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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4335

AN ORDINANCE approving the Shoreline Conditional Use Permit application of the City of Bellevue Parks Department for a shoreline conditional use permit for the Mercer Slough Open Space Nature Park.

WHEREAS, the City of Bellevue Parks Department has applied to the City for a shoreline conditional use permit for the Mercer Slough Open Space Nature Park, to be located east of Bellevue Way SE and 112th Avenue SE, south of SE 8th Street and Bellefield Office Park, west of 118th Avenue SE, and lying on both sides of Interstate 90; and

WHEREAS, on December 5, 1991, a public hearing was held thereon by the Hearing Examiner Pro Tem pursuant to notice required by law; and

WHEREAS, on January 22, 1992, the Hearing Examiner Pro Tempore recommended approval, with conditions, of said application and made and entered findings of fact and conclusions based thereon in support of his recommendation; and

WHEREAS, the City Council concurs in the findings of fact and conclusions of the Hearing Examiner; and

WHEREAS, the City of Bellevue has complied with the requirements of State Environmental Policy Act and the City Environmental Procedures Code; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. The City Council adopts the Findings of Fact and Conclusions made and entered by the Hearing Examiner Pro Tempore in support of his recommendation to the Council in this matter as set forth in "Findings, Conclusions and Recommendation of the Hearing Examiner for the City of Bellevue, Washington, in the Matter of the Application of City of Bellevue Parks Department (Mercer Slough Open Space Nature Park) for a Shoreline Conditional Use Permit, File No. CUSM-91-6006".

Section 2. The City Council hereby approves the Shoreline Conditional Use Permit application, with conditions, of the City of Bellevue Parks Department for the Mercer Slough Open Space Nature Park to be located east of Bellevue Way SE and 112th Avenue SE, south of SE 8th Street and Bellefield Office Park, west of 118th Avenue SE, and lying on both sides of Interstate 90, which property is more particularly described

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in Exhibit A, attached hereto, which by this reference is fully incorporated herein, provided this approval is subject to the following conditions:

A. The following conditions (A.1 through A.18) are imposed to ensure compliance with provisions of cited Code. These conditions must be complied with prior to issuance of any clearing and grading permit for the proposal:

1. Frontage Improvements on Bellevue Way SE: The applicant is required to provide full frontage improvements on Bellevue Way SE. The improvements shall include but are not limited to storm drainage, pavement widening, 6-inch-wide Type "A" curb and gutter, 10-foot-wide concrete sidewalk and street lighting. A street lighting plan shall be prepared by a qualified engineer familiar with street lighting design. Installation and design shall be per the City of Bellevue's Design Guide and Street Lighting Criteria. (Comprehensive Plan Policy 21.M.215.C.2; Development Standards 3A.06)

2. Left-turns from Bellevue Way SE: The applicant will be required to implement the following for Bellevue Way SE: Widen Bellevue Way SE to five lanes to provide a center lane (left-turn pocket) to allow left-turn vehicle movements into and out of the site. (Comprehensive Plan 21.M.210.C.5 and 21.M.210.C.15)

3. Off-Street Parking: The applicant shall secure sufficient off-street parking for construction workers prior to the issuance of a clearing and grading, building, foundation or demolition permit. (Comprehensive Plan Policy 21.M.10.C.7)

4. Right-of-Way Use Permit: The applicant shall secure a right-of-way use permit from the City of Bellevue Public Works and Utilities Department, Transportation Division, prior to issuance of a clearing and grading, building, foundation or demolition permit which includes, but is not limited to:

- a. Designated truck hauling routes.
- b. Truck loading and unloading activities.
- c. Location of construction fences.
- d. Maintain required pedestrian continuity.
- e. Provides for mechanical street sweeping and maintenance during excavation and construction.
- f. Construction signing and pedestrian detour routing.

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- g. Hours of construction and hauling.
- h. All other construction activities as they affect the public street system.

(Comprehensive Plan Policy 21.M.210.C.7)

5. Dust Control Required: Plans submitted for clearing and grading permit approval and building permit approval shall include the following note about dust control:

"Construction areas shall be watered to suppress dust entrainment. Chemical dust suppressants shall not be used."
(BCC 22.02.005)

6. Construction Noise Mitigation Required: All contractors shall comply with the City of Bellevue Noise Ordinance regarding construction noise and hours of construction, summarized as follows:

- a. Contractors shall not operate or permit the operation of any diesel, pneumatic or gasoline-powered equipment that is not equipped with a sound-reducing or noise-attenuating device.
- b. Sounds created by construction equipment and emanating from construction sites are exempt from the provisions of the Noise Ordinance between the hours of 7:00 a.m. and 6:00 p.m. on weekdays (excluding weekends and federal holidays), except expanded hours may be authorized by the Director of Design and Development. Sound produced by construction at any other time is not exempt and is subject to the limitations of the Noise Ordinance at 9.18.030. (BCC 9.18)

7. Parking Area Surface: The plans submitted for clearing and grading permit and building permit approval shall indicate that all parking area surfaces shall be hard surfaced, per Land Use Code Section 20.20.590.K.L. (Luc 20.20.590)

8. Construction Activities: All improvements, including, but not limited to, storm drainage conveyance, roads, utilities, rockeries, clearing and grading, and erosion and sedimentation control shall be designed and constructed in conformance with the City of Bellevue Public Works and Utilities Development Standards (edition current at the time of application for permits), Clearing and Grading Code, and all other applicable codes, ordinances, and policies. Plans for said improvements shall be approved by the applicable City departments prior to issuance of the clearing and grading permits. (BCC 23.76.030.C, D)

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9. Clearing and Grading Limits: The limits of clearing and grading shall be clearly defined on the clearing and grading permit plans. A six-foot-high chainlink fence or orange safety fence shall be installed and maintained at the approved clearing and grading limits during construction. (Development Standards 4B-09)

10. Seasonal Limitations: Clearing and grading activities shall be limited to the dry weather months of the year, May 1 to October 31, unless otherwise approved in writing by the Storm and Surface Water Utility. (BCC 23.76.030.B, C)

11. Geotechnical Conditions: To ensure conformance with the recommendations in the geotechnical report dated February 1991 by Shannon & Wilson, Inc.:

- a. The geotechnical engineer shall review and evaluate site plans to determine if the plans incorporate site earthwork and drainage recommendations contained in the report and to identify critical stages in clearing, grading, and construction process when evaluation and input by the geotechnical engineer will be required;
- b. The geotechnical engineer shall monitor and inspect site earthwork, drainage control, rockery and/or retaining wall construction and other critical stages, and shall submit inspection reports as required by and to the Storm and Surface Water Utility;
- c. The geotechnical engineer shall submit a final report to the Storm and Surface Water Utility summarizing the results of the monitoring for long-term maintenance and site improvements and stability. (BCC 22.02.005)

12. Water Quality Requirements: Biofiltration swales shall be used for drainage and water quality control of all proposed impervious areas. Biofiltration details shall be designed by the applicant's engineer and submitted to the Storm and Surface Water Utility prior to approval of the clearing and grading permit. (BCC 23.76.030.D)

