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February 24, 1997

Introduced by: LOUISE MILLER

JRM:jm

Proposed No: 97-253

12752

ORDINANCE NO.

AN ORDINANCE authorizing the condemnation of property for Northeast 124th Street (between Slater Avenue/132nd Place Northeast and 531.19 feet East of Woodinville/Redmond Road (SR 202), Right of Way No. 9-1992-010.

STATEMENT OF FACTS

1. The King County council, on December 21, 1988 by Ordinance 8802 did adopt the Annual Budget and Program, and did provide therein for a transportation program that included NE 124th Street, Phase II.

2. A Environmental Checklist under WAC 197-11-460 was issued on November 10, 1995, as part of the State Environmental Policy Act review procedure. A SEPA Determination of non-significance was made under WAC 197-11-360 on April 25 1996.

3. The King County council, on November 21, 1995 by Ordinance 12029, did adopt the 1996 Budget and Program, and did provide therein for a transportation program.

4. 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.

5. The Capital Budget and Program provides for the acquisition and improvement of Northeast 124th Street (between Slater Avenue/132nd Place Northeast and 531.19 feet East of Woodinville/Redmond Road (SR 202), Right of Way No. 9-1992-010.

6. In order to acquire the property and property rights required to facilitate construction of four through-lanes, a continuous center left-turn lane, bicycle facilities, sidewalks, signalization, illumination, landscaping, and drainage facilities along Northeast 124th Street (between Slater Avenue/132nd Place Northeast and 531.19 feet East of Woodinville/Redmond Road (SR 202), Right of Way No. 9-1992-010., as provided in this ordinance it is necessary for King County to condemn certain lands and property rights, and rights

1 in property for road purposes as hereinafter more particularly
2 set forth.

3
4 7. The King County council finds that public health,
5 safety, necessity, and convenience demand that Northeast 124th
6 Street (between Slater Avenue/132nd Place Northeast and 531.19
7 feet East of Woodinville/Redmond Road (SR 202), Right of Way
8 No. 9-1992-010, be improved within King County in accordance
9 with the Capital Budget and Program, and that certain
10 properties, property rights, and rights in property be
11 condemned, appropriated, taken, and damaged for the purpose of
12 construction of four through-lanes, a continuous center left-
13 turn lane, bicycle facilities, sidewalks, signalization,
14 illumination, landscaping, and drainage facilities along
15 Northeast 124th Street (between Slater Avenue/132nd Place
16 Northeast and 531.19 feet East of Woodinville/Redmond Road (SR
17 202), , Right of Way No. 9-1992-010., as provided in this
18 ordinance.

19
20
21 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

22 SECTION 1. The King County council has deemed it necessary
23 and in the best interest of the citizens of King County that
24 the lands described in the attached Exhibit "A," and other
25 property rights, and or rights in property be condemned,
26 appropriated, taken, and damaged for the purpose of four
27 through-lanes, a continuous center left-turn lane, bicycle
28 facilities, sidewalks, signalization, illumination,
29 landscaping, and drainage facilities along Northeast 124th
30 Street (between Slater Avenue/132nd Place Northeast and 531.19
31 feet East of Woodinville/Redmond Road (SR 202), Right of Way
32 NO. 9-1992-010., subject to the making or paying of just
33 compensation to the owners herein in the manner provided by
34 law.
35

36 SECTION 2. Condemnation proceedings are hereby authorized

1 to acquire property and property rights and or rights in
2 property, together with the right to construct and maintain
3 slopes for cuts and fills on certain abutting properties
4 described in the attached Exhibit "A" for the purpose of the
5 subject road improvements.

6 SECTION 3. The attorneys for King County are hereby
7 authorized and directed to begin to prosecute the proceedings
8 provided by law to condemn, take, and appropriate the land and
9 other property, and property rights necessary to carry out the
10 provisions of this ordinance.

11 INTRODUCED AND READ for the first time this 5th day
12 of May, 1997.

13 PASSED by a vote of 12 to 0
14 this 27th day of May, 1997.

15 KING COUNTY, COUNCIL
16 KING COUNTY, WASHINGTON

17
18 Jane Hogue
19
20 Chair

21
22
23 ATTEST:

24
25 Jane Mason
26
27 ACTING Clerk of the Council

28
29 APPROVED this 6 day of June, 1997.

30
31 Bill Orr
32
33 King County Executive

34
35 Attachments:
36 A. Index
37 B. Documents

12752 1

INDEX - ORDINANCE

Northeast 124th Street (between 132nd Avenue and SR 202)

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DOCUMENT - ORDINANCE

Northeast 124th Street (between 132nd Avenue and SR 202)

DOCUMENTS FOR RIGHT OF WAY 9-1992-010

12752

Filed For Record At Request Of

AFTER RECORDING RETURN TO:
King County Property Services Division
500 Fourth Avenue Room 500
Seattle, WA 98104

SLOPE EASEMENT

Reference #

Grantor: 1) Redmond Quadrant Associates
Grantee: 1) King County
Legal: Section 27; Township 26 N; Range 05 E
Tax Parcel ID # 272605-9041

THIS AGREEMENT made this ____ day of _____, 1997 between, Redmond Quadrant Associates, L.P., a Washington Limited Partnership, hereinafter called Grantor, and King County, a political subdivision of the State of Washington, hereinafter called Grantee:

WHEREAS, the Grantor herein is the owner of that certain parcel of land described as follows:

SEE EXHIBIT "A" ATTACHED AND BY REFERENCE, MADE A PART THEREOF

WHEREAS, it has been found necessary in the construction and improvement of NE 124th Street to make slopes on said property of Grantor for cuts and fills as follows:

THAT PORTION of the Exhibit "A" property described as lying Northerly of the following described line: BEGINNING at a point on the East line of said parcel being a distance of 7.14 feet, as measured along said East line from the Northeast corner thereof; THENCE S 89°09'47" W for a distance of 40.40 feet; THENCE S 88°11'48" W for a distance of 178.00 feet; THENCE N 86°34'40" W for a distance of 70.80 feet; to a point on the Northerly line of said Parcel at Engineer's station 113+48.23, right 57.00 feet as shown on King County Survey No. 28-26-5-20, and being the end of this line description. Containing an area of 2,456 square feet or 0.06 acres, more or less

NOW THEREFORE, in consideration of the premises, the Grantor hereby agrees that said slopes may be made on his property as herein set forth, in conformity with standard plans and specifications for highway purposes and to the same extent and purposes as if this property is being acquired under Eminent Domain Statutes of the State of Washington.

IN WITNESS WHEREOF, the Grantor has hereunto signed his name the day and year first above written.

GRANTOR: Redmond Quadrant Associates
a Washington limited Partnership

BY: _____
Its Authorized Signatory

Title: _____

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

On the ____ day of _____, 1997, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ does hereby grant, and convey to be the individuals described in who executed the foregoing instrument, and acknowledged to me that he signed the same as _____ free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year first above written.

NOTARY PUBLIC in and for the State of Washington
residing at _____
My Appointment expires: _____

12752

Exhibit A

The real property is situated in King County, Washington and is legally described as follows:

PARCEL A:

Parcel 1 of Lot Line Adjustment SS 84-17, recorded October 25, 1984, under Recording Number 8410250935, being described as:

That portion of Lots 1 and 2 of King County Short Plat Number 480096 recorded under Recording Number 8102090698 and of Lot 1 of King County Short Plat Number 480097 recorded under Recording Number 8102090699 records of King County, Washington, more particularly described as follows:

Commencing at the northeast corner of Lot 1 of said King County Short Plat Number 480096;
thence north $88^{\circ}14'07''$ west 2.79 feet to the TRUE POINT OF BEGINNING;
thence south $01^{\circ}45'53''$ west 252.00 feet;
thence north $88^{\circ}14'07''$ west 295.86 feet;
thence north $01^{\circ}29'51''$ east 226.88 feet to the beginning of a curve concave to the southeast having a radius of 25.00 feet;
thence northerly, northeasterly and easterly 39.39 feet along said curve through a central angle of $90^{\circ}16'02''$;
thence south $88^{\circ}14'07''$ east 271.93 feet to the point of beginning and containing 1.71 acres more or less.

