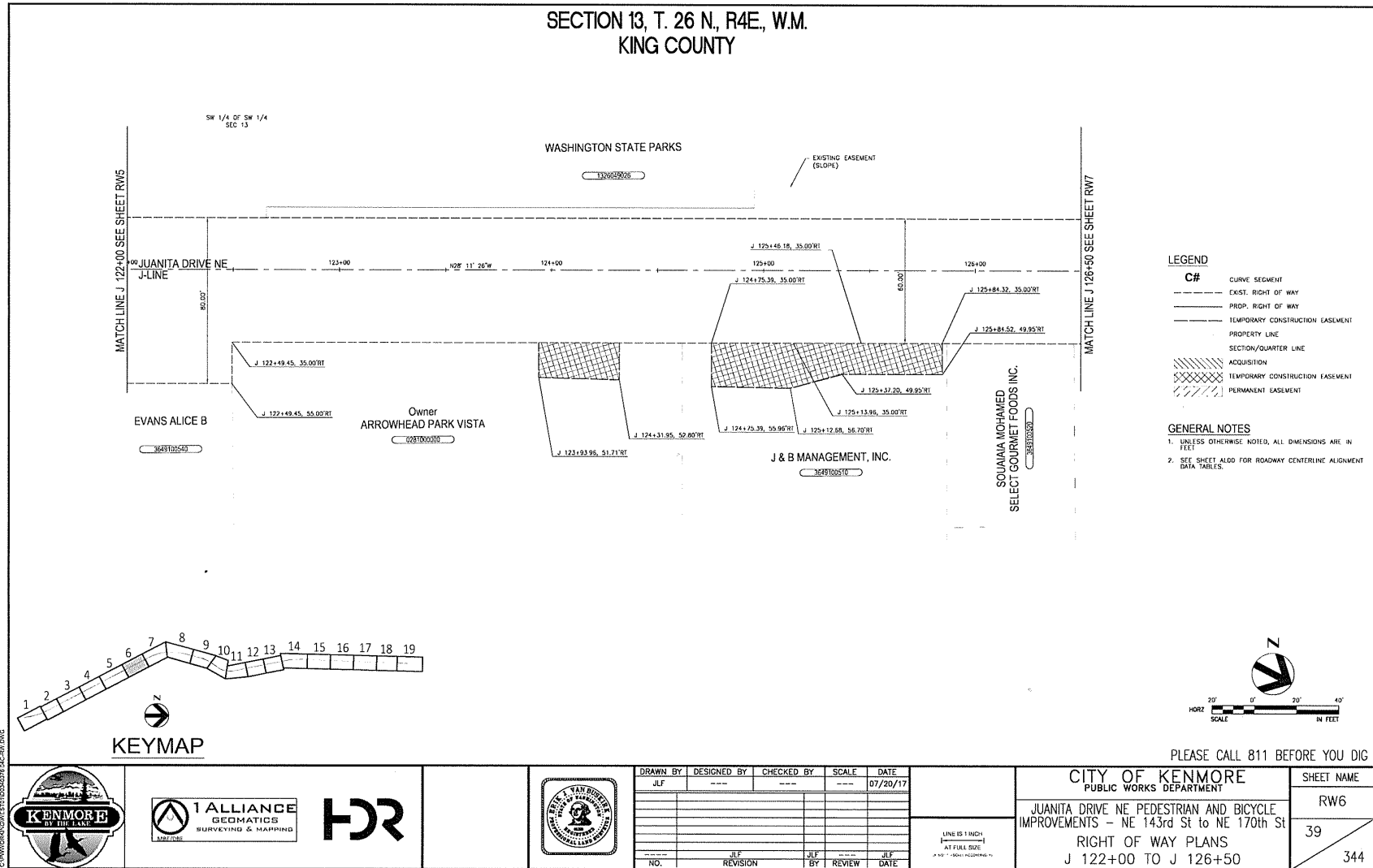


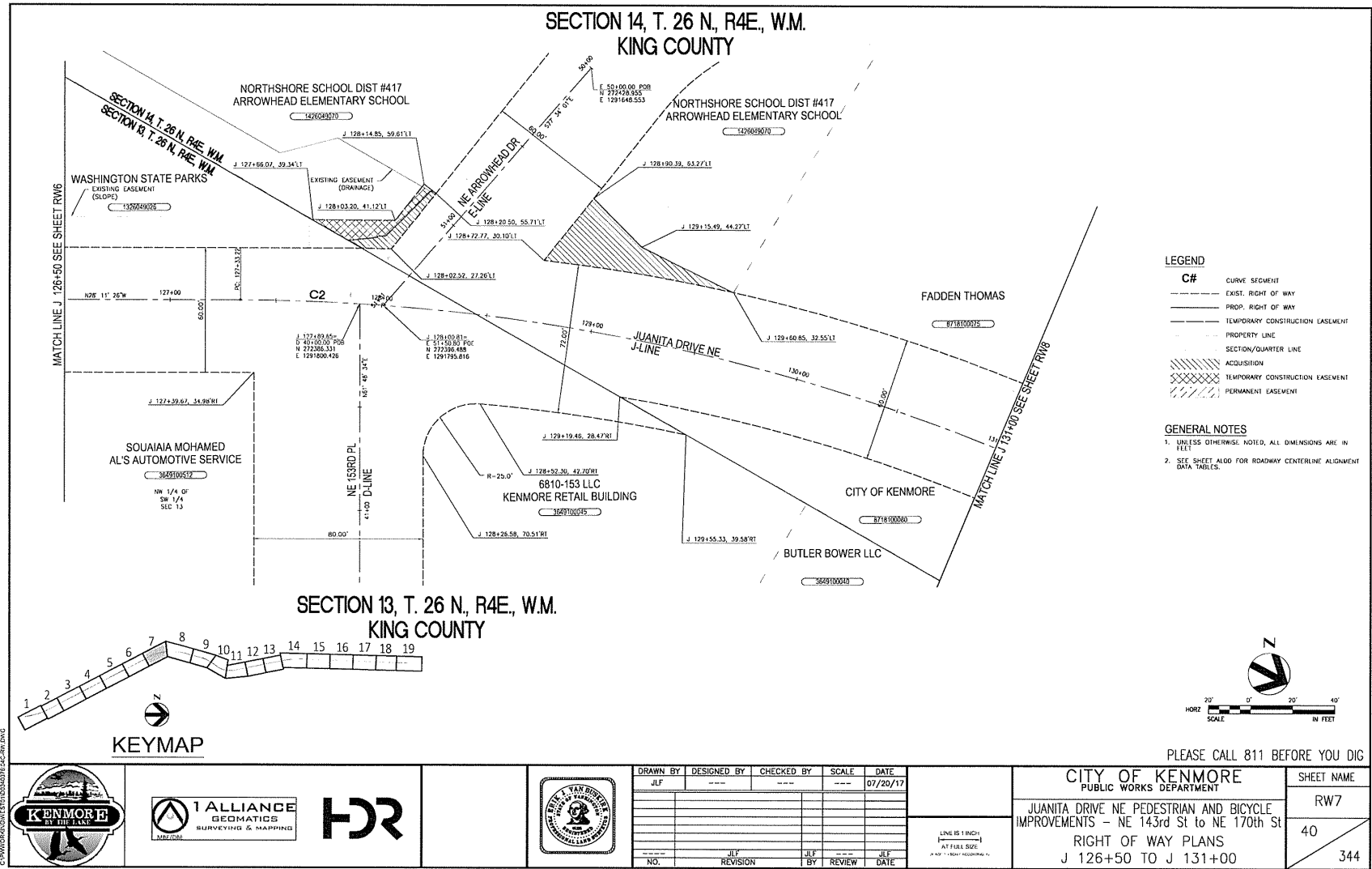


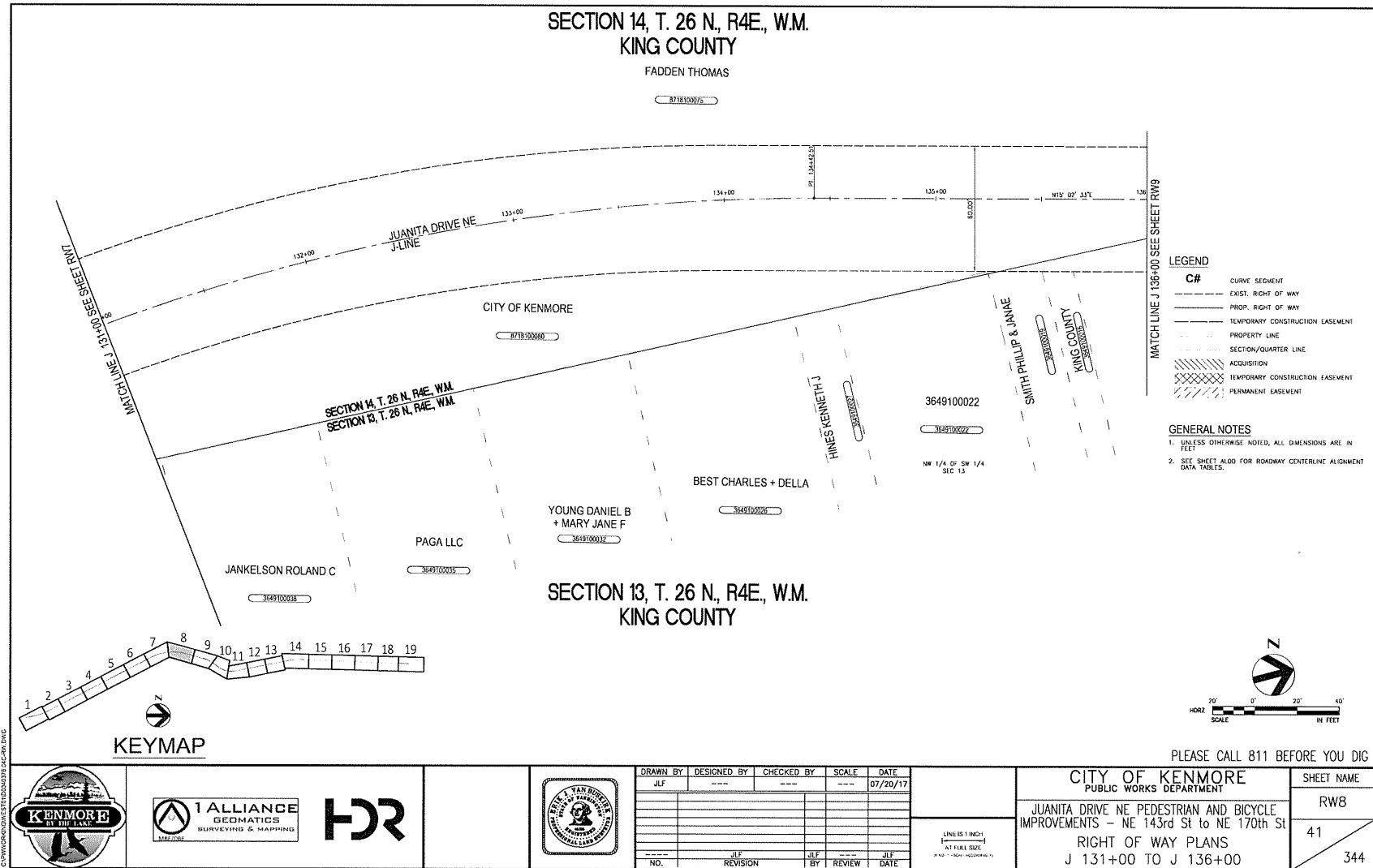


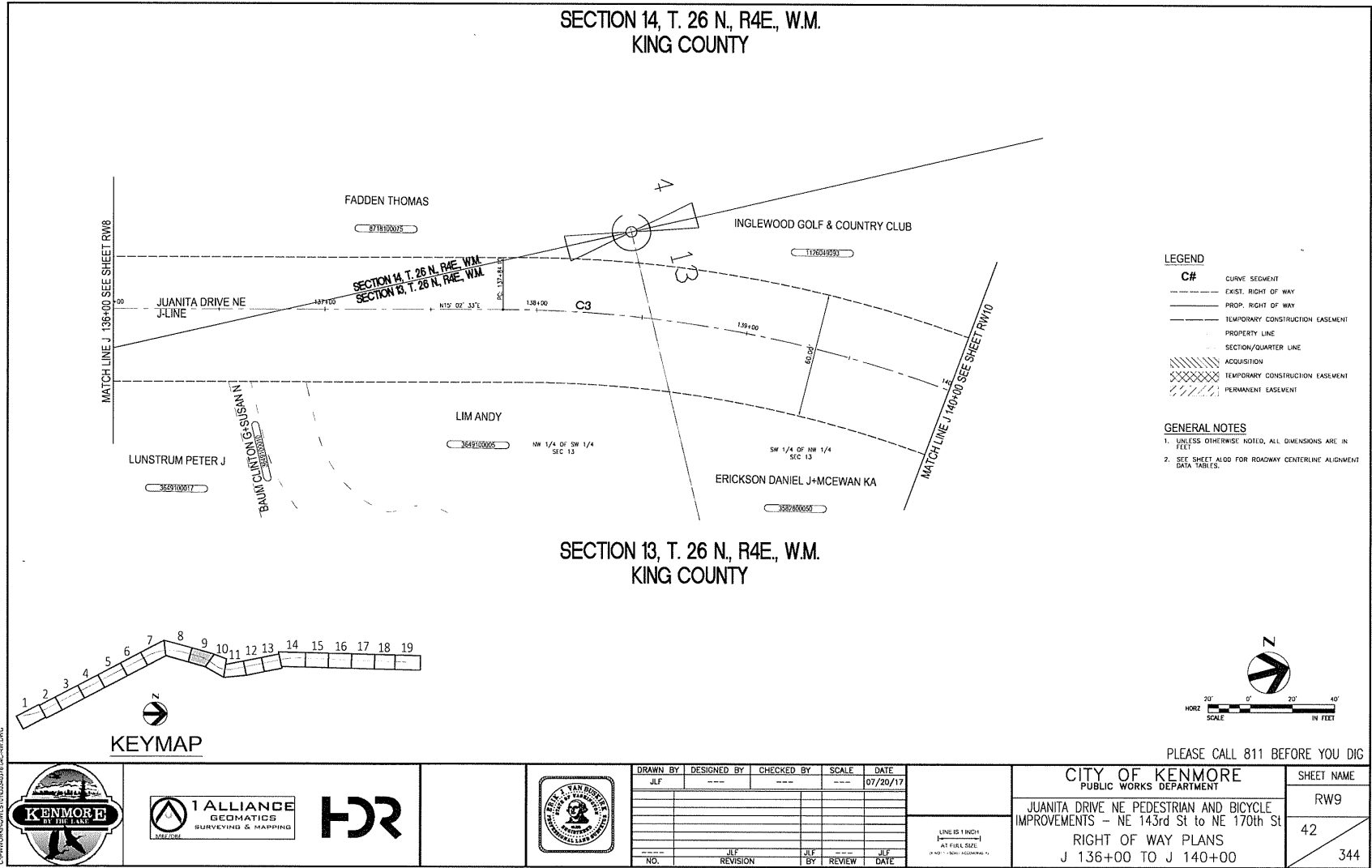


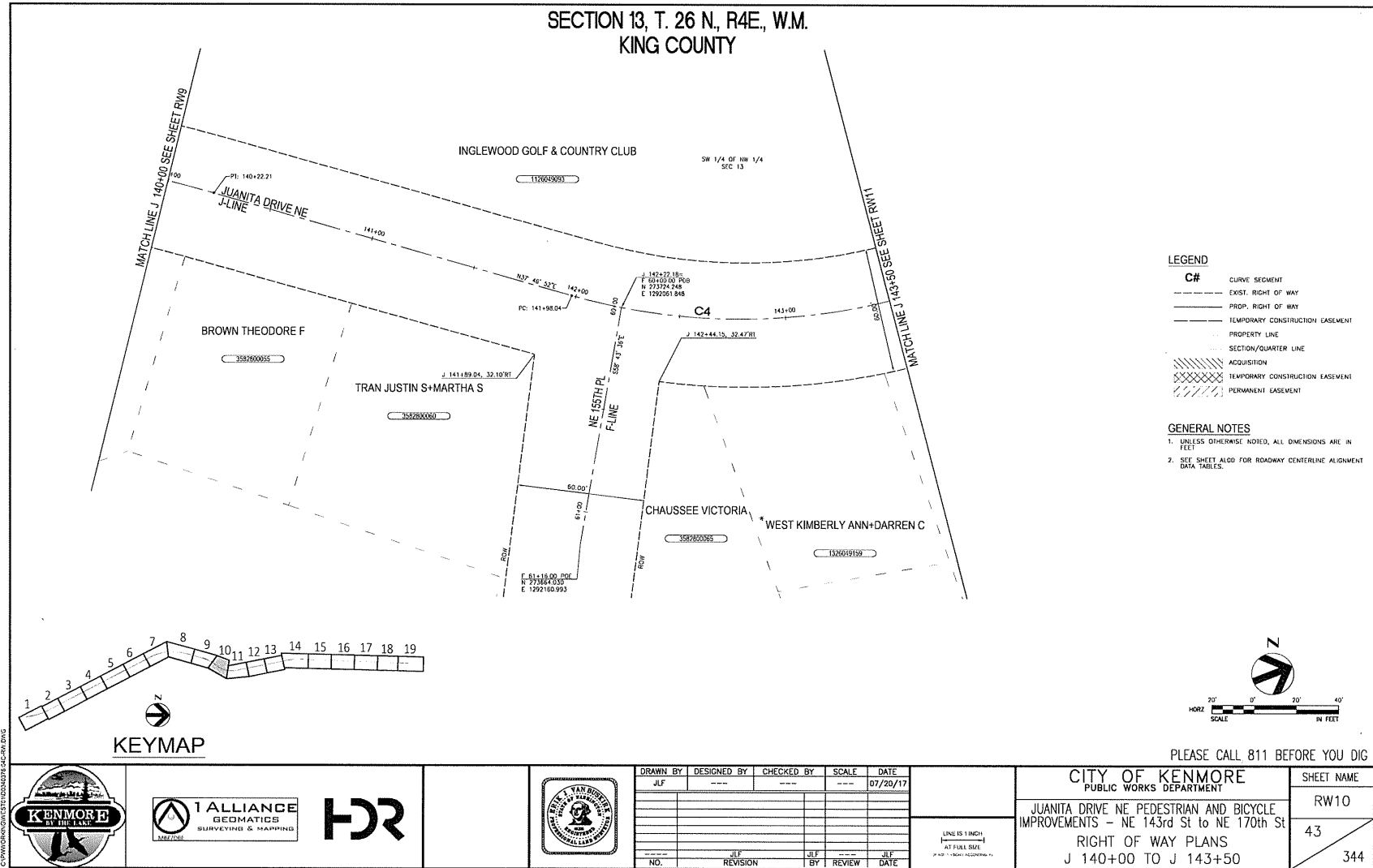


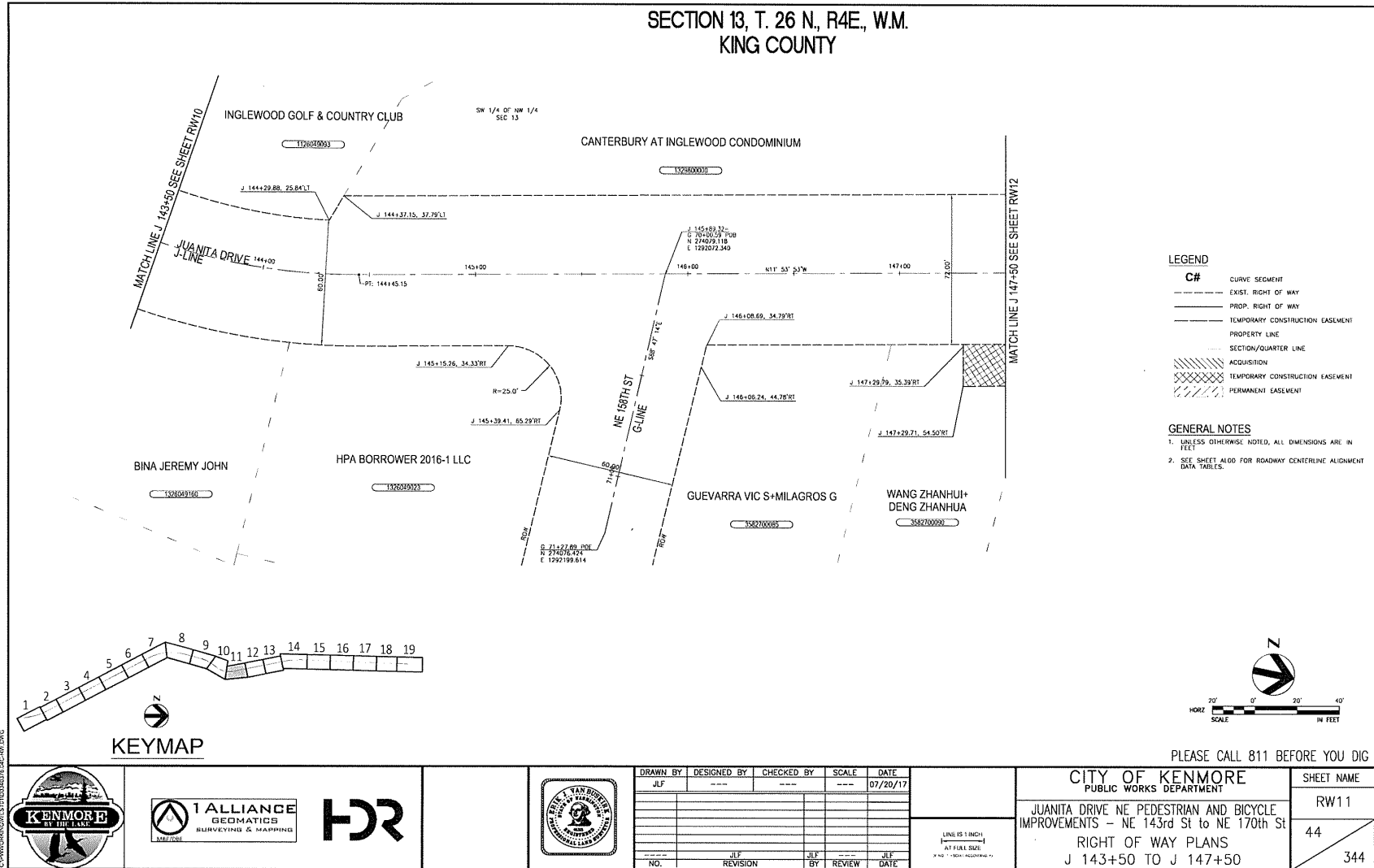


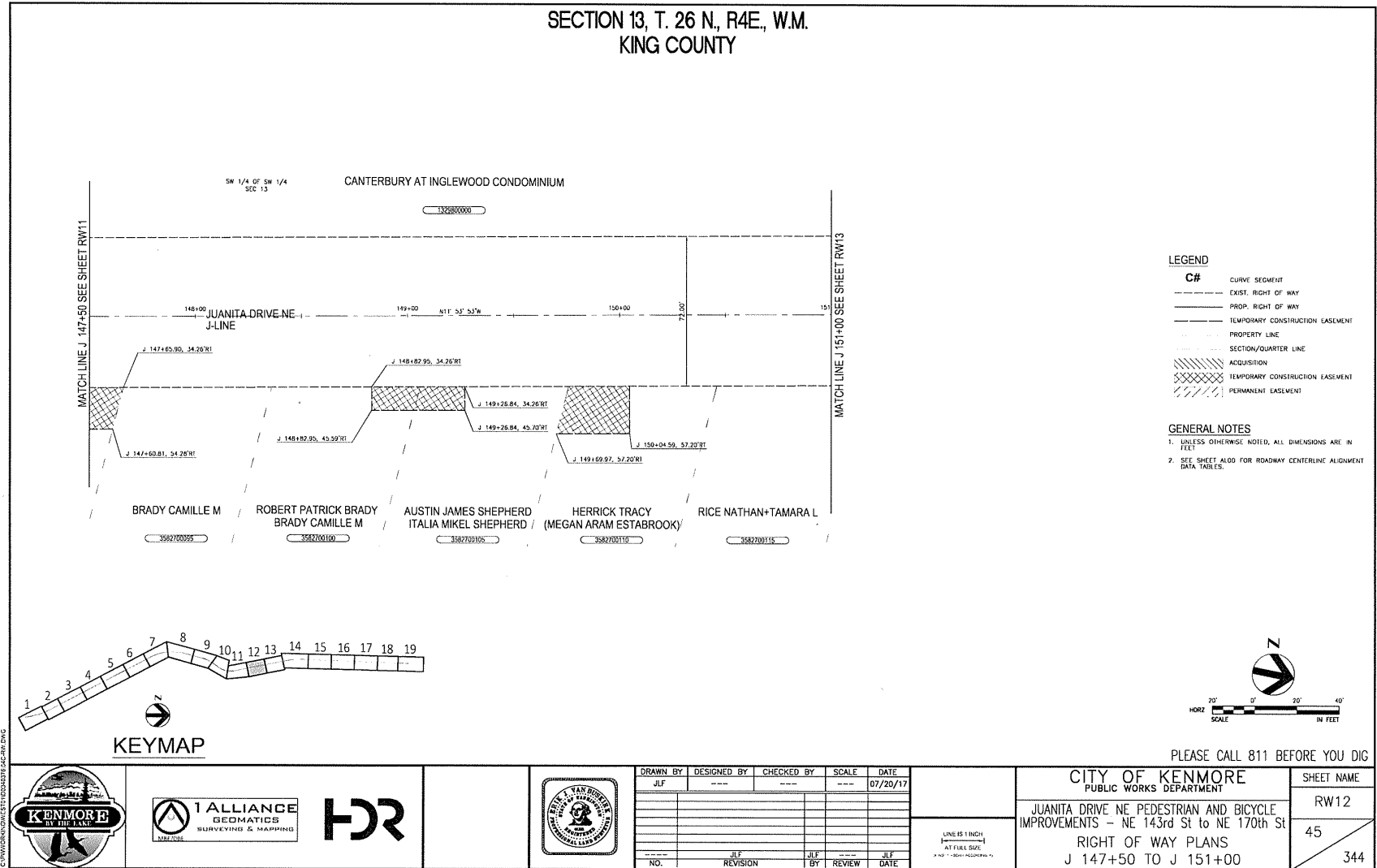


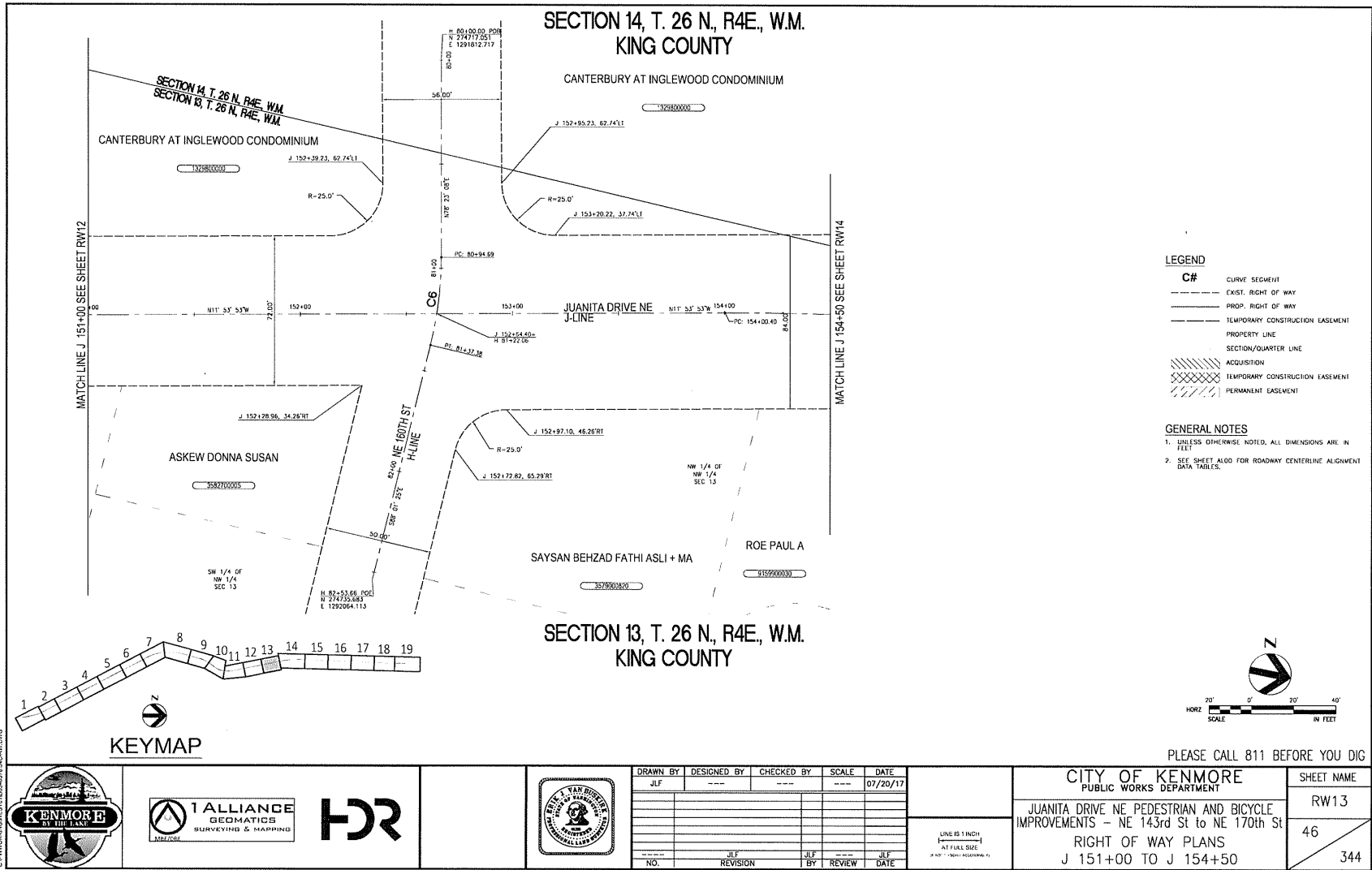


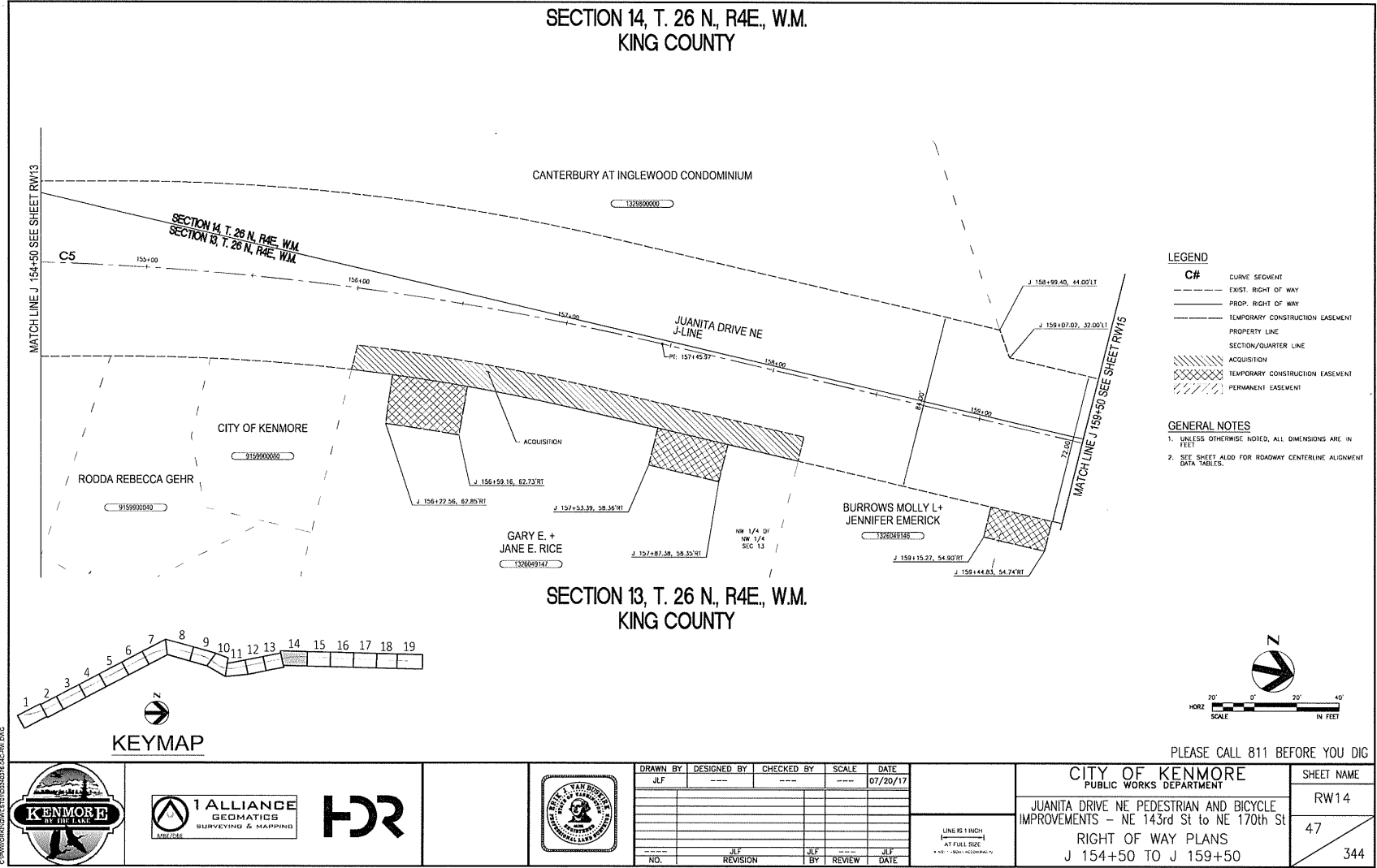


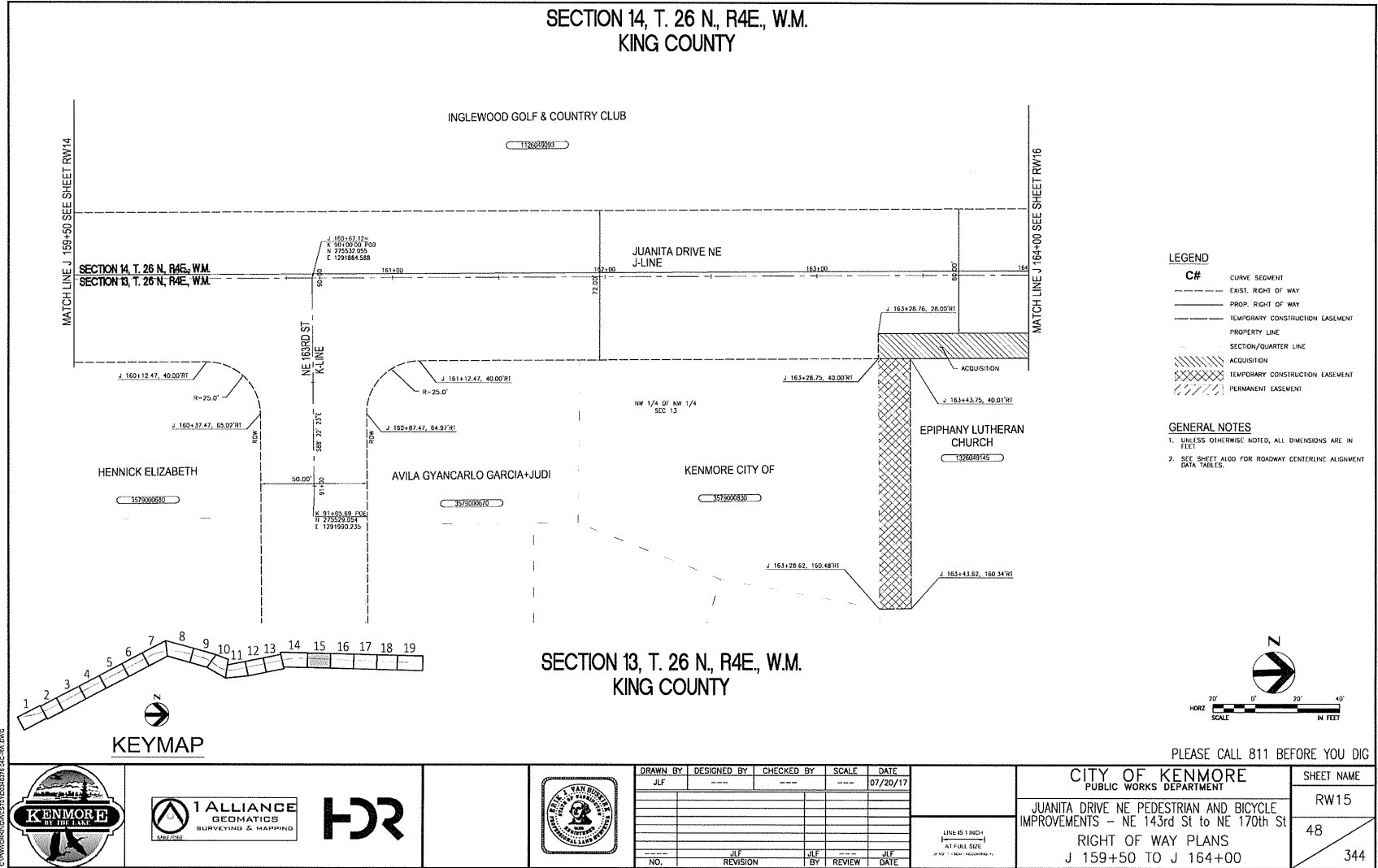


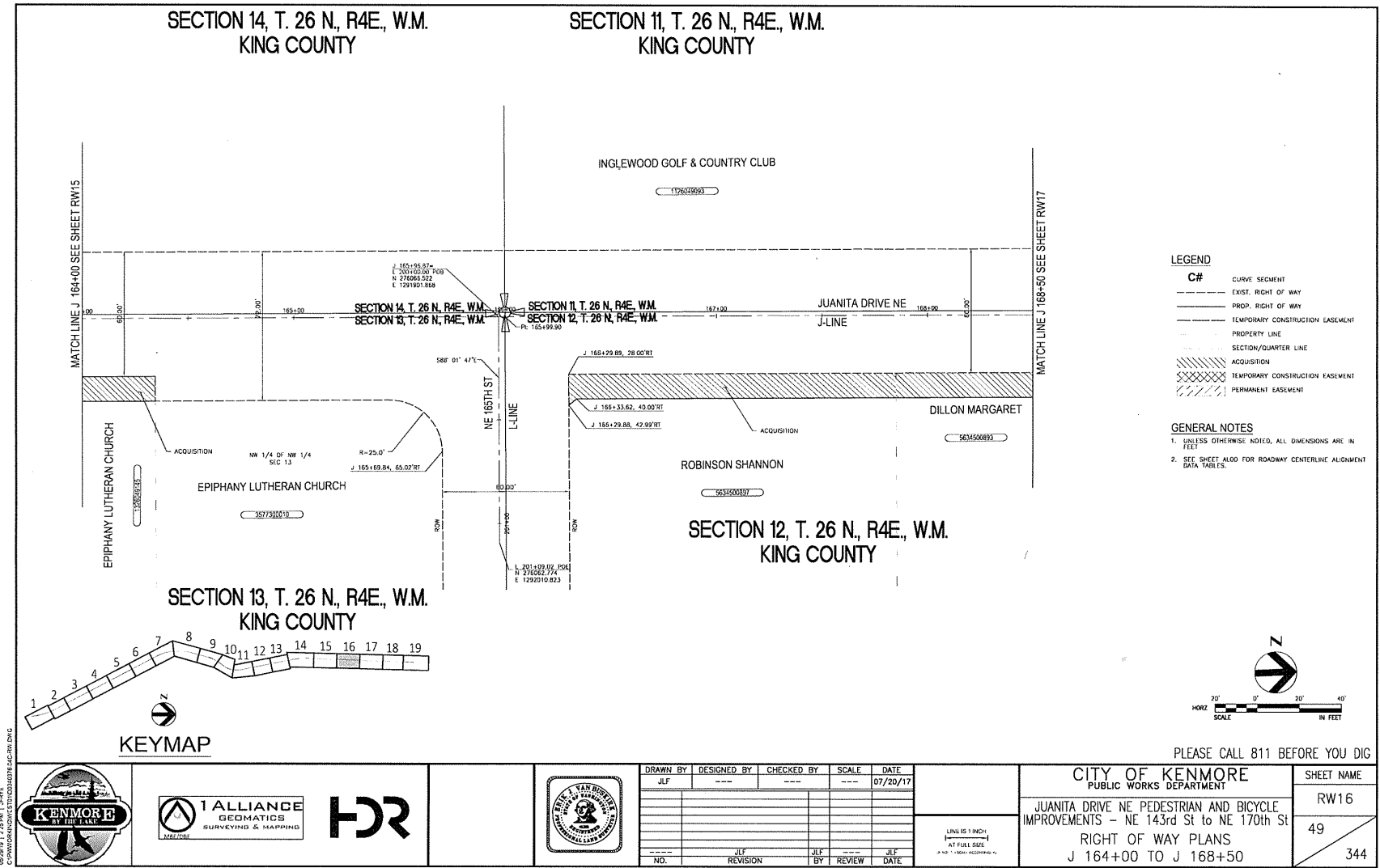


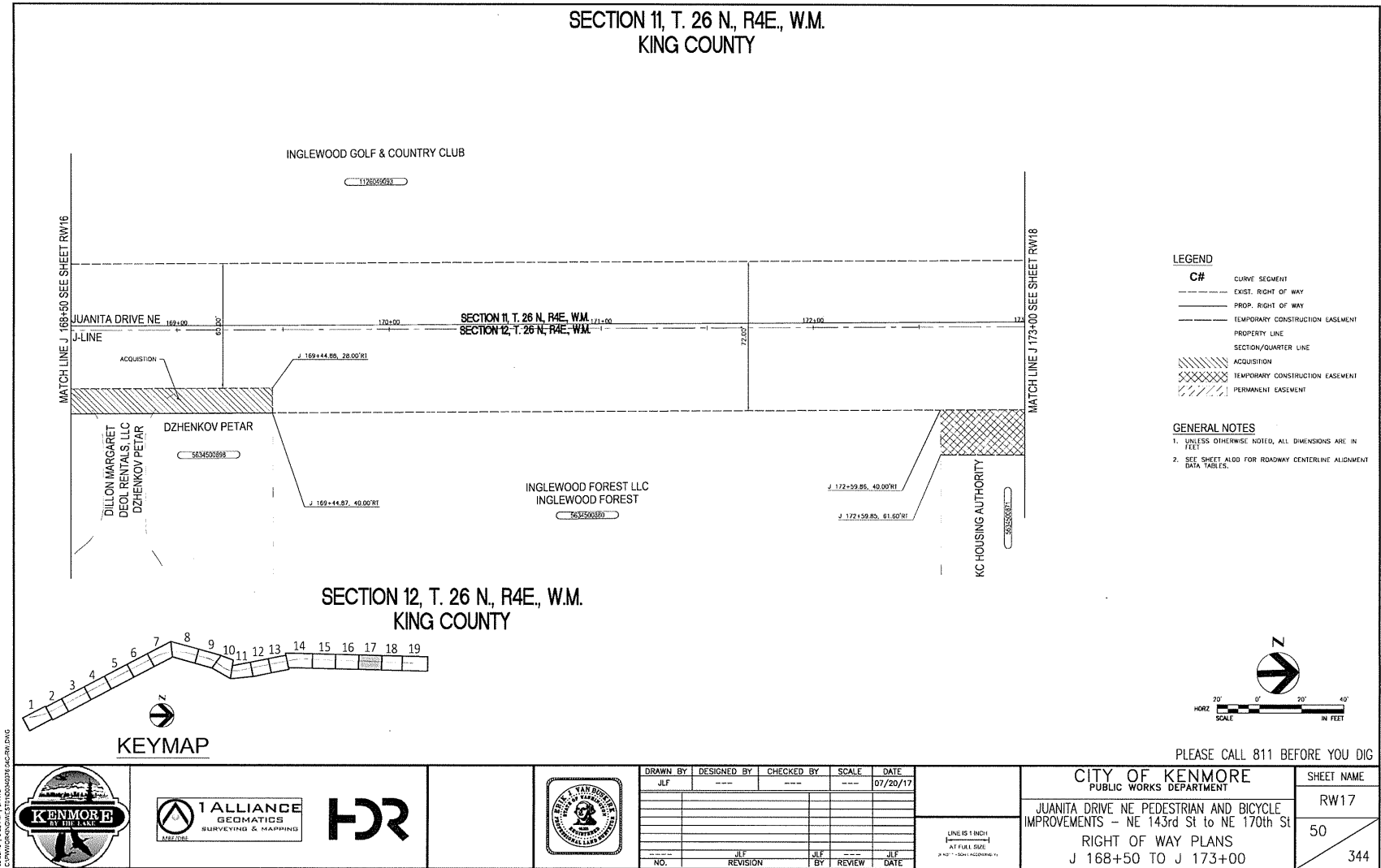


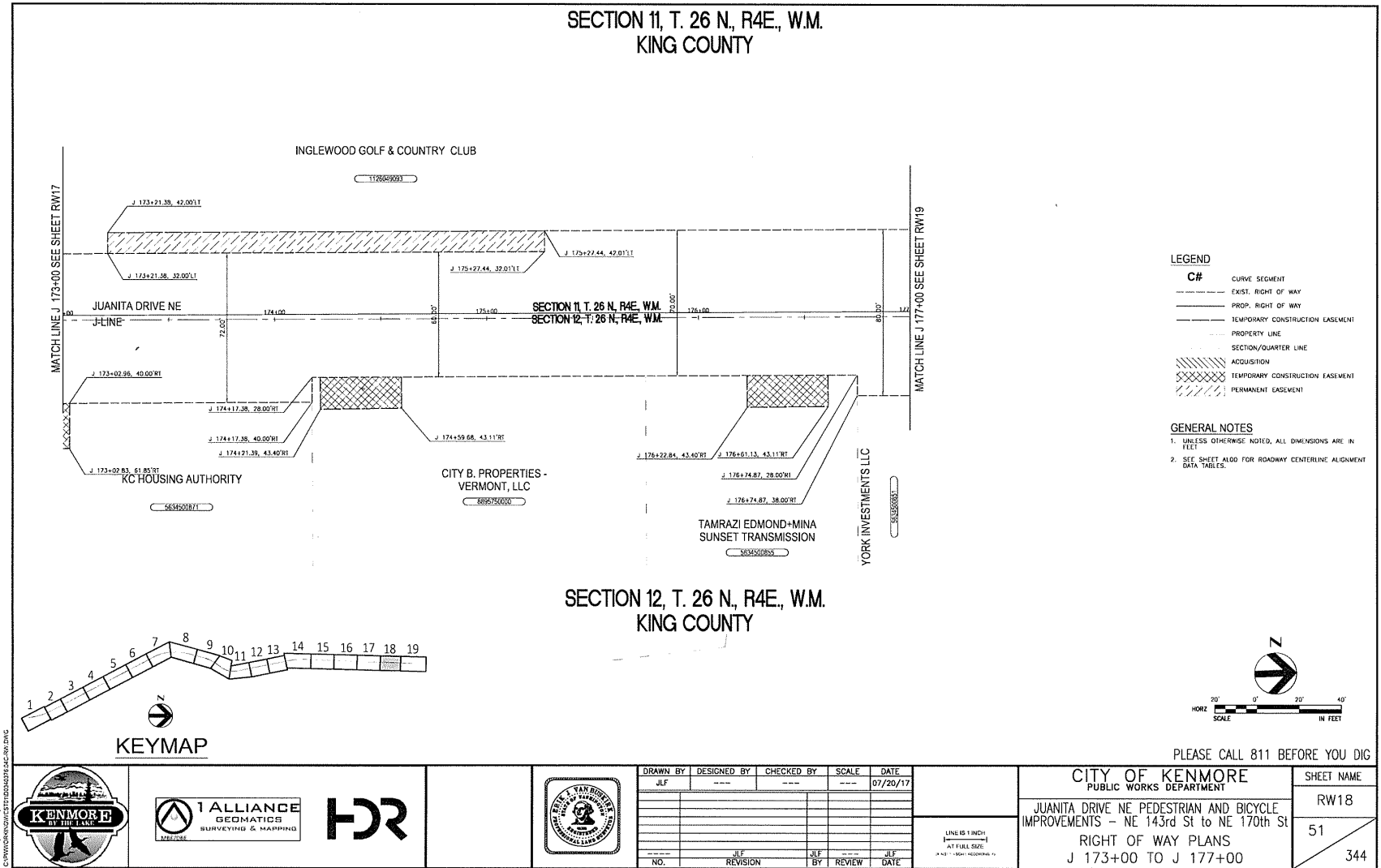












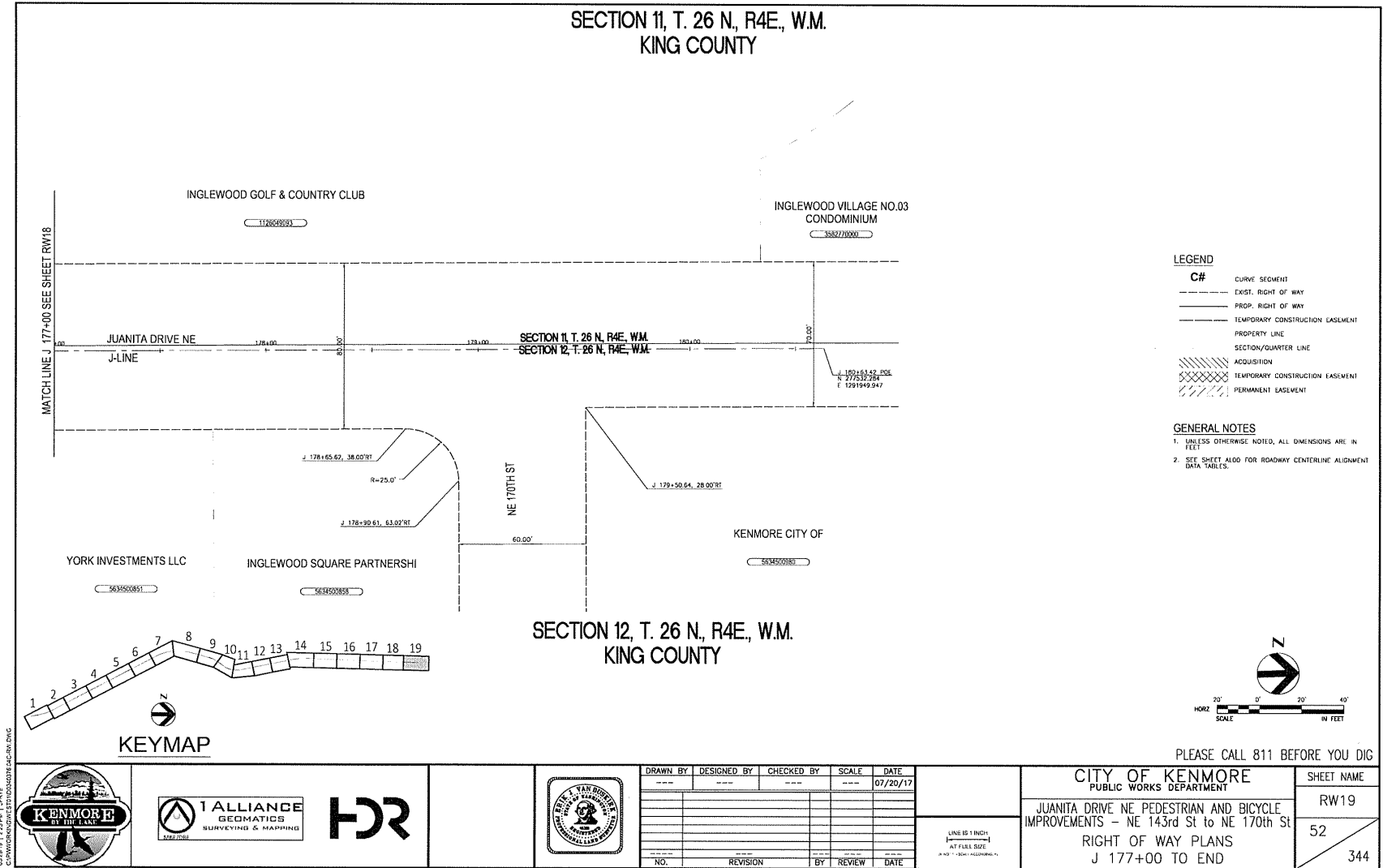


EXHIBIT 2 (111 PAGES)

CITY OF KENMORE
WASHINGTON
ORDINANCE NO. 19-0493

AN ORDINANCE OF THE CITY OF KENMORE, WASHINGTON, AUTHORIZING THE ACQUISITION BY NEGOTIATION OR CONDEMNATION OF CERTAIN REAL PROPERTY INTERESTS NEEDED FOR THE JUANITA DRIVE NE PEDESTRIAN AND BICYCLE SAFETY IMPROVEMENTS PROJECT, WHICH CONTEMPLATES THE CONSTRUCTION OF CORRIDOR IMPROVEMENTS ON JUANITA DRIVE NE BETWEEN NE 170TH STREET AND NE 143RD STREET, SUCH AS SIDEWALKS, BIKE LANES, ROW AMENITIES, AND STORM DRAINAGE IMPROVEMENTS, AND UTILITY RELOCATION.

WHEREAS, the City of Kenmore is working towards designing and constructing sidewalk and bike lanes, known as Juanita Drive NE Pedestrian and Bicycle Safety Improvements Project ("Juanita Project"); and

WHEREAS, the City desires to construct certain improvements to Juanita Drive NE which improvements are now known and referred to by the City and in this Ordinance as the Juanita Drive NE Pedestrian and Bicycle Safety Improvements Project ("Juanita Project"); and

WHEREAS, the Juanita Project contemplates the construction of a sidewalk on one side of the corridor and buffered bike lanes on both sides of the corridor, retaining walls, left turn lanes, center medians, right-of-way amenities, drainage improvements, landscaping, and street lighting, and relocation of utilities; and

WHEREAS, pursuant to State policies and regulations, the City is acquiring real property interests, including necessary rights-of-way and easements, through negotiations with owners of property along Juanita Drive NE, and also will provide relocation assistance to legal occupants of land whose business or personal property are displaced as a result of the Juanita Project, if any; and

WHEREAS, City staff and consultants have reviewed and analyzed alternatives for the Juanita Project and have recommended that the City acquire certain portions of and interests in real property in the form of rights-of-way. In order to construct the Juanita Project, it is necessary to acquire, condemn, appropriate, take and damage portions of and interests in real property, in the form of rights-of-way, as legally described and depicted in **Attachment A**, attached hereto and incorporated by this reference, and said real property is further identified by King County Tax Parcel Nos. 1426049070, 1326049147, 1326049145, 5634500897, 5634500893, 5634500898, and Tract X of Short Plat No. 1181031 (no Parcel Number); and

WHEREAS, City staff and consultants have reviewed and analyzed alternatives for the Juanita Project and have recommended that the City acquire certain portions of and interests in real property, in the form of permanent easements. In order to construct the Juanita Project, it is necessary to acquire, condemn, appropriate, take and damage portions of and interests in real property, in the form of permanent easements for purposes of utilities and related appurtenances, or for purposes of grading, cuts and fills for roads and related appurtenances, as legally described and depicted in **Attachment B**, attached hereto and incorporated by this reference, and said real property is further identified by King County Tax Parcel Nos. 2426049007 and 1126049093; and

WHEREAS, City staff and consultants have reviewed and analyzed alternatives for the Juanita Project and have recommended that the City acquire certain portions of and interests in real property, in the form of temporary construction easements. In order to construct the Juanita Project, it is necessary to acquire, condemn, appropriate, take and damage portions of and interests in real property, in the form of temporary construction easements as legally described and depicted on **Attachment C**, attached hereto and incorporated by this reference, and said real property is further identified as King County Tax Parcel Nos. 2426049007, 3649100582, 3649100576, 2649100570, 3649100571, 0281000000, 3649100510, 1426049070, 3582700090, 3582700100, 3582700105, 3579000680, 3582700110, 1326049147, 1326049146, 1326049145, 5634500871, 8895750000, 5634500855; and

WHEREAS, if the City is unable to acquire the necessary rights-of-way and easements in a timely manner, the City must file a petition in eminent domain (condemnation petition) in order to meet funding and construction deadlines for the Juanita Project; and

WHEREAS, the City is authorized by Chapter 35A.64 RCW to exercise the power of eminent domain pursuant to Chapters 8.12 and 8.28 RCW; and

WHEREAS, the City has complied with the notice requirements set forth in RCW 8.25.290 by providing notice to the owners of the real property identified herein of the planned final action of adopting this Ordinance, and published notice of such planned final action in the manner set forth in RCW 8.25.290; and

WHEREAS, on July 8, 2019, the City Council held a public hearing on this Ordinance, and considered the comments received;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KENMORE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Incorporation of Recitals. The recitals set forth above are hereby adopted and incorporated herein as if set forth in full.

Section 2. Acquisition of Real Property. Acquisition of the rights and interests in the real property described and depicted on Attachment A ("Property") is necessary for the construction of the Juanita Project, which project is for a public use. The rights and interests in the Property herein described are hereby condemned, appropriated, taken and damaged in fee for rights-of-way,

easements and temporary easements for public purposes, subject to the making or paying of just compensation to the owners thereof in the manner provided by law.

Section 3. Source of Funds. The cost and expense of acquiring all rights and interests in the Property shall be paid for from city sources.

Section 4. Condemnation Authorization. City staff, the City Attorney, and all City consultants for the Juanita Project are authorized and directed to enter into any and all negotiations and agreements necessary to acquire the rights and interests in the Property as described in Attachments A. If such negotiations fail to acquire such interests in the Property in a timely manner, as determined by the City Manager, the City Attorney is authorized to prosecute proceedings provided by law to condemn, appropriate and take the Property and carry out and implement the provisions of this Ordinance.

Section 5. Reservation of Rights. Nothing in this Ordinance limits the City in its identification and acquisition of property and property rights necessary for these public purposes. The City reserves the right to acquire additional or different properties as needed for the Project.

Section 6. Effective Date. This Ordinance shall be published in the official newspaper of the City and shall take effect and be in full force five (5) days after the date of publication.

PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE
___ DAY OF _____, 2019.

CITY OF KENMORE

David Baker, Mayor

ATTEST/AUTHENTICATED:

Kelly Chelin, City Clerk

Approved as to form:

Dawn Reitan, City Attorney

Filed with the City Clerk: _____, 2019
Passed by the City Council: _____, 2019
Ordinance No. 19-0493
Date of Publication: _____, 2019
Effective Date: _____, 2019

-3-

ATTACHMENT A

FEE TITLE ACQUISITION

**CITY OF KENMORE
ORDINANCE 19-0493**

EXHIBIT "A"
Legal Description of Entire Property

OWNER: Northshore School District No. 417

PARCEL NO. 1426049070

THE EAST HALF OF THE SOUTH ONE-THIRD OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE NORTH ONE-THIRD OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT STREETS;

ALSO EXCEPT THE NORTH 60 FEET OF THAT PORTION LYING WEST OF 67TH AVENUE NORTHEAST;

ALSO EXCEPT THAT PORTION LYING NORTHEASTERLY OF JUANITA DRIVE.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

EXHIBIT "B"

Legal Description of Right of Way Acquisition

THAT PORTION OF THE EAST HALF OF THE SOUTH ONE-THIRD OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE NORTH ONE-THIRD OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT STREETS;

ALSO EXCEPT THE NORTH 60 FEET OF THAT PORTION LYING WEST OF 67TH AVENUE NORTHEAST;

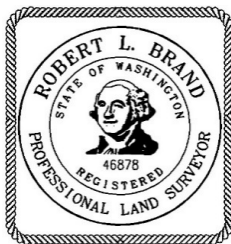
ALSO EXCEPT THAT PORTION LYING NORTHEASTERLY OF JUANITA DRIVE.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

RIGHT OF WAY ACQUISITION DESCRIBED AS FOLLOWS:

BEGINNING AT INTERSECTION OF THE 30 FOOT WIDE WESTERLY MARGIN OF JUANITA DRIVE NORTHEAST AND THE 30 FOOT WIDE NORTHERLY MARGIN OF 67TH AVENUE NORTHEAST;
THENCE NORTH 80°00'13" WEST, ALONG SAID NORTHERLY MARGIN, A DISTANCE OF 37.98 FEET;
THENCE NORTH 17°45'35" EAST, A DISTANCE OF 32.64 FEET;
THENCE NORTH 1°46'08" WEST, A DISTANCE OF 48.65 FEET TO THE WESTERLY MARGIN OF JUANITA DRIVE NORTHEAST AND A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 848.51 FEET, THE CENTER OF WHICH BEARS NORTH 74°31'45" EAST;
THENCE SOUTHERLY, ALONG SAID CURVE AND MARGIN, THROUGH A CENTRAL ANGLE OF 6°08'58" AND AN ARC DISTANCE OF 91.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,179 SQUARE FEET, MORE OR LESS.



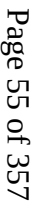


EXHIBIT "A"

Legal Description of Entire Property

OWNER: Northshore School District No. 417

PARCEL NO. 1426049070

THE EAST HALF OF THE SOUTH ONE-THIRD OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE NORTH ONE-THIRD OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT STREETS;

ALSO EXCEPT THE NORTH 60 FEET OF THAT PORTION LYING WEST OF 67TH AVENUE NORTHEAST;

ALSO EXCEPT THAT PORTION LYING NORTHEASTERLY OF JUANITA DRIVE.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

EXHIBIT "B"

Legal Description of Right of Way Acquisition

THAT PORTION OF THE EAST HALF OF THE SOUTH ONE-THIRD OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE NORTH ONE-THIRD OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT STREETS;

ALSO EXCEPT THE NORTH 60 FEET OF THAT PORTION LYING WEST OF 67TH AVENUE NORTHEAST;

ALSO EXCEPT THAT PORTION LYING NORTHEASTERLY OF JUANITA DRIVE.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

RIGHT OF WAY ACQUISITION DESCRIBED AS FOLLOWS:

BEGINNING AT INTERSECTION OF THE 30 FOOT WIDE WESTERLY MARGIN OF JUANITA DRIVE NORTHEAST AND THE 30 FOOT WIDE SOUTHERLY MARGIN OF 67TH AVENUE NORTHEAST;

THENCE NORTH 80°00'13" WEST, ALONG SAID SOUTHERLY MARGIN, A DISTANCE OF 34.08 FEET;

THENCE SOUTH 9°59'47" WEST, A DISTANCE OF 2.53 FEET;

THENCE SOUTH 73°41'45" EAST, A DISTANCE OF 31.07 FEET;

THENCE SOUTH 30°01'47" EAST, A DISTANCE OF 4.00 FEET;

THENCE NORTH 65°23'15" EAST, A DISTANCE OF 0.54 FEET;

THENCE SOUTH 34°19'59" EAST, A DISTANCE OF 12.09 FEET;

THENCE SOUTH 27°06'54" EAST, A DISTANCE OF 1.98 FEET TO THE EAST PARCEL LINE;

THENCE NORTH 2°04'09" EAST, ALONG SAID EAST PARCEL LINE, A DISTANCE OF 7.88 FEET TO THE WESTERLY MARGIN OF JUANITA DRIVE NORTHEAST AND A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 848.51 FEET, THE CENTER OF WHICH BEARS NORTH 62°32'50" EAST;

THENCE NORTHWESTERLY, ALONG SAID CURVE AND MARGIN, THROUGH A CENTRAL ANGLE OF 0°56'25" AND AN ARC DISTANCE OF 13.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 222 SQUARE FEET, MORE OR LESS.



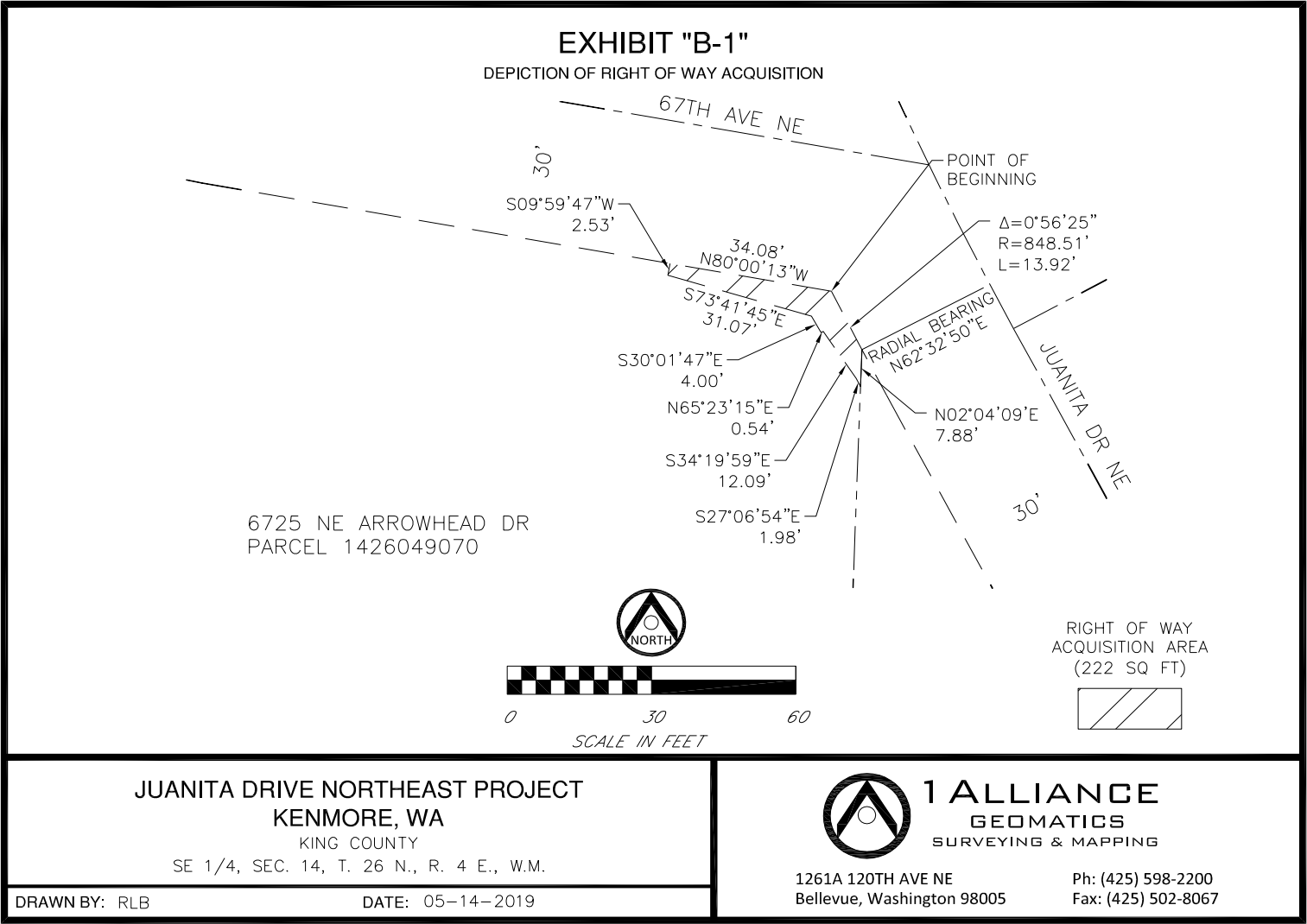


EXHIBIT “A”

Legal Description of Entire Property

OWNER: Petar Dzhenkov

PARCEL NO. 5634500898

LOT 4, KING COUNTY SHORT PLAT NO. 1181031, ACCORDING TO THE SHORT PLAT RECORDED UNDER RECORDING NO. 8311100651, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

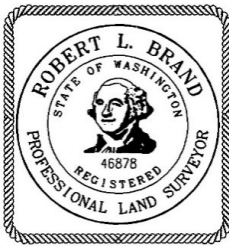
EXHIBIT “B”

Legal Description of Right of Way Acquisition

THE WEST 12 FEET OF THE FOLLOWING DESCRIBED PARCEL;

LOT 4, KING COUNTY SHORT PLAT NO. 1181031, ACCORDING TO THE SHORT PLAT
RECORDED UNDER RECORDING NO. 8311100651, RECORDS OF KING COUNTY,
WASHINGTON.

CONTAINING 601 SQUARE FEET, MORE OR LESS.



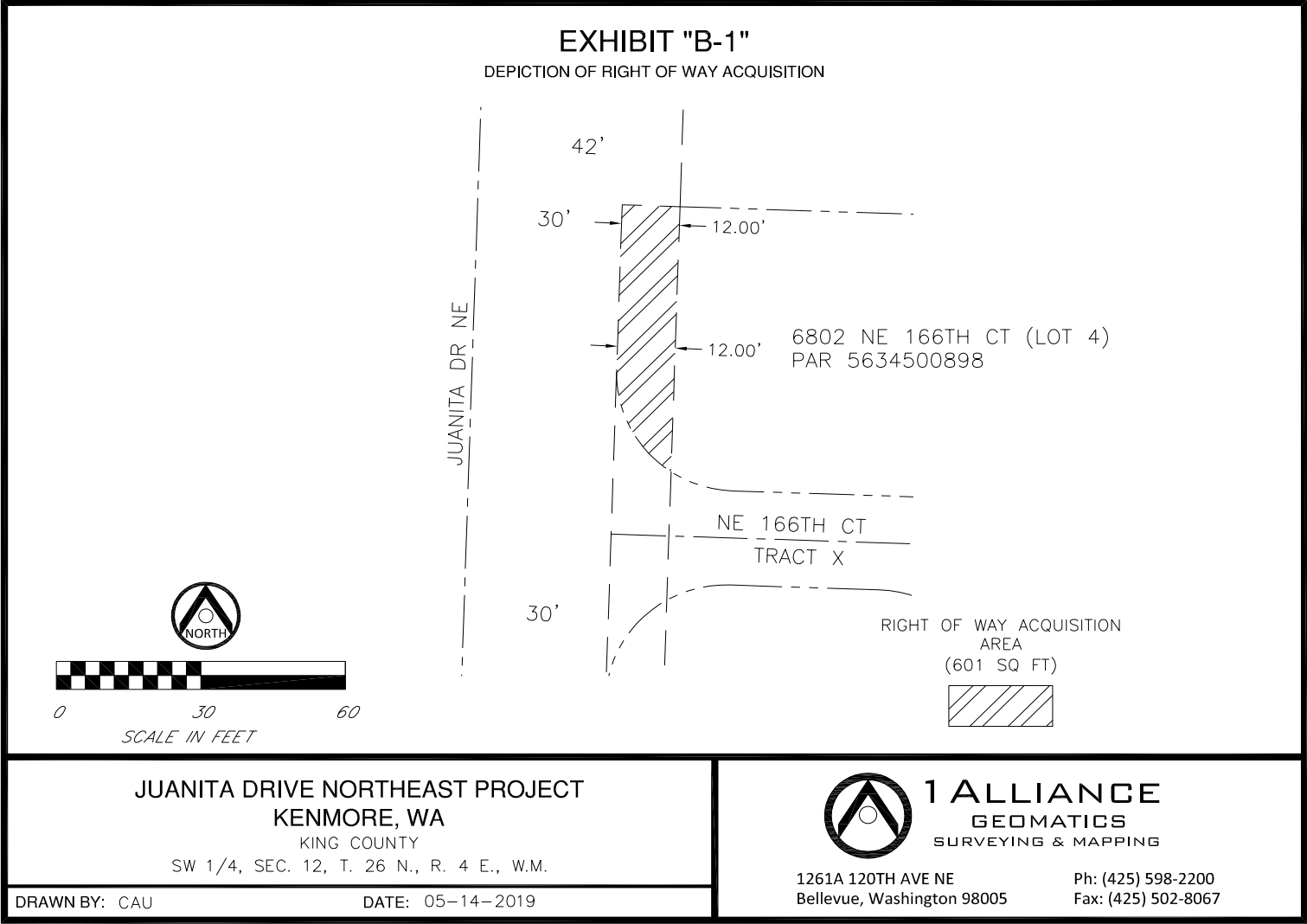


EXHIBIT "A"

Legal Description of Entire Property

OWNER: Margaret Dillon

PARCEL NO. 5634500893

LOT 1, KING COUNTY SHORT PLAT NO. 1181031, ACCORDING TO THE SHORT
PLAT RECORDED UNDER RECORDING NO. 8311100651, RECORDS OF KING
COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

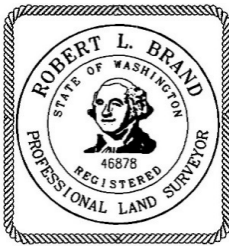
EXHIBIT “B”

Legal Description of Right of Way Acquisition

THE WEST 12 FEET OF THE FOLLOWING DESCRIBED PARCEL;

LOT 1, KING COUNTY SHORT PLAT NO. 1181031, ACCORDING TO THE SHORT PLAT
RECORDED UNDER RECORDING NO. 8311100651, RECORDS OF KING COUNTY,
WASHINGTON.

CONTAINING 841 SQUARE FEET, MORE OR LESS.



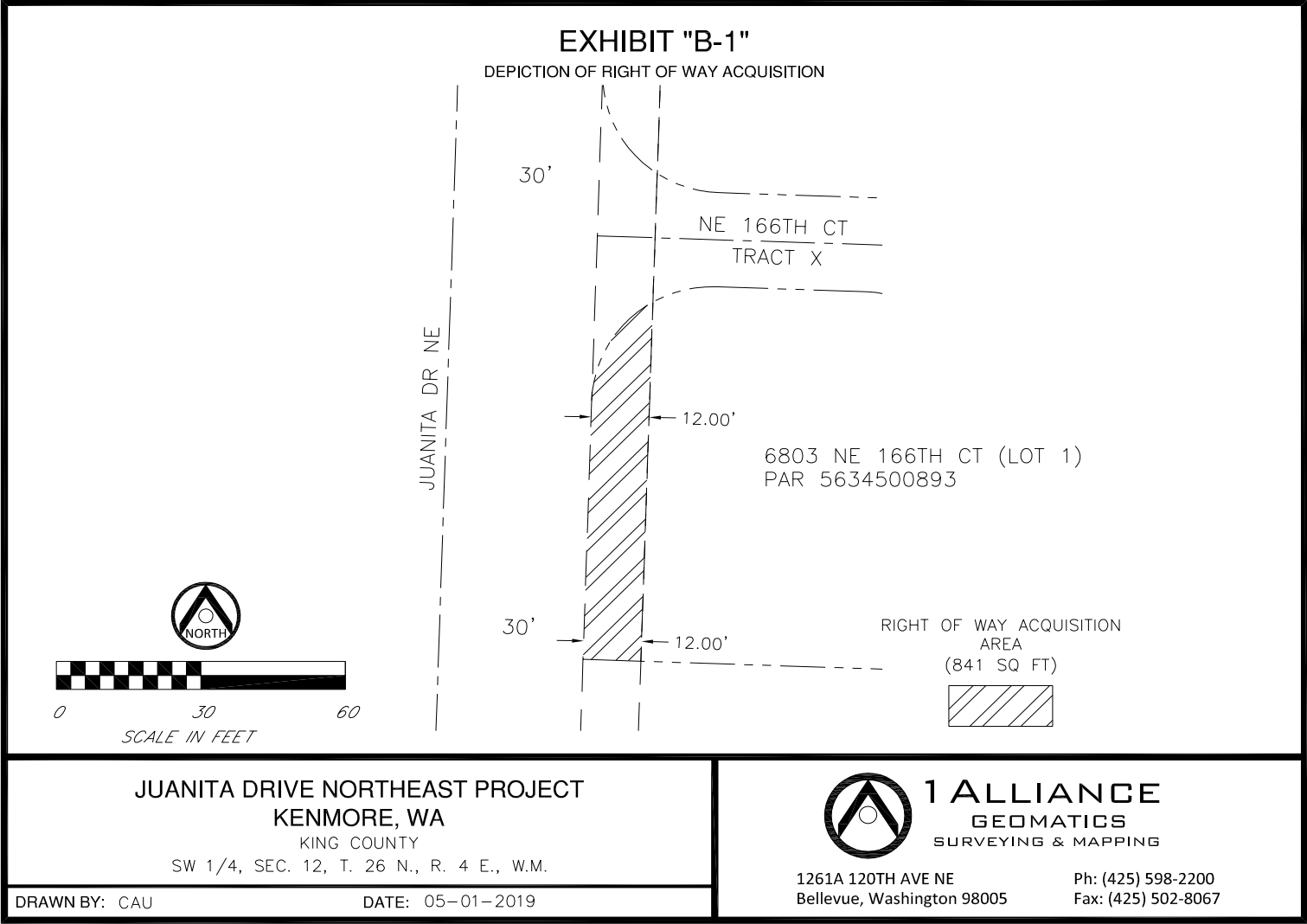


EXHIBIT "A"

Legal Description of Entire Property

OWNER: Shannon L. Robinson

PARCEL NO. 5634500897

THE WEST 140 FEET OF THE SOUTH 185 FEET OF GOVERNMENT LOT 4,
SECTION 12, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY,
WAHSINGTON;

EXCEPT THE WEST 30 FEET AND EXCEPT THE SOUTH 30 FEET THEREOF.

EXHIBIT "B"

Legal Description of Right of Way Acquisition

THAT PORTION OF THE WEST 140 FEET OF THE SOUTH 185 FEET OF GOVERNMENT LOT 4, SECTION 12, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WAHSINGTON;

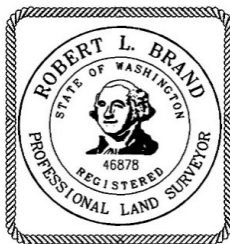
EXCEPT THE WEST 30 FEET AND EXCEPT THE SOUTH 30 FEET THEREOF.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SAID RIGHT OF WAY ACQUISITION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE PARCEL, ON THE NORTH MARGIN OF NE 165TH STREET AND THE EAST MARGIN OF JUANITA DRIVE NORTHEAST;
THENCE NORTH 1°52'44" EAST, ALONG SAID EAST MARGIN, A DISTANCE OF 155.00 FEET TO THE NORTH PARCEL LINE;
THENCE SOUTH 88°05'22" EAST, ALONG SAID NORTH PARCEL LINE, A DISTANCE OF 12.00 FEET TO A POINT 42 FEET PERPENDICULARLY EAST OF THE WEST LINE OF SAID SECTION 12;
THENCE SOUTH 1°52'44" WEST, 42 FEET EAST OF AND PARALLEL WITH SAID WEST SECTION LINE, A DISTANCE OF 151.26 FEET;
THENCE SOUTH 36°44'15" EAST, A DISTANCE OF 4.79 FEET TO THE NORTH MARGIN OF NE 165TH STREET;
THENCE NORTH 88°05'22" WEST, ALONG SAID NORTH MARGIN, A DISTANCE OF 14.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,866 SQUARE FEET, MORE OR LESS.



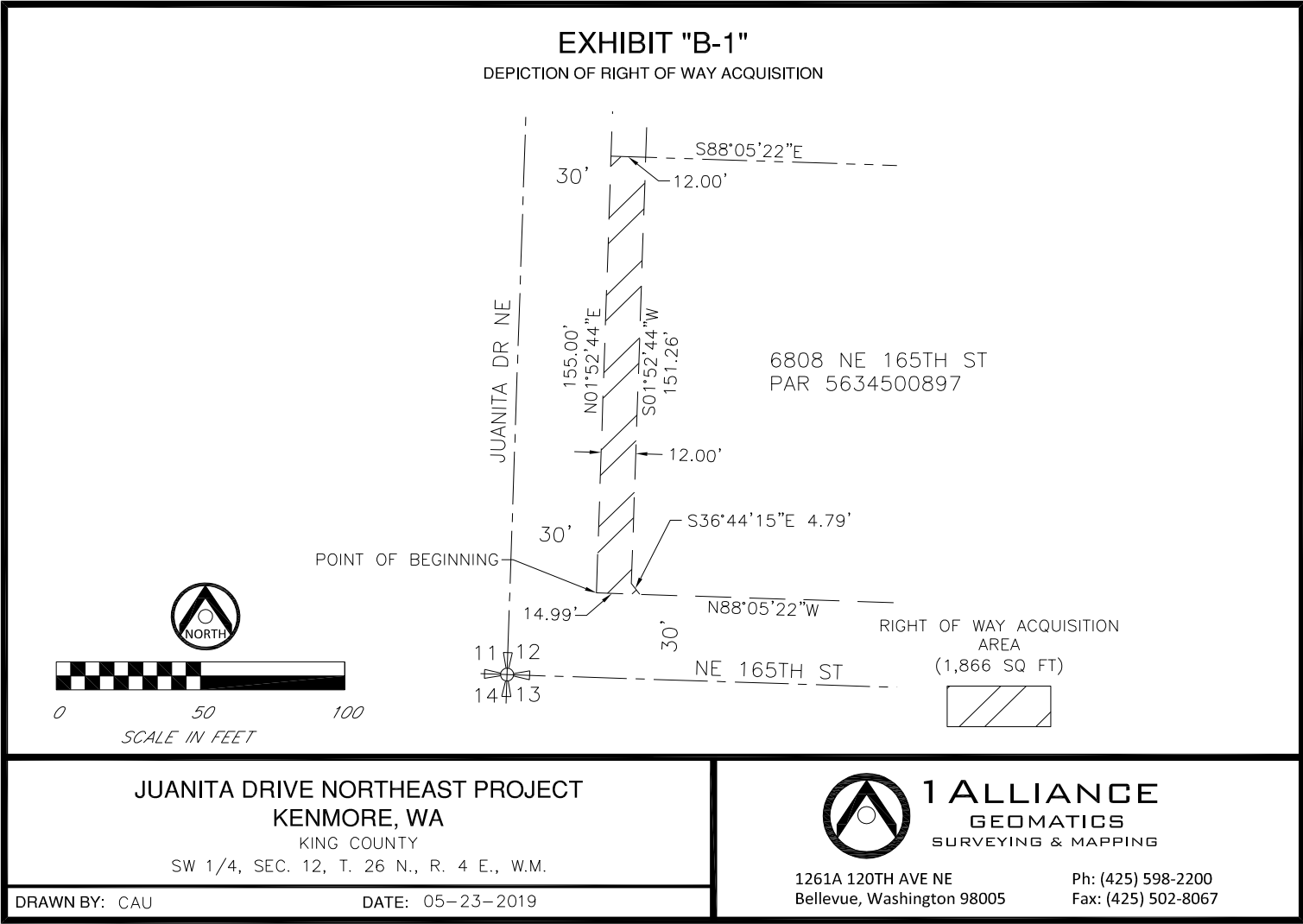


EXHIBIT "A"

Legal Description of Entire Property

OWNER: Gary E. Rice and Jane E. Rice

PARCEL NO. 1326049147

THE SOUTH 215 FEET OF THAT PORTION OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING WESTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF SAID SUBDIVISION, 315.92 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE NORTH 01°51'36" EAST TO THE NORTH LINE OF SAID SUBDIVISION AND THE TERMINUS OF SAID LINE DESCRIPTION;

EXCEPT COUNTY ROAD.

(ALSO KNOWN AS LOT B OF KING COUNTY LOT LINE ADJUSTMENT
RECORDED UNDER RECORDING NO. 8706250542.)

