

ORIGINAL

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 LCI/naa
 10/27/86

ORDINANCE NO. 1346

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, PROVIDING FOR THE ACQUISITION OF CERTAIN PROPERTY AND CERTAIN EASEMENTS OVER, ALONG, UNDER AND ACROSS CERTAIN PROPERTY FOR THE PURPOSE OF CONSTRUCTING AND INSTALLING STREET AND UTILITY IMPROVEMENTS ALONG A PORTION OF AVONDALE ROAD N. E., TOGETHER WITH ALL NECESSARY APPURTENANCES AND RELATED WORK NECESSARY TO MAKE A COMPLETE IMPROVEMENT IN ACCORDANCE WITH APPLICABLE CITY STANDARDS ALL WITHIN THE CITY OF REDMOND, PROVIDING FOR THE CONDEMNATION, APPROPRIATION, TAKING AND DAMAGING OF LAND OR OTHER PROPERTY NECESSARY THEREFORE; PROVIDING THAT THE ENTIRE COST THEREOF SHALL BE PAID BY URBAN ARTERIAL BOARD FUNDS AND GENERAL FUNDS OF THE CITY AND DIRECTING THE CITY ATTORNEY TO PROSECUTE THE APPROPRIATE ACTION AND PROCEEDINGS IN THE MANNER PROVIDED BY LAW FOR SAID CONDEMNATIONS.

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO
 ORDAIN AS FOLLOWS:

Section 1. The public health, safety, necessity and convenience demand that street improvements, storm, water and sanitary sewer system improvements and underground utilities be constructed and maintained within the City of Redmond and that certain property and easements upon property be condemned, appropriated, taken and damaged for the construction of said improvements as provided by this ordinance.

Section 2. The City Council of the City of Redmond, after hearing the report of the City Engineer, and reviewing the planned improvements, hereby declares that the property and easements hereinafter set forth are necessary for public use.

Section 3. The property within the City of Redmond, King County, Washington, which has been designated on Exhibit A attached hereto and incorporated herein by this reference as if set forth in full and the property easements which have been designated on Exhibit B attached hereto and incorporated herein by this reference as if set forth in full, shall be, and the same are hereby condemned, appropriated, taken and damaged for the purposes of improving a portion of Avondale Road N. E. by constructing standard curbs, gutters and sidewalks, bikeways, driveways across sidewalks, paving the streets with

asphalt concrete paving, installing storm drainage facilities, sanitary sewer mains and water mains, traffic channelization and signalization, retaining walls, landscaping, and slope protection, street illumination, underground power and communications, together with all necessary appurtenances and related work to make a complete improvement in accordance with city standards all within the city limits, together with the right to make all necessary slopes for cuts and fills upon adjacent lands in the reasonable original grading and maintenance of the street together with temporary easements to enable construction of said improvements, said land and easements being taken, damaged and appropriated subject to the making or paying of just compensation to the owners thereof in the manner provided by law.

Section 4. The City Attorney is hereby authorized and directed to begin and prosecute the proceedings provided by law to condemn, take and appropriate the property rights necessary to carry out the provisions of this ordinance, and is further authorized in conducting said condemnation proceedings and for the purpose of minimizing damages, to stipulate as to the use of the property hereby authorized to be condemned and appropriated and as to the reservation of any right of use to any owner, provided that such reservation does not interfere with the use of said property by the City as provided in this ordinance. The City Attorney is further authorized to adjust the location and/or width of any of the property herein described in order to minimize damages, provided that said adjustments do not interfere with the use of said property by the City as provided in this ordinance.

Section 5. The entire cost of the property acquisition authorized by this ordinance, including all costs and expenses of condemnation proceedings, shall be paid from State of Washington Urban Arterial Board Funds and general funds of the City.

Section 6. This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not

subject to referendum, and shall take effect five (5) days after passage and publication.

CITY OF REDMOND

Doreen Marchione
MAYOR, DOREEN MARCHIONE

ATTEST/AUTHENTICATED

Doris A. Schaible
CITY CLERK, DORIS SCHAIBLE

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY *Ray C. Martin*

FILED WITH THE CITY CLERK:	October 29, 1986
PASSED BY THE CITY COUNCIL:	November 4, 1986
SIGNED BY THE MAYOR:	November 6, 1986
PUBLISHED:	November 9, 1986
EFFECTIVE DATE:	November 14, 1986
ORDINANCE NO. <u>1346</u>	

EXHIBIT "A"
FEE SIMPLE INTEREST
TO BE ACQUIRED

Parcel No. 3

RIGHT-OF-WAY TAKE
LEGAL DESCRIPTION

The westerly 30.00 feet beginning at the most northerly corner and running southwesterly adjacent to and parallel with the easterly right-of-way of Avondale Road for a distance of 750 feet more or less to a 20-foot widening of said right-of-way; thence the westerly 10.00 feet running southwesterly adjacent to and parallel with the easterly right-of-way of Avondale Road for a distance of 450.00 feet of the following described property:

Section 1, Township 25 North, Range 5 East, W.M., in King County, Washington:

Beginning at the east quarter corner;
thence north 00°44'45" west 101.8 feet;
thence south 38°48'05" west 1690 feet to the true point of beginning;
thence continuing south 38°48'05" west 1006.2 feet;
thence south 51°11'55" east 713.58 feet;
thence north 38°48'05" east 1233.44 feet;
thence north 01°09'28" west 25.11 feet;
thence south 46°09'28" east 37.6 feet;
thence north 43°50'32" east 240.17 feet;
thence south 47°52'00" east to a point 30 feet west of the east line of section;
thence north parallel to the east section line to a point 1155 feet south of the east quarter corner;
thence south 43°50'32" west 99 feet;
thence north 46°09'28" west to center line of road;
thence southwesterly to beginning;
EXCEPT road.

Containing an area of 27,000 square feet.

Parcel No. 13

RIGHT-OF-WAY TAKE
LEGAL DESCRIPTION

The westerly 30.00 feet lying adjacent to and parallel with the easterly right-of-way of Avondale Road of the following described property:

PARCEL 1

Beginning at a point south 88°50'32" west 30 feet from the northeast corner of the southeast quarter of Section 1, Township 25 North, Range 5 East, W.M., in King County, Washington;
thence north 1°11'40" west along a line 30 feet west lying from and parallel with the east boundary of the northeast quarter of said Section 1, 53.25 feet;
thence south 38°57'54" west 846.74 feet to the true point of beginning;
thence continuing south 38°57'54" west 110 feet;
thence south 46°09'28" east 232.56 feet more or less to a point on a line parallel to and 200 feet southeasterly from the southeasterly margin of the Redmond-Bear Creek Road;
thence north 38°57'54" east 110 feet along said parallel line;
thence north 46°09'28" west 232.56 feet, more or less to the true point of beginning;
EXCEPT the Redmond-Bear Creek County Road;

PARCEL 2

Beginning at a point south 88°50'32" west 30 feet from the northeast corner of the southeast quarter of Section 1, Township 25 North, Range 5 East, W.M., in King County, Washington;
thence north 1°11'40" west along a line 30 feet westerly from and parallel with the east boundary of the northeast quarter of said Section 1, 53.25 feet;
thence south 38°57'54" west 736.74 feet to the true point of beginning;
thence continuing south 38°57'54" west 110 feet;
thence south 46°09'28" east 232.56 feet, more or less, to a point on a line parallel to and 200 feet southeasterly from the southeasterly margin of the Redmond-Bear Creek County Road;
thence north 38°57'54" east 110 feet along said parallel line;
thence north 46°09'28" west 232.56 feet more or less to the true point of beginning;
EXCEPT the Redmond-Bear Creek County Road.

Containing an area of 6,600 square feet.

Parcel No. 17

RIGHT-OF-WAY TAKE
LEGAL DESCRIPTION

The westerly 30.00 feet lying adjacent to and parallel with the easterly right-of-way of Avondale Road of the following described property:

That portion of the northeast quarter of the southeast quarter of Section 1, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning south 88°50'32" west 30 feet from the northeast corner of the southeast quarter of said section;
thence north 1°11'40" west along a line 30 feet westerly from and parallel with the east line of the northeast quarter of said section a distance of 53.25 feet;
thence south 38°57'54" west 736.74 feet;
thence south 46°09'28" east 232.56 feet more or less to a point on a line parallel with and 200 feet southeasterly from the southeasterly margin of the Redmond-Bear Creek County Road, and the true point of beginning;
thence north 46°09'28" west to said southeasterly road margin;
thence northeasterly along said southeasterly margin to a point which is southwesterly 366 feet measured along said southeasterly margin, from the intersection of a line 30 feet westerly from and parallel with the east line of the northeast quarter of said section and the southeasterly margin of said county road;
thence southeasterly at right angles to said southeasterly margin 200 feet;
thence southwesterly along a line parallel with and 200 feet southeasterly from said southeasterly margin to the true point of beginning.

Containing an area of 10,114 square feet.

Parcel No. 19

RIGHT-OF-WAY TAKE
LEGAL DESCRIPTION

The westerly 30.00 feet lying adjacent to and parallel with the easterly right-of-way of Avondale Road of the following described property:

That portion of the northeast quarter of the southeast quarter of Section 1, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning on the southeasterly margin of Redmond Bear Creek Road at a point 30 feet west of the east line of said Section 1;
thence southwesterly along said road 306 feet to the true point of beginning;
thence continuing southwesterly along said road 60 feet;
thence southeasterly at right angles 200 feet;
thence northeasterly at right angles 60 feet;
thence northwesterly at right angles 200 feet to the true point of beginning.

Containing an area of 1,800 square feet.

Parcel No. 20

RIGHT-OF-WAY TAKE
LEGAL DESCRIPTION

The westerly 30.00 feet lying adjacent to and parallel with the easterly right-of-way of Avondale Road of the following described property:

Lot 1 of City of Redmond Short Plat Number SS-81-6, recorded under Recording Number 8306130517, being a portion of the northeast quarter of the southeast quarter of Section 1, Township 25 North, Range 5 East, W.M., in King County, Washington.

Containing an area of 1,860 square feet.

Parcel No. 21

RIGHT-OF-WAY TAKE
LEGAL DESCRIPTION

The westerly 30.00 feet lying adjacent to and parallel with the easterly right-of-way of Avondale Road of the following described property:

Lot 2 of City of Redmond Short Plat Number SS-81-6, recorded under Recording Number 8306130517, being a portion of the northeast quarter of the southeast quarter of Section 1, Township 25 North, Range 5 East, W.M., in King County, Washington.

