

**RESOLUTION NO. R2010-17**
**Acquire Real Property Interests Required for the University Link and North Link Projects**

<b>MEETING:</b>	<b>DATE:</b>	<b>TYPE OF ACTION:</b>	<b>STAFF CONTACT:</b>	<b>PHONE:</b>
Capital Committee	08/12/10	Recommendation to Board	Ahmad Fazel, DECM Executive Director	206-398-5389
Board	08/26/10	Final Action	<b>Roger Hansen, Real Property Director</b>	206-689-3366

**PROPOSED ACTION**

Authorizes the chief executive officer to acquire, dispose, or lease certain real property interests by negotiated purchase, by condemnation (including settlement), by condemnation litigation, or by administrative settlement; and to pay eligible relocation and re-establishment benefits to affected parties as necessary for construction, maintenance and operation of a light rail tunnel and stations between the University of Washington Station and the Pine Street Stub Tunnel and between the University of Washington Station and Northgate.

**KEY FEATURES**

- Authorizes acquisition and disposal of property interests owned by public entities, including acquisition by condemnation to the extent permitted by law, between the University of Washington Station and the Pine Street Stub Tunnel and between the University of Washington Station and Northgate in the City of Seattle which are needed for construction, maintenance and operation of the light rail tunnel and stations.
- Authorizes payment of relocation and re-establishment benefits to eligible property owners and tenants.
- The real properties identified in this requested action are included in Exhibit A.

**PROJECT DESCRIPTION**

University Link (U-Link) is a 3.15-mile light rail extension located entirely underground with tunnels traveling east from Pine Street, under the I-5 freeway to an underground station at Capitol Hill, continuing north beneath SR 520 and the Lake Washington Ship Canal to an underground station on the UW campus, near Husky Stadium.

The 4.3-mile North Link Project is an extension of light rail from the UW Station to Northgate. The project includes twin bored tunnels from the underground UW Station north to an underground station near Brooklyn Avenue NE and NE 45<sup>th</sup> Street in the University District. From the Brooklyn Station, the twin bored tunnels continue north to the underground Roosevelt Station near NE 65<sup>th</sup> Street and 12<sup>th</sup> Avenue NE to the tunnel portal north of the Lake City Way ramps in the I-5 right-of-way. It then transitions to an aerial guideway north of NE 92<sup>nd</sup> Street and continues north where it terminates at an elevated station at Northgate.

**FISCAL INFORMATION**

**Budget Table**

(Year of Expenditure \$000)

<b>North Link - UW Station to Northgate</b>	Adopted 2010 Budget (A)	Committed To Date (B)	This Action (C)	Total Committed & Action (D)	Uncommitted (Shortfall) (E)
Agency Administration	49,461	2,525		2,525	46,936
Preliminary Engineering	18,818	15,982		15,982	2,836
Final Design	82,374	6,384		6,384	75,990
Right of Way	164,820	26,884		26,884	137,936
Construction	8,733	8,052		8,052	681
Construction Services	300	-		-	300
Third Party Agreements	20,994	1,194		1,194	19,801
Vehicles	-	-		-	-
<b>Total Current Budget</b>	<b>345,500</b>	<b>61,020</b>	<b>-</b>	<b>61,020</b>	<b>284,479</b>

**Right of Way Phase Budget Detail**

University Link ROW	164,820	26,884		26,884	137,936
<b>Total Phase</b>	<b>164,820</b>	<b>26,884</b>	<b>-</b>	<b>26,884</b>	<b>137,936</b>

<b>University Link</b>	Adopted 2010 Budget (A)	Committed To Date (B)	This Action (C)	Total Committed & Action (D)	Uncommitted (Shortfall) (E)
Agency Administration	115,229	40,795		40,795	74,434
Preliminary Engineering	24,388	24,260		24,260	128
Final Design	82,944	70,159		70,159	12,785
Right of Way	152,332	126,389		126,389	25,943
Construction	1,180,033	561,823		561,823	618,210
Construction Services	78,526	66,250		66,250	12,276
Third Party Agreements	18,646	11,412		11,412	7,234
Vehicles	103,909	99,185		99,185	4,724
<b>Total Current Budget</b>	<b>1,756,007</b>	<b>1,000,273</b>	<b>-</b>	<b>1,000,273</b>	<b>755,734</b>

