

City of Kenmore



City of Kenmore - 18120 68th Avenue NE - P.O. Box 82607 - Kenmore, WA 98028
Phone: 425-398-8900 - Fax: 425-481-3236 - E-mail: cityhall@kenmorewa.gov

City of Kenmore
City Council Special Meeting
6:30 p.m., Monday, June 24, 2013
City Council Regular Meeting
7:00 p.m., Monday, June 24, 2013
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. CALL SPECIAL MEETING TO ORDER

II. EXECUTIVE SESSION

Pursuant to RCW 42.30.110(1)(i), Potential Litigation

III. POSSIBLE ACTION RELATING TO EXECUTIVE SESSION

IV. ADJOURN SPECIAL MEETING

V. CALL REGULAR MEETING TO ORDER

VI. ROLL CALL

VII. FLAG SALUTE

VIII. AGENDA APPROVAL

IX. CITIZEN COMMENTS

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.

X. CONSENT AGENDA

- A. Approve Minutes for the May 28, 2013 Regular City Council Meeting
- B. Approve Check Nos. 27953 - 28011 in the Amount of \$192,274.37 and Electronically Transferred Payroll Funds Totaling \$64,447.89 for the Period Ending June 14, 2013

XI. BUSINESS AGENDA

- A. **PUBLIC HEARING** and Adoption of Ordinance No. 13-0357, SR 522 West A Construction Project Condemnation - Kris Overleese, Engineering & Environmental Services Director
- B. **PUBLIC HEARING** and Adoption of Ordinance No. 13-0361, Extending Medical Marijuana Moratorium - Debbie Bent, Community Development Director
- C. **PUBLIC HEARING** and Adoption of Ordinance No. 13-0363, Development Regulations Amendments - Debbie Bent, Community Development Director
- D. Adoption of Resolution No. 13-219, Fee Schedule Amendments - Bryan Hampson, Development Services Director

XII. STAFF REPORT

XIII. COUNCILMEMBER REPORTS & COMMENTS

XIV. COUNCILMEMBER INITIATIVES

XV. ADJOURNMENT

Upcoming Meetings:

Monday, July 8, 2013	City Council Regular Meeting	7:00 p.m.
Thurs., July 11, 2013	Public Meeting on Sediment Agency Reports	5:00 - 9:00 p.m.
Monday, July 15, 2013	City Council Regular Meeting	7:00 p.m.
Monday, July 22, 2013	City Council Regular Meeting	7:00 p.m.
Monday, July 22, 2013	Transportation Benefit District Meeting	CANCELED

City of Kenmore, Washington
City Council Regular Meeting
Minutes
May 28, 2013

CALL TO ORDER – Mayor Baker called the meeting to order at 7:00 p.m.

Councilmembers present: Mayor David Baker, Deputy Mayor Bob Hensel, and Councilmembers Brent Smith, Laurie Sperry, Allan Van Ness, Milton Curtis, and Glenn Rogers

Staff present: Rob Karlinsey, City Manager; Nancy Ousley, Assistant City Manager; Joanne Gregory, Finance & Administration Director; Kris Overleese, Engineering & Environmental Services Director; Kent Vaughan, Senior Civil Engineer; Zack Richardson, Civil Engineer; Dawn Reitan, City Attorney; and Nancy Meehan, Administrative Assistant

FLAG SALUTE

Mayor Baker led the flag salute.

AGENDA APPROVAL

It was Council consensus to approve the agenda as submitted.

PRESENTATION

Water-Related Activities – City Manager Karlinsey introduced the presentation by stating that the City is working on a watercraft strategy as part of the parks plan update. This is in keeping with the City Council goal of connecting the community with the water. He noted that making this connection requires both physical improvements and programming to bring people to the water. Greg Barton, Olympic Gold Medalist & Member, USA Canoe/Kayak (USACK) High Performance Committee, and Mack Hickox, USA Canoe/Kayak (USACK) National Sprint Development Director & Two-Time Olympian, and other members of USACK provided a PowerPoint presentation about the organization, paddlesports, and the types of programming that Kenmore could provide. They were also available to answer any questions. They submitted USACK stickers and a handout regarding the USACK 2012 Strategic Plan and Goals.

CITIZEN COMMENTS

Ken Smith, 15816 70th Avenue NE, Kenmore, was present to thank the City for regularly allowing citizen comments. He also expressed his concerns regarding the implementation of the City's economic development plan, specifically the Kenmore Business Incubator and the consulting contract for marketing and media relations on the agenda at this meeting. He submitted a handout to the Council.

Dave Crawford, 7534 NE 175th Street, Kenmore, was present to say that he is very impressed with the Kenmore Newsletter. He also expressed his concerns about the City's budget and fees.

Corina Pfiel and Sara Pfiel, 18904 68th Avenue NE, #H204, Kenmore, and Catelin Jonas, were present to state their concerns regarding pedestrian safety in Kenmore and children not being able to ride their bicycles to school due to safety issues. They presented a poster map of intersections at which they would like to see crosswalks and flags.

Mayor Baker thanked the citizens for their comments and noted that creating safe routes to schools is a City priority.

CONSENT AGENDA

Councilmember Rogers moved to approve the consent agenda. Councilmember Van Ness seconded the motion.

Councilmember Sperry asked to pull Item C., “Approve Amendment No. 2 to Contract No. 11-C971 with Frause Full Spectrum Communications,” from the consent agenda for separate consideration.

The motion to Approve the Minutes of the May 9, 2013 Joint Tri-City/School Board Meeting and May 13, 2013 City Council Regular Meeting; Check Nos. 27791 - 27861 in the amount of \$334,378.39 for the period ending May 15, 2013; Amendment No. 4 to Contract No. 12-C1030 with Anchor QEA for Lake Washington Sediment Sampling Analysis; and Contract No. 13-C1106 for 73rd Avenue Demolition passed 6-1, with Councilmember Rogers voting no.

Approve Amendment No. 2 to Contract No. 11-C971 with Frause Full Spectrum Communications – Mayor Baker asked for comments on this item, which was pulled for separate consideration. Assistant City Manager Nancy Ousley provided information on the additional scope of work covered by the contract amendment and how it relates to City goals and City performance measures in the current biennial budget.

Councilmember Van Ness moved to Approve Amendment No. 2 to Contract No. 11-C971 with Frause Full Spectrum Communications. Mayor Baker seconded the motion. The motion passed unanimously.

BUSINESS AGENDA

Zayo Group Franchise – Nancy Ousley, Assistant City Manager, was present to introduce Dylan DaVito, Senior Director for Network Development with Zayo Group. Ousley stated that City Attorney Dawn Reitan has worked with the City to develop the proposed franchise agreement. She stated that any franchise agreement must be considered by the Council on two occasions before taking action. Attorney Reitan stated that Mr. DaVito is here to answer questions regarding the project details, while she would be happy to answer any questions regarding the franchise language.

Mr. DaVito gave the Council some details on the company and the project in response to Councilmember questions. Attorney Reitan stated that the current draft franchise agreement will probably be revised for the next consideration, specifically in Section 9, which talks about undergrounding. Mr. DaVito provided a PowerPoint presentation and commented on the project’s potential benefits to the community.

Adopt Resolution No. 13-217 to Implement the Sidewalk Program – Kent Vaughan, Senior Civil Engineer, and Kris Overleese, City Engineer, were present to give a brief staff report. City Manager Karlinsey stated that this is a policy document, which can be changed by the Council. Senior Engineer Vaughan stated that the City Sidewalk Program is intended to be used as a policy planning guide to pursue grant funding for sidewalk projects. The program focuses on installing sidewalks on one side of the City arterial street network. He discussed the process for ranking and selecting projects for the program. They were also available to answer any questions.

City Engineer Overleese stated that the City has \$100,000 per year for the program, but has to get grant money in addition. Some of the projects have costs so large that grant programs may not provide enough funding. She stated that as grant programs become available, staff does their best to choose the project based on the money available, the match required for a grant, and the criteria to fit that application. She noted that Safe Routes to Schools, sidewalks around schools, and finishing what we've started are critical and that staff's goal is to see where Council priorities are and then choose projects based on those priorities and the grants that are available.

Councilmember Rogers moved to advance the Arrowhead project, 64th to 151st, up the list, to pursue funding earlier than currently scheduled. Mayor Baker seconded the motion. The motion failed 4-3, with Councilmembers Curtis and Sperry, Deputy Mayor Hensel, and Mayor Baker voting no.

Councilmember Smith moved to advance the segment of 68th Avenue NE between NE 170th and NE 175th Streets up higher on the list by giving it six points. Mayor Baker seconded the motion. The motion failed 5-2, with Councilmembers Rogers, Van Ness, Curtis, and Sperry, and Deputy Mayor Hensel voting no.

It was Council consensus to add a note to the Sidewalk Program document stating that the segment of 68th Avenue NE between NE 170th and NE 175th Streets is regionally significant.

Councilmember Rogers moved to Adopt Resolution No. 13-217 to Implement the Sidewalk Program. Councilmember Curtis seconded the motion. The motion passed unanimously.

STAFF REPORT

City Manager Karlinsey announced the City Council Retreat on June 17th. He stated that he, City Engineer Overleese, and Senior Civil Engineer Vaughan have been invited to the Kenmore Community Club on June 4th to talk about SR 522. He noted that the topic of the June 4th Planning Commission meeting is parks. He also announced the upcoming Town Hall meeting with King County Councilmember Rod Dembowski and Mayor David Baker on June 5th at 7:00 p.m.

CITY COUNCILMEMBER REPORTS & COMMENTS

Mayor Baker stated that he has been appointed to a stakeholders group with the State legislature's Environmental Committee. They plan to draft legislation for 2014 dealing with watershed issues, so he and City Engineer Overleese will be in Olympia on May 30th. He stated that he donated a lunch with the Mayor at Inglewood to a Moorlands Elementary School auction, and had that lunch today with a mother and her two children. He requested that, if the City is

unable to open up 175th to join SR 522 down by 80th Street, we put a sign there saying “Not a Through Street.”

Mayor Baker distributed copies of a letter to Police Chief Sether from a Shoreline citizen expressing praise for the recent Citizen Academy, Chief Sether, and Deputy Mark Childers.

EXECUTIVE SESSION

Mayor Baker recessed the meeting at 9:00 p.m. to an executive session to discuss Property Acquisition, pursuant to RCW 42.30.110(1)(b), and Property Disposition, pursuant to RCW 42.30.110(1)(c). He stated that there will be a five-minute break before the executive session begins. He stated that the executive session will last for approximately 40 minutes and that action is anticipated when the meeting reconvenes.

POSSIBLE ACTION RESULTING FROM EXECUTIVE SESSION

Councilmember Rogers moved to move forward on the 45-day extension and \$5,000 extra earnest money to complete additional testing at the former Shell gas station property. Councilmember Van Ness seconded the motion. The motion passed 5-2, with Councilmember Smith and Mayor Baker voting no.

ADJOURNMENT

Mayor Baker adjourned the meeting at 9:45 p.m.

David Baker, Mayor

ATTEST:

Patty Safrin, City Clerk

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 and that the following claims, paid by checks 27953-28011 which total \$192,274.37, and electronically transferred payroll funds which total \$64,447.89 are just , due and unpaid obligations against the City of Kenmore/KingCounty/Washington, and that I am authorized to authenticate and certify to said claims.

	6/13/13
City Manager	Date
	6-10-13
Finance Director	Date

Check #	Vendor Name	Description	Check Amount
27953	CHICAGO TITLE	Property Purchase	5,000.00
27954	A+ CONFERENCING	Conference Call 4/19/13	14.49
27955	NATIONWIDE FINANCIAL 401a	Social Security Replacement Plan	10,333.39
27956	NATIONWIDE RETIREMENT SOLUTIONS 457	Deferred Comp Payroll Deduction	200.00
27957	ICMA RETIREMENT TRUST 457 - 304745	Deferred Comp Payroll Deduction	2,601.51
27958	CITY OF KENMORE FS	Flexible Spending Medical Plans	253.08
27959	BANK OF AMERICA 941	Payroll Taxes	13,564.53
27960	DEPARTMENT OF RETIREMENT SYSTEMS	WA State Retirement	10,233.70
27961	DEPARTMENT OF LABOR AND INDUSTRIES	Worker's Compensation	1,317.77
27962	UNITED WAY OF KING COUNTY	Employee Charitable Contribution	137.00
27963	STATE OF FLORIDA DISBURSEMENT UNIT	Payroll Deduction	275.00
27964	UNIVERSITY OF WASHINGTON	Green Stormwater Infrastructure Class	827.00
27965	ESA ADOLFSON	4/1-5/17 Northshore Summit Project	1,065.00
27966	BAKER, DAVID	4/16-4/26 Mileage Reimbursement	54.24
27967	BAKER, DAVID	5/23-5/30 Mileage Reimbursement	164.98
27968	BULGER SAFE & LOCK, INC.	Rhododendron Park Pumphouse Key	5.42
27969	CASCADE PEST CONTROL	Rhododendron Pk Rodent Svc - May	142.35
27970	CITY OF LAKE FOREST PARK	Public Works May Services	69,448.61
27971	COASTWIDE LABORATORIES	City Hall Maintenance Supplies	321.59
27972	CAPITAL ONE COMMERCIAL/ COSTCO	Patio Umbrellas/ Supplies	325.31
27973	CROWN PRODUCTS LLC	Pet Waste Bags for Parks	608.49
27974	DEPARTMENT OF LICENSING	New employee driver's abstract	13.00
27975	REPUBLIC SERVICES	May City Hall & Rhod. Park Garbage Svc	842.38
27976	INTERNATIONAL CITY/CNTY MGMT ASSOC	City Mgr Membership 7/1/13-6/30/14	1,248.74
27977	KING COUNTY ANIMAL SVCS	Pet License #'s 353943-353949	300.00
27978	KING COUNTY FINANCE	April Adult/ Juvenile Detention Chgs	284.30
27979	KING COUNTY FINANCE	Apr Maint/Disposal of Silt & Brush	898.00
27980	KING COUNTY RADIO COMM SERVICES	4/29-7/31/13 Emergency Radio Access	254.17
27981	KING COUNTY SHERIFF	March & April School District Overtime	7,778.32
27982	KUSTOM SIGNALS, INC.	Police Dept. Radar	2,111.17

XB. Approve Check Nos. 27953 - 28011 in the Amount of \$192,274.37 and Electronically Transferred Payroll Funds Totaling

27983	NEXTEL COMMUNICATIONS	Final Cell Phone Bill	0.49
27984	NEXXPOST	Ink for Postage Machine	243.43
27985	NORTHSHORE FIRE DEPT	Fire Permit - 2013 Summer Concerts	100.00
27986	NORTHSHORE UTILITY DIST	Various Water/ Sewer Bills	1,086.45
27987	OFFICE MAX	Office Supplies	738.48
27988	OFFICE TEAM	Temp Svc - Week Ended 5/3/13 & 4/26/13	993.54
27989	PACIFIC TOPSOILS	4/26-5/24/13 Material Disposal	461.67
27990	PUGET SOUND ENERGY	Various Electric/Street & Traffic Lights	1,082.42
27991	WA STATE DEPT OF TRANSPORTATION	April 68th/181st 68th/175th Signal Svcs	205.90
27992	AURORA RENTS	Pressure Washer Rent - Log Boom Park	433.61
27993	DAY WIRELESS SYSTEMS	Calibrate Handheld Radar	81.91
27994	KONICA MINOLTA BUSINESS SOLUTIONS	Copier Lease	729.47
27995	A+ CONFERENCING	Conference Call 5/14/13	25.73
27996	SHRED-IT	Shredding Service	49.50
27997	COMCAST	5/30-6/29 Incubator Bldg Internet	152.94
27998	CLARITY SIGNS	Balance owed on Kayak Signs	443.03
27999	PHSI PURE WATER FINANCE	City Hall & Incubator Filtered Water Svc	352.20
28000	FRONTIER	5/28-6/27 City Hall & Elevator Phone Chgs	945.52
28001	AM TEST, INC	Swamp Creek TMDL Monitoring	250.00
28002	INDEPENDENT STATIONERS	Council & General Supplies	116.84
28003	SCHINDLER ELEVATOR CORPORATION	Elevator Preventative Maintenance	922.17
28004	SNOHOMISH COUNTY SHERIFF'S OFFICE	May, 2013 Jail Service Fees	40,716.78
28005	CANTEEN REFRESHMENT SERVICES	Coffee/ Tea Supplies	246.09
28006	INNOVAC	Vactor Svcs/ Cleaning/Flushing/ TV'ing	2,448.93
28007	BUENA VISTA SERVICES, INC.	April & May Incubator Bldg Janitorial Svcs	990.00
28008	GARMIRE IRON WORKS, INC.	Materials/ Flower Basket Support Arms	6,958.73
28009	BROWN, ANDY	Rental Deposit Refund	250.00
28010	PUBLIC HEALTH DEPT. OF KING COUNTY	Temporary Event Coord Health Permit	100.00
28011	NATIONAL BUSINESS INCUBATION ASSOC.	Membership Dues	525.00
5/31/2013	PAYROLL	Direct Deposit	64,447.89
			<u>256,722.26</u>

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2013	PRIOR VENDOR ACTIVITY	TOTAL	FOR 2013
	A. GAUL CULLEY		766.50
	A+ CONFERENCING		167.05
	AA PARTY RENTALS		354.23
	AAA PRINTING		192.10
	ACTION ENTERTAINMENT		395.00
	ACTIVE SHOOTER TRAINING LLC		800.00
	AFLAC		2,294.50
	ALCALDE & FAY		25,348.53
	ALLIED WASTE SERVICES #172		1,682.74
	ALPHAGRAPHICS US718		342.79
	AM TEST, INC		875.00
	AMERICAN GENERAL		2,653.95
	AMERICAN PLANNING ASSOCIATION		1,990.00
	AMERICAN PUBLIC WORKS ASSOCIATION		715.67
	ANCHOR QEA, LLC		84,585.41
	ASSOCIATED BOAT TRANSPORT		1,440.00
	ASSOCIATION OF WA CITIES		14,220.00
	AURORA RENTS		2,781.95
	AWC EMPLOYEE BENEFITS		190,801.12
	BAKER, DAVID		190.79
	BAKER, DAVID		1,276.03
	BANK OF AMERICA 941		131,185.14
	BANNER BANK BAKER		4,401.46
	BANNER BANK BH		2,861.58
	BANNER BANK CS		4,190.17
	BANNER BANK DB		239.64
	BANNER BANK JG		5,029.90
	BANNER BANK JGORDON		7,115.10
	BANNER BANK KENMORE		2,195.28
	BANNER BANK KENMORE		10,984.40
	BANNER BANK LD		1,243.64
	BANNER BANK NO		5,566.31
	BANNER BANK PS		2,003.75
	BANNER BANK ROGERS		3,499.65
	BANNER BANK VAN NESS		3,415.99
	BASTYR UNIVERSITY		50,200.00
	BINW		16,528.79
	BIS		175.00
	BLACKBAUD		5,204.11
	BUENA VISTA SERVICES, INC.		495.00
	BULGER SAFE & LOCK, INC.		125.49
	C. ANDERSON & CO.		930.75
	CALPORTLAND COMPANY		190.80
	CANTEEN REFRESHMENT SERVICES		1,272.37
	CARLSON, THOMAS G.		100.00
	CASCADE PEST CONTROL		569.40
	CEMEX		2,095.07

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CENTER FOR HUMAN SERVICES	6,250.00
CHAMPION COURIER	51.53
CHICAGO TITLE	10,000.00
CHIEF LAW ENFORCEMENT SUPPLY	188.21
CITY OF BELLEVUE	45,943.11
CITY OF KENMORE	210.58
CITY OF KENMORE FS	2,530.80
CITY OF LAKE FOREST PARK	278,383.03
CITY OF SHORELINE	1,022.00
CITYWORKS/ AZTECA SYSTEMS INC.	15,620.00
CLARITY SIGNS	3,600.53
COASTWIDE LABORATORIES	5,527.28
CODE PUBLISHING COMPANY	350.00
COLUMBIA RIDGE LANDFILL	2,615.40
COMCAST	887.31
CONNELLY, MARC	48.14
CONSOLIDATED PRESS	2,786.33
CONTOUR FENCE CO. INC.	2,011.52
CSAT, LLC	500.00
CUES	12,537.75
CULLEY, AMBERLY	1,000.00
CURTIS, DR. MILTON	72.24
DAILY JOURNAL OF COMMERCE	245.10
DAY WIRELESS SYSTEMS	143.45
DEPARTMENT OF ECOLOGY	5,540.78
DEPARTMENT OF LABOR AND INDUSTRIES	12,908.68
DEPARTMENT OF LICENSING	39.00
DEPARTMENT OF RETIREMENT SYSTEMS	101,153.83
DRS 457	17,833.30
DURRANT, JEFF	287.58
EARTHCORPS	9,706.47
EASTSIDE TRANSP PARTNERSHIP	200.00
EFFICIENCY INC	987.69
EJ USA, INC.	1,549.96
EMERGENCY SERVICE COORDINATING AGCY	41,832.00
ENTERPRISE SEATTLE	5,000.00
ENVIRONMENTAL SYSTEMS RESEARCH INST	4,779.00
ESA ADOLFSON	750.00
EVERGREEN HEALTH	25.00
EVERGREEN PRINT SOLUTIONS	754.02
EVERGREEN SAFETY COUNCIL	175.00
FERGUSON ENTERPRISES INC #1539	948.75
FIRE PROTECTION, INC	959.22
FIRST AMERICAN TITLE	4,325.25
FRAUSE	10,276.52
FRONTIER	32,842.95
FRUHLING SAND & TOPSOIL	603.50
GAMETIME	5,605.96
GEODESIGN INC.	1,669.30

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GEOENGINEERS INC	7,495.75
GORDON THOMAS HONEYWELL	14,372.96
GORDON, JENNIFER	72.32
GOVERNMENT FINANCE OFFICERS ASSOC	190.00
GRAINGER	60.07
GRAY & OSBORNE, INC	12,374.71
GREATER BOTHELL CHAMBER OF COMMERCE	45.00
GREGORY, JOANNE	119.92
H.W. LOCHNER, INC.	63,799.68
HAMBLETON RESOURCES, INC.	5,250.00
HANDY ANDY RENT-A-TOOL INC	134.40
HARBOR HISTORY MUSEUM	400.00
HARRIS & SMITH PUBLIC AFFAIRS	7,344.22
HEBERT RESEARCH, INC.	4,394.00
HERO HOUSE	350.00
HOME DEPOT CREDIT SERVICES	376.91
HOPELINK	10,187.50
HORIZON DISTRIBUTORS INC	512.45
HOVDE, RICHARD	106.21
HWA GEOSCIENCES INC.	5,934.41
ICMA RETIREMENT TRUST 457 - 304745	25,781.90
INDEPENDENT STATIONERS	878.39
INGALLINAS BOX LUNCH	43.35
INNOVAC	16,291.27
INSLEE, BEST, DOEZIE & RYDER, P.S.	109,307.08
INTEGRA TELECOM	3,938.09
INTERNATIONAL CITY/CNTY MGMT ASSOC	1,036.28
IWORQ SYSTEMS	1,000.00
JBS INSTRUMENTS	1,052.00
JET CITY PRINTING	878.18
JOYCE ZIKER PARKINSON	37,977.32
JRW ENTERPRISES	1,839.60
JSH PROPERTIES, INC.	5,484.00
KARLINSEY, ROB	7,442.80
KBA INC.	111,772.35
KCDA PURCHASING COOP	526.20
KENMORE COMMERCIAL LLC	14,280.00
KENMORE ELEMENTARY PTA	2,000.00
KENMORE SENIOR CENTER	5,500.00
KING COUNTY ANIMAL SVCS	3,300.00
KING COUNTY FINANCE	169,555.26
KING COUNTY FINANCE W.L.R.D.	2,208.68
KING COUNTY MUNICIPAL CLERKS ASSOC	25.00
KING COUNTY OFFICE OF FINANCE	5,109.07
KING COUNTY RADIO COMM SERVICES	254.17
KING COUNTY RECORDER'S OFFICE	500.00
KING COUNTY SHERIFF'S OFFICE	21,428.41
KING COUNTY SUPERIOR COURT CLERK	11,000.00
KING COUNTY TREASURY	37,566.63

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KING COUNTY UTILITY COORDINATION CO	40.00
KONICA MINOLTA BUSINESS SOLUTIONS	2,295.79
KVO INDUSTRIES, INC	365.00
LIGHTHOUSE CONSULTING INC	6,789.06
LOWE SABRA	250.00
MAIL FINANCE	1,504.56
MILLER STEPHENS, MARY	5,000.00
MINZGHOR, NICHOLAS	740.26
MOBILE ELECTRICAL DISTRIBUTORS INC	20.53
MORGAN SOUND INC	175.20
MR. T'S TROPHIES	296.92
NATIONAL BARRICADE CO	689.85
NATIONAL CITIZEN SURVEY	5,025.00
NATIONAL LEAGUE OF CITIES	1,549.00
NATIONAL LIFE OF VERMONT	1,174.45
NATIONWIDE FINANCIAL 401a	102,781.60
NATIONWIDE RETIREMENT SOLUTIONS 457	2,000.00
NEXTEL COMMUNICATIONS	884.60
NORTH COAST ELECTRIC	1,870.42
NORTH LAKE MARINA	1,520.51
NORTHSHORE FIRE DEPT	2,056.00
NORTHSHORE PARK & REC SERVICE AREA	1,360.00
NORTHSHORE SENIOR CENTER	1,650.00
NORTHSHORE UTILITY DIST	18,913.28
NORTHSHORE YOUTH & FAMILY SERVICES	6,250.00
NORTHWEST MARINE TRADE ASSOCIATION	460.00
OFFICE CLEANING CREW	248.00
OFFICE MAX	4,362.11
OFFICE TEAM	1,800.22
OLYMPIC ENVIRONMENTAL RESOURCES INC	1,470.00
OSBORN CONSULTING INC.	16,668.32
OTAK	17,956.91
OUSLEY, NANCY	247.13
OVERLEESE, KRISTEN	135.67
PACIFIC TOPSOILS	6,934.42
PART WORKS INC	544.62
PASSPORT TRAVEL AND TOURS	665.80
PAWS	1,980.00
PENDLETON, MICHAEL	5,773.36
PEOPLES STORAGE	1,150.50
PERSONAL BEST/ TOPHEALTH	395.54
PERTEET INC.	23,530.37
PETTY CASH CUSTODIAN	420.47
PHOTOTAINMENT	1,231.88
PHSI PURE WATER FINANCE	402.51
POTELCO, INC.	1,240.27
PRSA	307.00
PUGET SOUND CLEAN AIR AGENCY	11,309.00
PUGET SOUND ENERGY	68,682.33

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PUGET SOUND FINANCE OFFICERS ASSOC	50.00
PURE WATER TECHNOLOGY OF PUGET SOUND	239.82
QUALITY BUSINESS SYSTEMS	2,200.79
RAZZ CONSTRUCTION	733,447.18
REPUBLIC SERVICES	1,684.76
ROD STEVENS	3,625.90
ROGERS, GLENN	104.41
SAFRIN, PATTY	401.00
SARAH ROBERTS	41,208.00
SCHWARZWALTER, MARK	90.00
SEATTLE TIMES	3,398.59
SELECT AIR SERVICES DBA GREENWOOD	119.19
SESAC	327.00
SHELTON, CINDY	71.40
SHRED-IT	198.00
SIGN UP, SIGN CO, INC	1,008.50
SMITH, BRENT	91.03
SMITH, JARRETT	150.00
SNOHOMISH COUNTY	6,331.00
SNOHOMISH COUNTY SHERIFF'S OFFICE	105,977.37
SOUND CITIES ASSOC	11,767.00
SOUND LAW CENTER	10,531.50
SOUND PUBLISHING, INC.	4,446.30
SPATIAL DEVELOPMENT	1,945.00
SPERRY, LAURIE	61.42
SPINNAKER STRATEGIES	11,799.40
ST OF WA DEPT OF FISH & WILDLIFE	150.00
STATE OF FLORIDA DISBURSEMENT UNIT	2,750.00
STEWART MACNICHOLS HARMELL, INC.	3,600.00
TELESYSTEMS WEST	416.11
THE KIPLINGER LETTER	99.00
TIMEMARK INCORPORATED	119.59
TITAN OUTDOOR, LLC	1,352.39
TOPIA TECHNOLOGY/ BIS	700.00
TOTAL LANDSCAPE CORP	25,472.95
TOWN & COUNTRY FENCE, INC	416.10
TOWNE CENTRE HARDWARE	885.52
TRANE U.S. INC.	4,075.00
UNITED STATES POSTMASTER	1,586.76
UNITED WAY OF KING COUNTY	1,370.00
UNIVERSITY OF WASHINGTON	827.00
UPS STORE	1,691.78
URBAN LAND INSTITUTE	225.00
UTILITIES UNDERGROUND LOCATION CTR	187.67
VAN NESS, ALLAN	785.08
VERIZON WIRELESS	4,046.48
W.S.S.O. Advanced Training	500.00
WA ASPHALT PAVEMENT ASSOC.	180.00
WA ASSOC OF CODE ENFORCEMENT	50.00

XB. Approve Check Nos. 27953 - 28011 in the Amount of
\$192,274.37 and Electronically Transferred Payroll Funds Totaling

WA CITIES INSURANCE AUTHORITY	161,036.00
WA FINANCE OFFICERS ASSOCIATION	150.00
WA GUARANTEED EDUCATION TUITION	1,290.00
WA RECREATION & PARK ASSOCIATION	104.00
WA STATE ASSOC OF PERMIT TECHNICIAN	95.00
WA STATE DEPARTMENT OF AGRICULTURE	33.00
WA STATE DEPT OF ENTERPRISE SVCS	6,057.54
WA STATE DEPT OF LABOR & INDUSTRIES	125.30
WA STATE DEPT OF TRANSPORTATION	10,670.24
WAGE WORKS	200.00
WASHINGTON ENERGY SERVICES	28.14
WASHINGTON MUNICIPAL CLERKS ASSOC	75.00
WASHINGTON STATE DEPT OF INFO SERV	700.00
WEINSTEIN AU	1,057.50
WEISBAND, BARRY	12,000.00
WELLS FARGO BANK	1,001.87
WELLS FARGO FINANCIAL	3,287.09
WELWEST CONSTRUCTION INC.	3,482.65
WILCOX, ROBERTA	653.50
WINTERBOURNE LANDSCAPE	542.03
ZEP SALES AND SERVICE	865.49
ZONAR SYSTEMS	525.33
ZUMAR	951.88
	<u>3,511,277.77</u>

XB. Approve Check Nos. 27953 - 28011 in the Amount of
\$192,274.37 and Electronically Transferred Payroll Funds Totaling



City Council Business Agenda Item
City of Kenmore, WA

Subject/Topic: SR 522 West A Road Construction Project Condemnation Ordinance	For Council Meeting Agenda of: June 24, 2013 Department: Engineering & Environmental Services Prepared by: Kris Overleese, PE and Kent Vaughan, PE	
Proposed Council Action/Motion: Adopt Ordinance No 13-0357 authorizing the acquisition by negotiation or condemnation of certain real property interests needed for the SR522 West A road construction project	Initial & Date Approved by Department Head: <u>KU for KMO</u> 6/17/2014 Approved by City Attorney: Approved by Finance Director: <u>Ang</u> 6/17/13 Approved by City Manager: <u>PKK</u> 6/17 Exhibits/Attachments: Attachment 1: Ordinance No. 13-0357 Attachment 2: Example Notification Letter Attachment 3: Acquisition Process Flowchart Attachment 4: City of Kenmore Right of Way Procedures Summary Table	
Expenditure Required:	Amount Budgeted: See Fiscal Consideration Below	Appropriation Required:
<u>INFORMATION/BACKGROUND:</u> The SR-522 West A road construction project between 61 st Ave NE and 65 th Ave NE includes widened travel and Business Access and Transit (BAT) lanes, additional turning lanes and new signal improvements at the 61 st and SR-522 intersection, street illumination, retaining walls, center medians from 62 nd Ave NE to 65 th Ave NE, sidewalks on both sides of SR522, drainage improvements, landscaping, utility undergrounding, and 61st Ave NE street improvements between NE 175th Street and NE 181st Street. The design is currently at 90% completion. The City issued a State Environmental Policy Act (SEPA) determination of non-significance (DNS) addendum on June 5 th , 2013. The original SEPA determination of non-significance was issued by the City on August 15 th , 2005. A National Environmental Policy Act (NEPA) Documented Categorical Exclusion was issued by WSDOT in October 2012. Final design is currently underway and staff believes advertising the project for bids in the spring of 2014 and commencing construction in the summer of 2014 is on target. The SR-522 West A road construction project will provide the following public benefits: Improved Safety The intersection and access management improvements will reduce intersection and mid-block accidents. Pedestrian safety will dramatically improve with the addition of continuous sidewalks on both sides of this section of SR-522 where currently none exist.		

Improved Mobility and Travel Choices

The project will improve the mobility of several travel modes: pedestrian and bicycle movements will be enhanced through the installation of sidewalks, traffic signal upgrades, and improvements to the Burke Gilman Trail crossing at 61st Avenue NE; transit service and reliability will be improved with the planned BAT lane and bus stop improvements; traffic delays will be reduced; and safety for commercial and passenger vehicles will improve through access management, pavement resurfacing, and capacity improvements.

Congestion Relief

The 61st and SR-522 intersection currently operates at capacity, and the SR-522 corridor operates inefficiently due to the random left turn movements along its entire length. This project will install medians on SR-522 to reduce left turn conflicts. Additionally the number of northbound and southbound approach lanes at 61st Avenue NE will be increased. These improvements will reduce corridor congestion and improve or maintain intersection operations.

City Economic Strategy

The project will promote economic development in the City of Kenmore through this capital investment and improve access to the Kenmore Village by the Lake development.

Benefit to Commerce

SR-522 is the only direct link between the Designated Urban Centers of Canyon Park, Northgate, and the University District. This project will improve the movement of goods and people to and from these centers and locations along the way. The corridor is also regionally significant, providing an alternative to the SR-520 Lake Washington Toll Bridge.

Benefits to Business Owners along the Corridor

The addition of sidewalks along the corridor will promote new foot and bicycle traffic to businesses. Also, with motorists becoming more accustomed to U-Turns, patrons will be able to access businesses safely. Property values will improve as a result of this capital investment.

Improved Aesthetics

With the planned landscaping improvements and utility undergrounding, the corridor aesthetics will dramatically improve. Old wooden utility poles and wires will be replaced with architectural street lighting and icon lighting at intersections to provide a clean and uncluttered look.

Reduced Vehicle Emissions

With the traffic signal and lane improvements at 61st and SR-522, vehicle delay will reduce, which will in turn reduce CO2 emissions.

Improved Water Quality

The project will install a water quality treatment facility along this section of the corridor. Currently storm water runoff from SR-522 discharges to Lake Washington without treatment.

DISCUSSION:

The City has initiated right of way acquisition where necessary on the SR-522 West A road construction project. To date, the project team has met with 20 of the 22 property owners to discuss schedule, right of way acquisition process, and project elements (driveway location and width, signage, sidewalks, etc). All property owners received invitations to meet, and staff will continue to pursue meetings with the two remaining property owners. Every property owner has also received a phone call and certified letter (an example is provided in Attachment 2)

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 and Daily Journal of Commerce (DJC).

Staff will work closely with all property owners; however, it is likely that utilization of eminent domain will be necessary to meet our construction schedule. The attached condemnation ordinance (Attachment 1) 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. 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. Also, 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 SR522 West A project will be acquiring property rights from 32 individual parcels at an estimated cost of \$2,794,190. Parcel acquisitions areas and locations have been identified based on design drawings. Appraisals (for acquisitions over \$25k) and Administrative Offer Summaries (for acquisitions under \$25k) are being completed and formal offer letters will soon be presented to all property owners. The acquisition will include the following (but not limited to) real property rights: fee simple, permanent utility easements, temporary construction easements, and sidewalk easements.

The right of way process for this project must comply with State and Federal regulations. Right of Way acquisition generally follows the same steps for all properties (see flow chart in Attachment 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 to property owners.
- Negotiations (includes Possession and Use Agreements)
- Condemnation (as needed)
- Settlement

As mentioned, during the negotiations we will make every reasonable effort to reach agreement on acquisition. Our right of way consultants, Universal Field Services, understand Federal and State acquisition requirements and the need to provide property owners with the time to consider offers and ask questions. They are available on short notice and prepared to answer questions. If issues arise, the project designers are also available to discuss modifications or explain design decisions. We will also share appraisal information with property owners upon request. However there are times when negotiations reach an impasse and condemnation is necessary.

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.

Through Ordinance 13-0357, 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 13-0357 authorizing the acquisition by negotiation or condemnation of real property interests needed for the SR-522 West A road construction project.

FISCAL CONSIDERATION:

The total right-of-way budget for SR-522 West is \$2.89 million dollars. In 2011, the City was awarded a \$2.5 million Federal Surface Transportation grant for acquisition of SR-522 West right of way (57th Ave NE – 65th Ave NE), which was obligated for reimbursement by FHWA on March 5th, 2013. The \$2.5 million grant required a City match of \$390,000. The match amount is funded by the City's \$5.2 million Transportation Improvement Board (TIB) grant, which was obligated for reimbursement by TIB on December 13, 2012.

COUNCIL GOAL/BUDGET OBJECTIVE BEING ADDRESSED:

Goal 3. Seek funds to move forward on the SR522 Project.

**CITY OF KENMORE
WASHINGTON
ORDINANCE NO. 13-0357**

AN ORDINANCE OF THE CITY OF KENMORE, WASHINGTON, AUTHORIZING THE ACQUISITION BY NEGOTIATION OR CONDEMNATION OF CERTAIN REAL PROPERTY INTERESTS NEEDED FOR THE SR-522 WEST A PROJECT (A PORTION OF THE PROJECT FORMERLY KNOWN AS SR 522 PHASE I, STAGE 2), WHICH CONTEMPLATES THE CONSTRUCTION OF SR 522 CORRIDOR IMPROVEMENTS BETWEEN 61ST AVENUE NE AND 65TH AVENUE NE, AND 61ST AVENUE NE IMPROVEMENTS BETWEEN NE 175TH STREET AND NE 181ST STREET, SUCH AS LANE WIDENING, SIDEWALKS, ROW AMENITIES, TRAFFIC SIGNAL IMPROVEMENTS, AND UTILITY UNDER-GROUNDING.

WHEREAS, the State of Washington, acting by and through the Department of Transportation, the Central Puget Sound Regional Transit Authority ("Sound Transit"), King County, acting by and through the Department of Transportation ("King County"), and the City of Kenmore are working jointly and cooperatively to plan, design and construct high occupancy vehicle lane improvements and general purpose improvements to State Route 522 in two phased projects, known as SR 522 Multimodal Corridor Improvements, 60th Avenue NE to 73rd Avenue NE, Phase I ("SR 522 Phase 1") and SR 522 HOV Enhancement Improvements, 73rd Avenue to 83rd Avenue, Phase II ("SR 522 Phase 2"); and

WHEREAS, pursuant to the State Environmental Policy Act ("SEPA"), the City's Responsible Official issued a Determination of Non-Significance ("DNS") for SR 522 Phase I on August 12, 2005, and a Mitigated Determination of Non-Significance ("MDNS") for SR 522 Phase II on April 1, 2005, which threshold determinations are final; and

WHEREAS, the City has constructed and completed the corridor improvements for SR 522 Phase 2 and SR 522, Phase 1, Stage 1 and Stage 3 improvements; and

WHEREAS, the City desires to construct certain improvements of SR 522 Phase 1, Stage 2 that have not been completed, and which improvements are now known and referred to by the City and in this Ordinance as the SR 522 West A Project Improvements ("SR 522 West A Project"); and

WHEREAS, the SR 522 West A Project contemplates the construction of widened travel, business access and transit lanes, turning lanes at the intersection of SR 522 and 61st Avenue NE, the installation of traffic signal improvements, illumination, retaining walls, center medians from 62nd Avenue NE to 65th Avenue NE, sidewalks, right-of-way amenities, drainage improvements, landscaping, utility under-grounding, and 61st Avenue NE street improvements

between NE 175th Street and NE 181st Street; and

WHEREAS, pursuant to WAC 197-11-600(4)(c) and WAC 197-11-625, the City's SEPA Responsible Official issued an Addendum relating to the SR 522 West A Project on June 5, 2013; and

WHEREAS, pursuant to State and Federal policies and regulations, the City is acquiring real property interests, including necessary rights-of-way and easements, through negotiations with owners of property along and near SR 522, and also will provide relocation assistance to legal occupants of land whose business or personal property are displaced as a result of the SR 522 West A Project, if any; and

WHEREAS, City staff and consultants have reviewed and analyzed alternatives for the SR 522 West A 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 SR 522 West A 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. 8832900005, 1126049035, 7947300025, 7946300325, 6181700091, 6181700145, 6181700126, 6181700125, 6181700086, 6181700005, 7946300230, 7946300240, 1126049151, and 1126049010; and

WHEREAS, City staff and consultants have reviewed and analyzed alternatives for the SR 522 West A 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 SR 522 West A 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. 1126049039, 1126049066, 6181700091, 6181700145, 6181700126, 6181700125, 6181700086, 7946300230, 1126049151, 7947300005, 7946300005, 7946300018 and 7946300020; and

WHEREAS, City staff and consultants have reviewed and analyzed alternatives for the SR 522 West A 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 SR 522 West A 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. 8832900005, 1126049035, 1126049039, 1126049066, 1126049067, 7947300025, 7946300365, 7946300360, 794300350, 7946300340, 7946300325, 6181700091, 6181700145, 6181700126, 6181700125, 6181700086, 6181700005, 7946300230, 7946300240, 1126049151, 1126049010, 1126049091, 1126049092, 7947300005, 7946300005, 7946300018, 7946300020, 794600030, 7946300035, 7946300040, 7946300050, and 7946300055; and

WHEREAS, City staff and consultants have reviewed and analyzed alternatives for the SR 522 West A Project, and have recommended that the City acquire certain portions of and interests in real property, in the form of permanent sidewalk easements. In order to construct the SR 522 West A Project, it is necessary to acquire, condemn, appropriate, take and damage portions of and interests in real property, in the form of permanent sidewalk easements as legally described and depicted on **Attachment D**, attached hereto and incorporated by this reference, and said real property is further identified as King County Tax Parcel Nos. 1126049010, 1126049091, 7947300005, 7946300005, 7946300020, 7946300035, and 7946300050; 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 SR 522 West A 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 June 24, 2013, 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 Attachments A through D (“Property”) is necessary for the construction of the SR 522 West A Project, which project is for a public use. The rights and interests in the Property herein described is 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 multiple funding sources, including City funds.

Section 4. Condemnation Authorization. City staff, the City Attorney, and all City consultants for the 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 through D. 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. 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 _____, 2013.

CITY OF KENMORE

David Baker, Mayor

ATTEST/AUTHENTICATED:

Patty Safrin, City Clerk

Approved as to form:

Rod P. Kaseguma, City Attorney

Filed with the City Clerk:	_____, 2013
Passed by the City Council:	_____, 2013
Ordinance No.	13-0357
Date of Publication:	_____, 2013
Effective Date:	_____, 2013

ATTACHMENT A

FEE TITLE ACQUISITION

CITY OF KENMORE
ORDINANCE 13-0357

KC PARCEL 1126049151
PROJECT PARCEL 69

EXHIBIT A

SUBJECT PARCEL:

PARCEL A:

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

BEGINNING AT THE GOVERNMENT MEANDER CORNER COMMON TO SECTIONS 10 AND 11, SAID TOWNSHIP AND RANGE; THENCE SOUTH $33^{\circ}05'12''$ EAST 82.37 FEET; THENCE ON A CURVE CONCAVE TO THE SOUTHEAST, SAID CURVE BEING PARALLEL AND CONCENTRIC WITH A DISTANT 20 FEET SOUTHERLY FROM THE SOUTHERLY LINE OF THE NORTHERN PACIFIC RAILWAY COMPANY'S RIGHT OF WAY AND HAVING AN INITIAL COURSE OF NORTH $44^{\circ}46'22''$ EAST AND A RADIUS OF 774.02 FEET; A DISTANCE OF 430.324 FEET; THENCE NORTH $76^{\circ}37'37''$ EAST 51.132 FEET TO THE NORTHWESTERLY CORNER OF THE TRACT OF LAND BEING HEREIN DESCRIBED AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH $13^{\circ}22'23''$ EAST ALONG THE WESTERLY MARGIN OF THE TRACT OF LAND BEING HEREIN DESCRIBED TO THE SHORELINE OF LAKE WASHINGTON; THENCE EASTERLY ALONG SAID SHORELINE TO INTERSECTION WITH A LINE DISTANT 75 FEET EASTERLY AS MEASURED AT RIGHT ANGLES, AND PARALLEL TO SAID WESTERLY MARGIN; THENCE NORTH $13^{\circ}22'23''$ WEST ALONG SAID PARALLEL LINE TO ITS INTERSECTION WITH SAID LINE WHICH IS PARALLEL AND CONCENTRIC WITH AND DISTANT 20 FEET SOUTHERLY FROM THE SOUTHERLY MARGIN OF THE NORTHERN PACIFIC RAILWAY COMPANY'S RIGHT OF WAY; THENCE WESTERLY ALONG SAID PARALLEL AND CONCENTRIC LINE TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH ALL OF THE SECOND CLASS SHORELANDS ADJOINING SAID PROPERTY AND LYING BETWEEN THE NORTHEASTERLY AND SOUTHWESTERLY LINES OF THE ABOVE-DESCRIBED TRACT OF LAND EXTENDED SOUTHEASTERLY TO THE INNER HARBOR LINE.

PARCEL B:

A STRIP OF LAND 35 FEET IN WIDTH SITUATED IN GOVERNMENT LOTS 3 AND 4, AND IN THE SECOND CLASS SHORELANDS ADJOINING IN SECTION 11, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, THE NORTHERLY LINE OF SAID STRIP OF LAND BEING THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE NORTHERN PACIFIC RAILWAY COMPANY; SAID NORTHERLY LINE INTERSECTION THE NORTHWESTERLY EXTENSION OF THE NORTHEASTERLY LINE OF THE PROPERTY DESCRIBED IN PARCEL A HEREIN AS ITS WESTERLY EXTREMITY, AND INTERSECTION THE WESTERLY LINE OF N.E. 175TH STREET AS ITS EASTERLY EXTREMITY.

PARCEL C:

ALSO A STRIP OF LAND IN GOVERNMENT IN LOT 4, SECTION 11, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, THE NORTHERLY LINE OF SAID STRIP OF LAND BEING THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE NORTHERN PACIFIC RAILWAY COMPANY; THE EASTERLY LINE OF SAID STRIP OF LAND BEING THE NORTHWESTERLY EXTENSION OF THE NORTHEASTERLY LINE OF THE PROPERTY DESCRIBED IN PARCEL A HEREIN; THE SOUTHERLY LINE OF SAID STRIP OF

LAND BEING THE NORTHERLY LINE OF THE PROPERTY DESCRIBED IN PARCEL A HEREIN; THE WESTERLY LINE OF SAID STRIP OF LAND BEING THE NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF THE PROPERTY DESCRIBED IN PARCEL A HEREIN.

PARCEL D:

THAT PORTION OF THE ABANDONED BURLINGTON NORTHERN RAILROAD RIGHT-OF-WAY LYING WEST OF NE 175TH STREET AS ESTABLISHED BY INSTRUMENT RECORDED IN VOLUME 418, PAGE 11, BEING A 50 FOOT WIDE PORTION OF LAND IN GOVERNMENT LOTS 3 AND 4, SECTION 11, TOWNSHIP

RIGHT OF WAY ACQUISITION:

ALL THAT PORTION OF THE ABOVE DESCRIBED BURKE GILMAN TRAIL, BEING 50.00 FEET IN WIDTH, FORMERLY BURLINGTON NORTHERN RAILROAD RIGHT OF WAY, ADJOINING NORTHEAST 175TH STREET, SITUATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 26 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, KING COUNTY, STATE OF WASHINGTON, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT A MONUMENT LOCATED IN THE CENTERLINE OF SAID BURKE GILMAN TRAIL AT THE EASTERLY TERMINUS OF A CURVE CONCAVE NORTHERLY AND LYING WESTERLY OF THE SOUTHERLY PROJECTION OF THE CENTERLINE OF 62ND AVENUE NORTHEAST, A RADIAL LINE TO WHICH BEARS SOUTH 4° 56' 55" EAST, SAID CURVE HAVING A RADIUS OF 2864.81 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 7° 24' 24", A DISTANCE OF 370.34 FEET TO "POINT A" OF THIS DESCRIPTION; THENCE NORTH 87° 32' 31" WEST, A DISTANCE OF 52.81 FEET TO THE WESTERLY MARGIN OF SAID NORTHEAST 175TH STREET, BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 2° 25' 42" EAST ALONG SAID MARGIN, A DISTANCE OF 15.67 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 27.30 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19° 58' 40", A DISTANCE OF 9.52 FEET TO THE SOUTHERLY MARGIN OF STATE ROUTE 522; THENCE NORTH 87° 32' 31" WEST ALONG SAID MARGIN, A DISTANCE OF 88.53 FEET; THENCE SOUTH 45° 56' 22" EAST, A DISTANCE OF 37.65 FEET; THENCE SOUTH 87° 32' 31" EAST, A DISTANCE OF 57.03 FEET; THENCE SOUTH 42° 33' 24" EAST, A DISTANCE OF 7.07 FEET TO SAID WESTERLY MARGIN; THENCE NORTH 2° 25' 42" EAST ALONG SAID MARGIN, DISTANCE OF 5.00 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH; A PORTION OF SAID BURKE GILMAN TRAIL, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT "POINT A" OF THIS DESCRIPTION, BEING THE WESTERLY TERMINUS OF A 2864.81 FOOT RADIUS CURVE CONCAVE NORTHERLY, A RADIAL LINE TO WHICH BEARS SOUTH 2° 27' 29" WEST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0° 08' 37", A DISTANCE OF 7.19 FEET TO THE EASTERLY MARGIN OF SAID NORTHEAST 175TH STREET, BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 2° 25' 42" EAST ALONG SAID MARGIN, A DISTANCE OF 15.70 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 87.30 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6° 07' 03", A DISTANCE OF 9.32 FEET TO THE SOUTHERLY MARGIN OF STATE ROUTE 522, BEING A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2839.81 FEET, A RADIAL LINE TO WHICH BEARS SOUTH 2° 19' 24" WEST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0° 06' 05", A DISTANCE OF 5.03 FEET TO A

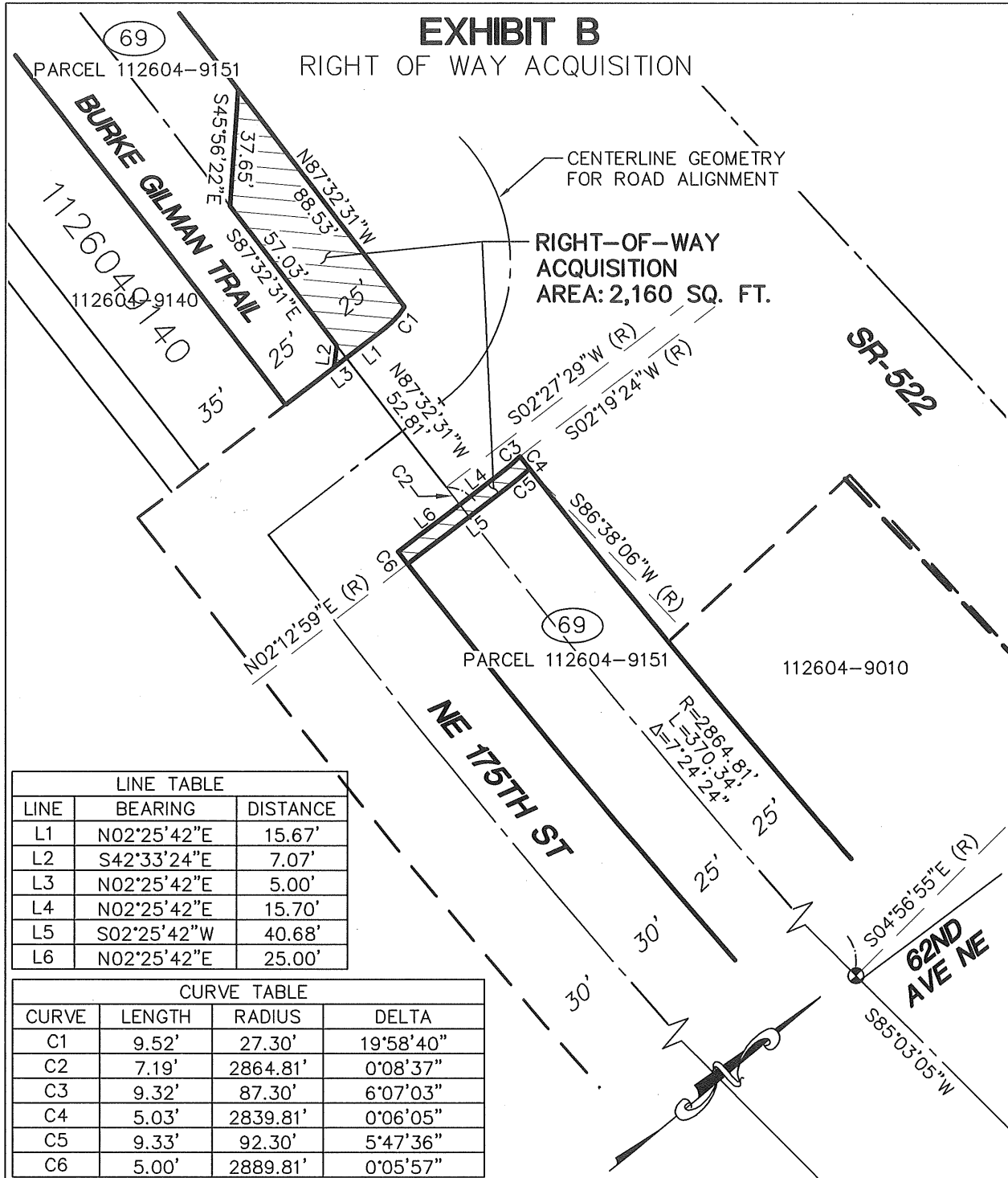
NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 92.30 FEET, A RADIAL LINE TO WHICH BEARS NORTH $86^{\circ} 38' 06''$ EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $5^{\circ} 47' 36''$, A DISTANCE OF 9.33 FEET; THENCE SOUTH $2^{\circ} 25' 42''$ WEST, A DISTANCE OF 40.68 FEET TO THE NORTHERLY MARGIN OF SAID NORTHEAST 175TH STREET; BEING A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2889.81 FEET, A RADIAL LINE TO WHICH BEARS SOUTH $2^{\circ} 12' 59''$ WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $0^{\circ} 05' 57''$, A DISTANCE OF 5.00 FEET TO SAID EASTERLY MARGIN OF 175TH ST NORTHEAST; THENCE NORTH $2^{\circ} 25' 42''$ EAST ALONG SAID MARGIN, A DISTANCE OF 25.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 2,160 SQUARE FEET.