TOGETHER WITH an easement for ingress, egress and access over Parcel 2 as delineated in City of Redmond Lot Line Adjustment SS84-17, recorded October 25, 1984 under Recording Number 8410250935

PARCEL B:

Parcel 3 of Lot Line Adjustment SS-84-17, recorded October 25, 1984 under Recording Number 8410250935. Being described as:

That portion of Lots 1 and 2 of King County Short Plat Number 480097 recorded under Recording Number 8102090699;

TOGETHER WITH that portion of Lots 1 and 2 of King County Short Plat Number 480096, recorded under Recording Number 8102090698, records of King County, Washington, more particularly described as follows:

Beginning at the northeast corner of Lot 1 of said Short Plat Number 480097;
thence south $01^{\circ}47'53''$ west 302.00 feet;
thence north $88^{\circ}14'07''$ west 332.48 feet;

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LEGAL DESCRIPTION, continued:

thence north $01^{\circ}45'53''$ east 252.00 feet;
thence south $88^{\circ}14'07''$ east 146.73 feet to the beginning of
non-tangent curve concave to the southeast having a radius of 925.37
feet (a radial line through said beginning bears north $23^{\circ}01'53''$
west);
thence northeasterly 20.88 feet along said curve through a central
angle of $01^{\circ}17'33''$ to the beginning of a non-tangent curve concave
to the northwest having a radius of 766.20 feet (a radial line
through said beginning bears south $06^{\circ}47'50''$ east);
thence northeasterly 163.83 feet along said curve through a central
angle of $12^{\circ}15'03''$;
thence south $88^{\circ}14'07''$ east 8.71 feet to the point of beginning and
containing 2.03 acres more or less.
TOGETHER WITH an easement for private road and utilities over Parcel
2 as delineated in City of Redmond Lot Line Adjustment SS84-17,
recorded on October 25, 1984 under Recording Number 8410250935;
TOGETHER WITH an easement for ingress, egress and access over Parcel
2 as delineated in City of Redmond Lot Line Adjustment SS84-17,
recorded October 25, 1984 under Recording Number 8410250935

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Filed For Record At Request Of

AFTER RECORDING RETURN TO:

King County Property Services Division
500 Fourth Avenue Room 500
Seattle, Washington 98104

ROAD EASEMENT

Reference #
Grantor: 1) Burlington Northern
Grantee: 1) King County
Legal: Section 27, Township 26 N; Range 05 E.
Tax Parcel ID # 272605-9019

THIS AGREEMENT made this ____ day of _____, 1997 between, Burlington Northern, Inc., hereinafter called Grantor, and King County, a political subdivision of the State of Washington, hereinafter called Grantee:

WHEREAS, the Grantor for and in consideration of Ten Dollars and other valuable consideration, and the benefits which will accrue to the land of the Grantor by the exercise of the rights herein granted, do hereby remise, release and forever quit-claim unto grant and convey to the Grantee, its successors and assigns, an easement and right of way described below for the purposes hereinafter stated; across, under, over, through, along and upon that certain parcel of land situated in King County, Washington described as follows:

THAT PORTION of the East Half of the West Half and the West Half of the East Half of Section 27, Township 26 North, Range 5 East, WM, lying within the Burlington Northern Railroad Right of Way and identified in part as Tax Lot # 272605-9019, King County, Washington.

THAT PORTION of the above described parcel lying Southerly and Westerly of the following described line: BEGINNING at a point on the Easterly line of said parcel being a distance of 60 feet North of the South line of the Northwest Quarter of Section 27, Township 26 North, Range 5 East WM, as measured perpendicular to said South line; THENCE N 88°11'48" W parallel to said South line for a distance of 62.24 feet; THENCE N 20°16'37" W for a distance of 37.45 feet; THENCE N 15°21'19" E for a distance of 152.35 feet; THENCE N 01°32'32" W for a distance of 116.07 feet to a point on the Westerly line of said Tract "X" at Engineer's station 130+63.00, right 27.03 feet as shown on King County Survey No. 28-26-5-20, and being the end of this line description.

Containing an area of 7,456 square feet or 0.17 acres, more or less AND:

THAT PORTION of the above described parcel lying Northerly and Westerly of the following described line: BEGINNING at a point on the Easterly line of said parcel being a distance of 63.00 feet South of the North line of the Southwest Quarter of Section 27, Township 26 North, Range 5 East WM, as measured perpendicular to said North line; THENCE N 88°11'48" W, parallel to said North line for a distance of 78.32 feet; THENCE S 07°41'12" W for a distance of 336.56 feet to a point on the Westerly line of said parcel at Engineer's station 6+00 right 29.97 feet as shown on King County Survey No. 28-26-5-20, and being the end of this line description.

Containing an area of 6,096 square feet or 0.14 acres, more or less

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 hereinafter on said property, and to the same extent and purposes as if the rights herein granted had been acquired by condemnation proceedings under Eminent Domain statutes of the State of Washington.

It is mutually agreed and understood that this Easement has been conveyed and accepted for public right of way purposes along the street, road and highway identified as NE 124th Street and Willows Road, Redmond, Washington; and that in the event of abandonment, vacation or relocation of said street, road or highway, the rights and interests in the above described lands that are herein conveyed, excepting those that pertain to utilities, shall revert to the Grantor, its successors and assigns.

IN WITNESS WHEREOF, the Grantor has hereunto signed his name the day and year first above written.

GRANTOR: Burlington Northern, Inc.

BY: _____
Its Authorized Signatory

Title: _____

12752

Filed For Record At Request Of

AFTER RECORDING RETURN TO:
King County Property Services Division
500 Fourth Avenue Room 500
Seattle, Washington 98104

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

On the ____ day of _____, 1997, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ does hereby grant, and convey to be the individuals described in who executed the foregoing instrument, and acknowledged to me that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year first above written.

NOTARY PUBLIC in and for the State of Washington
residing at _____
My Appointment expires: _____

12752

Exhibit A

The real property is situated in King County, Washington and is legally described as follows:

PARCEL A:

Parcel 1 of Lot Line Adjustment SS 84-17, recorded October 25, 1984, under Recording Number 8410250935, being described as:

That portion of Lots 1 and 2 of King County Short Plat Number 480096 recorded under Recording Number 8102090698 and of Lot 1 of King County Short Plat Number 480097 recorded under Recording Number 8102090699 records of King County, Washington, more particularly described as follows:

Commencing at the northeast corner of Lot 1 of said King County Short Plat Number 480096;
thence north $88^{\circ}14'07''$ west 2.79 feet to the TRUE POINT OF BEGINNING;
thence south $01^{\circ}45'53''$ west 252.00 feet;
thence north $88^{\circ}14'07''$ west 295.86 feet;
thence north $01^{\circ}29'51''$ east 226.88 feet to the beginning of a curve concave to the southeast having a radius of 25.00 feet;
thence northerly, northeasterly and easterly 39.39 feet along said curve through a central angle of $90^{\circ}16'02''$;
thence south $88^{\circ}14'07''$ east 271.93 feet to the point of beginning and containing 1.71 acres more or less.

