

**SOUND TRANSIT
STAFF REPORT**

RESOLUTION NO. R2010-04

To Acquire Real Property Interests Required for the North Link Project

Meeting:	Date:	Type of Action:	Staff Contact:	Phone:
Capital Committee	3/11/10	Discussion/Possible Action to Recommend Board Approval	Ahmad Fazel, Executive Director	(206) 398-5389
Board	3/25/10	Action	Ron Lewis, Deputy Executive Director Roger Hansen, Real Property Manager, Right of Way	(206) 689-4905 (206) 689-3366

Contract/Agreement Type:	✓	Requested Action:	✓
Competitive Procurement		Execute New Contract/Agreement	
Sole Source		Amend Existing Contract/Agreement	
Agreement with Other Jurisdiction(s)		Budget Amendment	
Real Estate		Property Acquisition	✓

PROJECT NAME

North Link Project - UW Station to Northgate

PROPOSED ACTION

Authorizes the chief executive officer to acquire, dispose, or lease certain real property by negotiated purchase, by condemnation (including settlement of condemnation litigation), or entering into administrative settlements, and to pay eligible relocation and re-establishment benefits to affected owners and tenants as necessary for staging and station areas for the Brooklyn and Roosevelt Stations within the North Link – UW Station to Northgate project.

KEY FEATURES of PROPOSED ACTION

- Authorizes the chief executive officer to acquire and dispose of property interests in the University District (Brooklyn Station) and Roosevelt neighborhoods in the City of Seattle which are needed for construction staging and station areas for the North Link Project – UW Station to Northgate.
- Authorizes the chief executive officer to pay relocation and re-establishment benefits to eligible property owners and tenants.
- The real properties identified in this requested action are included in Exhibit A.
- Authorization for additional acquisitions consisting mainly of tunnel easements will be sought from the Board as the final tunnel alignment is determined by further engineering and design.

BUDGET IMPACT SUMMARY

Current Project Phase: Final Design
Projected Completion Date: 2020

There is no action outside of the Board-adopted budget; there are no contingency funds required, no subarea impacts, or funding required from other parties other than what is already assumed in the financial plan.

BUDGET and FINANCIAL PLAN DISCUSSION

The Adopted 2010 Lifetime Capital Budget for North Link – UW Station to Northgate is \$345.5 million. The budget for the right of way phase of this project is \$164.8 million; \$37.2 million of the \$164.8 million is currently committed. The proposed action would authorize property acquisition and relocation required for the construction staging and station area for the Brooklyn and Roosevelt Stations.

Acquisition and relocation costs for specific parcels are appropriate for discussion with Board members in executive session.

The proposed action is consistent with the current adopted budget, and is affordable within the agency’s long-term financial plan and subarea financial capacity. The action will have no new revenue impact on Sound Transit.

BUDGET TABLE

Action Item: Acquire, dispose, or lease real property, and pay eligible relocation as necessary for staging and station area for the Brooklyn and Roosevelt Stations within the North Link - UW Station to Northgate project.

(Year of Expenditure \$000)

North Link - UW Station to Northgate	Adopted 2010 Budget (A)	Committed To Date (B)	This Action (C)	Total Committed & Action (D)	Uncommitted (Shortfall) (E)
Agency Administration	49,461	2,490		2,490	46,970
Preliminary Engineering	18,818	16,081		16,081	2,737
Final Design	82,374	6,384		6,384	75,990
Right of Way	164,820	37,241	-	37,241	127,579
Construction	8,733	8,052		8,052	681
Construction Services	300	-		-	300
Third Party Agreements	20,994	1,194		1,194	19,801
Vehicles	-	-		-	-
Total Current Budget	345,500	71,441	-	71,441	274,058

Right of Way Phase Budget Detail

Right of Way	164,820	37,241	-	37,241	127,579
Total Phase	164,820	37,241	-	37,241	127,579

Contract Amount	Board Approvals to Date (F)	Current Approved Contract Value (G)	Proposed Action (H)	Proposed Total for Board Approval (I)	Proposed Contract Value (J)
Contract Amount	-	-	-	-	-
Contingency	-	-	-	-	-
Total	-	-	-	-	-
Percent Contingency	0%	0%	0%	0%	0%

(A) ADOPTED 2010 BUDGET amounts reflect Adopted 2010 Budget as amended by resolution of the Sound Transit Board in February 2010 to add final design and property acquisition (R2010-02, adopted 2/25/10).