13. Temporary Erosion and Sediment Control Plan: The Grading, Temporary Erosion Control, and Storm Drainage Plans shall conform to the edition of the Development Standards current at time of application for the clearing and grading permit. (BCC 23.76.B, C, D, E)

14. Wetland Revegetation and Monitoring Plan: A specific revegetation planting plan including species, size, and spacing of overstory plants is required for all wetland restoration and habitat enhancement. This planting plan should consist of wetland species native

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to the area and shall be reviewed and approved by a professional wetland biologist. All wetland restoration and habitat enhancement proposals shall also require a monitoring plan that shall be addressed at the time of review for each proposal. (Development Standards 2B.04.e)

15. Grading and Dredging of Channels: A hydrological analysis for dredged channels is required to assess the effects on the existing habitat. Channels that are graded and dredged shall not be connected with the slough until vegetation on the channel banks is established. (BCC 23.76.030)

16. Trail and Bridge Construction: The applicant shall submit a detailed description of construction sequence and techniques for both the Phase I trails and the arched prefabricated bridge. (BCC 23.76)

17. Floodplain: The construction drawings shall clearly show the 100-year floodplain elevation surveyed by a professional land surveyor. (BCC 29.25H.070)

18. Bellevue Way SE Improvements: Road improvements along Bellevue Way shall be designed to minimize loss of wetlands by minimizing the extent of disturbance and fill within wetland areas by incorporating steeper road slopes retained by rockeries, retaining walls, etc. (Development Standards 2B.03)

B. The following conditions (B.1 through B.5) are imposed to ensure compliance with provisions of cited Code. These conditions must be complied with prior to issuance of any building permit for the proposal:

1. Water Extension Agreement: A Water Developer Extension Agreement will be required for the second phase of the water facilities improvements. This agreement must be initiated prior to approval of any building permit for the Interpretive Center. Utilities approval at this time is for the Shoreline Conditional Use application only. All review and approval of any water main design will be accomplished through the Extension Agreement. (BCC 24.02.120)

2. Sewer Extension Agreement: A Sewer Developer Extension Agreement will be required if any extension of the sanitary sewer main is necessary for the Interpretive Center. This agreement must be initiated prior to approval of any building permit for the Interpretive Center. Utilities approval at this time is for the Shoreline Conditional Use Permit only. All sanitary sewer design and approval will be accomplished through the Extension Agreement. If no addition to the sewer main line is needed, then a side sewer permit only will be required to connect the Interpretive Center to the existing sanitary sewer system. This permit is separate from the building permit, and is obtainable at any time during construction. (BCC 24.04.120, 24.04.090)

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3. Transportation Impact Fee: The applicant will be required to pay a Transportation Impact Fee prior to the issuance of a building permit. Rates in effect at the time of building permit issuance shall apply. The proposed development site is within the Impact Fee Area (7). (Ordinance No. 4161)

4. Acoustical Wall/Fence: Prior to construction, the applicant shall obtain approval of a building permit application for the acoustical wall/fence in front of the Winters' Home. (LUC Section 20.20.40)

5. Alternative Landscape Option: Prior to issuance of any building permit for the proposal, the applicant shall submit an application for an Alternative Landscape Option for review and approval or provide landscaping along the street frontage (Bellevue Way SE) and within parking areas which meets Land Use Code requirements. (LUC Section 20.20.520)

C. The following conditions (C.1 through C.4) are imposed to ensure compliance with provisions of cited Code. These conditions must be complied with prior to issuance of any Certificate of Occupancy for any portion of the proposal.

1. Automatic Fire Sprinkler Systems: All buildings for the Interpretive Center shall be protected by automatic fire sprinkler systems. (Uniform Fire Code, Article 10)

2. Resolution No. 3105 to be Revised/Parking Agreement: Prior to occupancy of the Interpretive Center, Resolution No. 3105 shall be revised to state that the 15 stalls within the Metro Park & Ride are dedicated for "Park maintenance and staff vehicles only". Also, an agreement with Metro and the Washington State Department of Transportation shall be provided which states that park users may use the METRO lot during evening and weekend hours. All documents shall be recorded with King County. (LUC Section 20.20.590)

3. Interpretive Center Parking Signs: Prior to occupancy of the Interpretive Center, the following parking signs shall be installed:

- a. Signs above the 15 stalls within the Metro Park & Ride which state that these stalls are dedicated for Park maintenance and staff vehicles only.
- b. Signs within the Interpretive Center parking lot that state where to park if both the center parking lot and the Metro lot are full (directing park users to the Winters' Home, Blueberry Farm, and Sweylocken lots). (LUC Section 20.20.590)

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4. Public Information Signs Within Protected Areas: Signs shall be installed within public areas (boardwalks, trails) to inform the public not to disturb the sensitive protected areas. Such signs shall be installed prior to issuance of the Certificate of Occupancy for the Interpretive Center. (LUC Section 20.25H)

D. The following conditions (D.1 through D.3) are imposed to ensure compliance with provisions of cited Code. These conditions must be complied with as indicated below:

1. Time Limitation and Extension of the Shoreline Conditional Use Permit: The applicant shall show substantial progress on this project, as approved, within two years from the effective date of this Shoreline Conditional Use Permit approval (estimate Winter 1991 - Winter 1994). Prior to the five-year expiration of this Shoreline Conditional use Permit, the applicant shall request a one-year extension (estimate Winter 1997 - Winter 1988). Any work within the shoreline overlay district to be constructed after the permit expiration date (estimate Winter 1988) shall require prior approval of a new Shoreline Conditional Permit. Any work outside of the shoreline overlay district may continue as needed, without prior approval of a new Shoreline Conditional Use Permit until completion of the project as approved with this permit. (WAC 173-14-060; LUC Section 20.30C.170, 175)

2. Sale of Produce and Educational Items: The sale of seasonally fresh produce (from the farm and off-site) and educational materials shall be limited to the square footage as proposed in the CUSM application (2,025 square feet for the Farmer's Market; 430 square feet for educational materials). (LUC Section 20.25H.080.B.4, 9)

3. School and Tour Bus Parking: Designated parking areas shall be established for school and tour buses. Traffic cones, signage, or other devices shall be used within the parking area to help direct traffic. (LUC Section 20.20.590)

E. In order to facilitate timely permit issuance, any submittal required by a condition to be approved prior to the issuance of any permit or any Certificate of Occupancy shall be submitted for review to the appropriate City Department a minimum of 30 days prior to the anticipated permit issuance date.

Section 3. This ordinance shall be recorded with the King County Department of Records and Elections.

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Section 4. This ordinance shall take effect and be in force five days after its passage and legal publication.

PASSED by the City Council this 24th day of February, 1992, and signed in authentication of its passage this 24th day of February, 1992.

