

ORDINANCE NO. 449

AN ORDINANCE OF THE CITY OF WOODINVILLE, WASHINGTON, PROVIDING FOR THE CONDEMNATION, APPROPRIATION, TAKING, AND DAMAGING OF A FEE INTEREST IN PORTIONS OF CERTAIN PARCELS OF REAL PROPERTY LOCATED AT OR IN THE VICINITY OF THE INTERSECTION OF NORTHEAST 145TH STREET AND THE WOODINVILLE REDMOND ROAD NE WITHIN THE CITY IN ORDER TO CONSTRUCT AN ARTERIAL ROAD IMPROVEMENT AND SUCH OTHER APPURTENANCES AND IMPROVEMENTS ASSOCIATED WITH THE PUBLIC IMPROVEMENT AND PROVIDING THAT THE ENTIRE COST THEREOF SHALL BE PAID FROM AVAILABLE FUNDS; DIRECTING THE CITY ATTORNEYS TO PROSECUTE THE APPROPRIATE ACTION AND PROCEEDINGS IN THE MANNER PROVIDED BY LAW FOR SUCH CONDEMNATION; PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, NE 145th Street/The Woodinville Redmond Road NE has been identified on the City's Capital Improvement Plan as a first priority project since 1998 due to high vehicle congestion and safety concerns; and

WHEREAS, improvements to the intersection of NE 145th Street and the Woodinville Redmond Road NE are necessary to accommodate vehicular and pedestrian traffic in the area, and

WHEREAS, the City has been exploring design alternatives since 1999 to address these congestion and safety operations of this intersection; and

WHEREAS, the necessary improvements include the construction of three roundabouts with sidewalks, together with such other necessary appurtenances and improvements to make the same consistent with design practice standards, and

WHEREAS, the City, with input from the public and the owners of affected properties has developed a design for roadway improvements that address the public needs while minimizing impacts to the adjacent private property; and

WHEREAS, despite good faith efforts at obtaining negotiated purchases of needed private property, negotiations with the owners of the property required for the improvements have proved unsuccessful and the properties must therefore be acquired by condemnation.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODINVILLE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Need for Property - Public Use. The public health, safety, and welfare demand that NE 145th Street/The Woodinville Redmond Road NE be improved

through the construction of intersection improvements and associated appurtenances and other improvements in order to address congestion conditions, vehicle and pedestrian safety, and address a poor approach alignment, and that a fee interest be condemned, and a permanent easement and temporary construction easements be obtained, appropriated, taken, and damaged in portions of certain real property in the City of Woodinville in order to construct such public use improvements as provided in this ordinance.

Section 2. Declaration of Necessity. The City Council of the City of Woodinville, after hearing the report from the City Manager and Public Works Director and reviewing the planned improvements, hereby declares that a fee interest in those portions of certain parcels of real property and permanent easement and temporary construction easements described on:

Exhibit A-1 (Buchan Parcel)

Exhibit A-2 (McAuliffe (School House) Parcel)

Exhibit A-3 (DTS Enterprises (Chevron Station) Parcel)

Exhibit A-4 (Lee Parcel)

Exhibit A-5 (Apple Farm Parcel)

Exhibit A-6 (Hollywood Vineyard Parcel)

and shown on Exhibit B

Exhibit B-1 (Buchan Parcel)

Exhibit B-2 (McAuliffe (School House) Parcel)

Exhibit B-3 (DTS Enterprises (Chevron Station) Parcel)

Exhibit B-4 (Lee Parcel)

Exhibit B-5 (Apple Farm Parcel)

Exhibit B-6 (Hollywood Vineyard Parcel)

All attached hereto and incorporated herein by this reference as if set forth in full is necessary for the public use and improvements described in Section 1 above.

Section 3. Condemnation. A fee interest and a permanent easement and necessary temporary construction easements in those portions of real property described on Exhibit A, free from any and all liens and encumbrances, is hereby condemned, appropriated, taken, and damaged for the purpose of constructing the improvements described in Section 1 above. Condemnation and taking of the property

interests is subject to the making or paying of just compensation to the owners thereof in the manner provided by law.

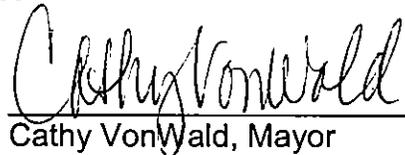
Section 4. Authority of City Attorneys. The City Attorneys are hereby authorized and directed to begin and prosecute the proceedings provided by law to condemn, take, and appropriate the interests necessary to carry out the provisions of this ordinance. For the purpose of minimizing damages, the City Attorneys, in consultation with the Mayor, and Public Works Director, are hereby further authorized 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 of the owner or any person entitled to possession of the property, provided that such reservation does not interfere with the use of said property as provided in this ordinance. The attorneys are further authorized, upon such consultation, to adjust the location and/or width of any portion of any of the property so taken 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. The attorneys are further authorized to identify and adjust the location and/or width of any temporary construction easements determined necessary by the City and its consultants for the construction of the improvements upon the property taken by condemnation.

Section 5. Source of Funds. The entire cost of the property acquisition authorized by this ordinance, including all costs and expenses of condemnation proceedings, shall be paid from available funds as may be appropriate under the circumstances.

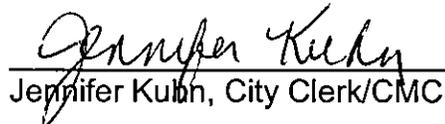
Section 6. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 7. Effective Date. This ordinance or a summary thereof consisting of the title shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after publication.

**ADOPTED BY THE CITY COUNCIL AND SIGNED IN AUTHENTICATION OF ITS
PASSAGE THIS 4th DAY OF December, 2007.**

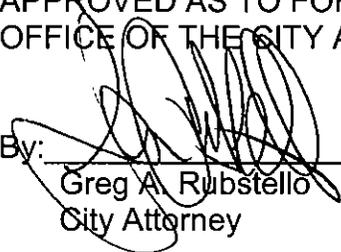

Cathy VonWald, Mayor

ATTEST/AUTHENTICATED:


Jennifer Kuhn, City Clerk/CMC

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By: _____


Greg A. Rubstello
City Attorney

PASSED BY THE CITY COUNCIL: 12-04-2007
PUBLISHED: 12-10-2007
EFFECTIVE DATE: 12-17-2007
ORDINANCE NO. 449

EXHIBIT A-1

BUCHAN PARCEL (No. 1)

