

ORDINANCE NO. **10628**

AN ORDINANCE authorizing the condemnation of property for Avondale Road Northeast (Redmond City Limits - Northeast 132nd Street).
R/W 9-1988-007.

STATEMENT OF FACTS

1. The King County council on November 26, 1991, by Ordinance No. 10182, did adopt the 1992 Budget and Program and did provide therein for a transportation program.

2. The King County Transportation Program provides for the County Road System Development and Improvement Program which coordinates road types with other elements of the larger transportation system, abutting land uses and business, industry, government and residential processes.

3. The Capital Budget and Program provides for the acquisition and improvement of Avondale Road Northeast (Redmond City Limits - Northeast 132nd Street).

4. In order to acquire the property and property rights required to lay out and construct improvements along Avondale Road Northeast (Redmond City Limits - Northeast 132nd Street), it is necessary for King County to condemn certain lands and property rights and rights in property for road purposes as hereinafter more particularly set forth.

5. The King County council finds that public health, safety, necessity and convenience demand that Avondale Road Northeast (Redmond City Limits - Northeast 132nd Street) be improved within King County in accordance with the Capital Budget and Program, and that certain properties, property rights, and rights in property be condemned, appropriated, taken and damaged for the purpose of constructing improvements along Avondale Road Northeast (Redmond City Limits - Northeast 132nd Street) as provided in this ordinance.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. The King County council has deemed it necessary and in the best interest of the citizens of King County that the lands hereinafter described in attached Exhibit "A," and other property rights and/or rights in property be condemned, appropriated, taken and damaged for the purpose of constructing improvements along Avondale Road Northeast (Redmond City Limits - Northeast 132nd Street), subject to the making or paying of just compensation to the owners herein in the manner provided by law.

SECTION 2. Condemnation proceedings are hereby authorized to acquire property and property rights and/or rights in property, together with the right to construct and maintain slopes for cuts and fills on certain abutting properties described in the attached Exhibit "A" for the purpose of the subject road improvements.

EXHIBIT A**Brock A. Mc Dowell - Parcel 5****DEED TAKE:**

That portion of Tract X lying WESTERLY of a line which is 42.0 feet EASTERLY and parallel to the centerline of Avondale Road N.E., as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 2012 sq. ft. or 0.046 acres, M/L.

Together with the right to make all necessary slopes for cuts and fills upon the abutting property on each side of any road which is now, or may be constructed hereafter on said property, in conformity with standard plans and specifications for highway purposes.

PARCEL 5 EASEMENTS:

A perpetual easement to construct, reconstruct, operate, and maintain drainage facilities, slopes, cuts and fills, walls and barriers, sidewalks, utilities, and all other purposes not inconsistent with the Grantee's use across, under, over, and upon the following described land which the Grantor owns or in which the Grantor has any interest, to wit over the following described land:

SLOPE EASEMENT:

That portion of Tract X lying WESTERLY of the following described line: BEGINNING at a point on the WESTERN boundary of said Tract X being 42.0 feet opposite engineer's station 9+37 thence EASTERLY to a point 58.0 feet opposite engineer's station 9+37, thence NORTHERLY to a point 58.0 feet opposite engineer's station 9+78, thence WESTERLY to a point on the WESTERN boundary of said parcel being 42.0 feet opposite engineer's station 9+80, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 672 sq. ft. or 0.0154 acres, M/L.

BARRIER EASEMENT:

That portion of Tract X lying WESTERLY of the following described line: BEGINNING at a point on the WESTERN boundary of said Tract X, being 42.0 feet opposite engineer's station 9+76, thence EASTERLY to a point 77.0 feet opposite engineer's station 9+70, thence NORTHERLY to a point 77.0 feet opposite engineer's station 9+75, thence WESTERLY to a point on the WESTERN boundary of said parcel being 42.0 feet opposite engineer's station 9+81, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 175 sq. ft. or 0.004 acres, M/L.

TEMPORARY CONSTRUCTION EASEMENT:

That portion of Tract X lying WESTERLY of the following described line: BEGINNING at a point on the WESTERN boundary of said Tract X, being 42.0 feet opposite engineer's station 8+20, thence EASTERLY along the SOUTHERN boundary line to a point 47.0 feet opposite engineer's station 8+19, thence NORTHERLY to a point 47.0 feet opposite engineer's station 9+37, thence WESTERLY to a point on the WESTERN boundary of said parcel being 42.0 feet opposite engineer's station 9+37, all stationing as shown on King County Road Survey No. 31-26-6-7.

Contains an area of 588 sq. ft., or 0.0135 acre, more or less.

King County shall have the right of ingress and egress over and across the land of the owner to and from the above described property, and the right to clear and keep cleared all trees and other obstructions. King County shall have the right to permit others to occupy the easement jointly with King County for utility purposes.

TRACT X:

Parcel No. 1 of Short Plat No. 377120 recorded under Recording No. 7707050746 and being a short plat of that portion of the South 1/2 of the SE 1/4 of the NW 1/4 of Section 31, Township 26 North, Range 6 East, W. M., in King County, Washington, lying Westerly of the thread of Bear Creek and Easterly of Avondale Road in King County; TOGETHER WITH an easement for ingress and egress over and across the Southerly 20 feet of the Westerly 56 feet of the following described property:

The South 200 feet as measured along the subdivision line of the North 1/4 of the SE 1/4 of the NW 1/4 of Section 31, Township 26 North, Range 6 East, W. M., in King County, Washington lying Westerly of Bear Creek; EXCEPT that portion thereof lying Westerly of Bear Creek Road.

Jeffery V. Ross and Lisa M. Ross - Parcel 6

DEED TAKE:

That portion of the hereinafter Tract X lying Westerly of a line which is 42.0 feet Easterly and parallel to the centerline of Avondale Road Northeast, all stationing as shown on King County Road Survey NO. 31-26-6-7.

Together with the right to make all necessary slopes for cuts and fills upon the abutting property on each side of any road which is now, or may be constructed hereafter on said property, in conformity with standard plans and specifications for highway purposes.

STATUTORY WARRANTY DEED

That portion of the hereinafter described Tract X for a pond area described as follows:

Beginning at a point on the Northern boundary of said parcel, being 354.5 feet from the Northwest corner of said parcel; thence South 06-59-27 West a distance of 84.67 feet; thence South 82-59-27 East a distance of 212.60 feet to the centerline of Bear Creek; thence Northerly along the centerline of Bear Creek to a point on the Northern boundary of said parcel; thence Westerly along the Northern boundary to the point of beginning. All stationing as shown on King County Road Survey No. 31-26-6-7.

Contains an area of 19,649 sq. ft., or 0.451 acre, more or less.

PARCEL 6 EASEMENTS:

A perpetual easement to construct, reconstruct, operate, and maintain drainage facilities, slopes, cuts and fills, walls and barriers, sidewalks, utilities, and all other purposes not inconsistent with the Grantee's use across, under, over, and upon the following described land which the Grantor owns or in which the Grantor has any interest, said easement areas are described as follows:

WALL EASEMENT:

That portion of the above described parcel lying WESTERLY of the following described line: BEGINNING at a point on the WESTERN boundary of said parcel, being 42.0 feet opposite engineer's station 9+98, thence EASTERLY to a point 44.0 feet opposite engineer's station 9+98, thence NORTHERLY to a point on the

NORTHERN boundary of said parcel being 44.0 feet opposite engineer's station 11+87.8, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 380 sq. ft. or 0.009 acres, M/L.

BARRIER EASEMENT:

That portion of the above described parcel lying WESTERLY of the following described line: BEGINNING at a point on the WESTERN boundary of said parcel, being 42.0 feet opposite engineer's station 9+95, thence EASTERLY to a point 77.0 feet opposite engineer's station 9+94, thence NORTHERLY to a point 77.0 feet opposite engineer's station 9+97, thence WESTERLY to a point on the WESTERN boundary of said parcel being 42.0 feet opposite engineer's station 9+98, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 105 sq. ft. or 0.002 acres, M/L.

TEMPORARY CONSTRUCTION EASEMENT: PARCEL 6 (CONTINUED)

That portion of Tract X lying WESTERLY of the following described line: BEGINNING at a point on the WESTERN boundary of said Tract X, being 42.0 feet opposite engineer's station 10+15, thence EASTERLY to a point 49.0 feet opposite engineer's station 10+14, thence NORTHERLY to a point on the NORTHERN boundary of said parcel being 49.0 feet opposite engineer's station 11+87.3, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 1211 sq. ft. or 0.028 acres, M/L.

King County shall have the right of ingress and egress over and across the land of the owner to and from the above described property, and the right to clear and keep cleared all trees and other obstructions. King County shall have the right to permit others to occupy the easement jointly with King County for utility purposes.

SIGHT DISTANCE EASEMENT:

That portion of Tract X lying WESTERLY of the following described line: BEGINNING at a point on the WESTERN boundary of said Tract X, being 42.0 feet opposite engineer's station 11+70, thence NORTHERLY to a point on the NORTHERN boundary of said parcel being 43.3 feet opposite engineer's station 11+87.9, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 12 sq. ft., M/L.

The lands described herein shall not be improved in anyway to impair line of sight into the right of way of Avondale Road Northeast. Such improvement includes, but it not limited to, structures and landscaping.

TRACT X PARCEL 6:

The South 200 feet as measured along the subdivision line of the North 1/2 of the SE 1/4 of the NW 1/4 of Section 31, Township 26 North, Range 6 East, W. M., in King County, Washington, lying West of Bear Creek; EXCEPT that portion lying West of Bear Creek Road (also known as Avondale Road) as conveyed to King County by deed recorded under Recording No. 2492519.

Puget Sound Power and Light Company - Parcel 7DEED TAKE

That portion of Tract X lying EASTERLY of a line which is 42.0 feet WESTERLY and parallel to the centerline of Avondale Road N.E., all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 4875 sq. ft. or 0.112 acres, M/L.

Together with the right to make all necessary slopes for cuts and fills upon the abutting property on each side of any road which is now, or may be constructed hereafter on said property, in conformity with standard plans and specifications for highway purposes.

PARCEL 7 EASEMENTS:

A perpetual easement to construct, reconstruct, operate, and maintain drainage facilities, slopes, cuts and fills, walls and barriers, sidewalks, utilities, and all other purposes not inconsistent with the Grantee's use across, under, over, and upon the following described land which the Grantor owns or in which the Grantor has any interest, said easement areas are described as follows:

CLEAR ZONE EASEMENT FOR RECOVERY AREA:

That portion of Tract X lying EASTERLY of the following described line: BEGINNING at a point on the NORTHERN boundary of said Tract X being 56.0 feet opposite engineer's station 16+25.8, thence SOUTHERLY to a point 55.0 feet opposite engineer's station 14+30, thence SOUTHERLY to a point on SOUTHERN boundary of said parcel being 43.0 feet opposite engineer's station 13+78.8, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 3005 sq. ft. or 0.069 acres, M/L.

The lands described herein shall not be improved in any way to impair the recovery area. Such improvement includes but is not limited to structures, landscaping, and physical obstructions above ground such as trees, drainage structures, massive sign supports, utility poles, and other ground-mounted obstructions. King County shall have the right to enter upon these premises and do whatever is necessary to maintain said clear zone onto Avondale Road.

PARCEL 7 (CONTINUED)**TEMPORARY CONSTRUCTION EASEMENT:**

To entitle King County to construct a retaining wall within the attached described property.

That portion of Tract X lying **EASTERLY** of the following described line: **BEGINNING** at a point on the **EASTERN** boundary of said Tract X being 42.0 feet opposite engineer's station 14+43, thence **WESTERLY** to a point 46.0 feet opposite engineer's station 14+43, thence **NORTHERLY** to a point 46.0 feet opposite engineer's station 15+55, thence **EASTERLY** to a point on the **EASTERN** boundary of said parcel being 42.0 feet opposite engineer's station 15+55. And, **BEGINNING** at a point on the **EASTERN** boundary of said parcel, being 42.0 feet opposite engineer's station 16+05, thence **WESTERLY** to a point 63.0 feet opposite engineer's station 16+05, thence **NORTHERLY** to a point on the **NORTHERN** boundary of said parcel being 60.2 feet opposite engineer's station 16+25.5, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 858 sq. ft. or 0.020 acres, M/L.

This agreement shall remain in existence until such time as Grantee will have fully carried out the original construction necessary to complete the project.

King County shall have the right of ingress and egress over and across the land of the owner to and from the above described property, and the right to clear and keep cleared all trees and other obstructions. King County shall have the right to permit others to occupy the easement jointly with King County for utility purposes.

PARCEL 7 TRACT X:

The North 250 feet of that portion of the SE 1/4 of the NW 1/4 of Section 31, Township 26 North, Range 6 East, W. M, in King County, Washington, lying West of the Redmond Bear Creek Road (Avondale Road) as conveyed to King County by Deed recorded under Recording No. 2492519.

Mildred and Gerald W. Fitzgerald - Parcel 8**DEED TAKE:**

That portion of Tract X lying **WESTERLY** of a line which is 42.0 feet **EASTERLY** and parallel to the centerline of Avondale Road N.E., and that portion of the above described parcel of land lying **EASTERLY** of the following described line: **BEGINNING** at a point on the **SOUTHERN** boundary of said parcel, being 354.5 feet from the **SOUTHWEST** corner, thence **N 06-59-27 E** a distance of 215.33 feet to a point on the **NORTHERN** boundary of said parcel being 367.08 feet from the **NORTHWEST** corner, as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 79,222 sq. ft. or 1.819 acres, M/L.

Together with the right to make all necessary slopes for cuts and fills upon the abutting property on each side of any road which is now, or may be constructed hereafter on said property, in conformity with standard plans and specifications for highway purposes.

PARCEL 8 EASEMENTS:

A perpetual easement to construct, reconstruct, operate, and maintain drainage facilities, slopes, cuts and fills, walls and barriers, sidewalks, utilities, and all other purposes not inconsistent with the Grantee's use across, under, over, and upon the following described land which the Grantor owns or in which the Grantor has any interest, said easement areas are described as follows:

SLOPE EASEMENT:

That portion of Tract X lying **WESTERLY** of the following described line: **BEGINNING** at a point on the **WESTERN** boundary of said Tract X being 42.0 feet opposite engineer's station 12+10, thence **EASTERLY** to a point 59.0 feet opposite engineer's station 12+10, thence **NORTHERLY** to a point 52.0 feet opposite engineer's station 13+00, thence **NORTHERLY** to a point 55.0 feet opposite engineer's station 13+55, thence **WESTERLY** to a point on the **WESTERN** boundary of said parcel being 42.0 feet opposite engineer's station 13+55, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 1798 sq. ft. or 0.041 acres, M/L.

PARCEL 8 (CONTINUED)CLEAR ZONE EASEMENT FOR RECOVERY AREA:

That portion of Tract X lying WESTERLY of the following described line: BEGINNING at a point on the WESTERN boundary of said Tract X, being 42.0 feet opposite engineer's station 12+05, thence EASTERLY to a point 62.0 feet opposite engineer's station 12+05, thence NORTHERLY to a point 55.5 feet opposite engineer's station 13+00, thence NORTHERLY to a point 59.0 feet opposite engineer's station 13+65, thence WESTERLY to a point on the WESTERN boundary of said parcel being 42.0 feet opposite engineer's station 13+65, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 2137 sq. ft. or 0.049 acres, M/L.

The lands described herein shall not be improved in anyway to impair the recovery area. Such improvement includes, but is not limited to, structures, landscaping, and physical obstructions above ground such as trees, drainage structures, massive sign supports, utility poles, and other ground-mounted obstructions. King County shall have the right to enter upon these premises and do whatever is necessary to maintain said clear zone onto Avondale Road.

DRAINAGE EASEMENT:

That portion of Tract X lying NORTHERLY and WESTERLY of the following described line: BEGINNING at a point on the WESTERN boundary of said Tract X, being 42.0 feet opposite engineer's station 13+70.0, thence EASTERLY to a point 112.0 feet opposite engineer's station 13+70.0, thence NORTHWESTERLY to a point on the NORTHERN boundary of said parcel being 91.9 feet opposite engineer's station 14+13.9, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 2442 sq. ft. or 0.056 acres, M/L.

WALL EASEMENT:

Those portions of Tract X lying WESTERLY of the following described lines: BEGINNING at a point on the SOUTHERN boundary of said Tract X, being 44.0 feet opposite engineer's station 11+87.8, thence NORTHERLY to a point 44.0 feet opposite engineer's station 12+15, thence WESTERLY to a point on the WESTERN boundary of said parcel being 42.0 feet opposite engineer's station 12+15.

And, beginning at a point on the WESTERN boundary of said parcel, being 42.0 feet opposite engineer's station 13+50, thence EASTERLY to a point 44.0 feet opposite engineer's station 13+50, thence NORTHERLY to a point 44.0 feet opposite engineer's station 13+92, thence WESTERLY to a point on the WESTERN boundary of said parcel being 42.0 feet opposite engineer's station 13+92, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 140 sq. ft. or 0.003 acres, M/L.

BARRIER EASEMENT:

That portion of Tract X lying WESTERLY of the following described line: BEGINNING at a point on the WESTERN boundary of said Tract X, being 42.0 feet opposite engineer's station 13+92, thence EASTERLY to a point 77.0 feet opposite engineer's station 13+92, thence NORTHERLY to a point 77.0 feet opposite engineer's station 13+95, thence WESTERLY to a point on the WESTERN boundary of said parcel being 42.0 feet opposite engineer's station 13+95, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 100 sq. ft. or 0.002 acres, M/L.

SIGHT DISTANCE EASEMENT:

That portion of Tract X lying WESTERLY of the following described line: BEGINNING at a point on the SOUTHERN boundary of said Tract X, being 43.3 feet opposite engineer's station 11+87.9, thence NORTHERLY to a point on the NORTHERN boundary of said parcel being 48.7 feet opposite engineer's station 14+12.5, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 1494 sq. ft. or 0.0343 acres, M/L.

It is understood by the parties hereto that this easement has been given to and accepted by King County subject to and upon the following conditions:

PARCEL 8 SIGHT DISTANCE EASEMENT (CONTINUED)

The lands described herein shall not be improved in anyway to impair the line of sight into the right of way of Avondale Road. Such improvement includes, but is not limited to, structures and landscaping. The Grantors herein be required to obtain written approval of the Traffic Division of the King County Department of Public Works prior to any planting, landscaping, fencing, or any other alterations or modification within the easement. King County shall have the right to enter upon these premises and do whatever is necessary to maintain the proper sight distance onto Avondale Road.

ACCESS EASEMENT:

That portion of Tract X lying WESTERLY and NORTHERLY of the following described line: BEGINNING at a point on the WESTERN boundary of said Tract X, being 42.0 feet opposite engineer's station 13+81, thence EASTERLY to a point 409.6 feet opposite engineer's station 13+83.3, thence NORTHERLY to a point on the NORTHERN boundary of said parcel being 408.8 feet opposite engineer's station 14+28.9, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 11,020 sq. ft. or 0.253 acres, M/L.

TEMPORARY CONSTRUCTION EASEMENT:

Those portions of Tract X lying WESTERLY of the following described lines: BEGINNING at a point on the SOUTHERN boundary of said Tract X, being 49.0 feet opposite engineer's station 11+87.3, thence NORTHERLY to a point 49.0 feet opposite engineer's station 12+10, thence WESTERLY to a point on the WESTERN boundary of said parcel being 42.0 feet opposite engineer's station 12+10.

And, BEGINNING at a point on the WESTERN boundary of said parcel, being 42.0 feet opposite engineer's station 13+55, thence EASTERLY to a point 49.0 feet opposite engineer's station 13+55, thence NORTHERLY to a point 49.0 feet opposite engineer's station 13+70, thence WESTERLY to a point on the WESTERN boundary of said parcel being 42.0 feet opposite engineer's station 13+70, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 254 sq. ft. or 0.006 acres, M/L.