**Right of Way Phase Budget Detail**

University Link ROW	152,332	126,389		126,389	25,943
<b>Total Phase</b>	<b>152,332</b>	<b>126,389</b>	<b>-</b>	<b>126,389</b>	<b>25,943</b>

(B) COMMITTED TO DATE amounts are from Link WBS Report as of June 2010 + approved and pending board actions not recorded as of 6/30/10, or submitted after that date, and include allocated contingencies.

**SMALL BUSINESS PARTICIPATION**

Not applicable for this action.

**APPRENTICE UTILIZATION COMMITMENT**

Not applicable for this action.

**EQUAL EMPLOYMENT WORKFORCE PROFILE**

Not applicable for this action.

**BACKGROUND**

Sound Transit’s authorizing legislation grants the agency the power of eminent domain to accomplish acquisitions needed in order to build and operate a high capacity transit system.

Certain property interests owned by public entities have been identified as necessary for the construction, maintenance and operation of the University Link and North Link light rail project. The proposed action would authorize the acquisition of tunnel easements and other property interests by condemnation to the extent permitted by law if necessary, as needed for the construction, operation and maintenance of the light rail tunnel and stations between University of Washington Station and the Pine Street Stub Tunnel and between the University of Washington Station and Northgate and the payment of relocation benefits to eligible affected owners and tenants.

## **ENVIRONMENTAL COMPLIANCE**

Environmental compliance pursuant to the State Environmental Policy Act (SEPA) for North Link, which includes University Link, was completed with the North Link Final Supplemental Environmental Impact Statement (EIS) issued on April 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 on June 7, 2006.

Jl 8/3/2010

## **PRIOR BOARD/COMMITTEE ACTIONS**

Resolution No.R2010-04 - Board authorized the acquisition and relocation of affected property required in connection for tunnel easements and other property interests as needed for the North Link segment of Central Link.

Resolution No. R 2010-02 – (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.

Resolution No. R2009-13 - Board authorized the acquisition and relocation of affected property required in connection for tunnel easements and other property interests as needed for the University Link segment of Central Link.

Resolution No.R2007-19 - Board authorized the acquisition and relocation of affected property required in connection for tunnel easements and other property interests as needed for the University Link segment of Central Link.

Resolution No.R2006-07 - Selected the final route, profile, and station locations for the North Link Light Rail Project; selected the University Link portion of North Link to be constructed and operated as part of the Central Link Light Rail project.

Resolution No.R2005-20 - Modified the preferred route, profiles, and station locations for the North Link Light Rail Project; and identified “University Link” as the preferred segment of North Link for purposes of the final SEIS and for obtaining a New Starts rating from the Federal Transit Administration participation.

## **TIME CONSTRAINTS**

A one month delay would not create a significant impact to the project schedule however a longer delay could jeopardize the project construction schedule.

## **PUBLIC INVOLVEMENT**

Maps of the proposed North Link alignments and construction staging areas were published in the 2003 and 2005 North Link draft Supplemental Environmental Impact Statements (EIS) and the 2006 North Link Final Supplemental Environmental Impact Statement and made available to the public. A 45+ day comment period on the 2005 draft SEIS began in October 2005 and two public open houses/hearings were held in November 2005.

Sound Transit staff has held a number of station design workshops, project open houses, and other meetings involving property owners, neighborhood and business groups, and other interested parties

throughout the North Link and University Link project area as part of the environmental, preliminary engineering, and final design work completed to date.