Containing an area of 1,800 square feet.

Parcel No. 22

RIGHT-OF-WAY TAKE
LEGAL DESCRIPTION

The westerly 30.00 feet lying adjacent to and parallel with the easterly right-of-way of Avondale Road of the following described property:

Lot 3 of City of Redmond Short Plat Number SS-81-6, recorded under Recording Number 8306130517, being a portion of the northeast quarter of the southeast quarter of Section 1, Township 25 North, Range 5 East, W.M., in King County, Washington.

Containing an area of 1,800 square feet.

Parcel No. 23

RIGHT-OF-WAY TAKE
LEGAL DESCRIPTION

The westerly 30.00 feet lying adjacent to and parallel with the easterly right-of-way of Avondale Road of the following described property:

Lot 4 of City of Redmond Short Plat Number SS-81-6, recorded under Recording Number 8306130517, being a portion of the northeast quarter of the southeast quarter of Section 1, Township 25 North, Range 5 East, W.M., in King County, Washington.

Containing an area of 3,178 square feet.

Parcel No. 25

RIGHT-OF-WAY TAKE
LEGAL DESCRIPTION

That portion lying westerly of a line lying parallel to and easterly 30.00 feet at right angles distant from the easterly right-of-way of Avondale Road of the following described property:

That portion of Government Lots 6 and 7 lying northerly of County Road as follows:

Beginning at the northwest corner of Government Lot 6;
thence east along the north margin 545.75 feet;
thence southerly to north line of county road and to a point 515 feet easterly of the westerly corner of Government Lot 7;
thence westerly along the north line of county road 515 feet;
thence north 10°10'56" east to beginning.

Classified as Open Space Agriculture pursuant to RCW 84.34.050 effective January, 1975.

Containing an area of 28 square feet.

Parcel No. 25-A

RIGHT-OF-WAY TAKE
LEGAL DESCRIPTION

That portion lying westerly of a line lying parallel to and easterly 30.00 feet at right angles distant from the easterly right-of-way of Avondale Road of the following described property:

The east 30 feet of the northeast quarter of the Southeast quarter of Section 1, Township 25 North, Range 5 East, W.M., in King County, Washington.

Containing an area of 786 square feet.

Parcel No. 28

RIGHT-OF-WAY TAKE
LEGAL DESCRIPTION

The westerly 30.00 feet lying adjacent to and parallel with the easterly right-of-way of Avondale Road of the following described property:

Beginning at the southwest corner of the northwest quarter of Section 6, Township 25 North, Range 6 East, W.M., in King County, Washington;
thence north a distance of 42 feet to the southerly line of Avondale Road;
thence northeasterly along the southerly line of said road 225 feet;
thence at right angles to said road southeasterly 250 feet;
thence at right angles southwesterly 55 feet to the south line of said northwest quarter;
thence west 295 feet to the point of beginning.

Containing an area of 7,152 square feet.

Parcel No. 30

RIGHT-OF-WAY TAKE
LEGAL DESCRIPTION

The westerly 30.00 feet lying adjacent to and parallel with the easterly right-of-way of Avondale Road of the following described property:

Lot 1 of City of Redmond Short Plat Number SS-81-12, recorded under Recording Number 8202160815, being a portion of the following described property:

Commencing at the southwest corner of the northwest quarter of Section 6, Township 25 North, Range 6 East, W.M., in King County, Washington running; thence north to the south line of the Redmond-Avondale Road a distance of 42 feet;
thence northeasterly along the southerly line of said road a distance of 225 feet to the true point of beginning running;
thence northeasterly along the southerly line of said road a distance of 175 feet;
thence a right angle with said road southeasterly a distance of 250 feet;
thence at right angles southwesterly a distance of 175 feet;
thence at right angles northwesterly a distance of 250 feet to the true point of beginning.

Containing an area of 5,250 square feet.

Parcel No. 32C

RIGHT-OF-WAY TAKE
LEGAL DESCRIPTION

The westerly 30.00 feet lying adjacent to and parallel with the easterly right-of-way of Avondale Road of the following described property:

PARCEL C:

That portion of Government Lot 5, Section 6, Township 25 North, Range 6 East, W.M., in King County, Washington described as follows:

Commencing at the intersection of the southerly boundary of the Redmond-Bear Creek Road (Avondale Road) with the west line of the northwest quarter of said Section 25 North, running thence northeasterly along the southeasterly boundary of said road a distance of 400 feet to the true point of beginning; thence southeasterly at right angles to said road, a distance of 250 feet; thence northeasterly parallel with said road a distance of 16 feet; thence northwesterly at right angles, a distance of 250 feet to the southeasterly boundary of said road; thence southwesterly along the southeasterly boundary of said road a distance of 16 feet to the true point of beginning.

Containing an area of 480 square feet.

Parcel No. 34

RIGHT-OF-WAY TAKE
LEGAL DESCRIPTION

The westerly 30.00 feet lying adjacent to and parallel with the easterly right-of-way of Avondale Road of the following described property:

Lot 2 of City of Redmond Short Plat Number 55-79-9, recorded under Recording Number 7904160587 being a short plat of:

That portion of Government Lot 5, Section 6, Township 25 North, Range 6 East, W.M., in King County, Washington, described as follows:

Beginning at the intersection of the west line of said Government Lot 5 with the southeasterly margin of Redmond-Avondale Road;
thence northeasterly along said southeasterly margin 416 feet to the true point of beginning of the tract herein described;
thence southeasterly at right angles to said road margin 250 feet;
thence northeasterly parallel with said road margin 125 feet;
thence northwesterly at right angles 250 feet to the southeasterly margin of said road;
thence southwesterly along said southeasterly margin 125 feet to the true point of beginning.

Containing an area of 450 square feet.

Parcel No. 35

RIGHT-OF-WAY TAKE
LEGAL DESCRIPTION

The westerly 30.00 feet lying adjacent to and parallel with the easterly right-of-way of Avondale Road of the following described property:

That portion of Government Lot 5, Section 6, Township 25 North, Range 6 East, W.M., in King County, Washington, described as follows:

Beginning at the intersection of the west line of said Government Lot 5 with the southeasterly margin of Redmond-Avondale Road;
thence northeasterly along said southeasterly margin 541 feet to the true point of beginning;
thence southeasterly at right angles to said road margin 250 feet;
thence northeasterly parallel with said road margin 125 feet;
thence northeasterly at right angles 120 feet;
thence southwesterly parallel with said road margin 109 feet;
thence northwesterly at right angles 130 feet to the southeasterly margin of said road;
thence southwesterly along said southeasterly margin 16 feet to the true point of beginning.

Containing an area of 480 square feet.

Parcel No. 36

RIGHT-OF-WAY TAKE
LEGAL DESCRIPTION

The westerly 30.00 feet lying adjacent to and parallel with the easterly right-of-way of Avondale Road of the following described property:

That portion of Government Lot 5, Section 6, Township 25 North, Range 6 East, W.M., in King County, Washington, described as follows:

Beginning at the intersection of the west line of said Government Lot 5 with the southeasterly margin of Redmond-Avondale Road;
thence northeasterly, along said southeasterly margin 541 feet to the true point of beginning of the tract herein described:

thence southeasterly at right angles to said road margin 250 feet;
thence northeasterly parallel with said road margin 125 feet;
thence northwesterly at right angles 250 feet to the sotheasterly margin of said road;
thence southwesterly, along said southeasterly margin 125 feet to the true point of beginning;
EXCEPT that portion described as follows:

Beginning at the intersection of the west line of said Government Lot 5 with the southeasterly margin of Redmond-Avondale Road; thence northeasterly along said southeasterly margin 541 feet to the true point of beginning;
thence southeasterly at right angles to said road margin 250 feet;
thence northeasterly parallel with said road margin 125 feet;
thence northwesterly at right angles 120 feet;
thence southwesterly parallel with said road margin 109 feet;
thence northwesterly at right angles 130 feet to the southeasterly margin of said road;
thence southwesterly along said southeasterly margin 16 feet to the true point of beginning.

Containing an area of 3,270 square feet.

Parcel No. 37

RIGHT-OF-WAY TAKE
LEGAL DESCRIPTION

The westerly 30.00 feet lying adjacent to and parallel with the easterly right-of-way of Avondale Road of the following described property:

Lot 1 of City of Redmond Short Plat Number SS-83-27, recorded under Recording Number 8406180396, said Short Plat described as follows:

That portion of the west 1/2 of Government Lot 5 in Section 6, Township 25 North, Range 6 East, W.M., in King County, Washington described as follows:

Commencing at the intersection of the southeasterly boundary of the Redmond-Avondale Road with the west line of the northwest quarter of said Section 6;

thence northeasterly along the southeasterly boundary of said road, 666 feet to the true point of beginning;

thence southeasterly at right angles to said road, 250 feet;

thence northeasterly parallel with said road 9 feet;

thence north parallel with the west line of said northwest quarter, 391 feet to the southerly line of said road;

thence southwesterly along the southerly line of said road 298 feet to the true point of beginning;

EXCEPT that portion thereof lying northeasterly of a line drawn 100 feet northeasterly of and parallel with the southwesterly line of said tract.

Containing an area of 3,000 square feet.

Parcel No. 39

RIGHT-OF-WAY TAKE
LEGAL DESCRIPTION

That portion of the west half of Government Lot 5, in Section 6, Township 25 North, Range 6 East, W.M., in King County, Washington, lying southeasterly of Redmond-Bear Creek (Avondale) Road and northeasterly of the following described line:

Commencing at the intersection of the southerly boundary of the Redmond-Avondale Road with the west line of the northwest quarter of said Section 6;
thence northeasterly along the southeasterly line of said Road, 766 feet to the true point of beginning of said line;
thence southeasterly, perpendicular to the southeasterly line of said road, 162 feet more or less to the east line of the west half of Government Lot 5 in said Section 6 and the terminus of said line.
EXCEPTING therefrom that portion described as follows:

Beginning at the intersection of the southeasterly margin of the Redmond-Avondale Road (also known as Redmond-Bear Creek Road) with the west line of the northwest quarter of Section 6, Township 25 North, Range 6 East, W.M., in King County, Washington;
thence northerly along said southeasterly margin 814 feet to the true point of beginning;
thence southeasterly at right angles to said road margin 127 feet, more or less, to the east line of the west half of Government Lot 5 in said Section 6;
thence north along said east line 195 feet, more or less, to said southeasterly road margin;
thence southwesterly along said road margin 150 feet, more or less, to the true point of beginning.

Containing an area of 6,936 square feet.