TOGETHER WITH an easement for ingress, egress and access over Parcel 2 as delineated in City of Redmond Lot Line Adjustment SS84-17, recorded October 25, 1984 under Recording Number 8410250935

PARCEL B:

Parcel 3 of Lot Line Adjustment SS-84-17, recorded October 25, 1984 under Recording Number 8410250935. Being described as:

That portion of Lots 1 and 2 of King County Short Plat Number 480097 recorded under Recording Number 8102090699;

TOGETHER WITH that portion of Lots 1 and 2 of King County Short Plat Number 480096, recorded under Recording Number 8102090698, records of King County, Washington, more particularly described as follows:

Beginning at the northeast corner of Lot 1 of said Short Plat Number 480097;
thence south $01^{\circ}47'53''$ west 302.00 feet;
thence north $88^{\circ}14'07''$ west 332.48 feet;

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LEGAL DESCRIPTION, continued:

thence north $01^{\circ}45'53''$ east 252.00 feet;
thence south $88^{\circ}14'07''$ east 146.73 feet to the beginning of
non-tangent curve concave to the southeast having a radius of 925.37
feet (a radial line through said beginning bears north $23^{\circ}01'53''$
west);

thence northeasterly 20.88 feet along said curve through a central
angle of $01^{\circ}17'33''$ to the beginning of a non-tangent curve concave
to the northwest having a radius of 766.20 feet (a radial line
through said beginning bears south $06^{\circ}47'50''$ east);

thence northeasterly 163.83 feet along said curve through a central
angle of $12^{\circ}15'03''$;

thence south $88^{\circ}14'07''$ east 8.71 feet to the point of beginning and
containing 2.03 acres more or less.

TOGETHER WITH an easement for private road and utilities over Parcel
2 as delineated in City of Redmond Lot Line Adjustment SS84-17,
recorded on October 25, 1984 under Recording Number 8410250935;

TOGETHER WITH an easement for ingress, egress and access over Parcel
2 as delineated in City of Redmond Lot Line Adjustment SS84-17,
recorded October 25, 1984 under Recording Number 8410250935

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12752

Filed For Record At Request Of

AFTER RECORDING RETURN TO:
King County Property Services Division
500 Fourth Avenue Room 500
Seattle, WA 98104

WARRANTY DEED

_____ (with take) _____

Reference #
Grantor: 1) Redmond Quadrant Associates
Grantee: 1) King County
Legal: Section 27; Township 26 N; Range 05 E
Tax Parcel ID # 272605-9039

The Grantors herein, Redmond Quadrant Associates, L.P., a Washington Limited Partnership, hereinafter called Grantor, for the consideration of Ten Dollars and other valuable consideration, hereby convey and warrant to, King County a political subdivision of the State of Washington, hereinafter called Grantee, as follows:

WHEREAS, the Grantors represent and warrant that they are the owner of that certain parcel of land described as follows:

SEE EXHIBIT "A" ATTACHED AND BY REFERENCE, MADE A PART THEREOF

DEED TAKE

That portion of the above described Exhibit "A" parcel lying Northerly of the following described line: BEGINNING at a point on the East line of said parcel being a distance of 14.13 feet, as measured along said East line from the Northeast corner thereof; THENCE S 81°48'12" W for a distance of 131.17 feet to a point on the North line of said parcel at Engineer's station 118+32.87, right 50 feet as shown on King County Survey No. 28-26-5-20 being the end of this line description. Containing an area of 713 Sq. Ft. or 0.02 acres, more or less.

NOW THEREFORE, in consideration of Mutual Benefits, the Grantor hereby grants 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, may be made on their property as herein set forth, in conformity with standard plans and specifications for highway purposes, and to the same extent and purposes as if the rights herein granted had been acquired by condemnation proceedings under Eminent Domain statutes of the State of Washington.

Dated this _____ day of _____, 1997.

GRANTOR: Redmond Quadrant Associates
a Washington limited Partnership

BY: _____
Its Authorized Signatory

Title: _____

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

On the ___ day of _____, 1997, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ does hereby grant, and convey to be the individuals described in who executed the foregoing instrument, and acknowledged to me that he signed the same as _____ free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year first above written.

NOTARY PUBLIC in and for the State of Washington
residing at _____
My Appointment expires: _____

12752

Exhibit A

The real property is situated in King County, Washington and is legally described as follows:

PARCEL A:

Parcel 1 of Lot Line Adjustment SS 84-17, recorded October 25, 1984, under Recording Number 8410250935, being described as:

That portion of Lots 1 and 2 of King County Short Plat Number 480096 recorded under Recording Number 8102090698 and of Lot 1 of King County Short Plat Number 480097 recorded under Recording Number 8102090699 records of King County, Washington, more particularly described as follows:

Commencing at the northeast corner of Lot 1 of said King County Short Plat Number 480096;
thence north $88^{\circ}14'07''$ west 2.79 feet to the TRUE POINT OF BEGINNING;
thence south $01^{\circ}45'53''$ west 252.00 feet;
thence north $88^{\circ}14'07''$ west 295.86 feet;
thence north $01^{\circ}29'51''$ east 226.88 feet to the beginning of a curve concave to the southeast having a radius of 25.00 feet;
thence northerly, northeasterly and easterly 39.39 feet along said curve through a central angle of $90^{\circ}16'02''$;
thence south $88^{\circ}14'07''$ east 271.93 feet to the point of beginning and containing 1.71 acres more or less.

TOGETHER WITH an easement for ingress, egress and access over Parcel 2 as delineated in City of Redmond Lot Line Adjustment SS84-17, recorded October 25, 1984 under Recording Number 8410250935

PARCEL B:

Parcel 3 of Lot Line Adjustment SS-84-17, recorded October 25, 1984 under Recording Number 8410250935. Being described as:

That portion of Lots 1 and 2 of King County Short Plat Number 480097 recorded under Recording Number 8102090699;

TOGETHER WITH that portion of Lots 1 and 2 of King County Short Plat Number 480096, recorded under Recording Number 8102090698, records of King County, Washington, more particularly described as follows:

Beginning at the northeast corner of Lot 1 of said Short Plat Number 480097;

thence south $01^{\circ}47'53''$ west 302.00 feet;
thence north $88^{\circ}14'07''$ west 332.48 feet;

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12752

LEGAL DESCRIPTION, continued:

thence north $01^{\circ}45'53''$ east 252.00 feet;
thence south $88^{\circ}14'07''$ east 146.73 feet to the beginning of
non-tangent curve concave to the southeast having a radius of 925.37
feet (a radial line through said beginning bears north $23^{\circ}01'53''$
west);
thence northeasterly 20.88 feet along said curve through a central
angle of $01^{\circ}17'33''$ to the beginning of a non-tangent curve concave
to the northwest having a radius of 766.20 feet (a radial line
through said beginning bears south $06^{\circ}47'50''$ east);
thence northeasterly 163.83 feet along said curve through a central
angle of $12^{\circ}15'03''$;
thence south $88^{\circ}14'07''$ east 8.71 feet to the point of beginning and
containing 2.03 acres more or less.
TOGETHER WITH an easement for private road and utilities over Parcel
2 as delineated in City of Redmond Lot Line Adjustment SS84-17,
recorded on October 25, 1984 under Recording Number 8410250935:
TOGETHER WITH an easement for ingress, egress and access over Parcel
2 as delineated in City of Redmond Lot Line Adjustment SS84-17,
recorded October 25, 1984 under Recording Number 8410250935

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12752

Filed For Record At Request Of

AFTER RECORDING RETURN TO:
King County Property Services Division
500 Fourth Avenue Room 500
Seattle, WA 98104