This agreement shall remain in existence until such time as Grantee will have fully carried out the original construction necessary to complete the project.

King County shall have the right of ingress and egress over and across the land of the owner to and from the above described property, and the right to clear and keep cleared all trees and other obstructions. King County shall have the right to permit others to occupy the easement jointly with King County for utility purposes.

PARCEL 8 TRACT X:

The South 1/2 of that portion of the North 1/2 of the SE 1/4 of the NW 1/4 of Section 31, Township 26 North, Range 6 East, W. M., in King County, Washington, lying North of the South 200 feet of said North 1/2, as measured parallel with the West line of said North 1/2 and lying East of Avondale Road as conveyed to King County by Deed recorded under Recording No. 2492519, and lying West of Bear Creek; EXCEPT that portion thereof described as follows:

Commencing at the Northeast corner of the NW 1/4; thence along the East line of said NW 1/4, South 0' 02' 11" East, 1,468.19 feet to the South line of the North 1/2 of that portion of the NE 1/4 of the SE 1/4 of said NW 1/4 lying North of the South 200 feet thereof; thence along said South line North 82' 59' 03" West, 153.14 feet to the point of beginning; thence South 03' 15' 15" West 59.24 feet; thence South 78' 31' 06" East 47.5 feet, more or less, to the thread of Bear Creek; thence Northerly along the thread of Bear Creek to a point on the South line of the North 1/2 of that portion of the NE 1/4 of the SE 1/4 of said NW 1/4 lying North of the South 200 feet thereof, which point bears South 82' 59' 13" East from the point of beginning; thence North 82' 59' 15" West to the point of beginning.

Puget Sound Power and Light Company - Parcel 9**DEED TAKE:**

That portion of Tract X lying WESTERLY of a line which is 42.0 feet EASTERLY and parallel to the centerline of Avondale Road N.E., as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 899 sq. ft. or 0.021 acres, M/L.

Together with the right to make all necessary slopes for cuts and fills upon the abutting property on each side of any road which is now, or may be constructed hereafter on said property, in conformity with standard plans and specifications for highway purposes.

PARCEL 9 EASEMENTS:

A perpetual easement to construct, reconstruct, operate, and maintain drainage facilities, slopes, cuts and fills, walls and barriers, sidewalks, utilities, and all other purposes not inconsistent with the Grantee's use across, under, over, and upon the following described land which the Grantor owns or in which the Grantor has any interest, said easement areas are described as follows:

SLOPE EASEMENT:

That portion of Tract X lying WESTERLY of the following described line: BEGINNING at a point on the NORTHERN boundary of said Tract X, being 47.3 feet opposite engineer's station 16+31.6, thence SOUTHERLY to a point 51.0 feet opposite engineer's station 15+44, thence SOUTHWESTERLY to a point on the WESTERN boundary of said parcel being 42.0 feet opposite engineer's station 15+36, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 628 sq. ft. or 0.014 acres, M/L.

CLEAR ZONE EASEMENT:

That portion of Tract X lying WESTERLY of the following described line: BEGINNING at a point on the NORTHERN boundary of said Tract X, being 50.5 feet opposite engineer's station 16+31.8, thence SOUTHERLY to a point 54.0 feet opposite engineer's station 15+24, thence SOUTHWESTERLY to a point on the WESTERN boundary of said parcel being 42.0 feet opposite engineer's station 15+10, as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 1205 sq. ft. or 0.028 acres, M/L.

The lands described herein shall not be improved in anyway to impair the recovery area. Such improvement includes but is not limited to structures, landscaping, and physical obstructions above ground such as trees, drainage structures, massive sign supports, utility poles, and other ground-mounted obstructions. King County shall have the right to enter upon these premises and do whatever is necessary to maintain said clear zone onto Avondale Road.

WALL EASEMENT:

That portion of Tract X lying WESTERLY of the following described line: BEGINNING at a point on the WESTERN property line, being 42.0 feet opposite engineer's station 14+32, thence EASTERLY to a point 44.0 feet opposite engineer's station 14+32, thence NORTHERLY to a point 44.0 feet opposite engineer's station 15+08, thence SOUTHWESTERLY to a point on the WESTERN boundary of said parcel, being 42.0 feet opposite engineer's station 15+06, as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 156 sq. ft. or 0.004 acres, M/L.

BARRIER EASEMENT:

Those portions of Tract X lying WESTERLY of the following described line: BEGINNING at a point on the WESTERN boundary of said Tract X being 42.0 feet opposite engineer's station 14+29, thence EASTERLY to a point 77.0 feet opposite engineer's station 14+29, thence NORTHERLY to a point 77.0 feet opposite engineer's station 14+32, thence WESTERLY to a point on the WESTERN boundary of said parcel being 42.0 feet opposite engineer's station 14+32. And, BEGINNING at a point on the WESTERN boundary of said parcel, being 42.0 feet opposite engineer's station 15+06, thence NORTHEASTERLY to a point 65.0 feet opposite engineer's station 15+32, thence NORTHERLY to a point 63.0 feet opposite engineer's station 15+34, thence SOUTHWESTERLY to a point on the WESTERN boundary of said parcel being 42.0 feet opposite engineer's station 15+10, as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 202 sq. ft. or 0.005 acres, M/L.

SIGHT DISTANCE EASEMENT:

That portion of Tract X lying WESTERLY of the following described line: BEGINNING at a point on the SOUTHERN boundary of said Tract X being 48.7 feet opposite engineer's station 14+12.5, thence NORTHERLY to a point on the WESTERN boundary of said parcel 42.0 feet opposite engineer's station 14+90, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 272 sq. ft. or 0.006 acres, M/L.

It is understood by the parties hereto that this easement has been given to and accepted by King County subject to and upon the following conditions:

PARCEL 9 (Continued)**SIGHT DISTANCE EASEMENT (CONTINUED)**

The lands described herein shall not be improved in anyway to impair the line of sight into the right of way of Avondale Road. Such improvement includes, but is not limited to, structures and landscaping. The Grantors herein be required to obtain written approval of the Traffic Division of the King County Department of Public Works prior to any planting, landscaping, fencing, or any other alterations or modification within the easement. King County shall have the right to enter upon these premises and do whatever is necessary to maintain the proper sight distance onto Avondale Road.

DRAINAGE EASEMENT:

"This Drainage Easement will include the right of Ingress and Egress to maintain this facility". The easement document shall also include "the right to construct a drainage ditch, a culvert and a retaining wall."

That portion of Tract X lying WESTERLY and SOUTHERLY of the following described line: BEGINNING at a point on the SOUTHERN boundary of said Tract X, being 91.8 feet opposite engineer's station 14+13.9, thence NORTHERLY to a point 68.0 feet opposite engineer's station 14+60, thence NORTHWESTERLY to a point on the WESTERN boundary of said parcel being 42.0 feet opposite engineer's station 14+90, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 2099 sq. ft. or 0.048 acres, M/L.

TEMPORARY CONSTRUCTION EASEMENT:

That portion of Tract X lying WESTERLY of the following described line: BEGINNING at a point on the WESTERN boundary of said Tract X being 42.0 feet opposite engineer's station 14+90, thence SOUTHEASTERLY to a point 49.0 feet opposite engineer's station 14+82, thence SOUTHWESTERLY to a point on the WESTERN boundary of said parcel being 42.0 feet opposite engineer's station 14+94, as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 85 sq. ft. or 0.002 acres, M/L.

This agreement shall remain in existence until such time as Grantee will have fully carried out the original construction necessary to complete the project.

King County shall have the right of ingress and egress over and across the land of the owner to and from the above described property, and the right to clear and keep cleared all trees and other obstructions. King County shall have the right to permit others to occupy the easement jointly with King County for utility purposes.

PARCEL 9 TRACT X:

The North 1/2 of the North 1/2 of the SW 1/4 of the NE 1/4; and the North 1/2 of the North 1/2 of the SE 1/4 of the NW 1/4 lying Easterly of Bear Creek; and the North 1/2 of the following described tract:

The North 1/2 of the SE 1/4 of the NW 1/4 lying West of Bear Creek; EXCEPT the South 200 feet thereof as measured along the subdivision line; AND EXCEPT any portion lying Westerly of Avondale Road Northeast as conveyed to King County by Deed recorded under Recording No. 2492529; ALL in Section 31, Township 26 North, Range 6 East, W. M., in King County, Washington.

James S. Griffin Company - Parcel 10**DEED TAKE:**

That portion of Tract X lying EASTERLY of a line which is 42.0 feet WESTERLY and parallel to the centerline of Avondale Rd. N.E., as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 3095 sq. ft. or 0.071 acres, M/L.

Together with the right to make all necessary slopes for cuts and fills upon the abutting property on each side of any road which is now, or may be constructed hereafter on said property, in conformity with standard plans and specifications for highway purposes.

PARCEL 10 EASEMENTS:

A perpetual easement to construct, reconstruct, operate, and maintain drainage facilities, slopes, cuts and fills, walls and barriers, sidewalks, utilities, and all other purposes not inconsistent with the Grantee's use across, under, over, and upon the following described land which the Grantor owns or in which the Grantor has any interest, said easement areas are described as follows:

SLOPE EASEMENT:

That portion of Tract X lying **EASTERLY** of a line described as follows: **BEGINNING** at a point on the **EASTERN** boundary of said Tract X, being 42.0 feet opposite engineer's station 16+43, thence **WESTERLY** to a point 46.0 feet opposite engineer's station 16+43, thence **NORTHERLY** to a point 46.0 feet opposite engineer's station 16+51, thence **NORTHERLY** to a point on the **EASTERN** boundary of said parcel being 42.0 feet opposite engineer's station 17+00, **LESS DRIVEWAY**.

And, **BEGINNING** at a point on the **EASTERN** boundary of said parcel being 42.0 feet opposite engineer's station 17+50, thence **NORTHERLY** to a point on the **NORTHERN** boundary of said parcel being 42.1 feet opposite engineer's station 17+56.8, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 85 sq. ft. or 0.002 acres, M/L.

CLEAR ZONE EASEMENT:

That portion of Tract X lying **EASTERLY** of the following described line: **BEGINNING** at a point on the **SOUTHERN** boundary of said Tract X, being 56.0 feet opposite engineer's station 16+25.8, thence **NORTHERLY** to a point 56.0 feet opposite engineer's station 16+34, thence **NORTHERLY** to a point 61.0 feet opposite engineer's Station 16+50, thence **NORTHERLY** to a point 56.0 feet opposite engineer's station 17+00, thence **NORTHERLY** to a point on the **NORTHERN** boundary of said parcel being 56.0 feet opposite engineer's station 17+56, as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 1988 sq. ft. or 0.046 acres, M/L.

The lands described herein shall not be improved in anyway to impair the recovery area. Such improvement includes, but is not limited to, structures, landscaping, and physical obstructions above ground, such as trees, drainage structures, massive sign supports, utility poles, and other ground-mounted obstructions. King County shall have the right to enter upon these premises and do whatever is necessary to maintain said clear zone onto Avondale Road.

TEMPORARY CONSTRUCTION EASEMENT:

NOTE: The temporary construction easement shall entitle King County to construct a drainage ditch within the attached described property.

Those portions of Tract X lying **EASTERLY** of the following described lines: **BEGINNING** at a point on the **EASTERN** boundary of said Tract X, being 42.0 feet opposite engineer's station 16+78, thence **WESTERLY** to a point 53.0 feet opposite engineer's station 16+78, thence **NORTHERLY** to a point 50.0 feet opposite engineer's station 17+00, thence **NORTHERLY** to a point on the **NORTHERN** boundary of said parcel being 50.4 feet opposite engineer's station 17+56.3. And, **BEGINNING** at a point on the **SOUTHERN** boundary of said parcel, being 60.2 feet opposite engineer's station 16+25.5, thence **NORTHERLY** to a point 58.0 feet opposite engineer's station 16+40, thence **EASTERLY** to a point on the **EASTERN** boundary of said parcel being 42.0 feet opposite engineer's station 16+40, **LESS** the slope easement areas, as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 894 sq. ft. or 0.021 acres, M/L.

This agreement shall remain in existence until such time as Grantee will have fully carried out the original construction necessary to complete the project.

UTILITY EASEMENT: PUGET POWER

That portion of Tract X lying **EASTERLY** of the following described line: **BEGINNING** at a point on the **SOUTHERN** boundary of said Tract X, being 65.3 feet opposite engineer's station 16+25.2, thence **NORTHERLY** to a point 65.0 feet opposite engineer's station 17+00, thence **NORTHERLY** to a point on the **NORTHERN** boundary of said parcel being 65.9 feet opposite engineer's station 17+55.5, shown on King County Road Survey No. 31-26-6-7.

Containing an area of 3033 sq. ft. or 0.070 acres, M/L.

Grantor shall have reasonable access to utilities in conformity with and as approved by Grantee, its successors or assigns, and providing utility company.

PARCEL 10 EASEMENTS (CONTINUED)**SIGHT DISTANCE EASEMENT:**

That portion of Tract X lying EASTERLY of the following described line: BEGINNING at a point on the EASTERN boundary of said Tract X, being 42.0 feet opposite engineer's station 17+35, thence NORTHERLY to a point on the NORTHERN boundary of said parcel, being 42.7 feet opposite engineer's station 17+56.8, as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 7 sq. ft., M/L.

It is understood by the parties hereto that this easement has been given to and accepted by King County subject to and upon the following conditions:

The lands described herein shall not be improved in anyway to impair the line of sight into the right of way of Avondale Road. Such improvement includes, but is not limited to, structures and landscaping. The Grantors herein be required to obtain written approval of the Traffic Division of the King County Department of Public Works prior to any planting, landscaping, fencing, or any other alterations or modification within the easement. King County shall have the right to enter upon these premises and do whatever is necessary to maintain the proper sight distance onto Avondale Road.

King County shall have the right of ingress and egress over and across the land of the owner to and from the above described property, and the right to clear and keep cleared all trees and other obstructions. King County shall have the right to permit others to occupy the easement jointly with King County for utility purposes.

PARCEL 10 TRACT X:

PARCEL A: That portion of the NE 1/4 of the NW 1/4 of Section 31, Township 26 North, Range 6 East, W. M., in King County, Washington, described as follows:

Commencing at the Northwest corner of said subdivision; thence South 00' 09' 05" West along the Westerly line of said subdivision 713.27 feet to the True Point of Beginning of the tract of land herein described; thence continuing South 00' 09' 05" West along said Westerly line 445.25 feet to a point 132.00 feet Northerly of the Southwest corner of said subdivision; thence South 82' 36' 01" East, parallel with the Southerly line of said subdivision 481.33 feet to the Westerly margin of Avondale Road as established by Deed to King County recorded under Recording No. 4507776; thence Northerly along said Westerly margin 442.64 feet to a point South 82' 36' 01" East from the True Point of Beginning; thence North 82' 36' 01" West 554.99 feet to the True Point of Beginning.

PARCEL B: That portion of the NW 1/4 of Section 31, Township 26 North, Range 6 East, W. M., in King County, Washington, described as follows:

Beginning 123.75 feet West of the Southeast corner of Government Lot 1; thence East 618.75 feet to the West margin of Avondale Road as established by Deed to King County recorded under Recording No. 4507776; thence North along said West margin 132 feet; thence West 618.75 feet; thence South 132 feet to beginning.

James S. Griffin Company - Parcel 11

That portion of Tract X lying EASTERLY of a line which is 42.0 feet WESTERLY and parallel to the centerline of Avondale Road N.E., as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 13,199 sq. ft. or 0.303 acres, M/L.

Together with the right to make all necessary slopes for cuts and fills upon the abutting property on each side of any road which is now, or may be constructed hereafter on said property, in conformity with standard plans and specifications for highway purposes.

PARCEL 11 EASEMENTS:

A perpetual easement to construct, reconstruct, operate, and maintain drainage facilities, slopes, cuts and fills, walls and barriers, sidewalks, utilities, and all other purposes not inconsistent with the Grantee's use across, under, over, and upon the following described land which the Grantor owns or in which the Grantor has any interest, said easement areas are described as follows:

PARCEL 11 EASEMENTS (CONTINUED)**SLOPE/DRAINAGE EASEMENT:**

That portion of Tract X lying **EASTERLY** of the following described line: **BEGINNING** at a point on the **EASTERN** boundary of said Tract X being 42.0 feet opposite engineer's station 18+50, thence **WESTERLY** to a point 51.0 feet opposite engineer's station 18+50, thence **NORTHERLY** to a point 55.0 feet opposite engineer's station 20+00, thence **NORTHERLY** to a point 52.0 feet opposite engineer's station 20+50, thence **NORTHERLY** to a point 58.5 feet opposite engineer's station 21+50, thence **NORTHERLY** to a point 63.0 feet opposite engineer's station 22+00, thence **NORTHERLY** to a point on the **NORTHERN** boundary of said parcel, being 63.2 feet opposite engineer's station 22+09.1, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 4609 sq. ft. or 0.106 acres, M/L.

CLEAR ZONE EASEMENT:

That portion of Tract X lying **EASTERLY** of the following described line: **BEGINNING** at a point on the **SOUTHERN** boundary of said Tract X, being 56.0 feet opposite engineer's station 17+56, thence **NORTHERLY** to a point 56.0 feet opposite engineer's station 18+50, thence **NORTHERLY** to a point 57.0 feet opposite engineer's station 20+00, thence **NORTHERLY** to a point 56.0 feet opposite engineer's station 20+50, thence **NORTHERLY** to a point 55.0 feet opposite engineer's station 22+00, thence **NORTHERLY** to a point on the **NORTHERN** boundary of said parcel being 55.5 feet opposite engineer's station 22+08.2, as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 6439 sq. ft. or 0.148 acres, M/L.

The lands described herein shall not be improved in anyway to impair the recovery area. Such improvement includes, but is not limited to, structures, landscaping, and physical obstructions above ground such as trees, drainage structures, massive sign supports, utility poles, and other ground-mounted obstructions. King County shall have the right to enter upon these premises and do whatever is necessary to maintain said clear zone onto Avondale Road.

TEMPORARY CONSTRUCTION EASEMENT:

NOTE: The temporary construction easement shall entitle King County to construct a drainage ditch within the described property.

That portion of Tract X lying **EASTERLY** of the following described line: **BEGINNING** at a point on the **SOUTHERN** boundary of said Tract X being 50.4 feet opposite engineer's station 17+56.3, thence **NORTHERLY** to a point 51.0 feet opposite engineer's station 18+50, thence **EASTERLY** to a point on the **EASTERN** boundary of said parcel being 42.0 feet opposite engineer's Station 18+50, MINUS the slope easement, as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 811 sq. ft. or 0.019 acres, M/L.

This agreement shall remain in existence until such time as Grantee will have fully carried out the original construction necessary to complete the project.

UTILITY EASEMENT:

That portion of Tract X lying **EASTERLY** of the following described line: **BEGINNING** at a point on the **SOUTHERN** boundary of said parcel, being 65.9 feet opposite engineer's station 17+55.5, thence **NORTHERLY** to a point 70.0 feet opposite engineer's station 20+45, thence **NORTHERLY** to a point 71.0 feet opposite engineer's Station 22+00, thence **NORTHERLY** to a point on the **NORTHERN** boundary of said parcel being 70.4 feet opposite engineer's Station 22+10, as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 12197 sq. ft. or 0.280 acres, M/L.

Owner shall have reasonable access to utilities in conformity with and as approved by the Grantee, its successors or assigns, and the providing utility company.