Parcel No. 41

RIGHT-OF-WAY TAKE
LEGAL DESCRIPTION

The westerly 20.00 feet lying adjacent to and parallel with the easterly right-of-way of Avondale road of the following described property:

Tracts C-1 and C-8A of the Second Amendment to Plat of Avondale Green, according to the plat thereof recorded in Volume 131 of Plats, pages 1 through 3, inclusive, in King County, Washington.

Containing an area of 1,918 square feet.

Parcel # 45

RIGHT-OF-WAY TAKE
LEGAL DESCRIPTION

The westerly 10.00 feet lying adjacent to and parallel with the easterly right-of-way of Avondale Road of the following described property:

That portion of Government Lot 5, Section 6, Township 25 North, Range 6 East, W.M., in King County, Washington, described as follows:

Beginning at the northeast corner of said Government Lot 5; thence south to a point 638.93 feet north of the southeast corner of said Government Lot; thence north 89°15'47" west 541.69 feet to a point 80.00 feet east of the west line of the east half of said Government Lot 5; thence north 1°15'53" east parallel to said west line to southeasterly margin of Redmond-Bear Creek Road; thence northeasterly along said southeasterly margin to the north line of said Government Lot 5; thence east along said north line to the point of beginning; EXCEPT the north 30.00 feet thereof lying within Conrad Olsen County Road, "Northeast 95th Street", the southerly line of which has been established by deed recorded under Recording Number 5737719; EXCEPT that portion conveyed to the City of Redmond by deed recorded under Recording Number 6363200; EXCEPT that portion conveyed to the City of Redmond under Recording Number 7303080317;

ALSO the southeast quarter of the northwest quarter of Section 6, Township 25 North, Range 6 East, W.M., in King County, Washington; EXCEPT the east 156.00 feet of the north 440.00 feet thereof; EXCEPT the north 30.00 feet thereof lying within Conrad Olsen road, "N.E. 95th Street" the southerly line of which has been established by deed recorded under Recording Number 5737719; AND EXCEPT that portion described as follows:

Beginning at the northeast corner of said southeast quarter of the northwest quarter;
thence north 88°33'52" west, 486.00 feet;
thence south 01°26'08" west, 30.00 feet to the true point of beginning;
thence south 01°26'08" west, 125.00 feet;
thence north 88°33'52" west, 110.00 feet;
thence north 01°26'08" east, 125.00 feet;
thence south 88°33'52" east, 110.00 feet to the true point of beginning.

Containing an area of 4,848 square feet.

Parcel No. 51

RIGHT-OF-WAY TAKE
LEGAL DESCRIPTION

The westerly 30.00 feet lying adjacent to and parallel with the easterly right-of-way of Avondale Road of the following described property:

That portion of Government Lots 3 and 4, Section 6, Township 25 North, Range 6 East, W.M., in King County, Washington, described as follows:

Beginning on the easterly margin of the county road known variously as the John F. Main Road, Robert Main Road and Redmond-Bear Creek Road at a point 30 feet north of the south line of said Lot 4;
thence easterly 684.13 feet to the west line of tract of land conveyed to Ernest A. Putman by deed recorded under Recording Number 2740196 in King County, Washington;
thence northerly along said west line 548.26 feet to the southerly margin of the county road, known variously as Bonam Road No. 119 and Novelty Creek Road;
thence southwesterly along the southeasterly margin of said roads to the point of beginning.

Containing an area of 10,380 square feet.

Parcel # 53

PERMANENT ROADWAY & UTILITIES EASEMENT
LEGAL DESCRIPTION

That portion, described below of the following described property:

All that portion of Government Lot 3, Section 6, Township 25 North, Range 6 East, W.M., in King County, Washington, lying easterly of Avondale Road and northerly of the Novelty Hill Road (Bonam Road No. 119); EXCEPT that portion thereof lying westerly of the easterly line of the Old County Road as established prior to 1928; AND EXCEPT that portion thereof lying northeasterly of the following described line:

Beginning at the northeast corner of said Government Lot 3; thence north 86°50'42" west along the north line thereof 669.74 feet to the easterly margin of Avondale Road; thence south 20°19'54" west along said easterly margin 144.98 feet to the true point of beginning of this line description; thence south 78°14'53" east 110.27 feet; thence south 61°28'31" east 59.58 feet; thence south 38°04'06" east 167 feet, more or less, to the northeasterly line of the Novelty Hill Road (Bonman Road No. 119) and the end of this line description;

TOGETHER WITH an easement for ingress, egress and utilities over, under and across that portion of Government Lot 3; described as follows:

Beginning at the northeast corner of Government Lot 3; thence north 86°50'42" west along the north line thereof 669.74 feet to the easterly line of Avondale Road; thence south 20°19'54" west along said easterly line 124.76 feet to the true point of beginning; thence continue south 20°19'54" west 20.22 feet; thence south 78°14'53" east 110.27 feet; thence north 19°15'34" east 20.17 feet; thence north 78°14'53" west 109.88 feet to the true point of beginning; EXCEPT portion deed to King County for Novelty Hill Road, recorded under King County Recording Numbers 7806120795 and 7806120796;

TOGETHER WITH that portion of vacated "Old County Road" adjacent which would attach by operation of law.

DESCRIPTION:

That portion of said property lying westerly of a line beginning at a point on the southerly boundary of said property that is 60.00 feet easterly as measured at right angles of the centerline of right-of-way of Avondale Road; thence northerly on a line that is 60.00 feet easterly of and parallel to the centerline of right-of-way of Avondale Road to a point which bears S 20-16-32 W from a point on the northerly boundary of said property that is 45.00 easterly as measured at right angles of the centerline of right-of-way of Avondale Road; thence N 20-16-32 E to the northerly boundary of said property.

Containing an area of 6,075 square feet.

EXHIBIT "B"

PERMANENT ROADWAY & UTILITIES EASEMENT ACQUISITIONS ONLY

Parcel No. 1

PERMANENT ROADWAY & UTILITIES EASEMENT
LEGAL DESCRIPTION

The westerly 15.00 feet lying adjacent to and parallel with the easterly right-of-way of Avondale Road Extension of the following described property:

That portion of the following described property in Section 1, Township 25 North, Range 5 East, W.M., in King County, Washington, lying easterly of Avondale Road Extension;

Beginning at the quarter corner on the east line of said Section 1;
thence north along said line 102.37 feet;
thence south 40°33'37" west 2,696.2 feet;
thence south 49°26'23" east 47.6 feet to the true point of beginning;
thence south 49°26'23" east 665.98 feet;
thence south 40°36'47" west 114.33 feet to the most westerly corner of that property conveyed to I.T. Orchard by instrument recorded under Recording Number 2393582;
thence south 6°10'13" east 25.73 feet to the north line of County Road;
thence south 83°41'36" west along said road 77.44 feet, more or less, to the most easterly corner of that property conveyed to Theron H. Tansing and Benita Tansing his wife, by instrument recorded under Recording Number 4987734;
thence north 49°26'23" west along the northeasterly line of said Tansing property and along said northeasterly line extended 601.32 feet to the easterly margin of County Road;
thence northeasterly along said margin to the true point of beginning.;

TOGETHER WITH that portion of the southeast quarter of Section 1, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the east quarter corner of Section 1;
thence north 0°39'55" west on section line 102.37 feet;
thence south 38°48'05" west 2,560 feet;
thence south 25°18'05" west 333.9 feet;
thence south 51°11'55" east 182 feet to the true point of beginning;
thence continuing south 51°11'55" east 410.9 feet;
thence south 82°18'05" west 230.9 feet;
thence south 51°11'55" east 10.92 feet;
thence south 82°02'25" west 268 feet;
thence north 26°35'30" east 371.43 feet to the true point of beginning;
EXCEPT that portion thereof lying southwesterly and westerly of the easterly margin of Avondale Road Extension, as conveyed to King County by Deed recorded under Recording Number 7402210400.
Containing an area of 4,425 square feet.

Parcel No. 1-A

PERMANENT ROADWAY & UTILITIES EASEMENT

LEGAL DESCRIPTION

The easterly 20.00 feet lying adjacent to and parallel with the westerly right-of-way of Avondale Road Extension of the following described property:

Lot 1, Short Subdivision SS-85-31, filed in King County December 26, 1985 under Recording Number 8512260699, being a portion of the following described property:

Beginning at the east quarter of Section 1, Township 25 North, Range 5 East, W.M., in King County, Washington;
thence north 00°39'55" west on section line 102.37 feet;
thence south 38°48'05" west 2,560 feet;
thence south 25°18'05" west 333.9 feet;
thence south 51°11'55" east 182 feet to the true point of beginning;
thence continuing south 51°11'55" east 410.9 feet;
thence south 82°18'05" west 230.9 feet;
thence south 51°11'55" east 10.92 feet;
thence south 82°02'25" west 268 feet;
thence north 26°35'30" east 371.43 feet to the true point of beginning;

TOGETHER WITH a portion lying southerly and easterly of Bear Creek and together with portion described as follows:

Beginning at the quarter corner on the east line of said section;
thence north along said line 102.37 feet;
thence south 40°33'37" west 2,696.2 feet to the true point of beginning; thence south 49°26'23" east 713.58 feet;
thence south 40°36'47" west 114.33 feet;
thence south 06°10'13" east 25.73 feet to the north line of county road;
thence south 83°41'36" west along said road 77.44 feet; more or less, to the most easterly corner of that property conveyed to Theron H. Tansing and Benita Tansing, his wife, by instrument recorded under Recording Number 4987734;
thence north 49°26'23" west along the northeasterly line of said Tansing property and along said northeasterly line extended 601.32 feet to the easterly margin of County road;
thence northeasterly along said margin to the true point of beginning.

Parcel No. 1-A Cont'd

EXCEPT that portion thereof, lying within the N.E. Union Hill Road (SR-202) and the Avondale Road extension right-of-way according to deed of Administratrix, W.W.A. and filed under King County Recording Number 7406100301;

EXCEPT that portion lying easterly of the westerly line of Avondale Road extension as conveyed to King County by deed recorded under Recording Number 7311050329;

EXCEPT that portion lying northerly of the southerly margin of the drainage channel change easement as established by instrument recorded under Recording Number 7311050330.

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

Beginning at the east quarter corner of Section 1, Township 25 North, Range 5 East, W.M., in King County, Washington;
thence north $0^{\circ}39'55''$ west on section line 102.37 feet;
thence south $38^{\circ}48'05''$ west 2,560 feet;
thence south $25^{\circ}18'05''$ west 333.9 feet;
thence south $51^{\circ}11'55''$ east 182 feet to the true point of beginning of said line bearing south $51^{\circ}11'55''$ east.