EXHIBIT B

RIGHT OF WAY ACQUISITION



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N02°25'42"E	15.67'
L2	S42°33'24"E	7.07'
L3	N02°25'42"E	5.00'
L4	N02°25'42"E	15.70'
L5	S02°25'42"W	40.68'
L6	N02°25'42"E	25.00'

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	9.52'	27.30'	19°58'40"
C2	7.19'	2864.81'	0°08'37"
C3	9.32'	87.30'	6°07'03"
C4	5.03'	2839.81'	0°06'05"
C5	9.33'	92.30'	5°47'36"
C6	5.00'	2889.81'	0°05'57"



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CITY OF KENMORE
SR-522 CORRIDOR IMPROVEMENTS
KING COUNTY
PARCEL 112604-9151

SCALE: 1"=50'

DATE: 5/28/13

JOB# 13425

**KC PARCEL 8832900005
PROJECT PARCEL 73**

EXHIBIT A

SUBJECT PARCEL:

LOT A, KING COUNTY BOUNDARY LINE ADJUSTMENT NO. 94L0097, RECORDED UNDER RECORDING NUMBER 9508160118, RECORDS OF KING COUNTY, STATE OF WASHINGTON.

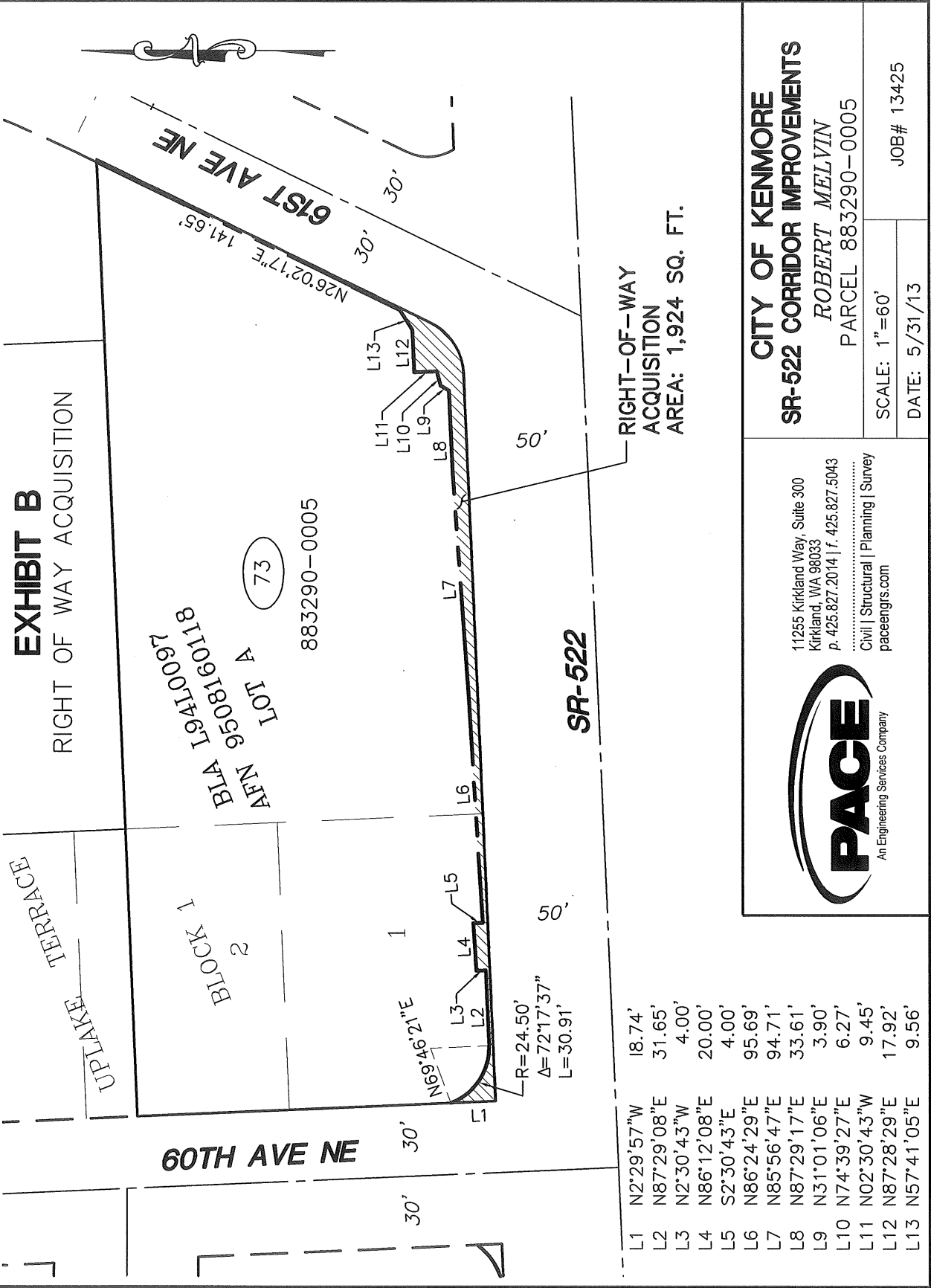
RIGHT OF WAY ACQUISITION:

ALL THAT PORTION OF THE ABOVE DESCRIBED LOT A, LYING SOUTHERLY AND EASTERLY OF A LINE BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT A, BEING A POINT ON THE NORTHERLY MARGIN OF STATE ROUTE 522 AND THE EASTERLY MARGIN OF 60TH AVENUE NORTHEAST; THENCE NORTH 2° 29' 57" WEST ALONG SAID EASTERLY MARGIN A DISTANCE OF 18.74 FEET TO A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 24.50 FEET, A RADIAL LINE TO WHICH BEARS SOUTH 69° 46' 21" WEST, BEING THE TRUE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 72° 17' 37", A DISTANCE OF 30.91 FEET; THENCE NORTH 87° 29' 08" EAST, A DISTANCE OF 31.65 FEET; THENCE NORTH 2° 30' 43" WEST, A DISTANCE OF 4.00 FEET; THENCE NORTH 86° 12' 08" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 2° 30' 43" EAST, A DISTANCE OF 4.00 FEET; THENCE NORTH 86° 24' 29" EAST, A DISTANCE OF 95.69 FEET; THENCE NORTH 85° 56' 47" EAST, A DISTANCE OF 94.71 FEET; THENCE NORTH 87° 29' 17" EAST, A DISTANCE OF 33.61 FEET; THENCE NORTH 31° 01' 06" EAST, A DISTANCE OF 3.90 FEET; THENCE NORTH 74° 39' 27" EAST, A DISTANCE OF 6.27 FEET; THENCE NORTH 2° 30' 43" WEST, A DISTANCE OF 9.45 FEET; THENCE NORTH 87° 28' 29" EAST, A DISTANCE OF 17.92 FEET; THENCE NORTH 57° 41' 05" EAST, A DISTANCE OF 9.56 FEET; THENCE NORTH 26° 02' 17" EAST, A DISTANCE OF 141.65 FEET TO THE NORTHERLY LINE OF SAID LOT A, BEING THE POINT OF POINT OF TERMINATION.

CONTAINING 1,924 SQUARE FEET.





CITY OF KENMORE
SR-522 CORRIDOR IMPROVEMENTS
ROBERT MELVIN
 PARCEL 883290-0005

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SCALE: 1"=60'
 DATE: 5/31/13
 JOB# 13425

KC PARCEL 8832900005
PROJECT PARCEL 73

EXHIBIT A

SUBJECT PARCEL:

LOT A, KING COUNTY BOUNDARY LINE ADJUSTMENT NO. 94L0097, RECORDED UNDER RECORDING NUMBER 9508160118, RECORDS OF KING COUNTY, STATE OF WASHINGTON.

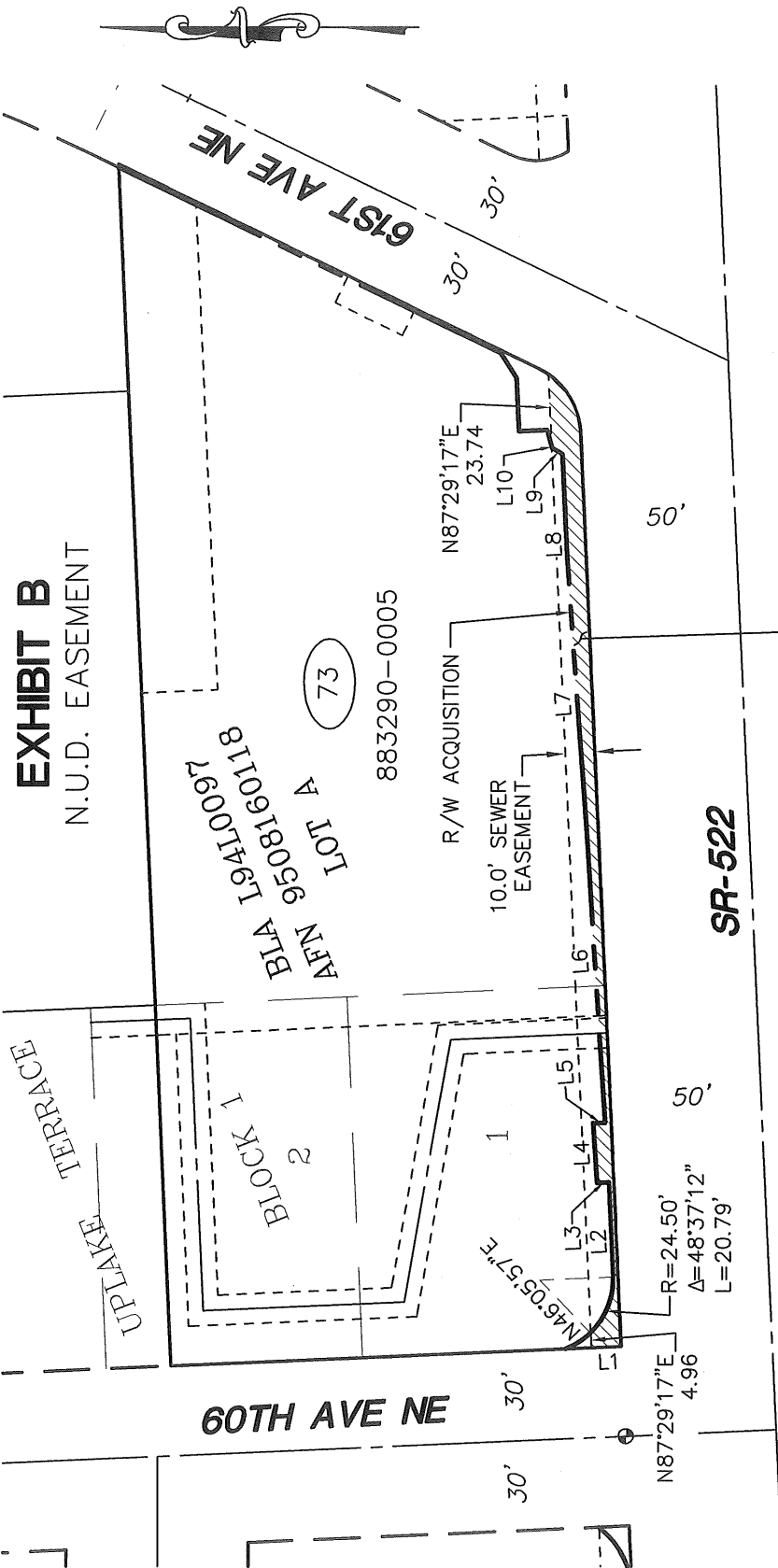
N.U.D. EASEMENT:

ALL THAT PORTION OF THE ABOVE DESCRIBED LOT A, LYING SOUTHERLY OF A LINE BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT A, BEING A POINT ON THE NORTHERLY MARGIN OF STATE ROUTE 522 AND THE EASTERLY MARGIN OF 60TH AVENUE NORTHEAST; THENCE NORTH 2° 29' 57" WEST ALONG SAID EASTERLY MARGIN A DISTANCE OF 10.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 87° 29' 17" EAST, A DISTANCE OF 4.96 FEET TO A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 24.50 FEET, A RADIAL LINE TO WHICH BEARS SOUTH 46° 05' 57" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48° 37' 12", A DISTANCE OF 20.79 FEET; THENCE NORTH 87° 29' 08" EAST, A DISTANCE OF 31.65 FEET; THENCE NORTH 2° 30' 43" WEST, A DISTANCE OF 4.00 FEET; THENCE NORTH 86° 12' 08" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 2° 30' 43" EAST, A DISTANCE OF 4.00 FEET; THENCE NORTH 86° 24' 29" EAST, A DISTANCE OF 95.69 FEET; THENCE NORTH 85° 56' 47" EAST, A DISTANCE OF 94.71 FEET; THENCE NORTH 87° 29' 17" EAST, A DISTANCE OF 33.61 FEET; THENCE NORTH 31° 01' 06" EAST, A DISTANCE OF 3.90 FEET; THENCE NORTH 74° 39' 27" EAST, A DISTANCE OF 1.11 FEET; THENCE NORTH 87° 29' 17" EAST, A DISTANCE OF 23.74 FEET TO THE WESTERLY MARGIN OF 61ST AVENUE NORTHEAST BEING THE POINT OF TERMINATION.

CONTAINING 1,510 SQUARE FEET.





L1	N2°29'57"W	10.00'
L2	N87°29'08"E	31.65'
L3	N2°30'43"W	4.00'
L4	N86°12'08"E	20.00'
L5	S2°30'43"E	4.00'
L6	N86°24'29"E	95.69'
L7	N85°56'47"E	94.71'
L8	N87°29'17"E	33.61'
L9	N31°01'06"E	3.90'
L10	N74°39'27"E	1.11'

CITY OF KENMORE
SR-522 CORRIDOR IMPROVEMENTS
ROBERT MELVIN
PARCEL 883290-0005

SCALE: 1"=60'
DATE: 5/31/13

JOB# 13425

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KC PARCEL 1126049035
PROJECT PARCEL 76

EXHIBIT A

SUBJECT PARCEL:

THAT PORTION OF GOVERNMENT LOT 3, SECTION 11, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER CORNER COMMON TO SECTIONS 2 AND 11, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON; THENCE ALONG THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 11, SOUTH 2°41'16" WEST 1,494.25 FEET TO THE NORTHERLY MARGIN OF PRIMARY STATE HIGHWAY NO. 2; THENCE ALONG THE SAID NORTHERLY MARGIN OF THE STATE HIGHWAY, SOUTH 87°14'47" WEST 260.14 FEET TO THE SOUTHEASTERLY CORNER OF THE TRACT HEREIN DESCRIBED AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTHERLY MARGIN OF SAID STATE HIGHWAY, SOUTH 87°14'47" WEST 174.97 FEET TO THE EASTERLY MARGIN OF THE COUNTY ROAD 61ST AVENUE NORTHEAST; THENCE ALONG SAID EASTERLY MARGIN OF THE COUNTY ROAD 61ST AVENUE NORTHEAST, NORTH 25°47'10" EAST 142.30 FEET; THENCE NORTH 87°14'47" EAST 106.96 FEET; THENCE SOUTH 02°45'13" EAST 125.00 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF CONVEYED TO KING COUNTY FOR STREET PURPOSES BY DEED RECORDED UNDER RECORDING NUMBER 5946479;

AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON FOR STREET PURPOSES BY DEEDS RECORDED UNDER RECORDING NUMBERS 7707250271 AND 7707250272.

RIGHT OF WAY ACQUISITION:

ALL THAT PORTION OF SAID GOVERNMENT LOT 3 AS DESCRIBED ABOVE, LYING WESTERLY AND SOUTHERLY OF A LINE BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF STATE ROUTE 522 AND 61ST AVENUE NORTHEAST; THENCE NORTH 26° 02' 19" EAST ALONG THE CENTERLINE OF SAID 61ST AVENUE NORTHEAST, A DISTANCE OF 198.90 FEET; THENCE NORTH 87° 29' 48" EAST, A DISTANCE OF 50.65 FEET TO THE TRUE POINT OF BEGINNING, BEING A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 565.57 FEET, A RADIAL LINE TO WHICH BEARS SOUTH 64° 14' 02" EAST; THENCE SOUTHERLY PARALLEL WITH SAID CENTERLINE OF 61ST AVENUE NORTHEAST AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0° 16' 19", A DISTANCE OF 2.69 FEET; THENCE SOUTH 26° 02' 19" WEST, A DISTANCE OF 63.23 FEET; THENCE SOUTH 14° 52' 58" WEST, A DISTANCE OF 17.49 FEET; THENCE SOUTH 33° 11' 42" EAST, A DISTANCE OF 54.31 FEET; THENCE SOUTH 79° 53' 12" EAST, A DISTANCE OF 15.63 FEET TO THE NORTHERLY MARGIN OF SAID STATE ROUTE 522, BEING THE POINT OF TERMINATION.

CONTAINING 3,662 SQUARE FEET.



RIGHT OF WAY ACQUISITION



CITY OF KENMORE
SR-522 CORRIDOR IMPROVEMENTS
ALTA MAXINE MELVIN
 PARCEL 1126049035

JOB# 13425

KC PARCEL 1126049035
PROJECT PARCEL 76

EXHIBIT A

SUBJECT PARCEL:

THAT PORTION OF GOVERNMENT LOT 3, SECTION 11, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER CORNER COMMON TO SECTIONS 2 AND 11, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON; THENCE ALONG THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 11, SOUTH $2^{\circ}41'16''$ WEST 1,494.25 FEET TO THE NORTHERLY MARGIN OF PRIMARY STATE HIGHWAY NO. 2; THENCE ALONG THE SAID NORTHERLY MARGIN OF THE STATE HIGHWAY, SOUTH $87^{\circ}14'47''$ WEST 260.14 FEET TO THE SOUTHEASTERLY CORNER OF THE TRACT HEREIN DESCRIBED AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTHERLY MARGIN OF SAID STATE HIGHWAY, SOUTH $87^{\circ}14'47''$ WEST 174.97 FEET TO THE EASTERLY MARGIN OF THE COUNTY ROAD 61ST AVENUE NORTHEAST; THENCE ALONG SAID EASTERLY MARGIN OF THE COUNTY ROAD 61ST AVENUE NORTHEAST, NORTH $25^{\circ}47'10''$ EAST 142.30 FEET; THENCE NORTH $87^{\circ}14'47''$ EAST 106.96 FEET; THENCE SOUTH $02^{\circ}45'13''$ EAST 125.00 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF CONVEYED TO KING COUNTY FOR STREET PURPOSES BY DEED RECORDED UNDER RECORDING NUMBER 5946479;

AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON FOR STREET PURPOSES BY DEEDS RECORDED UNDER RECORDING NUMBERS 7707250271 AND 7707250272.

N.U.D. EASEMENT:

THE SOUTHERLY 10.00 FEET OF THAT PORTION OF SAID GOVERNMENT LOT 3 AS DESCRIBED ABOVE, LYING WESTERLY OF A LINE BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

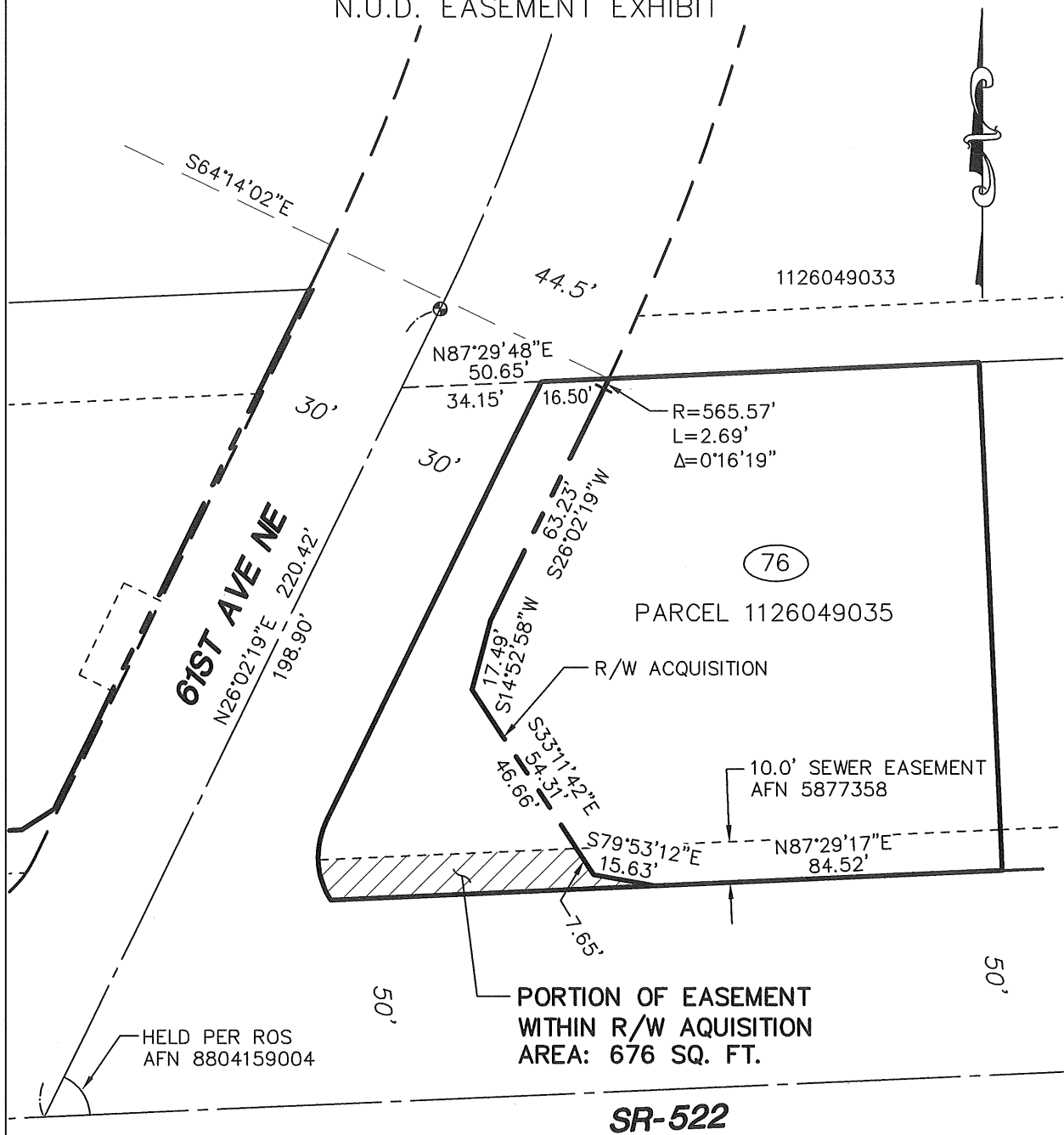
COMMENCING AT THE INTERSECTION OF STATE ROUTE 522 AND 61ST AVENUE NORTHEAST; THENCE NORTH $26^{\circ}02'19''$ EAST ALONG THE CENTERLINE OF SAID 61ST AVENUE NORTHEAST, A DISTANCE OF 198.90 FEET; THENCE NORTH $87^{\circ}29'48''$ EAST, A DISTANCE OF 50.65 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 565.57 FEET, A RADIAL LINE TO WHICH BEARS SOUTH $64^{\circ}14'02''$ EAST; THENCE SOUTHERLY PARALLEL WITH SAID CENTERLINE OF 61ST AVENUE NORTHEAST AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $0^{\circ}16'19''$, A DISTANCE OF 2.69 FEET; THENCE SOUTH $26^{\circ}02'19''$ WEST, A DISTANCE OF 63.23 FEET; THENCE SOUTH $14^{\circ}52'58''$ WEST, A DISTANCE OF 17.49 FEET; THENCE SOUTH $33^{\circ}11'42''$ EAST, A DISTANCE OF 46.66 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH $33^{\circ}11'42''$ EAST, A DISTANCE OF 7.65 FEET; THENCE SOUTH $79^{\circ}53'12''$ EAST, A DISTANCE OF 15.63 FEET TO THE NORTHERLY MARGIN OF SAID STATE ROUTE 522, BEING THE POINT OF TERMINATION.

CONTAINING 676 SQUARE FEET.



EXHIBIT B

N.U.D. EASEMENT EXHIBIT



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CITY OF KENMORE SR-522 CORRIDOR IMPROVEMENTS

ALTA MAXINE MELVIN
PARCEL 1126049035

SCALE: 1"=40'

DATE: 5/31/13

JOB# 13425

**KC PARCEL 7947300025
PROJECT PARCEL 80**

EXHIBIT A

SUBJECT PARCEL:

LOTS 14, 15 AND 16 AND THE WEST 10 FEET OF LOT 13. BOCK 9, W.C. SQUIRES'S PLAT OF KENMORE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 62, IN KING COUNTY, WASHINGTON;

EXCEPT THE SOUTH 9.5 FEET OF SAID LOTS, 14, 15 AND 16 CONDEMNED BY THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 268936; AND

EXCEPT THAT PORTION OF SAID LOT 13 CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER RECORDING NUMBER 2783816;

TOGETHER WITH LOTS 17 AND 18, BLOCK 9, FIRST ADDITION TO W.C. SQUIRE'S PLAT OF KENMORE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 26 OF PLATS, PAGE 39, IN KING COUNTY, WASHINGTON;

EXCEPT THE SOUTH 9.5 FEET OF SAID LOTS 17 AND 18, CONDEMNED BY THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 268936.

RIGHT OF WAY ACQUISITION:

ALL THAT PORTION OF THE ABOVE DESCRIBED LOT 18, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 18, BEING A POINT ON THE NORTHERLY MARGIN OF STATE ROUTE 522 AND EASTERLY MARGIN OF 62ND AVENUE NORTHEAST; THENCE NORTH 87° 29' 17" EAST ALONG SAID NORTHERLY MARGIN, A DISTANCE OF 15.00 FEET; THENCE NORTH 44° 46' 36" WEST, A DISTANCE OF 20.18 FEET TO A POINT ON SAID EASTERLY MARGIN OF 62ND AVENUE NORTHEAST, DISTANT THEREON 15.00 FEET NORTHERLY OF SAID SOUTHWEST CORNER; THENCE SOUTH 2° 57' 37" WEST, A DISTANCE OF 15.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 112 SQUARE FEET.



RIGHT OF WAY ACQUISITION



CITY OF KENMORE
SR-522 CORRIDOR IMPROVEMENTS
BETHANY BAPTIST CHURCH
PARCEL 794730-0025

JOB# 13425

**KC PARCEL 7947300025
PROJECT PARCEL 80**

EXHIBIT A

SUBJECT PARCEL:

LOTS 14, 15 AND 16 AND THE WEST 10 FEET OF LOT 13. BOCK 9, W.C. SQUIRES'S PLAT OF KENMORE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 62, IN KING COUNTY, WASHINGTON;

EXCEPT THE SOUTH 9.5 FEET OF SAID LOTS, 14, 15 AND 16 CONDEMNED BY THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 268936; AND

EXCEPT THAT PORTION OF SAID LOT 13 CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER RECORDING NUMBER 2783816;

TOGETHER WITH LOTS 17 AND 18, BLOCK 9, FIRST ADDITION TO W.C. SQUIRE'S PLAT OF KENMORE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 26 OF PLATS, PAGE 39, IN KING COUNTY, WASHINGTON;

EXCEPT THE SOUTH 9.5 FEET OF SAID LOTS 17 AND 18, CONDEMNED BY THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 268936.

N.U.D. EASEMENT:

THE SOUTHERLY 10.00 FEET OF THAT PORTION OF THE ABOVE DESCRIBED LOT 18, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 18, BEING A POINT ON THE NORTHERLY MARGIN OF STATE ROUTE 522 AND EASTERLY MARGIN OF 62ND AVENUE NORTHEAST; THENCE NORTH 87° 29' 17" EAST ALONG SAID NORTHERLY MARGIN, A DISTANCE OF 15.00 FEET; THENCE NORTH 44° 46' 36" WEST, A DISTANCE OF 20.18 FEET TO A POINT ON SAID EASTERLY MARGIN OF 62ND AVENUE NORTHEAST, DISTANT THEREON 15.00 FEET NORTHERLY OF SAID SOUTHWEST CORNER; THENCE SOUTH 2° 57' 37" WEST, A DISTANCE OF 15.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 100 SQUARE FEET.

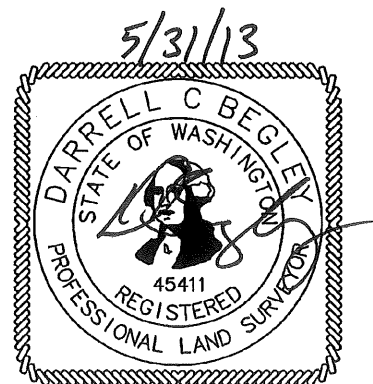
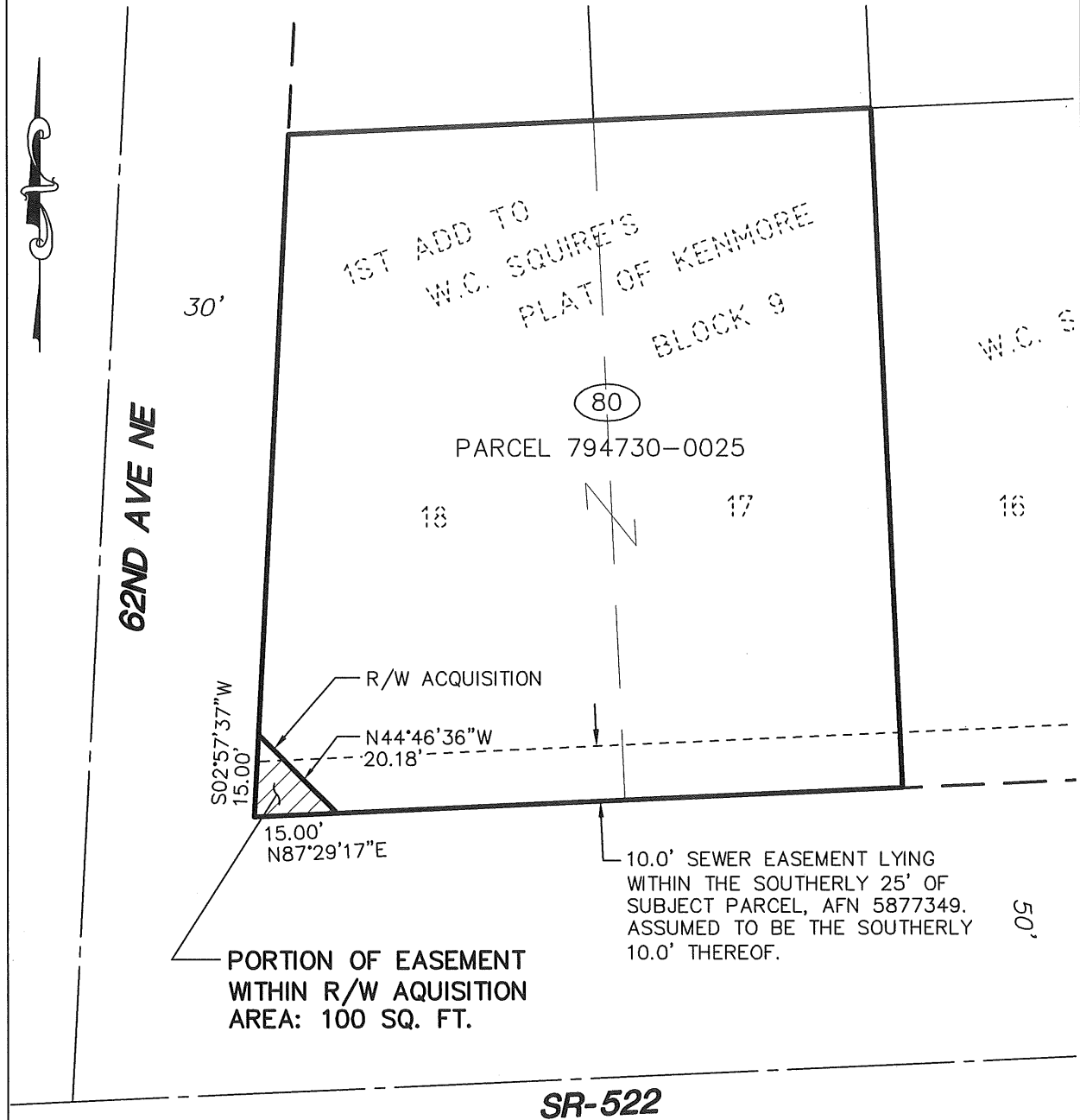


EXHIBIT B

N.U.D. EASEMENT EXHIBIT



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CITY OF KENMORE
SR-522 CORRIDOR IMPROVEMENTS
BETHANY BAPTIST CHURCH
PARCEL 794730-0025

SCALE: 1"=30'

DATE: 5/31/13

JOB# 13425

**KC PARCEL 7946300325
PROJECT PARCEL 85**

EXHIBIT A

SUBJECT PARCEL:

THE SOUTH 69.5 FEET OF LOT 10, AND THE SOUTH 74.5 FEET OF LOT 11, ALL IN BLOCK 9, W.C. SQUIRE'S PLAT OF KENMORE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 62, IN KING COUNTY, WASHINGTON;

EXCEPT THE SOUTH 9.5 FEET OF SAID LOT 10 AND THE SOUTH 14.5 FEET OF SAID LOT 11 CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 268936, FOR STATE ROAD.

RIGHT OF WAY ACQUISITION:

ALL THAT PORTION OF THE ABOVE DESCRIBED LOT 10, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 10, BEING A POINT ON THE NORTHERLY MARGIN OF STATE ROUTE 522 AND WESTERLY MARGIN OF 63RD AVENUE NORTHEAST; THENCE SOUTH $87^{\circ} 29' 17''$ WEST ALONG SAID NORTHERLY MARGIN, A DISTANCE OF 8.00 FEET; THENCE NORTH $42^{\circ} 30' 04''$ EAST, A DISTANCE OF 11.32 FEET TO A POINT ON SAID WESTERLY MARGIN OF 63RD AVENUE NORTHEAST, DISTANT THEREON 8.00 FEET NORTHERLY OF SAID SOUTHEAST CORNER; THENCE SOUTH $2^{\circ} 30' 06''$ EAST, A DISTANCE OF 8.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 32 SQUARE FEET.

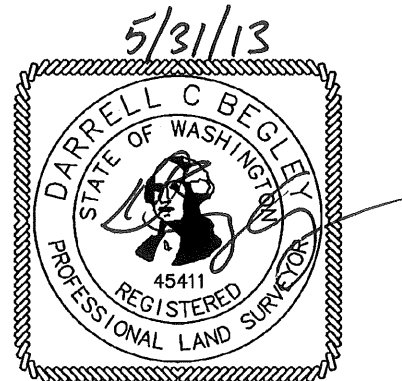
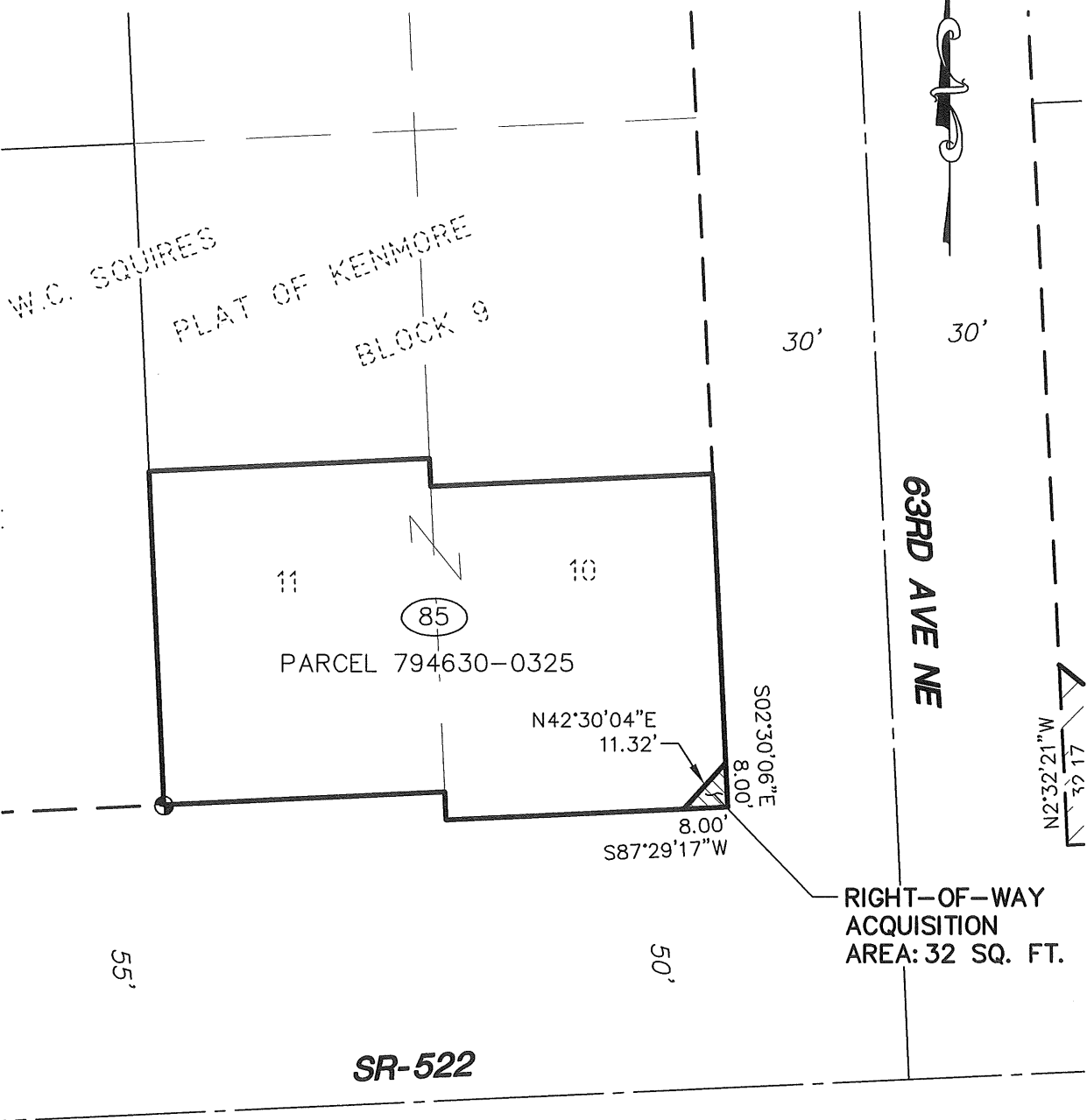


EXHIBIT B

RIGHT OF WAY ACQUISITION



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CITY OF KENMORE
SR-522 CORRIDOR IMPROVEMENTS
6270 BOTHELL WAY, LLC
PARCEL 794630-0325

SCALE: 1"=30'

DATE: 5/28/13

JOB# 13425

**KC PARCEL 6181700091
SR 522 PROJECT PARCEL 90**

EXHIBIT A

SUBJECT PARCEL:

LOTS 13 AND 14, BLOCK 8, NORTHLAKE TERRACE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 33 OF PLATS, PAGE 20, IN KING COUNTY, WASHINGTON.

RIGHT OF WAY ACQUISITION:

ALL THAT PORTION OF THE ABOVE DESCRIBED LOT 13 AND LOT 14, LYING SOUTHERLY OF A LINE BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

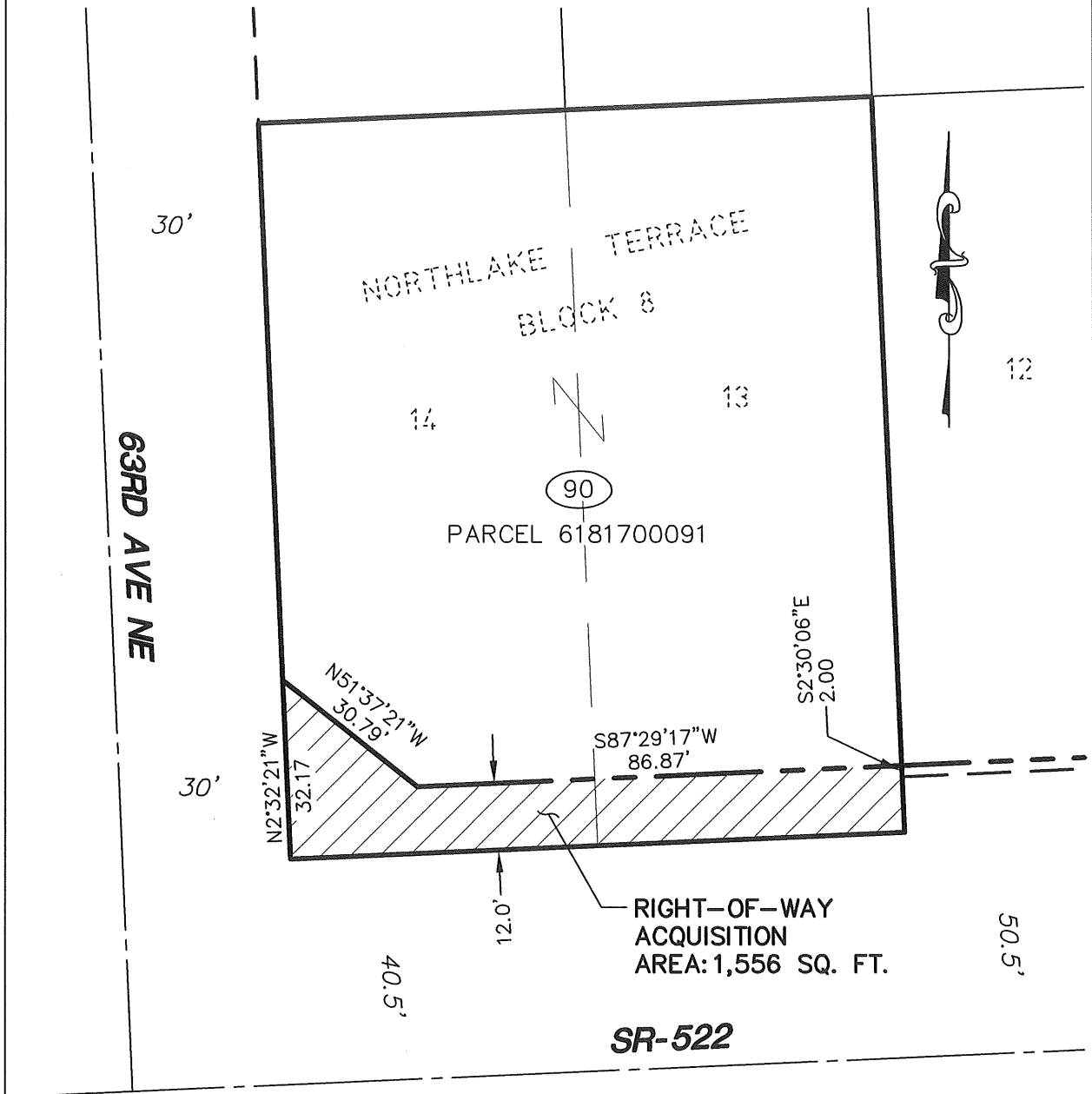
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 14, BEING A POINT ON THE NORTHERLY MARGIN OF STATE ROUTE 522 AND EASTERLY MARGIN OF 63RD AVENUE NORTHEAST; THENCE NORTH $2^{\circ} 32' 21''$ WEST ALONG SAID EASTERLY MARGIN, A DISTANCE OF 32.17 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH $51^{\circ} 37' 21''$ EAST, A DISTANCE OF 30.79 FEET TO A POINT LYING 12.00 FEET NORTHERLY OF SAID NORTHERLY MARGIN, AS MEASURED PERPENDICULAR THEREFROM; THENCE NORTH $87^{\circ} 29' 17''$ EAST PARALELL WITH SAID NORTHERLY MARGIN, A DISTANCE OF 86.87 FEET TO THE EASTERLY LINE OF SAID LOT 13, BEING THE POINT OF TERMINATION.

CONTAINING 1,556 SQUARE FEET.



EXHIBIT B

RIGHT OF WAY ACQUISITION



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CITY OF KENMORE
SR-522 CORRIDOR IMPROVEMENTS
6302 BOTHELL, LLC
PARCEL 6181700091

SCALE: 1"=30'

DATE: 5/28/13

JOB# 13425

**KC PARCEL 6181700091
SR 522 PROJECT PARCEL 90**

EXHIBIT A

SUBJECT PARCEL:

LOTS 13 AND 14, BLOCK 8, NORTHLAKE TERRACE, ACCORDING TO THE PLAT
THEREOF RECORDED IN VOLUME 33 OF PLATS, PAGE 20, IN KING COUNTY,
WASHINGTON.

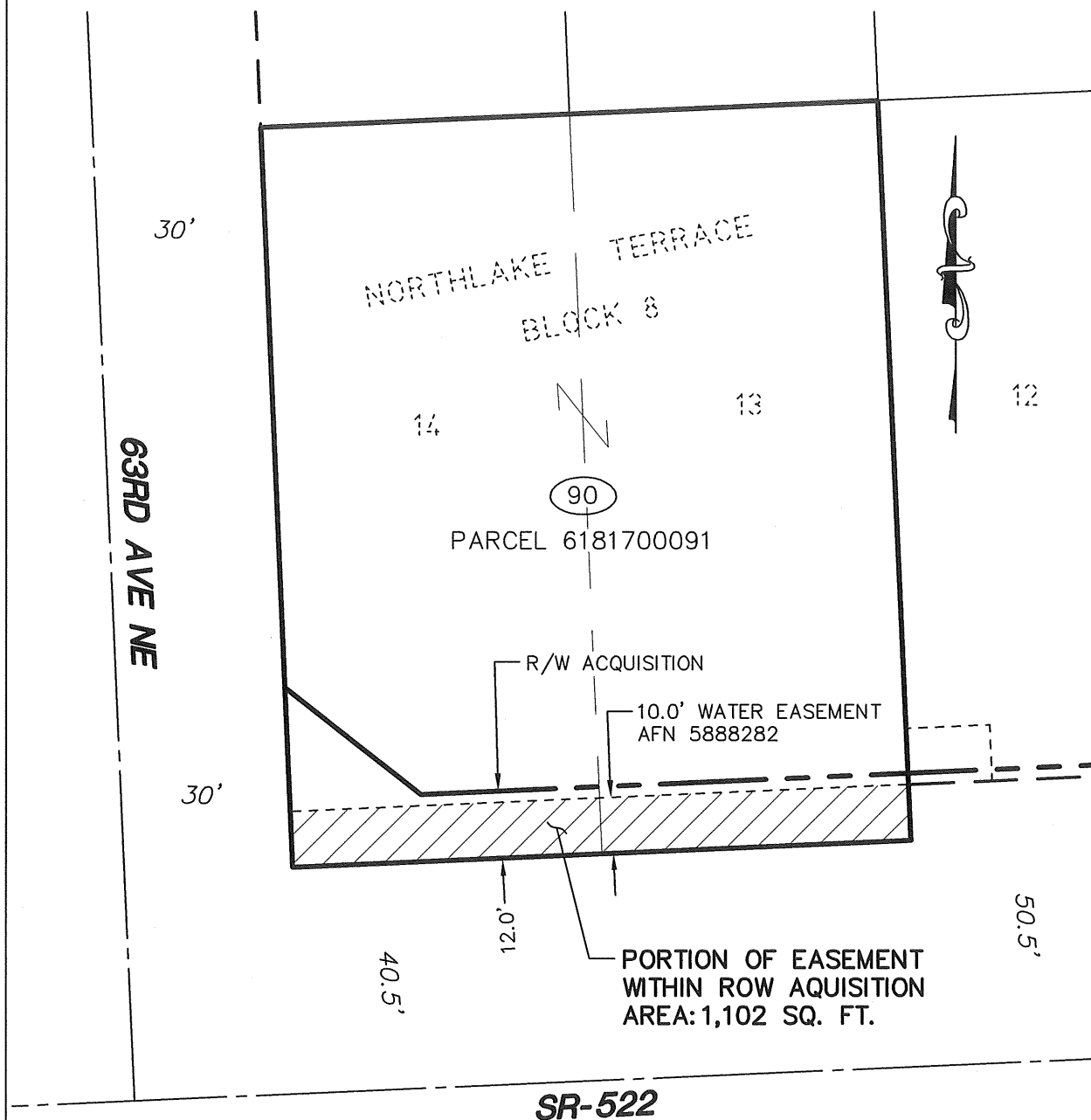
N.U.D. EASEMENT:

THE SOUTHERLY 10.00 FEET OF THE ABOVE DESCRIBED LOT 13 AND LOT 14.
CONTAINING 1,102 SQUARE FEET.



EXHIBIT B

N.U.D. EASEMENT EXHIBIT



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CITY OF KENMORE
SR-522 CORRIDOR IMPROVEMENTS
6302 BOTHELL, LLC
PARCEL 6181700091

SCALE: 1"=30'

DATE: 5/28/13

JOB# 13425

**KC PARCEL 6181700145
SR 522 PROJECT PARCEL 91**

EXHIBIT A

SUBJECT PARCEL:

LOTS 11 AND 12, BLOCK 8, NORTHLAKE TERRACE, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 33 OF PLATS, PAGE 20, IN KING COUNTY, WASHINGTON;

EXCEPT THE SOUTH 10 FEET, AS MEASURED PARALLEL AND PERPENDICULAR TO
THE SOUTH LINE OF SAID LOTS 11 AND 12, AS CONVEYED BY DEED RECORDED
UNDER RECORDING NUMBER 20020130002588.

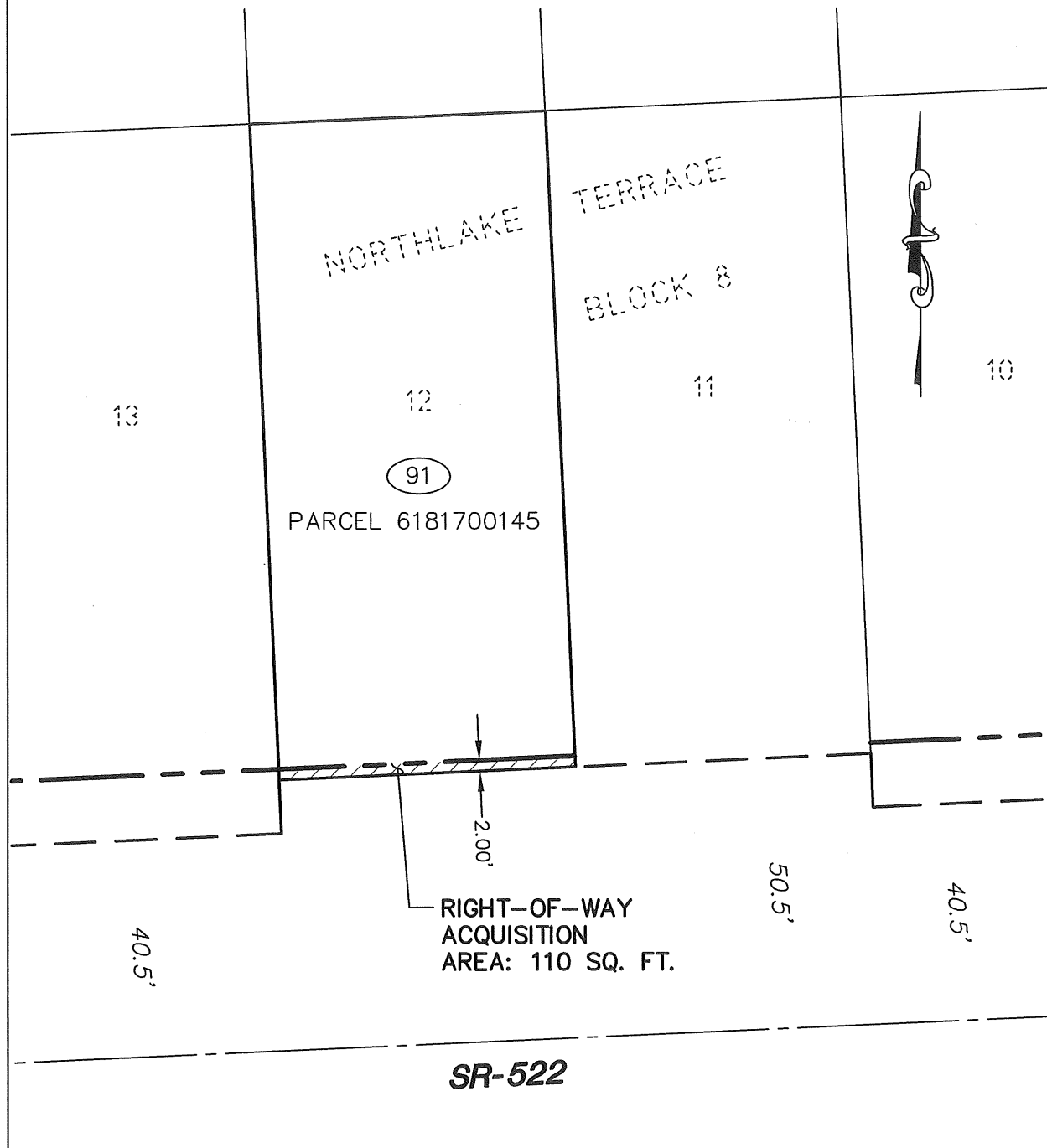
RIGHT OF WAY ACQUISITION:

THE SOUTHERLY 2.00 FEET OF THE ABOVE DESCRIBED LOT 12.

CONTAINING 110 SQUARE FEET.



EXHIBIT B
RIGHT OF WAY ACQUISITION



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CITY OF KENMORE
SR-522 CORRIDOR IMPROVEMENTS
YU-SHENG & HUI-KUAN WANG
PARCEL 6181700145

SCALE: 1"=30'

DATE: 5/30/13

JOB# 13425

**KC PARCEL 6181700145
SR 522 PROJECT PARCEL 91**

EXHIBIT A

SUBJECT PARCEL:

LOTS 11, BLOCK 8, NORTHLAKE TERRACE, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 33 OF PLATS, PAGE 20, IN KING COUNTY, WASHINGTON;

EXCEPT THE SOUTH 10 FEET, AS MEASURED PARALLEL AND PERPENDICULAR TO
THE SOUTH LINE OF SAID LOTS 11 AND 12, AS CONVEYED BY DEED RECORDED
UNDER RECORDING NUMBER 20020130002588.

