



**KING COUNTY**

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

**Signature Report**

**January 12, 2009**

**Ordinance 16345**

**Proposed No.** 2008-0635.1

**Sponsors** Lambert

1 AN ORDINANCE authorizing the condemnation of certain  
2 property for road improvements for N.E. Novelty Hill  
3 Road, Phase 1 Improvements, Right of Way Number 9-  
4 2005-007, Capital Improvement Project Number 100992,  
5 within council district 3.

6

7 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

8 **SECTION 1. Findings:**

9 A. The King County council, on November 26, 1991, by Ordinance 10182,  
10 adopted the annual budget and program and provided therein for a transportation program  
11 in 1992. A budget proviso instructed the King County executive to submit a  
12 supplemental budget request by April 1, 1992, to appropriate funds for preliminary  
13 engineering and environmental impact studies. And on June 15, 1992, the King County  
14 council, by Ordinance 10424, approved the supplemental budget. The King County  
15 council, on November 19, 2001, by Ordinance 14265, adopted the annual budget and  
16 program for 2002 and appropriated funds for the acquisition of right-of-way for the N.E.  
17 Novelty Hill Road project.

18           B. The capital budget and program provides for the acquisition of land necessary  
19 for the improvement of N.E. Novelty Hill Road, Phase 1, Right-of-Way Number 9-2005-  
20 007, Capital Improvement Project ("CIP") Number 100992. Acquisition of such land is  
21 required to construct and rebuild 196th Avenue N.E./195th Avenue N.E. with two lanes  
22 and full shoulders, extending from N.E. Novelty Hill Road to N.E. Union Hill Road,  
23 widening N.E. Union Hill Road to four lanes, extending from 196th Avenue N.E. to the  
24 vicinity of 192nd Avenue N.E., construct a new bridge over Evans Creek on N.E. Union  
25 Hill Road, re-align Lower Stensland Creek at 95th Street N.E. and install two storm water  
26 treatment facilities.

27           C. In order to acquire the property and property rights required to improve N.E.  
28 Novelty Hill Road, Phase 1, it is necessary for King County to condemn the land and  
29 property rights and rights in property for road purposes of parcel numbers 47, 49, 201,  
30 203, 205, 207, 209 and 310 as more particularly set forth.

31           D. The King County council finds that public health, safety, necessity and  
32 convenience demand that N.E. Novelty Hill Road, Phase 1, be improved within King  
33 County in accordance with the capital budget and program, and that those certain  
34 properties, property rights and rights in property of parcel numbers 47, 49, 201, 203, 205,  
35 207, 209 and 310 be condemned, appropriated, taken and damaged for the purposes  
36 herein described.

37           SECTION 2. The King County council has deemed it necessary and in the best  
38 interest of the citizens of King County that the lands described in Attachments A and B to  
39 this ordinance be condemned, appropriated, taken, and damaged for the purposed of the  
40 above-described improvements of N.E. Novelty Hill Road, Phase 1, Right-of-Way

41 Number 9-2005-007, CIP number 100992, subject to the making or paying of just  
42 compensation to the owners herein in the manner provided by law.

43

Ordinance 16345 was introduced on 12/8/2008 and passed by the Metropolitan King  
County Council on 1/12/2009, by the following vote:

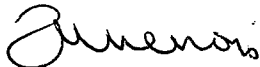
Yes: 9 - Ms. Patterson, Mr. Dunn, Mr. Constantine, Ms. Lambert, Mr. von  
Reichbauer, Mr. Ferguson, Mr. Gossett, Mr. Phillips and Ms. Hague  
No: 0  
Excused: 0

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON



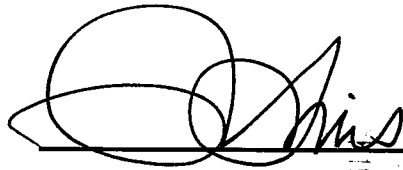
Dow Constantine, Chair

ATTEST:



Anne Noris, Clerk of the Council

APPROVED this 14 day of January, 2009.