Containing an area of 943 square feet.

Parcel No. 2

PERMANENT ROADWAY & UTILITIES EASEMENT
LEGAL DESCRIPTION

The easterly 20.00 feet lying adjacent to and parallel with the westerly right-of-way of Avondale Road of the following described property:

That portion of the southeast quarter of Section 1, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the quarter corner of the east line of said Section; thence north along said line 102.37 feet;
thence south 40°33'37" west 2,696.2 feet to the true point of beginning;
thence south 49°26'23" east 713.58 feet;
thence south 40°36'47" west 114.33 feet to the most westerly corner of that property conveyed to I.T. Orchard by instrument recorded under Recording Number 2393582;
thence south 6°10'13" east 25.73 feet to the north line of county road;
thence south 83°41'36" west along said road 77.44 feet, more or less, to the most easterly corner of that property conveyed to Theron H. Tansing and Benita Tansing, his wife, by instrument recorded under Recording Number 4987734;
thence north 49°26'23" west along the northeasterly line of said Tansing property and along said northeasterly line extended 601.32 feet to the easterly margin of county road;
thence northeasterly along said margin to the true point of beginning;
EXCEPT that portion lying easterly and northeasterly of the westerly line of Avondale Road extension as conveyed to King County by deed recorded under Recording Number 7311050329;
AND EXCEPT that portion lying northerly of the southerly margin of the drainage channel change easement as established by instrument recorded under Recording Number 7311050330.

Containing an area of 4,480 square feet.

PERMANENT ROADWAY & UTILITIES EASEMENT
LEGAL DESCRIPTION

That portion, described below, of the following described property:
Section 1, Township 25 North, Range 5 East, W.M., in King County, Washington:

Beginning at the east quarter corner;
thence north 00°44'45" west 101.8 feet;
thence south 38°48'05" west 1690 feet to the true point of beginning;
thence continuing south 38°48'05" west 1006.2 feet;
thence south 51°11'55" east 713.58 feet;
thence north 38°48'05" east 1233.44 feet;
thence north 01°09'28" west 25.11 feet;
thence south 46°09'28" east 37.6 feet;
thence north 43°50'32" east 240.17 feet;
thence south 47°52'00" east to a point 30 feet west of the east line of
section;
thence north parallel to the east section line to a point 1155 feet south of
the east quarter corner;
thence south 43°50'32" west 99 feet;
thence north 46°09'28" west to center line of road;
thence southwesterly to beginning;
EXCEPT road.

DESCRIPTION:

A strip of land with a beginning width of 15.00 feet lying easterly of and adjacent to a line 30.00 feet easterly of and parallel to the easterly right-of-way of Avondale Road beginning at the northerly boundary of said property and running southwesterly for a distance of 750 feet more or less to a 20-foot widening of said right-of-way;
thence a width of 15.00 feet lying easterly of and adjacent to a line 10.00 feet easterly of and parallel to the easterly right-of-way of Avondale Road running southwesterly for a distance of 450.00 feet;
thence a width of 25.00 feet lying easterly of and adjacent to the easterly right-of-way of Avondale Road running southerly for a distance of 150.00 feet;
thence a width of 40.00 feet lying easterly of and adjacent to the easterly right-of-way of Avondale Road running southerly for a distance of 300.00 feet;
thence a width of 15.00 feet lying easterly of and adjacent to the easterly right-of-way of Avondale Road running southerly for a distance of 180 feet more or less to the southerly boundary of said property.

Also a strip of land 20.00 feet wide lying westerly of and adjacent to the westerly right-of-way of Avondale Road beginning at the southerly boundary of said property and running northerly for a distance of 270 feet more or less to the intersection of the right-of-way of Avondale Road with the right-of-way of Avondale Way N.E.

Containing an area of 41,850 square feet.

Parcel No. 4

PERMANENT ROADWAY & UTILITIES EASEMENT
LEGAL DESCRIPTION

The easterly 5.00 feet lying adjacent to and parallel with the westerly right-of-way of Avondale Road of the following described property:

Lot 1, Redmond Hills Division # 1, according to the plat thereof recorded in Volume 93 of plats, pages 57 and 58, in King County, Washington.

Containing an area of 466 square feet.

Parcel No. 5

PERMANENT ROADWAY & UTILITIES EASEMENT
LEGAL DESCRIPTION

The easterly 5.00 feet lying adjacent to and parallel with the westerly right-of-way of Avondale Road of the following described property:

Beginning at a point 102.37 feet north of the east quarter corner of Section 1, Township 25 North, Range 5 East, W.M., in King County, Washington:
thence south 38°48'05" west 1569.50 feet;
thence north 51°11'55" west 30 feet to the true point of beginning;
thence north 51°11'55" west 238 feet;
thence south 38°48'05" west 100 feet;
thence south 51°11'55" east;
thence north 38°48'05" east 100 feet;
thence south 51°11'55" east 268 feet to the true point of beginning.

Containing an area of 500 square feet.

Parcel No. 6

PERMANENT ROADWAY & UTILITIES EASEMENT
LEGAL DESCRIPTION

The easterly 5.00 feet lying adjacent to and parallel with the westerly right-of-way of Avondale Road of the following described property:

Beginning at the east quarter corner of Section 1, Township 25 North, Range 5 East, W.M., in King County, Washington;
thence along the east line of said section north 0°54'55" west 102.37 feet;
thence south 38°48'05" west 1269.5 feet;
thence north 51°11'55" west 30 feet to a point on the west line of county road;
thence southerly along the westerly line of county road south 38°48'05" west 200 feet to the point of beginning;
thence south 38°48'05" west 100 feet;
thence north 51°11'55" west 238 feet;
thence north 38°48'05" east 100 feet;
thence south 51°11'55" east 238 feet to the beginning.

Containing an area of 500 square feet.

Parcel No. 7

PERMANENT ROADWAY & UTILITIES EASEMENT
LEGAL DESCRIPTION

The easterly 5.00 feet lying adjacent to and parallel with the westerly right-of-way of Avondale Road of the following described property:

Lot 1, City of Redmond Short Plat No. SS-78-44, recorded under Recording Number 7903290938, being a portion of the following:

That portion of the southeast quarter of Section 1, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at a point on the easterly limit of said section 102.37 feet north of the northeast corner of said subdivision;
thence south 38°48'05" west 1365.00 feet;
thence north 51°11'55" west 30 feet to the northwesterly margin of County Road No. 1354 and the true point of beginning;
thence north 58°07'59" west 37.27 feet;
thence north 51°11'55" west 92.00 feet;
thence south 38°48'05" west 100.00 feet;
thence south 51°11'55" east 129.00 feet to the northwestly margin of said county road;
thence north 38°48'05" east 104.50 feet to the true point of beginning, also beginning at a point on the easterly limit of said section, 102.37 feet north of the northeast corner of said subdivision;
thence south 38°48'05" west 1369.50 feet;
thence north 51°11'55" west 159.00 feet to the true point of beginning;
thence continuing north 51°11'55" west 109.00 feet;
thence south 38°48'05" west 100.00 feet;
thence south 51°11'55" east 109.00 feet;
thence north 38°48'05" east 100.00 feet to the true point of beginning,

TOGETHER WITH an undivided one-third interest in Tract A, as delineated on the face of said short plat.

Containing an area of 425 square feet.

Parcel No. 8

PERMANENT ROADWAY & UTILITIES EASEMENT
LEGAL DESCRIPTION

The easterly 5.00 feet lying adjacent to and parallel with the westerly right-of-way of Avondale Road of the following described property:

Tract A, City of Redmond Short Plat No. SS-78-44, recorded under Recording Number 7903290938, in King County, Washington.

Containing an area of 98 square feet.

Parcel No. 9

PERMANENT ROADWAY & UTILITIES EASEMENT
LEGAL DESCRIPTION

The easterly 5.00 feet lying adjacent to and parallel with the westerly right-of-way of Avondale Road of the following described property:

That portion of the southeast quarter of Section 1, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at a point on the easterly limit of said section which is 102.37 feet north of the northeast corner of said subdivision;
thence south 38°48'05" west 1239.50 feet;
thence north 51°11'55" west 30 feet to the northwesterly margin of County Road Number 1354 and the true point of beginning;
thence continuing north 51°11'55" west 427.00 feet;
thence south 38°48'05" west 230.00 feet;
thence south 51°11'55" east 189.00 feet;
thence north 38°48'05" east 100.00 feet;
thence south 51°11'55" east 201.00 feet;
thence south 58°07'59" east 37.27 feet to the northwesterly margin of said County Road;
thence north 38°48'05" east 125.50 feet east to the true point of beginning.

Containing an area of 629 square feet.

Parcel No. 10

PERMANENT ROADWAY & UTILITIES EASEMENT
LEGAL DESCRIPTION

The easterly 5.00 feet lying adjacent to and parallel with the westerly right-of-way of Avondale Road of the following described property:

Lot 24, Hillside East, according to the Plat thereof recorded in Volume 106 of Plats, Pages 3 and 4, in King County, Washington.

Containing an area of 452 square feet.

Parcel No. 11

PERMANENT ROADWAY & UTILITIES EASEMENT
LEGAL DESCRIPTION

The easterly 5.00 feet lying adjacent to and parallel with the westerly right-of-way of Avondale Road of the following described property:

Lot 1, Hillside East, according to the Plat thereof recorded in Volume 106 of Plats, Pages 3 and 4, in King County, Washington.

Containing an area of 381 square feet.

Parcel No. 12

PERMANENT ROADWAY & UTILITIES EASEMENT
LEGAL DESCRIPTION

The easterly 5.00 feet lying adjacent to and parallel with the westerly right-of-way of Avondale Road of the following described property:

Tract A, Hillside East, according to the Plat thereof recorded in Volume 106 of Plats, Pages 3 and 4, in King County, Washington.

Containing an area of 396 square feet.