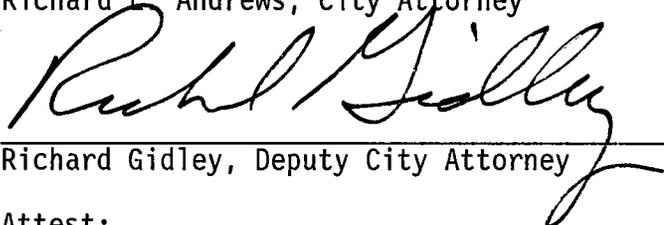
(SEAL)



Cary Bozeman, Mayor

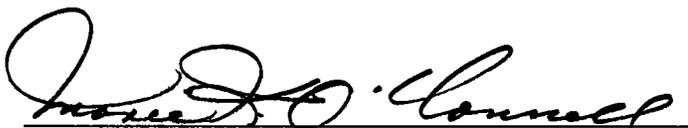
Approved as to form:

Richard L. Andrews, City Attorney



Richard L. Andrews, City Attorney

Attest:



Marie K. O'Connell, City Clerk

Published February 28, 1992

EXHIBIT A

Ord 4335

The south half of the southwest quarter of the southwest quarter of the northwest quarter of Section 4, Township 24 North, Range 5 East, W.M., in King County, Washington.

Together with

That portion of the southwest quarter of southeast quarter of the southwest quarter of the northwest quarter of Section 4, Township 24 North, Range 5 East, W.M., in King County, Washington, lying westerly of 118th Avenue Southeast.

Together with

That portion of the southeast quarter of the southeast quarter of the northeast quarter of Section 5, Township 24 North, Range 5 East, W.M., in King County, Washington, lying easterly of the drainage ditch of Drainage District Number 12 as condemned in King County Superior Court Cause Number 140087;
EXCEPT the northwest quarter of the southeast quarter of the southeast quarter of the northeast quarter of said Section 5.

Together with

The north 18 acres of that portion of the west half of the southwest quarter of Section 4, Township 24 North, Range 5 East, W.M., in King County, Washington, lying west of the Northern Pacific Railroad Company's right of way;;
EXCEPT that portion lying east of the west line of 118th Avenue Southeast.

Together with

That portion of of the West half of the Southwest quarter of Section 4, Township 24 North, Range 5 East, W.M., King County, Washington, lying West of 118th Avenue S.E., lying South of the North 310.00 feet thereof and lying North of the North line of that parcel of land described by deed filed under Recording No. 6375984, in King County, Washington;

TOGETHER WITH that portion of the North 24 acres of the Northeast quarter of the Southeast quarter of Section 5, Township 24 North, Range 5 East, W.M., King County, Washington; EXCEPT that portion lying Westerly of the Easterly margin of the drainage ditch of Drainage District No. 12 as condemned in King County Superior Court Cause No. 140087; AND EXCEPT the North 310.00 feet thereof.

Together with

The north 310 feet of the north 24 acres of the northeast quarter of the southeast quarter of Section 5, Township 24 North, Range 5 East, W.M., in King County, Washington;
EXCEPT that portion lying westerly of the easterly margin of the drainage ditch of Drainage District Number 12 as condemned in King County Superior Court Cause Number 140087.

Together with

That portion of the south 314.88 feet of the northwest quarter of the southwest quarter of Section 4, Township 24 North, Range 5 East, W.M., in King County, Washington, lying westerly of the westerly margin of 118th Avenue Southeast;

AND

That portion of the southwest quarter of the southwest quarter of Section 4, Township 24 North, Range 5 East, W.M., in King County, Washington, lying westerly of the westerly margin of 118th Avenue Southeast;

EXCEPT the south 500 feet;

AND EXCEPT the east 640 feet of the north 320 feet of the south 820 feet.

PARCEL B:

That portion of the southwest quarter of the southwest quarter of Section 4, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at a point on the westerly right-of-way line of 118th Avenue Southeast, 500 feet north of the south line of said Section 4; thence west 640 feet;

thence north parallel to said road 320 feet;

thence east 640 feet to the westerly right-of-way line of said 118th Avenue Southeast;

thence southerly along said road 320 feet to the point of beginning.

PARCEL C:

That portion of the south 500 feet of the southwest quarter of the southwest quarter of Section 4, Township 24 North, Range 5 East, W.M., in King County, Washington, lying westerly of the westerly margin of 118th Avenue Southeast;

AND

That portion of the south 500 feet of the southeast quarter of the southeast quarter of Section 5, Township 24 North, Range 5 East, W.M., in King County, Washington, lying easterly of the Drainage Ditch #12 Right-of-Way.

Together with

Lots 9 and 10, Bellefield Office Park, according to the plat thereof recorded in Volume 119 of Plats, pages 81 through 90, inclusive, in King County, Washington.

Together with

That portion of the southwest quarter of the southeast quarter lying easterly of Lake Washington Boulevard in Section 5, Township 24 North, Range 5 East, W.M., in King County, Washington;

EXCEPT that portion lying southerly of a line beginning on the east line of said southeast quarter north 193.19 feet from the southeast corner;

thence north 88°51'59" west to the easterly margin of Lake Washington Boulevard.

Together with

That portion of the south half of the southwest quarter of the southeast quarter of Section 5, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the southeast corner of said subdivision;
thence north $88^{\circ}1'59''$ west along the south line of said subdivision, a distance of 191.84 feet to the easterly line of Lake Washington Boulevard Southeast and the TRUE POINT OF BEGINNING of the tract herein described;
thence south $88^{\circ}51'59''$ east, 191.84 feet to the east line of said subdivision;
thence north $1^{\circ}43'18''$ east along said east line, 193.19 feet;
thence north $88^{\circ}51'59''$ west, 255 feet, more or less, to the easterly line of Lake Washington Boulevard Southeast;
thence southerly along said easterly line to the TRUE POINT OF BEGINNING;

TOGETHER WITH that portion of vacated Quahlheim Road, adjoining which, upon vacation attached to said premises by operation of law; EXCEPT that portion thereof conveyed to the City of Bellevue by deed recorded under Recording Number. 5865611.

Together with

That portion of the southeast quarter of the southeast quarter of Section 5, Township 24 North, Range 5 East, W.M., in King County, Washington, lying west of drainage ditch;
EXCEPT the west 30 feet of the south 990 feet.

