

After recording return document to:

City of Seattle
Department of Transportation
700 5th Avenue – Suite 3800
P.O. Box 34996
Seattle, WA 98124-4996
Attn: Michelle Talbot

Document Title: Easement for Public Sidewalk

Reference Number of Related Document: N/A

Grantor(s): Casita Grande LLC

Grantee: City of Seattle

*Abbreviated Legal Description: Ptn of Lot 12, Blk 6, Nagels Add Less St., Vol 1, PP 153,
King County, Washington*

Additional Legal Description on Exhibits A and B Page 6 and 7 of Document

Assessor's Tax Parcel Number(s): 600300-0095

EASEMENT FOR PUBLIC SIDEWALK

Project: Madison Street Bus Rapid Transit

The Grantor, **CASITA GRANDE LLC**, a Washington limited liability company, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other valuable consideration, hereby conveys and warrants to the **CITY OF SEATTLE**, a municipal corporation of the State of Washington, an Easement for public sidewalk over, under, upon and across the hereinafter described lands, situated in King County, State of Washington, to the same extent and purpose as if the rights herein granted had been acquired under Eminent Domain statutes of the State of Washington.

EASEMENT

The conveyance of this Easement for public sidewalk shall be for surface rights of public access only and shall not constitute conveyance of any rights other than those specified in this document. The Grantee shall be responsible for maintenance of the surface. The Grantor shall be responsible for the supporting structure of the area of said easement.

This Agreement and each of the terms, provisions, conditions and covenants herein contained are binding upon and inure to the benefit of the parties hereto and their respective successors and assigns and shall run with the land.

See Exhibits A and B attached hereto and made a part hereof.

EASEMENT

EXHIBIT A

LEGAL DESCRIPTION - SIDEWALK EASEMENT

AN EASEMENT FOR SIDEWALK PURPOSES OVER THE NORTHWESTERLY 6.00 FEET OF THAT PORTION OF LOT 12, BLOCK 6, ADDITION TO THE CITY OF SEATTLE, AS LAID OFF BY D. T. DENNY, GUARDIAN OF THE ESTATE OF J. H. NAGLE (COMMONLY KNOWN AS NAGLE'S ADDITION TO THE CITY OF SEATTLE), ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE(S) 153, IN KING COUNTY, WASHINGTON;

BEING A TRIANGULAR PORTION OF LAND, BOUNDED ON THE NORTHWEST BY EAST MADISON STREET, ACCORDING TO CITY OF SEATTLE ORDINANCE NO. 276, ON THE EAST BY THIRTEENTH AVENUE, AND ON THE SOUTH BY EAST UNION STREET.

SAID EASEMENT SHALL LIE BETWEEN TWO PLANES WITH ELEVATIONS DESCRIBED AS FOLLOWS:

315.7 AND 327.7 AT THE WESTERLY CORNER THEREOF;
316.5 AND 328.5 AT THE SOUTHWESTERLY CORNER THEREOF;
321.9 AND 333.9 AT THE NORTHERLY CORNER THEREOF; AND
322.0 AND 334.0 AT THE SOUTHEASTERLY CORNER THEREOF;

SAID ELEVATIONS ARE EXPRESSED IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND THE PLANES ARE INTENDED TO BE 1.00 FOOT BELOW AND 11.00 FEET ABOVE THE FINISH GRADE OF THE SIDEWALK, AND ARE BASED UPON CITY OF SEATTLE BENCHMARK NO. SNV-2501, BEING A BRASS DISK, 1 FOOT NORTH AND 1 FOOT WEST OF THE INTERSECTION OF BACK OF CONCRETE WALK AT THE SOUTHEAST CORNER OF THE INTERSECTION OF EAST MADISON STREET WITH TWELFTH AVENUE AND HAVING AN ELEVATION OF 306.915 FEET;

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON

CONTAINING: 668 SQUARE FEET, MORE OR LESS

EXHIBIT "B" ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF.



EASEMENT

EXHIBIT B

