

## **SOUND TRANSIT**

### **RESOLUTION NO. R2001-02**

A RESOLUTION of the Board of the Central Puget Sound Regional Transit Authority authorizing the Executive Director to acquire, dispose, or lease certain real property interests by negotiated purchase or by condemnation and to pay eligible relocation and re-establishment benefits to affected parties as necessary for the construction and operation of the Regional Express Bellevue Direct Access N.E. 8<sup>th</sup>/I-405 Interchange Project.

WHEREAS, a Regional Transit Authority ("RTA"), hereinafter referred to as Sound Transit has been created for the Pierce, King, and Snohomish County region by action of their respective county councils pursuant to RCW 81.112.030; and

WHEREAS, on November 5, 1996, Central Puget Sound area voters approved local funding for Sound Move, the ten-year plan for regional high-capacity transit in the Central Puget Sound Region; and

WHEREAS, Sound Move provided for the implementation of a series of Regional Express bus routes and transit improvements, and further provided for the construction, operation and permanent location of the Bellevue Direct Access N.E. 8<sup>th</sup>/I-405 Interchange Project; and

WHEREAS, a Final Environmental Impact Statement (FEIS) was prepared by the Federal Highway Administration (FHWA) in coordination with Sound Transit, the City of Bellevue, and WSDOT in compliance with the National Environmental Policy Act (NEPA) and the State Environmental Policy Act (SEPA). The FEIS was issued on November 15, 2000 and made available to the public, agencies, jurisdictions, and affected Tribes. FHWA is expected to issue the Record of Decision (ROD) under NEPA for this Project in January 2001. Acquisition of real property under this Resolution must await issuance of the (ROD); and

WHEREAS, Sound Transit has identified certain real properties as necessary for the construction and permanent location of the Bellevue Direct Access N.E. 8<sup>th</sup>/I-405 Interchange

Project in Bellevue, Washington, which properties are reasonably described in Exhibit A attached hereto; and

WHEREAS, in order to acquire the properties determined to be necessary for the construction, operation and permanent location of the Bellevue Direct Access N.E. 8<sup>th</sup>/I-405 Interchange Project, it is necessary for Sound Transit to acquire by negotiated purchase or to condemn certain lands and rights in property for public purposes, and to pay eligible relocation and re-establishment benefits to affected parties; and

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

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

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

SECTION 1. Provided that FHWA has issued the ROD for the Project, the Executive Director is hereby authorized to execute such agreements as are customary and necessary for the acquisition, lease, or disposal of the real property interests described in Exhibit A, and for the payment of eligible relocation and re-establishment costs, said property to be used for the construction of the Bellevue Direct Access N.E. 8th/I-405 Interchange Project in Bellevue, Washington. In accordance with Sound Transit's adopted Real Property Acquisition and Relocation Policies, Procedures and Guidelines, the acquisition price of the properties shall not exceed the fair market value to be determined through the appraisal process; provided that in

the event the total of the acquisition, relocation and re-establishment costs of the properties for the Bellevue Direct Access N.E. 8th/I-405 Interchange Project exceeds Sound Transit's approved budget for right-of-way acquisition (plus contingency), then the Executive Director shall obtain approval from the Executive Committee or the Board, per Resolution 78-1, before the acquisition of the property for the Bellevue Direct Access N.E. 8th/I-405 Interchange Project by purchase or by condemnation and the payment of eligible relocation and re-establishment costs.

SECTION 2. The Executive Director is hereby authorized to settle condemnation litigation or enter administrative settlements (a settlement in lieu of initiating condemnation litigation) for the acquisition of the real property interests described in Exhibit A. Such settlements shall be made only upon the recommendation of legal counsel, for amounts deemed to be a reasonable estimation of fair market value, and shall not exceed established budgets. For all other settlements proposed, the Executive Director shall obtain prior approval of the Executive Committee or the Board, per Resolution 78-1.

SECTION 3. The Sound Transit Board of Directors deems the Bellevue Direct Access N.E. 8th/I-405 Interchange Project to be constructed in Bellevue, Washington, to be a public use for a public purpose. The Board deems it necessary and in the best interests of the citizens residing within Sound Transit's boundaries to acquire the property identified herein as being necessary for the construction, operation, and permanent location of the Bellevue Direct Access N.E. 8th/I-405 Interchange Project, said properties being described in Exhibit A incorporated herein by reference and that eligible parties to be paid relocation and re-establishment costs associated with displacements from these properties.

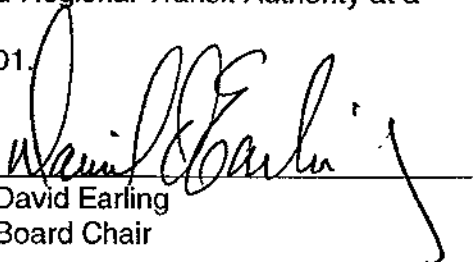
SECTION 4. The Sound Transit Board of Directors finds that the public health, safety, necessity, convenience and welfare demand and require that the above-described properties be immediately acquired, condemned, appropriated, taken and damaged for the construction,

operation, and permanent location of the Bellevue Direct Access N.E. 8th/I-405 Interchange Project, in Bellevue, Washington.

SECTION 5. In addition to the authority granted the Executive Director in Section 1 above, condemnation proceedings are hereby authorized to acquire all, or any portion thereof, of the properties and property rights and/or rights in the properties described in the attached Exhibit "A" for the purpose of constructing, owning and operating a permanent location of the Bellevue Direct Access N.E. 8th/I-405 Interchange Project in Bellevue, Washington.

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

ADOPTED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on the 25th day of January 2001.

  
David Earling  
Board Chair

ATTEST:

  
Marcia Walker  
Board Administrator

## STAFF REPORT

### SOUND TRANSIT RESOLUTION NO. R2001-02

#### Acquisition of Certain Real Property Interests by Purchase or Condemnation, and Payment of Eligible Relocation and Re-establishment Benefits to Affected Parties for the Regional Express Bellevue Direct Access N.E. 8<sup>th</sup>/I-405 Interchange Project.

Meeting:	Date:	Type of Action:	Staff Contact:	Phone:
Executive Committee Board	1/19/2001 1/25/2001	Deferred Discussion/Possible Action	Don Vogt, Senior Real Estate Manager Jeri Cranney, Division Manager	(206) 689-3396  (206) 689-4934

#### **PROPOSED ACTION:**

The Board of the Central Puget Sound Regional Transit Authority is requested to authorize and to delegate authority to the Executive Director to acquire, dispose, or lease certain real property interests in real properties described in Exhibit A to Resolution No. 2001 - 02, by voluntary agreements or by condemnation and to pay eligible relocation and re-establishment benefits to affected parties as necessary for the construction and operation of the Regional Express Bellevue Direct Access N.E. 8th/I-405 Interchange Project (the Project).

#### **KEY FEATURES**

##### **Highlights of Proposed Action:**

- ◆ Authorizes Sound Transit's Executive Director to acquire certain property interests in real properties described in Exhibit A to Resolution No. 2001-02 for the Bellevue Direct Access N.E. 8<sup>th</sup>/I-405 Interchange Project, in Bellevue.
- ◆ Authorizes the Executive Director to pay relocation and re-establishment benefits to eligible property owners and/or tenants.