SIGHT DISTANCE EASEMENT:

That portion of Tract X lying **EASTERLY** of the following described line: **BEGINNING** at a point on the **SOUTHERN** boundary of said Tract X, being 42.7 feet opposite engineer's station 17+56.8, thence **NORTHERLY** to a point 46.0 feet opposite engineer's station 21+57, thence **NORTHERLY** to a point on the **NORTHERN** boundary of said parcel being 49.6 feet opposite engineer's Station 22+07.5, as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 2596 sq. ft. or 0.060 acres, M/L.

PARCEL 11 SIGHT DISTANCE EASEMENT (CONTINUED)

It is understood by the parties hereto that this easement has been given to and accepted by King County subject to and upon the following conditions:

The lands described herein shall not be improved in anyway to impair the line of sight into the right of way of Avondale Road. Such improvement includes, but is not limited to, structures and landscaping. The Grantors herein be required to obtain written approval of the Traffic Division of the King County Department of Public Works prior to any planting, landscaping, fencing, or any other alterations or modification within the easement. King County shall have the right to enter upon these premises and do whatever is necessary to maintain the proper sight distance onto Avondale Road.

King County shall have the right of ingress and egress over and across the land of the owner to and from the above described property, and the right to clear and keep cleared all trees and other obstructions. King County shall have the right to permit others to occupy the easement jointly with King County for utility purposes.

PARCEL 11 TRACT X:

PARCEL A: That portion of the NE 1/4 of the NW 1/4 of Section 31, Township 26 North, Range 6 East, W. M., in King County, Washington, described as follows:

Commencing at the Northwest corner of said subdivision; thence South 00' 09' 05" West along the Westerly line of said subdivision 713.27 feet to the True Point of Beginning of the tract of land herein described; thence continuing South 00' 09' 05" West along said Westerly line 445.25 feet to a point 132.00 feet Northerly of the Southwest corner of said subdivision; thence South 82' 36' 01" East, parallel with the Southerly line of said subdivision 481.33 feet to the Westerly margin of Avondale Road as established by Deed to King County recorded under Recording No. 4507776; thence Northerly along said Westerly margin 442.64 feet to a point South 82' 36' 01" East from the True Point of Beginning; thence North 82' 36' 01" West 554.99 feet to the True Point of Beginning.

PARCEL B: That portion of the NW 1/4 of Section 31, Township 26 North, Range 6 East, W. M., in King County, Washington, described as follows:

Beginning 123.75 feet West of the Southeast corner of Government Lot 1; thence East 618.75 feet to the West margin of Avondale Road as established by Deed to King County recorded under Recording No. 4507776; thence North along said West margin 132 feet; thence West 618.75 feet; thence South 132 feet to beginning.

Roy O. and Gloria Bemis - Parcel 12**DEED TAKE**

That portion of Tract X lying WESTERLY of the following described line: BEGINNING at a point the SOUTHERN boundary of said Tract X being 42.0 feet opposite engineer's station 16+31.30, thence NORTHERLY to a point on the WESTERN boundary of said parcel, being 42.0 feet opposite engineer's station 17+02.6, as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 59 sq. ft. or 0.001 acres, M/L.

Together with the right to make all necessary slopes for cuts and fills upon the abutting property on each side of any road which is now, or may be constructed hereafter on said property, in conformity with standard plans and specifications for highway purposes.

PARCEL 12 EASEMENTS:

A perpetual easement to construct, reconstruct, operate, and maintain drainage facilities, slopes, cuts and fills, walls and barriers, sidewalks, utilities, and all other purposes not inconsistent with the Grantee's use across, under, over, and upon the following described land which the Grantor owns or in which the Grantor has any interest, said easement areas are described as follows:

SLOPE EASEMENT:

That portion of Tract X lying WESTERLY of the following described line: BEGINNING at a point on the SOUTHERN boundary of said Tract X, being 47.3 feet opposite engineer's station 16+31.6, thence NORTHERLY to a point 47.0 feet opposite engineer's station 16+40, thence WESTERLY to a point on the WESTERN boundary of said Tract X, being 42.0 feet opposite engineer's station 16+40, as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 45 sq. ft. or 0.001 acres, M/L.

PARCEL 12 EASEMENTS (CONTINUED)**CLEAR ZONE EASEMENT:**

That portion of Tract X lying WESTERLY of the following described line: BEGINNING at a point on the SOUTHERN boundary of said Tract X, being 50.5 feet opposite engineer's station 16+31.8, thence NORTHERLY to a point 50.0 feet opposite engineer's station 16+45, thence WESTERLY to a point on the WESTERN boundary of said Tract X, being 42.0 feet opposite engineer's station 16+45, as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 111 sq. ft. or 0.003 acres, M/L.

The lands described herein shall not be improved in anyway to impair the recovery area. Such improvement includes, but is not limited to, structures, landscaping, and physical obstructions above ground such as trees, drainage structures, massive sign supports, utility poles, and other ground mounted obstructions. King County shall have the right to enter upon these premises and do whatever is necessary to maintain said clear zone onto Avondale Road.

WALL EASEMENT:

Those portions of Tract X lying WESTERLY of the following described lines: BEGINNING at a point on the WESTERN boundary of said Tract X, being 42.0 feet opposite engineer's station 16+40, thence EASTERLY to a point 44.0 feet opposite engineer's station 16+40, thence NORTHERLY to a point 44.0 feet opposite engineer's station 16+50, thence NORTHERLY to a point on the WESTERN boundary of said Tract X being 44.0 feet opposite engineer's station 17+89, as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 149 sq. ft. or 0.003 acres M/L.

BARRIER EASEMENT:

That portion of Tract X lying WESTERLY of the following described line: BEGINNING at a point on the WESTERN boundary of said Tract X, being 53.6 feet opposite engineer's station 22+54, thence EASTERLY to a point 65.0 feet opposite engineer's station 22+56, thence NORTHERLY to a point 65.0 feet opposite engineer's station 22+59, thence WESTERLY to a point on the WESTERN boundary of said Tract X being 53.8 feet opposite engineer's station 22+57, as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 48 sq. ft. or 0.001 acres M/L.

TEMPORARY CONSTRUCTION EASEMENT:

To entitle King County to construct a retaining wall within the following described property.

Those portions of Tract X lying WESTERLY of the following described lines: BEGINNING at a point on the WESTERN boundary of said Tract X, being 42.0 feet opposite engineer's station 16+40, thence EASTERLY to a point 49.0 feet opposite engineer's station 16+40, thence NORTHERLY to a point 49.0 feet opposite engineer's station 20+05, thence NORTHERLY to a point on the WESTERN boundary of said Tract X, being 49.0 feet opposite engineer's station 20+46. And, BEGINNING at a point on the WESTERN boundary of said Tract X, being 53.0 feet opposite engineer's station 22+41, thence EASTERLY to a point 70.0 feet opposite engineer's station 22+49, thence NORTHERLY to a point 70.0 feet opposite engineer's station 22+59, thence WESTERLY to a point on the WESTERN boundary of said Tract X, being 54.0 feet opposite engineer's station 22+59, as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 1739 sq. ft. or 0.038 acres, M/L.

This agreement shall remain in existence until such time as Grantee will have fully carried out the original construction necessary to complete the project.

King County shall have the right of ingress and egress over and across the land of the owner to and from the above described property, and the right to clear and keep cleared all trees and other obstructions. King County shall have the right to permit others to occupy the easement jointly with King County for utility purposes.

PARCEL 12 TRACT X:

That portion of the NE 1/4 of the NW 1/4 of Section 31, Township 26 North, Range 6 East, W. M., in King County, Washington, described as follows:

Commencing at a point on the North line of said subdivision distant North 81° 03' 02" West 645.12 feet from the northeast corner thereof; thence South 14° 33' 34" East 231.24 feet; thence North 80° 03' 20" East 49.89 feet; thence South 14° 02' 18" East 104.41 feet; thence South 84° 55' 49" East 201.64 feet; thence South 0° 43' 30" East 180.98 feet; thence South 84° 55' 49" East 100.51 feet to the True Point of Beginning of this description; thence North 84° 55' 49" West 100.51

PARCEL 12 TRACT X (CONTINUED)

feet; thence North 0° 43' 30" West 180.98 feet; thence North 84° 55' 49" West 217.64 feet; thence South 80° 03' 20" West 44.05 feet; thence South 6° 50' 44" East 100.15 feet; thence South 80° 03' 20" West 153.37 feet to the Easterly margin of Avondale Road; thence Southerly along said Easterly margin 813.23 feet to the South line of said subdivision; thence South 82° 36' 01" East along said South line 612.07 feet to a point which bears South 0° 43' 30" East from the True Point of Beginning; thence North 0° 43' 30" West 806.38 feet to the True Point of Beginning. (Being known as Tract D of Short Plat No. 175009 recorded under Recording No. 7510090363, records of King County, Washington.)

Cornertone Investors - Parcel 13**DEED TAKE:**

That portion of the above described parcel lying **EASTERLY** of a line which is 42.0 feet **WESTERLY** and parallel to the centerline of Avondale Road N.E., all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 11,983 sq. ft. or 0.275 acres, M/L.

Together with the right to make all necessary slopes for cuts and fills upon the abutting property on each side of any road which is now, or may be constructed hereafter on said property, in conformity with standard plans and specifications for highway purposes.

PARCEL 13 EASEMENTS:

A perpetual easement to construct, reconstruct, operate, and maintain drainage facilities, slopes, cuts and fills, walls and barriers, sidewalks, utilities, and all other purposes not inconsistent with the Grantee's use across, under, over, and upon the following described land which the Grantor owns or in which the Grantor has any interest, said easement areas are described as follows:

SLOPE/DRAINAGE EASEMENT:

That portion of Tract X lying **EASTERLY** of the following described line: **BEGINNING** at a point on the **SOUTHERN** boundary of said parcel, being 63.2 feet opposite engineer's station 22+09.1, thence **NORTHERLY** to a point 58.5 feet opposite engineer's station 23+50, thence **NORTHERLY** to a point on the **NORTHERN** boundary of said parcel, being 58.2 feet opposite engineer's station 25+34.9, **LESS DRIVEWAY**, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 5585 sq. ft. or 0.128 acres, M/L.

CLEAR ZONE EASEMENT:

That portion of Tract X lying **EASTERLY** of the following described line: **BEGINNING** at a point on the south boundary of said parcel, being 55.5 feet opposite engineer's station 22+08.2, thence **NORTHERLY** to a point 55.5 feet opposite engineer's station 23+50, thence **NORTHERLY** to a point on the **NORTHERN** boundary of said parcel being 55.5 feet opposite engineer's station 25+34.3, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 4,497 sq. ft. or 0.103 acres, M/L.

The lands described herein shall not be improved in any way to impair the recovery area. Such improvement includes but is not limited to structures, landscaping, and physical obstructions above ground such as trees, drainage structures, massive sign supports, utility poles, and other ground-mounted obstructions. King County shall have the right to enter upon these premises and do whatever is necessary to maintain said clear zone onto Avondale Road.

UTILITY EASEMENT: PUGET POWER

That portion of Tract X lying **EASTERLY** of the following described line: **BEGINNING** at a point on the **SOUTHERN** boundary of said parcel, being 70.4 feet opposite engineer's station 22+10, thence **NORTHERLY** to a point 68.0 feet opposite engineer's station 22+42, thence **NORTHERLY** to a point 65.0 feet opposite engineer's station 24+36, thence **NORTHERLY** to a point on the **NORTHERN** boundary of said parcel being 65.3 feet opposite engineer's station 25+36.6, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 8002 sq. ft. or 0.184 acres, M/L.

PARCEL 13 EASEMENTS (CONTINUED)

10628

SIGHT DISTANCE EASEMENT:

That portion of Tract X lying **EASTERLY** of the following described line: **BEGINNING** at a point on the **SOUTHERN** boundary of said parcel, being 49.6 feet opposite engineer's station 22+07.5, thence **NORTHERLY** to a point on the **EASTERN** property line being 42.0 feet opposite engineer's station 24+95, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 1639 sq. ft. or 0.038 acres, M/L.

It is understood by the parties hereto that this easement has been given to and accepted by King County subject to and upon the following conditions:

The lands described herein shall not be improved in anyway to impair the line of sight into the right of way of Avondale Road. Such improvement includes, but is not limited to, structures and landscaping. The Grantors herein be required to obtain written approval of the Traffic Division of the King County Department of Public Works prior to any planting, landscaping, fencing, or any other alterations or modification within the easement. King County shall have the right to enter upon these premises and do whatever is necessary to maintain the proper sight distance onto Avondale Road.

King County shall have the right of ingress and egress over and across the land of the owner to and from the above described property, and the right to clear and keep cleared all trees and other obstructions. King County shall have the right to permit others to occupy the easement jointly with King County for utility purposes.

PARCEL 13 TRACT X:

PARCEL A:

That portion of the Northeast 1/4 of the NW 1/4 of Section 31, Township 26 North, Range 6 East, W. M., in King County, Washington, described as follows:

Commencing at the northwest corner of said subdivision; thence South 00' 09' 05" West along the Westerly line of said subdivision 388.27 feet to the True Point of Beginning; thence continuing South 00' 09' 05" West 325.00 feet; thence South 82' 36' 01" East 554.99 feet to the Westerly margin of Avondale Road Northeast, as established by deed to King County recorded under Recording No. 4507776; thence Northerly along a curve to the left having a radius of 1402.69 feet, the center of which bears North 87' 12' 43" West, an arc distance of 313.98 feet along said road margin; thence North 09' 55' 28" West 7.43 feet; thence North 81' 29' 10" West 534.79 feet to the True Point of Beginning.

PARCEL B:

That portion of the Northeast 1/4 of the NW 1/4 of Section 31, Township 26 North, Range 6 East, W. M., in King County, Washington, lying West of Avondale Road Northeast as established by deed to King County recorded under Recording No. 4507776; **EXCEPT** that portion thereof lying within the North 4 1/3 acres of that portion of the NE 1/4 of the NW 1/4 of said Section 31, Township 26 North, Range 6 East, W. M., lying Westerly of the County road as it existed on September 1, 1906; **AND EXCEPT** that portion thereof lying South of a line described as follows:

Commencing at the Northwest corner of the NE 1/4 of the NW 1/4 of said Section 31; thence South 00' 09' 05" West along the Westerly line of said subdivision 388.27 feet to the True Point of Beginning of said described line; thence South 81' 29' 10" East 534.79 feet to the West margin of Avondale Road Northeast and the terminus of said described line.

Sung Mo Kim and Yang Sub Kim, husband and wife; Maurice E. Cowan and Marion Cowan, husband and wife; Leo H. Kent and Wilda Kent, husband and wife - Tract 16

DEED TAKE:

That portion of Tract X lying **WESTERLY** of the following described line: **BEGINNING** at a point on the **WESTERN** boundary of said Tract X, being 42.0 feet opposite engineer's station 26+35.6, thence **NORTHERLY** to a point on the **NORTHERN** boundary of said Tract X being 42.0 feet opposite engineer's station 27+36.7, as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 449 sq. ft. or 0.010 acres, M/L.

Together with the right of ingress and egress and the right to make all necessary slopes for cuts and fills upon the abutting property on each side of any road which is now, or may be constructed hereafter on said property, in conformity with standard plans and specifications for highway purposes.

PARCEL 16 EASEMENTS:

A perpetual easement to construct, reconstruct, operate, and maintain drainage facilities, slopes, cuts and fills, walls and barriers, sidewalks, utilities, and all other purposes not inconsistent with the Grantee's use across, under, over, and upon the following described land which the Grantor owns or in which the Grantor has any interest, said easement areas are described as follows:

CLEAR ZONE EASEMENT:

That portion of Tract X lying WESTERLY of the following described line: BEGINNING at a point on the SOUTHERN boundary of said Tract X, being 44.2 feet opposite engineer's station 26+29.9, thence NORTHERLY to a point on the NORTHERN boundary of said parcel being 43.5 feet opposite engineer's station 27+36.8, as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 159 sq. ft. or 0.004 acres, M/L.

The lands described herein shall not be improved in anyway to impair the recovery area. Such improvement includes, but is not limited to, structures, landscaping, and physical obstructions above ground such as trees, drainage structures, massive sign supports, utility poles, and other ground mounted obstructions. King County shall have the right to enter upon these premises and do whatever is necessary to maintain said clear zone onto Avondale Road.

King County shall have the right of ingress and egress over and across the land of the owner to and from the above described property, and the right to clear and keep cleared all trees and other obstructions. King County shall have the right to permit others to occupy the easement jointly with King County for utility purposes.

PARCEL 16 TRACT X:

Lot B of King County Short Plat No. 175009 as recorded under Recording No. 7510090363 being a portion of:

That portion of the NE 1/4 of the NW 1/4 of Section 31, Township 26 North, Range 6 East, W. M., in King County, Washington, lying Easterly of the Redmond Bear Creek County Road; EXCEPT any portion of the North 4 1/3 acres of that portion of said NE 1/4 of the NW 1/4 lying Westerly of County Road as it existed on September 1, 1906. The South line of said 4 1/3 acres tract forming right angles with the Westerly line of said subdivision; EXCEPT the following described tract:

Beginning at the Northeast corner of said subdivision; thence North 81' 03' 02" West along the North line of said subdivision 645.12 feet to the True Point of Beginning; thence South 14' 33' 34" East 132.72 feet; thence South 79' 23' 11" West 180.00 feet, more or less, to the centerline of said Avondale Road; thence Northwesterly along said centerline to an intersection with the North line of said subdivision; thence South 81' 03' 02" East along said line to the True Point of Beginning; EXCEPT the South 10.00 feet thereof as measured perpendicular to the South line of said premises; ALSO EXCEPT that portion lying within York Road (also known as NE 116th Street) and that portion lying within Avondale Road.

Texaco Refining and Marketing, Inc. - Parcel 17**DEED TAKE:**

That portion of Tract X lying WESTERLY AND NORTHERLY of the following described line: BEGINNING at a point 42.0 feet opposite engineer's station 27+71.2, being on the WESTERN property boundary, thence NORTHERLY to a point 42.0 feet opposite engineer's station 28+31.7, being the point of curvature of an arc concave to the SOUTHEAST having a radius of 30.0 feet, thence along the arc a distance of 54.4 feet to the point of tangency, being a point 30.0 feet opposite engineer's station 14+00 (N.E. 116TH St.), thence EASTERLY along a line parallel with the centerline of 116th Street N.E. to the EASTERN boundary of said parcel, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 2,043 sq. ft. or 0.047 acres, M/L.

Together with the right of ingress and egress and the right to make all necessary slopes for cuts and fills upon the abutting property on each side of any road which is now, or may be constructed hereafter on said property, in conformity with standard plans and specifications for highway purposes.

PARCEL 17 EASEMENTS:

A perpetual easement to construct, reconstruct, operate, and maintain drainage facilities, slopes, cuts and fills, walls and barriers, sidewalks, utilities, and all other purposes not inconsistent with the Grantee's use across, under, over, and upon the following described land which the Grantor owns or in which the Grantor has any interest, said easement areas are described as follows:

SLOPE EASEMENT:

That portion of Tract X lying WESTERLY AND NORTHERLY of the following described lines: BEGINNING at a point on the WESTERN boundary of said parcel, being 42.0 feet opposite engineer's station 28+15, thence NORTHERLY to a point 45.0 feet opposite engineer's station 28+31.7, being the point of curvature of an arc concave to the SOUTHEAST having a radius of 27.0 feet, thence along the arc 39.8 feet to a point 34.5 feet opposite engineer's station 13+94 (116th St. N.E.), thence NORTHERLY 3.0 feet to the NORTHERN boundary of said parcel opposite engineer's station 13+94 (N.E. 116TH St.), all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 150 sq. ft. or 0.003 acres, M/L.