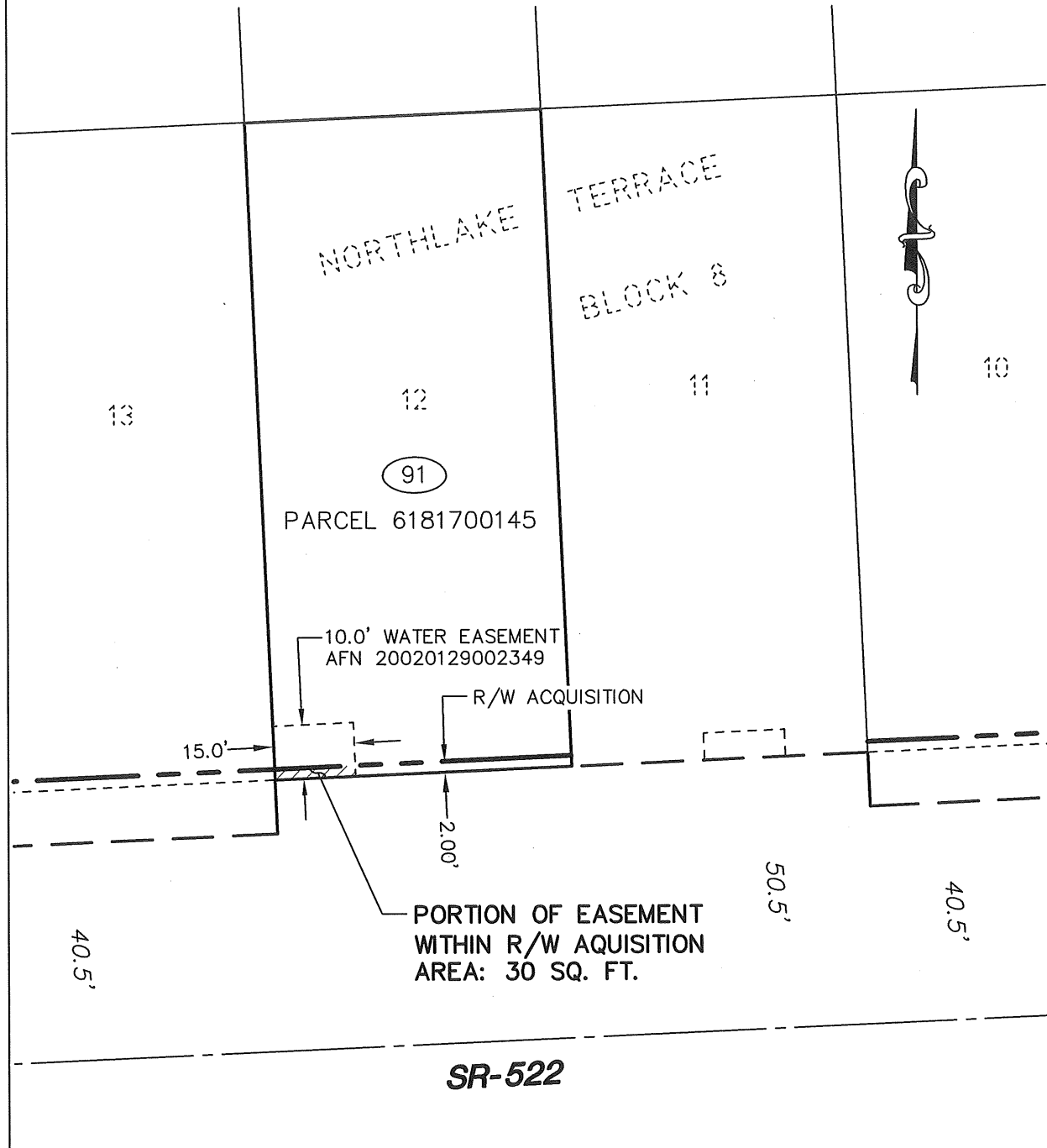
N.U.D EASEMENT:

THE SOUTHERLY 2.00 FEET OF THE WESTERLY 15.00 FEET OF THE ABOVE DESCRIBED
LOT 12.

CONTAINING 30 SQUARE FEET.



EXHIBIT B
N.U.D. EASEMENT EXHIBIT



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CITY OF KENMORE
SR-522 CORRIDOR IMPROVEMENTS
YU-SHENG & HUI-KUAN WANG
PARCEL 6181700145

SCALE: 1"=30'

DATE: 5/30/13

JOB# 13425

**KC PARCEL 6181700145
SR 522 PROJECT PARCEL 91**

EXHIBIT A

SUBJECT PARCEL:

LOTS 11 AND 12, BLOCK 8, NORTHLAKE TERRACE, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 33 OF PLATS, PAGE 20, IN KING COUNTY, WASHINGTON;

EXCEPT THE SOUTH 10 FEET, AS MEASURED PARALLEL AND PERPENDICULAR TO
THE SOUTH LINE OF SAID LOTS 11 AND 12, AS CONVEYED BY DEED RECORDED
UNDER RECORDING NUMBER 20020130002588.

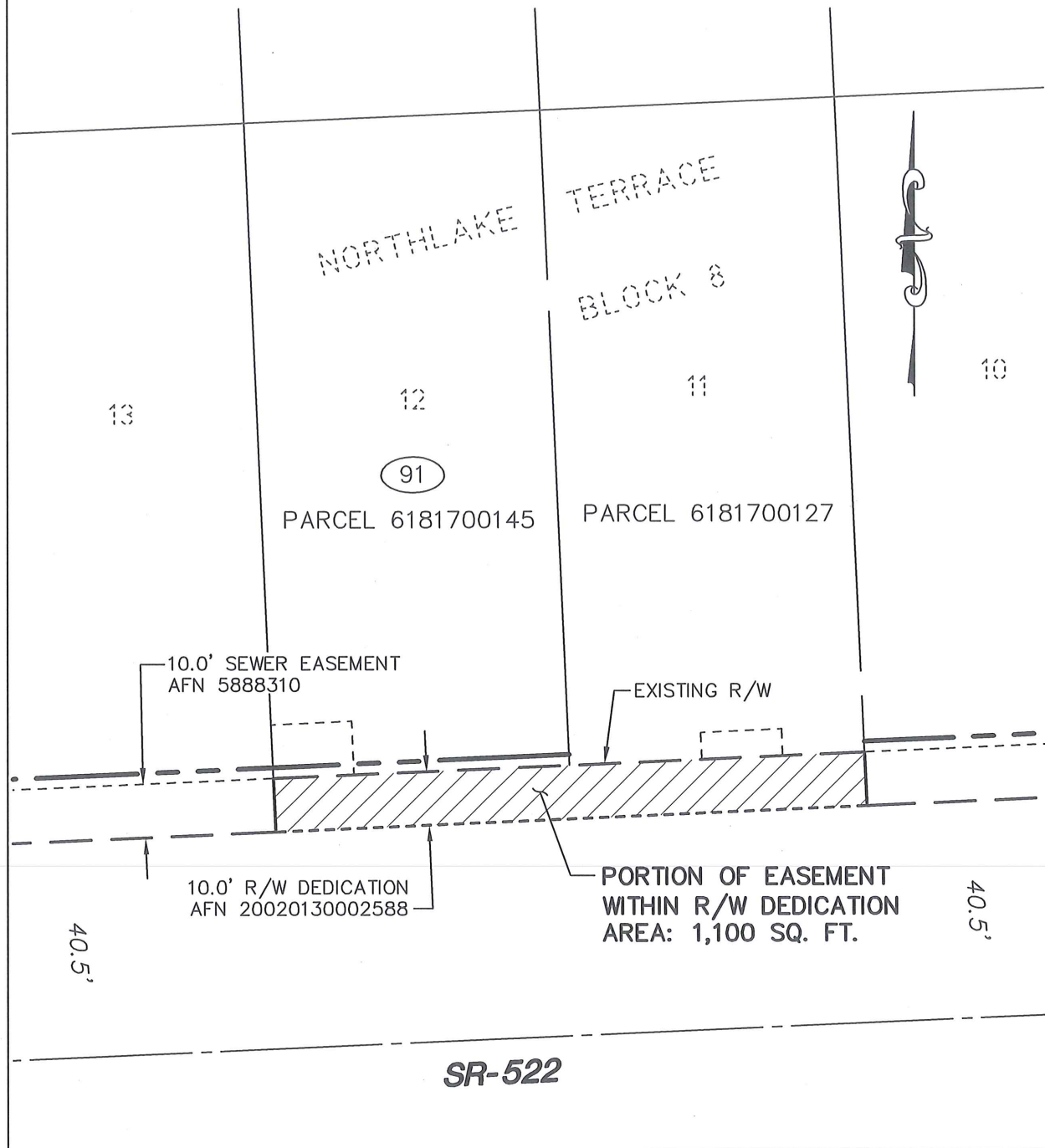
N.U.D EASEMENT:

ALL OF THE ABOVE DESCRIBED SOUTH 10 FEET, AS MEASURED PARALLEL AND
PERPENDICULAR TO THE SOUTH LINE OF SAID LOTS 11 AND 12, AS CONVEYED BY
DEED RECORDED UNDER RECORDING NUMBER 20020130002588.

CONTAINING 1,100 SQUARE FEET.



EXHIBIT B
N.U.D. EASEMENT



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CITY OF KENMORE
SR-522 CORRIDOR IMPROVEMENTS
YU-SHENG & HUI-KUAN WANG
PARCEL 6181700145

SCALE: 1"=30'

DATE: 6/17/13

JOB# 13425

**KC PARCEL 6181700126
PROJECT PARCEL 93**

EXHIBIT A

SUBJECT PARCEL:

THE WEST 30 FEET OF LOT 8 AND ALL OF LOTS 9 AND 10, BLOCK 8, NORTHLAKE TERRACE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 33 OF PLATS, PAGE 20, IN KING COUNTY, WASHINGTON.

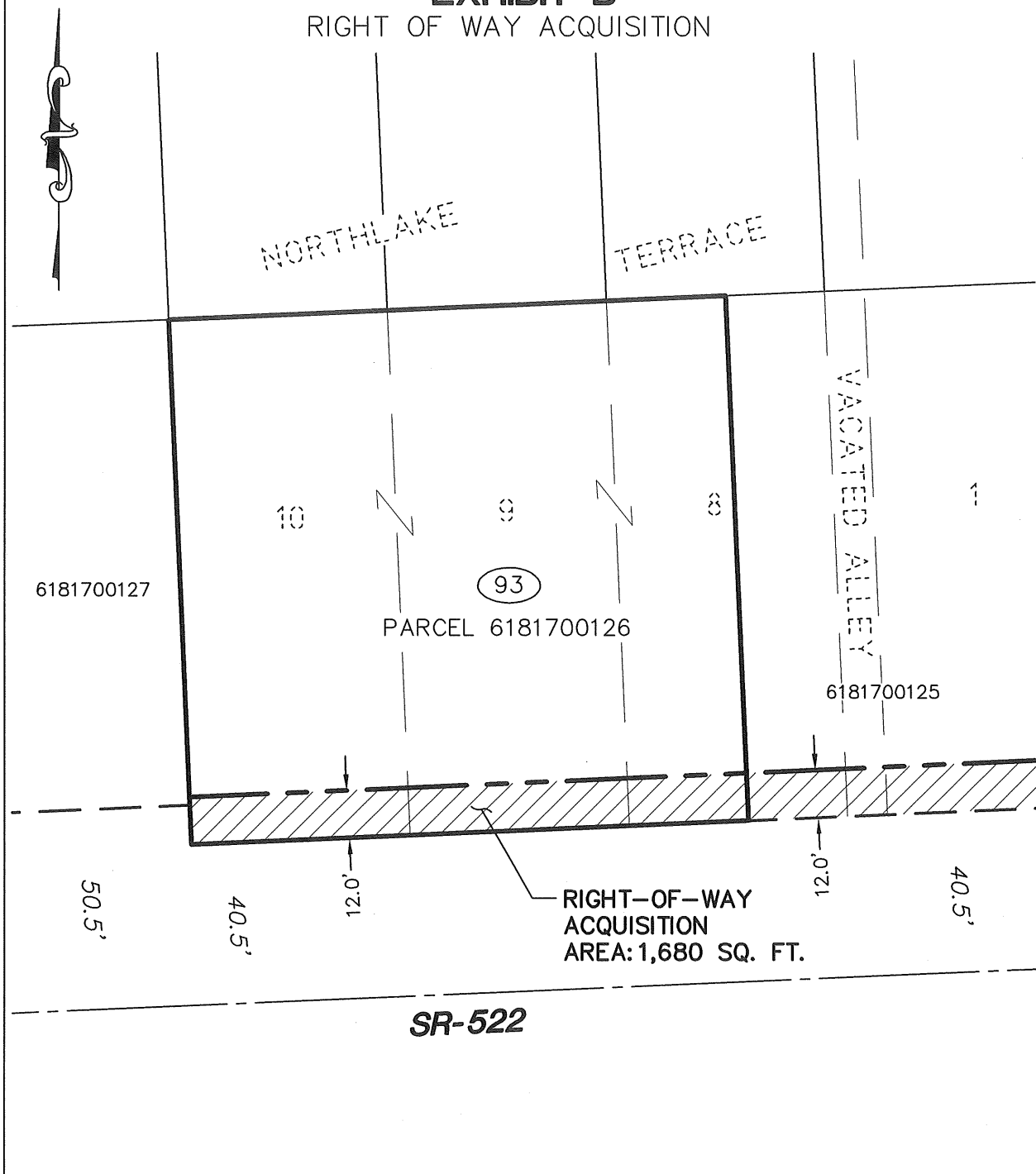
RIGHT OF WAY ACQUISITION:

THE SOUTHERLY 12.00 FEET OF THE ABOVE DESCRIBED LOT 8, LOT 9 AND LOT 10.

CONTAINING 1,680 SQUARE FEET.



EXHIBIT B
RIGHT OF WAY ACQUISITION



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CITY OF KENMORE
SR-522 CORRIDOR IMPROVEMENTS
SFP-B LIMITED PARTNERSHIP
PARCEL 6181700126

SCALE: 1"=40'

DATE: 5/28/13

JOB# 13425

**KC PARCEL 6181700126
PROJECT PARCEL 93**

EXHIBIT A

SUBJECT PARCEL:

THE WEST 30 FEET OF LOT 8 AND ALL OF LOTS 9 AND 10, BLOCK 8, NORTHLAKE TERRACE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 33 OF PLATS, PAGE 20, IN KING COUNTY, WASHINGTON.

N.U.D. EASEMENT:

THE SOUTHERLY 10.00 FEET OF THE ABOVE DESCRIBED LOT 8, LOT 9 AND LOT 10.

CONTAINING 1,400 SQUARE FEET.

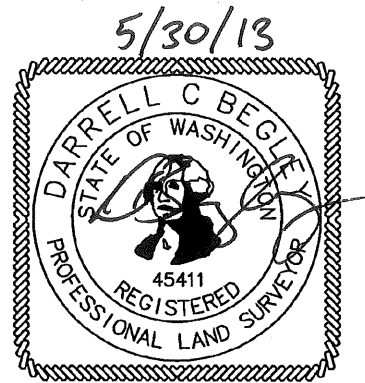
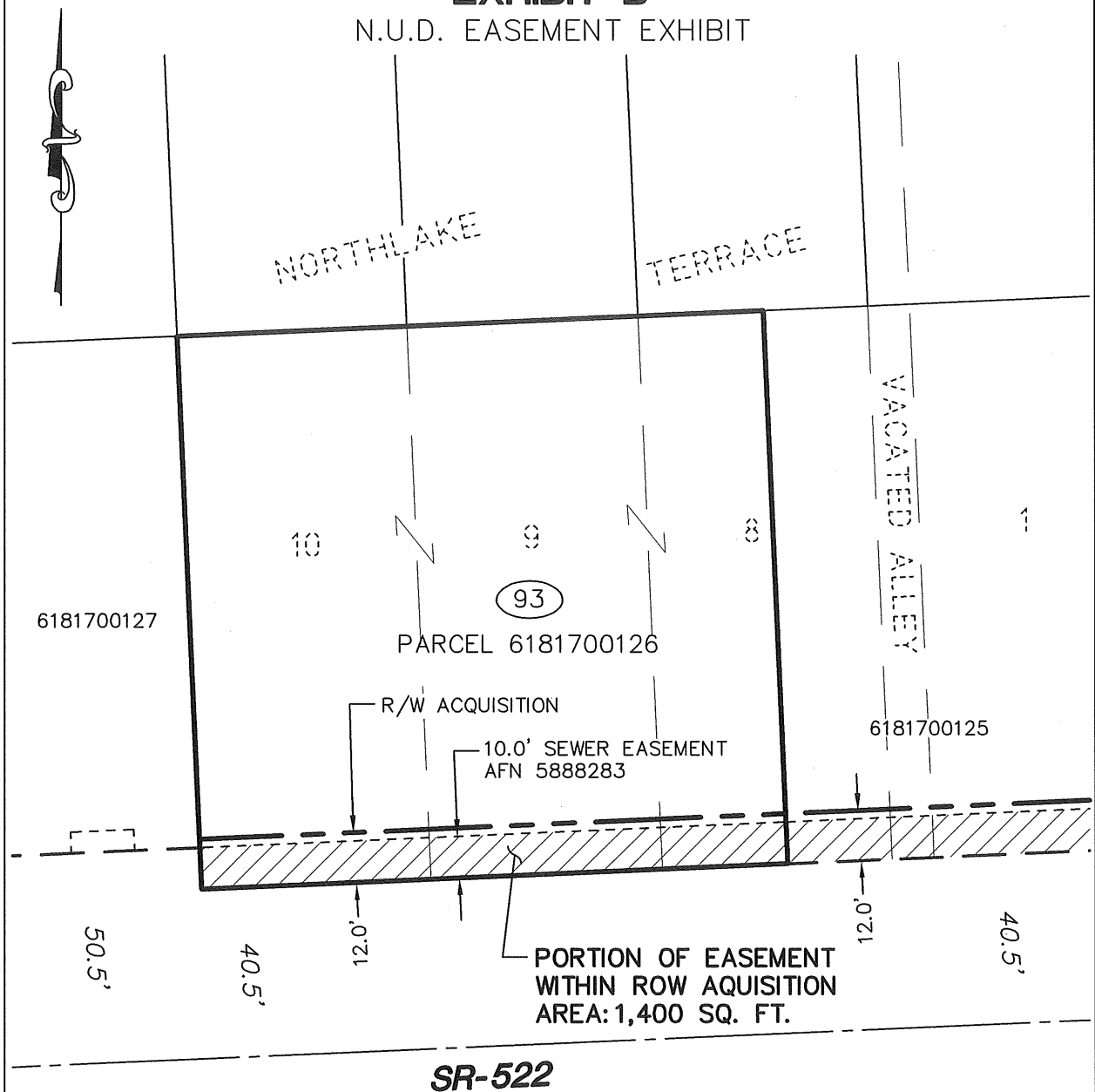


EXHIBIT B

N.U.D. EASEMENT EXHIBIT



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CITY OF KENMORE
SR-522 CORRIDOR IMPROVEMENTS
SFP-B LIMITED PARTNERSHIP
PARCEL 6181700126

SCALE: 1"=40'

DATE: 5/28/13

JOB# 13425

**KC PARCEL 6181700125
PROJECT PARCEL 94**

EXHIBIT A

SUBJECT PARCEL:

THE EAST 25 FEET OF LOT 8, BLOCK 8; THE WEST 25 FEET OF LOT 2, BLOCK 7; THAT PORTION OF THE VACATED 10 FOOT ALLEY LYING BETWEEN LOT 8, BLOCK 8 AND LOT 1, BLOCK 7; AND ALL OF LOT 1, BLOCK 7, NORTHLAKE TERRACE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 33 OF PLATS, PAGE 20, IN KING COUNTY, WASHINGTON.

RIGHT OF WAY ACQUISITION:

THE SOUTHERLY 12.00 FEET OF THE ABOVE DESCRIBED LOT 8, LOT 2, LOT 1 AND THE VACATED ALLEY.

CONTAINING 1,369 SQUARE FEET.



RIGHT OF WAY ACQUISITION



CITY OF KENMORE
SR-522 CORRIDOR IMPROVEMENTS
SFP-B LIMITED PARTNERSHIP
 PARCEL 6181700125

JOB# 13425

**KC PARCEL 6181700125
PROJECT PARCEL 94**

EXHIBIT A

SUBJECT PARCEL:

THE EAST 25 FEET OF LOT 8, BLOCK 8; THE WEST 25 FEET OF LOT 2, BLOCK 7; THAT PORTION OF THE VACATED 10 FOOT ALLEY LYING BETWEEN LOT 8, BLOCK 8 AND LOT 1, BLOCK 7; AND ALL OF LOT 1, BLOCK 7, NORTHLAKE TERRACE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 33 OF PLATS, PAGE 20, IN KING COUNTY, WASHINGTON.

N.U.D. EASEMENT:

THE SOUTHERLY 10.00 FEET OF THE ABOVE DESCRIBED LOT 8, LOT 2, LOT 1 AND THE VACATED ALLEY.

CONTAINING 1,141 SQUARE FEET.

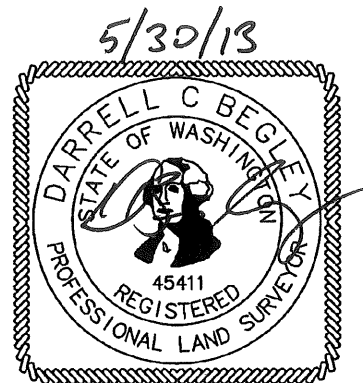
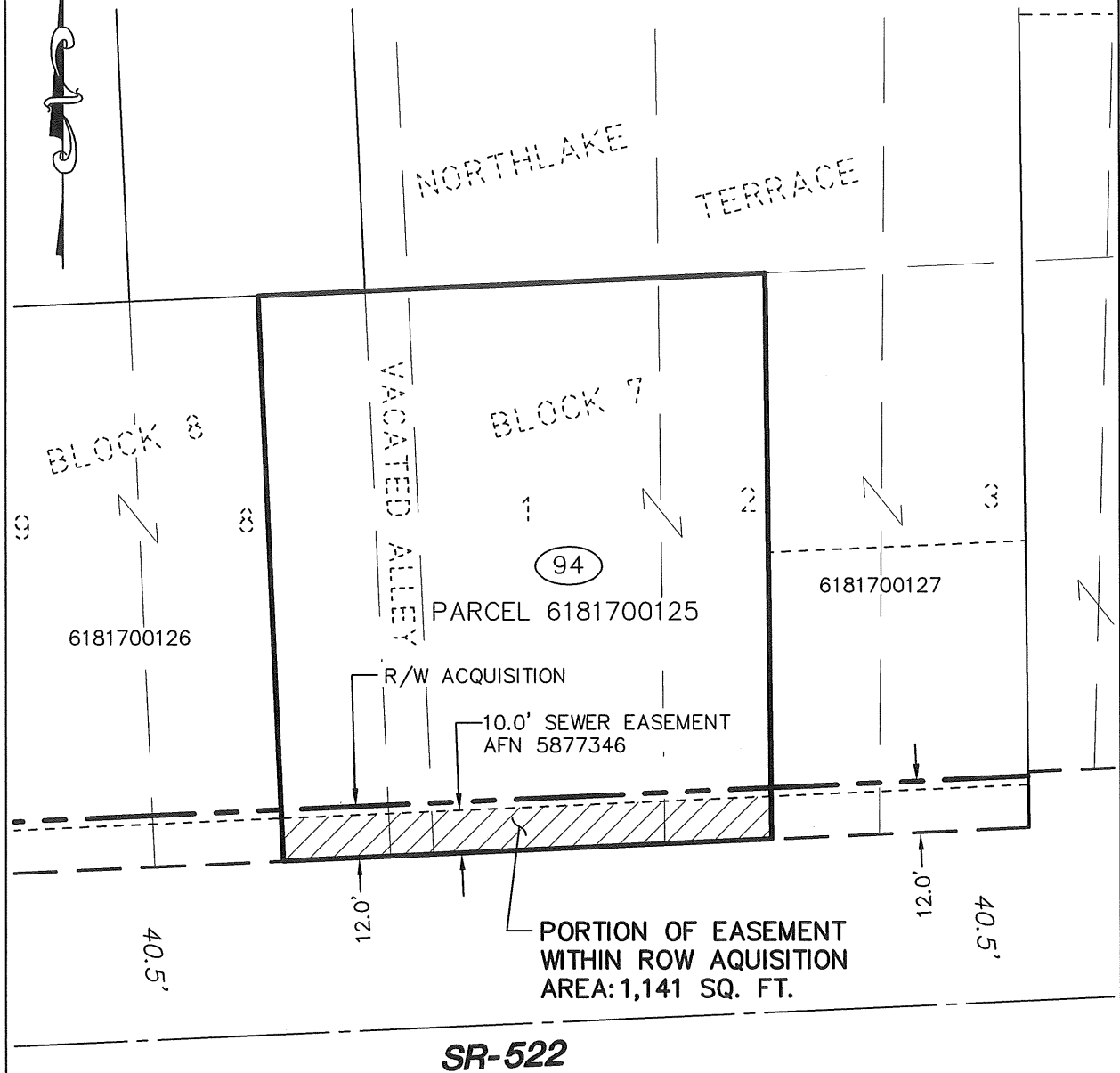


EXHIBIT B

N.U.D. EASEMENT EXHIBIT



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CITY OF KENMORE
SR-522 CORRIDOR IMPROVEMENTS
SFP-B LIMITED PARTNERSHIP
PARCEL 6181700125

SCALE: 1"=40'

DATE: 5/28/13

JOB# 13425

**KC PARCEL 6181700086
PROJECT PARCEL 95**

EXHIBIT A

SUBJECT PARCEL:

LOT 2 OF KING COUNTY SHORT PLAT NUMBER 178076 RECORDED UNDER RECORDING NUMBER 7911070633, RECORDS OF KING COUNTY, WASHINGTON, BEING A PORTION OF LOTS 2 THROUGH 6, INCLUSIVE, AND LOTS 10 THROUGH 16, INCLUSIVE, BLOCK 7, NORTHLAKE TERRACE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 33 OF PLATS, PAGE 20, IN KING COUNTY, WASHINGTON.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER THAT PORTION OF LOT 1, AS DEPICTED ON SAID SHORT PLAT.

RIGHT OF WAY ACQUISITION:

THE SOUTHERLY 12.00 FEET OF THE ABOVE DESCRIBED LOT 2.

CONTAINING 721 SQUARE FEET.

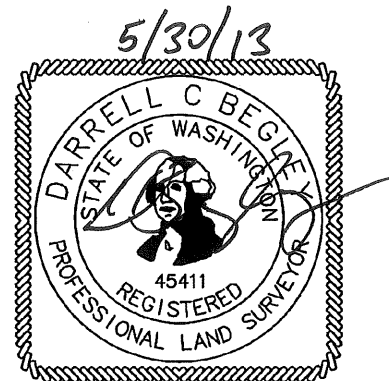
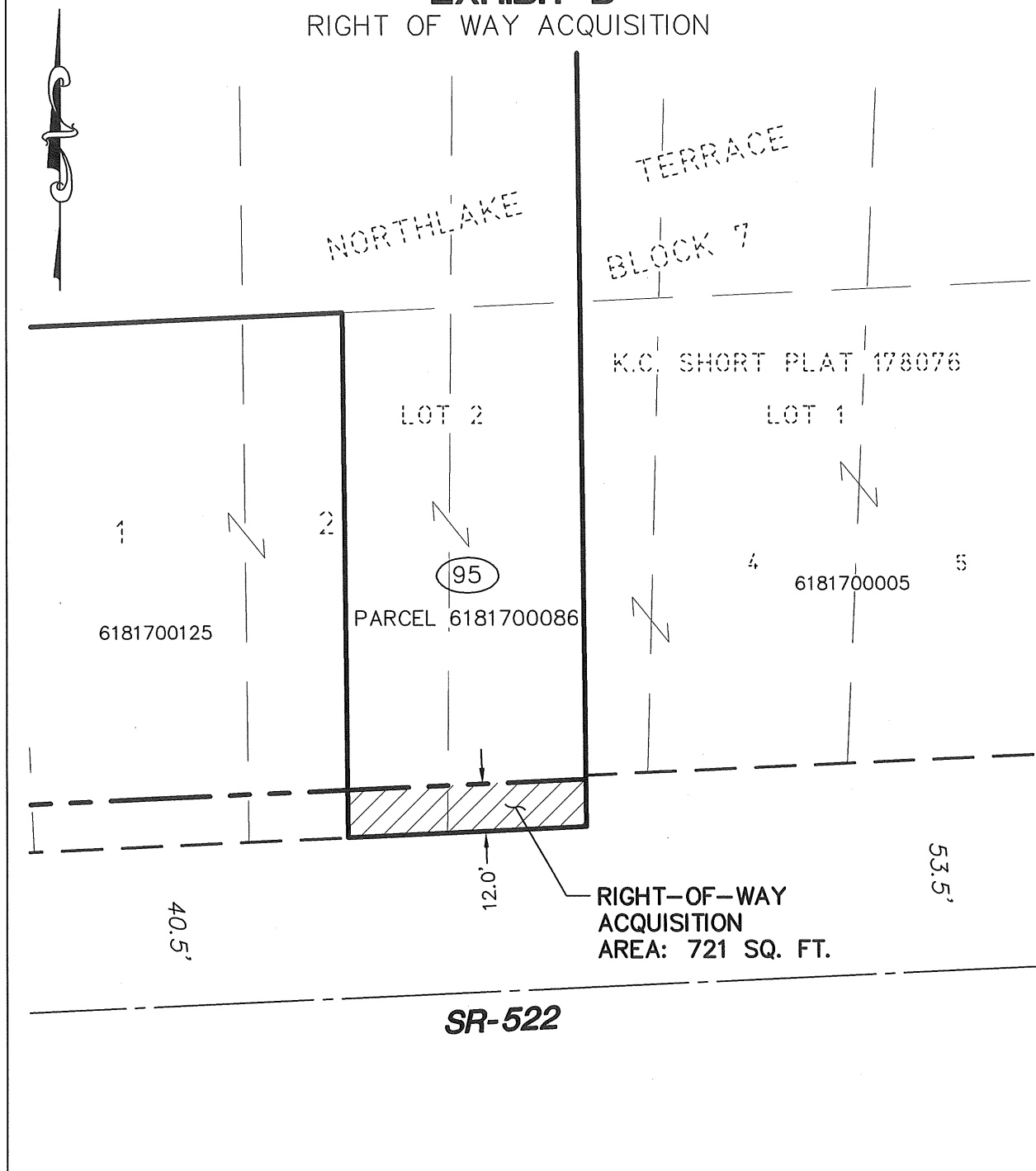


EXHIBIT B
RIGHT OF WAY ACQUISITION



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CITY OF KENMORE
SR-522 CORRIDOR IMPROVEMENTS
KENMORE INVESTMENT PROPERTIES, LLC
PARCEL 6181700086

SCALE: 1"=40'

DATE: 5/28/13

JOB# 13425

**KC PARCEL 6181700086
PROJECT PARCEL 95**

EXHIBIT A

SUBJECT PARCEL:

LOT 2 OF KING COUNTY SHORT PLAT NUMBER 178076 RECORDED UNDER RECORDING NUMBER 7911070633, RECORDS OF KING COUNTY, WASHINGTON, BEING A PORTION OF LOTS 2 THROUGH 6, INCLUSIVE, AND LOTS 10 THROUGH 16, INCLUSIVE, BLOCK 7, NORTHLAKE TERRACE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 33 OF PLATS, PAGE 20, IN KING COUNTY, WASHINGTON.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER THAT PORTION OF LOT 1, AS DEPICTED ON SAID SHORT PLAT.

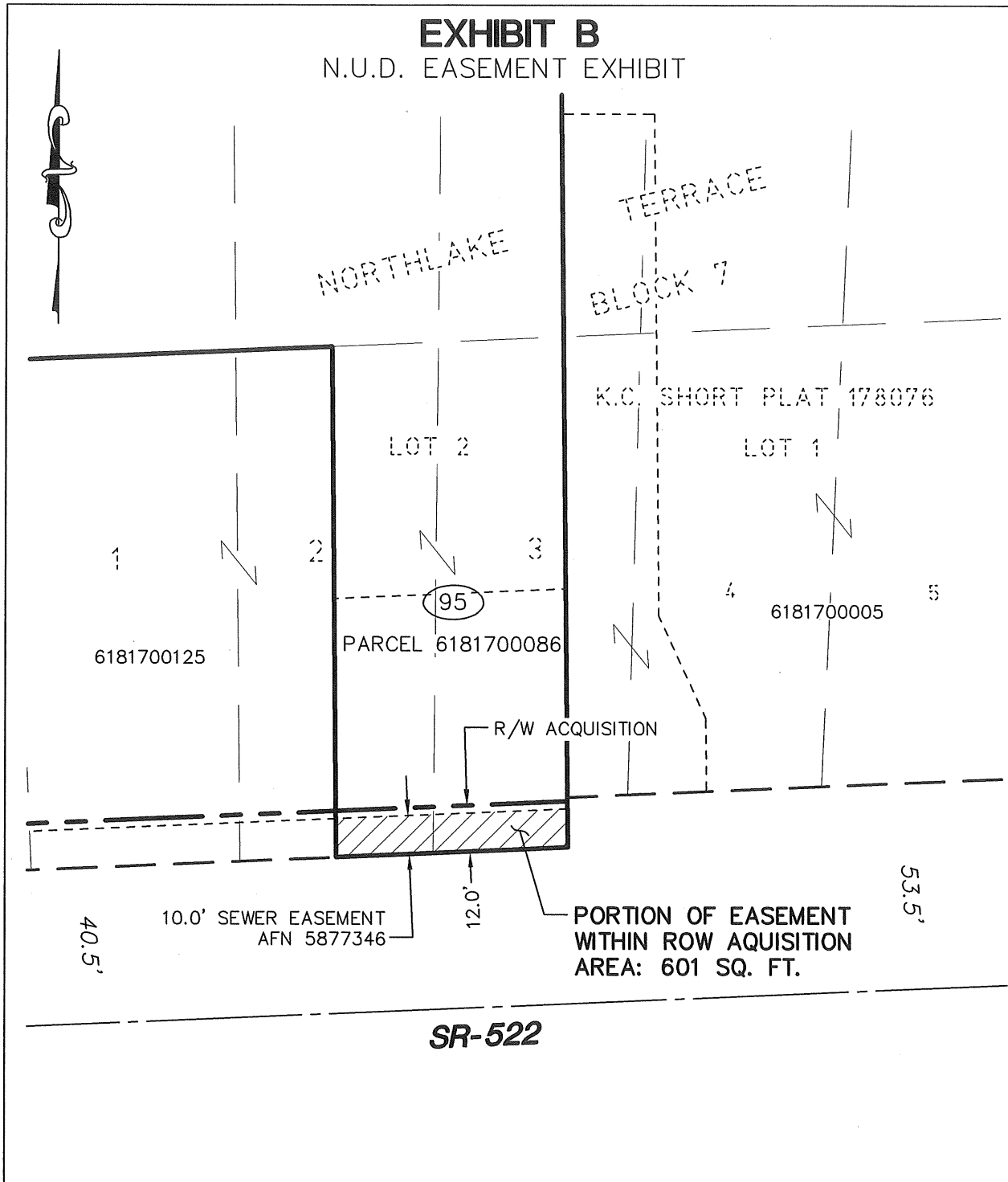
N.U.D. EASEMENT:

THE SOUTHERLY 10.00 FEET OF THE ABOVE DESCRIBED LOT 2.

CONTAINING 601 SQUARE FEET.



EXHIBIT B
N.U.D. EASEMENT EXHIBIT



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CITY OF KENMORE
SR-522 CORRIDOR IMPROVEMENTS
KENMORE INVESTMENT PROPERTIES, LLC
PARCEL 6181700086

SCALE: 1"=40'

DATE: 5/28/13

JOB# 13425

**KC PARCEL 6181700005
PROJECT PARCEL 96**

EXHIBIT A

SUBJECT PARCEL:

LOT 1 OF KING COUNTY SHORT PLAT NUMBER 178076 RECORDED UNDER RECORDING NUMBER 7911070633, RECORDS OF KING COUNTY, WASHINGTON, BEING A PORTION OF LOTS 2 THROUGH 6, INCLUSIVE, AND LOTS 10 THROUGH 16, INCLUSIVE, BLOCK 7, NORTHLAKE TERRACE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 33 OF PLATS, PAGE 20, IN KING COUNTY, WASHINGTON.

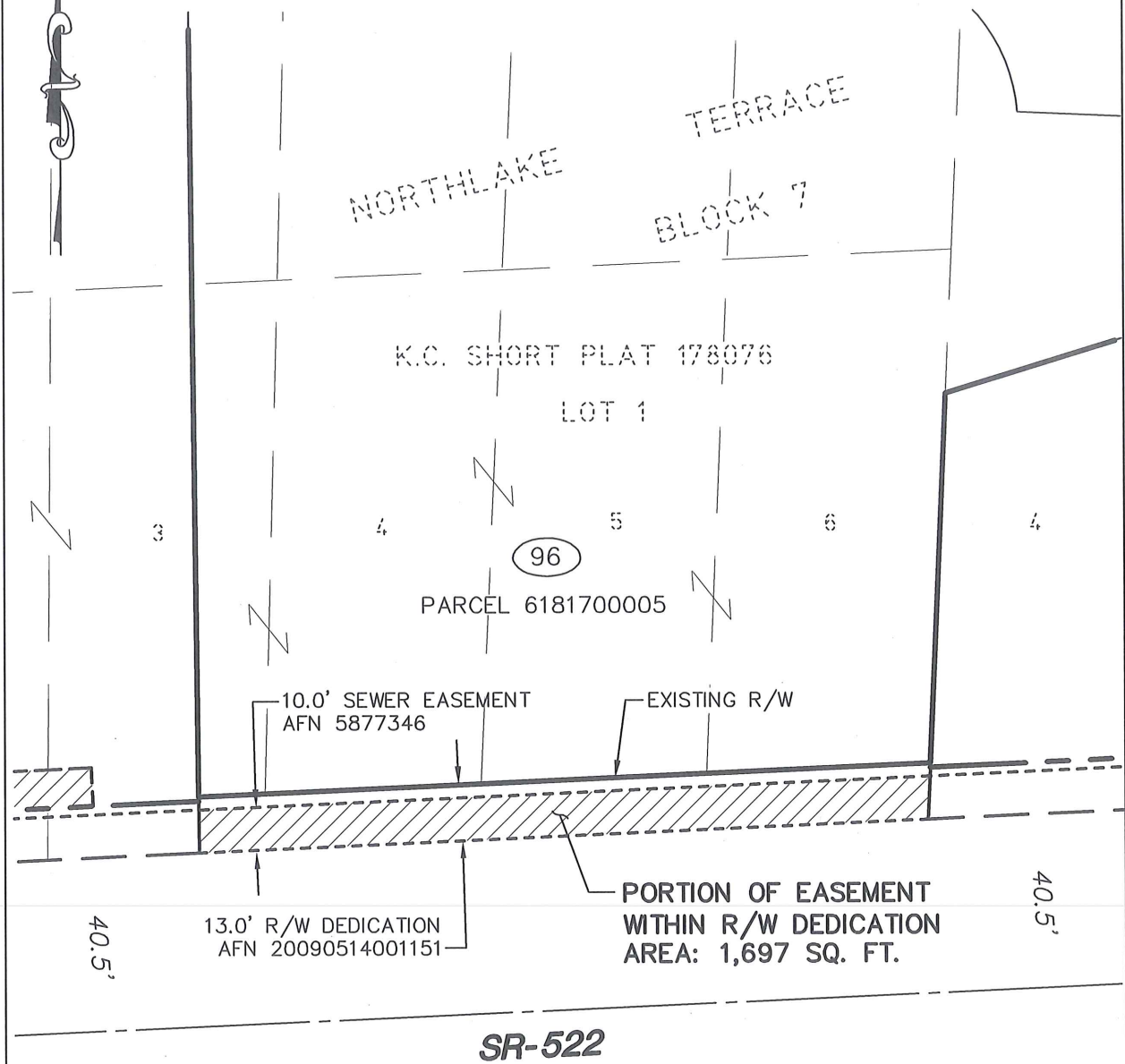
N.U.D. EASEMENT:

THE SOUTHERLY 10.00 FEET OF THE 13.00 FOOT WIDE RIGHT-OF-WAY DEDICATION AS DESCRIBED IN DOCUMENT NUMBER 20090514001151, RECORDS OF KING COUNTY, STATE OF WASHINGTON.

CONTAINING 1,697 SQUARE FEET MORE OR LESS.



EXHIBIT B
N.U.D. EASEMENT



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CITY OF KENMORE
SR-522 CORRIDOR IMPROVEMENTS
KENMORE LAKEVIEW LLC
PARCEL 6181700005

SCALE: 1"=40'
DATE: 6/17/13

JOB# 13425

**KC PARCEL 7946300230
PROJECT PARCEL 97**

EXHIBIT A

SUBJECT PARCEL:

LOTS 4, 5 AND 6, BLOCK 7, W.C. SQUIRE'S PLAT OF KENMORE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 62, IN KING COUNTY, WASHINGTON AND THAT PORTION OF THE FOLLOWING DESCRIBED TRACT LYING WESTERLY OF THE NORTHERLY PRODUCTION OF THE EAST LINE OF THE ABOVE DESCRIBED LOT 6; THAT PORTION OF LOT 8, BLOCK 7, NORTHLAKE TERRACE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 33 OF PLATS, PAGE 20, IN KING COUNTY, WASHINGTON, LYING SOUTH OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 8, SOUTH 2°52'54" WEST 126.65 FEET FROM THE NORTHWEST CORNER OF SAID LOT; THENCE NORTH 83°55'21" EAST TO A POINT ON THE EAST LINE OF SAID LOT 8; THENCE EASTERLY, IN A STRAIGHT LINE THROUGH SAID LOT 7 AND THROUGH LOT 13, BLOCK 7, W.C. SQUIRE'S PLAT OF KENMORE, TO A POINT ON THE EAST LINE OF SAID LOT 13, WHICH IS 115.55 FEET SOUTH 2°52'54" WEST FROM THE NORTHEAST CORNER THEREOF.

RIGHT OF WAY ACQUISITION:

ALL THAT PORTION OF THE ABOVE DESCRIBED LOT 4 AND LOT 5, LYING SOUTHERLY OF A LINE BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

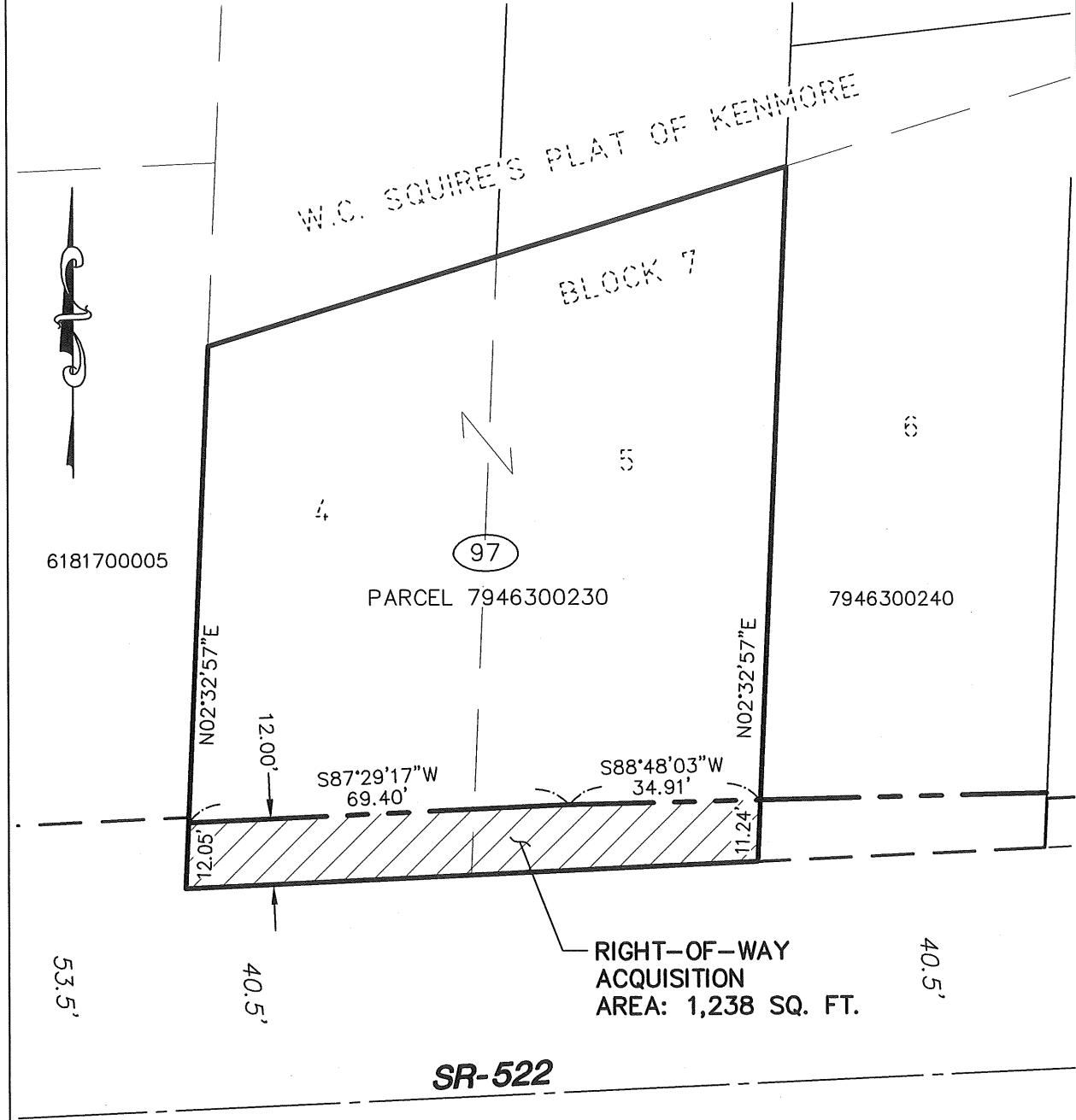
COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 5, BEING A POINT ON THE NORTHERLY MARGIN OF STATE ROUTE 522; THENCE NORTH 2° 32' 57" EAST ALONG THE EASTERLY LINE OF SAID LOT 5, A DISTANCE OF 11.24 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 88° 48' 03" WEST, A DISTANCE OF 34.91 FEET TO A POINT 12.00 FEET NORTHERLY OF SAID NORTHERLY MARGIN, AS MEASURED PERPENDICULAR THEREFROM; THENCE SOUTH 87° 29' 17" WEST PARALLEL WITH SAID MARGIN, A DISTANCE OF 69.40 FEET TO THE WESTERLY LINE OF SAID LOT 4, BEING THE POINT OF TERMINATION.

CONTAINING 1,238 SQUARE FEET.



EXHIBIT B

RIGHT OF WAY ACQUISITION



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CITY OF KENMORE
SR-522 CORRIDOR IMPROVEMENTS
IVARS REAL ESTATE ASSOC.
PARCEL 7946300230

SCALE: 1"=30'

DATE: 5/28/13

JOB# 13425

**KC PARCEL 7946300230
PROJECT PARCEL 97**

EXHIBIT A

SUBJECT PARCEL:

LOTS 4, 5 AND 6, BLOCK 7, W.C. SQUIRE'S PLAT OF KENMORE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 62, IN KING COUNTY, WASHINGTON AND THAT PORTION OF THE FOLLOWING DESCRIBED TRACT LYING WESTERLY OF THE NORTHERLY PRODUCTION OF THE EAST LINE OF THE ABOVE DESCRIBED LOT 6; THAT PORTION OF LOT 8, BLOCK 7, NORTHLAKE TERRACE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 33 OF PLATS, PAGE 20, IN KING COUNTY, WASHINGTON, LYING SOUTH OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 8, SOUTH 2°52'54" WEST 126.65 FEET FROM THE NORTHWEST CORNER OF SAID LOT; THENCE NORTH 83°55'21" EAST TO A POINT ON THE EAST LINE OF SAID LOT 8; THENCE EASTERLY, IN A STRAIGHT LINE THROUGH SAID LOT 7 AND THROUGH LOT 13, BLOCK 7, W.C. SQUIRE'S PLAT OF KENMORE, TO A POINT ON THE EAST LINE OF SAID LOT 13, WHICH IS 115.55 FEET SOUTH 2°52'54" WEST FROM THE NORTHEAST CORNER THEREOF.

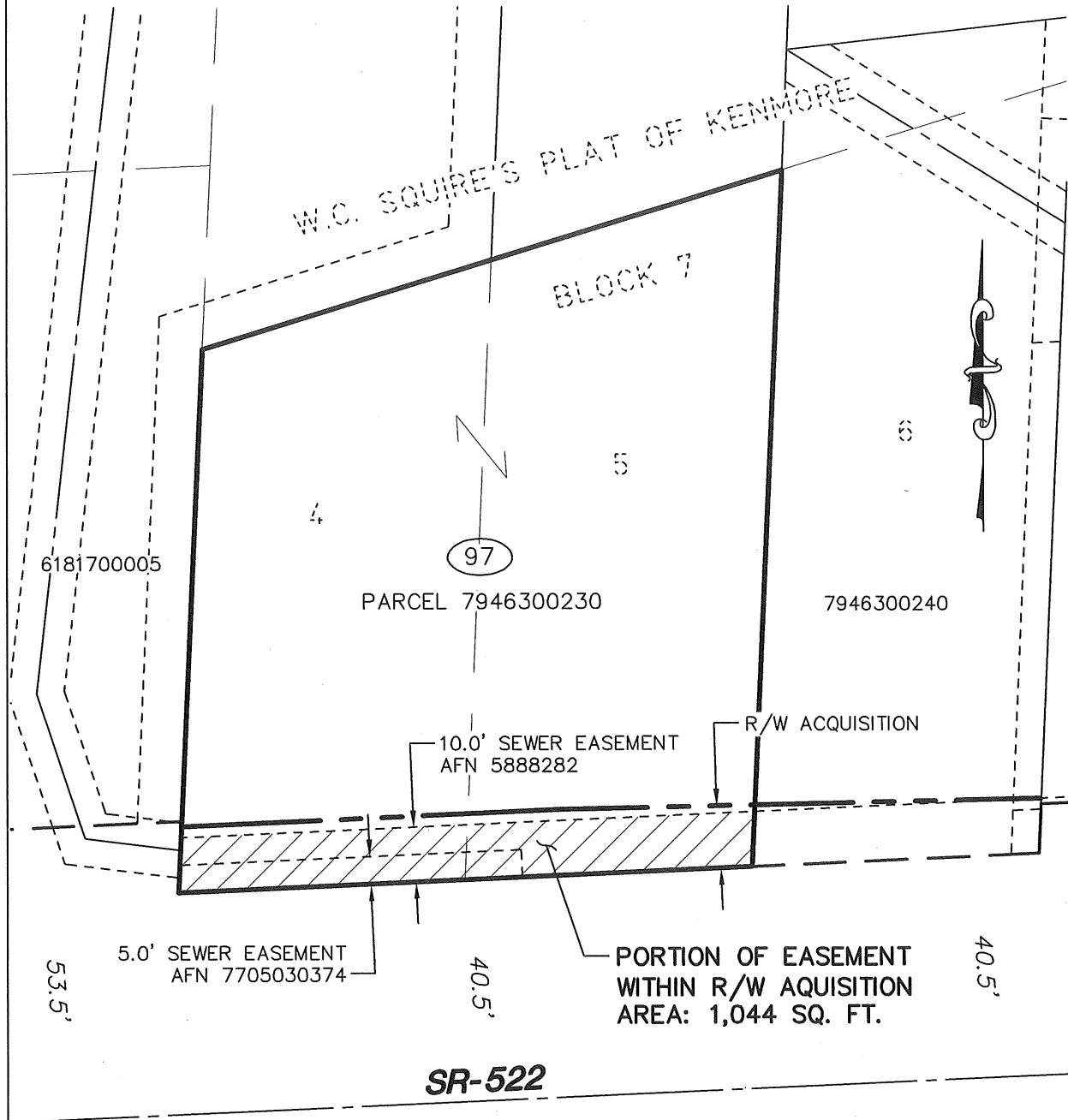
N.U.D. EASEMENT:

THE SOUTHERLY 10.00 FEET OF THE ABOVE DESCRIBED LOT 4 AND LOT 5.

CONTAINING 1,044 SQUARE FEET.



EXHIBIT B
N.U.D. EASEMENT EXHIBIT



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CITY OF KENMORE
SR-522 CORRIDOR IMPROVEMENTS
IVARS REAL ESTATE ASSOC.
PARCEL 7946300230

SCALE: 1"=30'

DATE: 5/30/13

JOB# 13425

**KC PARCEL 7946300240
PROJECT PARCEL 98**

EXHIBIT A

SUBJECT PARCEL:

LOTS 4, 5 AND 6, BLOCK 7, W.C. SQUIRE'S PLAT OF KENMORE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 62, IN KING COUNTY, WASHINGTON AND THAT PORTION OF THE FOLLOWING DESCRIBED TRACT LYING WESTERLY OF THE NORTHERLY PRODUCTION OF THE EAST LINE OF THE ABOVE DESCRIBED LOT 6; THAT PORTION OF LOT 8, BLOCK 7, NORTHLAKE TERRACE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 33 OF PLATS, PAGE 20, IN KING COUNTY, WASHINGTON, LYING SOUTH OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 8, SOUTH 2°52'54" WEST 126.65 FEET FROM THE NORTHWEST CORNER OF SAID LOT; THENCE NORTH 83°55'21" EAST TO A POINT ON THE EAST LINE OF SAID LOT 8; THENCE EASTERLY, IN A STRAIGHT LINE THROUGH SAID LOT 7 AND THROUGH LOT 13, BLOCK 7, W.C. SQUIRE'S PLAT OF KENMORE, TO A POINT ON THE EAST LINE OF SAID LOT 13, WHICH IS 115.55 FEET SOUTH 2°52'54" WEST FROM THE NORTHEAST CORNER THEREOF.

RIGHT OF WAY ACQUISITION:

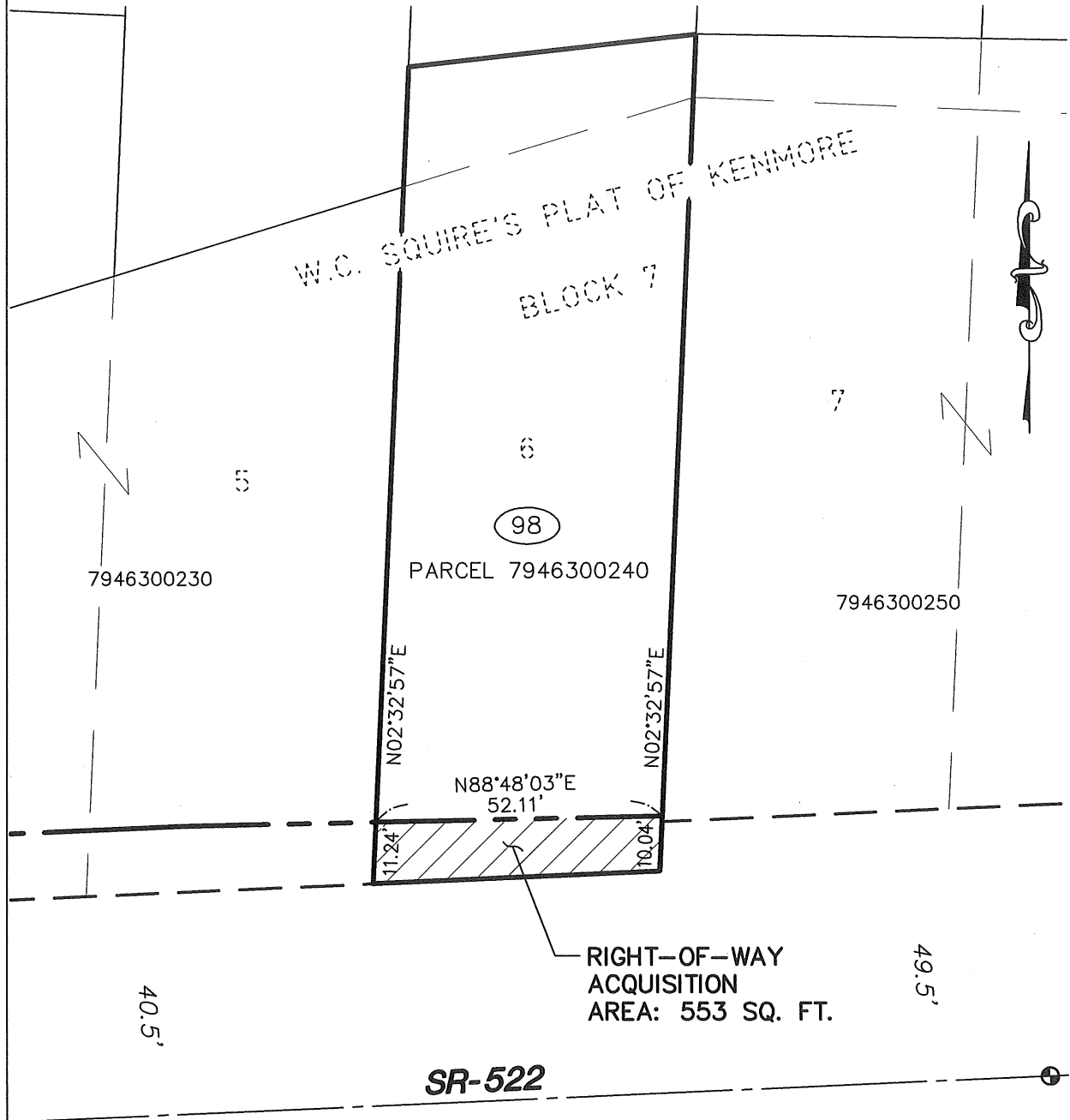
ALL THAT PORTION OF THE ABOVE DESCRIBED LOT 6, LYING SOUTHERLY OF A LINE BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 6, BEING A POINT ON THE NORTHERLY MARGIN OF STATE ROUTE 522; THENCE NORTH 2° 32' 57" EAST ALONG THE WESTERLY LINE OF SAID LOT 6, A DISTANCE OF 11.24 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 88° 48' 03" EAST, A DISTANCE OF 52.11 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 6, DISTANT THEREON NORTH 2° 32' 57" EAST, A DISTANCE OF 10.04 FEET FROM THE SOUTHEAST CORNER THEREOF, BEING THE POINT OF TERMINATION.