Sound Transit project development and real estate staff continue to meet with property owners, business owners, and tenants adjacent to the route and stations in Capitol Hill, the University District, Roosevelt, and Northgate to discuss light rail project progress and design, real estate acquisition, and relocation processes; and listen to individual and neighborhood concerns about the project. A public open house took place in June 2007 to inform the public on the status of the Capitol Hill Station. In addition, 30% station design open houses were held on September 26, 2007 for the Capitol Hill Station and winter 2007 for the University of Washington Station.

In compliance with state law regarding public notification, Sound Transit mailed certified letters to property owners affected by this action on August 10, 2010. Legal notices of this proposed Board action have been (or will be) published in the Seattle Times and Puget Sound Business Journal newspapers on August 12 and 19, 2010.

## **LEGAL REVIEW**

JB 8/6/10

**RESOLUTION NO. R2010-17**

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 interests by negotiated purchase, by condemnation (including settlement), by condemnation litigation, or by administrative settlement; and to pay eligible relocation and re-establishment benefits to affected parties as necessary for construction, maintenance and operation of a light rail tunnel and stations between the University of Washington Station and the Pine Street Stub Tunnel and between the University of Washington Station and Northgate.

WHEREAS, the Central Puget Sound Regional Transit Authority, commonly known as Sound Transit, was formed under RCW Chapters 81.104 and 81.112 for the Pierce, King, and Snohomish Counties region by action of their respective county councils pursuant to RCW 81.112.030; and

WHEREAS, Sound Transit is authorized to plan, construct, and permanently operate a high-capacity system of transportation infrastructure and services to meet regional public transportation needs in the Central Puget Sound region; and

WHEREAS, in general elections held within the Central Puget Sound Regional Transit Authority district on November 5, 1996 and November 8, 2008, voters approved local funding to implement a regional high-capacity transportation system for 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 University Link – University of Washington Station to Pine Street Stub Tunnel and 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, on July 28, 2005, by Resolution No. R2005-20, the Sound Transit Board identified University Link - Downtown Seattle Transit Tunnel to University of Washington Station as the preferred segment of North Link for purposes of the final SEIS and for obtaining a New Starts rating from the Federal Transit Administration (FTA); and

WHEREAS, on October 27, 2005, through Resolution No. R2005-24, the Board authorized the protective acquisition and relocation of affected property required in connection with the Capitol Hill light rail station alternative; and

WHEREAS, on February 9, 2006, through Resolution No. R2006-04, the Sound Transit Board authorized the protective acquisition and relocation of affected property required in connection with Capitol Hill light rail station; and

WHEREAS on April 27, 2006, through Resolution No. R2006-07, the Sound Transit Board selected the final route, profile and station locations for the North Link light rail project; and

WHEREAS on May 11, 2006, through Resolution No. R2006-08, the Sound Transit Board authorized the acquisition and relocation of affected property required in connection for staging and station area for the Capitol Hill light rail station within University Link; and

WHEREAS on September 13, 2007, through Resolution No. R2007-19, the Sound Transit Board authorized the acquisition and relocation of affected property required in connection with construction, maintenance and operation for the light rail tunnel for University Link; and

WHEREAS, on February 28, 2008, through Resolution No. R2008-05, the Sound Transit Board authorized the acquisition and relocation of affected property required in connection with construction, maintenance and operation for the light rail tunnel for University Link; and

WHEREAS, on June 25, 2009, through Resolution No. R2009-13, the Sound Transit Board authorized the acquisition and relocation of affected property required in connection with construction, maintenance and operation for the light rail tunnel for University Link; and

WHEREAS, on February 25, 2010, through Resolution No. R2010-02, the Sound Transit Board (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; and.

WHEREAS, on March 25, 2010, through Resolution No. R2010-04, the Sound Transit Board authorizes the acquisition and relocation of affected property required in connection for tunnel easements and other property interests as needed for the North Link segment of Central Link; and

WHEREAS, Sound Transit has identified certain real properties as necessary for the construction and permanent location of the University Link – University of Washington Station to Pine Street Stub Tunnel

and North Link – University of Washington Station to Northgate 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 Link, was completed with the North Link Final Supplemental Environmental Impact Statement (EIS); 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 and University Link project area; and

WHEREAS, on August 10, 2010 Sound Transit mailed certified letters to property owners affected by this action in compliance with state law regarding public notification.