SLOPE/DRAINAGE EASEMENT:

That portion of Tract X lying NORTHERLY of the following described lines: BEGINNING at the NORTHEAST corner of the described parcel, being 30.0 feet opposite engineer's station 14+92 (N.E. 116th St.), thence SOUTHERLY along EASTERLY property line to a point 43.8 feet opposite engineer's station 14+98 (N.E. 116th St.), thence WESTERLY to a point 44.0 feet opposite engineer's station 14+90.2 (N.E. 116th St.), thence NORTHERLY to a point on the NORTHERN boundary of said parcel, being 30.0 feet opposite engineer's station 14+83.5 (N.E. 116th St.), all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 113 sq. ft. or 0.003 acres, M/L.

CLEAR ZONE EASEMENT:

Those portions of Tract X lying WESTERLY AND NORTHERLY of the following described lines: BEGINNING at a point on the WESTERN boundary of said parcel, being 43.5 feet opposite engineer's station 27+54.4, thence NORTHERLY to a point 43.5 feet opposite engineer's station 28+06.0, thence NORTHERLY to a point 48.5 feet opposite engineer's station 28+31.7, being the point of curvature of an arc concave to the SOUTHEAST having a radius of 23.5 feet, thence along the arc a distance of 34.1 feet to a point 38.0 feet opposite engineer's station 13+94 (116th St. N.E.), thence NORTHERLY 6.5 feet to the NORTHERN boundary of said parcel opposite engineer's station 13+94 (N.E. 116TH St.).

And, BEGINNING on the EASTERN boundary of said parcel, being 44.8 feet opposite engineer's station 14+98.4 (N.E. 116TH St.), thence WESTERLY to a point 45.0 feet opposite engineer's station 14+78 (N.E. 116th St.), thence NORTHERLY to a point on the NORTHERN boundary of said parcel being 30.0 feet opposite engineer's station 14+71 (N.E. 116th St.), all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 731 sq. ft. or 0.017 acres, M/L.

The lands described herein shall not be improved in any way to impair the recovery area. Such improvement includes but is not limited to structures, landscaping, and physical obstructions above ground such as trees, drainage structures, massive sign supports, utility poles, and other ground-mounted obstructions. King County shall have the right to enter upon these premises and do whatever is necessary to maintain said clear zone onto Avondale Road.

TEMPORARY CONSTRUCTION EASEMENT:

That portion of Tract X lying NORTHERLY of the following described line: BEGINNING on the NORTHERN boundary of said parcel, being 30.0 feet opposite engineer's station 14+63 (N.E. 116th St.), thence SOUTHERLY to a point 37.0 feet opposite engineer's station 14+65 (N.E. 116th St.), thence WESTERLY to a point 37.0 feet opposite engineer's station 14+28 (N.E. 116th St.), thence NORTHERLY to a point on the NORTHERN boundary of said parcel being 30.0 feet opposite engineer's station 14+28 (N.E. 116th St.), all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 252 sq. ft. or 0.006 acres, M/L.

WALL EASEMENT:

The right to construct and maintain said facility: That portion of Tract X lying NORTHERLY of the following described line: BEGINNING at a point on the NORTHERN boundary of said parcel, being 30.0 feet opposite engineer's station 14+33 (N.E. 116th St.), thence SOUTHERLY to a point 34.0 feet opposite engineer's station 14+33 (N.E. 116th St.), thence EASTERLY to a point 34.0 feet opposite engineer's station 14+73 (N.E. 116th St.), thence NORTHERLY to a point on the NORTHERN boundary of said parcel being 30.0 feet opposite engineer's station 14+71 (N.E. 116th St.), all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 162 sq. ft. or 0.004 acres, M/L.

PARCEL 17 EASEMENTS (CONTINUED)UTILITY EASEMENT:

That portion of Tract X lying within the following described lines: BEGINNING at a point 30.0 feet opposite engineer's station 14+43 (N.E. 116th St.), thence SOUTHERLY to a point 47.0 feet opposite engineer's station 14+43 (N.E. 116th St.), thence WESTERLY to a point 47.0 feet opposite engineer's station 14+33 (N.E. 116th St.), thence NORTHERLY to a point 30.0 feet opposite engineer's station 14+33 (N.E. 116th St.), thence EASTERLY to the point of beginning, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 170 sq. ft. or 0.004 acres, M/L.

King County shall have the right of ingress and egress over and across the land of the owner to and from the above described property, and the right to clear and keep cleared all trees and other obstructions. King County shall have the right to permit others to occupy the easement jointly with King County for utility purposes.

PARCEL 17 TRACT X:

That portion of the NE 1/4 of the NW 1/4 of Section 31, Township 26 North, Range 6 East, W. M., in King County, Washington, lying East of the Redmond-Bear Creek Road (Avondale Road) described as follows:

Commencing at the Northeast corner of said subdivision; thence North 81' 03' 02" West along the centerline of York Road, which is also the North line of said subdivision, 645.12 feet to the point of beginning; thence South 14' 33' 34" East 132.72 feet; thence South 79' 23' 11" West 180.00 feet, more or less, to the centerline of the Redmond-Bear Creek Road (Avondale Road); thence Northwesterly along said centerline to an intersection with said centerline of York Road; thence South 81' 03' 02" East along said centerline to the point of beginning; EXCEPT the South 10 feet thereof as measured perpendicular to the South line of said premises; EXCEPT that portion lying within York Road (NE 116th Street) as presently established; AND EXCEPT that portion lying West of the East margin of Avondale Road NE as conveyed to King County by instrument recorded under Recording No. 8711100507.

Jeffrey C. Jenkins - Parcel 20DEED TAKE:

That portion of Tract X lying SOUTHERLY and WESTERLY of the following described line: BEGINNING at a point on the SOUTHERN boundary of said Tract X being 20.0 feet opposite engineer's station 17+50 (N.E. 116th St.), thence NORTHERLY to a point 30.0 feet opposite engineer's station 17+50, thence WESTERLY to a point 30.0 feet opposite engineer's station 13+70.1, being the point of curvature of an arc concave to the NORTHEAST with a radius of 25.0 feet, thence along the arc a distance of 34.4 feet to the point of tangency, being a point 42.0 feet opposite engineer's station 29+54.1, thence NORTHERLY along a line parallel to the centerline of Avondale Road N.E. to a the NORTHERN boundary of said Tract X, as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 9,592 sq. ft. or 0.220 acres, M/L.

Together with the right of ingress and egress and the right to make all necessary slopes for cuts and fills upon the abutting property on each side of any road which is now, or may be constructed hereafter on said property, in conformity with standard plans and specifications for highway purposes.

PARCEL 20 EASEMENTS:

A perpetual easement to construct, reconstruct, operate, and maintain drainage facilities, slopes, cuts and fills, walls and barriers, sidewalks, utilities, and all other purposes not inconsistent with the Grantee's use across, under, over, and upon the following described land which the Grantor owns or in which the Grantor has any interest, said easement areas are described as follows:

SLOPE/DRAINAGE EASEMENT:

That portion of Tract X lying SOUTHERLY of the following described line: BEGINNING at a point on the SOUTHERN boundary of said Tract X, being 30.0 feet opposite engineer's station 16+70 (N.E. 116TH St.), thence WESTERLY to a point 37.5 feet opposite engineer's station 15+50 (N.E. 116th St.), thence WESTERLY to a point 39.0 feet opposite engineer's station 15+12 (N.E. 116th St.), thence WESTERLY to a point 36.0 feet opposite engineer's station 14+37 (N.E. 116th St.), thence WESTERLY to a point on the SOUTHERN boundary of said parcel being 30.0 feet opposite engineer's station 13+80 (N.E. 116th St.), AND, That portion of the above described parcel lying WESTERLY and NORTHERLY of the following described line:

PARCEL 20 EASEMENTS (CONTINUED)SLOPE/DRAINAGE EASEMENT: (CONTINUED)

BEGINNING at a point on the WESTERN boundary of said parcel, being 42.0 feet opposite engineer's station 30+55, thence EASTERLY to a point 107.0 feet opposite engineer's station 30+55, thence NORTHERLY to a point on the NORTHERN boundary of said Tract X being 107.0 feet opposite engineer's station 31+34.8 as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 6013 sq. ft. or 0.138 acres, M/L.

SLOPE EASEMENT:

Those portions of Tract X lying WESTERLY of the following described lines: BEGINNING at a point on the WESTERN boundary of said Tract X, being 42.0 feet opposite engineer's station 29+54, thence EASTERLY to a point 44.0 feet opposite engineer's station 29+54, thence NORTHERLY to a point 44.0 feet opposite engineer's station 29+81, thence NORTHERLY to a point 49.0 feet opposite engineer's station 30+40, thence WESTERLY to a point on the WESTERN boundary of said parcel being 42.0 feet opposite engineer's station 30+40, as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 323 sq. ft. or 0.007 acres, M/L.

CLEAR ZONE EASEMENT:

Those portions of Tract X lying SOUTHERLY and WESTERLY of the following described lines: BEGINNING on the SOUTHERN boundary of said Tract X, being 30.0 feet opposite engineer's station 17+08 (N.E. 116TH St.), thence NORTHERLY to a point 31.0 feet opposite engineer's station 17+08 (N.E. 116TH St.), thence WESTERLY to a point 42.5 feet opposite engineer's station 15+50 (N.E. 116TH St.), thence WESTERLY to a point 42.0 feet opposite engineer's station 14+37 (N.E. 116th St.), thence WESTERLY to a point 33.0 feet opposite engineer's station 13+78, being the point of curvature of an arc concave to the NORTHEAST with a radius of 25.0 feet, thence along the arc a distance of 39.9 feet to the point of tangency being 46.0 feet opposite engineer's station 29+58, thence NORTHERLY to a point 48.0 feet opposite engineer's station 29+89, thence WESTERLY to a point on the WESTERN boundary of said Tract X being 42.0 feet opposite engineer's station 29+89. And, BEGINNING at a point on the WESTERN boundary of said parcel being 42.0 feet opposite engineer's station 30+97, thence EASTERLY to a point 72.5 feet opposite engineer's station 30+97, thence NORTHERLY to a point 72.5 feet opposite engineer's station 31+12, thence NORTHERLY to a point on the NORTHERN boundary of said parcel being 68.7 feet opposite engineer's station 31+26.1, as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 3974 sq. ft. or 0.091 acres, M/L.

The lands described herein shall not be improved in anyway to impair the recovery area. Such improvement includes, but is not limited to, structures, landscaping, and physical obstructions above ground such as trees, drainage structures, massive sign supports, utility poles, and other ground mounted obstructions. King County shall have the right to enter upon these premises and do whatever is necessary to maintain said clear zone onto Avondale Road.

DRAINAGE EASEMENT:

Those portions of Tract X lying WESTERLY and NORTHERLY of the following described line: BEGINNING at a point on the NORTHERN boundary of said Tract X, being 149.0 feet opposite engineer's station 31+45, thence S 19-21-12 E a distance of 109.50 feet, thence N 39-20-19 E a distance of 39.18 feet, thence N 08-48-47 W a distance of 80.04 feet to a point on the NORTHERN boundary of said parcel being 197.0 feet opposite engineer's station 31+57, as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 3802 sq. ft. or 0.087 acres, M/L.

This agreement shall remain in existence until such time as Grantee will have fully carried out the original construction necessary to complete the project.

WALL EASEMENT:

That portion of Tract X lying WESTERLY of the following described line: BEGINNING on the WESTERN boundary of said Tract X, being 42.0 feet opposite engineer's station 30+33, thence EASTERLY to a point 44.0 feet opposite engineer's station 30+33, thence NORTHERLY to a point 44.0 feet opposite engineer's station 30+55, thence WESTERLY to a point on the WESTERN boundary of said Tract X being 42.0 feet opposite engineer's station 30+55, as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 43 sq. ft. or 0.001 acres, M/L.

PARCEL 20 EASEMENTS (CONTINUED)**SIGHT DISTANCE EASEMENT:**

That portion of Tract X lying WESTERLY of the following described line: BEGINNING at a point on the SOUTHWESTERN boundary of said Tract X, being 49.0 feet opposite engineer's station 29+35.9, thence NORTHERLY to a point on the NORTHERN boundary of said parcel being 69.9 feet opposite engineer's station 31+26.3, as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 3468 sq. ft. or 0.080 acres, M/L.

The lands described herein shall not be improved in anyway to impair the line of sight into the right of way of Avondale Road Northeast. Such improvement includes, but is not limited to, structures and landscaping. The Grantors herein be required to obtain written approval of the Traffic Division of the King County Department of Public Works prior to any planting, landscaping, fencing, or any other alterations or modification within the easement. King County shall have the right to enter upon these premises and do whatever is necessary to maintain the proper sight distance onto Avondale Road.

TEMPORARY CONSTRUCTION EASEMENT:

That portion of Tract X lying WESTERLY of the following described line: BEGINNING at a point on the WESTERN boundary of said Tract X, being 42.0 feet opposite engineer's station 30+40, thence EASTERLY to a point 49.0 feet opposite engineer's station 30+40, thence NORTHERLY to a point 49.0 feet opposite engineer's station 30+55, thence WESTERLY to a point on the WESTERN boundary of said parcel being 42.0 feet opposite engineer's station 30+55, as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 108 sq. ft. or 0.002 acres, M/L.

King County shall have the right of ingress and egress over and across the land of the owner to and from the above described property, and the right to clear and keep cleared all trees and other obstructions. King County shall have the right to permit others to occupy the easement jointly with King County for utility purposes.

PARCEL 20 TRACT X:

That portion of the SE 1/4 of the SW 1/4 of Section 30, Township 26 North, Range 6 East, W. M., in King County, Washington described as follows:

Beginning at the quarter section corner of the South line of said section and running thence along the quarter section line North 0' 57' 20" East 20 feet to the North line of County Road No. 480 (Northeast 116th Street); thence North 83' 53' 15" West along said North line a distance of 170 feet to the True Point of Beginning, being the Southwest corner of the tract of land deeded to Chas. W. Sweet by Deed recorded under Auditor's File No. 2596330, records of said County; thence along the West line of said Sweet Tract, North 0' 57' 20" East 375 feet, more or less, to the Southeast corner of the tract of land deeded to Archie Claven by Deed recorded under Auditor's File No. 2666508, records of said county; thence along the South line of said Claven Tract, North 83' 53' 15" West to the Northeast corner of the tract of land deeded to Maxine Plont Layer by Deed recorded March 1, 1938, under Auditor's File No. 2986168, records of said county, thence along the East line of said Layer Tract, South 0' 57' 20" West 100 feet to the Southeast corner thereof; thence along the South line of said Layer Tract, South 80' 04' 00" West 365.95 feet, more or less, to the East line of the Redmond-Bear Creek County Road (Avondale Road NE and Avondale Place NE); thence Southerly along said East line to the North line of county Road No. 480 (NE 116th Street); thence East along said North line to the point of beginning; EXCEPT portion thereof lying Easterly of the thread of Bear Creek as conveyed by Deed recorded under Auditor's File No. 7612300218. (Being known as a portion of No. 13 Richland Acres No. 3, according to the unrecorded plat thereof.)

Cheryl Lee, formerly Cheryl Pilon; Lon G. Rankin and Ethel L. Rankin, husband and wife - Parcel 25**DEED TAKE:**

That portion of Tract X lying SOUTHERLY of the following described line: BEGINNING at a point 42.0 feet opposite engineer's station 35+34.9, being the point of tangency to a curve concave to the NORTHEAST having a radius of 40.0 feet, thence along the curve a distance of 83.4 feet to a point on the SOUTHERN boundary of said parcel being 28.2 feet opposite engineer's station 101+02.9 of Avondale Place N.E., as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 4512 sq. ft. or 0.104 acres, M/L.

Together with the right of ingress and egress and the right to make all necessary slopes for cuts and fills upon the abutting property on each side of any road which is now, or may be constructed hereafter on said property, in conformity with standard plans and specifications for highway purposes.

PARCEL 25 EASEMENTS:

A perpetual easement to construct, reconstruct, operate, and maintain drainage facilities, slopes, cuts and fills, walls and barriers, sidewalks, utilities, and all other purposes not inconsistent with the Grantee's use across, under, over, and upon the following described land which the Grantor owns or in which the Grantor has any interest, said easement areas are described as follows:

CLEAR ZONE EASEMENT:

That portion of Tract X lying SOUTHERLY and WESTERLY of the following described line: BEGINNING on the WESTERN boundary of said Tract X, being 43.8 feet opposite engineer's station 35+47, thence SOUTHERLY to a point 50.0 feet opposite engineer's station 35+09, thence SOUTHEASTERLY to a point on the SOUTHERN boundary of said parcel being 31.5 feet opposite engineer's station 101+20.5 of Avondale Place N.E., as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 894 sq. ft. or 0.021 acres, M/L.

The lands described herein shall not be improved in anyway to impair the recovery area. Such improvement includes, but is not limited to, structures, landscaping, and physical obstructions above ground such as trees, drainage structures, massive sign supports, utility poles, and other ground mounted obstructions. King County shall have the right to enter upon these premises and do whatever is necessary to maintain said clear zone onto Avondale Road.

SLOPE EASEMENT:

Those portions of Tract X lying SOUTHERLY and WESTERLY of the following described lines: BEGINNING at a point on the WESTERN boundary of said Tract X, being 46.9 feet opposite engineer's station 35+04, thence NORTHERLY to a point on the WESTERN boundary of said parcel being 43.8 feet opposite engineer's station 35+35. And, BEGINNING at a point on the SOUTHERN boundary of said parcel, being 29.8 feet opposite engineer's station 100+92 of Avondale Place N.E., thence EASTERLY to a point 35.6 feet opposite engineer's station 101+17 of Avondale Place N.E., thence EASTERLY to a point 36.1 feet opposite engineer's station 102+03 of Avondale Place N.E., as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 283 sq. ft. or 0.006 acres, M/L.

SIGHT DISTANCE EASEMENT:

That portion of Tract X lying WESTERLY of the following described line: BEGINNING at a point on the SOUTHERN boundary of said Tract X, being 55.1 feet opposite engineer's station 34+93.8, thence NORTHERLY to a point on the NORTHERN boundary of said parcel being 58.3 feet opposite engineer's station 36+23.9, as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 1295 sq. ft. or 0.030 acres, M/L.

The lands described herein shall not be improved in anyway to impair the line of site into the right of way of Avondale Road Northeast. Such improvement includes, but is not limited to, structures and landscaping. The Grantors herein be required to obtain written approval of the Traffic Division of the King County Department of Public Works prior to any planting, landscaping, fencing, or any other alterations or modification within the easement. King County shall have the right to enter upon these premises and do whatever is necessary to maintain the proper sight distance onto Avondale Road.

King County shall have the right of ingress and egress over and across the land of the owner to and from the above described property, and the right to clear and keep cleared all trees and other obstructions. King County shall have the right to permit others to occupy the easement jointly with King County for utility purposes.

PARCEL 25 TRACT X:

That portion of the South 1/2 of the SE 1/4 of the SW 1/4 of Section 30, Township 26 North, Range 6 East, W. M., in King County, Washington, lying Easterly of Avon Road revision deeded to King County by Deed recorded under Auditor's File No. 4507774, and Northwesterly of Robert Main Road Revision No. 1312 as conveyed to King County by Deed recorded under Auditor's File No. 2963376, EXCEPT any portion retained by County for Old Road No. 52.

Cheryl Pilon - Parcel 26SIGHT DISTANCE EASEMENT:

The rights to create a sight distance area over the property described as follows:

That portion of Tract X lying WESTERLY of the following described line: BEGINNING at a point on the SOUTHERN boundary of said Tract X, being 58.3 feet opposite engineer's station 36+23.9, thence NORTHERLY to a point on the WESTERN boundary of said parcel being 57.4 feet opposite engineer's station 36+53.7, as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 57 sq. ft. or 0.001 acres, M/L.