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

EXHIBIT "B"

Legal Description of Right of Way Acquisition

THE WEST 12 FEET OF THE FOLLOWING DESCRIBED PARCEL;

THE SOUTH 215 FEET OF THAT PORTION OF THE NORTH HALF OF THE SOUTH
HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION
13, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON,
LYING WESTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF SAID SUBDIVISION, 315.92 FEET EASTERLY
OF THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE NORTH 01°51'36" EAST TO THE NORTH LINE OF SAID SUBDIVISION AND
THE TERMINUS OF SAID LINE DESCRIPTION;

EXCEPT COUNTY ROAD.

(ALSO KNOWN AS LOT B OF KING COUNTY LOT LINE ADJUSTMENT RECORDED
UNDER RECORDING NO. 8706250542.)

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

CONTAINING 2,583 SQUARE FEET, MORE OR LESS.



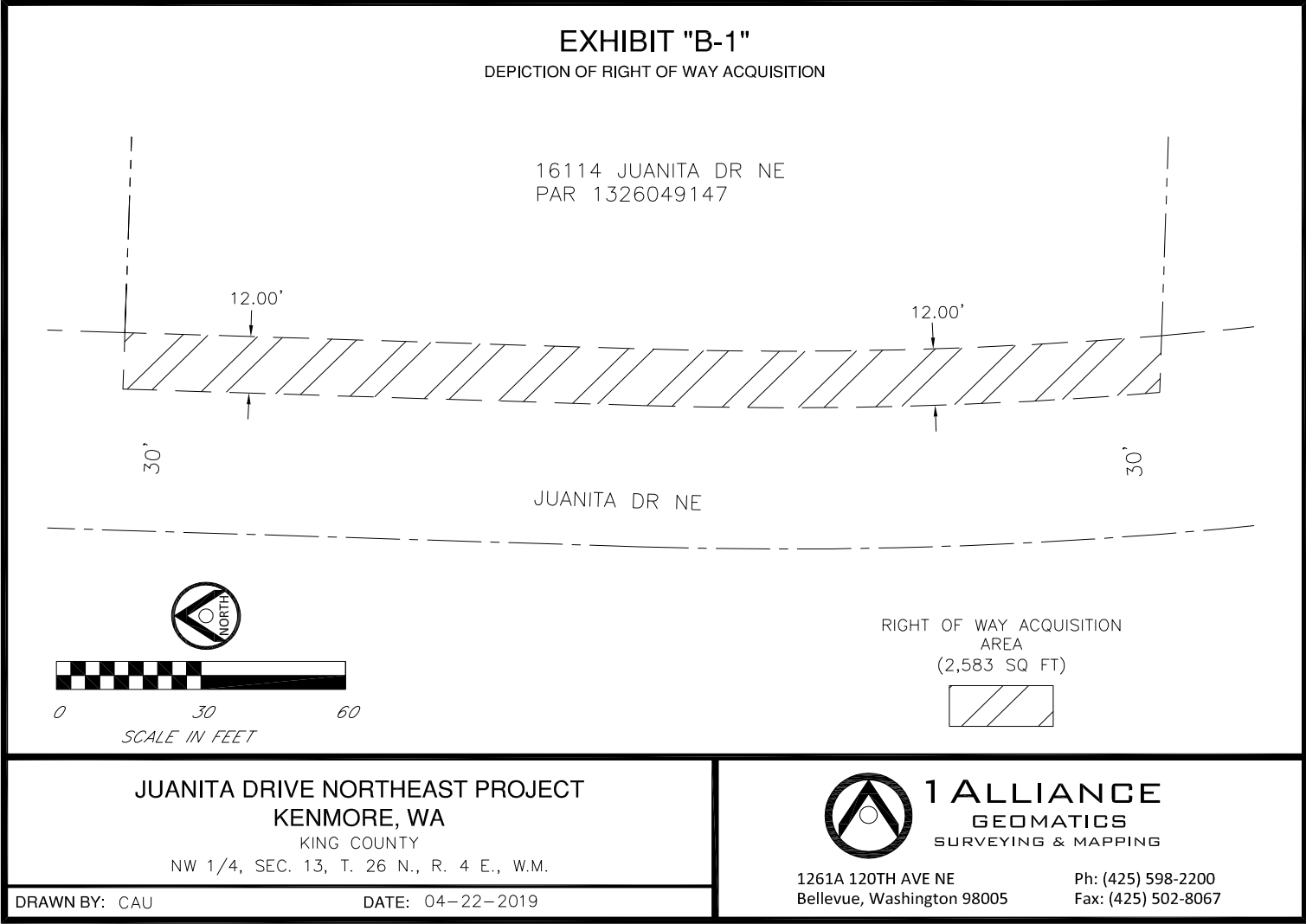


EXHIBIT "A"

Legal Description of Entire Property

OWNER: Epiphany Lutheran Church, a Washington Non-Profit Corporation

PARCEL NO. 1326049145

THE WEST 230 FEET OF THE SOUTH HALF OF THE NORTH HALF OF THE
NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER
OF SECTION 13, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING
COUNTY, WASHINGTON;

EXCEPT THE WEST 30 FEET THEREOF FOR ROAD;

ALSO EXCEPT THE SOUTH 60 FEET THEREOF.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

EXHIBIT “B”

Legal Description of Right of Way Acquisition

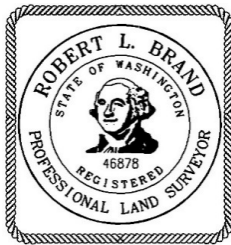
THE WEST 12 FEET OF THE FOLLOWING DESCRIBED PARCEL;

THE WEST 230 FEET OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTH
HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION
13, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE WEST 30 FEET THEREOF FOR ROAD;

ALSO EXCEPT THE SOUTH 60 FEET THEREOF.

CONTAINING 1,267 SQUARE FEET, MORE OR LESS.



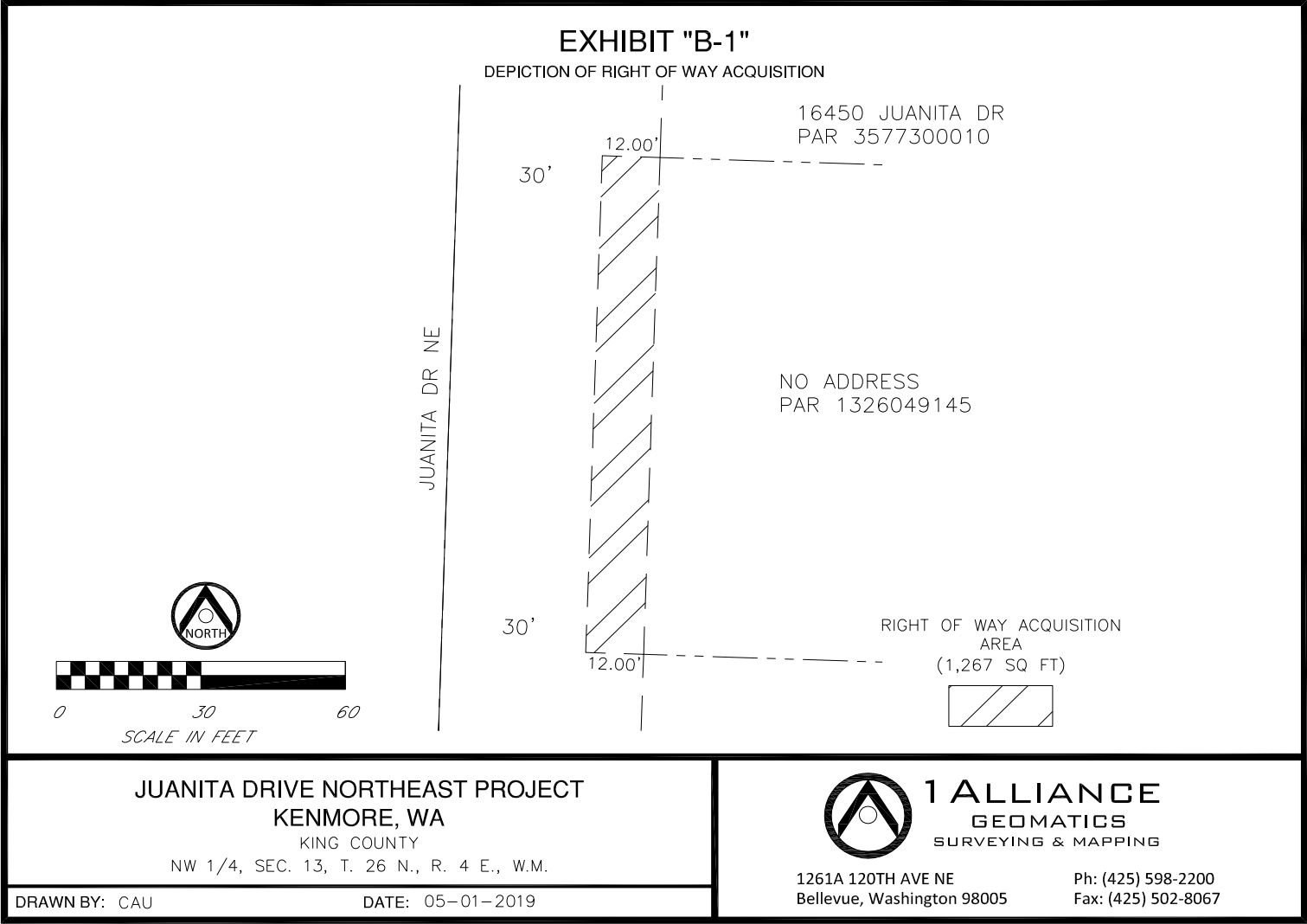


EXHIBIT “A”

Legal Description of Entire Property

OWNERS: Margaret Dillon, Petar Dzhenkov, Deol Rentals LLC

PARCEL NO. Tract X of Short Plat No. 1181031, No Parcel Number

TRACT X, KING COUNTY SHORT PLAT NO. 1181031, ACCORDING TO THE
SHORT PLAT RECORDED UNDER RECORDING NO. 8311100651, RECORDS OF
KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

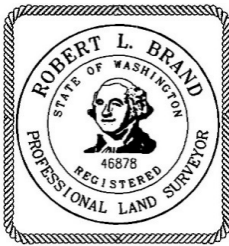
EXHIBIT "B"

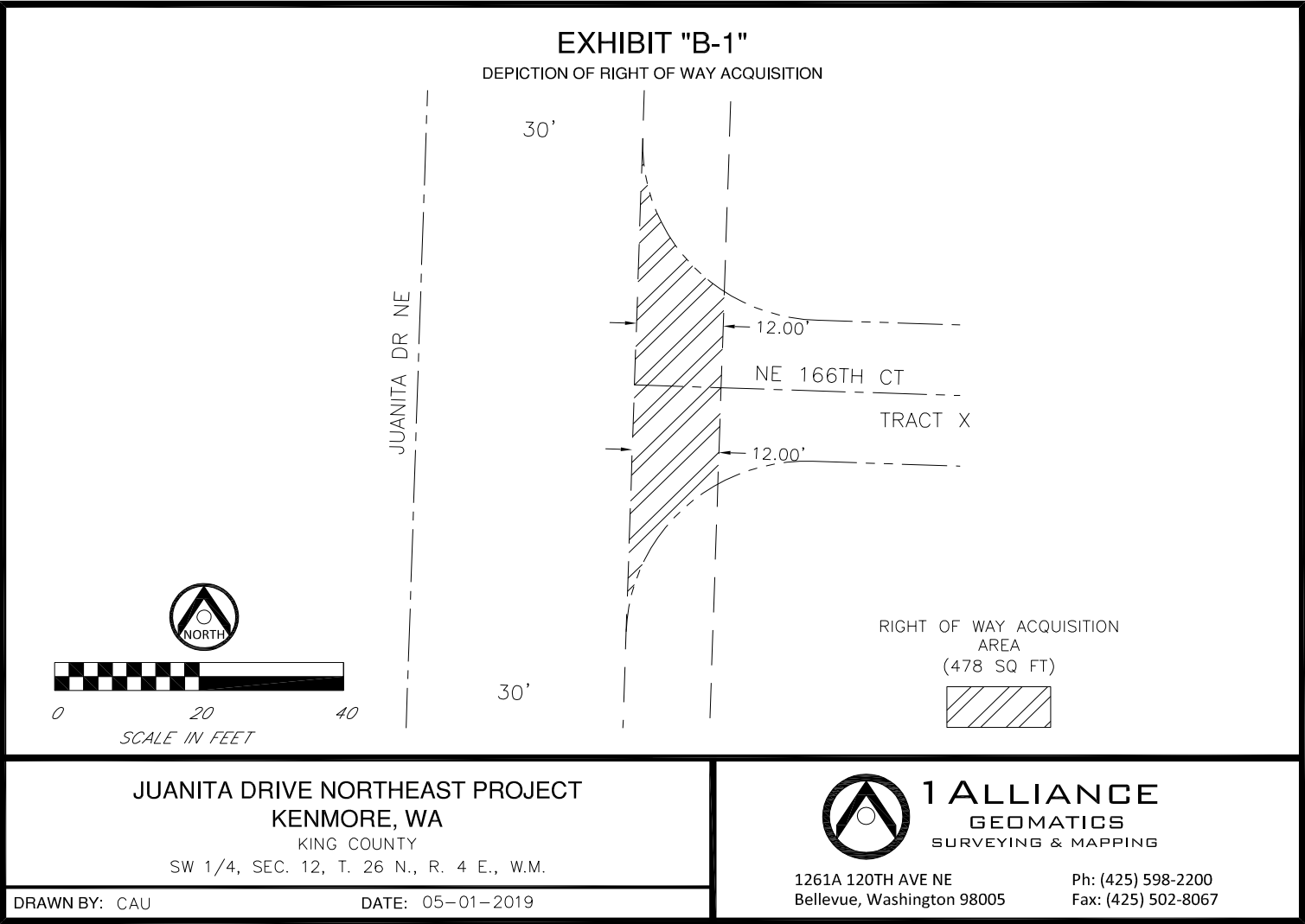
Legal Description of Right of Way Acquisition

THE WEST 12 FEET OF THE FOLLOWING DESCRIBED PARCEL;

TRACT X, KING COUNTY SHORT PLAT NO. 1181031, ACCORDING TO THE SHORT
PLAT RECORDED UNDER RECORDING NO. 8311100651, RECORDS OF KING
COUNTY, WASHINGTON.

CONTAINING 478 SQUARE FEET, MORE OR LESS.





ATTACHMENT B

PERMANENT EASEMENTS

CITY OF KENMORE
ORDINANCE 19-0493

EXHIBIT "A"
Legal Description of Entire Property

OWNER: Bastyr University, a Washington Non-Profit Corporation

PARCEL NO. 2426049007

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 24, ALL IN TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 24;
THENCE SOUTH 89°24'05" EAST ALONG THE NORTH LINE THEREOF, A
DISTANCE OF 933.83 FEET TO THE SOUTHWESTERLY MARGIN OF JUANITA
DRIVE NORTHEAST (KENMORE-JUANITA ROAD NO. 2602);
THENCE SOUTH 29°19'28" EAST ALONG SAID SOUTHWESTERLY MARGIN, A
DISTANCE OF 76.37 FEET TO A POINT DESIGNATED AS POINT "A" FOR THE
PURPOSES OF THIS DESCRIPTION;
THENCE CONTINUING SOUTH 29°19'28" EAST ALONG SAID SOUTHWESTERLY
MARGIN, A DISTANCE OF 100.38 FEET TO THE TRUE POINT OF BEGINNING OF
THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING SOUTH 29°19'28" EAST ALONG SAID SOUTHWESTERLY
MARGIN, A DISTANCE OF 285.35 FEET TO A POINT OF A CURVE;
THENCE SOUTHEASTERLY CONTINUING ALONG SAID SOUTHWESTERLY
MARGIN ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING
A RADIUS OF 925.37 FEET THROUGH A CENTRAL ANGLE OF 18°00'00", A
DISTANCE OF 290.71 FEET;
THENCE SOUTH 11°19'28" EAST CONTINUING ALONG SAID SOUTHWESTERLY
MARGIN, A DISTANCE OF 55.60 FEET;
THENCE SOUTH 78°40'32" WEST, A DISTANCE OF 524.10 FEET;
THENCE SOUTH 21°28'40" EAST, A DISTANCE OF 98.71 FEET;
THENCE SOUTH 19°27'10" WEST, A DISTANCE OF 898.00 FEET;
THENCE SOUTH 56°20'10" WEST, A DISTANCE OF 61.00 FEET;
THENCE NORTH 31°16'50" WEST, A DISTANCE OF 101.00 FEET;
THENCE NORTH 53°36'40" WEST, A DISTANCE OF 350.00 FEET;
THENCE SOUTH 85°22'30" WEST, A DISTANCE OF 62.00 FEET;
THENCE SOUTH 16°50'30" WEST, A DISTANCE OF 139.00 FEET;
THENCE SOUTH 79°47'00" WEST, A DISTANCE OF 208.00 FEET;
THENCE SOUTH 23°20'20" WEST, A DISTANCE OF 234.00 FEET;
THENCE WEST, A DISTANCE OF 130 FEET;

THENCE NORTH 46°52'20" WEST, A DISTANCE OF 103.00 FEET;
THENCE NORTH 22°36'00" WEST, A DISTANCE OF 265.00 FEET;
THENCE NORTH 05°14'40" WEST, A DISTANCE OF 382.00 FEET;
THENCE NORTH 06°23'40" EAST, A DISTANCE OF 470.00 FEET;
THENCE NORTH 34°18'40" EAST, A DISTANCE OF 467.32 FEET;
THENCE SOUTH 55°41'20" EAST, A DISTANCE OF 130.00 FEET;
THENCE NORTH 34°18'40" EAST, A DISTANCE OF 360.00 FEET TO A POINT OF
CURVE;
THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF A CURVE TO THE
RIGHT, SAID CURVE HAVING A RADIUS OF 90.00 FEET THROUGH A CENTRAL
ANGLE OF 69°41'20", A DISTANCE OF 109.47 FEET;
THENCE SOUTH 76°00'00" EAST, A DISTANCE OF 492.15 FEET TO A POINT OF
CURVE;
THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE
HAVING A RADIUS OF 580.00 FEET THROUGH A CENTRAL ANGLE OF
38°21'30", A DISTANCE OF 388.30 FEET;
THENCE NORTH 65°38'30" EAST, A DISTANCE OF 149.32 FEET TO THE TRUE
POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

EXHIBIT "B"

Legal Description of Permanent Easement

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 24, ALL IN TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 24;
 THENCE SOUTH 89°24'05" EAST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 933.83 FEET TO THE SOUTHWESTERLY MARGIN OF JUANITA DRIVE NORTHEAST (KENMORE-JUANITA ROAD NO. 2602);
 THENCE SOUTH 29°19'28" EAST ALONG SAID SOUTHWESTERLY MARGIN, A DISTANCE OF 76.37 FEET TO A POINT DESIGNATED AS POINT "A" FOR THE PURPOSES OF THIS DESCRIPTION;
 THENCE CONTINUING SOUTH 29°19'28" EAST ALONG SAID SOUTHWESTERLY MARGIN, A DISTANCE OF 100.38 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING SOUTH 29°19'28" EAST ALONG SAID SOUTHWESTERLY MARGIN, A DISTANCE OF 285.35 FEET TO A POINT OF A CURVE;
 THENCE SOUTHEASTERLY CONTINUING ALONG SAID SOUTHWESTERLY MARGIN ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 925.37 FEET THROUGH A CENTRAL ANGLE OF 18°00'00", A DISTANCE OF 290.71 FEET;
 THENCE SOUTH 11°19'28" EAST CONTINUING ALONG SAID SOUTHWESTERLY MARGIN, A DISTANCE OF 55.60 FEET;
 THENCE SOUTH 78°40'32" WEST, A DISTANCE OF 524.10 FEET;
 THENCE SOUTH 21°28'40" EAST, A DISTANCE OF 98.71 FEET;
 THENCE SOUTH 19°27'10" WEST, A DISTANCE OF 898.00 FEET;
 THENCE SOUTH 56°20'10" WEST, A DISTANCE OF 61.00 FEET;
 THENCE NORTH 31°16'50" WEST, A DISTANCE OF 101.00 FEET;
 THENCE NORTH 53°36'40" WEST, A DISTANCE OF 350.00 FEET;
 THENCE SOUTH 85°22'30" WEST, A DISTANCE OF 62.00 FEET;
 THENCE SOUTH 16°50'30" WEST, A DISTANCE OF 139.00 FEET;
 THENCE SOUTH 79°47'00" WEST, A DISTANCE OF 208.00 FEET;
 THENCE SOUTH 23°20'20" WEST, A DISTANCE OF 234.00 FEET;
 THENCE WEST, A DISTANCE OF 130 FEET;
 THENCE NORTH 46°52'20" WEST, A DISTANCE OF 103.00 FEET;
 THENCE NORTH 22°36'00" WEST, A DISTANCE OF 265.00 FEET;
 THENCE NORTH 05°14'40" WEST, A DISTANCE OF 382.00 FEET;
 THENCE NORTH 06°23'40" EAST, A DISTANCE OF 470.00 FEET;
 THENCE NORTH 34°18'40" EAST, A DISTANCE OF 467.32 FEET;
 THENCE SOUTH 55°41'20" EAST, A DISTANCE OF 130.00 FEET;
 THENCE NORTH 34°18'40" EAST, A DISTANCE OF 360.00 FEET TO A POINT OF

CURVE;

THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 90.00 FEET THROUGH A CENTRAL ANGLE OF 69°41'20", A DISTANCE OF 109.47 FEET;

THENCE SOUTH 76°00'00" EAST, A DISTANCE OF 492.15 FEET TO A POINT OF CURVE;

THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 580.00 FEET THROUGH A CENTRAL ANGLE OF 38°21'30", A DISTANCE OF 388.30 FEET;

THENCE NORTH 65°38'30" EAST, A DISTANCE OF 149.32 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SAID EASEMENT DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH PROPERTY CORNER ON THE WEST MARGIN OF JUANITA DRIVE NORTHEAST AS SHOWN ON THE BLA PER RECORDING NUMBER 20180628900024, RECORDS OF KING COUNTY, WASHINGTON;

THENCE SOUTH 28°11'26" EAST, ALONG SAID WEST MARGIN, A DISTANCE OF 65.55 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 61°48'34" WEST, A DISTANCE OF 10.00 FEET;

THENCE SOUTH 28°11'26" EAST, A DISTANCE OF 32.03 FEET;

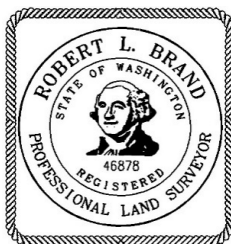
THENCE SOUTH 61°48'34" WEST, A DISTANCE OF 20.92 FEET;

THENCE SOUTH 28°11'26" EAST, A DISTANCE OF 114.17 FEET;

THENCE NORTH 61°48'34" EAST, A DISTANCE OF 30.92 FEET TO THE WEST MARGIN OF JUANITA DRIVE NORTHEAST;

THENCE NORTH 28°11'26" WEST, ALONG SAID WEST MARGIN, A DISTANCE OF 146.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,850 SQUARE FEET, MORE OR LESS.



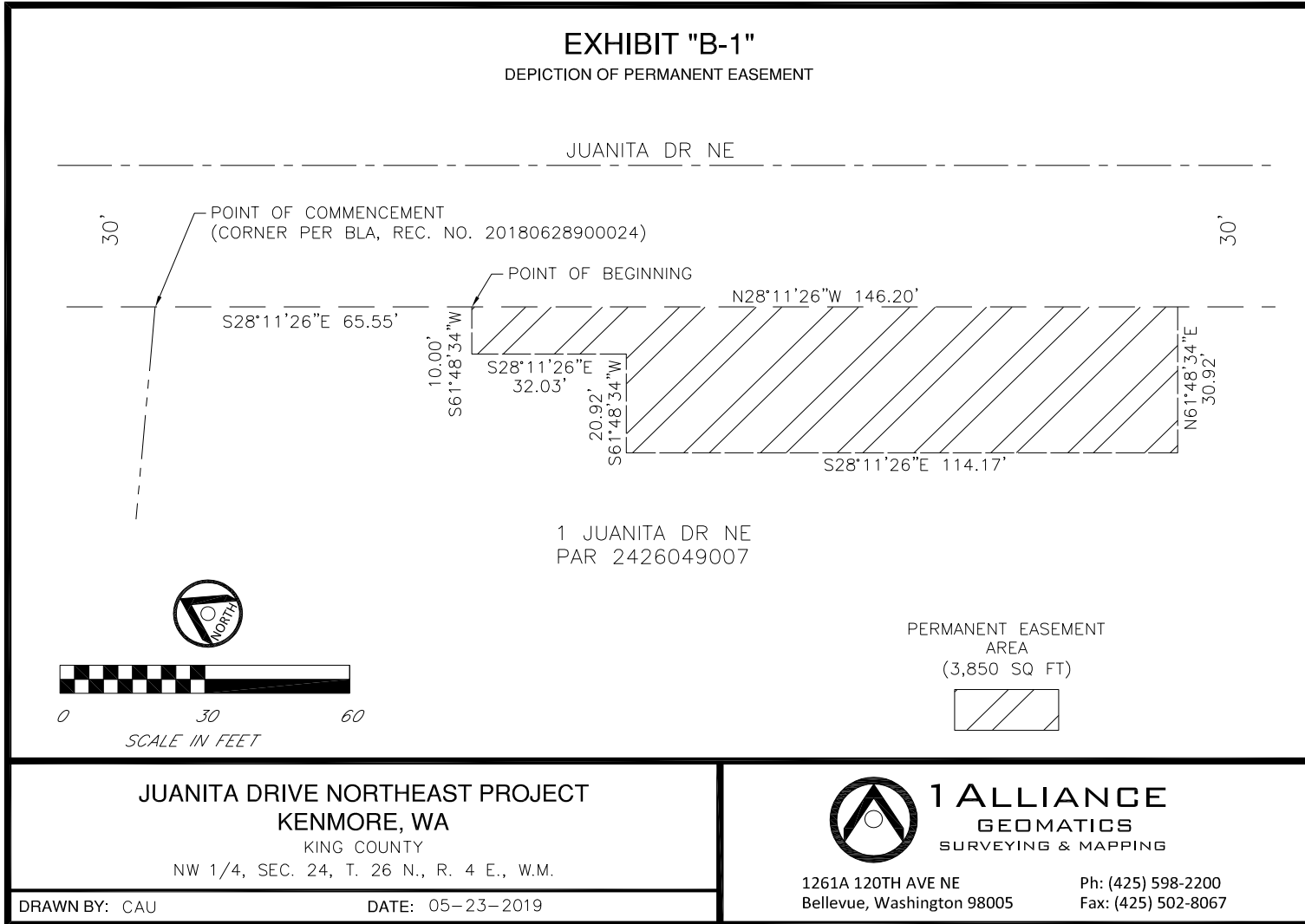


EXHIBIT "A"
Legal Description of Entire Property

OWNER: The Heirs and Devisees of Mark M. Barron, deceased and the Heirs and Devisees of Jane B. Barron, deceased, as to Parcel A; and in Inglewood Golf Club, a Washington non-profit corporation, successor in interest to Inglewood Golf & Country Club, Inc., and to Inglewood Country Club, as to Parcel B

PARCEL NO. 1126049093

PARCEL A:

A PORTION OF GOVERNMENT LOT 5 IN SECTION 11, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 13, AND PORTIONS OF GOVERNMENT LOTS 1 AND 2 AND OF THE EAST 1/2 OF THE NORTHEAST QUARTER OF SECTION 14, ALL IN TOWNSHIP 26 NORTH, RANGE 4 EAST, W. M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER SECTION CORNER BETWEEN SAID SECTIONS 13 AND 14;

THENCE NORTH 89°06'43" WEST 1034.82 FEET ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 14 TO THE MOST SOUTHEASTERLY CORNER OF LOT 2 OF INGLEWOODS NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 71 OF PLATS, PAGE 9, RECORDS OF KING COUNTY, WASHINGTON;

THENCE FOLLOWING THE BOUNDARY LINES OF SAID PLAT THE FOLLOWING COURSES:

NORTH 00°53'17" EAST 59.61 FEET;

THENCE NORTH 75°28'43" EAST 221.00 FEET TO A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°43'33", AN ARC DISTANCE OF 30.97 FEET;

THENCE TANGENT TO SAID CURVE NORTH 13°14'49" WEST 170.68 FEET;

THENCE NORTH 17°45'35" EAST 115.68 FEET;

THENCE NORTH 74°06'41" WEST 46.14 FEET;

THENCE SOUTH 61°42'42" WEST 219.94 FEET;

THENCE SOUTH 75°31'20" WEST 155.48 FEET;

THENCE NORTH 13°27'47" WEST 30.88 FEET;

THENCE NORTH 89°06'43" WEST 124.44 FEET TO A POINT ON THE EASTERLY LINE OF LOT 22 IN BLOCK 6 OF THE PLAT OF THE INGLEWOODS NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 54 OF PLATS, PAGES 30 AND 31, RECORDS OF KING COUNTY, WASHINGTON;

THENCE NORTHERLY AND WESTERLY ALONG THE BOUNDARY LINES OF SAID PLAT THE FOLLOWING COURSES:

NORTH 07°35'25" WEST 256.36 FEET;

NORTH 02°23'56" EAST 718.23 FEET;

NORTH 19°47'32" EAST 326.00 FEET;

NORTH 40°03'56" WEST 53.99 FEET;

SOUTH 69°35'20" WEST 153.20 FEET;

SOUTH 20°24'40" EAST 20.00 FEET;

SOUTH 69°35'20" WEST 375.00 FEET;

NORTH 20°24'40" WEST 20.00 FEET;
 SOUTH 69°35'20" WEST 170.00 FEET;
 THENCE SOUTH 82°14'40" WEST 349.52 FEET TO THE NORTHEAST CORNER OF LOT 1
 IN BLOCK 4 OF THE PLAT OF THE INGLEWOODS NO. 1, ACCORDING TO THE PLAT
 THEREOF RECORDED IN VOLUME 54 OF PLATS, PAGE 29, RECORDS OF KING
 COUNTY, WASHINGTON;

THENCE LEAVING SAID BOUNDARY OF THE INGLEWOODS NO. 2, NORTH 25°21'36"
 WEST 150.00 FEET;
 THENCE NORTH 13°45'58" WEST 157.17 FEET;
 THENCE NORTH 02°28'13" EAST 124.37 FEET;
 THENCE NORTH 18°51'09" EAST 106.94 FEET;
 THENCE NORTH 05°30'20" EAST 83.38 FEET;
 THENCE NORTH 21°05'16" EAST 491.95 FEET;
 THENCE NORTH 34°35'50" WEST 55.10 FEET TO THE SOUTHEASTERLY LINE OF THAT
 30.00 FOOT WIDE DRIVEWAY SHOWN ON THE UNRECORDED PLAT OF INGLEWOOD
 COUNTRY CLUB TRACTS;

THENCE ALONG SAID SOUTHEASTERLY LINE THE FOLLOWING TWO COURSES:
 NORTH 55°24'10" EAST 206.50 FEET TO A POINT ON A TANGENT CURVE TO THE
 RIGHT HAVING A RADIUS OF 807.21 FEET;
 THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°50'24" AN ARC
 DISTANCE OF 194.98 FEET;

THENCE SOUTHEASTERLY ON A LINE RADIAL TO SAID CURVE AND ALONG THE
 BOUNDARY OF INGLEWOOD COUNTRY CLUB TRACTS THE FOLLOWING TWELVE
 COURSES:
 SOUTH 20°45'27" EAST 68.67 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A
 RADIUS OF 174.20 FEET, A RADIAL LINE THROUGH SAID POINT BEARS NORTH
 67°56'55" EAST;
 THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF
 32°58'59" AN ARC DISTANCE OF 100.28 FEET TO A POINT OF INTERSECTION WITH A
 NON-TANGENT LINE, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 79°04'06"
 EAST;
 THENCE SOUTH 19°34'20" WEST 94.98 FEET;
 THENCE SOUTH 07°05'40" WEST 391.07 FEET;
 THENCE NORTH 84°15'20" EAST 350.70 FEET;
 THENCE NORTH 31°07'15" EAST 55.00 FEET TO A POINT OF INTERSECTION WITH A
 CURVE TO THE LEFT CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 70.00
 FEET, A RADIAL LINE THROUGH SAID POINT BEARS 31°07'15" WEST;
 THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°51'55", AN ARC
 DISTANCE OF 45.04 FEET;
 THENCE TANGENT TO SAID CURVE, NORTH 84°15'20" EAST 154.91 FEET TO A POINT
 ON THE EAST LINE OF SAID GOVERNMENT LOT 1 IN SAID SECTION 14, FROM WHICH
 POINT THE NORTHWEST CORNER OF SAID LOT 1 BEARS NORTH 00°55'53" EAST
 553.15 FEET;
 THENCE NORTH 82°28'00" EAST 191.00 FEET;
 THENCE NORTH 14°32'30" WEST 205.02 FEET;
 THENCE NORTH 21°21'30" WEST 353.88 FEET TO THE NORTHEAST CORNER OF
 GOVERNMENT LOT 1 IN SAID SECTION 14;
 THENCE NORTH 36°33'10" WEST 499.21 FEET;

THENCE SOUTH 07°21'50" WEST 43.25 FEET;
 THENCE NORTH 36°33'10" WEST 69.61 FEET;
 THENCE NORTH 16°15'00" WEST 300.00 FEET;
 THENCE NORTH 22°00'00" EAST 454.24 FEET;
 THENCE SOUTH 82°12'03" EAST 194.46 FEET;
 THENCE NORTH 29°47'11" EAST 52.14 FEET;
 THENCE NORTH 38°28'18" EAST 565.18 FEET PER SURVEY RECORDED UNDER
 RECORDING NUMBER 8507029001, RECORDS OF KING COUNTY, WASHINGTON;
 THENCE NORTH 51°54'30" EAST 18.30 FEET;
 THENCE NORTH 21°26'00" WEST 41.29 FEET;
 THENCE NORTH 53°59'40" EAST 274.26 FEET;
 THENCE NORTH 38°20'31" EAST 416.52 FEET;
 THENCE NORTH 12°40'14" EAST 105.72 FEET;
 THENCE NORTH 40°13'21" EAST 37.00 FEET;
 THENCE NORTH 88°24'01" EAST 93.87 FEET;
 THENCE SOUTH 82°28'38" EAST 81.09 FEET;
 THENCE SOUTH 18°08'20" EAST 638.08 FEET;
 THENCE SOUTH 40°44'59" WEST 10.34 FEET;
 THENCE NORTH 79°19'02" WEST 43.57 FEET PER SURVEY RECORDED UNDER
 RECORDING NUMBER 8507029001, RECORDS OF KING COUNTY, WASHINGTON;
 THENCE SOUTH 25°14'33" WEST 37.16 FEET;
 THENCE SOUTH 86°41'14" WEST 20.34 FEET;
 THENCE SOUTH 03°18'46" EAST 65.98 FEET TO A POINT ON A NON-TANGENT CURVE
 TO THE RIGHT, HAVING A RADIUS OF 115.00 FEET, A RADIAL LINE THROUGH SAID
 POINT BEARS NORTH 14°45'00" EAST, SAID POINT ALSO BEING KNOWN AS POINT "A"
 FOR REFERENCE PURPOSES;
 THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF
 38°11'21", AN ARC DISTANCE OF 76.85 FEET;
 THENCE TANGENT TO SAID CURVE SOUTH 37°03'39" EAST 54.84 FEET TO A
 TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 215.00 FEET;
 THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°41'47", AN ARC
 DISTANCE OF 47.64 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT
 LINE, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 65°38'08" EAST;
 THENCE SOUTH 89°13'41" EAST 50.00 FEET TO A POINT ON A LINE PARALLEL WITH
 AND 40.00 FEET WESTERLY OF THE EAST LINE OF SAID SECTION 11;
 THENCE SOUTHERLY ALONG SAID PARALLEL LINE SOUTH 00°46'19" WEST 505.05
 FEET;
 THENCE SOUTH 89°13'41" EAST 10.00 FEET TO THE WEST LINE OF 68TH AVENUE
 NORTHEAST, SAID WEST LINE BEING PARALLEL WITH AND 30.00 FEET DISTANT
 FROM THE EAST LINE OF SAID SECTION 11;
 THENCE SOUTH 00°46'19" WEST 927.47 FEET ALONG SAID WEST LINE OF 68TH
 AVENUE NORTHEAST;
 THENCE SOUTH 00°43'40" WEST 693.04 FEET ALONG SAID WEST LINE OF 68TH
 AVENUE NORTHEAST PER SURVEY RECORDED UNDER RECORDING NUMBER
 8507029001, RECORDS OF KING COUNTY, WASHINGTON;

 THENCE LEAVING SAID WEST LINE SOUTH 58°20'03" WEST 108.85 FEET;
 THENCE SOUTH 37°13'46" WEST 113.06 FEET;
 THENCE SOUTH 32°30'23" WEST 110.76 FEET;
 THENCE SOUTH 25°53'36" WEST 112.45 FEET;
 THENCE SOUTH 06°41'09" WEST 163.45 FEET;

THENCE SOUTH 17°58'49" EAST 64.00 FEET PER SURVEY RECORDED UNDER
RECORDING NUMBER 8507029001, RECORDS OF KING COUNTY, WASHINGTON;
THENCE SOUTH 78°37'37" EAST 196.13 FEET;
THENCE SOUTH 10°42'10" EAST 653.86 FEET;
THENCE SOUTH 35°22'25" EAST 125.00 FEET;
THENCE SOUTH 42°27'36" EAST 116.37 FEET;
THENCE SOUTH 72°19'06" EAST 65.35 FEET TO A POINT ON THE WEST LINE OF SAID
68TH AVENUE NORTHEAST;

THENCE ALONG SAID WEST LINE THE FOLLOWING FIVE COURSES:
SOUTH 12°58'14" EAST 52.17 FEET TO A POINT ON A TANGENT CURVE TO THE RIGHT,
HAVING A RADIUS OF 160.99 FEET;
THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 63°18'00" AN ARC
DISTANCE OF 177.86 FEET;
THENCE TANGENT TO SAID CURVE SOUTH 50°19'46" WEST 69.73 FEET TO A POINT
ON A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 388.17 FEET;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°12'00" AN ARC
DISTANCE OF 238.47 FEET;
THENCE TANGENT TO SAID CURVE SOUTH 15°07'46" WEST 52.87 FEET TO A POINT
ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 26
NORTH, RANGE 4 EAST, W. M.;
THENCE NORTH 89°14'17" WEST 16.03 FEET ALONG SAID SOUTH LINE OF THE
NORTHWEST QUARTER OF SECTION 13 TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED THREE PARCELS OF LAND:

PARCEL 1:

BEGINNING AT THE ABOVE REFERENCED POINT "A";
THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 115.00
FEET, A CENTRAL ANGLE OF 12°44'44" AN ARC DISTANCE OF 25.58 FEET TO THE
TRUE POINT OF BEGINNING, A RADIAL LINE THROUGH SAID POINT BEARS NORTH
02°00'16" EAST;
THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 352.00
FEET, A CENTRAL ANGLE OF 28°03'26" AN ARC DISTANCE OF 172.37 FEET;
THENCE TANGENT TO SAID CURVE, SOUTH 63°56'50" WEST 134.63 FEET TO A
TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1012.00 FEET;
THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°48'02" AN ARC
DISTANCE OF 84.79 FEET;
THENCE TANGENT TO SAID CURVE SOUTH 59°08'48" WEST 185.46 FEET TO A POINT
ON A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 612.00 FEET, SAID
POINT ALSO BEING KNOWN AS POINT "B" FOR REFERENCE PURPOSES;
THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°38'24" AN ARC
DISTANCE OF 156.38 FEET;
THENCE TANGENT TO SAID CURVE SOUTH 44°30'24" WEST 64.56 FEET;
THENCE NORTH 61°17'27" WEST 79.97 FEET;
THENCE NORTH 34°49'32" EAST 81.45 FEET;
THENCE NORTH 38°34'22" EAST 212.66 FEET;
THENCE NORTH 41°35'11" EAST 182.57 FEET;
THENCE NORTH 30°09'34" EAST 235.98 FEET;
THENCE NORTH 40°54'18" EAST 205.30 FEET;
THENCE SOUTH 26°26'08" EAST 268.44 FEET;

THENCE SOUTH 47°59'13" EAST 87.98 FEET TO A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 55.00 FEET;
 THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°40'27" AN ARC DISTANCE OF 42.88 FEET;
 THENCE TANGENT TO SAID CURVE SOUTH 03°18'46" EAST 57.85 FEET TO THE TRUE POINT OF BEGINNING OF SAID EXCEPTION PARCEL 1.

PARCEL 2:

BEGINNING AT THE ABOVE REFERENCED POINT "A";
 THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 12°44'44" AN ARC DISTANCE OF 25.58 FEET;
 THENCE SOUTH 02°00'16" WEST 40.00 FEET ON A LINE RADIAL TO SAID CURVE;
 THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 312.00 FEET A CENTRAL ANGLE OF 09°23'36", AN ARC DISTANCE OF 51.15 FEET TO THE TRUE POINT OF BEGINNING, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 07°23'20" WEST;
 THENCE SOUTH 12°08'23" WEST 67.71 FEET;
 THENCE SOUTH 08°18'22" WEST 133.52 FEET;
 THENCE SOUTH 01°10'24" WEST 146.42 FEET;
 THENCE SOUTH 06°24'24" WEST 186.43 FEET;
 THENCE SOUTH 81°58'51" WEST 239.72 FEET;
 THENCE NORTH 12°36'31" WEST 124.55 FEET;
 THENCE NORTH 27°43'30" WEST 254.02 FEET;

THENCE ALONG A LINE PARALLEL WITH AND 40.00 FEET SOUTHERLY OF THE TANGENT CURVE ON WHICH POINT "B" IS LOCATED, THE FOLLOWING FOUR COURSES:
 NORTH 59°08'48" EAST 175.46 FEET TO A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 972.00 FEET;
 THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°48'02", AN ARC DISTANCE OF 81.44 FEET;
 THENCE TANGENT TO SAID CURVE NORTH 63°56'50" EAST 134.63 FEET TO A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 312.00 FEET;
 THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°39'50", AN ARC DISTANCE OF 101.63 FEET TO THE TRUE POINT OF BEGINNING OF SAID EXCEPTION PARCEL 2.

PARCEL 3:

THAT PORTION OF GOVERNMENT LOT 5 OF SECTION 11, TOWNSHIP 26 NORTH, RANGE 4 EAST, W. M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MEANDER CORNER ON THE EAST LINE OF GOVERNMENT LOT 5;
 THENCE NORTH 01°26'12" EAST 2.65 FEET;
 THENCE NORTH 88°33'48" WEST 127.66 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE NORTH 79°19'02" WEST 18.57 FEET;
 THENCE NORTH 54°21'31" EAST 26.34 FEET;
 THENCE SOUTH 18°08'20" EAST 11.53 FEET;
 THENCE SOUTH 40°44'59" WEST 10.34 FEET TO THE TRUE POINT OF BEGINNING OF SAID EXCEPTION PARCEL 3.

AND EXCEPT:

PARCEL 4:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, CONVEYED TO JEROME G. MOORE AND JOANN C. MOORE BY INGLEWOOD COUNTRY CLUB, INC. UNDER QUIT CLAIM DEED RECORDED NOVEMBER 21, 1990 UNDER RECORDING NUMBER 9011210520;

AND EXCEPT

PARCEL 5:

THAT PORTION OF THE GOVERNMENT LOT 1 OF SAID SECTION 14, TOWNSHIP 26 NORTH, RANGE 4 EAST, W. M., IN KING COUNTY, WASHINGTON, CONVEYED TO GRETCHEN GARTH BY INGLEWOOD COUNTRY CLUB, UNDER QUIT CLAIM DEED RECORDED APRIL 14, 2009 UNDER RECORDING NUMBER 20090414001406.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL B:

THOSE PORTIONS OF GOVERNMENT LOT 5 OF SECTION 11, TOWNSHIP 26 NORTH, RANGE 4 EAST, W. M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MEANDER CORNER ON THE EAST LINE OF SAID GOVERNMENT LOT 5;

THENCE SOUTH 00°46'19" WEST 89.34 FEET;

THENCE NORTH 89°13'41" WEST 211.52 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 03°18'46" WEST 65.98 FEET;

THENCE NORTH 86°41'14" EAST 20.34 FEET;

THENCE SOUTH 13°49'14" WEST 69.04 FEET TO THE TRUE POINT OF BEGINNING;

AND:

BEGINNING AT THE MEANDER CORNER ON THE EAST LINE OF SAID GOVERNMENT LOT 5;

THENCE SOUTH 00°46'19" WEST 22.08 FEET;

THENCE NORTH 89°13'41" WEST 195.93 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 25°14'33" EAST 37.16 FEET;

THENCE SOUTH 79°19'02" EAST 25.00 FEET;

THENCE SOUTH 54°21'31" WEST 49.73 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

EXHIBIT "B"
Legal Description of Permanent Easement

THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL;

PARCEL A:

A PORTION OF GOVERNMENT LOT 5 IN SECTION 11, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 13, AND PORTIONS OF GOVERNMENT LOTS 1 AND 2 AND OF THE EAST 1/2 OF THE NORTHEAST QUARTER OF SECTION 14, ALL IN TOWNSHIP 26 NORTH, RANGE 4 EAST, W. M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER SECTION CORNER BETWEEN SAID SECTIONS 13 AND 14;

THENCE NORTH 89°06'43" WEST 1034.82 FEET ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 14 TO THE MOST SOUTHEASTERLY CORNER OF LOT 2 OF INGLEWOODS NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 71 OF PLATS, PAGE 9, RECORDS OF KING COUNTY, WASHINGTON;

THENCE FOLLOWING THE BOUNDARY LINES OF SAID PLAT THE FOLLOWING COURSES:

NORTH 00°53'17" EAST 59.61 FEET;

THENCE NORTH 75°28'43" EAST 221.00 FEET TO A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°43'33", AN ARC DISTANCE OF 30.97 FEET;

THENCE TANGENT TO SAID CURVE NORTH 13°14'49" WEST 170.68 FEET;

THENCE NORTH 17°45'35" EAST 115.68 FEET;

THENCE NORTH 74°06'41" WEST 46.14 FEET;

THENCE SOUTH 61°42'42" WEST 219.94 FEET;

THENCE SOUTH 75°31'20" WEST 155.48 FEET;

THENCE NORTH 13°27'47" WEST 30.88 FEET;

THENCE NORTH 89°06'43" WEST 124.44 FEET TO A POINT ON THE EASTERLY LINE OF LOT 22 IN BLOCK 6 OF THE PLAT OF THE INGLEWOODS NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 54 OF PLATS, PAGES 30 AND 31, RECORDS OF KING COUNTY, WASHINGTON;

THENCE NORTHERLY AND WESTERLY ALONG THE BOUNDARY LINES OF SAID PLAT THE FOLLOWING COURSES:

NORTH 07°35'25" WEST 256.36 FEET;

NORTH 02°23'56" EAST 718.23 FEET;

NORTH 19°47'32" EAST 326.00 FEET;

NORTH 40°03'56" WEST 53.99 FEET;

SOUTH 69°35'20" WEST 153.20 FEET;

SOUTH 20°24'40" EAST 20.00 FEET;

SOUTH 69°35'20" WEST 375.00 FEET;

NORTH 20°24'40" WEST 20.00 FEET;

SOUTH 69°35'20" WEST 170.00 FEET;

THENCE SOUTH 82°14'40" WEST 349.52 FEET TO THE NORTHEAST CORNER OF LOT 1 IN BLOCK 4 OF THE PLAT OF THE INGLEWOODS NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 54 OF PLATS, PAGE 29, RECORDS OF KING

COUNTY, WASHINGTON;

THENCE LEAVING SAID BOUNDARY OF THE INGLEWOODS NO. 2, NORTH 25°21'36" WEST 150.00 FEET;
 THENCE NORTH 13°45'58" WEST 157.17 FEET;
 THENCE NORTH 02°28'13" EAST 124.37 FEET;
 THENCE NORTH 18°51'09" EAST 106.94 FEET;
 THENCE NORTH 05°30'20" EAST 83.38 FEET;
 THENCE NORTH 21°05'16" EAST 491.95 FEET;
 THENCE NORTH 34°35'50" WEST 55.10 FEET TO THE SOUTHEASTERLY LINE OF THAT 30.00 FOOT WIDE DRIVEWAY SHOWN ON THE UNRECORDED PLAT OF INGLEWOOD COUNTRY CLUB TRACTS;

THENCE ALONG SAID SOUTHEASTERLY LINE THE FOLLOWING TWO COURSES:
 NORTH 55°24'10" EAST 206.50 FEET TO A POINT ON A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 807.21 FEET;
 THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°50'24" AN ARC DISTANCE OF 194.98 FEET;

THENCE SOUTHEASTERLY ON A LINE RADIAL TO SAID CURVE AND ALONG THE BOUNDARY OF INGLEWOOD COUNTRY CLUB TRACTS THE FOLLOWING TWELVE COURSES:
 SOUTH 20°45'27" EAST 68.67 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 174.20 FEET, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 67°56'55" EAST;
 THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°58'59" AN ARC DISTANCE OF 100.28 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 79°04'06" EAST;
 THENCE SOUTH 19°34'20" WEST 94.98 FEET;
 THENCE SOUTH 07°05'40" WEST 391.07 FEET;
 THENCE NORTH 84°15'20" EAST 350.70 FEET;
 THENCE NORTH 31°07'15" EAST 55.00 FEET TO A POINT OF INTERSECTION WITH A CURVE TO THE LEFT CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 70.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS 31°07'15" WEST;
 THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°51'55", AN ARC DISTANCE OF 45.04 FEET;
 THENCE TANGENT TO SAID CURVE, NORTH 84°15'20" EAST 154.91 FEET TO A POINT ON THE EAST LINE OF SAID GOVERNMENT LOT 1 IN SAID SECTION 14, FROM WHICH POINT THE NORTHWEST CORNER OF SAID LOT 1 BEARS NORTH 00°55'53" EAST 553.15 FEET;
 THENCE NORTH 82°28'00" EAST 191.00 FEET;
 THENCE NORTH 14°32'30" WEST 205.02 FEET;
 THENCE NORTH 21°21'30" WEST 353.88 FEET TO THE NORTHEAST CORNER OF GOVERNMENT LOT 1 IN SAID SECTION 14;
 THENCE NORTH 36°33'10" WEST 499.21 FEET;
 THENCE SOUTH 07°21'50" WEST 43.25 FEET;
 THENCE NORTH 36°33'10" WEST 69.61 FEET;
 THENCE NORTH 16°15'00" WEST 300.00 FEET;
 THENCE NORTH 22°00'00" EAST 454.24 FEET;
 THENCE SOUTH 82°12'03" EAST 194.46 FEET;

THENCE NORTH 29°47'11" EAST 52.14 FEET;
 THENCE NORTH 38°28'18" EAST 565.18 FEET PER SURVEY RECORDED UNDER
 RECORDING NUMBER 8507029001, RECORDS OF KING COUNTY, WASHINGTON;
 THENCE NORTH 51°54'30" EAST 18.30 FEET;
 THENCE NORTH 21°26'00" WEST 41.29 FEET;
 THENCE NORTH 53°59'40" EAST 274.26 FEET;
 THENCE NORTH 38°20'31" EAST 416.52 FEET;
 THENCE NORTH 12°40'14" EAST 105.72 FEET;
 THENCE NORTH 40°13'21" EAST 37.00 FEET;
 THENCE NORTH 88°24'01" EAST 93.87 FEET;
 THENCE SOUTH 82°28'38" EAST 81.09 FEET;
 THENCE SOUTH 18°08'20" EAST 638.08 FEET;
 THENCE SOUTH 40°44'59" WEST 10.34 FEET;
 THENCE NORTH 79°19'02" WEST 43.57 FEET PER SURVEY RECORDED UNDER
 RECORDING NUMBER 8507029001, RECORDS OF KING COUNTY, WASHINGTON;
 THENCE SOUTH 25°14'33" WEST 37.16 FEET;
 THENCE SOUTH 86°41'14" WEST 20.34 FEET;
 THENCE SOUTH 03°18'46" EAST 65.98 FEET TO A POINT ON A NON-TANGENT CURVE
 TO THE RIGHT, HAVING A RADIUS OF 115.00 FEET, A RADIAL LINE THROUGH SAID
 POINT BEARS NORTH 14°45'00" EAST, SAID POINT ALSO BEING KNOWN AS POINT "A"
 FOR REFERENCE PURPOSES;
 THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF
 38°11'21", AN ARC DISTANCE OF 76.85 FEET;
 THENCE TANGENT TO SAID CURVE SOUTH 37°03'39" EAST 54.84 FEET TO A
 TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 215.00 FEET;
 THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°41'47", AN ARC
 DISTANCE OF 47.64 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT
 LINE, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 65°38'08" EAST;
 THENCE SOUTH 89°13'41" EAST 50.00 FEET TO A POINT ON A LINE PARALLEL WITH
 AND 40.00 FEET WESTERLY OF THE EAST LINE OF SAID SECTION 11;
 THENCE SOUTHERLY ALONG SAID PARALLEL LINE SOUTH 00°46'19" WEST 505.05
 FEET;
 THENCE SOUTH 89°13'41" EAST 10.00 FEET TO THE WEST LINE OF 68TH AVENUE
 NORTHEAST, SAID WEST LINE BEING PARALLEL WITH AND 30.00 FEET DISTANT
 FROM THE EAST LINE OF SAID SECTION 11;
 THENCE SOUTH 00°46'19" WEST 927.47 FEET ALONG SAID WEST LINE OF 68TH
 AVENUE NORTHEAST;
 THENCE SOUTH 00°43'40" WEST 693.04 FEET ALONG SAID WEST LINE OF 68TH
 AVENUE NORTHEAST PER SURVEY RECORDED UNDER RECORDING NUMBER
 8507029001, RECORDS OF KING COUNTY, WASHINGTON;

 THENCE LEAVING SAID WEST LINE SOUTH 58°20'03" WEST 108.85 FEET;
 THENCE SOUTH 37°13'46" WEST 113.06 FEET;
 THENCE SOUTH 32°30'23" WEST 110.76 FEET;
 THENCE SOUTH 25°53'36" WEST 112.45 FEET;
 THENCE SOUTH 06°41'09" WEST 163.45 FEET;
 THENCE SOUTH 17°58'49" EAST 64.00 FEET PER SURVEY RECORDED UNDER
 RECORDING NUMBER 8507029001, RECORDS OF KING COUNTY, WASHINGTON;
 THENCE SOUTH 78°37'37" EAST 196.13 FEET;
 THENCE SOUTH 10°42'10" EAST 653.86 FEET;
 THENCE SOUTH 35°22'25" EAST 125.00 FEET;

THENCE SOUTH 42°27'36" EAST 116.37 FEET;
 THENCE SOUTH 72°19'06" EAST 65.35 FEET TO A POINT ON THE WEST LINE OF SAID
 68TH AVENUE NORTHEAST;

THENCE ALONG SAID WEST LINE THE FOLLOWING FIVE COURSES:
 SOUTH 12°58'14" EAST 52.17 FEET TO A POINT ON A TANGENT CURVE TO THE RIGHT,
 HAVING A RADIUS OF 160.99 FEET;
 THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 63°18'00" AN ARC
 DISTANCE OF 177.86 FEET;
 THENCE TANGENT TO SAID CURVE SOUTH 50°19'46" WEST 69.73 FEET TO A POINT
 ON A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 388.17 FEET;
 THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°12'00" AN ARC
 DISTANCE OF 238.47 FEET;
 THENCE TANGENT TO SAID CURVE SOUTH 15°07'46" WEST 52.87 FEET TO A POINT
 ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 26
 NORTH, RANGE 4 EAST, W. M.;
 THENCE NORTH 89°14'17" WEST 16.03 FEET ALONG SAID SOUTH LINE OF THE
 NORTHWEST QUARTER OF SECTION 13 TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED THREE PARCELS OF LAND:

PARCEL 1:

BEGINNING AT THE ABOVE REFERENCED POINT "A";
 THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 115.00
 FEET, A CENTRAL ANGLE OF 12°44'44" AN ARC DISTANCE OF 25.58 FEET TO THE
 TRUE POINT OF BEGINNING, A RADIAL LINE THROUGH SAID POINT BEARS NORTH
 02°00'16" EAST;
 THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 352.00
 FEET, A CENTRAL ANGLE OF 28°03'26" AN ARC DISTANCE OF 172.37 FEET;
 THENCE TANGENT TO SAID CURVE, SOUTH 63°56'50" WEST 134.63 FEET TO A
 TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1012.00 FEET;
 THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°48'02" AN ARC
 DISTANCE OF 84.79 FEET;
 THENCE TANGENT TO SAID CURVE SOUTH 59°08'48" WEST 185.46 FEET TO A POINT
 ON A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 612.00 FEET, SAID
 POINT ALSO BEING KNOWN AS POINT "B" FOR REFERENCE PURPOSES;
 THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°38'24" AN ARC
 DISTANCE OF 156.38 FEET;
 THENCE TANGENT TO SAID CURVE SOUTH 44°30'24" WEST 64.56 FEET;
 THENCE NORTH 61°17'27" WEST 79.97 FEET;
 THENCE NORTH 34°49'32" EAST 81.45 FEET;
 THENCE NORTH 38°34'22" EAST 212.66 FEET;
 THENCE NORTH 41°35'11" EAST 182.57 FEET;
 THENCE NORTH 30°09'34" EAST 235.98 FEET;
 THENCE NORTH 40°54'18" EAST 205.30 FEET;
 THENCE SOUTH 26°26'08" EAST 268.44 FEET;
 THENCE SOUTH 47°59'13" EAST 87.98 FEET TO A TANGENT CURVE TO THE RIGHT
 HAVING A RADIUS OF 55.00 FEET;
 THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°40'27" AN ARC
 DISTANCE OF 42.88 FEET;
 THENCE TANGENT TO SAID CURVE SOUTH 03°18'46" EAST 57.85 FEET TO THE TRUE

POINT OF BEGINNING OF SAID EXCEPTION PARCEL 1.

PARCEL 2:

BEGINNING AT THE ABOVE REFERENCED POINT "A";
THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 12°44'44" AN ARC DISTANCE OF 25.58 FEET;
THENCE SOUTH 02°00'16" WEST 40.00 FEET ON A LINE RADIAL TO SAID CURVE;
THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 312.00 FEET A CENTRAL ANGLE OF 09°23'36", AN ARC DISTANCE OF 51.15 FEET TO THE TRUE POINT OF BEGINNING, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 07°23'20" WEST;
THENCE SOUTH 12°08'23" WEST 67.71 FEET;
THENCE SOUTH 08°18'22" WEST 133.52 FEET;
THENCE SOUTH 01°10'24" WEST 146.42 FEET;
THENCE SOUTH 06°24'24" WEST 186.43 FEET;
THENCE SOUTH 81°58'51" WEST 239.72 FEET;
THENCE NORTH 12°36'31" WEST 124.55 FEET;
THENCE NORTH 27°43'30" WEST 254.02 FEET;

THENCE ALONG A LINE PARALLEL WITH AND 40.00 FEET SOUTHERLY OF THE TANGENT CURVE ON WHICH POINT "B" IS LOCATED, THE FOLLOWING FOUR COURSES:
NORTH 59°08'48" EAST 175.46 FEET TO A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 972.00 FEET;
THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°48'02", AN ARC DISTANCE OF 81.44 FEET;
THENCE TANGENT TO SAID CURVE NORTH 63°56'50" EAST 134.63 FEET TO A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 312.00 FEET;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°39'50", AN ARC DISTANCE OF 101.63 FEET TO THE TRUE POINT OF BEGINNING OF SAID EXCEPTION PARCEL 2.

PARCEL 3:

THAT PORTION OF GOVERNMENT LOT 5 OF SECTION 11, TOWNSHIP 26 NORTH, RANGE 4 EAST, W. M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MEANDER CORNER ON THE EAST LINE OF GOVERNMENT LOT 5;
THENCE NORTH 01°26'12" EAST 2.65 FEET;
THENCE NORTH 88°33'48" WEST 127.66 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 79°19'02" WEST 18.57 FEET;
THENCE NORTH 54°21'31" EAST 26.34 FEET;
THENCE SOUTH 18°08'20" EAST 11.53 FEET;
THENCE SOUTH 40°44'59" WEST 10.34 FEET TO THE TRUE POINT OF BEGINNING OF SAID EXCEPTION PARCEL 3.

AND EXCEPT:

PARCEL 4:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY,

WASHINGTON, CONVEYED TO JEROME G. MOORE AND JOANN C. MOORE BY INGLEWOOD COUNTRY CLUB, INC. UNDER QUIT CLAIM DEED RECORDED NOVEMBER 21, 1990 UNDER RECORDING NUMBER 9011210520;

AND EXCEPT

PARCEL 5:

THAT PORTION OF THE GOVERNMENT LOT 1 OF SAID SECTION 14, TOWNSHIP 26 NORTH, RANGE 4 EAST, W. M., IN KING COUNTY, WASHINGTON, CONVEYED TO GRETCHEN GARTH BY INGLEWOOD COUNTRY CLUB, UNDER QUIT CLAIM DEED RECORDED APRIL 14, 2009 UNDER RECORDING NUMBER 20090414001406.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL B:

THOSE PORTIONS OF GOVERNMENT LOT 5 OF SECTION 11, TOWNSHIP 26 NORTH, RANGE 4 EAST, W. M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MEANDER CORNER ON THE EAST LINE OF SAID GOVERNMENT LOT 5;

THENCE SOUTH 00°46'19" WEST 89.34 FEET;

THENCE NORTH 89°13'41" WEST 211.52 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 03°18'46" WEST 65.98 FEET;

THENCE NORTH 86°41'14" EAST 20.34 FEET;

THENCE SOUTH 13°49'14" WEST 69.04 FEET TO THE TRUE POINT OF BEGINNING;

AND:

BEGINNING AT THE MEANDER CORNER ON THE EAST LINE OF SAID GOVERNMENT LOT 5;

THENCE SOUTH 00°46'19" WEST 22.08 FEET;

THENCE NORTH 89°13'41" WEST 195.93 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 25°14'33" EAST 37.16 FEET;

THENCE SOUTH 79°19'02" EAST 25.00 FEET;

THENCE SOUTH 54°21'31" WEST 49.73 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SAID EASEMENT DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 11;

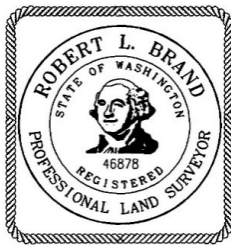
THENCE NORTH 88°08'05" WEST, ALONG THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 30.00 FEET TO THE WEST MARGIN OF JUANITA DRIVE NORTHEAST;

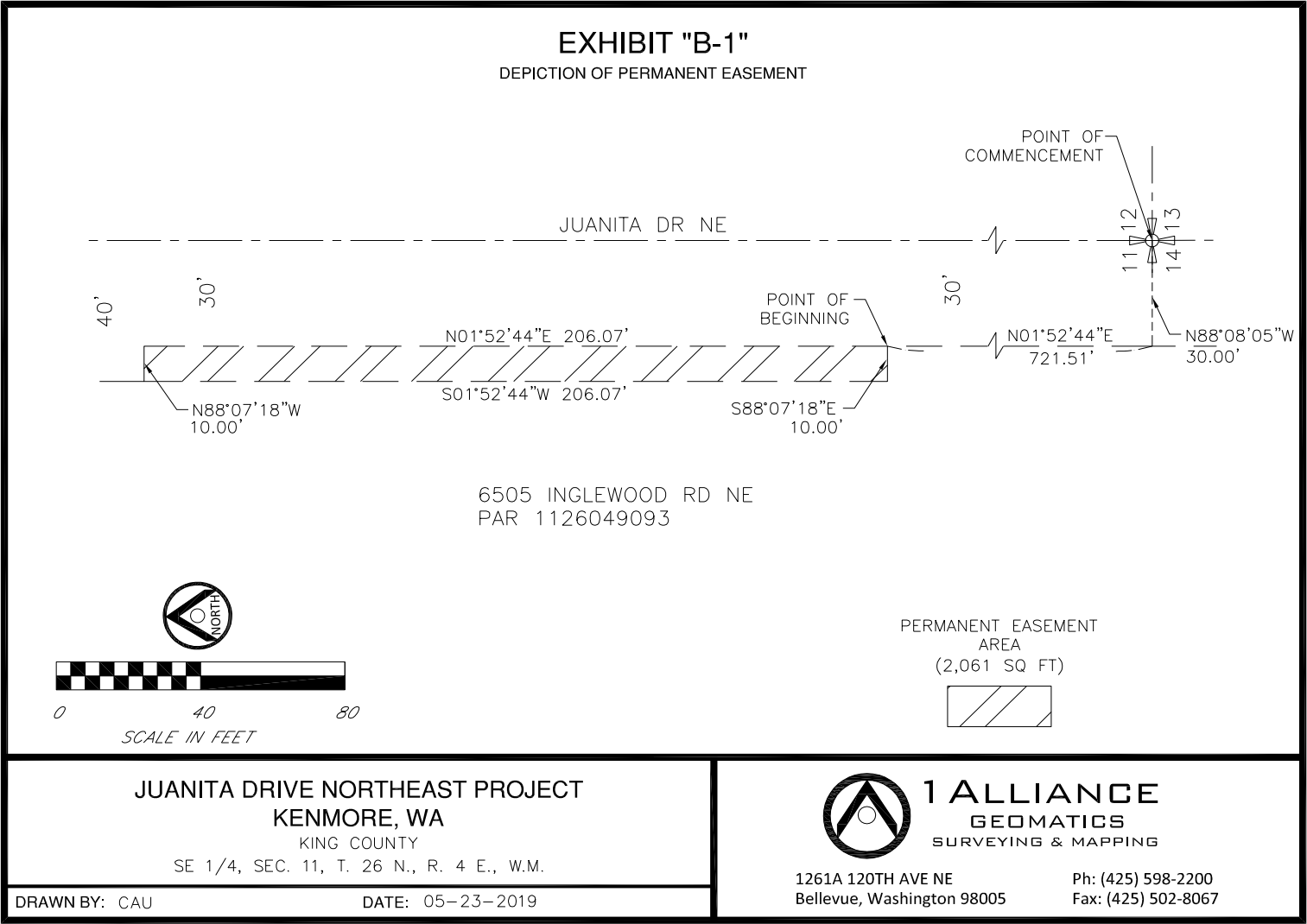
THENCE NORTH 1°52'44" EAST, ALONG SAID WEST MARGIN, A DISTANCE OF 721.51 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 1°52'44" EAST, ALONG SAID WEST MARGIN, A DISTANCE OF 206.07 FEET TO AN ANGLE POINT IN THE RIGHT OF WAY DESCRIBED AS THE END OF COURSE 69 AND THE BEGINNING OF COURSE 70 AS SHOWN ON THE RECORD OF SURVEY PER RECORDING NO. 8507029001, RECORDS OF KING COUNTY, WASHINGTON;

THENCE NORTH 88°07'18" WEST, ALONG SAID MARGIN, A DISTANCE OF 10.00 FEET
TO A POINT PERPENDICULARLY 40 FEET WEST OF THE EAST LINE OF SAID SECTION
11, ALSO KNOWN AS COURSE 69 OF SAID RECORD OF SURVEY;
THENCE SOUTH 1°52'44" WEST, PARALLEL WITH SAID WEST MARGIN, A DISTANCE
OF 206.07 FEET;
THENCE SOUTH 88°07'18" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF
BEGINNING.

CONTAINING 2,061 SQUARE FEET, MORE OR LESS.





ATTACHMENT C

TEMPORARY CONSTRUCTION EASEMENTS

**CITY OF KENMORE
ORDINANCE 19-0493**

EXHIBIT "A"
Legal Description of Entire Property

OWNER: Bastyr University, a Washington Non-Profit Corporation

PARCEL NO. 2426049007

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 24, ALL IN TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 24;
THENCE SOUTH 89°24'05" EAST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 933.83 FEET TO THE SOUTHWESTERLY MARGIN OF JUANITA DRIVE NORTHEAST (KENMORE-JUANITA ROAD NO. 2602);
THENCE SOUTH 29°19'28" EAST ALONG SAID SOUTHWESTERLY MARGIN, A DISTANCE OF 76.37 FEET TO A POINT DESIGNATED AS POINT "A" FOR THE PURPOSES OF THIS DESCRIPTION;
THENCE CONTINUING SOUTH 29°19'28" EAST ALONG SAID SOUTHWESTERLY MARGIN, A DISTANCE OF 100.38 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING SOUTH 29°19'28" EAST ALONG SAID SOUTHWESTERLY MARGIN, A DISTANCE OF 285.35 FEET TO A POINT OF A CURVE;
THENCE SOUTHEASTERLY CONTINUING ALONG SAID SOUTHWESTERLY MARGIN ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 925.37 FEET THROUGH A CENTRAL ANGLE OF 18°00'00", A DISTANCE OF 290.71 FEET;
THENCE SOUTH 11°19'28" EAST CONTINUING ALONG SAID SOUTHWESTERLY MARGIN, A DISTANCE OF 55.60 FEET;
THENCE SOUTH 78°40'32" WEST, A DISTANCE OF 524.10 FEET;
THENCE SOUTH 21°28'40" EAST, A DISTANCE OF 98.71 FEET;
THENCE SOUTH 19°27'10" WEST, A DISTANCE OF 898.00 FEET;
THENCE SOUTH 56°20'10" WEST, A DISTANCE OF 61.00 FEET;
THENCE NORTH 31°16'50" WEST, A DISTANCE OF 101.00 FEET;
THENCE NORTH 53°36'40" WEST, A DISTANCE OF 350.00 FEET;
THENCE SOUTH 85°22'30" WEST, A DISTANCE OF 62.00 FEET;
THENCE SOUTH 16°50'30" WEST, A DISTANCE OF 139.00 FEET;
THENCE SOUTH 79°47'00" WEST, A DISTANCE OF 208.00 FEET;
THENCE SOUTH 23°20'20" WEST, A DISTANCE OF 234.00 FEET;
THENCE WEST, A DISTANCE OF 130 FEET;

THENCE NORTH 46°52'20" WEST, A DISTANCE OF 103.00 FEET;
THENCE NORTH 22°36'00" WEST, A DISTANCE OF 265.00 FEET;
THENCE NORTH 05°14'40" WEST, A DISTANCE OF 382.00 FEET;
THENCE NORTH 06°23'40" EAST, A DISTANCE OF 470.00 FEET;
THENCE NORTH 34°18'40" EAST, A DISTANCE OF 467.32 FEET;
THENCE SOUTH 55°41'20" EAST, A DISTANCE OF 130.00 FEET;
THENCE NORTH 34°18'40" EAST, A DISTANCE OF 360.00 FEET TO A POINT OF
CURVE;
THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF A CURVE TO THE
RIGHT, SAID CURVE HAVING A RADIUS OF 90.00 FEET THROUGH A CENTRAL
ANGLE OF 69°41'20", A DISTANCE OF 109.47 FEET;
THENCE SOUTH 76°00'00" EAST, A DISTANCE OF 492.15 FEET TO A POINT OF
CURVE;
THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE
HAVING A RADIUS OF 580.00 FEET THROUGH A CENTRAL ANGLE OF
38°21'30", A DISTANCE OF 388.30 FEET;
THENCE NORTH 65°38'30" EAST, A DISTANCE OF 149.32 FEET TO THE TRUE
POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

EXHIBIT "B"

Legal Description of Temporary Construction Easement

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 24, ALL IN TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 24;
THENCE SOUTH 89°24'05" EAST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 933.83 FEET TO THE SOUTHWESTERLY MARGIN OF JUANITA DRIVE NORTHEAST (KENMORE-JUANITA ROAD NO. 2602);
THENCE SOUTH 29°19'28" EAST ALONG SAID SOUTHWESTERLY MARGIN, A DISTANCE OF 76.37 FEET TO A POINT DESIGNATED AS POINT "A" FOR THE PURPOSES OF THIS DESCRIPTION;
THENCE CONTINUING SOUTH 29°19'28" EAST ALONG SAID SOUTHWESTERLY MARGIN, A DISTANCE OF 100.38 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING SOUTH 29°19'28" EAST ALONG SAID SOUTHWESTERLY MARGIN, A DISTANCE OF 285.35 FEET TO A POINT OF A CURVE;
THENCE SOUTHEASTERLY CONTINUING ALONG SAID SOUTHWESTERLY MARGIN ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 925.37 FEET THROUGH A CENTRAL ANGLE OF 18°00'00", A DISTANCE OF 290.71 FEET;
THENCE SOUTH 11°19'28" EAST CONTINUING ALONG SAID SOUTHWESTERLY MARGIN, A DISTANCE OF 55.60 FEET;
THENCE SOUTH 78°40'32" WEST, A DISTANCE OF 524.10 FEET;
THENCE SOUTH 21°28'40" EAST, A DISTANCE OF 98.71 FEET;
THENCE SOUTH 19°27'10" WEST, A DISTANCE OF 898.00 FEET;
THENCE SOUTH 56°20'10" WEST, A DISTANCE OF 61.00 FEET;
THENCE NORTH 31°16'50" WEST, A DISTANCE OF 101.00 FEET;
THENCE NORTH 53°36'40" WEST, A DISTANCE OF 350.00 FEET;
THENCE SOUTH 85°22'30" WEST, A DISTANCE OF 62.00 FEET;
THENCE SOUTH 16°50'30" WEST, A DISTANCE OF 139.00 FEET;
THENCE SOUTH 79°47'00" WEST, A DISTANCE OF 208.00 FEET;
THENCE SOUTH 23°20'20" WEST, A DISTANCE OF 234.00 FEET;
THENCE WEST, A DISTANCE OF 130 FEET;
THENCE NORTH 46°52'20" WEST, A DISTANCE OF 103.00 FEET;
THENCE NORTH 22°36'00" WEST, A DISTANCE OF 265.00 FEET;
THENCE NORTH 05°14'40" WEST, A DISTANCE OF 382.00 FEET;
THENCE NORTH 06°23'40" EAST, A DISTANCE OF 470.00 FEET;

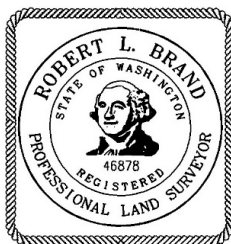
THENCE NORTH 34°18'40" EAST, A DISTANCE OF 467.32 FEET;
THENCE SOUTH 55°41'20" EAST, A DISTANCE OF 130.00 FEET;
THENCE NORTH 34°18'40" EAST, A DISTANCE OF 360.00 FEET TO A POINT OF
CURVE;
THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF A CURVE TO THE
RIGHT, SAID CURVE HAVING A RADIUS OF 90.00 FEET THROUGH A CENTRAL
ANGLE OF 69°41'20", A DISTANCE OF 109.47 FEET;
THENCE SOUTH 76°00'00" EAST, A DISTANCE OF 492.15 FEET TO A POINT OF
CURVE;
THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE
HAVING A RADIUS OF 580.00 FEET THROUGH A CENTRAL ANGLE OF 38°21'30", A
DISTANCE OF 388.30 FEET;
THENCE NORTH 65°38'30" EAST, A DISTANCE OF 149.32 FEET TO THE TRUE POINT
OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SAID EASEMENT DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH PROPERTY CORNER ON THE WEST MARGIN OF JUANITA
DRIVE NORTHEAST AS SHOWN ON THE BLA PER RECORDING NUMBER
20180628900024, RECORDS OF KING COUNTY, WASHINGTON;
THENCE SOUTH 28°11'26" EAST, ALONG SAID WEST MARGIN, A DISTANCE OF 65.55
FEET;
THENCE SOUTH 61°48'34" WEST, A DISTANCE OF 10.00 FEET;
THENCE SOUTH 28°11'26" EAST, A DISTANCE OF 32.03 FEET;
THENCE SOUTH 61°48'34" WEST, A DISTANCE OF 20.92 FEET;
THENCE NORTH 28°11'26" WEST, A DISTANCE OF 100.30 FEET TO THE NORTH
PARCEL LINE;
THENCE NORTH 66°50'20" EAST, ALONG SAID NORTH PARCEL LINE, A DISTANCE OF
31.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,739 SQUARE FEET, MORE OR LESS.



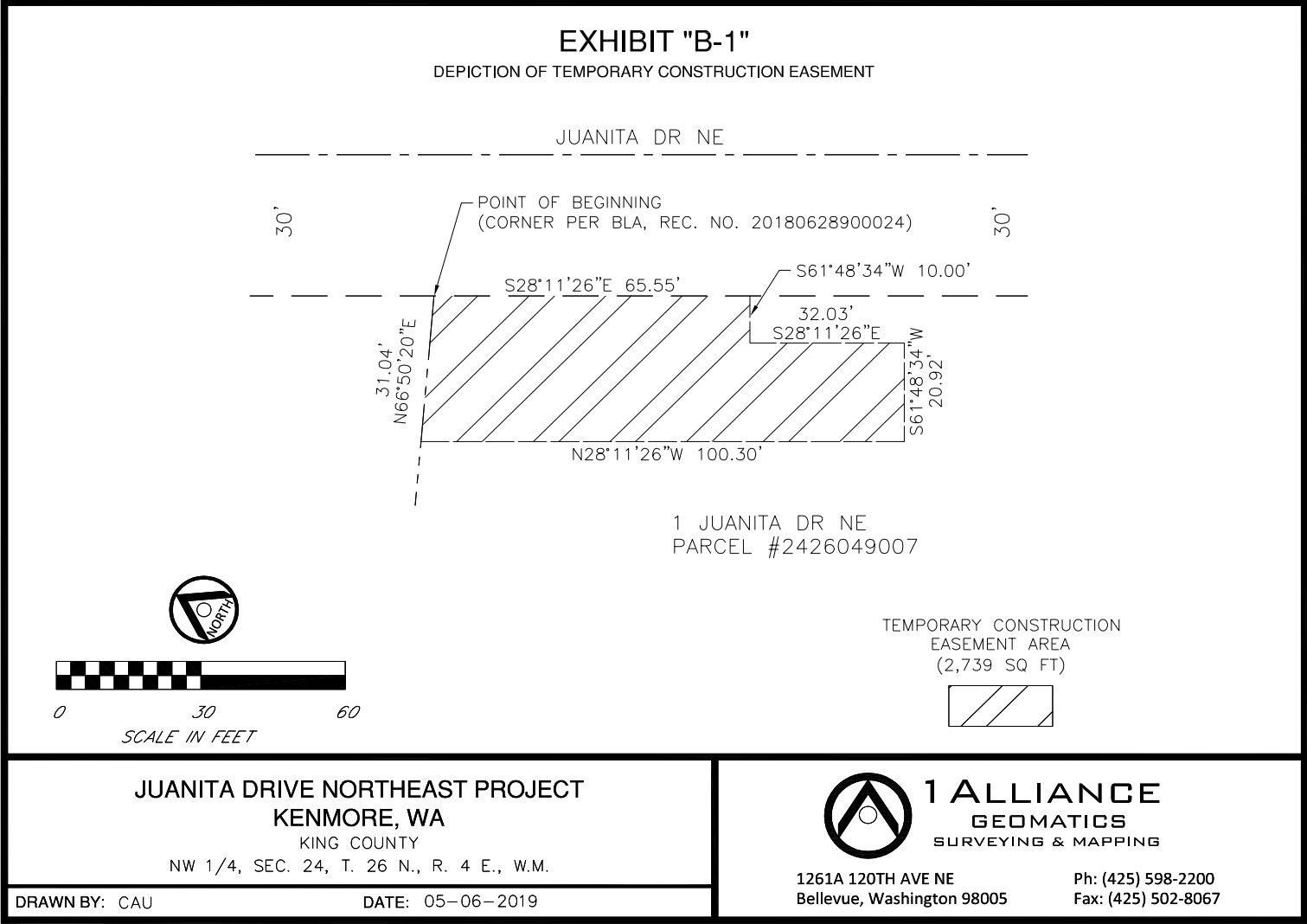


EXHIBIT "A"
Legal Description of Entire Property

OWNER: Northshore School District No. 417

PARCEL NO. 1426049070

THE EAST HALF OF THE SOUTH ONE-THIRD OF THE NORTHEAST QUARTER
OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE NORTH ONE-
THIRD OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 14, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY,
WASHINGTON;

EXCEPT STREETS;

ALSO EXCEPT THE NORTH 60 FEET OF THAT PORTION LYING WEST OF 67TH
AVENUE NORTHEAST;

ALSO EXCEPT THAT PORTION LYING NORTHEASTERLY OF JUANITA DRIVE.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

EXHIBIT "B"

Legal Description of Temporary Construction Easement

THAT PORTION OF THE EAST HALF OF THE SOUTH ONE-THIRD OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE NORTH ONE-THIRD OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT STREETS;

ALSO EXCEPT THE NORTH 60 FEET OF THAT PORTION LYING WEST OF 67TH AVENUE NORTHEAST;

ALSO EXCEPT THAT PORTION LYING NORTHEASTERLY OF JUANITA DRIVE.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SAID EASEMENT DESCRIBED AS FOLLOWS:

COMMENCING AT INTERSECTION OF THE 30 FOOT WIDE WESTERLY MARGIN OF JUANITA DRIVE NORTHEAST AND THE 30 FOOT WIDE SOUTHERLY MARGIN OF 67TH AVENUE NORTHEAST;

THENCE NORTH 80°00'13" WEST, ALONG SAID SOUTHERLY MARGIN, A DISTANCE OF 34.08 FEET;

THENCE SOUTH 9°59'47" WEST, A DISTANCE OF 2.53 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 73°41'45" EAST, A DISTANCE OF 31.07 FEET;

THENCE SOUTH 30°01'47" EAST, A DISTANCE OF 4.00 FEET;

THENCE NORTH 65°23'15" EAST, A DISTANCE OF 0.54 FEET;

THENCE SOUTH 34°19'59" EAST, A DISTANCE OF 12.09 FEET;

THENCE SOUTH 27°06'54" EAST, A DISTANCE OF 1.98 FEET TO THE EAST PARCEL LINE;

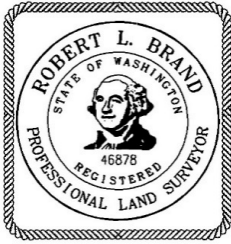
THENCE SOUTH 2°04'09" WEST, ALONG SAID EAST PARCEL LINE, A DISTANCE OF 19.55 FEET;

THENCE NORTH 27°40'43" WEST, A DISTANCE OF 39.34 FEET;

THENCE NORTH 80°00'13" WEST, A DISTANCE OF 22.19 FEET;

THENCE NORTH 9°59'47" EAST, A DISTANCE OF 4.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 338 SQUARE FEET, MORE OR LESS.



