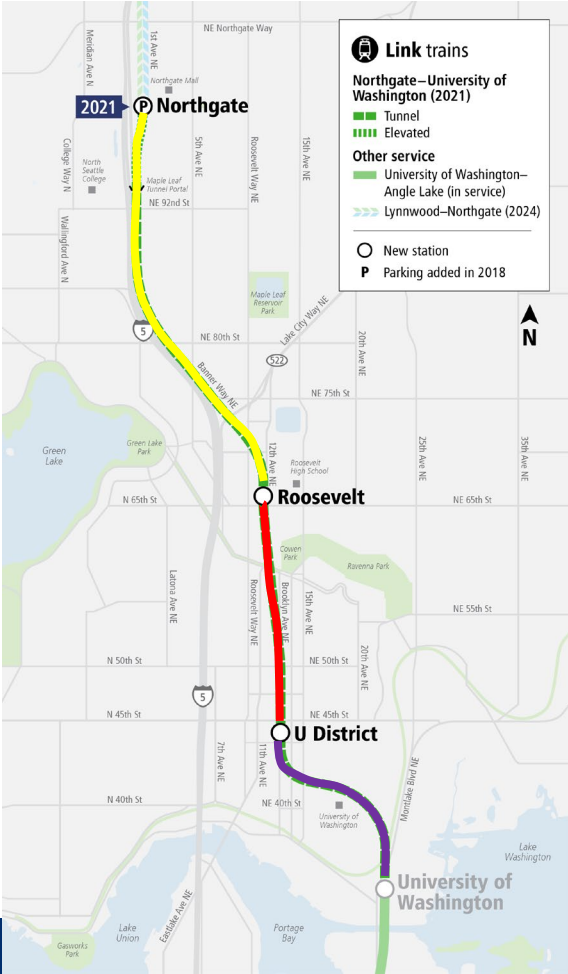


***Second Amendment to
Condo Declaration
for U District Station
for the Northgate Link Extension***

Motion No. M2021-41

7/08/21

Northgate Link Extension



Why we are here

- For consideration of Motion No. M2021-41
Authorizes the chief executive officer to execute a second amendment to the Declaration of Covenants, Conditions, Restrictions and Reservations for U District Station Condominium with the University of Washington to accommodate the University's transit oriented development above U District Station as part of the Northgate Link Extension

Background Information

Condo Declaration (2013)

- Two unit condominium unit at U District Station created
Transit Unit owned by Sound Transit
TOD Unit owned by The University of Washington

First Amendment to Condo Declaration (2015)

- Signed Project Implementation Agreement to accommodate taller building
- First amendment to Condo Declaration executed to reflect changes

Proposed UW TOD Development



Proposed Condo Declaration Changes (2021)

Key Provisions

- Extension of the Repurchase Option
- Sound Transit Oversight of TOD Construction
- Waiver of Consequential Damages and Inclusion of Liquidated Damages
- Restoration of Structural Support
- Transfer of Rights and Obligations to Net Lessee
- Voting Rights of Condo Association Board of Directors

Thank you.



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