(B) COMMITTED TO DATE amounts are from Agency WBS Report as of December 2009 + approved and pending board actions not recorded as of 12/31/09, or submitted after that date.

(C) and (H) In accordance with Sound Transit policy, budgets for specific parcels will be discussed with Board members in executive session.

SMALL BUSINESS PARTICIPATION

Not applicable for this action.

PROJECT DESCRIPTION and BACKGROUND for PROPOSED ACTION

The North Link Final SEIS was published on April 7, 2006. The SEIS provided the Board with information including route, station locations, project phasing and financing. On April 27, 2006, upon consideration of the SEIS, the Sound Transit Board adopted Resolution No. R2006-07, which, among other things, selected the

final route, profile, and station locations for North Link; and (2) authorized the necessary steps to complete final design and implementation of the University Link Project.

The University Link Project portion of the North Link Project is a 3.15-mile extension of the Initial Segment of light rail connecting downtown Seattle with Capitol Hill and the University of Washington (UW) campus. The University Link Project is currently under construction. The balance of the North Link Project is a 4.3-mile extension of light rail from the UW Station to Northgate in twin-bored tunnels with two cut-and-cover stations serving the University District (Brooklyn Station) and Roosevelt neighborhoods, which transitions to an elevated guideway and station near the Northgate Transit Center.

Preliminary Engineering for North Link was completed in spring 2006. The Record of Decision (ROD) for North Link was issued by the FTA in June 2006, completing the environmental review process.

Sound Transit conducted a limited amount of advanced preliminary engineering work for North Link in 2009. This work focused on refining the bored tunnel alignment and profiles, examining Brooklyn Station design and constructability issues to refine construction staging property requirements, and examining alternative tunnel portal locations and construction staging options.

Certain properties have been identified as necessary for the Brooklyn and Roosevelt light rail station construction and construction staging based upon the current level of design. The proposed action would authorize the acquisition of seventeen full property acquisitions for the Brooklyn and Roosevelt light rail stations and the payment of relocation benefits to eligible affected owners and tenants. Sound Transit's authorizing legislation grants the agency the power of eminent domain to accomplish such acquisitions when efforts to reach agreement with property owners are unsuccessful. Authorization for additional acquisitions (consisting mainly of tunnel easements) will be sought from the Board as the final tunnel alignment is determined by further engineering and design.

The parcels identified in Exhibit A are at the location of the Brooklyn and Roosevelt Stations identified in the Preferred Alternative and in the ROD for North Link.

Sound Transit staff has completed a preliminary analysis of the North Link Project schedule based on lessons learned from the recently completed University Link final design and property acquisition work and the University Link construction contract packaging plan. Staff concluded that North Link real property acquisition work must begin by early-2010 in order for the Project to be completed and operational by the ST2 planned completion date of 2020. Meeting this schedule requires an acceleration of North Link real property acquisition work for station and staging areas to meet the implementation schedule start of 2011 assumed in the ST2 plan.