Ron Sims, County Executive

Attachments      A. Index of Parcels, B. Legal Descriptions

2009 JAN 15 PM 3:25  
KING COUNTY COUNCIL  
CLERK  
RECEIVED

**ATTACHMENT A - INDEX****EIGHT REFERENCED PARCELS FOR CONDEMNATION  
AND THEIR ASSOCIATED CONVEYANCE DOCUMENTS**

TO THE PROPOSED ORDINANCE FOR CONDEMNATION OF CERTAIN PROPERTIES  
FOR N.E. NOVELTY HILL ROAD, PHASE 1 IMPROVEMENTS  
RIGHT OF WAY NUMBER 9-2005-007,  
CAPITAL IMPROVEMENT PROJECT NUMBER 100992

- 1) **PARCEL 201**, Tax Parcel No. 062506-9046
  - a. Legal description of entire parcel for Full-Take Warranty Deed
- 2) **PARCEL 203**, Tax Parcel No. 062506-9122
  - a. Legal description of entire parcel for Full-Take Warranty Deed
- 3) **PARCEL 310**, Tax Parcel No. 062506-9050
  - Legal Description given for Entire Parcel, with rights condemned as follows:
    - a. Warranty Deed for a Portion of the Parcel
    - b. Slope Easement #1
    - c. Slope Easement #2
    - d. Agreement to Reconstruct Driveway

**PARCELS 205, 207 & 209 -**

One legal description encompasses these three parcels, with rights condemned as follows:

- 4) **PARCEL 205**, Tax Parcel No.062506-9017
  - a. Warranty Deed for a Portion of the Parcel
  - b. Slope Easement
- 5) **PARCEL 207**, Tax Parcel No. 062506-9029
  - a. Warranty Deed for a Portion of the Parcel
- 6) **PARCEL 209**, Tax Parcel No. 062506-9042
  - a. Warranty Deed for a Portion of the Parcel
  - b. Slope Easement
- 7) **PARCEL 47**, Tax Parcel No. 062506-9098
  - a. Legal description of entire parcel for Full-Take Warranty Deed
- 8) **PARCEL 49**, Tax Parcel No. 062506-9125
  - a. Legal description of entire parcel for Full-Take Warranty Deed

**END OF INDEXED PARCELS**

**ATTACHMENT B – LEGAL DESCRIPTIONS  
EIGHT REFERENCED PARCELS FOR CONDEMNATION  
AND THEIR ASSOCIATED CONVEYANCE DOCUMENTS**

TO THE PROPOSED ORDINANCE FOR CONDEMNATION OF CERTAIN PROPERTIES  
FOR N.E. NOVELTY HILL ROAD, PHASE 1 IMPROVEMENTS  
RIGHT OF WAY NUMBER 9-2005-007,  
CAPITAL IMPROVEMENT PROJECT NUMBER 100992

- 1) **PARCEL 201, Tax Parcel No. 062506-9046, Right of Way Number 9-2005-007  
Owner: UNION SHARES, L.L.C., a Washington limited liability company**

***Legal Description of Entire Parcel for Full-Take Warranty Deed***

The northeast quarter of the northeast quarter of the southeast quarter of the southeast quarter of Section 6, Township 25 North, Range 6 East, W.M., in King County, Washington;

EXCEPT any portion of the north 132 feet thereof;

AND EXCEPT any portion thereof lying within 196<sup>th</sup> Avenue Northeast, of which a portion was conveyed to King County by deed recorded under Recording Number 1419896.

Containing 60,113 square feet, more or less.