#### **DISCUSSION OF THE PROPOSED ACTION:**

##### **BACKGROUND**

In order to build and operate a high capacity transit system consisting of commuter rail service, light rail service, and a program of regional bus service, HOV improvements, and park-and-ride facilities throughout the central Puget Sound region, it will be necessary for Sound Transit to acquire real property. Sound Transit's authorizing legislation provides the agency with the power of eminent domain to accomplish such acquisitions. The acquisition of real property will, in some cases, result in the temporary displacement of property owners, tenants, or businesses.

The I-405 Bellevue Direct Access Project is a key project for Sound Transit. The Project will increase transit speed and reliability by providing a direct connection between I-405 and Sound Transit's primary hub in King County, the Bellevue Transit Center, as well as become the

centerpiece of Bellevue's transportation and land use strategy. Sound Transit is partnering with the City of Bellevue, Washington State Department of Transportation (WSDOT), King County Metro and the Federal Highway Administration on the Project. The system of improvements over the next five years will improve travel to, from, and within downtown Bellevue, and it will preserve options for future improvements on Interstate 405.

## **ENVIRONMENTAL PROCESS; IDENTIFICATION OF PROPERTIES**

The City of Bellevue and WSDOT prepared a NEPA Environmental Impact Statement of the main ramp project at NE 6<sup>th</sup> Street and a documented categorical exclusion on related improvements to the SE 8<sup>th</sup> Street interchange.

A Final Environmental Impact Statement (FEIS) on the Project was prepared by the Federal Highway Administration (FHWA) in coordination with Sound Transit, the City of Bellevue, and WSDOT in compliance with the National Environmental Policy Act (NEPA) and the State Environmental Policy Act (SEPA). The FEIS was issued on November 15, 2000. FHWA is expected to issue the Record of Decision (ROD) under NEPA for this Project in January 2001. Acquisition of real property to implement this Project must await issuance of the (ROD).

The Final Environmental Impact Statement (FEIS) identified the real property necessary for the construction and operation of the Project. The properties (Properties) identified in this request (Exhibit "A") are consistent with the FEIS for the Project and with the property needs identified through the design process.

## **FUTURE TRANSFERS OF PROPERTIES ACQUIRED**

Pursuant to the October 23, 1997 Memorandum of Understanding between Sound Transit and WSDOT concerning the Regional Express/HOV Program certain real property acquired under this Resolution will be conveyed to WSDOT to become part of the interstate highway system. Other real property acquired under this Resolution would be conveyed to the City of Bellevue in consideration for the City's conveyance of certain City right-of-way to WSDOT, which right-of-way also will become a part of the interstate highway system. In both instances, Sound Transit will need to enter an agreement or agreements with the City of Bellevue and WSDOT for the transfers. Sound Transit will not proceed with condemnation of properties to be transferred under these agreements until the agreements have received Board approval. It is anticipated that Sound Transit will receive credit for the transferred rights-of-way under Landbank Agreement between Sound Transit and WSDOT dated July 14, 2000.

## **BUDGET**

Funding for property acquisition and relocation is included in the Right-of-Way (ROW) acquisition phase of the Bellevue Direct Access Project (#145) as part of the Regional Express Budget. The specific budget amounts available for this action are shown in the following table.

	<u>ROW Budget Life of Project</u>	<u>Life-to-Date Expenditures and Outstanding Commitments (3)</u>	<u>Total Amount Requested (4)</u>	<u>Remaining Budget</u>
	(A)	(B)	(C)	(A-B+C)
Proposed 2001 Budget (1)	\$7,405,000	\$3,205,000	N/A	\$4,200,000
Proposed Amendment 1 (2)	\$601,000	0	N/A	\$601,000
Total	\$8,006,000	\$3,205,000	N/A	\$4,801,000

Note 1: Reference page 176 of the 2001 Proposed Budget Document.

Note 2: Proposed Amendment 1 to the adopted 2001 Budget includes an additional \$8M in YOY dollars for the Project budget from East King County unanticipated Revenues (in keeping with Motion M2000-76, adopted 10/12/00). The ROW amount shown in the table above is the ROW portion of the \$8M based on staff distribution of the \$8M to phases of the Project.

Note 3: Expenditures (payments made) and Outstanding Commitments (items on contract but not paid for yet) through November 30, 2000.

Note 4: The total acquisition price of the properties will be based upon appraisals of fair market value. Fair market value will be established in accordance with the Sound Transit Real Property Policy, Procedures and Guidelines ("Real Estate Policy") that were adopted by the Board on April 23, 1998.

Based on current estimates, Sound Transit's property acquisition and relocation costs authorized under this Resolution may exceed the remaining Right-of-Way acquisition budget line items for the Bellevue Direct Access project (#145).

The Board adopted budget guidelines (Resolution 98-04) authorize the Executive Director to shift funds between phases as long as such action would not result in an increase to the Sound Transit's project budget. If the property acquisition and relocation costs authorized under this Resolution do exceed the remaining ROW budget, dollars could be shifted from the Contingency phase and/or the Construction phase to the ROW budget without causing an increase in Sound Transit's total contribution to the Project.

### **ALTERNATIVES**

Seek Board or Executive Committee approval for each separate real property acquisition, relocation agreement, condemnation action and/or settlement of litigation.

### **CONSEQUENCES OF DELAY**

The timely acquisition, by negotiation or condemnation, of real property together with the relocation of businesses, tenants and residents, is necessary for the successful completion of the Bellevue Direct Access N.E. 8<sup>th</sup>/I-405 Interchange Project. The original schedule from Sound Move called for completion in 2003. The current schedule for completion is 2005/06. Any delay in this process will result in an overall delay in the Project schedule.

### **REGIONAL PARTNERSHIP AND COOPERATION**

This is a joint project, consisting of funding from Sound Transit, the City of Bellevue, the State of Washington, and federal grants. The City of Bellevue is currently seeking additional state Transportation Improvement Board grants to cover an estimated shortfall to the overall project budget.

An executive team from the City of Bellevue, WSDOT, King County, and Sound Transit manages the Bellevue Access Project. The City of Bellevue prepared and funded the environmental processes, Sound Transit funded the preliminary design, and WSDOT has been lead on design, including that portion describing the rights-of-way requirements. The City is providing approximately \$47M Project funding and the WSDOT has thus far pledged \$10M. In the first quarter of 2001, the Board will be requested to consider an umbrella agreement for assigning the partners shares to various component contracts.

During the second quarter of 2001, the Board will be asked to consider a project agreement with WSDOT for the first phase of the Bellevue Direct Access Project, which will begin construction in mid-2001.

### **PUBLIC INVOLVEMENT**

A scoping meeting was held on March 22, 1994. There have been four open houses, one public hearing and numerous meetings before the Bellevue City Council and Transportation Commission. The staff has provided several newsletters as well as an on-going information in Bellevue's "It's Your City" newsletter that is mailed to every address in the City. The Final EIS was published by FHWA in the Federal Register and in local newspapers in November, 2000.

The City of Bellevue also holds monthly meetings with an advisory committee including two city council members and representatives of community and business groups. This committee is expected to continue to meet for the duration of the Project, providing advice on managing construction impacts, and managing other community impacts.