Prior Board/Committee Actions on this Project

Motion/ Resolution Number and Date	Summary of Action
R2010-02 2/25/10	1) Amended the Adopted 2010 Lifetime Capital Budget for the North Link – UW Station to Northgate project from \$107,176,375 to \$345,499,512 to perform final design, third party coordination, property acquisition, and related tasks, and 2) Amended the North Link – UW Station to Northgate 2010 annual budget by decreasing the Right of Way Acquisition and Permits phase by \$9,000,000 and increasing the Final Design phase by \$9,000,000.
R2006-07 4/27/06	(1) Selected the final route, profile, and station locations for the North Link Light Rail Project; (2) selected the University Link portion of North Link to be constructed and operated as part of the Central Link Light Rail Project, including authorizing the steps necessary to complete final design and implementation of the University Link Project including securing a federal Full Funding Grant Agreement; (3) increased the University Link lifetime Adopted 2006 Budget and revising the annual Adopted 2006 Budget; and (4) for planning purposes reduced the minimum debt service coverage for the North King County subarea to 1.15x for the University Link Finance Plan.

CONSEQUENCES of DELAY

A short delay will not impact property acquisition work. A significant delay could impact the acquisition schedule and could ultimately affect the construction schedule for the project.

PUBLIC INVOLVEMENT

Sound Transit staff conducted an active public outreach program during the earlier North Link planning, environmental review and PE phases of the project which concluded in 2006 when the Board selected the final North Link route and stations and authorized the budget to complete the University Link Project. Since that time, only a limited amount of public outreach has occurred along the North Link route since additional project work was not being advanced pending further Project funding.

If the Board approves this action, staff will begin a very active public involvement program to start the North Link final design and property acquisition work. A kick-off public meeting will be scheduled for spring 2010 to launch the outreach effort and will include an overview of the Project, a review of the prior route and station design work and potential refinement ideas, and discussion of the final design and property acquisition schedule. Sound Transit will seek public input on design ideas, construction concerns and other community and stakeholder issues. Follow-up meetings will also be planned for each station area and with affected property owners and other interested parties, as needed.

Once the civil engineering and architectural final design consultant team is under contract in mid-2010, additional station design workshops, project open houses, and other meetings involving property owners, neighborhood and business groups, and other interested parties along the North Link route. The final design team will be providing design resources to assist Sound Transit in future outreach activities.

In compliance with state legislation regarding public notification, Sound Transit mailed certified letters to property owners affected by this action on March 5, 2010. Legal notices of this proposed Board action were advertised in the Seattle Times and the Puget Sound Business Journal on March 12 and 19, 2010.

Sound Transit will continue an active community outreach program throughout the North Link final design and property acquisition work effort.

ENVIRONMENTAL COMPLIANCE

Jl, 2/17/2010

LEGAL REVIEW

JW 3/5/2010

SOUND TRANSIT

RESOLUTION NO. R2010-04

A RESOLUTION of the Board of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to acquire, dispose, or lease certain real property by negotiated purchase, by condemnation (including settlement of condemnation litigation), or entering into administrative settlements, and to pay eligible relocation and re-establishment benefits to affected owners and tenants as necessary for staging and station areas for the Brooklyn and Roosevelt Stations within the North Link – UW Station to Northgate project.

WHEREAS, a Regional Transit Authority, 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 and again on November 4, 2008, at general elections held within the Central Puget Sound Regional Transit Authority district, the voters approved local funding for high capacity transit in the Central Puget Sound Region; and

WHEREAS, Sound Transit is authorized to acquire and dispose of property for the construction of high capacity transportation facilities under RCW 81.112.080; and

WHEREAS, in order to acquire the properties determined to be necessary for the construction, operation, and maintenance of project improvements required for North Link – University of Washington Station to Northgate, 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, by Resolution R2006-07, adopted on April 27, 2006, the Sound Transit Board of Directors selected the alignment and station locations for North Link as an extension of the Central Link Light Rail project and certain properties have been identified as necessary for the North Link – University of Washington Station to Northgate construction and for construction staging based upon the current level of design; and

WHEREAS, Sound Transit has identified certain real properties as necessary for the construction and permanent location of the Brooklyn and Roosevelt Stations for North Link - University of Washington Station to Northgate and are reasonably described in Exhibit A of this resolution; and