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 University 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 tunnel stations between the University of Washington Station and the Pine Street Stub Tunnel and between 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 are 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 City of Seattle, State Board of Community College Education and University of Washington Board of Regents 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 University Link – University of Washington Station to Pine Street Stub Tunnel and North Link – University of Washington Station to Northgate projects to be public uses for public purposes. 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 tunnel and stations between the University of Washington Station and the Pine Street Stub Tunnel and 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 Projects.

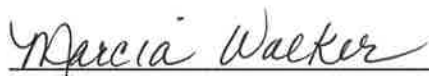
SECTION 6. In addition to the authority granted the chief executive officer in Section 1 above, condemnation proceedings to the extent permitted by law, are hereby authorized to acquire all, or any portion thereof, of the properties and property rights and/or rights in those of the properties described in Exhibit A, 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 Adopted 2010 Budget for University Link is \$1.756 billion. Within that amount the budget for the right of way phase is \$152.3 million and \$125.4 million is currently committed. The funds necessary to acquire the property by purchase or to pay just compensation adjudged due after condemnation shall be paid from the University Link project budget. The Adopted 2010 Budget for North Link is \$345.5 million. Within that amount the budget for the right of way phase is \$164.8 million and \$26.8 million is currently committed.

ADOPTED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on August 26, 2010.

  
\_\_\_\_\_  
Fred Butler  
Board Vice Chair

ATTEST:

  
\_\_\_\_\_  
Marcia Walker  
Board Administrator

**RESOLUTION NO. R2010-17  
EXHIBIT A**

**ACQUISITIONS**

**University Link.....Page 1**

<b>R/W No.</b>	<b>Tax Parcel No.</b>	<b>Owner / Contact</b>
NL-87	7502500010	State Board for Community College Education
NL-88	6003000470	Bank of America, successor in interest to Seattle-First National Bank as Custodial Agent for the State of Washington, State Board of Community and Technical Colleges
NL-90	6003000600	State Board for Community College Education
NL-157	6003500490	City of Seattle
NL-159.2	6003001105	State of Washington (as to the North 50 feet of Lot 2) and State Board for Community College Education (as to the remainder)
NL-266	2925049087	City of Seattle
NL-305	2125049019	City of Seattle
NL-387	8805900002	University of Washington

**North Link.....Page 6**

<b>R/W No.</b>	<b>Tax Parcel No.</b>	<b>Owner / Contact</b>
NL-429	1142000225	Board of Regents of the University of Washington
NL-430	1142000300	Board of Regents of the University of Washington

## University Link

Order No.	R/W No.	Owner/Contact	Parcel #	Site Address
653664	NL-87	State Board for Community College Education, a municipal corporation	750250-0010-05	802 East Pike Street Seattle, WA 98122

THAT PORTION OF LOT 1, BLOCK 2, SACKMAN HOME ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 80, IN KING COUNTY, WASHINGTON, LYING NORTH OF THE NORTH LINE OF PIKE STREET AS ESTABLISHED UNDER ORDINANCE NUMBER 16415 OF THE CITY OF SEATTLE AND WEST OF THE WEST LINE OF THE ALLEY AS ESTABLISHED UNDER ORDINANCE NUMBER 30411 OF SAID CITY;

AND THAT PORTION OF LOT 2 AND OF THE SOUTH 34 FEET OF LOT 3, BLOCK 15, ADDITION TO THE CITY OF SEATTLE, AS LAID OFF BY D.T. DENNY, GUARDIAN OF THE ESTATE OF J.H. NAGLE (COMMONLY KNOWN AS NAGLE'S ADDITION TO THE CITY OF SEATTLE), ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 153, IN KING COUNTY, WASHINGTON, LYING WEST OF THE WEST LINE OF THE ALLEY AS ESTABLISHED UNDER ORDINANCE NUMBER 22905 OF THE CITY OF SEATTLE;