ACQUISITION DESCRIPTION: PARCEL 340470-0005

THAT PORTION OF TRACT 1, PLAT OF HOLLYWOOD ACRES, AS RECORDED IN VOLUME 29 OF PLATS, PAGES 23-24, SAID PLAT SITUATED IN A PORTION OF THE NORTHWEST QUARTER SECTION 23, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., RECORDS OF KING COUNTY WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23, A 2 INCH BRASS DISC SET IN CONCRETE MONUMENT IN CASE, FOUND IN PLACE; THENCE SOUTH 89°07'10" EAST ALONG THE NORTH LINE OF SAID SECTION, ALSO BEING THE CENTERLINE OF NORTHEAST 146TH PLACE, AS SHOWN ON SHEET 1 OF 1, WASHINGTON STATE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS, STATE ROUTE 202, HOLLYWOOD VICINITY, APPROVED FEBRUARY 1, 1966, A DISTANCE OF

203.82 FEET;

THENCE SOUTH 00°52'50" WEST NORMAL WITH SAID NORTH LINE AND CENTERLINE

30.00 FEET TO THE SOUTH RIGHT-OF-WAY MARGIN OF SAID NORTHEAST 146TH PLACE AND THE POINT OF BEGINNING;

THENCE SOUTH 73°58'11" WEST 26.71 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 48.50 FEET;

THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 66°33'28" A DISTANCE OF 56.34 FEET TO THE EASTERLY RIGHT-OF-WAY MARGIN OF STATE ROUTE 202, AS SHOWN ON SAID RIGHT-OF-WAY PLANS;

THENCE NORTH 36°39'28" WEST ALONG SAID EASTERLY MARGIN A DISTANCE OF 7.52 FEET TO A NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE CONCAVE TO THE NORTHEAST FROM WHICH ITS CENTER BEARS NORTH 53°32'56" EAST 34.00 FEET DISTANT;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND MARGIN THROUGH A CENTRAL ANGLE OF 25°47'08" A DISTANCE OF 15.30 FEET TO A NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE CONCAVE TO THE SOUTHEAST FROM WHICH ITS CENTER BEARS SOUTH 79°02'50" EAST 35.00 FEET DISTANT;

THENCE NORTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE AND MARGIN AND SAID SOUTH MARGIN THROUGH A CENTRAL ANGLE OF 79°55'40" A DISTANCE OF 48.83 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 89°07'10" EAST ALONG SAID SOUTH MARGIN A DISTANCE OF 36.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 970 SQUARE FEET OR 0.02 ACRES, MORE OR LESS.

Permanent Easement: PARCEL 340470-0005

THAT PORTION OF TRACT 1, PLAT OF HOLLYWOOD ACRES, AS RECORDED IN VOLUME 29 OF PLATS, PAGES 23-24, SAID PLAT SITUATED IN A PORTION OF THE NORTHWEST QUARTER SECTION 23, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., RECORDS OF KING COUNTY WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23, A 2 INCH BRASS DISC SET IN CONCRETE MONUMENT IN CASE, FOUND IN PLACE; THENCE SOUTH 89°07'10" EAST ALONG THE NORTH LINE OF SAID SECTION, ALSO BEING THE CENTERLINE OF NORTHEAST 146TH PLACE, AS SHOWN ON SHEET 1 OF 1, WASHINGTON STATE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS, STATE ROUTE 202, HOLLYWOOD VICINITY, APPROVED FEBRUARY 1, 1966, A DISTANCE OF

203.82 FEET;

THENCE SOUTH 00°52'50" WEST NORMAL WITH SAID NORTH LINE AND CENTERLINE

30.00 FEET TO THE SOUTH RIGHT-OF-WAY MARGIN OF SAID NORTHEAST 146TH PLACE AND THE POINT OF BEGINNING;

THENCE SOUTH 73°58'11" WEST 26.71 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 48.50 FEET;

THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 66°33'28" A DISTANCE OF 56.34 FEET TO THE EASTERLY RIGHT-OF-WAY MARGIN OF STATE ROUTE 202, AS SHOWN ON SAID RIGHT-OF-WAY PLANS;

THENCE SOUTH 36°39'28" EAST ALONG SAID EASTERLY MARGIN A DISTANCE OF 19.88 FEET TO A POINT TO BE KNOWN HEREINAFTER AS POINT 'A' AND A NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE CONCAVE TO THE SOUTHEAST FROM WHICH ITS CENTER BEARS NORTH 75°01'24" EAST 37.50 FEET DISTANT;
THENCE NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°56'48" A DISTANCE OF 58.22 FEET TO A POINT OF TAGENCY;
THENCE NORTH 73°58'11" EAST 45.36 FEET;
THENCE NORTH 33°55'38" WEST 6.21 FEET TO SAID SOUTH MARGIN;
THENCE NORTH 89°07'10" WEST ALONG SAID SOUTH MARGIN 17.50 FEET TO THE POINT OF BEGINNING. TOGETHER WITH:

COMMENCING AT AFORESAID POINT 'A'; THENCE SOUTH 36°39'28" EAST ALONG SAID EASTERLY MARGIN 13.61 FEET;
THENCE SOUTH 19°57'29" EAST ALONG SAID EASTERLY MARGIN 7.73 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUEING SOUTH 19°57'29" EAST ALONG SAID EASTERLY MARGIN 4.08 FEET;
THENCE SOUTH 43°18'34" EAST ALONG SAID EASTERLY MARGIN 35.64 FEET;
THENCE NORTH 40°57'32" WEST 39.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,091 SQUARE FEET OR 0.02 ACRES, MORE OR LESS.

Construction Easement: To be determined.

BUCHAN PARCEL (No. 2)

ACQUISITION DESCRIPTION: PARCEL 340470-0010

To be determined and provided.

Permanent Easement: PARCEL 340470-0010

To be determined and provided.

Construction Easement: To be determined.

EXHIBIT A-2

McAULIFFE (SCHOOL HOUSE) PARCEL:

Acquisition Description: PARCEL 142605-9065

THAT PORTION OF THE SOUTH 472.00 FEET OF THE WEST 299.00 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER SECTION 14, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION, A 2 INCH BRASS DISC SET IN CONCRETE MONUMENT IN CASE, FOUND IN PLACE, SHOWN AS THE CENTERLINE INTERSECTION OF NORTHEAST 146TH PLACE WITH 148TH AVENUE NORTHEAST ON SHEET 1 OF 1, WASHINGTON STATE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS, STATE ROUTE 202, HOLLYWOOD VICINITY, APPROVED FEBRUARY 1, 1966;
THENCE NORTH 02°04'48" EAST ALONG THE WEST LINE OF SAID SUBDIVISION AND CENTERLINE OF SAID 148TH AVENUE NORTHEAST, A DISTANCE OF 95.62 FEET;
THENCE SOUTH 87°55'12" EAST, NORMAL WITH SAID LINES 42.00 FEET TO THE EAST RIGHT-OF-WAY MARGIN OF SAID 148 AVENUE, AND A NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE CONCAVE TO THE NORTHEAST FROM WHICH ITS CENTER BEARS NORTH 69°46'51" EAST 483.50 FEET DISTANT, AND THE POINT OF BEGINNING;
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°48'02" A DISTANCE OF 48.95 FEET TO A POINT OF COMPOUND CURVATURE AND THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 53.00 FEET;
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°14'12" A DISTANCE OF 9.47 FEET TO THE NORTH RIGHT-OF-WAY MARGIN OF SAID NORTHEAST 146TH PLACE;
THENCE NORTH 89°07'10" WEST ALONG SAID NORTH MARGIN 25.02 FEET;
THENCE NORTH 43°31'11" WEST ALONG SAID NORTH MARGIN 1.39 FEET TO SAID EAST MARGIN;
THENCE NORTH 02°04'48" EAST ALONG SAID EAST MARGIN 51.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 631 SQUARE FEET, MORE OR LESS.

Permanent Easement: PARCEL 142605-9065

THAT PORTION OF THE SOUTH 472.00 FEET OF THE WEST 299.00 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER SECTION 14, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION, A 2 INCH BRASS DISC SET IN CONCRETE MONUMENT IN CASE, FOUND IN PLACE, SHOWN AS THE CENTERLINE INTERSECTION OF NORTHEAST 146TH PLACE WITH 148TH AVENUE NORTHEAST ON SHEET 1 OF 1, WASHINGTON STATE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS, STATE ROUTE 202, HOLLYWOOD VICINITY, APPROVED FEBRUARY 1, 1966;
THENCE NORTH 02°04'48" EAST ALONG THE WEST LINE OF SAID SUBDIVISION AND CENTERLINE OF SAID 148TH AVENUE NORTHEAST, A DISTANCE OF 95.62 FEET;
THENCE SOUTH 87°55'12" EAST, NORMAL WITH SAID LINES 42.00 FEET TO THE EAST RIGHT-OF-WAY MARGIN OF SAID 148 AVENUE, AND A NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE CONCAVE TO THE NORTHEAST FROM WHICH ITS CENTER BEARS NORTH 69°46'51" EAST 483.50 FEET DISTANT, AND THE POINT OF BEGINNING;
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°48'02" A DISTANCE OF 48.95 FEET TO A POINT OF COMPOUND CURVATURE AND THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 53.00 FEET;
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°14'12" A DISTANCE OF 9.47 FEET TO THE NORTH RIGHT-OF-WAY MARGIN OF SAID NORTHEAST 146TH PLACE;
THENCE SOUTH 89°07'10" EAST ALONG SAID NORTH MARGIN 19.85 FEET TO A NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE CONCAVE TO THE NORTHEAST FROM WHICH ITS CENTER BEARS NORTH 36°12'55" EAST 39.50 FEET DISTANT;
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°45'54" A DISTANCE OF 19.14 FEET TO A POINT OF COMPOUND CURVATURE AND THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 469.50 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°31'50" A DISTANCE OF 61.71 FEET TO A POINT OF COMPOUND CURVATURE AND THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 284.50 FEET;
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°03'21" A DISTANCE OF 25.10 FEET TO SAID EAST MARGIN AND A POINT TO BE KNOWN HEREAFTER AS POINT 'A';
THENCE SOUTH 02°04'48" WEST ALONG SAID EAST MARGIN 42.37 FEET TO THE POINT OF BEGINNING. TOGETHER WITH:

COMMENCING AT AFORESAID POINT 'A';
THENCE NORTH 02°04'48" EAST ALONG SAID EAST MARGIN 79.94 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 02°04'48" EAST ALONG SAID EAST MARGIN 17.88 FEET;
THENCE SOUTH 24°19'41" EAST 16.01 FEET;
THENCE SOUTH 65°40'19" WEST 7.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,193 SQUARE FEET OR 0.03 ACRES, MORE OR LESS.

Construction Easement: To be determined.

EXHIBIT A-3

DTS ENTERPRISES (CHEVRON STATION) PARCEL

Acquisition Description: PARCEL 152605-9020

THAT PORTION OF THE SOUTH 180.00 FEET OF THE EAST 180.00 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 15, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION, A 2 INCH BRASS DISC SET IN CONCRETE MONUMENT IN CASE, FOUND IN PLACE, AS SHOWN AS THE CENTERLINE INTERSECTION OF STATE ROUTE 202 WITH 148TH AVENUE NORTHEAST ON SHEET 1 OF 1, WASHINGTON STATE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS, HOLLYWOOD VICINITY, APPROVED FEBRUARY 1, 1966;
THENCE NORTH 02°04'48" EAST ALONG THE EAST LINE OF SAID SUBDIVISION AND THE CENTERLINE OF SAID 148TH AVENUE NORTHEAST, A DISTANCE OF 180.02 FEET TO THE NORTH LINE OF SAID SUBDIVISION;
THENCE NORTH 87°53'17" WEST ALONG SAID NORTH LINE, A DISTANCE OF 30.00 FEET TO THE WEST RIGHT-OF-WAY MARGIN OF SAID 148TH AVENUE NORTHEAST;
THENCE SOUTH 02°04'48" WEST ALONG SAID MARGIN 20.24 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 02°04'48" WEST ALONG SAID MARGIN 37.38 FEET;
THENCE SOUTH 28°38'42" WEST ALONG SAID MARGIN 8.13 FEET TO A NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE CONCAVE TO THE EAST FROM WHICH ITS CENTER BEARS NORTH 88°12'24" EAST 101.50 FEET DISTANT AND TO A POINT TO BE KNOWN HEREAFTER AS POINT 'A';
THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°50'48" A DISTANCE OF 19.21 FEET TO A POINT OF TAGNENCY;
THENCE NORTH 09°03'12" EAST 25.66 FEET TO THE POINT OF BEGINNING. TOGETHER WITH:

COMMENCING AT AFORESAID POINT 'A', THENCE SOUTH 28°38'42" WEST ALONG SAID MARGIN 3.05 FEET;
THENCE SOUTH 02°04'48" WEST ALONG SAID MARGIN 34.53 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 02°04'48" WEST ALONG SAID MARGIN 2.41 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 40.00 FEET;
THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID MARGIN THROUGH A CENTRAL ANGLE OF 77°00'11" A DISTANCE OF 53.76 FEET TO A NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE CONCAVE TO THE NORTHWEST FROM WHICH ITS CENTER BEARS NORTH 31°56'40" WEST 79.00 FEET DISTANT;
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°41'59" A DISTANCE OF 47.84 FEET TO A POINT OF TAGNENCY;
THENCE NORTH 21°16'05" EAST 4.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 279 SQUARE FEET, MORE OR LESS.