WHEREAS, on April 7, 2006, environmental compliance pursuant to the State environmental Policy Act (SEPA) for North Link, which includes University of Washington Station to Northgate, was completed with the North Link Final Supplemental Environmental Impact Statement (FSEIS); and

WHEREAS, on June 7, 2006, Environmental compliance pursuant to the National Environmental Policy Act (NEPA) by the Federal Transit Administration was issued by a Record of Decision for North Link; and

WHEREAS, Sound Transit has conducted public outreach including, but not limited to station design workshops, project open houses, and other meetings involving property owners, neighborhood and business groups and other interested parties throughout the North Link project area; and

WHEREAS, on March 5, 2010 Sound Transit mailed certified letters to property owners affected by this action in compliance with state law regarding public notification; and

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

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

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

SECTION 1. The chief executive officer is hereby authorized to execute such agreements as are customary and necessary for the acquisition, lease, or disposal of the real property interests described in Exhibit A (said property to be used for construction, maintenance and operation of a light rail system between the University of Washington Station and Northgate) and for the payment of eligible relocation and re-establishment costs. In accordance with Sound Transit's adopted Real Property Acquisition and Relocation Policies, Procedures and Guidelines, the acquisition price of the properties shall not exceed the fair market value to be determined through the appraisal process or as provided in

Section 2 herein; provided that in the event the total of the acquisition, relocation, and re-establishment costs of the properties for the project exceeds Sound Transit's approved budget for right-of-way acquisition (plus contingency), then the chief executive officer shall obtain approval from the appropriate committee or the Board, per Resolution 78-1, before the acquisition of the property for the project by purchase or by condemnation and the payment of eligible relocation and re-establishment costs.

SECTION 2. The chief executive officer or her designee is hereby authorized to settle condemnation litigation or enter administrative settlements (a settlement in lieu of initiating condemnation litigation) for the acquisition of the real property interests described in Exhibit A. Such settlements shall be made only upon the finding of legal counsel that the settlement is consistent with the law and is reasonable, prudent, and in the public interest. Such settlements shall not exceed established project budgets. For all other settlements proposed, the chief executive officer shall obtain prior approval of the appropriate committee or the Board, per Resolution 78-1.

SECTION 3. The chief executive officer is hereby authorized to execute such agreements as are customary and necessary for the acquisition, lease, or disposal of the real property interests described in the attached Exhibit A that are owned by public agencies, which include the University of Washington in the same manner that private individuals receive payment under Sound Transit's adopted Real Property Acquisition and Relocation Policies, Procedures and Guidelines.

SECTION 4. The Board deems the North Link – University of Washington Station to Northgate project 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 described in Exhibit A as being necessary for the construction, maintenance and operation of a light rail system between the University of Washington Station and Northgate, and that eligible parties be paid relocation and re-establishment costs associated with displacement from the properties.

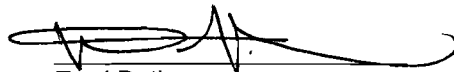
SECTION 5. The Board finds that the public health, safety, necessity, convenience, and welfare demand and require that the properties described in Exhibit A be immediately acquired, condemned, appropriated, taken and damaged for the construction, operation, and permanent location of the Project.

SECTION 6. In addition to the authority granted the chief executive officer in Section 1 above, condemnation proceedings are hereby authorized to acquire all, or any portion thereof, of the properties

and property rights and/or rights in those of the properties described in Exhibit A, not owned by a public entity, for the purpose of constructing, owning, and operating a permanent location of the project. The chief executive officer is also authorized to make minor amendments to the legal descriptions of the properties described in Exhibit A, as may be necessary to correct scrivener's errors and/or to conform the legal description to the precise boundaries of the property required for the Project.

SECTION 7. The funds necessary to acquire the property by purchase or to pay just compensation adjudged due after condemnation shall be paid from the North Link project budget.

ADOPTED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on March 25, 2010.