### **LEGAL REVIEW**

JB/MBL 1/10/01



# Electronic Legal Descriptions

Rex – Bellevue Direct Access N.E. 8<sup>th</sup>/I-405 Interchange Project  
EXHIBIT "A"

Order No.	Segment	Owner / Contact	Parcel No.	Site Address
515601	Bellevue Direct Access	Airport Way Associates & Razore Land Company	254320-0070-01	200 112 <sup>th</sup> Avenue NE Bellevue, WA 98004

Legal Description:

PARCEL A, CITY OF BELLEVUE SHORT PLAT AND LOT LINE ADJUSTMENT NUMBER 78-93 RECORDED UNDER RECORDING NUMBER 7812260489, IN KING COUNTY, WASHINGTON;  
EXCEPT THOSE PORTIONS ACQUIRED BY THE STATE OF WASHINGTON UNDER KING COUNTY SUPERIOR COURT CASE NUMBER 86-2-23926-0;  
ALSO EXCEPT THAT PORTION CONVEYED TO THE CITY OF BELLEVUE FOR NORTHEAST 2ND STREET BY DEED RECORDED UNDER RECORDING NO. 20000714000521.

Order No.	Segment	Owner / Contact	Parcel No.	Site Address
515602	Bellevue Direct Access	Belco Associates L.P.	322505-9002-07	625 116 <sup>th</sup> Avenue NE Bellevue, WA 98004

Legal Description:

PARCEL A:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF SAID SECTION WHICH IS 264 FEET SOUTH OF THE NORTHEAST CORNER THEREOF;  
THENCE WEST 329.64 FEET;  
THENCE SOUTH 396.6 FEET TO THE NORTH LINE OF A TRACT CONVEYED TO FRANK OLIVO AND RUTH OLIVO, HIS WIFE, BY DEED RECORDED UNDER KING COUNTY RECORDING NO. 3946823;  
THENCE EASTERLY ALONG SAID NORTH LINE 329.64 FEET TO THE EAST LINE OF SAID SECTION;  
THENCE NORTH ALONG SAID EAST LINE 396.6 FEET TO THE POINT OF BEGINNING;  
EXCEPT THE EAST 50 FEET THEREOF CONVEYED TO THE STATE OF WASHINGTON FOR SECONDARY STATE HIGHWAY NO. 2A BY DEEDS RECORDED MARCH 14, 1946 UNDER RECORDING NOS. 3549076 AND 3549080;  
ALSO EXCEPT A PORTION CONVEYED TO THE STATE OF WASHINGTON FOR SECONDARY HIGHWAY NO. 2A BY DEED RECORDED JUNE 1, 1953 UNDER KING COUNTY RECORDING NO. 4350053;  
ALSO EXCEPT A PORTION CONVEYED TO THE STATE OF WASHINGTON FOR PRIMARY STATE HIGHWAY NO. 1 BY DEED RECORDED JUNE 25, 1958 UNDER KING COUNTY RECORDING NO. 4915216.

PARCEL B:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 330 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION;  
THENCE WEST 330 FEET;  
THENCE SOUTH 660.6 FEET;  
THENCE EAST 329.64 FEET;  
THENCE NORTH 660.6 FEET TO THE TRUE POINT OF BEGINNING;  
EXCEPT THE NORTH 30 FEET THEREOF FOR COUNTY ROAD;  
ALSO EXCEPT PORTION CONVEYED TO STATE OF WASHINGTON FOR PRIMARY STATE HIGHWAY NO. 1 BY DEED RECORDED JULY 30, 1958 UNDER RECORDING NO. 4927207;  
ALSO EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON FOR SECONDARY STATE HIGHWAY NO. 2A BY DEED RECORDED MAY 6, 1953 UNDER KING COUNTY RECORDING NO. 4342021.

Order No.	Segment	Owner / Contact	Parcel No.	Site Address
515603	Bellevue Direct Access	Seven Hundred Investment Company	322505-9003-06	700 112 <sup>th</sup> Avenue NE Bellevue, WA 98004

Legal Description:

PARCEL A:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 32;

THENCE SOUTH 0°12'49" WEST ALONG THE WEST LINE OF SAID SUBDIVISION 267.78 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 0°12'49" WEST 387.81 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTH 1311.18 FEET OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER;

THENCE SOUTH 88°04'22" EAST ALONG SAID SOUTH LINE 286.11 FEET TO THE SOUTHWESTERLY LINE OF STATE HIGHWAY NO. 1 CONDEMNED IN UNITED STATES DISTRICT COURT NO. 4795;

THENCE NORTH 35°35'40" WEST ALONG SAID RIGHT-OF-WAY 488.80 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE WEST 30 FEET THEREOF CONVEYED TO THE CITY OF BELLEVUE, A MUNICIPAL CORPORATION, BY DEED RECORDED UNDER RECORDING NO. 5253530;

ALSO EXCEPT ALL THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PROPERTY;

THENCE SOUTH 35°37'35" EAST ALONG STATE HIGHWAY RIGHT-OF-WAY A DISTANCE OF 7.97 FEET;

THENCE SOUTH 02°02'46" WEST A DISTANCE OF 143.54 FEET;

THENCE NORTH 00°11'04" EAST A DISTANCE OF 149.93 FEET TO BEGINNING, CONVEYED TO THE CITY OF BELLEVUE, A MUNICIPAL CORPORATION, BY DEED RECORDED UNDER RECORDING NO. 6579633.

PARCEL B:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SUBDIVISION AS DEPICTED ON THAT CERTAIN RECORD OF SURVEY RECORDED IN VOLUME 84 AT PAGE 47, DIVISION OF RECORDS & ELECTIONS, KING COUNTY, WASHINGTON;

THENCE ALONG THE WEST LINE THEREOF AS LOCATED IN THE AFOREMENTIONED RECORD OF SURVEY SOUTH 0°11'40" WEST 267.77 FEET TO THE SOUTHWESTERLY MARGIN OF STATE ROUTE 405;

THENCE ALONG SAID SOUTHWESTERLY MARGIN SOUTH 35°39'35" EAST 58.05 FEET TO A POINT BEING 34.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SUBDIVISION, AND THE POINT OF BEGINNING;

THENCE PARALLEL WITH SAID WEST LINE NORTH 0°11'40" EAST 28.21 FEET TO AN ANGLE POINT;

THENCE NORTH 13°41'27" EAST 31.59 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY ALONG SAID CURVE, OF WHICH THE CENTER BEARS SOUTH 34°57'35" WEST 362.65 FEET, THROUGH A CENTRAL ANGLE OF 14°40'44", SUBTENDED BY AN ARC LENGTH OF 92.91 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 40°21'41" EAST 212.30 FEET TO A POINT OF CURVATURE OF A 602.50 FOOT RADIUS CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°09'11", SUBTENDED BY AN ARC LENGTH OF 317.08 FEET TO A POINT ON A NON-TANGENT CURVE;

THENCE NORTHWESTERLY ALONG SAID CURVE, OF WHICH THE CENTER BEARS SOUTH 56°58'49" WEST 216.82 FEET, THROUGH A CENTRAL ANGLE OF 28°04'11", SUBTENDED BY AN ARC LENGTH OF 106.22 FEET TO THE SOUTHWESTERLY MARGIN OF STATE ROUTE 405;

THENCE ALONG SAID MARGIN NORTH 35°39'35" WEST 463.97 FEET TO THE POINT OF BEGINNING.