CONTAINING 553 SQUARE FEET.



EXHIBIT B
RIGHT OF WAY ACQUISITION



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CITY OF KENMORE
SR-522 CORRIDOR IMPROVEMENTS

IVARS REAL ESTATE ASSOC.

PARCEL 7946300240

SCALE: 1"=30'

DATE: 5/30/13

JOB# 13425

**KC PARCEL 7946300240
PROJECT PARCEL 98**

EXHIBIT A

SUBJECT PARCEL:

LOTS 4, 5 AND 6, BLOCK 7, W.C. SQUIRE'S PLAT OF KENMORE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 62, IN KING COUNTY, WASHINGTON AND THAT PORTION OF THE FOLLOWING DESCRIBED TRACT LYING WESTERLY OF THE NORTHERLY PRODUCTION OF THE EAST LINE OF THE ABOVE DESCRIBED LOT 6; THAT PORTION OF LOT 8, BLOCK 7, NORTHLAKE TERRACE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 33 OF PLATS, PAGE 20, IN KING COUNTY, WASHINGTON, LYING SOUTH OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 8, SOUTH 2°52'54" WEST 126.65 FEET FROM THE NORTHWEST CORNER OF SAID LOT; THENCE NORTH 83°55'21" EAST TO A POINT ON THE EAST LINE OF SAID LOT 8; THENCE EASTERLY, IN A STRAIGHT LINE THROUGH SAID LOT 7 AND THROUGH LOT 13, BLOCK 7, W.C. SQUIRE'S PLAT OF KENMORE, TO A POINT ON THE EAST LINE OF SAID LOT 13, WHICH IS 115.55 FEET SOUTH 2°52'54" WEST FROM THE NORTHEAST CORNER THEREOF.

N.U.D. EASEMENT:

THE SOUTHERLY 10.00 FEET OF THE ABOVE DESCRIBED LOT 6.

CONTAINING 522 SQUARE FEET.

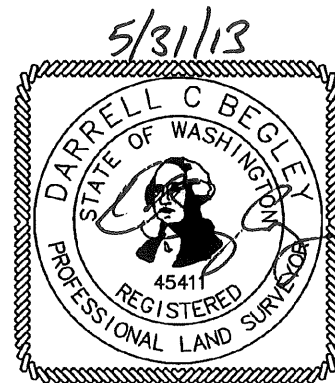
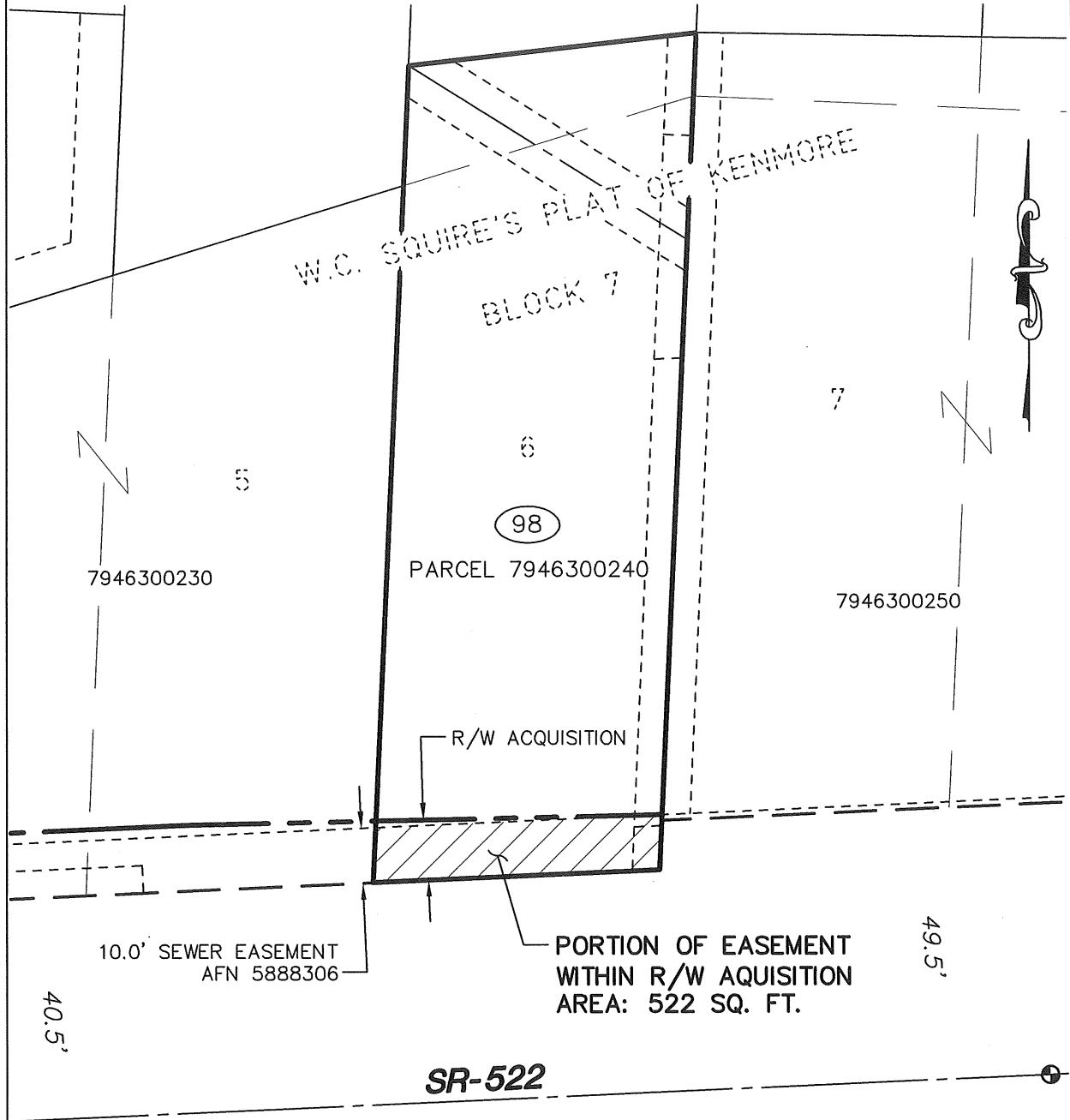


EXHIBIT B

N.U.D. EASEMENT EXHIBIT



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CITY OF KENMORE
SR-522 CORRIDOR IMPROVEMENTS
IVARS REAL ESTATE ASSOC.
PARCEL 7946300240

SCALE: 1"=30'

DATE: 5/30/13

JOB# 13425

**KC PARCEL 1126049010
PROJECT PARCEL 101**

EXHIBIT A

SUBJECT PARCEL:

THAT PORTION OF GOVERNMENT LOT 3, SECTION 11, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER CORNER COMMON TO SECTIONS 2 AND 11, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M, IN KING COUNTY, WASHINGTON; THENCE ALONG THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 11, SOUTH 2° 41' 16" WEST, 1594.03 FEET TO THE SOUTHERLY MARGIN OF NEW STATE HIGHWAY, LAKE FOREST PARK TO BOTHELL; THENCE SOUTH 87° 13' 10" WEST ALONG SAID SOUTHERLY MARGIN, 160 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87° 13' 10" WEST ALONG SAID SOUTHERLY MARGIN, 137.51 FEET; THENCE SOUTH 2° 46' 50" EAST, 79.60 FEET TO THE NORTHERLY MARGIN OF THE NORTHERN PACIFIC RAILWAY RIGHT OF WAY; THENCE EAST ALONG SAID NORTHERLY MARGIN TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS NORTH 2° 46' 50" WEST; THENCE NORTH 2° 46' 50" WEST, 80.51 FEET TO THE TRUE POINT OF BEGINNING.

RIGHT OF WAY ACQUISITION:

ALL THAT PORTION OF THE ABOVE DESCRIBED PARCEL, LYING NORTHERLY OF A LINE BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

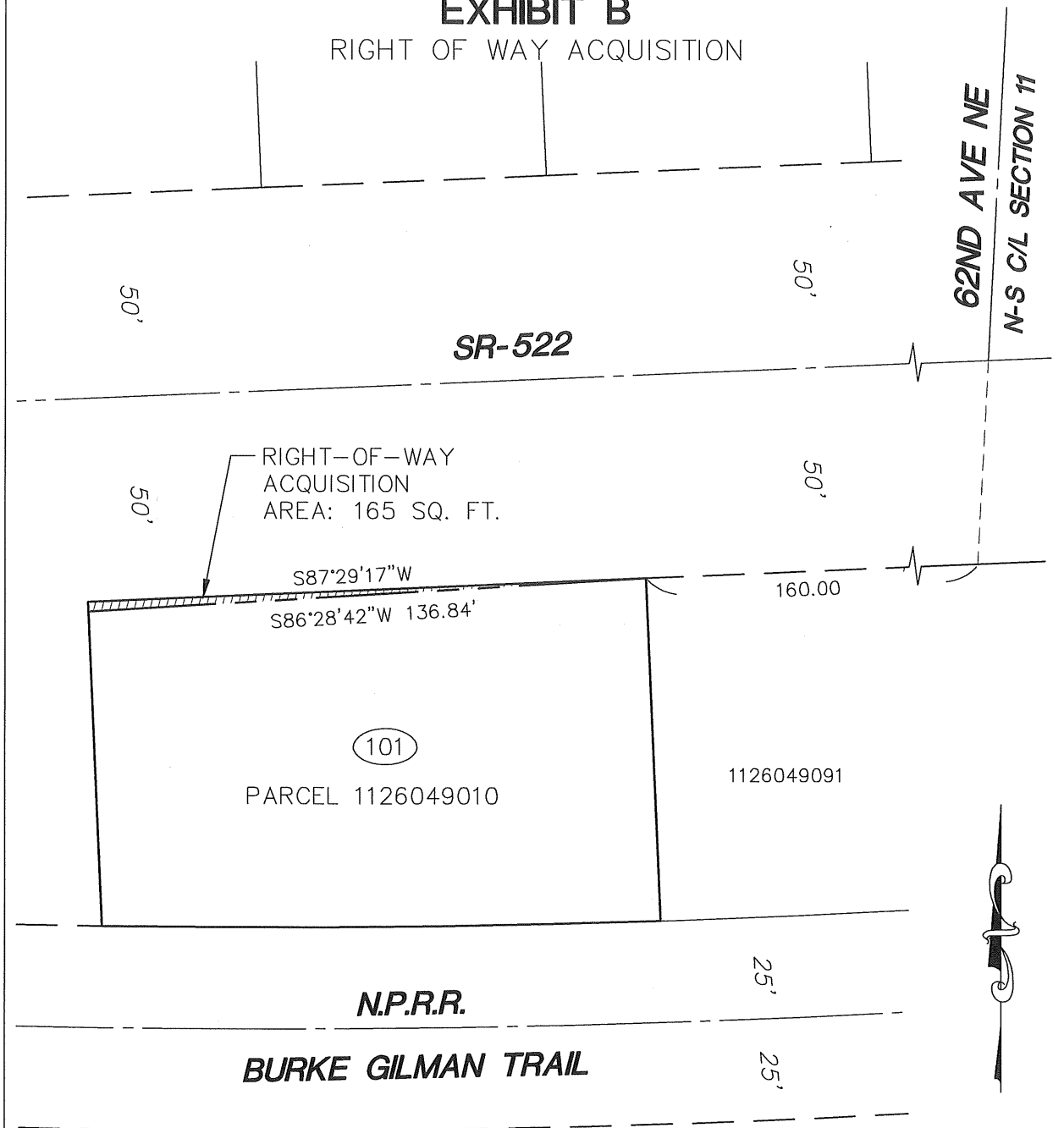
BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL, BEING A POINT ON THE SOUTHERLY MARGIN OF STATE ROUTE 522; THENCE SOUTH 86° 28' 42" WEST, A DISTANCE OF 136.84 FEET TO THE WESTERLY LINE OF SAID PARCEL, BEING A POINT ON THE EASTERLY MARGIN OF SAID STATE ROUTE AND THE POINT OF TERMINATION.

CONTAINING 165 SQUARE FEET.



EXHIBIT B

RIGHT OF WAY ACQUISITION



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CITY OF KENMORE
SR-522 CORRIDOR IMPROVEMENTS
PACIFIC CONVENIENCE & FUELS
PARCEL 1126049010

SCALE: 1"=40'

DATE: 6/4/13

JOB# 13425

ATTACHMENT B

PERMANENT UTILITY EASEMENTS

CITY OF KENMORE
ORDINANCE 13-0357

**KC PARCEL 1126049039
PROJECT PARCEL 77**

EXHIBIT A

SUBJECT PARCEL:

THE EASTERLY 70 FEET OF THE PROPERTY HEREIN DESCRIBED:

THAT PORTION OF GOVERNMENT LOT 3, SECTION 11, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 11; THENCE SOUTH 2°41'16" WEST ALONG THE EAST-WEST CENTER SECTION LINE 1,494.25 FEET TO THE NORTHERLY MARGIN OF P.S.H. NUMBER 2; THENCE ALONG SAID NORTHERLY MARGIN SOUTH 87°14'47" WEST 190.14 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTH MARGIN OF SAID STATE HIGHWAY SOUTH 87°14'47" WEST 244.97 FEET TO THE EASTERLY MARGIN OF 61ST AVENUE NORTHEAST; THENCE ALONG SAID EASTERLY MARGIN NORTH 25°47'10" EAST 142.30 FEET; THENCE NORTH 87°14'47" EAST 176.96 FEET; THENCE SOUTH 2°45'13" EAST 125.00 FEET TO THE TRUE POINT OF BEGINNING; EXCEPT PORTION THEREOF CONVEYED TO KING COUNTY, WASHINGTON FOR STREET PURPOSES BY DEED RECORDED UNDER RECORDING NUMBER 5946479.

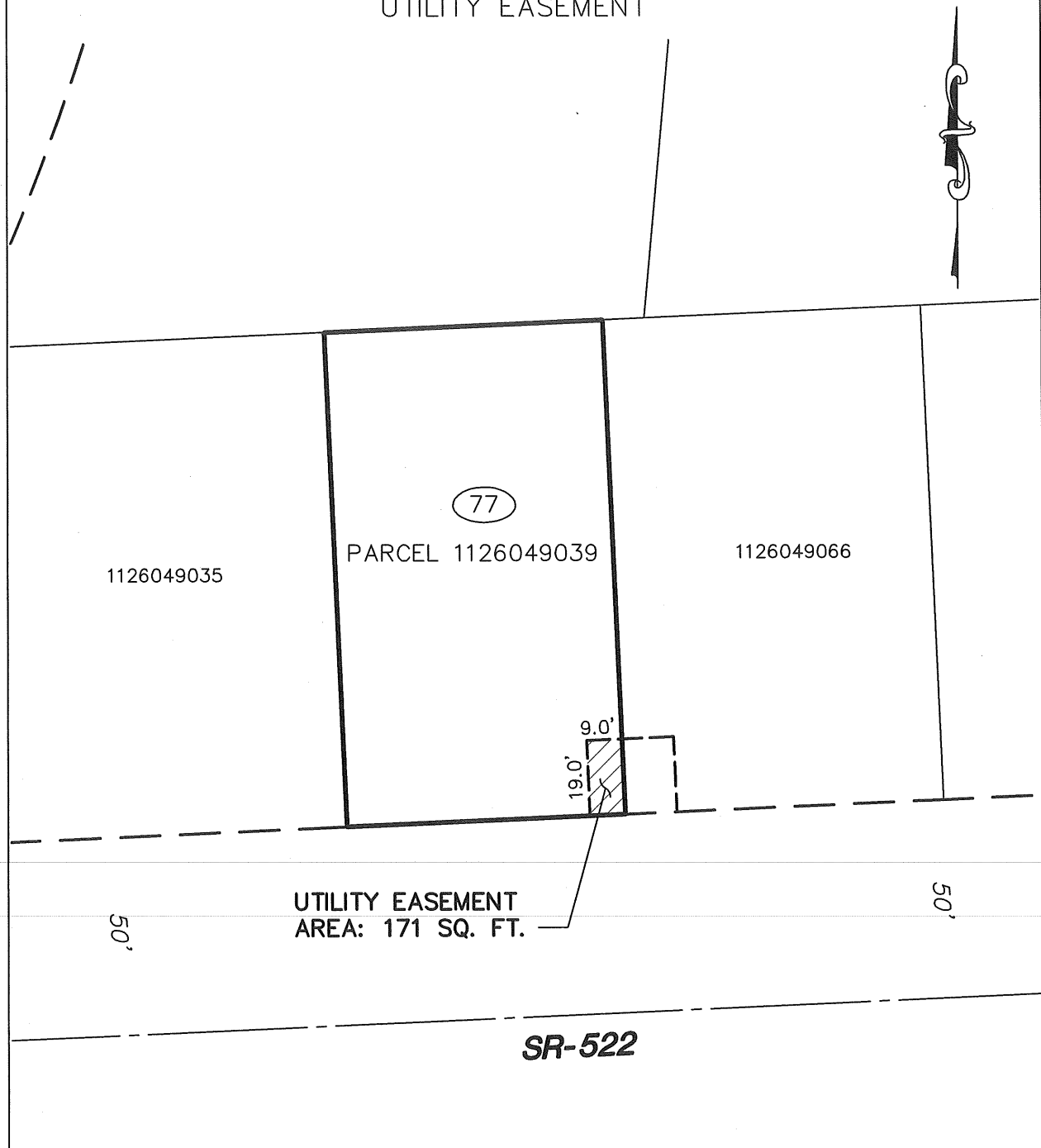
PERMANENT UTILITY EASEMENT:

THE SOUTHERLY 19.00 FEET OF THE EASTERLY 9.00 FEET OF THE ABOVE DESCRIBED PARCEL, THE SOUTHERLY LINE OF WHICH BEING 50.00 FEET NORTH OF THE CENTERLINE OF STATE ROUTE 522.

CONTAINING 171 SQUARE FEET.



EXHIBIT B
UTILITY EASEMENT



11255 Kirkland Way, Suite 300
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.....
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CITY OF KENMORE
SR-522 CORRIDOR IMPROVEMENTS
ALTA MAXINE MELVIN
PARCEL 1126049039

SCALE: 1"=40'

DATE: 6/17/13

JOB# 13425

**KC PARCEL 1126049066
PROJECT PARCEL 78**

EXHIBIT A

SUBJECT PARCEL:

THAT PORTION OF GOVERNMENT LOT 3, SECTION 11, TOWNSHIP 26 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

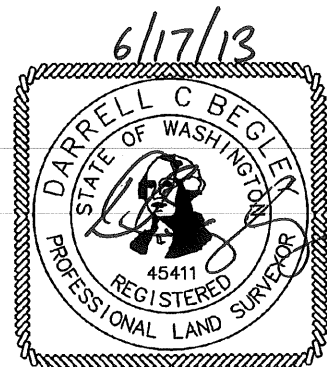
BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 11; THENCE SOUTH 2°41'16" WEST ALONG THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 11, A DISTANCE OF 1494.25 FEET TO THE NORTHERLY MARGIN OF LAKE FOREST-BOTHELL STATE HIGHWAY; THENCE SOUTH 87°14' 47" WEST, ALONG THE NORTHERLY MARGIN 110.14 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING SOUTH 87°14'47" WEST ALONG SAID NORTH MARGIN, 80.00 FEET; THENCE NORTH 2°45'13" WEST 125.00 FEET; THENCE NORTH 87° 14' 47" EAST 80.00 FEET; THENCE SOUTH 2°45'13" EAST, 125.00 FEET TO THE TRUE POINT OF BEGINNING;

(BEING KNOWN AS LOT 3 IN BLOCK 9 OF WAVERLY PARK, AN UNRECORDED PLAT.)

PERMANENT UTILITY EASEMENT:

THE SOUTHERLY 19.00 FEET OF THE WESTERLY 13.00 FEET OF THE ABOVE DESCRIBED PARCEL, THE SOUTHERLY LINE OF WHICH BEING 50.00 FEET NORTH OF THE CENTERLINE OF STATE ROUTE 522.

CONTAINING 247 SQUARE FEET MORE OR LESS.



78

1126049067

50,

50,

SR-522



CITY OF KENMORE
SR-522 CORRIDOR IMPROVEMENTS
REDFIELD PROPERTIES
 PARCEL 1126049066

SCALE: 1"=40'

DATE: 6/17/13

JOB# 13425

**KC PARCEL 6181700091
SR 522 PROJECT PARCEL 90**

EXHIBIT A

SUBJECT PARCEL:

LOTS 13 AND 14, BLOCK 8, NORTHLAKE TERRACE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 33 OF PLATS, PAGE 20, IN KING COUNTY, WASHINGTON.

PERMANENT UTILITY EASEMENT:

THE EASTERLY 9.00 FEET OF THE NORTHERLY 11.00 FEET OF THE SOUTHERLY 23.00 FEET OF THE ABOVE DESCRIBED LOT 13, THE SOUTHERLY LINE OF SAID LOT BEING 40.5 FEET NORTH OF THE CENTERLINE OF STATE ROUTE 522.

CONTAINING 99 SQUARE FEET.

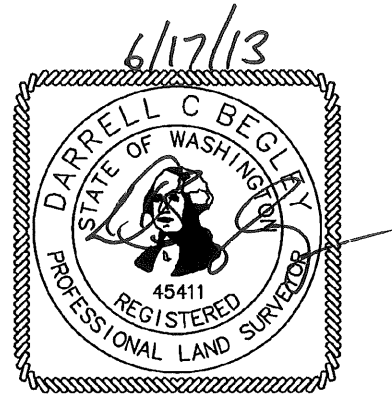
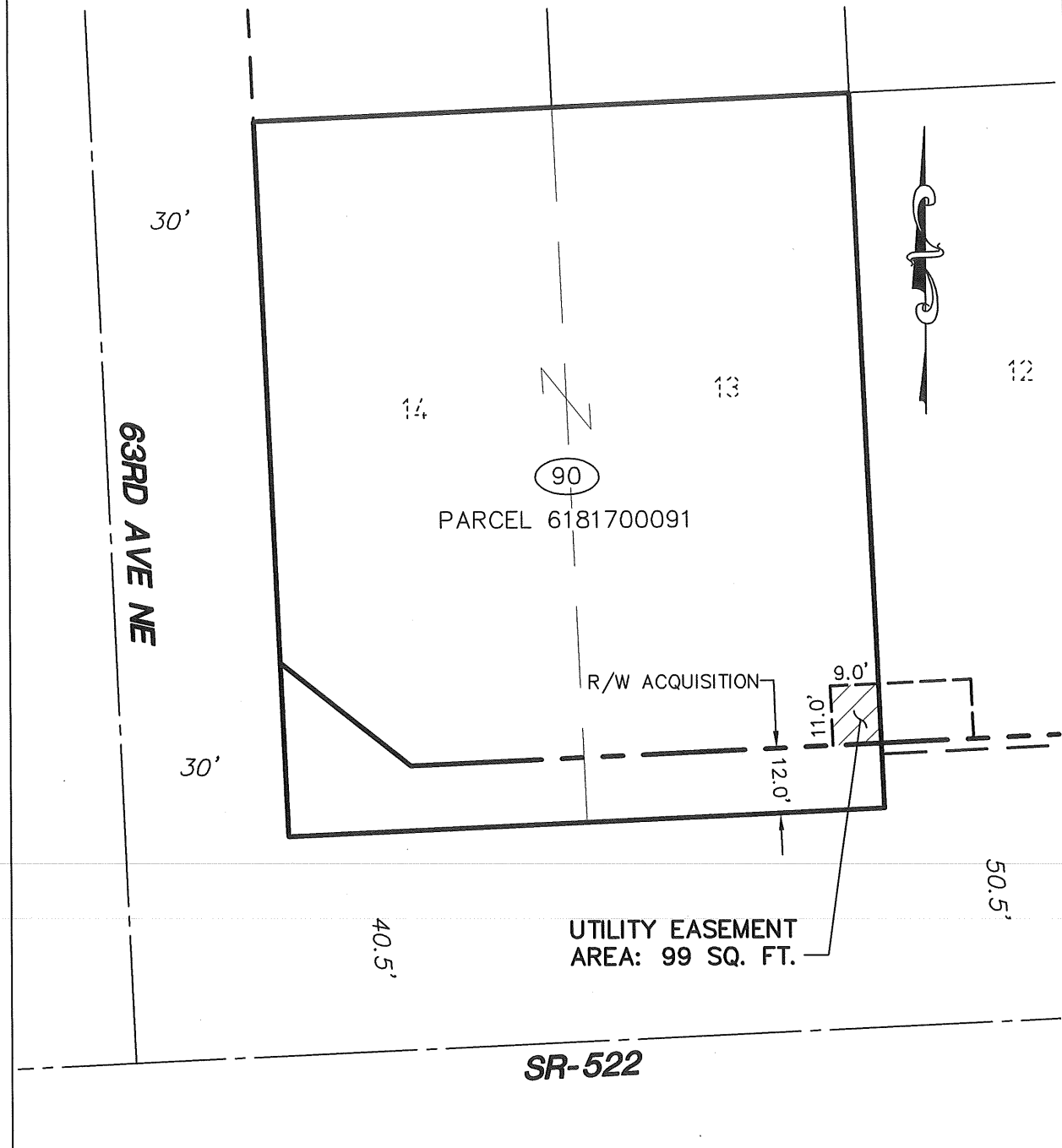


EXHIBIT B
UTILITY EASEMENT



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CITY OF KENMORE
SR-522 CORRIDOR IMPROVEMENTS
6302 BOTHELL, LLC
PARCEL 6181700091

SCALE: 1"=30'

DATE: 6/17/13

JOB# 13425

**KC PARCEL 6181700145
SR 522 PROJECT PARCEL 91**

EXHIBIT A

SUBJECT PARCEL:

LOTS 11 AND 12, BLOCK 8, NORTHLAKE TERRACE, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 33 OF PLATS, PAGE 20, IN KING COUNTY, WASHINGTON;

EXCEPT THE SOUTH 10 FEET, AS MEASURED PARALLEL AND PERPENDICULAR TO
THE SOUTH LINE OF SAID LOTS 11 AND 12, AS CONVEYED BY DEED RECORDED
UNDER RECORDING NUMBER 20020130002588.

PERMANENT UTILITY EASEMENT:

THE WESTERLY 17.00 FEET OF THE NORTHERLY 11.00 FEET OF THE SOUTHERLY
13.00 FEET OF THE ABOVE DESCRIBED LOT 12, THE SOUTHERLY LINE OF SAID LOT
BEING 50.5 FEET NORTH OF THE CENTERLINE OF STATE ROUTE 522.

CONTAINING 187 SQUARE FEET.

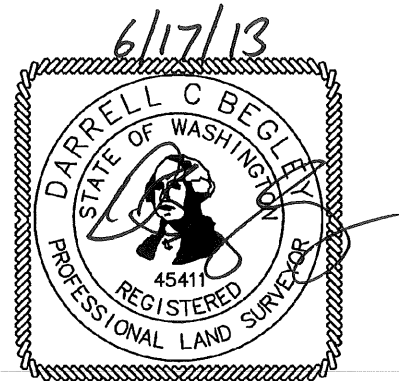
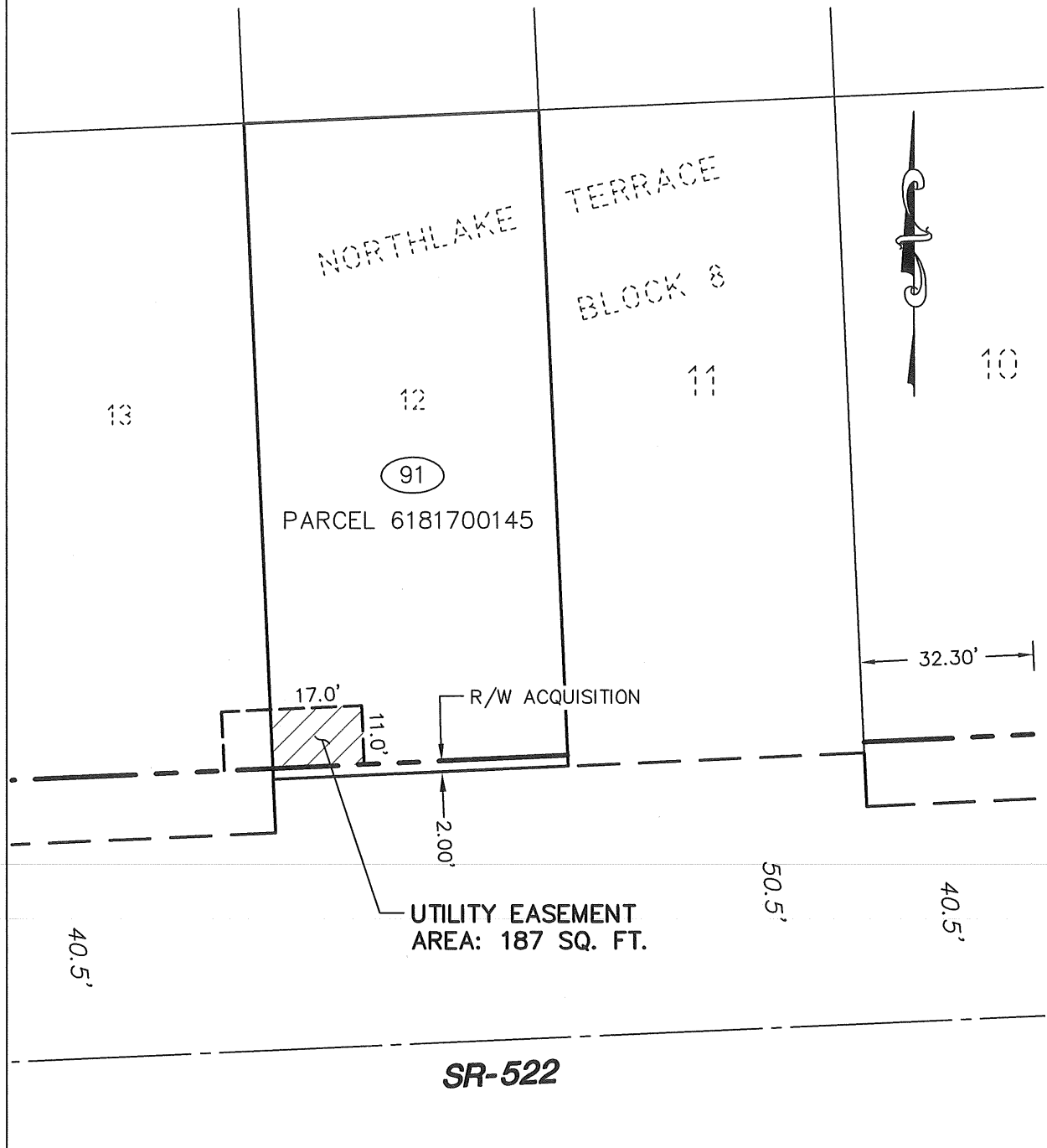


EXHIBIT B
UTILITY EASEMENT



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CITY OF KENMORE
SR-522 CORRIDOR IMPROVEMENTS
YU-SHENG & HUI-KUAN WANG
PARCEL 6181700145

SCALE: 1"=30'

DATE: 6/17/13

JOB# 13425

**KC PARCEL 6181700126
PROJECT PARCEL 93**

EXHIBIT A

SUBJECT PARCEL:

THE WEST 30 FEET OF LOT 8 AND ALL OF LOTS 9 AND 10, BLOCK 8, NORTHLAKE TERRACE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 33 OF PLATS, PAGE 20, IN KING COUNTY, WASHINGTON.

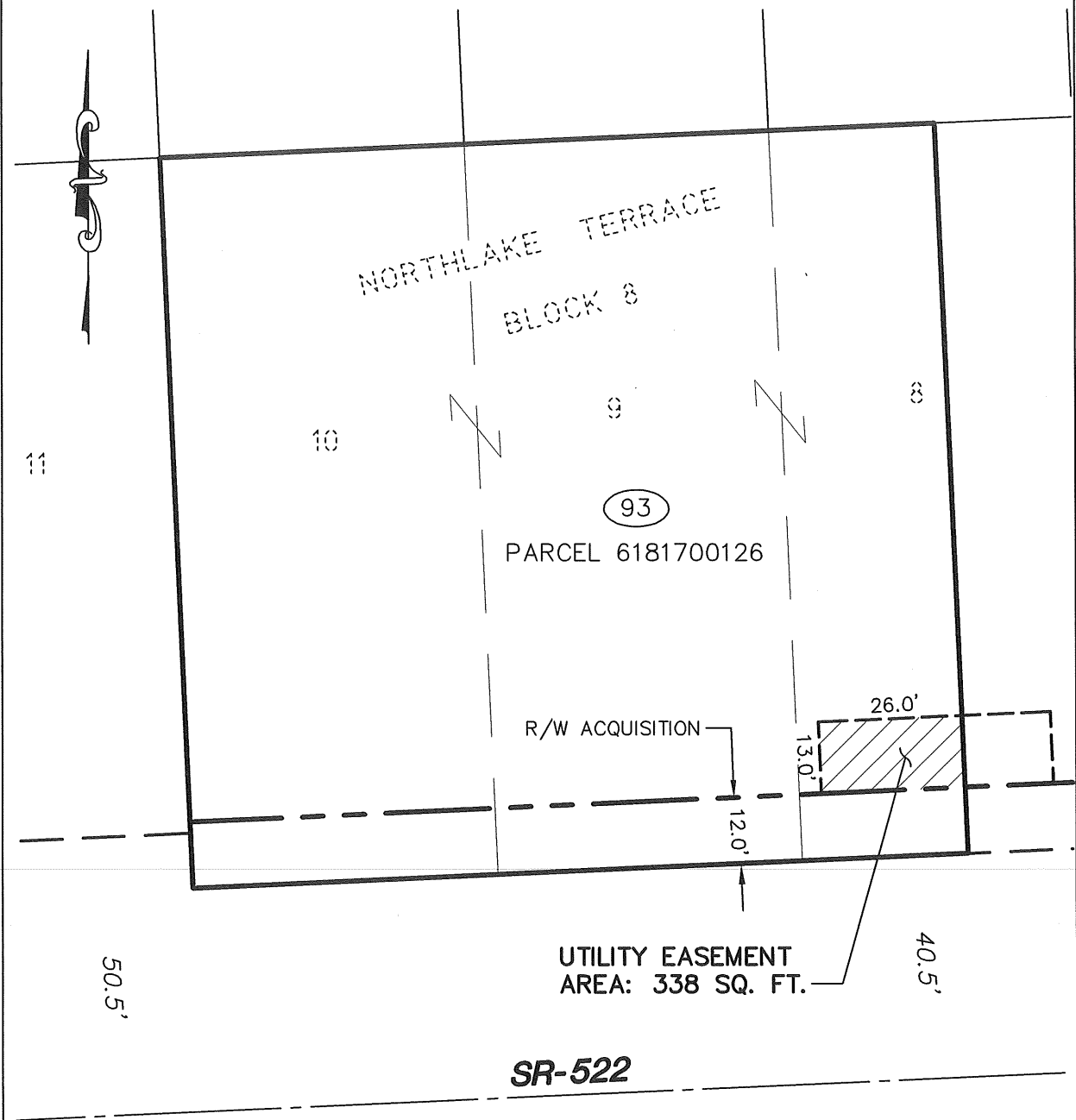
PERMANENT UTILITY EASEMENT:

THE EASTERLY 26.00 FEET OF THE NORTHERLY 13.00 FEET OF THE SOUTHERLY 23.00 FEET OF THE ABOVE DESCRIBED LOT 8, THE SOUTHERLY LINE OF SAID LOT BEING 40.50 FEET NORTH OF THE CENTERLINE OF STATE ROUTE 522.

CONTAINING 338 SQUARE FEET.



EXHIBIT B
UTILITY EASEMENT



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CITY OF KENMORE
SR-522 CORRIDOR IMPROVEMENTS
SFP-B LIMITED PARTNERSHIP
PARCEL 6181700126

SCALE: 1"=30'

DATE: 6/17/13

JOB# 13425

**KC PARCEL 6181700125
PROJECT PARCEL 94**

EXHIBIT A

SUBJECT PARCEL:

THE EAST 25 FEET OF LOT 8, BLOCK 8; THE WEST 25 FEET OF LOT 2, BLOCK 7; THAT PORTION OF THE VACATED 10 FOOT ALLEY LYING BETWEEN LOT 8, BLOCK 8 AND LOT 1, BLOCK 7; AND ALL OF LOT 1, BLOCK 7, NORTHLAKE TERRACE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 33 OF PLATS, PAGE 20, IN KING COUNTY, WASHINGTON.

PERMANENT UTILITY EASEMENT:

THE WESTERLY 16.00 FEET OF THE NORTHERLY 13.00 FEET OF THE SOUTHERLY 23.00 FEET OF THE ABOVE DESCRIBED LOT 8, THE SOUTHERLY LINE OF SAID LOT BEING 40.50 FEET NORTH OF THE CENTERLINE OF STATE ROUTE 522.

CONTAINING 208 SQUARE FEET.

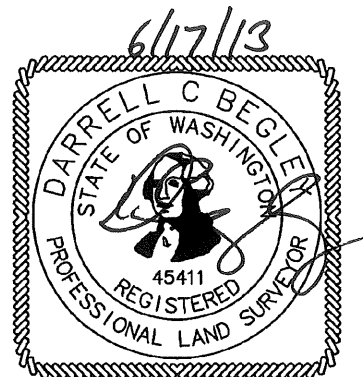
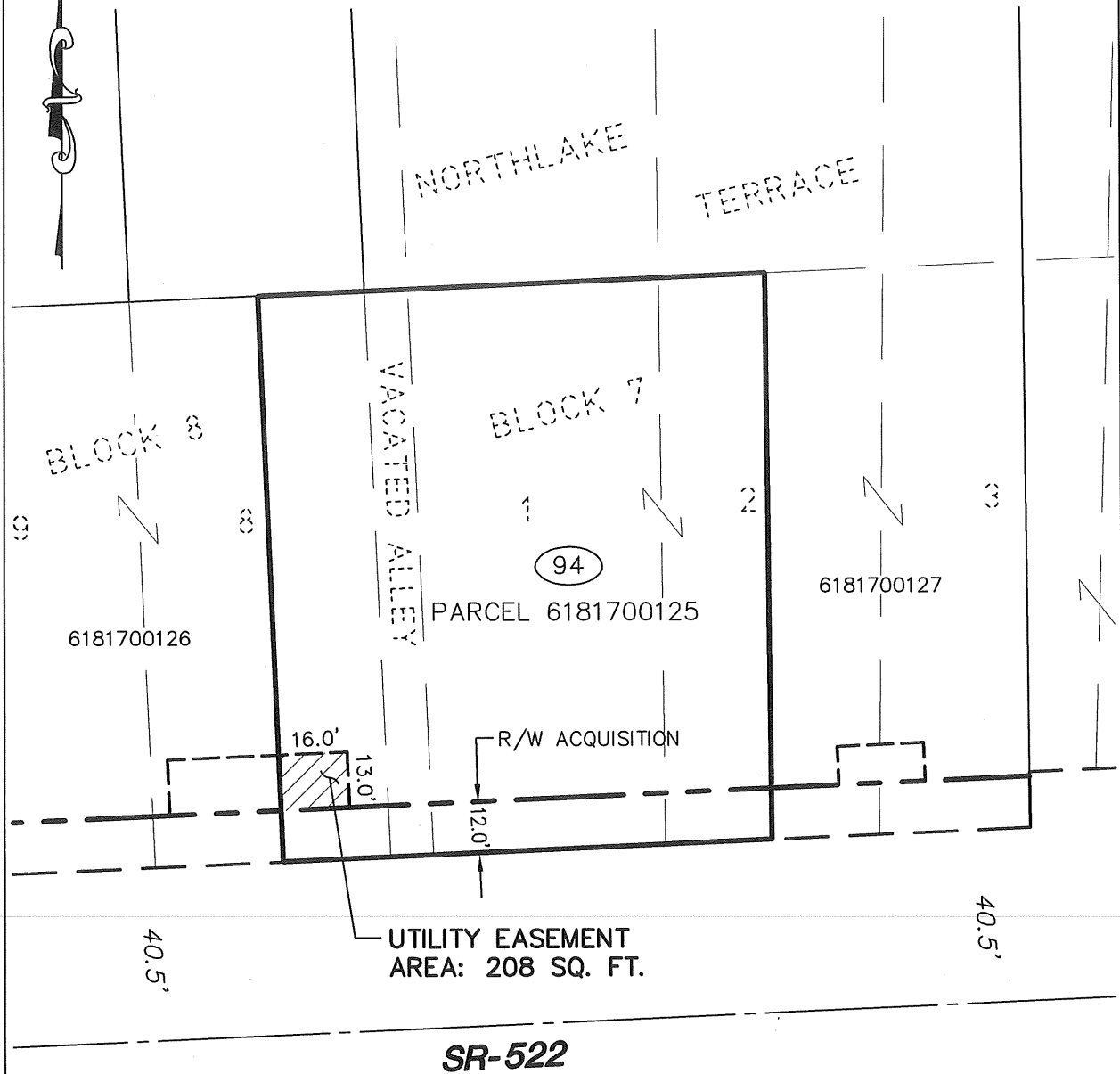


EXHIBIT B

UTILITY EASEMENT



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CITY OF KENMORE
SR-522 CORRIDOR IMPROVEMENTS
SFP-B LIMITED PARTNERSHIP
PARCEL 6181700125

SCALE: 1"=40'

DATE: 6/17/13

JOB# 13425

**KC PARCEL 6181700086
PROJECT PARCEL 95**

EXHIBIT A

SUBJECT PARCEL:

LOT 2 OF KING COUNTY SHORT PLAT NUMBER 178076 RECORDED UNDER RECORDING NUMBER 7911070633, RECORDS OF KING COUNTY, WASHINGTON, BEING A PORTION OF LOTS 2 THROUGH 6, INCLUSIVE, AND LOTS 10 THROUGH 16, INCLUSIVE, BLOCK 7, NORTHLAKE TERRACE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 33 OF PLATS, PAGE 20, IN KING COUNTY, WASHINGTON.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER THAT PORTION OF LOT 1, AS DEPICTED ON SAID SHORT PLAT.

PERMANENT UTILITY EASEMENT:

THE NORTHERLY 9.00 FEET OF THE SOUTHERLY 21.00 FEET OF THE ABOVE DESCRIBED LOT 2, THE SOUTHERLY LINE OF SAID LOT BEING 40.5 FEET NORTH OF THE CENTERLINE OF STATE ROUTE 522.

EXCEPTING THEREFROM; THE WESTERLY 15.70 FEET AND EASTERLY 24.34 FEET AS MEASURED ALONG SAID SOUTH LINE AND PERPENDICULAR THEREFROM.

CONTAINING 180 SQUARE FEET.

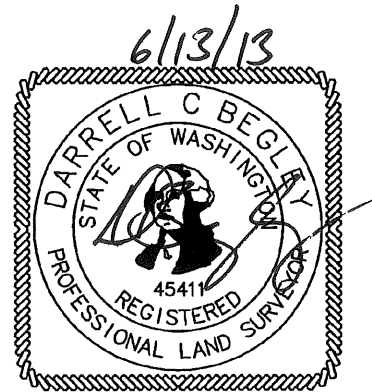
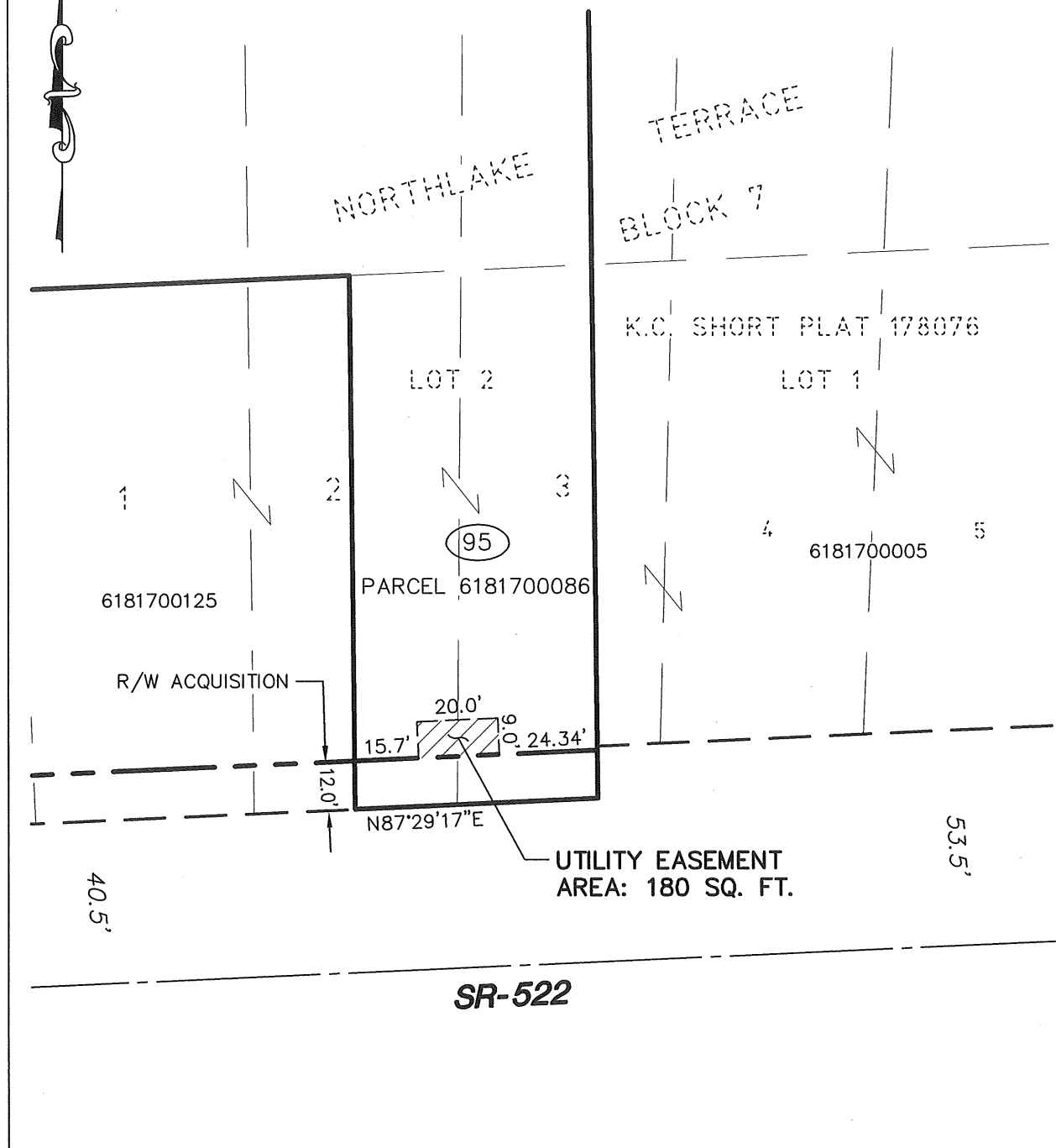


EXHIBIT B

UTILITY EASEMENT



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CITY OF KENMORE
SR-522 CORRIDOR IMPROVEMENTS
KENMORE INVESTMENT PROPERTIES, LLC
PARCEL 6181700086

SCALE: 1"=40'

DATE: 6/13/13

JOB# 13425

KC PARCEL 7946300230
PROJECT PARCEL 97

EXHIBIT A

SUBJECT PARCEL:

LOTS 4, 5 AND 6, BLOCK 7, W.C. SQUIRE'S PLAT OF KENMORE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 62, IN KING COUNTY, WASHINGTON AND THAT PORTION OF THE FOLLOWING DESCRIBED TRACT LYING WESTERLY OF THE NORTHERLY PRODUCTION OF THE EAST LINE OF THE ABOVE DESCRIBED LOT 6; THAT PORTION OF LOT 8, BLOCK 7, NORTHLAKE TERRACE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 33 OF PLATS, PAGE 20, IN KING COUNTY, WASHINGTON, LYING SOUTH OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 8, SOUTH 2°52'54" WEST 126.65 FEET FROM THE NORTHWEST CORNER OF SAID LOT; THENCE NORTH 83°55'21" EAST TO A POINT ON THE EAST LINE OF SAID LOT 8; THENCE EASTERLY, IN A STRAIGHT LINE THROUGH SAID LOT 7 AND THROUGH LOT 13, BLOCK 7, W.C. SQUIRE'S PLAT OF KENMORE, TO A POINT ON THE EAST LINE OF SAID LOT 13, WHICH IS 115.55 FEET SOUTH 2°52'54" WEST FROM THE NORTHEAST CORNER THEREOF.

PERMANENT UTILITY EASEMENT:

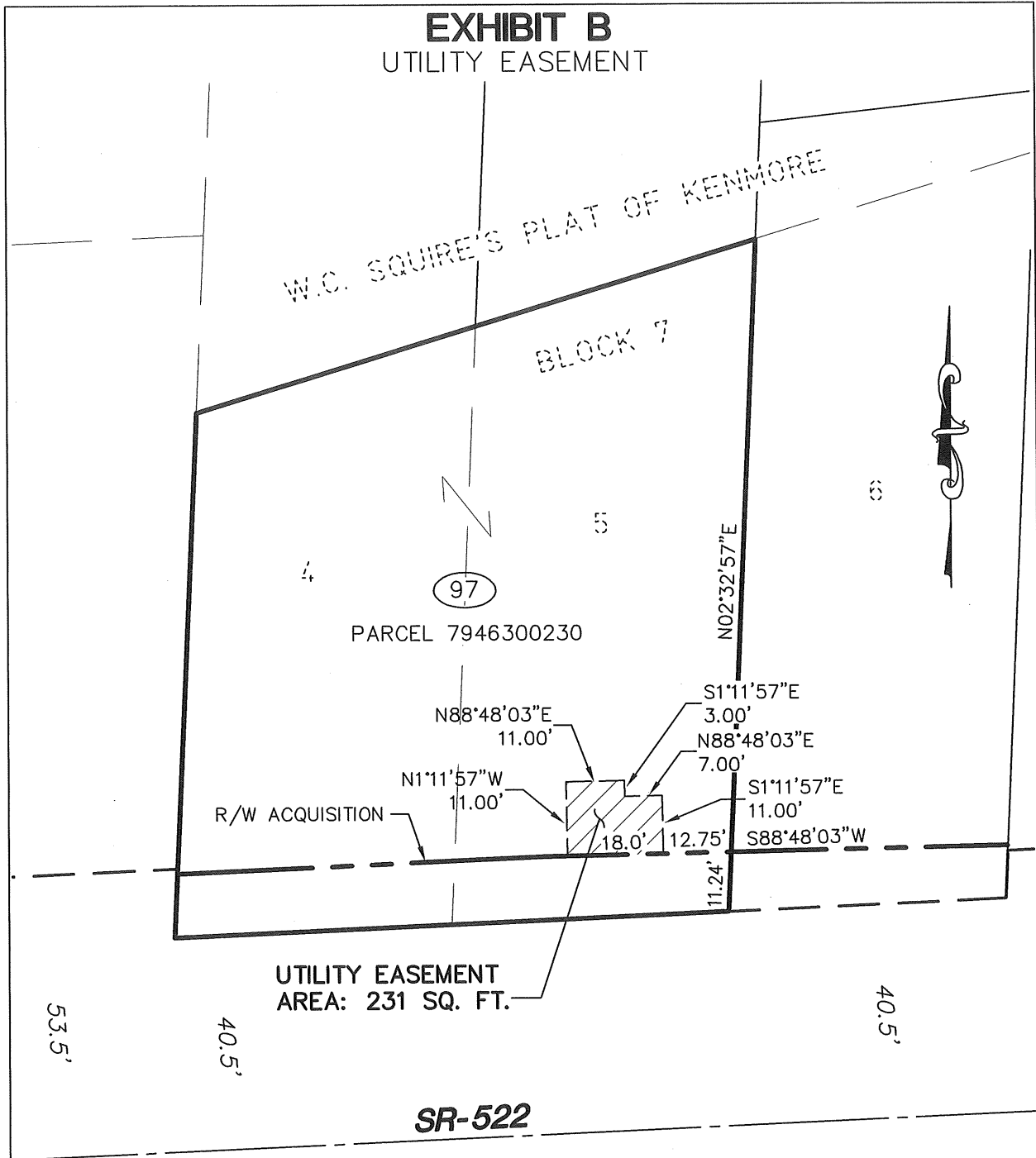
ALL THAT PORTION OF THE ABOVE DESCRIBED LOT 4 AND LOT 5 BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 5, BEING A POINT ON THE NORTHERLY MARGIN OF STATE ROUTE 522; THENCE NORTH 2° 32' 57" EAST ALONG THE EASTERLY LINE OF SAID LOT 5, A DISTANCE OF 11.24 FEET; THENCE SOUTH 88° 48' 03" WEST, A DISTANCE OF 12.75 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88° 48' 03" WEST, A DISTANCE OF 18.00 FEET; THENCE NORTH 1° 11' 57" WEST, A DISTANCE OF 11.00 FEET; THENCE NORTH 88° 48' 03" EAST, A DISTANCE OF 11.00 FEET; THENCE SOUTH 1° 11' 57" EAST, A DISTANCE OF 3.00 FEET; THENCE NORTH 88° 48' 03" EAST, A DISTANCE OF 7.00 FEET; THENCE SOUTH 1° 11' 57" EAST, A DISTANCE OF 11.00 FEET TO THE TRUE POINT OF BEGINNING,

CONTAINING 231 SQUARE FEET.