Fred Butler
Board Vice Chair

ATTEST:


Marcia Walker
Board Administrator

**RESOLUTION NO. R2010-04
EXHIBIT A**

ACQUISITIONS

Contract Segment: D235

Brooklyn Station.....Page 1

R/W No.	Tax Parcel No.	Owner / Contact
NL 426	114200 0905	David A. Koh & Christopher J. Koh, Co-Trustees of ABCD Trust
NL 427	114200 0185	JP Morgan Chase & Co., successors in interest to Washington Mutual Savings Bank
NL 428	114200 1020	David A. Koh & Christopher J. Koh, Co-Trustees of ABCD Trust
NL 429	114200 0225	The Board of Regents of the University of Washington
NL 430	114200 0300	The Board of Regents of the University of Washington

Roosevelt Station.....Page 2

R/W No.	Tax Parcel No.	Owner/Contact
NL 681	365870 0110	James Goff appearing of records as James E.F. Goff & Sharron Goff
NL 687	365870 0020	Dodds M. Simangan & Preciosa P. Simangan
NL 689	365870 0021	Carlos Delatorre & Tracy P. Lee
NL 689.1	365870 0013	Anthony S. Alvarado & Lorraine D. Alvarado, Trustees of 1983 Alvarado Family Trust
NL 691	365870 0010	Min Chiang Wang & Chao Hsin Ting Wang et al
NL 699	365870 0023	Jerry L. Koster & Dorothy J. Koster
NL 701	365870 0022	Min Chiang Wang & Chao Hsin Ting Wang et al
NL 701.1	365870 0012	Lincoln Box & Katherine D. Box
NL 703	365870 0011	Thomas R. Ryon & Ikuko Ryon
NL 849	365870 0115	Robert C. Drury & Dorothy E. Drury
NL 850	365870 0006	Jon B. Beahm & Kenda L. Beahm
NL 851	365870 0005	Sukhdev Shaunak & Santosh Shaunak

Brooklyn Station

Order No.	R/W No.	Owner/Contact	Parcel #	Site Address
1105603	NL 426	David A Koh and Christopher J Koh, Co-Trustees of ABCD Trust	114200-0905-03	4245 Brooklyn Avenue Northeast Seattle WA 98105

LOTS 1 AND 2, BLOCK 10, BROOKLYN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 32, RECORDS OF KING COUNTY, WASHINGTON.

Order No.	R/W No.	Owner/Contact	Parcel #	Site Address
1105604	NL 427	JP Morgan Chase & Co., successor in interest to Washington Mutual Savings Bank	114200-0185-04	4300 Brooklyn Avenue Northeast Seattle WA 98105

LOTS 13 THROUGH 18, INCLUSIVE, BLOCK 2, BROOKLYN ADDITION TO SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 32, IN KING COUNTY, WASHINGTON.

Order No.	R/W No.	Owner/Contact	Parcel #	Site Address
1105603	NL 428	David A Koh and Christopher J Koh, Co-Trustees of ABCD Trust	114200-1020-01	12 th Avenue NE & Northeast 43 rd St.

LOTS 23 AND 24, BLOCK 10, BROOKLYN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 32, RECORDS OF KING COUNTY

Order No.	R/W No.	Owner/Contact	Parcel #	Site Address
1105605	NL 429	The Board of Regents of the University of Washington, an agency of the State of Washington	114200-0225-06	4328 Brooklyn Avenue Northeast Seattle WA 98105

LOTS 19 THROUGH 21, INCLUSIVE, BLOCK 2, BROOKLYN ADDITION TO SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 32, IN KING COUNTY, WASHINGTON.