WARRANTY DEED

Reference #
Grantor: 1) Proctor & Associates
Grantee: 1) King County
Legal: Section 27; Township 26 N; Range 05 E
Tax Parcel ID # 272605-9026

The Grantor herein, Proctor & Associates, a Washington Corporation, hereinafter called Grantor, for the consideration of Ten Dollars and other valuable consideration, hereby convey and warrant to, King County a political subdivision of the State of Washington, hereinafter called Grantee, as follows:

That portion of the NE Quarter of the SW Quarter of Section 27, Township 26 North, Range 5 East, WM in King County, Washington, described as follows: BEGINNING at the NW corner of the NE Quarter of the SW Quarter of said Section 27; THENCE along the West line of said subdivision South 0°51'00" East, 721.3 feet; THENCE North 89°39'00" East 554.0 feet; THENCE North 19°27'00" East 279.1 feet; THENCE South 83°35'43" East 462.6 feet to the westerly line of Stimson County Road; THENCE Northerly along said road line, 483.0 feet to the South line of the J.E. Edwards County Road; THENCE along said Edwards Road line South 89°42'00" West, 140.3 feet to a point of curve; THENCE on a curve to the left with a radius of 329.27 feet, a distance of 88.2 feet; THENCE South 74°18'00" West 30.1; THENCE on a curve to the right with a radius 317.94 feet, a distance of 172.8 feet; THENCE North 72°00'00" West, 156.0 feet, more or less, to the North line of the NE Quarter of the SW Quarter of said Section 27; THENCE South 89°42'00" West along said North line, 548.04 to the point of BEGINNING; EXCEPT that portion conveyed to King County for road under Recording Number 5809825; ALSO, the West 20 feet of the SE Quarter of the NW Quarter of said Section 27, lying South of the NE 124th Street.

DEED TAKE

That portion of the above described parcel lying Northerly of the following described line: BEGINNING at a point on the West line of said parcel being a distance of 14.13 feet, as measured along said West line from the Northwest corner thereof; THENCE N 81°48'12" E for a distance of 69.14 feet to a point on the North line of said parcel at Engineer's station 120+33.18, right 50 feet as shown on King County Survey No. 28-26-5-20 being the end of this line description. Containing an area of 517 Sq. Ft. or 0.01 acres, more or less.

NOW THEREFORE, in consideration of Mutual Benefits, the Grantor hereby grants 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, may be made on their property as herein set forth, in conformity with standard plans and specifications for highway purposes, and to the same extent and purposes as if the rights herein granted had been acquired by condemnation proceedings under Eminent Domain statutes of the State of Washington.

Dated this _____ day of _____, 1997.

GRANTOR: Proctor & Associates
a Washington Corporation

BY: _____
Its Authorized Signatory

Title: _____

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

On the ____ day of _____, 1997, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ does hereby grant, and convey to be the individual described in who executed the foregoing instrument, and acknowledged to me that he signed the same as _____ free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year first above written.

NOTARY PUBLIC in and for the State of Washington
residing at _____
My Appointment expires: _____

12752

Filed For Record At Request Of

AFTER RECORDING RETURN TO:
King County Property Services Division
500 Fourth Avenue Room 500
Seattle, WA 98104

TEMPORARY CONSTRUCTION EASEMENT

Reference #
Grantor: 1) Proctor & Associates
Grantee: 1) King County
Legal: Section 26; Township 26; Range 05 East
Tax Parcel ID # 272605 9026

THIS AGREEMENT made this _____ day of _____, 1997 between, Proctor & Associates, a Washington Corporation, hereinafter called Grantor, and King County, a political subdivision of the State of Washington, hereinafter called Grantee:

That portion of the NE Quarter of the SW Quarter of Section 27, Township 26 North, Range 5 East, WM in King County, Washington, described as follows: BEGINNING at the NW corner of the NE Quarter of the SW Quarter of said Section 27; THENCE along the West line of said subdivision South 0°51'00" East, 721.3 feet; THENCE North 89°39'00" East 554.0 feet; THENCE North 19°27'00" East 279.1 feet; THENCE South 83°35'43" East 462.6 feet to the westerly line of Stimson County Road; THENCE Northerly along said road line, 483.0 feet to the South line of the J.E. Edwards County Road; THENCE along said Edwards Road line South 89°42'00" West, 140.3 feet to a point of curve; THENCE on a curve to the left with a radius of 329.27 feet, a distance of 88.2 feet; THENCE South 74°18'00" West 30.1; THENCE on a curve to the right with a radius 317.94 feet, a distance of 172.8 feet; THENCE North 72°00'00" West, 156.0 feet, more or less, to the North line of the NE Quarter of the SW Quarter of said Section 27; THENCE South 89°42'00" West along said North line, 548.04 to the point of BEGINNING; EXCEPT that portion conveyed to King County for road under Recording Number 5809825; ALSO, the West 20 feet of the SE Quarter of the NW Quarter of said Section 27, lying South of the NE 124th Street.

WHEREAS, the Grantee is about to perform certain improvement work on NE 124th Street

NOW THEREFORE, in consideration of the premises, the Grantor hereby grants to Grantee, its successors, assigns, agents and licensees, the right to locate equipment and supplies on the property for specific use benefiting the property, and to work on the following described land for the purposes of carrying on said construction activities consistent with the project as follows:

TCE LEGAL:

That portion of the above described parcel of land lying Northeasterly of the following described line: Beginning at a point on the North line of said parcel being a distance of 461.91 feet as measured along said North line and its Westerly extension, from the NW corner of the NE Quarter of the SW Quarter of Section 27, Township 26 North, Range 5 East, WM THENCE S 11°48'12" W 7.76 feet; THENCE S 72°04'52" E 112.64 feet; THENCE S 82°20'28" E 138.36 feet; THENCE S 64°19'00" E 53.36 feet; THENCE N 87°10'10" E for a distance of 111.00 feet; THENCE N 03°25'30" E for a distance of 13.08 feet to a point on the Northerly line of said parcel at Engineer's station 128+50.00 right 52.92 feet as shown on King County Survey No. 28-26-5-20, being the end of this line description; LESS any portion thereof lying within additional wall easements or slope easements acquired by King County as shown on said King County Survey.
Contains an area of 4,894 sq. ft. or 0.11 acres, more or less.

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

IN WITNESS WHEREOF, the Grantor has hereunto signed his name the day and year first above written.

GRANTOR: Proctor & Associates
a Washington Corporation

BY: _____
Its Authorized Signatory

Title: _____

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

On the ____ day of _____, 1997, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ does hereby grant, and convey to be the individuals described in who executed the foregoing instrument, and acknowledged to me that he signed the same as _____ free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year first above written.