- 2) **PARCEL 203, Tax Parcel No. 062506-9122, Right of Way Number 9-2005-007  
Owner: UNION SHARES, L.L.C., a Washington limited liability company**

***Legal Description of Entire Parcel for Full-Take Warranty Deed***

The north 132 feet of the east half of the east half of the southeast quarter of the southeast quarter of Section 6, Township 25 North, Range 6 East, W.M., in King County, Washington;

EXCEPT any portion thereof lying within 196<sup>th</sup> Avenue Northeast, of which a portion was conveyed to King County by deed recorded under Recording Number 1419896;

AND EXCEPT that portion thereof lying north of the following described line:

Beginning at the northeast corner of said southeast quarter of the southeast quarter of Section 6;

Thence south 00°39'14" west, along the east line of said subdivision, 15.30 feet;

Thence north 88°16'29" west 15.00 feet to the TRUE POINT OF BEGINNING of this line description;

Thence continuing north 88°16'29" west 314.86 feet, more or less, to the west line of the east half of the east half of said southeast quarter of the southeast quarter of Section 6 and the terminus of this line description.

Containing 33,900 square feet, more or less.

- 3) **PARCEL 310, Tax Parcel No. 062506-9050, Right of Way Number 9-2005-007**  
**Owner: UNION SHARES, L.L.C., a Washington limited liability company**

***Legal Description for Entire Parcel:***

The east half of the east half of the southeast quarter of the southeast quarter of Section 6, Township 25 North, Range 6 east, W.M., in King County, Washington;  
EXCEPT that portion lying within the northeast quarter of the northeast quarter of the southeast quarter of the southeast quarter of said section;  
AND EXCEPT that portion described as follows:  
Beginning at a point 30 feet north of the southwest quarter of the east half of the southeast quarter of the southeast quarter of the southeast quarter;  
Thence east along the northerly margin of NE Union Hill Road, a distance of 25.5 feet;  
Thence northerly a distance of 285 feet to a point 37 feet east of the westerly boundary of the above described east half of the southeast quarter of the southeast quarter of the southeast quarter;  
Thence west 37 feet;  
Thence southerly along the westerly boundary of the east half of the southeast quarter of the southeast quarter of the southeast quarter to the point of beginning;  
AND ALSO EXCEPT that portion described as follows:  
Beginning at a point 30 feet north of the southwest corner of the east half of the southeast quarter of the southeast quarter of the southeast quarter;  
Thence east along the northerly margin of NE Union Hill Road, 25.5 feet;  
Thence north 285 feet to a point 37 feet east of the west boundary line of said subdivision, and the TRUE POINT OF BEGINNING;  
Thence north 89°09'15" west 37 feet to the west line of said subdivision;  
Thence north 0°50'45" east along said west line 349.18 feet to the northwest corner thereof;  
Thence south 89°09'12" east along the north line thereof 37 feet;  
Thence south 0°50'45" west 359.18 feet to the TRUE POINT OF BEGINNING;  
ALSO EXCEPT any portion thereof lying within 196<sup>th</sup> Avenue Northeast, of which a portion was conveyed to King County by deed recorded under Recording Number 1419896;  
AND ALSO EXCEPT that portion thereof lying within N.E. Union Hill Road (N.E. 80<sup>th</sup>) as conveyed to King County by deed recorded under Recording Number 1495917.

**With rights condemned from Parcel 310 as follows:**

***a. Warranty Deed for a Portion of Parcel 310***

That portion of the above-described Parcel as follows:  
Beginning at the southeast corner of said hereinafter described parcel at a point 15.0 feet left of the 196<sup>th</sup> Ave NE right-of-way centerline as established by King County Survey No. 6-25-06-09;  
Thence to Engineer's Station 10+30.3 left, 30.0 feet left of NE Union Hill Road right-of-way centerline Engineer's Station 29+84.5;  
Thence west along the south line of said hereinafter described parcel, said south line also being the north right-of-way line of NE Union Hill Road to Engineer's Station 26+90.9 left, 30.0 feet of said NE Union Hill Road right-of-way centerline;