The lands described herein shall not be improved in anyway to impair the line of sight into the right-of-way of Avondale Road. Such improvement includes, but is not limited to, structures and landscaping. The Grantors herein be required to obtain written approval of the Traffic Division of the King County Department of Public Works prior to any planting, landscaping, fencing, or any other alterations or modification within the easement. King County shall have the right to enter upon these premises and do whatever is necessary to maintain the proper sight distance onto Avondale Road.

King County shall have the right of ingress and egress over and across the land of the owner to and from the above described property, and the right to clear and keep cleared all trees and other obstructions. King County shall have the right to permit others to occupy the easement jointly with King County for utility purposes.

PARCEL 26 TRACT X:

PARCEL A: That portion of the South 1/2 of the SE 1/4 of the SW 1/4 of Section 30, Township 26 North, Range 6 East, W. M., in King County, Washington, lying Easterly of Avon Road Revision deeded to King County by Deed recorded under Recording No. 4507774 and Northwesterly of Robert Main Road Revision No. 1312, as conveyed to King County by Deed recorded under Recording No. 2063376; EXCEPT any portion retained by County for Old Road No. 2.

PARCEL B: Portion of the South 1/2 of the North 1/2 of the SE 1/4 of the SW 1/4 of Section 30, Township 26 North, Range 6 East, W. M., in King County, Washington described as follows:

Beginning at the intersection of the North line of said subdivision with the Easterly margin of Avondale Road Revision as deeded to King County by Deed recorded under Recording No. 4507774 said intersection lying North 82' 31' 18" West 499.56 feet from the Northeast corner of said subdivision; thence South 31' 49' 24" West along said Easterly margin 190.05 feet to the True Point of Beginning; thence South 82' 31' 13" East 443.77 feet to the Northwesterly margin of Robert Main Road Revision No. 1312 as conveyed to King County by Deed recorded under Recording No. 2963376; thence Southwesterly along said Northwesterly margin on a curve to the right with a bearing of South 45' 50' 36" West and a radius of 447.68 feet through an arc distance of 192.30 feet to a point of tangency; thence South 70' 27' 17" West 81.14 feet to an intersection with the Northwesterly margin of Old County Road No. 52; thence South 81' 03' 17" West along said margin 56.52 feet to an intersection with the south line of said subdivision; thence North 82' 02' 08" West along said south line 247.36 feet to intersection with aforementioned margin of Avondale Road Revision; thence North 31' 40' 24" East along said margin 188.45 feet to the True Point of Beginning; EXCEPT that portion, if any, lying within the West 640 feet of the South 1/2 of the North 1/2 of the SE 1/4 of the SW 1/4 of said Section 30.

Stanley E. Gramblin - Parcel 28DEED TAKE:

That portion of Tract X lying EASTERLY of a line which is 42 feet WESTERLY and parallel to the centerline of Avondale Road N.E., as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 13236 sq. ft. or 0.304 acres, M/L.

Together with the right of ingress and egress and the right to make all necessary slopes for cuts and fills upon the abutting property on each side of any road which is now, or may be constructed hereafter on said property, in conformity with standard plans and specifications for highway purposes.

PARCEL 28 EASEMENTS:

A perpetual easement to construct, reconstruct, operate, and maintain drainage facilities, slopes, cuts and fills, walls and barriers, sidewalks, utilities, and all other purposes not inconsistent with the Grantee's use across, under, over, and upon the following described land which the Grantor owns or in which the Grantor has any interest, said easement areas are described as follows:

PARCEL 28 EASEMENTS (CONTINUED)

CLEAR ZONE EASEMENT:

That portion of Tract X lying **EASTERLY** of the following described line: **BEGINNING** at a point on the **SOUTHERN** boundary of said Tract X, being 61.6 feet opposite engineer's station 39+48.4, thence **NORTHERLY** to a point 61.0 feet opposite engineer's station 39+80, thence **NORTHERLY** to a point 55.0 feet opposite engineer's station 40+50, thence **NORTHERLY** to a point 55.0 feet opposite engineer's station 42+00, thence **NORTHERLY** to a point 60.0 feet opposite engineer's station 42+40, thence **NORTHERLY** to a point 61.0 feet opposite engineer's station 42+89, thence **NORTHERLY** to a point 61.0 feet opposite engineer's station 43+38, thence **EASTERLY** to a point 48.5 feet opposite engineer's station 43+38, thence **NORTHERLY** to a point on the **NORTHERN** boundary of said parcel being 48.3 feet opposite engineer's station 43+44.3, as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 6089 sq. ft. or 0.140 acres, M/L.

The lands described herein shall not be improved in anyway to impair the recovery area. Such improvement includes, but is not limited to, structures, landscaping, and physical obstructions above ground such as trees, drainage structures, massive sign supports, utility poles, and other ground mounted obstructions. King County shall have the right to enter upon these premises and do whatever is necessary to maintain said clear zone onto Avondale Road.

SLOPE EASEMENT:

Those portions of Tract X lying **EASTERLY** of the following described lines: **BEGINNING** at a point on the **SOUTHERN** boundary of said Tract X, being 48.9 feet opposite engineer's station 39+54.4, thence **NORTHERLY** to a point 49.0 feet opposite engineer's station 39+75, thence **EASTERLY** to a point on the **EASTERN** boundary of said parcel being 42.0 feet opposite engineer's station 39+75. And, **BEGINNING** at a point on the **EASTERN** boundary of said parcel, being 42.0 feet opposite engineer's station 42+40, thence **NORTHERLY** to a point 45.0 feet opposite engineer's station 43+38, thence **NORTHERLY** to a point on the **NORTHERN** boundary of said parcel being 44.7 feet opposite engineer's station 43+46.1, **LESS DRIVEWAY** as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 280 sq. ft. or 0.006 acres, M/L.

TEMPORARY CONSTRUCTION EASEMENT:

The temporary construction easement shall entitle King County to construct a drainage ditch within the attached described property.

That portion of Tract X lying **EASTERLY** of the following described line: **BEGINNING** at a point on the **SOUTHERN** boundary of said Tract X, being 57.9 feet opposite engineer's station 39+50.1, thence **NORTHERLY** to a point 57.0 feet opposite engineer's station 39+75, thence **EASTERLY** to a point 46.0 feet opposite engineer's station 39+75, thence **NORTHERLY** to a point 46.0 feet opposite engineer's station 42+20, thence **EASTERLY** to a point on the **EASTERN** boundary of said parcel being 42.0 feet opposite engineer's station 42+20. And, **BEGINNING** at a point on the **EASTERN** boundary of said parcel, being 42.0 feet opposite engineer's station 42+40, thence **WESTERLY** to a point 60.0 feet opposite engineer's station 42+40, thence **NORTHERLY** to a point 61.0 feet opposite engineer's station 42+89, thence **EASTERLY** to a point on the **EASTERN** boundary of said parcel being 42.0 feet opposite engineer's station 42+91. And, **BEGINNING** at a point on the **EASTERN** boundary of said parcel, being 42.0 feet opposite engineer's station 43+19, thence **WESTERLY** to a point 61.0 feet opposite engineer's station 43+17, thence **NORTHERLY** to a point on the **NORTHERN** boundary of said parcel being 61.0 feet opposite engineer's station 43+37.9, **LESS** the slope easement areas, as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 2439 sq. ft. or 0.056 acres, M/L.

This agreement shall remain in existence until such time as Grantee will have fully carried out the original construction necessary to complete the project.

UTILITY EASEMENT:

That portion of Tract X lying **EASTERLY** of the following described line: **BEGINNING** at a point on the **SOUTHERN** boundary of said Tract X, being 71.7 feet opposite engineer's station 39+43.5, thence **NORTHERLY** to a point 72.0 feet opposite engineer's station 39+48, thence **NORTHERLY** to a point on the **NORTHERN** boundary of said parcel being 70.5 feet opposite engineer's station 43+33.1, as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 11331 sq. ft. or 0.260 acres, M/L.

King County shall have the right of ingress and egress over and across the land of the owner to and from the above described property, and the right to clear and keep cleared all trees and other obstructions. King County shall have the right to permit others to occupy the easement jointly with King County for utility purposes.

PARCEL 28 (CONTINUED)**PARCEL 28 TRACT X:**

That portion of the North 1/2 of the North 1/2 of the SE 1/4 of the SW 1/4 of Section 30, Township 26 North, Range 6 East, W. M., in King County, Washington, lying Westerly of the Westerly line of Avondale Road Northeast as condemned in King County Superior Court Case No. 481037, as set forth in Decree of Appropriation recorded November 4, 1955 under Auditor's File No. 4634055; and lying East of the East line of that portion thereof conveyed to Cory J. DeJong and Ruby O. DeJong by Deed recorded June 16, 1975 under Auditor's File No. 7506160568, records of King County, Washington. (Also known as a portion of Tract 16 of Richland Acres No. 3, according to the unrecorded plat thereof.)

Puget Sound Power and Light - Parcel 29**DEED TAKE:**

That portion of Tract X lying EASTERLY of a line which is 42.0 feet WESTERLY and parallel to the centerline of Avondale Road N.E., as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 4796 sq. ft. or 0.110 acres, M/L.

Together with the right of ingress and egress and the right to make all necessary slopes for cuts and fills upon the abutting property on each side of any road which is now, or may be constructed hereafter on said property, in conformity with standard plans and specifications for highway purposes.

PARCEL 29 EASEMENTS:

A perpetual easement to construct, reconstruct, operate, and maintain drainage facilities, slopes, cuts and fills, walls and barriers, sidewalks, utilities, and all other purposes not inconsistent with the Grantee's use across, under, over, and upon the following described land which the Grantor owns or in which the Grantor has any interest, said easement areas are described as follows:

CLEAR ZONE EASEMENT FOR RECOVERY AREA

That portion of Tract X lying EASTERLY of the following described line: BEGINNING at a point on the SOUTHERN boundary of said Tract X, being 48.3 feet opposite engineer's station 43+44.3, thence NORTHERLY to a point 45.5 feet opposite engineer's station 44+15, thence NORTHERLY to a point 45.5 feet opposite engineer's station 44+40, thence NORTHERLY to a point on the NORTHERN boundary of said parcel being 58.4 feet opposite engineer's station 45+33.5, as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 1391 sq. ft. or 0.032 acres, M/L.

The lands described herein shall not be improved in anyway to impair the recovery area. Such improvement includes, but is not limited to, structures, landscaping, and physical obstructions above ground such as trees, drainage structures, massive sign supports, utility poles, and other ground mounted obstructions. King County shall have the right to enter upon these premises and do whatever is necessary to maintain said clear zone onto Avondale Road.

SLOPE EASEMENT:

Those portions of Tract X lying EASTERLY of the following described lines: BEGINNING at a point on the SOUTHERN boundary of said Tract X, being 44.7 feet opposite engineer's station 43+46.1, thence NORTHERLY to a point on the EASTERN boundary of said parcel, being 42.0 feet opposite engineer's station 44+15. And, BEGINNING at a point on the EASTERN boundary of said parcel, being 42.0 feet opposite engineers station 44+40, thence NORTHERLY to a point 52.0 feet opposite engineer's station 45+25, thence NORTHERLY to a point on the NORTHERN boundary of said parcel being 53.6 feet opposite engineer's station 45+35.9, LESS DRIVEWAYS, as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 498 sq. ft. or 0.011 acres, M/L.

SIGHT DISTANCE EASEMENT:

That portion of Tract X lying EASTERLY of the following described line: BEGINNING at a point on the EASTERN boundary of said Tract X, being 42.0 feet opposite engineer's station 45+25, thence NORTHERLY to a point on the NORTHERN boundary of said parcel being 43.8 opposite engineer's station 45+40.9, as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 23 sq. ft. or 0.001 acres, M/L.

PARCEL 29 SIGHT DISTANCE EASEMENT (CONTINUED)

The lands described herein shall not be improved in anyway to impair line of sight into the right of way of Avondale Road Northeast. Such improvement includes, but it not limited to, structures and landscaping. The Grantors herein be required to obtain written approval of the Traffic Division of the King County Department of Public Works prior to any planting, landscaping, fencing, or any other alterations or modification within the easement. King County shall have the right to enter upon these premises and do whatever is necessary to maintain the proper sight distance onto Avondale Road.

King County shall have the right of ingress and egress over and across the land of the owner to and from the above described property, and the right to clear and keep cleared all trees and other obstructions. King County shall have the right to permit others to occupy the easement jointly with King County for utility purposes.

PARCEL 29 TRACT X:

That portion of the South 1/2 of the NE 1/4 of the SW 1/4 of Section 30, Township 26 North, Range 6 East, W. M., in King County, Washington described as follows:

Beginning at the East line of said subdivision at a point which is North 00° 57' 20" East 1580.70 feet from the South 1/4 corner of said section; thence North 86° 03' 00" West 886.67 feet; thence North 00° 31' 20" East 514.94 feet, more or less, to the North line of said subdivision; thence along said subdivision line North 86° 45' 15" West 457.07 feet, more or less, to the Southwest corner thereof; thence along the West line thereof, South 00° 05' 20" East 680.72 feet, more or less, to the Southwest corner of said subdivision; thence along the South line of said subdivision, South 85° 48' 35" East 1338.09 feet, more or less, to the Southeast corner thereof; thence North 00° 57' 20" East 225 feet, more or less, to the point of beginning; EXCEPT the West 30 feet thereof conveyed to King County for road purposes by deeds recorded under Auditor's File No. 3028938 and 3029351; AND EXCEPT that portion lying East of the Westerly line of Avondale Road revision as recorded in King County Superior Court Cause No. 481037; (also known as a portion of Lots 17 and 28, Richland Acres No. 3, according to the unrecorded plat thereof).

Stanley Gramblin - Parcel 30**EASEMENTS PARCEL 30:**

A perpetual easement to construct, reconstruct, operate, and maintain drainage facilities, slopes, cuts and fills, walls and barriers, sidewalks, utilities, and all other purposes not inconsistent with the Grantee's use across, under, over, and upon the following described land which the Grantor owns or in which the Grantor has any interest, said easement areas are described as follows:

CLEAR ZONE EASEMENT:

That portion of Tract X land lying WESTERLY of the following described line: BEGINNING at a point on the WESTERN boundary of said Tract X, being 51.0 feet opposite engineer's station 42+00, thence NORTHEASTERLY to a point 51.3 feet opposite engineer's station 43+00, thence NORTHERLY to a point on the NORTHERN boundary of said parcel being 54.6 feet opposite engineer's station 43+95.9, as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 797 sq. ft. or 0.018 acres, M/L.

The lands described herein shall not be improved in anyway to impair the recovery area. Such improvement includes, but is not limited to, structures, landscaping, and physical obstructions above ground such as trees, drainage structures, massive sign supports, utility poles, and other ground mounted obstructions. King County shall have the right to enter upon these premises and do whatever is necessary to maintain said clear zone onto Avondale Road.

SLOPE EASEMENT:

That portion of Tract X lying WESTERLY of the following described line: BEGINNING at a point on the WESTERN boundary of said Tract X, being 47.8 feet opposite engineer's station 43+00, thence NORTHERLY to a point on the NORTHERN boundary of said parcel being 50.6 feet opposite engineer's station 43+93.9, as shown on King County Road Survey No. 31-26-6-7, LESS DRIVEWAY.

Containing an area of 266 sq. ft. or 0.006 acres, M/L.

King County shall have the right of ingress and egress over and across the land of the owner to and from the above described property, and the right to clear and keep cleared all trees and other obstructions. King County shall have the right to permit others to occupy the easement jointly with King County for utility purposes.

PARCEL 30 TRACT X:

North 1/2 of the North 1/2 of the SE 1/4 of SW 1/4 of Section 30, Township 26 North, Range 6 East, of W. M; EXCEPT West 20 feet and the East 30 feet for roads; also, beginning on the West line of County Road No. 52 at a point which is 30 feet Westerly from the Southeast corner of the NE 1/4 of the SW 1/4 of Section 30, Township 26 North, Range 6 East, W. M; thence Northerly along the West line of said road 75 feet; thence Southwesterly to a point on the South line of said NE 1/4 of the SW 1/4 which point is 75 feet Westerly from point of beginning; thence Easterly to point of beginning; described property being free and clear of all encumbrances; LESS that certain property contained in said description set forth above which was appropriated by King County under Cause No. 481037.

David and Hess Bostic and Dubsky Nowagroski - Parcel 32**David Bostic - Parcel 33****DEED TAKE:**

PARCEL 32: That portion of the above described parcel lying **EASTERLY** of a line which is 42.0 feet **WESTERLY** and parallel to the centerline of Avondale Road NE; **AND**, that portion of the above described parcel lying **WESTERLY** of a line which is 42.0 feet **EASTERLY** and parallel to the centerline of Avondale Road N.E., all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 3636 sq. ft. or 0.083 acres, M/L. LEFT of Centerline, and,

Containing an area of 1252 sq. ft. or 0.029 acres, M/L. RIGHT of Centerline.

TOTAL DEED TAKE: 4888 sq. ft. or 0.112 acres, M/L.

PARCEL 33: That portion of the above described parcel lying **EASTERLY** of the following described line: **BEGINNING** at a point on the **SOUTHERN** boundary of said parcel, being 106.0 feet opposite engineer's station 47+05.3, thence N 12-41-39 W a distance of 55.31 feet, thence N 26-49-49 E a distance of 39.23 feet, thence N 02-33-08 E a distance of 146.68 feet, thence N 25-33-40 E a distance of 120.06 feet to a point on the **NORTHERN** boundary of said parcel being 213.0 feet opposite engineer's station 50+73.6; **AND**, that portion of the above described parcel of land lying **WESTERLY** and **NORTHERLY** of the following described line: **BEGINNING** at a point on the **SOUTHERN** boundary of said parcel 42.0 feet **EASTERLY** of the centerline of Avondale Road NE; thence **NORTHERLY** and parallel to said centerline to a point 42.0 feet opposite engineer's station 48+93.4, being the point of curvature of a curve concave to the **SOUTH** having a radius of 25.0 feet, thence along the curve 68.0 feet to the point of tangency being 30.0 feet opposite engineer's station 51+25.9 (Avondale Place N.E.), all stationing as shown on King County Road Survey No. 31-26-6-7. Containing an area of 63063 sq. ft. or 1.448 acres, M/L.

Together with the right of ingress and egress and the right to make all necessary slopes for cuts and fills upon the abutting property on each side of any road which is now, or may be constructed hereafter on said property, in conformity with standard plans and specifications for highway purposes.

EASEMENTS PARCELS 32 AND 33:

A perpetual easement to construct, reconstruct, operate, and maintain drainage facilities, slopes, cuts and fills, walls and barriers, sidewalks, utilities, and all other purposes not inconsistent with the Grantee's use across, under, over, and upon the following described land which the Grantor owns or in which the Grantor has any interest, said easement areas are described as follows:

PARCEL 32:**CLEAR ZONE EASEMENT:**

That portion of the above described parcel lying **EASTERLY** of the following described line: **BEGINNING** at a point on the **SOUTHERN** boundary of said parcel, being 58.4 feet opposite engineer's station 45+33.5, thence **NORTHERLY** to a point 66.5 feet opposite engineer's station 46+00, thence **SOUTHEASTERLY** to a point on the **WESTERN** boundary of Avondale Road N.E. being 42.0 feet opposite engineer's station 46+00, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 1271 sq. ft. or 0.029 acres, M/L.

The lands described herein shall not be improved in any way to impair the recovery area. Such improvement includes but is not limited to structures, landscaping, and physical obstructions above ground such as trees, drainage structures, massive sign supports, utility poles, and other ground-mounted obstructions. King County shall have the right to enter upon these premises and do whatever is necessary to maintain said clear zone onto Avondale Road.