Order No.	Segment	Owner / Contact	Parcel No.	Site Address
515604	Bellevue Direct Access	J.G. 400 Building LLC	322505-9004-05	400 112 <sup>th</sup> Avenue NE Bellevue, WA 98004

Legal Description:

PARCEL A:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 32;

THENCE SOUTH 00°12'49" WEST A DISTANCE OF 1301.20 FEET;

THENCE SOUTH 88°03'57" EAST A DISTANCE OF 30.00 FEET, MORE OR LESS, TO THE INTERSECTION OF THE EAST LINE OF 112TH AVENUE NORTHEAST AND THE NORTH LINE OF NORTHEAST 4TH STREET, AS CONVEYED TO THE CITY OF BELLEVUE BY DEED RECORDED UNDER RECORDING NO. 6020709, AND THE TRUE POINT OF BEGINNING;

THENCE EAST ALONG THE NORTH LINE OF SAID NORTHEAST 4TH STREET A DISTANCE OF 379.05 FEET TO THE WESTERLY RIGHT OF WAY LINE OF PRIMARY STATE HIGHWAY NO. 1 (NOW STATE ROAD NO. 405) AS CONVEYED TO THE STATE OF WASHINGTON BY DEEDS RECORDED UNDER RECORDING NOS. 4336460 AND 4350055;

THENCE NORTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 230 FEET;

THENCE NORTH 88°03'57" WEST PARALLEL WITH THE NORTH LINE OF NORTHEAST 4TH STREET A DISTANCE OF 379.05 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF SAID 112TH AVENUE NORTHEAST (SAID POINT BEING 230.00 FEET NORTH OF THE TRUE POINT OF BEGINNING);

THENCE SOUTH ALONG THE EAST LINE OF 112TH AVENUE NORTHEAST 230.00 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THOSE PORTIONS THEREOF CONDEMNED BY THE STATE OF WASHINGTON IN KING COUNTY SUPERIOR COURT CAUSE NO. 87-2-02940-9, SAID PORTIONS BEING MORE PARTICULARLY DESCRIBED BELOW AS CONDEMNED PARCELS (1) THROUGH (6), INCLUSIVE:

CONDEMNED PARCEL (1):

ALL THAT PART OF THE ABOVE DESCRIBED MAIN PARCEL LYING WESTERLY AND SOUTHERLY OF A LINE DESCRIBED AS BEGINNING AT A POINT OPPOSITE HIGHWAY ENGINEER'S STATION (HEREINAFTER REFERRED TO AS HES) NE 4TH 12+26.98 ON THE NE 4TH LINE SURVEY OF SR 405, BELLEVUE: NE 4TH ST. INTERCHANGE AND 60 FEET SOUTHERLY THEREFROM;

THENCE NORTHERLY TO A POINT OPPOSITE HES NE 4TH 12+21.40 ON SAID LINE SURVEY AND 48.04 FEET NORTHERLY THEREFROM;

THENCE WESTERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 1156.72 FEET TO A POINT OPPOSITE HES NE 4TH 12+09.31 P.C. ON SAID LINE SURVEY AND 48.00 FEET NORTHERLY THEREFROM;

THENCE WESTERLY PARALLEL WITH SAID NE 4TH LINE SURVEY TO A POINT OPPOSITE HES NE 4TH 10+50.07;

THENCE NORTH 43°00'41" WEST A DISTANCE OF 31.50 FEET TO THE WEST LINE OF THE ABOVE DESCRIBED MAIN PARCEL AND THE END OF THIS DESCRIPTION;

CONDEMNED PARCEL (2):

ALL THAT PART OF THE ABOVE DESCRIBED MAIN PARCEL LYING EASTERLY AND SOUTHERLY OF A LINE DESCRIBED AS BEGINNING AT A POINT OPPOSITE HES NE 4TH 13+97.63 ON SAID NE 4TH LINE SURVEY AND 60 FEET SOUTHERLY THEREFROM;

THENCE NORTHERLY TO A POINT OPPOSITE HES NE 4TH 13+65.10 ON SAID LINE SURVEY AND 54.56 FEET NORTHERLY THEREFROM;

THENCE EASTERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1156.72 FEET TO A POINT OPPOSITE HES L 324+87.58 ON THE L LINE SURVEY OF SAID SR 405 AND 175 FEET WESTERLY THEREFROM;

THENCE NORTHERLY PARALLEL WITH SAID L LINE SURVEY TO A POINT OPPOSITE HES L 326+00;

THENCE NORTHERLY TO A POINT OPPOSITE HES L 327+98.14 ON THE L LINE SURVEY AND 181.59 FEET WESTERLY THEREFROM AND THE END OF THIS LINE DESCRIPTION;

CONDEMNED PARCEL (3):

ALL THAT PART OF THE ABOVE DESCRIBED MAIN PARCEL LYING WITHIN A 9 FOOT SQUARE TRACT OF LAND, THE EAST AND WEST BOUNDARY OF WHICH BEING DRAWN AT A BEARING OF NORTH 00°16'25" EAST AND BEING 4.5 FEET EACH SIDE FROM A CENTER POINT DESCRIBED AS BEGINNING AT HES NE 4TH 12+74.41 ON THE NE 4TH LINE SURVEY OF SAID SR 405;  
THENCE NORTH 00°16'25" EAST A DISTANCE OF 40.31 FEET TO THE CENTER POINT OF SAID TRACT;

CONDEMNED PARCEL (4):

ALL THAT PART OF THE ABOVE DESCRIBED MAIN PARCEL LYING WITHIN A 9 FOOT SQUARE TRACT OF LAND, THE EAST AND WEST BOUNDARY OF WHICH BEARING DRAWN AT A BEARING OF NORTH 00°16'25" EAST AND BEING 4.5 FEET ON EACH SIDE FROM A CENTER POINT DESCRIBED AS BEGINNING AT HES NE 4TH 12+74.41 ON THE NE 4TH LINE SURVEY O SAID SR 405;  
THENCE NORTH 00°16'25" EAST A DISTANCE OF 17.88 FEET TO THE CENTER POINT OF SAID TRACT;

CONDEMNED PARCEL (5):

ALL THAT PART OF THE ABOVE DESCRIBED MAIN PARCEL LYING WITHIN A 9 FOOT SQUARE TRACT OF LAND, THE EAST AND WEST BOUNDARY OF WHICH BEING DRAWN AT A BEARING OF NORTH 00°16'25" EAST AND BEING 4.5 FEET ON EACH SIDE FROM A CENTER POINT DESCRIBED AS BEGINNING AT HES NE 4TH 13+29.41 ON THE NE 4TH LINE SURVEY OF SAID SR 405;  
THENCE NORTH 00°16'25" EAST A DISTANCE OF 43.39 FEET TO THE CENTER POINT OF SAID TRACT;

CONDEMNED PARCEL (6):