Parcel No. 13

PERMANENT ROADWAY & UTILITIES EASEMENT
LEGAL DESCRIPTION

The easterly 15.00 feet of the westerly 45.00 feet lying parallel with the easterly right-of-way of Avondale Road of the following described property:

PARCEL 1

Beginning at a point south 88°50'32" west 30 feet from the northeast corner of the southeast quarter of Section 1, Township 25 North, Range 5 East, W.M., in King County, Washington;
thence north 1°11'40" west along a line 30 feet west lying from and parallel with the east boundary of the northeast quarter of said Section 1, 53.25 feet;
thence south 38°57'54" west 846.74 feet to the true point of beginning;
thence continuing south 38°57'54" west 110 feet;
thence south 46°09'28" east 232.56 feet more or less to a point on a line parallel to and 200 feet southeasterly from the southeasterly margin of the Redmond-Bear Creek Road;
thence north 38°57'54" east 110 feet along said parallel line;
thence north 46°09'28" west 232.56 feet, more or less to the true point of beginning;
EXCEPT the Redmond-Bear Creek County Road;

PARCEL 2

Beginning at a point south 88°50'32" west 30 feet from the northeast corner of the southeast quarter of Section 1, Township 25 North, Range 5 East, W.M., in King County, Washington;
thence north 1°11'40" west along a line 30 feet westerly from and parallel with the east boundary of the northeast quarter of said Section 1, 53.25 feet;
thence south 38°57'54" west 736.74 feet to the true point of beginning;
thence continuing south 38°57'54" west 110 feet;
thence south 46°09'28" east 232.56 feet, more or less, to a point on a line parallel to and 200 feet southeasterly from the southeasterly margin of the Redmond-Bear Creek County Road;
thence north 38°57'54" east 110 feet along said parallel line;
thence north 46°09'28" west 232.56 feet more or less to the true point of beginning;
EXCEPT the Redmond-Bear Creek County Road.

Containing an area of 3,300 square feet.

Parcel No. 14

PERMANENT ROADWAY & UTILITIES EASEMENT
LEGAL DESCRIPTION

The easterly 5.00 feet lying adjacent to and parallel with the westerly right-of-way of Avondale Road of the following described property:

That portion of the northeast quarter of the southeast quarter of Section 1, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the east quarter corner of said Section 1, and running thence northerly along the easterly line of said Section 102.37 feet to the intersection of said easterly line with the centerline of County Road; thence south $38^{\circ}48'05''$ west, along said centerline of County Road, 809.50 feet;
thence north $51^{\circ}11'55''$ west 30 feet to a point of the northwesterly line of said County Road and the true point of beginning of the tract herein described; thence running south $38^{\circ}48'05''$ west, along said northwesterly line of County Road 100 feet;
thence north $51^{\circ}11'55''$ west 238 feet;
thence north $38^{\circ}48'05''$ east 100 feet;
thence south $51^{\circ}11'55''$ east 238 feet to the true point of beginning.

Containing an area of 500 square feet.

Parcel No. 15

PERMANENT ROADWAY & UTILITIES EASEMENT
LEGAL DESCRIPTION

The easterly 5.00 feet lying adjacent to and parallel with the westerly right-of-way of Avondale Road of the following described property:

Beginning at the quarter post corner of the east line of Section 1, Township 25 North, Range 5 East, W.M., in King County, Washington;
thence along the east line of said Section 1, north $0^{\circ}54'55''$ west 102.37 feet;
thence south $38^{\circ}48'05''$ west 709.50 feet;
thence north $51^{\circ}11'55''$ west 30 feet to the west line of county road and the true point of beginning;
thence along said westerly line of road south $38^{\circ}48'05''$ west 100 feet;
thence north $51^{\circ}11'55''$ west 238 feet;
thence north $38^{\circ}48'05''$ east 100 feet;
thence south $51^{\circ}11'55''$ east 238 feet to the true point of beginning.

Containing an area of 500 square feet.

Parcel No. 16

PERMANENT ROADWAY & UTILITIES EASEMENT
LEGAL DESCRIPTION

The easterly 5.00 feet lying adjacent to and parallel with the westerly right-of-way of Avondale Road of the following described property:

Beginning at the quarter post of the east line of Section 1, Township 25 North, Range 5 East, W.M., in King County, Washington;
thence along the east line of said section north 0°54'55" west 102.37 feet;
thence south 38°48'05" west 609.5 feet;
thence north 51°11'55" west 30 feet to the northwesterly margin of Redmond-Bear Creek Road and the true point of beginning of this description;
thence north 51°11'55" west 112 feet;
thence south 38°48'05" west 100 feet;
thence south 51°11'55" east 112 feet to said northwesterly margin;
thence north 38°48'05" east 100 feet to the true point of beginning.

Containing an area of 500 square feet.

Parcel No. 17

PERMANENT ROADWAY & UTILITIES EASEMENT
LEGAL DESCRIPTION

The easterly 15.00 feet of the westerly 45.00 feet lying parallel with the easterly right-of-way of Avondale Road of the following described property:

That portion of the northeast quarter of the southeast quarter of Section 1, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning south 88°50'32" west 30 feet from the northeast corner of the southeast quarter of said section;
thence north 1°11'40" west along a line 30 feet westerly from and parallel with the east line of the northeast quarter of said section a distance of 53.25 feet;
thence south 38°57'54" west 736.74 feet;
thence south 46°09'28" east 232.56 feet more or less to a point on a line parallel with and 200 feet southeasterly from the southeasterly margin of the Redmond-Bear Creek County Road, and the true point of beginning;
thence north 46°09'28" west to said southeasterly road margin;
thence northeasterly along said southeasterly margin to a point which is southwesterly 366 feet measured along said southeasterly margin, from the intersection of a line 30 feet westerly from and parallel with the east line of the northeast quarter of said section and the southeasterly margin of said county road;
thence southeasterly at right angles to said southeasterly margin 200 feet;
thence southwesterly along a line parallel with and 200 feet southeasterly from said southeasterly margin to the true point of beginning.

Containing an area of 5,086 square feet.

Parcel No. 19

PERMANENT ROADWAY & UTILITIES EASEMENT
LEGAL DESCRIPTION

The easterly 10.00 feet of the westerly 40.00 feet lying parallel with the easterly right-of-way of Avondale Road of the following described property:

That portion of the northeast quarter of the southeast quarter of Section 1, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning on the southeasterly margin of Redmond Bear Creek Road at a point 30 feet west of the east line of said Section 1;
thence southwesterly along said road 306 feet to the true point of beginning;
thence continuing southwesterly along said road 60 feet;
thence southeasterly at right angles 200 feet;
thence northeasterly at right angles 60 feet;
thence northwesterly at right angles 200 feet to the true point of beginning.

Containing an area of 600 square feet.

Parcel No. 20

PERMANENT ROADWAY & UTILITIES EASEMENT
LEGAL DESCRIPTION

The easterly 10.00 feet of the westerly 40.00 feet lying parallel with the easterly right-of-way of Avondale Road of the following described property:

Lot 1 of City of Redmond Short Plat Number SS-81-6, recorded under Recording Number 8306130517, being a portion of the northeast quarter of the southeast quarter of Section 1, Township 25 North, Range 5 East, W.M., in King County, Washington.

Containing an area of 620 square feet.

Parcel No. 21

PERMANENT ROADWAY & UTILITIES EASEMENT
LEGAL DESCRIPTION

The easterly 10.00 feet of the westerly 40.00 feet lying parallel with the easterly right-of-way of Avondale Road of the following described property:

Lot 2 of City of Redmond Short Plat Number SS-81-6, recorded under Recording Number 8306130517, being a portion of the northeast quarter of the southeast quarter of Section 1, Township 25 North, Range 5 East, W.M., in King County, Washington.

Containing an area of 600 square feet.

Parcel No. 22

PERMANENT ROADWAY & UTILITIES EASEMENT
LEGAL DESCRIPTION

The easterly 10.00 feet of the westerly 40.00 feet lying parallel with the easterly right-of-way of Avondale Road of the following described property:

Lot 3 of City of Redmond Short Plat Number SS-81-6, recorded under Recording Number 8306130517, being a portion of the northeast quarter of the southeast quarter of Section 1, Township 25 North, Range 5 East, W.M., in King County, Washington.

Containing an area of 600 square feet.

Parcel No. 23

PERMANENT ROADWAY & UTILITIES EASEMENT
LEGAL DESCRIPTION

The easterly 10.00 feet of the westerly 40.00 feet lying parallel with the easterly right-of-way of Avondale Road of the following described property:

Lot 4 of City of Redmond Short Plat Number SS-81-6, recorded under Recording Number 8306130517, being a portion of the northeast quarter of the southeast quarter of Section 1, Township 25 North, Range 5 East, W.M., in King County, Washington.

Containing an area of 818 square feet.

Parcel No. 25

PERMANENT ROADWAY & UTILITIES EASEMENT
LEGAL DESCRIPTION

The easterly 10.00 feet of that portion lying westerly of a line lying parallel to and easterly 40.00 feet at right angles distant from the easterly right-of-way of Avondale Road of the following described property:

That portion of Government Lots 6 and 7 lying northerly of County Road as follows:

Beginning at the northwest corner of Government Lot 6;
thence east along the north margin 545.75 feet;
thence southerly to north line of county road and to a point 515 feet easterly of the westerly corner of Government Lot 7;
thence westerly along the north line of county road 515 feet;
thence north $10^{\circ}10'56''$ east to beginning.

Classified as Open Space Agriculture pursuant to RCW 84.34.050 effective January, 1975.

Containing an area of 209 square feet.

Parcel No. 25-A

PERMANENT ROADWAY & UTILITIES EASEMENT
LEGAL DESCRIPTION

The easterly 10.00 feet of that portion lying westerly of a line lying parallel to and easterly 40.00 feet at right angles distant from the easterly right-of-way of Avondale Road of the following described property:

The east 30 feet of the northeast quarter of the Southeast quarter of Section 1, Township 25 North, Range 5 East, W.M., in King County, Washington.

Containing an area of 468 square feet.

Parcel No. 28

PERMANENT ROADWAY & UTILITIES EASEMENT

LEGAL DESCRIPTION

The easterly 10.00 of the westerly 40.00 feet lying parallel with the easterly right-of-way of Avondale Road of the following described property:

Beginning at the southwest corner of the northwest quarter of Section 6, Township 25 North, Range 6 East, W.M., in King County, Washington; thence north a distance of 42 feet to the southerly line of Avondale Road; thence northeasterly along the southerly line of said road 225 feet; thence at right angles to said road southeasterly 250 feet; thence at right angles southwesterly 55 feet to the south line of said northwest quarter; thence west 295 feet to the point of beginning.

Containing an area of 2,495 square feet.