NOTARY PUBLIC in and for the State of Washington
residing at _____
My Appointment expires: _____

12752

Filed For Record At Request Of

AFTER RECORDING RETURN TO:
King County Property Services Division
500 Fourth Avenue Room 500
Seattle, WA 98104

ROAD EASEMENT

Reference #

Grantor: 1) Proctor & Associates
Grantee: 1) King County
Legal: Section 27; Township 26 N; Range 05 E
Tax Parcel ID # 272605-9026

THIS AGREEMENT made this ____ day of _____, 1997 between, Proctor & Associates, a Washington Corporation, hereinafter called Grantor, and King County, a political subdivision of the State of Washington, hereinafter called Grantee:

WHEREAS, the Grantor, in consideration of Ten Dollars, receipt of which is hereby acknowledged, and benefits which will accrue to the land of the Grantor by the exercise of the rights herein granted, do hereby remise and release and forever quite claim unto the Grantee, its successors and assigns, an easement and right of way described below for the purposes hereinafter stated; over, through, under, along and across that certain parcel of land situated in King County, Washington and described as follows:

That portion of the NE Quarter of the SW Quarter of Section 27, Township 26 North, Range 5 East, WM in King County, Washington, described as follows: BEGINNING at the NW corner of the NE Quarter of the SW Quarter of said Section 27; THENCE along the West line of said subdivision South 0°51'00" East, 721.3 feet; THENCE North 89°39'00" East 554.0 feet; THENCE North 19°27'00" East 279.1 feet; THENCE South 83°35'43" East 462.6 feet to the westerly line of Stimson County Road; THENCE Northerly along said road line, 483.0 feet to the South line of the J.E. Edwards County Road; THENCE along said Edwards Road line South 89°42'00" West, 140.3 feet to a point of curve; THENCE on a curve to the left with a radius of 329.27 feet, a distance of 88.2 feet; THENCE South 74°18'00" West 30.1; THENCE on a curve to the right with a radius 317.94 feet, a distance of 172.8 feet; THENCE North 72°00'00" West, 156.0 feet, more or less, to the North line of the NE Quarter of the SW Quarter of said Section 27; THENCE South 89°42'00" West along said North line, 548.04 to the point of BEGINNING; EXCEPT that portion conveyed to King County for road under Recording Number 5809825; ALSO, the West 20 feet of the SE Quarter of the NW Quarter of said Section 27, lying South of the NE 124th Street.

WHEREAS, it has been found necessary in the construction and improvement of NE 124th Street to establish a easement on said property of Grantor as follows:

THAT PORTION of the above property lying Easterly of the following described line: BEGINNING at a point on the East line of said parcel being a distance of 117.51 feet from the North line of the SW Quarter of said S; T; R; as measured perpendicular to said North line; THENCE S 17°50'34" W for a distance of 130.21 feet; THENCE S 06°03'44" W for a distance of 155.11 feet; THENCE S 24°34'06" E for a distance of 57.19 feet; THENCE S 05°39'58" E for a distance of 75.12 feet to a point on the South line of said Parcel at Engineer's station 4+76.71, left 38.12 feet as shown on King County Survey No. 28-26-5-20, and being the end of this line description.

Containing an area of 9,428 square feet or 0.22 acres, more or less

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 hereinafter on said property, in conformity with standard plans and specifications for highway purposes and to the same extent and purposes as if the rights herein granted had been acquired under Eminent Domain Statutes of the State of Washington.

IT IS MUTUALLY AGREED AND UNDERSTOOD that this Easement has been conveyed and accepted for public right of way purposes along the street, road and highway identified as NE 124th Street, Redmond, WA. And that in the event of abandonment, vacation or relocation of said street, road or highway, the rights and interests in the above described lands that are herein conveyed, excepting those that pertain to utilities, shall revert to the GRANTOR, its successors and/or assigns.

IN WITNESS WHEREOF, the Grantor has hereunto signed his name the day and year first above written.

GRANTOR: Proctor & Associates
a Washington Corporation

BY: _____
Its Authorized Signatory

Title: _____

12752

Filed For Record At Request Of

AFTER RECORDING RETURN TO:
King County Property Services Division
500 Fourth Avenue Room 500
Seattle, WA 98104

WALL EASEMENT

Reference #
Grantor: 1) Proctor & Associates
Grantee: 1) King County
Legal: Section 27; Township 26 N; Range 05 E
Tax Parcel ID # 272605-9026

THIS AGREEMENT made this ___ day of _____, 1997 between, Proctor & Associates, a Washington Corporation, hereinafter called Grantor, and King County, a political subdivision of the State of Washington, hereinafter called Grantee:

That portion of the NE Quarter of the SW Quarter of Section 27, Township 26 North, Range 5 East, WM in King County, Washington, described as follows: BEGINNING at the NW corner of the NE Quarter of the SW Quarter of said Section 27; THENCE along the West line of said subdivision South 0°51'00" East, 721.3 feet; THENCE North 89°39'00" East 554.0 feet; THENCE North 19°27'00" East 279.1 feet; THENCE South 83°35'43" East 462.6 feet to the westerly line of Stimson County Road; THENCE Northerly along said road line, 483.0 feet to the South line of the J.E. Edwards County Road; THENCE along said Edwards Road line South 89°42'00" West, 140.3 feet to a point of curve; THENCE on a curve to the left with a radius of 329.27 feet, a distance of 88.2 feet; THENCE South 74°18'00" West 30.1; THENCE on a curve to the right with a radius 317.94 feet, a distance of 172.8 feet; THENCE North 72°00'00" West, 156.0 feet, more or less, to the North line of the NE Quarter of the SW Quarter of said Section 27; THENCE South 89°42'00" West along said North line, 548.04 to the point of BEGINNING; EXCEPT that portion conveyed to King County for road under Recording Number 5809825; ALSO, the West 20 feet of the SE Quarter of the NW Quarter of said Section 27, lying South of the NE 124th Street.

WHEREAS, the Grantor, in consideration of Ten Dollars, receipt of which is hereby acknowledged, do by these presents grant, bargain, sell, convey and confirm unto said Grantee, its successors and assigns, a right of way easement for a Wall/Rockery over, through, across and under the property hereinafter described, situated in King County, Washington and described as follows:

THAT PORTION of the above described property lying Northeasterly of the following described line: BEGINNING at a point on the North line of said parcel being a distance of 477.72 feet, as measured along said North line and its Westerly extension from the NW corner of the NE Quarter of the SW Quarter of Section 27, Township 26 North, Range 5 East, WM; THENCE S 73°09'34" E for a distance of 96.81 feet; THENCE S 86°42'05" E for a distance of 67.62 feet to a point on the NE line of said parcel at Engineer's station 126+28.87, right 58.00 feet as shown on King County Survey No. 28-26-5-20, and being the end of this line description.

Containing an area of 1,839 square feet or 0.04 acres, more or less; AND

THAT PORTION of the above described property lying Northerly of the following described line: BEGINNING at a point on the Northerly line of said parcel a distance of 483.76 feet from the East line of the SW Quarter of said S,T,R; as measured perpendicular to said East line; THENCE S 82°15'23" E a distance of 132.80 feet; THENCE S 87°26'33" E a distance of 60.01 feet; THENCE N 01°48'12" E a distance of 22.79 feet to a point on the North line of said parcel at Engineer's station 130+10.00, right 50.00 feet as shown on King County Survey No. 28-26-5-20, being the end of this line description.

Containing an area of 3,194 square feet or 0.07 acres, more or less; AND

THAT PORTION of the above described property lying Northerly of the following described line: BEGINNING at a point on the West line of said parcel being a distance of 14.13 feet as measured along said West line from the NW corner thereof; THENCE N 89°20'42" E a distance of 137.15 feet; THENCE S 67°13'58" E a distance of 34.99 feet; THENCE N 87°20'51" E a distance of 239.92 feet to a point on the North line of said parcel at Engineer's station 123+96.00, right 71.23 feet as shown on King County Survey No. 28-26-5-20 and being the end of this line description, less a any portion thereof lying within additional right of way acquired by King County and shown on said survey. Containing an area of 3,467 square feet or 0.08 acres, more or less

Said Grantee, its successors and assigns, shall have the right at such time as may be necessary, to enter upon said property to construct, alter, or repair said wall/rockery, in conformity with standard plans and specifications for highway purposes and to the same extent and purposes as if the rights herein granted had been acquired under Eminent Domain Statutes of the State of Washington.

IN WITNESS WHEREOF, the Grantor has heretunto signed his name the day and year first above written.