Together with

The west 30 feet of the south 990 feet of the southeast quarter of the southeast quarter of Section 5, Township 24 North, Range 5 East, W.M., in King County, Washington

Together with

PARCEL A:

That portion of the northwest quarter of the northeast quarter of Section 8, Township 24 North, Range 5 East, W.M., in King County, Washington, lying easterly of Lake Washington Boulevard and lying west of 112th Avenue Southeast;

TOGETHER WITH that portion of 112th Avenue Southeast vacated by agreement recorded September 11, 1919 under King County Recording Number 1343606, which attached to said premises by operation by law;

EXCEPT that portion thereof lying south of the north 538 feet of said subdivision;
ALSO EXCEPT that portion conveyed to the City of Bellevue for street purposes by deed recorded under Recording Number 5865611;
ALSO EXCEPT that portion lying within the 100 foot railroad right-of-way deeded by instrument recorded under Recording Number 68283;

PARCEL B:

Lots 1, 2 and 27, Block 4, Qualheim's Lake Washington Acre Tracts, according to the plat thereof recorded in Volume 15 of Plats, page 46, in King County, Washington;

TOGETHER WITH a strip of land 20 feet in width off the southwesterly side of the old belt line of Northern Pacific Railway right-of-way adjoining said Block 4, and lying between the east line of 112th Avenue Southeast 'formerly Twiss Avenue' and the west line of 114th Avenue Southeast 'formerly Hugh Street';

PARCEL C:

Lots 1, 2, and 3, Block 1, Qualheim's Lake Washington Acre Tracts, according to the plat thereof recorded in Volume 15 of Plats, page 46, in King County, Washington;

TOGETHER WITH a strip of land 20 feet in width off the northeasterly side of the old belt line of Northern Pacific Railway right-of-way adjoining said Block 1 and lying between the east line of 112th Avenue Southeast 'formerly Twiss Avenue' and the west line of 114th Avenue Southeast 'formerly Hugh Street';

PARCEL D:

Lots 1 to 5, inclusive, Block 2, Qualheim's Lake Washington Acre Tracts, according to the plat thereof recorded in Volume 15 of Plats, page 46, in King County, Washington;

TOGETHER WITH a strip of land 20 feet in width off the northeasterly side of the old belt line of Northern Pacific Railway right-of-way adjoining said Block 2, and lying between the east line of 114th Avenue Southeast 'formerly Hugh Street' and the westerly line of drainage district No. 12;

TOGETHER WITH second class shoreland adjoining.

Together with

PARCEL A:

That portion of Lots 10 and 19, Block 4, Qualheim's Lake Washington Acre Tracts, according to the plat thereof recorded in Volume 15 of Plats, page 46, in King County, Washington, more particularly described as follows:

Commencing at the northeast corner of Lot 19, Block 4, of said tract, said point being the true point of beginning;
thence north $88^{\circ}52'41''$ west along the north line of Lots 19 and 10 of said Block 4, a distance of 393.86 feet to the easterly right of way margin of Lake Washington Boulevard as established in King County Recording Number 6030339;
thence south $37^{\circ}45'28''$ east along said easterly margin, a distance of 135.37 feet;
thence south $88^{\circ}52'41''$ east, a distance of 309.04 feet;
thence north $01^{\circ}02'45''$ east along the east line of Lot 19 of said Block 4, a distance of 105.38 feet to the true point of beginning;
EXCEPT that portion thereof conveyed to the State of Washington by Deed recorded under King County Recording Number 8107220552.

PARCEL B:

That portion of Lots 18 and 19, Block 4, Qualheim's Lake Washington Acre Tracts, according to the plat thereof recorded in Volume 15 of Plats, page 46, in King County, Washington, more particularly described as follows:

Commencing at the northeast corner of Lot 19, Block 4 of said Tract;
thence south $01^{\circ}02'45''$ west along the east line of said Lot 19, a distance of 105.38 feet to the true point of beginning;
thence continuing south $01^{\circ}02'45''$ west, a distance of 148.62 feet to the southeast corner of Lot 18 of said Block 4;
thence north $88^{\circ}52'41''$ west along the south line of said Lot 18, a distance of 189.40 feet to the easterly right of way margin of Lake Washington Boulevard as established under King County Recording Number 6030339;
thence north $37^{\circ}45'28''$ west along said easterly right of way margin, a distance of 190.91 feet;
thence south $88^{\circ}52'41''$ east, a distance of 309.04 feet to the true point of beginning.

PARCEL C:

Lots 1 through 9, inclusive, and Lots 18 through 25, inclusive, Block 3, Qualheim's Lake Washington Acre Tracts, according to the plat thereof recorded in Volume 15 of Plats, page 46, in King County, Washington;

TOGETHER WITH the southwesterly 20 feet of abandoned Northern Pacific Railway Company's Belt Line right of way, adjoining said Lots 1 and 25;

TOGETHER WITH shore lands of the second class adjoining; EXCEPT portion, if any, heretofore condemned for Drainage District No. 12, King County, Washington. (Parcels A through D, inclusive, as described and delineated on City of Bellevue Short Plat No. Bell-76-4, recorded under King County Recording Number 7602100609).

PARCEL D:

That portion of Lots 16 and 17, Block 4, Qualheim's Lake Washington Acre Tracts, according to the plat thereof recorded in Volume 15 of Plats, page 46, in King County, Washington, lying easterly of H. S. Hendrickson County Road, also known as Lake Washington Boulevard.

PARCEL E:

That portion of Lots 10 and 17, Block 3, Qualheim's Lake Washington Acre Tracts, according to the plat thereof recorded in Volume 15 of Plats, page 46, in King County, Washington, lying northeasterly of H. S. Hendrickson County Road, also known as Lake Washington Boulevard;

TOGETHER WITH second class shorelands adjoining:

Together with

Lots 11, 12, 13, 14, 15, and 16, Block 3, QUALHEIM'S LAKE WASHINGTON ACRE TRACTS, according to the Plat recorded in Volume 15 of Plats, page 46, in King County, Washington; TOGETHER WITH shorelands of second class adjoining, EXCEPT portion, if any heretofore condemned for drainage District No. 12, King County, and EXCEPT portion conveyed to King County for road under Auditor's file No. 1307712, and EXCEPT portion of Lots 11 and 16, Block 3, if any, lying North of the Boundary line established by decree entered June 21, 1960 in King County Superior Court Cause No. 546340; EXCEPT that portion of thereof conveyed to the State of Washington for primary State Highway No. 2 by Deed recorded under Auditor's file No. 6204763.

Together with

PARCEL A:

That portion of the northeast quarter of the southeast quarter; of vacated County Road 1195 (E.S. Hendrickson Road); of vacated County Road 1274 and the second class shorelands adjoining in Section 8, Township 24 North, Range 5 East, W.M., in King County, Washington; lying east of Primary State Highway No. 2 as conveyed to the State of Washington by deeds recorded under Recording Numbers 6075835, 6217827 and 6577977;

lying west of the right-of-way for Drainage District No. 12 as condemned in King County Superior Court Cause Number 140087; and lying westerly and northwesterly of the southeasterly margin of said vacated County Road 1274 as established by condemnation in King County Superior Court Cause Number 182994 and as vacated in Volume 54 of Commissioner's Records, page 490;

(ALSO KNOWN AS a portion of Government Lot 3 and shorelands adjoining in Section 9, Township 24 North, Range 5 East, W.M., in King County, Washington).