16345

Thence north on the west line of said hereinafter described parcel to Engineer's Station 26+91.7, 60.0 feet left of said NE Union Hill Road right-of-way centerline;  
Thence east on a line parallel with the south line of said hereinafter described parcel, said south line being also north right-of-way of said NE Union Hill Road, to Engineer's Station 28+51.1, 60.0 feet left of said NE Union Hill Road right-of-way centerline;  
Thence northeasterly to Engineer's Station 28+77.5, 64.7 feet left of said NE Union Hill Road right-of-way centerline;  
Thence along a 100.0 foot radius tangent curve to the left to a point 37.0 feet left of 196<sup>th</sup> Ave NE right-of-way centerline Engineer's Station 11+65.5;  
Thence north on a line parallel with the east line said hereinafter described parcel, said east line being also the west right-of-way of said 196<sup>th</sup> Ave NE, to a point 37.0 feet left of 196<sup>th</sup> Ave NE right-of-way centerline Engineer's Station 16+65.7;  
Thence east to a point 30.0 feet left of 196<sup>th</sup> Ave NE right-of-way centerline Engineer's Station 16+65.7;  
Thence north on a line parallel with the east line of said hereinafter described parcel, said east line being also the west right-of-way of said 196<sup>th</sup> Ave NE, to a point on the north line of said hereinafter described parcel, said point being 30.0 feet left of 196<sup>th</sup> Ave NE right-of-way centerline Engineer's Station 19+98.1;  
Thence east along said north line to the northeast corner of said hereinafter described parcel, said northeast corner being on the existing right-of-way limits of existing 196<sup>th</sup> Ave NE, said point being 15.0 feet left of 196<sup>th</sup> Ave NE right-of-way centerline Engineer's Station 19+98.1;  
Thence southerly on the east line of said hereinafter described parcel, said east line being also the existing right-of-way limits of 196<sup>th</sup> Ave NE, to the Point of Beginning.  
Containing 29,638 square feet, more or less.

**b. Slope Easement No. 1 on Parcel 310**

The following portion of the above-described Parcel:

Commencing at the southwest corner of said hereinafter described parcel, said point being Engineer's Station 26+90.9, 30.0 feet left of NE Union Hill Road right-of-way centerline as established by King County Survey No. 6-25-06-09;

Thence north on the west line of said hereinafter described parcel to Engineer's Station 26+91.7, 60.0 feet left of said NE Union Hill Road right-of-way centerline, said point being the Point of Beginning of this easement;

Thence continuing north on said east line of said hereinafter described parcel to Engineer's Station 26+91.9, 65.0 feet left of said NE Union Hill Road right-of-way centerline;

Thence east on a line parallel with the south line of said hereinafter described parcel, said south line being also the north right-of-way of said NE Union Hill Road, to Engineer's Station 28+18.4, 65.0 feet left of said NE Union Hill Road right-of-way centerline;

Thence south to Engineer's Station 28+18.4, 60.0 feet left of said NE Union Hill Road right-of-way centerline;

Thence west on a line parallel to the south line of said hereinafter described parcel, said south line being also the north right-of-way of said NE Union Hill Road to the Point of Beginning.

Containing 633 square feet, more or less.

**c. Slope Easement No. 2 on Parcel 310:**

The following portion of the above-described parcel:

Commencing at the southwest corner of said hereinafter described parcel, said point being Engineer's Station 26+90.9, 30.0 feet left of NE Union Hill Road right-of-way centerline as established by King County Survey No. 6-25-06-09;

Thence north on the west line of said hereinafter described parcel to Engineer's Station 26+91.7, 60.0 feet left of said NE Union Hill Road right-of-way centerline;

Thence east on a line parallel with the south line of said hereinafter described parcel, said south line being also the north right-of-way of said NE Union Hill Road, to Engineer's Station 28+38.4, 60.0 feet left of said NE Union Hill Road right-of-way centerline, said point being the Point of Beginning of this easement;

Thence north Engineer's Station 28+38.4, 65.0 feet left of said NE Union Hill Road right-of-way centerline;

Thence east on a line parallel the south line of said hereinafter described parcel, said south line being also the north right-of-way of said NE Union Hill Road, to Engineer's Station 28+38.4, 65.0 feet left of said NE Union Hill Road right-of-way centerline;

Thence northeasterly to a point 69.6 feet left of said NE Union Hill Road right-of-way centerline Engineer's Station 28+76.7;