Permanent Easement: PARCEL 152605-9020

THAT PORTION OF THE SOUTH 180.00 FEET OF THE EAST 180.00 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 15, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION, A 2 INCH BRASS DISC SET IN CONCRETE MONUMENT IN CASE, FOUND IN PLACE, AS SHOWN AS THE CENTERLINE INTERSECTION OF STATE ROUTE 202 WITH 148TH AVENUE NORTHEAST ON SHEET 1 OF 1, WASHINGTON STATE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS, HOLLYWOOD VICINITY, APPROVED FEBRUARY 1, 1966;
THENCE NORTH 02°04'48" EAST ALONG THE EAST LINE OF SAID SUBDIVISION AND THE CENTERLINE OF SAID 148TH AVENUE NORTHEAST, A DISTANCE OF 180.00 FEET TO THE NORTH LINE OF SAID SUBDIVISION;
THENCE NORTH 87°53'17" WEST ALONG SAID NORTH LINE, A DISTANCE OF 30.00 FEET TO THE WEST RIGHT-OF-WAY MARGIN OF SAID 148TH AVENUE NORTHEAST AND THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 87°53'17" WEST ALONG SAID NORTH LINE 14.50 FEET;
THENCE SOUTH 02°01'49" WEST 9.06 FEET;

THENCE SOUTH 80°56'48" WEST 7.75 FEET;
THENCE SOUTH 09°03'12" WEST 35.00 FEET;
TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 109.50 FEET;
THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°28'05" A DISTANCE OF 23.83 FEET TO A POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 70.00 FEET;
THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°30'19" A DISTANCE OF 39.71 FEET TO A POINT OF COMPOUND CURVATURE AND THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 73.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°21'53" A DISTANCE OF 59.07 FEET;
THENCE SOUTH 80°21'03" WEST 30.23 FEET TO THE NORTH RIGHT-OF-WAY MARGIN OF SAID STATE ROUTE 202;
THENCE SOUTH 87°53'17" EAST ALONG SAID NORTH MARGIN 0.84 FEET;
THENCE NORTH 85°46'44" EAST ALONG SAID NORTH MARGIN 51.29 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 40.00 FEET;
THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND MARGIN THROUGH A CENTRAL ANGLE OF 06°41'45" A DISTANCE OF 4.67 FEET TO A NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE CONCAVE TO THE NORTHWEST FROM WHICH ITS CENTER BEARS NORTH 31°56'40" WEST 79.00 FEET DISTANT;
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°41'59" A DISTANCE OF 47.84 FEET TO A POINT OF TANGENCY;
THENCE NORTH 21°16'05" EAST 4.85 FEET TO SAID WEST MARGIN;
THENCE NORTH 02°04'48" EAST ALONG SAID WEST MARGIN 34.53 FEET;
THENCE NORTH 28°38'42" EAST ALONG SAID WEST MARGIN 3.05 FEET TO A NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE CONCAVE TO THE EAST FROM WHICH ITS CENTER BEARS NORTH 88°12'24" EAST 101.50 FEET DISTANT;
THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°50'48" A DISTANCE OF 19.21 FEET TO A POINT OF TANGENCY;
THENCE NORTH 09°03'12" EAST 25.66 FEET TO SAID WEST MARGIN;
THENCE NORTH 02°04'48" EAST ALONG SAID WEST MARGIN 20.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,589 SQUARE FEET OR 0.04 ACRES, MORE OR LESS.

Construction Easement: To be determined.

EXHIBIT A-4

LEE PARCEL

Acquisition Description: PARCEL 340470-0027

THAT PORTION OF THE NORTHERLY 100.00 FEET OF THE WESTERLY 180.00 FEET OF LOT 3, PLAT OF HOLLYWOOD ACRES, AS RECORDED IN VOLUME 29 OF PLATS, PAGES 23 AND 24, RECORDS OF KING COUNTY, WASHINGTON, SAID PLAT SITUATED IN A PORTION OF THE NORTHWEST QUARTER, SECTION 23, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT, SAID CORNER SITUATED ON THE EASTERLY RIGHT-OF-WAY MARGIN OF STATE ROUTE 202, AS SHOWN ON SHEET 1 OF 1, WASHINGTON STATE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS, HOLLYWOOD VICINITY, APPROVED FEBRUARY 1, 1966;
THENCE SOUTH 28°04'27" EAST ALONG SAID MARGIN 59.21 FEET TO A NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE CONCAVE TO THE EAST FROM WHICH ITS CENTER BEARS SOUTH 88°12'32" EAST 98.50 FEET DISTANT;
THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°14'34" A DISTANCE OF 79.50 FEET TO A POINT OF COMPOUND CURVATURE AND THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 164.50 FEET;
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°37'39" A DISTANCE OF 16.16 FEET TO A POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 112.50 FEET;
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°54'17" A DISTANCE OF 33.19 FEET TO THE NORTHERLY LINE OF SAID LOT 3;
THENCE SOUTH 61°56'16" WEST ALONG SAID NORTH LINE 109.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,158 SQUARE FEET OR 0.05 ACRES, MORE OR LESS.

Permanent Easement: PARCEL 340470-0027

THAT PORTION OF THE NORTHERLY 100.00 FEET OF THE WESTERLY 180.00 FEET OF LOT 3, PLAT OF HOLLYWOOD ACRES, AS RECORDED IN VOLUME 29 OF PLATS, PAGES 23 AND 24, RECORDS OF KING COUNTY, WASHINGTON, SAID PLAT SITUATED IN A PORTION OF THE NORTHWEST QUARTER, SECTION 23, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT, SAID CORNER SITUATED ON THE EASTERLY RIGHT-OF-WAY MARGIN OF STATE ROUTE 202, AS SHOWN ON SHEET 1 OF 1, WASHINGTON STATE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS, HOLLYWOOD VICINITY, APPROVED FEBRUARY 1, 1966;
THENCE SOUTH 28°04'27" EAST ALONG SAID MARGIN 59.21 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 28°04'27" EAST ALONG SAID MARGIN 32.54 FEET TO A NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE CONCAVE TO THE EAST FROM WHICH ITS CENTER BEARS NORTH 72°51'56" EAST 87.00 FEET DISTANT;
THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 64°20'45" A DISTANCE OF 97.71 FEET;
THENCE NORTH 03°08'29" WEST 9.55 FEET;
THENCE NORTH 51°41'37" EAST 11.02 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 142.44 FEET;
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°57'10" A DISTANCE OF 42.15 FEET TO THE NORTHERLY LINE OF SAID LOT 3;
THENCE SOUTH 61°56'16" WEST ALONG SAID LINE 8.67 FEET TO A NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE CONCAVE TO THE NORTHWEST FROM WHICH ITS CENTER BEARS NORTH 53°14'35" WEST 112.50 FEET DISTANT;
THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°54'17" A DISTANCE OF 33.19 FEET TO A POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 164.50 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $05^{\circ}37'39''$ A DISTANCE OF 16.16 FEET TO A POINT OF COMPOUND CURVATURE AND THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 98.50 FEET;
THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $46^{\circ}14'34''$ A DISTANCE OF 79.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,219 SQUARE FEET OR 0.03 ACRES, MORE OR LESS.