ALL AIRSPACE RIGHTS LYING ABOVE AN ELEVATION OF 83.50 FEET ABOVE MEAN SEA LEVEL (BASED ON CITY OF SEATTLE DATUM) BEING LOCATED OVER THAT PART OF THE MAIN PARCEL DESCRIBED ABOVE LYING BETWEEN CONDEMNED PARCELS (1) AND (2) DESCRIBED ABOVE AND SOUTHERLY OF A LINE DESCRIBED AS BEGINNING AT A POINT OPPOSITE HES NE 4TH 13+65.10 ON SAID LINE SURVEY AND 54.56 FEET NORTHERLY THEREFROM;  
THENCE WESTERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 1156.72 FEET TO A POINT OPPOSITE HES NE 4TH 13+57.42 ON SAID LINE SURVEY AND 93.94 FEET NORTHERLY THEREFROM;  
THENCE NORTHERLY TO A POINT OPPOSITE HES NE 4TH 13+57.42 ON SAID LINE SURVEY AND 55.94 FEET NORTHERLY THEREFROM;  
THENCE WESTERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 1158.72 FEET A DISTANCE OF 89.73 FEET TO A POINT OPPOSITE HES NE 4TH 12+74.16 ON SAID LINE SURVEY AND 51.14 FEET NORTHERLY THEREFROM;  
THENCE NORTH 00°16'25" EAST A DISTANCE OF 4.02 FEET;  
THENCE NORTH 84°53'18" WEST A DISTANCE OF 12.04 FEET;  
THENCE SOUTH 55°56'40" WEST A DISTANCE OF 6.39 FEET AND BEING A POINT OPPOSITE HES NE 4TH 12+58.00 ON SAID LINE SURVEY AND 50.64 FEET NORTHERLY THEREFROM;  
THENCE WESTERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 1158.72 FEET A DISTANCE OF 16.32 FEET TO A POINT OPPOSITE HES NE 4TH 12+42.78 ON SAID LINE SURVEY AND 50.31 FEET NORTHERLY THEREFROM;  
THENCE SOUTHERLY TO A POINT OPPOSITE HES NE 4TH 12+42.78 ON SAID LINE SURVEY AND 48.31 FEET NORTHERLY THEREFROM;  
THENCE WESTERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 1156.72 FEET TO A POINT OPPOSITE HES NE 4TH 12+21.40 ON SAID LINE SURVEY AND 46.04 FEET NORTHERLY THEREFROM AND THE END OF THIS LINE DESCRIPTION;

EXCEPT FROM SAID CONDEMNED PARCEL (6) THAT PORTION LYING WITHIN CONDEMNED PARCELS (3), (4) AND (5) DESCRIBED ABOVE;

ALSO EXCEPT FROM SAID MAIN PARCEL THAT PORTION THEREOF CONDEMNED BY THE CITY OF BELLEVUE IN KING COUNTY SUPERIOR COURT CAUSE NO. 91-2-17382-6, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 2 OF CITY OF BELLEVUE SHORT PLAT NO. 76-24, ACCORDING TO SHORT PLAT RECORDED JUNE 18, 1976 UNDER RECORDING NO. 7606180653, IN KING COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF SAID SHORT PLAT;  
THENCE ALONG THE WEST LINE OF LOTS 1 AND 2 SOUTH 00°11'40" WEST A DISTANCE OF 415.29 FEET TO THE POINT OF BEGINNING;  
THENCE LEAVING SAID WEST LINE SOUTH 88°03'53" EAST A DISTANCE OF 5.55 FEET;  
THENCE SOUTH 01°37'36" WEST A DISTANCE OF 181.25 FEET TO THE NORTHERLY MARGIN OF NORTHEAST 4TH STREET AS CONDEMNED BY THAT ACTION IN KING COUNTY SUPERIOR COURT CAUSE NO. 87-2-02940-9;  
THENCE ALONG SAID NORTHERLY MARGIN NORTH 49°59'51" WEST A DISTANCE OF 1.27 FEET TO THE WEST LINE OF LOT 2;  
THENCE ALONG SAID WEST LINE NORTH 00°11'40" EAST A DISTANCE OF 180.54 FEET TO THE POINT OF BEGINNING;

(A PORTION OF SAID PREMISES IS ALSO KNOWN AS A PORTION OF LOT 2 OF CITY OF BELLEVUE SHORT PLAT NO. 76-24, RECORDED UNDER RECORDING NO. 7606180653.)

PARCEL B:

ALL THAT PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING WITHIN A TRACT OF LAND DESCRIBED AS BEGINNING AT A POINT OPPOSITE HIGHWAY ENGINEER'S STATION (HEREINAFTER REFERRED TO AS HES) NE 4TH 13+97.63 ON THE NE 4TH ST. LINE SURVEY OF SR 405, BELLEVUE: N.E. 4TH ST. INTERCHANGE AND 60 FEET SOUTHERLY THEREFROM;  
THENCE NORTHERLY TO A POINT OPPOSITE HES 4TH 13+65.10 ON SAID LINE SURVEY AND 54.56 FEET NORTHERLY THEREFROM;  
THENCE WESTERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 1156.72 FEET TO A POINT OPPOSITE HES NE 4TH 13+57.42 ON SAID LINE SURVEY AND 53.94 FEET NORTHERLY THEREFROM;  
THENCE NORTHERLY TO A POINT OPPOSITE SAID HES AND 55.94 FEET NORTHERLY THEREFROM;  
THENCE WESTERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 1158.72 FEET A DISTANCE OF 89.73 FEET TO A POINT OPPOSITE HES NE 4TH 12+74.16 ON SAID LINE SURVEY AND 51.14 FEET NORTHERLY THEREFROM;  
THENCE NORTH 00°16'25" EAST A DISTANCE OF 4.02 FEET;  
THENCE NORTH 84°53'18" WEST A DISTANCE OF 12.04 FEET;  
THENCE SOUTH 55°56'40" WEST A DISTANCE OF 6.39 FEET TO A POINT OPPOSITE HES NE 4TH 12+58 ON THE NE 4TH LINE SURVEY OF SAID HIGHWAY AND 50.64 FEET NORTHERLY THEREFROM;  
THENCE WESTERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 1158.72 FEET A DISTANCE OF 16.32 FEET TO A POINT OPPOSITE HES NE 4TH 12+42.78 ON SAID LINE SURVEY AND 50.31 FEET NORTHERLY THEREFROM;  
THENCE SOUTHERLY TO A POINT OPPOSITE SAID HES AND 48.31 FEET NORTHERLY THEREFROM;  
THENCE WESTERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 1156.72 FEET TO A POINT OPPOSITE HES NE 4TH 12+21.40 ON SAID LINE SURVEY AND 48.04 FEET NORTHERLY THEREFROM;  
THENCE SOUTHERLY TO A POINT OPPOSITE HES NE 4TH 12+26.98 ON SAID LINE SURVEY AND 60.00 FEET SOUTHERLY THEREFROM;  
THENCE EASTERLY PARALLEL WITH SAID LINE SURVEY TO THE POINT OF BEGINNING;

EXCEPT THEREFROM THAT PORTION LYING NORTHERLY OF THE NORTH LINE OF NORTHEAST 4TH STREET AS THE SAME EXISTED PRIOR TO JUNE 18, 1984;

ALSO EXCEPT THEREFROM THAT PORTION LYING WITHIN EIGHT (8) 9-FOOT SQUARE TRACTS OF LAND, THE EAST AND WEST BOUNDARY OF EACH TRACT BEING DRAWN AT A BEARING OF NORTH 00°16'25" EAST AND EACH TRACT BEING 4.5 FEET EACH SIDE FROM CENTER POINTS 1 THROUGH 8, INCLUSIVE, DESCRIBED AS FOLLOWS:

1. NORTH 00°16'25" EAST 17.88 FEET NORTHERLY FROM HES NE 4TH 12+74.41

2. SOUTH 00°16'25" WEST 4.55 FEET SOUTHERLY FROM HES NE 4TH 12+74.41
3. SOUTH 00°16'25" WEST 26.98 FEET SOUTHERLY FROM HES NE 4TH 12+74.41
4. SOUTH 00°16'25" WEST 49.41 FEET SOUTHERLY FROM HES NE 4TH 12+74.41
5. NORTH 00°16'25" EAST 20.02 FEET NORTHERLY FROM HES NE 4TH 13+29.41
6. SOUTH 00°16'25" WEST 3.35 FEET SOUTHERLY FROM HES NE 4TH 13+29.41
7. SOUTH 00°16'25" WEST 26.72 FEET SOUTHERLY FROM HES NE 4TH 13+29.41
8. SOUTH 00°16'25" WEST 50.09 FEET SOUTHERLY FROM HES NE 4TH 13+29.41

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING ABOVE AN ELEVATION OF 83.50 FEET ABOVE MEAN SEA LEVEL BASED ON CITY OF SEATTLE DATUM.