EXHIBIT B UTILITY EASEMENT



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CITY OF KENMORE
SR-522 CORRIDOR IMPROVEMENTS
IVARS REAL ESTATE ASSOC.
PARCEL 7946300230

SCALE: 1"=30'

DATE: 6/13/13

JOB# 13425

KC PARCEL 1126049151
PROJECT PARCEL 69

EXHIBIT A

SUBJECT PARCEL:

PARCEL A:

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

BEGINNING AT THE GOVERNMENT MEANDER CORNER COMMON TO SECTIONS 10 AND 11, SAID TOWNSHIP AND RANGE; THENCE SOUTH 33°05'12" EAST 82.37 FEET; THENCE ON A CURVE CONCAVE TO THE SOUTHEAST, SAID CURVE BEING PARALLEL AND CONCENTRIC WITH A DISTANT 20 FEET SOUTHERLY FROM THE SOUTHERLY LINE OF THE NORTHERN PACIFIC RAILWAY COMPANY'S RIGHT OF WAY AND HAVING AN INITIAL COURSE OF NORTH 44°46'22" EAST AND A RADIUS OF 774.02 FEET; A DISTANCE OF 430.324 FEET; THENCE NORTH 76°37'37" EAST 51.132 FEET TO THE NORTHWESTERLY CORNER OF THE TRACT OF LAND BEING HEREIN DESCRIBED AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 13°22'23 EAST ALONG THE WESTERLY MARGIN OF THE TRACT OF LAND BEING HEREIN DESCRIBED TO THE SHORELINE OF LAKE WASHINGTON; THENCE EASTERLY ALONG SAID SHORELINE TO INTERSECTION WITH A LINE DISTANT 75 FEET EASTERLY AS MEASURED AT RIGHT ANGLES, AND PARALLEL TO SAID WESTERLY MARGIN; THENCE NORTH 13°22'23 WEST ALONG SAID PARALLEL LINE TO ITS INTERSECTION WITH SAID LINE WHICH IS PARALLEL AND CONCENTRIC WITH AND DISTANT 20 FEET SOUTHERLY FROM THE SOUTHERLY MARGIN OF THE NORTHERN PACIFIC RAILWAY COMPANY'S RIGHT OF WAY; THENCE WESTERLY ALONG SAID PARALLEL AND CONCENTRIC LINE TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH ALL OF THE SECOND CLASS SHORELANDS ADJOINING SAID PROPERTY AND LYING BETWEEN THE NORTHEASTERLY AND SOUTHWESTERLY LINES OF THE ABOVE-DESCRIBED TRACT OF LAND EXTENDED SOUTHEASTERLY TO THE INNER HARBOR LINE.

PARCEL B:

A STRIP OF LAND 35 FEET IN WIDTH SITUATED IN GOVERNMENT LOTS 3 AND 4, AND IN THE SECOND CLASS SHORELANDS ADJOINING IN SECTION 11, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, THE NORTHERLY LINE OF SAID STRIP OF LAND BEING THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE NORTHERN PACIFIC RAILWAY COMPANY; SAID NORTHERLY LINE INTERSECTION THE NORTHWESTERLY EXTENSION OF THE NORTHEASTERLY LINE OF THE PROPERTY DESCRIBED IN PARCEL A HEREIN AS ITS WESTERLY EXTREMITY, AND INTERSECTION THE WESTERLY LINE OF N.E. 175TH STREET AS ITS EASTERLY EXTREMITY.

PARCEL C:

ALSO A STRIP OF LAND IN GOVERNMENT IN LOT 4, SECTION 11, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, THE NORTHERLY LINE OF SAID STRIP OF LAND BEING THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE NORTHERN PACIFIC RAILWAY COMPANY; THE EASTERLY LINE OF SAID STRIP OF LAND BEING THE NORTHWESTERLY EXTENSION OF THE NORTHEASTERLY LINE OF THE PROPERTY DESCRIBED IN PARCEL A HEREIN; THE SOUTHERLY LINE OF SAID STRIP OF

LAND BEING THE NORTHERLY LINE OF THE PROPERTY DESCRIBED IN PARCEL A HEREIN; THE WESTERLY LINE OF SAID STRIP OF LAND BEING THE NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF THE PROPERTY DESCRIBED IN PARCEL A HEREIN.

PARCEL D:

THAT PORTION OF THE ABANDONED BURLINGTON NORTHERN RAILROAD RIGHT-OF-WAY LYING WEST OF NE 175TH STREET AS ESTABLISHED BY INSTRUMENT RECORDED IN VOLUME 418, PAGE 11, BEING A 50 FOOT WIDE PORTION OF LAND IN GOVERNMENT LOTS 3 AND 4, SECTION 11, TOWNSHIP.

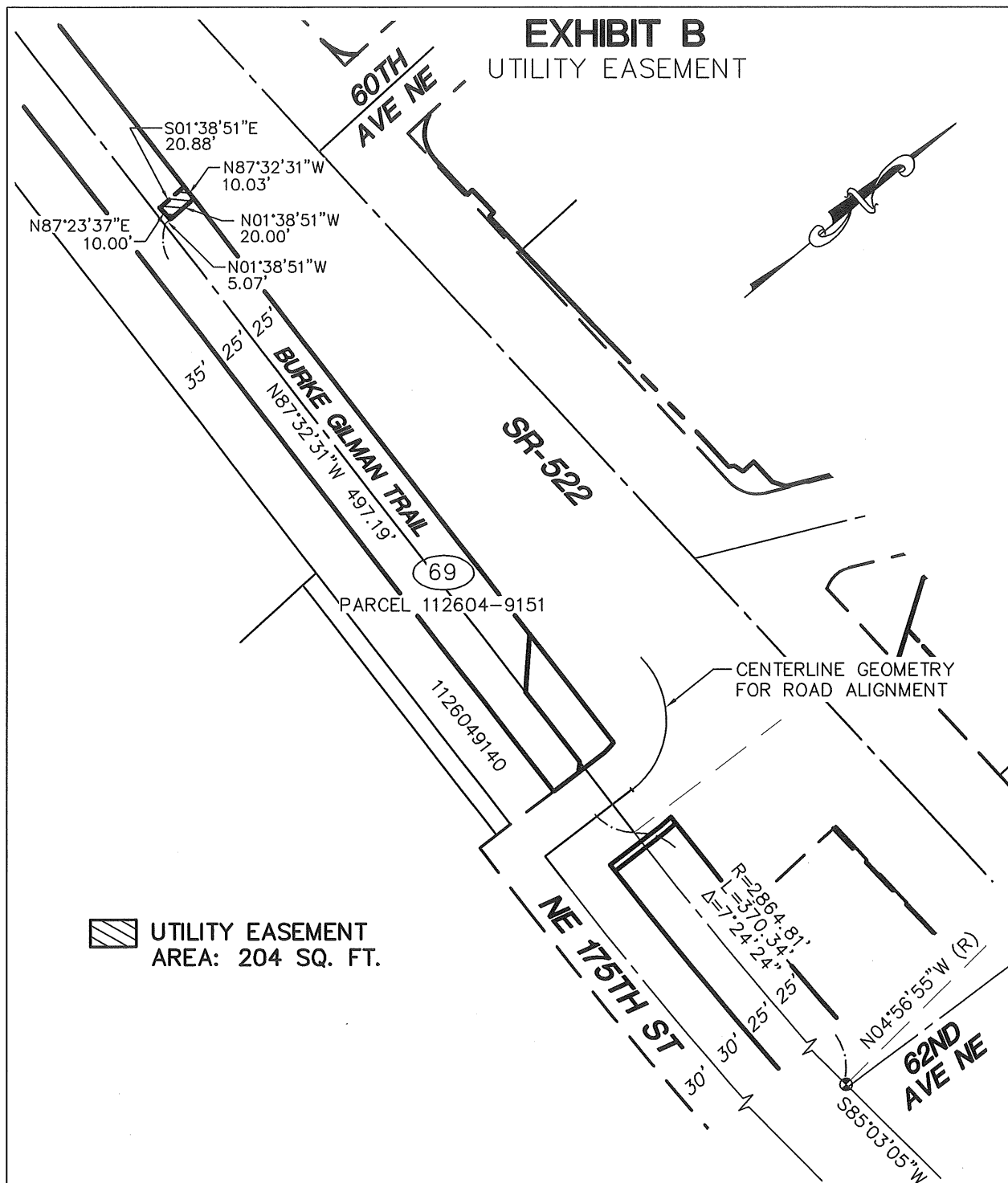
UTILITY EASEMENT:

ALL THAT PORTION OF THE ABOVE DESCRIBED BURKE GILMAN TRAIL, BEING 50.00 FEET IN WIDTH, FORMERLY BURLINGTON NORTHERN RAILROAD RIGHT OF WAY, SITUATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 26 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, KING COUNTY, STATE OF WASHINGTON, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT A MONUMENT LOCATED IN THE CENTERLINE OF SAID BURKE GILMAN TRAIL AT THE EASTERLY TERMINUS OF A CURVE CONCAVE NORTHERLY AND LYING WESTERLY OF THE SOUTHERLY PROJECTION OF THE CENTERLINE OF 62ND AVENUE NORTHEAST, A RADIAL LINE TO WHICH BEARS SOUTH 4° 56' 55" EAST, SAID CURVE HAVING A RADIUS OF 2864.81 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 7° 24' 24", A DISTANCE OF 370.34 FEET; THENCE NORTH 87° 32' 31" WEST, A DISTANCE OF 497.19 FEET; THENCE NORTH 1° 38' 51" WEST, A DISTANCE OF 5.07 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 1° 38' 51" WEST, A DISTANCE OF 20.00 FEET TO THE SOUTHERLY MARGIN OF STATE ROUTE 522; THENCE NORTH 87° 32' 31" WEST ALONG SAID MARGIN, A DISTANCE OF 10.03 FEET; THENCE SOUTH 1° 38' 51" EAST, A DISTANCE OF 20.88 FEET; THENCE SOUTH 87° 23' 37" EAST, A DISTANCE OF 10.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 204 SQUARE FEET.





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CITY OF KENMORE
SR-522 CORRIDOR IMPROVEMENTS
KING COUNTY
PARCEL 112604-9151

SCALE: 1"=100'

DATE: 5/28/13

JOB# 13425

KC PARCEL 7947300005
PROJECT PARCEL 86

EXHIBIT A

SUBJECT PARCEL:

LOTS 1 AND 2, BLOCK 1, FIRST ADDITION TO W.C. SQUIRE'S PLAT OF KENMORE, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 26 OF PLATS, PAGE 39, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 268936 FOR HIGHWAY PURPOSES.

TOGETHER WITH; THAT PORTION OF 62ND AVE NORTHEAST (ALSO KNOWN AS MARJORIE STREET), 30 FEET IN WIDTH, MORE OR LESS AS DELINEATED ON THE PLAT OF FIRST ADDITION TO W.C. SQUIRE'S PLAT OF KENMORE, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 26 OF PLATS, PAGE 39, IN KING COUNTY, WASHINGTON AND AS VACATED BY KING COUNTY ORDINANCE NO. 3739 UNDER RECORDING NO. 7807060796, LYING NORTHERLY OF THE NORTHERN PACIFIC RAILROAD RIGHT OF WAY AND LYING SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY MARGIN OF NORTHEAST BOTHELL WAY (SR 522) AS ESTABLISHED BY CONDEMNATION PROCEEDINGS IN KING COUNTY SUPERIOR COURT CAUSE NO. 268936.

PERMANENT UTILITY EASEMENT:

A 6.00 FOOT WIDE STRIP OF LAND LYING WITHIN THE ABOVE DESCRIBED PARCEL, THE EASTERLY LINE BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL, BEING A POINT ON THE SOUTHERLY MARGIN OF STATE ROUTE 522; THENCE NORTH 87° 29' 17" EAST, A DISTANCE OF 13.10 FEET TO THE WESTERLY SIDELINE OF AN EXISTING 7.0 FOOT WIDE ELECTRICAL UTILITY EASEMENT, RECORDED UNDER RECORDING NUMBER 7802210699, BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 0° 26' 19" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF TERMINATION.

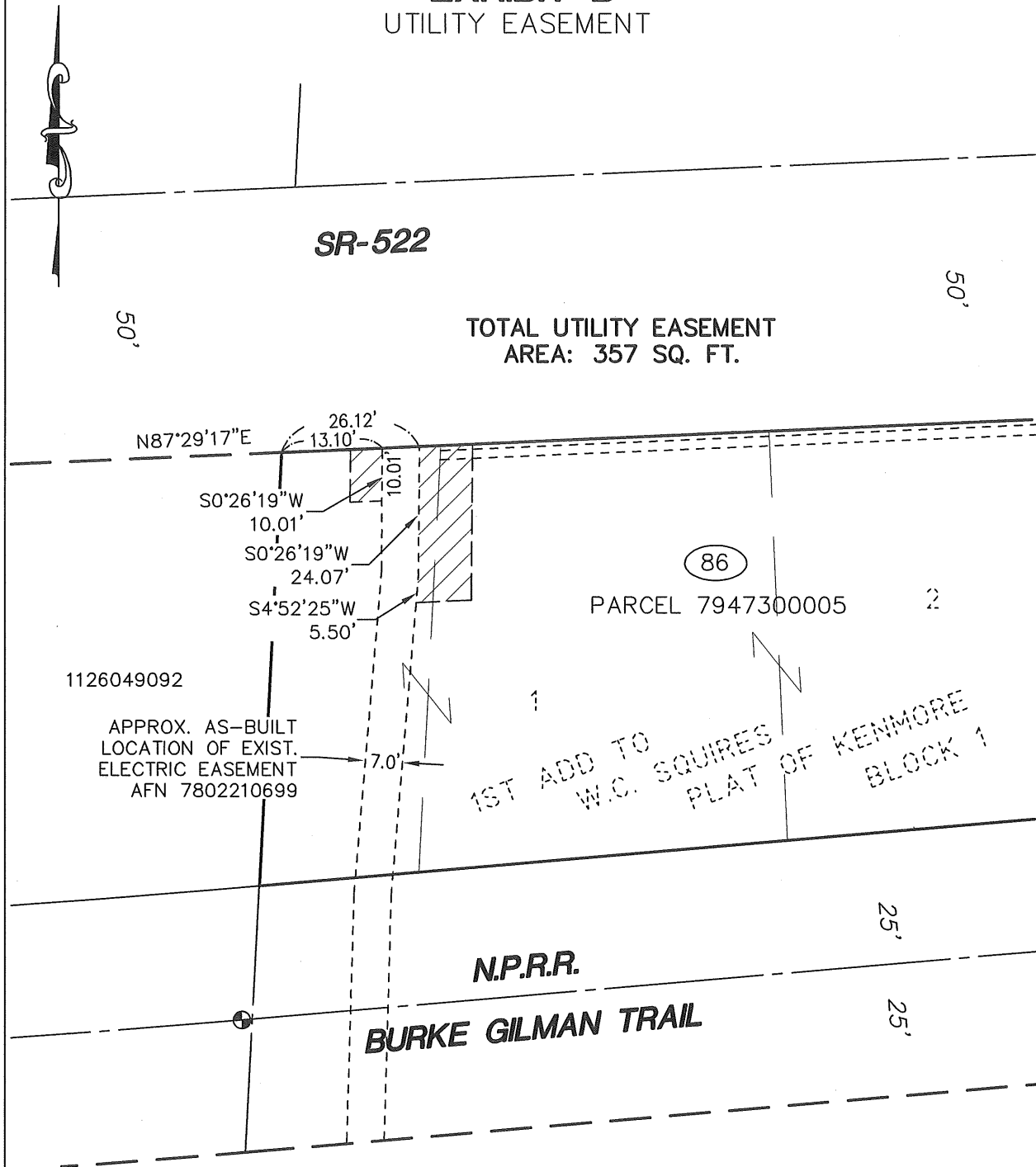
TOGETHER WITH; A 10.00 FOOT WIDE STRIP OF LAND LYING WITHIN THE ABOVE DESCRIBED PARCEL, THE WESTERLY LINE BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL, BEING A POINT ON THE SOUTHERLY MARGIN OF STATE ROUTE 522; THENCE NORTH 87° 29' 17" EAST, A DISTANCE OF 26.12 FEET TO THE EASTERLY SIDELINE OF AN EXISTING 7.0 FOOT WIDE ELECTRICAL UTILITY EASEMENT, RECORDED UNDER RECORDING NUMBER 7802210699, BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 0° 26' 19" WEST, A DISTANCE OF 24.07 FEET; THENCE SOUTH 4° 52' 25" WEST, A DISTANCE OF 5.50 FEET TO THE POINT OF TERMINATION.

CONTAINING 357 SQUARE FEET.



EXHIBIT B UTILITY EASEMENT



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CITY OF KENMORE
SR-522 CORRIDOR IMPROVEMENTS
TYE FOUR LLC
7947300005

SCALE: 1"=30'

DATE: 6/13/13

JOB# 13425

**KC PARCEL 7946300005
PROJECT PARCEL 87**

EXHIBIT A

SUBJECT PARCEL:

LOTS 3, 4 AND 5, BLOCK 1, W.C. SQUIRE'S PLAT OF KENMORE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 62, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 268936 FOR HIGHWAY PURPOSES.

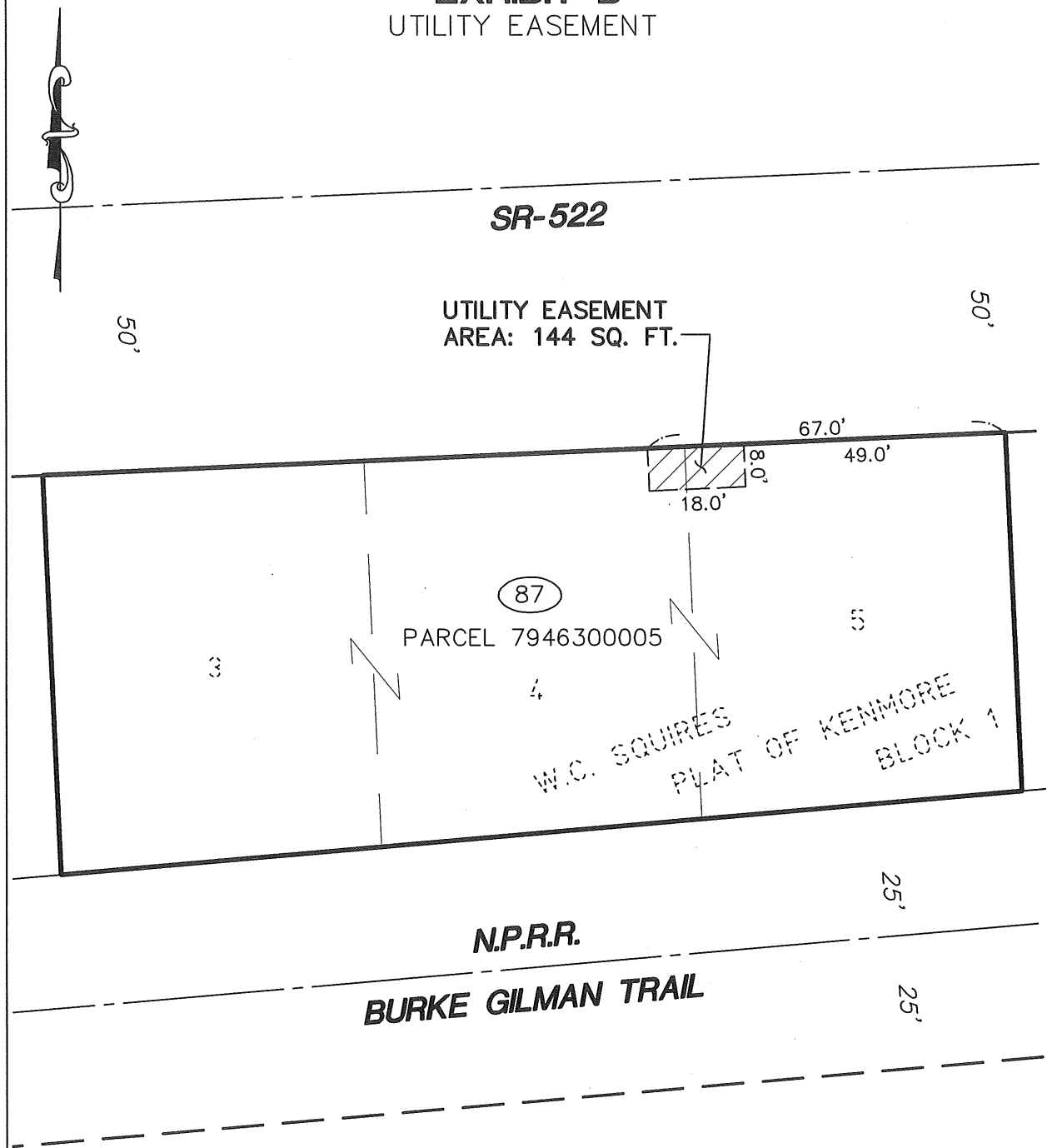
PERMANENT UTILITY EASEMENT:

THE NORTHERLY 8.0 FEET OF THE WESTERLY 18.00 FEET OF THE EASTERLY 67.00 FEET OF THE ABOVE DESCRIBED PARCEL, THE NORTHERLY LINE OF WHICH BEING 50.0 FEET SOUTH OF THE CENTERLINE OF STATE ROUTE 522.

CONTAINING 144 SQUARE FEET.



EXHIBIT B
UTILITY EASEMENT



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CITY OF KENMORE
SR-522 CORRIDOR IMPROVEMENTS
BANANA ENTERPRISES INC.
7946300005

SCALE: 1"=30'

DATE: 6/13/13

JOB# 13425

**KC PARCEL 794630-0018
PROJECT PARCEL 88**

EXHIBIT A

SUBJECT PARCEL:

LOT 6, BLOCK 1, W.C. SQUIRE'S PLAT OF KENMORE, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 20 OF PLATS, PAGE 62, IN KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 30.5 FEET CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO.
268936 FOR STATE HIGHWAY.

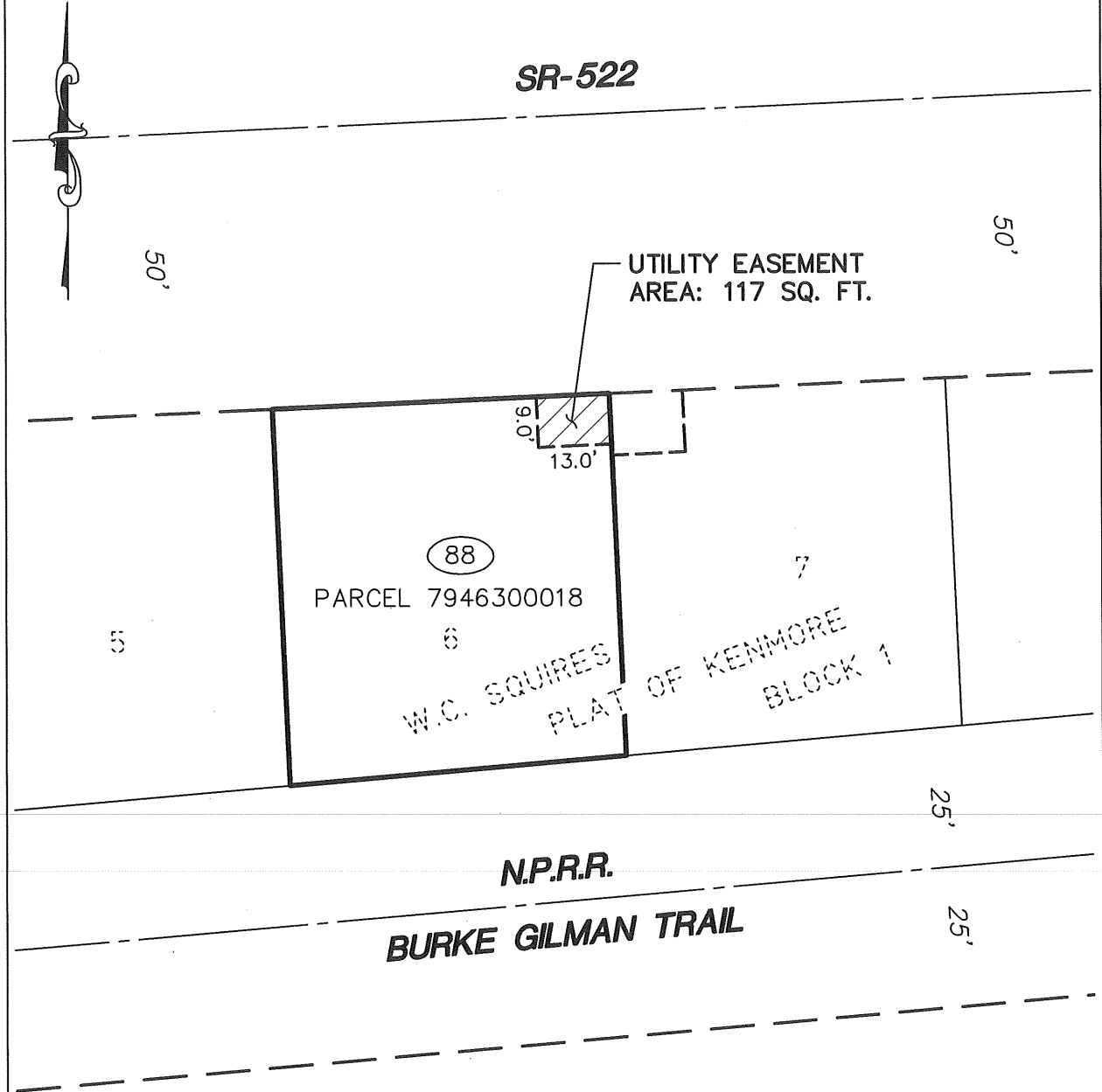
PERMANENT UTILITY EASEMENT:

THE NORTHERLY 9.00 FEET OF THE EASTERLY 13.00 FEET OF THE ABOVE DESCRIBED
PARCEL, THE NORTHERLY LINE OF WHICH BEING 50.00 FEET SOUTH OF THE CENTELRINE OF
STATE ROUTE 522

CONTAINING 117 SQUARE FEET.



EXHIBIT B
UTILITY EASEMENT



11255 Kirkland Way, Suite 300
Kirkland, WA 98033
p. 425.827.2014 | f. 425.827.5043
Civil | Structural | Planning | Survey
paceengrs.com

CITY OF KENMORE
SR-522 CORRIDOR IMPROVEMENTS
NY THI PHAM
7946300018

SCALE: 1"=30'

DATE: 6/17/13

JOB# 13425

**KC PARCEL 7946300020
PROJECT PARCEL 89**

EXHIBIT A

SUBJECT PARCEL:

LOT 7, BLOCK 1, W.C. SQUIRE'S PLAT OF KENMORE, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 20 OF PLATS, PAGE 62, IN KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 30.5 FEET CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO.
268936 FOR STATE HIGHWAY.

PERMANENT UTILITY EASEMENT:

THE NORTHERLY 11.00 FEET OF THE OF THE WESTERLY 13.00 FEET OF THE ABOVE
DESCRIBED PARCEL, THE NORTHERLY LINE OF WHICH BEING 50.0 FEET SOUTH OF THE
CENTERLINE OF STATE ROUTE 522.

CONTAINING 143 SQUARE FEET.

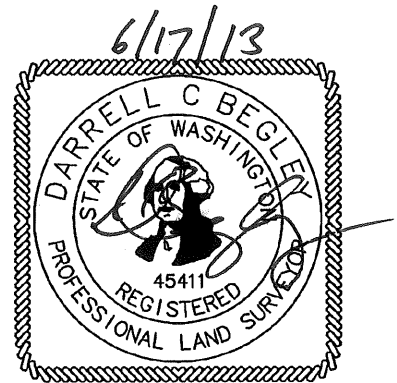
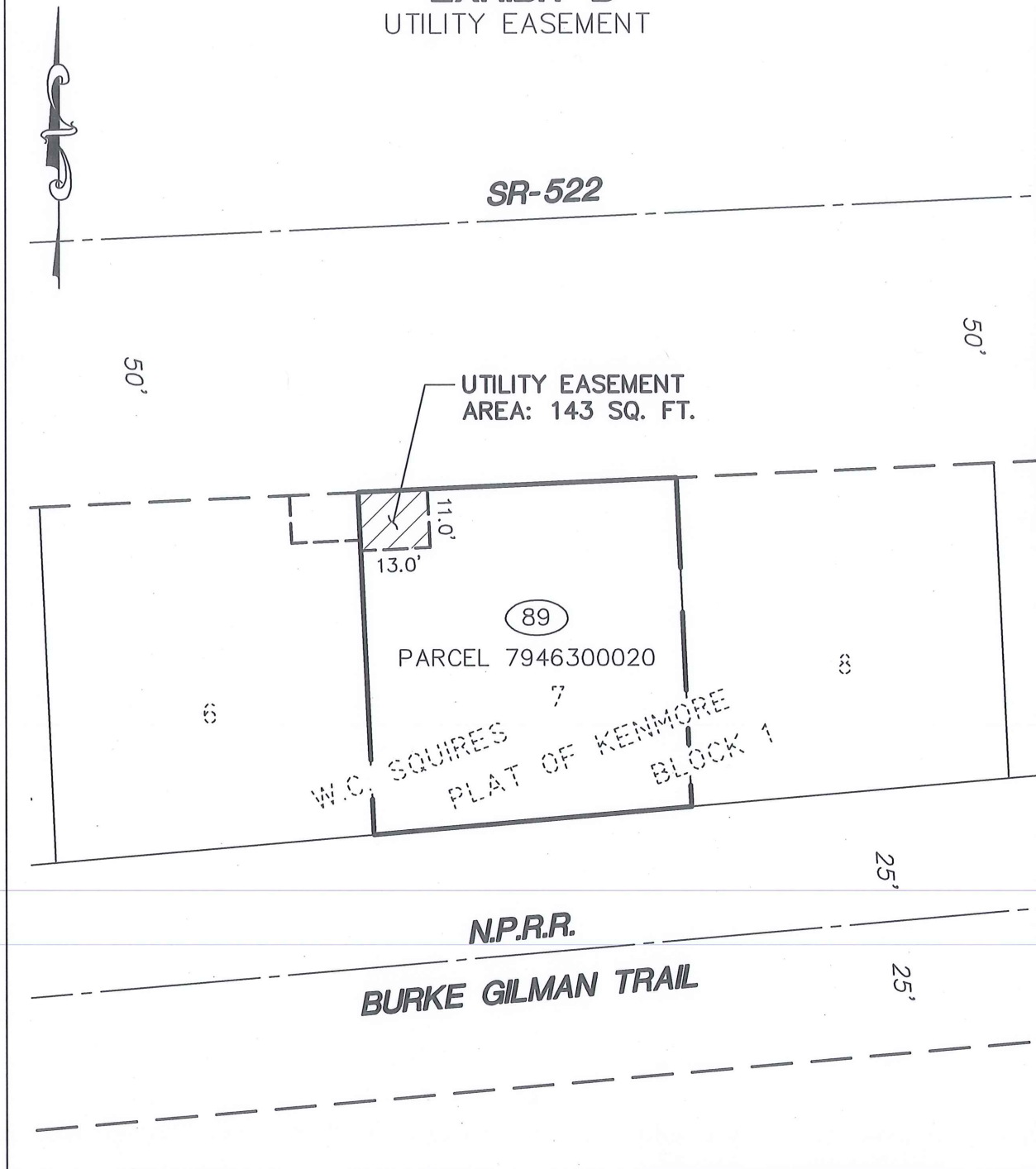


EXHIBIT B
UTILITY EASEMENT



11255 Kirkland Way, Suite 300
Kirkland, WA 98033
p. 425.827.2014 | f. 425.827.5043
Civil | Structural | Planning | Survey
paceengrs.com

CITY OF KENMORE
SR-522 CORRIDOR IMPROVEMENTS
NORTHWEST VENTURES
7946300020

SCALE: 1"=30'

DATE: 6/17/13

JOB# 13425

ATTACHMENT C

TEMPORARY CONSTRUCTION EASEMENTS

**CITY OF KENMORE
ORDINANCE 13-0357**

**KC PARCEL 1126049151
PROJECT PARCEL 69**

EXHIBIT A

SUBJECT PARCEL:

PARCEL A:

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

BEGINNING AT THE GOVERNMENT MEANDER CORNER COMMON TO SECTIONS 10 AND 11, SAID TOWNSHIP AND RANGE; THENCE SOUTH $33^{\circ}05'12''$ EAST 82.37 FEET; THENCE ON A CURVE CONCAVE TO THE SOUTHEAST, SAID CURVE BEING PARALLEL AND CONCENTRIC WITH A DISTANT 20 FEET SOUTHERLY FROM THE SOUTHERLY LINE OF THE NORTHERN PACIFIC RAILWAY COMPANY'S RIGHT OF WAY AND HAVING AN INITIAL COURSE OF NORTH $44^{\circ}46'22''$ EAST AND A RADIUS OF 774.02 FEET; A DISTANCE OF 430.324 FEET; THENCE NORTH $76^{\circ}37'37''$ EAST 51.132 FEET TO THE NORTHWESTERLY CORNER OF THE TRACT OF LAND BEING HEREIN DESCRIBED AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH $13^{\circ}22'23''$ EAST ALONG THE WESTERLY MARGIN OF THE TRACT OF LAND BEING HEREIN DESCRIBED TO THE SHORELINE OF LAKE WASHINGTON; THENCE EASTERLY ALONG SAID SHORELINE TO INTERSECTION WITH A LINE DISTANT 75 FEET EASTERLY AS MEASURED AT RIGHT ANGLES, AND PARALLEL TO SAID WESTERLY MARGIN; THENCE NORTH $13^{\circ}22'23''$ WEST ALONG SAID PARALLEL LINE TO ITS INTERSECTION WITH SAID LINE WHICH IS PARALLEL AND CONCENTRIC WITH AND DISTANT 20 FEET SOUTHERLY FROM THE SOUTHERLY MARGIN OF THE NORTHERN PACIFIC RAILWAY COMPANY'S RIGHT OF WAY; THENCE WESTERLY ALONG SAID PARALLEL AND CONCENTRIC LINE TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH ALL OF THE SECOND CLASS SHORELANDS ADJOINING SAID PROPERTY AND LYING BETWEEN THE NORTHEASTERLY AND SOUTHWESTERLY LINES OF THE ABOVE-DESCRIBED TRACT OF LAND EXTENDED SOUTHEASTERLY TO THE INNER HARBOR LINE.

PARCEL B:

A STRIP OF LAND 35 FEET IN WIDTH SITUATED IN GOVERNMENT LOTS 3 AND 4, AND IN THE SECOND CLASS SHORELANDS ADJOINING IN SECTION 11, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, THE NORTHERLY LINE OF SAID STRIP OF LAND BEING THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE NORTHERN PACIFIC RAILWAY COMPANY; SAID NORTHERLY LINE INTERSECTION THE NORTHWESTERLY EXTENSION OF THE NORTHEASTERLY LINE OF THE PROPERTY DESCRIBED IN PARCEL A HEREIN AS ITS WESTERLY EXTREMITY, AND INTERSECTION THE WESTERLY LINE OF N.E. 175TH STREET AS ITS EASTERLY EXTREMITY.

PARCEL C:

ALSO A STRIP OF LAND IN GOVERNMENT IN LOT 4, SECTION 11, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, THE NORTHERLY LINE OF SAID STRIP OF LAND BEING THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE NORTHERN PACIFIC RAILWAY COMPANY; THE EASTERLY LINE OF SAID STRIP OF LAND BEING THE NORTHWESTERLY EXTENSION OF THE NORTHEASTERLY LINE OF THE PROPERTY DESCRIBED IN PARCEL A HEREIN; THE SOUTHERLY LINE OF SAID STRIP OF LAND BEING THE NORTHERLY LINE OF THE PROPERTY DESCRIBED IN PARCEL A HEREIN; THE WESTERLY LINE OF SAID STRIP OF LAND BEING THE NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF THE PROPERTY DESCRIBED IN PARCEL A HEREIN.

PARCEL D:

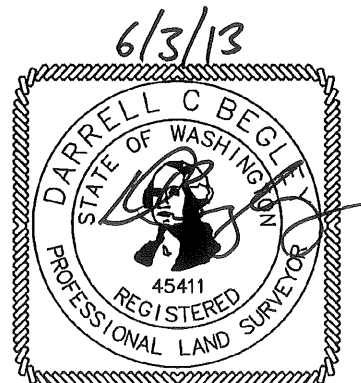
THAT PORTION OF THE ABANDONED BURLINGTON NORTHERN RAILROAD RIGHT-OF- WAY LYING WEST OF NE 175TH STREET AS ESTABLISHED BY INSTRUMENT RECORDED IN VOLUME 418, PAGE 11, BEING A 50 FOOT WIDE PORTION OF LAND IN GOVERNMENT LOTS 3 AND 4, SECTION 11, TOWNSHIP.

TEMPORARY CONSTRUCTION EASEMENT:

ALL THAT PORTION OF THE ABOVE DESCRIBED PARCEL D (ALSO KNOWN AS THE BURKE GILMAN TRAIL), BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT A MONUMENT LOCATED IN CENTERLINE OF SAID BURKE GILMAN TRAIL AT THE EASTERLY TERMINUS OF A CURVE CONCAVE NORTHERLY AND LYING WESTERLY OF THE SOUTHERLY PROJECTION OF THE CENTERLINE OF 62ND AVENUE NORTHEAST, A RADIAL LINE TO WHICH BEARS SOUTH 4° 56' 55" EAST, SAID CURVE HAVING A RADIUS OF 2864.81 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 7° 24' 24", A DISTANCE OF 370.34 FEET; THENCE NORTH 87° 32' 31" WEST, A DISTANCE OF 52.81 FEET TO THE WESTERLY SIDELINE OF SAID NORTHEAST 175TH STREET; THENCE SOUTH 2° 25' 42" WEST ALONG SAID WESTERLY SIDELINE, A DISTANCE OF 5.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 2° 25' 42" WEST, A DISTANCE OF 20.00 FEET TO THE SOUTHERLY SIDELINE OF SAID PARCEL D; THENCE NORTH 87° 32' 31" WEST ALONG SAID SOUTHERLY SIDELINE, A DISTANCE OF 601.21 FEET; THENCE NORTH 2° 27' 29" EAST, A DISTANCE OF 25.00 FEET TO THE CENTERLINE OF SAID PARCEL D; THENCE NORTH 87° 32' 31" WEST, A DISTANCE OF 23.75 FEET TO A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 965.33 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3° 20' 57", A DISTANCE OF 56.43 FEET; THENCE SOUTH 0° 53' 28" EAST, A DISTANCE OF 25.00 FEET TO SAID SOUTHERLY SIDELINE, BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 940.33 FEET, A RADIAL LINE TO WHICH BEARS NORTH 0° 53' 28" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12° 10' 11", A DISTANCE OF 199.73 FEET; THENCE SOUTH 76° 52' 41" WEST, A DISTANCE OF 185.27 FEET; THENCE NORTH 2° 32' 43" WEST, A DISTANCE OF 50.86 FEET TO THE SOUTHERLY SIDELINE OF SR-522; THENCE NORTH 76° 52' 41" EAST, A DISTANCE OF 175.94 FEET TO A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 990.33 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15° 31' 19", A DISTANCE OF 268.29 FEET; THENCE SOUTH 87° 32' 31" EAST, A DISTANCE OF 168.75 FEET; THENCE SOUTH 1° 38' 51" EAST, A DISTANCE OF 20.88 FEET; THENCE NORTH 87° 23' 37" EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 1° 38' 51" WEST, A DISTANCE OF 19.99 FEET TO SAID SOUTHERLY SIDELINE OF SR-522; THENCE SOUTH 87° 32' 31" EAST, A DISTANCE OF 355.98 FEET; THENCE SOUTH 45° 56' 22" EAST, A DISTANCE OF 37.65 FEET; THENCE SOUTH 87° 32' 31" EAST, A DISTANCE OF 57.03 FEET; THENCE SOUTH 42° 33' 24" EAST, A DISTANCE OF 7.07 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 49,275 SQUARE FEET MORE OR LESS.



KC PARCEL 8832900005
PROJECT PARCEL 73

EXHIBIT A

SUBJECT PARCEL:

LOT A, KING COUNTY BOUNDARY LINE ADJUSTMENT NO. 94L0097, RECORDED UNDER RECORDING NUMBER 9508160118, RECORDS OF KING COUNTY, STATE OF WASHINGTON.

TEMPORARY CONSTRUCTION EASEMENT:

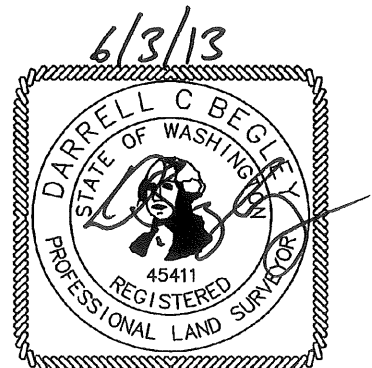
ALL THAT PORTION OF THE ABOVE DESCRIBED LOT A, LYING SOUTHERLY AND EASTERLY OF A LINE BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT A, BEING A POINT ON THE NORTHERLY MARGIN OF STATE ROUTE 522 AND THE EASTERLY MARGIN OF 60TH AVENUE NORTHEAST; THENCE NORTH 2° 29' 57" WEST ALONG SAID EASTERLY MARGIN A DISTANCE OF 21.20 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 62° 30' 43" EAST, A DISTANCE OF 6.64 FEET TO A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 19.50 FEET, A RADIAL LINE TO WHICH BEARS SOUTH 62° 05' 50" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 64° 37' 14", A DISTANCE OF 22.00 FEET; THENCE NORTH 87° 29' 08" EAST, A DISTANCE OF 31.65 FEET; THENCE NORTH 86° 12' 02" EAST, A DISTANCE OF 19.91 FEET; THENCE NORTH 86° 24' 51" EAST, A DISTANCE OF 95.70 FEET; THENCE NORTH 85° 56' 25" EAST, A DISTANCE OF 94.77 FEET; THENCE NORTH 87° 29' 17" EAST, A DISTANCE OF 29.99 FEET; THENCE NORTH 74° 39' 27" EAST, A DISTANCE OF 9.19 FEET; THENCE NORTH 2° 31' 27" WEST, A DISTANCE OF 10.06 FEET; THENCE NORTH 87° 28' 33" EAST, A DISTANCE OF 20.13 FEET; THENCE NORTH 57° 41' 49" EAST, A DISTANCE OF 7.94 FEET; THENCE NORTH 26° 01' 40" EAST, A DISTANCE OF 139.14 FEET TO THE NORTHERLY LINE OF SAID LOT A, BEING THE POINT OF POINT OF TERMINATION.

EXCEPTING THEREFROM; ALL THAT PORTION OF SAID LOT A LYING SOUTHERLY AND EASTERLY OF A LINE BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT A, BEING A POINT ON THE NORTHERLY MARGIN OF STATE ROUTE 522 AND THE EASTERLY MARGIN OF 60TH AVENUE NORTHEAST; THENCE NORTH 2° 29' 57" WEST ALONG SAID EASTERLY MARGIN A DISTANCE OF 18.74 FEET TO A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 24.50 FEET, A RADIAL LINE TO WHICH BEARS SOUTH 69° 46' 21" WEST, BEING THE TRUE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 72° 17' 37", A DISTANCE OF 30.91 FEET; THENCE NORTH 87° 29' 08" EAST, A DISTANCE OF 31.65 FEET; THENCE NORTH 2° 30' 43" WEST, A DISTANCE OF 4.00 FEET; THENCE NORTH 86° 12' 08" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 2° 30' 43" EAST, A DISTANCE OF 4.00 FEET; THENCE NORTH 86° 24' 29" EAST, A DISTANCE OF 95.69 FEET; THENCE NORTH 85° 56' 47" EAST, A DISTANCE OF 94.71 FEET; THENCE NORTH 87° 29' 17" EAST, A DISTANCE OF 33.61 FEET; THENCE NORTH 31° 01' 06" EAST, A DISTANCE OF 3.90 FEET; THENCE NORTH 74° 39' 27" EAST, A DISTANCE OF 6.27 FEET; THENCE NORTH 2° 30' 43" WEST, A DISTANCE OF 9.45 FEET; THENCE NORTH 87° 28' 29" EAST, A DISTANCE OF 17.92 FEET; THENCE NORTH 57° 41' 05" EAST, A DISTANCE OF 9.56 FEET; THENCE NORTH 26° 02' 17" EAST, A DISTANCE OF 141.65 FEET TO THE NORTHERLY LINE OF SAID LOT A, BEING THE POINT OF POINT OF TERMINATION.

CONTAINING 1,994 SQUARE FEET.



KC PARCEL 1126049035
PROJECT PARCEL 76

EXHIBIT A

SUBJECT PARCEL:

THAT PORTION OF GOVERNMENT LOT 3, SECTION 11, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER CORNER COMMON TO SECTIONS 2 AND 11, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON; THENCE ALONG THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 11, SOUTH 2°41'16" WEST 1,494.25 FEET TO THE NORTHERLY MARGIN OF PRIMARY STATE HIGHWAY NO. 2; THENCE ALONG THE SAID NORTHERLY MARGIN OF THE STATE HIGHWAY, SOUTH 87°14'47" WEST 260.14 FEET TO THE SOUTHEASTERLY CORNER OF THE TRACT HEREIN DESCRIBED AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTHERLY MARGIN OF SAID STATE HIGHWAY, SOUTH 87°14'47" WEST 174.97 FEET TO THE EASTERLY MARGIN OF THE COUNTY ROAD 61ST AVENUE NORTHEAST; THENCE ALONG SAID EASTERLY MARGIN OF THE COUNTY ROAD 61ST AVENUE NORTHEAST, NORTH 25°47'10" EAST 142.30 FEET; THENCE NORTH 87°14'47" EAST 106.96 FEET; THENCE SOUTH 02°45'13" EAST 125.00 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF CONVEYED TO KING COUNTY FOR STREET PURPOSES BY DEED RECORDED UNDER RECORDING NUMBER 5946479;

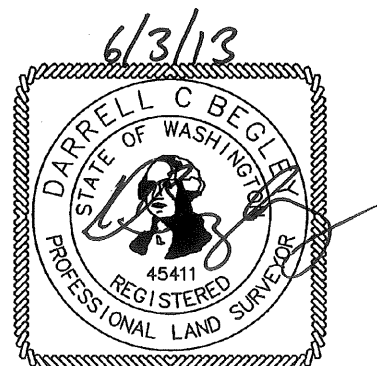
AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON FOR STREET PURPOSES BY DEEDS RECORDED UNDER RECORDING NUMBERS 7707250271 AND 7707250272.

TEMPORARY CONSTRUCTION EASEMENT:

A 3.00 FOOT WIDE STRIP OF LAND LYING WITHIN THE ABOVE DESCRIBED PARCEL, THE WESTERLY AND SOUTHERLY LINE BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF STATE ROUTE 522 AND 61ST AVENUE NORTHEAST; THENCE NORTH 26° 02' 19" EAST ALONG THE CENTERLINE OF SAID 61ST AVENUE NORTHEAST, A DISTANCE OF 198.90 FEET; THENCE NORTH 87° 29' 48" EAST, A DISTANCE OF 50.65 FEET TO THE TRUE POINT OF BEGINNING, BEING A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 565.57 FEET, A RADIAL LINE TO WHICH BEARS SOUTH 64° 14' 02" EAST; THENCE SOUTHERLY PARALLEL WITH SAID CENTERLINE OF 61ST AVENUE NORTHEAST AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0° 16' 19", A DISTANCE OF 2.69 FEET; THENCE SOUTH 26° 02' 19" WEST, A DISTANCE OF 63.23 FEET; THENCE SOUTH 14° 52' 58" WEST, A DISTANCE OF 17.49 FEET; THENCE SOUTH 33° 11' 42" EAST, A DISTANCE OF 54.31 FEET; THENCE SOUTH 79° 53' 12" EAST, A DISTANCE OF 15.63 FEET TO THE NORTHERLY MARGIN OF SAID STATE ROUTE 522; THENCE NORTH 87° 29' 17" EAST, A DISTANCE OF 84.52 FEET TO THE EASTERLY LINE OF SAID PARCEL, THE BEING THE POINT OF TERMINATION.

CONTAINING 706 SQUARE FEET.



**KC PARCEL 1126049035
PROJECT PARCEL 77**

EXHIBIT A

SUBJECT PARCEL:

THE EASTERLY 70 FEET OF THE PROPERTY HEREIN DESCRIBED:

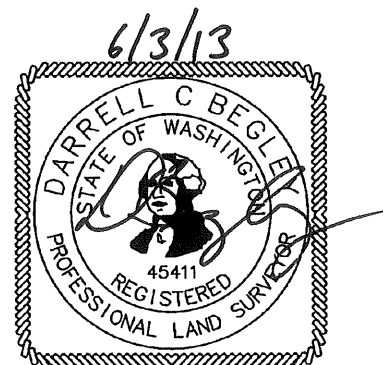
THAT PORTION OF GOVERNMENT LOT 3, SECTION 11, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 11; THENCE SOUTH 2°41'16" WEST ALONG THE EAST-WEST CENTER SECTION LINE 1,494.25 FEET TO THE NORTHERLY MARGIN OF P.S.H. NUMBER 2; THENCE ALONG SAID NORTHERLY MARGIN SOUTH 87°14'47" WEST 190.14 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTH MARGIN OF SAID STATE HIGHWAY SOUTH 87°14'47" WEST 244.97 FEET TO THE EASTERLY MARGIN OF 61ST AVENUE NORTHEAST; THENCE ALONG SAID EASTERLY MARGIN NORTH 25°47'10" EAST 142.30 FEET; THENCE NORTH 87°14'47" EAST 176.96 FEET; THENCE SOUTH 2°45'13" EAST 125.00 FEET TO THE TRUE POINT OF BEGINNING; EXCEPT PORTION THEREOF CONVEYED TO KING COUNTY, WASHINGTON FOR STREET PURPOSES BY DEED RECORDED UNDER RECORDING NUMBER 5946479.

TEMPORARY CONSTRUCTION EASEMENT:

THE SOUTHERLY 3.00 FEET OF THE ABOVE DESCRIBED PARCEL, THE SOUTHERLY LINE OF WHICH BEING 50.00 FEET NORTH OF THE CENTERLINE OF STATE ROUTE 522.

CONTAINING 210 SQUARE FEET.



**KC PARCEL 1126049066
PROJECT PARCEL 78**

EXHIBIT A

SUBJECT PARCEL:

THAT PORTION OF GOVERNMENT LOT 3, SECTION 11, TOWNSHIP 26 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 11; THENCE SOUTH 2°41'16" WEST ALONG THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 11, A DISTANCE OF 1494.25 FEET TO THE NORTHERLY MARGIN OF LAKE FOREST-BOTHELL STATE HIGHWAY; THENCE SOUTH 87°14' 47" WEST, ALONG THE NORTHERLY MARGIN 110.14 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUEING SOUTH 87°14'47" WEST ALONG SAID NORTH MARGIN, 80.00 FEET; THENCE NORTH 2°45'13" WEST 125.00 FEET; THENCE NORTH 87° 14' 47" EAST 80.00 FEET; THENCE SOUTH 2°45'13" EAST, 125.00 FEET TO THE TRUE POINT OF BEGINNING;

(BEING KNOWN AS LOT 3 IN BLOCK 9 OF WAVERLY PARK, AN UNRECORDED PLAT.)

TEMPORARY CONSTRUCTION EASEMENT:

THE SOUTHERLY 3.00 FEET OF THE ABOVE DECRIBED PARCEL, THE SOUTHERLY LINE OF WHICH BEING 50.00 FEET NORTH OF THE CENTERLINE OF STATE ROUTE 522.

CONTAINING 240 SQUARE FEET MORE OR LESS.



**KC PARCEL 1126049067
PROJECT PARCEL 79**

EXHIBIT A

SUBJECT PARCEL:

THAT PORTION OF GOVERNMENT LOT 3, SECTION 11, TOWNSHIP 26 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

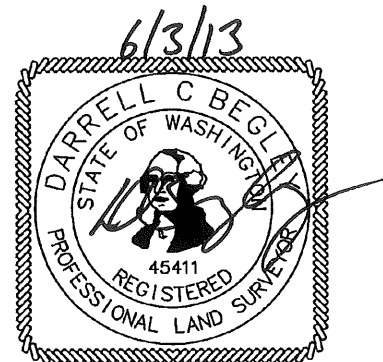
BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 11; THENCE ALONG THE NORTH AND SOUTH CENTERLINE, SOUTH 2°41'16" WEST 1494.25 FEET; THENCE ALONG THE NORTHERLY MARGIN OF PRIMARY STATE HIGHWAY NUMBER 2 SOUTH 87°14' 47" WEST 30.14 FEET TO THE SOUTHWEST CORNER OF THE TRACT OF LAND DESCRIBED AND THE TRUE POINT OF BEGINNING; THENCE CONTINUEING ALONG THE NORTH MARGIN OF SAID STATE HIGHWAY, SOUTH 87°14'47" WEST 80.00 FEET; THENCE NORTH 2°45'13" WEST 125.00 FEET; THENCE NORTH 87° 14' 47" EAST 91.91 FEET; THENCE ALONG THE WESTERLY MARGIN OF 62ND AVENUE NORTHEAST, SOUTH 2°41' 16" WEST 125.57 FEET TO THE TRUE POINT OF BEGINNING.

TEMPORARY CONSTRUCTION EASEMENT:

THE SOUTHERLY 3.00 FEET OF THE ABOVE DECRIBED PARCEL, THE SOUTHERLY LINE OF WHICH BEING 50.00 FEET NORTH OF THE CENTERLINE OF STATE ROUTE 522.

TOGETHER WITH; THE EASTERLY 3.00 FEET OF THE SOUTHERLY 70.00 FEET OF THE ABOVE DECRIBED PARCEL.

CONTAINING 412 SQUARE FEET MORE OR LESS.



**KC PARCEL 7947300025
PROJECT PARCEL 80**

EXHIBIT A

SUBJECT PARCEL:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 26 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

LOTS 17 AND 18, BLOCK 9, FIRST ADDITION TO W.C. SQUIRE'S PLAT OF KENMORE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 26 OF PLATS, PAGE 39, IN KING COUNTY, WASHINGTON;

EXCEPT THE SOUTH 9.5 FEET OF SAID LOTS 17 AND 18, CONDEMED BY THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 268936.

TEMPORARY CONSTRUCTION EASEMENT:

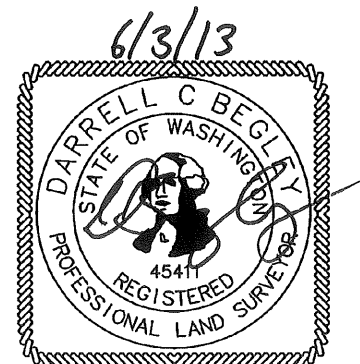
ALL THAT PORTION OF THE ABOVE DESCRIBED PARCEL LYING SOUTHWESTERLY AND SOUTHERLY OF A LINE BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 18, BEING A POINT ON THE NORTHERLY MARGIN OF STATE ROUTE 522 AND EASTERLY MARGIN OF 62ND AVENUE NORTHEAST THENCE NORTH 2° 57' 37" EAST ALONG SAID EASTERLY MARGIN, A DISTANCE OF 28.51 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 44° 46' 36" EAST, A DISTANCE OF 24.84 FEET TO A POINT 10.00 NORTHERLY OF SAID NORTHERLY MARGIN, AS MEASURED PERPENDICULAR THEREFROM, THENCE NORTH 87° 29' 17" EAST PARALLEL WITH SAID MARGIN A DISTANCE 97.53 FEET TO THE EASTERLY LINE OF SAID LOT 17 AND THE POINT OF TERMINATION.

EXCEPTING THEREFROM; ALL THAT PORTION OF THE ABOVE DESCRIBED PARCEL BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 18, BEING A POINT ON THE NORTHERLY MARGIN OF STATE ROUTE 522 AND EASTERLY MARGIN OF 62ND AVENUE NORTHEAST; THENCE NORTH 87° 29' 17" EAST ALONG SAID NORTHERLY MARGIN, A DISTANCE OF 15.00 FEET; THENCE NORTH 44° 46' 36" WEST, A DISTANCE OF 20.18 FEET TO A POINT ON SAID EASTERLY MARGIN OF 62ND AVENUE NORTHEAST, DISTANT THEREON 15.00 FEET NORTHERLY OF SAID SOUTHWEST CORNER; THENCE SOUTH 2° 57' 37" WEST, A DISTANCE OF 15.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 1,223 SQUARE FEET.