Construction Easement: To be determined.

EXHIBIT A-5

APPLE FARM PARCEL

Acquisition Description: PARCEL 152605-9048

THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER, SECTION 15, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION, A 2 INCH BRASS DISC SET IN CONCRETE MONUMENT IN CASE FOUND IN PLACE; THENCE NORTH 87°53'17" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION, ALSO BEING THE CENTERLINE OF STATE ROUTE 202, AS SHOWN ON SHEET 1 OF 1, WASHINGTON STATE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS, HOLLYWOOD VICINITY, APPROVED FEBRUARY 1, 1966, (ALSO KNOWN AS NORTHEAST 145TH STREET), A DISTANCE OF 387.15 FEET TO THE WEST LINE OF THE EAST 387.15 FEET OF SAID SUBDIVISION;
THENCE NORTH 02°04'48" EAST ALONG SAID WEST LINE, A DISTANCE OF 30.00 FEET TO THE NORTH RIGHT-OF-WAY MARGIN OF SAID HIGHWAY AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 02°04'48" EAST ALONG SAID WEST LINE 15.95 FEET TO A NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE CONCAVE TO THE NORTHEAST FROM WHICH ITS CENTER BEARS NORTH 47°58'37" EAST 104.50 FEET DISTANT;
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°58'14" A DISTANCE OF 25.48 FEET TO SAID NORTH MARGIN;
THENCE NORTH 87°53'17" WEST ALONG SAID MARGIN A DISTANCE OF 19.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 145 SQUARE FEET, MORE OR LESS.

Permanent Easement: PARCEL 152605-9048

THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER, SECTION 15, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION, A 2 INCH BRASS DISC SET IN CONCRETE MONUMENT IN CASE FOUND IN PLACE; THENCE NORTH 87°53'17" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION, ALSO BEING THE CENTERLINE OF STATE ROUTE 202, AS SHOWN ON SHEET 1 OF 1, WASHINGTON STATE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS, HOLLYWOOD VICINITY, APPROVED FEBRUARY 1, 1966, (ALSO KNOWN AS NORTHEAST 145TH STREET), A DISTANCE OF 387.15 FEET TO THE WEST LINE OF THE EAST 387.15 FEET OF SAID SUBDIVISION;
THENCE NORTH 02°04'48" EAST ALONG SAID WEST LINE, A DISTANCE OF 30.00 FEET TO THE NORTH RIGHT-OF-WAY MARGIN OF SAID HIGHWAY; THENCE CONTINUING NORTH 02°04'48" EAST ALONG SAID WEST LINE 15.95 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 02°04'48" EAST 18.64 FEET TO A NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE CONCAVE TO THE NORTHEAST FROM WHICH ITS CENTER BEARS NORTH 56°17'52" EAST 92.50 FEET DISTANT;
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°45'23" A DISTANCE OF 60.95 FEET TO SAID NORTH MARGIN;
THENCE NORTH 87°53'17" WEST ALONG SAID MARGIN A DISTANCE OF 29.05 FEET TO A NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE CONCAVE TO THE NORTHEAST FROM WHICH ITS CENTER BEARS NORTH 34°00'22" EAST 104.50 FEET DISTANT;
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°58'14" A DISTANCE OF 25.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 500 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.

Construction Easement: To be determined.

EXHIBIT A-6

HOLLYWOOD VINEYARDS PARCEL

ACQUISITION DESCRIPTION: PARCEL 340470-0216

THAT PORTION OF TRACT 37, PLAT OF HOLLYWOOD ACRES, AS RECORDED IN VOLUME 29 OF PLATS, PAGES 23-24, RECORDS OF KING COUNTY WASHINGTON, SAID PLAT SITUATED IN A PORTION OF THE NORTHWEST QUARTER SECTION 23, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID TRACT, SAID CORNER SITUATED ON THE SOUTHWESTERLY RIGHT-OF-WAY MARGIN OF PRIMARY STATE HIGHWAY NO. 2, (STATE ROUTE 202), FROM WHICH THE NORTHWEST CORNER OF SAID SECTION, A 2 INCH BRASS DISC IN CONCRETE MONUMENT IN CASE, FOUND IN PLACE, BEARS NORTH 01°42'12" EAST ALONG THE WEST LINE OF SAID SECTION 58.68 FEET DISTANT, SAID CORNER BEING AT A NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE CONCAVE TO THE SOUTHWEST FROM WHICH ITS CENTER BEARS SOUTH 29°27'58" WEST 256.48 FEET DISTANT;
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND MARGIN THROUGH A CENTRAL ANGLE OF 17°13'28" A DISTANCE OF 77.10 FEET TO A POINT OF TAGENCY;
THENCE SOUTH 43°18'34" EAST ALONG SAID MARGIN 92.95 FEET;
THENCE NORTH 55°49'30" WEST 34.74 FEET;
THENCE NORTH 25°07'49" WEST 9.19 FEET;
THENCE NORTH 60°09'51" WEST 32.18 FEET;
THENCE NORTH 63°18'05" WEST 27.88 FEET;
THENCE NORTH 67°55'17" WEST 14.36 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 400.00 FEET;
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°04'40" A DISTANCE OF 28.47 FEET TO SAID WEST LINE;
THENCE NORTH 01°42'12" EAST ALONG SAID WEST LINE, 43.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,752 SQUARE FEET OR 0.06 ACRES, MORE OR LESS.