Order No.	Segment	Owner / Contact	Parcel No.	Site Address
515605	Bellevue Direct Access	Lincoln Center Office Park LLC	322505-9005-04	555 116 <sup>th</sup> Ave NE Bellevue, WA 98004

Legal Description:

PARCEL A:

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

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF SAID SECTION 660.60 FEET SOUTH OF THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER;  
 THENCE WEST 988.92 FEET;  
 THENCE SOUTH 220.37 FEET;  
 THENCE EAST 988.56 FEET;  
 THENCE NORTH 220.37 FEET TO THE POINT OF BEGINNING;  
 EXCEPT THAT PORTION THEREOF LYING WITHIN 116TH AVENUE NORTHEAST.

PARCEL B:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF SAID SECTION 880.97 FEET SOUTH OF THE NORTHEAST CORNER THEREOF;  
 THENCE SOUTH ON THE EAST LINE 220.45 FEET, MORE OR LESS, TO THE NORTH LINE OF A TRACT OF LAND CONVEYED TO CHARLES ROON AND WIFE, TO WILLIAM JOSEPH AND WIFE, BY DEED RECORDED IN VOLUME 645 OF DEEDS, PAGE 251, UNDER RECORDING NO. 553489, RECORDS OF KING COUNTY;  
 THENCE WEST ALONG SAID NORTH TRACT LINE A DISTANCE OF 988.19 FEET;  
 THENCE NORTH 00°06'06" WEST PARALLEL WITH SAID EAST SECTION LINE TO A POINT WEST OF THE POINT OF BEGINNING;  
 THENCE EAST 988.56 FEET TO THE POINT OF BEGINNING;  
 EXCEPT THAT PORTION THEREOF LYING WITHIN 116TH AVENUE NORTHEAST;  
 ALSO EXCEPT THE EAST 300 FEET OF THE NORTH 190 FEET OF SAID PROPERTY;  
 ALSO EXCEPT THAT PORTION LYING WESTERLY OF THE EAST LINE OF PRIMARY STATE HIGHWAY NO. 1;  
 ALSO EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PARCELS A AND B LYING WESTERLY OF A LINE BEGINNING AT A POINT OPPOSITE HIGHWAY ENGINEER'S STATION (HEREINAFTER REFERRED TO AS HES) N.E. 4TH 18+35.97 ON THE N.E. 4TH STREET SURVEY LINE OF SR 405 BELLEVUE; N.E. 4TH STREET INTERCHANGE, AND 60 FEET NORTHEASTERLY THEREFROM;  
 THENCE NORTHWESTERLY TO A POINT OPPOSITE HES 326+60.69 ON THE SR 405 SURVEY LINE OF SAID HIGHWAY AND 182.3 FEET EASTERLY THEREFROM;

THENCE NORTHWESTERLY TO A POINT OPPOSITE HES 327+50 ON SAID SR 405 SURVEY LINE AND 140 FEET EASTERLY THEREFROM;

THENCE NORTHERLY PARALLEL WITH SAID SR 405 SURVEY LINE TO A POINT OPPOSITE HES 330+05.4 ON SAID SR 405 SURVEY LINE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 403.47 FEET A DISTANCE OF 97.92 FEET TO A POINT OPPOSITE HES R3 2+50 ON THE R3 LINE (R/W) SURVEY OF SAID HIGHWAY AND 74 FEET SOUTHEASTERLY THEREFROM, AND THE END OF THIS LINE DESCRIPTION.

Order No.	Segment	Owner / Contact	Parcel No.	Site Address
515607	Bellevue Direct Access	Equistar Bellevue Company, LLC	322505-9119-07	100 112 <sup>th</sup> Avenue NE Bellevue, WA 98004

Legal Description:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE WEST 16 FEET OF SAID SUBDIVISION;  
 THENCE NORTH 00°06'00" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 668.45 FEET;  
 THENCE SOUTH 89°54'37" EAST A DISTANCE OF 14.00 FEET, MORE OR LESS, TO THE EAST LINE OF THE WEST 30 FEET OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION, SAID POINT BEING THE NORTHWESTERLY CORNER OF PARCEL B OF CITY OF BELLEVUE SHORT PLAT NO. BEL SP 78-93, RECORDED UNDER RECORDING NO. 7812260489, AND THE TRUE POINT OF BEGINNING;  
 THENCE SOUTH 89°54'37" EAST ALONG THE NORTH LINE OF SAID PARCEL B A DISTANCE OF 298.44 FEET, MORE OR LESS, TO THE WEST LINE OF BLOCK 1 OF FIR CREEK, ACCORDING TO PLAT RECORDED IN VOLUME 44 OF PLATS AT PAGE(S) 89, IN KING COUNTY, WASHINGTON;  
 THENCE SOUTH 00°06'00" EAST ALONG SAID WEST LINE A DISTANCE OF 105.11 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 1;  
 THENCE SOUTH 88°21'36" EAST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 76.57 FEET TO THE WESTERLY LINE OF SECONDARY STATE HIGHWAY NO. 2-A AS CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER RECORDING NO. 4380750;  
 THENCE SOUTHERLY ALONG SAID WESTERLY LINE A DISTANCE OF 477.21 FEET, MORE OR LESS, TO THE NORTH LIEN OF MAIN STREET, AS CONVEYED TO THE CITY OF BELLEVUE BY DEED RECORDED UNDER RECORDING NO. 5881510;  
 THENCE SOUTH 83°31'03" WEST ALONG SAID NORTH LINE A DISTANCE OF 383.57 FEET;  
 THENCE NORTH 51°42'26" WEST ALONG SAID NORTH LINE A DISTANCE OF 5.68 FEET TO THE EAST LINE OF THE WEST 30.00 FEET OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER;  
 THENCE NORTH 00°06'00" WEST ALONG SAID EAST LINE A DISTANCE OF 624.49 FEET TO THE TRUE POINT OF BEGINNING;  
 EXCEPT THAT PORTION CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 86-2-23925-1 FOR HIGHWAY.