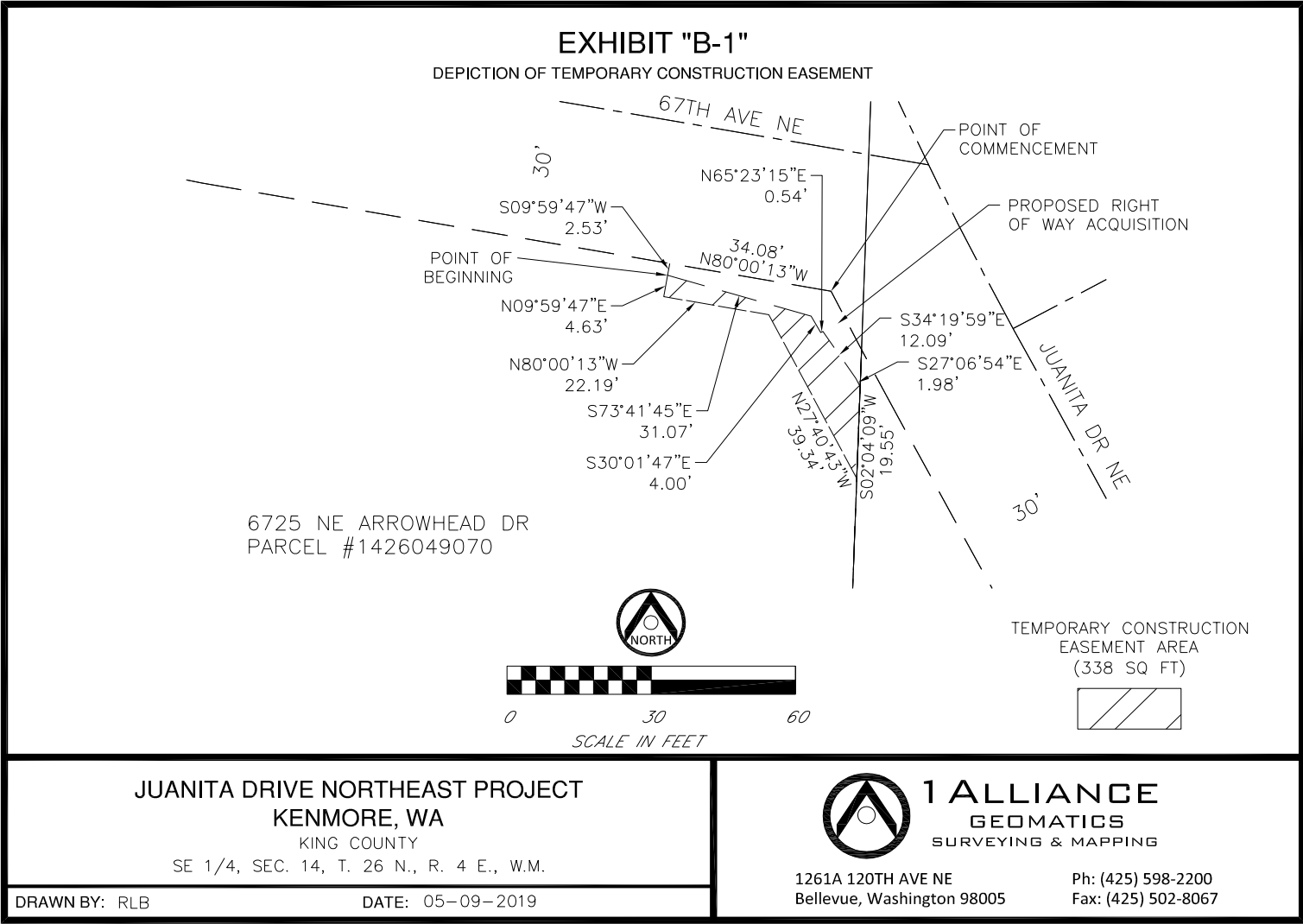


EXHIBIT "A"

Legal Description of Entire Property

OWNER: Elizabeth Hennick

PARCEL NO. 3579000680

LOT 68, INGLEWOOD HIGHLANDS, ACCORDING TO THE PLAT THEREOF,
RECORDED IN VOLUME 115 OF PLATS, PAGES 2 AND 3, RECORDS OF KING
COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

EXHIBIT "B"

Legal Description of Temporary Construction Easement

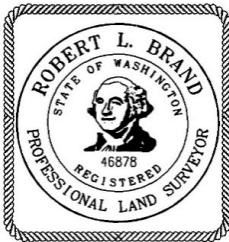
THAT PORTION OF LOT 68, INGLEWOOD HIGHLANDS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 115 OF PLATS, PAGES 2 AND 3, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SAID EASEMENT DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST PARCEL CORNER OF LOT 68, INGLEWOOD HIGHLANDS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 115 OF PLATS, PAGES 2 AND 3, RECORDS OF KING COUNTY, WASHINGTON.
THENCE NORTH 01°51'07" EAST, ALONG THE EAST MARGIN OF JUANITA DRIVE NORTHEAST, A DISTANCE OF 22.21 FEET;
THENCE SOUTH 88°08'53" EAST, A DISTANCE OF 14.74 FEET;
THENCE SOUTH 01°32'02" WEST, A DISTANCE OF 22.22 FEET TO THE SOUTH LINE OF SAID PARCEL;
THENCE NORTH 88°05'27" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 14.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 329 SQUARE FEET, MORE OR LESS.



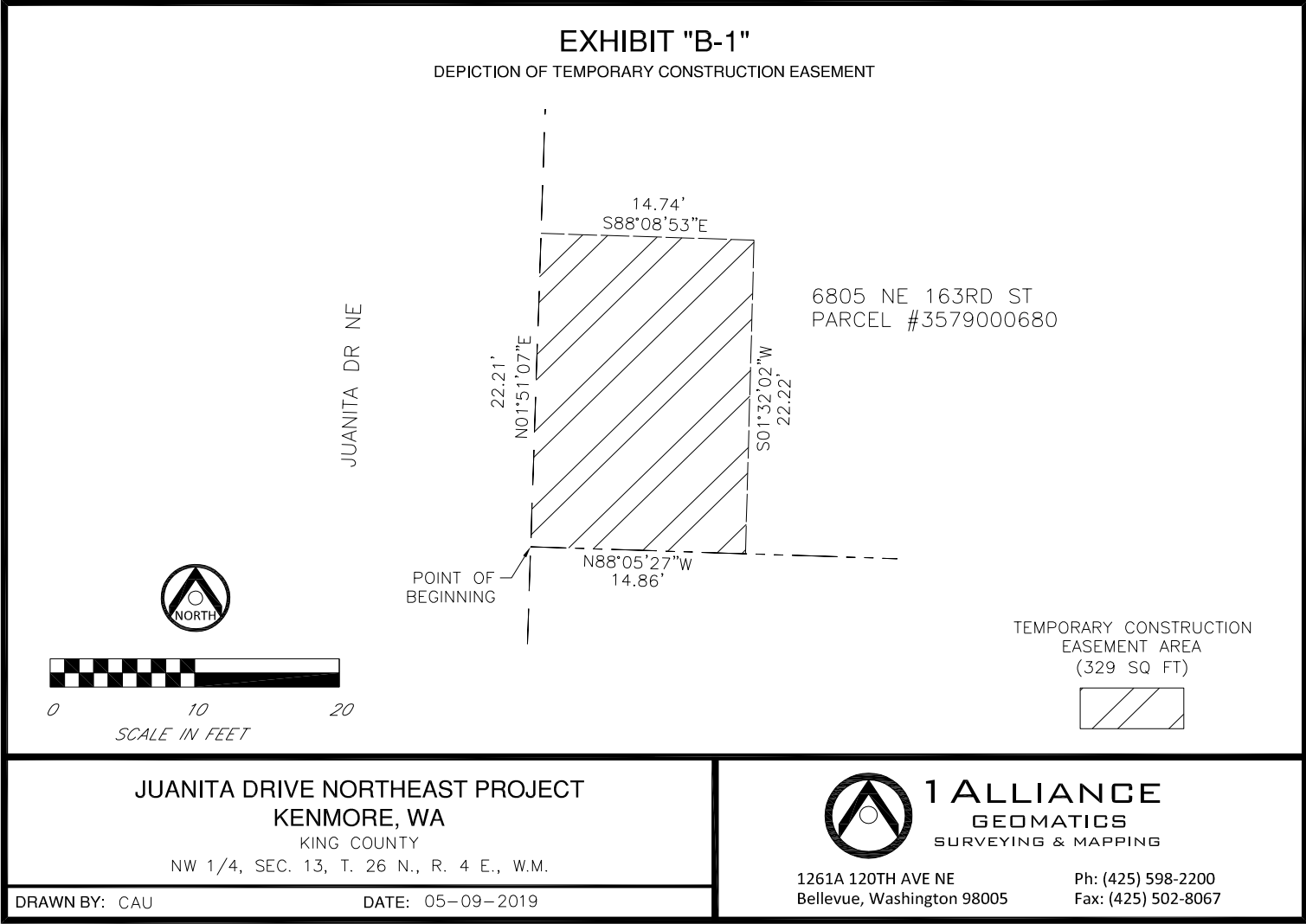


EXHIBIT "A"
Legal Description of Entire Property

OWNER: Truc D. Truong and Julie Luong

PARCEL NO. 3649100571

PARCEL A:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13;
THENCE NORTH 89°16'51" EAST ALONG THE SOUTH LINE OF SAID SECTION, 968.32 FEET TO INTERSECT THE CENTERLINE OF JUANITA DRIVE NORTHEAST;

THENCE NORTH 30°39'40" WEST ALONG SAID CENTERLINE, 518.59 FEET;
THENCE NORTH 59°20'20" EAST 30.00 FEET TO THE NORTHEASTERLY MARGIN OF SAID ROAD;
THENCE NORTH 30°39'40" WEST ALONG SAID NORTHEASTERLY ROAD MARGIN 160.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 30°39'40" WEST ALONG SAID ROAD MARGIN 40.00 FEET TO THE MOST SOUTHERLY CORNER OF MARION'S ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 60 OF PLATS, PAGE(S) 17, RECORDS OF KING COUNTY, WASHINGTON;
THENCE NORTH 59°20'20" EAST ALONG THE SOUTHWESTERLY LINE OF SAID PLAT, 250.00 FEET;
THENCE SOUTH 30°39'40" EAST 100.00 FEET;
THENCE SOUTH 59°20'20" WEST 125.00 FEET;
THENCE NORTH 30°39'40" WEST 60.00 FEET;
THENCE SOUTH 59°20'20" WEST 125.00 FEET TO THE POINT OF BEGINNING;

(ALSO KNOWN AS A PORTION OF LOT 12, BLOCK F, JACKSON'S COUNTRY CLUB, ACCORDING TO THE UNRECORDED PLAT THEREOF, IN KING COUNTY, WASHINGTON).

PARCEL B:

AN EASEMENT FOR INGRESS AND EGRESS OVER, THROUGH AND ACROSS THAT PORTION OF THE SOUTHWEST QUARTER OF SAID SECTION 13, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE ABOVE-DESCRIBED MAIN TRACT;
THENCE SOUTH 30°39'40" EAST 30.00 FEET;
THENCE SOUTH 59°26'20" WEST 40.00 FEET;
THENCE NORTH 30°29'40" WEST 15.00 FEET;
THENCE SOUTH 59°20'20" WEST 85.00 FEET;
THENCE NORTH 30°39'40" WEST 15.00 FEET;
THENCE NORTH 59°20'20" EAST 125.00 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"

Legal Description of Temporary Construction Easement

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13;
THENCE NORTH 89°16'51" EAST ALONG THE SOUTH LINE OF SAID SECTION, 968.32 FEET TO INTERSECT THE CENTERLINE OF JUANITA DRIVE NORTHEAST;
THENCE NORTH 30°39'40" WEST ALONG SAID CENTERLINE, 518.59 FEET;
THENCE NORTH 59°20'20" EAST 30.00 FEET TO THE NORTHEASTERLY MARGIN OF SAID ROAD;
THENCE NORTH 30°39'40" WEST ALONG SAID NORTHEASTERLY ROAD MARGIN 160.00 FEET TO THE POINT OF BEGINNING;

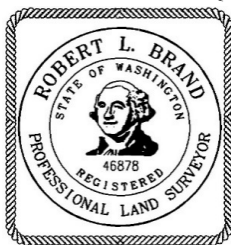
THENCE CONTINUING NORTH 30°39'40" WEST ALONG SAID ROAD MARGIN 40.00 FEET TO THE MOST SOUTHERLY CORNER OF MARION'S ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 60 OF PLATS, PAGE(S) 17, RECORDS OF KING COUNTY, WASHINGTON;
THENCE NORTH 59°20'20" EAST ALONG THE SOUTHWESTERLY LINE OF SAID PLAT, 250.00 FEET;
THENCE SOUTH 30°39'40" EAST 100.00 FEET;
THENCE SOUTH 59°20'20" WEST 125.00 FEET;
THENCE NORTH 30°39'40" WEST 60.00 FEET;
THENCE SOUTH 59°20'20" WEST 125.00 FEET TO THE POINT OF BEGINNING;

(ALSO KNOWN AS A PORTION OF LOT 12, BLOCK F, JACKSON'S COUNTRY CLUB, ACCORDING TO THE UNRECORDED PLAT THEREOF, IN KING COUNTY, WASHINGTON).

SAID EASEMENT DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY PARCEL CORNER ON THE NORTHEASTERLY RIGHT OF WAY MARGIN OF JUANITA DRIVE NORTHEAST;
THENCE NORTH 28°11'26" WEST, ALONG SAID MARGIN, A DISTANCE OF 32.89 FEET;
THENCE NORTH 61°48'34" EAST, A DISTANCE OF 23.00 FEET;
THENCE SOUTH 28°11'26" EAST, A DISTANCE OF 32.89 FEET TO THE PARCEL LINE;
THENCE SOUTH 61°48'34" WEST, ALONG SAID PARCEL LINE, A DISTANCE OF 23.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 757 SQUARE FEET, MORE OR LESS.



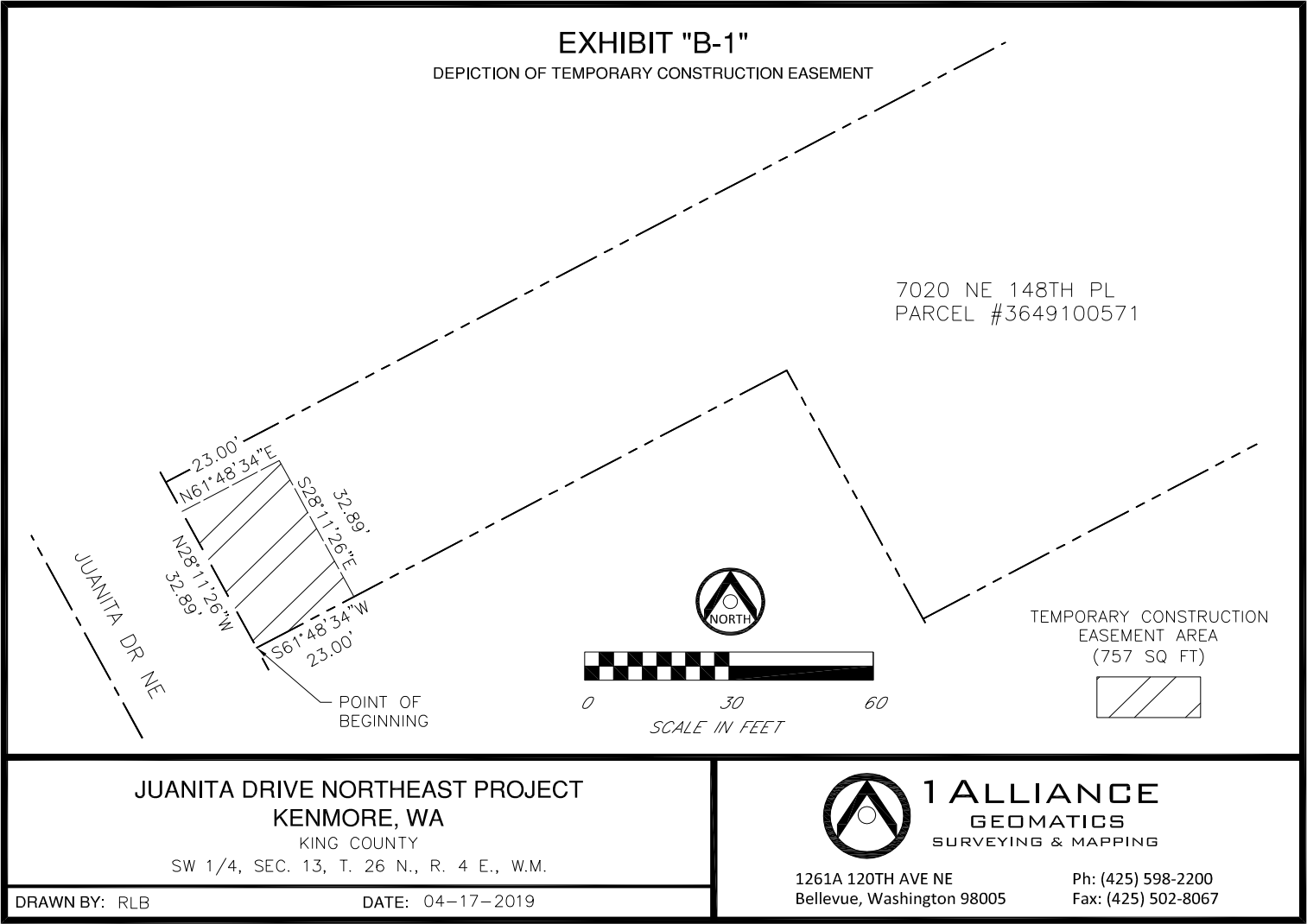


EXHIBIT "A"
Legal Description of Entire Property

OWNER: Darlene Van Damme

PARCEL NO. 3649100582

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 13;
THENCE NORTH 89° 16' 51" EAST ALONG THE SOUTH LINE OF SAID SECTION 968.32 FEET TO INTERSECT THE CENTERLINE OF JUANITA DRIVE NORTHEAST;
THENCE NORTH 30° 39' 40" WEST ALONG THE CENTERLINE OF SAID ROAD 418.59 FEET;
THENCE NORTH 59° 20' 20" EAST 30.00 FEET TO THE NORTHEASTERLY MARGIN OF SAID ROAD;
THENCE NORTH 30° 39' 40" WEST ALONG THE NORTHEASTERLY MARGIN OF SAID ROAD 80.00 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING NORTH 30° 39' 40" WEST ALONG SAID ROAD MARGIN 20.00 FEET;
THENCE NORTH 59° 20' 20" EAST 280.00 FEET;
THENCE SOUTH 30° 39' 40" EAST 100.00 FEET;
THENCE SOUTH 59° 20' 20" WEST 130.00 FEET;
THENCE NORTH 30° 39' 40" WEST 80.00 FEET;
THENCE SOUTH 59° 20' 20" WEST 150.00 FEET TO THE **POINT OF BEGINNING**.

(ALSO KNOWN AS A PORTION OF LOTS 14 AND 27, BLOCK F, JACKSONS' COUNTRY CLUB ADDITION, ACCORDING TO THE UNRECORDED PLAT THEREOF)

(AND ALSO KNOWN AS LOT B, KING COUNTY SUBDIVISION APPLICATION NO. 1172009 RECORDED UNDER RECORDING NUMBER 20070214000737)

EXHIBIT "B"

Legal Description of Temporary Construction Easement

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 13;
THENCE NORTH 89° 16' 51" EAST ALONG THE SOUTH LINE OF SAID SECTION 968.32 FEET TO INTERSECT THE CENTERLINE OF JUANITA DRIVE NORTHEAST;
THENCE NORTH 30° 39' 40" WEST ALONG THE CENTERLINE OF SAID ROAD 418.59 FEET;
THENCE NORTH 59° 20' 20" EAST 30.00 FEET TO THE NORTHEASTERLY MARGIN OF SAID ROAD;
THENCE NORTH 30° 39' 40" WEST ALONG THE NORTHEASTERLY MARGIN OF SAID ROAD 80.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 30° 39' 40" WEST ALONG SAID ROAD MARGIN 20.00 FEET;
THENCE NORTH 59° 20' 20" EAST 280.00 FEET;
THENCE SOUTH 30° 39' 40" EAST 100.00 FEET;
THENCE SOUTH 59° 20' 20" WEST 130.00 FEET;
THENCE NORTH 30° 39' 40" WEST 80.00 FEET;
THENCE SOUTH 59° 20' 20" WEST 150.00 FEET TO THE POINT OF BEGINNING.,
RECORDS OF KING COUNTY, WASHINGTON,

SAID EASEMENT DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY PARCEL CORNER ON THE NORTHEASTERLY RIGHT OF WAY MARGIN OF JUANITA DRIVE NORTHEAST;
THENCE NORTH 28°11'26" WEST, ALONG SAID MARGIN, A DISTANCE OF 16.89 FEET;
THENCE NORTH 61°49'10" EAST, A DISTANCE OF 20.20 FEET;
THENCE SOUTH 28°46'43" EAST, A DISTANCE OF 16.88 FEET TO THE PARCEL LINE;
THENCE SOUTH 61°48'34" WEST, ALONG SAID PARCEL LINE, A DISTANCE OF 20.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 343 SQUARE FEET, MORE OR LESS.



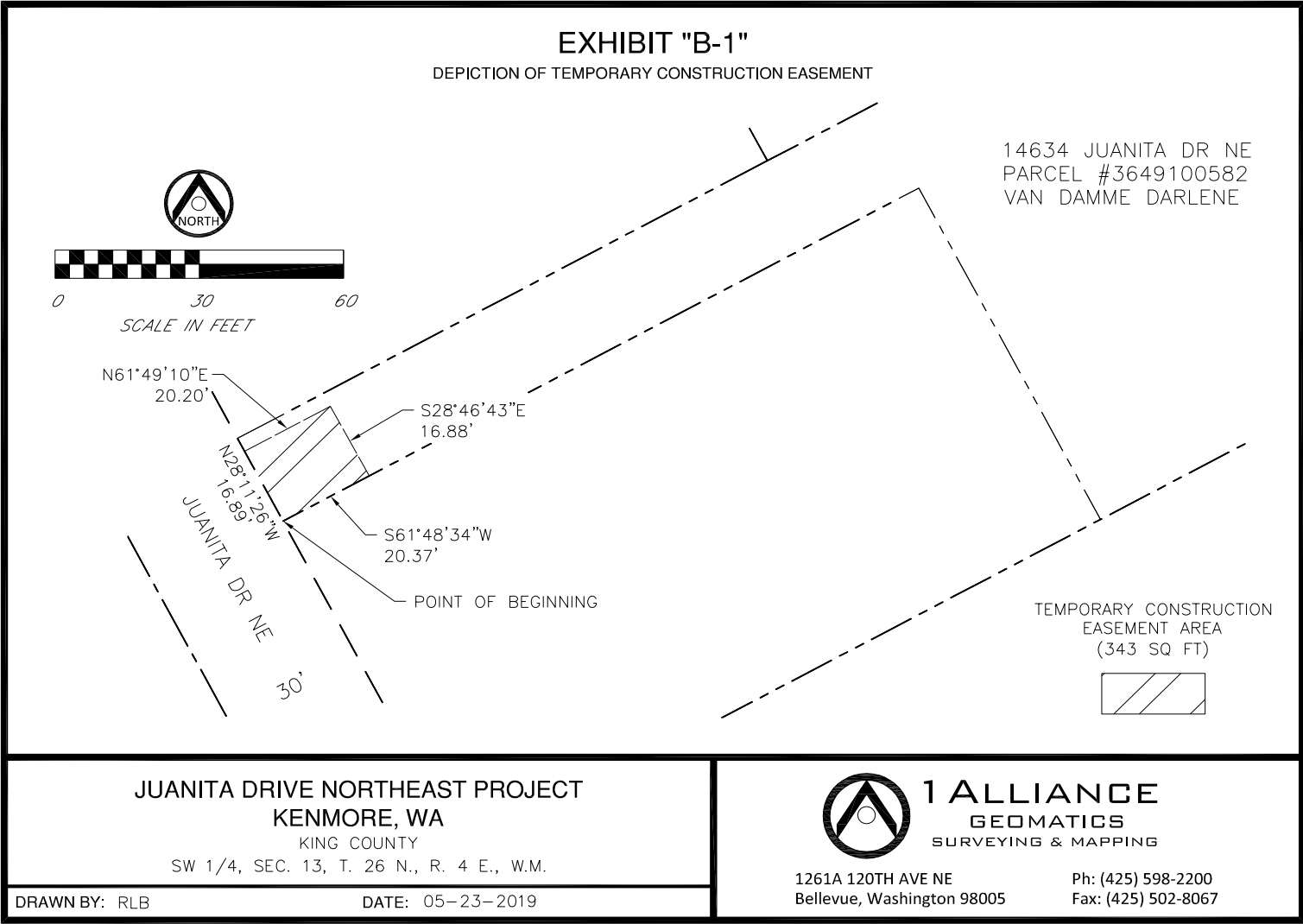


EXHIBIT "A"
Legal Description of Entire Property

OWNER: Elba M. Ochoa

PARCEL NO. 3649100576

THAT PORTION OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION;
THENCE NORTH 89° 16' 51" EAST ALONG THE SOUTHERLY LINE THEREOF 968.324 FEET;
THENCE NORTH 30° 39' 40" WEST 518.59 FEET;
THENCE NORTH 59° 20' 20" EAST 30.00 FEET TO THE NORTHEASTERLY LINE OF KENMORE-JUANITA HIGHWAY AND THE POINT OF BEGINNING;

THENCE NORTH 30° 39' 40" WEST ALONG SAID NORTHEASTERLY LINE 85.00 FEET;
THENCE NORTH 59° 20' 20" EAST 125.00 FEET;
THENCE SOUTH 30° 39' 40" EAST 85.00 FEET;
THENCE SOUTH 59° 20' 20" WEST 125.00 FEET TO THE POINT OF BEGINNING.

(ALSO KNOWN AS THE SOUTHEASTERLY 85 FEET OF THE SOUTHWESTERLY 125.00 FEET OF LOT 13, BLOCK F, JACKSON'S COUNTRY CLUB ADDITION, ACCORDING TO THE UNRECORDED PLAT)

EXHIBIT "B"

Legal Description of Temporary Construction Easement

THAT PORTION OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 26 NORTH,
RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION;
THENCE NORTH 89° 16' 51" EAST ALONG THE SOUTHERLY LINE THEREOF 968.324
FEET;
THENCE NORTH 30° 39' 40" WEST 518.59 FEET;
THENCE NORTH 59° 20' 20" EAST 30.00 FEET TO THE NORTHEASTERLY LINE OF
KENMORE-JUANITA HIGHWAY AND THE POINT OF BEGINNING;

THENCE NORTH 30° 39' 40" WEST ALONG SAID NORTHEASTERLY LINE 85.00 FEET;
THENCE NORTH 59° 20' 20" EAST 125.00 FEET;
THENCE SOUTH 30° 39' 40" EAST 85.00 FEET;
THENCE SOUTH 59° 20' 20" WEST 125.00 FEET TO THE POINT OF BEGINNING.

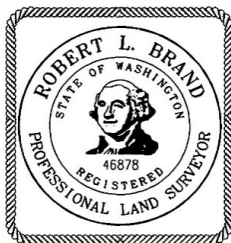
(ALSO KNOWN AS THE SOUTHEASTERLY 85 FEET OF THE SOUTHWESTERLY
125.00 FEET OF LOT 13, BLOCK F, JACKSON'S COUNTRY CLUB ADDITION,
ACCORDING TO THE UNRECORDED PLAT)

SAID EASEMENT DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY PARCEL CORNER ON THE NORTHEASTERLY
RIGHT OF WAY MARGIN OF JUANITA DRIVE NORTHEAST;
THENCE NORTH 28°11'26" WEST, ALONG SAID MARGIN, A DISTANCE OF 33.20 FEET
TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 28°11'26" WEST, ALONG SAID MARGIN, A DISTANCE
OF 22.00 FEET;
THENCE NORTH 61°48'34" EAST, A DISTANCE OF 20.68 FEET;
THENCE SOUTH 28°11'26" EAST, A DISTANCE OF 22.00 FEET;
THENCE SOUTH 61°48'34" WEST, A DISTANCE OF 20.68 FEET TO THE POINT OF
BEGINNING.

CONTAINING 455 SQUARE FEET, MORE OR LESS.



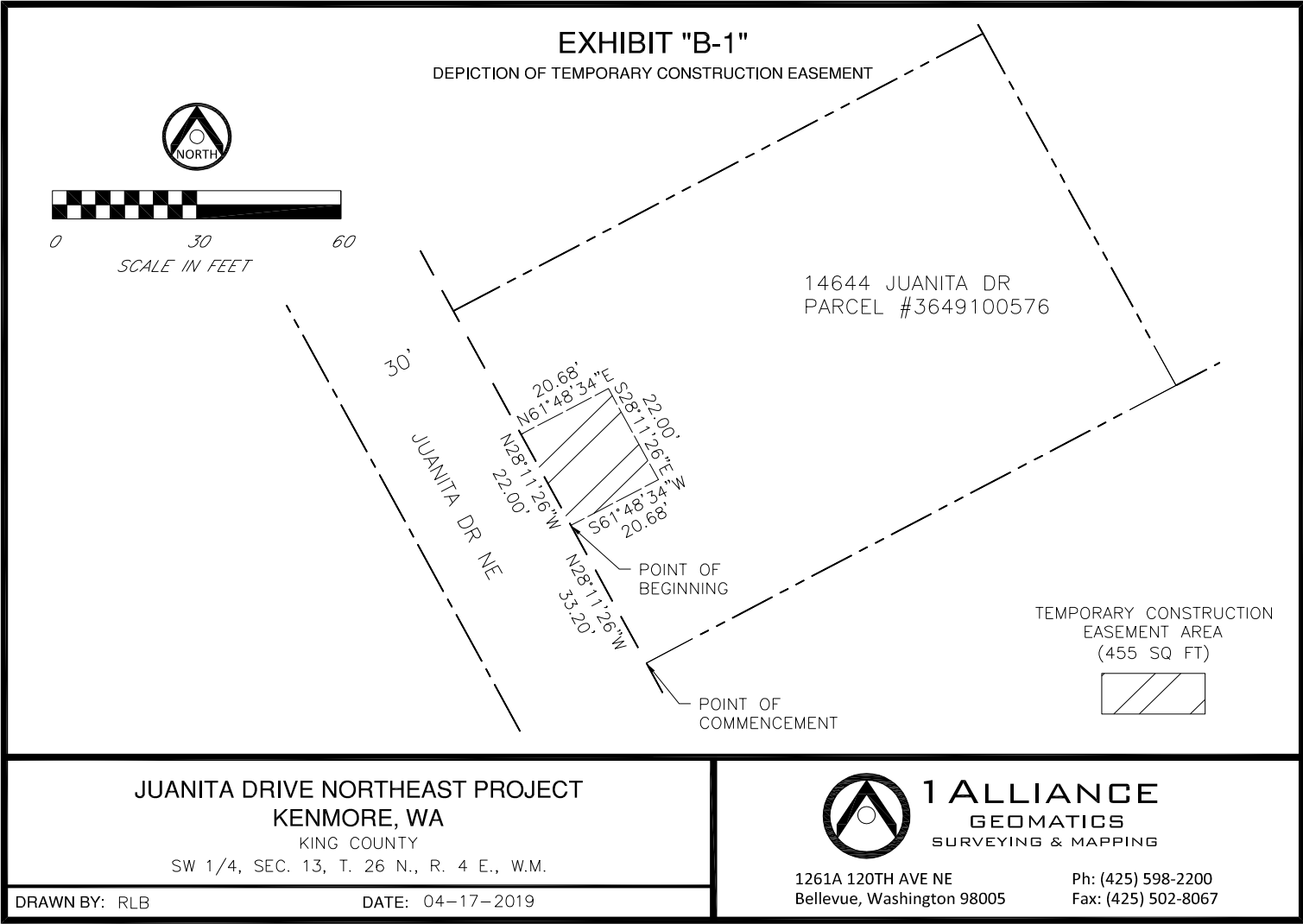


EXHIBIT "A"
Legal Description of Entire Property

OWNER: Samuel and Victoria Cibrian

PARCEL NO. 3649100570

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13;
THENCE NORTH 89° 16' 51" EAST ALONG SECTION LINE 968.324 FEET;
THENCE NORTH 30° 39' 40" WEST 603.59 FEET;
THENCE NORTH 59° 20' 20" EAST 30 FEET TO THE NORTHEASTERLY MARGIN OF KENMORE JUANITA HIGHWAY AND THE POINT OF BEGINNING;

THENCE NORTH 30° 39' 40" WEST ALONG SAID NORTHEASTERLY MARGIN 75 FEET;
THENCE NORTH 59° 20' 20" EAST 125 FEET;
THENCE SOUTH 30° 39' 40" EAST 75 FEET;
THENCE SOUTH 59° 20' 20" WEST 125 FEET TO THE POINT OF BEGINNING.

(ALSO KNOWN AS THE NORTHWESTERLY 15 FEET OF THE SOUTHWESTERLY 125 FEET OF LOT 13 AND THE SOUTHEASTERLY 60 FEET OF THE SOUTHWESTERLY 125 FEET OF LOT 12, BLOCK F, JACKSON'S COUNTRY CLUB ADDITION, ACCORDING TO THE UNRECORDED PLAT THEREOF)

EXHIBIT "B"

Legal Description of Temporary Construction Easement

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13;
THENCE NORTH 89° 16' 51" EAST ALONG SECTION LINE 968.324 FEET;
THENCE NORTH 30° 39' 40" WEST 603.59 FEET;
THENCE NORTH 59° 20' 20" EAST 30 FEET TO THE NORTHEASTERLY MARGIN OF KENMORE JUANITA HIGHWAY AND THE POINT OF BEGINNING;

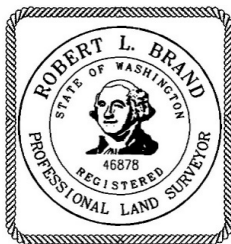
THENCE NORTH 30° 39' 40" WEST ALONG SAID NORTHEASTERLY MARGIN 75 FEET;
THENCE NORTH 59° 20' 20" EAST 125 FEET;
THENCE SOUTH 30° 39' 40" EAST 75 FEET;
THENCE SOUTH 59° 20' 20" WEST 125 FEET TO THE POINT OF BEGINNING.

(ALSO KNOWN AS THE NORTHWESTERLY 15 FEET OF THE SOUTHWESTERLY 125 FEET OF LOT 13 AND THE SOUTHEASTERLY 60 FEET OF THE SOUTHWESTERLY 125 FEET OF LOT 12, BLOCK F, JACKSON'S COUNTRY CLUB ADDITION, ACCORDING TO THE UNRECORDED PLAT THEREOF)

SAID EASEMENT DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY PARCEL CORNER ON THE NORTHEASTERLY RIGHT OF WAY MARGIN OF JUANITA DRIVE NORTHEAST;
THENCE SOUTH 28°11'26" EAST, ALONG SAID MARGIN, A DISTANCE OF 26.03 FEET;
THENCE NORTH 61°52'10" EAST, A DISTANCE OF 19.52 FEET;
THENCE NORTH 28°16'41" WEST, A DISTANCE OF 26.05 FEET TO THE PARCEL LINE;
THENCE SOUTH 61°48'34" WEST, ALONG SAID PARCEL LINE, A DISTANCE OF 19.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 508 SQUARE FEET, MORE OR LESS.



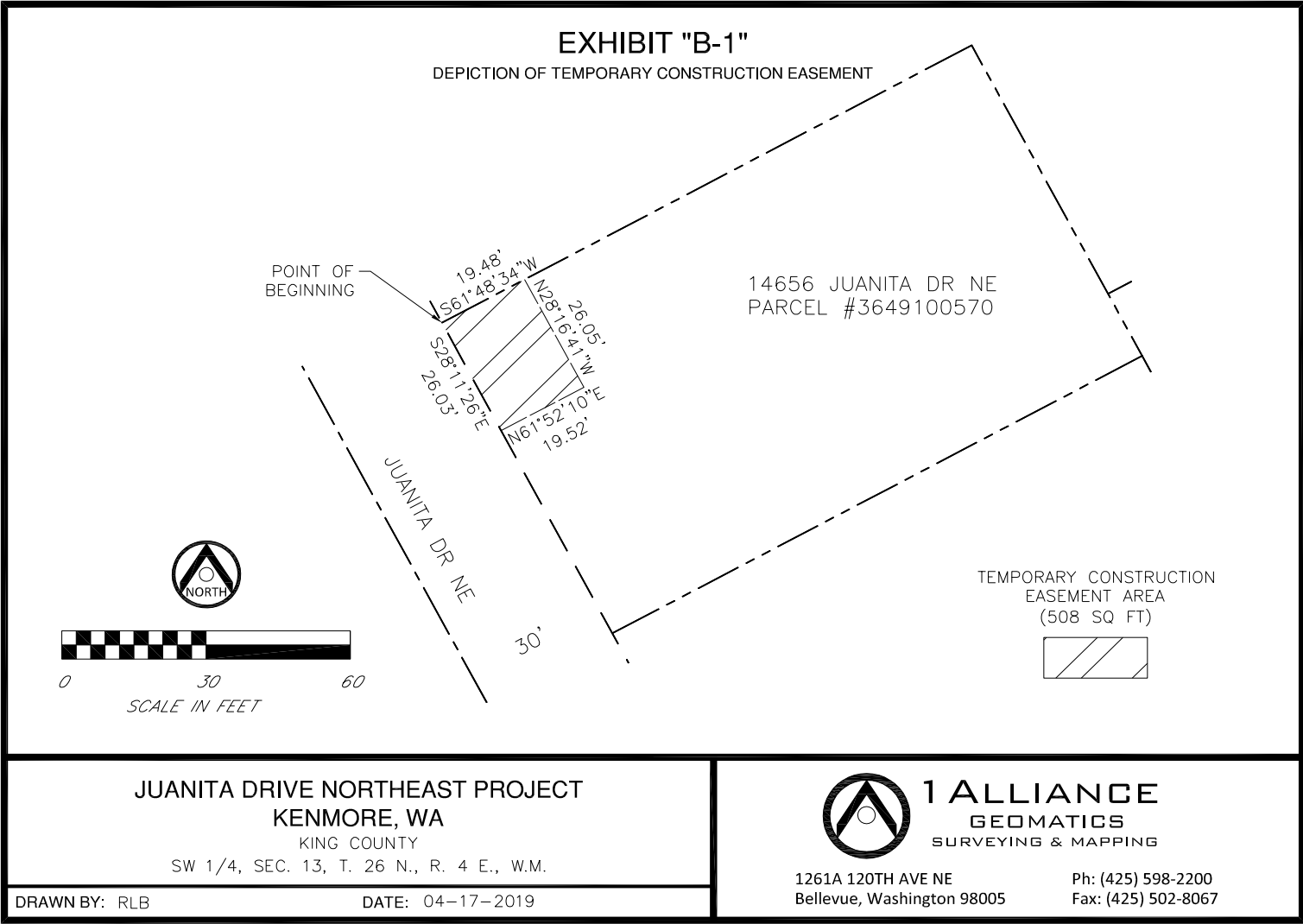


EXHIBIT "A"
Legal Description of Entire Property

OWNER: Arrowhead Park Vista Condominiums

PARCEL NO. 0281000000

PARCEL A:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE NORTH 89°39'40" EAST ALONG THE SOUTH LINE THEREOF 1,002.945 FEET TO THE NORTHWESTERLY LINE OF JUANITA DRIVE NORTHEAST;
THENCE NORTH 30°39'40" WEST ALONG SAID DRIVE LINE 1,335.87 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 30°39'40" WEST ALONG SAID DRIVE LINE 175 FEET;
THENCE NORTH 59°20'20" EAST 250 FEET;
THENCE SOUTH 30°39'40" EAST 175 FEET;
THENCE SOUTH 59°20'20" WEST 250 FEET TO THE POINT OF BEGINNING.

(ALSO KNOWN AS LOT 5 AND THE SOUTHERLY 75 FEET OF LOT 4, BLOCK "F", JACKSON'S COUNTRY CLUB ADDITION, ACCORDING TO THE UNRECORDED PLAT THEREOF);

PARCEL B:

LOT(S) B OF SHORT PLAT NO. 577121 RECORDED UNDER RECORDING NO. 7711080878, RECORDS OF KING COUNTY, WASHINGTON.

BOTH SITUATE IN THE CITY OF KENMORE, COUNTY OF KING, STATE OF WASHINGTON.

EXHIBIT "B"
Legal Description of Temporary Construction Easement

THAT PORTION OF THE BELOW DESCRIBED PARCELS;

PARCEL A:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 26 NORTH,
RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE NORTH 89°39'40" EAST ALONG THE SOUTH LINE THEREOF 1,002.945 FEET TO THE
NORTHWESTERLY LINE OF JUANITA DRIVE NORTHEAST;
THENCE NORTH 30°39'40" WEST ALONG SAID DRIVE LINE 1,335.87 FEET TO THE POINT OF
BEGINNING;
THENCE NORTH 30°39'40" WEST ALONG SAID DRIVE LINE 175 FEET;
THENCE NORTH 59°20'20" EAST 250 FEET;
THENCE SOUTH 30°39'40" EAST 175 FEET;
THENCE SOUTH 59°20'20" WEST 250 FEET TO THE POINT OF BEGINNING.

(ALSO KNOWN AS LOT 5 AND THE SOUTHERLY 75 FEET OF LOT 4, BLOCK "F", JACKSON'S
COUNTRY CLUB ADDITION, ACCORDING TO THE UNRECORDED PLAT THEREOF);

PARCEL B:

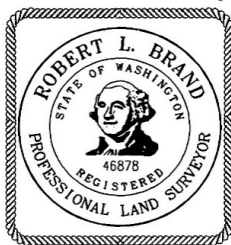
LOT(S) B OF SHORT PLAT NO. 577121 RECORDED UNDER RECORDING NO. 7711080878,
RECORDS OF KING COUNTY, WASHINGTON.

BOTH SITUATE IN THE CITY OF KENMORE, COUNTY OF KING, STATE OF WASHINGTON.

SAID TEMPORARY CONSTRUCTION EASEMENT DESCRIBED AS FOLLOWS;

COMMENCING ON THE NORTHERLY PARCEL CORNER ON THE NORTHEASTERLY MARGIN
OF JUANITA DRIVE NORTHEAST;
THENCE SOUTH 28°11'26" EAST, ALONG SAID MARGIN, A DISTANCE OF 29.69 FEET TO THE
POINT OF BEGINNING;
THENCE CONTINUING SOUTH 28°11'26" EAST, ALONG SAID MARGIN, A DISTANCE OF 37.99
FEET;
THENCE NORTH 61°48'32" EAST, A DISTANCE OF 16.72 FEET;
THENCE NORTH 26°33'14" WEST, A DISTANCE OF 38.01 FEET;
THENCE SOUTH 61°48'36" WEST, A DISTANCE OF 17.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 656 SQUARE FEET MORE OR LESS.



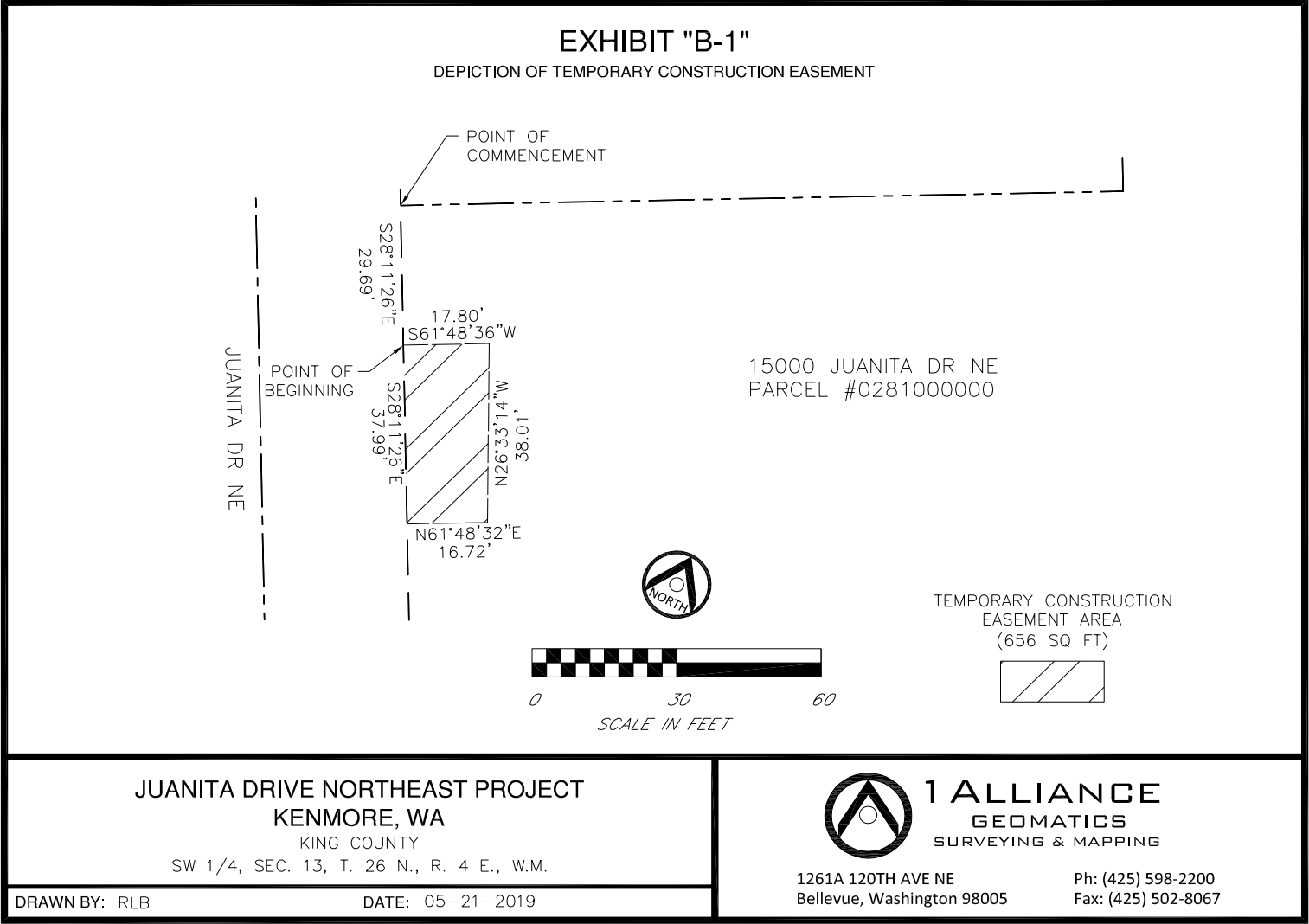


EXHIBIT “A”

Legal Description of Entire Property

OWNER: J & B Management, Inc.

PARCEL NO. 3649100510

LOT A OF KING COUNTY SHORT PLAT 577121, AS RECORDED UNDER
RECORDING NO. 7711080878, RECORDS OF KING COUNTY, WASHINGTON.

EXHIBIT "B"

Legal Description of Temporary Construction Easement

THAT PORTION OF LOT A OF KING COUNTY SHORT PLAT 577121, AS RECORDED UNDER RECORDING NO. 7711080878, RECORDS OF KING COUNTY, WASHINGTON.

SAID EASEMENT DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY PARCEL CORNER ON THE NORTHEASTERLY RIGHT OF WAY MARGIN OF JUANITA DRIVE NORTHEAST;
THENCE NORTH 28°11'26" WEST, ALONG SAID MARGIN, A DISTANCE OF 13.76 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 28°11'26" WEST, ALONG SAID MARGIN, A DISTANCE OF 108.93 FEET;

THENCE NORTH 61°01'58" EAST, A DISTANCE OF 14.95 FEET;

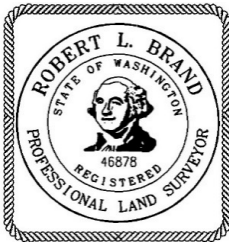
THENCE SOUTH 28°11'26" EAST, A DISTANCE 47.32 FEET;

THENCE SOUTH 43°34'28" EAST, A DISTANCE OF 25.43 FEET;

THENCE SOUTH 27°03'15" EAST, A DISTANCE OF 37.30 FEET;

THENCE SOUTH 61°48'34" WEST, A DISTANCE OF 20.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,951 SQUARE FEET, MORE OR LESS.



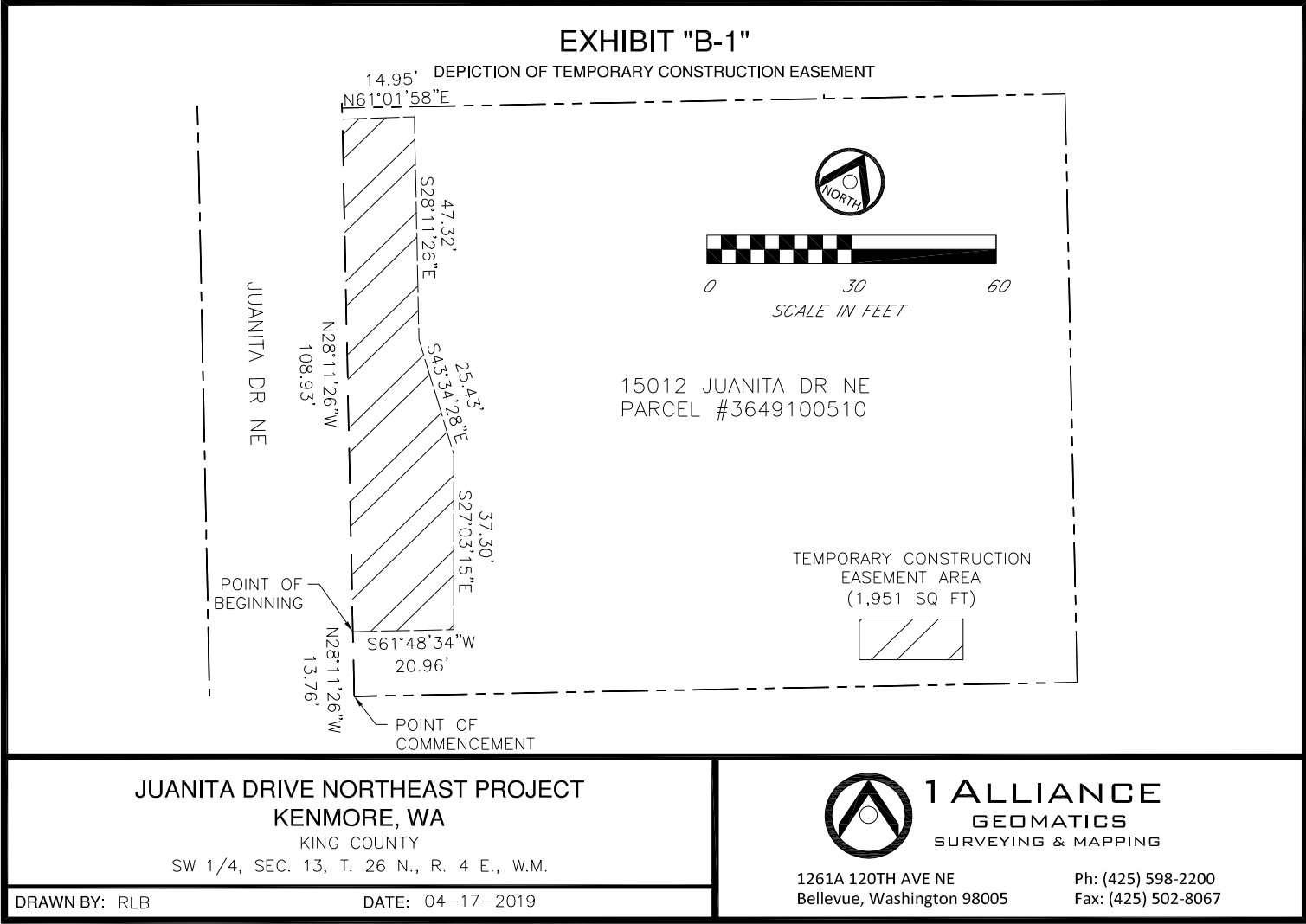


EXHIBIT “A”

Legal Description of Entire Property

OWNER: Zhanhui Wang and Zhanhua Deng

PARCEL NO. 3582700090

LOT 18, BLOCK 1, INGLEWOOD TERRACE ADDITION, ACCORDING TO THE
PLAT THEREOF, RECORDED IN VOLUME 57 OF PLATS, PAGE 20, RECORDS OF
KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

EXHIBIT "B"

Legal Description of Temporary Construction Easement

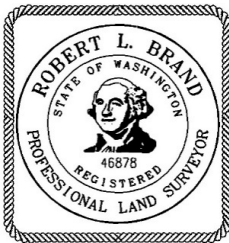
LOT 18, BLOCK 1, INGLEWOOD TERRACE ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 57 OF PLATS, PAGE 20, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SAID EASEMENT DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY PARCEL CORNER ON THE NORTHEASTERLY RIGHT OF WAY MARGIN OF JUANITA DRIVE NORTHEAST;
THENCE SOUTH 11°53'53" EAST, ALONG SAID MARGIN, A DISTANCE OF 36.11 FEET;
THENCE NORTH 78°19'44" EAST, A DISTANCE OF 20.24 FEET;
THENCE NORTH 12°18'25" WEST, A DISTANCE OF 31.10 FEET TO THE NORTH PARCEL LINE;
THENCE NORTH 87°37'50" WEST, ALONG SAID PARCEL LINE, A DISTANCE OF 20.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 676 SQUARE FEET, MORE OR LESS.



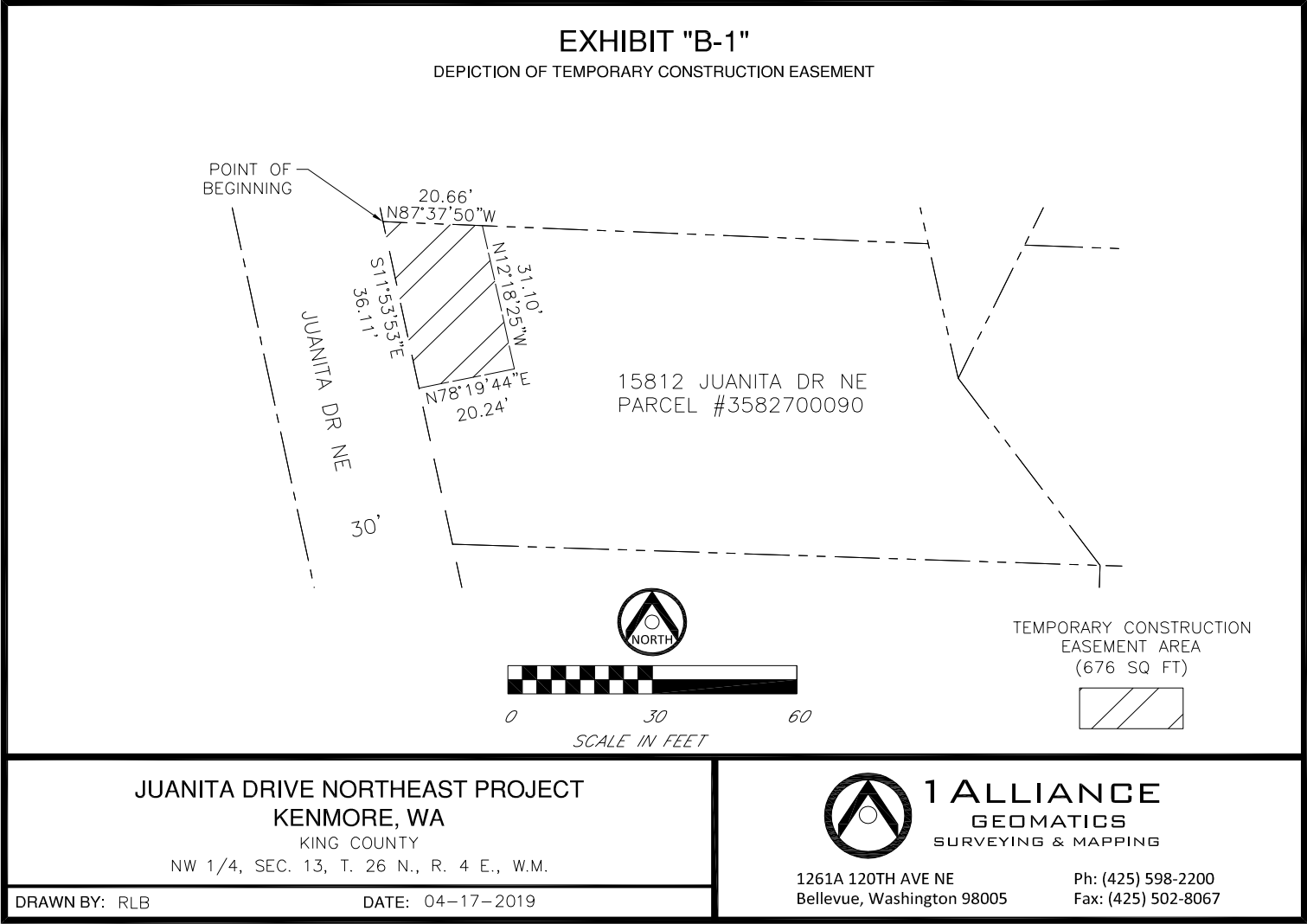


EXHIBIT “A”

Legal Description of Entire Property

OWNER: Robert Patrick Brady and Camille Marianne Brady

PARCEL NO. 3582700100

LOT 20, BLOCK 1, INGLEWOOD TERRACE, ACCORDING TO THE PLAT
THEREOF RECORDED IN VOLUME 57, PAGE(S) 20, RECORDS OF KING
COUNTY, WASHINGTON;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

EXHIBIT "B"

Legal Description of Temporary Construction Easement

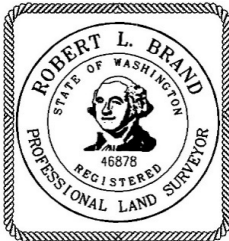
LOT 20, BLOCK 1, INGLEWOOD TERRACE, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 57, PAGE(S) 20, RECORDS OF KING COUNTY,
WASHINGTON;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SAID EASEMENT DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY PARCEL CORNER ON THE NORTHEASTERLY
RIGHT OF WAY MARGIN OF JUANITA DRIVE NORTHEAST;
THENCE SOUTH $11^{\circ}53'53''$ EAST, ALONG SAID MARGIN, A DISTANCE OF 22.93 FEET;
THENCE NORTH $78^{\circ}06'07''$ EAST, A DISTANCE OF 11.33 FEET;
THENCE NORTH $11^{\circ}45'03''$ WEST, A DISTANCE OF 20.01 FEET TO THE NORTH PARCEL
LINE;
THENCE NORTH $87^{\circ}31'54''$ WEST, ALONG SAID PARCEL LINE, A DISTANCE OF 11.75
FEET TO THE POINT OF BEGINNING.

CONTAINING 244 SQUARE FEET, MORE OR LESS.



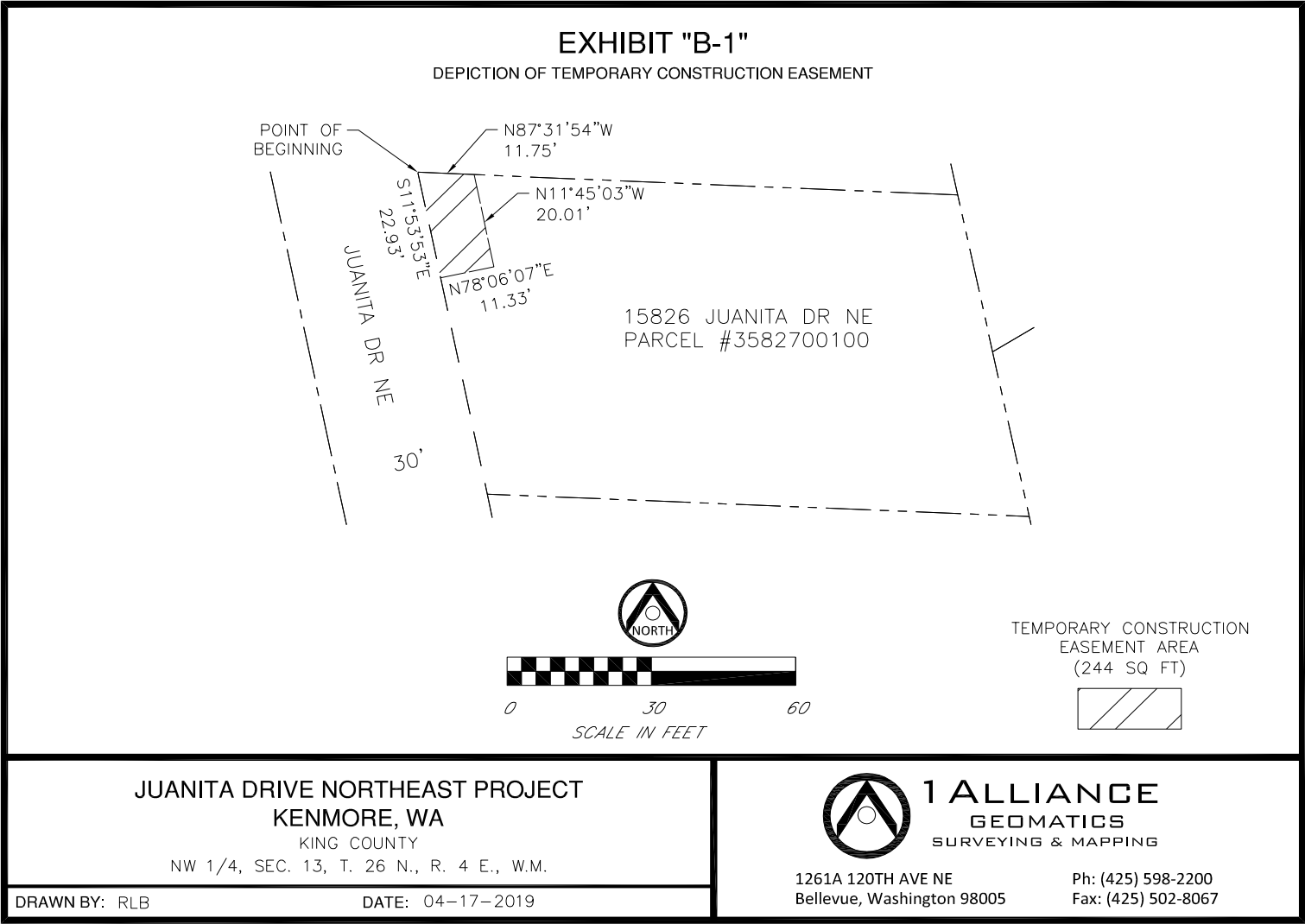


EXHIBIT “A”

Legal Description of Entire Property

OWNER: Austin James Shepherd and Italia Mikel Shepherd

PARCEL NO. 3582700105

LOT 21, BLOCK 1, INGLEWOOD TERRACE, ACCORDING TO THE PLAT
THEREOF RECORDED IN VOLUME 57, PAGE(S) 20, RECORDS OF KING
COUNTY, WASHINGTON;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

EXHIBIT "B"

Legal Description of Temporary Construction Easement

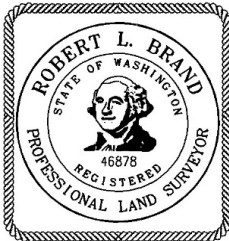
LOT 21, BLOCK 1, INGLEWOOD TERRACE, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 57, PAGE(S) 20, RECORDS OF KING COUNTY,
WASHINGTON;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SAID EASEMENT DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY PARCEL CORNER ON THE NORTHEASTERLY RIGHT
OF WAY MARGIN OF JUANITA DRIVE NORTHEAST;
THENCE NORTH 11°53'53" WEST, ALONG SAID MARGIN, A DISTANCE OF 20.96 FEET;
THENCE NORTH 78°06'07" EAST, A DISTANCE OF 11.44 FEET;
THENCE SOUTH 11°45'03" EAST, A DISTANCE OF 23.88 FEET TO THE SOUTH PARCEL
LINE;
THENCE NORTH 87°31'54" WEST, ALONG SAID PARCEL LINE, A DISTANCE OF 11.75
FEET TO THE POINT OF BEGINNING.

CONTAINING 256 SQUARE FEET, MORE OR LESS.



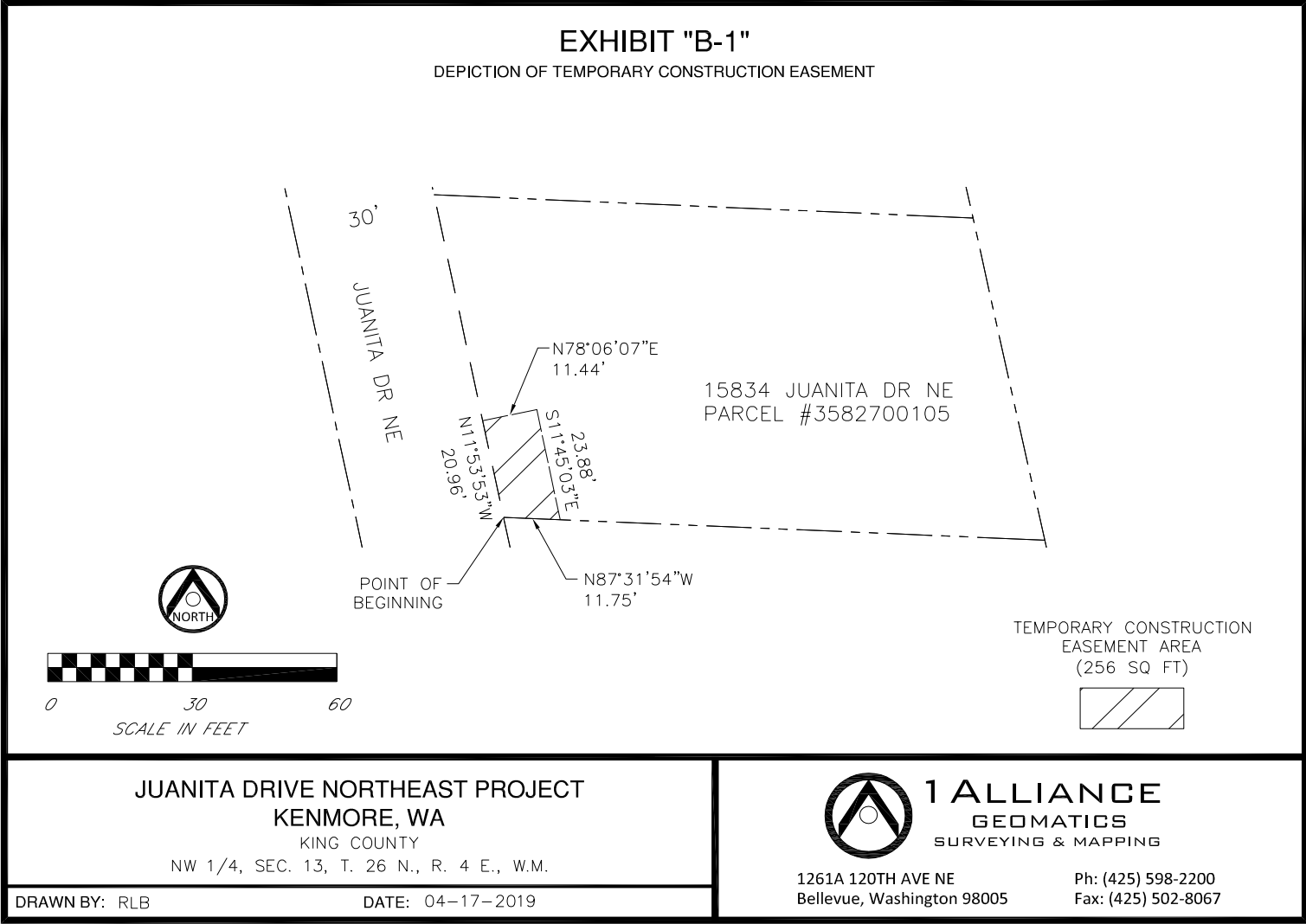


EXHIBIT "A"

Legal Description of Entire Property

OWNER: Megan Aram Estabrook who acquired title as Tracy Herrick

PARCEL NO. 3582700110

LOT 22, BLOCK 1, INGLEWOOD TERRACE, ACCORDING TO THE PLAT
THEREOF, RECORDED IN VOLUME 57 OF PLATS, AT PAGE 20, RECORDS OF
KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

EXHIBIT "B"

Legal Description of Temporary Construction Easement

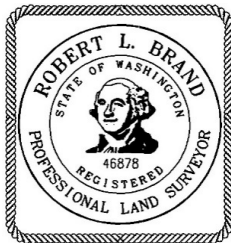
LOT 22, BLOCK 1, INGLEWOOD TERRACE, ACCORDING TO THE PLAT THEREOF,
RECORDED IN VOLUME 57 OF PLATS, AT PAGE 20, RECORDS OF KING COUNTY,
WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SAID EASEMENT DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY PARCEL CORNER ON THE NORTHEASTERLY RIGHT
OF WAY MARGIN OF JUANITA DRIVE NORTHEAST;
THENCE NORTH 11°53'53" WEST, ALONG SAID MARGIN, A DISTANCE OF 28.72 FEET;
THENCE NORTH 78°06'07" EAST, A DISTANCE OF 22.95 FEET;
THENCE SOUTH 11°53'53" EAST, A DISTANCE OF 34.62 FEET TO THE SOUTH PARCEL
LINE;
THENCE NORTH 87°28'53" WEST, ALONG SAID PARCEL LINE, A DISTANCE OF 23.69
FEET TO THE POINT OF BEGINNING.

CONTAINING 727 SQUARE FEET, MORE OR LESS.



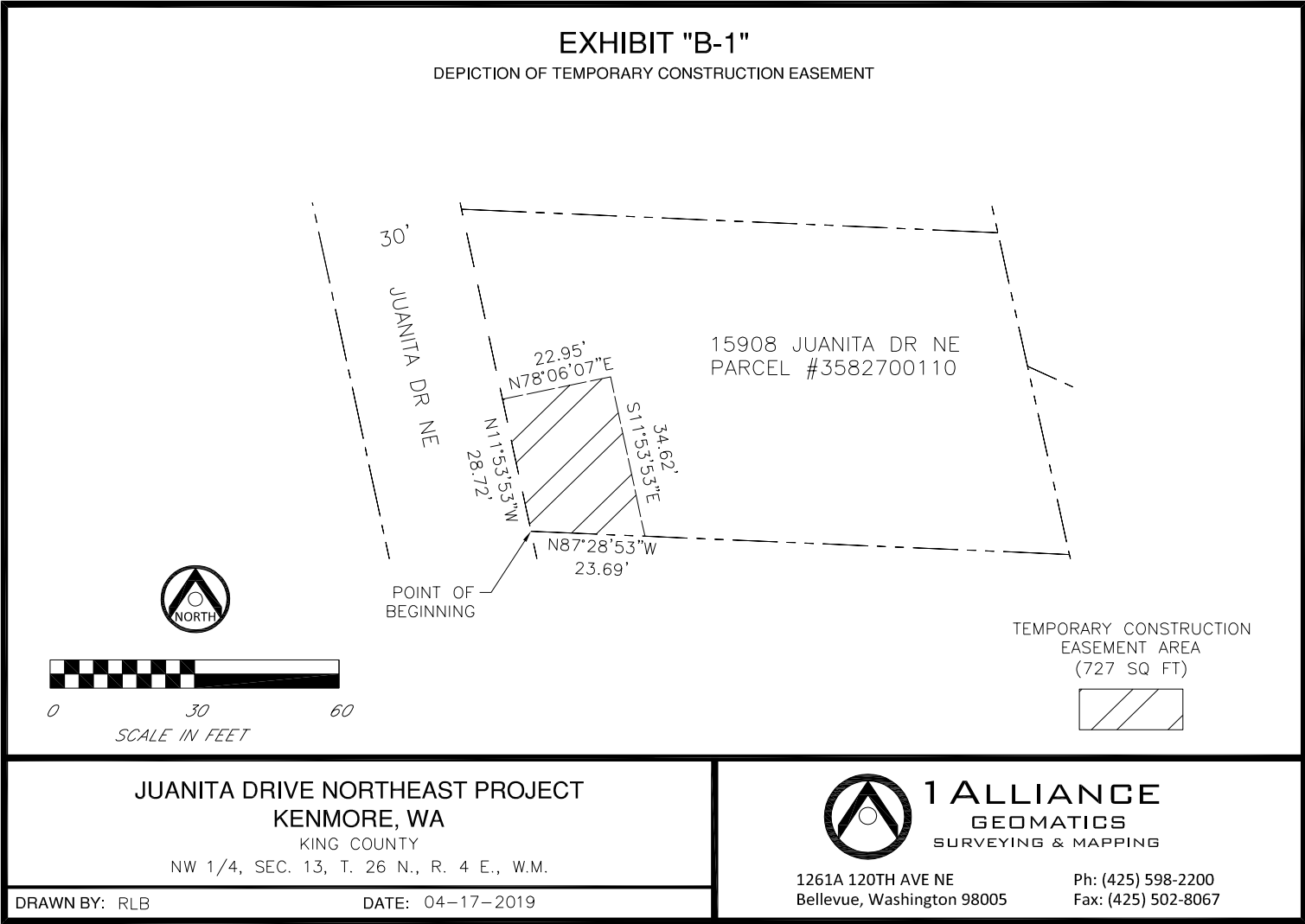


EXHIBIT "A"

Legal Description of Entire Property

OWNER: Gary E. Rice and Jane E. Rice

PARCEL NO. 1326049147

THE SOUTH 215 FEET OF THAT PORTION OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING WESTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF SAID SUBDIVISION, 315.92 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE NORTH 01°51'36" EAST TO THE NORTH LINE OF SAID SUBDIVISION AND THE TERMINUS OF SAID LINE DESCRIPTION;

EXCEPT COUNTY ROAD.

(ALSO KNOWN AS LOT B OF KING COUNTY LOT LINE ADJUSTMENT
RECORDED UNDER RECORDING NO. 8706250542.)

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

EXHIBIT "B"

Legal Description of Temporary Construction Easement

THE SOUTH 215 FEET OF THAT PORTION OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING WESTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF SAID SUBDIVISION, 315.92 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE NORTH 01°51'36" EAST TO THE NORTH LINE OF SAID SUBDIVISION AND THE TERMINUS OF SAID LINE DESCRIPTION;

EXCEPT COUNTY ROAD.

(ALSO KNOWN AS LOT B OF KING COUNTY LOT LINE ADJUSTMENT RECORDED UNDER RECORDING NO. 8706250542.)

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SAID EASEMENT DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY PARCEL CORNER ON THE EASTERLY RIGHT OF WAY MARGIN OF JUANITA DRIVE NORTHEAST;
SAID CORNER BEING ON A CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 85°06'59" EAST, A DISTANCE OF 913.37 FEET;
THENCE NORTH, ALONG SAID CURVE TO THE RIGHT AND MARGIN, THROUGH A CENTRAL ANGLE OF 1°12'54" AND AN ARC LENGTH OF 19.37 FEET TO THE POINT OF BEGINNING;

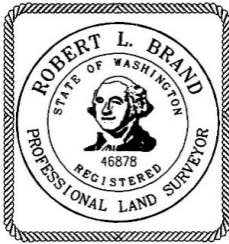
THENCE CONTINUING ALONG SAID CURVE AND MARGIN, THROUGH A CENTRAL ANGLE OF 2°14'55" AND AN ARC LENGTH OF 35.85 FEET TO A POINT HEREINAFTER KNOWN AS POINT 'A';
THENCE NORTH 88°15'59" EAST, A DISTANCE OF 23.79 FEET TO A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 889.60 FEET, THE CENTER OF WHICH BEARS NORTH 88°35'19" EAST;
THENCE SOUTH, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°15'18" AND AN ARC LENGTH OF 35.01 FEET;
THENCE SOUTH 86°15'16" WEST, A DISTANCE OF 23.79 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED AREA;

COMMENCING AT SAID POINT 'A';
THENCE CONTINUING NORTH, ALONG SAID 913.37 FOOT RADIUS CURVE AND
MARGIN, THROUGH A CENTRAL ANGLE OF 3°16'18" AND AN ARC LENGTH OF 52.16
FEET;
THENCE NORTH 01°51'07" EAST, CONTINUING ALONG SAID MARGIN, A DISTANCE
OF 39.83 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 01°51'07" EAST, ALONG SAID MARGIN, A DISTANCE
OF 33.99 FEET;
THENCE SOUTH 87°57'10" EAST, A DISTANCE OF 18.35 FEET;
THENCE SOUTH 01°50'06" WEST, A DISTANCE OF 33.99 FEET;
THENCE NORTH 87°57'09" WEST, A DISTANCE OF 18.36 FEET TO THE POINT OF
BEGINNING.

CONTAINING 1,467 SQUARE FEET, MORE OR LESS.



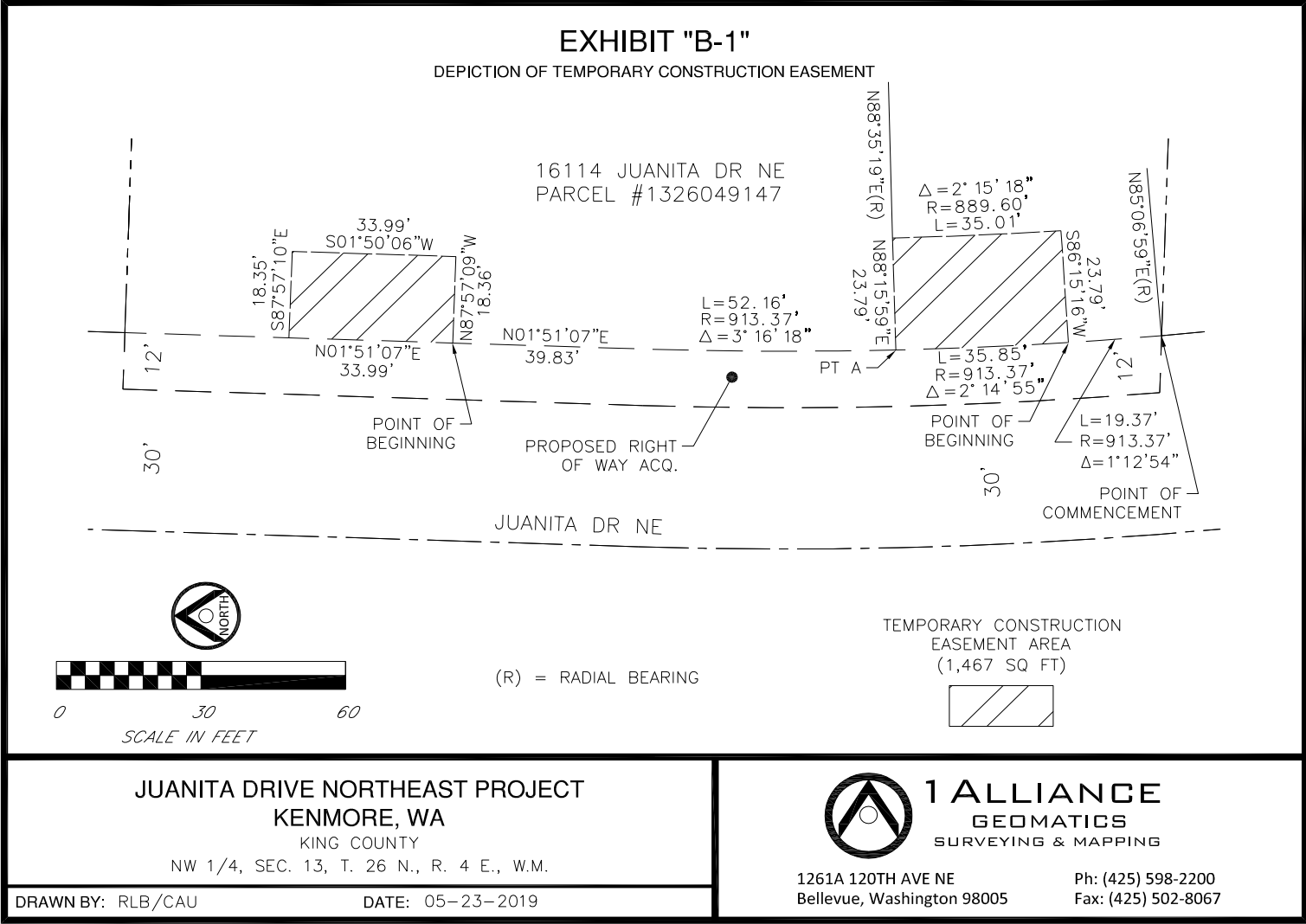


EXHIBIT "A"

Legal Description of Entire Property

OWNER: Molly L. Burrows and Jennifer L. Emerick

PARCEL NO. 1326049146

LOT 1, KING COUNTY SHORT PLAT NO. L93S0011, ACCORDING TO THE SHORT
PLAT RECORDED UNDER RECORDING NUMBER 9707289005, RECORDS OF
KING COUNTY, WASHINGTON;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

EXHIBIT "B"

Legal Description of Temporary Construction Easement

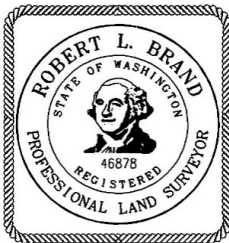
LOT 1, KING COUNTY SHORT PLAT NO. L93S0011, ACCORDING TO THE SHORT PLAT RECORDED UNDER RECORDING NUMBER 9707289005, RECORDS OF KING COUNTY, WASHINGTON;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SAID EASEMENT DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH PARCEL CORNER ON THE EAST RIGHT OF WAY MARGIN OF JUANITA DRIVE NORTHEAST;
THENCE SOUTH 01°51'07" WEST, ALONG SAID MARGIN, A DISTANCE OF 7.35 FEET;
THENCE SOUTH 88°08'53" EAST, A DISTANCE OF 14.91 FEET;
THENCE NORTH 01°32'02" EAST, A DISTANCE OF 7.34 FEET TO THE NORTH PARCEL LINE;
THENCE NORTH 88°05'27" WEST, ALONG SAID PARCEL LINE, A DISTANCE OF 14.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 109 SQUARE FEET, MORE OR LESS.