GRANTOR: Proctor & Associates
a Washington Corporation

BY: _____
Its Authorized Signatory

Title: _____

12752

Filed For Record At Request Of

AFTER RECORDING RETURN TO:
King County Property Services Division
500 Fourth Avenue Room 500
Seattle, WA 98104

SLOPE EASEMENT

Reference #

Grantor: 1) Proctor & Associates
Grantee: 1) King County
Legal: Section 27; Township 26 N; Range 05 E
Tax Parcel ID # 272605-9026

THIS AGREEMENT made this ____ day of _____, 1997 between, Proctor & Associates, a Washington Corporation, hereinafter called Grantor, and King County, a political subdivision of the State of Washington, hereinafter called Grantee:

That portion of the NE Quarter of the SW Quarter of Section 27, Township 26 North, Range 5 East, WM in King County, Washington, described as follows: BEGINNING at the NW corner of the NE Quarter of the SW Quarter of said Section 27; THENCE along the West line of said subdivision South 0°51'00" East, 721.3 feet; THENCE North 89°39'00" East 554.0 feet; THENCE North 19°27'00" East 279.1 feet; THENCE South 83°35'43" East 462.6 feet to the westerly line of Stimson County Road; THENCE Northerly along said road line, 483.0 feet to the South line of the J.E. Edwards County Road; THENCE along said Edwards Road line South 89°42'00" West, 140.3 feet to a point of curve; THENCE on a curve to the left with a radius of 329.27 feet, a distance of 88.2 feet; THENCE South 74°18'00" West 30.1; THENCE on a curve to the right with a radius 317.94 feet, a distance of 172.8 feet; THENCE North 72°00'00" West, 156.0 feet, more or less, to the North line of the NE Quarter of the SW Quarter of said Section 27; THENCE South 89°42'00" West along said North line, 548.04 to the point of BEGINNING; EXCEPT that portion conveyed to King County for road under Recording Number 5809825; ALSO, the West 20 feet of the SE Quarter of the NW Quarter of said Section 27, lying South of the NE 124th Street.

WHEREAS, it has been found necessary in the construction and improvement of NE 124th Street to make slopes on said property of Grantor for cuts and fills as follows:

THAT PORTION of the above property described as lying Easterly and Northerly of the following described line: BEGINNING at a point on the North line of said parcel being a distance of 291.77 feet, from the East line of the Southwest Quarter of Section 27, Township 26 North, Range 5 East, WM as measured perpendicular to said East line, said point being Engineer's station 130+10.00 right 50.00 feet, as shown on King County Survey No. 28-26-5-20, THENCE S 01°48'12" W for a distance of 22.79 feet; THENCE S 87°26'33"E for a distance of 91.94 feet; to a point on the Easterly line of said parcel at Engineer's station 131+01.93 right 74.00 feet as shown on said survey and being the end of this line description. Containing an area of 1,850 square feet or 0.04 acres, more or less

NOW THEREFORE, in consideration of the premises, the Grantor hereby agrees that said slopes may be made on his property as herein set forth, in conformity with standard plans and specifications for highway purposes and to the same extent and purposes as if this property is being acquired under Eminent Domain Statutes of the State of Washington.

IN WITNESS WHEREOF, the Grantor has hereunto signed his name the day and year first above written.

GRANTOR: Proctor & Associates
a Washington Corporation
BY: _____
Its Authorized Signatory
Title: _____

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

On the ____ day of _____, 1997, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ does hereby grant, and convey to be the individuals described in who executed the foregoing instrument, and acknowledged to me that he signed the same as _____ free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year first above written.

NOTARY PUBLIC in and for the State of Washington
residing at _____
My Appointment expires: _____

12752

Filed For Record At Request Of

AFTER RECORDING RETURN TO:
King County Property Services Division
500 Fourth Avenue Room 500
Seattle, WA 98104

WARRANTY DEED

Reference #
Grantor: 1) Hoek, Cornelis 2. Hoek, Elsje 3. Horeco, Inc.
Grantee: 1) King County
Legal: Section 27; Township 26 N; Range 05 E
Tax Parcel ID # 272605-9024

The Grantors herein, Cornelis and Elsje Hoek, Husband and Wife and Horeco, Inc. a Washington Corporation, for the consideration of Ten Dollars and other valuable consideration, hereby convey and warrant to, King County a political subdivision of the State of Washington, hereinafter called Grantee, as follows:

That portion of the SE Quarter of the NW Quarter of Section 27, Township 26 North, Range 5 East, WM in King County, Washington, lying Southerly of J.W. Edwards County Road (now NE 124th Street); EXCEPT the West 20 feet thereof.

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, may be made on their property as herein set forth, in conformity with standard plans and specifications for highway purposes, and to the same extent and purposes as if the rights herein granted had been acquired by condemnation proceedings under Eminent Domain statutes of the State of Washington.

Dated this _____ day of _____, 1997.

GRANTOR: Horeco, Inc.
a Washington Corporation
BY: _____
Its Authorized Signatory

Title: _____

GRANTOR

Cornelis Hoek

Elsje Hoek

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

On the ____ day of _____, 1997, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ does hereby grant, and convey to be the individual described in who executed the foregoing instrument, and acknowledged to me that he signed the same as _____ free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year first above written.

NOTARY PUBLIC in and for the State of Washington
residing at _____
My Appointment expires: _____

12752

Filed For Record At Request Of

AFTER RECORDING RETURN TO:
King County Property Services Division
500 Fourth Avenue Room 500
Seattle, WA 98104

SLOPE EASEMENT

Reference #

Grantor: 1) Willows 124 Associates Ltd. Partnership
Grantee: 1) King County
Legal: Section 27; Township 26 N; Range 05 E
Tax Parcel ID # 272605-9025

THIS AGREEMENT made this ___ day of _____, 1997 between, Willows 124 Associates Ltd. Partnership a Washington Limited Partnership, hereinafter called Grantor, and King County, a political subdivision of the State of Washington, hereinafter called Grantee:

WHEREAS, the Grantor herein is the owner of that certain parcel of land described as follows:
Lots 1; 2 and 3 of Short Plat No. R278020 as recorded under Auditors File No. 7906250893 being: THAT PORTION of the South 443 feet of the SE Quarter of the NW Quarter of Section 27, Township 26 North; Range 6 East WM, in King County, Washington, lying North of the NE 124th Street (Slater Avenue NE), as conveyed to King County for road by Auditor's File No. 5818159, West of the W.P. Wilson Road and SE of the right-of-way of the Northern pacific railroad Company Belt Line; AND Subject to any rights or easements of record

WHEREAS, it has been found necessary in the construction and improvement of NE 124th Street to make slopes on said property of Grantor for cuts and fills as follows:

THAT PORTION of the above property described as lying Southerly and Easterly of the following described line: BEGINNING at a point on the South line of said parcel being a distance of 103.36 feet, as measured along said South line from the Southwest corner thereof; and being at Engineer's station 130+10.00 Left 50.00 feet as shown on King County Survey No. 28-26-5-20, THENCE N 01°48'12" E for a distance of 10.00 feet; THENCE N 55°58'10" E for a distance of 48.37 feet; THENCE S 73°37'13" E for a distance of 51.66 feet; THENCE N 13°59'41" East for a distance of 281.54 feet to a point on the East line of said Parcel at Engineer's station 13+50.00, left 53.72 feet and being the end of this line description. Containing an area of 5,319 square feet or 0.12 acres, more or less

NOW THEREFORE, in consideration of the premises, the Grantor hereby agrees that said slopes may be made on his property as herein set forth, in conformity with standard plans and specifications for highway purposes and to the same extent and purposes as if this property is being acquired under Eminent Domain Statutes of the State of Washington.

IN WITNESS WHEREOF, the Grantor has hereunto signed his name the day and year first above written.