**KC PARCEL 7947300365
PROJECT PARCEL 81**

EXHIBIT A

SUBJECT PARCEL:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 26 NORTH,
RANGE 4 EAST, WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

LOT 16, BLOCK 9, FIRST ADDITION TO W.C. SQUIRE'S PLAT OF KENMORE, ACCORDING TO
THE PLAT THEREOF RECORDED IN VOLUME 26 OF PLATS, PAGE 39, IN KING COUNTY,
WASHINGTON;

EXCEPT THE SOUTH 9.5 FEET OF SAID LOTS 17 AND 18, CONDEMED BY THE STATE OF
WASHINGTON FOR HIGHWAY PURPOSES IN KING COUNTY SUPERIOR COURT CAUSE
NUMBER 268936.

TEMPORARY CONSTRUCTION EASEMENT:

THE SOUTHERLY 10.00 FEET OF THE ABOVE DESCRIBED PARCEL, THE SOUTHERLY LINE
OF WHICH BEING 50.00 FEET NORTH OF THE CENTERLINE OF STATE ROUTE 522.

CONTAINING 500 SQUARE FEET.



**KC PARCEL 7947300360
PROJECT PARCEL 82**

EXHIBIT A

SUBJECT PARCEL:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 26 NORTH,
RANGE 4 EAST, WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

LOT 15, BLOCK 9, FIRST ADDITION TO W.C. SQUIRE'S PLAT OF KENMORE, ACCORDING TO
THE PLAT THEREOF RECORDED IN VOLUME 26 OF PLATS, PAGE 39, IN KING COUNTY,
WASHINGTON;

EXCEPT THE SOUTH 9.5 FEET OF SAID LOTS 17 AND 18, CONDEMED BY THE STATE OF
WASHINGTON FOR HIGHWAY PURPOSES IN KING COUNTY SUPERIOR COURT CAUSE
NUMBER 268936.

TEMPORARY CONSTRUCTION EASEMENT:

THE SOUTHERLY 10.00 FEET OF THE ABOVE DESCRIBED PARCEL, THE SOUTHERLY LINE
OF WHICH BEING 50.00 FEET NORTH OF THE CENTERLINE OF STATE ROUTE 522.

CONTAINING 500 SQUARE FEET.



**KC PARCEL 7947300350
PROJECT PARCEL 83**

EXHIBIT A

SUBJECT PARCEL:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 26 NORTH,
RANGE 4 EAST, WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

LOT 14 AND THE WEST 10 FEET OF LOT 13, BLOCK 9, FIRST ADDITION TO W.C. SQUIRE'S
PLAT OF KENMORE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 26 OF
PLATS, PAGE 39, IN KING COUNTY, WASHINGTON;

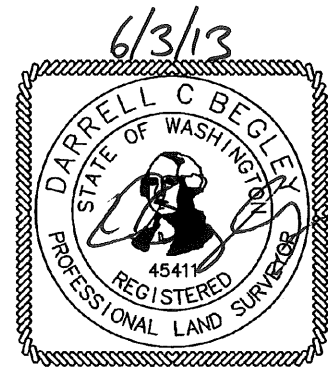
EXCEPT THE SOUTH 9.5 FEET OF SAID LOTS 17 AND 18, CONDEMED BY THE STATE OF
WASHINGTON FOR HIGHWAY PURPOSES IN KING COUNTY SUPERIOR COURT CAUSE
NUMBER 268936.

TEMPORARY CONSTRUCTION EASEMENT:

THE SOUTHERLY 10.00 FEET OF SAID LOT 14, THE SOUTHERLY LINE OF WHICH BEING
50.00 FEET NORTH OF THE CENTERLINE OF STATE ROUTE 522.

TOGETHER WITH; THE SOUTHERLY 5.00 FEET OF SAID WEST 10 FEET OF LOT 13, THE
SOUTHERLY LINE OF WHICH BEING 55.00 FEET NORTH OF THE CENTERLINE OF STATE
ROUTE 522.

CONTAINING 550 SQUARE FEET.



**KC PARCEL 7947300340
PROJECT PARCEL 84**

EXHIBIT A

SUBJECT PARCEL:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 26 NORTH,
RANGE 4 EAST, WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

LOT 12 AND THE EAST 40 FEET OF LOT 13, BLOCK 9, FIRST ADDITION TO W.C. SQUIRE'S
PLAT OF KENMORE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 26 OF
PLATS, PAGE 39, IN KING COUNTY, WASHINGTON;

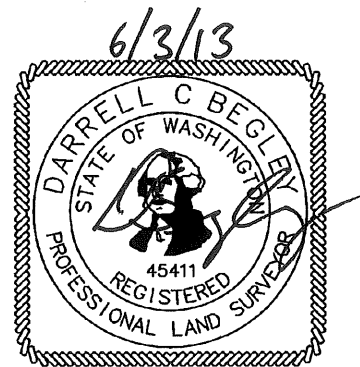
EXCEPT THE SOUTH 9.5 FEET OF SAID LOTS 17 AND 18, CONDEMED BY THE STATE OF
WASHINGTON FOR HIGHWAY PURPOSES IN KING COUNTY SUPERIOR COURT CAUSE
NUMBER 2783816.

TEMPORARY CONSTRUCTION EASEMENT:

THE SOUTHERLY 5.00 FEET OF SAID LOT 12, THE SOUTHERLY LINE OF WHICH BEING
55.00 FEET NORTH OF THE CENTERLINE OF STATE ROUTE 522.

TOGETHER WITH; THE SOUTHERLY 5.00 FEET OF SAID EAST 40 FEET OF LOT 13.

CONTAINING 450 SQUARE FEET.



**KC PARCEL 7946300325
PROJECT PARCEL 85**

EXHIBIT A

SUBJECT PARCEL:

THE SOUTH 69.5 FEET OF LOT 10, AND THE SOUTH 74.5 FEET OF LOT 11, ALL IN BLOCK 9, W.C. SQUIRE'S PLAT OF KENMORE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 62, IN KING COUNTY, WASHINGTON;

EXCEPT THE SOUTH 9.5 FEET OF SAID LOT 10 AND THE SOUTH 14.5 FEET OF SAID LOT 11 CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 268936, FOR STATE ROAD.

TEMPORARY CONSTRUCTION EASEMENT:

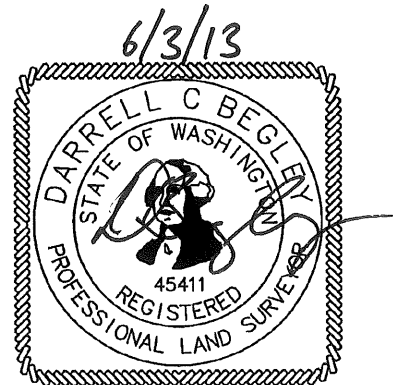
THE SOUTHERLY 10.00 FEET OF SAID LOT 10, THE SOUTHERLY LINE OF WHICH BEING 50.00 FEET NORTH OF THE CENTERLINE OF STATE ROUTE 522.

TOGETHER WITH; THE SOUTHERLY 5.00 FEET OF SAID LOT 11, THE SOUTHERLY LINE OF WHICH BEING 55.00 FEET NORTH OF THE CENTERLINE OF STATE ROUTE 522.

EXCEPTING THEREFROM; ALL THAT PORTION OF THE ABOVE DESCRIBED LOT 10, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 10, BEING A POINT ON THE NORTHERLY MARGIN OF STATE ROUTE 522 AND WESTERLY MARGIN OF 63RD AVENUE NORTHEAST; THENCE SOUTH $87^{\circ} 29' 17''$ WEST ALONG SAID NORTHERLY MARGIN, A DISTANCE OF 8.00 FEET; THENCE NORTH $42^{\circ} 30' 04''$ EAST, A DISTANCE OF 11.32 FEET TO A POINT ON SAID WESTERLY MARGIN OF 63RD AVENUE NORTHEAST, DISTANT THEREON 8.00 FEET NORTHERLY OF SAID SOUTHEAST CORNER; THENCE SOUTH $2^{\circ} 30' 06''$ EAST, A DISTANCE OF 8.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 718 SQUARE FEET.



**KC PARCEL 794730-0005
PROJECT PARCEL 86**

EXHIBIT A

Subject Parcel:

Lots 1 and 2, Block 1, First Addition to W.C. Squire's Plat of Kenmore, according to plat thereof recorded in Volume 26 of Plats, Page 39, in King County, Washington;

Except that portion thereof condemned in King County Superior Court Cause No. 268936 for highway purposes

Together with; that portion of 62nd Ave Northeast (also known as Marjorie Street), 30 feet in width, more or less as delineated on the Plat of First Addition to W.C. Squire's Plat of Kenmore, according to plat thereof recorded in Volume 26 of Plats, Page 39, in King County, Washington and as vacated by King County Ordinance No. 3739 under Recording No. 7807060796, lying Northerly of the Northern Pacific Railroad right of way and lying Southerly of the Southerly right of way margin of Northeast Bothell Way (SR 522) as established by condemnation proceedings in King County Superior Court Cause No. 268936.

Temporary Construction Easement:

A portion of land for construction purposes and appurtenances thereto, over, under, along and across the Northerly 5.00 feet of the above described Parcel.

Containing 762 square feet.



**KC PARCEL 794630-0005
PROJECT PARCEL 87**

EXHIBIT A

Subject Parcel:

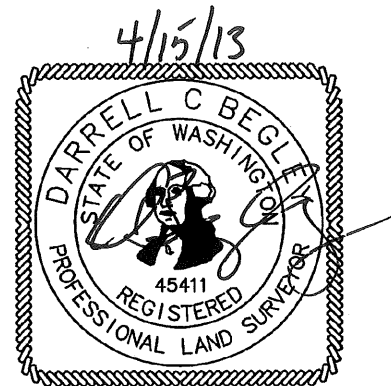
Lots 3, 4 and 5, Block 1, W.C. Squire's Plat of Kenmore, according to the plat thereof recorded in Volume 20 of Plats, Page 62, in King County, Washington;

Except that portion thereof condemned in King County Superior Court Cause No. 268936 for highway purposes.

Temporary Construction Easement:

A portion of land for construction purposes and appurtenances thereto, over, under, along and across the Northerly 5.00 feet of the above described Parcel.

Containing 900 square feet.



**KC PARCEL 794630-0018
PROJECT PARCEL 88**

EXHIBIT A

Subject Parcel:

Lot 6, Block 1, W.C. Squire's Plat of Kenmore, according to the plat thereof recorded in Volume 20 of Plats, Page 62, in King County, Washington;

Except the North 30.5 feet condemned in King County Superior Court Cause No. 268936 for State Highway.

Temporary Construction Easement:

A portion of land for construction purposes and appurtenances thereto, over, under, along and across the Northerly 5.00 feet of the above described Parcel.

Containing 300 square feet.



**KC PARCEL 794630-0020
PROJECT PARCEL 89**

EXHIBIT A

Subject Parcel:

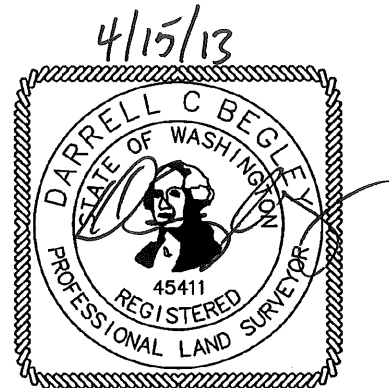
Lot 7, Block 1, W.C. Squire's Plat of Kenmore, according to the plat thereof recorded in Volume 20 of Plats, Page 62, in King County, Washington;

Except the North 30.5 feet condemned in King County Superior Court Cause No. 268936 for State Highway.

Temporary Construction Easement:

A portion of land for construction purposes and appurtenances thereto, over, under, along and across the Northerly 5.00 feet of the above described Parcel.

Containing 300 square feet.



KC PARCEL 6181700091
SR 522 PROJECT PARCEL 90

EXHIBIT A

SUBJECT PARCEL:

LOTS 13 AND 14, BLOCK 8, NORTHLAKE TERRACE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 33 OF PLATS, PAGE 20, IN KING COUNTY, WASHINGTON.

TEMPORARY CONSTRUCTION EASEMENT:

ALL THAT PORTION OF THE ABOVE DESCRIBED LOT 13 AND LOT 14, LYING SOUTHERLY OF A LINE BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 14, BEING A POINT ON THE NORTHERLY MARGIN OF STATE ROUTE 522 AND EASTERLY MARGIN OF 63RD AVENUE NORTHEAST; THENCE NORTH 2° 32' 21" WEST ALONG SAID EASTERLY MARGIN, A DISTANCE OF 37.15 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 51° 37' 21" EAST, A DISTANCE OF 30.81 FEET TO A POINT LYING 17.00 FEET NORTHERLY OF SAID NORTHERLY MARGIN, AS MEASURED PERPENDICULAR THEREFROM; THENCE NORTH 87° 29' 17" EAST PARALELL WITH SAID NORTHERLY MARGIN, A DISTANCE OF 79.00 FEET TO THE WESTERLY LINE OF THE EASTERLY 7.88 FEET OF SAID LOT 13, BEING THE POINT OF TERMINATION.

EXCEPTING THEREFROM; ALL THAT PORTION OF THE ABOVE DESCRIBED LOT 13 AND LOT 14, LYING SOUTHERLY OF A LINE BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 14, BEING A POINT ON THE NORTHERLY MARGIN OF STATE ROUTE 522 AND EASTERLY MARGIN OF 63RD AVENUE NORTHEAST; THENCE NORTH 2° 32' 21" WEST ALONG SAID EASTERLY MARGIN, A DISTANCE OF 32.17 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 51° 37' 21" EAST, A DISTANCE OF 30.79 FEET TO A POINT LYING 12.00 FEET NORTHERLY OF SAID NORTHERLY MARGIN, AS MEASURED PERPENDICULAR THEREFROM; THENCE NORTH 87° 29' 17" EAST PARALELL WITH SAID NORTHERLY MARGIN, A DISTANCE OF 86.87 FEET TO THE EASTERLY LINE OF SAID LOT 13, BEING THE POINT OF TERMINATION.

CONTAINING 511 SQUARE FEET.



**KC PARCEL 6181700145
SR 522 PROJECT PARCEL 91**

EXHIBIT A

SUBJECT PARCEL:

LOTS 11 AND 12, BLOCK 8, NORTHLAKE TERRACE, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 33 OF PLATS, PAGE 20, IN KING COUNTY, WASHINGTON;

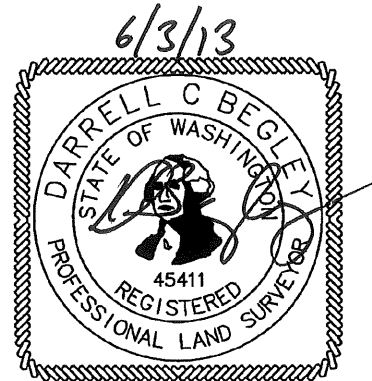
EXCEPT THE SOUTH 10 FEET, AS MEASURED PARALLEL AND PERPENDICULAR TO
THE SOUTH LINE OF SAID LOTS 11 AND 12, AS CONVEYED BY DEED RECORDED
UNDER RECORDING NUMBER 20020130002588.

TEMPORARY CONSTRUCTION EASEMENT:

THE NORTHERLY 3.00 FEET OF THE SOUTHERLY 5.00 FEET OF THE ABOVE DESCRIBED
LOT 12, THE SOUTHERLY LINE OF WHICH BEING 50.50 FEET NORTH OF THE
CENTERLINE OF STATE ROUTE 522.

EXCEPTING THEREFROM; THE WESTERLY 12.12 FEET OF SAID LOT 12.

CONTAINING 129 SQUARE FEET.



**KC PARCEL 6181700126
PROJECT PARCEL 93**

EXHIBIT A

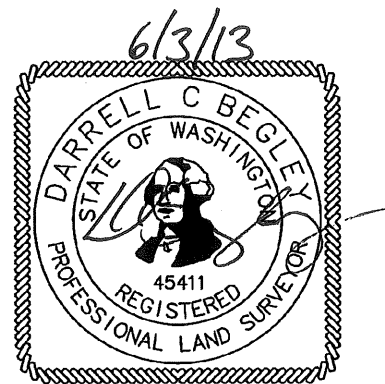
SUBJECT PARCEL:

THE WEST 30 FEET OF LOT 8 AND ALL OF LOTS 9 AND 10, BLOCK 8, NORTHLAKE TERRACE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 33 OF PLATS, PAGE 20, IN KING COUNTY, WASHINGTON.

TEMPORARY CONSTRUCTION EASEMENT:

THE NORTHERLY 3.00 FEET OF THE SOUTHERLY 15.00 FEET OF THE ABOVE DESCRIBED LOT 8, LOT 9 AND LOT 10, THE SOUTHERLY LINE OF WHICH BEING 40.50 FEET NORTH OF THE CENTERLINE OF STATE ROUTE 522.

EXCEPTING THEREFROM; THE WESTERLY 23.00 FEET OF SAID LOT 10
CONTAINING 351 SQUARE FEET.



**KC PARCEL 6181700125
PROJECT PARCEL 94**

EXHIBIT A

SUBJECT PARCEL:

THE EAST 25 FEET OF LOT 8, BLOCK 8; THE WEST 25 FEET OF LOT 2, BLOCK 7; THAT PORTION OF THE VACATED 10 FOOT ALLEY LYING BETWEEN LOT 8, BLOCK 8 AND LOT 1, BLOCK 7; AND ALL OF LOT 1, BLOCK 7, NORTHLAKE TERRACE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 33 OF PLATS, PAGE 20, IN KING COUNTY, WASHINGTON.

TEMPORARY CONSTRUCTION EASEMENT:

THE NORTHERLY 3.00 FEET OF THE SOUTHERLY 15.00 FEET OF THE ABOVE DESCRIBED LOT 8, LOT 2, LOT 1 AND THE VACATED ALLEY, THE SOUTHERLY LINE OF WHICH BEING 40.50 FEET NORTH OF THE CENTERLINE OF STATE ROUTE 522.

EXCEPTING THEREFROM; THE EASTERLY 26.00 FEET OF THE WESTERLY 48.45 FEET.

CONTAINING 265 SQUARE FEET.



**KC PARCEL 6181700086
PROJECT PARCEL 95**

EXHIBIT A

SUBJECT PARCEL:

LOT 2 OF KING COUNTY SHORT PLAT NUMBER 178076 RECORDED UNDER RECORDING NUMBER 7911070633, RECORDS OF KING COUNTY, WASHINGTON, BEING A PORTION OF LOTS 2 THROUGH 6, INCLUSIVE, AND LOTS 10 THROUGH 16, INCLUSIVE, BLOCK 7, NORTHLAKE TERRACE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 33 OF PLATS, PAGE 20, IN KING COUNTY, WASHINGTON.

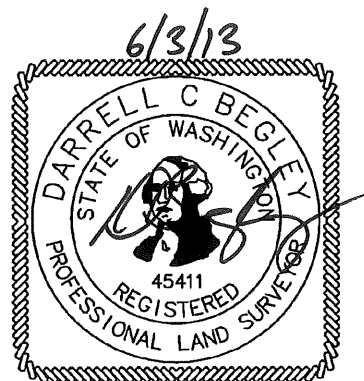
TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER THAT PORTION OF LOT 1, AS DEPICTED ON SAID SHORT PLAT.

TEMPORARY CONSTRUCTION EASEMENT:

THE NORTHERLY 3.00 FEET OF THE SOUTHERLY 15.00 FEET OF THE ABOVE DESCRIBED LOT 2, THE SOUTHERLY LINE OF WHICH BEING 40.50 NORTH OF THE CENTERLINE OF STATE ROUTE 522.

EXCEPTING THEREFROM; THE EASTERLY 5.35 FEET OF SAID LOT 2.

CONTAINING 165 SQUARE FEET.



**KC PARCEL 6181700005
PROJECT PARCEL 96**

EXHIBIT A

SUBJECT PARCEL:

LOT 1 OF KING COUNTY SHORT PLAT NUMBER 178076 RECORDED UNDER RECORDING NUMBER 7911070633, RECORDS OF KING COUNTY, WASHINGTON, BEING A PORTION OF LOTS 2 THROUGH 6, INCLUSIVE, AND LOTS 10 THROUGH 16, INCLUSIVE, BLOCK 7, NORTHLAKE TERRACE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 33 OF PLATS, PAGE 20, IN KING COUNTY, WASHINGTON.

TEMPORARY CONSTRUCTION EASEMENT:

THE SOUTHERLY 3.00 FEET OF THE ABOVE DESCRIBED PARCEL, THE SOUTHERLY LINE OF WHICH BEING 53.50 FEET NORTH OF THE CENTERLINE OF STATE ROUTE 522.

CONTAINING 327 SQUARE FEET MORE OR LESS.



KC PARCEL 7946300230
PROJECT PARCEL 97

EXHIBIT A

SUBJECT PARCEL:

LOTS 4, 5 AND 6, BLOCK 7, W.C. SQUIRE'S PLAT OF KENMORE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 62, IN KING COUNTY, WASHINGTON AND THAT PORTION OF THE FOLLOWING DESCRIBED TRACT LYING WESTERLY OF THE NORTHERLY PRODUCTION OF THE EAST LINE OF THE ABOVE DESCRIBED LOT 6; THAT PORTION OF LOT 8, BLOCK 7, NORTHLAKE TERRACE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 33 OF PLATS, PAGE 20, IN KING COUNTY, WASHINGTON, LYING SOUTH OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 8, SOUTH 2°52'54" WEST 126.65 FEET FROM THE NORTHWEST CORNER OF SAID LOT; THENCE NORTH 83°55'21" EAST TO A POINT ON THE EAST LINE OF SAID LOT 8; THENCE EASTERLY, IN A STRAIGHT LINE THROUGH SAID LOT 7 AND THROUGH LOT 13, BLOCK 7, W.C. SQUIRE'S PLAT OF KENMORE, TO A POINT ON THE EAST LINE OF SAID LOT 13, WHICH IS 115.55 FEET SOUTH 2°52'54" WEST FROM THE NORTHEAST CORNER THEREOF.

TEMPORARY CONSTRUCTION EASEMENT:

A 3.00 FOOT WIDE STRIP OF LAND LYING WITHIN THE ABOVE DESCRIBED LOT 4 AND LOT 5, THE SOUTHERLY LINE BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 5, BEING A POINT ON THE NORTHERLY MARGIN OF STATE ROUTE 522; THENCE NORTH 2° 32' 57" EAST ALONG THE EASTERLY LINE OF SAID LOT 5, A DISTANCE OF 11.24 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 88° 48' 03" WEST, A DISTANCE OF 34.91 FEET TO A POINT 12.00 FEET NORTHERLY OF SAID NORTHERLY MARGIN, AS MEASURED PERPENDICULAR THEREFROM; THENCE SOUTH 87° 29' 17" WEST PARALLEL WITH SAID MARGIN, A DISTANCE OF 69.40 FEET TO THE WESTERLY LINE OF SAID LOT 4, BEING THE POINT OF TERMINATION.

EXCEPTING THEREFROM; THE WESTERLY 14.50 FEET OF SAID LOT 4.

CONTAINING 269 SQUARE FEET.



**KC PARCEL 7946300240
PROJECT PARCEL 98**

EXHIBIT A

SUBJECT PARCEL:

LOTS 4, 5 AND 6, BLOCK 7, W.C. SQUIRE'S PLAT OF KENMORE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 62, IN KING COUNTY, WASHINGTON AND THAT PORTION OF THE FOLLOWING DESCRIBED TRACT LYING WESTERLY OF THE NORTHERLY PRODUCTION OF THE EAST LINE OF THE ABOVE DESCRIBED LOT 6; THAT PORTION OF LOT 8, BLOCK 7, NORTHLAKE TERRACE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 33 OF PLATS, PAGE 20, IN KING COUNTY, WASHINGTON, LYING SOUTH OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 8, SOUTH 2°52'54" WEST 126.65 FEET FROM THE NORTHWEST CORNER OF SAID LOT; THENCE NORTH 83°55'21" EAST TO A POINT ON THE EAST LINE OF SAID LOT 8; THENCE EASTERLY, IN A STRAIGHT LINE THROUGH SAID LOT 7 AND THROUGH LOT 13, BLOCK 7, W.C. SQUIRE'S PLAT OF KENMORE, TO A POINT ON THE EAST LINE OF SAID LOT 13, WHICH IS 115.55 FEET SOUTH 2°52'54" WEST FROM THE NORTHEAST CORNER THEREOF.

TEMPORARY CONSTRUCTION EASEMENT:

A 3.00 FOOT WIDE STRIP OF LAND LYING WITHIN THE ABOVE DESCRIBED LOT 6, THE SOUTHERLY LINE BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 6, BEING A POINT ON THE NORTHERLY MARGIN OF STATE ROUTE 522; THENCE NORTH 2° 32' 57" EAST ALONG THE WESTERLY LINE OF SAID LOT 6, A DISTANCE OF 11.24 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 88° 48' 03" EAST, A DISTANCE OF 52.11 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 6, DISTANT THEREON NORTH 2° 32' 57" EAST, A DISTANCE OF 10.04 FEET FROM THE SOUTHEAST CORNER THEREOF, BEING THE POINT OF TERMINATION.

CONTAINING 156 SQUARE FEET.



KC PARCEL 112604-9010
PROJECT PARCEL 101

EXHIBIT A

SUBJECT PARCEL:

THAT PORTION OF GOVERNMENT LOT 3, SECTION 11, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

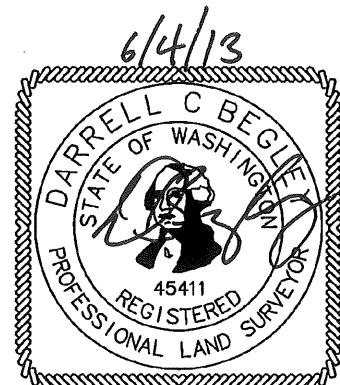
BEGINNING AT THE QUARTER CORNER COMMON TO SECTIONS 2 AND 11, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M. IN KING COUNTY, WASHINGTON; THENCE ALONG THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 11, SOUTH 2° 41' 16" WEST, 1594.03 FEET TO THE SOUTHERLY MARGIN OF NEW STATE HIGHWAY, LAKE FOREST PARK TO BOTHELL; THENCE SOUTH 87° 13' 10" WEST ALONG SAID SOUTHERLY MARGIN, 160 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87° 13' 10" WEST ALONG SAID SOUTHERLY MARGIN, 137.51 FEET; THENCE SOUTH 2° 46' 50" EAST, 79.60 FEET TO THE NORTHERLY MARGIN OF THE NORTHERN PACIFIC RAILWAY RIGHT OF WAY; THENCE EAST ALONG SAID NORTHERLY MARGIN TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS NORTH 2° 46' 50" WEST; THENCE NORTH 2° 46' 50" WEST, 80.51 FEET TO THE TRUE POINT OF BEGINNING.

TEMPORARY CONSTRUCTION EASEMENT:

A 5.00 FOOT WIDE STRIP OF LAND LYING WITHIN THE ABOVE DESCRIBED PARCEL, THE NORTHERLY LINE OF WHICH BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL, BEING A POINT ON THE SOUTHERLY MARGIN OF STATE ROUTE 522; THENCE SOUTH 86° 28' 42" WEST, A DISTANCE OF 136.84 FEET TO THE WESTERLY LINE OF SAID PARCEL, BEING A POINT ON THE EASTERLY MARGIN OF SAID STATE ROUTE AND THE POINT OF TERMINATION.

CONTAINING 684 SQUARE FEET.



**KC PARCEL 112604-9091
PROJECT PARCEL 102**

EXHIBIT A

Subject Parcel:

That portion of Government Lot 3, Section 11, Township 26 North, Range 4 East, W.M., in King County, Washington, described as follows:

Beginning at the Quarter corner common to Sections 2 and 11, Township 26 North, Range 4 East, W.M, in King County, Washington; thence along the North and South centerline of said Section 11, South 2° 41' 16" West, 1594.03 feet to the Southerly margin of the New State Highway, Lake Forest Park to Bothell; thence South 87° 13' 10" West, along said Southerly margin 60 feet to the True Point of Beginning; thence continuing along said Southerly margin South 87° 13' 10" West, 100 feet; thence at a right angle to said Southerly margin South 2° 46' 50" East, 80.51 feet to the Northerly margin of the Northern Pacific Railroad right of way; thence Easterly along said Northerly margin to a point from which the True Point of Beginning bears North 2° 46' 50" West; thence North 2° 46' 50" West, 81.16 feet to the True Point of Beginning.

Temporary Construction Easement:

A portion of land for construction purposes and appurtenances thereto, over, under, along and across the Northerly 5.00 feet of the above described Parcel.

Containing 500 square feet.



**KC PARCEL 112604-9092
PROJECT PARCEL 103**

EXHIBIT A

Subject Parcel:

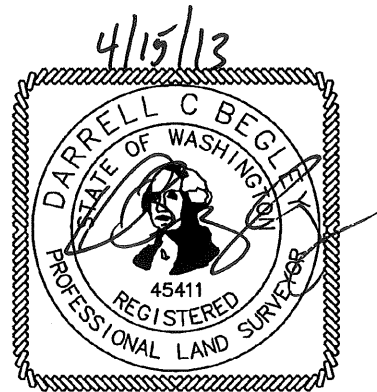
That portion of Government Lot 3, Section 11, Township 26 North, Range 4 East, W.M., in King County, Washington, described as follows:

Beginning at the Quarter corner common to Sections 2 and 11, Township 26 North, Range 4 East, W.M, in King County, Washington; and proceeding thence along the North and South center line of said Section 11, South 2° 41' 16" West, 1594.03 feet to the Southerly margin of the New State Highway, Lake Forest Park to Bothell, and the True Point of Beginning; thence South 87° 13' 10" West, along said Southerly margin 60 feet; thence South 2° 46' 50" East, at right angles to said Southerly margin 81.16 feet to the Northerly margin of the Northern Pacific Railroad right of way; thence Easterly along said Northerly margin to said North and South centerline of said Section; thence North 2° 41' 16" East along said centerline 81.54 feet to the True Point of Beginning.

Temporary Construction Easement:

A portion of land for construction purposes and appurtenances thereto, over, under, along and across the Northerly 5.00 feet of the above described Parcel.

Containing 288 square feet.



**KC PARCEL 794630-0030
PROJECT PARCEL 104**

EXHIBIT A

Subject Parcel:

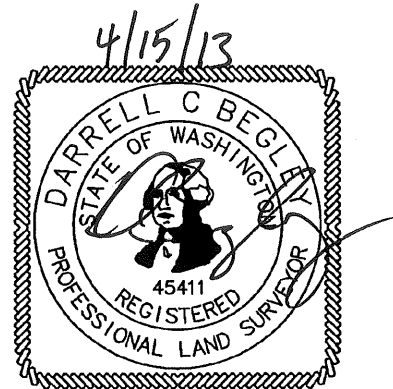
Lot 8, Block 1, W.C. Squire's Plat of Kenmore, according to the plat thereof recorded in Volume 20 of Plats, Page 62, in King County, Washington;

Except the North 30.5 feet condemned in King County Superior Court Cause No. 268936 for State Highway.

Temporary Construction Easement:

A portion of land for construction purposes and appurtenances thereto, over, under, along and across the Northerly 5.00 feet of the above described Parcel.

Containing 300 square feet.



**KC PARCEL 794630-0035
PROJECT PARCEL 105**

EXHIBIT A

Subject Parcel:

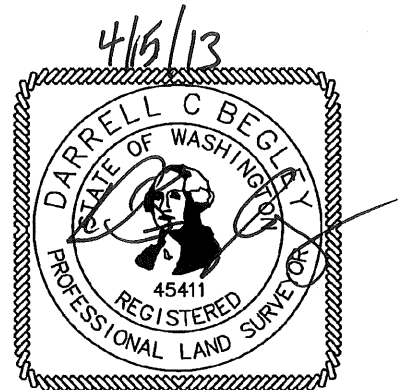
Lot 9, Block 1, W.C. Squire's Plat of Kenmore, according to the plat thereof recorded in Volume 20 of Plats, Page 62, in King County, Washington;

Except the North 30.5 feet condemned in King County Superior Court Cause No. 268936 for State Highway.

Temporary Construction Easement:

A portion of land for construction purposes and appurtenances thereto, over, under, along and across the Northerly 5.00 feet of the above described Parcel.

Containing 299 square feet.



**KC PARCEL 794630-0040
PROJECT PARCEL 106**

EXHIBIT A

Subject Parcel:

Lots 10 and 11, Block 1, W.C. Squire's Plat of Kenmore, according to the plat thereof recorded in Volume 20 of Plats, Page 62, in King County, Washington;

Except the North 30.5 feet condemned in King County Superior Court Cause No. 268936 for State Highway.

Temporary Construction Easement:

A portion of land for construction purposes and appurtenances thereto, over, under, along and across the Northerly 5.00 feet of the above described Parcel.

Containing 598 square feet.



**KC PARCEL 794630-0050
PROJECT PARCEL 107**

EXHIBIT A

Subject Parcel:

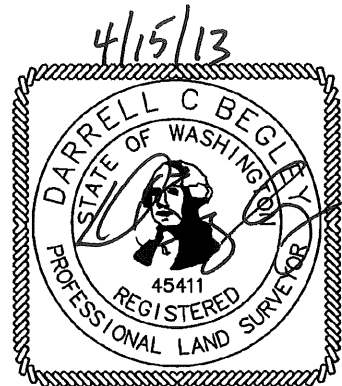
Lot 12, Block 1, W.C. Squire's Plat of Kenmore, according to the plat thereof recorded in Volume 20 of Plats, Page 62, in King County, Washington;

Except the North 30.5 feet condemned in King County Superior Court Cause No. 268936 for State Highway.

Temporary Construction Easement:

A portion of land for construction purposes and appurtenances thereto, over, under, along and across the Northerly 5.00 feet of the above described Parcel.

Containing 300 square feet.



**KC PARCEL 794630-0055
PROJECT PARCEL 108**

EXHIBIT A

Subject Parcel:

Lot 13, Block 1, W.C. Squire's Plat of Kenmore, according to the plat thereof recorded in Volume 20 of Plats, Page 62, in King County, Washington;

Except the North 30.5 feet condemned in King County Superior Court Cause No. 268936 for State Highway.

Temporary Construction Easement:

A portion of land for construction purposes and appurtenances thereto, over, under, along and across the Northerly 5.00 feet of the above described Parcel.

Containing 256 square feet.



ATTACHMENT D

SIDEWALK EASEMENTS

CITY OF KENMORE
ORDINANCE 13-0357

**KC PARCEL 7947300005
PROJECT PARCEL 86**

EXHIBIT A

SUBJECT PARCEL:

LOTS 1 AND 2, BLOCK 1, FIRST ADDITION TO W.C. SQUIRE'S PLAT OF KENMORE, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 26 OF PLATS, PAGE 39, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 268936 FOR HIGHWAY PURPOSES

TOGETHER WITH; THAT PORTION OF 62ND AVE NORTHEAST (ALSO KNOWN AS MARJORIE STREET), 30 FEET IN WIDTH, MORE OR LESS AS DELINEATED ON THE PLAT OF FIRST ADDITION TO W.C. SQUIRE'S PLAT OF KENMORE, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 26 OF PLATS, PAGE 39, IN KING COUNTY, WASHINGTON AND AS VACATED BY KING COUNTY ORDINANCE NO. 3739 UNDER RECORDING NO. 7807060796, LYING NORTHERLY OF THE NORTHERN PACIFIC RAILROAD RIGHT OF WAY AND LYING SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY MARGIN OF NORTHEAST BOTHELL WAY (SR 522) AS ESTABLISHED BY CONDEMNATION PROCEEDINGS IN KING COUNTY SUPERIOR COURT CAUSE NO. 268936.

SIDEWALK EASEMENT:

ALL THAT PORTION OF THE ABOVE DESCRIBED PARCEL LYING NORTHERLY OF A LINE BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL, BEING A POINT ON THE SOUTHERLY MARGIN OF STATE ROUTE 522; THENCE NORTH $87^{\circ} 29' 17''$ EAST, A DISTANCE OF 43.11 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH $63^{\circ} 20' 29''$ EAST, A DISTANCE OF 8.99 FEET; THENCE NORTH $86^{\circ} 30' 32''$ EAST, A DISTANCE OF 3.00 FEET; THENCE NORTH $56^{\circ} 21' 34''$ EAST, A DISTANCE OF 8.38 FEET TO SAID SOUTHERLY MARGIN AND POINT OF TERMINATION.

CONTAINING 46 SQUARE FEET.

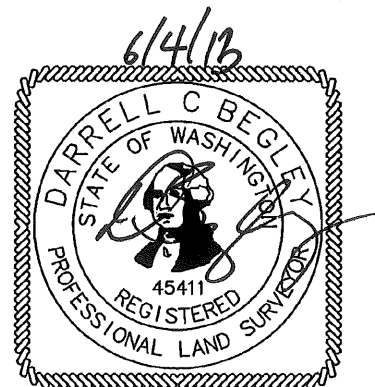
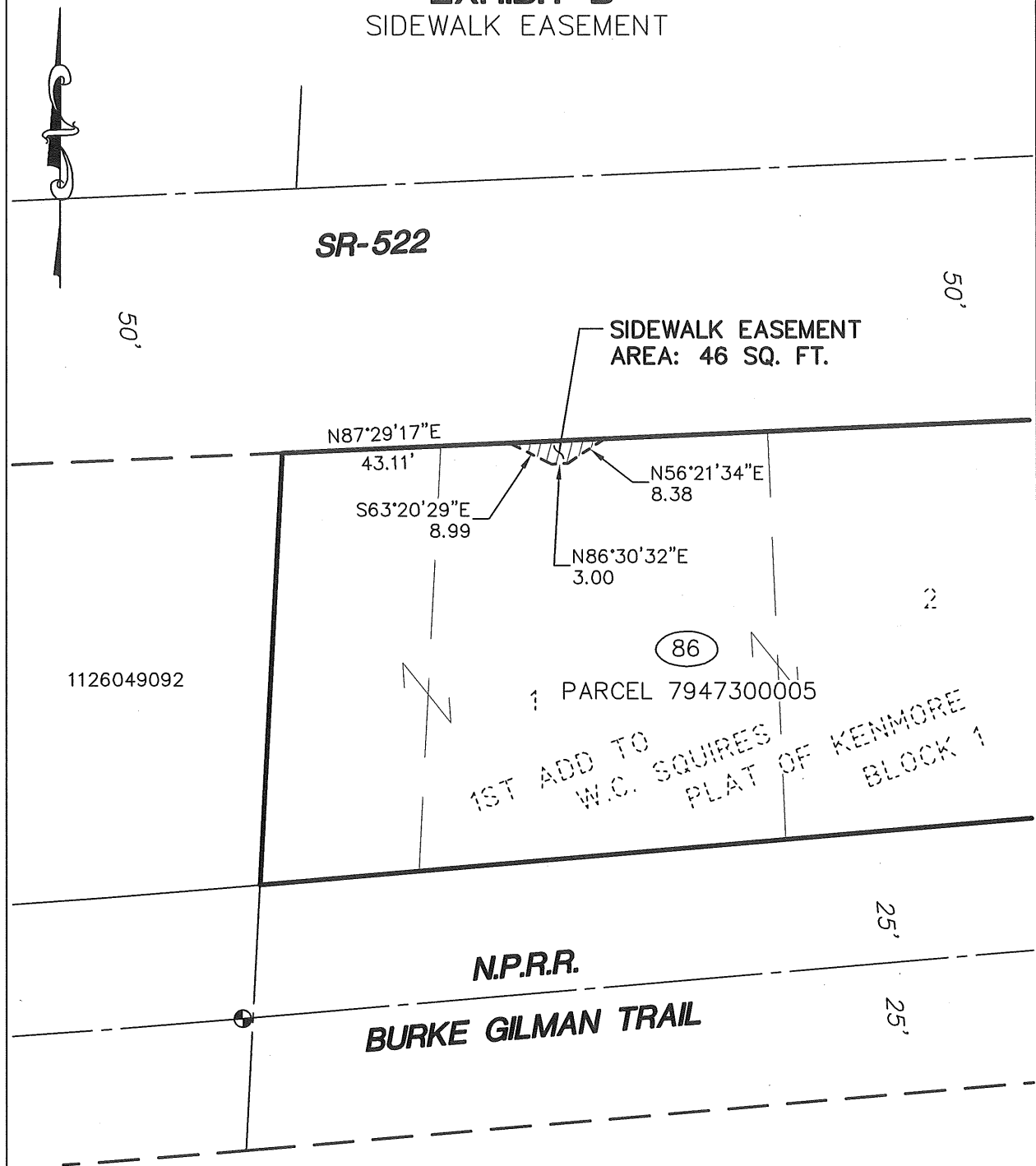


EXHIBIT B
SIDEWALK EASEMENT



11255 Kirkland Way, Suite 300
Kirkland, WA 98033
p. 425.827.2014 | f. 425.827.5043
Civil | Structural | Planning | Survey
paceengrs.com

CITY OF KENMORE
SR-522 CORRIDOR IMPROVEMENTS

TYE FOUR LLC
7947300005

SCALE: 1"=30'

DATE: 6/3/13

JOB# 13425

**KC PARCEL 7946300005
PROJECT PARCEL 87**

EXHIBIT A

SUBJECT PARCEL:

LOTS 3, 4 AND 5, BLOCK 1, W.C. SQUIRE'S PLAT OF KENMORE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 62, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 268936 FOR HIGHWAY PURPOSES.

SIDEWALK EASEMENT:

ALL THAT PORTION OF THE ABOVE DESCRIBED PARCEL LYING NORTHERLY OF A LINE BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL, BEING A POINT ON THE SOUTHERLY MARGIN OF STATE ROUTE 522; THENCE NORTH 87° 29' 17" EAST, A DISTANCE OF 31.99 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 63° 20' 29" EAST, A DISTANCE OF 8.99 FEET; THENCE NORTH 86° 30' 32" EAST, A DISTANCE OF 3.00 FEET; THENCE NORTH 56° 21' 34" EAST, A DISTANCE OF 8.38 FEET TO SAID SOUTHERLY MARGIN AND POINT OF TERMINATION.

CONTAINING 46 SQUARE FEET.

TOGETHER WITH; ALL THAT PORTION OF THE ABOVE DESCRIBED PARCEL LYING NORTHERLY OF A LINE BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL, BEING A POINT ON THE SOUTHERLY MARGIN OF STATE ROUTE 522; THENCE NORTH 87° 29' 17" EAST, A DISTANCE OF 160.84 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 63° 20' 29" EAST, A DISTANCE OF 8.99 FEET; THENCE NORTH 86° 30' 32" EAST, A DISTANCE OF 3.00 FEET; THENCE NORTH 56° 21' 34" EAST, A DISTANCE OF 8.38 FEET TO SAID SOUTHERLY MARGIN AND POINT OF TERMINATION.

CONTAINING 46 SQUARE FEET.

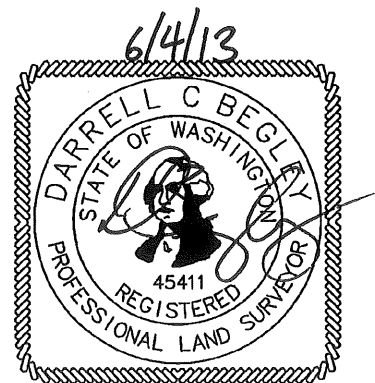
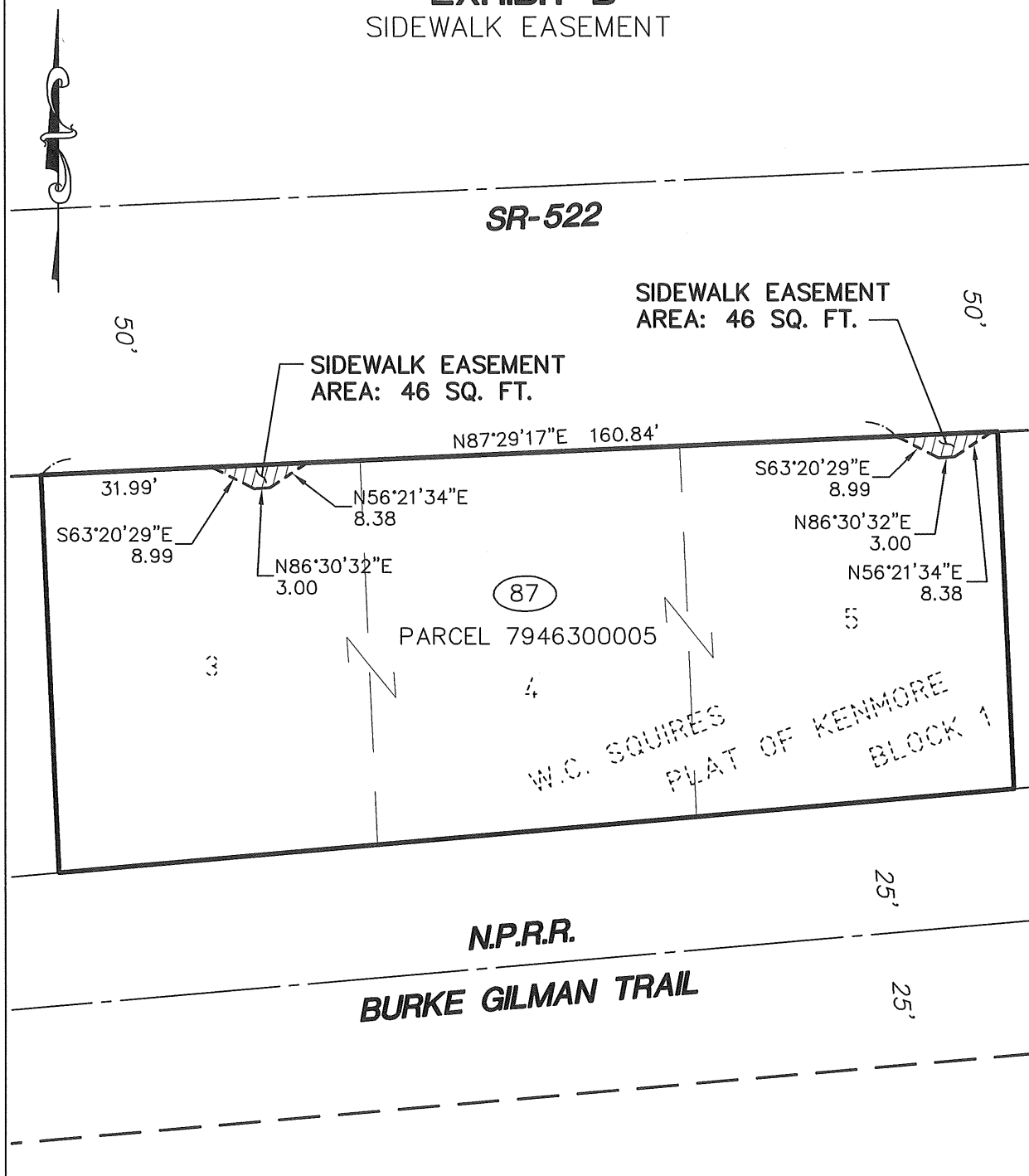


EXHIBIT B

SIDEWALK EASEMENT



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Kirkland, WA 98033
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Civil | Structural | Planning | Survey
paceengrs.com

CITY OF KENMORE
SR-522 CORRIDOR IMPROVEMENTS
BANANA ENTERPRISES INC.
7946300005

SCALE: 1"=30'

DATE: 6/3/13

JOB# 13425

**KC PARCEL 7946300020
PROJECT PARCEL 89**

EXHIBIT A

SUBJECT PARCEL:

LOT 7, BLOCK 1, W.C. SQUIRE'S PLAT OF KENMORE, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 20 OF PLATS, PAGE 62, IN KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 30.5 FEET CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO.
268936 FOR STATE HIGHWAY.

SIDEWALK EASEMENT:

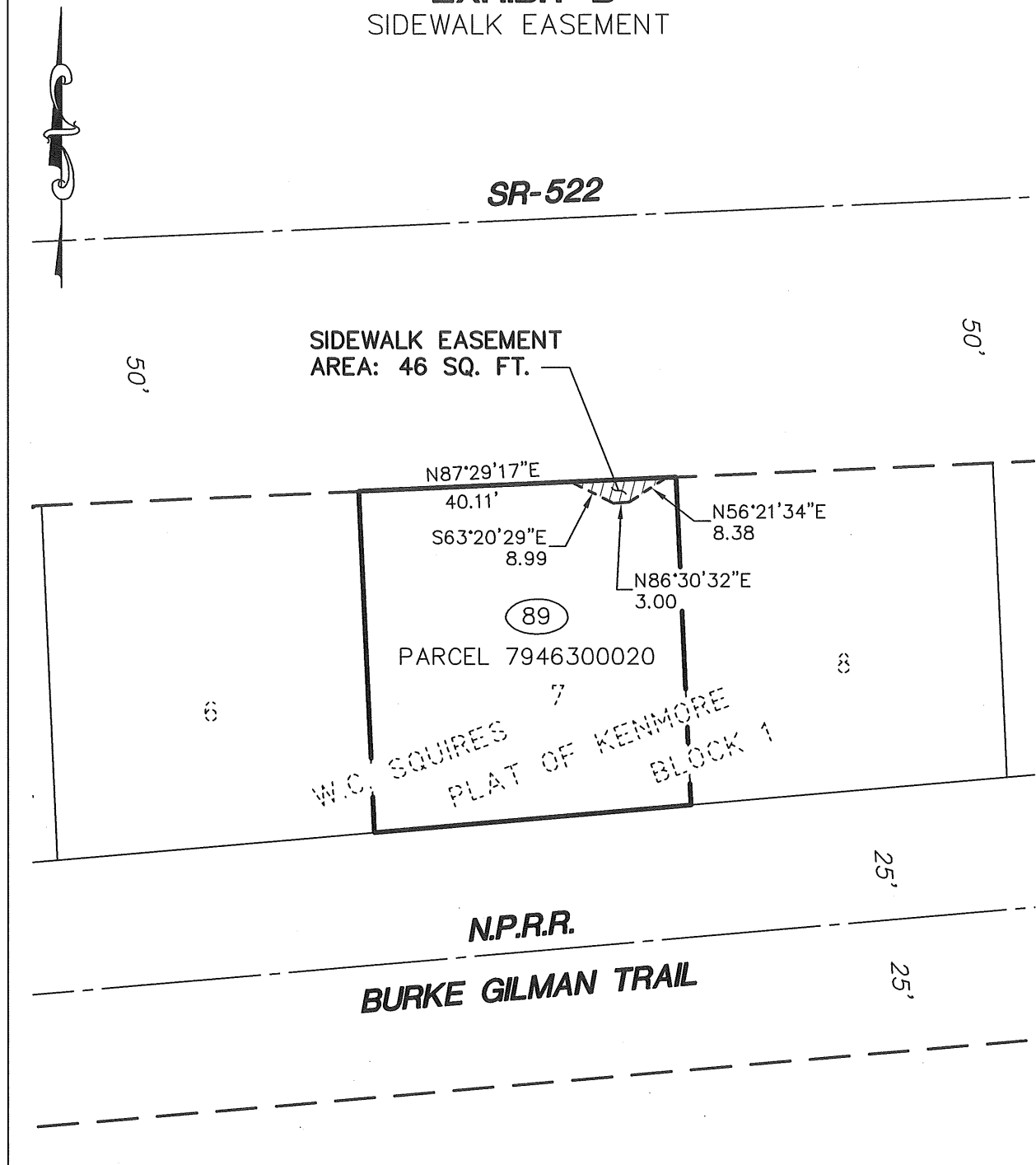
ALL THAT PORTION OF THE ABOVE DESCRIBED PARCEL LYING NORTHERLY OF A LINE BEING
MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL, BEING A POINT ON THE
SOUTHERLY MARGIN OF STATE ROUTE 522; THENCE NORTH $87^{\circ} 29' 17''$ EAST, A DISTANCE OF
40.11 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH $63^{\circ} 20' 29''$ EAST, A DISTANCE
OF 8.99 FEET; THENCE NORTH $86^{\circ} 30' 32''$ EAST, A DISTANCE OF 3.00 FEET; THENCE
NORTH $56^{\circ} 21' 34''$ EAST, A DISTANCE OF 8.38 FEET TO SAID SOUTHERLY MARGIN AND POINT
OF TERMINATION.

CONTAINING 46 SQUARE FEET.



EXHIBIT B
SIDEWALK EASEMENT



11255 Kirkland Way, Suite 300
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p. 425.827.2014 | f. 425.827.5043

Civil | Structural | Planning | Survey
paceengrs.com

CITY OF KENMORE
SR-522 CORRIDOR IMPROVEMENTS
NORTHWEST VENTURES
7946300020

SCALE: 1"=30'

DATE: 6/3/13

JOB# 13425

KC PARCEL 1126049010
PROJECT PARCEL 101

EXHIBIT A

SUBJECT PARCEL:

THAT PORTION OF GOVERNMENT LOT 3, SECTION 11, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER CORNER COMMON TO SECTIONS 2 AND 11, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M. IN KING COUNTY, WASHINGTON; THENCE ALONG THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 11, SOUTH 2° 41' 16" WEST, 1594.03 FEET TO THE SOUTHERLY MARGIN OF NEW STATE HIGHWAY, LAKE FOREST PARK TO BOTHELL; THENCE SOUTH 87° 13' 10" WEST ALONG SAID SOUTHERLY MARGIN, 160 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87° 13' 10" WEST ALONG SAID SOUTHERLY MARGIN, 137.51 FEET; THENCE SOUTH 2° 46' 50" EAST, 79.60 FEET TO THE NORTHERLY MARGIN OF THE NORTHERN PACIFIC RAILWAY RIGHT OF WAY; THENCE EAST ALONG SAID NORTHERLY MARGIN TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS NORTH 2° 46' 50" WEST; THENCE NORTH 2° 46' 50" WEST, 80.51 FEET TO THE TRUE POINT OF BEGINNING.

SIDEWALK EASEMENT:

ALL THAT PORTION OF THE ABOVE DESCRIBED PARCEL BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL, BEING A POINT ON THE SOUTHERLY MARGIN OF STATE ROUTE 522; THENCE SOUTH 86° 28' 42" WEST, A DISTANCE OF 27.39 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 56° 21' 34" WEST, A DISTANCE OF 8.77 FEET; THENCE SOUTH 86° 30' 32" WEST, A DISTANCE OF 3.00 FEET; THENCE NORTH 63° 20' 29" WEST, A DISTANCE OF 8.75 FEET TO "POINT A" OF THIS DESCRIPTION; THENCE NORTH 86° 30' 32" EAST, A DISTANCE OF 18.16 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 47 SQUARE FEET.

TOGETHER WITH; ALL THAT PORTION OF THE ABOVE DESCRIBED PARCEL BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT SAID "POINT A" OF THIS DESCRIPTION; THENCE SOUTH 86° 28' 42" WEST, A DISTANCE OF 75.85 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 58° 26' 11" WEST, A DISTANCE OF 8.50 FEET; THENCE SOUTH 86° 30' 32" WEST, A DISTANCE OF 8.01 FEET TO THE WESTERLY LINE OF SAID PARCEL, BEING A POINT ON THE EASTERLY MARGIN OF SAID STATE ROUTE 522; THENCE NORTH 2° 30' 43" WEST, A DISTANCE OF 3.99 FEET; THENCE NORTH 86° 30' 32" EAST, A DISTANCE OF 15.44 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 47 SQUARE FEET.