Thence along a 95.0 foot radius tangent curve to the left to a point 54.0 feet left of 196<sup>th</sup> Ave NE right-of-way centerline Engineer's Station 11+19.3 as shown on King County Survey No. 6-25-06-09;

Thence north on a line parallel with the east line of said hereinafter described parcel, said east line being also the west right-of-way of said 196<sup>th</sup> Ave NE, to Engineer's Station 17+00, 54.0 feet left of 196<sup>th</sup> Ave NE right-of-way centerline;

Thence east to Engineer's Station 17+00, 30.0 feet left of 196<sup>th</sup> Ave NE right-of-way centerline

Thence south on a line parallel with the east line of said hereinafter described parcel, said east line being also the west right-of-way of said 196<sup>th</sup> Ave NE, to Engineer's Station 16+65.7, 30.0 feet left of 196<sup>th</sup> Ave NE right-of-way centerline;

Thence west to Engineer's Station 16+65.7, 37.0 feet left of 196<sup>th</sup> Ave NE right-of-way centerline;

Thence south on a line parallel with the east line of said hereinafter described parcel, said east line being also the west right-of-way of said 196<sup>th</sup> Ave NE, to Engineer's Station 11+65.5, 37.0 feet left of 196<sup>th</sup> Ave NE right-of-way centerline;

Thence along a 100.0 foot radius tangent curve to the right, said curve being concentric with the aforementioned 95.0 foot radius curve, to Engineer's Station 28+77.5, 64.7 feet left of NE Union Hill Road right-of-way centerline;

Thence southwesterly to Engineer's Station 28+51.1, 60.0 feet left of NE Union Hill Road right-of-way centerline;

Thence west parallel with the south line of said hereinafter described parcel, said south line being also the north right-of-way of said NE Union Hill Road, to the Point of beginning

Containing 10,585 square feet, more or less.



***d. Agreement to Reconstruct Driveway on Parcel 310***

That portion of the above-described parcel as follows:

Commencing at the southwest corner of said hereinafter described parcel, said point being Engineer's Station 26+90.9, 30.0 feet left of NE Union Hill Road right-of-way centerline as established by King County Survey No. 6-25-06-09;

Thence north on the west line of said hereinafter described parcel to Engineer's Station 26+91.7, 60.0 feet left of said NE Union Hill Road right-of-way centerline;

Thence east on a line parallel with the south line of said hereinafter described parcel, said south line being also the north right-of-way of said NE Union Hill Road, to Engineer's Station 28+18.4, 60.0 feet left of said NE Union Hill Road right-of-way centerline said point being the Point of Beginning of this easement;

Thence north to Engineer's Station 28+18.4, 95.4 feet left of said NE Union Hill Road right-of-way centerline;

Thence east to Engineer's Station 28+38.4, 94.9 feet left of said NE Union Hill Road right-of-way centerline;

Thence south to Engineer's Station 28+38.4, 60.0 feet left of said NE Union Hill Road right-of-way centerline;

Thence west parallel with the south line of said hereinafter described parcel, said south line being also the north right-of-way of said NE Union Hill Road, to the Point of beginning Containing 704 square feet, more or less.

**PARCELS 205, 207 & 209 –**

***One legal description is provided by Title Company for these three parcels, describing them as contiguous, and reading as follows:***

The northeast quarter of the southeast quarter of Section 6, Township 25 North, Range 6, East, W.M., in King County, Washington;

TOGETHER WITH that portion of the north 132 feet of the east half of the east half of the southeast quarter of the southeast quarter of Section 6, Township 25 North, Range 6, East, W.M., in King County, Washington, lying north of the following described line:

Beginning at the northeast corner of the southeast quarter of the southeast quarter of said Section 6;

Thence south 00°39'14" west along the east line of said subdivision, 15.30 feet;

Thence north 88°16'29" west 15.00 feet to the TRUE POINT OF BEGINNING of this line described;

Thence continuing north 88°16'29" west 314.86 feet, more or less, to the west line of the east half of the east half of the southeast quarter of the southeast quarter of Section 6 and the end of this line description;

EXCEPT that portion thereof of 196<sup>th</sup> Avenue Northeast (Anna Abrahamson Road) a portion of which was conveyed to King County under Recording Number 1419896.