Parcel No. 30

PERMANENT ROADWAY & UTILITIES EASEMENT

LEGAL DESCRIPTION

The easterly 10.00 feet of the westerly 40.00 feet lying parallel with the easterly right-of-way of Avondale Road of the following described property:

Lot 1 of City of Redmond Short Plat Number SS-81-12, recorded under Recording Number 8202160815, being a portion of the following described property:

Commencing at the southwest corner of the northwest quarter of Section 6, Township 25 North, Range 6 East, W.M., in King County, Washington running; thence north to the south line of the Redmond-Avondale Road a distance of 42 feet; thence northeasterly along the southerly line of said road a distance of 225 feet to the true point of beginning running; thence northeasterly along the southerly line of said road a distance of 175 feet; thence a right angle with said road southeasterly a distance of 250 feet; thence at right angles southwesterly a distance of 175 feet; thence at right angles northwesterly a distance of 250 feet to the true point of beginning.

Containing an area of 1,750 square feet.

Parcel No. 32C

PERMANENT ROADWAY & UTILITIES EASEMENT
LEGAL DESCRIPTION

I. The easterly 10.00 feet of the westerly 40.00 feet lying parallel with the easterly right-of-way of Avondale Road of the following described property:

PARCEL C:

That portion of Government Lot 5, Section 6, Township 25 North, Range 6 East, W.M., in King County, Washington described as follows:

Commencing at the intersection of the southerly boundary of the Redmond-Bear Creek Road (Avondale Road) with the west line of the northwest quarter of said Section 25 North, running thence northeasterly along the southeasterly boundary of said road a distance of 400 feet to the true point of beginning; thence southeasterly at right angles to said road, a distance of 250 feet; thence northeasterly parallel with said road a distance of 16 feet; thence northwesterly at right angles, a distance of 250 feet to the southeasterly boundary of said road; thence southwesterly along the southeasterly boundary of said road a distance of 16 feet to the true point of beginning.

Containing an area of 160 square feet.

Parcel No. 34

PERMANENT ROADWAY & UTILITIES EASEMENT
LEGAL DESCRIPTION

The easterly 10.00 feet of the westerly 40.00 feet lying parallel with the easterly right-of-way of Avondale Road of the following described property:

Lot 2 of City of Redmond Short Plat Number 55-79-9, recorded under Recording Number 7904160587 being a short plat of: -

That portion of Government Lot 5, Section 6, Township 25 North, Range 6 East, W.M., in King County, Washington, described as follows:

Beginning at the intersection of the west line of said Government Lot 5 with the southeasterly margin of Redmond-Avondale Road; thence northeasterly along said southeasterly margin 416 feet to the true point of beginning of the tract herein described; thence southeasterly at right angles to said road margin 250 feet; thence northeasterly parallel with said road margin 125 feet; thence northwesterly at right angles 250 feet to the southeasterly margin of said road; thence southwesterly along said southeasterly margin 125 feet to the true point of beginning.

Containing an area of 150 square feet.

Parcel No. 35

PERMANENT ROADWAY & UTILITIES EASEMENT

LEGAL DESCRIPTION

The easterly 10.00 feet of the westerly 40.00 feet lying parallel with the easterly right-of-way of Avondale Road of the following described property:

That portion of Government Lot 5, Section 6, Township 25 North, Range 6 East, W.M., in King County, Washington, described as follows:

Beginning at the intersection of the west line of said Government Lot 5 with the southeasterly margin of Redmond-Avondale Road;
thence northeasterly along said southeasterly margin 541 feet to the true point of beginning;
thence southeasterly at right angles to said road margin 250 feet;
thence northeasterly parallel with said road margin 125 feet;
thence northeasterly at right angles 120 feet;
thence southwesterly parallel with said road margin 109 feet;
thence northwesterly at right angles 130 feet to the southeasterly margin of said road;
thence southwesterly along said southeasterly margin 16 feet to the true point of beginning.

Containing an area of 160 square feet.

Parcel No. 36

PERMANENT ROADWAY & UTILITIES EASEMENT
LEGAL DESCRIPTION

The easterly 10.00 feet of the westerly 40.00 feet lying parallel with the easterly right-of-way of Avondale Road of the following described property:

That portion of Government Lot 5, Section 6, Township 25 North, Range 6 East, W.M., in King County, Washington, described as follows:

Beginning at the intersection of the west line of said Government Lot 5 with the southeasterly margin of Redmond-Avondale Road;
thence northeasterly, along said southeasterly margin 541 feet to the true point of beginning of the tract herein described:

thence southeasterly at right angles to said road margin 250 feet;
thence northeasterly parallel with said road margin 125 feet;
thence northwesterly at right angles 250 feet to the sotheasterly margin of said road;
thence southwesterly, along said southeasterly margin 125 feet to the true point of beginning;

EXCEPT that portion described as follows:

Beginning at the intersection of the west line of said Government Lot 5 with the southeasterly margin of Redmond-Avondale Road; thence northeasterly along said southeasterly margin 541 feet to the true point of beginning;
thence southeasterly at right angles to said road margin 250 feet;
thence northeasterly parallel with said road margin 125 feet;
thence northwesterly at right angles 120 feet;
thence southwesterly parallel with said road margin 109 feet;
thence northwesterly at right angles 130 feet to the southeasterly margin of said road;
thence southwesterly along said southeasterly margin 16 feet to the true point of beginning.

Containing an area of 1,090 square feet.

Parcel No. 37

PERMANENT ROADWAY & UTILITIES EASEMENT
LEGAL DESCRIPTION

The easterly 10.00 feet of the westerly 40.00 feet lying parallel with the easterly right-of-way of Avondale Road of the following described property:

Lot 1 of City of Redmond Short Plat Number SS-83-27, recorded under Recording Number 8406180396, said Short Plat described as follows:

That portion of the west 1/2 of Government Lot 5 in Section 6, Township 25 North, Range 6 East, W.M., in King County, Washington described as follows:

Commencing at the intersection of the southeasterly boundary of the Redmond-Avondale Road with the west line of the northwest quarter of said Section 6;

thence northeasterly along the southeasterly boundary of said road, 666 feet to the true point of beginning;

thence southeasterly at right angles to said road, 250 feet;

thence northeasterly parallel with said road 9 feet;

thence north parallel with the west line of said northwest quarter, 391 feet to the southerly line of said road;

thence southwesterly along the southerly line of said road 298 feet to the true point of beginning;

EXCEPT that portion thereof lying northeasterly of a line drawn 100 feet northeasterly of and parallel with the southwesterly line of said tract.

Containing an area of 1,000 square feet.

Parcel No. 41

PERMANENT ROADWAY & UTILITIES EASEMENT
LEGAL DESCRIPTION

The easterly 5.00 feet of the westerly 25.00 feet lying parallel with the easterly right-of-way of Avondale road of the following described property:

Tracts C-1 and C-8A of the Second Amendment to Plat of Avondale Green, according to the plat thereof recorded in Volume 131 of Plats, pages 1 through 3, inclusive, in King County, Washington.

Containing an area of 407 square feet.

Parcel # 42

PERMANENT ROADWAY & UTILITIES EASEMENT
LEGAL DESCRIPTION

The easterly 5.00 feet lying adjacent to and parallel with the westerly right-of-way of Avondale Road of the following described property:

That portion of the east half of Government Lot 5 in the northwest quarter lying northwesterly of County Road No. 1354 and southwesterly of a line running north $48^{\circ}35'17''$ west from a point of the northwesterly margin of said road south $01^{\circ}17'07''$ west 30.00 feet and south $88^{\circ}31'07''$ east 340.17 feet and south $41^{\circ}24'43''$ west along said margin 444.00 feet from the northwest corner of said Government Lot, ALL in Section 6, Township 25 North, Range 6 East, W.M., in King County, Washington.

Containing an area of 404 square feet.

Parcel # 44

PERMANENT ROADWAY & UTILITIES EASEMENT
LEGAL DESCRIPTION

The easterly 5.00 feet lying adjacent to and parallel with the westerly right-of-way of Avondale Road of the following described property:

Beginning at a point south $01^{\circ}17'07''$ west 30 feet and south $88^{\circ}31'07''$ east 209.76 feet and south $41^{\circ}24'43''$ west 264.29 feet from the northwest corner of the east half of Government Lot 5 in the northwest quarter;
thence south $48^{\circ}35'17''$ east 100 feet;
thence south $41^{\circ}24'43''$ west 96 feet along the northwesterly margin of county road;
thence north $48^{\circ}35'17''$ west 75 feet, more or less;
thence north $01^{\circ}17'07''$ east 38 feet, more or less along the west line of said east half;
thence north $41^{\circ}24'43''$ east to the point of beginning;

ALL in Section 6, Township 25 North, Range 6 East, W.M., in King County, Washington.

Containing an area of 480 square feet.

Parcel # 45

PERMANENT ROADWAY & UTILITIES EASEMENT
LEGAL DESCRIPTION

The easterly 5.00 feet of the westerly 15.00 feet lying parallel with the easterly right-of-way of Avondale Road of the following described property:

That portion of Government Lot 5, Section 6, Township 25 North, Range 6 East, W.M., in King County, Washington, described as follows:

Beginning at the northeast corner of said Government Lot 5; thence south to a point 638.93 feet north of the southeast corner of said Government Lot; thence north 89°15'47" west 541.69 feet to a point 80.00 feet east of the west line of the east half of said Government Lot 5; thence north 1°15'53" east parallel to said west line to southeasterly margin of Redmond-Bear Creek Road; thence northeasterly along said southeasterly margin to the north line of said Government Lot 5; thence east along said north line to the point of beginning; EXCEPT the north 30.00 feet thereof lying within Conrad Olsen County Road, "Northeast 95th Street", the southerly line of which has been established by deed recorded under Recording Number 5737719; EXCEPT that portion conveyed to the City of Redmond by deed recorded under Recording Number 6363200; EXCEPT that portion conveyed to the City of Redmond under Recording Number 7303080317;

ALSO the southeast quarter of the northwest quarter of Section 6, Township 25 North, Range 6 East, W.M., in King County, Washington; EXCEPT the east 156.00 feet of the north 440.00 feet thereof; EXCEPT the north 30.00 feet thereof lying within Conrad Olsen road, "N.E. 95th Street" the southerly line of which has been established by deed recorded under Recording Number 5737719; AND EXCEPT that portion described as follows:

Beginning at the northeast corner of said southeast quarter of the northwest quarter; thence north 88°33'52" west, 486.00 feet; thence south 01°26'08" west, 30.00 feet to the true point of beginning; thence south 01°26'08" west, 125.00 feet; thence north 88°33'52" west, 110.00 feet; thence north 01°26'08" east, 125.00 feet; thence south 88°33'52" east, 110.00 feet to the true point of beginning.

Containing an area of 2,436 square feet.