Permanent Easement: PARCEL 340470-0216

THAT PORTION OF TRACT 37, PLAT OF HOLLYWOOD ACRES, AS RECORDED IN VOLUME 29 OF PLATS, PAGES 23-24, RECORDS OF KING COUNTY WASHINGTON, SAID PLAT SITUATED IN A PORTION OF THE NORTHWEST QUARTER SECTION 23, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID TRACT, SAID CORNER SITUATED ON THE SOUTHWESTERLY RIGHT-OF-WAY MARGIN OF PRIMARY STATE HIGHWAY NO. 2, (STATE ROUTE 202), FROM WHICH THE NORTHWEST CORNER OF SAID SECTION, A 2 INCH BRASS DISC IN CONCRETE MONUMENT IN CASE, FOUND IN PLACE, BEARS NORTH 01°42'12" EAST ALONG THE WEST LINE OF SAID SECTION 58.68 FEET DISTANT, SAID CORNER BEING AT A NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE CONCAVE TO THE SOUTHWEST FROM WHICH ITS CENTER BEARS SOUTH 29°27'58" WEST 256.48 FEET DISTANT;
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND MARGIN THROUGH A CENTRAL ANGLE OF 17°13'28" A DISTANCE OF 77.10 FEET TO A POINT OF TAGENCY;
THENCE SOUTH 43°18'34" EAST ALONG SAID MARGIN 92.95 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 43°18'34" EAST ALONG SAID MARGIN 40.01 FEET TO A NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE CONCAVE TO THE SOUTHWEST FROM WHICH ITS CENTER BEARS SOUTH 40°09'43" WEST 537.50 FEET DISTANT;
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°53'48" A DISTANCE OF 139.75 FEET;
THENCE NORTH 67°54'31" WEST 14.18 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 388.00 FEET;
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°36'45" A DISTANCE OF 24.46 FEET TO SAID WEST LINE;

THENCE NORTH 01°42'12" EAST, ALONG SAID WEST LINE, 11.47 FEET TO A NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE CONCAVE TO THE SOUTHWEST FROM WHICH ITS CENTER BEARS SOUTH 18°00'03" WEST 400.00 FEET DISTANT;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°04'40" A DISTANCE OF 28.47 FEET TO A POINT OF TAGENCY;

THENCE SOUTH 67°55'17" EAST 14.36 FEET;

THENCE SOUTH 63°18'05" EAST 27.88 FEET;

THENCE SOUTH 60°09'51" EAST 32.18 FEET;

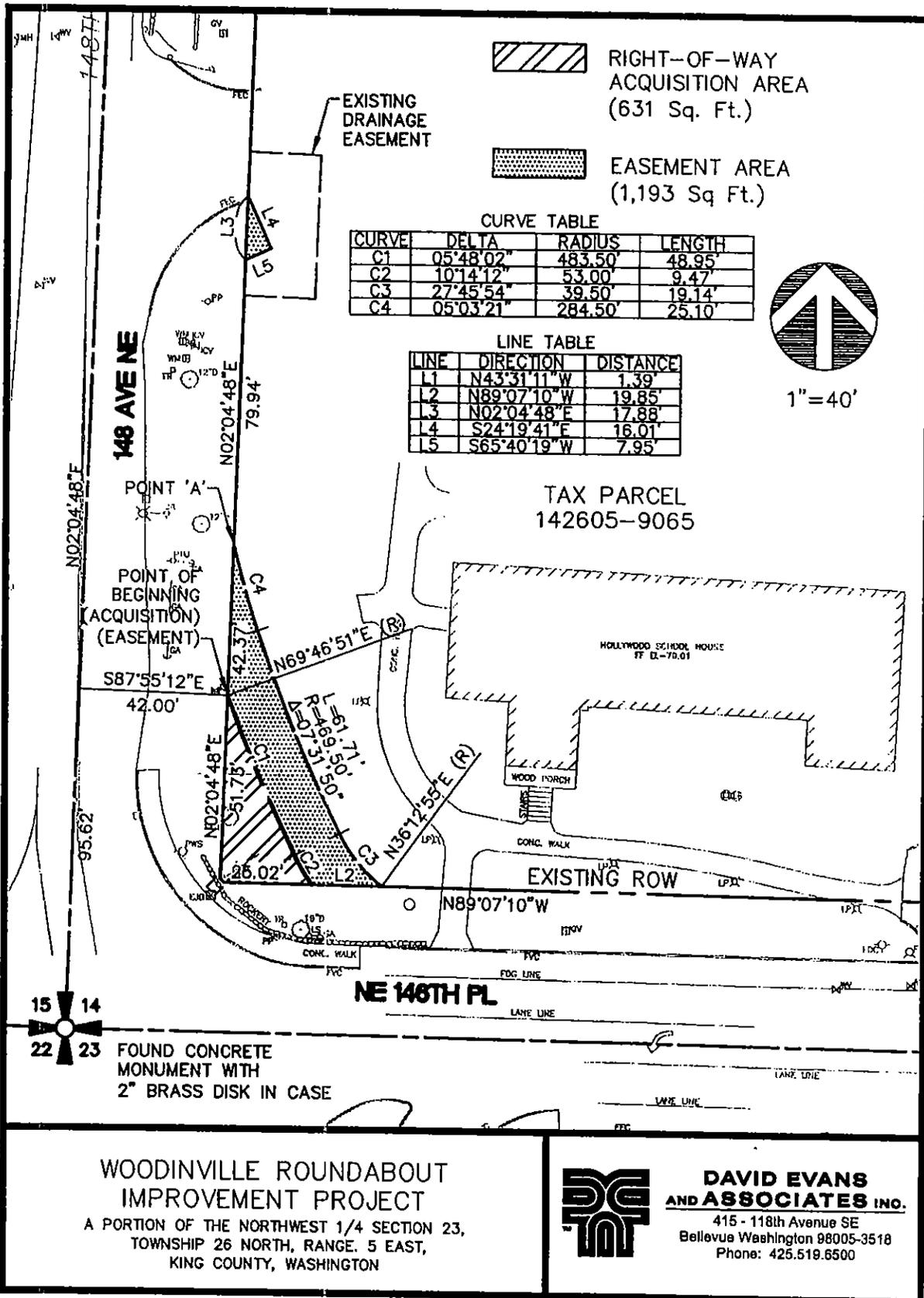
THENCE SOUTH 25°07'49" EAST 9.19 FEET;

THENCE SOUTH 55°49'30" EAST 34.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,466 SQUARE FEET OR 0.03 ACRES, MORE OR LESS.

Construction Easement: To be determined.

EXHIBIT B-2: MCAULIFFE PARCEL



 RIGHT-OF-WAY ACQUISITION AREA (631 Sq. Ft.)

 EASEMENT AREA (1,193 Sq. Ft.)