Order No.	R/W No.	Owner/Contact	Parcel #	Site Address
1105606	NL 430	The Board of Regents of the University of Washington, an agency of the State of Washington	114200-0300-04	4301 Brooklyn Avenue Northeast Seattle WA 98105

LOTS 11 AND 12, BLOCK 3, BROOKLYN ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 32, RECORDS OF KING COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF THE VACATED ALLEY ADJOINING VACATED BY ORDINANCE NO. 98024 OF THE CITY OF SEATTLE, RECORDED UNDER RECORDING NO. 6551901, WHICH ATTACHED THERETO BY OPERTATION OF LAW.

Roosevelt Station

Order No.	R/W No.	Owner/Contact	Parcel #	Site Address
1105617	NL 681	James Goff also appearing of record as James E F Goff, and Sharron Goff, h/w	365870 0110-01	1028 Northeast 65 th Street Seattle WA 98115

LOT 22 AND THE WEST HALF OF LOT 23, BLOCK 1, JAMES DIVISION OF GREEN LAKE ADDITION TO SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 41, IN KING COUNTY, WASHINGTON.

Order No.	R/W No.	Owner/Contact	Parcel #	Site Address
1105613	NL 687	Dodds M Simangan and Preciosa P Simangan, h/w	365870-0020-00	1027A Northeast 66 th Street Seattle WA 98115

UNIT LOT E, CITY OF SEATTLE SHORT SUBDIVISION NO. 2200997, RECORDED UNDER RECORDING NO. 20020816900035, BEING A PORTION OF LOTS 2 THROUGH 5 INCLUSIVE, BLOCK 1, JAMES DIVISION OF GREENLAKE ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 41, IN KING COUNTY, WASHINGTON.

Order No.	R/W No.	Owner/Contact	Parcel #	Site Address
1105614	NL 689	Carlos Delatorre and Tracy P Lee, each sep. est.	365870-0021-09	1027B Northeast 66 th Street Seattle WA 98115

UNIT LOT F, CITY OF SEATTLE SHORT SUBDIVISION NO.2200997, RECORDED UNDER RECORDING NO. 20020816900035, BEING A PORTION OF LOTS 2 THROUGH 5, INCLUSIVE, BLOCK 1, JAMES DIVISION OF GREENLAKE ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 41, IN KING COUNTY, WASHINGTON.

Order No.	R/W No.	Owner/Contact	Parcel #	Site Address
1105612	NL 689.1	Anthony S Alvarado and Lorraine D Alvarado, Trustees of the 1983 Alvarado Family Trust	365870-0013-09	1023B Northeast 66 th Street Seattle WA 98115

UNIT LOT G, CITY OF SEATTLE SHORT SUBDIVISION NO.2200997, RECORDED UNDER RECORDING NO. 20020816900035, BEING A PORTION OF LOTS 2 THROUGH 5, INCLUSIVE, BLOCK 1, JAMES DIVISION OF GREENLAKE ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 41, IN KING COUNTY, WASHINGTON.

Order No.	R/W No.	Owner/Contact	Parcel #	Site Address
1105609	NL 691	Min-Chiang Wang and Chao-Hsin Ting Wang, h/w, each sep. est., et al	365870-0010-02	1029B Northeast 66 th Street Seattle WA 98115

UNIT LOT H, CITY OF SEATTLE SHORT SUBDIVISION NO. 2200997, RECORDED UNDER RECORDING NO. 20020816900035, BEING A PORTION OF LOTS 2 THROUGH 5, INCLUSIVE, BLOCK 1, JAMES DIVISION OF GREENLAKE ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 41, IN KING COUNTY, WASHINGTON.

Order No.	R/W No.	Owner/Contact	Parcel #	Site Address
1105616	NL 699	Jerry L Koster and Dorothy J Koster, h/w	365870-0023-07	1023A Northeast 66 th Street Seattle WA 98115

UNIT LOT A, CITY OF SEATTLE SHORT SUBDIVISION NO. 2200997, RECORDED UNDER RECORDING NO. 20020816900035, BEING A PORTION OF LOTS 2 THROUGH 5, INCLUSIVE, BLOCK 1, JAMES DIVISION OF GREENLAKE ADDITON, ACCORDING TO PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 41, IN KING COUNTY, WASHINGTON.