GRANTOR: Willows 124 Associates Ltd. Partnership
a Washington limited Partnership

BY: _____
Its Authorized Signatory

Title: _____

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

On the ___ day of _____, 1997, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ does hereby grant, and convey o be the individuals described in who executed the foregoing instrument, and acknowledged to me that _he_ signed the same as _____ free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year first above written.

NOTARY PUBLIC in and for the State of Washington
residing at _____
My Appointment expires: _____

12752

Filed For Record At Request Of

AFTER RECORDING RETURN TO:
King County Property Services Division
500 Fourth Avenue Room 500
Seattle, WA 98104

WALL EASEMENT

Reference #

Grantor: 1) Willows 124 Associates Ltd. Partnership
Grantee: 1) King County
Legal: Section 27; Township 26 N; Range 05 E
Tax Parcel ID # 272605-9025

THIS AGREEMENT made this ____ day of _____, 1997 between, Willows 124 Associates Ltd. Partnership, a Washington Limited Partnership, hereinafter called Grantor, and King County, a political subdivision of the State of Washington, hereinafter called Grantee:

WHEREAS, the Grantor, in consideration of Ten Dollars, receipt of which is hereby acknowledged, do by these presents grant, bargain, sell, convey and confirm unto said Grantee, its successors and assigns, a right of way easement for a Wall/Rockery over, through, across and under the property hereinafter described, situated in King County, Washington and described as follows:

Lots 1; 2 and 3 of Short Plat No. R278020 as recorded under Auditors File No. 7906250893 being: THAT PORTION of the South 443 feet of the SE Quarter of the NW Quarter of Section 27, Township 26 North; Range 6 East WM, in King County, Washington, lying North of the NE 124th Street (Slater Avenue NE), as conveyed to King County for road by Auditor's File No. 5818159, West of the W.P. Wilson Road and SE of the right-of-way of the Northern Pacific Railroad Company Belt Line; AND Subject to any rights or easements of record

WHEREAS, it has been found necessary in the construction and improvement of NE 124th Street to establish a wall/rockery easement on said property of Grantor as follows:

THAT PORTION of the above property described as lying Southerly of the following described line: BEGINNING at a point on the West line of said parcel being a distance of 24.67 feet, as measured along the West line, from the SW corner thereof; THENCE S 85°24'38" E for a distance of 48.68 feet; THENCE S 74°42'03" E for a distance of 51.42 feet; THENCE S 01°48'12" W for a distance of 10.00 feet; to a point on the South line of said Parcel at Engineer's station 130+10.00, left 50.00 feet as shown on King County Survey No. 28-26-5-20, being a distance of 103.36 feet, as measured along the South line, from the SW corner thereof and being the end of this line description.
Containing an area of 1,984 square feet or 0.05 acres, more or less

Said Grantee, its successors and assigns, shall have the right at such time as may be necessary, to enter upon said property to construct, alter, or repair said wall/rockery, in conformity with standard plans and specifications for highway purposes and to the same extent and purposes as if the rights herein granted had been acquired under Eminent Domain Statutes of the State of Washington.

IN WITNESS WHEREOF, the Grantor has hereunto signed his name the day and year first above written.

GRANTOR: Willows 124 Associates Ltd. Partnership
a Washington limited Partnership

BY: _____
Its Authorized Signatory

Title: _____

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

On the ____ day of _____, 1997, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ does hereby grant, and convey to be the individuals described in who executed the foregoing instrument, and acknowledged to me that he signed the same as _____ free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year first above written.

NOTARY PUBLIC in and for the State of Washington
residing at _____
My Appointment expires: _____

5/20/97

12752

Filed For Record At Request Of

AFTER RECORDING RETURN TO:
King County Property Services Division
500 Fourth Avenue Room 500
Seattle, WA 98104

DRAINAGE EASEMENT

Reference #

Grantor: 1) Muller, Robert 2) Muller, Shirley
Grantee: 1) King County
Legal: Section 27; Township 26 N; Range 05 E
Tax Parcel ID # 272605-9014

THIS AGREEMENT made this ____ day of _____, 1997 between, Robert and Shirley Muller, Husband and Wife, hereinafter called Grantor, and King County, a political subdivision of the State of Washington, hereinafter called Grantee:

WHEREAS, the Grantor herein is the owner of that certain parcel of land described as follows:

That portion of the Northeast Quarter of the Southeast Quarter and of the West 410 feet of the Northwest Quarter of the Southeast Quarter of Section 27, Township 26 North, Range 5 East, WM in King County, Washington, lying easterly of the Snoqualmie Branch of the Burlington Northern Pacific Railroad right of way; EXCEPT the north 50 feet thereof conveyed to King County for Northeast 124th Street by deed recorded under Recording Number 5823649.

The said GRANTOR, for and in consideration of Ten Dollars and other valuable consideration, receipt of which is hereby acknowledged, do by these presents grant, bargain, sell, convey, and confirm unto said GRANTEE, its successors and assigns, agents, and licensees, a right of way easement for a drainage facilities, across, under, over, and through the following described property, as follows:

THAT PORTION of the above described property lying Easterly, Northerly and Westerly of the following described line: BEGINNING at a point on the North line of said parcel being a distance of 148.37 feet as measured along said North line from the Northwest corner thereof, and being at Engineer's Station 134+23.00, right 50 feet as shown on King County Survey No. 28-26-5-20, THENCE S 01°48'12" W for a distance of 65.00 feet; THENCE S 88°11'48" E, for a distance of 45.00 feet; THENCE N 01°48'12" E for a distance of 20.00 feet; THENCE S 88°11'48" E for a distance of 212.00 feet; THENCE North 01°48'12" E for a distance of 10.00 feet; THENCE S 88°11'48" E for a distance of 1,020.00 feet; THENCE S 84°35'33" E for a distance of 1,113.54 feet to a point on the East line of said Parcel at Engineer's station 158+11.34, right 155.00 feet and being the end of this line description.
Containing an area of 125,943 square feet or 2.89 acres, more or less

NOW THEREFORE, the Grantee, its successors and assigns, shall have the right at such time as may be necessary, to enter upon the property for the purposes of constructing, reconstructing, maintaining, and repairing said drainage facility. The rights, conditions, and provisions of this agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties, and is conveyed as to the same extent and purposes as if the rights herein granted had been acquired by condemnation proceedings under Eminent Domain statutes of the State of Washington.

IN WITNESS WHEREOF, the Grantor has hereunto signed his name the day and year first above written.

GRANTOR:

Robert Muller

Shirley Muller

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

On the ____ day of _____, 1997, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Robert Muller and Shirley Muller to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged to me that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year first above written.

NOTARY PUBLIC in and for the State of Washington
residing at _____
My Appointment expires: _____

127527

Filed For Record At Request Of

AFTER RECORDING RETURN TO:
King County Property Services Division
500 Fourth Avenue Room 500
Seattle, WA 98104

TEMPORARY CONSTRUCTION EASEMENT

Reference #

Grantor: 1) Muller, Robert 2) Muller, Shirley
Grantee: 1) King County
Legal: Section 27; Township 26 N; Range 05 E
Tax Parcel ID # 272605-9127

THIS AGREEMENT made this ____ day of _____, 1997 between, Robert and Shirley Muller, Husband and Wife, hereinafter called Grantor, and King County, a political subdivision of the State of Washington, hereinafter called Grantee:

WHEREAS, the Grantor herein is the owner of that certain parcel of land described as follows:

The North Half of the Southeast Quarter of Section 27, Township 26 North, Range 5 East, WM in King County, Washington, EXCEPT that portion thereof conveyed for the right of way for Drainage Ditch No. 3; EXCEPT that portion thereof condemned in King County Superior Court Cause No. 741685 for a public park; EXCEPT that portion thereof for the Snoqualmie Branch of the Northern Pacific Railroad right of way; EXCEPT the West 410 feet of the North 700 feet thereof; AND EXCEPT the North 50 feet thereof conveyed to King County for NE 124th Street by deed recorded under Recording Number 5823649.