PARCEL 32 EASEMENTS (CONTINUED)**SLOPE EASEMENT:**

That portion of the above described parcel lying **EASTERLY** of the following described line: **BEGINNING** at a point on the **SOUTHERN** boundary of said parcel, being 53.6 feet opposite engineer's station 45+35.9, thence **NORTHERLY** to a point 63.0 feet opposite engineer's station 46+00, thence **NORTHEASTERLY** to a point 71.0 feet opposite engineer's station 47+24, thence **EASTERLY** along the **NORTHERN** boundary of said parcel to a point on the **WESTERN** boundary of Avondale Road N.E., being 42.0 feet opposite engineer's station 47+38, **LESS DRIVEWAY**.

SIGHT DISTANCE EASEMENT:

That portion of the above described parcel lying **EASTERLY** of the following described line: **BEGINNING** at a point on the **SOUTHERN** boundary of said parcel, being 43.8 feet opposite engineer's station 45+40.9, thence **NORTHEASTERLY** to a point on the **NORTHERN** boundary of said parcel being 57.4 feet opposite engineer's station 47+30.3, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 1689 sq. ft. or 0.039 acres, M/L.

It is understood by the parties hereto that this easement has been given to and accepted by King County subject to and upon the following conditions:

The lands described herein shall not be improved in anyway to impair the line of sight into the right of way of Avondale Road. Such improvement includes, but is not limited to, structures and landscaping. The Grantors herein be required to obtain written approval of the Traffic Division of the King County Department of Public Works prior to any planting, landscaping, fencing, or any other alterations or modification within the easement. King County shall have the right to enter upon these premises and do whatever is necessary to maintain the proper sight distance onto Avondale Road.

PARCEL 33 EASEMENT: (David Bostic - Continued)**WETLAND MITIGATION EASEMENT:**

To regrade streambank, replant for streambank stabilization, and maintenance of plantings.

That portion of the above described parcel lying **Easterly** of the following described line:

Beginning at a point on the Southern Boundary of said parcel being the centerline of Bear Creek; thence **Westerly** to a point being 106.0 feet opposite Engineer's Station 47+05.3; thence **North 12° 41' 39" West** a distance of 55.31 feet; thence **North 26° 49' 49" East** a distance of 39.23 feet; thence **North 02° 33' 08" East** a distance of 146.68 feet; thence **North 25° 33' 4" East** a distance of 120.06 feet to a point on the Northern boundary of said parcel being 213.0 feet opposite Engineer's Station 50+73.6; all stationing as shown on King County Road Survey No. 31-26-6-7.

King County shall have the right of ingress and egress over and across the land of the owner to and from the above described property, and the right to clear and keep cleared all trees and other obstructions. King County shall have the right to permit others to occupy the easement jointly with King County for utility purposes.

Josephine E. Swalwell and Margaret I. Swalwell - Parcel 34**DEED TAKE:**

That portion of Tract X lying **EASTERLY** of a line which is 42.0 feet **WESTERLY** and parallel to the centerline of Avondale Road Northeast, all stationing as shown on King County Road Survey No. 31-26-6-7.

Contains an area of 2986 sq. ft., or 0.069 acre, more or less.

Together with the right of ingress and egress and the right to make all necessary slopes for cuts and fills upon the abutting property on each side of any road which is now, or may be constructed hereafter on said property, in conformity with standard plans and specifications for highway purposes.

PARCEL 34 EASEMENTS:

A perpetual easement to construct, reconstruct, operate, and maintain drainage facilities, slopes, cuts and fills, walls and barriers, sidewalks, utilities, and all other purposes not inconsistent with the Grantee's use across, under, over, and upon the following described land which the Grantor owns or in which the Grantor has any interest, said easement areas are described as follows:

PARCEL 34 EASEMENTS (CONTINUED)

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WALL EASEMENT:

That portion of the above described parcel lying **EASTERLY** of the following described line: **BEGINNING** at a point on the **SOUTHERN** boundary said parcel, being 44.0 feet opposite engineer's station 51+22, thence **NORTHERLY** to a point 44.0 feet opposite engineer's station 51+60, thence **EASTERLY** to a point on the **EASTERN** boundary of said parcel being 42.0 feet opposite engineer's station 51+60, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 76 sq. ft. or 0.002 acres, M/L.

CLEAR ZONE EASEMENT:

That portion of the above described parcel lying **EASTERLY** of the following described line: **BEGINNING** at a point on the **EASTERN** boundary of said parcel, being 42.0 feet opposite engineer's station 51+60, thence **WESTERLY** to a point 44.9 feet opposite engineer's station 51+60, thence **NORTHERLY** to a point 43.0 feet opposite engineer's station 52+00, thence **NORTHERLY** to a point 45.0 feet opposite engineer's station 52+87, thence **NORTHERLY** to a point 48.5 feet opposite engineer's station 53+58, thence **NORTHERLY** to a point 59.0 feet opposite engineer's station 54+50, thence **EASTERLY** to a point on the **EASTERN** boundary of said parcel being 50.3 feet opposite engineer's station 54+50, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 1342 sq. ft. or 0.031 acres, M/L.

The lands described herein shall not be improved in any way to impair the recovery area. Such improvement includes but is not limited to structures, landscaping, and physical obstructions above ground such as trees, drainage structures, massive sign supports, utility poles, and other ground-mounted obstructions. King County shall have the right to enter upon these premises and do whatever is necessary to maintain said clear zone onto Avondale Road.

WETLAND MITIGATION EASEMENT

That portion of Tract X lying **Easterly** of the following described line: **BEGINNING** at a point on the **SOUTHERN** boundary of said parcel being the centerline of Bear Creek, thence **NORTHERLY** along the centerline of Bear Creek to a point on the **NORTHERN** boundary of said parcel being the centerline of Bear Creek

Containing an area of 48,000 sq. ft., or 1.102 acres, M/L.

UTILITY EASEMENT:

That portion of Tract X lying **EASTERLY** of the following described line: **BEGINNING** at a point on the **EASTERN** boundary of said parcel, being 42.0 feet opposite engineer's station 52+87, thence **NORTHERLY** to a point 59.0 feet opposite engineer's station 53+64, thence **NORTHERLY** to a point 75.6 feet opposite engineer's station 57+00, thence **NORTHERLY** to a point on the **NORTHERN** boundary of said parcel being 71.5 feet opposite engineer's station 58+40.6, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 9577 sq. ft. or 0.220 acres, M/L.

SLOPE EASEMENT:

That portion of the above described parcel lying **EASTERLY** of the following described line: **BEGINNING** at a point on the **EASTERN** boundary of said parcel, being 42.0 feet opposite engineer's station 53+00, thence **NORTHERLY** to a point 45.0 feet opposite engineer's station 53+58, thence **NORTHERLY** to a point 65.0 feet opposite engineer's station 57+46, thence **NORTHEASTERLY** to a point on the **EASTERN** boundary of said parcel being 54.6 feet opposite engineer's station 57+55, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 2877 sq. ft. or 0.066 acres, M/L.

SIGHT DISTANCE EASEMENT: PARCEL 34

That portion of the above described parcel lying **EASTERLY** of the following described line: **BEGINNING** at a point on the **SOUTHERN** boundary of said parcel, being 47.7 feet opposite engineer's station 51+21, thence **NORTHERLY** to a point 42.0 feet opposite engineer's station 52+48, thence **NORTHERLY** to a point **EASTERN** boundary of said parcel being 54.2 feet opposite engineer's station 55+32, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 2045 sq. ft. or 0.047 acres, M/L.

It is understood by the parties hereto that this easement has been given to and accepted by King County subject to and upon the following conditions:

PARCEL 34 (Continued) SIGHT DISTANCE EASEMENT:

The lands described herein shall not be improved in anyway to impair the line of sight into the right of way of Avondale Road. Such improvement includes, but is not limited to, structures and landscaping. The Grantors herein be required to obtain written approval of the Traffic Division of the King County Department of Public Works prior to any planting, landscaping, fencing, or any other alterations or modification within the easement. King County shall have the right to enter upon these premises and do whatever is necessary to maintain the proper sight distance onto Avondale Road.

TEMPORARY CONSTRUCTION EASEMENT:

To entitle King County to construct a retaining wall within the following described property.

That portion of the above described parcel lying **EASTERLY** of the following described line: **BEGINNING** at a point on the **SOUTHERN** boundary of said parcel, being 145.7 feet opposite engineer's station 50+94.3, thence **N 23-14-19 E** a distance of 110.35 feet, thence **S 73-24-50 E** a distance of 10.07 feet, thence **N 23-14-19 E** a distance of 71.75 feet, thence **N 00-07-53 E** a distance of 58.03 feet, thence **N 17-53-19 W** a distance of 38.53 feet, thence **N 25-07-56 W** a distance of 52.04 feet, thence **N 50-21-44 W** a distance of 68.11 feet, thence **N 26-52-11 E** a distance of 95.08 feet, thence **S 86-06-26 E** a distance of 146.10 feet to the **EASTERN** boundary of said parcel being opposite engineer's station 55+80, **LESS** the slope easement area, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 47911 sq. ft. or 1.100 acres, M/L.

King County shall have the right of ingress and egress over and across the land of the owner to and from the above described property, and the right to clear and keep cleared all trees and other obstructions. King County shall have the right to permit others to occupy the easement jointly with King County for utility purposes.

PARCEL 34 TRACT X:

The NE 1/4 of the NE 1/4 of the SW 1/4 of Section 30, Township 26 North, Range 6 East, W. M., in King County, Washington; **EXCEPT** County road; **AND EXCEPT** that portion thereof conveyed to King County for road purposes by Deed recorded under Recording No. 4513496 for right of way, Avondale Road Revision (also known as Tract 30, Richland Acres No. 3, according to the unrecorded plat thereof; **EXCEPT** portion for Avondale Road Revision.

The heirs and devisees of Alice Bate, deceased - Parcel 36**DEED TAKE:**

That portion of Tract X lying **WESTERLY** of a line which is 42 feet **EASTERLY** and parallel to the centerline of Avondale Road N.E., all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 5,481 sq. ft. or 0.126 acres, M/L.

Together with the right of ingress and egress and the right to make all necessary slopes for cuts and fills upon the abutting property on each side of any road which is now, or may be constructed hereafter on said property, in conformity with standard plans and specifications for highway purposes.

PARCEL 36 EASEMENTS:

A perpetual easement to construct, reconstruct, operate, and maintain drainage facilities, slopes, cuts and fills, walls and barriers, sidewalks, utilities, and all other purposes not inconsistent with the Grantee's use across, under, over, and upon the following described land which the Grantor owns or in which the Grantor has any interest, said easement areas are described as follows:

CLEAR ZONE EASEMENT:

That portion of the above described parcel of land lying **WESTERLY** of the following described line: **BEGINNING** at a point on the **WESTERN** boundary of said parcel, being 47.0 feet opposite engineer's station 52+08, thence **NORTHERLY** to a point 52.5 feet opposite engineer's station 53+32, thence **NORTHERLY** to a point 55.5 feet opposite engineer's station 54+35, thence **WESTERLY** to a point on the **WESTERN** boundary of said parcel being 42.0 feet opposite engineer's station 54+35, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 2017 sq. ft. or 0.046 acres, M/L.

The lands described herein shall not be improved in any way to impair the recovery area. Such improvement includes but is not limited to structures, landscaping, and physical obstructions above ground such as trees, drainage structures, massive sign supports, utility poles, and other ground-mounted obstructions. King County shall

PARCEL 36 EASEMENTS (Continued)

have the right to enter upon these premises and do whatever is necessary to maintain said clear zone onto Avondale Road.

SLOPE EASEMENT: PARCEL 36

Those portions of the above described parcel of land lying WESTERLY of the following described lines: BEGINNING at a point on the WESTERN boundary of said parcel, being 45.0 feet opposite engineer's station 52+18, thence NORTHERLY to a point 49.0 feet opposite engineer's station 53+32, thence NORTHERLY to a point 52.0 feet opposite engineer's station 54+35, thence NORTHERLY to a point 52.0 feet opposite engineer's station 54+65, thence WESTERLY to a point on the WESTERN boundary of said parcel being 42.0 feet opposite engineer's station 54+65.

And, BEGINNING at a point on the WESTERN boundary of said parcel, being 42.0 feet opposite engineer's station 54+75, thence EASTERLY to a point 52.0 feet opposite engineer's station 54+75, thence NORTHERLY to a point on the NORTHERN boundary of said parcel being 52.4 feet opposite engineer's station 54+89.4, LESS DRIVEWAYS, all stationing as shown on King County Road Survey No. 31-26-6-7,

Containing an area of 1577 sq. ft. or 0.036 acres, M/L.

BARRIER EASEMENT:

That portion of the above described parcel of land lying WESTERLY of the following described line: BEGINNING at a point on the WESTERN boundary of said parcel, being 42.0 feet opposite engineer's station 54+44, thence EASTERLY to a point 77.0 feet opposite engineer's station 54+44, thence NORTHERLY to a point 77.0 feet opposite engineer's station 54+49, thence WESTERLY to a point on the WESTERN boundary of said parcel being 42.0 feet opposite engineer's station 54+49, all stationing as shown on King County Survey No. 31-26-6-7.

Containing an area of 181 sq. ft. or 0.004 acres, M/L.

TEMPORARY CONSTRUCTION EASEMENT:

That portion of the above described parcel of land lying WESTERLY of the following described line: BEGINNING at a point on the WESTERN boundary of said parcel, being 42.0 feet opposite engineer's station 54+64, thence EASTERLY to a point 61.0 feet opposite engineer's station 54+64, thence NORTHERLY to a point 61.0 feet opposite engineer's station 54+85, thence WESTERLY to a point on the WESTERN boundary of said parcel being 42.0 feet opposite engineer's station 54+85, LESS the slope easement areas, all stationing as shown on King County Survey No. 31-26-6-7.

Containing an area of 297 sq. ft. or 0.007 acres, M/L.

WALL EASEMENT:

NOTE: WALL EASEMENT - is to include the statement "This Wall Easement will include the right of Ingress and Egress to maintain this facility".

That portion of the above described parcel of land lying WESTERLY of the following described line: BEGINNING at a point on the WESTERN boundary of said parcel, being 42.0 feet opposite engineer's station 54+65, thence EASTERLY to a point 52.0 feet opposite engineer's station 54+65, thence NORTHERLY to a point 52.0 feet opposite engineer's station 54+75, thence WESTERLY to a point on the WESTERN boundary of said parcel being 42.0 feet opposite engineer's station 54+75, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 93 sq. ft. or 0.002 acres, M/L.

King County shall have the right of ingress and egress over and across the land of the owner to and from the above described property, and the right to clear and keep cleared all trees and other obstructions. King County shall have the right to permit others to occupy the easement jointly with King County for utility purposes.

PARCEL 36 TRACT X:

That portion of the South 1/2 of the North 1/2 of the NW 1/4 of the SE 1/4 of Section 30, Township 26 North, Range 6 East, W. M., in King County, Washington, described as follows:

Beginning at the Northwest corner of said South 1/2 of the North 1/2 of the NW 1/4 of the SE 1/4 said point being the Southeast corner of a tract of land conveyed to Peter Peterson by Deed recorded under Recording No. 2709501; thence South 0° 35' 45" West along the East line thereof 345.04 feet to the Southeast corner of said South 1/2 of the North 1/2 of the NW 1/4 of the SE 1/4; thence North 88° 11' 53" West along the South line thereof 994.63 feet to the Easterly line of that tract of land heretofore known as school property conveyed by School District No. 208 to Avondale Community Club by Deed recorded under Recording No. 2951471; thence Northerly along said Easterly line 74 feet to the Northeast

PARCEL 36 TRACT X: (Continued)

corner of said tract; thence Westerly along the Northerly line of said tract to the East margin of Avondale Road NE as conveyed to King County by Deed recorded under Recording No. 2498560; thence Northerly along said East margin 282.59 feet to a point 351.87 feet South of the East and West centerline of said section, said point being on the South line of said forementioned Peterson tract; thence Easterly in a straight line 1,299.19 feet, more or less, to the point of beginning; EXCEPT the East 30 feet thereof;

TOGETHER WITH that portion of the South 1/2 of the North 1/2 of the NW 1/4 of the SE 1/4 of said Section 30, described as follows:

Commencing at the Northeast corner of the above described tract; thence South 0° 35' 45" West along the East line thereof 345.04 feet to the Southeast corner of said South 1/2 of the North 1/2 of the NW 1/4 of the SE 1/4; thence 88° 11' 53" West along the South line thereof 994.63 feet to the Easterly line of that tract of land heretofore known as school property conveyed by School District No. 208 to Avondale Community Club by Deed recorded under No. 2951471; thence Northerly along said Easterly line to the Southerly line of the Northerly 12.00 feet of said "School Property" being the True Point of Beginning; thence Westerly along said Southerly line 300.00 feet to the Easterly margin of Avondale Road as conveyed to King County by Deed recorded under Recording No. 2498561; thence Northerly along said Easterly margin to the Northerly line of said "School Property"; thence Easterly along said Northerly line to the Easterly line of said "School Property"; thence Southerly along said Easterly line to the True Point of Beginning;

EXCEPT that portion thereof described as follows: Commencing at the Southeast corner of said South 1/2 of the North 1/2 of the NW 1/4 of the SE 1/4 of said Section 30; thence North 88° 11' 53" West, along the South line thereof 986.63 feet to the True Point of Beginning; thence continuing North 88° 11' 53" West along the said South line 8 feet to the Easterly line of the forementioned "School Property" tract; thence Northerly along said Easterly line to the Easterly prolongation of the Southerly line of the Northerly 12.00 feet of said "School Property"; thence Easterly along said prolongation 8 feet; thence Southerly parallel to the Easterly line of that tract to the True Point of Beginning.

Ellwood R. Eney and Elinor E. Young, as Joint Tenants with right of survivorship - Parcel 37**DEED TAKE:**

That portion of Tract X lying WESTERLY of a line which is 42.0 feet EASTERLY and parallel to the centerline of Avondale Road N.E., all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 12377 sq. ft. or 0.284 acres, M/L.

Together with the right of ingress and egress and the right to make all necessary slopes for cuts and fills upon the abutting property on each side of any road which is now, or may be constructed hereafter on said property, in conformity with standard plans and specifications for highway purposes.

EASEMENTS PARCEL 37:

A perpetual easement to construct, reconstruct, operate, and maintain drainage facilities, slopes, cuts and fills, walls and barriers, sidewalks, utilities, and all other purposes not inconsistent with the Grantee's use across, under, over, and upon the following described land which the Grantor owns or in which the Grantor has any interest, said easement areas are described as follows:

SLOPE EASEMENT:

That portion of Tract X lying WESTERLY of the following described line: BEGINNING at a point on the SOUTHERN boundary of said Tract X, being 52.4 feet opposite engineer's station 54+89.4, thence NORTHERLY to a point 55.0 feet opposite engineer's station 55+41, thence NORTHERLY to a point 56.0 feet opposite engineer's station 56+09, thence NORTHWESTERLY to a point on the WESTERN boundary of said Tract X being 42.0 feet opposite engineer's station 56+20, LESS DRIVEWAY, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 1506 sq. ft. or 0.035 acres, M/L.

WALL EASEMENT:

Those portions of Tract X lying WESTERLY of the following described lines: BEGINNING at a point on the WESTERN boundary of said Tract X, being 42.0 feet opposite engineer's station 56+00, thence EASTERLY to a point 44.0 feet opposite engineer's station 56+00, thence NORTHERLY to a point 44.0 feet opposite engineer's station 57+26, thence WESTERLY to a point on the WESTERN boundary of said parcel being 42.0 feet opposite engineer's station 57+26. And, BEGINNING at a point on the WESTERN boundary of said parcel, being 42.0 feet opposite engineer's station 57+42, thence EASTERLY to a point 44.0 feet opposite engineer's station 57+42, thence NORTHERLY to a point 44.0 feet opposite engineer's station 58+09, thence WESTERLY to a point on the WESTERN boundary of said parcel being 42.0 feet opposite engineer's station 58+09, all stationing as shown on King County Road Survey No. 31-26-6-7.