*...With Rights Condemned on Parcels 205, 207 & 209 as Follows:*

- 4) **PARCEL 205, Tax Parcel No.062506-9017, Right of Way Number 9-2005-007  
Owner: UNION SHARES, L.L.C., a Washington limited liability company**

***a. Warranty Deed for a Portion of Parcel 205***

That portion of the above-described parcel as follows:

Beginning at the southeast corner of said hereinafter described parcel, said point being Engineer's Station 23 + 15.4, 15.0 feet left of 196<sup>th</sup> Ave NE right-of-way centerline as established by King County Survey No. 6-25-06-09;

Thence west along the south line of said hereinafter described parcel to a point being Engineer's Station 23+15.4, 30.0 feet left of said 196<sup>th</sup> Ave NE right-of-way centerline;

Thence north on a line parallel with the east line of said hereinafter described parcel, said east line being also the west right-of-way of said 196<sup>th</sup> Ave NE, to a point on the north line of said hereinafter described parcel to Engineer's Station 29+95.9, 30.0 feet left of 196<sup>th</sup> Ave NE right-of-way centerline;

Thence east along said north line to the northeast corner of said hereinafter described parcel, said northeast corner being on the existing right-of-way of existing 196<sup>th</sup> Ave NE, said point being Engineer's Station 29+96.0, 15.0 feet left of 196<sup>th</sup> Ave NE right-of-way centerline;

Thence south on the east line of said hereinafter described parcel, said east line being also the west right-of-way limits of 196<sup>th</sup> Ave NE, to the Point of Beginning.

Containing 10,208 square feet, more or less.

***b. Slope Easement on Parcel 205***

That portion of the above-described parcel as follows:

Beginning at the southeast corner of said hereinafter described parcel, said point being Engineer's Station 23+15.4, 15.0 feet left of the 196<sup>th</sup> Ave NE right-of-way centerline as established by King County Survey No. 6-25-06-09;

Thence west along the south line of said hereinafter described parcel to Engineer's Station 23+15.4, 30.0 feet left of said 196<sup>th</sup> Ave NE right-of-way centerline said point being the Point of Beginning of this easement;

Thence continuing west along said south line of said hereinafter described parcel to Engineer's Station 23+15.4, 40.0 feet left of said 196<sup>th</sup> Ave NE right-of-way centerline;

Thence north on a line parallel with the east line of said hereinafter described parcel, said east line being also the west right-of-way of said 196<sup>th</sup> Ave NE, to a point on the north line of said hereinafter described parcel, said point being Engineer's Station 29+95.9, 40.0 feet left of 196<sup>th</sup> Ave NE right-of-way centerline;

Thence east along said north line to Engineer's Station 29+95.9, 30.0 feet left of 196<sup>th</sup> Ave NE right-of-way centerline;

Thence south on a line parallel with the east line of said hereinafter described parcel, said east line being also the west right-of-way limits of 196<sup>th</sup> Ave NE, to the Point of Beginning.

Containing 6,805 square feet, more or less.

5) **PARCEL 207, Tax Parcel No.062506-9029, Right of Way Number 9-2005-007**  
**Owner: UNION SHARES, L.L.C., a Washington limited liability company**

*a. Warranty Deed for a Portion of Parcel 207*

That portion of the above-described parcel as follows:

Beginning at the southeast corner of said hereinafter described parcel, said point being Engineer's Station 29+96.0, 15.0 feet left of 196<sup>th</sup> Ave NE right-of-way centerline as established by King County Survey No. 6-25-06-09;

Thence west along the south line of said parcel to Engineer's Station 29+95.9, 30.0 feet left of said 196<sup>th</sup> Ave NE right-of-way centerline;

Thence north on a line parallel with the east line of said parcel, said east line being also the west right-of-way of said 196<sup>th</sup> Ave NE, to a point on the north line of said hereinafter described parcel, said point being Engineer's Station 33+31.1, 30.0 feet left of the 196<sup>th</sup> Ave NE right-of-way centerline;

Thence east along said north line to the northeast corner of said parcel, said northeast corner being on the existing right-of-way of existing 196<sup>th</sup> Ave NE, said point Engineer's Station 33+31.3, 15.0 feet left of the 196<sup>th</sup> Ave NE right-of-way centerline;

Thence south on the east line of said hereinafter described parcel, said east line being also the west right-of-way limits of 196<sup>th</sup> Ave NE, to the Point of Beginning.