Order No.	R/W No.	Owner/Contact	Parcel #	Site Address
1105615	NL 701	Min-Chiang Wang and Chao-Hsin Wang, h/w, each sep. est., et al	365870-0022-08	1023B Northeast 66 th Street Seattle WA 98115

UNIT LOT B, CITY OF SEATTLE SHORT SUBDIVISION NO.2200997, RECORDED UNDER RECORDING NO. 20020816900035, BEING A PORTION OF LOTS 2 THROUGH 5, INCLUSIVE, BLOCK 1, JAMES DIVISION OF GREENLAKE ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 41, IN KING COUNTY, WASHINGTON.

Order No.	R/W No.	Owner/Contact	Parcel #	Site Address
1105611	NL 701.1	Lincoln Box and Katherine D Box, h/w	365870-0012-00	1033A Northeast 66 th Street Seattle WA 98115

UNIT LOT C, CITY OF SEATTLE SHORT SUBDIVISION NO.2200997, RECORDED UNDER RECORDING NO. 20020816900035, BEING A PORTION OF LOTS 2 THROUGH 5, INCLUSIVE, BLOCK 1, JAMES DIVISION OF GREENLAKE ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 41, IN KING COUNTY, WASHINGTON.

Order No.	R/W No.	Owner/Contact	Parcel #	Site Address
1105610	NL 703	Thomas R Ryon and Ikuko Ryon, h/w	365870-0011-01	1033B Northeast 66 th Street Seattle WA 98115

UNIT LOT D, CITY OF SEATTLE SHORT SUBDIVISION NO. 2200997, RECORDED UNDER RECORDING NO. 20020816900035, BEING A PORTION OF LOTS 2 THROUGH 5, INCLUSIVE, BLOCK 1, JAMES DIVISION OF GREENLAKE ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 41, IN KING COUNTY, WASHINGTON.

Order No.	R/W No.	Owner/Contact	Parcel #	Site Address
1105618	NL 849	Robert C Drury and Dorothy E Drury, h/w	365870-0115-06	1032 Northeast 65 th Street Seattle WA 98115

THE EAST ONE-HALF OF LOT 23 AND ALL OF LOT 24, BLOCK 1, JAMES DIVISION TO GREEN LAKE ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 41, IN KING COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 25 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BETWEEN A LINE THAT IS 36 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SUBDIVISION AND THE SOUTH LINE OF LOTS 23 AND 24, BLOCK 1, JAMES DIVISION OF GREEN LAKE, EXTENDING FROM THE WEST LINE OF 12TH AVENUE NORTHEAST, TO A LINE THAT IS 45 FEET WESTERLY THEREOF AND PARALLEL THERETO.

Order No.	R/W No.	Owner/Contact	Parcel #	Site Address
1105608	NL 850	Jon B Beahm and Kenda L Beahm, h/w	365870-0006-08	6511 12 th Avenue Northeast Seattle WA 98115

THE SOUTH 36 FEET OF LOT 1 AND THE SOUTH 36 FEET OF THE EAST HALF OF LOT 2, BLOCK 1, JAMES DIVISION OF GREENLAKE ADDITION TO SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 41, IN KING COUNTY, WASHINGTON.

Order No.	R/W No.	Owner/Contact	Parcel #	Site Address
1105607	NL 851	Sukhdev Shaunak and Santosh Shaunak, h/w	365870-0005-09	6515 12 th Avenue Northeast Seattle WA 98115

LOT 1, EXCEPT THE SOUTH 36 FEET THEREOF; AND THE EAST HALF OF LOT 2,

EXCEPT THE SOUTH 36 FEET THEREOF; ALL IN BLOCK 1, JAMES DIVISION OF GREEN LAKE ADDITION TO SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 41, IN KING COUNTY, WASHINGTON.