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	05°48'02"	483.50'	48.95'
C2	10°14'12"	53.00'	9.47'
C3	27°45'54"	39.50'	19.14'
C4	05°03'21"	284.50'	25.10'

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N43°31'11"W	1.39'
L2	N89°07'10"W	19.85'
L3	N02°04'48"E	17.88'
L4	S24°19'41"E	16.01'
L5	S65°40'19"W	7.95'



15 14
22 23

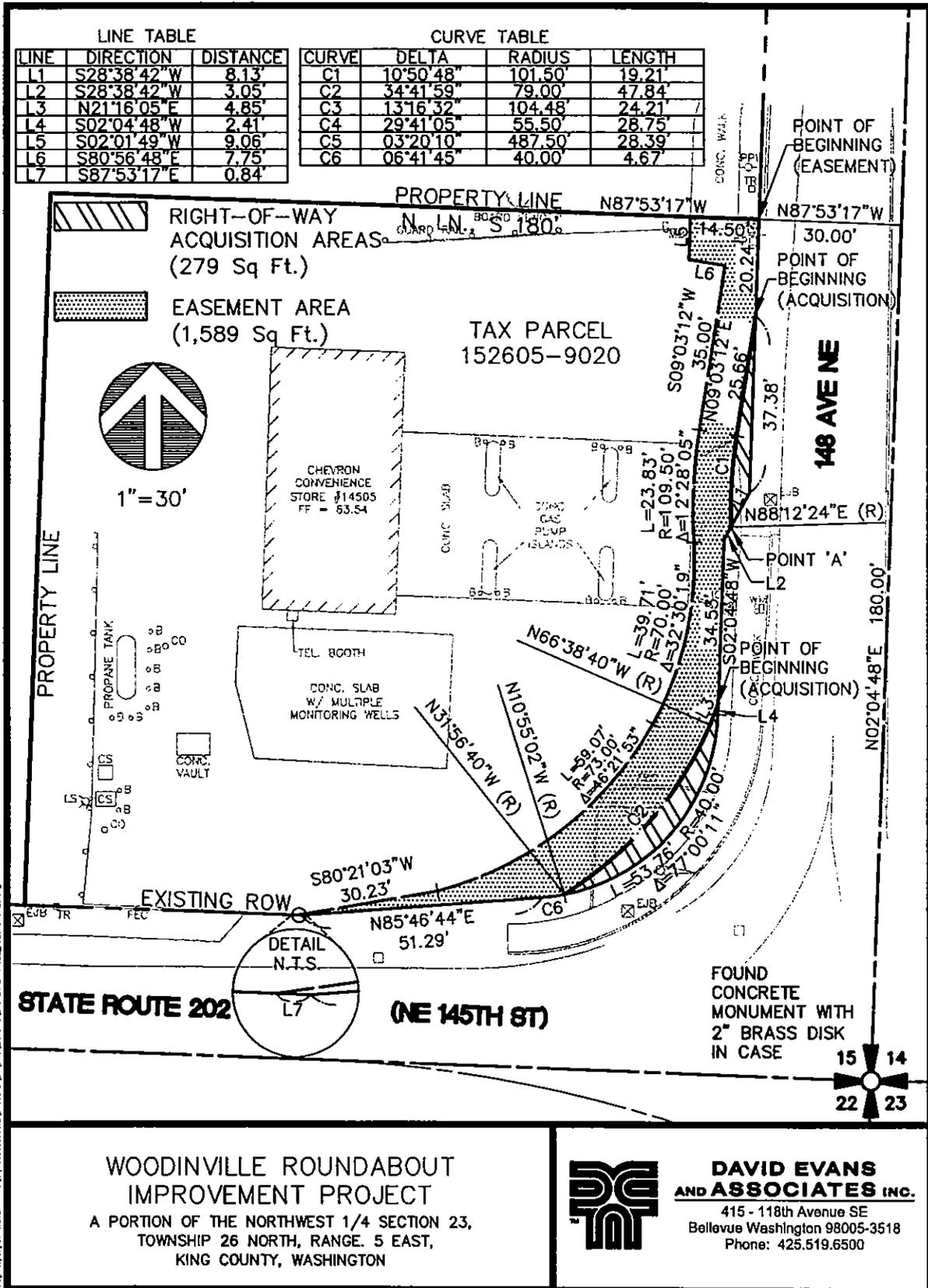
FOUND CONCRETE MONUMENT WITH 2" BRASS DISK IN CASE

WOODINVILLE ROUNDABOUT IMPROVEMENT PROJECT
 A PORTION OF THE NORTHWEST 1/4 SECTION 23,
 TOWNSHIP 26 NORTH, RANGE. 5 EAST,
 KING COUNTY, WASHINGTON



DAVID EVANS AND ASSOCIATES INC.
 415 - 118th Avenue SE
 Bellevue Washington 98005-3518
 Phone: 425.519.6500

EXHIBIT B-3: DTS ENTERPRISES PARCEL



**WOODINVILLE ROUNDABOUT
IMPROVEMENT PROJECT**
 A PORTION OF THE NORTHWEST 1/4 SECTION 23,
 TOWNSHIP 26 NORTH, RANGE. 5 EAST,
 KING COUNTY, WASHINGTON