Parcel No. 46

PERMANENT ROADWAY & UTILITIES EASEMENT
LEGAL DESCRIPTION

The easterly 5.00 feet lying adjacent to and parallel with the westerly right-of-way of Avondale Road of the following described property:

Beginning at a point south 01°17'07" west 30 feet and south 88°31'07" east 209.76 feet and south 41°24'43" west 168.29 feet from the northwest corner of the east half of Government Lot 5 in the northwest quarter;
thence south 48°35'17" east 100 feet;
thence south 41°24'43" west 96 feet along the northwesterly margin of County Road;
thence north 48°35'17" west 100 feet;
thence north 41°24'43" east 96 feet to the point of beginning;

ALL in Section 6, Township 25 North, Range 6 East, W.M., in King County, Washington.

Containing an area of 480 square feet.

Parcel No. 47

PERMANENT ROADWAY & UTILITIES EASEMENT
LEGAL DESCRIPTION

The easterly 5.00 feet lying adjacent to and parallel with the westerly right-of-way of Avondale Road of the following described property:

Beginning 30 feet south and 209.76 feet east of the northwest corner of the east half of Government Lot 5;
thence south 41°24'43" west 72.29 feet to the point of beginning;
thence south 48°35'17" east 100 feet to the northwesterly margin of county road;
thence southwesterly along road 96 feet;
thence north 48°35'17" west 100 feet;
thence north 41°24'43" east 96 feet to the point of beginning.

ALL in Section 6, Township 25 North, Range 6 East., W.M., in King County, Washington.

Containing an area of 480 square feet.

Parcel No. 48

PERMANENT ROADWAY & UTILITIES EASEMENT
LEGAL DESCRIPTION

The easterly 5.00 feet lying adjacent to and parallel with the westerly right-of-way of Avondale Road of the following described property:

Beginning at a point south 01°17'07" west 30 feet and south 88°31'07" east 209.76 feet from the northwest corner of the east half of Government Lot 5 in the northwest quarter;
thence continuing south 88°31'07" east 130.41 feet;
thence south 41°24'43" west 156 feet along the northwesterly margin of county road;
thence north 48°35'17" west 100 feet;
thence north 41°24'43" east 72.29 feet to the point of beginning;

ALL in Section 6, Township 25 North, Range 6 East, W.M., in King County, Washington;

Containing an area of 770 square feet.

Parcel No. 49

PERMANENT ROADWAY & UTILITIES EASEMENT
LEGAL DESCRIPTION

The westerly 5.00 feet lying adjacent to and parallel with the easterly right-of-way of Avondale Road of the following described property:

The south 20 feet, measured at right angles to the south line of Government Lot 4, of that portion of said Government Lot 4, Section 6, Township 25 North, Range 6 East, W.M., in King County, Washington, lying east of the west 528 feet of said Government Lot 4, and lying west of the westerly margin of the Redmond-Bear Creek County Road, as conveyed to King County by deed recorded under King County Recording Number 1283608.

Containing an area of 131 square feet.

Parcel No. 50

PERMANENT ROADWAY & UTILITIES EASEMENT
LEGAL DESCRIPTION

The easterly 5.00 feet lying adjacent to and parallel with the westerly right-of-way of Avondale Road of the following described property:

The east 675 feet of the west 1203 feet of the south 660 feet of that portion of Government Lot 4, lying westerly of County Road (Redmond-Bear Creek-Duvall Road);

EXCEPT the south 20 feet thereof, in Section 6, Township 25 North, Range 6 East, W.M., in King County, Washington;

AND

That portion of Government Lots 3 and 4, Section 6, Township 25 North, Range 6 East of the W.M., in King County, Washington, being described as follows:

Beginning at a point in the northwesterly right-of-way line of the Redmond Bear Creek Road at a point which is south $58^{\circ}28'$ east 1626.00 feet from the northwest corner of said Section 6;

thence southwesterly along the said right-of-way a distance of 285.00 feet to the east line of the west 1203.00 feet of Lot 4;

thence north along the said line 374.64 feet;

thence south $49^{\circ}23'$ east 243.18 feet, more or less, to the point of beginning.

Containing an area of 2,986 square feet.

Parcel No. 51

PERMANENT ROADWAY & UTILITIES EASEMENT
LEGAL DESCRIPTION

The easterly 5.00 feet of the westerly-35.00 feet lying parallel with the easterly right-of-way of Avondale Road of the following described property:

That portion of Government Lots 3 and 4, Section 6, Township 25 North, Range 6 East, W.M., in King County, Washington, described as follows:

Beginning on the easterly margin of the county road known variously as the John F. Main Road, Robert Main Road and Redmond-Bear Creek Road at a point 30 feet north of the south line of said Lot 4;

thence easterly 684.13 feet to the west line of tract of land conveyed to Ernest A. Putman by deed recorded under Recording Number 2740196 in King County, Washington;

thence northerly along said west line 548.26 feet to the southerly margin of the county road, known variously as Bonam Road No. 119 and Novelty Creek Road;

thence southwesterly along the southeasterly margin of said roads to the point of beginning.

Containing an area of 1,933 square feet.

PERMANENT ROADWAY & UTILITIES EASEMENT
LEGAL DESCRIPTION

That portion, described below of the following described property:

All that portion of Government Lot 3, Section 6, Township 25 North, Range 6 East, W.M., in King County, Washington, lying easterly of Avondale Road and northerly of the Novelty Hill Road (Bonam Road No. 119);
EXCEPT that portion thereof lying westerly of the easterly line of the Old County Road as established prior to 1928;
AND EXCEPT that portion thereof lying northeasterly of the following described line:

Beginning at the northeast corner of said Government Lot 3;
thence north $86^{\circ}50'42''$ west along the north line thereof 669.74 feet to the easterly margin of Avondale Road;
thence south $20^{\circ}19'54''$ west along said easterly margin 144.98 feet to the true point of beginning of this line description;
thence south $78^{\circ}14'53''$ east 110.27 feet;
thence south $61^{\circ}28'31''$ east 59.58 feet;
thence south $38^{\circ}04'06''$ east 167 feet, more or less, to the northeasterly line of the Novelty Hill Road (Bonman Road No. 119) and the end of this line description;

TOGETHER WITH an easement for ingress, egress and utilities over, under and across that portion of Government Lot 3; described as follows:

Beginning at the northeast corner of Government Lot 3;
thence north $86^{\circ}50'42''$ west along the north line thereof 669.74 feet to the easterly line of Avondale Road;
thence south $20^{\circ}19'54''$ west along said easterly line 124.76 feet to the true point of beginning;
thence continue south $20^{\circ}19'54''$ west 20.22 feet;
thence south $78^{\circ}14'53''$ east 110.27 feet;
thence north $19^{\circ}15'34''$ east 20.17 feet;
thence north $78^{\circ}14'53''$ west 109.88 feet to the true point of beginning;
EXCEPT portion deed to King County for Novelty Hill Road, recorded under King County Recording Numbers 7806120795 and 7806120796;

TOGETHER WITH that portion of vacated "Old County Road" adjacent which would attach by operation of law.

DESCRIPTION:

A strip of land 5.00 feet wide lying easterly of and adjacent to a line beginning at a point on the southerly boundary of said property that is 60.00 feet easterly as measured at right angles of the centerline of right-of-way of Avondale Road; thence northerly on a line that is 60.00 feet easterly of and parallel to the centerline of right-of-way of Avondale Road to a point which bears S $20-16-32^{\circ}W$ from a point on the northerly boundary of said property that is 45.00 feet easterly as measured at right angles of the centerline of right-of-way of Avondale Road; thence N $20-16-32^{\circ}E$ to the northerly boundary of said property.

Containing an area of 2,300 square feet.

EXHIBIT "B"
TEMPORARY CONSTRUCTION EASEMENT ACQUISITIONS ONLY

Parcel No. 3

TEMPORARY CONSTRUCTION EASEMENT
LEGAL DESCRIPTION

That portion, described below, of the following described property:

Section 1, Township 25 North, Range 5 East, W.M., in King County, Washington:

Beginning at the east quarter corner;
thence north 00°44'45" west 101.8 feet;
thence south 38°48'05" west 1690 feet to the true point of beginning;
thence continuing south 38°48'05" west 1006.2 feet;
thence south 51°11'55" east 713.58 feet;
thence north 38°48'05" east 1233.44 feet;
thence north 01°09'28" west 25.11 feet;
thence south 46°09'28" east 37.6 feet;
thence north 43°50'32" east 240.17 feet;
thence south 47°52'00" east to a point 30 feet west of the east line of section;
thence north parallel to the east section line to a point 1155 feet south of the east quarter corner;
thence south 43°50'32" west 99 feet;
thence north 46°09'28" west to center line of road;
thence southwesterly to beginning;
EXCEPT road.

DESCRIPTION:

A strip of land 50 feet in width parallel to the following described line with 30 feet of width lying westerly of said line and 20 feet of width lying easterly of said line:

Section 1, Township 25 North, Range 5 East, W.M., in King County, Washington:

Beginning at the east quarter corner;
thence north 00°44'45" west 101.8 feet;
thence south 38°48'05" west 1690 feet to the true point of beginning;
thence continuing south 38°48'05" west 1006.2 feet;
thence south 51°11'55" east 713.58 feet;
thence north 38°48'05" east 1233.44 feet;
thence north 01°09'28" west 25.11 feet;
thence south 46°09'28" east 37.6 feet;
thence north 43°50'32" east 240.17 feet;
thence south 47°52'00" east to a point 30 feet west of the east line of section;
thence north parallel to the east section line to a point 1155 feet south of the east quarter corner;
thence south 43°50'32" west 99 feet;
thence north 46°09'28" west to center line of road; thence S 46°09'28" E a distance of 289 feet more or less, to the centerline of a drainage ditch and the true point of beginning; thence continuing along the centerline of said drainage ditch at an approximate bearing of S 41°-50' W for a distance of 1560 feet, more or less, to the easterly right-of-way margin of Avondale Road and to the inlet of a storm drain culvert.

Containing an area of 78,000 square feet.

Parcel No. 3A

TEMPORARY CONSTRUCTION EASEMENT
LEGAL DESCRIPTION

That portion, described below, of the following described property:

Beginning at a point south $88^{\circ}50'32''$ west, 30 feet from the northeast corner of the southeast quarter of Section 1, Township 25 North, Range 5 East, W.M., in King County, Washington;
Thence north $1^{\circ}11'40''$ west along a line 30 feet westerly from and parallel with the east boundary of the northeast quarter of said Section 1, 532.25 feet;
thence south $38^{\circ}57'54''$ west, 956.74 feet;
thence south $46^{\circ}09'28''$ east, 773.06 feet;
thence north $43^{\circ}50'32''$ east, 99 feet to a line parallel with the 30 feet westerly from the easterly boundary of the southeast quarter of said Section 1;
thence north $1^{\circ}09'28''$ west, 1155 feet along a line parallel with and 30 feet westerly from said easterly boundary line to the point of beginning;
EXCEPT that portion thereof lying between the southeasterly margin of the Redmond-Bear Creek Road and a line 200 feet southeasterly from and parallel with the southeasterly margin of said road;
AND EXCEPT road.