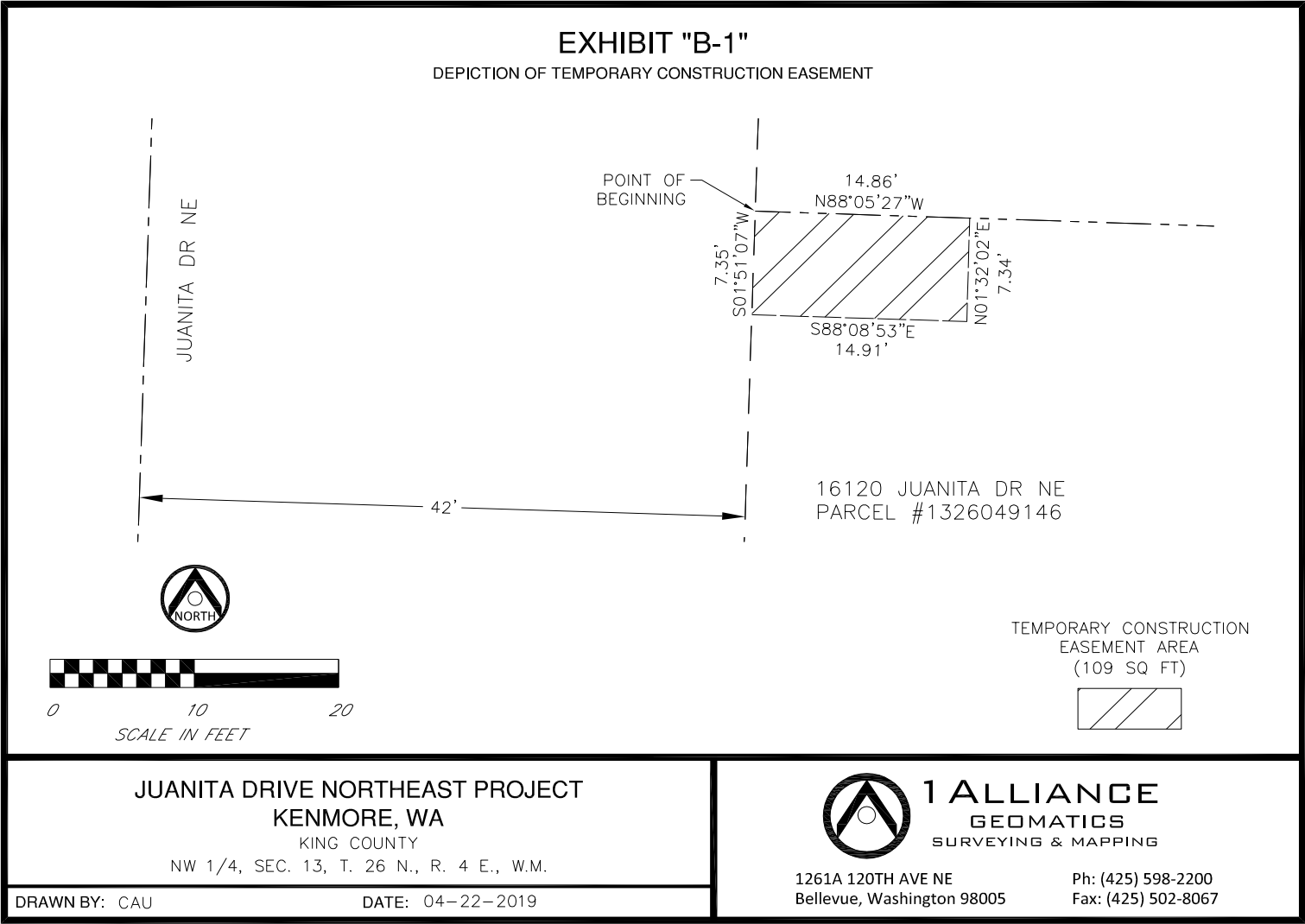


EXHIBIT "A"

Legal Description of Entire Property

OWNER: The Housing Authority of the County of King, Washington

PARCEL NO. 5634500871

THAT PORTION OF GOVERNMENT LOT 4, SECTION 12, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 660 FEET NORTH OF AND 30 FEET EAST OF THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;
RUNNING THENCE NORTH AND PARALLEL TO THE WEST LINE OF SAID SECTION 12, 157.50 FEET;
THENCE EAST AT RIGHT ANGLES AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 12, 628.12 FEET;
THENCE SOUTH AND PARALLEL TO THE WEST LINE OF SAID SECTION 12, 157.50 FEET;
THENCE WESTERLY AT RIGHT ANGLES AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 12, 628.12 FEET TO THE POINT OF BEGINNING;

EXCEPT THE WEST 12 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING NO. 8001150643;

(BEING KNOWN AS THE SOUTH HALF OF TRACT 2, THE MOORLANDS, ACCORDING TO THE UNRECORDED PLAT THEREOF; EXCEPT ROADS)

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

EXHIBIT "B"

Legal Description of Temporary Construction Easement

THAT PORTION OF GOVERNMENT LOT 4, SECTION 12, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 660 FEET NORTH OF AND 30 FEET EAST OF THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;
RUNNING THENCE NORTH AND PARALLEL TO THE WEST LINE OF SAID SECTION 12, 157.50 FEET;
THENCE EAST AT RIGHT ANGLES AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 12, 628.12 FEET;
THENCE SOUTH AND PARALLEL TO THE WEST LINE OF SAID SECTION 12, 157.50 FEET;
THENCE WESTERLY AT RIGHT ANGLES AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 12, 628.12 FEET TO THE POINT OF BEGINNING;

EXCEPT THE WEST 12 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING NO. 8001150643;

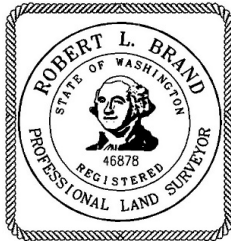
(BEING KNOWN AS THE SOUTH HALF OF TRACT 2, THE MOORLANDS, ACCORDING TO THE UNRECORDED PLAT THEREOF; EXCEPT ROADS)

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SAID EASEMENT DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH PARCEL CORNER ON THE EAST RIGHT OF WAY MARGIN OF JUANITA DRIVE NORTHEAST;
THENCE NORTH 01°52'44" EAST, ALONG SAID MARGIN, A DISTANCE OF 43.10 FEET;
THENCE SOUTH 87°47'27" EAST, A DISTANCE OF 21.85 FEET;
THENCE SOUTH 02°12'33" WEST, A DISTANCE OF 42.99 FEET TO THE SOUTH PARCEL LINE;
THENCE NORTH 88°05'22" WEST, ALONG SAID PARCEL LINE, A DISTANCE OF 21.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 935 SQUARE FEET, MORE OR LESS.



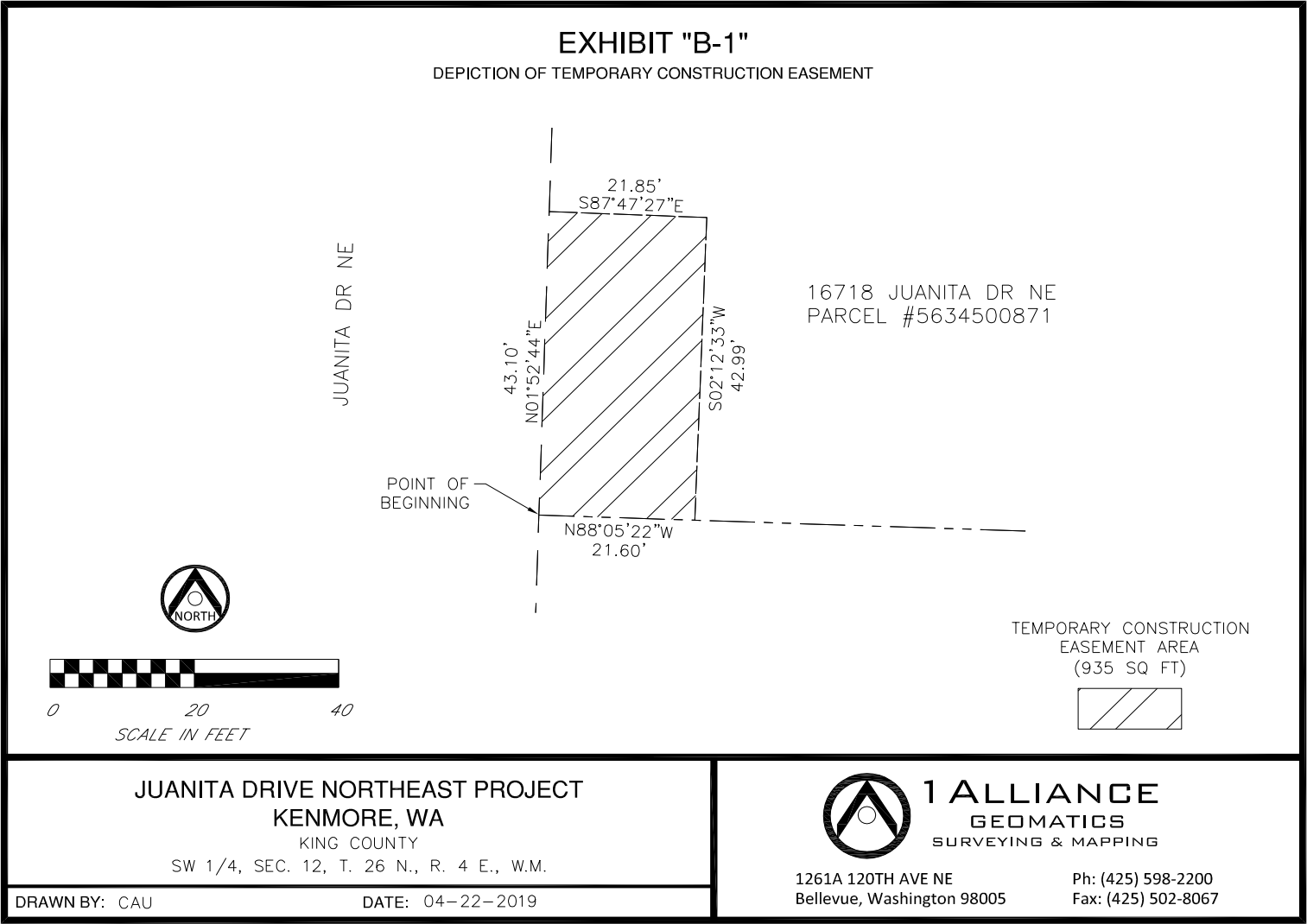


EXHIBIT “A”
Legal Description of Entire Property

OWNER: City B Properties – Vermont, L.L.C.

PARCEL NO. 8895750000

AN UNDIVIDED 100% INTEREST IN THE COMMON ELEMENTS OF VERMONT,
A CONDOMINIUM RECORDED IN VOLUME 243 OF CONDOMINIUMS, PAGES 95
THROUGH 103, INCLUSIVE, ACCORDING TO THE DECLARATION THEREOF,
RECORDED UNDER KING COUNTY RECORDING NO. 20080102001256, AND
ANY AMENDMENTS THERETO;

EXCEPT THEREFROM ALL UNITS, BUILDINGS, PARKING AND STORAGE
SPACES, IF ANY.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

EXHIBIT "B"

Legal Description of Temporary Construction Easement

THAT PORTION OF AN UNDIVIDED 100% INTEREST IN THE COMMON ELEMENTS OF VERMONT, A CONDOMINIUM RECORDED IN VOLUME 243 OF CONDOMINIUMS, PAGES 95 THROUGH 103, INCLUSIVE, ACCORDING TO THE DECLARATION THEREOF, RECORDED UNDER KING COUNTY RECORDING NO. 20080102001256, AND ANY AMENDMENTS THERETO;

EXCEPT THEREFROM ALL UNITS, BUILDINGS, PARKING AND STORAGE SPACES, IF ANY.

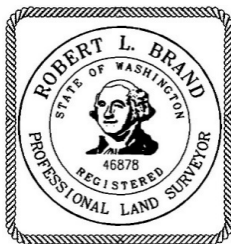
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SAID EASEMENT DESCRIBED AS FOLLOWS:

COMMENCING ON THE SOUTHWEST PARCEL CORNER AND THE EAST MARGIN OF JUANITA DRIVE NORTHEAST;
THENCE NORTH 1°52'44" EAST, ALONG SAID EAST MARGIN, A DISTANCE OF 3.91 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 1°52'44" EAST, ALONG SAID EAST MARGIN, A DISTANCE OF 38.29 FEET;
THENCE SOUTH 88°33'58" EAST, A DISTANCE OF 15.11 FEET;
THENCE SOUTH 1°26'02" WEST, A DISTANCE OF 38.29 FEET;
THENCE NORTH 88°33'58" WEST, A DISTANCE OF 15.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 584 SQUARE FEET, MORE OR LESS.



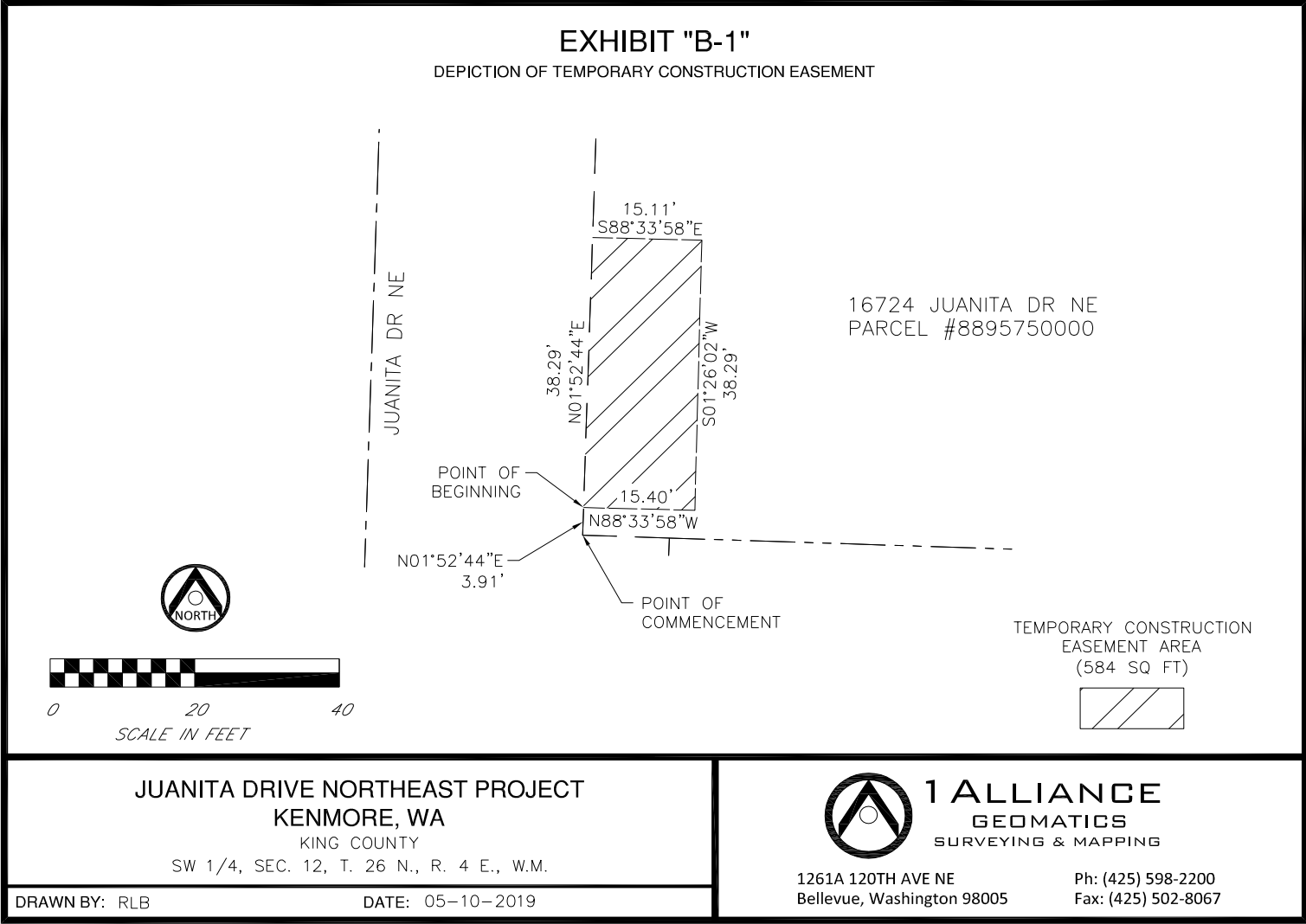


EXHIBIT "A"
Legal Description of Entire Property

OWNER: Edmon Tamrazi and Mina Tamrazi, husband and wife

PARCEL NO. 5634500855

THAT PORTION OF GOVERNMENT LOT 4, SECTION 12, TOWNSHIP 26 NORTH,
RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS
FOLLOWS:

BEGINNING AT A POINT ON THE EAST MARGIN OF COUNTY ROAD KNOWN
AS KENMORE-JUANITA CO. ROAD, SAID ROAD BEING SITUATED ALONG THE
WEST LINE OF SAID SUBDIVISION NORTH 0°10'23" EAST 975.00 FEET FROM
THE SOUTH LINE OF SAID SUBDIVISION;
THENCE NORTH 0°10'23" EAST ALONG SAID EASTERLY MARGIN 100.00 FEET;
THENCE SOUTH 89°46' EAST 253.12 FEET;
THENCE SOUTH 0°10'23" WEST 100 FEET MORE OR LESS TO A POINT FROM
WHICH THE POINT OF BEGINNING BEARS NORTH 89°46' WEST 253.12 FEET;
THENCE NORTH 89°46' WEST 253.12 FEET TO THE POINT OF BEGINNING.

(BEING KNOWN AS A PORTION OF TRACT 1 OF THE MOORLANDS AN
UNRECORDED PLAT.)

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

EXHIBIT "B"

Legal Description of Temporary Construction Easement

THAT PORTION OF GOVERNMENT LOT 4, SECTION 12, TOWNSHIP 26 NORTH,
RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST MARGIN OF COUNTY ROAD KNOWN AS
KENMORE-JUANITA CO. ROAD, SAID ROAD BEING SITUATED ALONG THE WEST
LINE OF SAID SUBDIVISION NORTH 0°10'23" EAST 975.00 FEET FROM THE SOUTH
LINE OF SAID SUBDIVISION;
THENCE NORTH 0°10'23" EAST ALONG SAID EASTERLY MARGIN 100.00 FEET;
THENCE SOUTH 89°46' EAST 253.12 FEET;
THENCE SOUTH 0°10'23" WEST 100 FEET MORE OR LESS TO A POINT FROM WHICH
THE POINT OF BEGINNING BEARS NORTH 89°46' WEST 253.12 FEET;
THENCE NORTH 89°46' WEST 253.12 FEET TO THE POINT OF BEGINNING.

(BEING KNOWN AS A PORTION OF TRACT 1 OF THE MOORLANDS AN
UNRECORDED PLAT.)

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SAID EASEMENT DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH PARCEL CORNER ON THE EAST RIGHT OF WAY
MARGIN OF JUANITA DRIVE NORTHEAST;
THENCE NORTH 01°52'44" EAST, ALONG SAID MARGIN, A DISTANCE OF 47.87 FEET
TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 01°52'44" EAST, ALONG SAID MARGIN, A DISTANCE
OF 38.29 FEET;
THENCE SOUTH 88°33'58" EAST, A DISTANCE OF 15.11 FEET;
THENCE SOUTH 01°26'02" WEST, A DISTANCE OF 38.29 FEET;
THENCE NORTH 88°33'58" WEST, A DISTANCE OF 15.40 FEET TO THE POINT OF
BEGINNING.

CONTAINING 584 SQUARE FEET, MORE OR LESS.



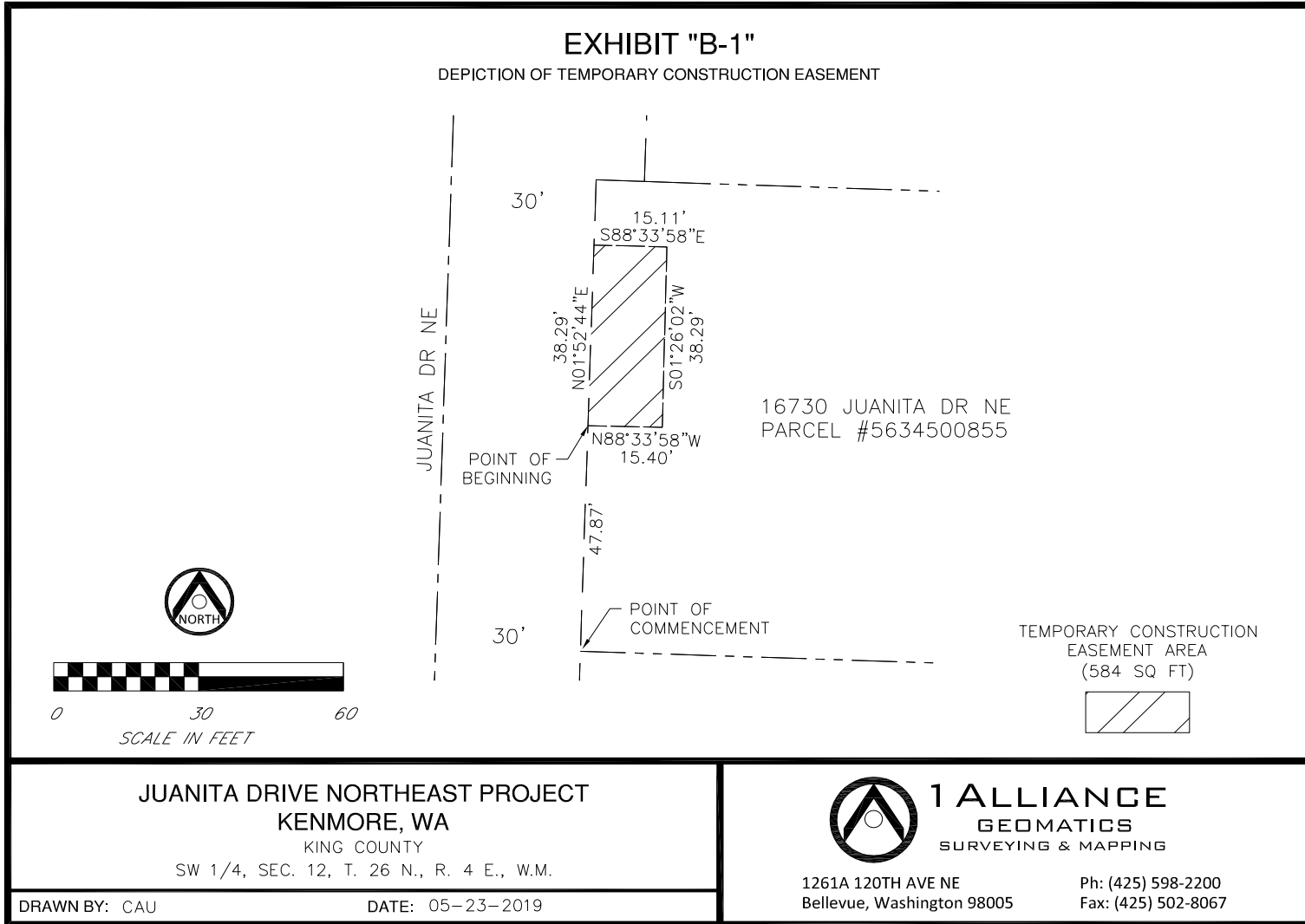


EXHIBIT "A"

Legal Description of Entire Property

OWNER: Epiphany Lutheran Church, a Washington Non-Profit Corporation

PARCEL NO. 1326049145

THE WEST 230 FEET OF THE SOUTH HALF OF THE NORTH HALF OF THE
NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER
OF SECTION 13, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING
COUNTY, WASHINGTON;

EXCEPT THE WEST 30 FEET THEREOF FOR ROAD;

ALSO EXCEPT THE SOUTH 60 FEET THEREOF.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

EXHIBIT "B"

Legal Description of Temporary Construction Easement

THAT PORTION OF THE WEST 230 FEET OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE WEST 30 FEET THEREOF FOR ROAD;

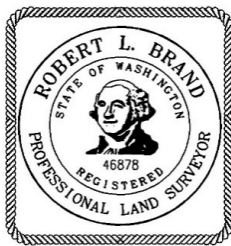
ALSO EXCEPT THE SOUTH 60 FEET THEREOF.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SAID EASEMENT DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH PARCEL LINE, 42 FEET PERPENDICULARLY EAST OF THE WEST LINE OF SECTION 13;
THENCE NORTH $1^{\circ}51'07''$ EAST, PARALLEL WITH AND 42 FEET PERPENDICULARLY EAST OF SAID SECTION LINE, A DISTANCE OF 15.00 FEET;
THENCE SOUTH $88^{\circ}42'13''$ EAST, A DISTANCE OF 120.34 FEET;
THENCE SOUTH $1^{\circ}17'47''$ WEST, A DISTANCE OF 16.29 FEET TO THE SOUTH PARCEL LINE;
THENCE NORTH $88^{\circ}05'25''$ WEST, ALONG SAID SOUTH PARCEL LINE, A DISTANCE OF 120.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,884 SQUARE FEET, MORE OR LESS.



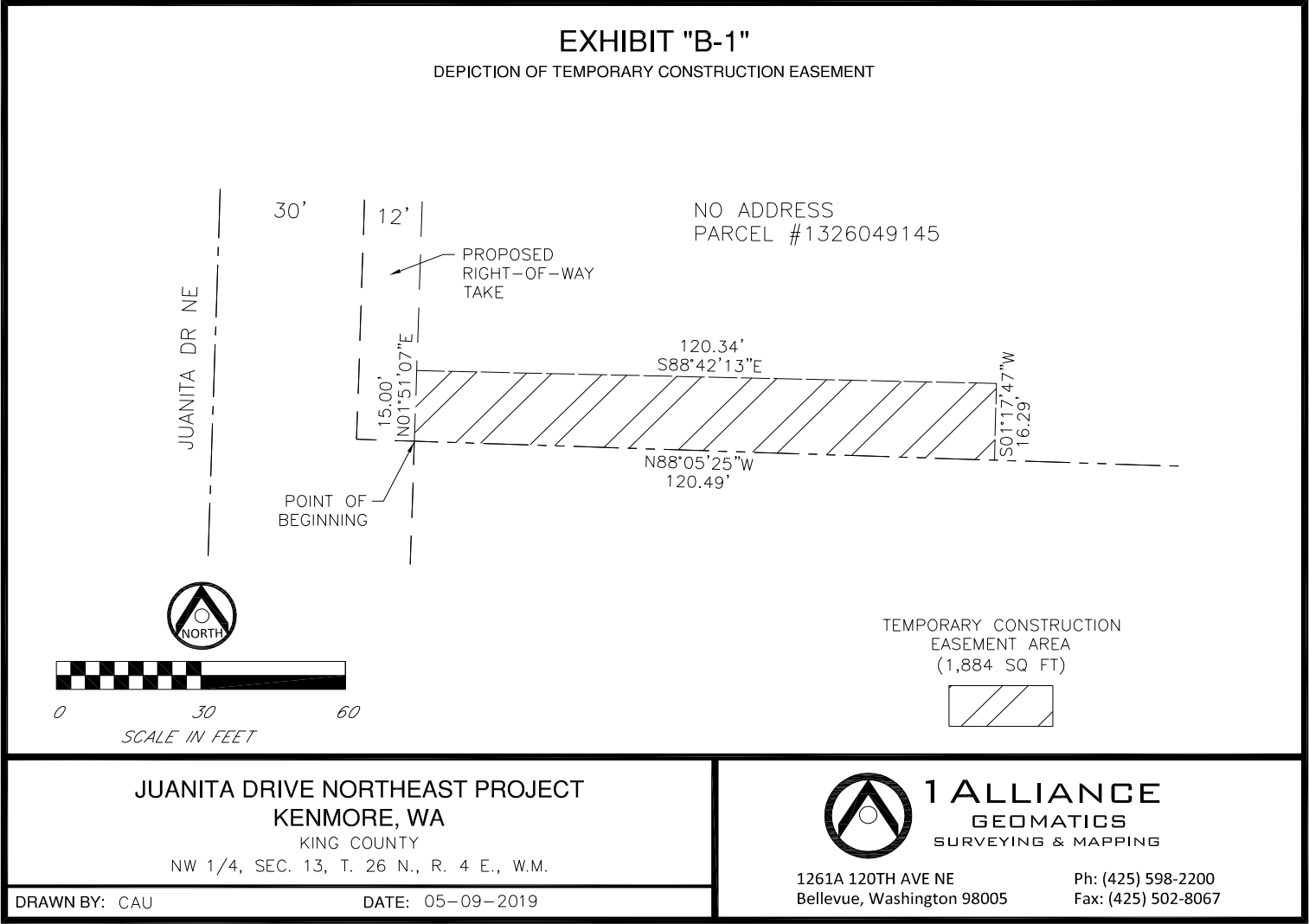


EXHIBIT 3

Acquisition Process

Pre-Negotiations

Negotiations

Closing/Condemnation

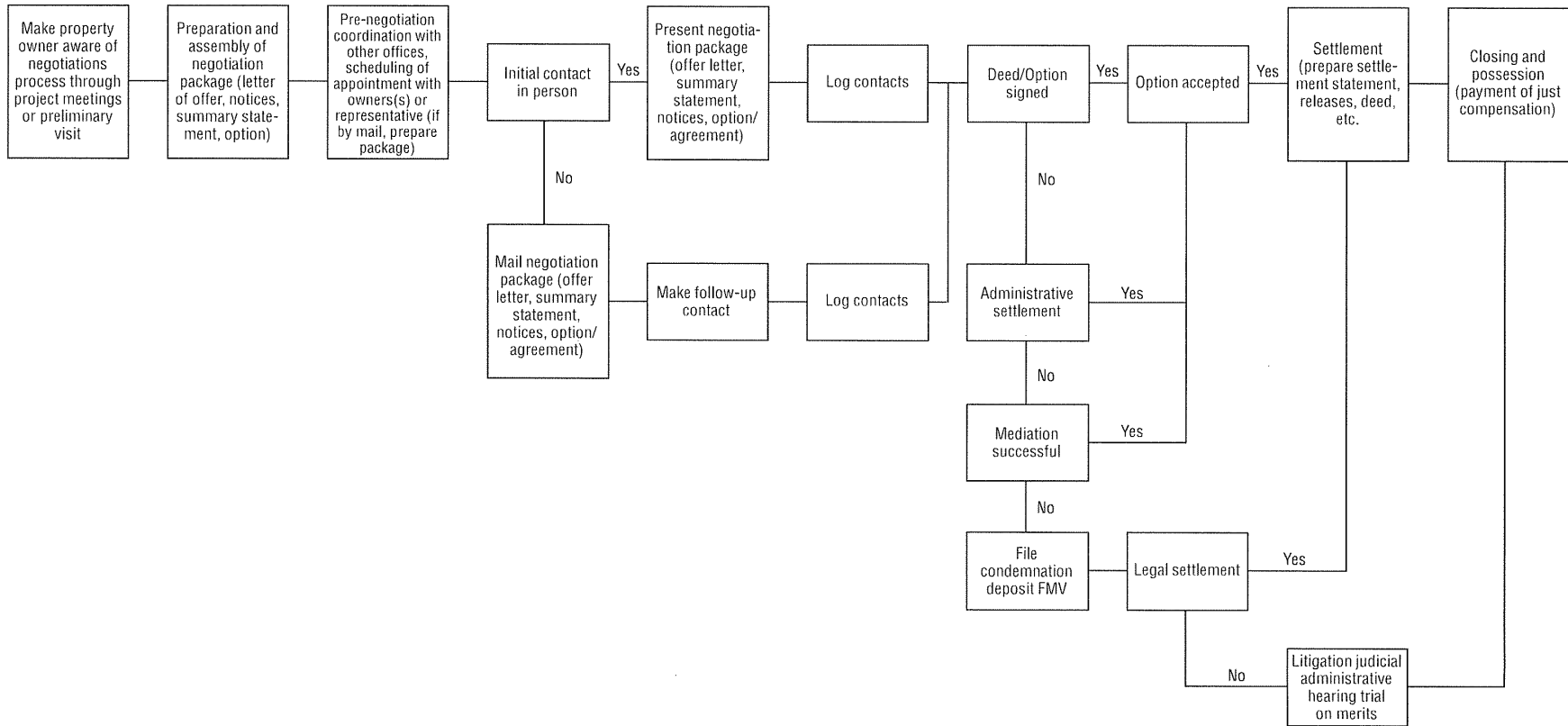




EXHIBIT 4

City Of Kenmore, Washington

DATE

ADDRESS

Kenmore WA 98028

Dear City of Kenmore Property Owner at PROPERTY ADDRESS:

As you are aware, the City of Kenmore is seeking to acquire property rights (*fee simple land acquisition, permanent easement and/or temporary construction easement*) from you to construct the Juanita Drive NE Pedestrian and Bicycle Safety Improvements project. Included as part of the City's voter approved Walkways and Waterways Public Bond Measure, the Juanita NE Pedestrian and Bicycle Safety Improvements project will widen Juanita Drive NE to provide continuous sidewalk on east side of the street and buffered bike lanes on both sides of the street from NE 143rd Street to NE 170th Street (approximately 1.46 miles). Other project components include storm drainage, retaining walls, additional left turn storage at some locations, landscaping, street lighting, utility relocation and paving.

The Juanita NE Pedestrian and Bicycle Safety Improvements project design is now 90% complete. The City's right-of-way consultants, HDR, have made initial contacts with property owners to explain the City's property needs, prior to issuing formal offers and beginning the negotiation process.

It is the City's intent and obligation to ensure that property owners are fairly compensated for the value of the property. There are times (although rare) when the property owner and the City are unable reach an agreement on the purchase of the property. In situations like these, state law allows cities to purchase property using eminent domain.

Eminent domain is the City's right to pursue property acquisition through the courts for a public purpose, such as this project. Through this process, the courts determine the fair compensation for the property. The process of exercising eminent domain is commonly known as condemnation. **For the City of Kenmore and this project, use of condemnation is a last resort, to be used only when all negotiations have truly reached an impasse.**

To exercise condemnation proceedings, the City must pass an ordinance. The ordinance identifies each parcel with all property rights needed for the project. All properties are included in the ordinance for efficiency and privacy (so that individual property owners are not singled out in the process). Adoption of the ordinance does not mean that the City will discontinue negotiations and begin condemnation proceedings. The tone and nature of negotiations will not change. The ordinance simply gives the City the authority to proceed to court to acquire the property, *if needed*.

18120 68th Ave NE · Kenmore, WA 98028

Office: (425) 398-8900

Fax: (425) 481-3236

cityhall@kenmorewa.gov

www.kenmorewa.gov



City Of Kenmore, Washington

Your specific property is identified below as:

ADDRESS/LOT NUMBER/PARCEL NUMBER

The Kenmore City Council is scheduled to take final action to authorize condemnation for the Juanita Drive NE Pedestrian and Bicycle Safety Improvements project at their meeting on July 8, 2019. Prior to this final action, the City Council will hold a public hearing to receive comments from the public. The City Council meeting will be held at:

18120 68th Ave NE, Kenmore
Council Chambers

The public hearing is scheduled to begin at 7:00 pm.

If you have any questions or need additional information about this notice or any other aspect of the project, please feel free to contact me. The project team looks forward to working with you.

Sincerely,

Kent Vaughan, P.E.
Senior Civil Engineer / Project Manager
425-984-6151
kvaughan@kenmorewa.gov

18120 68th Ave NE · Kenmore, WA 98028

Office: (425) 398-8900

Fax: (425) 481-3236

cityhall@kenmorewa.gov

www.kenmorewa.gov



Subject/Topic: Juanita Drive NE Pedestrian & Bicycle Safety Improvements Project - Condemnation Ordinance Proposed Council Action/Motion: Adopt Ordinance No 19-0493 authorizing the acquisition by condemnation of certain real property interests as needed for the Juanita Drive NE Pedestrian & Bicycle Safety Improvements Project	For Council Meeting Agenda of: July 8, 2019 Department: Public Works/Engineering Prepared by: Kent Vaughan, PE <u>Initial & Date</u> Approved by Department Head: <u>AL 6/29/19</u> Approved by City Attorney: <u>VIA EMAIL</u> Approved by Finance Director: <u>me 6/20/19</u> Approved by City Manager: <u>[Signature]</u> Exhibits/Attachments: Exhibit 1: Right of way Plan Exhibit 2: Ordinance No. 19-0493 Exhibit 3: Acquisition Process Flowchart Exhibit 4: Property Owner Notification Letter
<u>INFORMATION/BACKGROUND:</u> The Juanita Drive NE Pedestrian & Bicycle Safety Improvements Project (Project) is one of the projects included in the City of Kenmore Walkways & Waterways Public Bond Measure approved by voters in November 2016. The project consists of continuous ADA accessible sidewalk (east side) and buffered bike lanes (both sides) along Juanita Drive NE between NE 143rd Street and NE 170th Street with additional turning lanes, pedestrian crossing treatments, storm drainage, landscaping, irrigation, street lighting, in-line bus stops and paving. The total project length is approximately 7,700 feet (1.46 miles). The design is currently at 90% completion. <u>DISCUSSION:</u> The City has initiated right of way acquisition where necessary on the Project. The Project will be acquiring property rights from 24 individual parcels (See Exhibit 1) at an estimated cost of \$1M. Parcel acquisitions areas and locations have been identified based on design drawings. Administrative Offer Summaries (for acquisitions under \$25k) and appraisals (for acquisitions over \$25k) are being prepared and formal offer letters will be presented soon. The right of way phase includes the acquisition of fee simple land (7*), permanent slope easements (2) and temporary construction easements (19). *City staff is pursuing a quit claim deed for the Northshore School District owned parcels to donate portions of the property where existing Juanita roadway and sidewalk encroach onto school property. Discussions with the school district staff are ongoing. To date, all property owners have received invitations to meet with City Staff and our right of way consultant, HDR. Every property owner has also been sent a certified letter (See Exhibit 4) notifying them of the requested Council action and Council meeting information. The scheduled adoption of the Ordinance has also been advertised in the Seattle Times.	

Staff will work closely with all property owners; however, in the unlikelihood that agreements cannot be reached, use of eminent domain will be necessary to meet our construction schedule. The attached condemnation ordinance (Exhibit 2) authorizes the City Manager to pursue condemnation if negotiations reach an impasse. Note that condemnation is a tool that the City will utilize if needed as a last resort.

Other effective tools/strategies that will be utilized include: in-person property owner meetings, formal offer letters, utilization of Possession and Use (P&U) Agreements, and negotiation. The Possession and Use Agreement (P&U) is a powerful tool and staff will encourage property owners to enter into this agreement. P&U's are signed when the property owner agrees to the property rights sale but does not agree to the price. Signing the P&U allows the City to pay what has been offered (appraised value) and allows the City to go to construction. Negotiations would then continue until a settlement is reached. It is typical to file condemnation if the property owner will not sign a P&U Agreement, but much success can be achieved through mediation.

The right of way process for this project complies with State regulations. Right of Way acquisition generally follows the same steps for all properties (see flow chart in Exhibit 3):

- Meeting with property owners and tenants when appropriate to discuss project schedule, acquisition needs, and right of way acquisition process;
- Administrative Offer Summaries prepared (for property acquisitions less than \$25,000);
- Appraisals prepared (for property acquisitions estimated to exceed \$25,000);
- Independent 3rd party review of all appraisals;
- Offers presented to property owners;
- Negotiations (includes Possession and Use Agreements);
- Condemnation (as needed);
- Settlement.

During negotiations, the project team will make every reasonable effort to reach agreement on acquisition. Our right of way consultant understands the right of way acquisition process and the need to provide property owners with the time to consider offers and ask questions. We will also share appraisal information with property owners upon request.

Through Ordinance 19-0493, Council would authorize the use of eminent domain for all project needs at the same time. This strategy makes sense for several reasons: efficiency of process, fairness to all property owners, and protection of privacy for property owners. It also avoids delays to the project and demonstrates the City's intent to acquire land and proceed with the project. Without the condemnation ordinance at this time, the City would wait until an impasse is reached with a property owner and then schedule consideration of a condemnation ordinance for the specific property. This process would interject several months into the project schedule and would also single out a specific property owner that has elected to go through condemnation proceedings.

RECOMMENDATION:

City staff recommends the adoption of Ordinance 19-0493 authorizing the acquisition by condemnation of real property interests as needed for the Juanita Drive NE Pedestrian and Bicycle Safety Improvements project.

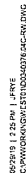
FISCAL CONSIDERATION:

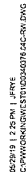
The total right of way budget for the Project is \$1.0 million dollars. The right of way phase is entirely funded by the city bond funds.

COUNCIL GOAL/BUDGET OBJECTIVE BEING ADDRESSED:

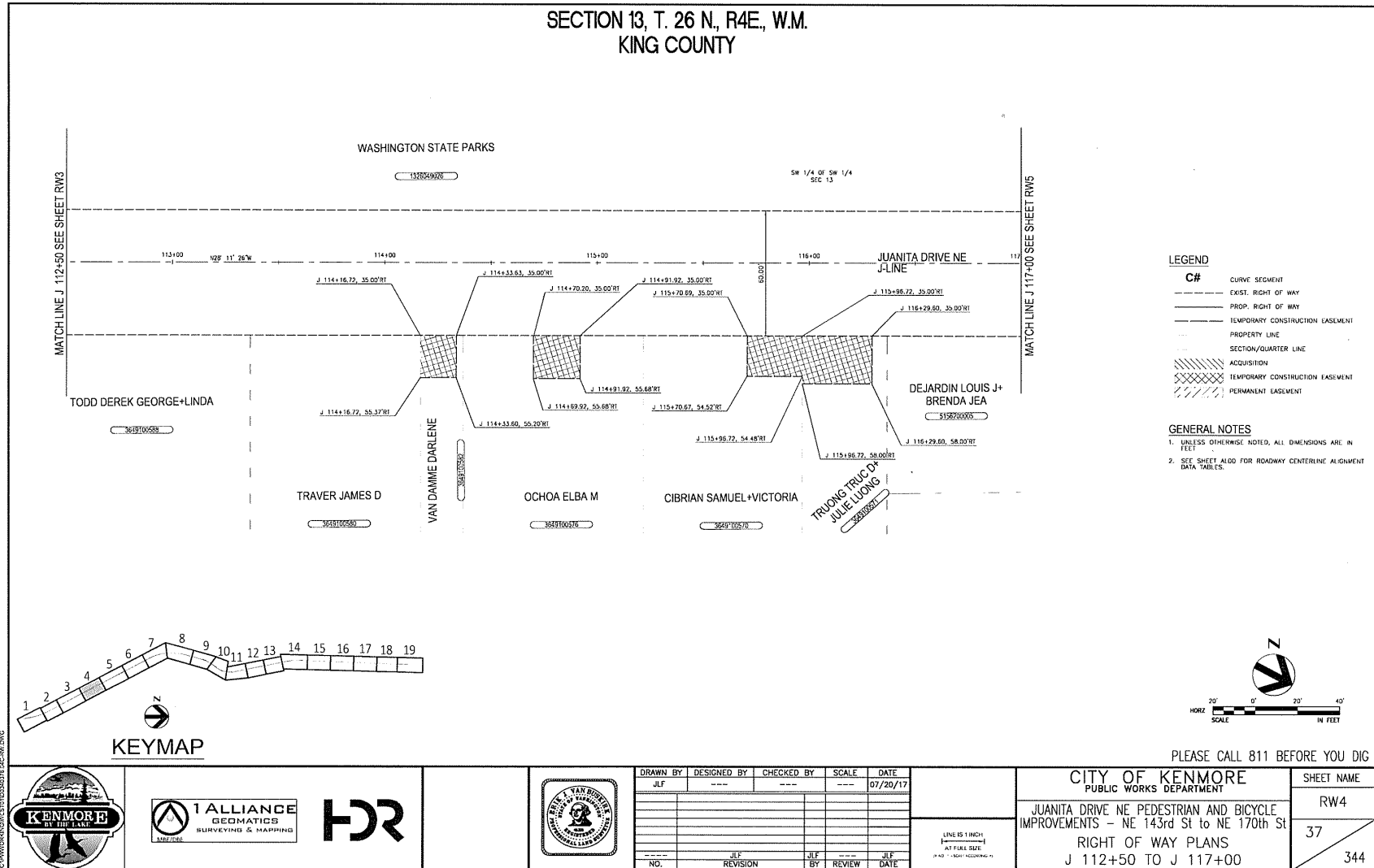
Council Goal 1: To focus and emphasize multimodal transportation safety in the City of Kenmore with a specific focus on pedestrian, bicycle and other means of travel.

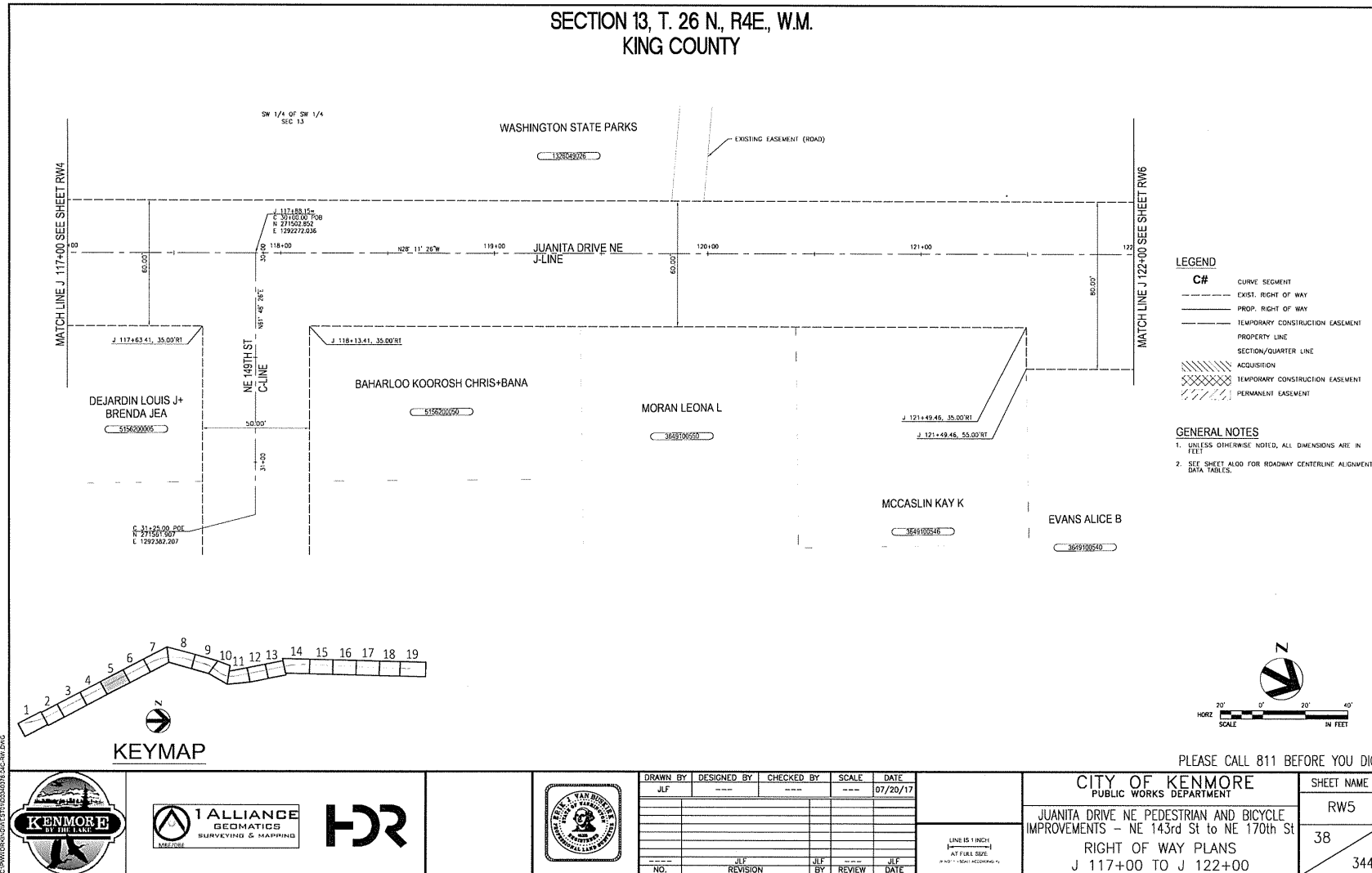
Council Goal 2: To implement the Walkway and Waterways projects.