Containing 5,028 square feet, more or less.

*b. Slope Easement on Parcel 207*

That portion of the above-described parcel as follows:

Beginning at the southeast corner of said described parcel, said point being 15.0 feet left of 196<sup>th</sup> Ave NE right-of-way centerline Engineer's Station 29+96.0 as shown on King County Survey No. 6-25-06-09;

Thence west along the south line of said described parcel to a point 30.0 feet left of said 196<sup>th</sup> Ave NE right-of-way centerline Engineer's Station 29+95.9, said point being the Point of Beginning;

Thence continuing west along said south line of said described parcel to a point 38.0 feet left of said 196<sup>th</sup> Ave NE right-of-way centerline Engineer's Station 29+95.9;

Thence north on a line parallel with the east line of said described parcel, said east line being also the west right-of-way of said 196<sup>th</sup> Ave NE, to a point on the north line of said described parcel, said point being 38.0 feet left of 196<sup>th</sup> Ave NE right-of-way centerline Engineer's Station 33+31;

Thence east along said north line to a point 30.0 feet left of 196<sup>th</sup> Ave NE right-of-way centerline Engineer's Station 33+31.1;

Thence south on a line parallel with the east line of said described parcel, said east line being also the west right-of-way limits of 196<sup>th</sup> Ave NE, to the Point of Beginning.

Containing 2,682 square feet, more or less.

6) **PARCEL 209, Tax Parcel No.062506-9042, Right of Way Number 9-2005-007**  
**Owner: UNION SHARES, L.L.C., a Washington limited liability company**

*a. Warranty Deed for a Portion of Parcel 209*

That portion of the above-described parcel as follows:

16345

Beginning at the southeast corner of said hereinafter described parcel, said point being Engineer's Station 33+31.3, 15.0 feet left of 196<sup>th</sup> Ave NE right-of-way centerline as established by King County Survey No. 6-25-06-09;

Thence west along the south line of said parcel to Engineer's Station 33+31.1, 30.0 feet left of said 196<sup>th</sup> Ave NE right-of-way centerline;

Thence north on a line parallel with the east line of said parcel, said east line being also the west right-of-way of 196<sup>th</sup> Ave NE, to Engineer's Station 34+93.9, 30.0 feet left of 196<sup>th</sup> Ave NE right-of-way centerline;

Thence along a 685.27 foot radius tangent curve to the left to a point on the north line of said hereinafter described parcel to Engineer's Station 36+70, 30.0 feet left of 196<sup>th</sup> Ave NE right-of-way centerline;

Thence east along said north line to the northeast corner of said hereinafter described parcel, said northeast corner being on the existing right-of-way of existing 196<sup>th</sup> Ave NE, said point being Engineer's Station 36+66.3, 15.0 feet left of 196<sup>th</sup> Ave NE right-of-way centerline;

Thence southerly on a 700.27 foot radius tangent curve to the right, said curve being concentric with the aforementioned 685.27 foot radius curve, along the east line of said hereinafter described parcel, said east line being also the west right-of-way limits of 196<sup>th</sup> Ave NE, to Engineer's Station 34+93.9, 15.0 feet left of 196<sup>th</sup> Ave NE right-of-way centerline;

Thence continuing south along said east line of said hereinafter described parcel, said east line being also the west right-of-way limits of 196<sup>th</sup> Ave NE, to the Point of Beginning  
Containing 4,972 square feet, more or less.