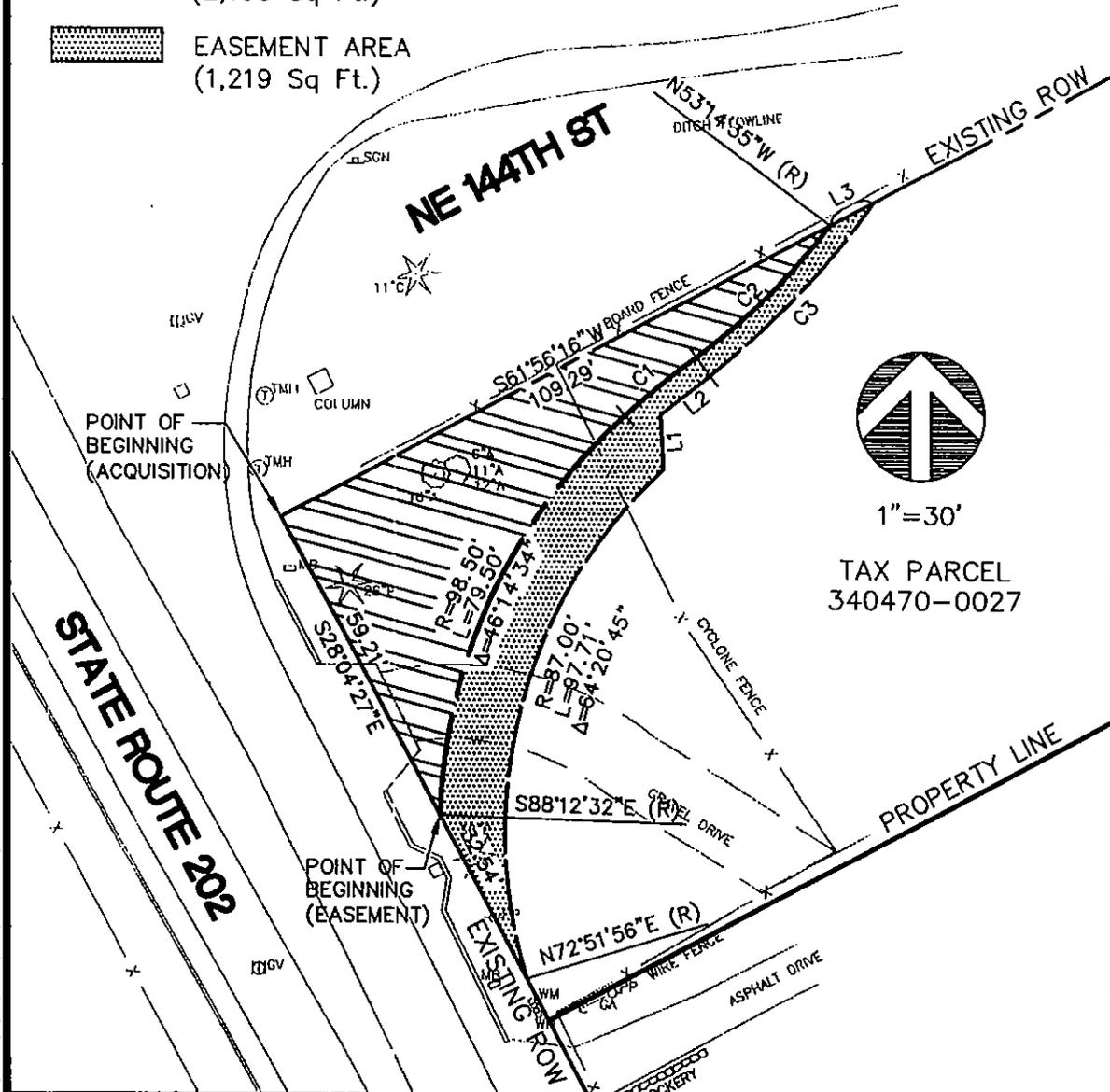
**DAVID EVANS
AND ASSOCIATES INC.**
 415 - 118th Avenue SE
 Bellevue Washington 98005-3518
 Phone: 425.519.6500

EXHIBIT B-4: LEE PARCEL

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N03°08'29" W	9.55'
L2	N51°41'37" E	11.02'
L3	S61°56'16" W	8.67'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	05°37'39"	164.50'	16.16'
C2	16°54'17"	112.50'	33.19'
C3	16°57'10"	142.44'	42.15'

-  RIGHT-OF-WAY ACQUISITION AREA (2,158 Sq Ft.)
-  EASEMENT AREA (1,219 Sq Ft.)



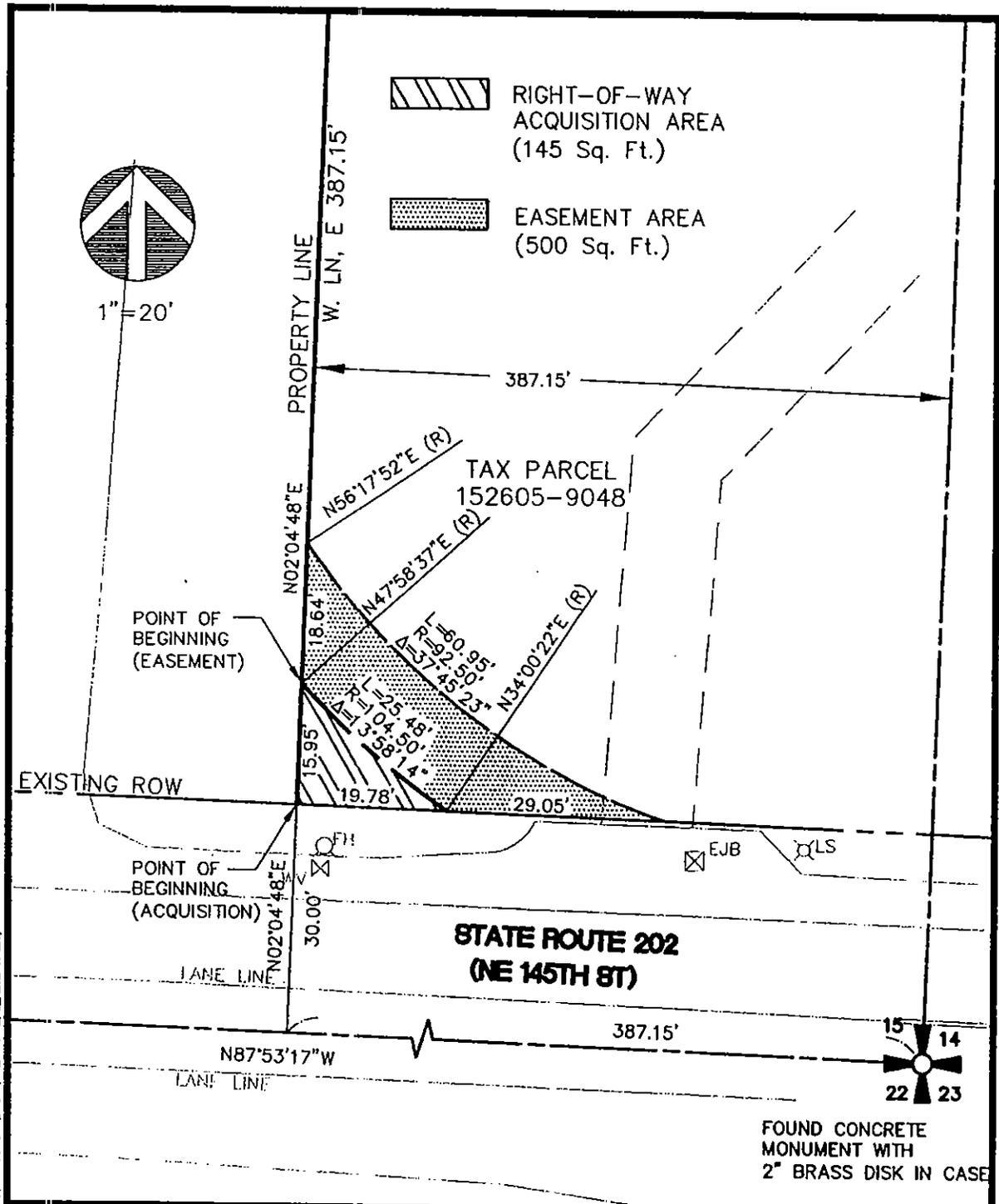
**WOODINVILLE ROUNDABOUT
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TOWNSHIP 26 NORTH, RANGE. 5 EAST,
KING COUNTY, WASHINGTON



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EXHIBIT B-5: APPLE FARM PARCEL



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