PARCEL B:

That portion of the second class shorelands adjoining Government Lots 2 and 3 in Section 9;

TOGETHER WITH that portion of said Government Lots 2 and 3, if any, in said Section 9;

TOGETHER WITH that portion of the second class shorelands adjoining Government Lot 7, if any, in Section 8;

AND TOGETHER WITH that portion of vacated County Road 1195 (Southeast 32nd Street) as vacated in Volume 54 of Commissioner's Records, page 490;

All in Township 24 North, Range 5 East, W.M., in King County, Washington; lying east of Primary State Highway No. 2 as conveyed to the State of Washington by deeds recorded under Recording Numbers 6075835, 6217827 and 6577977;

lying west of the right-of-way for Drainage District No. 12 as condemned in King County Superior Court Cause Number 140087; and lying southerly of the thread of the abandoned channel of Mercer Slough;

EXCEPT that portion thereof, if any, lying within the northeast quarter of the southeast quarter of said Section 8.

PARCEL C:

That portion of the east half of Section 8 and of Government Lot 3 and the second class shorelands adjoining in Section 9, all in Township 24 North, Range 5 East, W.M., in King County, Washington, if any;

lying north of E.S. Hendrickson Road (Southeast 32nd Street) as established by deeds recorded under King County Recording Numbers 1199737 and 1307712;

and lying east of the right-of-way for Drainage District No. 12 as condemned in King County Superior Court Cause Number 140087;

EXCEPT that portion thereof, if any, lying east of the east line of said Section 8.

EXHIBIT A

Ord 4335

The south half of the southwest quarter of the southwest quarter of the northwest quarter of Section 4, Township 24 North, Range 5 East, W.M., in King County, Washington.

Together with

That portion of the southwest quarter of southeast quarter of the southwest quarter of the northwest quarter of Section 4, Township 24 North, Range 5 East, W.M., in King County, Washington, lying westerly of 118th Avenue Southeast.

Together with

That portion of the southeast quarter of the southeast quarter of the northeast quarter of Section 5, Township 24 North, Range 5 East, W.M., in King County, Washington, lying easterly of the drainage ditch of Drainage District Number 12 as condemned in King County Superior Court Cause Number 140087;

EXCEPT the northwest quarter of the southeast quarter of the southeast quarter of the northeast quarter of said Section 5.

Together with

The north 18 acres of that portion of the west half of the southwest quarter of Section 4, Township 24 North, Range 5 East, W.M., in King County, Washington, lying west of the Northern Pacific Railroad Company's right of way;;

EXCEPT that portion lying east of the west line of 118th Avenue Southeast.

Together with

That portion of of the West half of the Southwest quarter of Section 4, Township 24 North, Range 5 East, W.M., King County, Washington, lying West of 118th Avenue S.E.; lying South of the North 310.00 feet thereof and lying North of the North line of that parcel of land described by deed filed under Recording No. 6375984, in King County, Washington;

TOGETHER WITH that portion of the North 24 acres of the Northeast quarter of the Southeast quarter of Section 5, Township 24 North, Range 5 East, W.M., King County, Washington; EXCEPT that portion lying Westerly of the Easterly margin of the drainage ditch of Drainage District No. 12 as condemned in King County Superior Court Cause No. 1400087; AND EXCEPT the North 310.00 feet thereof.

Together with

The north 310 feet of the north 24 acres of the northeast quarter of the southeast quarter of Section 5, Township 24 North, Range 5 East, W.M., in King County, Washington;

EXCEPT that portion lying westerly of the easterly margin of the drainage ditch of Drainage District Number 12 as condemned in King County Superior Court Cause Number 140087.

Together with

That portion of the south 314.88 feet of the northwest quarter of the southwest quarter of Section 4, Township 24 North, Range 5 East, W.M., in King County, Washington, lying westerly of the westerly margin of 118th Avenue Southeast;

AND

That portion of the southwest quarter of the southwest quarter of Section 4, Township 24 North, Range 5 East, W.M., in King County, Washington, lying westerly of the westerly margin of 118th Avenue Southeast;

EXCEPT the south 500 feet;

AND EXCEPT the east 640 feet of the north 320 feet of the south 820 feet.

PARCEL B:

That portion of the southwest quarter of the southwest quarter of Section 4, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at a point on the westerly right-of-way line of 118th Avenue Southeast, 500 feet north of the south line of said Section 4; thence west 640 feet; thence north parallel to said road 320 feet; thence east 640 feet to the westerly right-of-way line of said 118th Avenue Southeast; thence southerly along said road 320 feet to the point of beginning.

PARCEL C:

That portion of the south 500 feet of the southwest quarter of the southwest quarter of Section 4, Township 24 North, Range 5 East, W.M., in King County, Washington, lying westerly of the westerly margin of 118th Avenue Southeast;

AND

That portion of the south 500 feet of the southeast quarter of the southeast quarter of Section 5, Township 24 North, Range 5 East, W.M., in King County, Washington, lying easterly of the Drainage Ditch #12 Right-of-Way.

Together with

Lots 9 and 10, Bellefield Office Park, according to the plat thereof recorded in Volume 119 of Plats, pages 81 through 90, inclusive, in King County, Washington.

Together with

That portion of the southwest quarter of the southeast quarter lying easterly of Lake Washington Boulevard in Section 5, Township 24 North, Range 5 East, W.M., in King County, Washington;

EXCEPT that portion lying southerly of a line beginning on the east line of said southeast quarter north 193.19 feet from the southeast corner;

thence north 88°51'59" west to the easterly margin of Lake Washington Boulevard.

Together with

That portion of the south half of the southwest quarter of the southeast quarter of Section 5, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the southeast corner of said subdivision;
thence north $88^{\circ}1'59''$ west along the south line of said subdivision, a distance of 191.84 feet to the easterly line of Lake Washington Boulevard Southeast and the TRUE POINT OF BEGINNING of the tract herein described;
thence south $88^{\circ}51'59''$ east, 191.84 feet to the east line of said subdivision;
thence north $1^{\circ}43'18''$ east along said east line, 193.19 feet;
thence north $88^{\circ}51'59''$ west, 255 feet, more or less, to the easterly line of Lake Washington Boulevard Southeast;
thence southerly along said easterly line to the TRUE POINT OF BEGINNING;

TOGETHER WITH that portion of vacated Quahlheim Road, adjoining which, upon vacation attached to said premises by operation of law; EXCEPT that portion thereof conveyed to the City of Bellevue by deed recorded under Recording Number 5865611.

Together with

That portion of the southeast quarter of the southeast quarter of Section 5, Township 24 North, Range 5 East, W.M., in King County, Washington, lying west of drainage ditch;
EXCEPT the west 30 feet of the south 990 feet.