**b. *Slope Easement on Parcel 209***

That portion of the above-described parcel as follows:

Beginning at the southeast corner of said hereinafter described parcel, said point being Engineer's Station 33+31.3, 15.0 feet left of 196<sup>th</sup> Ave NE right-of-way centerline as established by King County Survey No. 6-25-06-09;

Thence west along the south line of said parcel to Engineer's Station 33+31.1, 30.0 feet left of said 196<sup>th</sup> Ave NE right-of-way centerline to the Point of Beginning of this easement;

Thence continuing west along said south line of said parcel to a point 40.0 feet left of said 196<sup>th</sup> Ave NE right-of-way centerline Engineer's Station 33+31;

Thence north on a line parallel with the east line of said parcel, said east line being also the west right-of-way of said 196<sup>th</sup> Ave NE, to Engineer's Station 34+93.9, 40.0 feet left of 196<sup>th</sup> Ave NE right-of-way centerline;

Thence along a 675.27 foot radius tangent curve to the left to a point on the north line of said hereinafter described parcel, said point being Engineer's Station 36+72.6, 40.0 feet left of 196<sup>th</sup> Ave NE right-of-way centerline;

Thence east on said north line to Engineer's Station 36+70, 30.0 feet left of 196<sup>th</sup> Ave NE right-of-way centerline;

Thence southerly parallel to the east line of said hereinafter described parcel, said east line being also the west right-of-way limits of 196<sup>th</sup> Ave NE, along a 685.27 foot radius tangent curve to the right, said curve being concentric with the aforementioned 675.27 foot radius curve, to Engineer's Station 34+93.9, 30.0 feet left of 196<sup>th</sup> Ave NE right-of-way centerline;

Thence continuing south along said east line of said hereinafter described parcel, said east line being also the west right-of-way limits of 196<sup>th</sup> Ave NE, to the Point of Beginning

Containing 3,315 square feet, more or less.

**7) PARCEL 47, Tax Parcel No. 062506-9098, Right of Way Number 9-2005-007  
Owner: James R. Reid**

**a. *Legal Description of Entire Parcel for Full-Take Warranty Deed***

The westerly 750 feet of Government Lot 1, lying south of the south line of Novelty Hill Road in Section 6, Township 25 North, Range 6 East, W.M. , in King County, Washington;

EXCEPT the west 30 feet of the north 726 feet of said Government Lot 1;

AND EXCEPT that portion thereof lying within Northeast 95 Street;

AND EXCEPT that portion thereof conveyed to King County by deed recorded under Recording Number 7108230290.

Containing 16.85 acres, more or less.

**8) PARCEL 49, Tax Parcel No. 062506-9125, Right of Way Number 9-2005-007  
Owner: James R. Reid**

**a. *Legal Description of Entire Parcel for Full-Take Warranty Deed***

That portion of Government Lot 1, Section 6, Township 25 North, Range 6 East, W.M., in King County, Washington, lying southerly of the C. Robstad Road Number 1287 (also known as Novelty Hill Road) ;

EXCEPT the south 30 feet thereof;

16345

AND EXCEPT the west 750 feet thereof measured along the south line of said Government Lot 1;

16345

AND EXCEPT that portion lying easterly of the following described line:  
Commencing at the southeast corner of said Government Lot 1;  
Thence north  $89^{\circ}10'35''$  west along the south line thereof 362.00 feet;  
Thence north  $4^{\circ}23'55''$  east a distance of 30.05 feet to an intersection with the easterly extension of the northerly margin of the Conrad Olsen Road Number 1730 and the true point of beginning;  
Thence continuing north  $4^{\circ}23'55''$  east a distance of 784.77 feet, more or less, to the southerly margin of the C. Robstad Road Number 1287 (also known as the Novelty Hill Road ), according to deed recorded under Recording Number 7106160357 and the terminus of this description.  
Containing 4.43 acres more or less.

**END OF LEGAL DESCRIPTIONS & ASSOCIATED CONVEYANCE DOCUMENTS  
FOR N.E. NOVELTY HILL ROAD CONDEMNATION**