PARCEL 37 WALL EASEMENT: (Continued)

Containing an area of 386 sq. ft. or 0.009 acres, M/L.

BARRIER EASEMENT:

Those portions of Tract X lying WESTERLY of the following described lines: BEGINNING at a point on the WESTERN boundary of said Tract X, being 42.0 feet opposite engineer's station 54+94, thence EASTERLY to a point 77.0 feet opposite engineer's station 54+94, thence NORTHERLY to a point 77.0 feet opposite engineer's station 54+99, thence WESTERLY to a point on the WESTERN boundary of said parcel being 42.0 feet opposite engineer's station 54+99.

And, BEGINNING at a point on the WESTERN boundary of said parcel, being 42.0 feet opposite engineer's station 55+06, thence EASTERLY to a point 77.0 feet opposite engineer's station 55+06, thence NORTHERLY to a point 77.0 feet opposite engineer's station 55+11, thence WESTERLY to a point on the WESTERN boundary of said parcel being 42.0 feet opposite engineer's station 55+11.

And, BEGINNING at a point on the WESTERN boundary of said parcel, being 42.0 feet opposite engineer's station 57+26, thence EASTERLY to a point 74.0 feet opposite engineer's station 57+26, thence NORTHERLY to a point 74.0 feet opposite engineer's station 57+29, thence WESTERLY to a point on the WESTERN boundary of said parcel being 42.0 feet opposite engineer's station 57+29.

And, BEGINNING at a point on the WESTERN boundary of said parcel, being 42.0 feet opposite engineer's station 57+39, thence EASTERLY to a point 74.0 feet opposite engineer's station 57+39, thence NORTHERLY to a point 74.0 feet opposite engineer's station 57+42, thence WESTERLY to a point on the WESTERN boundary of said parcel being 42.0 feet opposite engineer's station 57+42.

And, BEGINNING at a point on the WESTERN boundary of said parcel, being 42.0 feet opposite engineer's station 58+09, thence EASTERLY to a point 74.0 feet opposite engineer's station 58+09, thence NORTHERLY to a point 74.0 feet opposite engineer's station 58+12, thence WESTERLY to a point on the WESTERN boundary of said parcel being 42.0 feet opposite engineer's station 58+12, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 651 sq. ft. or 0.015 acres, M/L.

TEMPORARY CONSTRUCTION EASEMENT:

NOTE: The temporary construction easement shall entitle King County to construct a drainage ditch within the attached described property.

Those portions of Tract X lying WESTERLY of the following described lines: BEGINNING at a point on the WESTERN boundary of said Tract X, being 42.0 feet opposite engineer's station 55+41, thence EASTERLY to a point 59.0 feet opposite engineer's station 55+41, thence NORTHERLY to a point 60.0 feet opposite engineer's station 56+04, thence NORTHWESTERLY to a point 49.0 feet opposite engineer's station 56+29, thence NORTHERLY to a point 49.0 feet opposite engineer's station 57+05, thence WESTERLY to a point on the WESTERN boundary of said parcel being 42.0 feet opposite engineer's station 57+05.

And, BEGINNING at a point on the WESTERN boundary of said parcel, being 42.0 feet opposite engineer's station 57+51, thence EASTERLY to a point 49.0 feet opposite engineer's station 57+51, thence NORTHERLY to a point 49.0 feet opposite engineer's station 58+02, thence WESTERLY to a point on the WESTERN boundary of said parcel being 42.0 feet opposite engineer's station 58+02, LESS the slope easement, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 1340 sq. ft. or 0.031 acres, M/L.

Together with the right to construct a drainage ditch and culvert within said temporary construction easement.

King County shall have the right of ingress and egress over and across the land of the owner to and from the above described property, and the right to clear and keep cleared all trees and other obstructions. King County shall have the right to permit others to occupy the easement jointly with King County for utility purposes.

PARCEL 37 TRACT X:

The North half of the North half of the Northwest quarter of the Southeast quarter of Section 30, Township 26 North, Range 6 East, W. M., in King County, Washington; EXCEPT the West 30 feet thereof conveyed to King County for Avondale Road Northeast by Deed recorded under Recording No. 2498560; (Also known as Lot C of King County Lot Line Adjustment Application No. S90M0340 under King County Recording No. 9105210921).

U. S. Bank of Washington Purdy Trust-WWH587 - Parcel 38**PARCEL 38 EASEMENTS:**

A perpetual easement to construct, reconstruct, operate, and maintain drainage facilities, slopes, cuts and fills, walls and barriers, sidewalks, utilities, and all other purposes not inconsistent with the Grantee's use across, under, over, and upon the following described land which the Grantor owns or in which the Grantor has any interest, said easement areas are described as follows:

BARRIER EASEMENT:

That portion of Tract X lying **EASTERLY** of the following described lines: **BEGINNING** at a point on the **EASTERN** boundary of said parcel, being 54.6 feet opposite engineer's station 60+24, thence **WESTERLY** to a point 74.0 feet opposite engineer's station 60+17, thence **NORTHERLY** to a point 74.0 feet opposite engineer's station 60+22, thence **EASTERLY** to a point on the **EASTERN** boundary of said parcel being 54.6 feet opposite engineer's station 60+29. And, **BEGINNING** at a point on the **EASTERN** boundary of said parcel, being 54.6 feet opposite engineer's station 60+39, thence **WESTERLY** to a point 74.0 feet opposite engineer's station 60+33, thence **NORTHERLY** to a point 74.0 feet opposite engineer's station 60+38, thence **EASTERLY** to a point on the **EASTERN** boundary of said parcel being 54.6 feet opposite engineer's station 60+44, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 194 sq. ft. or 0.004 acres, M/L.

SLOPE, UTILITY, & DRAINAGE EASEMENT:

The **EASTERLY** 17 feet of Tract X.

Containing an area of 5584.16 sq. ft. or 0.128 acres, M/L.

King County shall have the right of ingress and egress over and across the land of the owner to and from the above described property, and the right to clear and keep cleared all trees and other obstructions. King County shall have the right to permit others to occupy the easement jointly with King County for utility purposes.

TRACT X PARCEL 38:

The Southerly 328.48 feet, more or less, of the SE 1/4 of the NW 1/4 of Section 30, Township 26 North, Range 6 East, W. M., King County, Washington; LESS that portion taken as County road.

George P. Hebner and Lucille Hebner - Parcel 41**DEED TAKE:**

That portion of Tract X lying **WESTERLY** of a line which is 42.0 feet **EASTERLY** and parallel to the centerline of Avondale Road N.E., all stationing as shown on King County Road Survey No. 31-26-6-7.

Contains an area of 2304 sq. ft., or 0.053 acres, M/L.

Together with the right of ingress and egress and the right to make all necessary slopes for cuts and fills upon the abutting property on each side of any road which is now, or may be constructed hereafter on said property, in conformity with standard plans and specifications for highway purposes.

PARCEL 41 EASEMENTS:

A perpetual easement to construct, reconstruct, operate, and maintain drainage facilities, slopes, cuts and fills, walls and barriers, sidewalks, utilities, and all other purposes not inconsistent with the Grantee's use across, under, over, and upon the following described land which the Grantor owns or in which the Grantor has any interest, said easement areas are described as follows:

SLOPE EASEMENT:

That portion of Tract X lying **WESTERLY** of the following described line: **BEGINNING** at a point on the **WESTERN** boundary of said parcel, being 42.0 feet opposite engineer's station 58+45, thence **EASTERLY** to a point 57.0 feet opposite engineer's station 58+45, thence **NORTHERLY** to a point 57.0 feet opposite engineer's station 58+93, thence **WESTERLY** to a point on the **WESTERN** boundary of said parcel being 42.0 feet opposite engineer's station 58+86, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 668 sq. ft. or 0.015 acres, M/L.

PARCEL 41 EASEMENTS: (Continued)**BARRIER EASEMENT:**

That portion of Tract X lying WESTERLY of the following described line: BEGINNING at a point on the WESTERN boundary of said parcel, being 42.0 feet opposite engineer's station 58+42, thence EASTERLY to a point 74.0 feet opposite engineer's station 58+42, thence NORTHERLY to a point 74.0 feet opposite engineer's station 58+45, thence WESTERLY to a point on the WESTERN boundary of said parcel being 42.0 feet opposite engineer's station 58+45, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 96 sq. ft. or 0.002 acres, M/L.

TEMPORARY CONSTRUCTION EASEMENT:

To be used by King County for the construction of drainage structures.

That portion of Tract X lying WESTERLY of the following described line: BEGINNING at a point on the WESTERN boundary of said parcel, being 42.0 feet opposite engineer's station 58+86, thence EASTERLY to a point 57.0 feet opposite engineer's station 58+93, thence SOUTHERLY to a point 57.0 feet opposite engineer's station 58+60, thence EASTERLY to a point 72.0 feet opposite engineer's station 58+60, thence NORTHERLY to a point on the NORTHERN boundary of said parcel being the centerline of Bear Creek and being 72.0 feet EASTERLY of the centerline of Avondale Road N.E., all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 1485 sq. ft. or 0.034 acres, M/L.

King County shall have the right of ingress and egress over and across the land of the owner to and from the above described property, and the right to clear and keep cleared all trees and other obstructions. King County shall have the right to permit others to occupy the easement jointly with King County for utility purposes.

PARCEL 41 TRACT X:

The East 200 feet in width of the West 230 feet in width of that portion of the South 1/2 of the SW 1/4 of the NE 1/4 of Section 30, Township 26 North, Range 6 East, W. M., in King County, Washington, lying Southerly of the centerline of Bear Creek; EXCEPT ROADS.

Suzanne Ostheller - Parcel 42**DEED TAKE:**

That portion of Tract X lying WESTERLY of a line which is 42 feet EASTERLY and parallel to the centerline of Avondale Road N.E., all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 22165 sq. ft. or 0.509 acres, M/L.

Together with the right of ingress and egress and the right to make all necessary slopes for cuts and fills upon the abutting property on each side of any road which is now, or may be constructed hereafter on said property, in conformity with standard plans and specifications for highway purposes.

PARCEL 42 EASEMENTS:

A perpetual easement to construct, reconstruct, operate, and maintain drainage facilities, slopes, cuts and fills, walls and barriers, sidewalks, utilities, and all other purposes not inconsistent with the Grantee's use across, under, over, and upon the following described land which the Grantor owns or in which the Grantor has any interest, said easement areas are described as follows:

CLEAR ZONE EASEMENT:

That portion of Tract X lying WESTERLY of the following described line: BEGINNING at a point on the WESTERN boundary of said Tract X, being 42.0 feet opposite engineer's station 60+70, thence EASTERLY to a point 57.0 feet opposite engineer's station 60+70, thence NORTHERLY to a point 51.5 feet opposite engineer's station 61+29, thence NORTHERLY to a point 56.5 feet opposite engineer's station 62+00, thence NORTHERLY to a point 51.5 feet opposite engineer's station 62+91, thence NORTHERLY to a point 44.5 feet opposite engineer's station 63+39, thence NORTHERLY to a point 43.0 feet opposite engineer's station 63+90, thence NORTHERLY to a point 47.0 feet opposite engineer's station 64+88, thence NORTHERLY to a point on the NORTHERN boundary of said parcel being 47.0 feet

PARCEL 42 CLEAR ZONE EASEMENT (CONTINUED):

opposite engineer's station 64+95.3, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 3441 sq. ft. or 0.079 acres, M/L.

The lands described herein shall not be improved in anyway to impair the recovery area. Such improvement includes, but is not limited to, structures, landscaping, and physical obstructions above ground such as trees, drainage structures, massive sign supports, utility poles, and other ground mounted obstructions. King County shall have the right to enter upon these premises and do whatever is necessary to maintain said clear zone onto Avondale Road.

SLOPE EASEMENT:

Those portions of Tract X lying WESTERLY of the following described lines: BEGINNING at a point on the WESTERN boundary of said parcel, being 42.0 feet opposite engineer's station 59+66, thence EASTERLY to a point 57.0 feet opposite engineer's station 59+76, thence NORTHERLY to a point 57.0 feet opposite engineer's station 60+21, thence WESTERLY to a point on the WESTERN boundary of said parcel being 42.0 feet opposite engineer's station 60+21.

And, BEGINNING at a point on the WESTERN boundary of said parcel, being 42.0 feet opposite engineer's station 60+75, thence EASTERLY to a point 52.0 feet opposite engineer's station 60+75, thence NORTHERLY to a point 48.0 feet opposite engineer's station 61+29, thence NORTHERLY to a point 53.0 feet opposite engineer's station 62+00, thence NORTHERLY to a point 48.0 feet opposite engineer's station 62+91, thence NORTHERLY to a point 45.0 feet opposite engineer's station 63+10, thence WESTERLY to a point on the WESTERN boundary of said parcel being 42.0 feet opposite engineer's station 63+07.

And, BEGINNING at a point on the WESTERN boundary of said parcel, being 42.0 feet opposite engineer's station 64+65, thence EASTERLY to a point 43.0 feet opposite engineer's station 64+65, thence NORTHERLY to a point 43.5 feet opposite engineer's station 64+88, thence NORTHERLY to a point on the NORTHERN boundary of said parcel 43.5 feet opposite engineer's station 64+95.3, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 2662 sq. ft. or 0.061 acres, M/L.

TEMPORARY CONSTRUCTION EASEMENT:

To be used by the County for construction of a retaining wall and bridge structure.

Those portions of Tract X lying WESTERLY of the following described lines: BEGINNING at a point on the SOUTHERN boundary of said parcel, being the centerline of Bear Creek and being 72.0 feet EASTERLY of the centerline of Avondale Road N.E., thence NORTHERLY to a point 72.0 feet opposite engineer's station 60+21, thence WESTERLY to a point 57.0 feet opposite engineer's station 60+21, thence SOUTHERLY to a point 57.0 feet opposite engineer's station 59+76, thence SOUTHWESTERLY to a point on the WESTERN boundary of said parcel being 42.0 feet opposite Engineer's station 59+66. And, BEGINNING at a point on the WESTERN boundary of said parcel, being 42.0 feet opposite engineer's station 60+21, thence WESTERLY to a point 49.0 feet opposite engineer's station 60+21, thence NORTHERLY to a point 49.0 feet opposite engineer's station 60+75, thence WESTERLY to a point on the WESTERN boundary of said parcel being 42.0 feet opposite engineer's station 60+75, all stationing as shown on King County Survey No. 31-26-6-7.

Containing an area of 2152 sq. ft. or 0.049 acres, M/L.

This agreement shall remain in existence until such time as Grantee will have fully carried out the original construction necessary to complete the project.

WALL EASEMENT:

That portion of Tract X lying WESTERLY of the following described line: BEGINNING at a point on the WESTERN boundary of said parcel, being 42.0 feet opposite engineer's station 59+81, thence EASTERLY to a point 44.0 feet opposite engineer's station 59+81, thence NORTHERLY to a point 44.0 feet opposite engineer's station 60+90, thence WESTERLY to a point on the WESTERN boundary of said parcel being 42.0 feet opposite engineer's station 60+90, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 218 sq. ft. or 0.005 acres, M/L.

King County shall have the right of ingress and egress over and across the land of the owner to and from the above described property, and the right to clear and keep cleared all trees and other obstructions. King County shall have the right to permit others to occupy the easement jointly with King County for utility purposes.

PARCEL 42: (Continued)**TRACT X:**

That portion of the South 1/2 of the SW 1/4 of the NE 1/4 of Section 30, Township 26 North, Range 6 East, W. M., in King County, Washington, lying Northerly of the centerline of Bear Creek; and the North 100 feet in width of that portion of said subdivision lying Easterly of the centerline of said Bear Creek; EXCEPT County road.

Carol A. and Rasmussen Quirk - Parcel 47**DEED TAKE:**

That portion of Tract X lying WESTERLY of a line which is 42.0 feet EASTERLY and parallel to the centerline of Avondale Road N.E., all stationing as shown on King County Road Survey 31-26-6-7.

Containing an area of 10855 sq. ft. or 0.25 acres. M/L.

Together with the right of ingress and egress and the right to make all necessary slopes for cuts and fills upon the abutting property on each side of any road which is now, or may be constructed hereafter on said property, in conformity with standard plans and specifications for highway purposes.

PARCEL 47 EASEMENTS:

A perpetual easement to construct, reconstruct, operate, and maintain drainage facilities, slopes, cuts and fills, walls and barriers, sidewalks, utilities, and all other purposes not inconsistent with the Grantee's use across, under, over, and upon the following described land which the Grantor owns or in which the Grantor has any interest, said easement areas are described as follows:

CLEAR ZONE EASEMENT:

That portion of Tract X lying WESTERLY of the following described line: BEGINNING at a point on the SOUTHERN boundary of said Tract X, being 47.0 feet opposite engineer's station 64+95.3, thence NORTHERLY to a point 47.0 feet opposite engineer's station 65+88, thence NORTHERLY to a point 54.0 feet opposite engineer's station 66+38, thence NORTHERLY to a point 44.5 feet opposite engineer's station 66+88, thence NORTHERLY to a point 45.5 feet opposite engineer's station 67+85, thence NORTHERLY to a point on the NORTHERN boundary of said Tract X being 45.8 feet opposite engineer's station 67+95.8, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 1585 sq. ft. or 0.036 acres, M/L.

The lands described herein shall not be improved in any way to impair the recovery area. Such improvement includes but is not limited to structures, landscaping, and physical obstructions above ground such as trees, drainage structures, massive sign supports, utility poles, and other ground-mounted obstructions. King County shall have the right to enter upon these premises and do whatever is necessary to maintain said clear zone onto Avondale Road.

SLOPE EASEMENT:

Those portions of Tract X lying WESTERLY of the following described lines: BEGINNING at a point on the SOUTHERN boundary of said Tract X, being 43.5 feet opposite engineer's station 64+95.3, thence NORTHERLY to a point 43.5 feet opposite engineer's station 65+88, thence NORTHERLY to a point 50.5 feet opposite engineer's station 66+38, thence NORTHERLY to a point on the WESTERN boundary of said Tract X being 42.0 feet opposite engineer's station 66+83, LESS DRIVEWAY.

And, BEGINNING at a point on the WESTERN boundary of said Tract X, being 42.0 feet opposite engineer's station 67+85, thence NORTHERLY to a point on the NORTHERN boundary of said Tract X being 42.4 feet opposite engineer's station 67+95.8, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 532 sq. ft. or 0.012 acres, M/L.

The owner hereby agrees that said slopes may be made on his property as herein before set forth in conformity with standard plans and specifications for highway purposes.

PARCEL 47 (Continued)**TRACT X:**

Lot 1, King County Short Plat No. 877071, recorded under King County Recording No. 7811080967, being a portion of the SW 1/4 of the NE 1/4 and the North 1/2 of the NE 1/4, all in Section 30, Township 26 North, Range 6 East, W. M., in King County, Washington. TOGETHER WITH an easement for ingress, egress, and utilities over a portion of the SW 1/4 and the North 1/2 of the NE 1/4, all in Section 30, Township 26 North, Range 6 East, W. M., in King County, Washington, as described on Pages 2 and 3 of King County Short Plat No. 877071, recorded under King Count Recording No. 7811080967.

Roger G. Young and Donna J. Young - Parcel 57**DEED TAKE:**

That portion of Tract X lying WESTERLY of the following described line: BEGINNING at a point on the SOUTHERN boundary of said parcel, being 42.0 feet opposite engineer's station 78+15.5, thence NORTHERLY to a point 42.0 feet opposite engineer's station 78+46, thence S 86-14-35 E a distance of 204.51 feet, thence N 38-33-19 E a distance of 239.66 feet, thence N 03-30-28 E a distance of 103.44 feet to a point on the NORTHERN boundary of said parcel, all stationing as shown on King County Road Survey 31-26-6-7.