DESCRIPTION:

1. A strip of land 30 feet in width lying parallel to and northerly of the following described line:

Beginning at the southeast corner of the northeast quarter of Section 1, Township 25 North, Range 5 East, W.M., in King County, Washington, thence westerly along the south line of said northeast quarter to an intersection with the line that is parallel to and 30 feet westerly of the east line of said northeast quarter, thence northerly along said parallel line to intersection with the southeasterly right-of-way margin of the Redmond Bear Creek County Road, thence southwesterly along said right-of-way margin for a distance of 366 feet, thence southeasterly at right angles to said road right-of-way margin, for a distance of 200 feet, to the true point of beginning, thence continuing in a straight line for a distance of 59 feet, more or less, to the centerline of a drainage ditch; thence continuing on said straight line for an additional distance of 20 feet.

Containing an area of 2,370 square feet.

Parcel No. 3A

TEMPORARY CONSTRUCTION EASEMENT
LEGAL DESCRIPTION

That portion, described below, of the following described property:

Beginning at a point south 88°50'32" west, 30 feet from the northeast corner of the southeast quarter of Section 1, Township 25 North, Range 5 East, W.M., in King County, Washington;
Thence north 1°11'40" west along a line 30 feet westerly from and parallel with the east boundary of the northeast quarter of said Section 1, 532.25 feet;
thence south 38°57'54" west, 956.74 feet;
thence south 46°09'28" east, 773.06 feet;
thence north 43°50'32" east, 99 feet to a line parallel with the 30 feet westerly from the easterly boundary of the southeast quarter of said Section 1;
thence north 1°09'28" west, 1155 feet along a line parallel with and 30 feet westerly from said easterly boundary line to the point of beginning;
EXCEPT that portion thereof lying between the southeasterly margin of the Redmond-Bear Creek Road and a line 200 feet southeasterly from and parallel with the southeasterly margin of said road;
AND EXCEPT road.

DESCRIPTION:

1. A strip of land 50 feet in width parallel to the following described line with 30 feet of width lying westerly of said line and 20 feet of width lying easterly of said line:

Beginning at the southeast corner of the northeast quarter of Section 1, Township 25 North, Range 5 East, W.M., in King County, Washington, thence westerly along the south line of said northeast quarter to an intersection with the line that is parallel to and 30 feet westerly of the east line of said northeast quarter, thence northerly along said parallel line to intersection with the southeasterly right-of-way margin of the Redmond Bear Creek County Road, thence southwesterly along said right-of-way margin for a distance of 366 feet, thence southeasterly at right angles to said road right-of-way margin, for a distance of 200 feet, thence continuing in a straight line for a distance of 59 feet, more or less, to the centerline of a drainage ditch and the true point of beginning, thence continuing along the centerline of said drainage ditch at an approximate bearing of S 41°-50' W for a distance of 590 feet, more or less, to the southerly boundary of said property.

Containing an area of 29,500 square feet.

Parcel No. 17

TEMPORARY CONSTRUCTION EASEMENT
LEGAL DESCRIPTION

The northerly 20.00 feet of the following described property:

That portion of the northeast quarter of the southeast quarter of Section 1, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning south 88°50'32" west 30 feet from the northeast corner of the southeast quarter of said section;
thence north 1°11'40" west along a line 30 feet westerly from and parallel with the east line of the northeast quarter of said section a distance of 53.25 feet;
thence south 38°57'54" west 736.74 feet;
thence south 46°09'28" east 232.56 feet more or less to a point on a line parallel with and 200 feet southeasterly from the southeasterly margin of the Redmond-Bear Creek County Road, and the true point of beginning;
thence north 46°09'28" west to said southeasterly road margin;
thence northeasterly along said southeasterly margin to a point which is southwesterly 366 feet measured along said southeasterly margin, from the intersection of a line 30 feet westerly from and parallel with the east line of the northeast quarter of said section and the southeasterly margin of said county road;
thence southeasterly at right angles to said southeasterly margin 200 feet;
thence southwesterly along a line parallel with and 200 feet southeasterly from said southeasterly margin to the true point of beginning.

Containing an area of 3,400 square feet.

Parcel No. 19

TEMPORARY CONSTRUCTION EASEMENT
LEGAL DESCRIPTION

The southerly 10.00 feet of the following described property:

That portion of the northeast quarter of the southeast quarter of Section 1, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning on the southeasterly margin of Redmond Bear Creek Road at a point 30 feet west of the east line of said Section 1;
thence southwesterly along said road 306 feet to the true point of beginning;
thence continuing southwesterly along said road 60 feet;
thence southeasterly at right angles 200 feet;
thence northeasterly at right angles 60 feet;
thence northwesterly at right angles 200 feet to the true point of beginning.

Containing an area of 1,700 square feet.

EXHIBIT "B"

PERMANENT DRAINAGE EASEMENT ACQUISITIONS ONLY

Parcel No. 3

PERMANENT DRAINAGE EASEMENT
LEGAL DESCRIPTION

That portion, described below, of the following described property:

Section 1, Township 25 North, Range 5 East, W.M., in King County, Washington:

Beginning at the east quarter corner;
thence north 00°44'45" west 101.8 feet;
thence south 38°48'05" west 1690 feet to the true point of beginning;
thence continuing south 38°48'05" west 1006.2 feet;
thence south 51°11'55" east 713.58 feet;
thence north 38°48'05" east 1233.44 feet;
thence north 01°09'28" west 25.11 feet;
thence south 46°09'28" east 37.6 feet;
thence north 43°50'32" east 240.17 feet;
thence south 47°52'00" east to a point 30 feet west of the east line of section;
thence north parallel to the east section line to a point 1155 feet south of the east quarter corner;
thence south 43°50'32" west 99 feet;
thence north 46°09'28" west to center line of road;
thence southwesterly to beginning;
EXCEPT road.

DESCRIPTION:

A strip of land 30 feet in width parallel to the following described line with 22 feet of width lying westerly of said line and 8 feet of width lying easterly of said line:

Section 1, Township 25 North, Range 5 East, W.M., in King County, Washington:

Beginning at the east quarter corner;
thence north 00°44'45" west 101.8 feet;
thence south 38°48'05" west 1690 feet to the true point of beginning;
thence continuing south 38°48'05" west 1006.2 feet;
thence south 51°11'55" east 713.58 feet;
thence north 38°48'05" east 1233.44 feet;
thence north 01°09'28" west 25.11 feet;
thence south 46°09'28" east 37.6 feet;
thence north 43°50'32" east 240.17 feet;
thence south 47°52'00" east to a point 30 feet west of the east line of section;
thence north parallel to the east section line to a point 1155 feet south of the east quarter corner;
thence south 43°50'32" west 99 feet;
thence north 46°09'28" west to center line of road; thence S 46°09'28" E a distance of 289 feet more or less, to the centerline of a drainage ditch and the true point of beginning; thence continuing along the centerline of said drainage ditch at an approximate bearing of S 41°-50' W for a distance of 1560 feet, more or less, to the easterly right-of-way margin of Avondale Road and to the inlet of a storm drain culvert.

Containing an area of 46,800 square feet.

PERMANENT DRAINAGE EASEMENT
LEGAL DESCRIPTION

That portion, described below, of the following described property:

Beginning at a point south $88^{\circ}50'32''$ west, 30 feet from the northeast corner of the southeast quarter of Section 1, Township 25 North, Range 5 East, W.M., in King County, Washington;
Thence north $1^{\circ}11'40''$ west along a line 30 feet westerly from and parallel with the east boundary of the northeast quarter of said Section 1, 532.25 feet;
thence south $38^{\circ}57'54''$ west, 956.74 feet;
thence south $46^{\circ}09'28''$ east, 773.06 feet;
thence north $43^{\circ}50'32''$ east, 99 feet to a line parallel with the 30 feet westerly from the easterly boundary of the southeast quarter of said Section 1;
thence north $1^{\circ}09'28''$ west, 1155 feet along a line parallel with and 30 feet westerly from said easterly boundary line to the point of beginning;
EXCEPT that portion thereof lying between the southeasterly margin of the Redmond-Bear Creek Road and a line 200 feet southeasterly from and parallel with the southeasterly margin of said road;
AND EXCEPT road.

DESCRIPTION:

1. A strip of land 30 feet in width parallel to the following described line with 22 feet of width lying westerly of said line and 8 feet of width lying easterly of said line:

Beginning at the southeast corner of the northeast quarter of Section 1, Township 25 North, Range 5 East, W.M., in King County, Washington, thence westerly along the south line of said northeast quarter to an intersection with the line that is parallel to and 30 feet westerly of the east line of said northeast quarter, thence northerly along said parallel line to intersection with the southeasterly right-of-way margin of the Redmond Bear Creek County Road, thence southwestwardly along said right-of-way margin for a distance of 366 feet, thence southeasterly at right angles to said road right-of-way margin, for a distance of 200 feet, thence continuing in a straight line for a distance of 59 feet, more or less, to the centerline of a drainage ditch and the true point of beginning, thence continuing along the centerline of said drainage ditch at an approximate bearing of $S 41^{\circ}50'W$ for a distance of 590 feet, more or less, to the southerly boundary of said property.

- 2 A strip of land 10 feet in width lying northeasterly of and adjacent to the following described line:

Beginning at the southeast corner of the northeast quarter of Section 1 Township 25 North, Range 5 East, W.M., in King County, Washington, thence westerly along the south line of said northeast quarter to an intersection with the line that is parallel to and 30 feet westerly of the east line of said northeast quarter, thence northerly along said parallel line to intersection with the southeasterly right-of-way margin of the Redmond-Bear Creek County Road, thence southwestwardly along said right-of-way margin for a distance of 366 feet, thence southeasterly at right angles to said road right-of-way margin, for a distance of 200 feet, thence continuing in a straight line for a distance of 59 feet, more or less, to the centerline of a drainage ditch and the true point of beginning, thence continuing along said straight line for a distance of 8 feet.

Containing an area of 17,780 square feet.