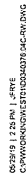


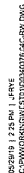


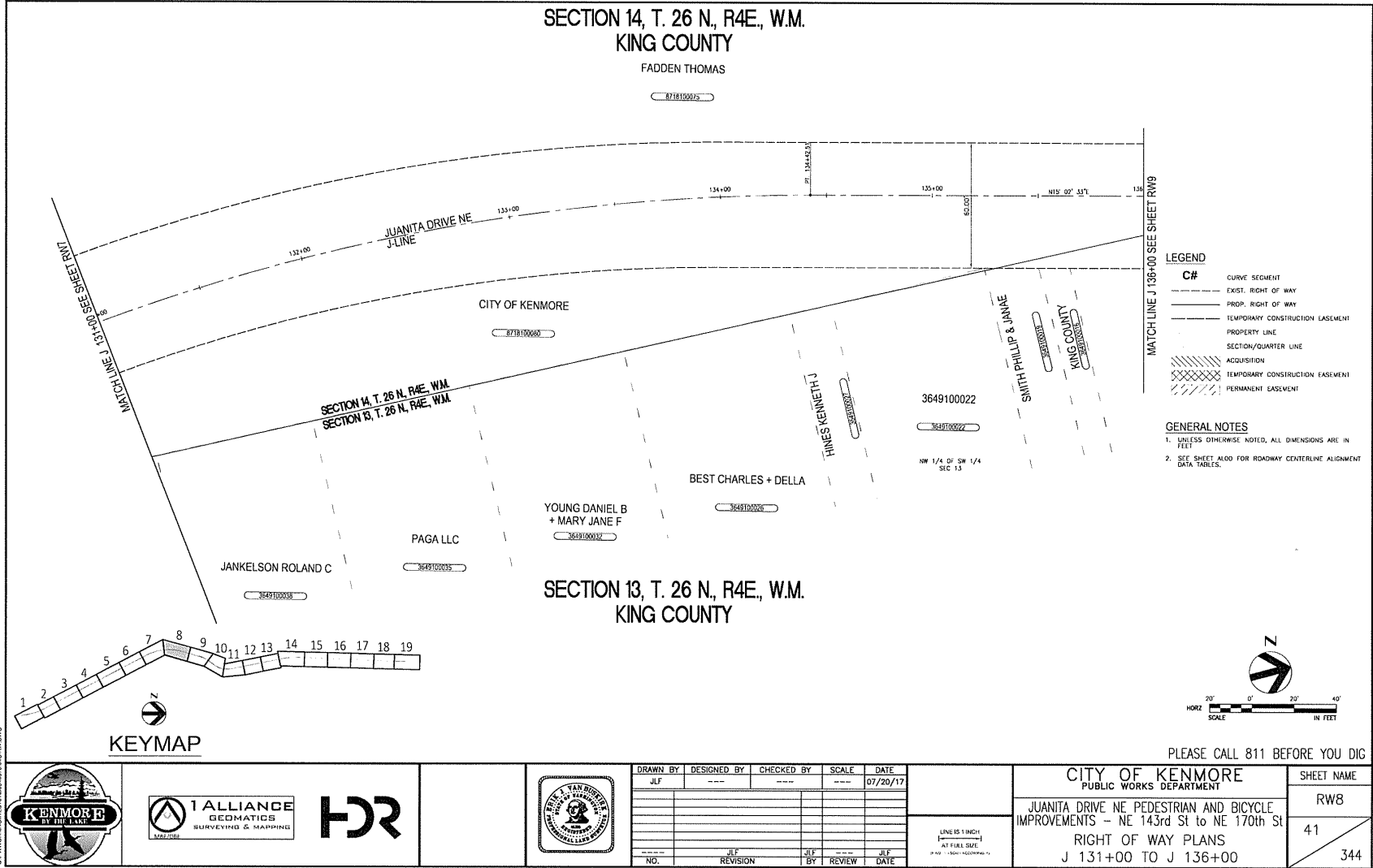


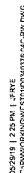


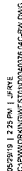


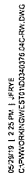


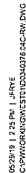


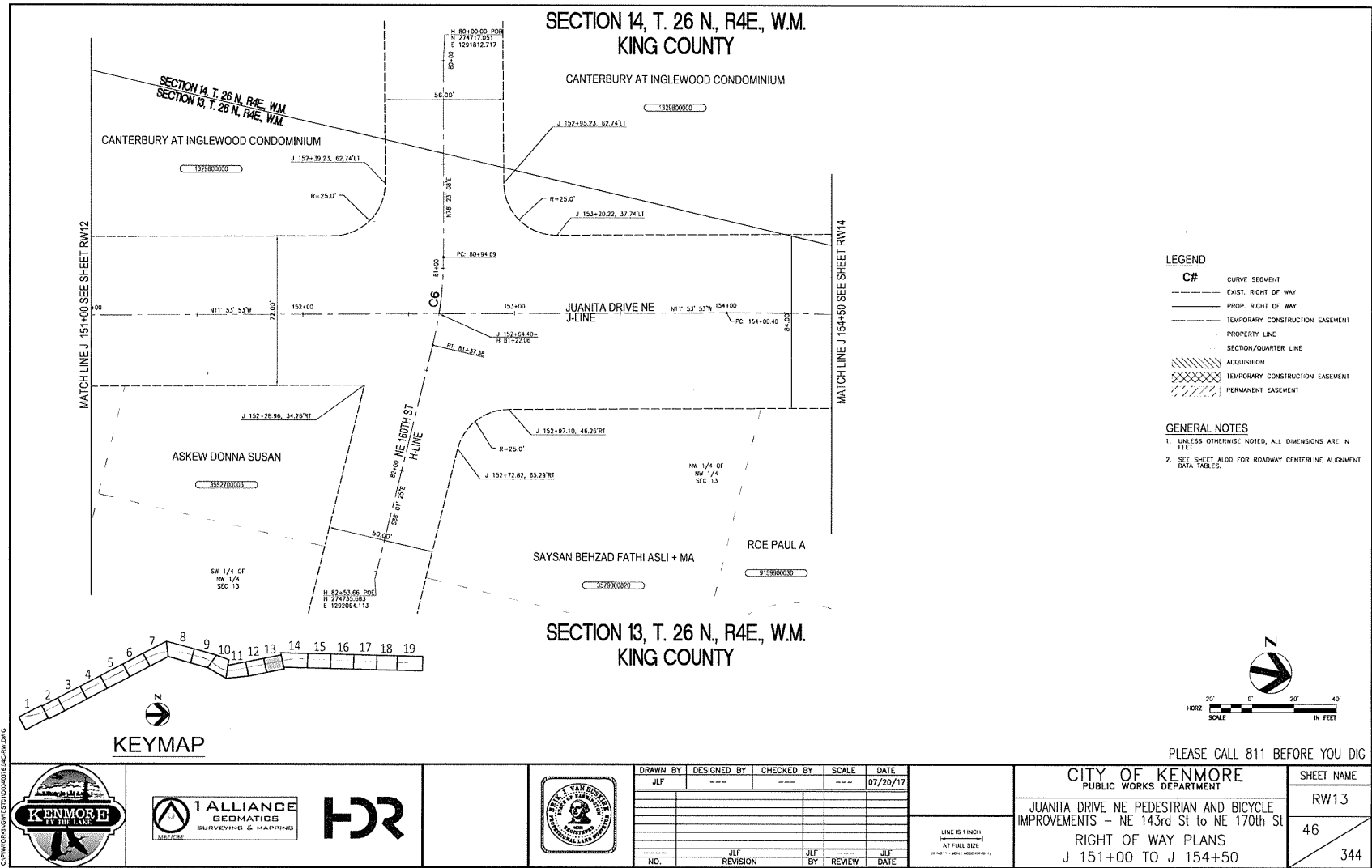


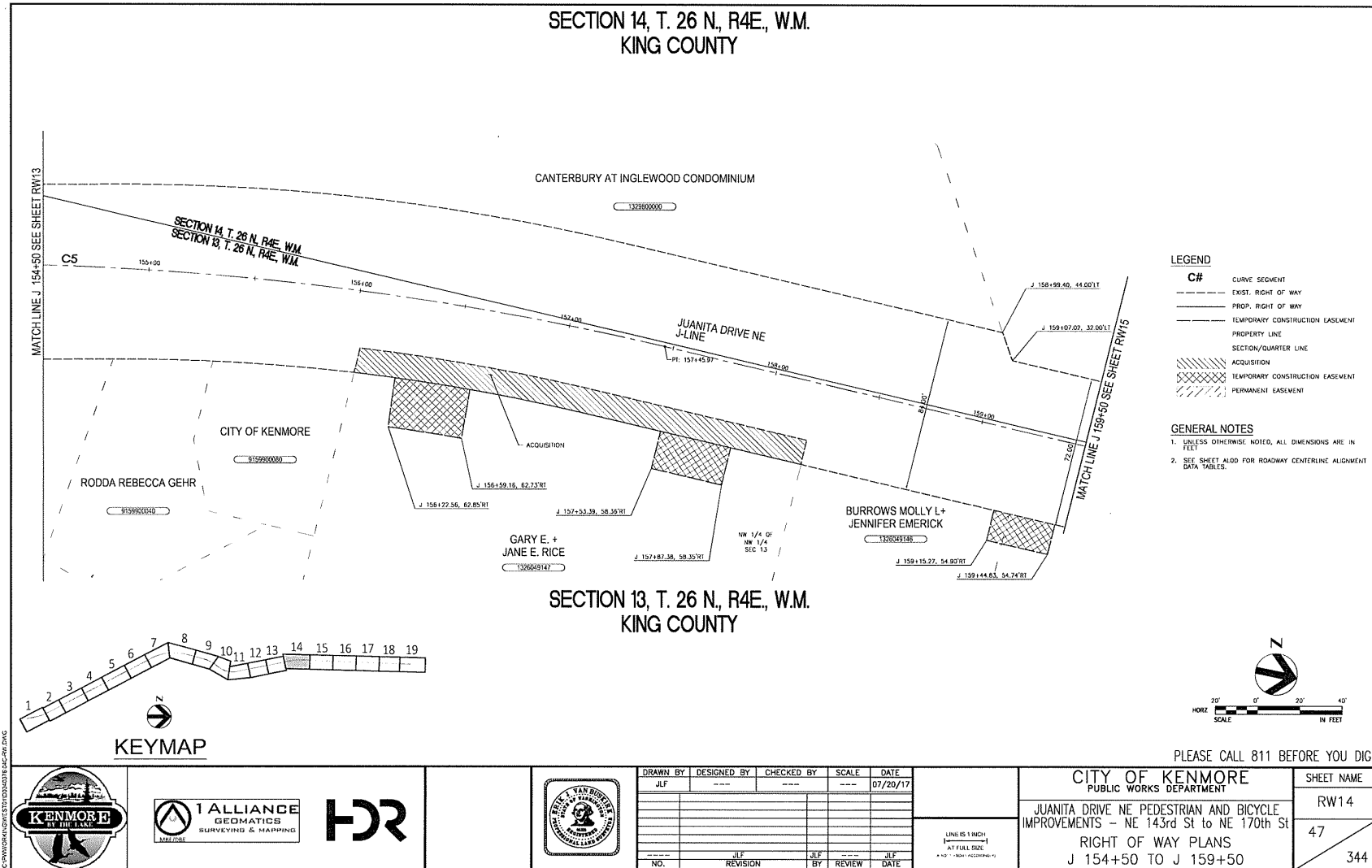


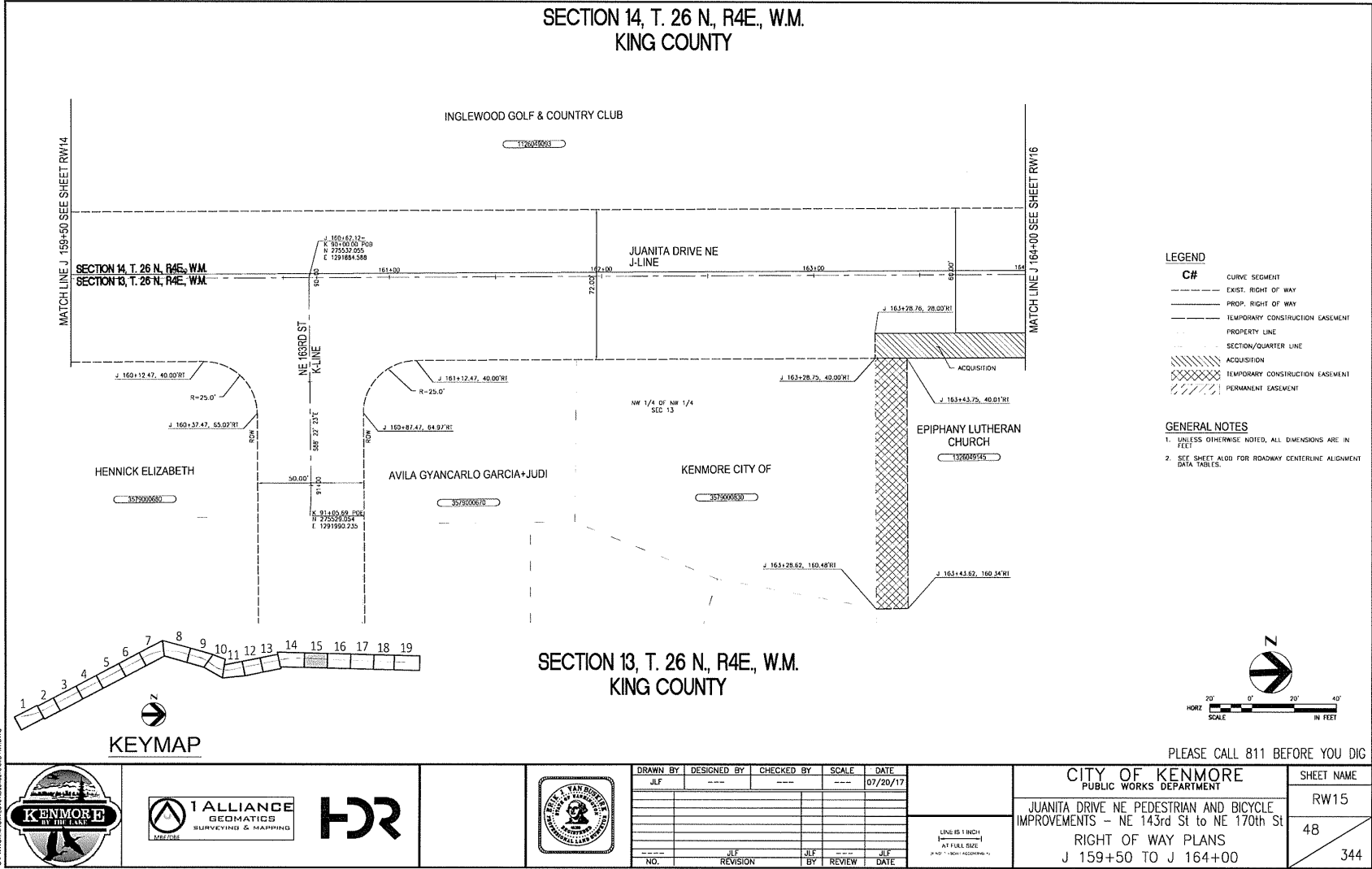


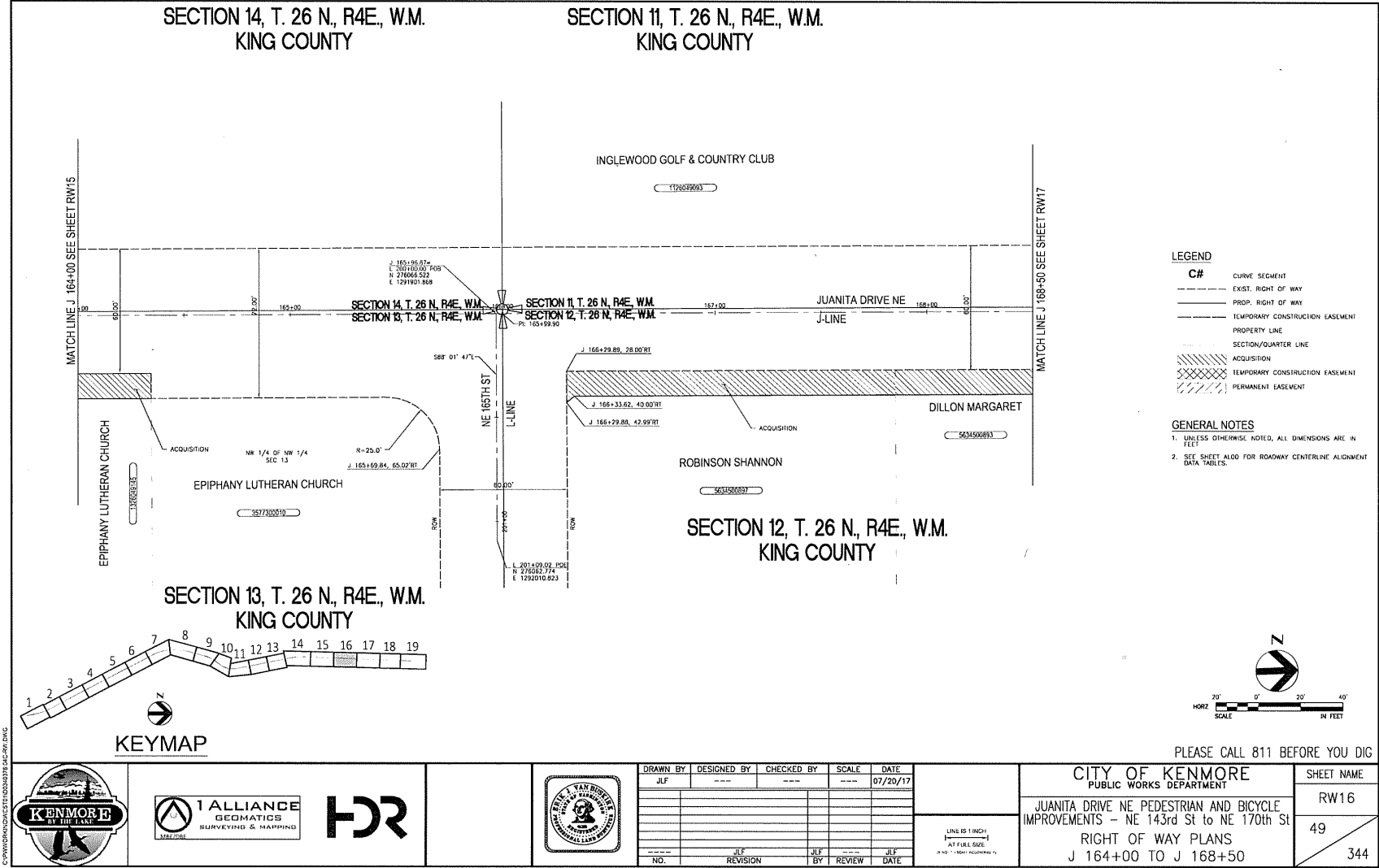


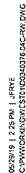


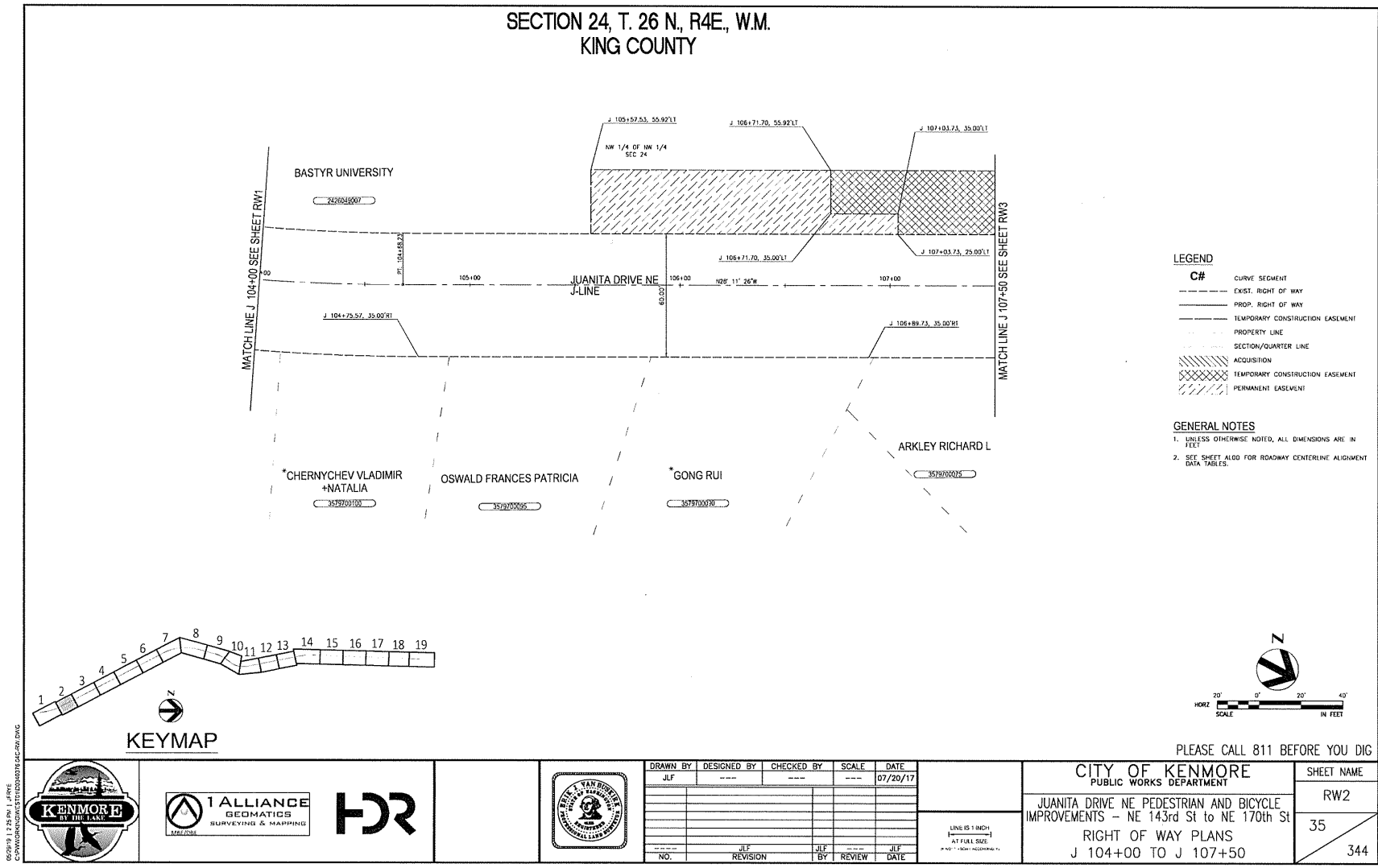


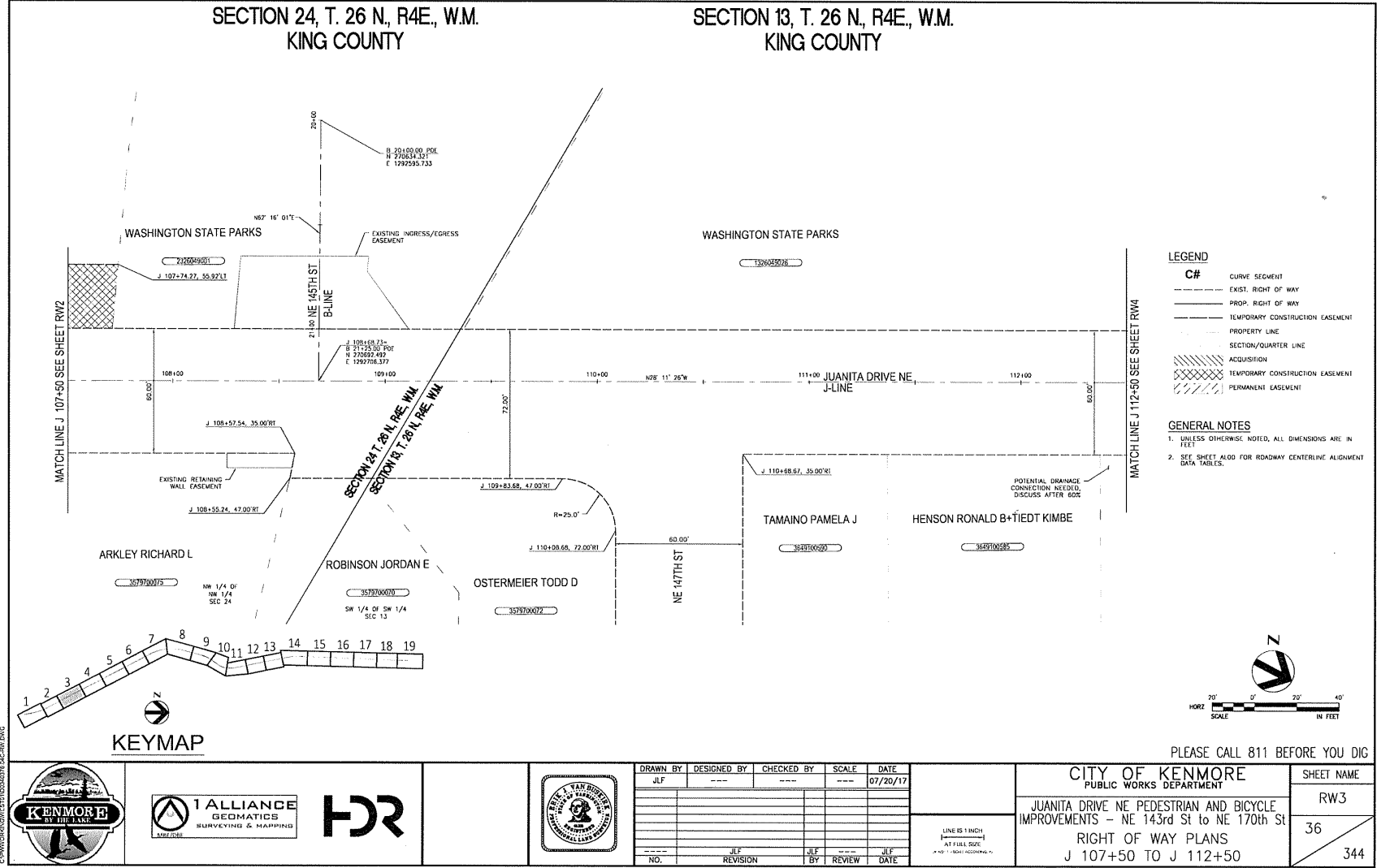


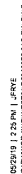


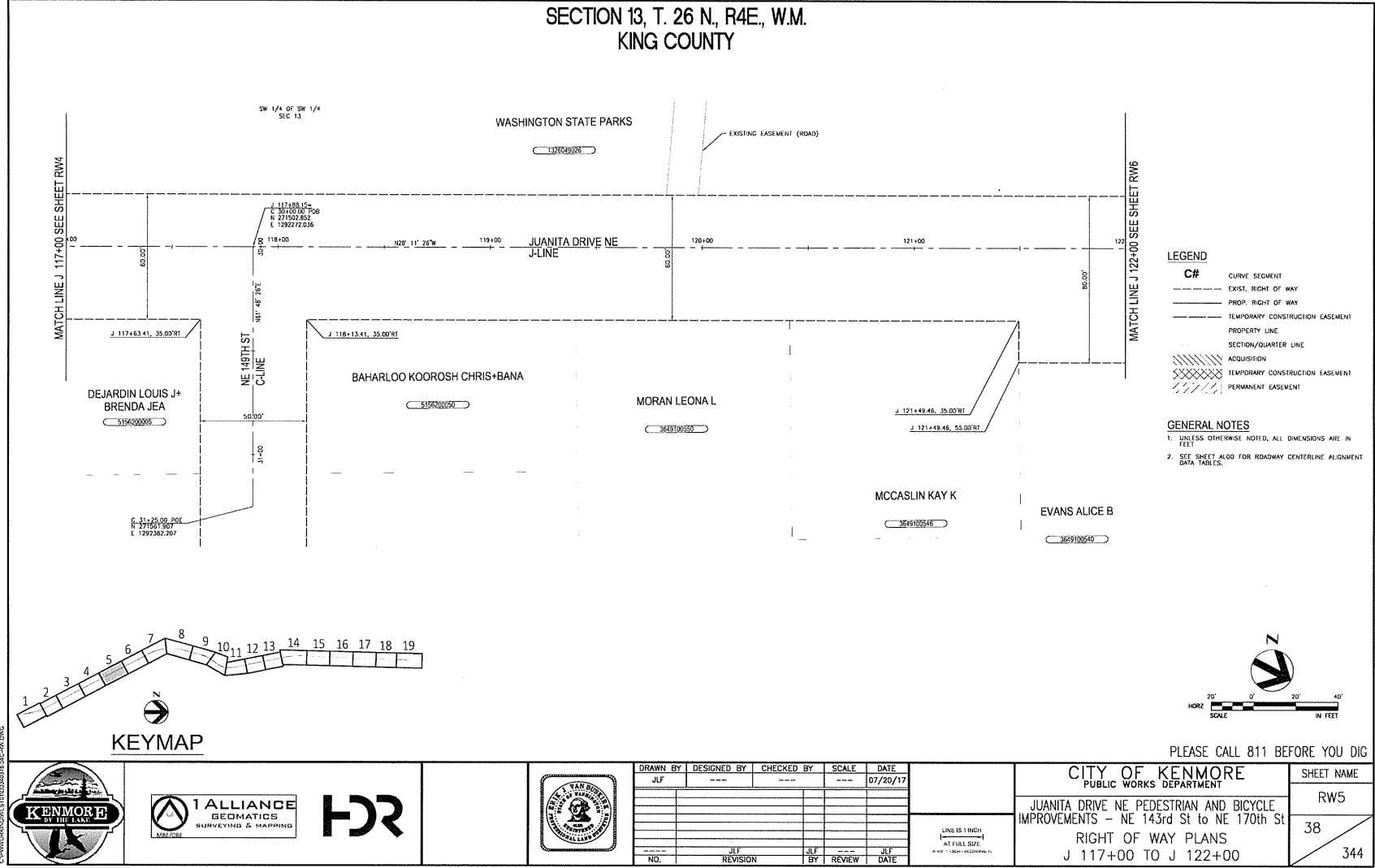


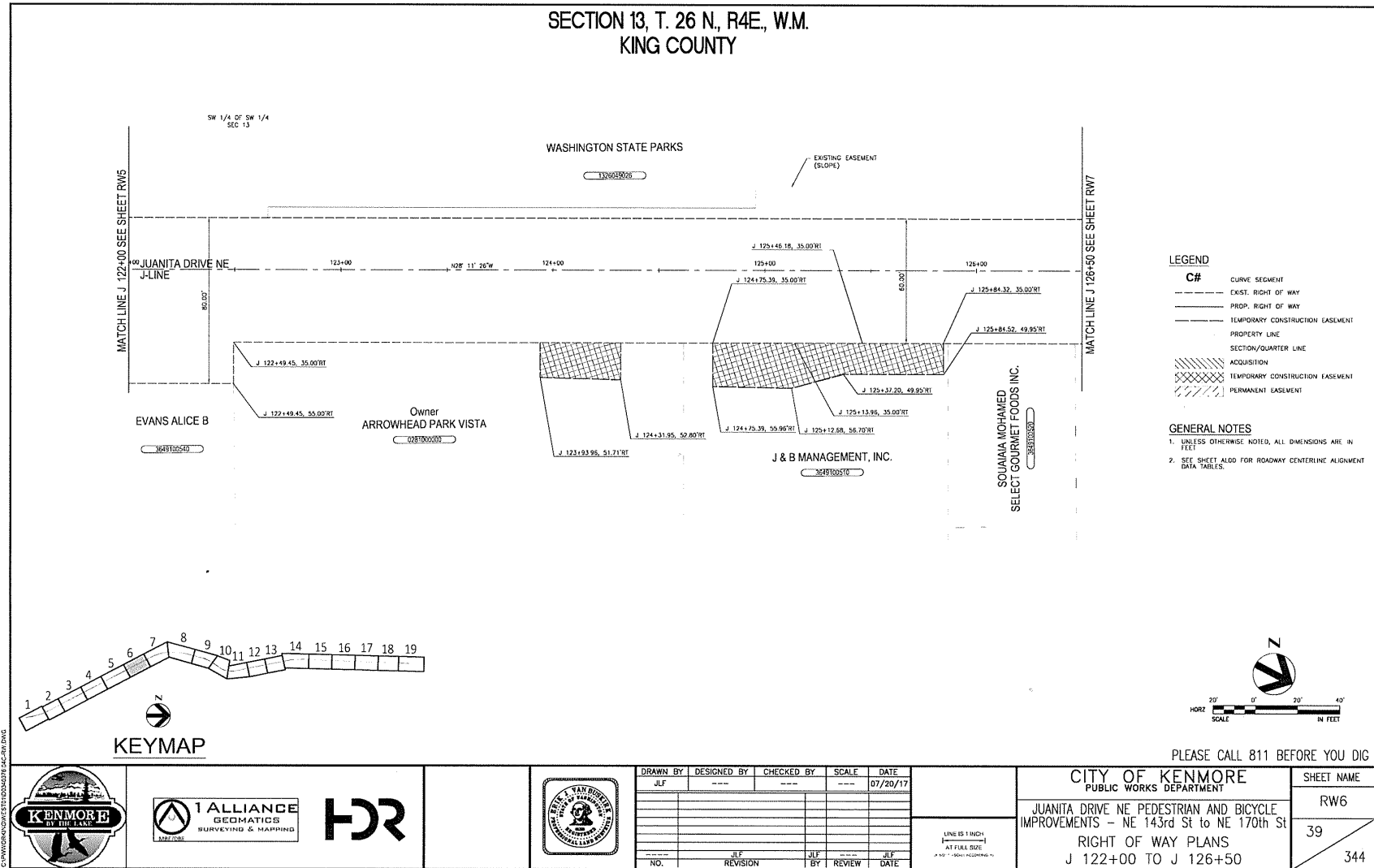


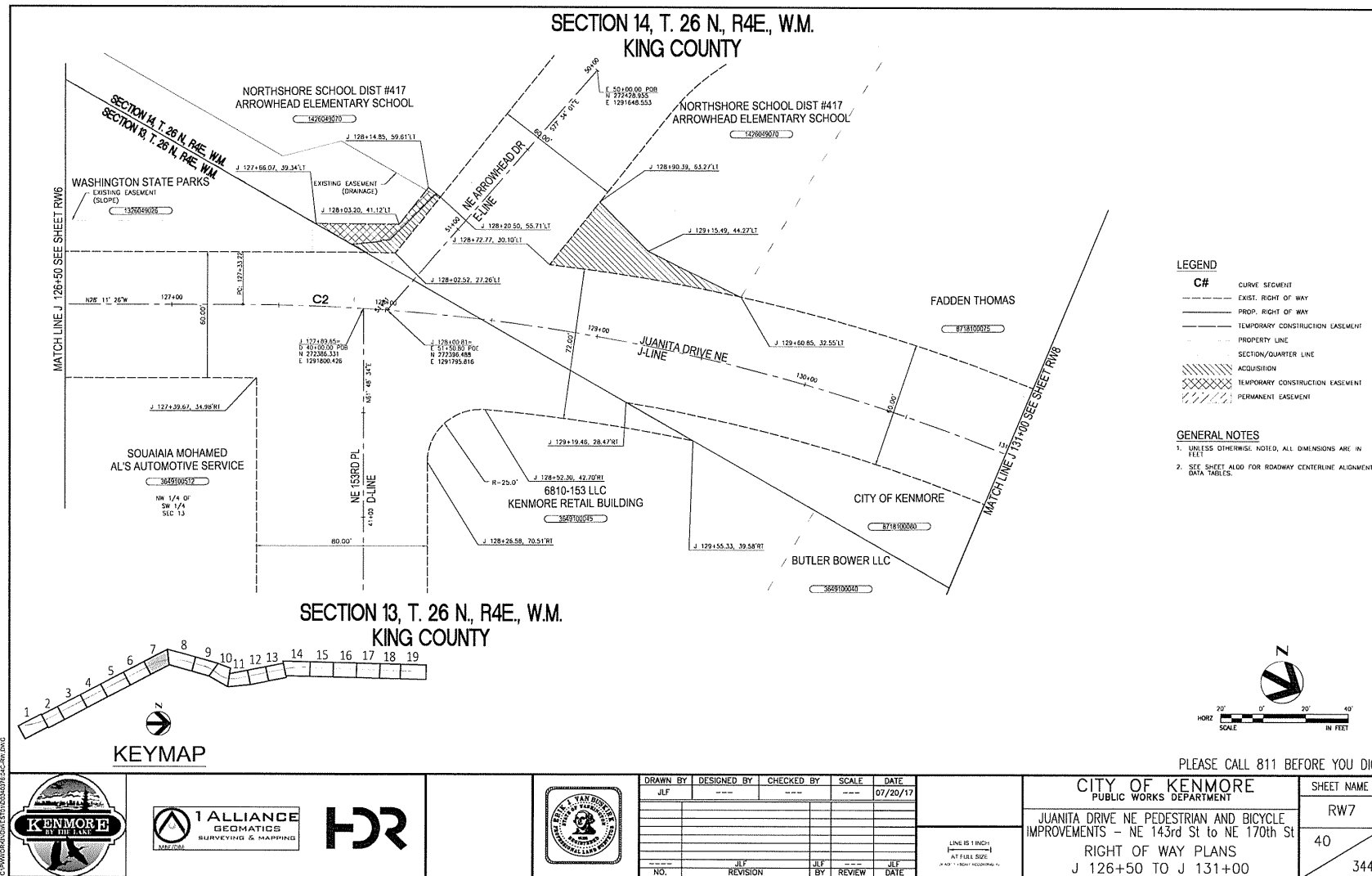


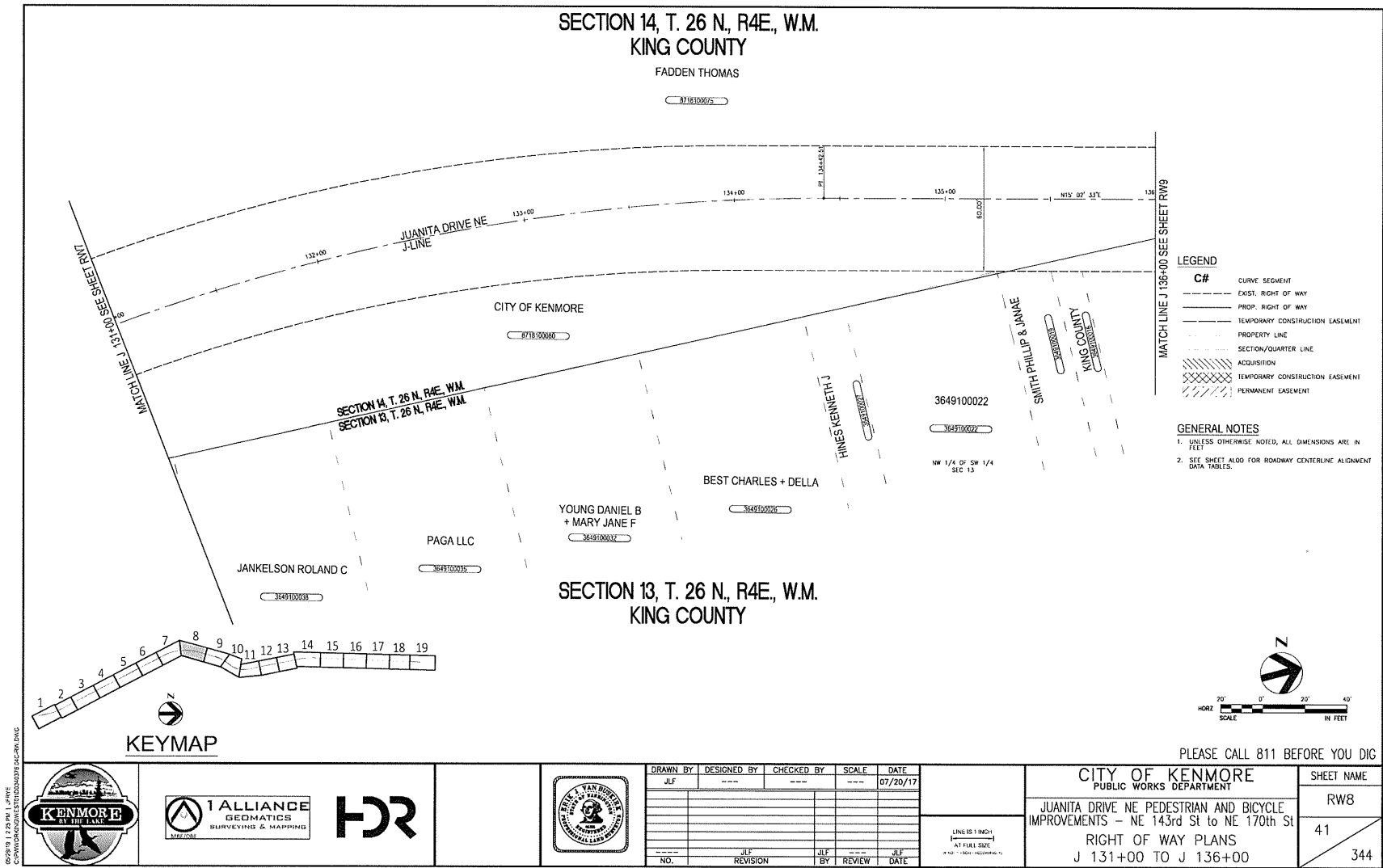


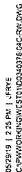


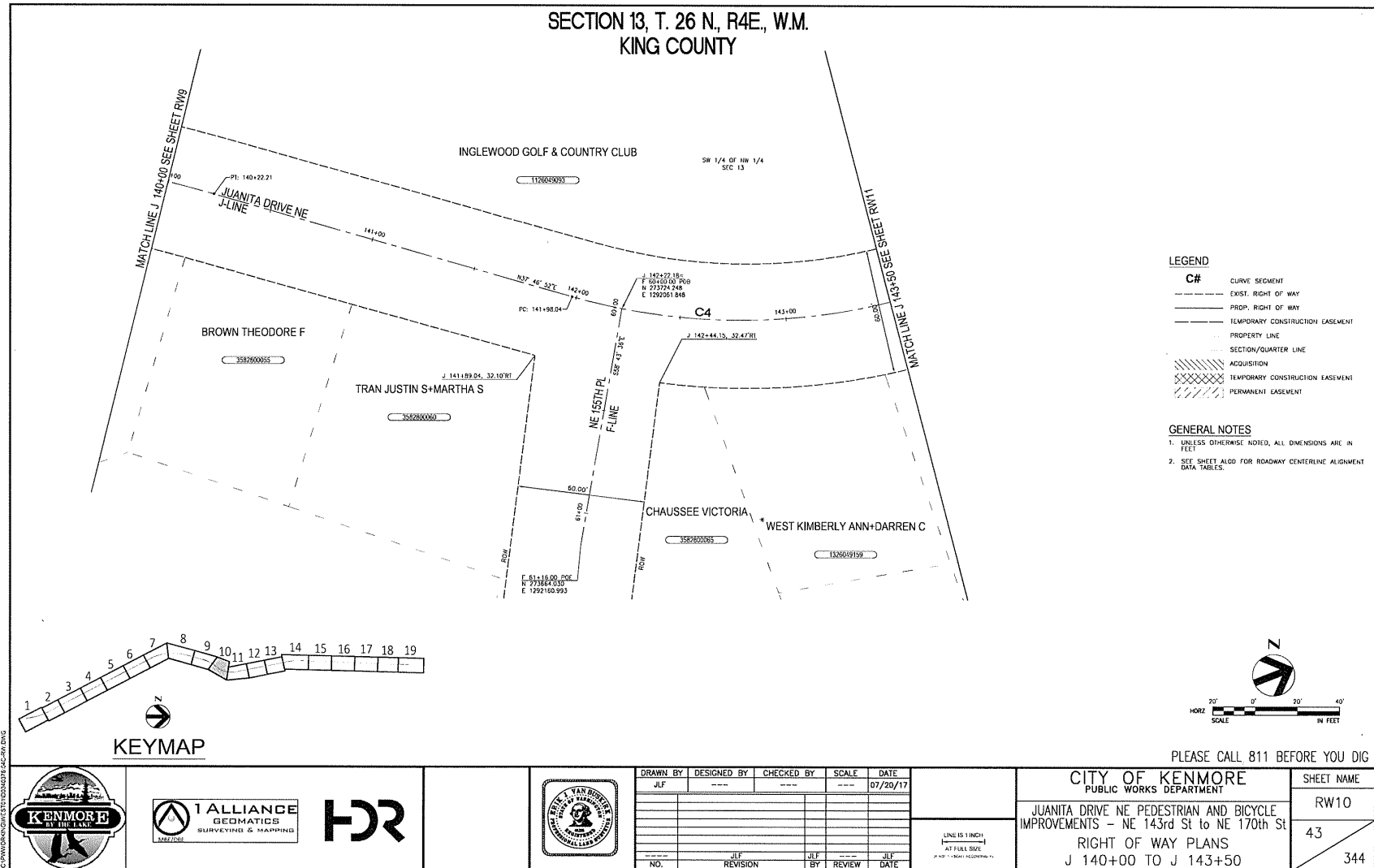


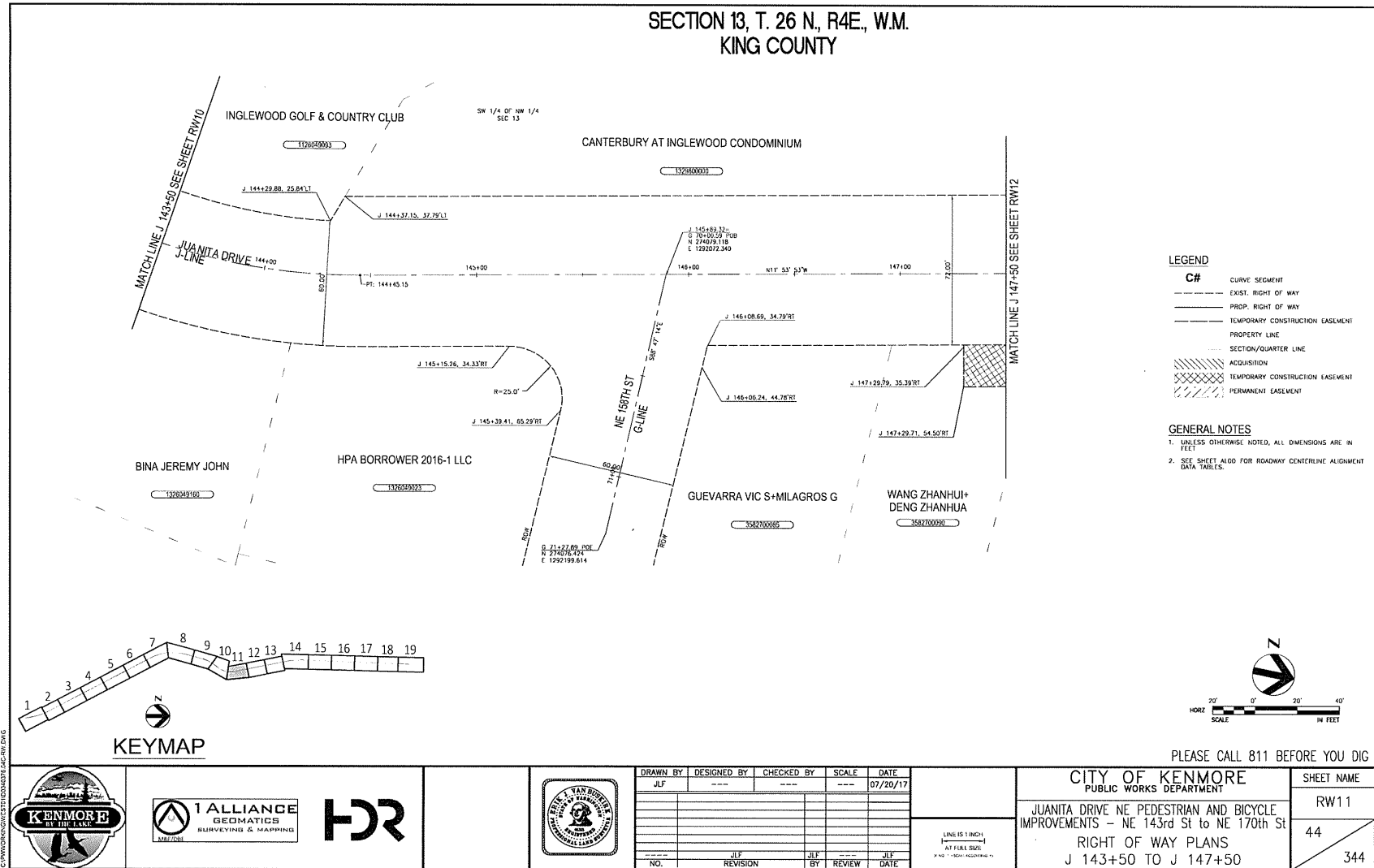


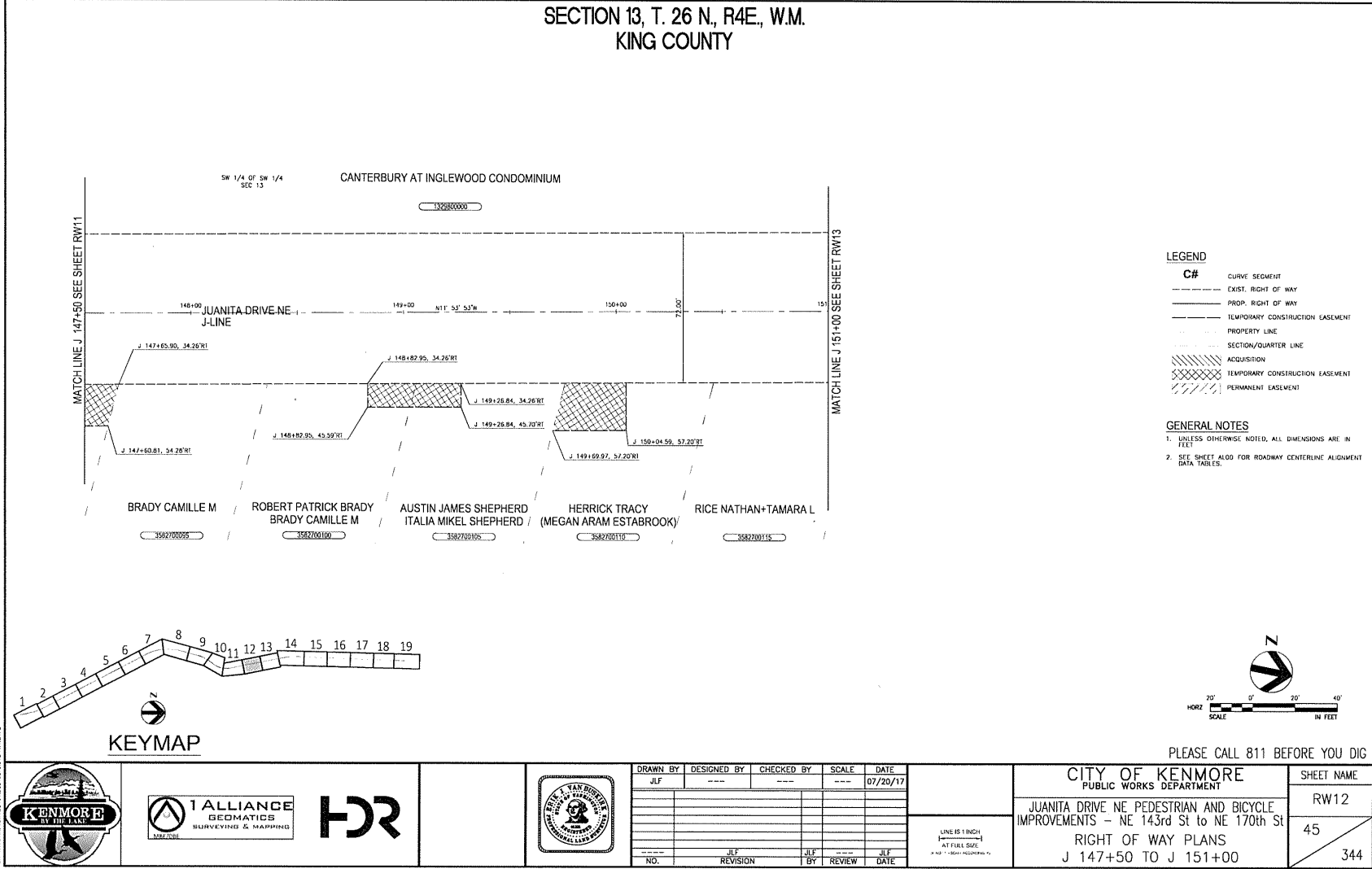


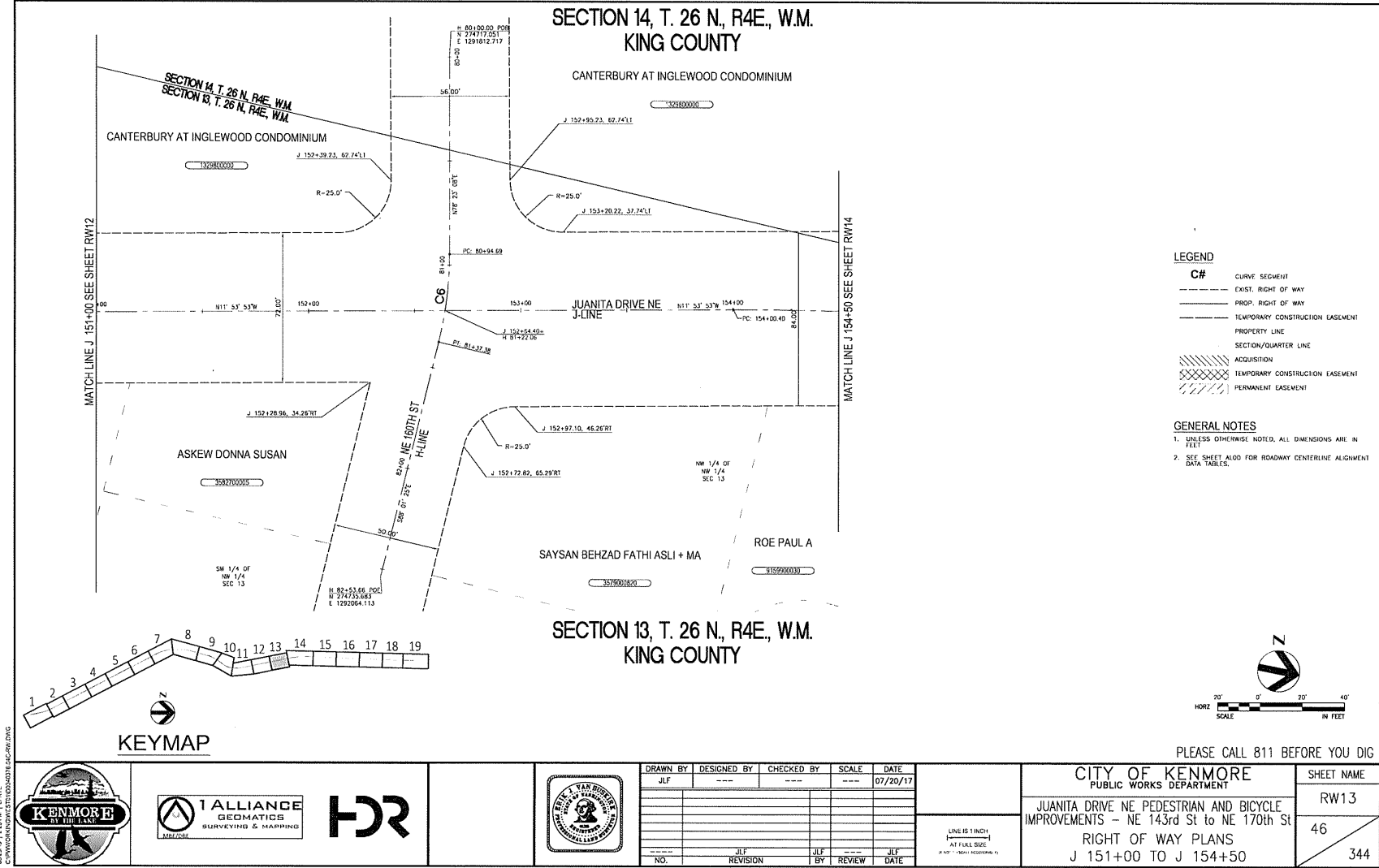


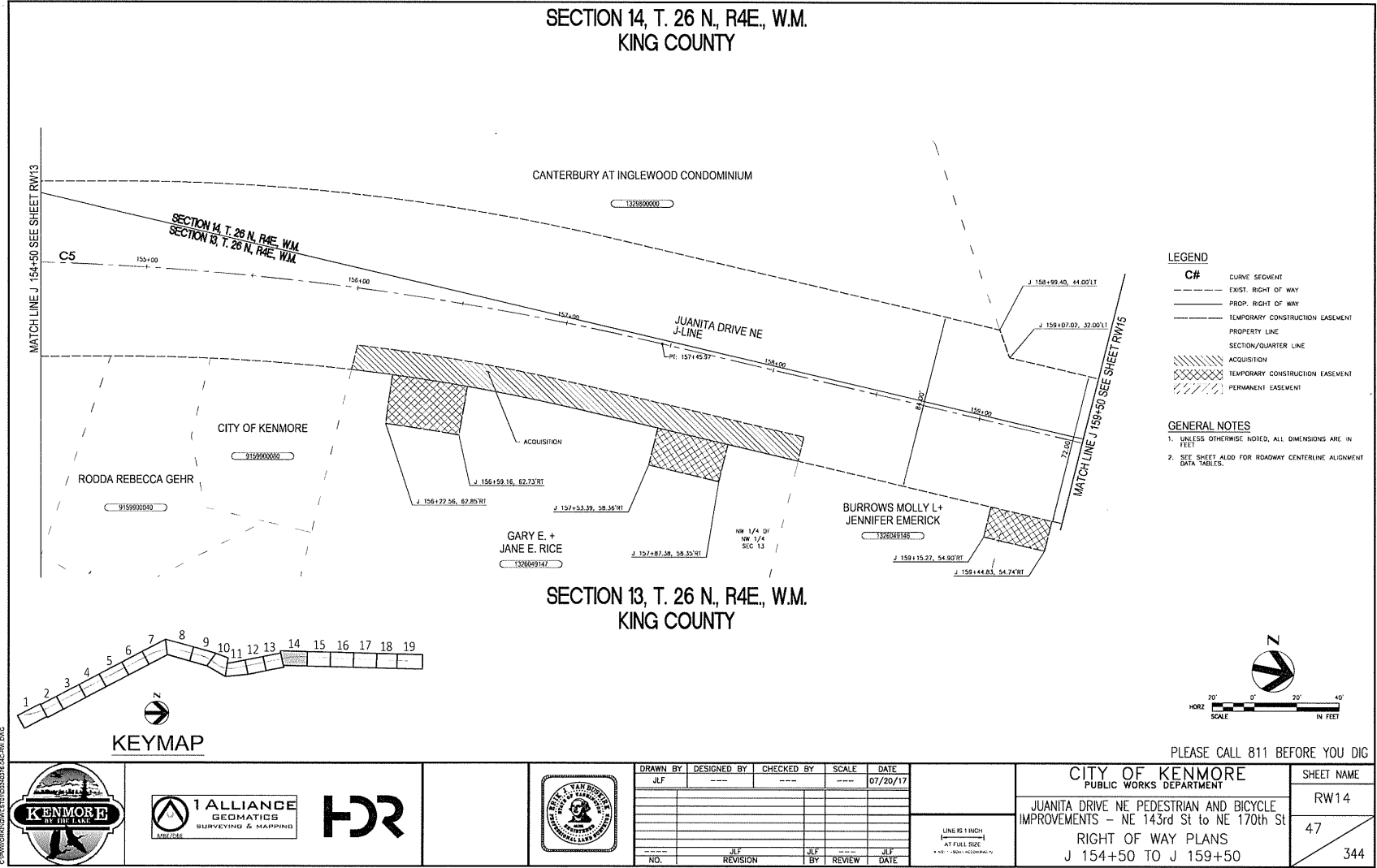


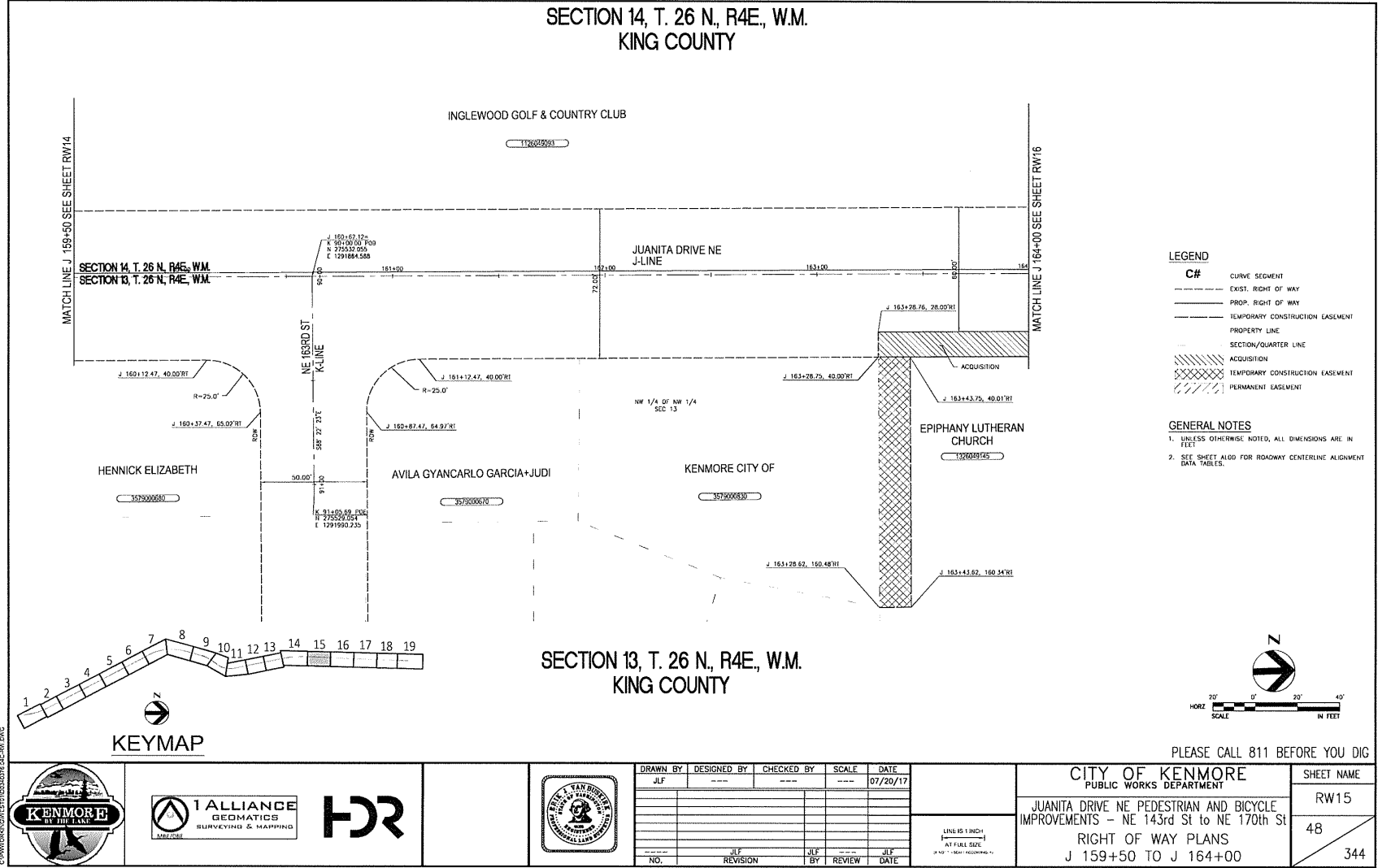


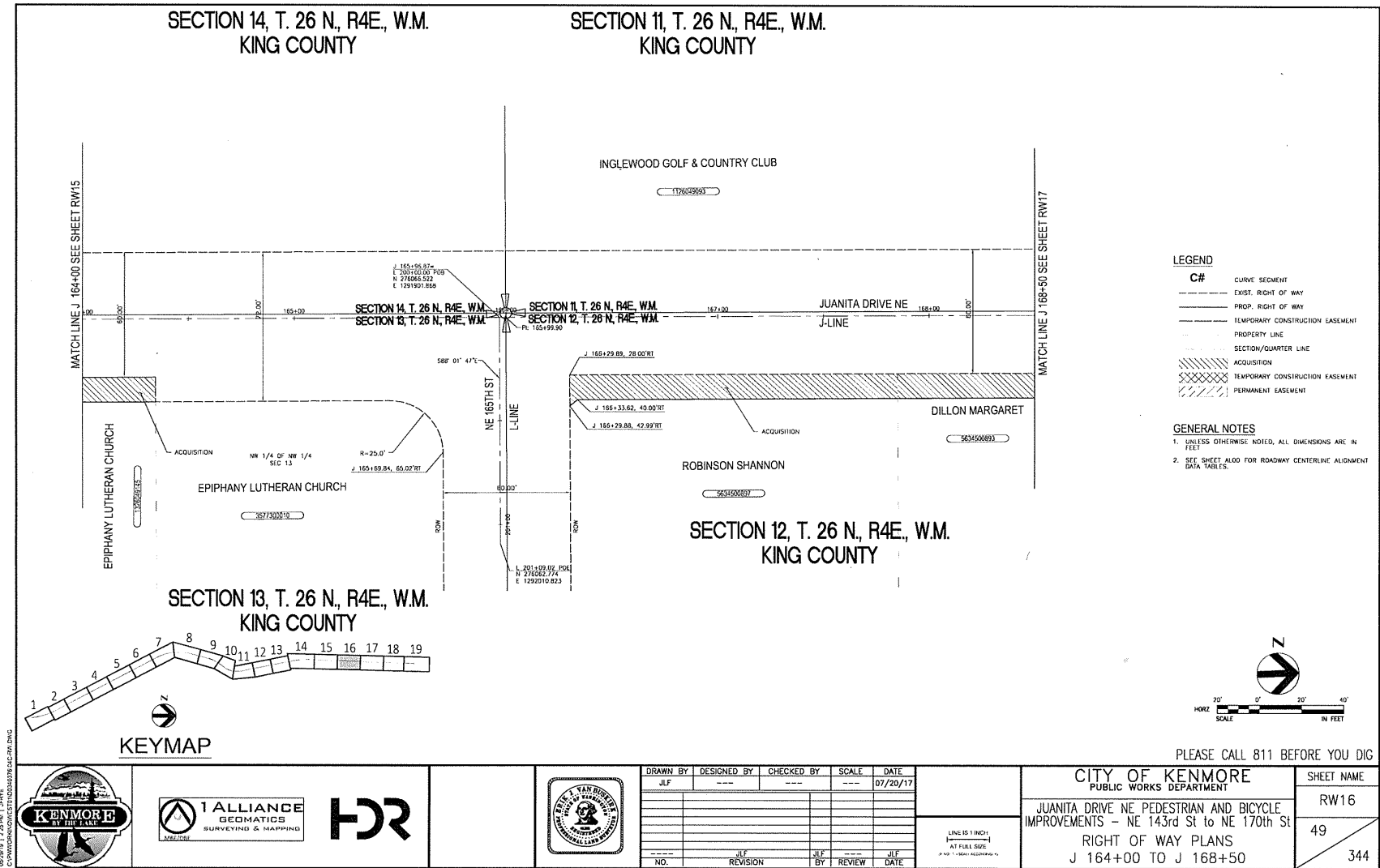


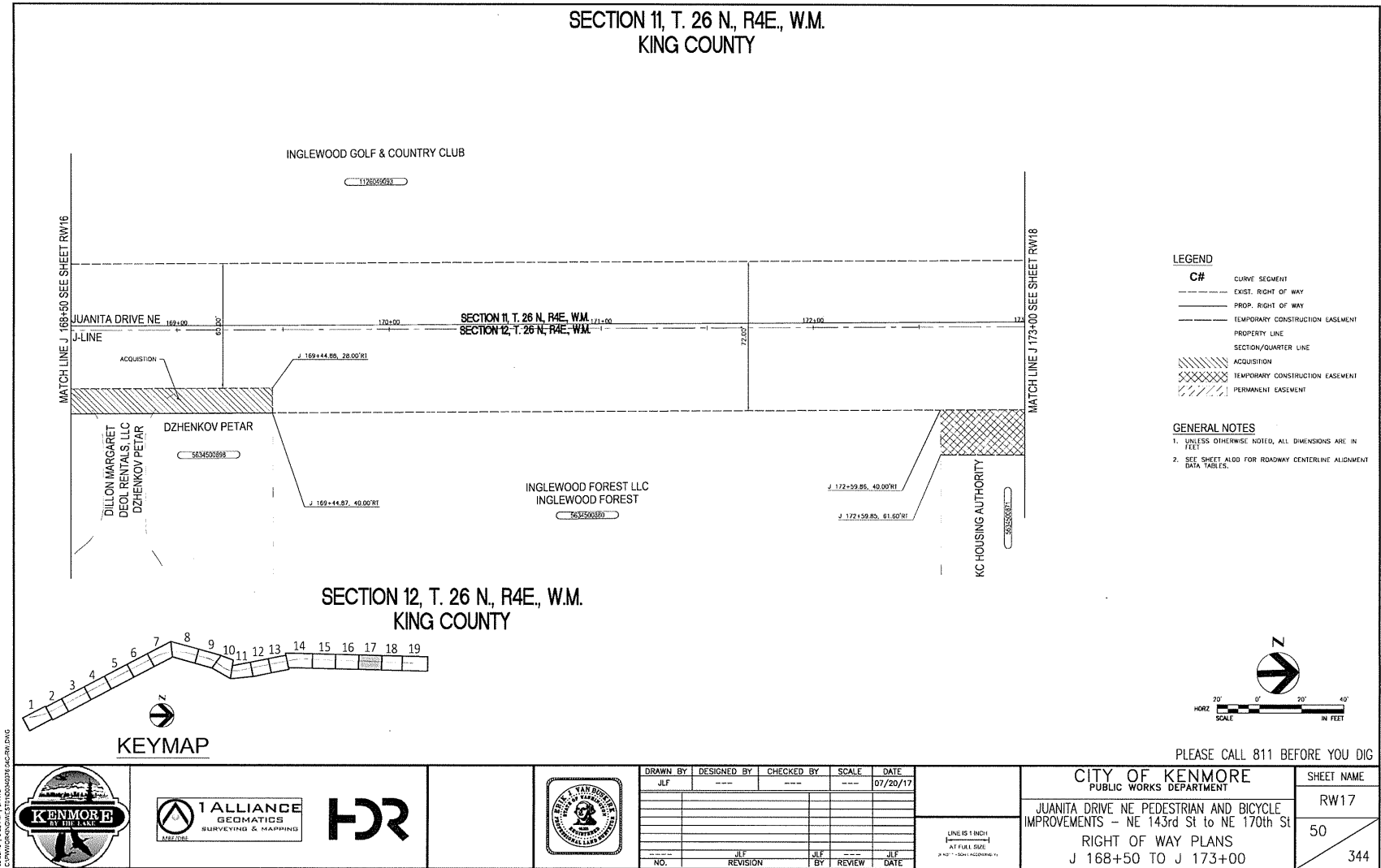














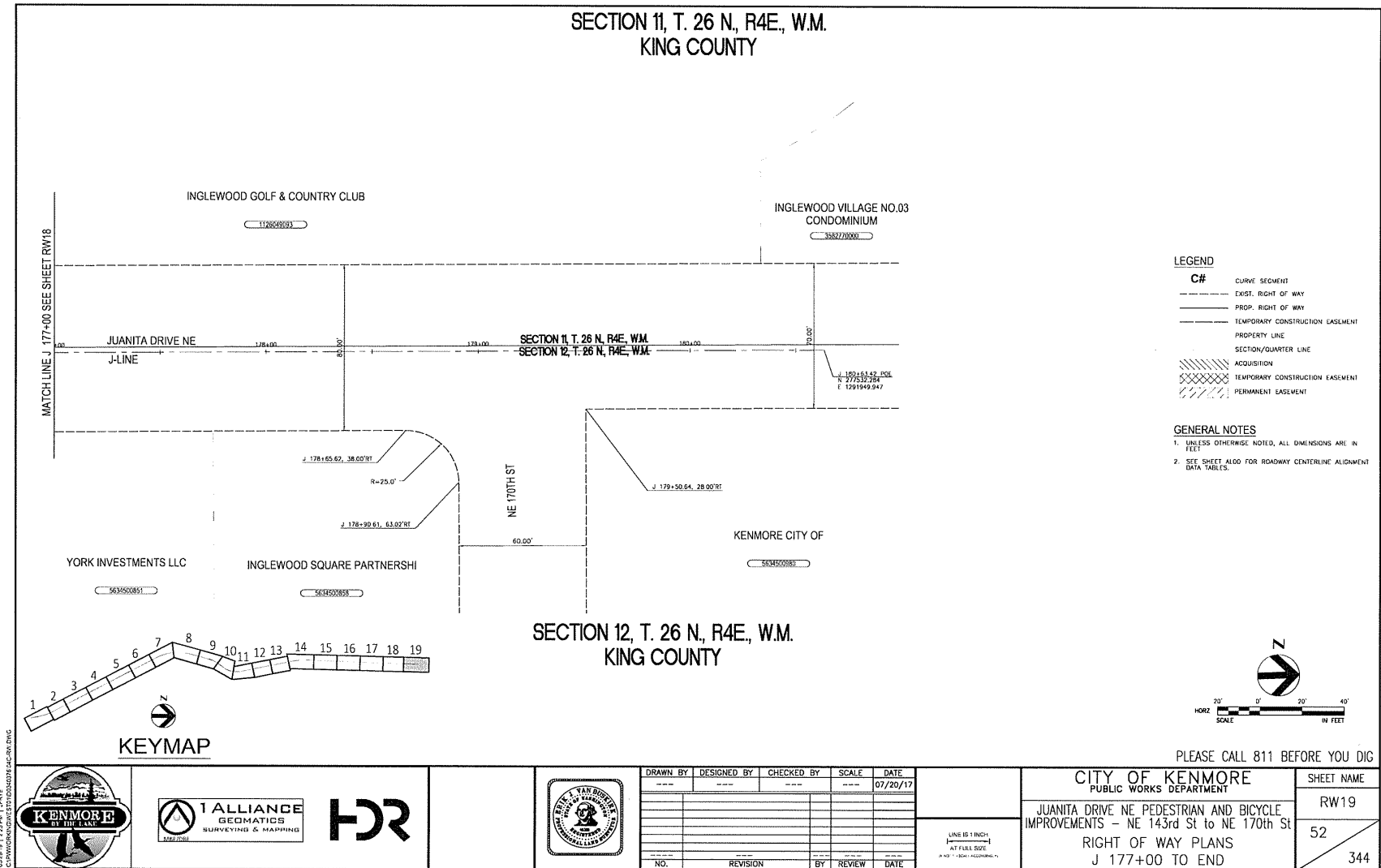


EXHIBIT 2 (111 PAGES)

CITY OF KENMORE
WASHINGTON
ORDINANCE NO. 19-0493

AN ORDINANCE OF THE CITY OF KENMORE, WASHINGTON, AUTHORIZING THE ACQUISITION BY NEGOTIATION OR CONDEMNATION OF CERTAIN REAL PROPERTY INTERESTS NEEDED FOR THE JUANITA DRIVE NE PEDESTRIAN AND BICYCLE SAFETY IMPROVEMENTS PROJECT, WHICH CONTEMPLATES THE CONSTRUCTION OF CORRIDOR IMPROVEMENTS ON JUANITA DRIVE NE BETWEEN NE 170TH STREET AND NE 143RD STREET, SUCH AS SIDEWALKS, BIKE LANES, ROW AMENITIES, AND STORM DRAINAGE IMPROVEMENTS, AND UTILITY RELOCATION.

WHEREAS, the City of Kenmore is working towards designing and constructing sidewalk and bike lanes, known as Juanita Drive NE Pedestrian and Bicycle Safety Improvements Project ("Juanita Project"); and

WHEREAS, the City desires to construct certain improvements to Juanita Drive NE which improvements are now known and referred to by the City and in this Ordinance as the Juanita Drive NE Pedestrian and Bicycle Safety Improvements Project ("Juanita Project"); and

WHEREAS, the Juanita Project contemplates the construction of a sidewalk on one side of the corridor and buffered bike lanes on both sides of the corridor, retaining walls, left turn lanes, center medians, right-of-way amenities, drainage improvements, landscaping, and street lighting, and relocation of utilities; and

WHEREAS, pursuant to State policies and regulations, the City is acquiring real property interests, including necessary rights-of-way and easements, through negotiations with owners of property along Juanita Drive NE, and also will provide relocation assistance to legal occupants of land whose business or personal property are displaced as a result of the Juanita Project, if any; and

WHEREAS, City staff and consultants have reviewed and analyzed alternatives for the Juanita Project and have recommended that the City acquire certain portions of and interests in real property in the form of rights-of-way. In order to construct the Juanita Project, it is necessary to acquire, condemn, appropriate, take and damage portions of and interests in real property, in the form of rights-of-way, as legally described and depicted in **Attachment A**, attached hereto and incorporated by this reference, and said real property is further identified by King County Tax Parcel Nos. 1426049070, 1326049147, 1326049145, 5634500897, 5634500893, 5634500898, and Tract X of Short Plat No. 1181031 (no Parcel Number); and

WHEREAS, City staff and consultants have reviewed and analyzed alternatives for the Juanita Project and have recommended that the City acquire certain portions of and interests in real property, in the form of permanent easements. In order to construct the Juanita Project, it is necessary to acquire, condemn, appropriate, take and damage portions of and interests in real property, in the form of permanent easements for purposes of utilities and related appurtenances, or for purposes of grading, cuts and fills for roads and related appurtenances, as legally described and depicted in **Attachment B**, attached hereto and incorporated by this reference, and said real property is further identified by King County Tax Parcel Nos. 2426049007 and 1126049093; and

WHEREAS, City staff and consultants have reviewed and analyzed alternatives for the Juanita Project and have recommended that the City acquire certain portions of and interests in real property, in the form of temporary construction easements. In order to construct the Juanita Project, it is necessary to acquire, condemn, appropriate, take and damage portions of and interests in real property, in the form of temporary construction easements as legally described and depicted on **Attachment C**, attached hereto and incorporated by this reference, and said real property is further identified as King County Tax Parcel Nos. 2426049007, 3649100582, 3649100576, 2649100570, 3649100571, 0281000000, 3649100510, 1426049070, 3582700090, 3582700100, 3582700105, 3579000680, 3582700110, 1326049147, 1326049146, 1326049145, 5634500871, 8895750000, 5634500855; and

WHEREAS, if the City is unable to acquire the necessary rights-of-way and easements in a timely manner, the City must file a petition in eminent domain (condemnation petition) in order to meet funding and construction deadlines for the Juanita Project; and

WHEREAS, the City is authorized by Chapter 35A.64 RCW to exercise the power of eminent domain pursuant to Chapters 8.12 and 8.28 RCW; and

WHEREAS, the City has complied with the notice requirements set forth in RCW 8.25.290 by providing notice to the owners of the real property identified herein of the planned final action of adopting this Ordinance, and published notice of such planned final action in the manner set forth in RCW 8.25.290; and

WHEREAS, on July 8, 2019, the City Council held a public hearing on this Ordinance, and considered the comments received;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KENMORE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Incorporation of Recitals. The recitals set forth above are hereby adopted and incorporated herein as if set forth in full.

Section 2. Acquisition of Real Property. Acquisition of the rights and interests in the real property described and depicted on Attachment A ("Property") is necessary for the construction of the Juanita Project, which project is for a public use. The rights and interests in the Property herein described are hereby condemned, appropriated, taken and damaged in fee for rights-of-way,

easements and temporary easements for public purposes, subject to the making or paying of just compensation to the owners thereof in the manner provided by law.

Section 3. Source of Funds. The cost and expense of acquiring all rights and interests in the Property shall be paid for from city sources.

Section 4. Condemnation Authorization. City staff, the City Attorney, and all City consultants for the Juanita Project are authorized and directed to enter into any and all negotiations and agreements necessary to acquire the rights and interests in the Property as described in Attachments A. If such negotiations fail to acquire such interests in the Property in a timely manner, as determined by the City Manager, the City Attorney is authorized to prosecute proceedings provided by law to condemn, appropriate and take the Property and carry out and implement the provisions of this Ordinance.

Section 5. Reservation of Rights. Nothing in this Ordinance limits the City in its identification and acquisition of property and property rights necessary for these public purposes. The City reserves the right to acquire additional or different properties as needed for the Project.

Section 6. Effective Date. This Ordinance shall be published in the official newspaper of the City and shall take effect and be in full force five (5) days after the date of publication.

PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE
___ DAY OF _____, 2019.

CITY OF KENMORE

David Baker, Mayor

ATTEST/AUTHENTICATED:

Kelly Chelin, City Clerk

Approved as to form:

Dawn Reitan, City Attorney

Filed with the City Clerk: _____, 2019
Passed by the City Council: _____, 2019
Ordinance No. 19-0493
Date of Publication: _____, 2019
Effective Date: _____, 2019

ATTACHMENT A

FEE TITLE ACQUISITION

**CITY OF KENMORE
ORDINANCE 19-0493**

EXHIBIT "A"
Legal Description of Entire Property

OWNER: Northshore School District No. 417

PARCEL NO. 1426049070

THE EAST HALF OF THE SOUTH ONE-THIRD OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE NORTH ONE-THIRD OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT STREETS;

ALSO EXCEPT THE NORTH 60 FEET OF THAT PORTION LYING WEST OF 67TH AVENUE NORTHEAST;

ALSO EXCEPT THAT PORTION LYING NORTHEASTERLY OF JUANITA DRIVE.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

EXHIBIT "B"

Legal Description of Right of Way Acquisition

THAT PORTION OF THE EAST HALF OF THE SOUTH ONE-THIRD OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE NORTH ONE-THIRD OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT STREETS;

ALSO EXCEPT THE NORTH 60 FEET OF THAT PORTION LYING WEST OF 67TH AVENUE NORTHEAST;

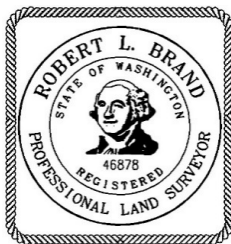
ALSO EXCEPT THAT PORTION LYING NORTHEASTERLY OF JUANITA DRIVE.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

RIGHT OF WAY ACQUISITION DESCRIBED AS FOLLOWS:

BEGINNING AT INTERSECTION OF THE 30 FOOT WIDE WESTERLY MARGIN OF JUANITA DRIVE NORTHEAST AND THE 30 FOOT WIDE NORTHERLY MARGIN OF 67TH AVENUE NORTHEAST;
THENCE NORTH 80°00'13" WEST, ALONG SAID NORTHERLY MARGIN, A DISTANCE OF 37.98 FEET;
THENCE NORTH 17°45'35" EAST, A DISTANCE OF 32.64 FEET;
THENCE NORTH 1°46'08" WEST, A DISTANCE OF 48.65 FEET TO THE WESTERLY MARGIN OF JUANITA DRIVE NORTHEAST AND A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 848.51 FEET, THE CENTER OF WHICH BEARS NORTH 74°31'45" EAST;
THENCE SOUTHERLY, ALONG SAID CURVE AND MARGIN, THROUGH A CENTRAL ANGLE OF 6°08'58" AND AN ARC DISTANCE OF 91.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,179 SQUARE FEET, MORE OR LESS.



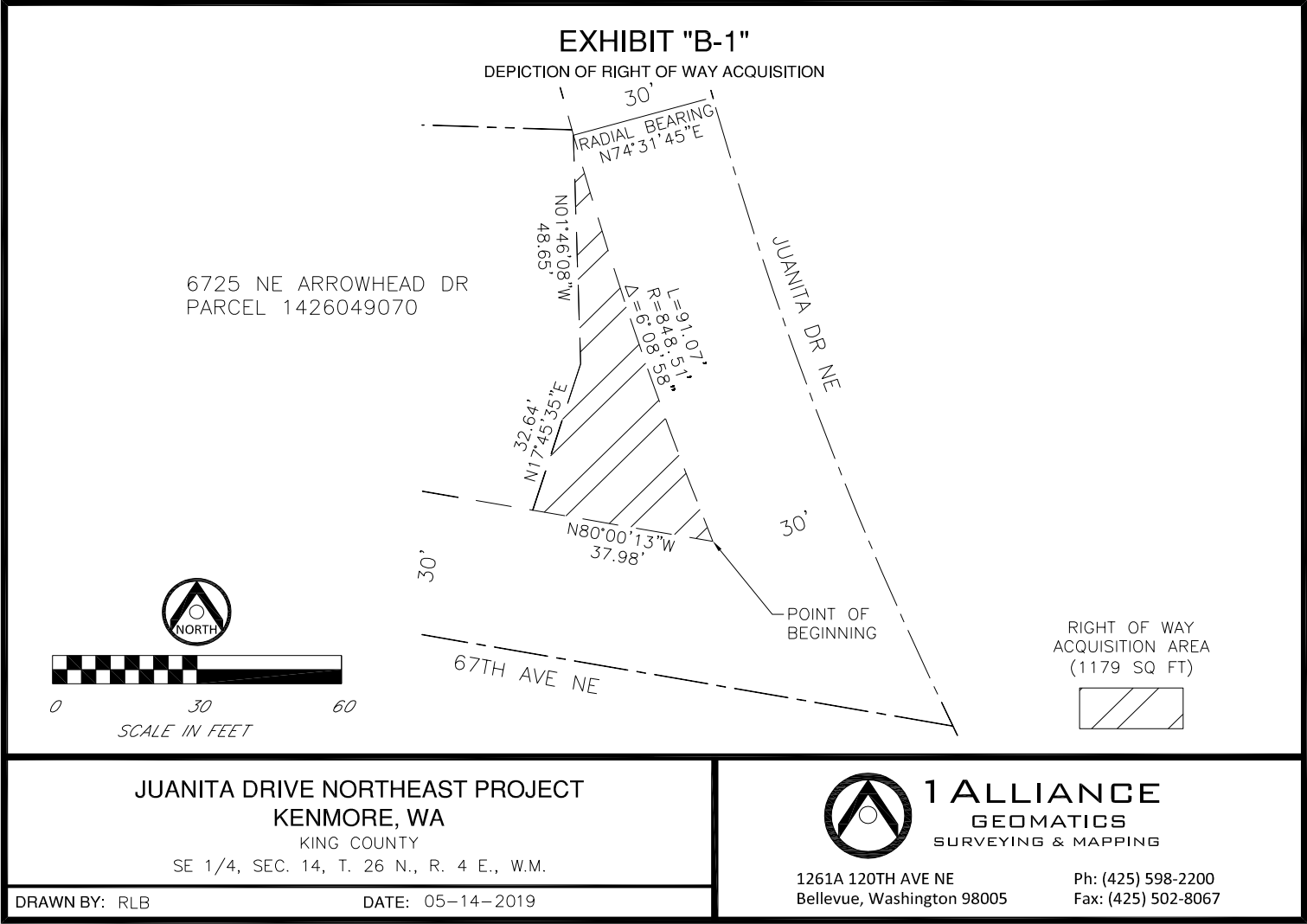


EXHIBIT "A"

Legal Description of Entire Property

OWNER: Northshore School District No. 417

PARCEL NO. 1426049070

THE EAST HALF OF THE SOUTH ONE-THIRD OF THE NORTHEAST QUARTER
OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE NORTH ONE-
THIRD OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 14, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY,
WASHINGTON;

EXCEPT STREETS;

ALSO EXCEPT THE NORTH 60 FEET OF THAT PORTION LYING WEST OF 67TH
AVENUE NORTHEAST;

ALSO EXCEPT THAT PORTION LYING NORTHEASTERLY OF JUANITA DRIVE.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

EXHIBIT "B"

Legal Description of Right of Way Acquisition

THAT PORTION OF THE EAST HALF OF THE SOUTH ONE-THIRD OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE NORTH ONE-THIRD OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT STREETS;

ALSO EXCEPT THE NORTH 60 FEET OF THAT PORTION LYING WEST OF 67TH AVENUE NORTHEAST;

ALSO EXCEPT THAT PORTION LYING NORTHEASTERLY OF JUANITA DRIVE.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

RIGHT OF WAY ACQUISITION DESCRIBED AS FOLLOWS:

BEGINNING AT INTERSECTION OF THE 30 FOOT WIDE WESTERLY MARGIN OF JUANITA DRIVE NORTHEAST AND THE 30 FOOT WIDE SOUTHERLY MARGIN OF 67TH AVENUE NORTHEAST;

THENCE NORTH 80°00'13" WEST, ALONG SAID SOUTHERLY MARGIN, A DISTANCE OF 34.08 FEET;

THENCE SOUTH 9°59'47" WEST, A DISTANCE OF 2.53 FEET;

THENCE SOUTH 73°41'45" EAST, A DISTANCE OF 31.07 FEET;

THENCE SOUTH 30°01'47" EAST, A DISTANCE OF 4.00 FEET;

THENCE NORTH 65°23'15" EAST, A DISTANCE OF 0.54 FEET;

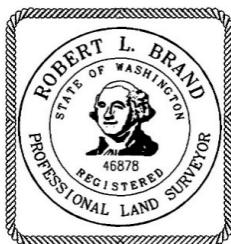
THENCE SOUTH 34°19'59" EAST, A DISTANCE OF 12.09 FEET;

THENCE SOUTH 27°06'54" EAST, A DISTANCE OF 1.98 FEET TO THE EAST PARCEL LINE;

THENCE NORTH 2°04'09" EAST, ALONG SAID EAST PARCEL LINE, A DISTANCE OF 7.88 FEET TO THE WESTERLY MARGIN OF JUANITA DRIVE NORTHEAST AND A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 848.51 FEET, THE CENTER OF WHICH BEARS NORTH 62°32'50" EAST;

THENCE NORTHWESTERLY, ALONG SAID CURVE AND MARGIN, THROUGH A CENTRAL ANGLE OF 0°56'25" AND AN ARC DISTANCE OF 13.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 222 SQUARE FEET, MORE OR LESS.



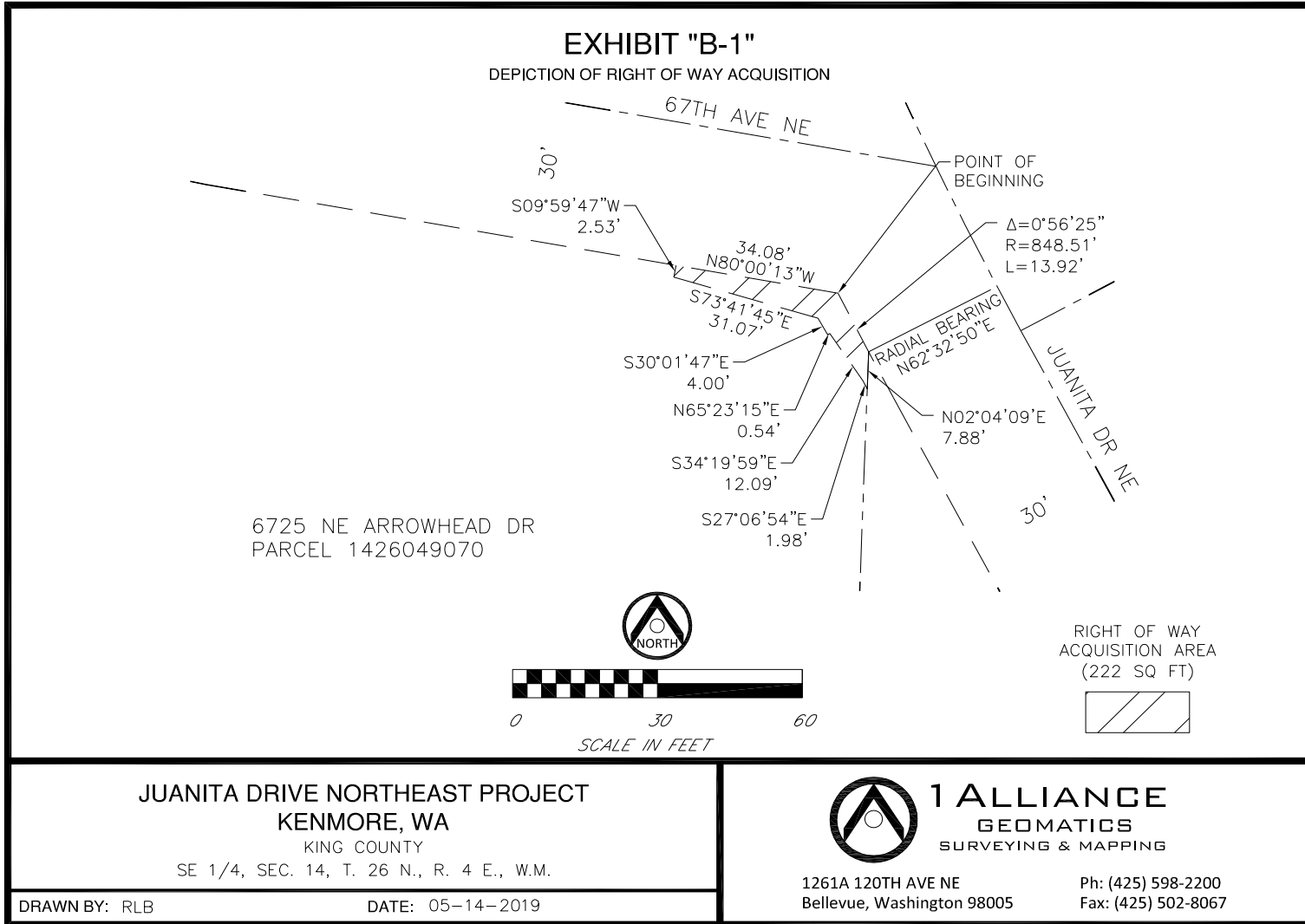


EXHIBIT "A"

Legal Description of Entire Property

OWNER: Petar Dzhenkov

PARCEL NO. 5634500898

LOT 4, KING COUNTY SHORT PLAT NO. 1181031, ACCORDING TO THE SHORT
PLAT RECORDED UNDER RECORDING NO. 8311100651, RECORDS OF KING
COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

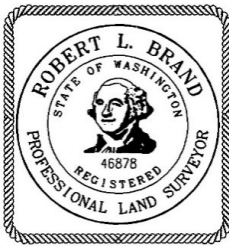
EXHIBIT “B”

Legal Description of Right of Way Acquisition

THE WEST 12 FEET OF THE FOLLOWING DESCRIBED PARCEL;

LOT 4, KING COUNTY SHORT PLAT NO. 1181031, ACCORDING TO THE SHORT PLAT
RECORDED UNDER RECORDING NO. 8311100651, RECORDS OF KING COUNTY,
WASHINGTON.

CONTAINING 601 SQUARE FEET, MORE OR LESS.



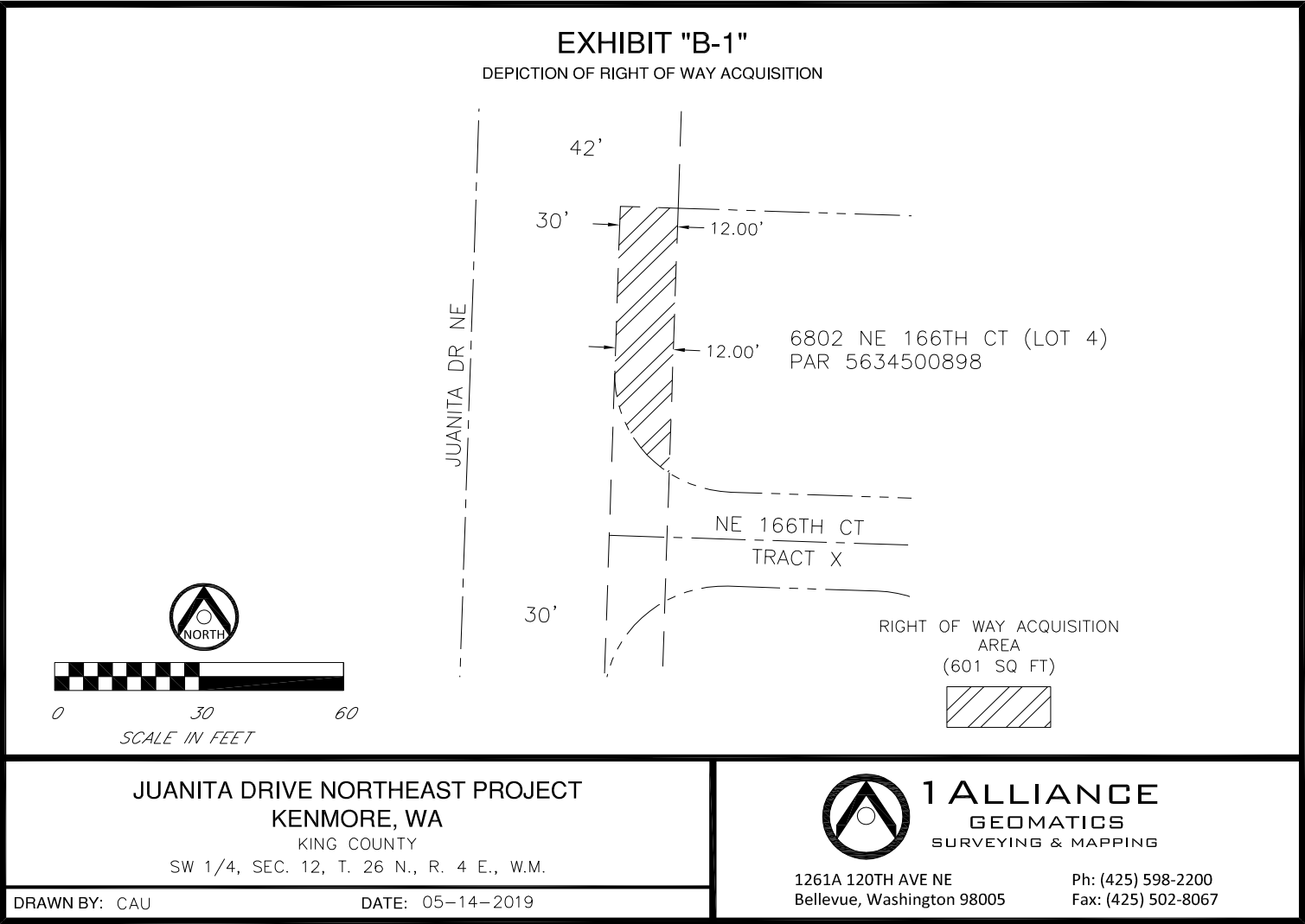


EXHIBIT “A”

Legal Description of Entire Property

OWNER: Margaret Dillon

PARCEL NO. 5634500893

LOT 1, KING COUNTY SHORT PLAT NO. 1181031, ACCORDING TO THE SHORT
PLAT RECORDED UNDER RECORDING NO. 8311100651, RECORDS OF KING
COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

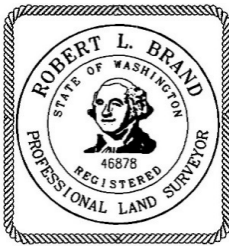
EXHIBIT “B”

Legal Description of Right of Way Acquisition

THE WEST 12 FEET OF THE FOLLOWING DESCRIBED PARCEL;

LOT 1, KING COUNTY SHORT PLAT NO. 1181031, ACCORDING TO THE SHORT PLAT
RECORDED UNDER RECORDING NO. 8311100651, RECORDS OF KING COUNTY,
WASHINGTON.

CONTAINING 841 SQUARE FEET, MORE OR LESS.



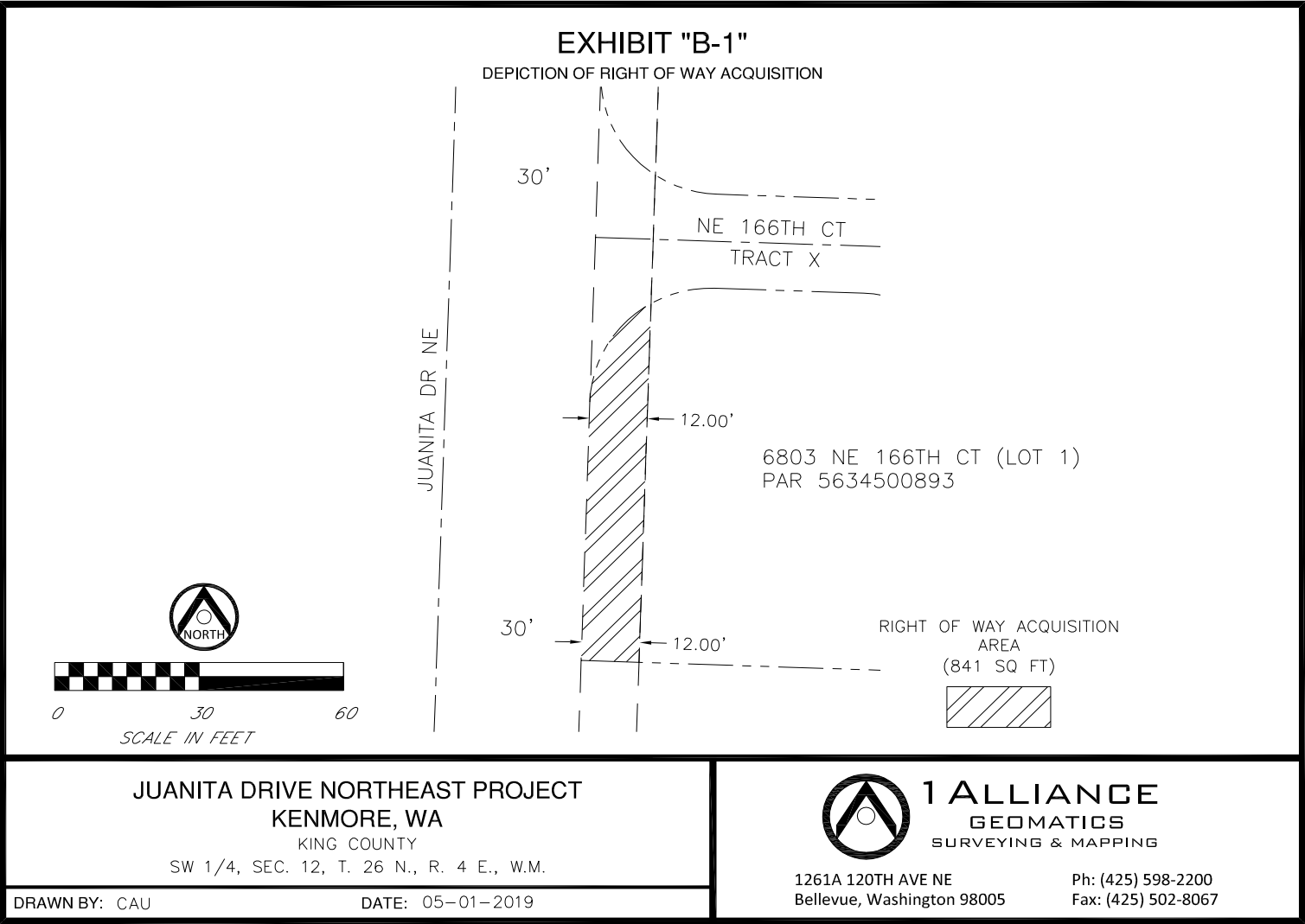


EXHIBIT "A"

Legal Description of Entire Property

OWNER: Shannon L. Robinson

PARCEL NO. 5634500897

THE WEST 140 FEET OF THE SOUTH 185 FEET OF GOVERNMENT LOT 4,
SECTION 12, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY,
WAHSINGTON;

EXCEPT THE WEST 30 FEET AND EXCEPT THE SOUTH 30 FEET THEREOF.

EXHIBIT "B"

Legal Description of Right of Way Acquisition

THAT PORTION OF THE WEST 140 FEET OF THE SOUTH 185 FEET OF GOVERNMENT LOT 4, SECTION 12, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WAHSINGTON;

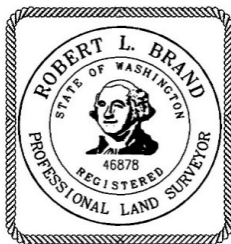
EXCEPT THE WEST 30 FEET AND EXCEPT THE SOUTH 30 FEET THEREOF.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SAID RIGHT OF WAY ACQUISITION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE PARCEL, ON THE NORTH MARGIN OF NE 165TH STREET AND THE EAST MARGIN OF JUANITA DRIVE NORTHEAST;
THENCE NORTH 1°52'44" EAST, ALONG SAID EAST MARGIN, A DISTANCE OF 155.00 FEET TO THE NORTH PARCEL LINE;
THENCE SOUTH 88°05'22" EAST, ALONG SAID NORTH PARCEL LINE, A DISTANCE OF 12.00 FEET TO A POINT 42 FEET PERPENDICULARLY EAST OF THE WEST LINE OF SAID SECTION 12;
THENCE SOUTH 1°52'44" WEST, 42 FEET EAST OF AND PARALLEL WITH SAID WEST SECTION LINE, A DISTANCE OF 151.26 FEET;
THENCE SOUTH 36°44'15" EAST, A DISTANCE OF 4.79 FEET TO THE NORTH MARGIN OF NE 165TH STREET;
THENCE NORTH 88°05'22" WEST, ALONG SAID NORTH MARGIN, A DISTANCE OF 14.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,866 SQUARE FEET, MORE OR LESS.



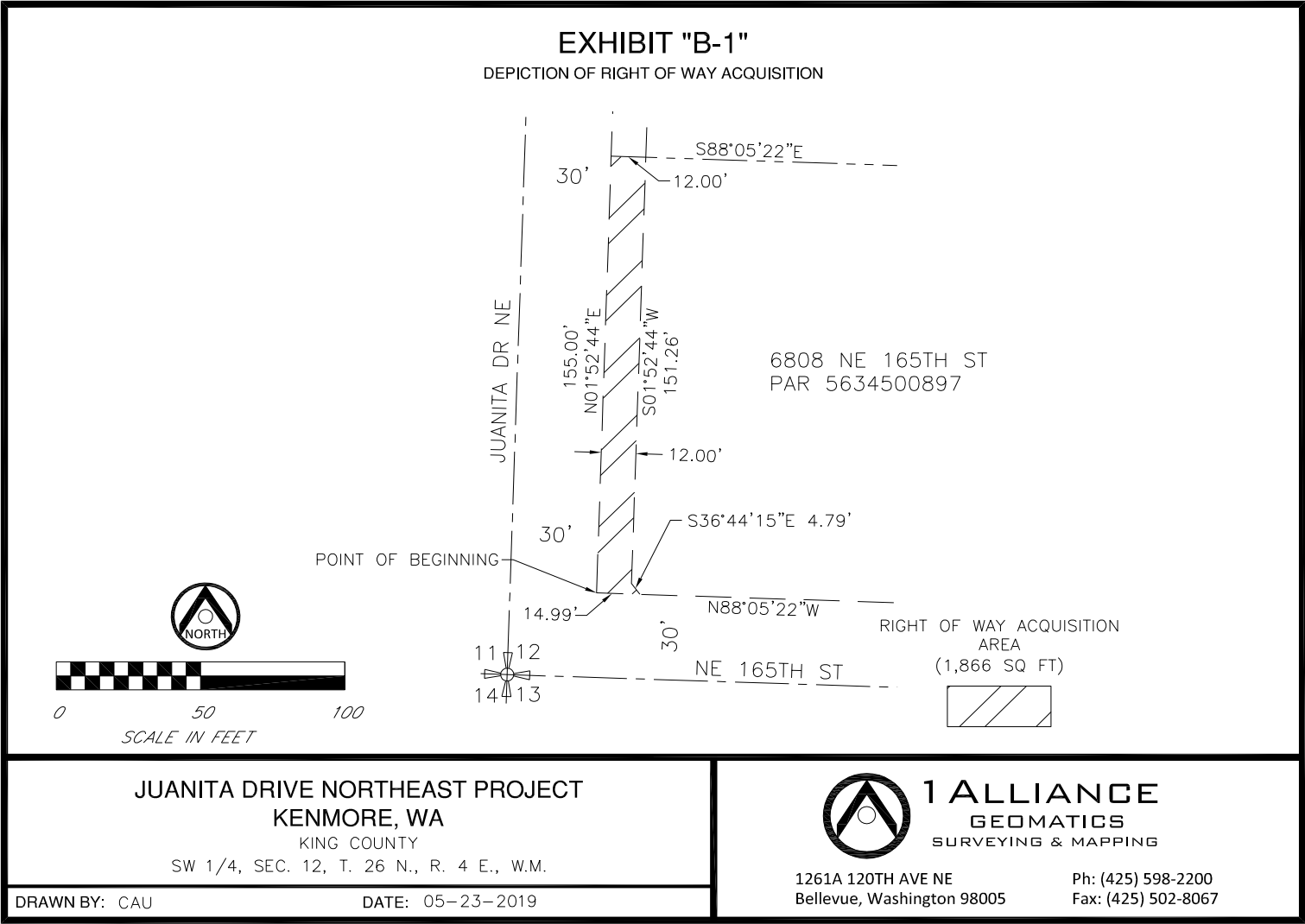


EXHIBIT "A"

Legal Description of Entire Property

OWNER: Gary E. Rice and Jane E. Rice

PARCEL NO. 1326049147

THE SOUTH 215 FEET OF THAT PORTION OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING WESTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF SAID SUBDIVISION, 315.92 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE NORTH 01°51'36" EAST TO THE NORTH LINE OF SAID SUBDIVISION AND THE TERMINUS OF SAID LINE DESCRIPTION;

EXCEPT COUNTY ROAD.

(ALSO KNOWN AS LOT B OF KING COUNTY LOT LINE ADJUSTMENT RECORDED UNDER RECORDING NO. 8706250542.)

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

EXHIBIT "B"

Legal Description of Right of Way Acquisition

THE WEST 12 FEET OF THE FOLLOWING DESCRIBED PARCEL;

THE SOUTH 215 FEET OF THAT PORTION OF THE NORTH HALF OF THE SOUTH
HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION
13, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON,
LYING WESTERLY OF A LINE DESCRIBED AS FOLLOWS:

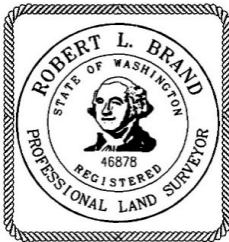
BEGINNING ON THE SOUTH LINE OF SAID SUBDIVISION, 315.92 FEET EASTERLY
OF THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE NORTH 01°51'36" EAST TO THE NORTH LINE OF SAID SUBDIVISION AND
THE TERMINUS OF SAID LINE DESCRIPTION;

EXCEPT COUNTY ROAD.

(ALSO KNOWN AS LOT B OF KING COUNTY LOT LINE ADJUSTMENT RECORDED
UNDER RECORDING NO. 8706250542.)

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

CONTAINING 2,583 SQUARE FEET, MORE OR LESS.



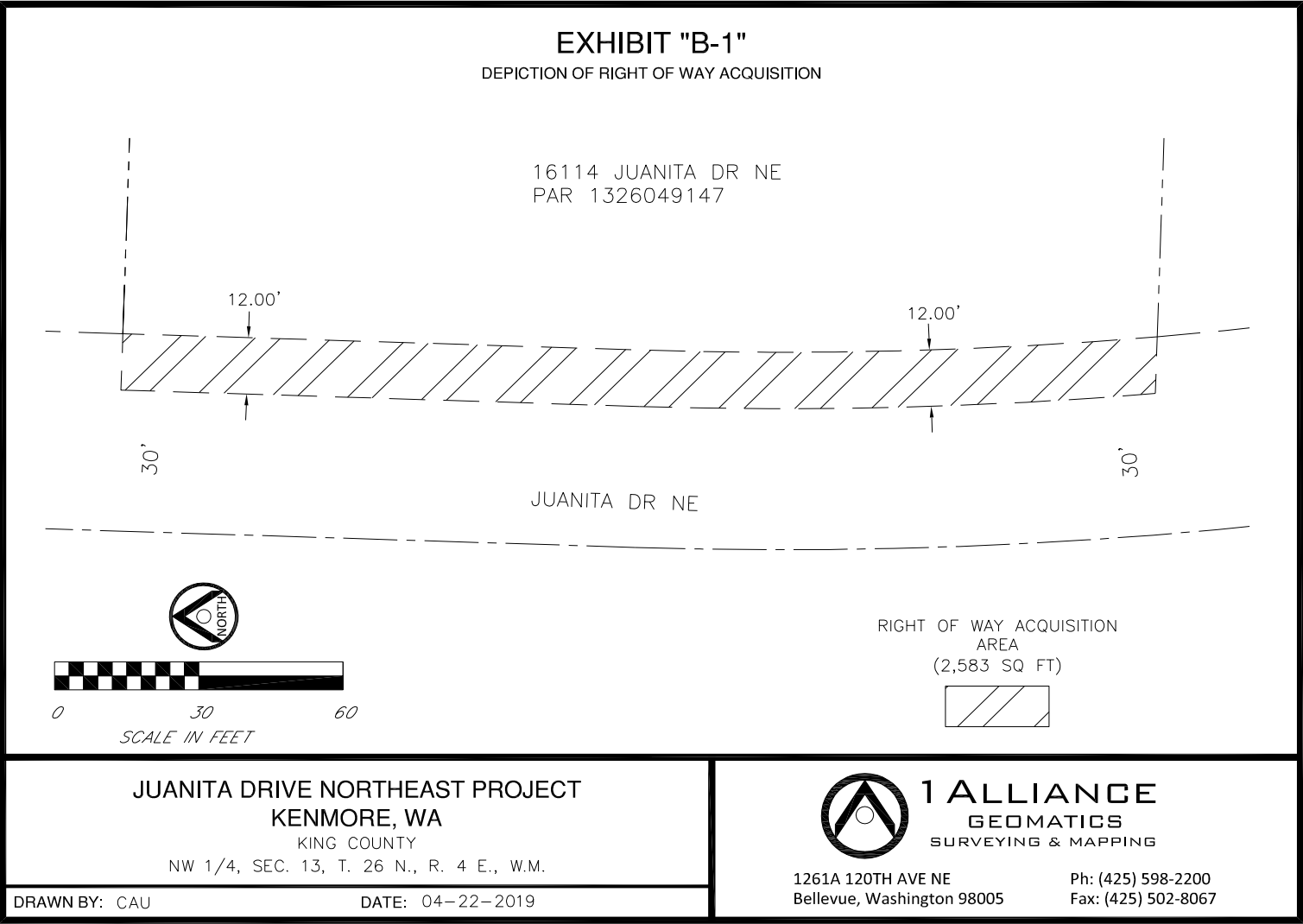


EXHIBIT "A"

Legal Description of Entire Property

OWNER: Epiphany Lutheran Church, a Washington Non-Profit Corporation

PARCEL NO. 1326049145

THE WEST 230 FEET OF THE SOUTH HALF OF THE NORTH HALF OF THE
NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER
OF SECTION 13, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING
COUNTY, WASHINGTON;

EXCEPT THE WEST 30 FEET THEREOF FOR ROAD;

ALSO EXCEPT THE SOUTH 60 FEET THEREOF.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

EXHIBIT "B"

Legal Description of Right of Way Acquisition

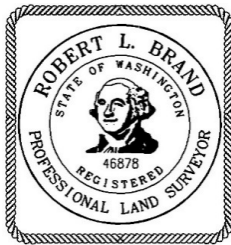
THE WEST 12 FEET OF THE FOLLOWING DESCRIBED PARCEL;

THE WEST 230 FEET OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTH
HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION
13, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE WEST 30 FEET THEREOF FOR ROAD;

ALSO EXCEPT THE SOUTH 60 FEET THEREOF.

CONTAINING 1,267 SQUARE FEET, MORE OR LESS.



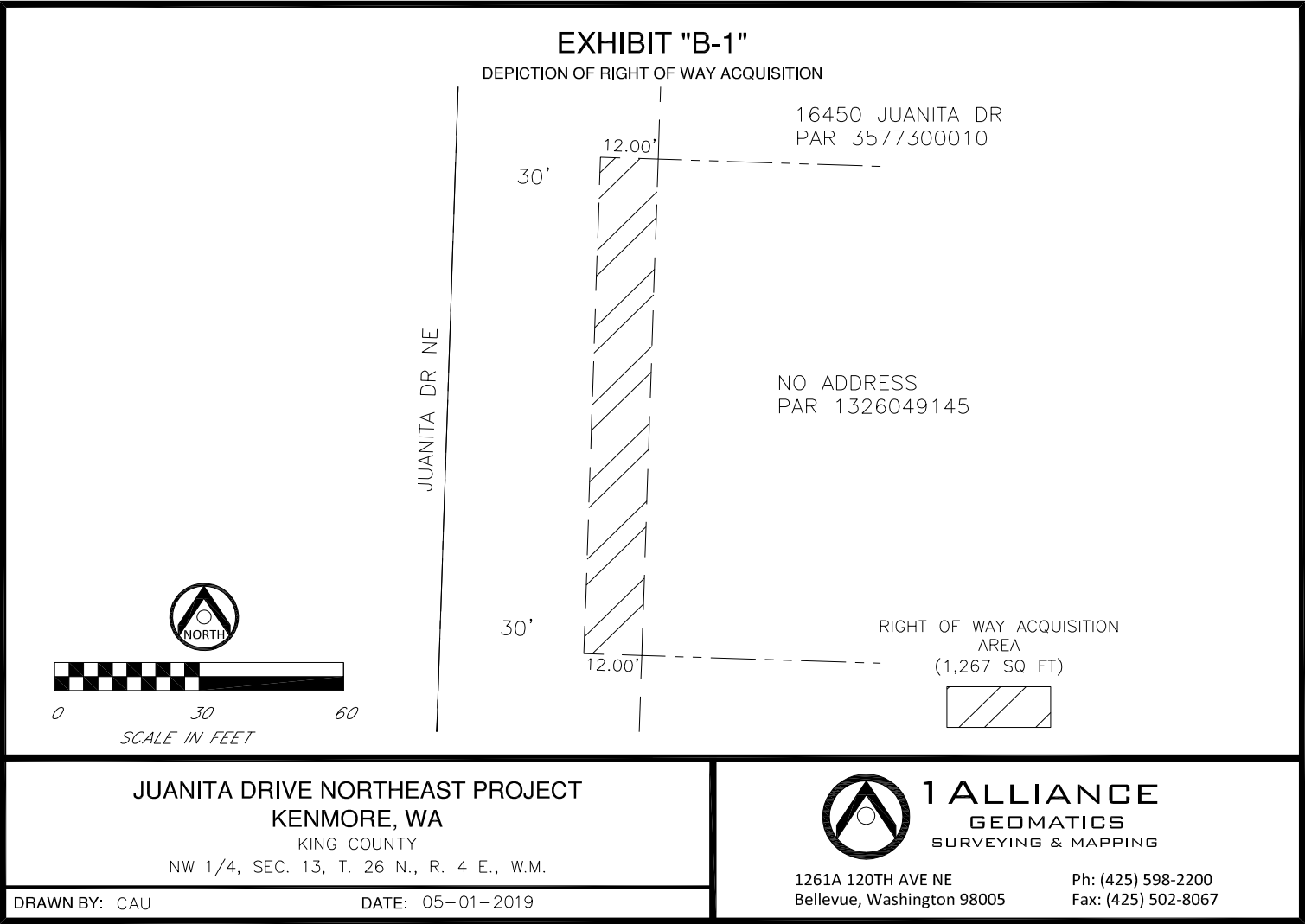


EXHIBIT “A”

Legal Description of Entire Property

OWNERS: Margaret Dillon, Petar Dzhenkov, Deol Rentals LLC

PARCEL NO. Tract X of Short Plat No. 1181031, No Parcel Number

TRACT X, KING COUNTY SHORT PLAT NO. 1181031, ACCORDING TO THE
SHORT PLAT RECORDED UNDER RECORDING NO. 8311100651, RECORDS OF
KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

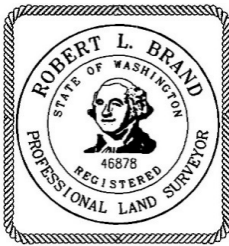
EXHIBIT "B"

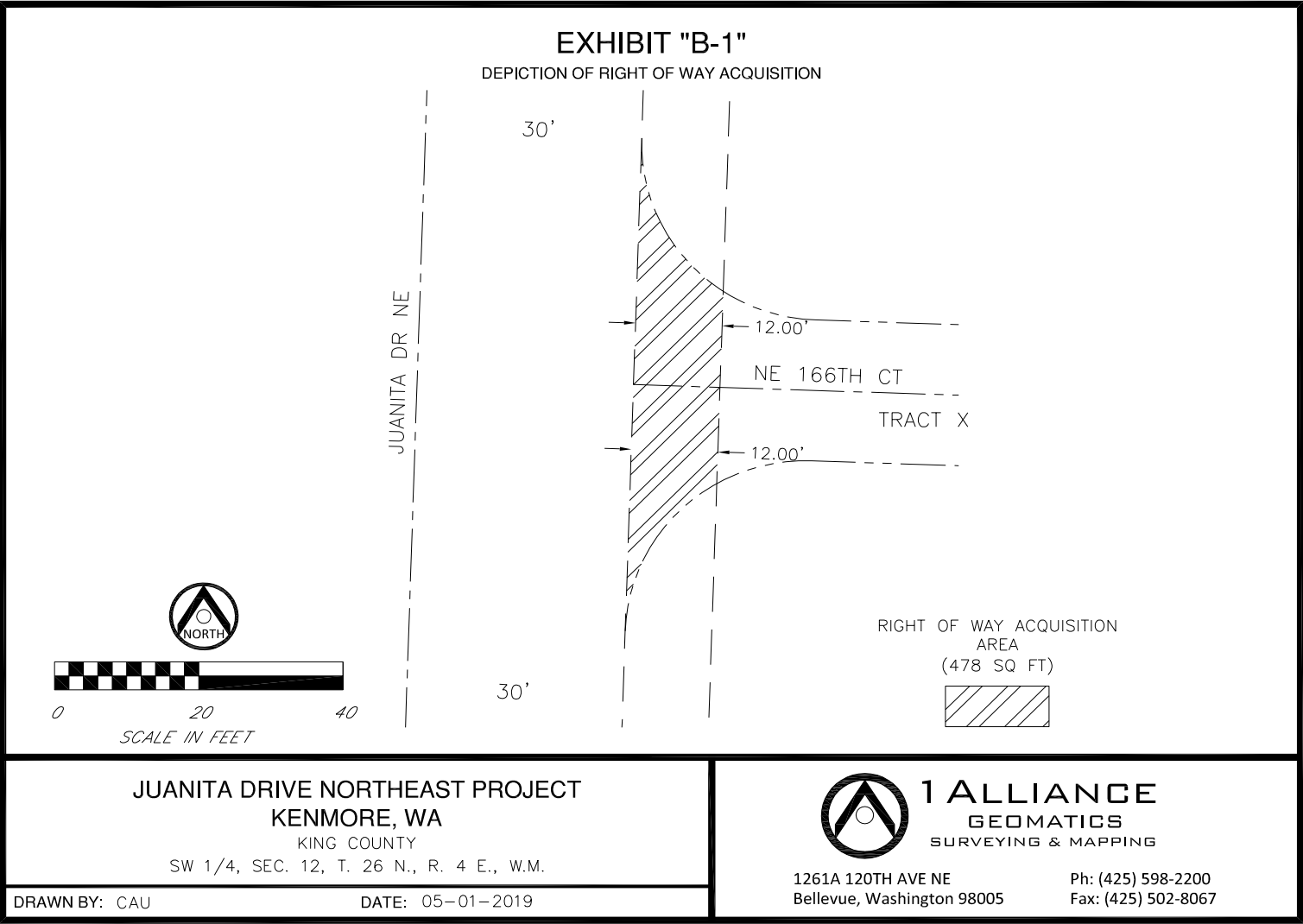
Legal Description of Right of Way Acquisition

THE WEST 12 FEET OF THE FOLLOWING DESCRIBED PARCEL;

TRACT X, KING COUNTY SHORT PLAT NO. 1181031, ACCORDING TO THE SHORT
PLAT RECORDED UNDER RECORDING NO. 8311100651, RECORDS OF KING
COUNTY, WASHINGTON.