Together with

The west 30 feet of the south 990 feet of the southeast quarter of the southeast quarter of Section 5, Township 24 North, Range 5 East, W.M., in King County, Washington

Together with

PARCEL A:

That portion of the northwest quarter of the northeast quarter of Section 8, Township 24 North, Range 5 East, W.M., in King County, Washington, lying easterly of Lake Washington Boulevard and lying west of 112th Avenue Southeast;

TOGETHER WITH that portion of 112th Avenue Southeast vacated by agreement recorded September 11, 1919 under King County Recording Number 1343606, which attached to said premises by operation by law;

EXCEPT that portion thereof lying south of the north 538 feet of said subdivision;
ALSO EXCEPT that portion conveyed to the City of Bellevue for street purposes by deed recorded under Recording Number 5865611;
ALSO EXCEPT that portion lying within the 100 foot railroad right-of-way deeded by instrument recorded under Recording Number 68283;

PARCEL B:

Lots 1, 2 and 27, Block 4, Qualheim's Lake Washington Acre Tracts, according to the plat thereof recorded in Volume 15 of Plats, page 46, in King County, Washington;

TOGETHER WITH a strip of land 20 feet in width off the southwesterly side of the old belt line of Northern Pacific Railway right-of-way adjoining said Block 4, and lying between the east line of 112th Avenue Southeast 'formerly Twiss Avenue' and the west line of 114th Avenue Southeast 'formerly Hugh Street';

PARCEL C:

Lots 1, 2, and 3, Block 1, Qualheim's Lake Washington Acre Tracts, according to the plat thereof recorded in Volume 15 of Plats, page 46, in King County, Washington;

TOGETHER WITH a strip of land 20 feet in width off the northeasterly side of the old belt line of Northern Pacific Railway right-of-way adjoining said Block 1 and lying between the east line of 112th Avenue Southeast 'formerly Twiss Avenue' and the west line of 114th Avenue Southeast 'formerly Hugh Street';

PARCEL D:

Lots 1 to 5, inclusive, Block 2, Qualheim's Lake Washington Acre Tracts, according to the plat thereof recorded in Volume 15 of Plats, page 46, in King County, Washington;

TOGETHER WITH a strip of land 20 feet in width off the northeasterly side of the old belt line of Northern Pacific Railway right-of-way adjoining said Block 2, and lying between the east line of 114th Avenue Southeast 'formerly Hugh Street' and the westerly line of drainage district No. 12;

TOGETHER WITH second class shoreland adjoining.

Together with

PARCEL A:

That portion of Lots 10 and 19, Block 4, Qualheim's Lake Washington Acre Tracts, according to the plat thereof recorded in Volume 15 of Plats, page 46, in King County, Washington, more particularly described as follows:

Commencing at the northeast corner of Lot 19, Block 4, of said tract, said point being the true point of beginning;
thence north $88^{\circ}52'41''$ west along the north line of Lots 19 and 10 of said Block 4, a distance of 393.86 feet to the easterly right of way margin of Lake Washington Boulevard as established in King County Recording Number 6030339;
thence south $37^{\circ}45'28''$ east along said easterly margin, a distance of 135.37 feet;
thence south $88^{\circ}52'41''$ east, a distance of 309.04 feet;
thence north $01^{\circ}02'45''$ east along the east line of Lot 19 of said Block 4, a distance of 105.38 feet to the true point of beginning;
EXCEPT that portion thereof conveyed to the State of Washington by Deed recorded under King County Recording Number 8107220552.

PARCEL B:

That portion of Lots 18 and 19, Block 4, Qualheim's Lake Washington Acre Tracts, according to the plat thereof recorded in Volume 15 of Plats, page 46, in King County, Washington, more particularly described as follows:

Commencing at the northeast corner of Lot 19, Block 4 of said Tract;
thence south $01^{\circ}02'45''$ west along the east line of said Lot 19, a distance of 105.38 feet to the true point of beginning;
thence continuing south $01^{\circ}02'45''$ west, a distance of 148.62 feet to the southeast corner of Lot 18 of said Block 4;
thence north $88^{\circ}52'41''$ west along the south line of said Lot 18, a distance of 189.40 feet to the easterly right of way margin of Lake Washington Boulevard as established under King County Recording Number 6030339;
thence north $37^{\circ}45'28''$ west along said easterly right of way margin, a distance of 190.91 feet;
thence south $88^{\circ}52'41''$ east, a distance of 309.04 feet to the true point of beginning.

PARCEL C:

Lots 1 through 9, inclusive, and Lots 18 through 25, inclusive, Block 3, Qualheim's Lake Washington Acre Tracts, according to the plat thereof recorded in Volume 15 of Plats, page 46, in King County, Washington;

TOGETHER WITH the southwesterly 20 feet of abandoned Northern Pacific Railway Company's Belt Line right of way, adjoining said Lots 1 and 25;

TOGETHER WITH shore lands of the second class adjoining; EXCEPT portion, if any, heretofore condemned for Drainage District No. 12, King County, Washington.
(Parcels A through D, inclusive, as described and delineated on City of Bellevue Short Plat No. Bell-76-4, recorded under King County Recording Number 7602100609).

PARCEL D:

That portion of Lots 16 and 17, Block 4, Qualheim's Lake Washington Acre Tracts, according to the plat thereof recorded in Volume 15 of Plats, page 46, in King County, Washington, lying easterly of H. S. Hendrickson County Road, also known as Lake Washington Boulevard.

PARCEL E:

That portion of Lots 10 and 17, Block 3, Qualheim's Lake Washington Acre Tracts, according to the plat thereof recorded in Volume 15 of Plats, page 46, in King County, Washington, lying northeasterly of H. S. Hendrickson County Road, also known as Lake Washington Boulevard;

TOGETHER WITH second class shorelands adjoining:

Together with

Lots 11, 12, 13, 14, 15, and 16, Block 3, QUALHEIM'S LAKE WASHINGTON ACRE TRACTS, according to the Plat recorded in Volume 15 of Plats, page 46, in King County, Washington; TOGETHER WITH shorelands of second class adjoining, EXCEPT portion, if any heretofore condemned for drainage District No. 12, King County, and EXCEPT portion conveyed to King County for road under Auditor's file No. 1307712, and EXCEPT portion of Lots 11 and 16, Block 3, if any, lying North of the Boundary line established by decree entered June 21, 1960 in King County Superior Court Cause No. 546340; EXCEPT that portion of thereof conveyed to the State of Washington for primary State Highway No. 2 by Deed recorded under Auditor's file No. 6204763.

Together with

PARCEL A:

That portion of the northeast quarter of the southeast quarter; of vacated County Road 1195 (H.S. Hendrickson Road); of vacated County Road 1274 and the second class shorelands adjoining in Section 8, Township 24 North, Range 5 East, W.M., in King County, Washington; lying east of Primary State Highway No. 2 as conveyed to the State of Washington by deeds recorded under Recording Numbers 6075835, 6217827 and 6577977;

lying west of the right-of-way for Drainage District No. 12 as condemned in King County Superior Court Cause Number 140087; and lying westerly and northwesterly of the southeasterly margin of said vacated County Road 1274 as established by condemnation in King County Superior Court Cause Number 182994 and as vacated in Volume 54 of Commissioner's Records, page 490;

(ALSO KNOWN AS a portion of Government Lot 3 and shorelands adjoining in Section 9, Township 24 North, Range 5 East, W.M., in King County, Washington).