Order No.	Segment	Owner / Contact	Parcel No.	Site Address
515622	Bellevue Direct Access	Wallace/Scott Limited Partnership f/k/a Pacific Group/Scott Limited Partnership	322505-9096-04	399 114 <sup>th</sup> Avenue NE Bellevue, WA 98004

Legal Description:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER IN SECTION 32, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE CENTERLINE OF NORTHEAST 4TH STREET, DISTANT SOUTH 88°03'57" EAST 164.19 FEET FROM THE INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF 112TH AVENUE NORTHEAST;

THENCE SOUTH 00°19'49" WEST 30.01 FEET TO THE TRUE POINT OF BEGINNING;  
 THENCE SOUTH 88°03'57" EAST 244.86 FEET TO THE WEST RIGHT-OF-WAY MARGIN OF SECONDARY STATE HIGHWAY NO. 2-A (ALSO KNOWN AS STATE HIGHWAY NO. 1), AS CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER RECORDING NO. 4350055;  
 THENCE SOUTH 00°16'38" WEST ALONG SAID WEST RIGHT-OF-WAY MARGIN 132.0 FEET;  
 THENCE NORTH 88°03'57" WEST 244.96 FEET TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS NORTH 00°19'49" EAST;  
 THENCE NORTH 00°19'49" EAST 132.0 FEET TO THE TRUE POINT OF BEGINNING;  
 EXCEPT THAT PORTION THEREOF CONDEMNED IN STIPULATED JUDGMENT AND DECREE OF APPROPRIATION ENTERED FEBRUARY 26, 1990 IN KING COUNTY SUPERIOR COURT CAUSE NOS. 86-2-22845-4, 86-2-22847-1 AND 86-2-23241-9, AS JUDGMENT NOS. 87-9-00244-1, 87-9-00245-0 AND 87-9-02409-7.

Order No.	Segment	Owner / Contact	Parcel No.	Site Address
515608	Bellevue Direct Access	Wallace/Scott Limited Partnership	322505-9122-02	330 112 <sup>th</sup> Avenue NE Bellevue, WA 98004

Legal Description:

THAT PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;  
 THENCE NORTH 00°13'00" WEST ALONG THE WEST LINE THEREOF 30 FEET, MORE OR LESS, TO THE NORTH LINE OF COUNTY ROAD;  
 THENCE NORTH 00°13'00" WEST ALONG SAID WEST LINE 1303.22 FEET TO A POST AND THE TRUE POINT OF BEGINNING;  
 THENCE SOUTH 88°26'00" EAST 164.27 FEET;  
 THENCE SOUTH 00°06'00" EAST 246.62 FEET;  
 THENCE NORTH 88°26'00" WEST 163.78 FEET TO THE WEST LINE OF SAID SUBDIVISION;  
 THENCE NORTH 00°13'00" WEST ALONG SAID WEST LINE 246.62 FEET TO THE TRUE POINT OF BEGINNING;  
 EXCEPT THE WEST 30 FEET THEREOF CONVEYED TO THE CITY OF BELLEVUE FOR STREET PURPOSES BY DEED RECORDED UNDER RECORDING NO. 5354759;  
 ALSO EXCEPT THE NORTH 30 FEET THEREOF CONVEYED TO THE CITY OF BELLEVUE FOR STREET PURPOSES BY DEED RECORDED UNDER RECORDING NO. 6020709;  
 ALSO EXCEPT THOSE PORTIONS THEREOF CONDEMNED IN STIPULATED JUDGMENTS AND DECREE OF APPROPRIATION ENTERED FEBRUARY 16, 1990 IN KING COUNTY SUPERIOR COURT CAUSE NOS. 86-2-22845-4, 86-2-22847-1, 86-2-23241-9 AND 91-2-17382-6.

Order No.	Segment	Owner / Contact	Parcel No.	Site Address
515611	Bellevue Direct Access	Wallace / Scott Limited Partnership	322505-9166-09	222 112 <sup>th</sup> Avenue NE Bellevue, WA 98004

Legal Description:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., AND THAT PORTION OF LOT 15 IN BLOCK 2 OF FIR CREEK ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME 44 OF PLATS AT PAGE(S) 89, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 32;  
 THENCE NORTH 88°03'31" WEST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION AS ESTABLISHED, 1315.33 FEET TO A MONUMENT AT THE INTERSECTION OF THE WEST LINE OF THE EAST HALF OF SAID NORTHEAST QUARTER OF SAID SECTION 32, SAID LINE BEING THE CENTERLINE OF 112TH AVENUE NORTHEAST;  
 THENCE NORTH 00°12'49" EAST ALONG SAID CENTERLINE 881.71 FEET;



THENCE SOUTH 88°03'31" EAST 30.01 FEET TO THE EASTERLY RIGHT-OF-WAY MARGIN OF SAID 112TH AVENUE NORTHEAST AND THE TRUE POINT OF BEGINNING;  
 THENCE CONTINUING SOUTH 88°03'31" EAST 383.29 FEET TO THE EAST LINE OF SAID LOT 15;  
 THENCE NORTH 00°14'06" EAST ALONG SAID EAST LINE 152.82 FEET TO THE NORTHEAST CORNER OF SAID LOT 15;  
 THENCE NORTH 87°53'24" WEST 4.37 FEET ALONG THE NORTH LINE OF SAID LOT 15 TO THE WEST RIGHT-OF-WAY MARGIN OF STATE HIGHWAY NO. 405;  
 THENCE NORTH 00°16'38" EAST 46.55 FEET ALONG SAID MARGIN TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF THAT CERTAIN TRACT CONVEYED TO TOTEM COMMUNITIES, INC., BY DEED RECORDED UNDER RECORDING NO. 5817682;  
 THENCE NORTH 88°00'11" WEST ALONG SAID SOUTH LINE 245.37 FEET TO THE SOUTHWEST CORNER THEREOF;  
 THENCE NORTH 01°19'49" EAST 5.00 FEET TO A LINE PARALLEL TO AND 5.00 FEET NORTH OF, WHEN MEASURED PERPENDICULAR TO SAID SOUTH LINE;  
 THENCE NORTH 88°00'11" WEST 133.69 FEET TO THE EASTERLY RIGHT OF WAY MARGIN OF SAID 112TH AVENUE NORTHEAST;  
 THENCE SOUTH 00°12'49" WEST 204.76 FEET ALONG SAID MARGIN TO THE TRUE POINT OF BEGINNING;  
 EXCEPT THOSE PORTIONS THEREOF CONDEMNED IN STIPULATED JUDGMENTS AND DECREE OF APPROPRIATION ENTERED FEBRUARY 26, 1990 IN KING COUNTY SUPERIOR COURT CAUSE NOS. 82-2-22845-4, 86-2-23241-9 AND 91-2-17382-6.