CONTAINING 478 SQUARE FEET, MORE OR LESS.





ATTACHMENT B

PERMANENT EASEMENTS

CITY OF KENMORE
ORDINANCE 19-0493

EXHIBIT "A"
Legal Description of Entire Property

OWNER: Bastyr University, a Washington Non-Profit Corporation

PARCEL NO. 2426049007

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 24, ALL IN TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 24;
THENCE SOUTH 89°24'05" EAST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 933.83 FEET TO THE SOUTHWESTERLY MARGIN OF JUANITA DRIVE NORTHEAST (KENMORE-JUANITA ROAD NO. 2602);
THENCE SOUTH 29°19'28" EAST ALONG SAID SOUTHWESTERLY MARGIN, A DISTANCE OF 76.37 FEET TO A POINT DESIGNATED AS POINT "A" FOR THE PURPOSES OF THIS DESCRIPTION;
THENCE CONTINUING SOUTH 29°19'28" EAST ALONG SAID SOUTHWESTERLY MARGIN, A DISTANCE OF 100.38 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING SOUTH 29°19'28" EAST ALONG SAID SOUTHWESTERLY MARGIN, A DISTANCE OF 285.35 FEET TO A POINT OF A CURVE;
THENCE SOUTHEASTERLY CONTINUING ALONG SAID SOUTHWESTERLY MARGIN ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 925.37 FEET THROUGH A CENTRAL ANGLE OF 18°00'00", A DISTANCE OF 290.71 FEET;
THENCE SOUTH 11°19'28" EAST CONTINUING ALONG SAID SOUTHWESTERLY MARGIN, A DISTANCE OF 55.60 FEET;
THENCE SOUTH 78°40'32" WEST, A DISTANCE OF 524.10 FEET;
THENCE SOUTH 21°28'40" EAST, A DISTANCE OF 98.71 FEET;
THENCE SOUTH 19°27'10" WEST, A DISTANCE OF 898.00 FEET;
THENCE SOUTH 56°20'10" WEST, A DISTANCE OF 61.00 FEET;
THENCE NORTH 31°16'50" WEST, A DISTANCE OF 101.00 FEET;
THENCE NORTH 53°36'40" WEST, A DISTANCE OF 350.00 FEET;
THENCE SOUTH 85°22'30" WEST, A DISTANCE OF 62.00 FEET;
THENCE SOUTH 16°50'30" WEST, A DISTANCE OF 139.00 FEET;
THENCE SOUTH 79°47'00" WEST, A DISTANCE OF 208.00 FEET;
THENCE SOUTH 23°20'20" WEST, A DISTANCE OF 234.00 FEET;
THENCE WEST, A DISTANCE OF 130 FEET;

THENCE NORTH 46°52'20" WEST, A DISTANCE OF 103.00 FEET;
THENCE NORTH 22°36'00" WEST, A DISTANCE OF 265.00 FEET;
THENCE NORTH 05°14'40" WEST, A DISTANCE OF 382.00 FEET;
THENCE NORTH 06°23'40" EAST, A DISTANCE OF 470.00 FEET;
THENCE NORTH 34°18'40" EAST, A DISTANCE OF 467.32 FEET;
THENCE SOUTH 55°41'20" EAST, A DISTANCE OF 130.00 FEET;
THENCE NORTH 34°18'40" EAST, A DISTANCE OF 360.00 FEET TO A POINT OF
CURVE;
THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF A CURVE TO THE
RIGHT, SAID CURVE HAVING A RADIUS OF 90.00 FEET THROUGH A CENTRAL
ANGLE OF 69°41'20", A DISTANCE OF 109.47 FEET;
THENCE SOUTH 76°00'00" EAST, A DISTANCE OF 492.15 FEET TO A POINT OF
CURVE;
THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE
HAVING A RADIUS OF 580.00 FEET THROUGH A CENTRAL ANGLE OF
38°21'30", A DISTANCE OF 388.30 FEET;
THENCE NORTH 65°38'30" EAST, A DISTANCE OF 149.32 FEET TO THE TRUE
POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

EXHIBIT "B"

Legal Description of Permanent Easement

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 24, ALL IN TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 24;
 THENCE SOUTH 89°24'05" EAST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 933.83 FEET TO THE SOUTHWESTERLY MARGIN OF JUANITA DRIVE NORTHEAST (KENMORE-JUANITA ROAD NO. 2602);
 THENCE SOUTH 29°19'28" EAST ALONG SAID SOUTHWESTERLY MARGIN, A DISTANCE OF 76.37 FEET TO A POINT DESIGNATED AS POINT "A" FOR THE PURPOSES OF THIS DESCRIPTION;
 THENCE CONTINUING SOUTH 29°19'28" EAST ALONG SAID SOUTHWESTERLY MARGIN, A DISTANCE OF 100.38 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING SOUTH 29°19'28" EAST ALONG SAID SOUTHWESTERLY MARGIN, A DISTANCE OF 285.35 FEET TO A POINT OF A CURVE;
 THENCE SOUTHEASTERLY CONTINUING ALONG SAID SOUTHWESTERLY MARGIN ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 925.37 FEET THROUGH A CENTRAL ANGLE OF 18°00'00", A DISTANCE OF 290.71 FEET;
 THENCE SOUTH 11°19'28" EAST CONTINUING ALONG SAID SOUTHWESTERLY MARGIN, A DISTANCE OF 55.60 FEET;
 THENCE SOUTH 78°40'32" WEST, A DISTANCE OF 524.10 FEET;
 THENCE SOUTH 21°28'40" EAST, A DISTANCE OF 98.71 FEET;
 THENCE SOUTH 19°27'10" WEST, A DISTANCE OF 898.00 FEET;
 THENCE SOUTH 56°20'10" WEST, A DISTANCE OF 61.00 FEET;
 THENCE NORTH 31°16'50" WEST, A DISTANCE OF 101.00 FEET;
 THENCE NORTH 53°36'40" WEST, A DISTANCE OF 350.00 FEET;
 THENCE SOUTH 85°22'30" WEST, A DISTANCE OF 62.00 FEET;
 THENCE SOUTH 16°50'30" WEST, A DISTANCE OF 139.00 FEET;
 THENCE SOUTH 79°47'00" WEST, A DISTANCE OF 208.00 FEET;
 THENCE SOUTH 23°20'20" WEST, A DISTANCE OF 234.00 FEET;
 THENCE WEST, A DISTANCE OF 130 FEET;
 THENCE NORTH 46°52'20" WEST, A DISTANCE OF 103.00 FEET;
 THENCE NORTH 22°36'00" WEST, A DISTANCE OF 265.00 FEET;
 THENCE NORTH 05°14'40" WEST, A DISTANCE OF 382.00 FEET;
 THENCE NORTH 06°23'40" EAST, A DISTANCE OF 470.00 FEET;
 THENCE NORTH 34°18'40" EAST, A DISTANCE OF 467.32 FEET;
 THENCE SOUTH 55°41'20" EAST, A DISTANCE OF 130.00 FEET;
 THENCE NORTH 34°18'40" EAST, A DISTANCE OF 360.00 FEET TO A POINT OF

CURVE;

THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 90.00 FEET THROUGH A CENTRAL ANGLE OF 69°41'20", A DISTANCE OF 109.47 FEET;

THENCE SOUTH 76°00'00" EAST, A DISTANCE OF 492.15 FEET TO A POINT OF CURVE;

THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 580.00 FEET THROUGH A CENTRAL ANGLE OF 38°21'30", A DISTANCE OF 388.30 FEET;

THENCE NORTH 65°38'30" EAST, A DISTANCE OF 149.32 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SAID EASEMENT DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH PROPERTY CORNER ON THE WEST MARGIN OF JUANITA DRIVE NORTHEAST AS SHOWN ON THE BLA PER RECORDING NUMBER 20180628900024, RECORDS OF KING COUNTY, WASHINGTON;

THENCE SOUTH 28°11'26" EAST, ALONG SAID WEST MARGIN, A DISTANCE OF 65.55 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 61°48'34" WEST, A DISTANCE OF 10.00 FEET;

THENCE SOUTH 28°11'26" EAST, A DISTANCE OF 32.03 FEET;

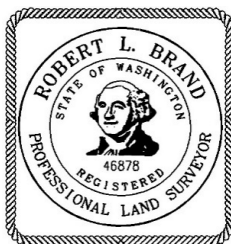
THENCE SOUTH 61°48'34" WEST, A DISTANCE OF 20.92 FEET;

THENCE SOUTH 28°11'26" EAST, A DISTANCE OF 114.17 FEET;

THENCE NORTH 61°48'34" EAST, A DISTANCE OF 30.92 FEET TO THE WEST MARGIN OF JUANITA DRIVE NORTHEAST;

THENCE NORTH 28°11'26" WEST, ALONG SAID WEST MARGIN, A DISTANCE OF 146.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,850 SQUARE FEET, MORE OR LESS.



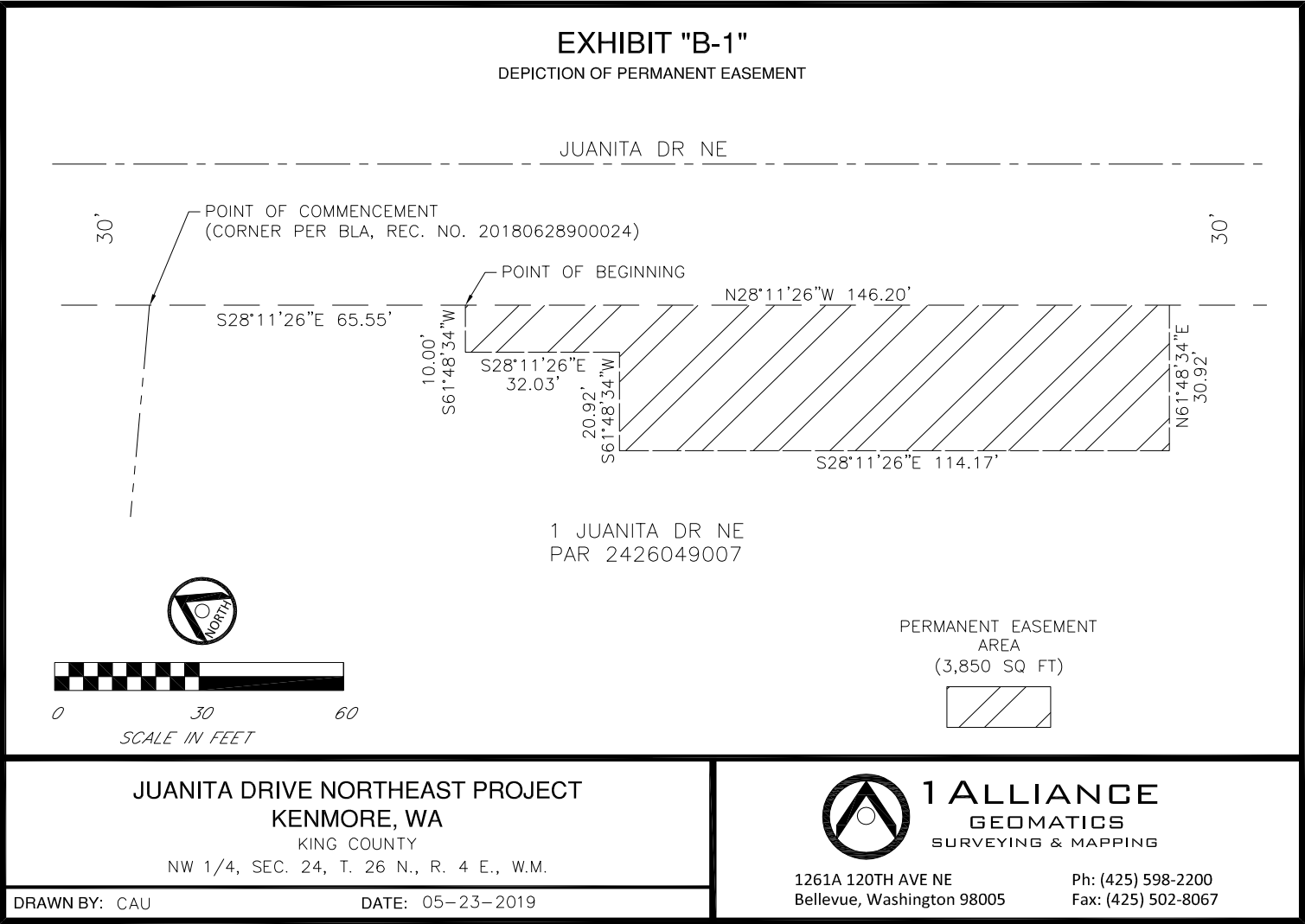


EXHIBIT "A"
Legal Description of Entire Property

OWNER: The Heirs and Devisees of Mark M. Barron, deceased and the Heirs and Devisees of Jane B. Barron, deceased, as to Parcel A; and in Inglewood Golf Club, a Washington non-profit corporation, successor in interest to Inglewood Golf & Country Club, Inc., and to Inglewood Country Club, as to Parcel B

PARCEL NO. 1126049093

PARCEL A:

A PORTION OF GOVERNMENT LOT 5 IN SECTION 11, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 13, AND PORTIONS OF GOVERNMENT LOTS 1 AND 2 AND OF THE EAST 1/2 OF THE NORTHEAST QUARTER OF SECTION 14, ALL IN TOWNSHIP 26 NORTH, RANGE 4 EAST, W. M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER SECTION CORNER BETWEEN SAID SECTIONS 13 AND 14;

THENCE NORTH 89°06'43" WEST 1034.82 FEET ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 14 TO THE MOST SOUTHEASTERLY CORNER OF LOT 2 OF INGLEWOODS NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 71 OF PLATS, PAGE 9, RECORDS OF KING COUNTY, WASHINGTON;

THENCE FOLLOWING THE BOUNDARY LINES OF SAID PLAT THE FOLLOWING COURSES:

NORTH 00°53'17" EAST 59.61 FEET;

THENCE NORTH 75°28'43" EAST 221.00 FEET TO A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°43'33", AN ARC DISTANCE OF 30.97 FEET;

THENCE TANGENT TO SAID CURVE NORTH 13°14'49" WEST 170.68 FEET;

THENCE NORTH 17°45'35" EAST 115.68 FEET;

THENCE NORTH 74°06'41" WEST 46.14 FEET;

THENCE SOUTH 61°42'42" WEST 219.94 FEET;

THENCE SOUTH 75°31'20" WEST 155.48 FEET;

THENCE NORTH 13°27'47" WEST 30.88 FEET;

THENCE NORTH 89°06'43" WEST 124.44 FEET TO A POINT ON THE EASTERLY LINE OF LOT 22 IN BLOCK 6 OF THE PLAT OF THE INGLEWOODS NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 54 OF PLATS, PAGES 30 AND 31, RECORDS OF KING COUNTY, WASHINGTON;

THENCE NORTHERLY AND WESTERLY ALONG THE BOUNDARY LINES OF SAID PLAT THE FOLLOWING COURSES:

NORTH 07°35'25" WEST 256.36 FEET;

NORTH 02°23'56" EAST 718.23 FEET;

NORTH 19°47'32" EAST 326.00 FEET;

NORTH 40°03'56" WEST 53.99 FEET;

SOUTH 69°35'20" WEST 153.20 FEET;

SOUTH 20°24'40" EAST 20.00 FEET;

SOUTH 69°35'20" WEST 375.00 FEET;

NORTH 20°24'40" WEST 20.00 FEET;
 SOUTH 69°35'20" WEST 170.00 FEET;
 THENCE SOUTH 82°14'40" WEST 349.52 FEET TO THE NORTHEAST CORNER OF LOT 1
 IN BLOCK 4 OF THE PLAT OF THE INGLEWOODS NO. 1, ACCORDING TO THE PLAT
 THEREOF RECORDED IN VOLUME 54 OF PLATS, PAGE 29, RECORDS OF KING
 COUNTY, WASHINGTON;

THENCE LEAVING SAID BOUNDARY OF THE INGLEWOODS NO. 2, NORTH 25°21'36"
 WEST 150.00 FEET;
 THENCE NORTH 13°45'58" WEST 157.17 FEET;
 THENCE NORTH 02°28'13" EAST 124.37 FEET;
 THENCE NORTH 18°51'09" EAST 106.94 FEET;
 THENCE NORTH 05°30'20" EAST 83.38 FEET;
 THENCE NORTH 21°05'16" EAST 491.95 FEET;
 THENCE NORTH 34°35'50" WEST 55.10 FEET TO THE SOUTHEASTERLY LINE OF THAT
 30.00 FOOT WIDE DRIVEWAY SHOWN ON THE UNRECORDED PLAT OF INGLEWOOD
 COUNTRY CLUB TRACTS;

THENCE ALONG SAID SOUTHEASTERLY LINE THE FOLLOWING TWO COURSES:
 NORTH 55°24'10" EAST 206.50 FEET TO A POINT ON A TANGENT CURVE TO THE
 RIGHT HAVING A RADIUS OF 807.21 FEET;
 THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°50'24" AN ARC
 DISTANCE OF 194.98 FEET;

THENCE SOUTHEASTERLY ON A LINE RADIAL TO SAID CURVE AND ALONG THE
 BOUNDARY OF INGLEWOOD COUNTRY CLUB TRACTS THE FOLLOWING TWELVE
 COURSES:
 SOUTH 20°45'27" EAST 68.67 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A
 RADIUS OF 174.20 FEET, A RADIAL LINE THROUGH SAID POINT BEARS NORTH
 67°56'55" EAST;
 THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF
 32°58'59" AN ARC DISTANCE OF 100.28 FEET TO A POINT OF INTERSECTION WITH A
 NON-TANGENT LINE, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 79°04'06"
 EAST;
 THENCE SOUTH 19°34'20" WEST 94.98 FEET;
 THENCE SOUTH 07°05'40" WEST 391.07 FEET;
 THENCE NORTH 84°15'20" EAST 350.70 FEET;
 THENCE NORTH 31°07'15" EAST 55.00 FEET TO A POINT OF INTERSECTION WITH A
 CURVE TO THE LEFT CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 70.00
 FEET, A RADIAL LINE THROUGH SAID POINT BEARS 31°07'15" WEST;
 THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°51'55", AN ARC
 DISTANCE OF 45.04 FEET;
 THENCE TANGENT TO SAID CURVE, NORTH 84°15'20" EAST 154.91 FEET TO A POINT
 ON THE EAST LINE OF SAID GOVERNMENT LOT 1 IN SAID SECTION 14, FROM WHICH
 POINT THE NORTHWEST CORNER OF SAID LOT 1 BEARS NORTH 00°55'53" EAST
 553.15 FEET;
 THENCE NORTH 82°28'00" EAST 191.00 FEET;
 THENCE NORTH 14°32'30" WEST 205.02 FEET;
 THENCE NORTH 21°21'30" WEST 353.88 FEET TO THE NORTHEAST CORNER OF
 GOVERNMENT LOT 1 IN SAID SECTION 14;
 THENCE NORTH 36°33'10" WEST 499.21 FEET;

THENCE SOUTH 07°21'50" WEST 43.25 FEET;
 THENCE NORTH 36°33'10" WEST 69.61 FEET;
 THENCE NORTH 16°15'00" WEST 300.00 FEET;
 THENCE NORTH 22°00'00" EAST 454.24 FEET;
 THENCE SOUTH 82°12'03" EAST 194.46 FEET;
 THENCE NORTH 29°47'11" EAST 52.14 FEET;
 THENCE NORTH 38°28'18" EAST 565.18 FEET PER SURVEY RECORDED UNDER
 RECORDING NUMBER 8507029001, RECORDS OF KING COUNTY, WASHINGTON;
 THENCE NORTH 51°54'30" EAST 18.30 FEET;
 THENCE NORTH 21°26'00" WEST 41.29 FEET;
 THENCE NORTH 53°59'40" EAST 274.26 FEET;
 THENCE NORTH 38°20'31" EAST 416.52 FEET;
 THENCE NORTH 12°40'14" EAST 105.72 FEET;
 THENCE NORTH 40°13'21" EAST 37.00 FEET;
 THENCE NORTH 88°24'01" EAST 93.87 FEET;
 THENCE SOUTH 82°28'38" EAST 81.09 FEET;
 THENCE SOUTH 18°08'20" EAST 638.08 FEET;
 THENCE SOUTH 40°44'59" WEST 10.34 FEET;
 THENCE NORTH 79°19'02" WEST 43.57 FEET PER SURVEY RECORDED UNDER
 RECORDING NUMBER 8507029001, RECORDS OF KING COUNTY, WASHINGTON;
 THENCE SOUTH 25°14'33" WEST 37.16 FEET;
 THENCE SOUTH 86°41'14" WEST 20.34 FEET;
 THENCE SOUTH 03°18'46" EAST 65.98 FEET TO A POINT ON A NON-TANGENT CURVE
 TO THE RIGHT, HAVING A RADIUS OF 115.00 FEET, A RADIAL LINE THROUGH SAID
 POINT BEARS NORTH 14°45'00" EAST, SAID POINT ALSO BEING KNOWN AS POINT "A"
 FOR REFERENCE PURPOSES;
 THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF
 38°11'21", AN ARC DISTANCE OF 76.85 FEET;
 THENCE TANGENT TO SAID CURVE SOUTH 37°03'39" EAST 54.84 FEET TO A
 TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 215.00 FEET;
 THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°41'47", AN ARC
 DISTANCE OF 47.64 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT
 LINE, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 65°38'08" EAST;
 THENCE SOUTH 89°13'41" EAST 50.00 FEET TO A POINT ON A LINE PARALLEL WITH
 AND 40.00 FEET WESTERLY OF THE EAST LINE OF SAID SECTION 11;
 THENCE SOUTHERLY ALONG SAID PARALLEL LINE SOUTH 00°46'19" WEST 505.05
 FEET;
 THENCE SOUTH 89°13'41" EAST 10.00 FEET TO THE WEST LINE OF 68TH AVENUE
 NORTHEAST, SAID WEST LINE BEING PARALLEL WITH AND 30.00 FEET DISTANT
 FROM THE EAST LINE OF SAID SECTION 11;
 THENCE SOUTH 00°46'19" WEST 927.47 FEET ALONG SAID WEST LINE OF 68TH
 AVENUE NORTHEAST;
 THENCE SOUTH 00°43'40" WEST 693.04 FEET ALONG SAID WEST LINE OF 68TH
 AVENUE NORTHEAST PER SURVEY RECORDED UNDER RECORDING NUMBER
 8507029001, RECORDS OF KING COUNTY, WASHINGTON;

 THENCE LEAVING SAID WEST LINE SOUTH 58°20'03" WEST 108.85 FEET;
 THENCE SOUTH 37°13'46" WEST 113.06 FEET;
 THENCE SOUTH 32°30'23" WEST 110.76 FEET;
 THENCE SOUTH 25°53'36" WEST 112.45 FEET;
 THENCE SOUTH 06°41'09" WEST 163.45 FEET;

THENCE SOUTH 17°58'49" EAST 64.00 FEET PER SURVEY RECORDED UNDER
RECORDING NUMBER 8507029001, RECORDS OF KING COUNTY, WASHINGTON;
THENCE SOUTH 78°37'37" EAST 196.13 FEET;
THENCE SOUTH 10°42'10" EAST 653.86 FEET;
THENCE SOUTH 35°22'25" EAST 125.00 FEET;
THENCE SOUTH 42°27'36" EAST 116.37 FEET;
THENCE SOUTH 72°19'06" EAST 65.35 FEET TO A POINT ON THE WEST LINE OF SAID
68TH AVENUE NORTHEAST;

THENCE ALONG SAID WEST LINE THE FOLLOWING FIVE COURSES:
SOUTH 12°58'14" EAST 52.17 FEET TO A POINT ON A TANGENT CURVE TO THE RIGHT,
HAVING A RADIUS OF 160.99 FEET;
THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 63°18'00" AN ARC
DISTANCE OF 177.86 FEET;
THENCE TANGENT TO SAID CURVE SOUTH 50°19'46" WEST 69.73 FEET TO A POINT
ON A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 388.17 FEET;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°12'00" AN ARC
DISTANCE OF 238.47 FEET;
THENCE TANGENT TO SAID CURVE SOUTH 15°07'46" WEST 52.87 FEET TO A POINT
ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 26
NORTH, RANGE 4 EAST, W. M.;
THENCE NORTH 89°14'17" WEST 16.03 FEET ALONG SAID SOUTH LINE OF THE
NORTHWEST QUARTER OF SECTION 13 TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED THREE PARCELS OF LAND:

PARCEL 1:

BEGINNING AT THE ABOVE REFERENCED POINT "A";
THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 115.00
FEET, A CENTRAL ANGLE OF 12°44'44" AN ARC DISTANCE OF 25.58 FEET TO THE
TRUE POINT OF BEGINNING, A RADIAL LINE THROUGH SAID POINT BEARS NORTH
02°00'16" EAST;
THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 352.00
FEET, A CENTRAL ANGLE OF 28°03'26" AN ARC DISTANCE OF 172.37 FEET;
THENCE TANGENT TO SAID CURVE, SOUTH 63°56'50" WEST 134.63 FEET TO A
TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1012.00 FEET;
THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°48'02" AN ARC
DISTANCE OF 84.79 FEET;
THENCE TANGENT TO SAID CURVE SOUTH 59°08'48" WEST 185.46 FEET TO A POINT
ON A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 612.00 FEET, SAID
POINT ALSO BEING KNOWN AS POINT "B" FOR REFERENCE PURPOSES;
THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°38'24" AN ARC
DISTANCE OF 156.38 FEET;
THENCE TANGENT TO SAID CURVE SOUTH 44°30'24" WEST 64.56 FEET;
THENCE NORTH 61°17'27" WEST 79.97 FEET;
THENCE NORTH 34°49'32" EAST 81.45 FEET;
THENCE NORTH 38°34'22" EAST 212.66 FEET;
THENCE NORTH 41°35'11" EAST 182.57 FEET;
THENCE NORTH 30°09'34" EAST 235.98 FEET;
THENCE NORTH 40°54'18" EAST 205.30 FEET;
THENCE SOUTH 26°26'08" EAST 268.44 FEET;

THENCE SOUTH 47°59'13" EAST 87.98 FEET TO A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 55.00 FEET;
 THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°40'27" AN ARC DISTANCE OF 42.88 FEET;
 THENCE TANGENT TO SAID CURVE SOUTH 03°18'46" EAST 57.85 FEET TO THE TRUE POINT OF BEGINNING OF SAID EXCEPTION PARCEL 1.

PARCEL 2:

BEGINNING AT THE ABOVE REFERENCED POINT "A";
 THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 12°44'44" AN ARC DISTANCE OF 25.58 FEET;
 THENCE SOUTH 02°00'16" WEST 40.00 FEET ON A LINE RADIAL TO SAID CURVE;
 THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 312.00 FEET A CENTRAL ANGLE OF 09°23'36", AN ARC DISTANCE OF 51.15 FEET TO THE TRUE POINT OF BEGINNING, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 07°23'20" WEST;
 THENCE SOUTH 12°08'23" WEST 67.71 FEET;
 THENCE SOUTH 08°18'22" WEST 133.52 FEET;
 THENCE SOUTH 01°10'24" WEST 146.42 FEET;
 THENCE SOUTH 06°24'24" WEST 186.43 FEET;
 THENCE SOUTH 81°58'51" WEST 239.72 FEET;
 THENCE NORTH 12°36'31" WEST 124.55 FEET;
 THENCE NORTH 27°43'30" WEST 254.02 FEET;

THENCE ALONG A LINE PARALLEL WITH AND 40.00 FEET SOUTHERLY OF THE TANGENT CURVE ON WHICH POINT "B" IS LOCATED, THE FOLLOWING FOUR COURSES:
 NORTH 59°08'48" EAST 175.46 FEET TO A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 972.00 FEET;
 THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°48'02", AN ARC DISTANCE OF 81.44 FEET;
 THENCE TANGENT TO SAID CURVE NORTH 63°56'50" EAST 134.63 FEET TO A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 312.00 FEET;
 THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°39'50", AN ARC DISTANCE OF 101.63 FEET TO THE TRUE POINT OF BEGINNING OF SAID EXCEPTION PARCEL 2.

PARCEL 3:

THAT PORTION OF GOVERNMENT LOT 5 OF SECTION 11, TOWNSHIP 26 NORTH, RANGE 4 EAST, W. M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MEANDER CORNER ON THE EAST LINE OF GOVERNMENT LOT 5;
 THENCE NORTH 01°26'12" EAST 2.65 FEET;
 THENCE NORTH 88°33'48" WEST 127.66 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE NORTH 79°19'02" WEST 18.57 FEET;
 THENCE NORTH 54°21'31" EAST 26.34 FEET;
 THENCE SOUTH 18°08'20" EAST 11.53 FEET;
 THENCE SOUTH 40°44'59" WEST 10.34 FEET TO THE TRUE POINT OF BEGINNING OF SAID EXCEPTION PARCEL 3.

AND EXCEPT:

PARCEL 4:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, CONVEYED TO JEROME G. MOORE AND JOANN C. MOORE BY INGLEWOOD COUNTRY CLUB, INC. UNDER QUIT CLAIM DEED RECORDED NOVEMBER 21, 1990 UNDER RECORDING NUMBER 9011210520;

AND EXCEPT

PARCEL 5:

THAT PORTION OF THE GOVERNMENT LOT 1 OF SAID SECTION 14, TOWNSHIP 26 NORTH, RANGE 4 EAST, W. M., IN KING COUNTY, WASHINGTON, CONVEYED TO GRETCHEN GARTH BY INGLEWOOD COUNTRY CLUB, UNDER QUIT CLAIM DEED RECORDED APRIL 14, 2009 UNDER RECORDING NUMBER 20090414001406.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL B:

THOSE PORTIONS OF GOVERNMENT LOT 5 OF SECTION 11, TOWNSHIP 26 NORTH, RANGE 4 EAST, W. M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MEANDER CORNER ON THE EAST LINE OF SAID GOVERNMENT LOT 5;

THENCE SOUTH 00°46'19" WEST 89.34 FEET;

THENCE NORTH 89°13'41" WEST 211.52 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 03°18'46" WEST 65.98 FEET;

THENCE NORTH 86°41'14" EAST 20.34 FEET;

THENCE SOUTH 13°49'14" WEST 69.04 FEET TO THE TRUE POINT OF BEGINNING;

AND:

BEGINNING AT THE MEANDER CORNER ON THE EAST LINE OF SAID GOVERNMENT LOT 5;

THENCE SOUTH 00°46'19" WEST 22.08 FEET;

THENCE NORTH 89°13'41" WEST 195.93 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 25°14'33" EAST 37.16 FEET;

THENCE SOUTH 79°19'02" EAST 25.00 FEET;

THENCE SOUTH 54°21'31" WEST 49.73 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

EXHIBIT "B"
Legal Description of Permanent Easement

THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL;

PARCEL A:

A PORTION OF GOVERNMENT LOT 5 IN SECTION 11, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 13, AND PORTIONS OF GOVERNMENT LOTS 1 AND 2 AND OF THE EAST 1/2 OF THE NORTHEAST QUARTER OF SECTION 14, ALL IN TOWNSHIP 26 NORTH, RANGE 4 EAST, W. M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER SECTION CORNER BETWEEN SAID SECTIONS 13 AND 14;

THENCE NORTH 89°06'43" WEST 1034.82 FEET ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 14 TO THE MOST SOUTHEASTERLY CORNER OF LOT 2 OF INGLEWOODS NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 71 OF PLATS, PAGE 9, RECORDS OF KING COUNTY, WASHINGTON;

THENCE FOLLOWING THE BOUNDARY LINES OF SAID PLAT THE FOLLOWING COURSES:

NORTH 00°53'17" EAST 59.61 FEET;

THENCE NORTH 75°28'43" EAST 221.00 FEET TO A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°43'33", AN ARC DISTANCE OF 30.97 FEET;

THENCE TANGENT TO SAID CURVE NORTH 13°14'49" WEST 170.68 FEET;

THENCE NORTH 17°45'35" EAST 115.68 FEET;

THENCE NORTH 74°06'41" WEST 46.14 FEET;

THENCE SOUTH 61°42'42" WEST 219.94 FEET;

THENCE SOUTH 75°31'20" WEST 155.48 FEET;

THENCE NORTH 13°27'47" WEST 30.88 FEET;

THENCE NORTH 89°06'43" WEST 124.44 FEET TO A POINT ON THE EASTERLY LINE OF LOT 22 IN BLOCK 6 OF THE PLAT OF THE INGLEWOODS NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 54 OF PLATS, PAGES 30 AND 31, RECORDS OF KING COUNTY, WASHINGTON;

THENCE NORTHERLY AND WESTERLY ALONG THE BOUNDARY LINES OF SAID PLAT THE FOLLOWING COURSES:

NORTH 07°35'25" WEST 256.36 FEET;

NORTH 02°23'56" EAST 718.23 FEET;

NORTH 19°47'32" EAST 326.00 FEET;

NORTH 40°03'56" WEST 53.99 FEET;

SOUTH 69°35'20" WEST 153.20 FEET;

SOUTH 20°24'40" EAST 20.00 FEET;

SOUTH 69°35'20" WEST 375.00 FEET;

NORTH 20°24'40" WEST 20.00 FEET;

SOUTH 69°35'20" WEST 170.00 FEET;

THENCE SOUTH 82°14'40" WEST 349.52 FEET TO THE NORTHEAST CORNER OF LOT 1 IN BLOCK 4 OF THE PLAT OF THE INGLEWOODS NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 54 OF PLATS, PAGE 29, RECORDS OF KING

COUNTY, WASHINGTON;

THENCE LEAVING SAID BOUNDARY OF THE INGLEWOODS NO. 2, NORTH 25°21'36" WEST 150.00 FEET;
 THENCE NORTH 13°45'58" WEST 157.17 FEET;
 THENCE NORTH 02°28'13" EAST 124.37 FEET;
 THENCE NORTH 18°51'09" EAST 106.94 FEET;
 THENCE NORTH 05°30'20" EAST 83.38 FEET;
 THENCE NORTH 21°05'16" EAST 491.95 FEET;
 THENCE NORTH 34°35'50" WEST 55.10 FEET TO THE SOUTHEASTERLY LINE OF THAT 30.00 FOOT WIDE DRIVEWAY SHOWN ON THE UNRECORDED PLAT OF INGLEWOOD COUNTRY CLUB TRACTS;

THENCE ALONG SAID SOUTHEASTERLY LINE THE FOLLOWING TWO COURSES:
 NORTH 55°24'10" EAST 206.50 FEET TO A POINT ON A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 807.21 FEET;
 THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°50'24" AN ARC DISTANCE OF 194.98 FEET;

THENCE SOUTHEASTERLY ON A LINE RADIAL TO SAID CURVE AND ALONG THE BOUNDARY OF INGLEWOOD COUNTRY CLUB TRACTS THE FOLLOWING TWELVE COURSES:
 SOUTH 20°45'27" EAST 68.67 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 174.20 FEET, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 67°56'55" EAST;
 THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°58'59" AN ARC DISTANCE OF 100.28 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 79°04'06" EAST;
 THENCE SOUTH 19°34'20" WEST 94.98 FEET;
 THENCE SOUTH 07°05'40" WEST 391.07 FEET;
 THENCE NORTH 84°15'20" EAST 350.70 FEET;
 THENCE NORTH 31°07'15" EAST 55.00 FEET TO A POINT OF INTERSECTION WITH A CURVE TO THE LEFT CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 70.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS 31°07'15" WEST;
 THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°51'55", AN ARC DISTANCE OF 45.04 FEET;
 THENCE TANGENT TO SAID CURVE, NORTH 84°15'20" EAST 154.91 FEET TO A POINT ON THE EAST LINE OF SAID GOVERNMENT LOT 1 IN SAID SECTION 14, FROM WHICH POINT THE NORTHWEST CORNER OF SAID LOT 1 BEARS NORTH 00°55'53" EAST 553.15 FEET;
 THENCE NORTH 82°28'00" EAST 191.00 FEET;
 THENCE NORTH 14°32'30" WEST 205.02 FEET;
 THENCE NORTH 21°21'30" WEST 353.88 FEET TO THE NORTHEAST CORNER OF GOVERNMENT LOT 1 IN SAID SECTION 14;
 THENCE NORTH 36°33'10" WEST 499.21 FEET;
 THENCE SOUTH 07°21'50" WEST 43.25 FEET;
 THENCE NORTH 36°33'10" WEST 69.61 FEET;
 THENCE NORTH 16°15'00" WEST 300.00 FEET;
 THENCE NORTH 22°00'00" EAST 454.24 FEET;
 THENCE SOUTH 82°12'03" EAST 194.46 FEET;

THENCE NORTH 29°47'11" EAST 52.14 FEET;
 THENCE NORTH 38°28'18" EAST 565.18 FEET PER SURVEY RECORDED UNDER
 RECORDING NUMBER 8507029001, RECORDS OF KING COUNTY, WASHINGTON;
 THENCE NORTH 51°54'30" EAST 18.30 FEET;
 THENCE NORTH 21°26'00" WEST 41.29 FEET;
 THENCE NORTH 53°59'40" EAST 274.26 FEET;
 THENCE NORTH 38°20'31" EAST 416.52 FEET;
 THENCE NORTH 12°40'14" EAST 105.72 FEET;
 THENCE NORTH 40°13'21" EAST 37.00 FEET;
 THENCE NORTH 88°24'01" EAST 93.87 FEET;
 THENCE SOUTH 82°28'38" EAST 81.09 FEET;
 THENCE SOUTH 18°08'20" EAST 638.08 FEET;
 THENCE SOUTH 40°44'59" WEST 10.34 FEET;
 THENCE NORTH 79°19'02" WEST 43.57 FEET PER SURVEY RECORDED UNDER
 RECORDING NUMBER 8507029001, RECORDS OF KING COUNTY, WASHINGTON;
 THENCE SOUTH 25°14'33" WEST 37.16 FEET;
 THENCE SOUTH 86°41'14" WEST 20.34 FEET;
 THENCE SOUTH 03°18'46" EAST 65.98 FEET TO A POINT ON A NON-TANGENT CURVE
 TO THE RIGHT, HAVING A RADIUS OF 115.00 FEET, A RADIAL LINE THROUGH SAID
 POINT BEARS NORTH 14°45'00" EAST, SAID POINT ALSO BEING KNOWN AS POINT "A"
 FOR REFERENCE PURPOSES;
 THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF
 38°11'21", AN ARC DISTANCE OF 76.85 FEET;
 THENCE TANGENT TO SAID CURVE SOUTH 37°03'39" EAST 54.84 FEET TO A
 TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 215.00 FEET;
 THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°41'47", AN ARC
 DISTANCE OF 47.64 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT
 LINE, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 65°38'08" EAST;
 THENCE SOUTH 89°13'41" EAST 50.00 FEET TO A POINT ON A LINE PARALLEL WITH
 AND 40.00 FEET WESTERLY OF THE EAST LINE OF SAID SECTION 11;
 THENCE SOUTHERLY ALONG SAID PARALLEL LINE SOUTH 00°46'19" WEST 505.05
 FEET;
 THENCE SOUTH 89°13'41" EAST 10.00 FEET TO THE WEST LINE OF 68TH AVENUE
 NORTHEAST, SAID WEST LINE BEING PARALLEL WITH AND 30.00 FEET DISTANT
 FROM THE EAST LINE OF SAID SECTION 11;
 THENCE SOUTH 00°46'19" WEST 927.47 FEET ALONG SAID WEST LINE OF 68TH
 AVENUE NORTHEAST;
 THENCE SOUTH 00°43'40" WEST 693.04 FEET ALONG SAID WEST LINE OF 68TH
 AVENUE NORTHEAST PER SURVEY RECORDED UNDER RECORDING NUMBER
 8507029001, RECORDS OF KING COUNTY, WASHINGTON;

 THENCE LEAVING SAID WEST LINE SOUTH 58°20'03" WEST 108.85 FEET;
 THENCE SOUTH 37°13'46" WEST 113.06 FEET;
 THENCE SOUTH 32°30'23" WEST 110.76 FEET;
 THENCE SOUTH 25°53'36" WEST 112.45 FEET;
 THENCE SOUTH 06°41'09" WEST 163.45 FEET;
 THENCE SOUTH 17°58'49" EAST 64.00 FEET PER SURVEY RECORDED UNDER
 RECORDING NUMBER 8507029001, RECORDS OF KING COUNTY, WASHINGTON;
 THENCE SOUTH 78°37'37" EAST 196.13 FEET;
 THENCE SOUTH 10°42'10" EAST 653.86 FEET;
 THENCE SOUTH 35°22'25" EAST 125.00 FEET;

THENCE SOUTH 42°27'36" EAST 116.37 FEET;
 THENCE SOUTH 72°19'06" EAST 65.35 FEET TO A POINT ON THE WEST LINE OF SAID
 68TH AVENUE NORTHEAST;

THENCE ALONG SAID WEST LINE THE FOLLOWING FIVE COURSES:
 SOUTH 12°58'14" EAST 52.17 FEET TO A POINT ON A TANGENT CURVE TO THE RIGHT,
 HAVING A RADIUS OF 160.99 FEET;
 THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 63°18'00" AN ARC
 DISTANCE OF 177.86 FEET;
 THENCE TANGENT TO SAID CURVE SOUTH 50°19'46" WEST 69.73 FEET TO A POINT
 ON A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 388.17 FEET;
 THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°12'00" AN ARC
 DISTANCE OF 238.47 FEET;
 THENCE TANGENT TO SAID CURVE SOUTH 15°07'46" WEST 52.87 FEET TO A POINT
 ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 26
 NORTH, RANGE 4 EAST, W. M.;
 THENCE NORTH 89°14'17" WEST 16.03 FEET ALONG SAID SOUTH LINE OF THE
 NORTHWEST QUARTER OF SECTION 13 TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED THREE PARCELS OF LAND:

PARCEL 1:

BEGINNING AT THE ABOVE REFERENCED POINT "A";
 THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 115.00
 FEET, A CENTRAL ANGLE OF 12°44'44" AN ARC DISTANCE OF 25.58 FEET TO THE
 TRUE POINT OF BEGINNING, A RADIAL LINE THROUGH SAID POINT BEARS NORTH
 02°00'16" EAST;
 THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 352.00
 FEET, A CENTRAL ANGLE OF 28°03'26" AN ARC DISTANCE OF 172.37 FEET;
 THENCE TANGENT TO SAID CURVE, SOUTH 63°56'50" WEST 134.63 FEET TO A
 TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1012.00 FEET;
 THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°48'02" AN ARC
 DISTANCE OF 84.79 FEET;
 THENCE TANGENT TO SAID CURVE SOUTH 59°08'48" WEST 185.46 FEET TO A POINT
 ON A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 612.00 FEET, SAID
 POINT ALSO BEING KNOWN AS POINT "B" FOR REFERENCE PURPOSES;
 THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°38'24" AN ARC
 DISTANCE OF 156.38 FEET;
 THENCE TANGENT TO SAID CURVE SOUTH 44°30'24" WEST 64.56 FEET;
 THENCE NORTH 61°17'27" WEST 79.97 FEET;
 THENCE NORTH 34°49'32" EAST 81.45 FEET;
 THENCE NORTH 38°34'22" EAST 212.66 FEET;
 THENCE NORTH 41°35'11" EAST 182.57 FEET;
 THENCE NORTH 30°09'34" EAST 235.98 FEET;
 THENCE NORTH 40°54'18" EAST 205.30 FEET;
 THENCE SOUTH 26°26'08" EAST 268.44 FEET;
 THENCE SOUTH 47°59'13" EAST 87.98 FEET TO A TANGENT CURVE TO THE RIGHT
 HAVING A RADIUS OF 55.00 FEET;
 THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°40'27" AN ARC
 DISTANCE OF 42.88 FEET;
 THENCE TANGENT TO SAID CURVE SOUTH 03°18'46" EAST 57.85 FEET TO THE TRUE

POINT OF BEGINNING OF SAID EXCEPTION PARCEL 1.

PARCEL 2:

BEGINNING AT THE ABOVE REFERENCED POINT "A";
THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 12°44'44" AN ARC DISTANCE OF 25.58 FEET;
THENCE SOUTH 02°00'16" WEST 40.00 FEET ON A LINE RADIAL TO SAID CURVE;
THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 312.00 FEET A CENTRAL ANGLE OF 09°23'36", AN ARC DISTANCE OF 51.15 FEET TO THE TRUE POINT OF BEGINNING, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 07°23'20" WEST;
THENCE SOUTH 12°08'23" WEST 67.71 FEET;
THENCE SOUTH 08°18'22" WEST 133.52 FEET;
THENCE SOUTH 01°10'24" WEST 146.42 FEET;
THENCE SOUTH 06°24'24" WEST 186.43 FEET;
THENCE SOUTH 81°58'51" WEST 239.72 FEET;
THENCE NORTH 12°36'31" WEST 124.55 FEET;
THENCE NORTH 27°43'30" WEST 254.02 FEET;

THENCE ALONG A LINE PARALLEL WITH AND 40.00 FEET SOUTHERLY OF THE TANGENT CURVE ON WHICH POINT "B" IS LOCATED, THE FOLLOWING FOUR COURSES:
NORTH 59°08'48" EAST 175.46 FEET TO A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 972.00 FEET;
THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°48'02", AN ARC DISTANCE OF 81.44 FEET;
THENCE TANGENT TO SAID CURVE NORTH 63°56'50" EAST 134.63 FEET TO A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 312.00 FEET;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°39'50", AN ARC DISTANCE OF 101.63 FEET TO THE TRUE POINT OF BEGINNING OF SAID EXCEPTION PARCEL 2.

PARCEL 3:

THAT PORTION OF GOVERNMENT LOT 5 OF SECTION 11, TOWNSHIP 26 NORTH, RANGE 4 EAST, W. M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MEANDER CORNER ON THE EAST LINE OF GOVERNMENT LOT 5;
THENCE NORTH 01°26'12" EAST 2.65 FEET;
THENCE NORTH 88°33'48" WEST 127.66 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 79°19'02" WEST 18.57 FEET;
THENCE NORTH 54°21'31" EAST 26.34 FEET;
THENCE SOUTH 18°08'20" EAST 11.53 FEET;
THENCE SOUTH 40°44'59" WEST 10.34 FEET TO THE TRUE POINT OF BEGINNING OF SAID EXCEPTION PARCEL 3.

AND EXCEPT:

PARCEL 4:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY,

WASHINGTON, CONVEYED TO JEROME G. MOORE AND JOANN C. MOORE BY INGLEWOOD COUNTRY CLUB, INC. UNDER QUIT CLAIM DEED RECORDED NOVEMBER 21, 1990 UNDER RECORDING NUMBER 9011210520;

AND EXCEPT

PARCEL 5:

THAT PORTION OF THE GOVERNMENT LOT 1 OF SAID SECTION 14, TOWNSHIP 26 NORTH, RANGE 4 EAST, W. M., IN KING COUNTY, WASHINGTON, CONVEYED TO GRETCHEN GARTH BY INGLEWOOD COUNTRY CLUB, UNDER QUIT CLAIM DEED RECORDED APRIL 14, 2009 UNDER RECORDING NUMBER 20090414001406.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL B:

THOSE PORTIONS OF GOVERNMENT LOT 5 OF SECTION 11, TOWNSHIP 26 NORTH, RANGE 4 EAST, W. M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MEANDER CORNER ON THE EAST LINE OF SAID GOVERNMENT LOT 5;

THENCE SOUTH 00°46'19" WEST 89.34 FEET;

THENCE NORTH 89°13'41" WEST 211.52 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 03°18'46" WEST 65.98 FEET;

THENCE NORTH 86°41'14" EAST 20.34 FEET;

THENCE SOUTH 13°49'14" WEST 69.04 FEET TO THE TRUE POINT OF BEGINNING;

AND:

BEGINNING AT THE MEANDER CORNER ON THE EAST LINE OF SAID GOVERNMENT LOT 5;

THENCE SOUTH 00°46'19" WEST 22.08 FEET;

THENCE NORTH 89°13'41" WEST 195.93 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 25°14'33" EAST 37.16 FEET;

THENCE SOUTH 79°19'02" EAST 25.00 FEET;

THENCE SOUTH 54°21'31" WEST 49.73 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SAID EASEMENT DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 11;

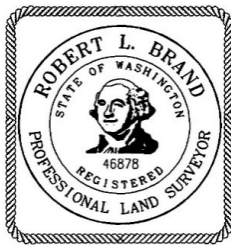
THENCE NORTH 88°08'05" WEST, ALONG THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 30.00 FEET TO THE WEST MARGIN OF JUANITA DRIVE NORTHEAST;

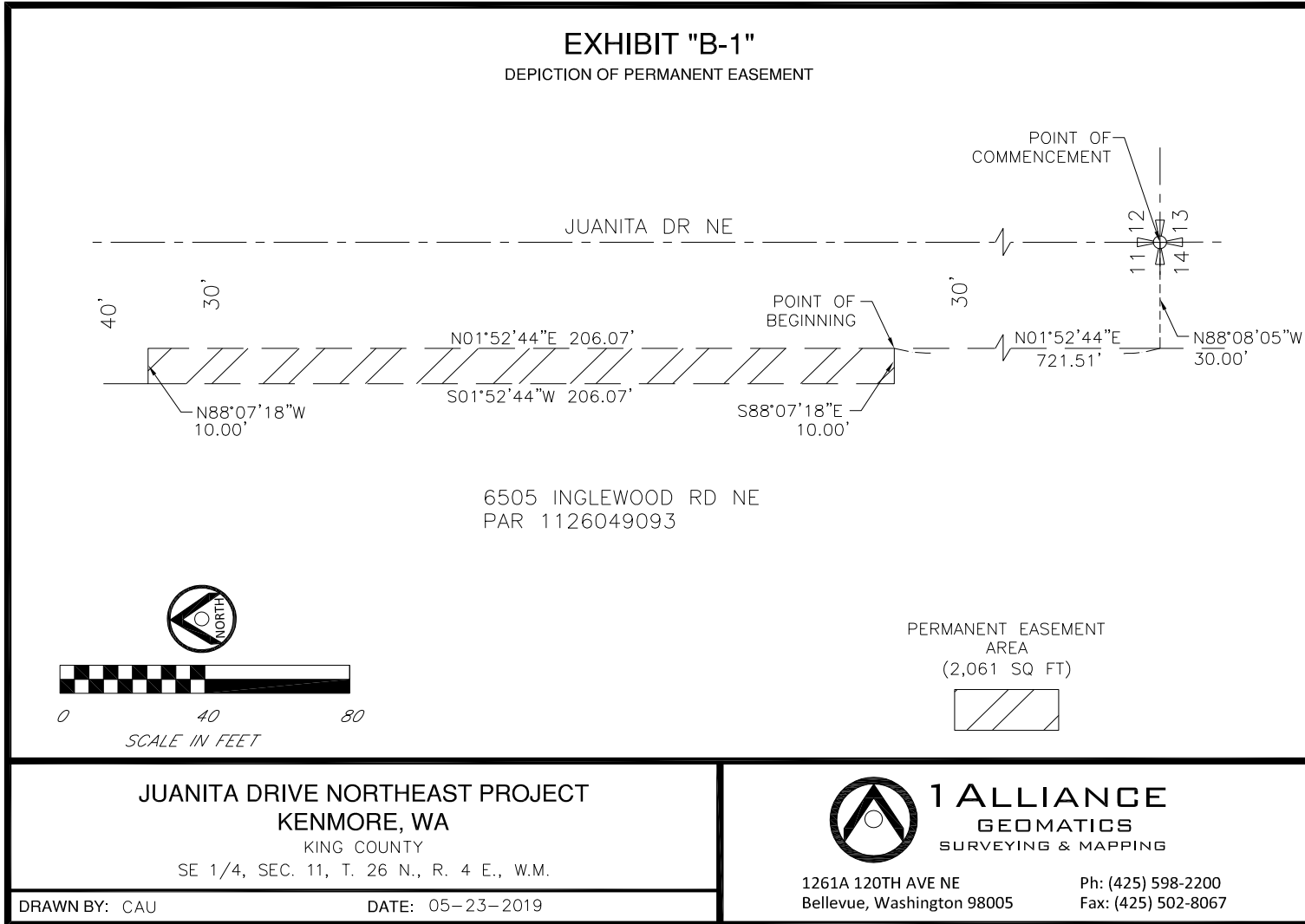
THENCE NORTH 1°52'44" EAST, ALONG SAID WEST MARGIN, A DISTANCE OF 721.51 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 1°52'44" EAST, ALONG SAID WEST MARGIN, A DISTANCE OF 206.07 FEET TO AN ANGLE POINT IN THE RIGHT OF WAY DESCRIBED AS THE END OF COURSE 69 AND THE BEGINNING OF COURSE 70 AS SHOWN ON THE RECORD OF SURVEY PER RECORDING NO. 8507029001, RECORDS OF KING COUNTY, WASHINGTON;

THENCE NORTH 88°07'18" WEST, ALONG SAID MARGIN, A DISTANCE OF 10.00 FEET
TO A POINT PERPENDICULARLY 40 FEET WEST OF THE EAST LINE OF SAID SECTION
11, ALSO KNOWN AS COURSE 69 OF SAID RECORD OF SURVEY;
THENCE SOUTH 1°52'44" WEST, PARALLEL WITH SAID WEST MARGIN, A DISTANCE
OF 206.07 FEET;
THENCE SOUTH 88°07'18" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF
BEGINNING.

CONTAINING 2,061 SQUARE FEET, MORE OR LESS.





ATTACHMENT C

TEMPORARY CONSTRUCTION EASEMENTS

**CITY OF KENMORE
ORDINANCE 19-0493**

EXHIBIT "A"
Legal Description of Entire Property

OWNER: Bastyr University, a Washington Non-Profit Corporation

PARCEL NO. 2426049007

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 24, ALL IN TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 24;
THENCE SOUTH 89°24'05" EAST ALONG THE NORTH LINE THEREOF, A
DISTANCE OF 933.83 FEET TO THE SOUTHWESTERLY MARGIN OF JUANITA
DRIVE NORTHEAST (KENMORE-JUANITA ROAD NO. 2602);
THENCE SOUTH 29°19'28" EAST ALONG SAID SOUTHWESTERLY MARGIN, A
DISTANCE OF 76.37 FEET TO A POINT DESIGNATED AS POINT "A" FOR THE
PURPOSES OF THIS DESCRIPTION;
THENCE CONTINUING SOUTH 29°19'28" EAST ALONG SAID SOUTHWESTERLY
MARGIN, A DISTANCE OF 100.38 FEET TO THE TRUE POINT OF BEGINNING OF
THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING SOUTH 29°19'28" EAST ALONG SAID SOUTHWESTERLY
MARGIN, A DISTANCE OF 285.35 FEET TO A POINT OF A CURVE;
THENCE SOUTHEASTERLY CONTINUING ALONG SAID SOUTHWESTERLY
MARGIN ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING
A RADIUS OF 925.37 FEET THROUGH A CENTRAL ANGLE OF 18°00'00", A
DISTANCE OF 290.71 FEET;
THENCE SOUTH 11°19'28" EAST CONTINUING ALONG SAID SOUTHWESTERLY
MARGIN, A DISTANCE OF 55.60 FEET;
THENCE SOUTH 78°40'32" WEST, A DISTANCE OF 524.10 FEET;
THENCE SOUTH 21°28'40" EAST, A DISTANCE OF 98.71 FEET;
THENCE SOUTH 19°27'10" WEST, A DISTANCE OF 898.00 FEET;
THENCE SOUTH 56°20'10" WEST, A DISTANCE OF 61.00 FEET;
THENCE NORTH 31°16'50" WEST, A DISTANCE OF 101.00 FEET;
THENCE NORTH 53°36'40" WEST, A DISTANCE OF 350.00 FEET;
THENCE SOUTH 85°22'30" WEST, A DISTANCE OF 62.00 FEET;
THENCE SOUTH 16°50'30" WEST, A DISTANCE OF 139.00 FEET;
THENCE SOUTH 79°47'00" WEST, A DISTANCE OF 208.00 FEET;
THENCE SOUTH 23°20'20" WEST, A DISTANCE OF 234.00 FEET;
THENCE WEST, A DISTANCE OF 130 FEET;

THENCE NORTH 46°52'20" WEST, A DISTANCE OF 103.00 FEET;
THENCE NORTH 22°36'00" WEST, A DISTANCE OF 265.00 FEET;
THENCE NORTH 05°14'40" WEST, A DISTANCE OF 382.00 FEET;
THENCE NORTH 06°23'40" EAST, A DISTANCE OF 470.00 FEET;
THENCE NORTH 34°18'40" EAST, A DISTANCE OF 467.32 FEET;
THENCE SOUTH 55°41'20" EAST, A DISTANCE OF 130.00 FEET;
THENCE NORTH 34°18'40" EAST, A DISTANCE OF 360.00 FEET TO A POINT OF
CURVE;
THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF A CURVE TO THE
RIGHT, SAID CURVE HAVING A RADIUS OF 90.00 FEET THROUGH A CENTRAL
ANGLE OF 69°41'20", A DISTANCE OF 109.47 FEET;
THENCE SOUTH 76°00'00" EAST, A DISTANCE OF 492.15 FEET TO A POINT OF
CURVE;
THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE
HAVING A RADIUS OF 580.00 FEET THROUGH A CENTRAL ANGLE OF
38°21'30", A DISTANCE OF 388.30 FEET;
THENCE NORTH 65°38'30" EAST, A DISTANCE OF 149.32 FEET TO THE TRUE
POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

EXHIBIT "B"

Legal Description of Temporary Construction Easement

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 24, ALL IN TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 24;
THENCE SOUTH 89°24'05" EAST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 933.83 FEET TO THE SOUTHWESTERLY MARGIN OF JUANITA DRIVE NORTHEAST (KENMORE-JUANITA ROAD NO. 2602);
THENCE SOUTH 29°19'28" EAST ALONG SAID SOUTHWESTERLY MARGIN, A DISTANCE OF 76.37 FEET TO A POINT DESIGNATED AS POINT "A" FOR THE PURPOSES OF THIS DESCRIPTION;
THENCE CONTINUING SOUTH 29°19'28" EAST ALONG SAID SOUTHWESTERLY MARGIN, A DISTANCE OF 100.38 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING SOUTH 29°19'28" EAST ALONG SAID SOUTHWESTERLY MARGIN, A DISTANCE OF 285.35 FEET TO A POINT OF A CURVE;
THENCE SOUTHEASTERLY CONTINUING ALONG SAID SOUTHWESTERLY MARGIN ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 925.37 FEET THROUGH A CENTRAL ANGLE OF 18°00'00", A DISTANCE OF 290.71 FEET;
THENCE SOUTH 11°19'28" EAST CONTINUING ALONG SAID SOUTHWESTERLY MARGIN, A DISTANCE OF 55.60 FEET;
THENCE SOUTH 78°40'32" WEST, A DISTANCE OF 524.10 FEET;
THENCE SOUTH 21°28'40" EAST, A DISTANCE OF 98.71 FEET;
THENCE SOUTH 19°27'10" WEST, A DISTANCE OF 898.00 FEET;
THENCE SOUTH 56°20'10" WEST, A DISTANCE OF 61.00 FEET;
THENCE NORTH 31°16'50" WEST, A DISTANCE OF 101.00 FEET;
THENCE NORTH 53°36'40" WEST, A DISTANCE OF 350.00 FEET;
THENCE SOUTH 85°22'30" WEST, A DISTANCE OF 62.00 FEET;
THENCE SOUTH 16°50'30" WEST, A DISTANCE OF 139.00 FEET;
THENCE SOUTH 79°47'00" WEST, A DISTANCE OF 208.00 FEET;
THENCE SOUTH 23°20'20" WEST, A DISTANCE OF 234.00 FEET;
THENCE WEST, A DISTANCE OF 130 FEET;
THENCE NORTH 46°52'20" WEST, A DISTANCE OF 103.00 FEET;
THENCE NORTH 22°36'00" WEST, A DISTANCE OF 265.00 FEET;
THENCE NORTH 05°14'40" WEST, A DISTANCE OF 382.00 FEET;
THENCE NORTH 06°23'40" EAST, A DISTANCE OF 470.00 FEET;

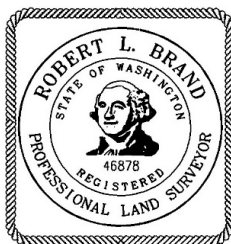
THENCE NORTH 34°18'40" EAST, A DISTANCE OF 467.32 FEET;
THENCE SOUTH 55°41'20" EAST, A DISTANCE OF 130.00 FEET;
THENCE NORTH 34°18'40" EAST, A DISTANCE OF 360.00 FEET TO A POINT OF
CURVE;
THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF A CURVE TO THE
RIGHT, SAID CURVE HAVING A RADIUS OF 90.00 FEET THROUGH A CENTRAL
ANGLE OF 69°41'20", A DISTANCE OF 109.47 FEET;
THENCE SOUTH 76°00'00" EAST, A DISTANCE OF 492.15 FEET TO A POINT OF
CURVE;
THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE
HAVING A RADIUS OF 580.00 FEET THROUGH A CENTRAL ANGLE OF 38°21'30", A
DISTANCE OF 388.30 FEET;
THENCE NORTH 65°38'30" EAST, A DISTANCE OF 149.32 FEET TO THE TRUE POINT
OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SAID EASEMENT DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH PROPERTY CORNER ON THE WEST MARGIN OF JUANITA
DRIVE NORTHEAST AS SHOWN ON THE BLA PER RECORDING NUMBER
20180628900024, RECORDS OF KING COUNTY, WASHINGTON;
THENCE SOUTH 28°11'26" EAST, ALONG SAID WEST MARGIN, A DISTANCE OF 65.55
FEET;
THENCE SOUTH 61°48'34" WEST, A DISTANCE OF 10.00 FEET;
THENCE SOUTH 28°11'26" EAST, A DISTANCE OF 32.03 FEET;
THENCE SOUTH 61°48'34" WEST, A DISTANCE OF 20.92 FEET;
THENCE NORTH 28°11'26" WEST, A DISTANCE OF 100.30 FEET TO THE NORTH
PARCEL LINE;
THENCE NORTH 66°50'20" EAST, ALONG SAID NORTH PARCEL LINE, A DISTANCE OF
31.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,739 SQUARE FEET, MORE OR LESS.



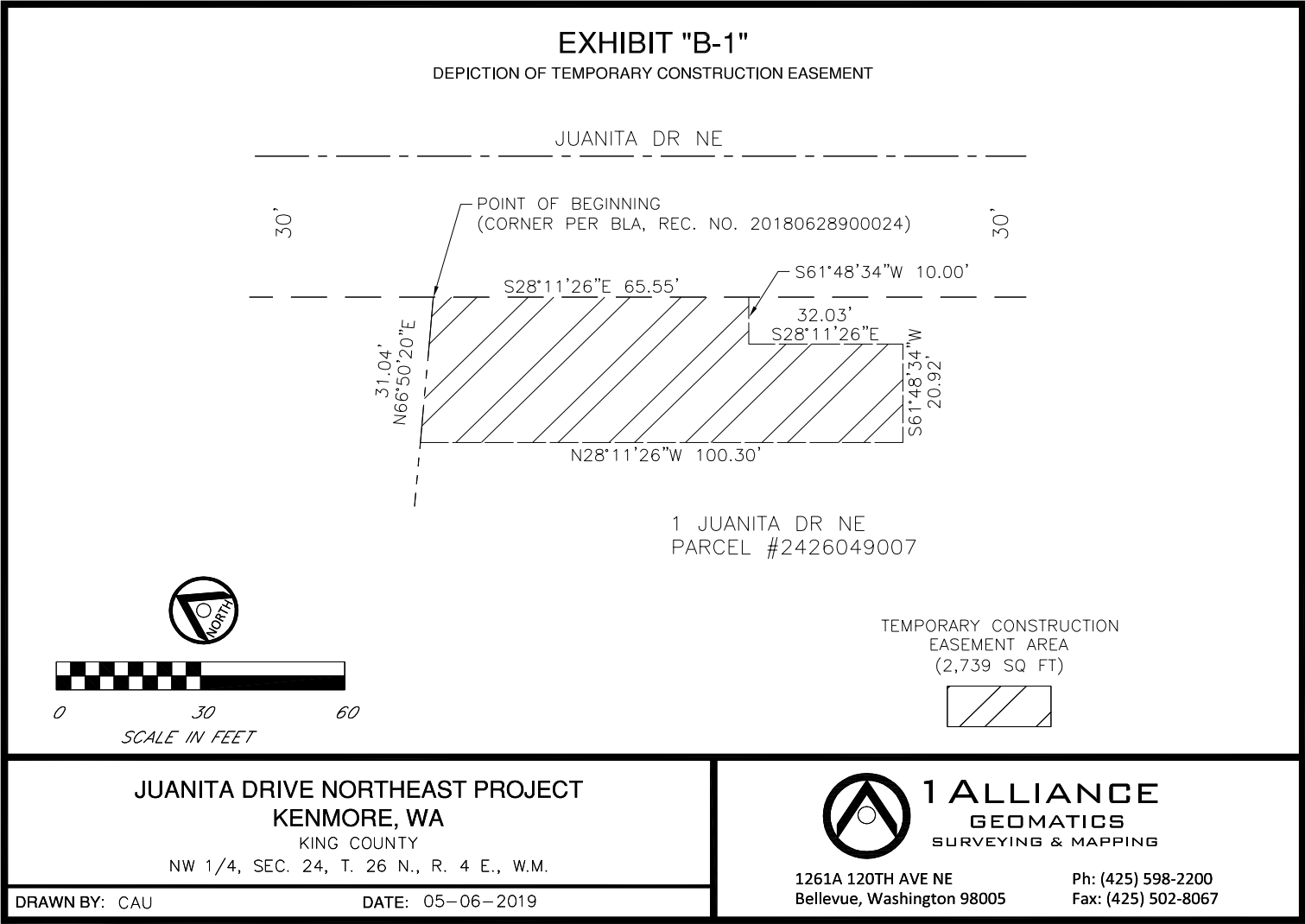


EXHIBIT "A"
Legal Description of Entire Property

OWNER: Northshore School District No. 417

PARCEL NO. 1426049070

THE EAST HALF OF THE SOUTH ONE-THIRD OF THE NORTHEAST QUARTER
OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE NORTH ONE-
THIRD OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 14, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY,
WASHINGTON;

EXCEPT STREETS;

ALSO EXCEPT THE NORTH 60 FEET OF THAT PORTION LYING WEST OF 67TH
AVENUE NORTHEAST;

ALSO EXCEPT THAT PORTION LYING NORTHEASTERLY OF JUANITA DRIVE.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

EXHIBIT "B"

Legal Description of Temporary Construction Easement

THAT PORTION OF THE EAST HALF OF THE SOUTH ONE-THIRD OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE NORTH ONE-THIRD OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT STREETS;

ALSO EXCEPT THE NORTH 60 FEET OF THAT PORTION LYING WEST OF 67TH AVENUE NORTHEAST;

ALSO EXCEPT THAT PORTION LYING NORTHEASTERLY OF JUANITA DRIVE.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SAID EASEMENT DESCRIBED AS FOLLOWS:

COMMENCING AT INTERSECTION OF THE 30 FOOT WIDE WESTERLY MARGIN OF JUANITA DRIVE NORTHEAST AND THE 30 FOOT WIDE SOUTHERLY MARGIN OF 67TH AVENUE NORTHEAST;

THENCE NORTH 80°00'13" WEST, ALONG SAID SOUTHERLY MARGIN, A DISTANCE OF 34.08 FEET;

THENCE SOUTH 9°59'47" WEST, A DISTANCE OF 2.53 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 73°41'45" EAST, A DISTANCE OF 31.07 FEET;

THENCE SOUTH 30°01'47" EAST, A DISTANCE OF 4.00 FEET;

THENCE NORTH 65°23'15" EAST, A DISTANCE OF 0.54 FEET;

THENCE SOUTH 34°19'59" EAST, A DISTANCE OF 12.09 FEET;

THENCE SOUTH 27°06'54" EAST, A DISTANCE OF 1.98 FEET TO THE EAST PARCEL LINE;

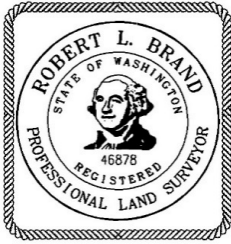
THENCE SOUTH 2°04'09" WEST, ALONG SAID EAST PARCEL LINE, A DISTANCE OF 19.55 FEET;

THENCE NORTH 27°40'43" WEST, A DISTANCE OF 39.34 FEET;

THENCE NORTH 80°00'13" WEST, A DISTANCE OF 22.19 FEET;

THENCE NORTH 9°59'47" EAST, A DISTANCE OF 4.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 338 SQUARE FEET, MORE OR LESS.



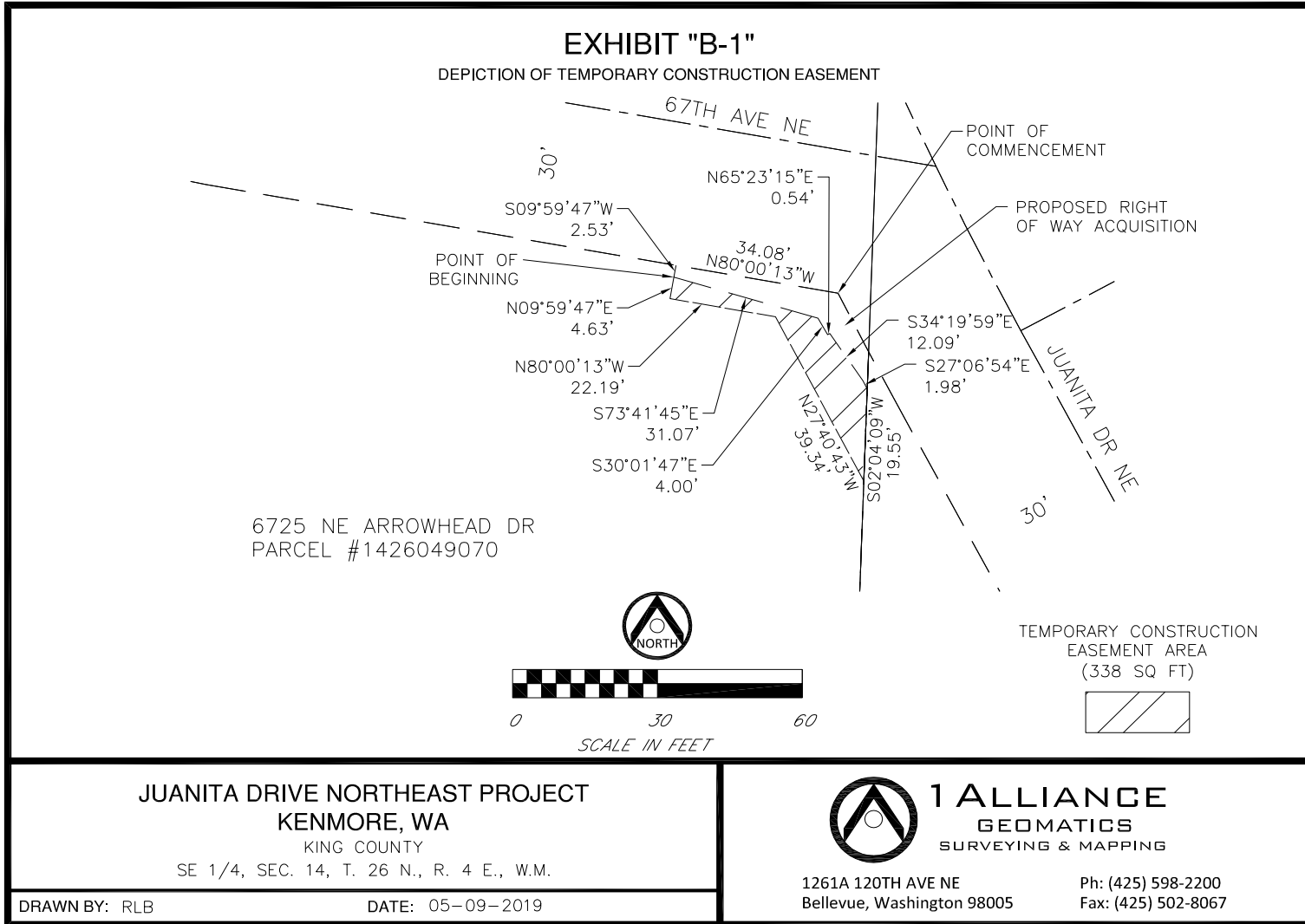


EXHIBIT "A"

Legal Description of Entire Property

OWNER: Elizabeth Hennick

PARCEL NO. 3579000680

LOT 68, INGLEWOOD HIGHLANDS, ACCORDING TO THE PLAT THEREOF,
RECORDED IN VOLUME 115 OF PLATS, PAGES 2 AND 3, RECORDS OF KING
COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

EXHIBIT "B"

Legal Description of Temporary Construction Easement

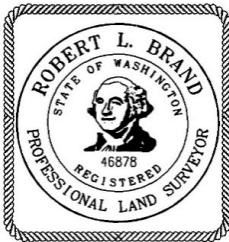
THAT PORTION OF LOT 68, INGLEWOOD HIGHLANDS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 115 OF PLATS, PAGES 2 AND 3, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SAID EASEMENT DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST PARCEL CORNER OF LOT 68, INGLEWOOD HIGHLANDS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 115 OF PLATS, PAGES 2 AND 3, RECORDS OF KING COUNTY, WASHINGTON.
THENCE NORTH 01°51'07" EAST, ALONG THE EAST MARGIN OF JUANITA DRIVE NORTHEAST, A DISTANCE OF 22.21 FEET;
THENCE SOUTH 88°08'53" EAST, A DISTANCE OF 14.74 FEET;
THENCE SOUTH 01°32'02" WEST, A DISTANCE OF 22.22 FEET TO THE SOUTH LINE OF SAID PARCEL;
THENCE NORTH 88°05'27" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 14.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 329 SQUARE FEET, MORE OR LESS.



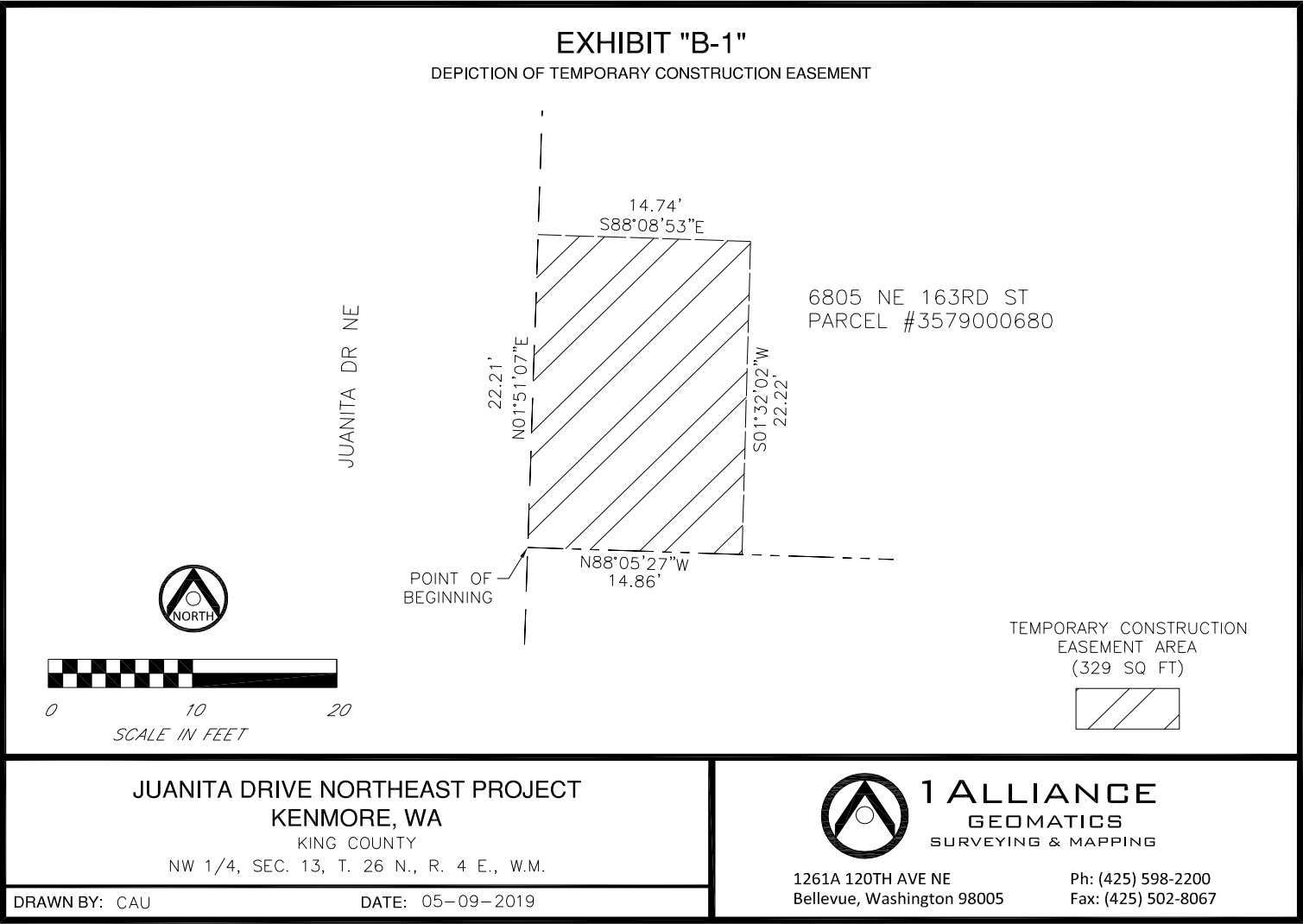


EXHIBIT "A"
Legal Description of Entire Property

OWNER: Truc D. Truong and Julie Luong

PARCEL NO. 3649100571

PARCEL A:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13;
THENCE NORTH 89°16'51" EAST ALONG THE SOUTH LINE OF SAID SECTION, 968.32 FEET TO INTERSECT THE CENTERLINE OF JUANITA DRIVE NORTHEAST;

THENCE NORTH 30°39'40" WEST ALONG SAID CENTERLINE, 518.59 FEET;
THENCE NORTH 59°20'20" EAST 30.00 FEET TO THE NORTHEASTERLY MARGIN OF SAID ROAD;
THENCE NORTH 30°39'40" WEST ALONG SAID NORTHEASTERLY ROAD MARGIN 160.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 30°39'40" WEST ALONG SAID ROAD MARGIN 40.00 FEET TO THE MOST SOUTHERLY CORNER OF MARION'S ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 60 OF PLATS, PAGE(S) 17, RECORDS OF KING COUNTY, WASHINGTON;
THENCE NORTH 59°20'20" EAST ALONG THE SOUTHWESTERLY LINE OF SAID PLAT, 250.00 FEET;
THENCE SOUTH 30°39'40" EAST 100.00 FEET;
THENCE SOUTH 59°20'20" WEST 125.00 FEET;
THENCE NORTH 30°39'40" WEST 60.00 FEET;
THENCE SOUTH 59°20'20" WEST 125.00 FEET TO THE POINT OF BEGINNING;

(ALSO KNOWN AS A PORTION OF LOT 12, BLOCK F, JACKSON'S COUNTRY CLUB, ACCORDING TO THE UNRECORDED PLAT THEREOF, IN KING COUNTY, WASHINGTON).