PARCEL B:

That portion of the second class shorelands adjoining Government Lots 2 and 3 in Section 9;

TOGETHER WITH that portion of said Government Lots 2 and 3, if any, in said Section 9;

TOGETHER WITH that portion of the second class shorelands adjoining Government Lot 7, if any, in Section 8;

AND TOGETHER WITH that portion of vacated County Road 1195 (Southeast 32nd Street) as vacated in Volume 54 of Commissioner's Records, page 490;

All in Township 24 North, Range 5 East, W.M., in King County, Washington; lying east of Primary State Highway No. 2 as conveyed to the State of Washington by deeds recorded under Recording Numbers 6075835, 6217827 and 6577977;

lying west of the right-of-way for Drainage District No. 12 as condemned in King County Superior Court Cause Number 140087; and lying southerly of the thread of the abandoned channel of Mercer Slough;

EXCEPT that portion thereof, if any, lying within the northeast quarter of the southeast quarter of said Section 8.

PARCEL C:

That portion of the east half of Section 8 and of Government Lot 3 and the second class shorelands adjoining in Section 9, all in township 24 North, Range 5 East, W.M., in King County, Washington, if any;

lying north of E.S. Hendrickson Road (Southeast 32nd Street) as established by deeds recorded under King County Recording Numbers 1199737 and 1307712;

and lying east of the right-of-way for Drainage District No. 12 as condemned in King County Superior Court Cause Number 140087;

EXCEPT that portion thereof, if any, lying east of the east line of said Section 8.

Together with

That portion of the following described property lying west of the westerly boundary of Factoria-Wilburton County Road and east of the easterly boundary of Drainage District No. 12 condemned in King County Superior Court Cause No. 14007;

Government Lots 1 and 2 in Section 9, Township 24 North, Range 5 East, W.M., in King County, Washington;
ALSO Government Lot 9 in Section 8, Township 24 North, Range 5 East, W.M., in King County, Washington;
TOGETHER WITH second class shorelands adjoining.

~~TOGETHER WITH~~

That portion of the following described tract which lies west of Factoria-Wilburton Road as conveyed to King County by deed recorded under Recording Number 2787866, and easterly of the right-of-way for Drainage Ditch No. 12;

Commencing at a stone monument marking center of Section 9, Township 24 North, Range 5 East, W.M., in King County, Washington; thence west along east and west centerline of said Section 9, a distance of 1,020 feet;
thence north along a line 1,020 feet west of and parallel to north and south centerline of said Section 9, a distance of 170.78 feet to intersection of northerly margin of County Road No. 1079, to the point of beginning of this tract;
thence along said northerly margin of said County Road No. 1079 northwesterly and southwesterly following a curve to left to its intersection with the northerly margin of County Road No. 1195;
thence westerly along said northerly margin of said Road No. 1195 and its projection to its intersection with the easterly margin of original channel of Mercer Slough as left by lowering of Lake Washington;
thence northeasterly along said easterly margin of said original channel of Mercer Slough to its intersection with a line 417.4 feet north of and parallel to north margin of said Road No. 1195 along its tangent portion of said 417.4 feet being measured at right angles to said tangent portion;
thence easterly along said line which is 417.4 feet north of and parallel to north margin of said tangent portion of said County Road No. 1195 to its intersection with line which is 1,020 feet west of and parallel with the north and south centerline of said Section 9, Township 24 North, Range 5 East, W.M., in King County, Washington, said 417.4 feet being measured at right angles to said tangent portion of said Road No. 1195;
thence south along said line parallel to the north and south centerline of said Section 9 and 1,020 feet west thereof a distance of 324.5 feet to the true point of beginning;
EXCEPT portion of Government Lot 2 of said section, lying north of a line 417.4 feet north of and parallel with the east and west centerline of said Section 9;
EXCEPT portion thereof condemned for right-of-way for Drainage District No. 12, King County Superior Court Cause Number 140087; and
TOGETHER WITH shorelands adjacent thereto;
AND EXCEPT that portion thereof conveyed to the City of Bellevue by deeds recorded under Recording Number 4819411.

TOGETHER WITH

A portion of Government Lot 3 and the northeast quarter of the southwest quarter of Section 9, Township 24 North, Range 5 East, W.M., in King County, Washington, more particularly described as follows:

Beginning at the center of said Section 9;
thence west along the east and west centerline of said section 1187.54 feet;
thence south $0^{\circ}44'15''$ east parallel with the north-south centerline of said section, 372.94 feet to a point on the westerly marginal line of the right-of-way of the Factoria Trestle as established by Quit Claim Deed from John Martial to King County, Washington, recorded in Volume 1511 of deeds, page 437, said point being also on the south boundary line of that certain tract of land heretofore conveyed to John J. Martial by Emil Ritto and Lorens Petersen by Quit Claim Deed recorded in Volume 1457 of deeds, page 413, said point being the TRUE POINT OF BEGINNING;
thence along said aforementioned south boundary line south $89^{\circ}54'25''$ west 549.69 feet to the southwest corner of the aforesaid tract heretofore quit claimed to said Martial, said point being also a corner of the tract of land described in a Quit Claim Deed given by the said John J. Martial to said Ritto and Petersen, recorded Volume 1468 of deeds, page 488;
thence north $0^{\circ}18'26''$ east along the easterly boundary line of said Ritto and Petersen Tract and westerly boundary line of the said Martial Tract and the same produced 343.86 feet to the southerly margin of County Road Number 1195;
thence easterly and southeasterly following the southerly margin of said County Road Number 1195 and the southerly and southwesterly marginal lines of the aforesaid Factoria-Trestle right-of-way to the TRUE POINT OF BEGINNING.

Together with

That part of Government Lot 3 and the northeast quarter of the southwest quarter of Section 9, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

Commencing at the center of said Section 9;
thence west along the east and west centerline of said section, 1187.54 feet;
thence south $0^{\circ}44'15''$ east parallel to the north and south centerline of said section, 372.94 feet to a point on the westerly margin of the right-of-way of the Factoria Trestle, as established by Quit Claim Deed from John Martial to King County and recorded in Volume 1511 of Deeds, page 437, said point being also on the south boundary line of that certain tract of land heretofore conveyed to John J. Martial by Emil Ritto and Lorene Peterson, Quit Claim Deed recorded in Volume 145 of Deeds, page 413, said point being the TRUE POINT OF BEGINNING of the tract herein described;
thence along said aforesaid south boundary line, south $89^{\circ}54'25''$ west, 549.69 feet to the southwest corner of the aforesaid tract heretofore quit claimed to said Martial, said point being also a corner of the tract of land described in Quit Claim Deed given by said John J. Martial to said Ritto and Peterson recorded, in Volume 1468 of Deeds, page 488;
thence south $0^{\circ}18'26''$ west to an intersection with the northerly margin of Primary State Highway No. 2;
thence easterly along said northerly margin to its point of intersection with the westerly line of Lake Washington Boulevard;

thence northerly along said westerly line to the TRUE POINT OF BEGINNING:

EXCEPT that portion thereof condemned in King County Superior Court Cause Number 663489 for highway purposes.