The said GRANTOR, for and in consideration of Ten Dollars and other valuable consideration, receipt of which is hereby acknowledged, do by these presents grant, bargain, sell, convey, and confirm unto said GRANTEE, , its successors and assigns, agents, and licensees, a right of way easement for a drainage facilities, across, under, over, and through the following described property, as follows:

THAT PORTION of the above described property Beginning at a point measured perpendicular 35.00 feet from a point on the North line of said parcel being a distance of 1,425.39 feet as measured along said North line; from the Northwest corner thereof; THENCE S 01°48'12" W for a distance of 50.10 feet; THENCE S 84°35'33" E for a distance of 1,112.86 feet to a point on the East line of said parcel at Engineer's station 158+10.66 right 205.06 feet as shown on King County Survey No. 28-26-5-20.; THENCE Northerly along said East line for a distance of 50.06 feet; THENCE North 84°35'133 W for a distance of 1,113.54 feet; to the point of beginning.
Containing an area of 55,660 square feet or 1.28 acres, more or less

NOW THEREFORE, the Grantee, its successors and assigns, shall have the right at such time as may be necessary, to enter upon the property for the purposes of constructing, reconstructing, maintaining, and repairing said drainage facility. The rights, conditions, and provisions of this agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties, and is conveyed as to the same extent and purposes as if the rights herein granted had been acquired by condemnation proceedings under Eminent Domain statutes of the State of Washington.

IN WITNESS WHEREOF, the Grantor has hereunto signed his name the day and year first above written.

GRANTOR:

Robert Muller

Shirley Muller

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

On the ____ day of _____, 1997, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Robert Muller and Shirley Muller to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged to me that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year first above written.

NOTARY PUBLIC in and for the State of Washington
residing at _____
My Appointment expires: _____

12752

Filed For Record At Request Of

AFTER RECORDING RETURN TO
King County Property Services Division
500 Fourth Avenue Room 500
Seattle, WA 89104

SLOPE EASEMENT

Grantor: 1) Muller, Robert 2) Muller, Shirley
Grantee: 1) King County
Legal: Section 27; Township 26 N; Range 05 E
Tax Parcel ID # 272605-9127

THIS AGREEMENT made this ____ day of _____, 1997 between, Robert and Shirley Muller, Husband and Wife, hereinafter called Grantor, and King County, a political subdivision of the State of Washington, hereinafter called Grantee:

WHEREAS, the Grantor herein is the owner of that certain parcel of land described as follows:

The North Half of the Southeast Quarter of Section 27, Township 26 North, Range 5 East, WM in King County, Washington, EXCEPT that portion thereof conveyed for the right of way for Drainage Ditch No. 3; EXCEPT that portion thereof condemned in King County Superior Court Cause No. 741685 for a public park; EXCEPT that portion thereof for the Snoqualmie Branch of the Northern Pacific Railroad right of way; EXCEPT the West 410 feet of the North 700 feet thereof; AND EXCEPT the North 50 feet thereof conveyed to King County for NE 124th Street by deed recorded under Recording Number 5823649.

WHEREAS, it has been found necessary in the construction and improvement of the NE 124th Street Project to make slopes on said property of Grantors for cuts and fills as follows:

Beginning at a point on the North line of said parcel being a distance of 1.9 feet as measured along said North line from the NW Corner thereof as shown on King County Survey No. 28-26-5-20; THENCE S 84° 54' 26" E for a distance of 87.14 feet; THENCE N 89° 39' 21" E for a distance of 80.06 feet; THENCE N 01° 48' 12" E for a distance of 2.00 feet to a point on the North line of said parcel at Engineer's station 138+80.00 Right 50.00 feet and being the end of this line description.

Containing an area of 498 square feet or 0.001 acres, more or less

NOW THEREFORE, in consideration of the premises, the Grantors hereby agree that said slopes may be made on their property as herein set forth, in conformity with standard plans and specifications for highway purposes, and to the same extent and purposes as if the rights herein granted had been acquired by condemnation proceedings under Eminent Domain statutes of the State of Washington.

IN WITNESS WHEREOF, the Grantor has hereunto signed his name the day and year first above written.

GRANTORS:

Robert Muller

Shirley Muller

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

On the ____ day of _____, 1997, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Robert and Shirley Muller, to me known to be the individuals described in who executed the foregoing instrument, and acknowledged to me that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year first above written.

NOTARY PUBLIC in and for the State of Washington
residing at _____
My Appointment expires: _____

12752

Filed For Record At Request Of

AFTER RECORDING RETURN TO
King County Property Services Division
500 Fourth Avenue Room 500
Seattle, WA 98104

SLOPE EASEMENT

Grantor: 1) Muller, Robert 2) Muller, Shirley
Grantee: 1) King County
Legal: Section 27; Township 26 N; Range 05 E
Tax Parcel ID # 272605-9127

THIS AGREEMENT made this ____ day of _____, 1997 between, Robert and Shirley Muller, Husband and Wife, hereinafter called Grantor, and King County, a political subdivision of the State of Washington, hereinafter called Grantee:

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The North Half of the Southeast Quarter of Section 27, Township 26 North, Range 5 East, WM in King County, Washington, EXCEPT that portion thereof conveyed for the right of way for Drainage Ditch No. 3; EXCEPT that portion thereof condemned in King County Superior Court Cause No. 741685 for a public park; EXCEPT that portion thereof for the Snoqualmie Branch of the Northern Pacific Railroad right of way; EXCEPT the West 410 feet of the North 700 feet thereof; AND EXCEPT the North 50 feet thereof conveyed to King County for NE 124th Street by deed recorded under Recording Number 5823649.

WHEREAS, it has been found necessary in the construction and improvement of the NE 124th Street Project to make slopes on said property of Grantors for cuts and fills as follows:

Beginning at a point on the North line of said parcel being a distance of 1,248.19 feet as measured along said North line from the NW Corner thereof and being at Engineer's station 149+60.00, right 50 feet as shown on King County Survey No. 28-26-5-20; THENCE S 01°48'12" W for a distance of 3 feet; THENCE S 86°32'01" E for a distance of 310.13 feet; THENCE S 86°44'38" E for a distance of 276.09 feet; THENCE S 87°04'50" E for a distance of 154.03 feet; THENCE S 88°42'13" E for a distance of 112.47 feet to a point on the East line of said parcel being a distance of 21.01 feet, as measured along said East line from the NE corner thereof and being the end of this line description.

Containing an area of 12,181 square feet or 0.028 acres, more or less

NOW THEREFORE, in consideration of the premises, the Grantors hereby agree that said slopes may be made on their property as herein set forth, in conformity with standard plans and specifications for highway purposes, and to the same extent and purposes as if the rights herein granted had been acquired by condemnation proceedings under Eminent Domain statutes of the State of Washington.

IN WITNESS WHEREOF, Grantors have signed this instrument the day and year first written above.

IN WITNESS WHEREOF, the Grantor has hereunto signed his name the day and year first above written.

GRANTORS:

Robert Muller

Shirley Muller

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

On the ____ day of _____, 1997, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Robert and Shirley Muller, to me known to be the individuals described in who executed the foregoing instrument, and acknowledged to me that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year first above written.

NOTARY PUBLIC in and for the State of Washington
residing at _____
My Appointment expires: _____