PARCEL B:

AN EASEMENT FOR INGRESS AND EGRESS OVER, THROUGH AND ACROSS THAT PORTION OF THE SOUTHWEST QUARTER OF SAID SECTION 13, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE ABOVE-DESCRIBED MAIN TRACT;
THENCE SOUTH 30°39'40" EAST 30.00 FEET;
THENCE SOUTH 59°26'20" WEST 40.00 FEET;
THENCE NORTH 30°29'40" WEST 15.00 FEET;
THENCE SOUTH 59°20'20" WEST 85.00 FEET;
THENCE NORTH 30°39'40" WEST 15.00 FEET;
THENCE NORTH 59°20'20" EAST 125.00 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"

Legal Description of Temporary Construction Easement

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13;
THENCE NORTH 89°16'51" EAST ALONG THE SOUTH LINE OF SAID SECTION, 968.32 FEET TO INTERSECT THE CENTERLINE OF JUANITA DRIVE NORTHEAST;
THENCE NORTH 30°39'40" WEST ALONG SAID CENTERLINE, 518.59 FEET;
THENCE NORTH 59°20'20" EAST 30.00 FEET TO THE NORTHEASTERLY MARGIN OF SAID ROAD;
THENCE NORTH 30°39'40" WEST ALONG SAID NORTHEASTERLY ROAD MARGIN 160.00 FEET TO THE POINT OF BEGINNING;

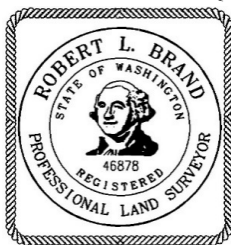
THENCE CONTINUING NORTH 30°39'40" WEST ALONG SAID ROAD MARGIN 40.00 FEET TO THE MOST SOUTHERLY CORNER OF MARION'S ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 60 OF PLATS, PAGE(S) 17, RECORDS OF KING COUNTY, WASHINGTON;
THENCE NORTH 59°20'20" EAST ALONG THE SOUTHWESTERLY LINE OF SAID PLAT, 250.00 FEET;
THENCE SOUTH 30°39'40" EAST 100.00 FEET;
THENCE SOUTH 59°20'20" WEST 125.00 FEET;
THENCE NORTH 30°39'40" WEST 60.00 FEET;
THENCE SOUTH 59°20'20" WEST 125.00 FEET TO THE POINT OF BEGINNING;

(ALSO KNOWN AS A PORTION OF LOT 12, BLOCK F, JACKSON'S COUNTRY CLUB, ACCORDING TO THE UNRECORDED PLAT THEREOF, IN KING COUNTY, WASHINGTON).

SAID EASEMENT DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY PARCEL CORNER ON THE NORTHEASTERLY RIGHT OF WAY MARGIN OF JUANITA DRIVE NORTHEAST;
THENCE NORTH 28°11'26" WEST, ALONG SAID MARGIN, A DISTANCE OF 32.89 FEET;
THENCE NORTH 61°48'34" EAST, A DISTANCE OF 23.00 FEET;
THENCE SOUTH 28°11'26" EAST, A DISTANCE OF 32.89 FEET TO THE PARCEL LINE;
THENCE SOUTH 61°48'34" WEST, ALONG SAID PARCEL LINE, A DISTANCE OF 23.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 757 SQUARE FEET, MORE OR LESS.



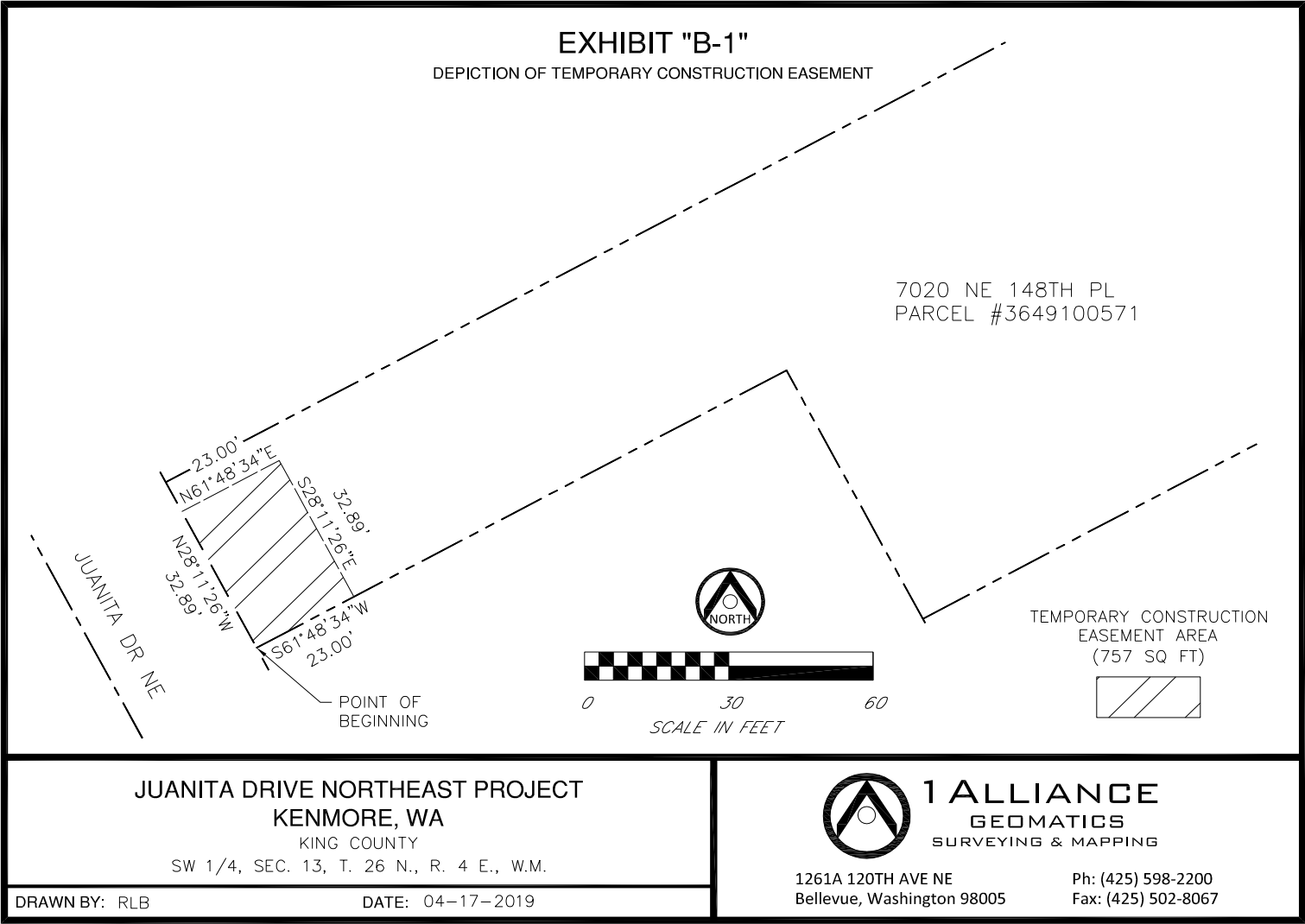


EXHIBIT "A"
Legal Description of Entire Property

OWNER: Darlene Van Damme

PARCEL NO. 3649100582

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 13;
THENCE NORTH 89° 16' 51" EAST ALONG THE SOUTH LINE OF SAID SECTION 968.32 FEET TO INTERSECT THE CENTERLINE OF JUANITA DRIVE NORTHEAST;
THENCE NORTH 30° 39' 40" WEST ALONG THE CENTERLINE OF SAID ROAD 418.59 FEET;
THENCE NORTH 59° 20' 20" EAST 30.00 FEET TO THE NORTHEASTERLY MARGIN OF SAID ROAD;
THENCE NORTH 30° 39' 40" WEST ALONG THE NORTHEASTERLY MARGIN OF SAID ROAD 80.00 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING NORTH 30° 39' 40" WEST ALONG SAID ROAD MARGIN 20.00 FEET;
THENCE NORTH 59° 20' 20" EAST 280.00 FEET;
THENCE SOUTH 30° 39' 40" EAST 100.00 FEET;
THENCE SOUTH 59° 20' 20" WEST 130.00 FEET;
THENCE NORTH 30° 39' 40" WEST 80.00 FEET;
THENCE SOUTH 59° 20' 20" WEST 150.00 FEET TO THE **POINT OF BEGINNING**.

(ALSO KNOWN AS A PORTION OF LOTS 14 AND 27, BLOCK F, JACKSONS' COUNTRY CLUB ADDITION, ACCORDING TO THE UNRECORDED PLAT THEREOF)

(AND ALSO KNOWN AS LOT B, KING COUNTY SUBDIVISION APPLICATION NO. 1172009 RECORDED UNDER RECORDING NUMBER 20070214000737)

EXHIBIT "B"

Legal Description of Temporary Construction Easement

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 13;
THENCE NORTH 89° 16' 51" EAST ALONG THE SOUTH LINE OF SAID SECTION 968.32 FEET TO INTERSECT THE CENTERLINE OF JUANITA DRIVE NORTHEAST;
THENCE NORTH 30° 39' 40" WEST ALONG THE CENTERLINE OF SAID ROAD 418.59 FEET;
THENCE NORTH 59° 20' 20" EAST 30.00 FEET TO THE NORTHEASTERLY MARGIN OF SAID ROAD;
THENCE NORTH 30° 39' 40" WEST ALONG THE NORTHEASTERLY MARGIN OF SAID ROAD 80.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 30° 39' 40" WEST ALONG SAID ROAD MARGIN 20.00 FEET;
THENCE NORTH 59° 20' 20" EAST 280.00 FEET;
THENCE SOUTH 30° 39' 40" EAST 100.00 FEET;
THENCE SOUTH 59° 20' 20" WEST 130.00 FEET;
THENCE NORTH 30° 39' 40" WEST 80.00 FEET;
THENCE SOUTH 59° 20' 20" WEST 150.00 FEET TO THE POINT OF BEGINNING.,
RECORDS OF KING COUNTY, WASHINGTON,

SAID EASEMENT DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY PARCEL CORNER ON THE NORTHEASTERLY RIGHT OF WAY MARGIN OF JUANITA DRIVE NORTHEAST;
THENCE NORTH 28°11'26" WEST, ALONG SAID MARGIN, A DISTANCE OF 16.89 FEET;
THENCE NORTH 61°49'10" EAST, A DISTANCE OF 20.20 FEET;
THENCE SOUTH 28°46'43" EAST, A DISTANCE OF 16.88 FEET TO THE PARCEL LINE;
THENCE SOUTH 61°48'34" WEST, ALONG SAID PARCEL LINE, A DISTANCE OF 20.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 343 SQUARE FEET, MORE OR LESS.



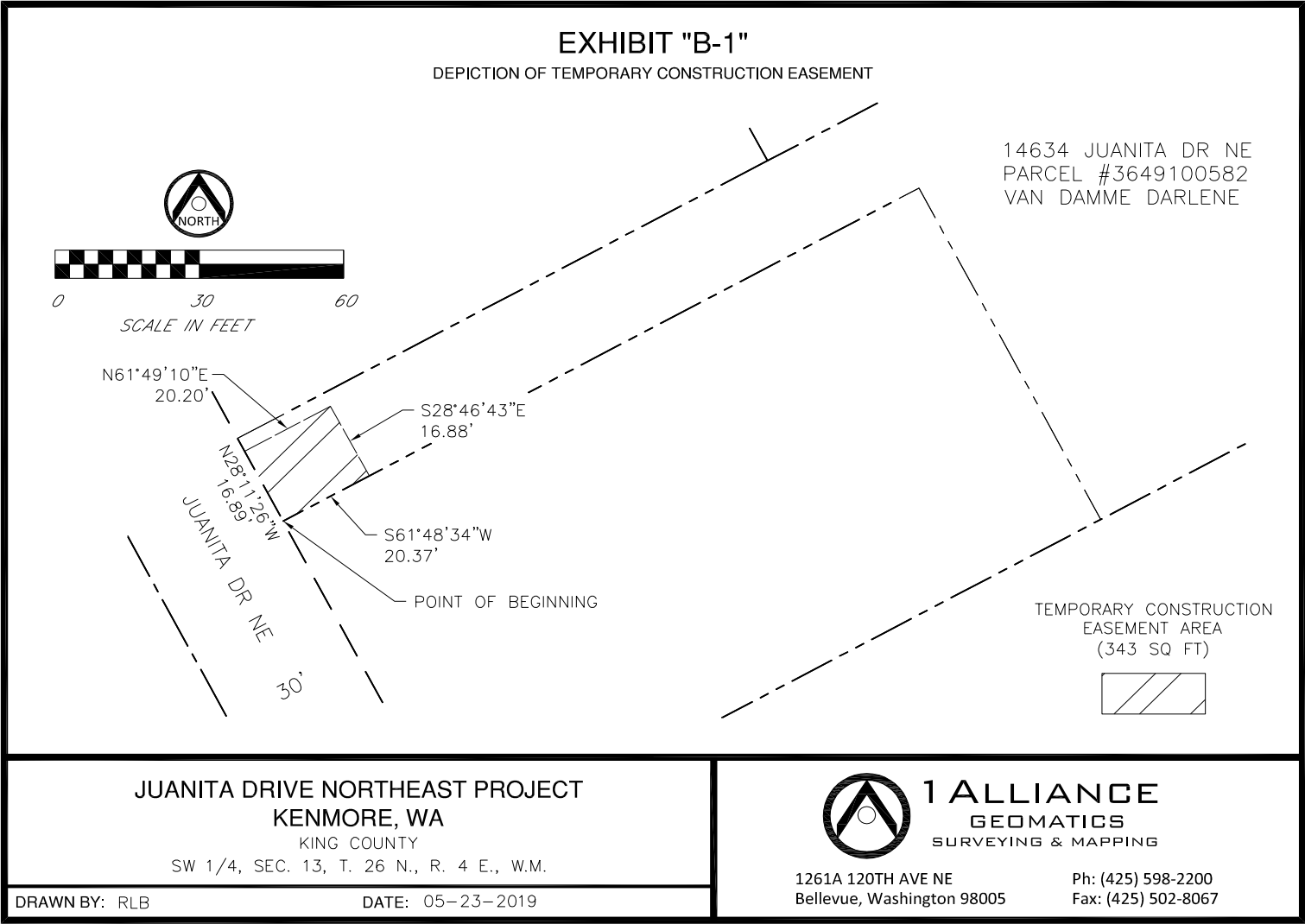


EXHIBIT "A"

Legal Description of Entire Property

OWNER: Elba M. Ochoa

PARCEL NO. 3649100576

THAT PORTION OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION;
THENCE NORTH 89° 16' 51" EAST ALONG THE SOUTHERLY LINE THEREOF 968.324 FEET;
THENCE NORTH 30° 39' 40" WEST 518.59 FEET;
THENCE NORTH 59° 20' 20" EAST 30.00 FEET TO THE NORTHEASTERLY LINE OF KENMORE-JUANITA HIGHWAY AND THE POINT OF BEGINNING;

THENCE NORTH 30° 39' 40" WEST ALONG SAID NORTHEASTERLY LINE 85.00 FEET;
THENCE NORTH 59° 20' 20" EAST 125.00 FEET;
THENCE SOUTH 30° 39' 40" EAST 85.00 FEET;
THENCE SOUTH 59° 20' 20" WEST 125.00 FEET TO THE POINT OF BEGINNING.

(ALSO KNOWN AS THE SOUTHEASTERLY 85 FEET OF THE SOUTHWESTERLY 125.00 FEET OF LOT 13, BLOCK F, JACKSON'S COUNTRY CLUB ADDITION, ACCORDING TO THE UNRECORDED PLAT)

EXHIBIT "B"

Legal Description of Temporary Construction Easement

THAT PORTION OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 26 NORTH,
RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION;
THENCE NORTH 89° 16' 51" EAST ALONG THE SOUTHERLY LINE THEREOF 968.324
FEET;
THENCE NORTH 30° 39' 40" WEST 518.59 FEET;
THENCE NORTH 59° 20' 20" EAST 30.00 FEET TO THE NORTHEASTERLY LINE OF
KENMORE-JUANITA HIGHWAY AND THE POINT OF BEGINNING;

THENCE NORTH 30° 39' 40" WEST ALONG SAID NORTHEASTERLY LINE 85.00 FEET;
THENCE NORTH 59° 20' 20" EAST 125.00 FEET;
THENCE SOUTH 30° 39' 40" EAST 85.00 FEET;
THENCE SOUTH 59° 20' 20" WEST 125.00 FEET TO THE POINT OF BEGINNING.

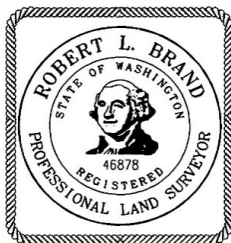
(ALSO KNOWN AS THE SOUTHEASTERLY 85 FEET OF THE SOUTHWESTERLY
125.00 FEET OF LOT 13, BLOCK F, JACKSON'S COUNTRY CLUB ADDITION,
ACCORDING TO THE UNRECORDED PLAT)

SAID EASEMENT DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY PARCEL CORNER ON THE NORTHEASTERLY
RIGHT OF WAY MARGIN OF JUANITA DRIVE NORTHEAST;
THENCE NORTH 28°11'26" WEST, ALONG SAID MARGIN, A DISTANCE OF 33.20 FEET
TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 28°11'26" WEST, ALONG SAID MARGIN, A DISTANCE
OF 22.00 FEET;
THENCE NORTH 61°48'34" EAST, A DISTANCE OF 20.68 FEET;
THENCE SOUTH 28°11'26" EAST, A DISTANCE OF 22.00 FEET;
THENCE SOUTH 61°48'34" WEST, A DISTANCE OF 20.68 FEET TO THE POINT OF
BEGINNING.

CONTAINING 455 SQUARE FEET, MORE OR LESS.



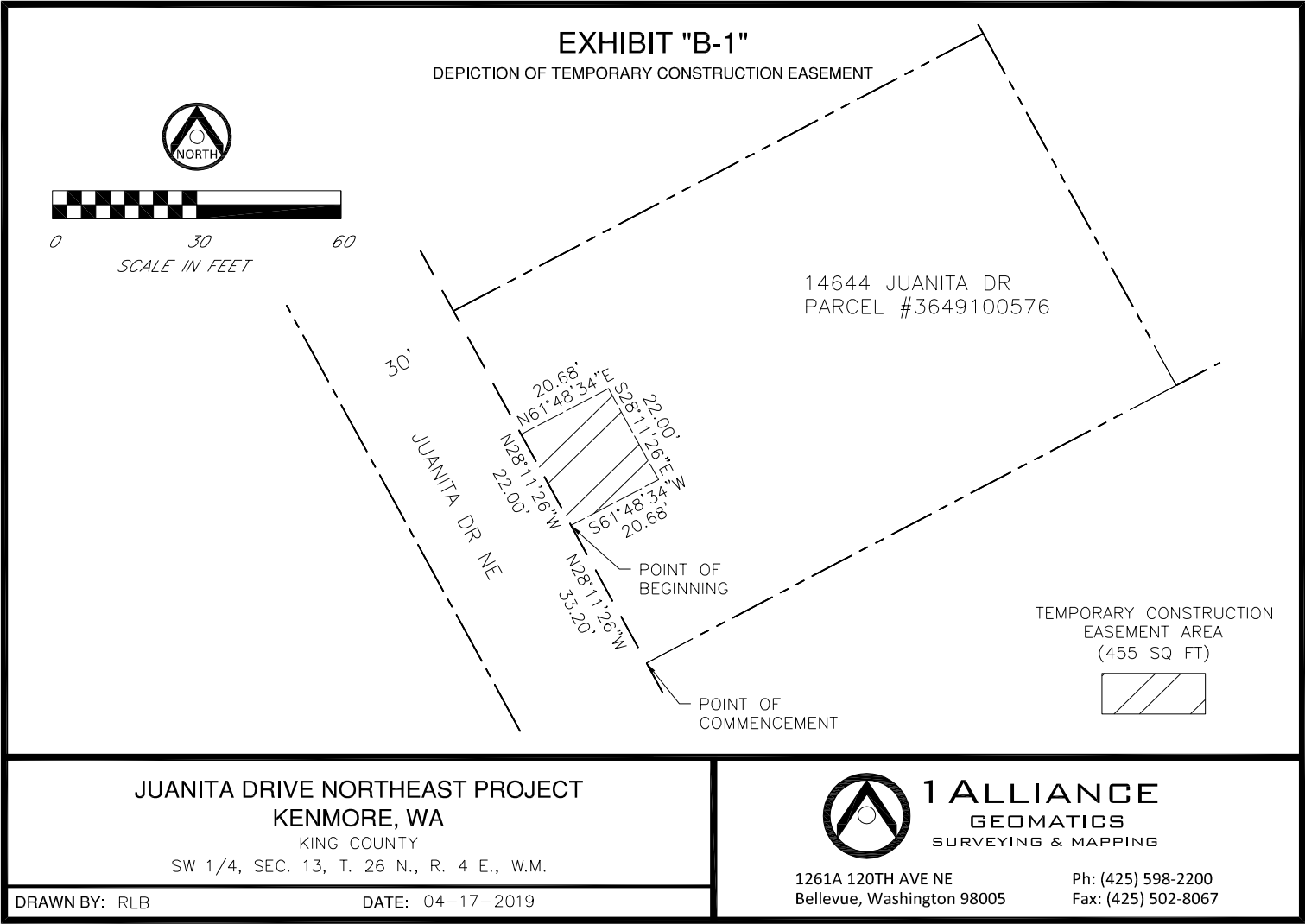


EXHIBIT "A"
Legal Description of Entire Property

OWNER: Samuel and Victoria Cibrian

PARCEL NO. 3649100570

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13;
THENCE NORTH 89° 16' 51" EAST ALONG SECTION LINE 968.324 FEET;
THENCE NORTH 30° 39' 40" WEST 603.59 FEET;
THENCE NORTH 59° 20' 20" EAST 30 FEET TO THE NORTHEASTERLY MARGIN OF KENMORE JUANITA HIGHWAY AND THE POINT OF BEGINNING;

THENCE NORTH 30° 39' 40" WEST ALONG SAID NORTHEASTERLY MARGIN 75 FEET;
THENCE NORTH 59° 20' 20" EAST 125 FEET;
THENCE SOUTH 30° 39' 40" EAST 75 FEET;
THENCE SOUTH 59° 20' 20" WEST 125 FEET TO THE POINT OF BEGINNING.

(ALSO KNOWN AS THE NORTHWESTERLY 15 FEET OF THE SOUTHWESTERLY 125 FEET OF LOT 13 AND THE SOUTHEASTERLY 60 FEET OF THE SOUTHWESTERLY 125 FEET OF LOT 12, BLOCK F, JACKSON'S COUNTRY CLUB ADDITION, ACCORDING TO THE UNRECORDED PLAT THEREOF)

EXHIBIT "B"

Legal Description of Temporary Construction Easement

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13;
THENCE NORTH 89° 16' 51" EAST ALONG SECTION LINE 968.324 FEET;
THENCE NORTH 30° 39' 40" WEST 603.59 FEET;
THENCE NORTH 59° 20' 20" EAST 30 FEET TO THE NORTHEASTERLY MARGIN OF KENMORE JUANITA HIGHWAY AND THE POINT OF BEGINNING;

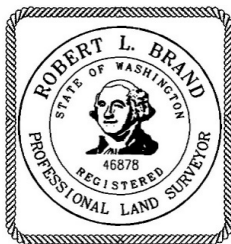
THENCE NORTH 30° 39' 40" WEST ALONG SAID NORTHEASTERLY MARGIN 75 FEET;
THENCE NORTH 59° 20' 20" EAST 125 FEET;
THENCE SOUTH 30° 39' 40" EAST 75 FEET;
THENCE SOUTH 59° 20' 20" WEST 125 FEET TO THE POINT OF BEGINNING.

(ALSO KNOWN AS THE NORTHWESTERLY 15 FEET OF THE SOUTHWESTERLY 125 FEET OF LOT 13 AND THE SOUTHEASTERLY 60 FEET OF THE SOUTHWESTERLY 125 FEET OF LOT 12, BLOCK F, JACKSON'S COUNTRY CLUB ADDITION, ACCORDING TO THE UNRECORDED PLAT THEREOF)

SAID EASEMENT DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY PARCEL CORNER ON THE NORTHEASTERLY RIGHT OF WAY MARGIN OF JUANITA DRIVE NORTHEAST;
THENCE SOUTH 28°11'26" EAST, ALONG SAID MARGIN, A DISTANCE OF 26.03 FEET;
THENCE NORTH 61°52'10" EAST, A DISTANCE OF 19.52 FEET;
THENCE NORTH 28°16'41" WEST, A DISTANCE OF 26.05 FEET TO THE PARCEL LINE;
THENCE SOUTH 61°48'34" WEST, ALONG SAID PARCEL LINE, A DISTANCE OF 19.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 508 SQUARE FEET, MORE OR LESS.



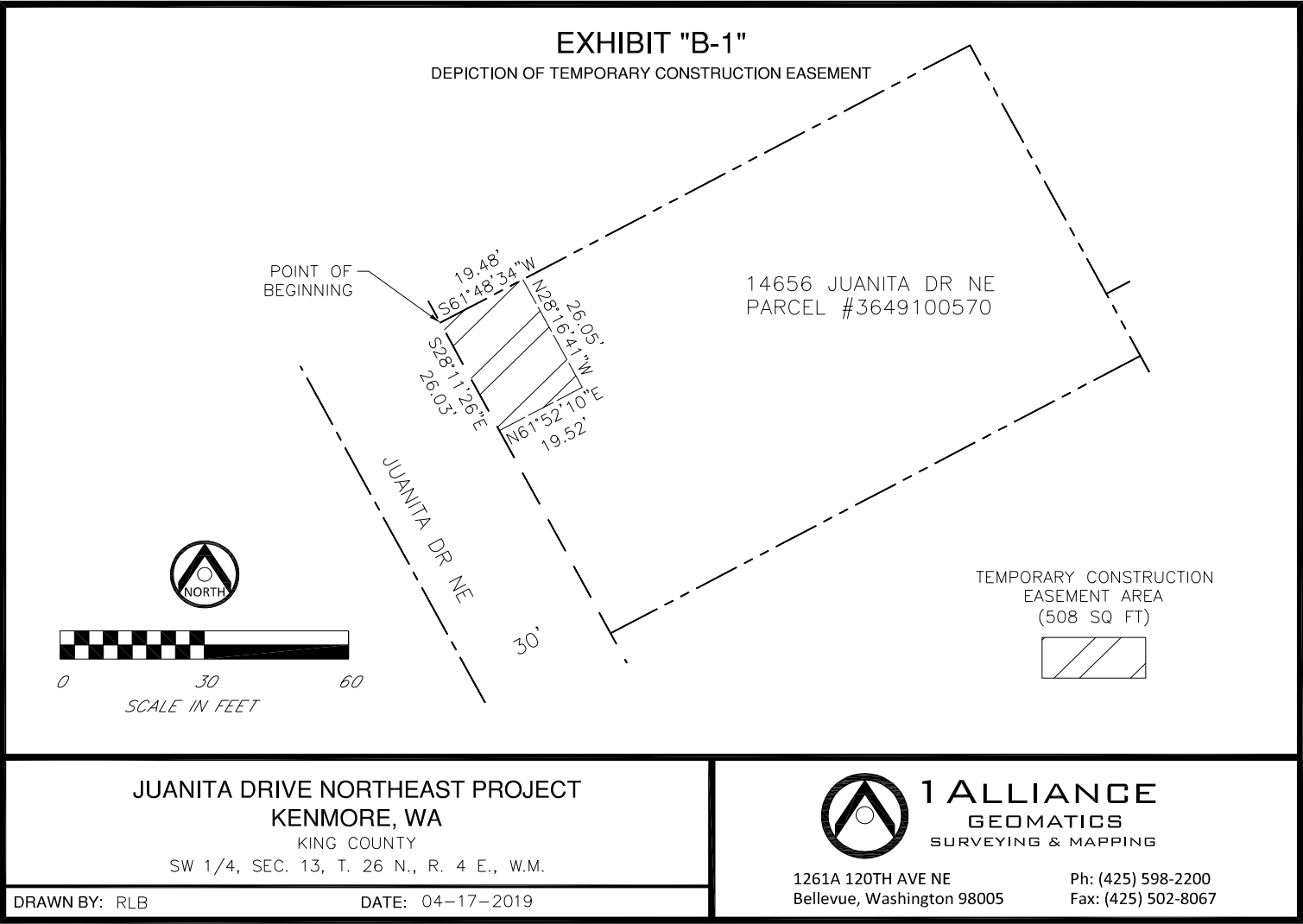


EXHIBIT "A"
Legal Description of Entire Property

OWNER: Arrowhead Park Vista Condominiums

PARCEL NO. 0281000000

PARCEL A:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE NORTH 89°39'40" EAST ALONG THE SOUTH LINE THEREOF 1,002.945 FEET TO THE NORTHWESTERLY LINE OF JUANITA DRIVE NORTHEAST;
THENCE NORTH 30°39'40" WEST ALONG SAID DRIVE LINE 1,335.87 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 30°39'40" WEST ALONG SAID DRIVE LINE 175 FEET;
THENCE NORTH 59°20'20" EAST 250 FEET;
THENCE SOUTH 30°39'40" EAST 175 FEET;
THENCE SOUTH 59°20'20" WEST 250 FEET TO THE POINT OF BEGINNING.

(ALSO KNOWN AS LOT 5 AND THE SOUTHERLY 75 FEET OF LOT 4, BLOCK "F", JACKSON'S COUNTRY CLUB ADDITION, ACCORDING TO THE UNRECORDED PLAT THEREOF);

PARCEL B:

LOT(S) B OF SHORT PLAT NO. 577121 RECORDED UNDER RECORDING NO. 7711080878, RECORDS OF KING COUNTY, WASHINGTON.

BOTH SITUATE IN THE CITY OF KENMORE, COUNTY OF KING, STATE OF WASHINGTON.

EXHIBIT "B"

Legal Description of Temporary Construction Easement

THAT PORTION OF THE BELOW DESCRIBED PARCELS;

PARCEL A:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE NORTH 89°39'40" EAST ALONG THE SOUTH LINE THEREOF 1,002.945 FEET TO THE NORTHWESTERLY LINE OF JUANITA DRIVE NORTHEAST;
THENCE NORTH 30°39'40" WEST ALONG SAID DRIVE LINE 1,335.87 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 30°39'40" WEST ALONG SAID DRIVE LINE 175 FEET;
THENCE NORTH 59°20'20" EAST 250 FEET;
THENCE SOUTH 30°39'40" EAST 175 FEET;
THENCE SOUTH 59°20'20" WEST 250 FEET TO THE POINT OF BEGINNING.

(ALSO KNOWN AS LOT 5 AND THE SOUTHERLY 75 FEET OF LOT 4, BLOCK "F", JACKSON'S COUNTRY CLUB ADDITION, ACCORDING TO THE UNRECORDED PLAT THEREOF);

PARCEL B:

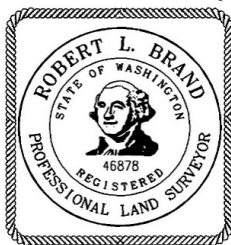
LOT(S) B OF SHORT PLAT NO. 577121 RECORDED UNDER RECORDING NO. 7711080878, RECORDS OF KING COUNTY, WASHINGTON.

BOTH SITUATE IN THE CITY OF KENMORE, COUNTY OF KING, STATE OF WASHINGTON.

SAID TEMPORARY CONSTRUCTION EASEMENT DESCRIBED AS FOLLOWS;

COMMENCING ON THE NORTHERLY PARCEL CORNER ON THE NORTHEASTERLY MARGIN OF JUANITA DRIVE NORTHEAST;
THENCE SOUTH 28°11'26" EAST, ALONG SAID MARGIN, A DISTANCE OF 29.69 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 28°11'26" EAST, ALONG SAID MARGIN, A DISTANCE OF 37.99 FEET;
THENCE NORTH 61°48'32" EAST, A DISTANCE OF 16.72 FEET;
THENCE NORTH 26°33'14" WEST, A DISTANCE OF 38.01 FEET;
THENCE SOUTH 61°48'36" WEST, A DISTANCE OF 17.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 656 SQUARE FEET MORE OR LESS.



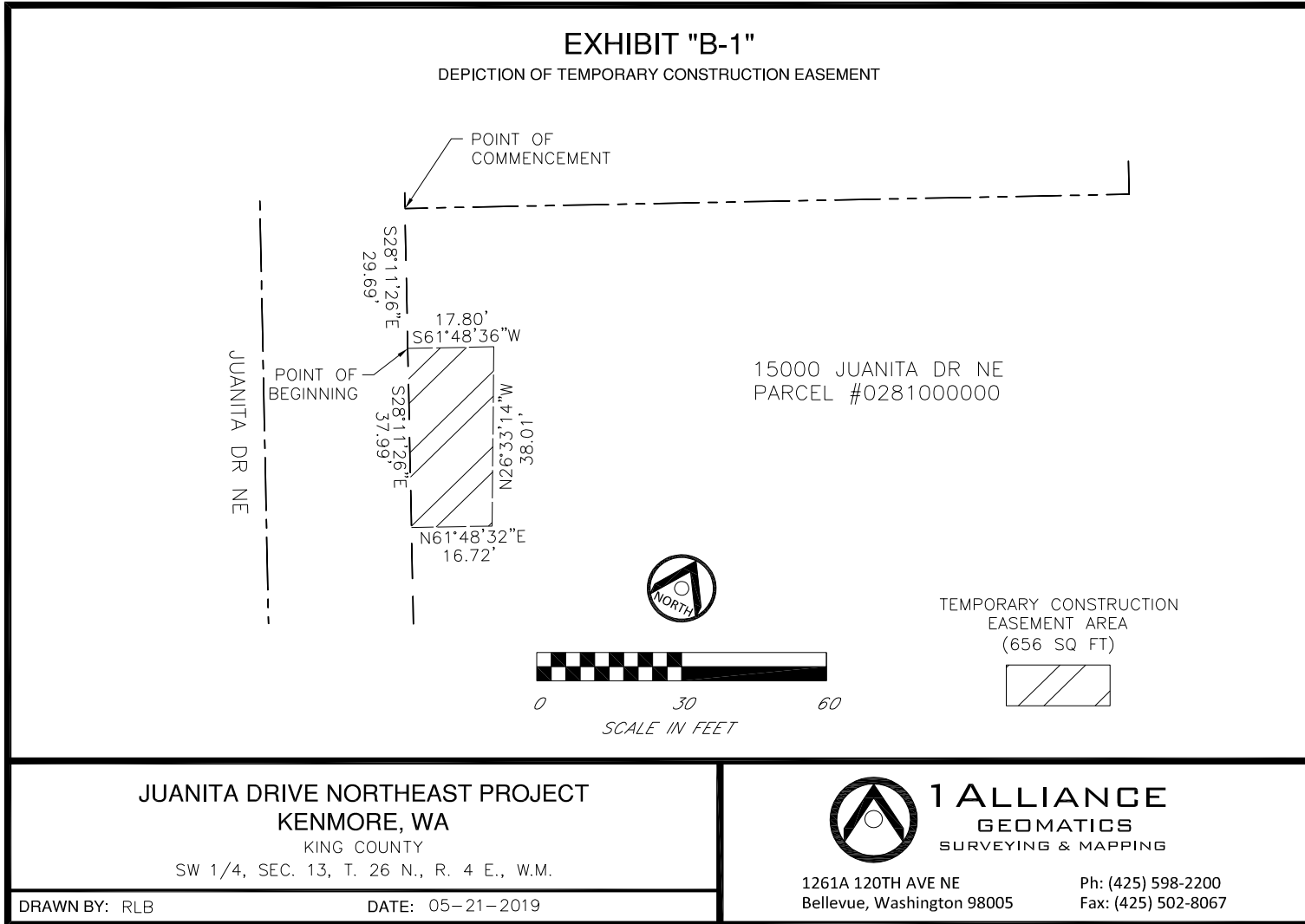


EXHIBIT "A"

Legal Description of Entire Property

OWNER: J & B Management, Inc.

PARCEL NO. 3649100510

LOT A OF KING COUNTY SHORT PLAT 577121, AS RECORDED UNDER
RECORDING NO. 7711080878, RECORDS OF KING COUNTY, WASHINGTON.

EXHIBIT "B"

Legal Description of Temporary Construction Easement

THAT PORTION OF LOT A OF KING COUNTY SHORT PLAT 577121, AS RECORDED UNDER RECORDING NO. 7711080878, RECORDS OF KING COUNTY, WASHINGTON.

SAID EASEMENT DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY PARCEL CORNER ON THE NORTHEASTERLY RIGHT OF WAY MARGIN OF JUANITA DRIVE NORTHEAST;
THENCE NORTH 28°11'26" WEST, ALONG SAID MARGIN, A DISTANCE OF 13.76 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 28°11'26" WEST, ALONG SAID MARGIN, A DISTANCE OF 108.93 FEET;

THENCE NORTH 61°01'58" EAST, A DISTANCE OF 14.95 FEET;

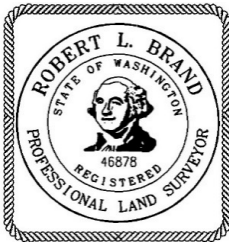
THENCE SOUTH 28°11'26" EAST, A DISTANCE 47.32 FEET;

THENCE SOUTH 43°34'28" EAST, A DISTANCE OF 25.43 FEET;

THENCE SOUTH 27°03'15" EAST, A DISTANCE OF 37.30 FEET;

THENCE SOUTH 61°48'34" WEST, A DISTANCE OF 20.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,951 SQUARE FEET, MORE OR LESS.



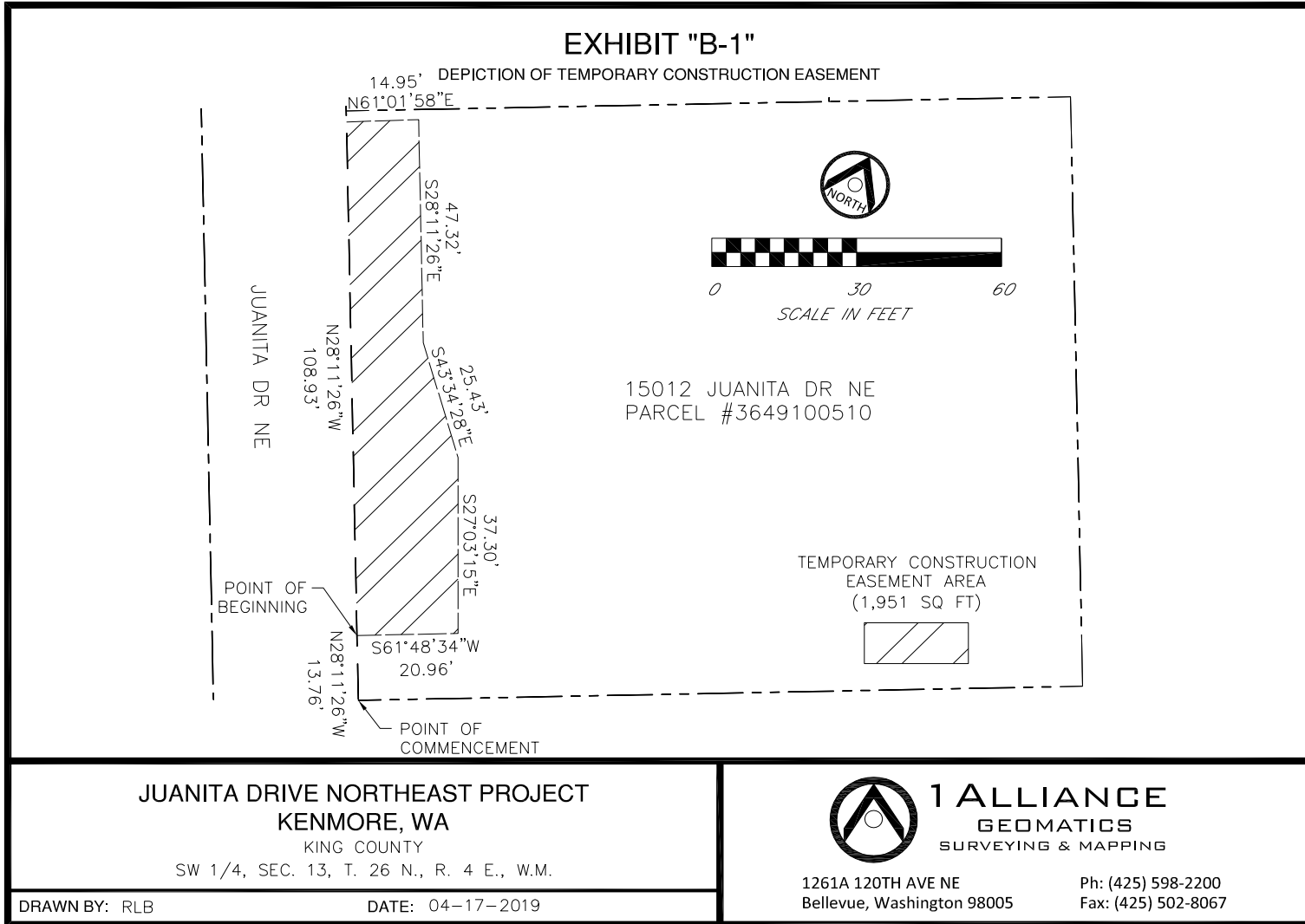


EXHIBIT “A”

Legal Description of Entire Property

OWNER: Zhanhui Wang and Zhanhua Deng

PARCEL NO. 3582700090

LOT 18, BLOCK 1, INGLEWOOD TERRACE ADDITION, ACCORDING TO THE
PLAT THEREOF, RECORDED IN VOLUME 57 OF PLATS, PAGE 20, RECORDS OF
KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

EXHIBIT "B"

Legal Description of Temporary Construction Easement

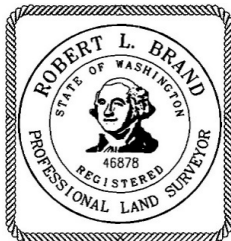
LOT 18, BLOCK 1, INGLEWOOD TERRACE ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 57 OF PLATS, PAGE 20, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SAID EASEMENT DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY PARCEL CORNER ON THE NORTHEASTERLY RIGHT OF WAY MARGIN OF JUANITA DRIVE NORTHEAST;
THENCE SOUTH 11°53'53" EAST, ALONG SAID MARGIN, A DISTANCE OF 36.11 FEET;
THENCE NORTH 78°19'44" EAST, A DISTANCE OF 20.24 FEET;
THENCE NORTH 12°18'25" WEST, A DISTANCE OF 31.10 FEET TO THE NORTH PARCEL LINE;
THENCE NORTH 87°37'50" WEST, ALONG SAID PARCEL LINE, A DISTANCE OF 20.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 676 SQUARE FEET, MORE OR LESS.



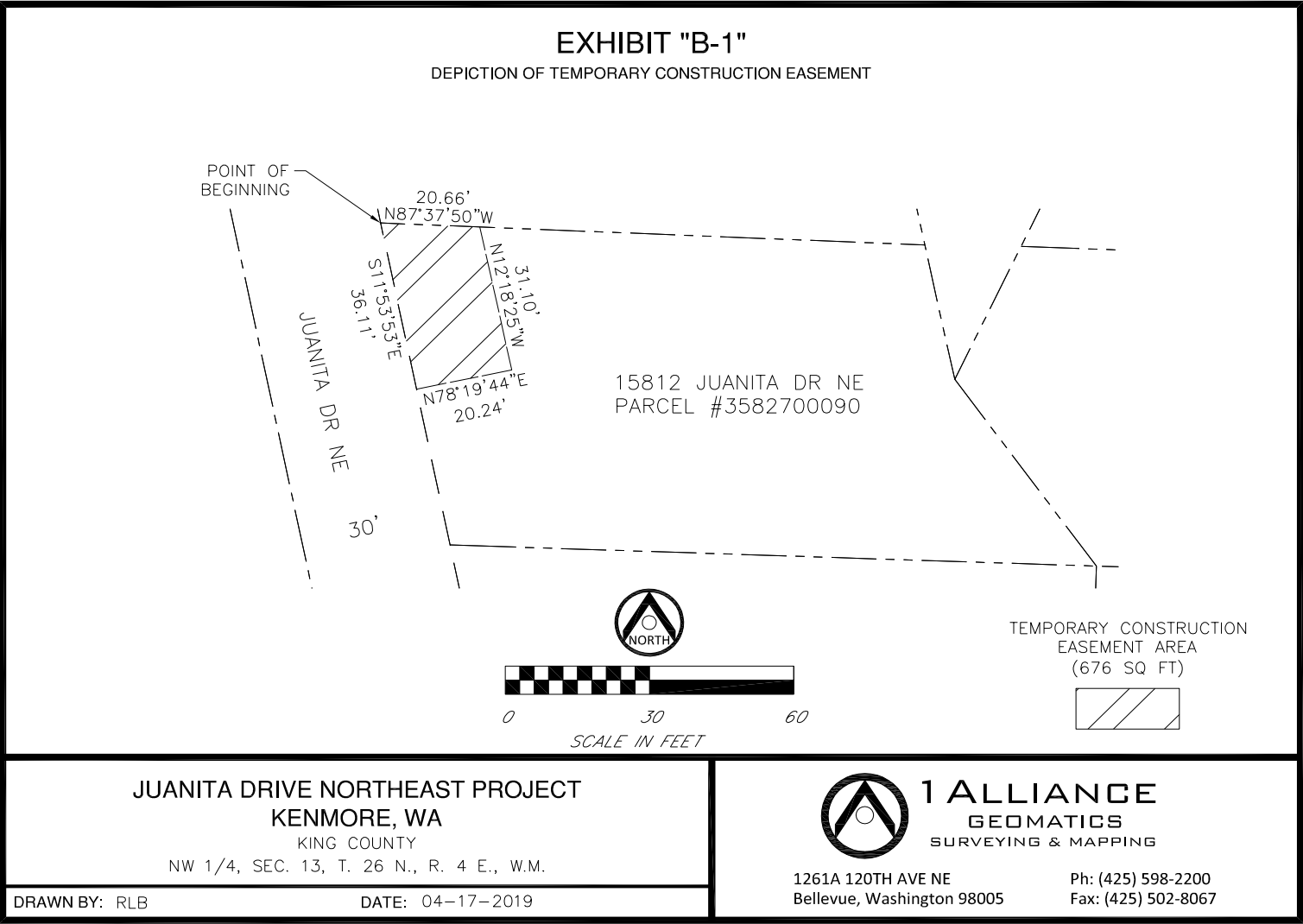


EXHIBIT "A"

Legal Description of Entire Property

OWNER: Robert Patrick Brady and Camille Marianne Brady

PARCEL NO. 3582700100

LOT 20, BLOCK 1, INGLEWOOD TERRACE, ACCORDING TO THE PLAT
THEREOF RECORDED IN VOLUME 57, PAGE(S) 20, RECORDS OF KING
COUNTY, WASHINGTON;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

EXHIBIT "B"

Legal Description of Temporary Construction Easement

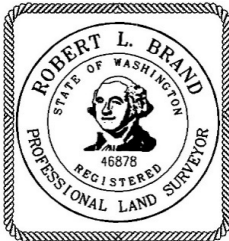
LOT 20, BLOCK 1, INGLEWOOD TERRACE, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 57, PAGE(S) 20, RECORDS OF KING COUNTY,
WASHINGTON;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SAID EASEMENT DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY PARCEL CORNER ON THE NORTHEASTERLY
RIGHT OF WAY MARGIN OF JUANITA DRIVE NORTHEAST;
THENCE SOUTH $11^{\circ}53'53''$ EAST, ALONG SAID MARGIN, A DISTANCE OF 22.93 FEET;
THENCE NORTH $78^{\circ}06'07''$ EAST, A DISTANCE OF 11.33 FEET;
THENCE NORTH $11^{\circ}45'03''$ WEST, A DISTANCE OF 20.01 FEET TO THE NORTH PARCEL
LINE;
THENCE NORTH $87^{\circ}31'54''$ WEST, ALONG SAID PARCEL LINE, A DISTANCE OF 11.75
FEET TO THE POINT OF BEGINNING.

CONTAINING 244 SQUARE FEET, MORE OR LESS.



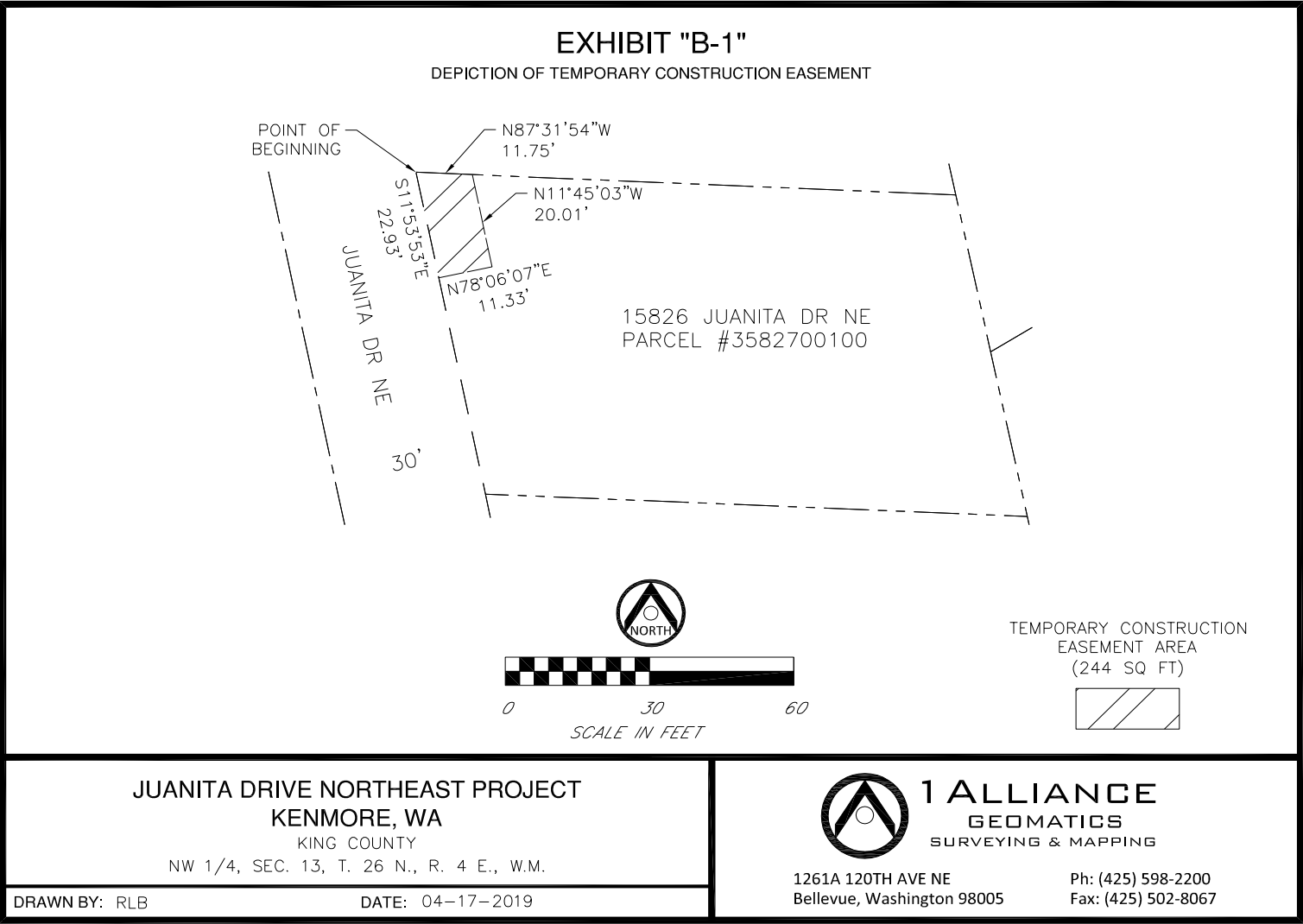


EXHIBIT “A”

Legal Description of Entire Property

OWNER: Austin James Shepherd and Italia Mikel Shepherd

PARCEL NO. 3582700105

LOT 21, BLOCK 1, INGLEWOOD TERRACE, ACCORDING TO THE PLAT
THEREOF RECORDED IN VOLUME 57, PAGE(S) 20, RECORDS OF KING
COUNTY, WASHINGTON;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

EXHIBIT "B"

Legal Description of Temporary Construction Easement

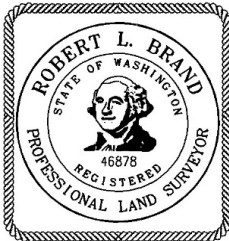
LOT 21, BLOCK 1, INGLEWOOD TERRACE, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 57, PAGE(S) 20, RECORDS OF KING COUNTY,
WASHINGTON;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SAID EASEMENT DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY PARCEL CORNER ON THE NORTHEASTERLY RIGHT
OF WAY MARGIN OF JUANITA DRIVE NORTHEAST;
THENCE NORTH 11°53'53" WEST, ALONG SAID MARGIN, A DISTANCE OF 20.96 FEET;
THENCE NORTH 78°06'07" EAST, A DISTANCE OF 11.44 FEET;
THENCE SOUTH 11°45'03" EAST, A DISTANCE OF 23.88 FEET TO THE SOUTH PARCEL
LINE;
THENCE NORTH 87°31'54" WEST, ALONG SAID PARCEL LINE, A DISTANCE OF 11.75
FEET TO THE POINT OF BEGINNING.

CONTAINING 256 SQUARE FEET, MORE OR LESS.



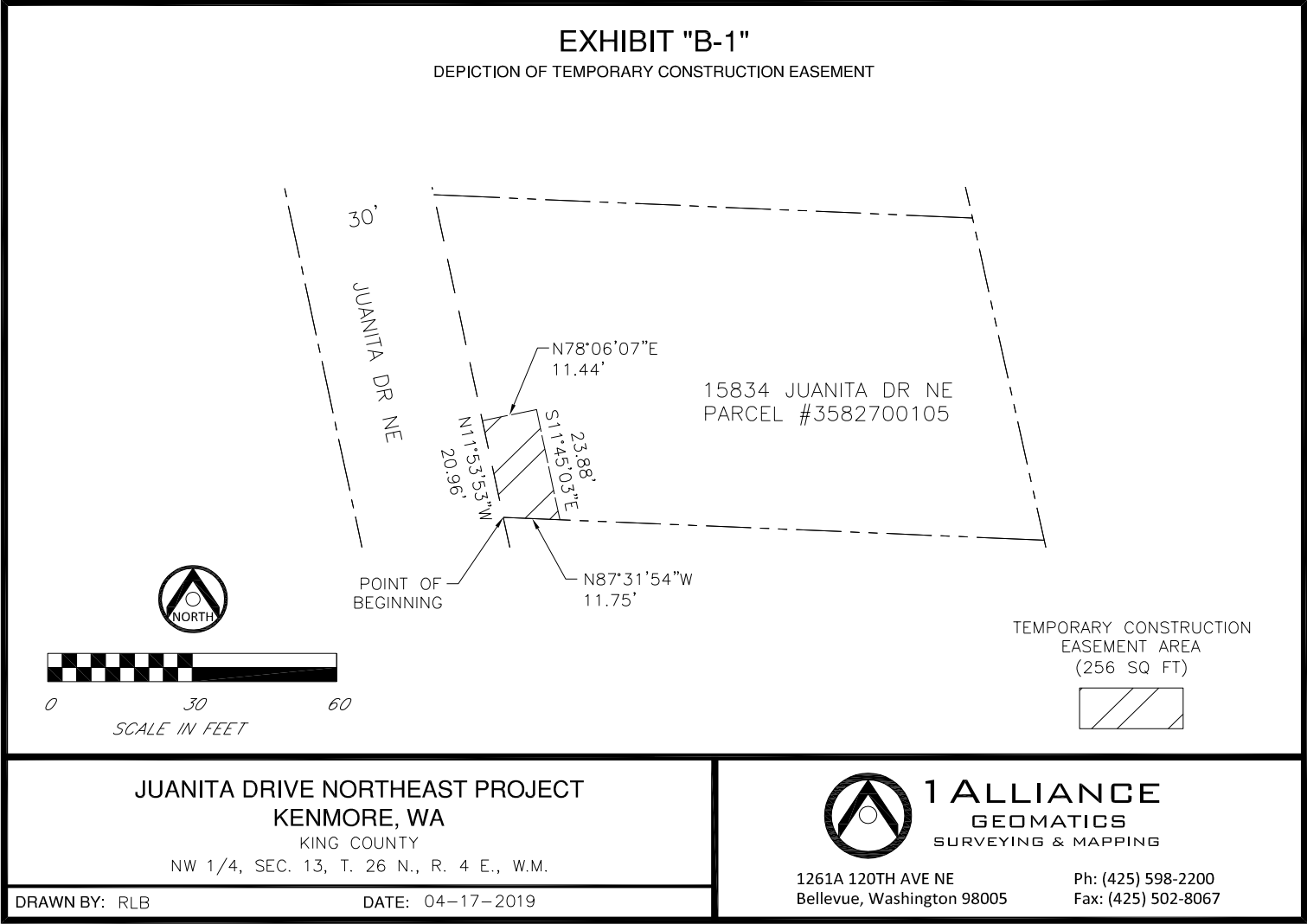


EXHIBIT "A"

Legal Description of Entire Property

OWNER: Megan Aram Estabrook who acquired title as Tracy Herrick

PARCEL NO. 3582700110

LOT 22, BLOCK 1, INGLEWOOD TERRACE, ACCORDING TO THE PLAT
THEREOF, RECORDED IN VOLUME 57 OF PLATS, AT PAGE 20, RECORDS OF
KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

EXHIBIT "B"

Legal Description of Temporary Construction Easement

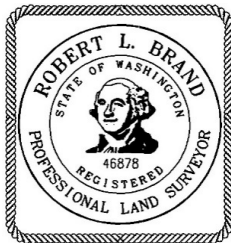
LOT 22, BLOCK 1, INGLEWOOD TERRACE, ACCORDING TO THE PLAT THEREOF,
RECORDED IN VOLUME 57 OF PLATS, AT PAGE 20, RECORDS OF KING COUNTY,
WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SAID EASEMENT DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY PARCEL CORNER ON THE NORTHEASTERLY RIGHT
OF WAY MARGIN OF JUANITA DRIVE NORTHEAST;
THENCE NORTH 11°53'53" WEST, ALONG SAID MARGIN, A DISTANCE OF 28.72 FEET;
THENCE NORTH 78°06'07" EAST, A DISTANCE OF 22.95 FEET;
THENCE SOUTH 11°53'53" EAST, A DISTANCE OF 34.62 FEET TO THE SOUTH PARCEL
LINE;
THENCE NORTH 87°28'53" WEST, ALONG SAID PARCEL LINE, A DISTANCE OF 23.69
FEET TO THE POINT OF BEGINNING.

CONTAINING 727 SQUARE FEET, MORE OR LESS.



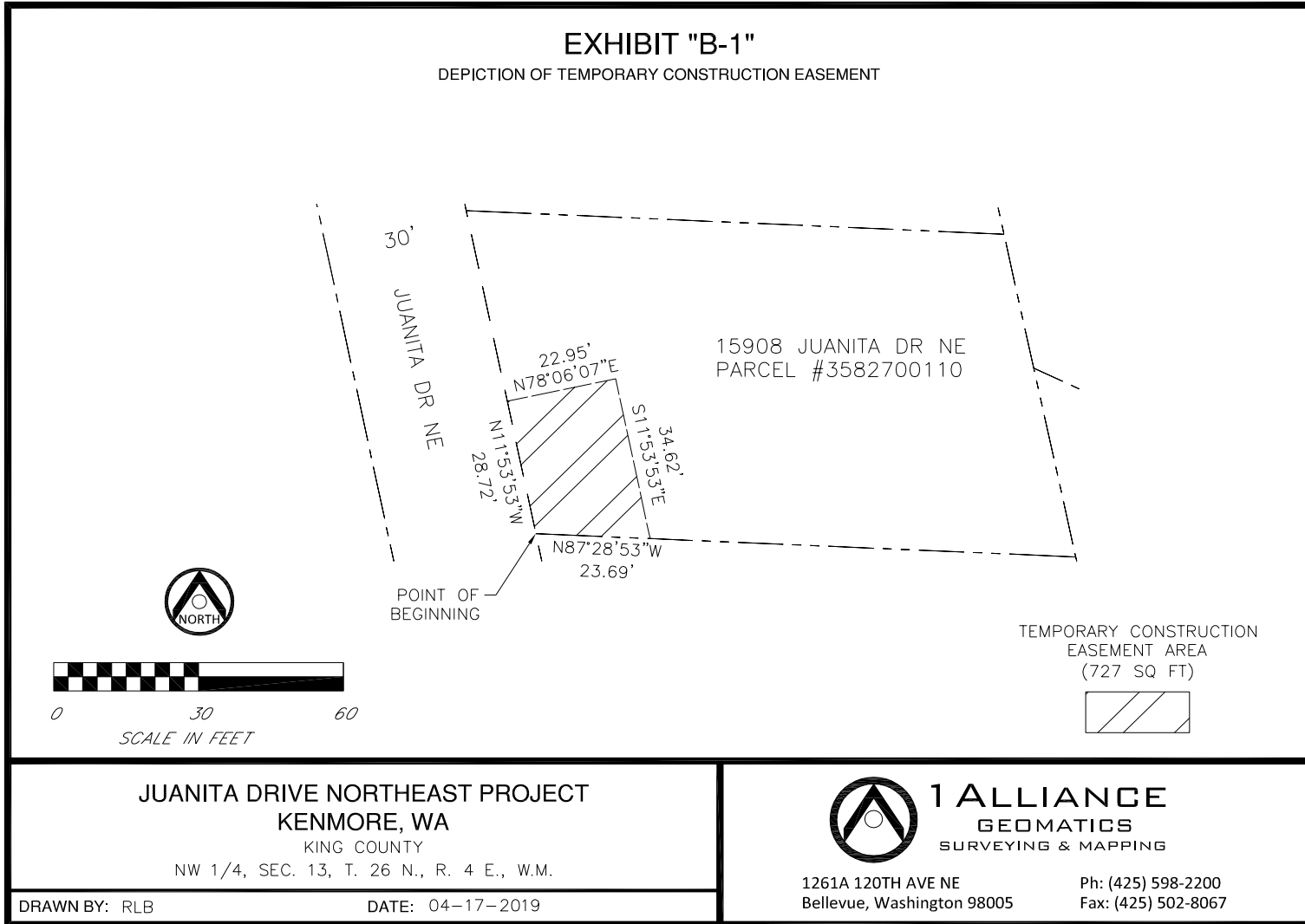


EXHIBIT "A"

Legal Description of Entire Property

OWNER: Gary E. Rice and Jane E. Rice

PARCEL NO. 1326049147

THE SOUTH 215 FEET OF THAT PORTION OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING WESTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF SAID SUBDIVISION, 315.92 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE NORTH 01°51'36" EAST TO THE NORTH LINE OF SAID SUBDIVISION AND THE TERMINUS OF SAID LINE DESCRIPTION;

EXCEPT COUNTY ROAD.

(ALSO KNOWN AS LOT B OF KING COUNTY LOT LINE ADJUSTMENT RECORDED UNDER RECORDING NO. 8706250542.)

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

EXHIBIT "B"

Legal Description of Temporary Construction Easement

THE SOUTH 215 FEET OF THAT PORTION OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING WESTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF SAID SUBDIVISION, 315.92 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE NORTH 01°51'36" EAST TO THE NORTH LINE OF SAID SUBDIVISION AND THE TERMINUS OF SAID LINE DESCRIPTION;

EXCEPT COUNTY ROAD.

(ALSO KNOWN AS LOT B OF KING COUNTY LOT LINE ADJUSTMENT RECORDED UNDER RECORDING NO. 8706250542.)

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SAID EASEMENT DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY PARCEL CORNER ON THE EASTERLY RIGHT OF WAY MARGIN OF JUANITA DRIVE NORTHEAST;
SAID CORNER BEING ON A CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 85°06'59" EAST, A DISTANCE OF 913.37 FEET;
THENCE NORTH, ALONG SAID CURVE TO THE RIGHT AND MARGIN, THROUGH A CENTRAL ANGLE OF 1°12'54" AND AN ARC LENGTH OF 19.37 FEET TO THE POINT OF BEGINNING;

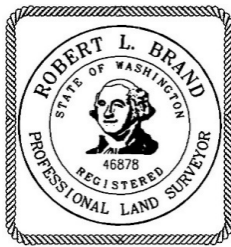
THENCE CONTINUING ALONG SAID CURVE AND MARGIN, THROUGH A CENTRAL ANGLE OF 2°14'55" AND AN ARC LENGTH OF 35.85 FEET TO A POINT HEREINAFTER KNOWN AS POINT 'A';
THENCE NORTH 88°15'59" EAST, A DISTANCE OF 23.79 FEET TO A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 889.60 FEET, THE CENTER OF WHICH BEARS NORTH 88°35'19" EAST;
THENCE SOUTH, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°15'18" AND AN ARC LENGTH OF 35.01 FEET;
THENCE SOUTH 86°15'16" WEST, A DISTANCE OF 23.79 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED AREA;

COMMENCING AT SAID POINT 'A';
THENCE CONTINUING NORTH, ALONG SAID 913.37 FOOT RADIUS CURVE AND
MARGIN, THROUGH A CENTRAL ANGLE OF 3°16'18" AND AN ARC LENGTH OF 52.16
FEET;
THENCE NORTH 01°51'07" EAST, CONTINUING ALONG SAID MARGIN, A DISTANCE
OF 39.83 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 01°51'07" EAST, ALONG SAID MARGIN, A DISTANCE
OF 33.99 FEET;
THENCE SOUTH 87°57'10" EAST, A DISTANCE OF 18.35 FEET;
THENCE SOUTH 01°50'06" WEST, A DISTANCE OF 33.99 FEET;
THENCE NORTH 87°57'09" WEST, A DISTANCE OF 18.36 FEET TO THE POINT OF
BEGINNING.

CONTAINING 1,467 SQUARE FEET, MORE OR LESS.



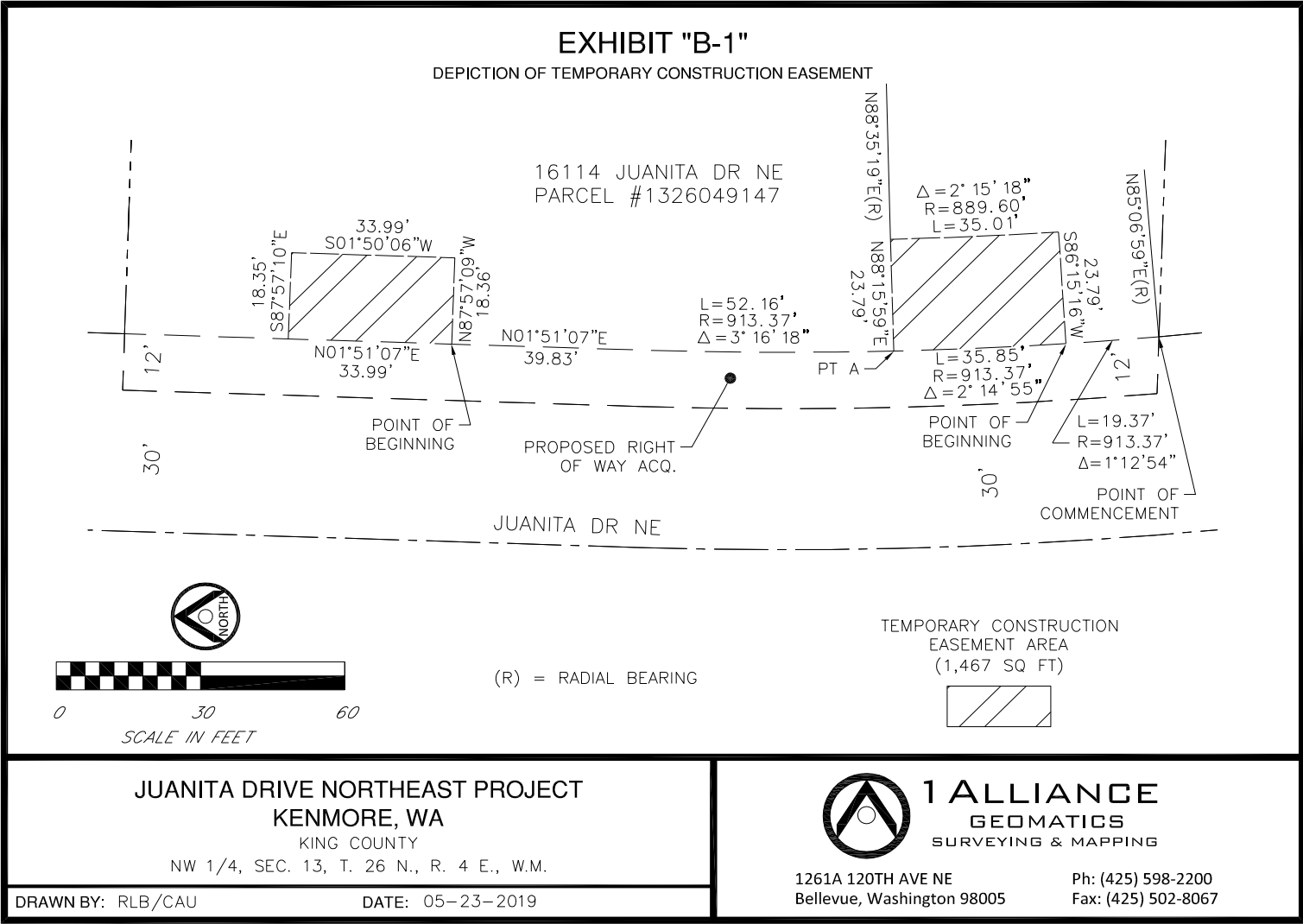


EXHIBIT "A"

Legal Description of Entire Property

OWNER: Molly L. Burrows and Jennifer L. Emerick

PARCEL NO. 1326049146

LOT 1, KING COUNTY SHORT PLAT NO. L93S0011, ACCORDING TO THE SHORT
PLAT RECORDED UNDER RECORDING NUMBER 9707289005, RECORDS OF
KING COUNTY, WASHINGTON;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

EXHIBIT "B"

Legal Description of Temporary Construction Easement

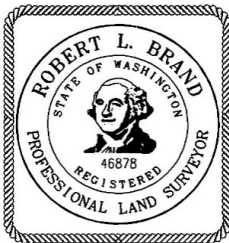
LOT 1, KING COUNTY SHORT PLAT NO. L93S0011, ACCORDING TO THE SHORT PLAT RECORDED UNDER RECORDING NUMBER 9707289005, RECORDS OF KING COUNTY, WASHINGTON;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SAID EASEMENT DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH PARCEL CORNER ON THE EAST RIGHT OF WAY MARGIN OF JUANITA DRIVE NORTHEAST;
THENCE SOUTH 01°51'07" WEST, ALONG SAID MARGIN, A DISTANCE OF 7.35 FEET;
THENCE SOUTH 88°08'53" EAST, A DISTANCE OF 14.91 FEET;
THENCE NORTH 01°32'02" EAST, A DISTANCE OF 7.34 FEET TO THE NORTH PARCEL LINE;
THENCE NORTH 88°05'27" WEST, ALONG SAID PARCEL LINE, A DISTANCE OF 14.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 109 SQUARE FEET, MORE OR LESS.



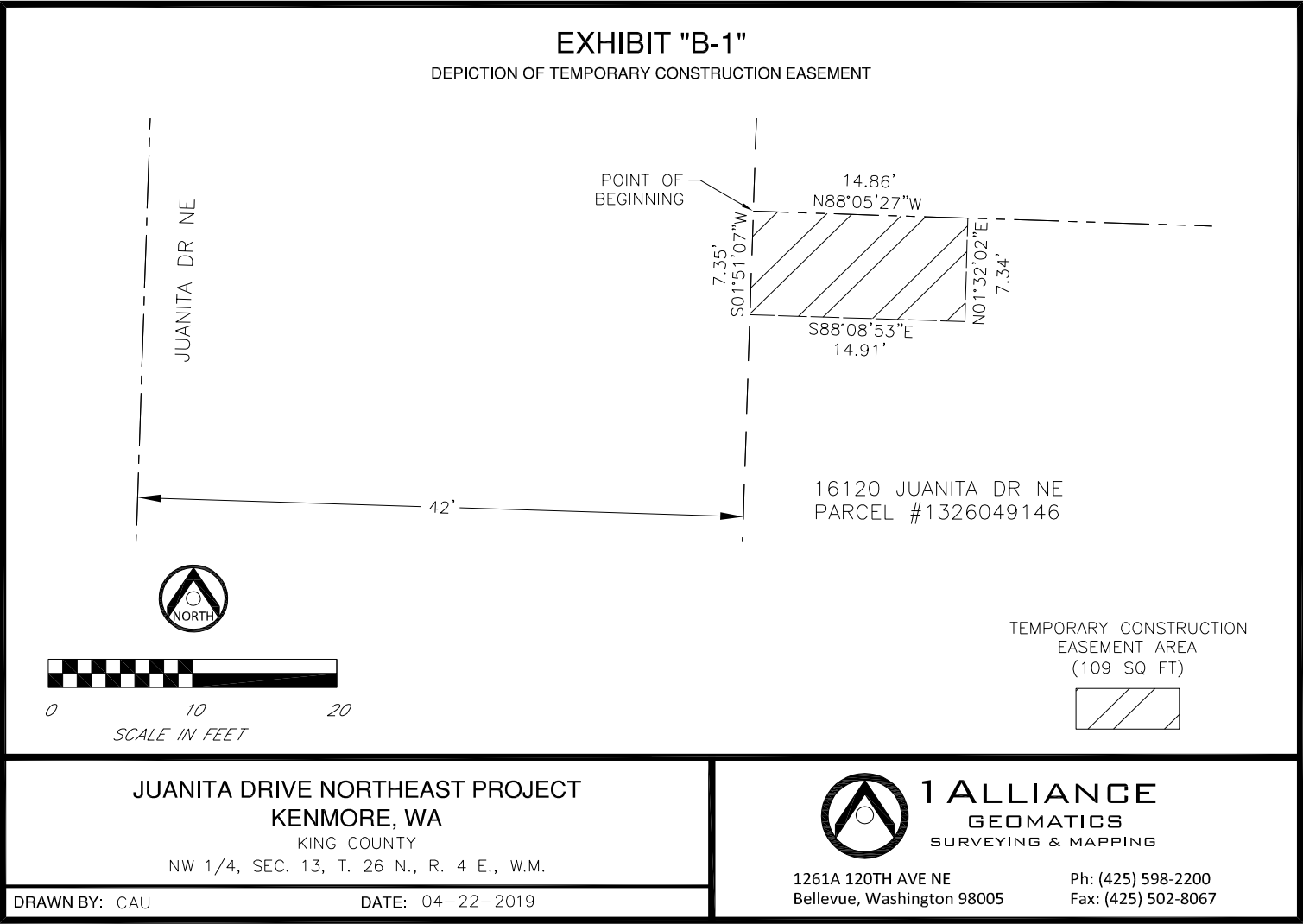


EXHIBIT "A"

Legal Description of Entire Property

OWNER: The Housing Authority of the County of King, Washington

PARCEL NO. 5634500871

THAT PORTION OF GOVERNMENT LOT 4, SECTION 12, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 660 FEET NORTH OF AND 30 FEET EAST OF THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;
RUNNING THENCE NORTH AND PARALLEL TO THE WEST LINE OF SAID SECTION 12, 157.50 FEET;
THENCE EAST AT RIGHT ANGLES AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 12, 628.12 FEET;
THENCE SOUTH AND PARALLEL TO THE WEST LINE OF SAID SECTION 12, 157.50 FEET;
THENCE WESTERLY AT RIGHT ANGLES AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 12, 628.12 FEET TO THE POINT OF BEGINNING;

EXCEPT THE WEST 12 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING NO. 8001150643;

(BEING KNOWN AS THE SOUTH HALF OF TRACT 2, THE MOORLANDS, ACCORDING TO THE UNRECORDED PLAT THEREOF; EXCEPT ROADS)

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

EXHIBIT "B"

Legal Description of Temporary Construction Easement

THAT PORTION OF GOVERNMENT LOT 4, SECTION 12, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 660 FEET NORTH OF AND 30 FEET EAST OF THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;
RUNNING THENCE NORTH AND PARALLEL TO THE WEST LINE OF SAID SECTION 12, 157.50 FEET;
THENCE EAST AT RIGHT ANGLES AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 12, 628.12 FEET;
THENCE SOUTH AND PARALLEL TO THE WEST LINE OF SAID SECTION 12, 157.50 FEET;
THENCE WESTERLY AT RIGHT ANGLES AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 12, 628.12 FEET TO THE POINT OF BEGINNING;

EXCEPT THE WEST 12 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING NO. 8001150643;

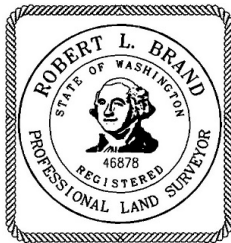
(BEING KNOWN AS THE SOUTH HALF OF TRACT 2, THE MOORLANDS, ACCORDING TO THE UNRECORDED PLAT THEREOF; EXCEPT ROADS)

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SAID EASEMENT DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH PARCEL CORNER ON THE EAST RIGHT OF WAY MARGIN OF JUANITA DRIVE NORTHEAST;
THENCE NORTH 01°52'44" EAST, ALONG SAID MARGIN, A DISTANCE OF 43.10 FEET;
THENCE SOUTH 87°47'27" EAST, A DISTANCE OF 21.85 FEET;
THENCE SOUTH 02°12'33" WEST, A DISTANCE OF 42.99 FEET TO THE SOUTH PARCEL LINE;
THENCE NORTH 88°05'22" WEST, ALONG SAID PARCEL LINE, A DISTANCE OF 21.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 935 SQUARE FEET, MORE OR LESS.



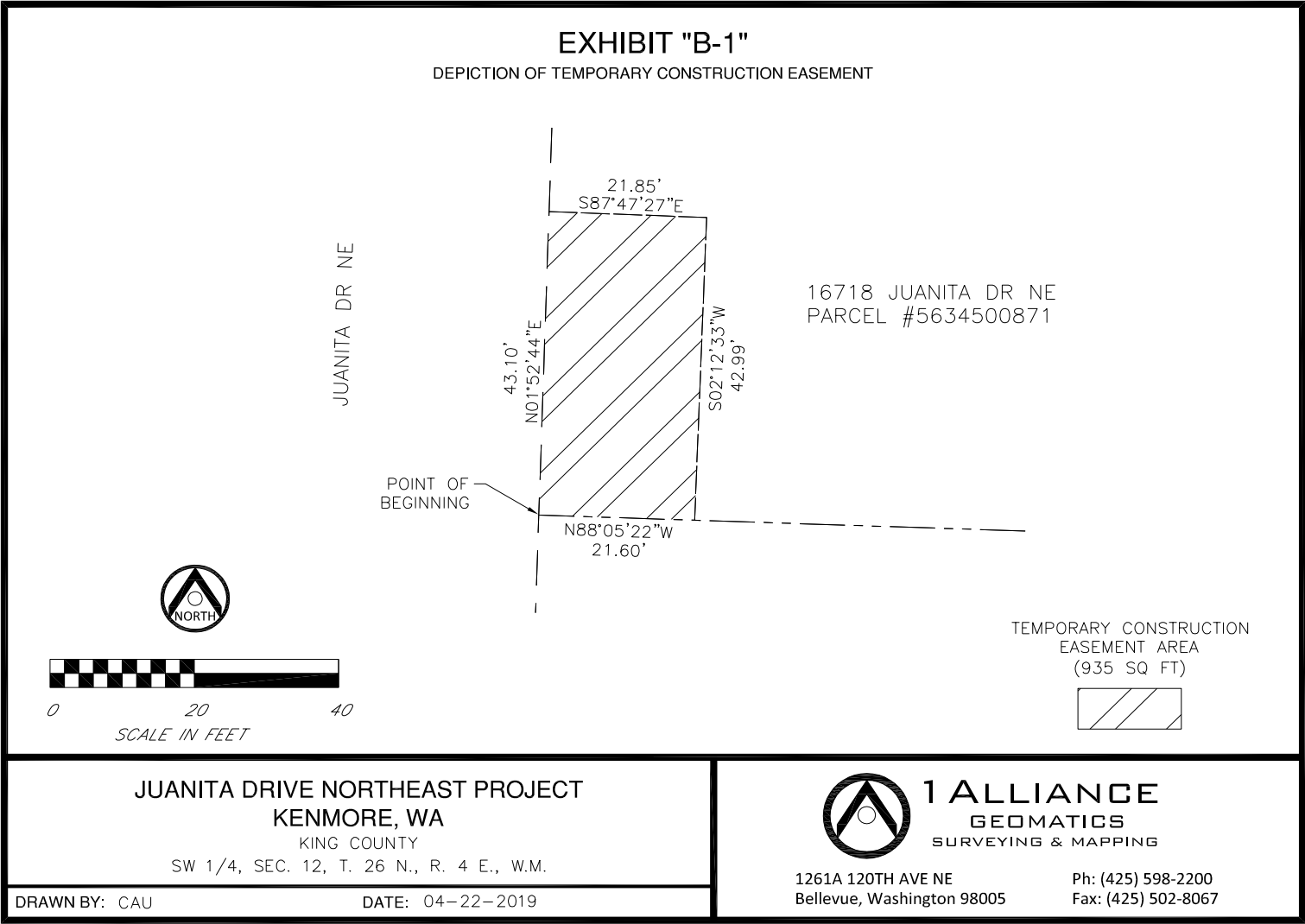


EXHIBIT “A”
Legal Description of Entire Property

OWNER: City B Properties – Vermont, L.L.C.

PARCEL NO. 8895750000

AN UNDIVIDED 100% INTEREST IN THE COMMON ELEMENTS OF VERMONT,
A CONDOMINIUM RECORDED IN VOLUME 243 OF CONDOMINIUMS, PAGES 95
THROUGH 103, INCLUSIVE, ACCORDING TO THE DECLARATION THEREOF,
RECORDED UNDER KING COUNTY RECORDING NO. 20080102001256, AND
ANY AMENDMENTS THERETO;

EXCEPT THEREFROM ALL UNITS, BUILDINGS, PARKING AND STORAGE
SPACES, IF ANY.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

EXHIBIT "B"

Legal Description of Temporary Construction Easement

THAT PORTION OF AN UNDIVIDED 100% INTEREST IN THE COMMON ELEMENTS OF VERMONT, A CONDOMINIUM RECORDED IN VOLUME 243 OF CONDOMINIUMS, PAGES 95 THROUGH 103, INCLUSIVE, ACCORDING TO THE DECLARATION THEREOF, RECORDED UNDER KING COUNTY RECORDING NO. 20080102001256, AND ANY AMENDMENTS THERETO;

EXCEPT THEREFROM ALL UNITS, BUILDINGS, PARKING AND STORAGE SPACES, IF ANY.