Order No.	Segment	Owner / Contact	Parcel No.	Site Address
515623	Bellevue Direct Access	Wallace/Scott Limited Partnership f/k/a Pacific Group/Scott Limited Partnership	322505-9172-01	345 114 <sup>th</sup> Avenue NE Bellevue, WA 98004

Legal Description:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE CENTERLINE OF NORTHEAST 4TH STREET, DISTANT SOUTH 88°03'57" EAST 409.02 FEET FROM THE INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF 112TH AVENUE NORTHEAST, SAID POINT BEING ON THE WEST RIGHT-OF-WAY MARGIN OF SECONDARY STATE HIGHWAY NO. 2-A, AS ESTABLISHED BY DEED RECORDED UNDER RECORDING NO. 4350055;  
 THENCE SOUTH 00°16'38" WEST ALONG SAID WEST RIGHT-OF-WAY MARGIN 162.01 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT BEING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED TO MATT MALASPINA BY DEED RECORDED UNDER RECORDING NO. 7206070151, RECORDS OF KING COUNTY;  
 THENCE NORTH 88°03'57" WEST ALONG THE SOUTH LINE OF SAID MALASPINA PROPERTY 244.96 FEET TO THE SOUTHWEST CORNER OF SAID MALASPINA PROPERTY;  
 THENCE SOUTH 00°19'49" WEST 87.90 FEET;  
 THENCE SOUTH 88°00'11" EAST 165.07 FEET;  
 THENCE NORTH 00°19'49" EAST 39.34 FEET;  
 THENCE SOUTH 88°04'22" EAST 79.96 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY MARGIN;  
 THENCE NORTH 00°16'38" EAST 48.74 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION;  
 THENCE NORTH 00°19'43" EAST 1031.82 FEET ALONG THE EAST LINE OF SAID SECTION 32;  
 THENCE NORTH 87°53'24" WEST 910.23 FEET TO THE WESTERLY RIGHT-OF-WAY MARGIN OF SECONDARY STATE HIGHWAY NO. 2-A MARKED BY A CONCRETE POST MONUMENT;  
 THENCE CONTINUING NORTH 87°53'24" WEST 77.84 FEET;

THENCE NORTH 00°14'33" EAST 88.28 FEET TO THE TRUE POINT OF BEGINNING;  
 THENCE SOUTH 87°53'24" EAST 77.88 FEET TO THE SAID WESTERLY RIGHT-OF-WAY MARGIN;  
 THENCE SOUTH 00°16'12" WEST 35.0 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF THAT CERTAIN TRACT CONVEYED TO TOTEM COMMUNITIES, INC., BY DEED RECORDED UNDER RECORDING NO. 5817682;  
 THENCE WESTERLY ALONG SAID EXTENDED LINE 77.86 FEET TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS NORTH 00°14'33" EAST;  
 THENCE NORTH 00°14'33" EAST 35.0 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;  
 EXCEPT THAT PORTION THEREOF CONDEMNED IN STIPULATED JUDGMENT AND DECREE OF APPROPRIATION ENTERED FEBRUARY 26, 1990 IN KING COUNTY SUPERIOR COURT CAUSE NOS. 86-2-22845-4, 86-2-22847-1 AND 86-2-23241-9, AS JUDGMENT NOS. 87-9-00244-1, 87-9-00245-0 AND 87-9-02409-7.

Order No.	Segment	Owner / Contact	Parcel No.	Site Address
515612	Bellevue Direct Access	J.G. 520 Building LLC	322505-9171-02	520 112 <sup>th</sup> Avenue NE Bellevue, WA 98004

Legal Description:

THAT PORTION OF LOTS 1 AND 2 OF CITY OF BELLEVUE SHORT PLAT NO. 76-24, ACCORDING TO SHORT PLAT RECORDED JUNE 18, 1976 UNDER RECORDING NO. 7606180653, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1;  
 THENCE ALONG THE WEST LINE OF LOT 1 SOUTH 0°11'40" WEST 236.00 FEET;  
 THENCE LEAVING SAID WEST LINE AND PARALLEL WITH THE NORTH LINE OF LOT 1 SOUTH 88°04'15" EAST 5.03 FEET TO THE POINT OF BEGINNING;  
 THENCE CONTINUING SOUTH 88°04'15" EAST 254.97 FEET;  
 THENCE NORTH 54°20'25" EAST 20.00 FEET;  
 THENCE NORTH 1°20'23" EAST 28.00 FEET;  
 THENCE NORTH 35°47'12" WEST 105.00 FEET;  
 THENCE NORTH 14°21'07" EAST 50.46 FEET TO A POINT ON A NON-TANGENT CURVE;  
 THENCE SOUTHEASTERLY ALONG SAID CURVE, OF WHICH THE CENTER BEARS SOUTH 14°21'07" WEST 157.62 FEET, THROUGH A CENTRAL ANGLE OF 54°33'03", SUBTENDED BY AN ARC LENGTH OF 150.07 FEET TO THE WESTERLY MARGIN OF STATE ROAD NO. 405, AS CONDEMNED BY THAT CERTAIN ACTION UNDER S.C.C. NO. 87-2-00618-2;  
 THENCE ALONG SAID WESTERLY MARGIN SOUTH 3°31'28" EAST 162.56 FEET;  
 THENCE SOUTH 1°36'46" EAST 97.86 FEET TO A LINE BEING 260.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.;  
 THENCE LEAVING SAID WESTERLY MARGIN AND PARALLEL WITH SAID SOUTH LINE NORTH 88°03'53" WEST 343.89 FEET;  
 THENCE NORTH 1°37'36" EAST 39.66 FEET TO A POINT BEING 6.50 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF LOT 2;  
 THENCE NORTH 0°24'28" WEST 139.67 FEET TO THE POINT OF BEGINNING;

(ALSO KNOWN AS A PORTION OF BOUNDARY LINE REVISION RECORDED JULY 14, 1994 UNDER RECORDING NO. 9407149001.)

Order No.	Segment	Owner / Contact	Parcel No.	Site Address
515614	Bellevue Direct Access	WRG Associates Five	322505-9201-06	530 112 <sup>th</sup> Avenue NE Bellevue, WA 98004

Legal Description:

PARCEL A:

THAT PORTION OF LOT 1 OF CITY OF BELLEVUE SHORT PLAT NO. 76-24, ACCORDING TO SHORT PLAT RECORDED JUNE 18, 1976 UNDER RECORDING NO. 7606180653, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1;  
 THENCE ALONG THE WEST LINE OF LOT 1 SOUTH 0°11'40" WEST 236.00 FEET;  
 THENCE LEAVING SAID WEST LINE AND PARALLEL WITH THE NORTH LINE OF LOT 1 SOUTH 88°04'15" EAST 5.03 FEET TO THE POINT OF BEGINNING;  
 THENCE NORTH 0°24'28" WEST 145.58 FEET TO A POINT OF CURVATURE OF A 34.50 FOOT RADIUS CURVE TO THE RIGHT;  
 THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 94°13'03", SUBTENDED BY AN ARC LENGTH OF 56.73 FEET TO A POINT OF TANGENCY;  
 THENCE SOUTH 86°11'25" EAST 158.83 FEET TO A POINT OF CURVATURE OF A 157.62 FOOT RADIUS CURVE TO THE RIGHT;  
 THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°32'32", SUBTENDED BY AN ARC LENGTH OF 29.00 FEET;  
 THENCE RADIALLY SOUTH 14°21'07" WEST 50.46 FEET;  
 THENCE SOUTH 35°47'12" EAST 105.00 FEET;  
 THENCE SOUTH 1°20'23" WEST 28.00 FEET;  
 THENCE SOUTH 54°20'25" WEST 20.00 FEET;  
 THENCE NORTH 88°04'15" WEST 254.97 FEET TO THE POINT OF BEGINNING;

(ALSO KNOWN AS REVISED PARCEL OF CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. 93-6573, RECORDED JULY 14, 1994 UNDER RECORDING NO. 9407149001.)

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS CREATED BY INSTRUMENT RECORDED UNDER RECORDING NO. 8007180111 AND BY SECOND DECLARATION, RECORDED UNDER RECORDING NO. 9407251495, IN KING COUNTY, WASHINGTON.

PARCEL C:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS CREATED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9407251496, IN KING COUNTY, WASHINGTON.