Containing an area of 82473 sq. ft. or 1.893 acres. M/L.

Together with the right of ingress and egress and the right to make all necessary slopes for cuts and fills upon the abutting property on each side of any road which is now, or may be constructed hereafter on said property, in conformity with standard plans and specifications for highway purposes.

PARCEL 57 EASEMENTS:

A perpetual easement to construct, reconstruct, operate, and maintain drainage facilities, slopes, cuts and fills, walls and barriers, sidewalks, utilities, and all other purposes not inconsistent with the Grantee's use across, under, over, and upon the following described land which the Grantor owns or in which the Grantor has any interest, said easement areas are described as follows:

CLEAR ZONE EASEMENT:

That portion of Tract X lying WESTERLY of the following described line: BEGINNING at a point on the SOUTHERN boundary of said parcel, being 61.4 feet opposite engineer's station 78+17.6, thence NORTHERLY to a point on the NORTHERN boundary of said parcel being 62.0 feet opposite engineer's station 78+48.3, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 594 sq. ft. or 0.014 acres, M/L.

The lands described herein shall not be improved in any way to impair the recovery area. Such improvement includes but is not limited to structures, landscaping, and physical obstructions above ground such as trees, drainage structures, massive sign supports, utility poles, and other ground-mounted obstructions. King County shall have the right to enter upon these premises and do whatever is necessary to maintain said clear zone onto Avondale Road.

SLOPE/DRAINAGE EASEMENT:

That portion of Tract X lying WESTERLY of the following described line: BEGINNING at a point on the SOUTHERN boundary of said parcel, being 59.6 feet opposite engineer's station 78+17.4, thence NORTHERLY to a point on the NORTHERN boundary of said parcel being 61.0 feet opposite engineer's station 78+48.2, LESS DRIVEWAY, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 332 sq. ft. or 0.008 acres, M/L.

King County shall have the right of ingress and egress over and across the land of the owner to and from the above described property, and the right to clear and keep cleared all trees and other obstructions. King County shall have the right to permit others to occupy the easement jointly with King County for utility purposes.

PARCEL 57 (Continued)**TRACT X:**

Lot 1 of King County Short Plat No. 1283035R, recorded under Recording No. 8601150816, records of King County, Washington.

Roger G. Young - Parcel 60**DÉED TAKE:**

That portion of Tract X lying WESTERLY of a line which is 42.0 feet EASTERLY and parallel to the centerline of Avondale Road N.E., all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 2625 sq. ft. or 0.061 acres, M/L.

Together with the right of ingress and egress and the right to make all necessary slopes for cuts and fills upon the abutting property on each side of any road which is now, or may be constructed hereafter on said property, in conformity with standard plans and specifications for highway purposes.

PARCEL 60 EASEMENTS:

A perpetual easement to construct, reconstruct, operate, and maintain drainage facilities, slopes, cuts and fills, walls and barriers, sidewalks, utilities, and all other purposes not inconsistent with the Grantee's use across, under, over, and upon the following described land which the Grantor owns or in which the Grantor has any interest, said easement areas are described as follows:

SLOPE EASEMENT:

That portion of Tract X lying NORTHERLY and WESTERLY of the following described lines: BEGINNING at a point 30.0 feet opposite engineer's station 13+12 (N.E. 132nd St.) on the NORTHERN boundary of said parcel, thence SOUTHERLY to a point 38.0 feet opposite engineer's station 13+12 (N.E. 132nd St.), thence WESTERLY to a point 44.0 feet opposite engineer's station 12+50 (N.E. 132nd St.), thence WESTERLY to a point on the WESTERN boundary of said parcel being 34.4 feet opposite engineer's station 11+23 (N.E. 132nd St.).

And, BEGINNING at a point on the NORTHERN boundary of said parcel, being 54.1 feet opposite engineer's station 83+75.8, thence SOUTHERLY to a point 65.0 feet opposite engineer's station 83+54, thence WESTERLY to a point on the WESTERN boundary of said parcel being 42.0 feet opposite engineer's station 83+54.

And, BEGINNING at a point on the WESTERN boundary of said parcel, being 42.0 feet opposite engineer's station 81+97, thence EASTERLY to a point 49.0 feet opposite engineer's station 81+97, thence SOUTHERLY to a point 49.0 feet opposite engineer's station 81+88, thence SOUTHEASTERLY to a point on the WESTERN boundary of said parcel being 42.0 feet opposite engineer's station 81+74, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 2285 sq. ft. or 0.052 acres, M/L.

CLEAR ZONE EASEMENT:

That portion of Tract X lying NORTHERLY and WESTERLY of the following described lines: BEGINNING at a point on the NORTHERN boundary of said parcel, being 30.0 feet opposite engineer's station 13+00 (N.E. 132nd ST.), thence SOUTHERLY to a point 42.5 feet opposite engineer's station 13+00, (N.E. 132nd St.), thence WESTERLY to a point 47.5 feet opposite engineer's station 12+50, (N.E. 132nd St.) thence WESTERLY to a point on the WESTERN boundary of said parcel, being 37.8 feet opposite engineer's station 11+22.3.

And, BEGINNING on the NORTHERN boundary of said parcel being 57.1 feet opposite engineer's station 83+76.4, thence SOUTHERLY to a point 70.0 feet opposite engineer's station 83+50, thence WESTERLY to a point on the WESTERN boundary of said parcel being 42.0 feet opposite engineer's station 83+50, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 2902 sq. ft. or 0.067 acres, M/L.

The lands described herein shall not be improved in any way to impair the recovery area. Such improvement includes but is not limited to structures, landscaping, and physical obstructions above ground such as trees, drainage structures, massive sign supports, utility poles, and other ground-mounted obstructions. King County shall have the right to enter upon these premises and do whatever is necessary to maintain said clear zone onto Avondale Road.

PARCEL 60 EASEMENTS: (Continued)**WALL EASEMENT:**

That portion of Tract X lying WESTERLY of the following described line: BEGINNING at a point on the WESTERN boundary of said parcel, being 42.0 feet opposite engineer's station 83+65, thence EASTERLY to a point 46.0 feet opposite engineer's station 83+65, thence SOUTHERLY to a point on the SOUTHERN boundary of said parcel being 46.0 feet opposite engineer's station 81+51.5, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 881 sq. ft. or 0.016 acres, M/L.

TEMPORARY CONSTRUCTION EASEMENT:

To entitle King County to construct a retaining wall and drainage structure within the attached described property.

That portion of the above described parcel of land lying WESTERLY of the following described line: BEGINNING at a point on the WESTERN boundary of said parcel, being 42.0 feet opposite engineer's station 83+54, thence EASTERLY to a point 51.0 feet opposite engineer's station 83+54, thence SOUTHERLY to a point 51.0 feet opposite engineer's station 81+93, thence EASTERLY to a point 76.0 feet opposite engineer's station 81+93, thence SOUTHERLY to a point on the SOUTHERN boundary of said parcel being 76.0 feet opposite engineer's station 81+57.1, LESS the slope easement area, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 2551 sq. ft. or 0.059 acres, M/L.

King County shall have the right of ingress and egress over and across the land of the owner to and from the above described property, and the right to clear and keep cleared all trees and other obstructions. King County shall have the right to permit others to occupy the easement jointly with King County for utility purposes.

PARCEL 60 TRACT X:

Lot 1 of Short Plat No. 1182016, according to the Short Plat Survey recorded under King County Recording No. 8412130487; EXCEPT that portion of the NE 1/4 of Section 30, Township 26 North, Range 6 East, W. M., in King County, Washington, described as follows:

Beginning at the NW corner of said subdivision; thence South 86° 42' 41" East, along the North line of said subdivision, 297.82 feet; thence South 15° 52' 35" West 30.74 feet to the True Point of Beginning; thence continuing South 15° 52' 35" West 100.00 feet; thence North 86° 42' 41" West 100.00 feet to the Easterly right of way margin of Avondale Road Northeast; thence North 15° 52' 35" East, along said margin, 79.97 feet to the beginning of a curve to the right having a radius of 25.00 feet; thence Northeasterly along said curve through a central angle of 77° 24' 44", an arc distance of 33.78 feet to a point of tangency on the Southerly right of way margin of Northeast 132nd Street; thence South 86° 42' 41" East, along said margin, 79.97 feet to the True Point of Beginning of this EXCEPTION.

GTE Northwest, Inc. - Parcel 61**EASEMENTS:**

A perpetual easement to construct, reconstruct, operate, and maintain drainage facilities, slopes, cuts and fills, walls and barriers, sidewalks, utilities, and all other purposes not inconsistent with the Grantee's use across, under, over, and upon the following described land which the Grantor owns or in which the Grantor has any interest, said easement areas are described as follows:

SLOPE EASEMENT:

That portion of Tract X lying WESTERLY and NORTHERLY of the following described lines: BEGINNING on the SOUTHERN boundary of said parcel, being 54.1 feet opposite engineer's station 83+75.8, thence NORTHERLY to a point 42.0 feet opposite engineer's station 84+00, thence NORTHERLY to a point 48.0 feet opposite engineer's station 84+45, thence NORTHERLY to a point 52.0 feet opposite engineer's station 84+73, being on the NORTHERN boundary of said parcel. And, BEGINNING at a point on the NORTHERN boundary of said parcel, being 30.0 feet opposite engineer's station 10+76, (N.E. 132nd ST), thence EASTERLY to a point on the EASTERN boundary of said parcel being 34.4 feet opposite engineer's station 11+23 (N.E. 132nd St.), LESS DRIVEWAY, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 503 sq. ft. or 0.012 acres, M/L.

PARCEL 61 EASEMENTS: (Continued)**CLEAR ZONE EASEMENT:**

That portion of Tract X lying WESTERLY and NORTHERLY of the following described line: BEGINNING on the SOUTHERN boundary of said parcel, being 57.1 feet opposite engineer's station 83+76.4, thence NORTHERLY to a point 45.5 feet opposite engineer's station 84+00, thence NORTHERLY to a point 51.5 feet opposite engineer's station 84+45, thence NORTHERLY to a point 54.0 feet opposite engineer's station 84+63, being the point of curvature to a curve concave to the SOUTHEAST having a radius of 20.0 feet, thence along the curve 26.0 feet to the point of tangency being 32.0 feet opposite engineer's station 10+63 (N.E. 132nd St.), thence EASTERLY to a point 33.5 feet opposite engineer's station 10+76, thence EASTERLY to a point on the EASTERN boundary of said parcel being 37.8 feet opposite engineer's station 11+22.3 (N.E. 132nd St.), all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 1167 sq. ft. or 0.027 acres, M/L.

The lands described herein shall not be improved in any way to impair the recovery area. Such improvement includes but is not limited to structures, landscaping, and physical obstructions above ground such as trees, drainage structures, massive sign supports, utility poles, and other ground-mounted obstructions. King County shall have the right to enter upon these premises and do whatever is necessary to maintain said clear zone onto Avondale Road.

UTILITY EASEMENT:

To entitle Puget Power Co. to operate and maintain the distribution transformer located within the following described area.

That portion of Tract X lying NORTHERLY of the following described line: BEGINNING on the EASTERN boundary of said parcel, being 54.0 feet opposite engineer's station 11+19 (N.E. 132nd St.), thence WESTERLY to the WESTERN boundary of said parcel, being 42.0 feet opposite engineer's station 84+56, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 1703 sq. ft. or 0.039 acres, M/L.

King County shall have the right of ingress and egress over and across the land of the owner to and from the above described property, and the right to clear and keep cleared all trees and other obstructions. King County shall have the right to permit others to occupy the easement jointly with King County for utility purposes.

PARCEL 61 TRACT X:

That portion of the NE quarter of Section 30, Township 26 North, Range 6 East, W. M., in King County, Washington, described as follows:

Commencing at the northwest corner of said subdivision; thence South 86° 42' 41" East along the north line of said subdivision 297.82 feet; thence South 15° 52' 35" West 30.74 feet to the point of beginning; thence continuing South 15° 52' 35" West 100.00 feet; thence North 86° 42' 41" West to the Easterly right of way margin of Avondale Road Northeast as conveyed to King County by Deed recorded under Auditor's File No. 8803210363; thence North 15° 52' 35" East along said margin 79.97 feet to the beginning of a curve to the right having a radius of 25.00 feet; thence Northeasterly along said curve through a central angle of 77° 24' 44" an arc distance of 33.78 feet to a point of tangency on the Southerly right of way margin of Northeast 132nd Street; thence South 86° 42' 41" East along said margin to the point of beginning.

Being a portion of Lot 1 of Short Plat No. 1182016, recorded under Auditor's File No. 8412130487, records of King County, Washington.

Betty J. Thomas - Parcel 66**DEED TAKE:**

That portion of Tract X lying WESTERLY of line which is 42.0 feet EASTERLY and parallel to the centerline of Avondale Road N.E., all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 3,166 sq. ft. or 0.073 acres. M/L.

Together with the right of ingress and egress and the right to make all necessary slopes for cuts and fills upon the abutting property on each side of any road which is now, or may be constructed hereafter on said property, in conformity with standard plans and specifications for highway purposes.

PARCEL 66 (Continued):**EASEMENTS:**

A perpetual easement to construct, reconstruct, operate, and maintain drainage facilities, slopes, cuts and fills, walls and barriers, sidewalks, utilities, and all other purposes not inconsistent with the Grantee's use across, under, over, and upon the following described land which the Grantor owns or in which the Grantor has any interest, said easement areas are described as follows:

CLEAR ZONE EASEMENT:

That portion of Tract X lying WESTERLY of the following described line: BEGINNING at a point on the SOUTHERN boundary of said Tract X, being 51.4 feet opposite engineer's station 87+53.5, thence NORTHERLY to a point 46.5 feet opposite engineer's station 89+50, thence NORTHERLY to a point on the WESTERN boundary of said parcel being 42.0 feet opposite engineer's station 89+70, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 1423 sq. ft. or 0.033 acres, M/L.

The lands described herein shall not be improved in any way to impair the recovery area. Such improvement includes but is not limited to structures, landscaping, and physical obstructions above ground such as trees, drainage structures, massive sign supports, utility poles, and other ground-mounted obstructions. King County shall have the right to enter upon these premises and do whatever is necessary to maintain said clear zone onto Avondale Road.

SLOPE EASEMENT:

That portion of Tract X lying WESTERLY of the following described line: BEGINNING at a point on the SOUTHERN boundary of said Tract X, being 47.9 feet opposite engineer's station 87+52, thence NORTHERLY to a point 43.0 feet opposite engineer's station 89+50, thence NORTHERLY to a point on the WESTERN boundary of said parcel being 42.0 feet opposite engineer's station 89+57, LESS DRIVEWAYS, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 353 sq. ft. or 0.008 acres, M/L.

King County shall have the right of ingress and egress over and across the land of the owner to and from the above described property, and the right to clear and keep cleared all trees and other obstructions. King County shall have the right to permit others to occupy the easement jointly with King County for utility purposes.

PARCEL 66 TRACT X:

That portion of the SW 1/4 of the SE 1/4 of Section 19, Township 26 North, Range 6 East, W. M., in King County, Washington, described as follows:

Commencing at the South quarter corner of said Section 19; thence South 88° 51' 00" East, along the South line of said section 197.83 feet to a point on the Easterly margin of the Redmond Bear Creek County Road as established by Deed to King County recorded under Recording No. 2547547; thence Northerly along said Easterly margin, 247.54 feet to the True Point of Beginning; thence continuing along said Easterly margin 263.84 feet; thence South 88° 51' East 287 feet to the centerline of Cottage Lake Creek; thence Southerly, along said centerline, to a point South 88° 51' East to the True Point of Beginning; thence North 88° 51' West 335 feet to the True Point of Beginning; EXCEPT that portion lying Northerly and Easterly of the following described line:

Beginning at the Northwest corner of the above described tract; thence South 88° 51' East 60 feet to the True Point of Beginning of said described line; thence South 1° 19' West 30 feet; thence South 88° 51' East to the centerline of said creek and the terminus of said line.

W. T. Scott - Parcel 67**PARCEL 67 EASEMENTS:**

A perpetual easement to construct, reconstruct, operate, and maintain drainage facilities, slopes, cuts and fills, walls and barriers, sidewalks, utilities, and all other purposes not inconsistent with the Grantee's use across, under, over, and upon the following described land which the Grantor owns or in which the Grantor has any interest, said easement areas are described as follows:

PARCEL 67 EASEMENTS (CONTINUED):**SLOPE EASEMENT:**

That portion of Tract X lying WESTERLY of the following described line: BEGINNING at a point on the SOUTHERN boundary of said parcel, being 32.0 feet opposite engineer's station 90+13, thence NORTHERLY to a point 33.0 feet opposite engineer's station 90+60, thence WESTERLY to a point on the WESTERN boundary of said parcel being 30.0 feet opposite engineer's station 90+60, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 115 sq. ft. or 0.0026 acres, M/L.

CLEAR ZONE EASEMENT:

That portion of Tract X lying WESTERLY of the following described line: BEGINNING at a point on the SOUTHERN boundary of said parcel, being 35.4 feet opposite engineer's station 90+13.7, thence NORTHERLY to a point 35.5 feet opposite engineer's station 90+23, thence WESTERLY to a point on the WESTERN boundary of said parcel being 30.0 feet opposite engineer's station 90+23, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 32 sq. ft. or 0.0007 acres, M/L.

The lands described herein shall not be improved in anyway to impair the recovery area. Such improvement includes, but is not limited to, structures, landscaping, and physical obstructions above ground such as trees, drainage structures, massive sign supports, utility poles, and other ground-mounted obstructions. King County shall have the right to enter upon these premises and do whatever is necessary to maintain said clear zone onto Avondale Road.

BARRIER EASEMENT:

That portion of Tract X lying WESTERLY of the following described line: BEGINNING at a point on the WESTERN boundary of said parcel, being 30.0 feet opposite engineer's station 90+32, thence Easterly to a point 66.0 feet opposite engineer's station 90+39, thence NORTHERLY to a point 65 feet opposite engineer's station 90+44, thence WESTERLY to a point on the WESTERN boundary of said parcel being 30.0 feet opposite engineer's station 90+37, all stationing as shown on King County Road Survey No. 31-26-6-7.

Containing an area of 175 sq. ft., or 0.004 acre, more or less.

King County shall have the right of ingress and egress over and across the land of the owner to and from the above described property, and the right to clear and keep cleared all trees and other obstructions. King County shall have the right to permit others to occupy the easement jointly with King County for utility purposes.

PARCEL 67 TRACT X:

That portion of the SW 1/4 of the SE 1/4 of Section 19, Township 26 North, Range 6 East, W. M., in King County, Washington, described as follows:

Beginning at the south quarter corner of said Section 19 and running thence South 88° 51' 00" East along the Southerly line of said section, 197.83 feet to the Easterly line of Redmond-Bear Creek Road No. 1475; thence Northerly along the East line of said road 511.38 feet to the True Point of Beginning of the tract herein described; thence Southerly along said Easterly line 263.84 feet; thence South 88° 51' East 335 feet more or less, to the centerline line of Cottage Creek; thence Northerly along the centerline of Cottage Creek to a point which bears South 88° 51' East from the True Point of Beginning; thence South 88° 51' 00" East parallel to the South line of said section 713.04 feet, more or less, to the East line of said SW 1/4 of the SE 1/4 of said Section 19; thence North 4° 32' 20" East along the Easterly line of said SW 1/4 of the SE 1/4 of said section 200 feet; thence North 88° 51' 00" West, parallel to said Southerly line of said section 997.47 feet, more or less, to the Easterly line of Redmond-Bear Creek County Road No. 1475; thence Southerly along the Easterly line of said road 204.53 feet to the True Point of Beginning, EXCEPT that portion thereof lying East of the centerline of Cottage Creek.