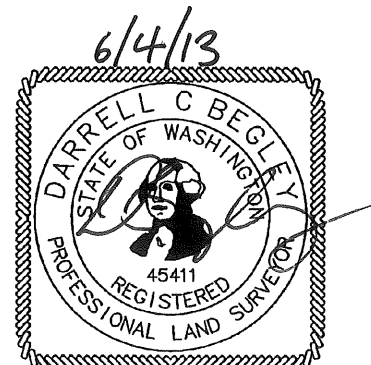
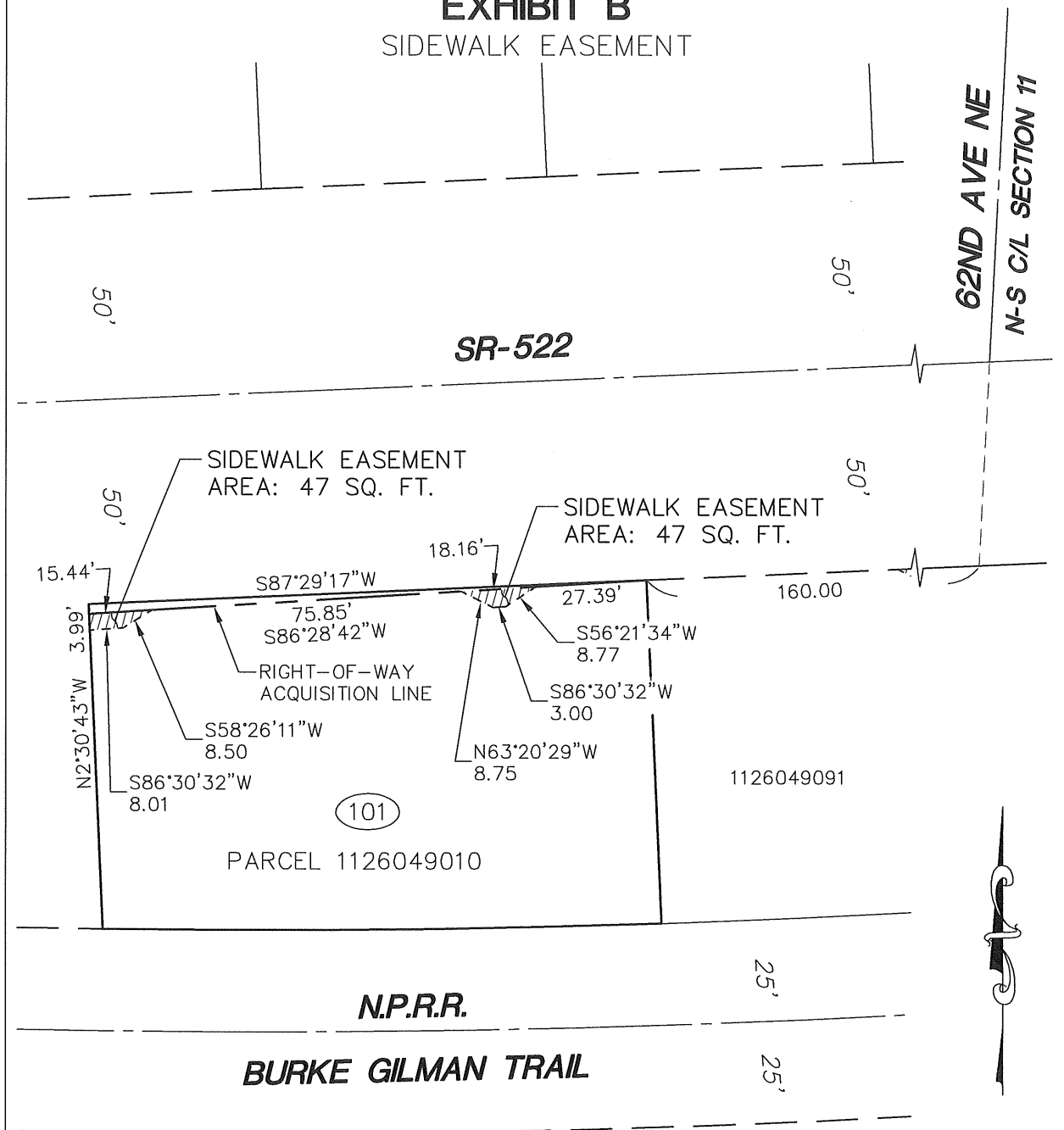


EXHIBIT B

SIDEWALK EASEMENT



11255 Kirkland Way, Suite 300
Kirkland, WA 98033
p. 425.827.2014 | f. 425.827.5043
Civil | Structural | Planning | Survey
paceengrs.com

CITY OF KENMORE
SR-522 CORRIDOR IMPROVEMENTS
PACIFIC CONVENIENCE & FUELS
PARCEL 1126049010

SCALE: 1"=40'

DATE: 6/4/13

JOB# 13425

**KC PARCEL 1126049091
PROJECT PARCEL 102**

EXHIBIT A

SUBJECT PARCEL:

THAT PORTION OF GOVERNMENT LOT 3, SECTION 11, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER CORNER COMMON TO SECTIONS 2 AND 11, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M. IN KING COUNTY, WASHINGTON; THENCE ALONG THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 11, SOUTH 2° 41' 16" WEST, 1594.03 FEET TO THE SOUTHERLY MARGIN OF THE NEW STATE HIGHWAY, LAKE FOREST PARK TO BOTHELL; THENCE SOUTH 87° 13' 10" WEST, ALONG SAID SOUTHERLY MARGIN 60 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHERLY MARGIN SOUTH 87° 13' 10" WEST, 100 FEET; THENCE AT A RIGHT ANGLE TO SAID SOUTHERLY MARGIN SOUTH 2° 46' 50" EAST, 80.51 FEET TO THE NORTHERLY MARGIN OF THE NORTHERN PACIFIC RAILROAD RIGHT OF WAY; THENCE EASTERLY ALONG SAID NORTHERLY MARGIN TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS NORTH 2° 46' 50" WEST; THENCE NORTH 2° 46' 50" WEST, 81.16 FEET TO THE TRUE POINT OF BEGINNING.

SIDEWALK EASEMENT:

ALL THAT PORTION OF THE ABOVE DESCRIBED PARCEL LYING NORTHERLY OF A LINE BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL, BEING A POINT ON THE SOUTHERLY MARGIN OF STATE ROUTE 522; THENCE SOUTH 87° 29' 17" WEST, A DISTANCE OF 20.43 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 56° 21' 34" WEST, A DISTANCE OF 8.38 FEET; THENCE SOUTH 86° 30' 32" WEST, A DISTANCE OF 3.00 FEET; THENCE NORTH 63° 20' 29" WEST, A DISTANCE OF 8.99 FEET TO SAID SOUTHERLY MARGIN AND POINT OF TERMINATION.

CONTAINING 46 SQUARE FEET.

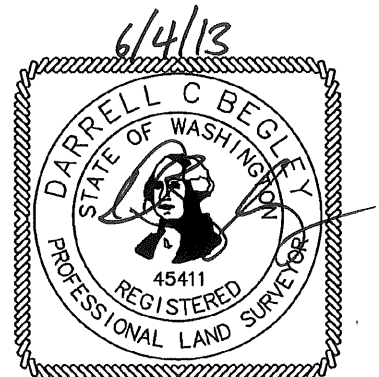
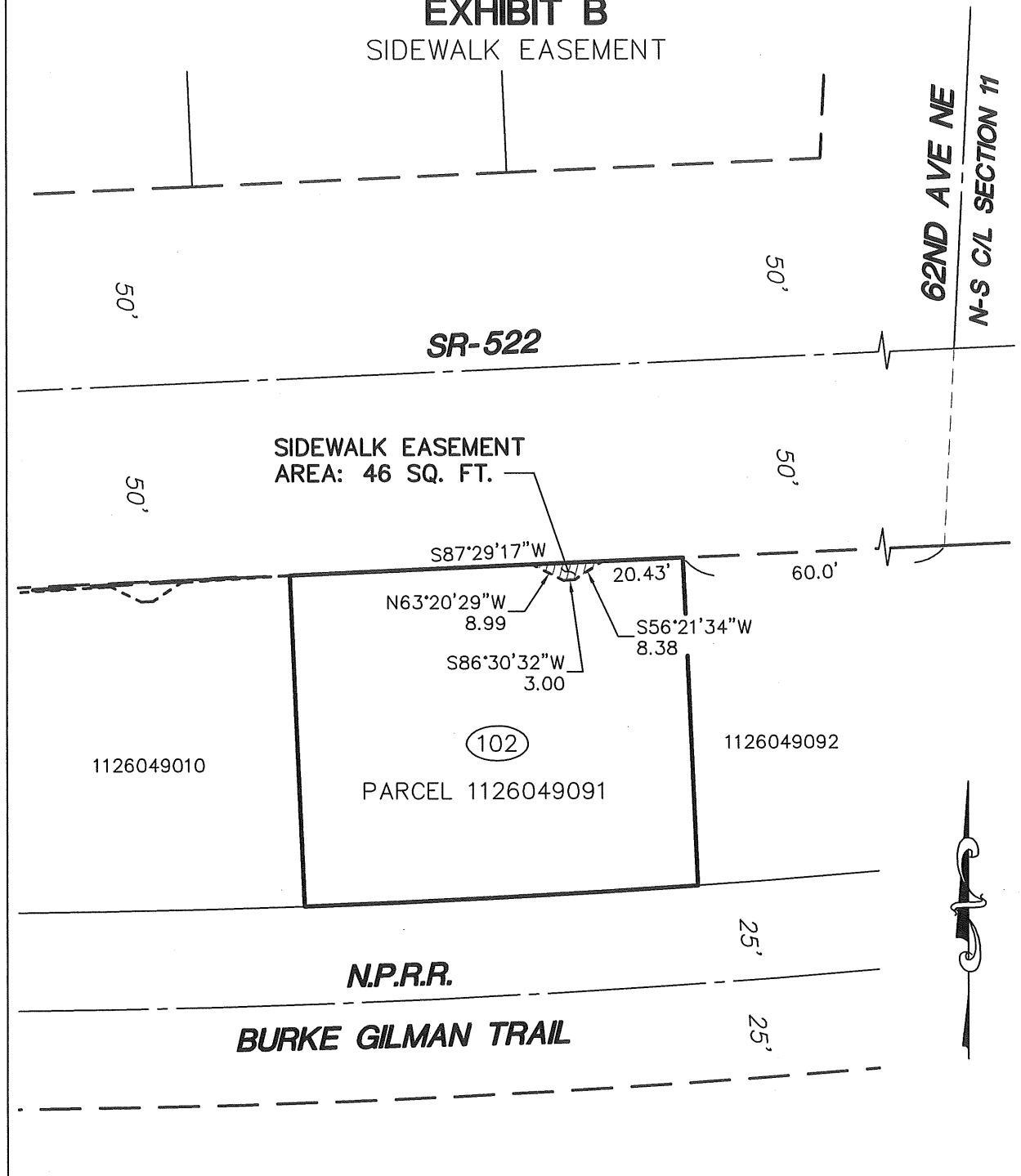


EXHIBIT B
SIDEWALK EASEMENT



11255 Kirkland Way, Suite 300
Kirkland, WA 98033
p. 425.827.2014 | f. 425.827.5043
Civil | Structural | Planning | Survey
paceengrs.com

CITY OF KENMORE
SR-522 CORRIDOR IMPROVEMENTS
SUCHY DAVID & SASHA
PARCEL 1126049091

SCALE: 1"=40'

DATE: 6/3/13/13

JOB# 13425

KC PARCEL 7946300035
PROJECT PARCEL 105

EXHIBIT A

SUBJECT PARCEL:

LOT 9, BLOCK 1, W.C. SQUIRE'S PLAT OF KENMORE, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 20 OF PLATS, PAGE 62, IN KING COUNTY, WASHINGTON;

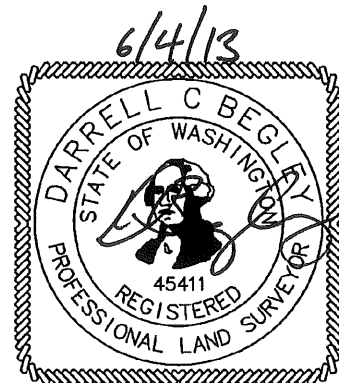
EXCEPT THE NORTH 30.5 FEET CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO.
268936 FOR STATE HIGHWAY.

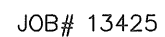
SIDEWALK EASEMENT:

ALL THAT PORTION OF THE ABOVE DESCRIBED PARCEL LYING NORTHERLY OF A LINE BEING
MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL, BEING A POINT ON THE
SOUTHERLY MARGIN OF STATE ROUTE 522; THENCE NORTH 87° 29' 17" EAST, A DISTANCE OF
41.13 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 63° 20' 29" EAST, A DISTANCE
OF 8.99 FEET; THENCE NORTH 86° 30' 32" EAST, A DISTANCE OF 3.00 FEET; THENCE
NORTH 56° 21' 34" EAST, A DISTANCE OF 8.38 FEET TO SAID SOUTHERLY MARGIN AND POINT
OF TERMINATION.

CONTAINING 46 SQUARE FEET.





KC PARCEL 7946300050
PROJECT PARCEL 107

EXHIBIT A

SUBJECT PARCEL:

LOT 12, BLOCK 1, W.C. SQUIRE'S PLAT OF KENMORE, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 20 OF PLATS, PAGE 62, IN KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 30.5 FEET CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO.
268936 FOR STATE HIGHWAY.

SIDEWALK EASEMENT:

ALL THAT PORTION OF THE ABOVE DESCRIBED PARCEL LYING NORTHERLY OF A LINE BEING
MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

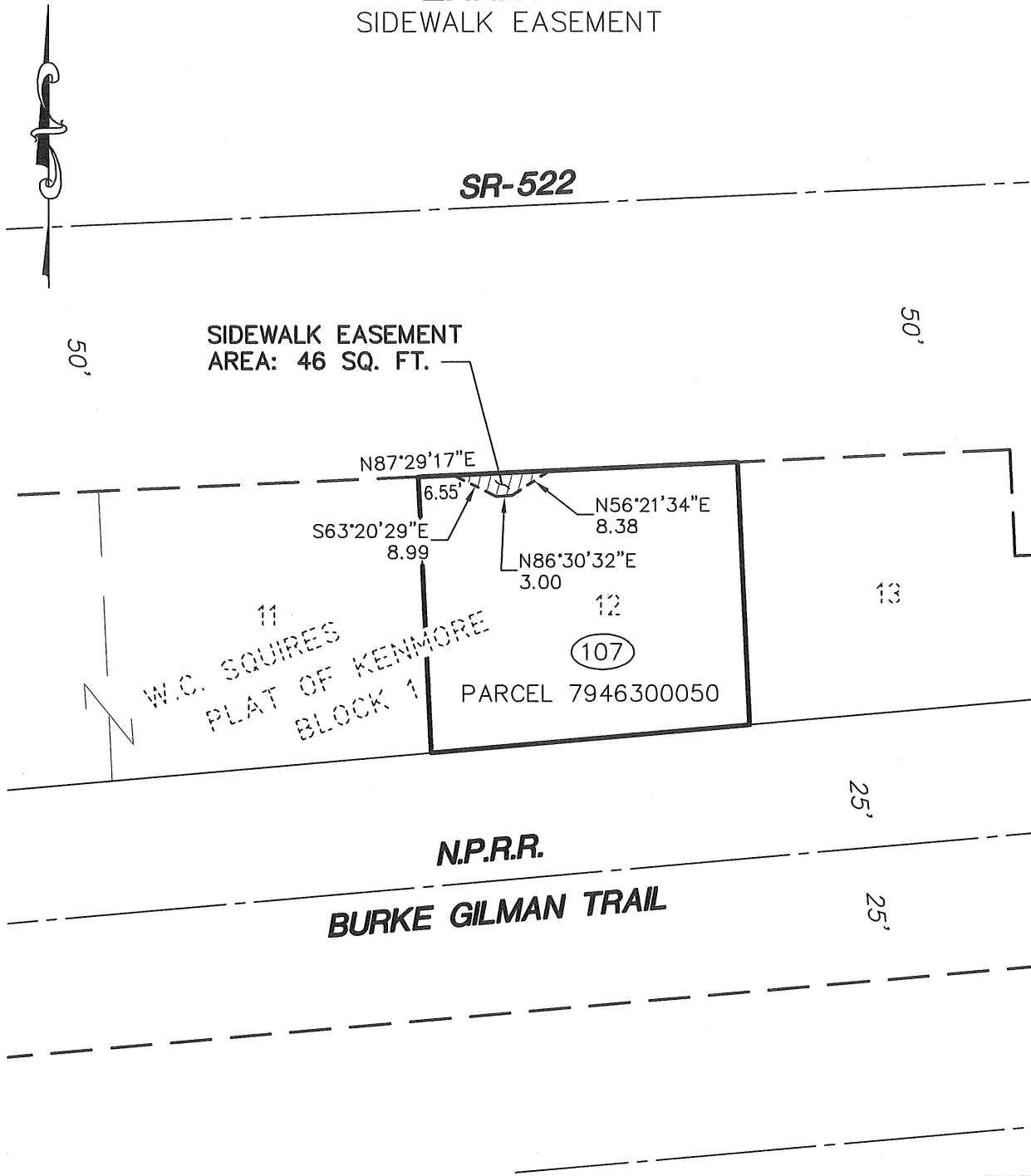
COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL, BEING A POINT ON THE
SOUTHERLY MARGIN OF STATE ROUTE 522; THENCE NORTH 87° 29' 17" EAST, A DISTANCE OF
6.55 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 63° 20' 29" EAST, A DISTANCE
OF 8.99 FEET; THENCE NORTH 86° 30' 32" EAST, A DISTANCE OF 3.00 FEET; THENCE
NORTH 56° 21' 34" EAST, A DISTANCE OF 8.38 FEET TO SAID SOUTHERLY MARGIN AND POINT
OF TERMINATION.

CONTAINING 46 SQUARE FEET.



EXHIBIT B

SIDEWALK EASEMENT



11255 Kirkland Way, Suite 300
 Kirkland, WA 98033
 p. 425.827.2014 | f. 425.827.5043
 Civil | Structural | Planning | Survey
 paceengrs.com

CITY OF KENMORE
SR-522 CORRIDOR IMPROVEMENTS
NORTHWEST VENTURES
 7946300050

SCALE: 1"=30'

DATE: 6/3/13

JOB# 13425



City Of Kenmore, Washington

June 3, 2013

VIA REGULAR AND CERTIFIED MAIL

TO:

ADDRESS:

Re: Notice of Planned Final Action; Intent to Adopt Ordinance Authorizing Commencement of Eminent Domain Proceedings

Dear Owner of Real Property located at xxxx NE Bothell Way, Kenmore, WA 98028 (Parcel xx):

The City of Kenmore is continuing to work on improvements to the SR 522 corridor. We are now in the design and right-of-way acquisition phase of the SR 522 West A Project (61st Avenue NE to 65th Avenue NE, including the north and south legs of the 61st/SR 522 intersection). The project will include widened travel and Business Access and Transit (BAT) lanes, additional turning lanes at the key intersection (61st-522), signal improvements, illumination, retaining walls, center medians from 62nd Avenue NE to 65th Avenue NE, sidewalks, drainage improvements, landscaping, utility undergrounding, and 61st Avenue NE street improvements between NE 175th Street and NE 181st Street.

Our design consultants are developing the construction drawings that identify the locations of all of the corridor improvements, such as sidewalks, amenity zones, and utility undergrounding facilities. At the same time, our right-of-way acquisition consultants have begun the process of negotiating for purchase of the needed land and property rights, such as permanent utility and temporary construction easements, in order to construct this project.

At this time, we know what land and property rights are needed from all properties within the project area. We have prepared drawings for all property owners that show the project needs and the impacts to each property. These drawings have been used to appraise the value of the property needed for the project. Using this information, we have made or will make offers to property owners to purchase the property interests needed within the project area over the next several months.

It is our intent and obligation to ensure that property owners are fairly compensated for the value of the property needed for this project. However, we are aware that there are times when a property owner and the City cannot agree on a settlement for the property. When an agreement cannot be reached through negotiations, cities can pursue purchase of property utilizing a right known as eminent domain.

18120 68th Ave NE · PO Box 82607 · Kenmore, WA 98028

Office: (425) 398-8900 · Fax: (425) 481-3236 · cityhall@kenmorewa.gov · www.kenmorewa.gov

June 3, 2013

Page 2

Eminent domain is the City's right to pursue property acquisition through the courts for a public purpose, such as the SR 522 West A Project. Through this process, the courts determine the fair compensation to be paid for the needed land and property rights. The process of exercising this right is commonly known as condemnation. In order to utilize this right, the City Council must adopt an ordinance authorizing the use of condemnation to acquire property.

For the City of Kenmore and this project, use of this right will be a last resort, to be used when negotiations to purchase the property have reached an impasse. Adoption of the ordinance does not mean that the City will discontinue negotiations – it only provides the City with a tool to use if needed. Adoption of this ordinance does not provide the City with new negotiating power or authority. The tone and nature of the negotiations will not change if an ordinance authorizing condemnation is adopted.

Because the City must go through a lengthy process to utilize the right of eminent domain, this issue is being brought before the City Council now, so that the project can remain on schedule if eminent domain is needed. We believe that adoption of a single ordinance authorizing eminent domain for all affected properties is the most efficient and wisest use of City resources.

The proposed ordinance will identify each property affected and the property rights needed for the project. Once again, the adoption of such an ordinance does not mean that the City will discontinue the standard offer/negotiation process and proceed directly to court.

You are the owner of record of certain real property that is required for the construction of the SR 522 West A Project. The specific real property's address, parcel number and King County tax identification number are:

Site Address - xxxx NE Bothell Way, Kenmore, WA 98028

Parcel # - xx

King County Tax ID # - xxxxxx-xxxx

The City Council is scheduled to take final action and decide whether or not to adopt an ordinance authorizing condemnation of certain property rights for the project. Prior to this final action, the City Council will hold a public hearing to receive comments from the public. The proposed final action is scheduled for a meeting that will be held at:

Address: Kenmore City Hall, 18120 68th Avenue N.E., Kenmore, WA 98028

Meeting room: City Council Chambers

Date/Time: Monday, June 24, 2013, at 7:00 p.m.

June 3, 2013

Page 3

The public hearing is scheduled to begin at 7 p.m. or shortly thereafter. All persons interested may appear at such time and place and be heard regarding the planned final action of adopting such an ordinance. If you have any questions or need additional information about this notice or any other aspect of the project, please contact SR 522 Project Manager Kent Vaughan at (425) 398-8900 or via email at kvaughan@kenmorewa.gov. Thank you!

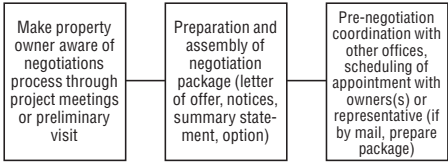
Sincerely,

Kris Overleese
Director of Engineering and Environmental Services
City of Kenmore
(425) 398-8900
koverleese@kenmorewa.gov

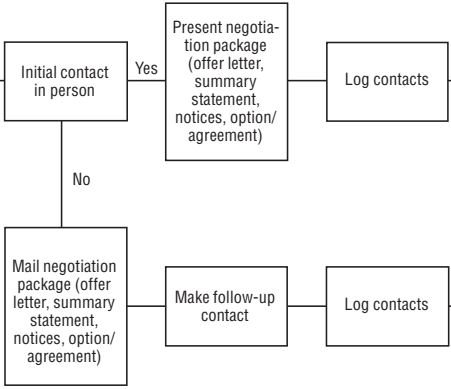
cc: Project file

Acquisition Process

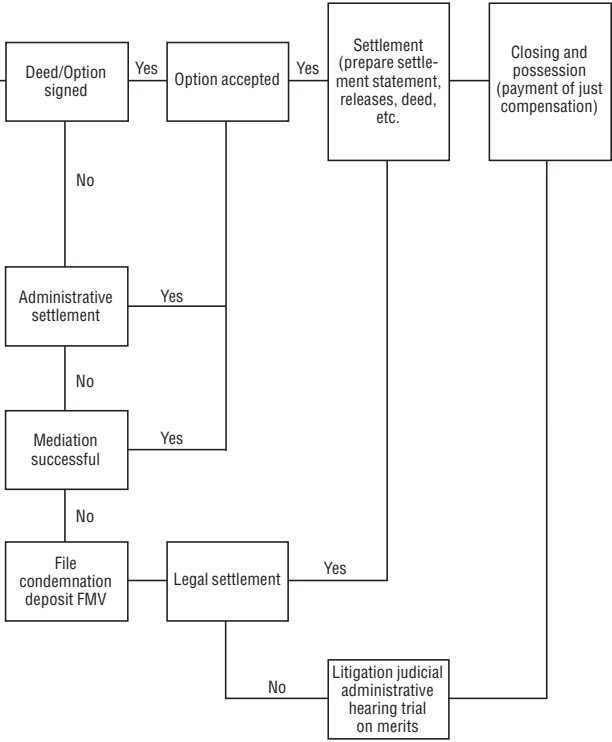
Pre-Negotiations



Negotiations



Closing/Condemnation





City of Kenmore

Right-of-Way Procedures

Adopted December 2012

Appraisals Needed?			
Under 25k, AOS* Only		Over 25k, Appraisals Req'd	
Right-of-Way Acquisition Authority			
City Engineer	City Manager	City Council	
Up to 25k	Up to 300k	Over 300k	
Administrative Settlement Authority above FMV**			
ROW Consultant	City Engineer	City Manager	City Council
Up to 2.5k	Up to 20k	Up to 50k	Over 50k

*AOS - Administrative Offer Summary

** FMV -Fair Market Value

Other Notes:

City Engineer may sign all determination of values.

City Manager is authorized to approve provision of relocation benefits and relocation payments regardless of value.



City Council Business Agenda Item
City of Kenmore, WA

Subject/Topic: Public Hearing and Deliberation on Ordinance No. 13-0361 Extending the Moratorium on Medical Cannabis (Marijuana) Collective Gardens	For Council Meeting Agenda of: 6/24/13 Department: <u>Community Development</u> Prepared by: <u>Debbie Bent, Community Development Director</u>																		
Proposed Council Action/Motion: Hold a public hearing to receive input on possible continuation of the medical cannabis (marijuana) collective gardens moratorium put in place by the City Council through adoption of Ordinance No. 12-0342 on July 23, 2012, extended through adoption of Ordinance 13-0353 on January 14, 2013, and expiring on August 1, 2013. Adopt Ordinance No. 13-0361 to extend the current moratorium on medical cannabis (marijuana) collective gardens for an additional six months to February 1, 2014.	<table border="0"><tr><td></td><td><u>Initial & Date</u></td></tr><tr><td>Approved by Department Head:</td><td>DA 6/10/13</td></tr><tr><td>Approved by City Attorney:</td><td>DIA ENAM 6/11/13</td></tr><tr><td>Approved by Finance Director:</td><td>Aug 6/11/13</td></tr><tr><td>Approved by City Manager:</td><td>[Signature]</td></tr><tr><td>Exhibits/Attachments:</td><td></td></tr><tr><td>1. Ordinance 12-0342</td><td></td></tr><tr><td>2. Ordinance 13-0353</td><td></td></tr><tr><td>3. Proposed Ordinance 13-0361</td><td></td></tr></table>		<u>Initial & Date</u>	Approved by Department Head:	DA 6/10/13	Approved by City Attorney:	DIA ENAM 6/11/13	Approved by Finance Director:	Aug 6/11/13	Approved by City Manager:	[Signature]	Exhibits/Attachments:		1. Ordinance 12-0342		2. Ordinance 13-0353		3. Proposed Ordinance 13-0361	
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Expenditure Required \$0	Amount Budgeted \$0																		
Appropriation Required \$0																			
<u>INFORMATION/BACKGROUND:</u> On July 23, 2012, the City Council adopted Ordinance 12-0342 (effective August 1, 2012) placing a six-month moratorium on the establishment of medical cannabis collective gardens. The City Council extended this moratorium on January 14, 2013 by adoption of Ordinance 13-0353 (effective January 23, 2013). Without extension, the moratorium will expire on August 1, 2013. The moratorium prohibits the filing and acceptance of land use applications for, and the licensing, establishment, maintenance or continuation of, any medical cannabis collective garden. It identifies medical cannabis collective gardens as prohibited uses in the city during the moratorium. The moratorium is in place to give the city time to carefully and fully consider the appropriate location of and mitigate and minimize the impacts of medical cannabis collective gardens in the city. The City Council is considering extending the moratorium for an additional six months (to February 1, 2014) through Ordinance 13-0361 to allow staff more time to address this issue, particularly in light of the evolving perspectives on marijuana use and operational siting as a result of the passage of Initiative 502, which legalized and regulates possession of cannabis by adults 21 years of age and older and authorized and regulates cultivation, processing and sale of cannabis by licensed producers, processors and retailers.																			

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State law requires that the city hold a public hearing on the moratorium extension. After the public hearing, the City Council will consider the extension.

Background

Under State law, individual patients suffering from some terminal or debilitating conditions may produce and possess limited quantities of medical cannabis (marijuana) for treatment of their illness. Individual patients can grow (or choose a provider to grow) up to 15 plants maximum, with a maximum of 24 ounces of useable cannabis on site.

Amendments to State law in 2011 (ESSB 5073) authorized “collective gardens,” to be used by up to 10 qualifying patients for the purpose of producing, processing, transporting, and delivering cannabis for medical use. Collective gardens can grow up to 15 plants per person, but no more than 45 plants total. No useable cannabis from the collective garden may be delivered to anyone other than one of the qualifying patients. The legislation provided that cities may adopt and enforce zoning requirements, business licensing requirements, and health and safety requirements for medical cannabis collective gardens.

Although the State supports the production and use of medical cannabis, the federal government continues to treat cannabis as a “Schedule I” drug—illegal in all respects except for research studies. Before the end of her term, Governor Gregoire, and also the Governor of Rhode Island (with a letter of support from the Association of Washington Cities), petitioned the federal government to reclassify medical cannabis as a Schedule 2 drug – authorizing pharmacies to provide the medication.

Governor Gregoire issued a partial veto of ESSB 5073 as the US Attorney General advised the governor that substantial portions of the bill were in direct conflict with federal law and that state employees could be at risk of federal prosecution for aiding and abetting illegal drug possession and sale if they processed licenses for production and sale of medical cannabis. As passed by the legislature, the bill would have placed the production and sale of medical cannabis and the dispensing standards under regulation by the State Department of Health. The Legislature at its 2012 and 2013 sessions did not pass any further amendments to the medical cannabis statutes.

Initiative 502 which legalizes, taxes and regulates use of cannabis in Washington by persons 21 and older was approved on the November 2012 state ballot. The law took effect on December 6, 2012. The initiative does not affect the medical cannabis rules, but does raise continuing questions about the role of the federal government in cannabis possession enforcement and the appropriate locations for and operations of cannabis producers, processors and retailers.

The small scale medical cannabis grow operations of individual patients or their individual providers have not to date triggered concern over land use impacts, although police enforcement concerns may need to be addressed.

Medical cannabis collective gardens, on the other hand, have raised questions of land use compatibility and appropriate siting. Other jurisdictions have identified concerns about location, dispersion, membership controls, security, utility provision, informed consent of property-owners, and hours of operation, among other things.

The City of Seattle adopted zoning regulations for medical marijuana collective gardens, which were challenged in Superior Court on the basis that individual applicants for a license are being asked to declare illegal activities (under federal law), in violation of the 5th Amendment. In December 2012, a Superior Court Judge granted Seattle's Motion for Summary Judgment, which dismissed the case on procedural grounds only. In the Order Granting the City's Motion, the Judge specifically stated that he was not ruling on the underlying substantive issues in the case. The Order was not appealed, and the plaintiffs in the lawsuit have not pursued the substantive issues in the case. Too, as federal law prohibits profiting from drug sales, license fees to the City may be problematic.

The City of Kent has implemented a total ban on collective gardens. In October 2012, the King County Superior Court upheld the City of Kent's prohibition on collective gardens and dispensaries. The plaintiffs in the lawsuit appealed the Superior Court decision, and the Washington Supreme Court accepted review of the decision. The appeal is pending.

Kenmore's regulation of medical marijuana collective gardens must be approached thoughtfully, after careful research of the issues, including coordination with Initiative 502. The moratorium was put in place to provide this opportunity. Staff recommends continuation of the moratorium to allow further research into the evolving issues, particularly in light of Initiative 502, and the much-awaited federal response to the cannabis (marijuana) enforcement issue.

FISCAL CONSIDERATION:

None at this time. Staff time will be required to review the issues surrounding medical cannabis collective gardens and develop a regulatory approach.

COUNCIL GOAL/BUDGET OBJECTIVE BEING ADDRESSED:

Comprehensive Plan Vision Statement: "We see Kenmore as a community that is attentive to, and seeks to provide for, the health, safety, and welfare of all its citizens.

Land Use Element Policy LU-1.1.2: "Through land use policies and development regulations that are consistent with state and federal laws, limit land uses and activities that may result in harmful secondary effects to the community, such as crime, vandalism, or neighborhood deterioration. Consider spacing requirements, buffers, landscaping, access, signage controls, business license and operating requirements, as well as other mechanisms to control secondary impacts.

**CITY OF KENMORE
WASHINGTON
ORDINANCE NO. 12-0342**

**AN INTERIM ORDINANCE OF THE CITY OF
KENMORE, WASHINGTON ADOPTING A
MORATORIUM ON THE ESTABLISHMENT OF
MEDICAL CANNABIS COLLECTIVE GARDENS;
DEFINING "MEDICAL CANNABIS COLLECTIVE
GARDENS;" PROVIDING FOR A PUBLIC HEARING;
ESTABLISHING AN EFFECTIVE DATE; AND
PROVIDING FOR EXPIRATION OF THE MORATORIUM
WITHIN SIX (6) MONTHS OF THE DATE OF ADOPTION,
UNLESS EXTENDED.**

WHEREAS, the possession or distribution of cannabis (marijuana) is a violation of state law pursuant to Chapter 69.50 RCW (Washington's Uniform Controlled Substances Act) and of federal law pursuant to the Controlled Substances Act; and

WHEREAS, in 1998 the voters of Washington State approved Initiative 692, now codified as Chapter 69.51A RCW, which created a limited defense to marijuana charges under state law (but not federal law) where the person charged could demonstrate that he or she was a qualifying patient or designated provider as those terms are defined in Chapter 69.51A RCW; and

WHEREAS, in 2011, the state legislature passed Engrossed Second Substitute Senate Bill (E2SSB) 5073, which makes significant amendments to the state medical cannabis law; and

WHEREAS, the Governor signed the E2SSB 5073, but vetoed several portions, expressing her reservations about provisions that would involve state employees in activities that could be interpreted as a violation of federal laws; and

WHEREAS, E2SSB 5073 became effective on July 22, 2011 and was codified in Chapter 69.51A RCW; and

WHEREAS, Chapter 69.51A RCW probably authorizes medical cannabis collective gardens ("collective gardens") where up to ten qualifying patients may join together to produce, grow and deliver up to 45 cannabis plants for medical use; and

WHEREAS, Chapter 69.51A RCW does not limit the number of collective gardens that may be located at any site and does not restrict the location of collective gardens in relation to other uses; and

WHEREAS, collective gardens are not addressed in the Kenmore Zoning Code; and

WHEREAS, pursuant to RCW 69.51A.140 cities may adopt zoning requirements for collective gardens; and

WHEREAS, unless a zoning moratorium is imposed, collective gardens could be located within the City while the City lacks the necessary tools to ensure the appropriate location of and minimize and mitigate the potential impacts of collective gardens; and

WHEREAS, the City needs time to carefully and fully consider the appropriate location of and mitigate and minimize the impacts of medical cannabis collective gardens in the City; and

WHEREAS, the City Council deems it to be in the best interests of the public, and necessary for the protection of the public health, safety, property or peace, to establish a zoning moratorium on collective gardens pending consideration of land use regulations to address collective gardens; and

WHEREAS, RCW 35A.63.220 and RCW 36.70A.390 authorize the City to adopt a moratorium on development for six (6) months, and hold a public hearing on the moratorium within sixty (60) days of the initial adoption of the moratorium; now, therefore

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

Section 1. Findings. The recitals set forth above are hereby adopted as the City Council's preliminary findings in support of the moratorium imposed by this Ordinance. The City Council may, in its discretion, adopt additional or revised findings at the conclusion of the public hearing referenced in Section 4 below.

Section 2. Moratorium. Pursuant to RCW 35A.63.220 and RCW 36.70A.390, a zoning moratorium is hereby enacted in the City that prohibits the filing and acceptance of land use applications for, and the licensing, establishment, maintenance or continuation of, any medical cannabis collective garden. A "medical cannabis collective garden" is an area or garden where qualifying patients engage in the production, processing, transportation and delivery of cannabis for medical use as set forth in RCW 69.51A.085 and subject to the limitations therein.

Section 3. Prohibition of Collective Gardens. Medical cannabis collective gardens are hereby designated as prohibited uses in the City during the moratorium of this Ordinance. In accordance with RCW 35A.82.020 and chapter 5.05 of the Kenmore Municipal Code, no business license shall be issued to any person for a medical cannabis collective garden, which is hereby defined to be a prohibited use under the Kenmore Municipal Code, including Kenmore Zoning Code, and City ordinances during the moratorium of this Ordinance.

Section 4. Public Hearing. As provided in RCW 35A.63.220 and RCW 36.70A.390, the City Council sets a public hearing for September 10, 2012, which shall begin at 7:00 p.m. or as soon thereafter as the business of the City Council shall permit, in order to take

public testimony and consider adopting further findings justifying the imposition of the moratorium set forth in Section 2 above.

Section 5. Duration. The moratorium established in Section 2 above shall be in effect for a period of six (6) months from the effective date of this Ordinance, and shall automatically expire on that date unless repealed, modified, or extended after subsequent public hearing and entry of appropriate findings of fact as provided in RCW 35A.63.220 and RCW 36.70A.390.

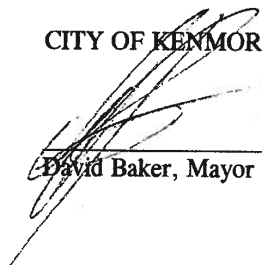
Section 6. Authorization of City Manager. The City Manager is hereby authorized and directed to develop draft regulations regarding medical cannabis collective gardens.

Section 7. Severability. If any provision of this Ordinance or its application to any person or circumstance is held invalid or unconstitutional by a court of competent jurisdiction, the remainder of the Ordinance, or the application of the provision to other persons or circumstances, is not affected.

Section 8. 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.

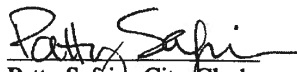
PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 23rd DAY OF JULY, 2012.

CITY OF KENMORE

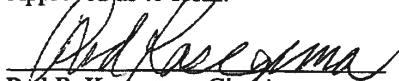


David Baker, Mayor

ATTEST/AUTHENTICATED:


Patty Saffin, City Clerk

Approved as to form:


Rod P. Kaseguma, City Attorney

Filed with the ~~Kenmore~~ City Clerk: July 13, 2012

Passed by the City Council: July 23, 2012

Ordinance No.: 12-0342

Date of Publication: July 26, 2012

Effective Date: August 1, 2012

**CITY OF KENMORE
WASHINGTON
ORDINANCE NO. 13-0353**

**AN INTERIM ORDINANCE OF THE CITY OF
KENMORE, WASHINGTON EXTENDING FOR SIX
MONTHS THE CITY'S MORATORIUM ON
ESTABLISHMENT OF MEDICAL CANNABIS
COLLECTIVE GARDENS; AMENDING SECTION 5 OF
ORDINANCE NO. 12-0342; AND ESTABLISHING AN
EFFECTIVE DATE.**

WHEREAS, certain possession or distribution of cannabis (marijuana) is a violation of state law pursuant to Chapter 69.50 RCW (Washington's Uniform Controlled Substances Act) and of federal law pursuant to the Controlled Substances Act; and

WHEREAS, in 1998 the voters of Washington State approved Initiative 692, now codified as Chapter 69.51A RCW, which created a limited defense to marijuana charges under state law (but not federal law) where the person charged could demonstrate that he or she was a qualifying patient or designated provider as those terms are defined in Chapter 69.51A RCW; and

WHEREAS, in 2011, the state legislature passed Engrossed Second Substitute Senate Bill (E2SSB) 5073, which makes significant amendments to the state medical cannabis law; and

WHEREAS, the Governor signed the E2SSB 5073, but vetoed several portions, expressing her reservations about provisions that would involve state employees in activities that could be interpreted as a violation of federal laws; and

WHEREAS, E2SSB 5073 became effective on July 22, 2011 and was codified in Chapter 69.51A RCW; and

WHEREAS, Chapter 69.51A RCW probably authorizes medical cannabis collective gardens ("collective gardens") where up to ten qualifying patients may join together to produce, grow and deliver up to 45 cannabis plants for medical use; and

WHEREAS, Chapter 69.51A RCW does not limit the number of collective gardens that may be located at any site and does not restrict the location of collective gardens in relation to other uses; and

WHEREAS, collective gardens are not addressed in the Kenmore Zoning Code; and

WHEREAS, pursuant to RCW 69.51A.140 cities may adopt zoning requirements for collective gardens; and

WHEREAS, unless a zoning moratorium is imposed, collective gardens could be located within the City while the City lacks the necessary tools to ensure the appropriate location of and minimize and mitigate the potential impacts of collective gardens; and

WHEREAS, on July 23, 2012, the City Council passed Ordinance No. 12-0342 (effective August 1, 2012), which (1) established a zoning moratorium that prohibits the filing and acceptance of land use applications for, and the licensing, establishment, maintenance or continuation of, any medical cannabis collective garden, and (2) designated medical cannabis collective gardens as prohibited uses in the City during the moratorium; and

WHEREAS, on September 10, 2012, the City Council held a public hearing on the zoning moratorium established in Ordinance No. 12-0342, at which time City staff and members of the public had the opportunity to present testimony and other evidence in support of or against the moratorium, and after considering all the evidence presented at the hearing, the City Council made no changes to the moratorium; and

WHEREAS, since the passage of Ordinance No. 12-0342, Initiative 502 was approved by the voters at the November 2012 election, and the Initiative took effect on December 6, 2012; and

WHEREAS, Initiative 502 legalizes, taxes and regulates the use and possession of specified amounts of cannabis in Washington by persons twenty-one years of age and older; and

WHEREAS, Initiative 502 does not address the medical cannabis rules, but raises continuing questions regarding the role of the federal government in cannabis possession enforcement and the appropriate location and regulation of cannabis producers, processors, and retailers; and

WHEREAS, City staff has obtained information that medical cannabis collective gardens have raised questions of land use compatibility and appropriate siting, and other jurisdictions have identified concerns about location, dispersion, membership controls, security, utility provision, informed consent of property owners, and hours of operation, among other things; and

WHEREAS, recent zoning regulations for medical cannabis collective gardens in the City of Seattle have been challenged in court on the basis that there are alleged constitutional issues concerning license applications, and a superior court recently upheld the City of Kent's prohibition on medical cannabis collective gardens; and

WHEREAS, federal prohibitions on profiting from drug sales raise issues regarding the ability to charge and collect license fees for medical cannabis collective gardens; and

WHEREAS, given the complexity of the relevant issues and the recent developments on this topic, the City needs additional time to carefully and fully consider the appropriate location and regulation of medical cannabis collective gardens in the City, to appropriately mitigate and minimize any impacts of such collective gardens; and

WHEREAS, on January 14, 2013, the City Council held a public hearing on the extension for six months of the zoning moratorium established in Ordinance No. 12-0342, at which time City staff and members of the public had the opportunity to present testimony and other evidence in support of or against the extension of the moratorium; and

WHEREAS, the City Council deems it to be in the best interests of the public, and necessary for the protection of the public health, safety, property or peace, to extend for six months the zoning moratorium on collective gardens pending consideration of land use regulations to address collective gardens; and

WHEREAS, after the adoption of a moratorium on development, RCW 35A.63.220 and RCW 36.70A.390 authorize the City renew the moratorium for one or more six month periods if a subsequent public hearing is held and findings of fact are made prior each renewal; now, therefore

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

Section 1. Findings. The recitals set forth above are hereby adopted as the City Council's findings in support of the extension for six months of the moratorium imposed by Ordinance No. 12-0342.

Section 2. Extension of Moratorium. Section 5 of Ordinance No. 12-0342 is amended to read as follows:

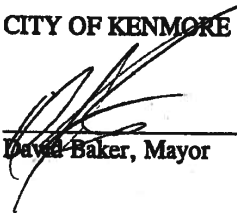
Duration. The moratorium established in Section 2 above shall be in effect for a period of six (6) months from the effective date of this Ordinance until August 1, 2013, and shall automatically expire on that date unless repealed, modified, or extended after subsequent public hearing and entry of appropriate findings of fact as provided in RCW 35A.63.220 and RCW 36.70A.390.

Section 3. Severability. If any provision of this Ordinance or its application to any person or circumstance is held invalid or unconstitutional by a court of competent jurisdiction, the remainder of the Ordinance, or the application of the provision to other persons or circumstances, is not affected.

Section 4. Effective Date. This Ordinance shall be published in the official newspaper of the City and shall take effect and be in force five (5) days after the date of publication.

PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE
14TH DAY OF JANUARY, 2013.

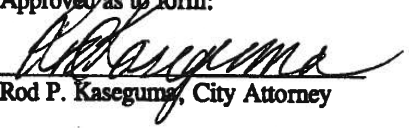
CITY OF KENMORE


David Baker, Mayor

ATTEST/AUTHENTICATED:


City Clerk

Approved as to form:


Rod P. Kaseguma, City Attorney

Filed with the City Clerk: 1/4/2013
Passed by the City Council: 1/14/2013
Ordinance No.: 13-0353
Date of Publication: 1/18/2013
Effective Date: 1/23/2013

**CITY OF KENMORE
WASHINGTON
ORDINANCE NO. 13-0361**

**AN ORDINANCE OF THE CITY OF KENMORE,
WASHINGTON EXTENDING FOR SIX MONTHS THE
CITY'S MORATORIUM ON ESTABLISHMENT OF
MEDICAL CANNABIS (MARIJUANA) COLLECTIVE
GARDENS; AMENDING SECTION 2 OF ORDINANCE NO.
13-0353; AND ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, certain possession or distribution of cannabis (marijuana) is a violation of state law pursuant to Chapter 69.50 RCW (Washington's Uniform Controlled Substances Act) and of federal law pursuant to 21 U.S.C. § 812(c) (Controlled Substances Act); and

WHEREAS, in 1998 the voters of Washington State approved Initiative 692, now codified as Chapter 69.51A RCW, which created a limited defense to marijuana charges under state law (but not federal law) where the person charged could demonstrate that he or she was a qualifying patient or designated provider as those terms are defined in Chapter 69.51A RCW; and

WHEREAS, in 2011, the state Legislature passed Engrossed Second Substitute Senate Bill (E2SSB) 5073, which made significant amendments to the state medical cannabis law; and

WHEREAS, the Governor signed the E2SSB 5073, but vetoed several portions, expressing her reservations about provisions that would involve state employees in activities that could be interpreted as a violation of federal laws; and

WHEREAS, E2SSB 5073 became effective on July 22, 2011 and was codified in Chapter 69.51A RCW; and

WHEREAS, Chapter 69.51A RCW probably authorizes medical cannabis collective gardens ("collective gardens") where up to ten qualifying patients may join together to produce, grow and deliver up to 45 cannabis plants for medical use; and

WHEREAS, Chapter 69.51A RCW does not limit the number of collective gardens that may be located at any site and does not restrict the location of collective gardens in relation to other uses; and

WHEREAS, collective gardens are not addressed in the Kenmore Zoning Code; and

WHEREAS, pursuant to RCW 69.51A.140 cities may adopt zoning requirements for collective gardens; and

WHEREAS, unless a zoning moratorium is imposed, collective gardens could be located within the City while the City lacks the necessary tools to ensure the appropriate location of and minimize and mitigate the potential impacts of collective gardens; and

WHEREAS, on July 23, 2012, the City Council passed Ordinance No. 12-0342 (effective August 1, 2012), which (1) established a zoning moratorium that prohibits the filing and acceptance of land use applications for, and the licensing, establishment, maintenance or continuation of, any collective garden, and (2) designated collective gardens as prohibited uses in the City during the moratorium; and

WHEREAS, on September 10, 2012, the City Council held a public hearing on the zoning moratorium established in Ordinance No. 12-0342, at which time City staff and members of the public had the opportunity to present testimony and other evidence in support of or against the moratorium, and after considering all the evidence presented at the hearing, the City Council made no changes to the moratorium; and

WHEREAS, on January 14, 2013, after holding a public hearing, the City Council passed Ordinance No. 13-0353, extending for six months the zoning moratorium established in Ordinance No. 12-0342 to August 1, 2013; and

WHEREAS, City staff has learned that collective gardens have raised questions of land use compatibility and appropriate siting, and that other jurisdictions have identified concerns about location, dispersion, membership controls, security, utility provision, informed consent of property owners, and hours of operation, among other things; and

WHEREAS, the City of Seattle's zoning and licensing regulations for collective gardens have been challenged in Superior Court on the basis that there are alleged constitutional issues concerning license applications; and

WHEREAS, the Superior Court granted the City of Seattle's Motion for Summary Judgment, and dismissed the lawsuit on procedural grounds, stating specifically that the substantive issues in the lawsuit were not addressed; and

WHEREAS, the plaintiffs in the City of Seattle lawsuit did not appeal the Summary Judgment order, but have not yet pursued the substantive issues in the lawsuit; and

WHEREAS, federal prohibitions on profiting from drug sales raise issues regarding the ability to charge and collect license fees for collective gardens; and

WHEREAS, the City of Kent has adopted a total ban on collective gardens, which is an appropriate and viable option for regulating collective gardens, and which many cities in Washington have adopted; and

WHEREAS, the City of Kent's total ban on collective gardens was upheld by the Superior Court, but the decision was appealed and is being considered by the Washington Supreme Court; and

WHEREAS, Initiative 502 was approved by the voters at the November 2012 election and took effect on December 6, 2012; and

WHEREAS, Initiative 502 legalizes, taxes and regulates the use and possession of specified amounts of marijuana in Washington by persons twenty-one (21) years of age and older; and

WHEREAS, Initiative 502 does not address the State's medical cannabis rules, but raises questions regarding the role of the federal government in marijuana possession enforcement and the appropriate location and regulation of marijuana producers, processors, and retailers ("marijuana businesses") under Initiative 502; and

WHEREAS, Initiative 502 requires the Liquor Control Board to establish criteria for licensing marijuana businesses by December 1, 2013; and

WHEREAS, the Liquor Control Board has just issued initial draft rules, but does not anticipate adopting final rules until late July 2013 and issuing marijuana business licenses until early December 2013; and

WHEREAS, federal enforcement of the Controlled Substances Act is still uncertain, as the Justice Department has not taken a position on federal preemption by the Controlled Substances Act of Chapter 69.51A RCW and Initiative 502; and

WHEREAS, given the complexity of the relevant issues and the recent developments on this topic, the City needs additional time to carefully and fully consider the appropriate location and regulation of collective gardens in the City (if any), in order to appropriately mitigate and minimize any impacts of such collective gardens; and

WHEREAS, the City Council deems it to be in the best interests of the public, and necessary for the protection of the public health, safety, property or peace, to extend for six months the zoning moratorium on collective gardens pending resolution of the appeal from the City of Kent's total prohibition on collective gardens, pending resolution of the substantive issues in the Superior Court challenge to the City of Seattle's zoning and licensing regulations, pending resolution of issues relating to Initiative 502 and pending consideration of land use regulations to address collective gardens; and

WHEREAS, RCW 35A.63.220 and RCW 36.70A.390 authorize the City to renew a moratorium on development or land use for a six-month period if a subsequent public hearing is held and findings of fact are made prior to the renewal; and

WHEREAS, on June 24, 2013, the City Council held a public hearing on the extension for six months of the zoning moratorium established by Ordinance No. 12-0342, and extended for six months to August 1, 2013 by Ordinance No. 13-0353, at which time City staff and members of the public had the opportunity to present testimony and other evidence in support of or against the extension of the moratorium; now, therefore

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

Section 1. Findings. The recitals set forth above are hereby adopted as the City Council's findings in support of the extension for six months of the moratorium imposed by Ordinance No. 12-0342, and extended by Ordinance No. 13-0353.

Section 2. Extension of Moratorium. Section 5 of Ordinance No. 13-0353 (which amends Section 5 of Ordinance No. 12-0342) is amended to read as follows:

Duration. The moratorium established in Section 2 above shall be in effect ~~for a period of six (6) months from the effective date of this Ordinance~~ until February 1, 2014, and shall automatically expire on that date unless repealed, modified, or extended after subsequent public hearing and entry of appropriate findings of fact as provided in RCW 35A.63.220 and RCW 36.70A.390.

Section 3. Severability. If any provision of this Ordinance or its application to any person or circumstance is held invalid or unconstitutional by a court of competent jurisdiction, the remainder of the Ordinance, or the application of the provision to other persons or circumstances, is not affected.

Section 4. Effective Date. This Ordinance shall be published in the official newspaper of the City and shall take effect and be in force five (5) days after the date of publication

PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 24th DAY OF JUNE, 2013.

CITY OF KENMORE

David Baker, Mayor

ATTEST/AUTHENTICATED:

Patty Safrin, City Clerk

Approved as to form:

Rod P. Kaseguma, City Attorney

Filed with the City Clerk:

Passed by the City Council:

Ordinance No.:

Date of Publication:

Effective Date:



City Council Business Agenda Item
City of Kenmore, WA

Subject/Topic: Public Hearing and Deliberation on Ordinance No. 13-0363 Amending Kenmore Municipal Code Chapters 3.65 and 18.77 regarding Requirements for Affordable Housing and related Property Tax Exemptions. Proposed Council Action/Motion: Hold a public hearing to receive input on possible amendments to the Kenmore Municipal Code regarding requirements for affordable housing and related property tax exemptions through adoption of Ordinance No. 13-0363. Adopt Ordinance No. 13-0363 to amend Kenmore Municipal Code Chapters 3.65 and 18.77 regarding requirements for affordable housing and related property tax exemptions.	For Council Meeting Agenda of: 6/24/13 Department: <u>Community Development</u> Prepared by: <u>Debbie Bent, Community Development Director</u> <table><tr><td></td><td>Initial & Date</td></tr><tr><td>Approved by Department Head:</td><td><u>DB 6/10/13</u></td></tr><tr><td>Approved by City Attorney:</td><td><u>JA ENDR 6/5/13</u></td></tr><tr><td>Approved by Finance Director:</td><td><u>[Signature] 6/11/13</u></td></tr><tr><td>Approved by City Manager:</td><td><u>[Signature]</u></td></tr></table> Exhibits/Attachments: 1. Proposed Ordinance 13-0363 2. Staff Memorandum		Initial & Date	Approved by Department Head:	<u>DB 6/10/13</u>	Approved by City Attorney:	<u>JA ENDR 6/5/13</u>	Approved by Finance Director:	<u>[Signature] 6/11/13</u>	Approved by City Manager:	<u>[Signature]</u>
	Initial & Date										
Approved by Department Head:	<u>DB 6/10/13</u>										
Approved by City Attorney:	<u>JA ENDR 6/5/13</u>										
Approved by Finance Director:	<u>[Signature] 6/11/13</u>										
Approved by City Manager:	<u>[Signature]</u>										
Expenditure Required \$0	Amount Budgeted \$0										
Appropriation Required \$0											
<u>INFORMATION/BACKGROUND:</u> Purpose: The purpose of the proposed affordable housing amendments is twofold: 1. Continue to encourage the provision of affordable housing on applicable downtown properties. 2. Make rules regarding affordable housing incentives and requirements more consistent. Summary of Recommended Amendments: • Amend the affordability threshold: Increase the income threshold for affordability from 80% of King County median (current property tax exemption) and 50-80% of King County median (current housing affordability requirement) to "up to 85% of adjusted median household income" for both code standards. This amendment is within the range of affordable housing definitions in state law and regional planning policies. • Amend the percentage of required affordable units: Increase the requirement to provide 20% affordable multifamily units to 25% affordable multifamily units of the total number of units to qualify for the 12 year housing property tax exemption. This is consistent with the current											

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affordability regulations that require 25% affordable units of the total number of units and also the deed restriction on the Kenmore Village park and ride parcel. State law allows this increase.