AND THE NORTH 26.00 FEET OF LOT 3; AND THE SOUTH 40.00 FEET OF LOT 4, ALL IN BLOCK 15, ADDITION TO THE CITY OF SEATTLE, AS LAID OFF BY D.T. DENNY, GUARDIAN OF THE ESTATE OF J.H. NAGLE (COMMONLY KNOWN AS NAGLE'S ADDITION TO THE CITY OF SEATTLE), ACCORDING TO THE PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 153, IN KING COUNTY, WASHINGTON;

EXCEPT THOSE PORTIONS THEREOF LYING WITHIN THE EAST 8.00 FEET OF SAID LOTS 3 AND 4, CONDEMNED FOR ALLEY IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 72648, ORDINANCE NUMBER 22905 OF CITY OF SEATTLE.

Order No.	R/W No.	Owner/Contact	Parcel #	Site Address
653665	NL-88	Bank of America, successor in interest to Seattle-First National Bank as Custodial Agent for the State of Washington, State Board for Community and Technical Colleges	600300-0470-05	801 East Pine Street Seattle, WA 98122

THE NORTH 20 FEET OF LOT 4 AND ALL OF LOTS 5 AND 6, BLOCK 15, PLAT OF AN ADDITION TO THE CITY OF SEATTLE AS LAID OFF BY D.T. DENNY, GUARDIAN OF THE ESTATE OF J.H. NAGLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 153, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION CONDEMNED FOR ALLEY UNDER CITY OF SEATTLE ORDINANCE NUMBER 22905

Order No.	R/W No.	Owner/Contact	Parcel #	Site Address
653667	NL-90	State Board for Community College Education	600300-0600-08	1500 Harvard Avenue Seattle, WA 98122

LOTS 1 THROUGH, 12 BLOCK 18, PLAT OF AN ADDITION TO THE CITY OF SEATTLE AS LAID OFF BY D.T. DENNY, GUARDIAN OF THE ESTATE OF J.H. NAGEL (COMMONLY KNOWN AS NAGEL'S ADDITION TO THE CITY OF SEATTLE) ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 153, IN KING COUNTY, WASHINGTON;  
EXCEPT THE SOUTHERLY 10 FEET OF LOTS 1 AND 12 PER SEATTLE ORDINANCE NO. 14500 FOR PINE STREET;

TOGETHER WITH THAT PORTION ADJACENT OF VACATED EAST OLIVE STREET PER SEATTLE ORDINANCE NO. 99865, WHICH ATTACHED BY OPERATION OF LAW

Order No.	R/W No.	Owner/Contact	Parcel #	Site Address
698454	NL-157	City of Seattle, a municipal corporation	600350-0490-00	100 East Pine Street Seattle WA 98122

ALL OF BLOCKS 20, 29 AND 36, AND THE EAST HALF OF BLOCKS 19, 30 AND 35, JOHN H. NAGLE'S SECOND ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 67, IN KING COUNTY, WASHINGTON;

TOGETHER WITH THOSE PORTIONS OF EAST HOWELL STREET AND EAST OLIVE STREET LYING BETWEEN THE EAST LINE OF NAGLE PLACE AND THE WEST LINE OF 11<sup>TH</sup> AVENUE, VACATED BY CITY OF SEATTLE ORDINANCE NUMBER 5631 AND ATTACHED TO SAID PREMISES BY OPERATION OF LAW;

AND TOGETHER WITH THAT PORTION OF 10<sup>TH</sup> AVENUE LYING BETWEEN THE SOUTH LINE OF DENNY WAY AND THE NORTH LINE OF EAST PINE STREET, VACATED BY CITY OF SEATTLE ORDINANCE NUMBER 5631 AND ATTACHED TO SAID PREMISES BY OPERATION OF LAW;

EXCEPT THAT PORTION OF THE EAST HALF OF BLOCKS 19, 30 AND 35 LYING WITHIN NAGLE PLACE, AS DEDICATED PURSUANT TO CITY OF SEATTLE ORDINANCE NUMBER 5630;

AND EXCEPT THAT PORTION OF BLOCK 19 AND 20, CONDEMNED FOR EAST PINE STREET PURSUANT TO CITY OF SEATTLE ORDINANCE NUMBER 14500.