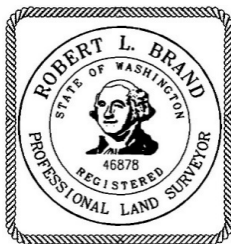
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SAID EASEMENT DESCRIBED AS FOLLOWS:

COMMENCING ON THE SOUTHWEST PARCEL CORNER AND THE EAST MARGIN OF JUANITA DRIVE NORTHEAST;
THENCE NORTH 1°52'44" EAST, ALONG SAID EAST MARGIN, A DISTANCE OF 3.91 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 1°52'44" EAST, ALONG SAID EAST MARGIN, A DISTANCE OF 38.29 FEET;
THENCE SOUTH 88°33'58" EAST, A DISTANCE OF 15.11 FEET;
THENCE SOUTH 1°26'02" WEST, A DISTANCE OF 38.29 FEET;
THENCE NORTH 88°33'58" WEST, A DISTANCE OF 15.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 584 SQUARE FEET, MORE OR LESS.



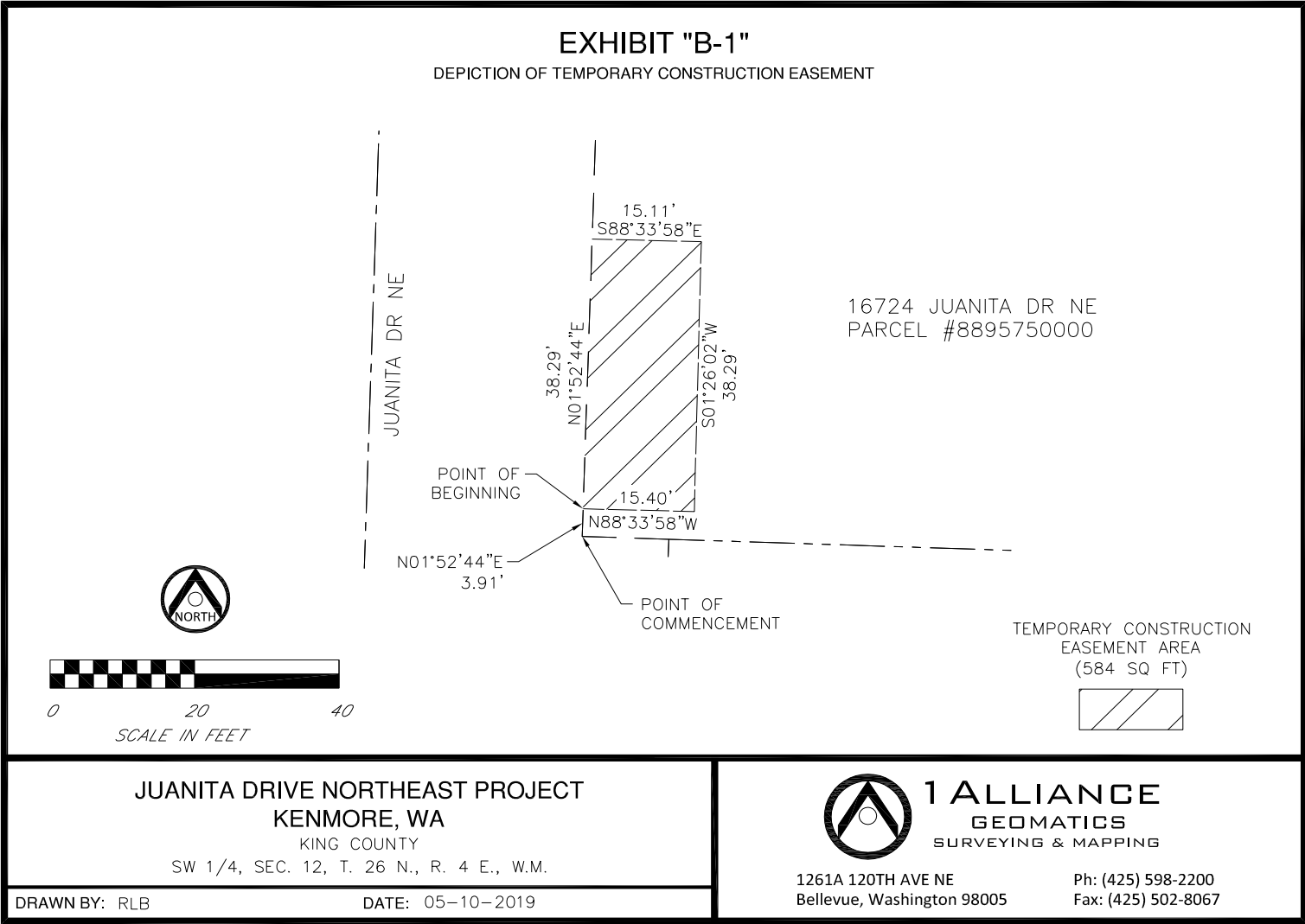


EXHIBIT "A"
Legal Description of Entire Property

OWNER: Edmon Tamrazi and Mina Tamrazi, husband and wife

PARCEL NO. 5634500855

THAT PORTION OF GOVERNMENT LOT 4, SECTION 12, TOWNSHIP 26 NORTH,
RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS
FOLLOWS:

BEGINNING AT A POINT ON THE EAST MARGIN OF COUNTY ROAD KNOWN
AS KENMORE-JUANITA CO. ROAD, SAID ROAD BEING SITUATED ALONG THE
WEST LINE OF SAID SUBDIVISION NORTH 0°10'23" EAST 975.00 FEET FROM
THE SOUTH LINE OF SAID SUBDIVISION;
THENCE NORTH 0°10'23" EAST ALONG SAID EASTERLY MARGIN 100.00 FEET;
THENCE SOUTH 89°46' EAST 253.12 FEET;
THENCE SOUTH 0°10'23" WEST 100 FEET MORE OR LESS TO A POINT FROM
WHICH THE POINT OF BEGINNING BEARS NORTH 89°46' WEST 253.12 FEET;
THENCE NORTH 89°46' WEST 253.12 FEET TO THE POINT OF BEGINNING.

(BEING KNOWN AS A PORTION OF TRACT 1 OF THE MOORLANDS AN
UNRECORDED PLAT.)

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

EXHIBIT "B"

Legal Description of Temporary Construction Easement

THAT PORTION OF GOVERNMENT LOT 4, SECTION 12, TOWNSHIP 26 NORTH,
RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST MARGIN OF COUNTY ROAD KNOWN AS
KENMORE-JUANITA CO. ROAD, SAID ROAD BEING SITUATED ALONG THE WEST
LINE OF SAID SUBDIVISION NORTH 0°10'23" EAST 975.00 FEET FROM THE SOUTH
LINE OF SAID SUBDIVISION;
THENCE NORTH 0°10'23" EAST ALONG SAID EASTERLY MARGIN 100.00 FEET;
THENCE SOUTH 89°46' EAST 253.12 FEET;
THENCE SOUTH 0°10'23" WEST 100 FEET MORE OR LESS TO A POINT FROM WHICH
THE POINT OF BEGINNING BEARS NORTH 89°46' WEST 253.12 FEET;
THENCE NORTH 89°46' WEST 253.12 FEET TO THE POINT OF BEGINNING.

(BEING KNOWN AS A PORTION OF TRACT 1 OF THE MOORLANDS AN
UNRECORDED PLAT.)

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SAID EASEMENT DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH PARCEL CORNER ON THE EAST RIGHT OF WAY
MARGIN OF JUANITA DRIVE NORTHEAST;
THENCE NORTH 01°52'44" EAST, ALONG SAID MARGIN, A DISTANCE OF 47.87 FEET
TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 01°52'44" EAST, ALONG SAID MARGIN, A DISTANCE
OF 38.29 FEET;
THENCE SOUTH 88°33'58" EAST, A DISTANCE OF 15.11 FEET;
THENCE SOUTH 01°26'02" WEST, A DISTANCE OF 38.29 FEET;
THENCE NORTH 88°33'58" WEST, A DISTANCE OF 15.40 FEET TO THE POINT OF
BEGINNING.

CONTAINING 584 SQUARE FEET, MORE OR LESS.

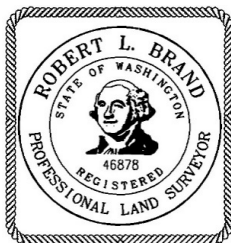




EXHIBIT "A"

Legal Description of Entire Property

OWNER: Epiphany Lutheran Church, a Washington Non-Profit Corporation

PARCEL NO. 1326049145

THE WEST 230 FEET OF THE SOUTH HALF OF THE NORTH HALF OF THE
NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER
OF SECTION 13, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING
COUNTY, WASHINGTON;

EXCEPT THE WEST 30 FEET THEREOF FOR ROAD;

ALSO EXCEPT THE SOUTH 60 FEET THEREOF.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

EXHIBIT "B"

Legal Description of Temporary Construction Easement

THAT PORTION OF THE WEST 230 FEET OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE WEST 30 FEET THEREOF FOR ROAD;

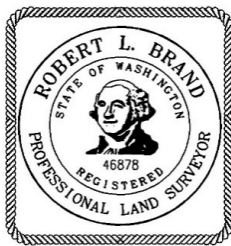
ALSO EXCEPT THE SOUTH 60 FEET THEREOF.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SAID EASEMENT DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH PARCEL LINE, 42 FEET PERPENDICULARLY EAST OF THE WEST LINE OF SECTION 13;
THENCE NORTH 1°51'07" EAST, PARALLEL WITH AND 42 FEET PERPENDICULARLY EAST OF SAID SECTION LINE, A DISTANCE OF 15.00 FEET;
THENCE SOUTH 88°42'13" EAST, A DISTANCE OF 120.34 FEET;
THENCE SOUTH 1°17'47" WEST, A DISTANCE OF 16.29 FEET TO THE SOUTH PARCEL LINE;
THENCE NORTH 88°05'25" WEST, ALONG SAID SOUTH PARCEL LINE, A DISTANCE OF 120.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,884 SQUARE FEET, MORE OR LESS.



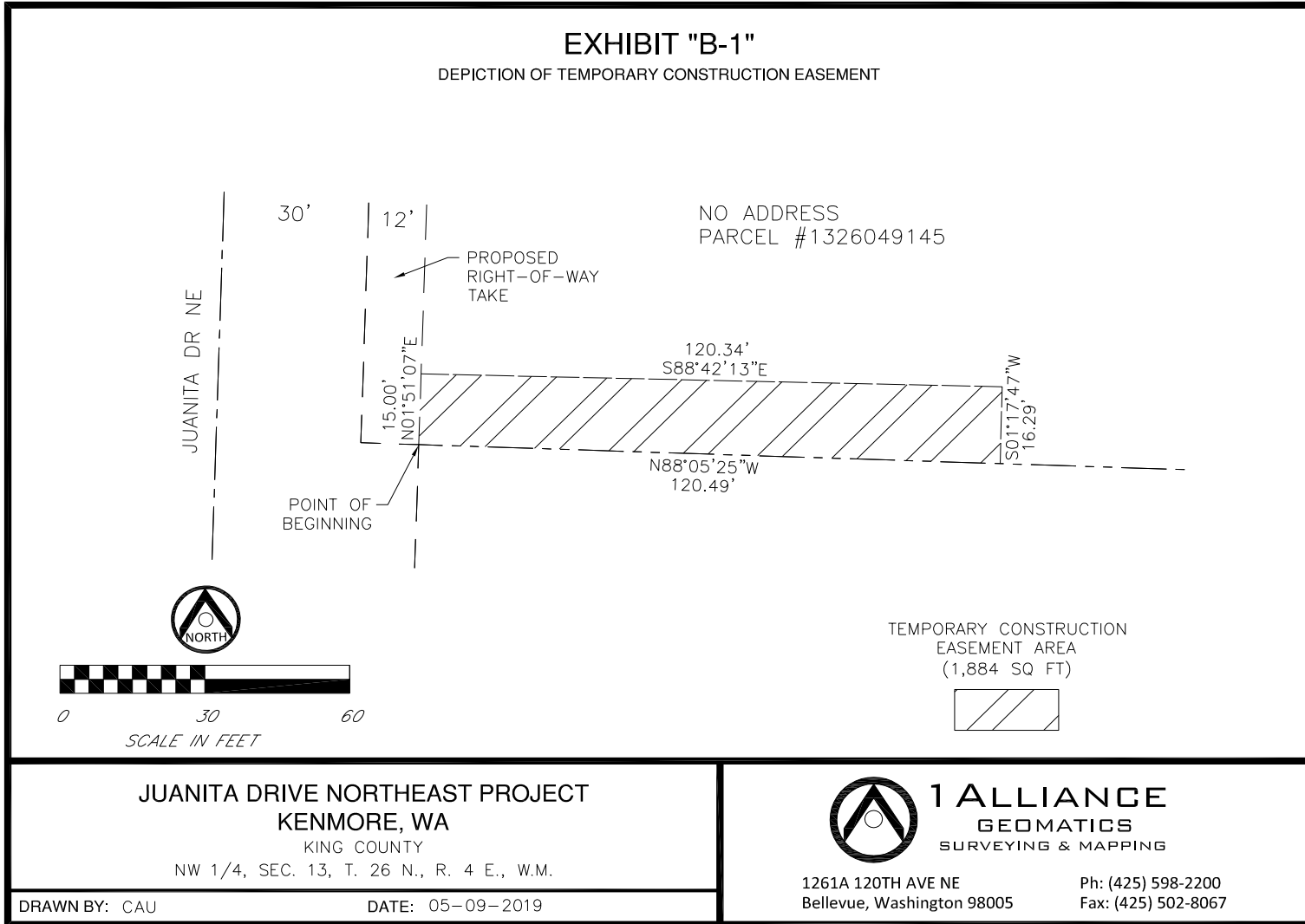


EXHIBIT 3

Acquisition Process

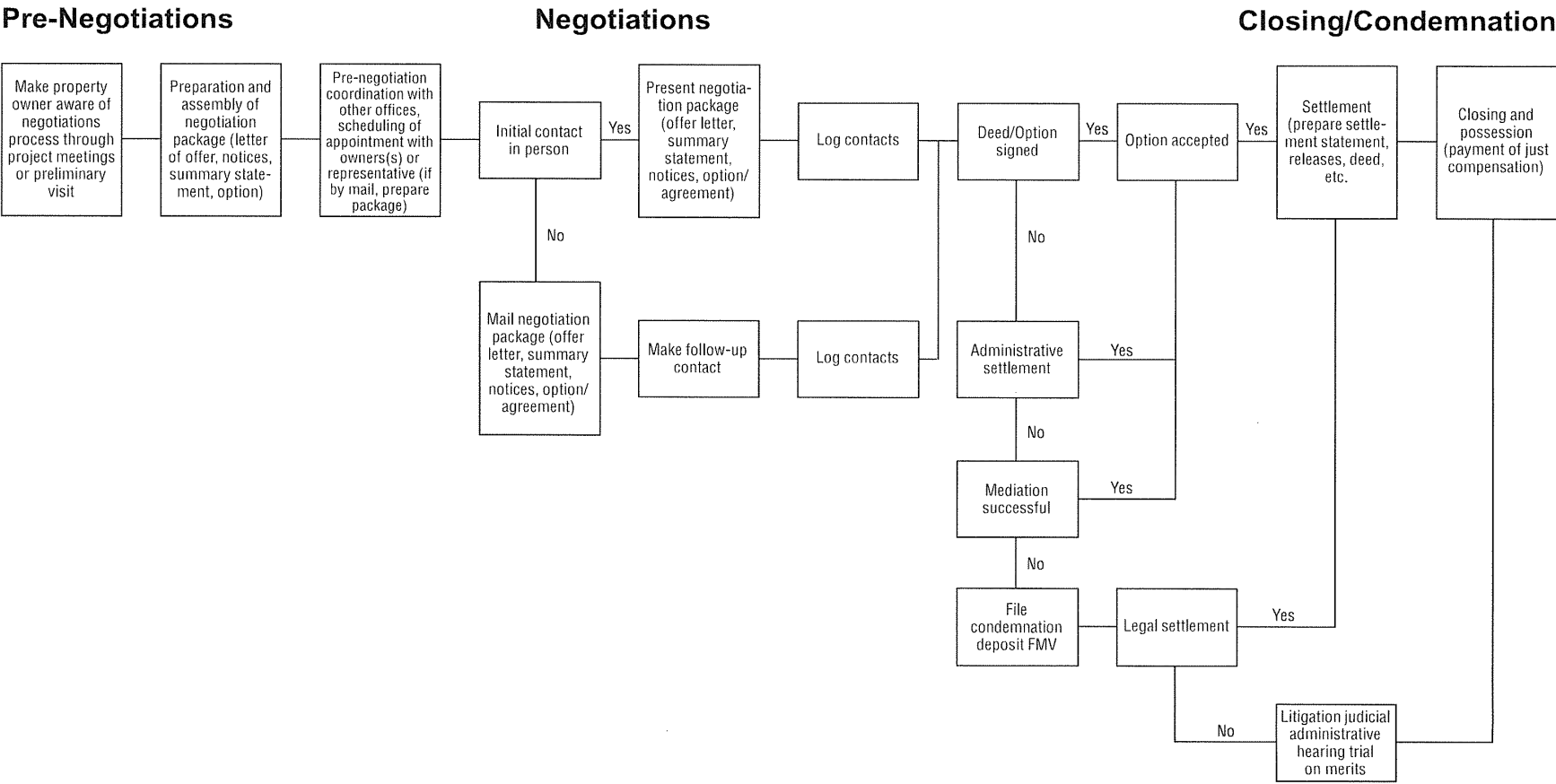




EXHIBIT 4

City Of Kenmore, Washington

DATE

ADDRESS

Kenmore WA 98028

Dear City of Kenmore Property Owner at PROPERTY ADDRESS:

As you are aware, the City of Kenmore is seeking to acquire property rights (*fee simple land acquisition, permanent easement and/or temporary construction easement*) from you to construct the Juanita Drive NE Pedestrian and Bicycle Safety Improvements project. Included as part of the City's voter approved Walkways and Waterways Public Bond Measure, the Juanita NE Pedestrian and Bicycle Safety Improvements project will widen Juanita Drive NE to provide continuous sidewalk on east side of the street and buffered bike lanes on both sides of the street from NE 143rd Street to NE 170th Street (approximately 1.46 miles). Other project components include storm drainage, retaining walls, additional left turn storage at some locations, landscaping, street lighting, utility relocation and paving.

The Juanita NE Pedestrian and Bicycle Safety Improvements project design is now 90% complete. The City's right-of-way consultants, HDR, have made initial contacts with property owners to explain the City's property needs, prior to issuing formal offers and beginning the negotiation process.

It is the City's intent and obligation to ensure that property owners are fairly compensated for the value of the property. There are times (although rare) when the property owner and the City are unable reach an agreement on the purchase of the property. In situations like these, state law allows cities to purchase property using eminent domain.

Eminent domain is the City's right to pursue property acquisition through the courts for a public purpose, such as this project. Through this process, the courts determine the fair compensation for the property. The process of exercising eminent domain is commonly known as condemnation. **For the City of Kenmore and this project, use of condemnation is a last resort, to be used only when all negotiations have truly reached an impasse.**

To exercise condemnation proceedings, the City must pass an ordinance. The ordinance identifies each parcel with all property rights needed for the project. All properties are included in the ordinance for efficiency and privacy (so that individual property owners are not singled out in the process). Adoption of the ordinance does not mean that the City will discontinue negotiations and begin condemnation proceedings. The tone and nature of negotiations will not change. The ordinance simply gives the City the authority to proceed to court to acquire the property, *if needed*.

18120 68th Ave NE · Kenmore, WA 98028

Office: (425) 398-8900

Fax: (425) 481-3236

cityhall@kenmorewa.gov

www.kenmorewa.gov



City Of Kenmore, Washington

Your specific property is identified below as:

ADDRESS/LOT NUMBER/PARCEL NUMBER

The Kenmore City Council is scheduled to take final action to authorize condemnation for the Juanita Drive NE Pedestrian and Bicycle Safety Improvements project at their meeting on July 8, 2019. Prior to this final action, the City Council will hold a public hearing to receive comments from the public. The City Council meeting will be held at:

18120 68th Ave NE, Kenmore
Council Chambers

The public hearing is scheduled to begin at 7:00 pm.

If you have any questions or need additional information about this notice or any other aspect of the project, please feel free to contact me. The project team looks forward to working with you.

Sincerely,

Kent Vaughan, P.E.
Senior Civil Engineer / Project Manager
425-984-6151
kvaughan@kenmorewa.gov

18120 68th Ave NE · Kenmore, WA 98028

Office: (425) 398-8900

Fax: (425) 481-3236

cityhall@kenmorewa.gov

www.kenmorewa.gov

Subject/Topic: Lakepointe Next Steps	For Council Meeting Agenda of: <u>July 8, 2019</u> Department: <u>Development Services</u> Prepared by: <u>Bryan Hampson</u> Proposed Council Action/Motion: Authorize City Manager to Enter into a Contract with O'Connor Consulting Group, LLC to Conduct a Feasibility Study on an Alternate Lakepointe Project with a Not to Exceed Amount of \$60,000.
<u>Initial & Date</u> Approved by Department Head: [Signature] <u>6/27/19</u> Approved by City Attorney: N.A. Approved by Finance Director: [Signature] <u>6/27/19</u> Approved by City Manager: RKH/NRO <u>27 JUNE 2019</u>	
Exhibits/Attachments: N.A.	

INFORMATION/BACKGROUND:

For approximately 5 years, Weidner analyzed the Lakepointe site in an effort to develop a mixed-use, (residential, office, retail, and a 150-room hotel) project. In February 2019, Weidner notified the City they were halting their proposed Lakepointe project, due to the infeasibility or financial gap.

In 2018, the City contracted with HR&A Advisors (HR & A) to conduct the Feasibility & Benefits Study that analyzed three development scenarios:

- The existing Commercial Site Development Permit (CSDP) project with 1,200 residential units, 175,000 sf of office, 277,000 sf of retail, 150 room hotel, marina and 3,532 parking spaces;
- Weidner's proposed project with 2,000 residential units, 600,000 sf office, 126,000 sf retail, 150 room hotel, and 5,003 parking spaces, includes three 25-story high rise buildings;
- HR&A Alternative with 1,650 residential units, 357,000 sf office, 126,000 retail, no hotel, and 3,284 parking spaces, with one 25-story high rise building for office.

The study demonstrated all three of the projects had a substantial financial gap. Both the developer's and the HR&A projects had a financial gap that ranged from \$130,000,000 - \$160,000,000. The original CSDP gap was too big to calculate.

Numerous developers have analyzed the Lakpointe property over the past 20-30 years, none of which went beyond the planning stage. All had one thing in common, massive scale. Given all the developers that have attempted to develop a Lakepointe project, perhaps it is time to look at this differently.

Brian O'Connor with O'Connor Consulting Group, LLC assisted the City through the HR&A Feasibility & Benefits Study. His firm is familiar with the Lakepointe site, having been involved since the original Callison, CSDP project and also conducted a market study back in 2000. Mr. O'Connor believes that perhaps other alternatives, including a less dense development option might work.

City staff would like to explore this “less is more” idea and consult with the O'Connor Consulting Group, LLC to perform a feasibility study, focusing on the highest and best use that considers alternative development options.

The O'Connor study would need to generate multiple development options in order to test what works best. This could be up to 5-6 options to test. The options will include a variety of size and mix of open space, parks, residential, office, retail, and perhaps a hotel.

Staff also plans to use some limited consulting time of SkipStone Consulting, currently under contract, for advice on office/commercial aspects of the assessment.

FISCAL CONSIDERATION:

The Lakepointe project's fiscal considerations are still being determined.

COUNCIL GOAL/BUDGET OBJECTIVE BEING ADDRESSED:

Goal #6: To continue to seek opportunities to complete a successful Lakepointe project.



**City Council Business Agenda Item
City of Kenmore, WA**

Subject/Topic: Resolution No. 19-324 Approving the 2019 King County Comprehensive Solid Waste Management Plan for the King County Solid Waste System Proposed Council Action/Motion: Motion to Approve Resolution No. 19-324 Approving the 2019 King County Comprehensive Solid Waste Management Plan for the King County Solid Waste System	For Council Meeting Agenda of: 8 July 2019 Department: Executive Prepared by: Nancy Ousley, Assistant City Manager <u>Initial & Date</u> Approved by Department Head: <u>AKC 27 JUN 2019</u> Approved by City Attorney: <u>✓</u> Approved by Finance Director: <u>_____</u> Approved by City Manager: <u>RLK / AKC 27 JUN 2019</u> Exhibits/Attachments: 1. Resolution No. 19-324 2. King County Comprehensive Solid Waste Management Plan Executive Summary, FAQ and NE King County Transfer Station Siting Map 3. King County Ordinance No. 18893
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INFORMATION/BACKGROUND:

The King County Council approved the 2019 King County Comprehensive Solid Waste Management Plan in April, 2019. Under State law and interlocal agreements, approval of the 2019 Plan requires action by King County, partner cities and the WA Department of Ecology. The 37 cities who are parties to the Solid Waste System Interlocal Agreement (all King County cities except Seattle and Milton) have the opportunity to review and act on the Plan by resolution by September 16, 2019. With approval by 75% of the population of cities who have acted on the on the plan review by the deadline, King County will forward the plan to the WA Department of Ecology for a 45 day review period, as required by State law. Final approval of the Plan is expected by November 2019.

The Plan focuses on: Disposal, Transfer and Processing, and Recycling.

Disposal: The Plan calls for using the existing Cedar Hills Landfill footprint and maximize the capacity within the footprint, which should be sufficient until the late 2030's. A work plan is due in 2021 to update the plan by 2026 to identify methods for disposal when Cedar Hills full capacity is reached. Potential options could include: waste to energy, export by rail, or other emerging technologies.

Transfer: A new transfer station for the Northeast area of King County is recommended, to replace the existing Houghton Transfer station in Kirkland. The new station would be completed by 2025 and a siting process beginning in 2019 is outlined.

Recycling: Strategies to improve recycling practices and deal with markets for recycled materials are identified.

King County staff will brief the Council on the Plan. The full plan document can be accessed at: https://your.kingcounty.gov/dnrp/library/solid-waste/about/planning/2019-comp-plan.pdf
<u>FISCAL CONSIDERATION:</u> The recommended disposal alternative is the most cost effective of the alternatives considered, and a new program provides discounts to low income customers who recycle yard waste and other materials at a transfer station.
<u>COUNCIL GOAL/BUDGET OBJECTIVE BEING ADDRESSED:</u> 10. Protect and enhance the climate, water, air and environment

ATTACHMENT 1

CITY OF KENMORE

WASHINGTON

RESOLUTION NO. 19-324

**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF KENMORE, WASHINGTON, APPROVING THE
2019 COMPREHENSIVE SOLID WASTE MANAGEMENT
PLAN FOR THE KING COUNTY SOLID WASTE SYSTEM.**

WHEREAS, the purpose of the 2019 Comprehensive Solid Waste Management Plan (2019 Plan) is to plan for solid waste and materials reduction, collection, and handling and management services and programs in the geographic area for which King County has comprehensive planning authority for solid waste management by law or by interlocal agreement, or both, and

WHEREAS, the 2019 Plan was prepared in accordance with RCW 70.95.080, which requires that each county within the state, in cooperation with the various cities located within such county, prepare and periodically update a coordinated, comprehensive solid waste management plan, and

WHEREAS, King County and all cities in King County except Seattle and Milton have executed the 2013 Amended and Restated Interlocal Agreement ("the interlocal agreement"). Under the interlocal agreement, King County serves as the planning authority for solid waste, and

WHEREAS, King County worked with the city representatives serving on the Metropolitan Solid Waste Management Advisory Committee to develop the 2019 Plan, and

WHEREAS, the 2019 Plan updates and replaces the 2001 Comprehensive Solid Waste Management Plan approved by City of Kenmore Resolution No. 02-059 adopted on February 11, 2002, and

WHEREAS, on April 17, 2019 the King County Regional Policy Committee, acting as the Metropolitan King County Council Solid Waste Interlocal Forum, recommended adoption of Ordinance 18893 for approval of the 2019 Plan; and

WHEREAS, on April 24, 2019 the Metropolitan King County Council adopted Ordinance 18893, which approved the 2019 Plan, and

WHEREAS, the interlocal agreement sets a 120-day period for cities to take action on the 2019 Plan. The 2019 Plan cannot receive final approval unless cities representing at least 75 percent of the incorporated population of the cities that take action in the 120-day period approve the Plan. The 120-day period runs from receipt by a city of the Plan recommended by the Regional Policy Committee and approved by the Metropolitan King County Council, and

WHEREAS, after city approval the 2019 Plan is further subject to final approval by the Washington State Department of Ecology;

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF KENMORE, WASHINGTON, AS FOLLOWS:

SECTION 1. The 2019 Comprehensive Solid Waste Management Plan, Attachment A to this resolution, is hereby approved.

PASSED BY THE CITY COUNCIL OF THE CITY OF KENMORE, WASHINGTON,
AT A REGULAR MEETING THEREOF THIS 8TH DAY OF JULY, 2019.

CITY OF KENMORE

David Baker, Mayor

ATTEST/AUTHENTICATED:

Kelly M. Chelin, City Clerk

APPROVED AS TO FORM:

Dawn F. Reitan, City Attorney

Attachment A: 2019 Comprehensive Solid Waste Management Plan updated April 17,
2019

ATTACHMENT 2

Executive Summary

This Comprehensive Solid Waste Management Plan (Plan) sets strategies for managing solid waste in King County over the next six to 20 years. Required by the Revised Code of Washington (RCW) 70.95, this Plan will guide actions by King County, all cities in King County except Seattle and Milton, and private companies that provide curbside collection and processing of recyclable materials.

This Plan addresses the many public and private components of the regional solid waste system, including:

- The King County Solid Waste Division's (division's) operation of the Cedar Hills regional landfill, ten transfer facilities, nine closed landfills, and many programs to prevent and recycle waste;
- City efforts to promote recycling and provide for curbside pick-up of materials, either as a direct city service or through contracts with private haulers; and
- Private companies' collection of materials at the curbside and operation of processing facilities that convert recyclable and organic materials into marketable products.

Partnerships among system participants are key to the successful implementation of this Plan. In 2018, the final city signed the Amended and Restated Interlocal Agreement, securing participation of all 37 partner cities through 2040. This milestone reaffirms the county's responsibility to provide disposal through 2040, allows costs and risks to be shared across the large regional customer base, and strengthens opportunities to work together to achieve environmental goals.

This Plan benefitted from extensive public input including nearly two years of collaboration between the division and its two advisory committees. The input helped the Plan address time-critical service choices facing the regional system:

Recycling. Waste prevention and recycling are long-standing priorities. Much progress has been made through expanded recycling options and services, customer education, and other means. However the region's recycling percentage still hovers in the low 50s and stronger markets for recyclables are needed in light of factors such as China's recent import restrictions on recyclable materials. This Plan offers a variety of waste prevention and recycling approaches that allow system participants to tailor approaches to their jurisdiction's needs while working together to harmonize approaches to achieve better results for the region.

Transfer. This Plan recommends the continued modernization of the transfer system. Station upgrades are completed or underway in all urban areas (except for Northeast King County) to improve services and meet future needs. This Plan recommends that the 1960s era Houghton station in Kirkland be replaced with a modern station so that equitable levels of service are available throughout the urban area including the fast-growing Northeast part of King County.

Disposal. The Cedar Hills Regional Landfill has provided cost-effective, environmentally responsible waste disposal for more than 50 years. Built capacity at the landfill will be exhausted in 2028 however, leaving only ten years to put the next disposal method in place. To meet disposal needs, this Plan recommends further development of Cedar Hills to maximize disposal capacity, while affirming that garbage shall not be disposed of, nor shall soils be stockpiled, within 1,000 feet of the property line at the landfill, in accordance with the Settlement Agreement. To account for technological advances, this Plan does not specify the next disposal method after ultimate closure of Cedar Hills. Evaluation of future disposal methods will begin before the next plan update.

Although many challenges lie ahead for the regional solid waste system, working together under this Plan, system participants can achieve more through collective effort that continues the region's commitment to customer-oriented environmentally responsible solid waste services.



Solid Waste Division

Planning for the Future of Regional Waste Management

Frequently Asked Questions on the 2019 Comprehensive Solid Waste Management Plan

Responsible waste management is a top priority as we plan for the economic and environmental future of our region.

The *2019 Comprehensive Solid Waste Management Plan* (Comp Plan) adopted by the King County Council on April 24, 2019, was developed in close cooperation with local jurisdictions, private sector waste management experts, and the input of numerous stakeholders and community members. While it addresses many topics, the plan zeroes in on three key priorities:

- Increasing the regional recycling rate from the present 54 percent to 70 percent so these materials can be made into new products.
- Expanding and modernizing services at current garbage and recycling transfer stations, and adding new facilities in underserved areas such as northeast and south King County.
- Identifying how to dispose of garbage after 2028 when the currently built areas at the Cedar Hills Regional Landfill are expected to be full.

This document outlines responses to common issues and questions about the Comp Plan and landfill management.

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BIRD and WILDLIFE MANAGEMENT	2
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RECYCLING RATES	10
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Solid Waste Division

BIRD and WILDLIFE MANAGEMENT

What steps are taken to keep animals, especially large birds like eagles, out of the garbage at the Cedar Hills Regional Landfill?

Operations staff work closely with biologists from the consulting firm Innovative Wildlife Solutions to ensure bird and wildlife protection, and to deter scavenging by the animals. Active areas of the landfill are covered daily to keep animals and birds out of the garbage. Bird control techniques include trapping and culling, and deterrents such as scarecrows and drones. Pyrotechnics are also used from time to time.

Eagles' dietary preferences are spawning trout and salmon, followed by other animals and carrion. They are mainly attracted to the landfill because of warmth and absence of human activity.

Eagles are protected under the Federal Bald and Golden Eagle Protection Act, so while our operations cannot harass or harm the birds, they can and do take steps approved by wildlife biologists to make the landfill a less desirable habitat option.

Who determines if wildlife control progress is satisfactory?

The Comp Plan requires the Solid Waste Division to track and report on its bird management practices.

I suspect animals or birds are carrying landfill garbage onto my property. What do I do?

Landfill neighbors can call the division at 206-477-4466 to request assistance with removal of refuse deposited by wildlife. Operations will also investigate ways to reduce future incidents.

BUFFERS/PROPERTY ACQUISITION/FORESTRY

How much buffer separates the landfill from nearby properties?

When the Cedar Hills Regional Landfill was originally permitted in the early 1960s, County Commissioners decided it should have a 1,000 foot buffer instead of the 250 foot buffer required by state laws in place at the time.

Was there ever encroachment on the buffer?

Aerial photos from 1966 show that garbage was improperly buried within the 1,000-foot-buffer on the eastern border near 22 homes. There is no county record to indicate why that was done.

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Is King County acquiring homes from property owners near the area where the buffer was reduced?

King County has already worked with four willing sellers to purchase their homes, and our offer remains open to the other property owners in that particular area who would be interested in selling.

Are there any efforts to improve the buffer zone?

Yes. Long term efforts to improve the quality of the buffer include working with a landscape architect from King County Roads to add more trees to the western buffer, and maintaining/restoring the size of the east buffer by acquiring properties from willing sellers along the east buffer.

COMMUNITY ENGAGEMENT

What does King County do to understand landfill neighbor concerns?

Staying connected with the public, and especially our facility neighbors, is core to our commitment to customer service excellence. Examples of our community engagement since the beginning of 2018 include a 60-day public comment period on the Comp Plan that coincided with a well-advertised online open house and three in-person open houses including one for landfill neighbors.

Over the past year, there was one public landfill tour; two semi-annual landfill neighbor meetings; participation in a councilmember's open house last October 2019 for landfill neighbors; public notification plus a two-week comment period on a proposal to temporarily extend hours at Cedar Hills during the Viaduct closure; nine e-newsletters to 590 neighbor subscribers and two mailed letters to about 900 neighbors; and multiple correspondence, phone calls, and face-to-face conversations with neighbors. There is another semi-annual landfill neighbor community meeting scheduled on June 20, 2019.

How do the public or cities give feedback to the division?

The division has two advisory committees – the Metropolitan Solid Waste Advisory Committee ([MSWAC](#)) and the Solid Waste Advisory Committee ([SWAC](#)). MSWAC comprises staff and elected officials from the cities that participate in the county's regional solid waste system. MSWAC members are appointed by their respective cities. SWAC members are appointed by the Executive and confirmed by the King County Council. SWAC members represent the diverse interests of residents, waste management companies, the recycling industry, public interest groups, labor, local elected officials, recyclable markets, and manufacturers located in King County. SWAC would be the committee landfill neighbors could serve on.

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Are community members invited to serve on the committees or attend the meetings?

MSWAC and SWAC monthly meetings are open to the public, and agendas are typically published a week in advance. Minutes are taken at every meeting to summarize presented material, document deliberative discussion of committee business, and to record motions approved by the committee. Meeting minutes from the prior month are presented to committee members for review, and members have the opportunity to request amendments and corrections before minutes are approved by the chair.

Landfill neighbors have served on SWAC in the past and we are currently recruiting for a specific committee vacancy to be filled by a landfill neighbor. Serving on the committee does require a commitment – meetings are held each month, usually in downtown Seattle at King Street Center. Although no landfill neighbors have yet expressed an interest, we are hopeful that we will soon benefit from their additional perspective on this important advisory committee.

I've heard there has been legal action against the landfill in the past. What's the history there?

Cedar Hills was originally permitted at a time when there were few regulations in place to govern the design and operation of landfills. There were also very few neighbors around the facility when it first opened in 1965. Since then, environmental regulations have become increasingly rigorous. As the community around the landfill grew, expectations for how essential public facilities should operate were also raised substantially.

Our regulators and elected officials today hold Cedar Hills Landfill accountable for meeting stringent environmental and operational requirements, and for taking all reasonable measures to reduce impacts to the community.

Regrettably, problems with landfill operations in years past prompted legal action by people who lived nearby. We've taken a number of corrective actions to address the issues that led to legal settlements, and we are committed to honoring the terms of these agreements moving forward.

We have and will continue to honor our settlement agreements.

COMP PLAN ADOPTION and UPDATES

What is the current situation with regard to capacity at the Cedar Hills Regional Landfill?

According to population and economic projections, and current recycling rates, the existing cells at the Cedar Hills Regional Landfill will be full around 2028. The Comp Plan directs King County to extend

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the life of the landfill and gives us the needed time to identify and evaluate the best future disposal alternatives.

How is King County planning to further develop the landfill?

King County will not expand the landfill beyond its current boundaries. Our long-term plan centers on extending the life of the landfill by maximizing capacity on the existing footprint. This would entail building a new cell, relocating support facilities to a different location on the landfill property, and using that space for solid waste disposal. This could extend the landfill's operational life nearly two decades, and provide enough of a planning window to have a new alternative in place when the landfill closes.

What long-term waste disposal alternatives were considered in the Comp Plan?

The Comp Plan presented Waste-to-Energy and waste export by rail as alternatives to further landfill development. These alternatives are workable options that come with tradeoffs around cost, environmental impact, community impact and risk.

A Waste-to-Energy (mass burn) facility, which would incinerate garbage to generate electricity, offers opportunities to explore advanced technologies for waste disposal. It is the most technically and financially complex option outlined.

Rail transport to an out-of-county landfill is a viable alternative. The City of Seattle transports its collected waste to landfills in eastern Washington and Oregon. But rail capacity has limitations, and the increasing demand for rail transport among both public and private entities as our region keeps growing adds uncertainty to the cost and feasibility of this option.

After considering the alternatives, the Comp Plan recommends that the Cedar Hills Landfill be further developed, maximizing its capacity as we continue working with public and private partnerships to increase the volume and value of recycling. Further development of the landfill is the most cost-effective and feasible option to serve our region's need for responsible waste disposal at this point in time.

The Cedar Hills Regional Landfill will eventually fill up. Future Comp Plan updates will explore alternatives for when local landfill capacity is no longer available.

Will the Cedar Hills Regional Landfill ever be allowed to build above its current permitted height?

It's important to emphasize that the landfill currently has permitted height requirements, and that King County would not violate the terms of permits or settlement agreements around landfill

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development, including height limitations. Any future development at the landfill would be subject to a project planning and permitting process that would involve public notification as well as the opportunity to provide comment or input that would inform design guidelines.

How can I get more information on the Solid Waste Comp Plan, or make my views known?

People can read the Comp Plan online at www.kingcounty.gov/SWDCompPlan. The Comp Plan is currently undergoing review and approval by the 37 cities that contract with King County for regional waste disposal services. Also, many projects featured in the Comp Plan will have their own unique public processes related to siting, design, permitting and construction. People will continue to have opportunities to be informed and involved in the implementation of projects and programs outlined in the Comp Plan.

COST and FINANCES (Comp Plan Alternatives)

What is the cost difference between the three disposal options identified in the comp plan?

The financial and environmental costs of the viable disposal alternatives were evaluated in the Comp Plan, which is outlined in Table 6-1 on Page 162.

Table 6-1. Comparison of key disposal option characteristics (planning level estimates)

Comparative Attribute	Further Develop Cedar Hills	Waste Export To An Out-of-County Landfill	Waste To Energy Facility
Cost per Ton¹	\$41	\$55	\$136
Life Cycle Greenhouse Gas Emissions (EPA's WARM Model)	(134,000) ² MTCO ₂ e	(78,000) ² MTCO ₂ e	12,000 to 80,000 ³ MTCO ₂ e
Annual Greenhouse Gas Emissions (EPA's eGGRT)	91,000 ⁴ MTCO ₂ e/year	91,000 ⁴ MTCO ₂ e/year	1,200,000 MTCO ₂ e/year
Recycling Rate	No change	No change	2% increase
Risks	SEPA, Permitting	Rail Capacity, Control	Siting, Sizing

1 Estimated cost per ton in 2029.

2 WARM model calculation for 2029. (King County SWD). For more information, see Appendix D.

3 WARM model calculation.(Normandeau 2017).

4 Landfill options show estimated emissions in 2029.

Extending the life of the landfill is the most cost-effective and has the lowest climate impact while we plan for the future of regional waste management after the landfill is full.

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ENVIRONMENTAL HEALTH

What about the health and safety of neighbors?

The Cedar Hills Regional Landfill is staffed 24/7 with skilled professionals who are trained and certified in the best management practices established by the Solid Waste Association of North America, or SWANA. By far the most commonly reported issue is odor.

Protecting our workers and the public is a top priority. Our landfill operations are subject to permit conditions and regulations by Public Health – Seattle & King County, the US Environmental Protection Agency (EPA), Puget Sound Clean Air Agency (PSCAA) and the Washington State Department of Ecology to safeguard public health, the environment, and the nearby community. SWD Operations is responsible for ensuring compliance for 33 groundwater monitoring wells near an aquifer, seven stormwater monitoring points, and over 700 gas wells.

We regularly monitor and report on the quality of the air, groundwater, leachate (landfill wastewater) and stormwater, and we restrict or prohibit the disposal of many types of waste that could be harmful or toxic.

Greater detail about our environmental monitoring is available in the Cedar Hills Landfill 2018 Annual Report, which is online at <https://your.kingcounty.gov/dnrp/library/solid-waste/facilities/CHRLF-annual-report-2018.pdf>. People can also call us at 206-477-4466 to request an emailed or paper copy.

What does King County do to reduce impacts of the landfill to nearby communities?

To control odors and reduce potential for wildlife to get into and carry away garbage, the active areas at the landfill are covered before the end of each working day. Staff also monitor for odors, and specially trained Nasal Rangers on staff do around-the-clock odor checks five times a day. People who notice odors, or any other issue they feel is related to the landfill operations, can call the Solid Waste Division at 206-477-4466 to get a response right away. People should always call 911 first if they believe there is a potential emergency, or a risk to public safety, health or property.

Are there unlined areas at the landfill?

Environmental controls have been in place at Cedar Hills since the 1980s, and that includes installation of protective bottom linings, as well as covering refuse areas daily to reduce impacts like odors and birds. There are two unlined areas of the landfill – the Main Hill and the Southeast Pit. Both are located on the east side of the landfill and were developed before regulations requiring bottom liners were established. Those two areas are equipped with environmental controls, including having a cap on top to prevent infiltration, as well as leachate and landfill gas collection.

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LANDFILL COVER MATERIAL

What type of cover material is used at the landfill?

King County takes daily action to prevent odors, control wildlife, and deter rodents and pests by covering active areas of the landfill daily. The cover also improves gas collection, which works on a vacuum system.

Active area side slopes are covered with soil, and a thick, durable cloth tarp is placed on the top at the end of each working day. When the tarp is covering the area, the landfill gas collection pipes are operating on a vacuum to capture landfill gas and send it to Bio Energy Washington for processing.

The type of cover the division is allowed to use is decided by regulators. The Comp Plan directs King County to implement best practices around landfill cover, which is consistent with our current practices, but includes additional reporting requirements.

LANDFILL GAS MANAGEMENT

What is the status of energy recovery at the landfill now?

It's important to point out that innovation is already happening at our current facilities. Through partnerships with Puget Sound Energy and Bio Energy Washington, landfill gas collected at Cedar Hills produces enough renewable energy to heat 19,000 homes annually, which reduces greenhouse gas emissions and supports broader County goals to address climate change. Some of the gas produced is converted to electricity, some gas is cleaned of impurities and returned to the regional pipeline.

Revenue from the landfill gas-to-energy partnership brought in \$8 million in 2017 which helps offset solid waste disposal operational costs.

How is landfill gas managed?

High-tech equipment is used to monitor, control, and measure the landfill gas characteristics and volume as it is captured within the vacuum-based system. King County performs quarterly surface scans of the landfill to seek out potential fugitive emissions and address them as appropriate. It is the frequent re-evaluation of the system performance and maintenance that ensures the system is well-managed and functions optimally.

Once collected, landfill gas is conveyed via pipeline to Bio Energy Washington for processing. Some of the gas is converted to electricity for use on site by Bio Energy Washington, however most is cleaned of impurities and made into compressed natural gas and sold to Puget Sound Energy.

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While international standards for measuring landfill gas vary from country to country, in the U.S., the EPA serves as the chief regulator and establishes the measurement models. To inform the most accurate data points for input to the EPA models, King County conducts periodic waste characterization studies.

What about landfill gas odors?

At Cedar Hills, all supervisors, leads and landfill gas operators have been trained to recognize odors and evaluate the source and concentration levels of reported and detected odors. The training also features tools and techniques specifically designed to counteract desensitization to certain odors. The landfill gas staff has developed a site-wide monitoring program to include daily site-wide odor observations five times a day, day and night. These observations are recorded on paper as well as in an electronic database.

Anyone who detects the smell of natural gas, or believes there is a gas leak or any other emergency related to landfill operation should call 911.

ODOR MANAGEMENT/AIR QUALITY

How is air quality managed around the landfill, especially controlling odors?

The Cedar Hills Regional Landfill is staffed 24/7 with skilled professionals who are trained and certified in the best management practices established by the Solid Waste Association of North America, or SWANA. Around-the-clock odor checks are conducted five times a day on and offsite on weekdays and three times a day on weekends by operations experts trained in odor detection. In addition to these regularly scheduled checks, specially trained staff monitor areas commonly associated with prior odor complaints.

What tools or monitoring devices are used to detect and control odors?

The division uses Nasal Ranger training and technology to monitor and detect odors. The Nasal Ranger system is used across many sectors including state and local governments, wastewater treatment operations, landfill operations, environmental health agencies, and even police departments to determine presence and strength of odors. Use of the equipment takes the subjectivity out of odor measurement and provides a consistent standard for field staff to document odor strength. The Nasal Ranger training data is even used as a guide for regulatory enforcement in some jurisdictions.

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Prevention is our most effective strategy. To control odors, and reduce potential for wildlife to get into and carry away garbage, the active areas at the landfill are covered before the end of each working day.

Who permits air quality for the Cedar Hills Regional Landfill?

Puget Sound Clean Air Agency (PSCAA) serves as the regulator over SWD's operations for all matters relating to air quality. People can call PSCAA to report complaints, but we also ask that they call our 24/7 hotline at 206-477-4466 so we can diagnose and correct any issues that might be related to landfill operation.

How many odor complaints were reported in the past year?

Puget Sound Clean Air Agency reported 160 complaints called in in 2018. By contrast, in 2018 the division received 14 complaints to SWD's odor hotline. An analysis of the 2018 neighborhood odor checks confirms that refuse accounts for less than five percent of the odors detected.

Though neighbors always have the option to contact PSCAA, we encourage them to contact us as well because if there is a problem related to our operation, we can take corrective action right away.

I live near the landfill. If I detect odors of garbage or natural gas, who do I call?

Anyone who detects the smell of natural gas, or believes there is a gas leak or any other landfill-related emergency should call 911.

Neighbors are encouraged to report a non-emergency problem by calling our 24/7 hotline at 206-477-4466. Complaints to the issue-reporting hotline receive immediate response.

RECYCLING RATES

How does the Comp Plan address recycling?

The Comp Plan identifies strategies for how the County will manage recycling for the next six to 20 years. Developed with the division's partnering cities and two advisory committees, a main priority of the 2019 Plan is how to achieve a 70 percent recycling rate.

The current recycling rate in King County is 54 percent, far exceeding the national average of 34 percent. But we can do more. We estimate as much as 70 percent of what goes to the landfill every day – about 95 semi-truckloads – is recyclable or reusable material.

What are some specific examples of recycling actions outlined in the Comp Plan?

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The 2019 Plan provides a menu of recycling actions cities and the county can take to enhance recycling in their jurisdictions.

For example, about a third of the material that goes to the landfill is food waste that could be composted and used to nourish crops and return nutrients to the soil. King County convened an Organics Summit earlier this spring comprised of cities, haulers, waste management experts and academics to identify strategies to develop markets for this material.

Construction and demolition waste (C&D) makes up one-third of the solid waste generated in the county. King County requires that readily recyclable C&D materials (metal, cardboard, wood, concrete, asphalt, brick and drywall) be recycled, which furthers the division's Zero Waste and carbon emissions reduction efforts. In 2018, the division added an additional C&D recycling facility to the privately managed locations that manage C&D, bringing the total number of approved facilities to fourteen.

Education is also part of our strategy. A record 245 King County schools (more than 151,000 students) are currently participating in the Green Schools program that helps teach students important lessons on recycling and conservation. New features of the program include a food rescue initiative that diverts unopened and uneaten food from being wasted. In 2018, nearly 13,000 of food and drinks were rescued and redistributed to communities in need.

Finally, we're making our services more accessible and affordable as part of our commitment to equity and social justice. The new Cleanup LIFT program, modeled after Metro Transit's Orca LIFT, provides a \$12 discount to low-income self-haul customers who recycle yard waste, clean wood and refrigerant-type appliances at a County recycling and transfer station.

Which areas have the highest recycling rates?

Recycling rates vary among our regional communities. Single family recycling rates range from a high of 65 percent in some areas to as low as 34 percent. For multi-family housing, rates range from 61 percent to as low as 5 percent.

Education is an important part of recycling, as is ongoing coordination with haulers and cities. People can make the biggest environmental impact by recycling right. That means making sure recyclable materials are empty, clean and dry before being put in the bin.

SEISMIC CONCERNS

Are there known faults on or close to the landfill?

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According to the most recent studies to inform landfill development, there are no known earthquake faults within a mile of the Cedar Hills Landfill. The new landfill cells are not located in any known seismic impact zone nor within a mile of any Holocene faulting (activity in the last 11,000 years), which is a Washington Administrative Code (WAC) requirement.

WASTE-TO-ENERGY

Is King County considering a Waste-to-Energy facility?

King County is open to the possibility of new technologies for regional waste management, and future comprehensive plan updates could further explore new alternatives, including a Waste-to-Energy option. But without further development, the landfill is currently slated to reach capacity by 2028 and a nine-year time frame to site, permit, build, finance and commission a complex facility is not realistic. A Waste-to-Energy facility still requires landfill disposal capacity.

What about the possibility of a waste-to-energy facility in the future after Cedar Hills is full?

The Comp Plan directs King County's Performance, Strategy, and Budget (PSB) office to work with the Solid Waste Division to prepare a progress report by December 31, 2021 on long-term disposal options.

Concurrently, PSB is managing a consultant contract for a waste-to-energy study that is scheduled for completion by October 2019. The study will help inform future work.

In consultation with our city partners, it is anticipated that the post-Cedar Hills disposal method will be selected as part of the next Comp Plan update.

King County is open to the possibility of new technologies for regional waste management, and future comprehensive plan updates could further explore new alternatives, including a Waste-to-Energy option.

We recognize many in our region are supporters of this option, and invite them to engage in with other stakeholders and community members in regional discussions around future planning efforts.

WATER QUALITY/AQUIFER

What steps does King County take to protect water quality?

The division is responsible for routine water quality monitoring and reporting on 68 groundwater wells onsite and around the site perimeter.

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A regional aquifer flows beneath portions of the Cedar Hills Regional Landfill from the South to the Eastern border. SWD monitors the regional aquifer at 19 wells on a quarterly basis and monitors an additional 14 wells semi-annually. Incoming water quality is impacted by the former Queen City Farm, a Superfund site Boeing is responsible to clean up, which is located just to the south of Cedar Hills. Our monitoring shows that groundwater leaving the landfill site is in compliance with federal drinking water standards.

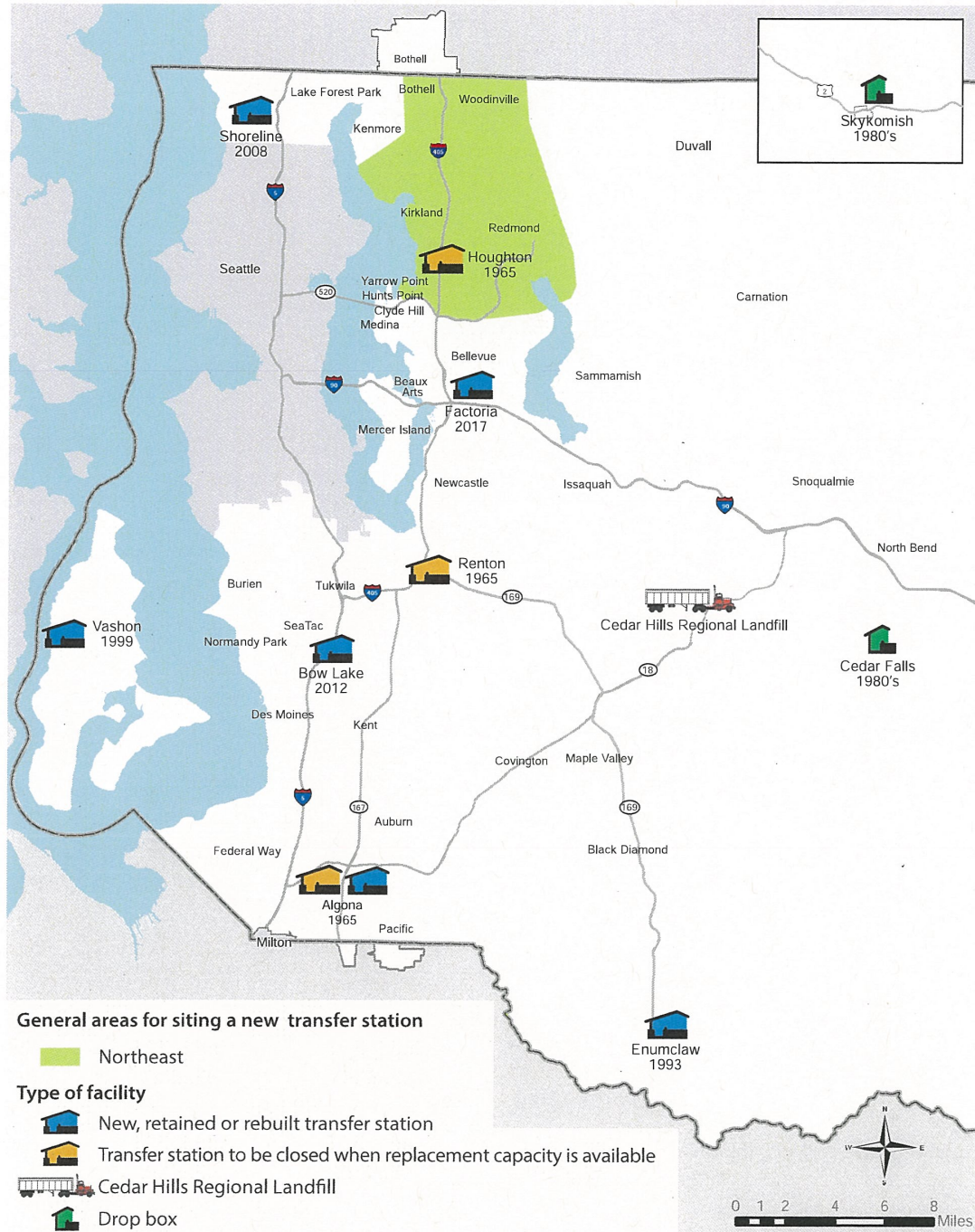
I heard that an aquifer near the landfill is at risk of contamination by 2058. Is that true?

No. The aquifer beneath the landfill is not at risk of contamination in 2058 because action is underway now to address legacy contamination that originated at a Boeing-managed Superfund site south of the landfill. A remediation study is being developed to identify the most appropriate cleanup actions of the historic contamination and to ensure it doesn't leave the site. Portions of the study have already been approved by Ecology while exploration of additional efforts is pursued.

The former Queen City Farm, now a Superfund site Boeing is responsible to clean up, was found to have contributed to historic contamination discovered at Cedar Hills in the 1980s that was confined to areas of the landfill that continue to be closely monitored. King County continues to send our quarterly groundwater reports and annual reports to the EPA and Boeing.

Alternate formats available: 206-477-4466, TTY Relay: 711

Figure 5-4. Locations of existing and planned solid waste facilities



ATTACHMENT 3



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

Ordinance 18893

Proposed No. 2018-0375.4

Sponsors Dembowski, Balducci, von
Reichbauer and Gossett

1 AN ORDINANCE related to solid waste management;
2 adopting the 2019 Comprehensive Solid Waste
3 Management Plan as a revision of the 2001 Comprehensive
4 Solid Waste Management Plan; amending Ordinance
5 14236, Section 3, and K.C.C. 10.25.010 and Ordinance
6 14236, Section 12, and K.C.C. 10.25.100, adding a new
7 section to K.C.C. chapter 10.25, adding a new section to
8 K.C.C. chapter 10.08 and repealing Ordinance 14236,
9 Section 4, and K.C.C. 10.25.020, Ordinance 14236, Section
10 5, as amended, and K.C.C. 10.25.030, Ordinance 14236,
11 Section 6, as amended, and K.C.C. 10.25.040, Ordinance
12 14236, Section 7, as amended, and K.C.C. 10.25.050,
13 Ordinance 14236, Section 8, as amended, and K.C.C.
14 10.25.060, Ordinance 14236, Section 9, as amended, and
15 K.C.C. 10.25.070, Ordinance 14236, Section 10, as
16 amended, and K.C.C. 10.25.080 and Ordinance 14236,
17 Section 11, and K.C.C. 10.25.090.

18 STATEMENT OF FACTS:

19 1. The purpose of the Comprehensive Solid Waste Management Plan is to

20 plan for solid waste and materials reduction, collection, and handling and
21 management services and programs in the geographic area for which King
22 County has comprehensive planning authority for solid waste management
23 by law or by interlocal agreement or both.

24 2. The 2019 Comprehensive Solid Waste Management Plan was prepared
25 in accordance with RCW 70.95.080, which requires that each county
26 within the state, in cooperation with the various cities located within such
27 county, prepare and periodically update a coordinated, comprehensive
28 solid waste management plan.

29 3. King County and all cities in King County except Seattle and Milton
30 have executed the Amended and Restated Interlocal Agreement ("the
31 interlocal agreement"). Under the interlocal agreement, King County
32 serves as the planning authority for solid waste.

33 4. On January 8, 2018, the solid waste division of the department of
34 natural resources and parks made available the public review draft
35 comprehensive solid waste management plan for a sixty-day public
36 comment period and transmitted the plan to the Washington state
37 Department of Ecology for a one-hundred-twenty-day comment period.
38 On April 16, 2018, the solid waste division transmitted the public
39 comment it had received to the Washington state Department of Ecology,
40 and on May 7, 2018, the Washington state Department of Ecology
41 provided comment on the plan, which the division incorporated.

42 5. The county solid waste advisory committee and metropolitan solid

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43 waste management advisory committee reviewed and commented upon
44 the draft plan.

45 6. The solid waste division conducted the public review and comment
46 procedures required by the state Environmental Policy Act.

47 7. The interlocal agreement sets forth the process for adoption of the
48 comprehensive solid waste management plan within the meaning of the
49 interlocal agreement, including approval by the council, approval by the
50 cities, and transmittal of the plan to the Washington state Department of
51 Ecology for its approval which is required by RCW 70.95.094.

52 8. The interlocal agreement also provides that the county shall codify
53 solid waste financial policies at the same time as comprehensive solid
54 waste management plan updates.

55 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

56 SECTION 1. The 2019 Comprehensive Solid Waste Management Plan,
57 Attachment A to this ordinance, is hereby approved.

58 SECTION 2. Ordinance 14236, Section 3, and K.C.C. 10.25.010 are each hereby
59 amended as follows:

60 ~~((A. The solid waste policies, as set forth in this chapter,))~~ Solid waste policies
61 shall be set forth in the comprehensive solid waste management plan. The policies shall
62 provide direction for the operation and further development of the solid waste
63 management system, its capital improvement program and, as necessary, the
64 development of subsequent policies. ~~((If there is any inconsistency between solid waste~~
65 ~~policies adopted in this chapter and the text in the solid waste plan, Attachment A to~~

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66 ~~Ordinance 14236, the policies control.~~

67 ~~B. The explanatory material, as set forth in this chapter, provides background~~
 68 ~~information and generally describes the objectives of these policies.))~~

69 SECTION 3. The following are each hereby repealed:

- 70 A. Ordinance 14236, Section 4, and K.C.C. 10.25.020;
- 71 B. Ordinance 14236, Section 5, as amended, and K.C.C. 10.25.030;
- 72 C. Ordinance 14236, Section 6, as amended, and K.C.C. 10.25.040;
- 73 D. Ordinance 14236, Section 7, as amended, and K.C.C. 10.25.050;
- 74 E. Ordinance 14236, Section 8, as amended, and K.C.C. 10.25.060;
- 75 F. Ordinance 14236, Section 9, as amended, and K.C.C. 10.25.070;
- 76 G. Ordinance 14236, Section 10, as amended, and K.C.C. 10.25.080; and
- 77 H. Ordinance 14236, Section 11, and K.C.C. 10.25.090.

78 SECTION 4. Ordinance 14236, Section 12, and K.C.C. 10.25.100 are each
 79 hereby amended as follows:

80 ~~((A. For the purposes of subsection B of this section, the financing and rates~~
 81 ~~policies provide broad policy guidelines governing payment for the solid waste~~
 82 ~~management system in the county. The policies are based on the principle that the solid~~
 83 ~~waste management system should be paid for by those who use it and should be kept as~~
 84 ~~low as possible. The policies provide opportunities for jurisdictions that have a~~
 85 ~~contractual agreement with King County for the cooperative management of solid waste~~
 86 ~~to expand their role in developing regional solid waste policies and rates.~~

87 ~~B. The financing and rates policies are~~

88 ~~FIN-1. The county shall maintain, conduct, operate and account for the disposal~~

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89 of solid waste as a utility of the county. The solid waste system shall be a self-supporting
 90 utility financed primarily through fees for disposal.

91 FIN-2. The county shall charge garbage disposal fees directly to users of the
 92 solid waste disposal system to pay for solid waste services.

93 FIN-3. The county shall maintain a rate structure based on tonnage, recognizing
 94 that the structure does not provide a self-hauler subsidy, unless the executive
 95 demonstrates that a different rate structure would benefit the system as a whole.

96 FIN-4. The county should keep garbage disposal fees as low as possible and
 97 should manage the solid waste system to keep rate increases as low as possible while
 98 meeting the costs of managing the system and providing service to solid waste customers.

99 FIN-5. The county should provide technical assistance to the cities in
 100 developing collection contracts and grants.

101 FIN-6. The county should develop and implement a grant program for the cities
 102 that will consolidate grant programs and contracts wherever possible. The county should
 103 provide technical assistance to aid the cities in identifying, applying for and
 104 administering grants.

105 FIN-7. The county should provide opportunities to expand the role of cities in
 106 developing and reviewing regional solid waste policies and rates by establishing a solid
 107 waste policy work group to work in conjunction with the solid waste advisory committee
 108 to make recommendations regarding system operations to the King County executive. As
 109 part of these recommendations, the executive shall evaluate the costs and benefits of
 110 alternative rate structures on individual customer classes.

111 FIN-8. The county is committed to working with the cities that are impacted by

Ordinance 18893

112 ~~transfer stations to explore funding to mitigate potential impacts from these facilities.~~
 113 ~~Any statutorily authorized host fees should be in amounts directly attributable to the solid~~
 114 ~~waste facility provided that the cities can establish that the fee is reasonably necessary to~~
 115 ~~mitigate for impacts of the solid waste facility as required in state law.))~~ The following
 116 solid waste system financial policy provides broad policy guidance for the solid waste
 117 management system in the county:

118 F-1. Keep tipping fees as low as reasonable, while covering the costs of
 119 effectively managing the system, protecting the environment, encouraging recycling and
 120 providing service to customers.

121 NEW SECTION. SECTION 5. There is hereby added to K.C.C. chapter 10.25 a
 122 new section to read as follows:

123 The solid waste division shall report to the council annually on progress in
 124 establishing and maintaining the buffer as required by policy D-5 in chapter six of the
 125 2019 Comprehensive Solid Waste Management Plan, with the first report filed no later
 126 than April 1, 2020. Reports shall be filed in the form of a paper original and an electronic
 127 copy with the clerk of the council, who shall retain the original and provide an electronic
 128 copy to all councilmembers, the council chief of staff and the lead staff to the committee
 129 of the whole or its successor.

130 NEW SECTION. SECTION 6. There is hereby added to K.C.C. chapter 10.08 a
 131 new section to read as follows:

132 The solid waste division shall transmit to the council annually by April 1 the
 133 report required by WAC 173-351-200 (11), as amended. The report shall be filed in the
 134 form of a paper original and an electronic copy with the clerk of the council, who shall

Ordinance 18893

135 retain the original and provide an electronic copy to all councilmembers, the council chief
136 of staff and the lead staff to the committee of the whole or its successor.

137 SECTION 7. Sections 1 through 6 of this ordinance take effect forty-five days
138 after the solid waste division transmits the 2019 Comprehensive Solid Waste

Ordinance 18893

- 139 Management Plan to the Washington state Department of Ecology, unless the
140 Washington state Department of Ecology disapproves the plan.
141

Ordinance 18893 was introduced on 7/30/2018 and hearing held/closed and passed by the Metropolitan King County Council on 4/24/2019, by the following vote:

Yes: 5 - Mr. McDermott, Mr. Dembowski, Mr. Upthegrove, Ms. Kohl-Welles and Ms. Balducci
No: 2 - Ms. Lambert and Mr. Dunn
Excused: 2 - Mr. von Reichbauer and Mr. Gossett



KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Rod Dembowski, Chair

ATTEST:

Melani Pedroza, Clerk of the Council

APPROVED this 10th day of MAY, 2019.

Dow Constantine, County Executive

RECEIVED
2019 MAY 10 PM 2:36
CLERK
KING COUNTY COUNCIL

Attachments: A. 2019 Comprehensive Solid Waste Management Plan, updated April 17, 2019



City of Kenmore, Washington

Date: 7/2/2019
To: Rob Karlinsey, City Manager
From: Ryan Lancaster, Graduate Intern
Re: NPRSA Situation Update

Kenmore is currently included in the Northshore Parks and Recreation Service Area (NPRSA) a special purpose district, and contributes roughly \$2,567 to them yearly for operation and service costs. NPRSA was formed with the purpose of constructing a senior center for the regional area in Bothell. The senior center has since been constructed with bond proceeds from debt that NPRSA issued almost 30 years ago. The debt is being paid off yearly by a property tax levy of \$0.00867 or approximately \$0.01 per \$1,000 and will be retired in 2021. In the meantime, the senior center has been through a lot of wear and tear and has developed aging infrastructure issues that pose a risk to users of the facility.

NPRSA is funded by way of interlocal agreement and each participating jurisdiction pays membership dues each year to assist in their operations. Participating jurisdictions include King County, Snohomish County, Bothell, Kenmore, and Woodinville. Recently, these jurisdictions met to discuss options of how to fund emerging repairs that need to be made. Kenmore City Council agreed to give \$8,630.90 to NPRSA for repairs in a recent meeting, but these funds may not be able to be used. Year-to-date accounting does not have any official payments made to NPRSA. The breakdown of current annual contribution amounts and percentages for each participating jurisdiction is as follows:

Jurisdiction	Contribution %	Annual Contribution Amount
King County	27%	\$ 4,077
Snohomish County	18%	\$ 2,718
Bothell	29%	\$ 4,379
Kenmore	17%	\$ 2,567
Woodinville	9%	\$ 1,359

Every jurisdiction must agree to give funds to a project per the interlocal agreement before the funds can be accessed by NPRSA. King County and Snohomish County both have not agreed to contribute. A possible solution that has been tossed around is a 3-way

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interlocal agreement where the three cities would still fund the emerging improvements. Repairs needed immediately include a fire alarm system as well as a roller service door.

No one knows the exact cost of all the repairs needed at the facility, but an informal assessment identified nearly \$2.7 million in capital improvement costs. With the bond retiring in two years no funding exists to finance these repairs. At its June meeting, the NPRSA board decided to act quickly and passed a motion to put a measure on the November ballot for another six-year levy but this time with a rate of \$0.03 per \$1,000 of assessed valuation instead of the previous rate.

This motion was made without full analysis or feasibility study or a detailed analysis of the cost of repairs. In order to get a more accurate picture of whether a \$0.03 levy will cover the repair costs NPRSA decided to get an official facilities assessment done. Woodinville worked on the RFP and helped select a consultant and now Kenmore has been tasked with managing the contract with the selected consultant. We are working with them to get preliminary numbers for a capital facilities assessment by their July 17th meeting. We are also working on an alternative assessment and a six-year business plan to accompany the measure to answer any questions voters may have about the viability of the service area and how proposed proceeds from the levy would be spent.

Bothell is leading the charge on developing ballot language for the NPRSA board's July 17th meeting with the intent of placing the \$0.03 measure on the ballot. King County will pay associated election costs with the expectation that NPRSA will pay them back with revenue from the new levy.

The future of the Northshore Senior Center is under consideration and a potential property tax increase for residents on November's ballot. This could also mean that with increased funds the NPRSA may not need as much assistance from Kenmore, which would free up some of the general fund. Keep in mind that Kenmore has its own senior center that receives \$25,000 per year in subsidy from the City and also uses revenue from the picnic shelter for its operations and the Bothell center may be a duplication of services for Kenmore residents. The small senior center in Kenmore at Rhododendron Park is owned and maintained by the City of Kenmore is not part of the NPRSA's assets.

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City of Kenmore, Washington

Date: 05/24/2019

To: Rob Karlinsey, City Manager

From: Ryan Lancaster, Graduate Intern

Re: Lodging Tax Policy Paper

Lodging taxes come in four forms:

- Sales Tax
- Special Hotel/Motel Taxes
- Convention and Trade Center taxes
- Tourism Promotion Area Taxes

Kenmore currently has two of these taxes in place; sales tax and the convention and trade center tax, but not a special hotel/motel tax or tourism promotion area tax. Funds from the convention center tax are kept by the state and used specifically for convention centers and the sales tax can be used for what sales tax is normally used for. Tourism Promotion Areas are only applied to certain locales, which Kenmore is not a part of.

The special hotel/motel tax is a consumer tax on lodging charges for periods of less than 30 consecutive days for hotels, motels, rooming houses, private campgrounds, RV parks, and similar facilities. This also includes short-term rentals like Airbnb. Special hotel and motel taxes and funds are to be used for tourism-related activities that promote overnight stays (aka "heads in beds"). Tourism activities include:

- Tourism marketing;
- Marketing and operations of special events and festivals designed to attract tourists;
- Operations and capital expenditures of tourism-related facilities owned or operated by a municipality or a public facilities district; or
- Operations of tourism-related facilities owned or operated by nonprofit organizations

However, in recent legislation since 2015 all local governments can use hotel/motel taxes for general obligation bonds and revenue bonds for affordable workforce housing within a half mile of a transit station. King County can use hotel/motel taxes for different purposes and has a mandate requiring at least 75% of the revenue from the tax must be

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used for affordable housing and the arts beginning 2021, but this additional flexibility in spending authority does not apply to other local governments like Kenmore. In most cases, when a city and county both impose this tax, there is a credit for the amount of the city tax against the county tax so that two taxes are not levied on the same taxable event. Keep in mind that funds from the tax can be used to pay for support staff for the Lodging Tax Advisory Committee (LTAC) with certain conditions. Hotel/motel tax funds can also be used for City staff time and other City resources spent on promoting visitors and overnight stays in Kenmore. Examples include City events such as concerts and movies. These funds can also be spent on all or a portion of City capital projects that can be logically shown to promote overnight stays in Kenmore.

According to (RCW) 67.28.180 any city can levy this tax up to 2 percent. Looking at the most recent update for lodging taxes in the surrounding area most cities in King County only levy this tax at 1 percent. This is because the convention center tax is higher than in the rest of the state for cities in King County.

King County Lodging Tax Rates

Location			Lodging			
County/City	Loc. Code	Combined Sales Tax (%)	Special Hotels (%)	Convention Center	TPA (%)	
KING						
Unincorp. Areas	5000	.096		1700	5000	.028
Unincorp. Non-RTA	4300	.083		4000	4300	.028
Algona	5001	.096		1701	5001	.028
Auburn/King	5002	.086	.01	1702	5002	.028
Auburn/King Non-RTA	4302	.082	.01	4002	4302	.028
Beaux Arts Village	5003	.096		1703	5003	.028
Bellevue	5004	.086		1704	5004	.058
Bellevue Non-RTA	4304	.082		4004	4304	.058
Black Diamond	5005	.083		1705	5005	.028
Bothell/King	5006	.086	.01	1706	5006	.028
Burien	5034	.096		1734	5034	.028
Carnation	5007	.083		1707	5007	.028
Clyde Hill	5008	.096		1708	5008	.028
Covington	5012	.083		1712	5012	.028
Des Moines	5009	.086	.01	1709	5009	.028
Duvall	5010	.083		1710	5010	.028
Enumclaw	5011	.082	.01	1711	5011	.028
Federal Way	5032	.086	.01	1732	5032	.028
Hunts Point	5013	.096		1713	5013	.028
Issaquah	5014	.086	.01	1714	5014	.028
Issaquah Non-RTA	4314	.082	.01	4014	4314	.028
Kenmore	5038	.096		1738	5038	.028
Kent	5015	.086	.01	1715	5015	.028
Kent Non-RTA	4315	.082	.01	4015	4315	.028
Kirkland	5016	.086	.01	1716	5016	.028
Lake Forest Park	5017	.096		1717	5017	.028
Maple Valley	5020	.083		1720	5020	.028
Medina	5018	.096		1718	5018	.028
Mercer Island	5019	.096		1719	5019	.028
Milton/King	5031	.096		1731	5031	.028
Newcastle	5036	.096		1736	5036	.028
Newcastle Non-RTA	4336	.083		4036	4336	.028
Normandy Park	5021	.096		1721	5021	.028
North Bend	5022	.082	.01	1722	5022	.028
Pacific/King	5023	.086	.01	1723	5023	.028
Redmond	5024	.086	.01	1724	5024	.028
Redmond Non-RTA	4324	.082	.01	4024	4324	.028
Renton	5025	.086	.01	1725	5025	.028
Renton Non-RTA	4325	.082	.01	4025	4325	.028
Sammamish	5039	.096		1739	5039	.028
Sammamish Non-RTA	4339	.083		4039	4339	.028
SeaTac	5033	.086	.01	1733	5033	.028
Seattle	5026	.086		1726	5026	.07
6026						
Shoreline	5037	.096		1737	5037	.028
Skykomish	1727 5027	.086 .083		1727		.028
Snoqualmie	5028	.082	.01	1728	5028	.028
Tukwila	5029	.086	.01	1729	5029	.028
Woodinville	5035	.086	.01	1735	5035	.028
Woodinville Non-RTA	4335	.082	.01	4035	4335	.028
Yarrow Point	5030	.096		1730	5030	.028

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The total combined tax rate between the public facilities district tax, sales tax, hotel-motel tax, and convention center tax cannot exceed 12 percent. So, in King County levying a 2 percent tax would exceed this rate. This tax can also be levied in steps based on the number of rooms, but very few places in Washington do this.

The future Lodge at St. Edward State Park will generate lodging revenue that will be taxable if the city adopts a lodging tax. Finding exact information on similar lodges is difficult since it is private but we can look at neighboring cities that also have a hotel owned by the same company to get an idea. Woodinville has two hotel/motels of about the same size as Kenmore's would be when a tax is implemented. Based on a 66.2%* vacancy rate and average listing prices Woodinville receives \$110,807 on both establishments. This is not including online short-term rentals such as Airbnb. Using the same method in Kenmore it is expected that a lodging tax—including the new lodge—would bring in between \$58,227 and \$64,879 (including short-term rentals).

Hypothetical Lodging Tax Revenues

City	Hotel	Price	Rooms	Vacancy Rate	Occupied	Revenue	Tax Revenue
Woodinville	Willows Lodge	\$314	84	66.20%	56	\$6,373,232.88	\$63,732.33
Woodinville	Hampton Inn & Suites	\$191	102	66.20%	68	\$4,707,435.66	\$47,074.36
Kenmore	St. Edward State Park Lodge	\$215	82	66.20%	54	\$4,259,936.90	\$42,599.37
Kenmore	Kenmore Motel	\$50	60	66.20%	40	\$724,890.00	\$7,248.90

Estimated Potential Lodging Tax For Kenmore

	Low	High
Airbnb	\$ 8,379.00	\$15,031.19
Hotel/Motel	\$49,848.27	\$49,848.27
Total	\$58,227.27	\$64,879.46

Lodging Tax Advisory Committee

If the City decides to adopt a lodging tax they would have to create and fill a Lodging Tax Advisory Committee (LTAC). The committee consists of at least five members that are appointed by the City Council. The membership of the committee is reviewed annually and needs to have two members from businesses who pay the lodging tax, two members who are involved in activities that are authorized to be funded by the tax, and one elected city official. The business and activity groups on the committee must be of the same size. Organizations affected by the tax can and should suggest people for membership on the committee. There is no state statute that regulates how often the committee meets, but the city needs to complete a report on how it uses the funds

* U.S. 2018 occupancy rate according to Smith Travel Research.

annually, so the committee should meet frequently enough to ensure this requirement is met.

Staff would need to be able to dedicate significant enough time to the LTAC in helping them review applications and produce reports for the state and the City Council. This will change year to year based on how many applications are received and how many recommendations the LTAC makes to Council. Since the lodging tax is an excise tax it will be reported on individuals and company excise tax returns and will not require additional staff time to collect. Looking at other cities, an LTAC meets during a couple months of the year and would require the attention of at least one staff member who could dedicate their time into compiling reports and supporting the committee.

All hotel/motel tax revenue cannot be appropriated by the City Council without first running it through the LTAC per state law. Keep in mind, however, that the LTAC is advisory to the City Council; therefore, the City Council makes the final decision on if hotel/motel taxes are spent after LTAC approval.

The LTAC is responsible for hearing applications to use the funds gathered by the tax and makes recommendations on funding to the City Council. Nonprofit, governmental bodies, destination marketing groups, and convention/visitor bureaus can apply for the use of funds and the City Council can only choose to fund applicants recommended by the lodging tax committee. The City Council can award differing amounts than recommended by the committee but they must submit a change request to the committee before doing so. Keep in mind that the City can choose to use lodging tax revenue to fund existing tourism promoting programs and events such as the fireworks show, concerts, and movies. The LTAC is also responsible for hearing any proposed changes or exemptions to the tax.

All recipients of funds need to report on the use of the funds to the local government that approved them. This report is even required for cities that use the funds for municipal purposes. These reports should be gathered together and sent to the Joint Legislative Audit and Review Committee (JLARC) by May 30th every year for the previous year. The JLARC is a state body in charge of overseeing the use of lodging tax funds and to ensure that they promote tourism. Each report must estimate tourism impacts, although the committee does not provide advice on how to do so.

City Staff interviewed Shawna Pitts, the General Manager for the Country Inn and Suites in Bothell, to get a better picture of how the community views a lodging tax. Shawna is an LTAC committee member in Bothell and has been since its inception. At first, the LTAC in Bothell only gave out small grants using a 50/50 match system and used the equivalent of a part-time employee to source and review applications. As the fund grew, they contracted with a marketing firm using money from the fund to provide the administrative support needed. She said that contracting the work out only worked while the fund was moderate in size. As it grew, the committee decided that a full-time tourism manager with the City, funded by the tax, would be necessary to handle the number of

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applications they received. On average the Bothell LTAC reviews about 10 applications per year.

Filling the Bothell LTAC committee positions in the beginning—and keeping it filled in the long-term—has been an exceptional challenge. That is why Shawna has been on the committee for so long. She thought the best representatives for a committee in Kenmore would be a general manager from the new lodge, an Airbnb host/motel owner, a local business owner from either a brewery or tourism activity like paddle boarding and a representative from local organizations who coordinate tourism events.

The Bothell LTAC has funded projects like wayfinding, visitor center remodels, concerts, and tourism websites. They have not used the funds yet to pay for general obligation bonds or affordable housing. She thought the best projects for Kenmore to start with—especially with small projected revenues—would be a website update and community events. For her, the hardest struggle has been working with the council to understand that community improvement is not always tourism related. For example, things like downtown revitalization or Christmas lights in the winter help make the community more beautiful but do not necessarily translate to people outside the city's boundaries coming and staying at hotels.

Overall, Shawna was glad that Bothell instituted the lodging tax early when they had fewer hotels than they do now. This way, the LTAC and City were able to learn over time and grow into the larger budget they have now; around \$400,000 in annual lodging tax revenue. She said that since she would be paying the tax no matter what she would rather have local control than let the County decide on how the funds are distributed.

Lodging Tax Effect on Online Short-term Rentals

All short-term rentals, including online companies such as Airbnb and VRBO, would be subject to a lodging tax if adopted. Platforms for these online companies normally already collect these taxes on behalf of hosts, but short-term rental agreements not paid for through an online platform would have to pay the tax themselves. The cost of the tax would mainly be paid for by the consumer and would be added to the price of the listing. If the City were to levy a similar tax to that of neighboring cities, the amount of tax potential revenue from Airbnb-type listings by 2020 would be between \$8,379 and \$15,031 based on estimates of units and an average monthly income of \$1,225.

Conclusion

A lodging tax is feasible in Kenmore, but the Council needs to decide if it is worth the effort. Most cities in the area that have a large hotel have levied this tax. The revenue generated from this tax would be small—between \$58,227 and \$64,879—and heavily restricted compared to other funds the city has and with the added burden of creating an advisory committee may not be worth the benefit. If there are significant enough needs for tourism projects it may be worth the effort. Either way, King County will collect taxes

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on hotel/motels in Kenmore and the credit will only apply if both city and county collect the tax. If the city levies the tax, business owners should not notice because the credit will apply to get rid of any problems with being taxed twice. The real question is whether council feels local control of the funds is important enough to dedicate time to staffing, assisting, and working with a LTAC.

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