See Staff Memo, Attachment 2, for additional background information.

FISCAL CONSIDERATION:

None at this time. It is possible that additional properties may be eligible to apply for the multifamily housing property tax exemption for affordable housing with this threshold change.

COUNCIL GOAL/BUDGET OBJECTIVE BEING ADDRESSED:

Goal 4: To continue to pursue downtown development, with an emphasis on Kenmore Village.

**CITY OF KENMORE
WASHINGTON
ORDINANCE NO. 13-0363**

**AN ORDINANCE OF THE CITY OF KENMORE,
WASHINGTON, RELATING TO AFFORDABLE HOUSING
AND MULTIFAMILY HOUSING PROPERTY TAX
EXEMPTIONS; AMENDING SECTIONS 3.65.020(A),
3.65.020(G), 3.65.100, 3.65.130 AND 18.77.030 OF THE
KENMORE MUNICIPAL CODE; AND PROVIDING AN
EFFECTIVE DATE.**

WHEREAS, on May 23, 2013 the City provided notice to the Washington State Department of Commerce regarding the proposed amendments pursuant to RCW 36.70A.106 and received no comments; and

WHEREAS, on May 31, 2013 the City's Responsible Official under the State Environmental Policy Act issued a determination of non-significance for the proposed amendments and received no public comments; and

WHEREAS, on June 24, 2013, the City Council held a public hearing on the proposed amendments; and

WHEREAS, the City Council has considered public testimony and comments, City staff input, and certain documents and information, including: 1) Definitions of low- and moderate-income households in RCW 84.14.010 and RCW 43.63A.510; 2) Kenmore Comprehensive Plan policies related to affordable housing; 3) Vision 2040 and the King County Countywide Planning Policies; and 3) the SEPA Determination of Nonsignificance; and

WHEREAS, the City Council finds that proposed amendments continue to provide for and support provision of low and moderate income housing units within the City; now therefore,

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

Section 1. Amendment. KMC 3.65.020(A) is amended to read as follows:

A. "Affordable housing" means: (1) for an owner-occupied dwelling unit, housing reserved for occupancy by a low or moderate income households, and (2) for a renter-occupied dwelling unit, housing reserved for occupancy by a low or moderate income household and whose monthly housing costs, including utilities other than telephone, do not exceed 30 percent of the household's monthly income.

Section 2. Amendment. KMC 3.65.020(G) is amended to read as follows:

G. “Low or Moderate income household” means a household whose adjusted income is equal to or less than 80 85 percent of the King County median family income adjusted for family size, as reported by the United States Department of Housing and Urban Development. If HUD no longer publishes median family income figures for King County, the city may use or determine such other method as it may choose to determine the King County family median income adjusted for household size.

Section 3. Amendment. KMC 3.65.100(A)2 is amended to read as follows:

2. For 12 successive years beginning January 1st of the year immediately following the calendar year of issuance of the certificate, if (a) the owner commits to renting or selling at least 20 25 percent of the multifamily housing units as affordable housing units and (b) the owners and renters of the affordable housing units meet the income and eligibility requirements of this chapter. If the original owner of the property transfers title to the portion of the property on which the affordable housing units are located to the nonprofit corporation that owns such units, such transfer shall not affect the 12-year tax exemption for the new housing construction and rehabilitation improvements qualifying under this chapter.

Section 4. Amendment. KMC 3.65.130(B) is amended to read as follows:

B. Annually, beginning in 2010, the director shall review the program established by this chapter and provide a report to the city council outlining development activity, types and numbers of units produced and their locations, rent and sales prices, information regarding the number of low and moderate income households benefiting from the program, and other appropriate factors. The report may include recommendations on whether any neighborhoods should be added or removed and whether affordability limits should be changed in certain areas, and shall analyze any issues related to the use of the program for home-ownership units. The annual report shall be submitted to the city council no later than March 30th of each year the program is in effect, starting in 2010. Each report shall include information for the previous year.

Section 5. Amendment. KMC 18.77.030 is amended to read as follows:

18.77.030 Requirements.

A. Affordable housing units amounting to 25 percent of the total number of units in the *development* shall be provided. ~~Rents~~Housing shall be affordable to those who make equal to or less than ~~50~~ 85 percent of the King County median household income adjusted for household size; or,

~~B. In lieu of meeting the requirements of subsection A of this section, a comparable level of benefit may be provided as determined by the city; for example, providing ownership housing~~

~~affordable to those earning equal to or less than 80 percent of the median income at rates recognizing the difficulty in providing the units at the particular affordability level.~~

~~EB.~~ Unit size mix shall be comparable to the market mix, units shall be integrated into the whole *development*, and affordable units shall match the tenure of the whole *development*, unless otherwise authorized by the *city*.

~~EC.~~ Subject to *city* authorization, the affordable units need not be provided within the *development*, but must be provided within the downtown commercial, downtown residential, or regional business zone. Units may be either rented or sold. Off-site affordable housing may be provided if the *city* finds that:

1. The location chosen does not lead to undue concentration of affordable housing in any particular area of the *city*; and
2. The *site* is within close proximity to employment opportunities and/or transit services; and
3. Adequate infrastructure and municipal services can be provided.

~~ED.~~ Monthly rents, including utilities where applicable, shall be no greater than 30 percent of the monthly income for households earning 50 up to 85 percent of the King County median household income adjusted for household size. ~~Sold units shall be sold to buyers earning equal to or less than 80 percent of the King County median income.~~ Home prices considered affordable for buyers earning up to 85 percent of the King County median household income adjusted for household size shall be determined by the *city*. Covenants shall be established which guarantee the fulfillment of this obligation.

Section 6 Effective Date. This ordinance shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title.

PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 24TH DAY OF JUNE, 2013.

CITY OF KENMORE

David Baker, Mayor

ATTEST/AUTHENTICATED:

Patty Safrin, City Clerk

Approved as to form:

Rod P. Kaseguma, City Attorney

Filed with the City Clerk:

Passed by the City Council:

Ordinance No.:

Date of Publication:



The City of Kenmore

18120 68TH AVENUE NE PO Box 82607
KENMORE, WASHINGTON 98028

MEMO

TO: Rob Karlinsey, City Manager

FROM: Debbie Bent, Director of Planning & Community Development *DB*
Lauri Anderson, Senior Planner *LA*

DATE: June 10, 2013

SUBJECT: Amendments to KMC Chapters 3.65 and 18.77 Regarding Requirements for Affordable Housing and Related Property Tax Exemptions

Applicability of these Amendments

The proposed affordable housing amendments apply to a limited area within the city. The multifamily housing property tax exemption in KMC Chapter 3.65 applies only to properties lying northwest of the intersection of NE 181st Street and 68th Avenue NE that are shown on a map attached to the original ordinance (see Attachment 1). These properties include only the three parcels of Kenmore Village (the northern park and ride parcel, the shopping center parcel and the post office parcel) and the new Kenmore Camera property.

The affordable housing requirement in KMC Chapter 18.77 applies only to properties in the Downtown Commercial (DC) and Downtown Residential (DR) zones west of 68th Avenue NE (see Attachment 2) of 4 acres or more in size and providing more than 20 units of multifamily housing. At this time, only the north parcel of Kenmore Village (park and ride parcel) and a neighboring already-developed condominium project satisfy the 4-acre minimum. Property consolidation to four acres would be necessary for any other proposal to be subject to the affordable housing requirement.

Background:

The recommended amendments are consistent with State law, regional and county planning policies, the City's Comprehensive Plan and the deed restriction on the park and ride property.

State Law Regulations for Multifamily Tax Exemption: RCW 84.14 is the state law that authorizes the multifamily housing property tax exemption for twelve years, provided that at least 20% of the units are affordable to low and moderate income households and meet any additional affordability and income eligibility conditions adopted by the local government. This RCW section defines low-income households for a project located in a high cost county as one with an adjusted income at or below 100% of the county median income. A moderate-income household is defined as one whose adjusted income is more than 100% and up to 150% of median income.

KMC Chapter 3.65 currently addresses only moderate-income households, which are defined at exactly 80% of median. The proposed amendment would define affordability as up to 85% of King County median which is within the State definition of low-income housing for projects located in a high cost county. KMC Chapter 3.65 currently requires 20% of the total units to be affordable to qualify for the 12 year tax exemption. The proposed amendment would increase the percentage of required affordable units to 25% which is allowed by state law.

For consistency, KMC Chapter 18.77 would also be amended to the "up to 85% of median" threshold. While the purpose statement in KMC Chapter 18.77 focuses on provision of housing for households "*at or below median income*," the requirements in that chapter limit the definition of affordable rental housing to housing for households making equal to or less than 50% of median. Affordable ownership housing is defined as housing affordable to households making equal to or less than 80% of median. The proposed amendment would define affordability within the State definition of low-income housing for projects located in a high cost county.

Regional Planning Policies: Vision 2040 (the Multicounty Planning Policies for the region, including King County) states that, "special emphasis is placed on providing equitably distributed affordable housing for low-, moderate-, and middle-income households." Vision 2040 defines moderate-income households as from 50-80% of median, while middle-income households range from 80-120% of median. The King County Countywide Planning Policies focus on providing housing for low- and moderate-income households, defined as earning less than 80% of median.

Comparing the state and regional standards for housing affordability, the upper end of the affordability range for moderate-income households is from 80% to 150% of median.

City's Comprehensive Plan Policies: Comprehensive Plan Housing Element Objective 28.3 states that the city should: "Provide zoning and development standards that allow for affordable housing types that can be compatibly integrated into the community." Policy H-28.3.3 states that the city should: "Allow density bonuses and other incentives for multi-family developments that provide below-market-rate rental or ownership housing affordable to low- and moderate-income households." The multifamily housing property tax exemption-- with additional benefits given to affordable housing--is such an incentive. The multifamily development affordable housing requirement in Chapter 18.77 is another strategy to provide affordable housing.

Deed Restriction on the Kenmore Village Park & Ride Property: A deed restriction related to affordability also applies to the north parcel of Kenmore Village (park and ride parcel). The deed that transferred the north Kenmore Village parcel from King County to the City requires that development include high density housing with at least 25% of the units satisfying the affordability criteria of King County Code KCC 4.56.070(E) as it may be amended. The King County Code refers to State Law RCW 43.63A.510 which defines affordability as housing that is rented or owned by a person who qualifies as a very low-income, low-income, or moderate-income household... RCW 43.63A.510--the state law regulating the Kenmore Village deed restriction--states that: "Very low-income household" means income at or below 50% of the county median income, adjusted for household size, "Low-income household" means income is more than 50% but is at or

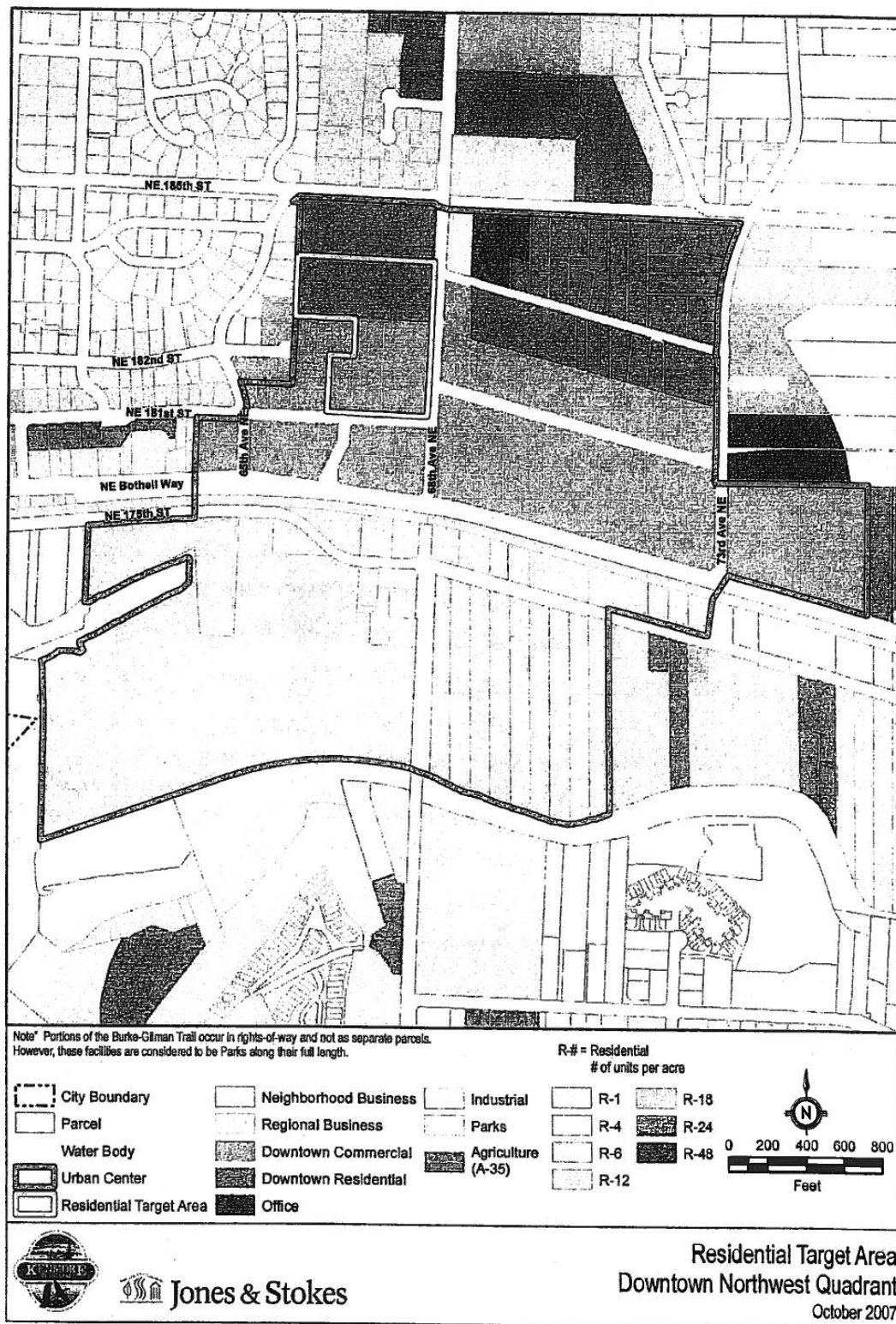
below 80% percent of the county median income. "Moderate-income household" means income is more than 80% percent but is at or below 115% of the county median income."

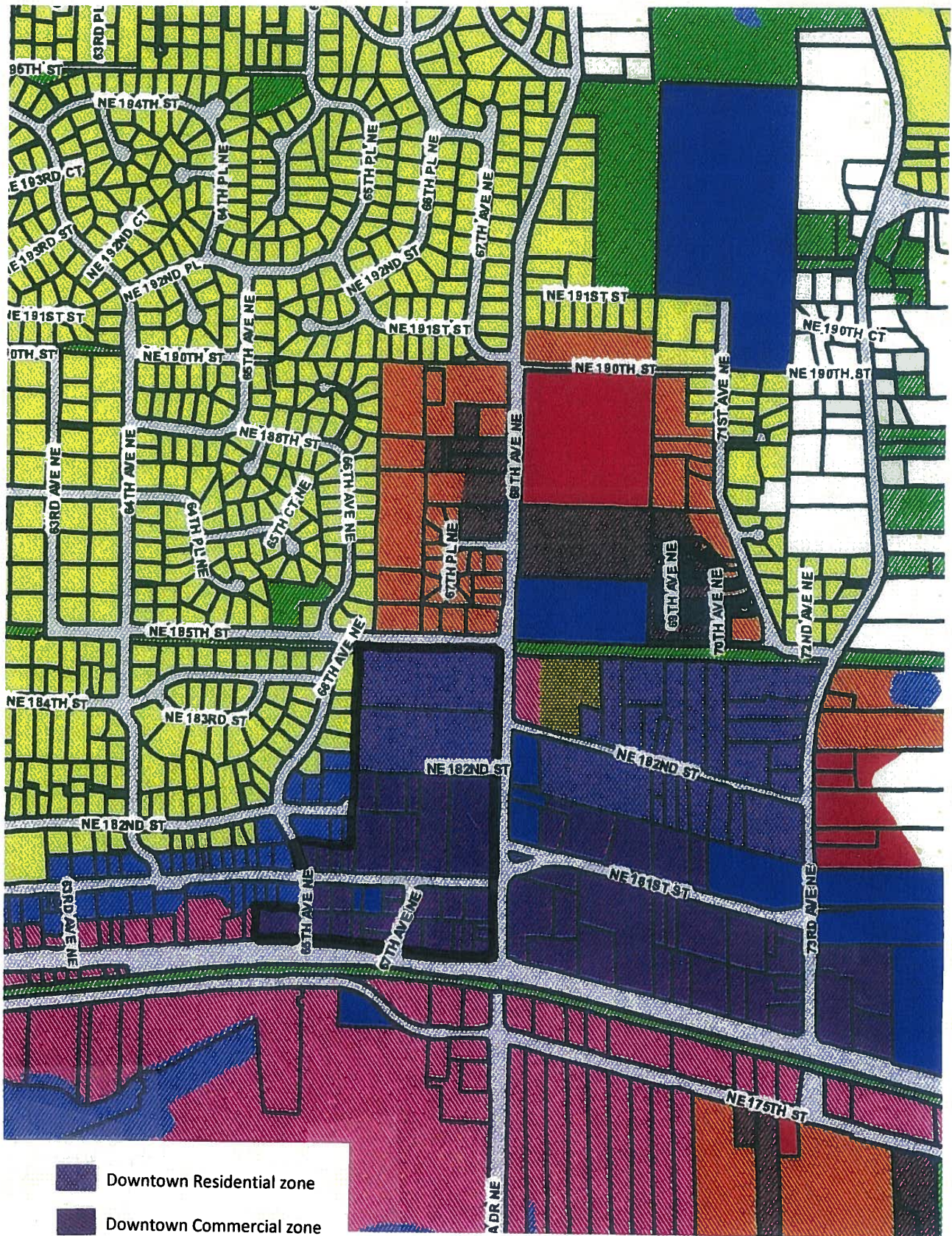
The following chart summarizes current standards impacting the properties under consideration:

	Property affected	Low-income definition (percent of median)	Moderate-income definition (percent of median)	Other definition	Number of units required to meet standard
Chapter 3.65 (property tax exemption)	Three Kenmore Village parcels and Kenmore Camera parcel	None provided	80% exactly		20%
RCW 84.14 (authorizing property tax exemption)	Three Kenmore Village parcels and Kenmore Camera parcel	≤ 100%	>100% to 150%		20%
Chapter 18.77 (affordability requirement)	Properties zoned DC and DR west of 68 th Avenue NE and 4 acres or more in size, building more than 20 multifamily units. Note: only the north Kenmore Village parcel (park and ride) and the condominium property to the north of that are currently four acres in size,	None provided	None provided	Purpose statement is to serve ≤ 100% of median. Further defined as ≤ 50% of median for rental and ≤ 80% of median for ownership	25%
Deed restriction (RCW43.63A.510)	North Kenmore Village parcel (park and ride parcel)	≤ 80%	>80% to 115%		25%
Vision 2040 (Multicounty Planning Policies)	All	0-50%	50-80%	Middle-income is 80-120%	
Countywide Planning Policies	All	0-50%	50-80%		

Attachments

1. Map of property subject to KMC Chapter 3.65
2. Map of DC and DR zoning, west of 68th Avenue NE







Business of the City Council
City of Kenmore, WA

Subject: Adopt Revised 2013 Fee Schedule; Resolution No. 13-0219	For Council Meeting Agenda of: <u>June 24th, 2013</u> Department: <u>City-wide</u> Prepared by: <u>Bryan Hampson</u> Initial & Date Approved by Department Head: <u>BA 6/19/13</u> Approved by City Attorney: <u>✓</u> Approved by Finance Director: <u>June 6/13/13</u> Approved by City Manager: <u>BHK</u> Exhibits/Attachments: Resolution No. 13-0219 with Revised 2013 Fee Schedule (Exhibit A)	
Proposed Council Action/Motion: Approve Resolution No. 13-0219 the City of Kenmore, Washington, Adopting the City of Kenmore's Revised 2013 Fee Schedule		
Expenditure Required \$ NA	Amount Budgeted \$ NA	Appropriation Required \$ NA
<u>INFORMATION/BACKGROUND:</u> The City Staff is proposing the following two revisions to the 2013 Fee Schedule: Note: A plus sign (+) in the margin of the fee schedule indicates a new fee from the previous schedule. #1. Page 3 – The City Council approved Ordinance No 13-0356 on April 22, 2013, which establishes a Business Registration Program in Kenmore effective on July 1, 2013. The program will provide a conduit for communicating with local businesses and obtaining important information to advance the City's economic development effects and goals. The City is working with the Washington State Department of Revenue to administer the registration transactions, which will allow businesses to register online, along with any other state registration or endorsements. DOR's Service fees would apply to registrations and renewals; \$15 for a new registration and \$9 for renewal. The proposed amendment to the City Fee Schedule establishes a City Business Registration annual fee of \$10, plus applicable DOR service fee. The revenues from the local registration fee will be specifically tracked and directed to services to local businesses, including producing a business directory and for Kenmore Business Alliance events, activities, and advertising. #2. Page 20 – Establish a fee for vendors associated with City sponsored and managed special events. These fees have been charged in a package format in the past (i.e. concert vendors paid \$180 for 6 concert/event vending dates). This <i>per event</i> fee listing will allow for more flexibility and clarity in fees as we begin to add vendors to other city events, such as the Fireworks Show.		
<u>FISCAL CONSIDERATION:</u> Because the business registration program is new, revenue from the program is difficult to predict at this time. Staff believes business registration revenues could range from \$5,000 to \$20,000 annually.		
<u>COUNCIL GOAL/BUDGET OBJECTIVE BEING ADDRESSED:</u> Goal #1: Implement the Economic Development Plan.		

**CITY OF KENMORE
WASHINGTON**

RESOLUTION NO. 13-0219

**A RESOLUTION OF THE CITY OF KENMORE,
WASHINGTON, AMENDING THE 2013 FEE
SCHEDULE, AND ADOPTING A REVISED 2013 FEE
SCHEDULE.**

WHEREAS, by Resolution No. 12-0208, adopted on November 26, 2012, the City Council adopted the "City of Kenmore 2013 Fee Schedule"; and

WHEREAS, the City Council desires to establish fees for a new business registration program and to revise the fee structure for City sponsored and managed special events, which require amendments to the Fee Schedule;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KENMORE, WASHINGTON, DOES RESOLVE to adopt the City of Kenmore, Washington Revised 2013 Fee Schedule", attached hereto as Exhibit "A" and incorporated herein by reference.

PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 24th DAY OF June, 2013.

CITY OF KENMORE

Mayor

ATTEST/AUTHENTICATED:

Patty Safrin, City Clerk

Approved as to form:

Rod Kaseguma, City Attorney

EXHIBIT A

City of Kenmore, Washington Revised 2013 Fee Schedule



Resolution No. 13-0219

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Note: Solid vertical lines (|) in the margins indicate a change and a plus sign (+) in the margin of the fee schedule indicates a new fee from the previous schedule.

1. BUSINESS REGISTRATION AND LICENCES

Business Registration	2013 Fee
General Business - New Application	\$10
General Business Renewal	\$10
Home Occupation - New Application	\$10
Home Occupation Renewal	\$10
The business registration program is managed through Washington State Department of Revenue. The City registration fee is in addition to the Department of Revenue fee, which currently is \$15 for new applications and \$9 for renewals.	

Business Licenses	2013 Fee
Adult Entertainment	
Device	\$50 each
Operator	\$500/year
Premises	\$200/year
Panoram Manager License	\$50/year
Adult Cabaret	
Operator	\$500/year
Cabaret Manager License	\$50/year
Cabaret Entertainer License	\$50/year
Adult Retail Business License	\$500/year
Dance	\$200/year \$100/six months \$50/day
Dance (non-profit, educational or City-sponsored)	Exempt
Live Entertainment: music (other than mechanical); boxing or wrestling; exhibition skating; video arcades; pool halls; bowling alleys; race tracks and drag strips (if attendance more than 2,000 at a single event). Covers more than one skating rink, shooting gallery.	\$200/year \$100/six months \$50/day
Amusement Parks – Permanent	
For one to 10 units, inclusive	\$200/year \$100/six months
For more than 10 units	\$400/year \$200/six months
Carnivals	
For one to 10 units, inclusive	\$40.00/day
For more than 10 units	\$100/day
Closing out sales	
Closing out sale license – original license	\$300/year
First 30-day renewal	\$200/year
Second 30-day renewal	\$200/year
Junk Shop License	\$300/year
Junk Wagon License	\$40/year
Massage Parlor/Bathhouse	\$150/year
Massage Practitioner	\$50/year

Theaters	\$100/each screen
Outdoor Musical Event (not sponsored by the City and with an admission fee)	\$750/year
Pawnbroker	\$500/year
Peddler/Solicitor	No fee
Secondhand dealer	\$40/year
Shuffleboard License	\$50/year
Renewal of License, registration or permit late penalty	10% of required fee
Transferability of license of permit	\$25

2. CODE ENFORCEMENT

Code Enforcement	2013 Fee
Inspection/Posting	\$50
Re-inspection	\$50
Abatement	Actual City costs
Abatement Hearing	\$360
Hearing Officer	\$215/hour
Notice of Violation Appeal Hearing	\$125
Removal of Declaration	\$20
Violation of a stop work order	\$500

Housing Code Enforcement	2013 Fee
Inspection/Posting	\$255/hour
Re-Inspection plus Notice and Order	\$510
Hourly Rate	\$255
Appeal Fee	\$150/each
Closing Fee	\$255
Contract Abatement Fee	\$15% of the contract
Late Fee	\$25% of amount due
Hearing Officer	\$215/hour

The following fees apply to all enforcement actions:	2013 Fee
Inspection Warrant	\$350/each
Attorney Fees	Rate per hour to be determined as established by the City Attorney contract for legal services
Paralegal Services	\$60/hour
Notary Services	\$10
Abatement	Actual cost of labor

3. COMPREHENSIVE PLAN AND DEVELOPMENT REGULATION AMENDMENTS

Type	2013 Fee
Prescreening/threshold review fee	\$200
Annual amendment cycle fee (applicants whose amendment proposals are approved for consideration by the City Council)	\$400

4. DEVELOPMENT SERVICES

General Fees	2013 Fee
Development Review Technology Fee Applies to development permits and is based on development plan review fees and permit fees, not to include impact fees or land use decisions.	3%
P-Suffix and other required site plan reviews	
Initial plan review	\$1,078
Each additional review for compliance, including signs and tenant improvements.	\$163
Amend adopted P-suffix conditions	\$2,241
Mobile home park and RV park plan review	\$3,561
Site plan application fee (Land-use permit associated to KMC 18.105)	\$364
Construction permit site plan review	\$100
Landscape and tree management plan review	
Initial plan review based on site area	
0 – 1 site acre	\$211
> 1 – 2 site acres	\$337
> 2 – 5 site acres	\$507
> 5 – 10 site acres	\$676
More than 10 site acres	\$1,352
Each plan revision review	\$324
Request for modification requiring public notice	\$673.00
Landscape and tree management inspections	
Landscape installation inspection	\$269
Landscape maintenance bond release inspection	\$269
Additional excessive reviews and inspection fees Applies to all development permits; additional plan review or inspections required by changes, additions or revisions to the plans or excess reviews of re-submittals will be billed at an hourly rate.	\$100/hour
Hourly fees throughout this section may be billed in ½ hour intervals	

Development Agreement	2013 Fee
Threshold review with City Council	\$200
Development Agreement requested by the applicant (proposal is approved for consideration by the City Council)	\$5,000 + City Attorney fees
Development Agreement requested by the City	No Fee

Pre-Application	2013 Fee
Pre-application review fee	No Fee

Zoning and Land Use	2013 Fee
Request for site specific rezone	\$3,000
Conditional use permits (CUP) and special use permits (SUP)	
Administrative CUP	\$3,633
SUP with public hearing	\$8,501
Daycare with 24 children or less	\$1,365
Request for time extension	\$146
Variances (including variances from KMC 18.55)	
Application review	\$2,500
Added fee when public hearing required	\$1,626
Request for time extension	\$146
Boundary line adjustment	\$574
Communications facility application fee	\$364
Accessory dwelling unit	\$50
Change of use (zoning only)	\$50
Reuse of closed public school facilities	\$1,400
Land use inspections	\$100/hour
Reasonable use exception	\$2,500
Public agency and utility exception	\$1,953
Zoning letter inquiry/request	\$100
Design review	\$100/hour

Subdivision – Preliminary Application Review	2013 Fee
Preliminary short subdivisions	
Short subdivision 4 lots or less	
Base fee	\$1,111
Plus per lot	\$140
Short subdivision 5 to 9 lots	
Base fee	\$7,033
Plus per lot	\$153
Revision to approved preliminary	\$898
Short subdivision alteration	\$1,245
Request for time extension	\$100
Preliminary subdivisions	
Initial application	
50 lots or less	
Base fee	\$12,955
Plus per lot	\$167
More than 50 lots	
Base fee	\$22,208
Plus per lot	\$37
Surcharge for applications utilizing lot clustering or flexible yard provisions (percent of initial fee)	10%
Major revision requiring new public hearing	\$3,886
Minor revisions submitted after preliminary approval (not necessitating additional hearings)	\$925
Request for time extension	\$100

Subdivision alterations or subdivision vacations	
With public hearing	\$3,886
Without public hearing	\$1,944
Supplemental fee – a surcharge for applications involving significant environmentally sensitive areas (percentage of total initial fee)	10%
Supplemental fee – remanded applications (percentage of initial fee)	50%
Binding site plan	
Building permit, as-built or site plan review based plan	\$4,862
Conceptual plan	\$5,733
Revision to a preliminary approved plan	\$1,112
Revision to a final binding site plan	\$1,996

Shoreline Management Permit	2013 Fee
Substantial development permit	
Total cost of proposed development:	
Up to \$10,000	\$1,280
\$10,001 to \$100,000	\$2,560
\$100,001 to \$500,000	\$6,399
\$500,001 to \$1,000,000	\$9,598
\$1,000,001 or more	\$12,797
Single family joint-use dock	\$2,560
Shoreline conditional use permit	
Non-forest practices	\$7,219
Forest practices	\$1,313
Shoreline variance	
Up to \$10,000 project value	\$2,166
\$10,001 or more project value	\$7,219
Shoreline re-designation	
Base fee	\$14,438
Per shoreline lineal foot	\$27.60
Maximum	\$54,144
Shoreline review of other permits or approvals for conditions	\$177
Shoreline exemption	\$276
Supplemental fees	
Request for an extension of a permit, calculated as a percentage of the original permit	20%
Shoreline permit revision, calculated as a percentage of the original permit	20%
Surcharge when public hearing required	12%
Minimum	\$2,048
Permit compliance inspections	
Hourly rate (including travel time)	\$100/hour
Plus per mile	\$0.50/mile

Special Reviews	2013 Fee
State Environmental Policy Act (SEPA) review	
Environmental checklist	
Base fee	\$600
After six hours	\$100/hour
Supplemental Determination of Nonsignificance (DNS), Mitigated Determination of Nonsignificance (MDNS), or Determination of Significance (DS) review	\$100/hour
MDNS deposit	\$1,313
Environmental Impact Statement (EIS) deposit – a percentage of total estimated cost	33%
Draft Environmental Impact Statement (DEIS), Final Environmental Impact Statement (FEIS), Supplemental Environmental Impact Statement (SEIS) or addenda preparation and review costs – including scoping, writing, editing, publishing, mailing, distributing and contract administration:	
All fixed and contract costs, and time costs, per hour	\$100/hour
Post MDNS, DEIS, FEIS or SEIS publication work preparing or consulting on staff reports, permit conditions or public hearing testimony, per hour	\$100/hour
Critical areas review	
Applicants will be eligible for a refund of the portion of the base fee that is less than the city's costs (including consultants, public notice (as necessary) and other associated expenses).	
Review of residential building permits, shoreline permits, individual short subdivision, boundary line adjustments and right-of-way use permits:	
Site review base fee	\$1,000
Plus, per hour	\$100/hour
Review of commercial building permits, grading permits, engineering permits, subdivisions, PUDs, declassifications, variances, conditional use permits and unclassified use permits:	
Site review base fee	\$1,000
Plus, per hour	\$100/hour
Flood plain determination – certificate of elevation	\$100
Plus, per hour	\$100/hour
Review of mitigation plan compliance, per hour	\$100/hour
Critical areas inspection	\$100/hour
Inspection and monitoring, per hour	\$100/hour
Appeals	
Appeals to the hearing examiner from decisions of the City	\$125
Departmental review of non-departmental permits	\$100/hour
Review and monitoring of master drainage plans, per hour	\$100/hour
Legal lot status request	\$200

Engineering: General Permitting & Inspections			2013 Fee
Parking review			
New or additional spaces			
	First 0-25 spaces		\$23/each space
	Next 26-50		\$20.70/each space
	Next 51-75		\$16.30/each space
	Next 76-150		\$16.30/each space
	Anything above 150		\$11.80/each space
	Minimum fee		\$296.10
Clearing			
0 – 5 site acres			
	Base fee		\$73.50
	Hourly fee		No fee
5.1 site acres or more			
	Base fee		\$367.50
	Hourly fee		\$100/hour
Field inspections			\$100/hour
Tree removal			\$73.50
Drainage review			
Residential drainage requirement review base fee			\$238
	Small site drainage review		\$143
	Targeted drainage review		\$234
Full drainage review			
	Simplex review		\$293
	Complex review		\$676
Commercial drainage plan review base fee			\$570
Total distributed area	Targeted drainage review #1, 2 and 3	Full drainage review and targeted drainage review for #4	
0 – .50 site acre	\$895	\$1,119	
.51 – 1 site acre	\$1,234	\$1,543	
1.1 – 2 site acres	\$2,255	\$2,819	
2.1 – 5 site acres	\$4,951	\$6,189	
5.1 – 10 site acres	\$5,964	\$7,456	
More than 10 acres	\$6,640	\$8,300	
Traffic impact analysis review			
	Level 1 (10 P.M. peak hour trips or less)		\$337
	Level 2 (11-75 P.M. peak hour trips)		\$800
	Level 3 (Over 75 P.M. peak hour trips)		\$1,600
Road standards/drainage standards variance			\$200
Grading permit (based on the total of the two tables listed below)			
Table 1			
Volume	Base fee	Per 100 cubic yards	
0 to 500 cubic yards	\$0	+	\$28.40
501 to 3,000 cubic yards	\$54	+	\$39.20
3,001 to 10,000 cubic yards	\$339	+	\$26.10
10,001 to 20,000 cubic yards	\$2,159	+	\$7.90
20,001 to 40,000 cubic yards	\$3,319	+	\$2.10
40,001 to 80,000 cubic yards	\$3,599	+	\$1.40

80,001 cubic yards or more	\$4,239	+	\$0.60
Table 2			
Disturbed Area	Base fee	+	Per acre
Up to 1 acre	\$176	+	\$819.40
1.1 to 10 acres	\$381	+	\$614.30
10.1 to 40 acres	\$2,916	+	\$360.80
40.1 to 120 acres	\$10,428	+	\$176
120.1 to 360 acres	\$22,944	+	\$68.70
360.1 acres or more	\$34,716		\$36
Grading plan revision Hourly rate			\$100/hour
Grading permit operation monitoring (inspection)			
The operation monitoring fee shall be calculated by adding the applicable amount from the Annual Volume Table (below) to an amount equal to \$215 per acre distributed and not rehabilitated during the monitoring period, to a maximum of \$10,000.			
Annual Volume Table			
Volume deposited or removed	Base fee		Per 100 cubic yards
0 to 3,000 cubic yards	\$0	+	\$102.20
3,001 to 10,000 cubic yards	\$2,550	+	\$17.20
10,001 to 20,000 cubic yards	\$3,760	+	\$5.10
20,001 to 40,000 cubic yards	\$4,280	+	\$2.50
40,001 cubic yards or more	\$4,680	+	\$1.50
Reclamation bond release inspection			\$255
Re-inspection of non-bonded actions			\$225
Construction inspections			
Bond quantities worksheet amount (line T)		Initial fee + additional fee based on bond	
\$0 – \$30,000		\$213 + \$119 / \$1,000 bond	
\$30,001 – 120,000		\$2,253 + \$51 / \$1,000 bond	
\$120,001 or more		\$6,693 + \$1,400 / \$1,000 bond	
Addition inspection after 1 year		\$100/hour	
Maintenance bond inspections			
Bond quantities worksheet amount (line T)		Initial fee + additional fee based on bond	
\$0 – \$30,000		\$461 + \$15.30 / \$1,000 bond	
\$30,001 – 120,000		\$770 + \$5 / \$1,000 bond	
\$120,001 or more		\$1,166 + \$1.70 / \$1,000 bond	

Engineering: Subdivision Plan Review and Inspections	2013 Fee
Short subdivision engineering plan review	
Short subdivision 4 lots or less	
Base fee	\$2,087
Plus per lot	\$209
Short subdivision 5 to 9 lots	
Base fee	\$4,148
Plus per lot	\$209
Additional review in excess of initial fees	\$100/hour
Subdivision engineering plan review	
Subdivision 30 lots or less	
Base fee	\$6,209
Plus per lot	\$33.60
Subdivision 31 lots or more	
Base fee	\$6,710
Plus per lot	\$16.90
Revisions and re-submittals	
Each occurrence	\$119
Additional review in excess of initial fees	\$100/hour
Planned unit development engineering plan review	
30 units or less	
Base fee	\$6,209
Plus per unit	\$46.10
31 units or more	
Base fee	\$6,911
Plus per unit	\$22.70
Revisions and re-submittals	
Each occurrence	\$119
Additional review in excess of initial fees	\$100/hour
Conceptual binding site plan	
(including conceptual commercial binding site plan)	
Plan and profile base fee	\$4,132
Revisions and re-submittals	
Each occurrence	\$119
Additional review in excess of initial fees	\$100/hour
Subdivision final approval	
Final short subdivision 4 lots or less	\$1,922
Final short subdivision 5 to 9 lots	\$3,873
Final short subdivision alteration	\$714
Final subdivision 30 lots or less	
Base fee	\$5,825
Plus per lot	\$69.10
Final subdivision 31 lots or more	
Base fee	\$6,470
Plus per lot	\$47.60

Subdivision alteration	\$1,077
Modification of a recorded building envelope	\$541
Request for name change	\$192
Final planned unit development	\$4,530
Request for time extension	\$145
Request for name change	\$192
Final building site plan	\$3,081
Subdivision – post final fees	
Maintenance bond inspection	
Bond amount	Initial fee + additional fee based on bond
\$0 – \$30,000	\$461 + \$15.30 / \$1,000 bond
\$30,001 – 120,000	\$770 + \$5 / \$1,000 bond
\$120,001 or more	\$1,166 + \$1.70 / \$1,000 bond

Building Permits		2013 Fee
Building permit fees are based on valuation. The table below establishes the permit fee from the valuation. Valuation is determined by type of construction and square footage or from a contractor's bid. The most recent edition of the Building Safety Journal determines the type of construction and square footage factor.		
Total valuation	fee	
\$1 – \$500	\$23.50	
\$501 – \$2,000	\$23.50 for the first \$500 plus \$3.05 for each additional \$100 or fraction thereof, to and including \$2,000.	
\$2,001 – \$25,000	\$69.25 for the first \$2,000 plus \$14 for each additional \$1,000 or fraction thereof, to and including \$25,000.	
\$25,001 – \$50,000	\$391.25 for the first \$25,000 plus \$10.10 for each additional \$1,000 or fraction thereof, to and including \$50,000.	
\$50,001 – \$100,000	\$643.75 for the first \$50,000 plus \$7 for each additional \$1,000 or fraction thereof, to and including \$100,000.	
\$100,001 – \$500,000	\$993.75 for the first \$100,000 plus \$5.60 for each additional \$1,000 or fraction thereof, to and including \$500,000.	
\$500,001 – \$1,000,000	\$3,223.75 for the first \$500,000 plus \$4.75 for each additional \$1,000 or fraction thereof, to and including \$1,000,000.	
\$1,000,001 or more	\$5,608.75 for the first \$1,000,000 plus \$3.65 for each additional \$1,000 or fraction thereof.	
Building plan review		
Plan review fees shall be 65% of the building permit fee (this does not include other review type costs). If the plan is a "basic", as determined by the Building Official, the plan check fee shall be 25% of the permit fee.		
Additional plan review required for changes, additions or revisions to plans (minimum charge ½ hour)		\$100/hour
For use of outside consultants for plan review and inspections		Actual costs
Building code change in use or occupancy		Minimum 2 hour inspection charge (\$200) plus actual inspections at hourly rate (\$100/hour)

Mobile homes	
Mobile home permit	\$216
Temporary mobile home permit	\$263
Temporary mobile home for hardship	\$263
Non-insignia mobile home inspection	\$263
Re-Roof permits	
Single family residential	\$94
Commercial and multi-family	Based on permit per fee valuation table
Special review of oversized buildings	\$138
Condominium conversion review	
Project fee	
1 to 30 units	\$667
31 to 99 units	\$1,665
100 or more units	\$3,332
Plus per unit	\$332
Special plan review	\$100/hour
Pre-inspections	
Fire or flood damage	\$311
Minimum housing or other code compliance	\$311
Relocation of structures	\$311
Demolition inspection	\$94
Re-inspection (Ordinance 00-0098)	\$100/hour
Inspections outside of normal hours	\$100/hour
Inspections for which no fee is specifically indicated	\$100/hour
Billboard alteration or relocation site review	\$667
Certification of permit completion	
Temporary occupancy certificate, per building or tenant space	\$284
Final occupancy certification when more than one building permit, each additional building	\$284
Final occupancy certification for individual condominium or other portions of buildings, per unit	\$128
Letter of completion for shell construction permits when more than one building permit, each additional building	\$284
Extension and renewal	
Extensions for final inspection only	
Single family residential	\$100
All other permits	\$100
All other extensions or renewals (including temporary reinstatement)	
Single family residential and all other permits	\$100
Temporary mobile home	\$131
Temporary hardship mobile home	\$119

Plumbing Permits		2013 Fee
Commercial and Multi-family (Non one- and two-family dwellings and townhouses)	Based on actual valuation of all fixtures materials and installation as submitted and determined by the Building Official. When plan review is required, as determined by the Building Official, the plan review fee for all permits will be 65% of the permit fee.	
New one- and two-family dwellings and townhouses		\$225/dwelling
Alterations or additions to one- and two-family dwellings and townhouses		Based on the table below
Base fee		\$23.50
Plus:		
For each plumbing fixture on one trap or set of fixtures on one trap		\$10/each
Roof drain		\$10/each
Electric water heater		\$10/each
Grease trap		\$10/each
Alteration or repair of water piping or water treating equipment		\$10/each
Back flow devices (other than atmospheric vacuum breakers)		\$10/each
Other		\$10/each

Mechanical Permits		2013 Fee
Commercial and Multi-family (Non one- and two-family dwellings and townhouses)	Based on actual valuation of all fixtures materials and installation as submitted and determined by the Building Official. When plan review is required, as determined by the Building Official, the plan review fee for all permits will be 65% of the permit fee.	
New one- and two-family dwellings and townhouses		\$225/dwelling
Alterations or additions to one- and two-family dwellings and townhouses		Based on the table below
Base fee		\$23.50
Plus:		
Furnaces		
For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 Btu/h (29.3 kW)		\$14.80
For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, over 100,000 Btu/h (29.3kW)		\$18.20
For the installation or relocation of each floor furnace, including vent		\$14.80
For the installation or relocation of each suspended heating, recessed wall heater or floor-mounted unit heater		\$14.80

Appliance vent	
For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit	\$7.25
Repairs, alterations and additions	
For the repair or alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption or evaporative cooling system, including installation of controls regulated by the Mechanical Code	\$13.70
Boilers, compressors and absorption systems	
For the installation and relocation of each boiler or compressor to and including 3 horsepower (10.6 kW) to and including 15 horsepower (52.7 kW), or each absorption system to and including 100,000 Btu/h (29.3 kW)	\$14.70
For the installation and relocation of each boiler or compressor to and including 3 horsepower (10.6 kW) to and including 15 horsepower (52.7 kW), or each absorption system over 100,000 Btu/h (29.3 kW) to and including 500,000 Btu/h (146.6 kW)	\$27.15
For the installation and relocation of each boiler or compressor over 15 horsepower (52.7 kW) to and including 30 horsepower (105.5 kW), or each absorption system over 500,000 Btu/h (146.6 kW) to and including 1,000,000 Btu/h (512.9 kW)	\$37.25
For the installation or relocation of each boiler or compressor over 30 horsepower (105.5 kW) to and including 50 horsepower (176 kW), or each absorption system over 1,000,000 Btu/h (293.1 kW) to and including 1,750,000 Btu/h (512.9 kW)	\$55.45
For the installation or relocation of each boiler or compressor over 50 horse power (176 kW), or each absorption system over 1,750,000 Btu/h (512.9 kW)	\$92.65
Air handlers	
For each air-handling unit to and including 10,000 cubic feet per minute (cfm) (4719 Us), including ducts attached thereto. Note: this fee does not apply to an air-handling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in the Mechanical Code)	\$10.65
For each air-handling unit over 10,000 cfm (4719 Us)	\$18.10
Evaporative Coolers	
For each evaporative cooler other than the portable type	\$10.65
Ventilation and exhaust	
For each ventilation fan connected to a single duct	\$7.25
For each ventilation system which is not a portion of any heating or air conditioning system authorized by a permit	\$10.65
For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood	\$10.65

Incinerators		
	For the installation or relocation of each domestic-type incinerator	\$18.20
	For the installation or relocation of each commercial or industrial-type incinerator	\$14.50
Gas piping		
	Gas pipe (1-5 outlets)	\$10.65
	Gas pipe (outlets over 5)	\$1/each
Miscellaneous		
	For each appliance of piece of equipment regulated by the Mechanical Code but not classed in other appliance categories, or for which no other fee is listed in the table	\$10.65
	Gas water heater	\$10.65
Transportation Impact Fees		
	ITE Code	2013 Fee
	Single family residence	210 \$8,434.02/unit
	Multi-family	220 \$5,462.31/unit
	Per peak hour trip	
	General light industrial	110 \$11.93/sq. ft.
	Manufacturing	140 \$9.01/sq. ft.
	Mini-warehousing	151 \$3.16/sq. ft.
	Condominium/townhouse	230 \$4,581.29/unit
	Mobile home park	240 \$4,926.81/unit
	Hotel	310 \$5,650/unit
	Motel	320 \$4,500.85/unit
	Marina	420 \$1,411.92/berth
	Golf course	430 \$2,298.31/acre
	Movie Theater	444 \$28.79/sq. ft.
	Racquet club	492 \$4.76/sq. ft.
	High School	530 \$4.61/sq. ft.
	Church	560 \$5.81/sq. ft.
	Hospital	610 \$14.10/sq. ft.
	Nursing home	620 \$1,466.32/bed
	General office building	710 \$18.15/sq. ft.
	Medical-dental building	720 \$42.74/sq. ft.
	Shopping center	820 \$9.30/sq. ft.
	Restaurant	932 \$49.66/sq. ft.
	Fast food restaurant without drive through	933 \$64.58/sq. ft.
	Fast food restaurant with drive through	934 \$83.91/sq. ft.
	Gas station	944 \$33,765.80/pump
	Gas station with convenience store	945 \$25,533.86/pump
	Supermarket	850 \$28.62/sq. ft.
	Convenience market	851 \$62.64/sq. ft.
	Drive-in bank	912 \$83.99/sq. ft.
Park Impact Fees		2013 Fee
	Single family residence	\$2,537/unit
	Multi-family	\$1,658.82/unit
	Mobile home	\$788.25/unit

Fire Department Review		2013 Fee
The fire review fee will be assessed per the approved contract with the Northshore Fire District #16 for all single family, multi-family and commercial projects.		
Limited Right-of-Way Permits		2013 Fee
Type A permit may be issued for activities within the right-of-way which will alter the surface or subsurface of the right-of-way. Examples include: - Open cut trenching - Culvert installation - Driveways - Shoulder improvements - Sidewalks - Above ground pedestals or utility boxes - Paving operations in right-of-way - Landscaping - Beautification (no fee)		
Application fee (includes review and 1 hour inspection)		\$200
Inspections in excess of 1 hour		\$100/hour
Type B permit may be issued for temporary use of the right-of-way (24 hours or less) for activities that will not alter the right-of-way surface or subsurface. Examples include: - Parade - Block party - Temporary parking - Temporary storage of dumpster/storage container		
Application fee (includes review and inspection)		\$75
Type C permit may be issued for temporary use of the right-of-way (more than 24 hours) for activities that will not alter the right-of-way surface or subsurface. Also includes activities that require traffic plan and traffic plan review. Examples include: - Street closures - Extended storage in the right-of-way - Commercial activities in the right-of-way - Right-of-way used as construction site for private development		
Application fee (includes 1 hour inspection)		\$150
Inspection in excess of 1 hour		\$100/hour
Use fee		Fee = (use area) x \$20 per sq. ft. x days of usage/365 or a minimum of \$100, whichever is greater

Access Right-of-Way Permits		2013 Fee
Application fee (includes 1 hour review and 1 hour inspection)		\$200
Review fee in excess of 1 hour		\$100/hour
Inspection fee in excess of 1 hour		\$100/hour
Use fee		
Open to the public		No fee
Limited (not open to the public)		Fee = (use area) x value* x 25% or a minimum of \$100 whichever is greater
*value of adjacent land (in area, sq ft) according to the County Assessor records		

Encroachment Right-of-Way Permits		2013 Fee
Application fee (includes 1 hour review and 1 hour inspection)		\$200
Review fee in excess of 1 hour		\$100/hour
Inspection fee in excess of 1 hour		\$100/hour
Use fee		Fee = (use area) x value* x No. of Years x 12% or a minimum of \$100 whichever is greater
*value of adjacent land (in area, sq ft) according to the County Assessor records		

Utility franchise Right-of-Way Permits		2013 Fee
Application fee		\$200
Review fee		\$100/hour
Inspection fee		\$100/hour
Use fee		No fee

State Route 522 driveway connection permit		2013 Fee
Fee structure. The following nonrefundable fee structure is established for the processing, review and inspection of the connection permit application. A description of each category can be found in section 12.85.040 of the KMC. Due to the potential complexity of Category II and Category III connection proposals, and required mitigation measures that may involve construction on SR 522, the city may require a developer agreement in addition to the connection permit. The developer agreement may include, but is not limited to: plans; specifications; maintenance requirements; bonding requirements; inspection requirements; division of costs by the parties, where applicable; and provisions for payment by the applicant of actual costs incurred by the city in the review and administration of the applicant's proposal that exceed the required base fees in the following schedule: Category I – Base fee for one connection: - Agricultural, forest, utility operation and maintenance - Residential dwelling units (up to 10)- single connection - Other, with 100 average weekday vehicle trip ends - Fee per additional connection point Category II – Base fee for one connection: - Less than 1,000 average weekday vehicle trip ends 1,000 to 1,500 average weekday vehicle trip ends - Fee per additional connection point Category III - Base fee for one connection: 1,500 to 2,500 average weekday vehicle trip ends - Over 2,500 average weekday vehicle trip ends - Fee per additional connection point Category IV – Base fee per connection:		
		\$50
		\$50/dwelling
		\$500
		\$50
		\$1,000
		\$1,500
		\$250
		\$2,500
		\$4,000
		\$1,000
		\$100
Surety Bond. Prior to the beginning of construction of any connection, the city may require the permit holder to provide a surety bond as specified in WAC 468-34-020(3).		

Special Event Permit	2013 Fee
Application fee	\$100

5. ANIMAL CARE AND CONTROL

Animal License and Registration	2013 Fee
Pet license – dog or cat	
Unaltered	\$60
Altered	\$30
Juvenile pet license – dog or cat	\$15
Discounted pet license – dog or cat	\$15
Replacement tag	\$5
Transfer fee	\$3
Guard dog registration	\$100
Exotic pet	
New	\$500
Renewal	\$250
Service animal	No fee
K-9 police dog	No fee
Late fees	
Received 45-90 days following license expiration	\$15
Received 90-135 days following license expiration	\$20
Received more than 135 days following license expiration	\$30
Received more than 365 days following license expiration	\$30 plus license fee(s) for any previous year pet was unlicensed

Animal Business and Activity Permits	2013 Fee
Hobby kennel and hobby cattery license	\$50
Private animal placement permit	No fee

Civil Penalties	2013 Fee
General	
No previous similar code violation within one year	\$50
One previous similar code violation within one year	\$100
Two previous similar code violation within one year	Double the rate of the previous penalty, up to a maximum of \$1,000.
Vicious animal or animal cruelty violations	
First violation within one year	\$500
Subsequent violations within one year	\$1,000
Dog leash law violations	
First violation within one year	\$25
Additional violation within one year	\$50
Animal abandonment	\$500
Unlicensed cat or dog	
Altered cat or dog	\$125
Unaltered cat or dog	\$250

Service Fees	2013 Fee
Adoptions –including licensing and spaying or neutering or the animal	\$75-\$250 based upon adoptability/animal
Spay or neutering deposit	\$150/animal
Impound or redemption – dogs, cats or other small animals	
First impound within one year	\$45
Second impound within one year	\$85
Third impound within one year	\$125
Impound or redemption – livestock, small	\$45
Impound or redemption – livestock, large	\$45 or actual cost of sheltering, whichever is greater
Kenneling at King County animal shelter – per 24 hours or portion thereof in-field pick-up of an owner's deceased unlicensed pet or pick-up of an unlicensed pet released voluntarily to the regional animal service section.	\$20
Owner-requested euthanasia (unlicensed pets)	\$50
Optional micro-chipping for adopted pets	\$25

6. MISCELLANEOUS

Type	2013 Fee
NSF (insufficient check)	\$25
Reports, copies, maps, etc.	
Accident reports, case reports	\$0.15/page
Ordinances, resolutions or findings	\$0.15/page
Copies or computer printouts	\$0.15/page
Audio or Electronic duplications	\$5 per tape or CD (other than budget documents)
Recording documents	Actual costs or \$100 minimum, whichever is greater
Note: any maps, plans, blueprints, as-built maps, or budget documents to be provided at cost. Other items not specifically listed will be charged at a rate that will reimburse the City's total cost of duplicating that item. Additionally, if any requested items are to be mailed, the cost of the envelope and postage shall be charged to the requestor.	
Use of City owned property, other than right-of-way, for event parking, storage or similar use	\$100/day
City Sponsored Event - Vendor Fees	
Food Vendor	\$30/day
Craft Vendor	\$30/day
Non-Profit Booth or Vendor	\$10/day