Order No.	R/W No.	Owner/Contact	Parcel #	Site Address
653669	NL-159.2	State of Washington, as to the north 50 feet of Lot 2 and State Board for Community College Education, as to the remainder	600300-1105-06	1700 Broadway Seattle, WA 98122

LOTS 1 THROUGH 4, INCLUSIVE, TOGETHER WITH THE SOUTH 10 FEET OF LOT 5, BLOCK 30 NAGLE'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 153, IN KING COUNTY, WASHINGTON;  
TOGETHER WITH THAT PORTION OF VACATED EAST OLIVE STREET AS VACATED BY SEATTLE ORDINANCE NO. 99865, RECORDED UNDER RECORDING NUMBER 7105070516, WHICH ATTACHED BY OPERATION OF LAW.

Order No.	R/W No.	Owner/Contact	Parcel #	Site Address
655697	NL-266	City of Seattle, a municipal corporation	292504-9087-01	1400 East Prospect Street Seattle WA 98122

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 25 NORTH, RANGE 4 EAST, W.M. IN KING COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 25 NORTH, RANGE 4 EAST, W.M. IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29;  
 THENCE SOUTH, ALONG THE EAST BOUNDARY OF SAID SUBDIVISION, 107.77 FEET;  
 THENCE WESTERLY PERPENDICULAR WITH THE CENTERLINE OF 14<sup>TH</sup> AVENUE EAST, BEING AT AN ANGLE TO THE NORTHWEST WITH THE FIRST LINE ABOVE OF 89°55', 1,342.79 FEET, MORE OR LESS, TO THE WEST MARGINAL LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29; THENCE NORTH, ALONG SAID WEST MARGINAL LINE, 86.87 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID SUBDIVISION;  
 THENCE EAST, ALONG THE NORTH LINE OF SAID SUBDIVISION, 1,343.15 FEET TO THE POINT OF BEGINNING;

AND TOGETHER WITH LOTS 13 THROUGH 24 INCLUSIVE, BLOCK E, AND LOTS 13 THROUGH 24, INCLUSIVE, BLOCK F, ALL IN PHINNEY'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 175 IN KING COUNTY, WASHINGTON;

AND TOGETHER WITH THAT PORTION OF NELSON STREET, AS PLATTED IN SAID PHINNEY'S ADDITION TO THE CITY OF SEATTLE, LYING BETWEEN LOT 24, BLOCK E AND LOT 13, BLOCK F OF SAID PLAT;

AND TOGETHER WITH THAT PORTION OF HALLUM STREET, AS PLATTED IN SAID PHINNEY'S ADDITION TO THE CITY OF SEATTLE, ADJOINING LOT 13, BLOCK E IN SAID PLAT;  
 EXCEPT THAT PORTION LYING WITHIN EAST PROSPECT STREET;

AND TOGETHER WITH LOT 2, BLOCK A, FURTH'S ADDITION TO SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16, PAGE 73, IN KING COUNTY, WASHINGTON;

AND TOGETHER WITH THAT PORTION OF 11<sup>TH</sup> AVENUE NORTH (11<sup>TH</sup> AVENUE EAST) LYING BETWEEN THE NORTH LINE OF FURTH'S ADDITION TO SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16, PAGE 73, AND THE NORTH LINE OF PHINNEY'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 175, WHICH STREET WAS VACATED PURSUANT TO ORDINANCE NUMBER 26793 OF THE CITY OF SEATTLE.