Together with

That portion of the southeast quarter of Section 8 and the southwest quarter of Section 9, all in Township 24 North, Range 5 East, W.M., in King County, Washington and of the shorelands as conveyed by the State of Washington by deeds recorded under Recording Numbers 707705 and 706143;

lying northerly and easterly of the north and northeast margin of primary State Highway Number 2 (State Road 90) as condemned by the State of Washington under King County Superior Court Cause Numbers 667771 and 663489, and;

Lying southerly and westerly of the south, southwest and west margin of H. S. Hendrickson Road Number 1195 and the Factoria Trestle (now known as Southeast 32nd Street and Lake Washington Blvd.) as conveyed to King County by deeds recorded under Recording Numbers 1199937, 1285363, 1288711, 1343920 and 2704178; and

Also lying southeasterly of the southeast margin of Mrs. Nathan Beman Road - County Road Number 1274 as established by Judgment on verdicts and decree of appropriation filed under King County Superior Court Cause Number 182994;

EXCEPT that portion thereof as condemned by Drainage District Number 12 of King County under King County Superior Court Cause Number 140087;

AND EXCEPT that portion thereof lying within the following described property:

Commencing at a point 3,175 feet south of the northeast corner of Government Lot 1 of said Section 9 and 518 feet east of the east margin of the Old Channel of the Mercer Slough, as it existed on October 11, 1921;

thence north 437.5 feet to the south margin of H. S. Hendrickson Road Number 1195;

thence west 50 feet along said south margin to the TRUE POINT OF BEGINNING:

thence south 217.125 feet;

thence west to a point of intersection with the east margin of the Drainage District Number 12 right of way;

thence northerly along said east margin to a point on the south margin of said Road Number 1195;

thence easterly along said south margin to the TRUE POINT OF BEGINNING:

AND EXCEPT that portion thereof lying southerly and easterly of the following described line;

Beginning at a point lying 1,187.54 feet west from the center of said Section 9, as measured along the east and west centerline thereof, and south $0^{\circ}44'15''$ east 372.94 feet, parallel to the north and south centerline, being a point on the westerly margin of Lake Washington Blvd.

(ALSO KNOWN AS the Factoria Trestle) as conveyed to King County by deed recorded under Recording Number 2704178 and a point on the south line of a tract of land conveyed to John J. Martial by deed recorded under Recording Number 2595600; thence along the south boundary of said martial tract, south $89^{\circ}54'25''$ west 549.69 feet to the southwest corner of said martial tract, said point also a corner of the tract of land conveyed to Emil Ritto, et al by deed recorded under Recording Number 2609134; thence south $0^{\circ}18'26''$ west to an intersection with the northerly margin of Primary State Highway Number 2, being the terminus of said described line; AND EXCEPT that portion thereof lying within the following described property:

A portion of Government Lot 3 and the northeast quarter of the southwest quarter of Section 9, Township 24 North, Range 5 East, W.M., in King County, Washington, more particularly described as follows:

Beginning at the center of said Section 9; thence west along the east and west centerline of said section 1187.54 feet; thence south $0^{\circ}44'15''$ east parallel with the north-south centerline of said section, 372.94 feet to a point on the westerly marginal line of the right-of-way of the Factoria Trestle as established by Quit Claim Deed from John Martial to King County, Washington, recorded in Volume 1511 of deeds, page 437, said point being also on the south boundary line of that certain tract of land heretofore conveyed to John J. Martial by Emil Ritto and Loren Petersen by Quit Claim Deed recorded in Volume 1457 of deeds, page 413, said point being the true point of beginning; thence along said aforementioned south boundary line south $89^{\circ}54'25''$ west 549.69 feet to the southwest corner of the aforesaid tract heretofore quit claimed to said Martial, said point being also a corner of the tract of land described in a Quit Claim Deed given by the said John J. Martial to said Ritto and Petersen, recorded Volume 1468 of deeds, page 488; thence north $0^{\circ}18'26''$ east along the easterly boundary line of said Ritto and Petersen Tract and westerly boundary line of the said Martial Tract and the same produced 343.86 feet to the southerly margin of County Road Number 1195; thence easterly and southeasterly following the southerly margin of said County Road Number 1195 and the southerly and southwesterly marginal lines of the aforesaid Factoria Trestle right-of-way to the true point of beginning.

Together with

That portion of the southeast quarter of Sect. 8 and the southwest quarter of Section 9, All in Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

Commencing at a point 3,175 feet south of the northeast corner of Government Lot 1 of said Section 9 and 518 feet east of the east margin of the Old Channel of the Mercer Slough, as it existed on October 11, 1921;
thence north 437.5 feet to the south margin of H.S. Hendrickson Road Number 1195;
thence west 50 feet along said south margin to the TRUE POINT OF BEGINNING;
thence south 217.125 feet;
thence west to a point of intersection with the east margin of the Drainage District Number 12 right of way;
thence northerly along said east margin to a point on the south margin of said Road Number 1195;
thence easterly along said south margin to the TRUE POINT OF BEGINNING.

Together with

That portion of Government Lot 4, Section 9, Township 24 North, Range 5 East, W.M., in King County, Washington, lying westerly of the westerly margin of Lake Washington Boulevard and southerly of the southerly margin of Primary State Highway No. 2 (SR 90) as said southerly margin was established by Judgment and Decree entered April 4, 1967, under King County Superior Court Cause No. 667771;

TOGETHER WITH second class shorelands adjoining, as conveyed by the State of Washington by deed recorded under King County Recording Number 706143;
EXCEPT that portion thereof lying southerly of the northerly line of the south 495 feet of said Section 9 and the westerly extension thereof;
AND EXCEPT that portion thereof, if any, condemned for drainage District No. 2 of King County under King County Superior Court Cause No. 140087;
AND EXCEPT that portion thereof lying east of the section line between Section 8 and 9, Township 24 North, Range 5 East, W.M., in King County, Washington, produced south.

Together with

That portion of the north 380 feet of the south 1310 feet of Government Lots 3 and 4, Section 9, Township 24 North, Range 5 East, W.M., in King County, Washington, lying westerly of the westerly margin of Lake Washington Boulevard;
EXCEPT that portion lying west of the section line common to Sections 8 and 9 in Township 24 North, Range 5 East, produced southerly.

That portion of the north 435 feet of the south 930 feet of Government Lot 4 Section 9, Township 24 North, Range 5 East, W.M., in King County, Washington;

TOGETHER WITH second class shorelands adjoining, as conveyed by the State of Washington by deed recorded under King County Recording Number 706143;

EXCEPT that portion thereof lying west of the section line common to Sections 8 and 9 produced southerly;

ALSO EXCEPT that portion described as follows:

Beginning at the intersection of the northerly line of the south half of the north 435 feet of the south 930 feet of said Government Lot 4 with westerly margin of Lake Washington Boulevard; thence west along said northerly line a distance of 100 feet; thence south parallel with the westerly margin of Lake Washington Boulevard to the southerly line of the north 435 feet of the south 930 feet of said Government Lot 4; thence east along said southerly line to the intersection thereof with the westerly margin of said Lake Washington Boulevard; thence northerly along said westerly margin to the POINT OF BEGINNING.