Order No.	R/W No.	Owner/Contact	Parcel #	Site Address
655698	NL-305	City of Seattle	212504-9019-02	No Site Address

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY, LYING VERTICALLY BETWEEN TWO HORIZONTAL PLANES AT ELEVATION 25 FEET AND ELEVATION - 40

FEET, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), THE TOP PLANE BEING APPROXIMATELY 75 FEET BELOW THE EXISTING GROUND SURFACE:

A PORTION OF THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 25 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, COMMENCING AT THE MOST EASTERLY NORTHEAST CORNER OF PARCEL Y, CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NUMBER 3007260, RECORDED UNDER RECORDING NUMBER 20071211900002;  
 THENCE ALONG THE EASTERLY LINE OF SAID PARCEL Y, SOUTH 01°39'58" WEST 136.75 FEET TO THE TRUE POINT OF BEGINNING;  
 THENCE NORTH 30°04'45" EAST 587.54 FEET TO THE SOUTHERLY LINE OF BLOCK 4, EAST GLENLAKEN PARK, ACCORDING TO THE UNRECORDED PLAT THEREOF (SAID LINE ALSO BEING THE NORTHEASTERLY BOUNDARY OF INTERLAKEN PARK, AS CONVEYED TO THE CITY OF SEATTLE BY DEEDS RECORDED UNDER RECORDING NUMBERS 394120 AND 394121);  
 THENCE ALONG SAID SOUTHERLY LINE, SOUTH 69°51'07" EAST 81.22 FEET TO A LINE PARALLEL WITH AND 80.00 FEET SOUTHERLY OF THE HEREINBEFORE DESCRIBED COURSE, HAVING A BEARING OF NORTH 30°04'45" EAST;  
 THENCE ALONG SAID PARALLEL LINE, SOUTH 30°04'45" WEST 749.43 FEET TO SAID EASTERLY LINE OF PARCEL Y;  
 THENCE ALONG SAID EASTERLY LINE NORTH 01°39'56" EAST 168.13 FEET TO THE TRUE POINT OF BEGINNING.

Order No.	R/W No.	Owner/Contact	Parcel #	Site Address
655699	NL-387	University of Washington	880590-0002-09	No Site Address

THAT PORTION OF THE OLD CANAL RIGHT OF WAY (CANAL RESERVE) IN SECTION 21, TOWNSHIP 25 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST MARGIN OF MONTLAKE BOULEVARD EAST 155.93 FEET SOUTH OF ITS INTERSECTION WITH THE CENTER LINE OF EAST HAMLIN STREET;

THENCE SOUTH 88°34'37" EAST 26 FEET TO THE TRUE POINT OF BEGINNING;  
 THENCE SOUTH 27°21'37" EAST 3.00 FEET TO A POINT OF CURVATURE;  
 THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 220 FEET, AN ARC DISTANCE OF 199.22 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 79°14'37" EAST 255.24 FEET TO A POINT OF CURVATURE;  
 THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 400 FEET, AN ARC DISTANCE OF 49.68 FEET TO A POINT OF TANGENCY;  
 THENCE SOUTH 86°21'37" EAST 34.18 FEET;  
 THENCE NORTH 1°25'23" EAST 76.50 FEET;  
 THENCE NORTH 17°48'44" EAST 88.60 FEET TO THE SOUTH LINE OF THE EAST AND WEST ALLEY IN BLOCK 4, MONTLAKE PARK ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18 OF PLATS, PAGE 20, IN KING COUNTY, WASHINGTON;  
 THENCE NORTH 88°34'37" WEST ALONG SAID SOUTH LINE AND SAME PRODUCED TO THE TRUE POINT OF BEGINNING;  
 EXCEPT THAT PORTION IN ROADS, IF ANY.

## North Link

Order No.	R/W No.	Owner/Contact	Parcel #	Site Address
1105605	NL-429	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	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(S) 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 OPERATION OF LAW.