



SEATTLE CITY COUNCIL

Legislative Summary

CB 119744

Record No.: CB 119744

Type: Ordinance (Ord)

Status: Passed

Version: 1

Ord. no: Ord 126045

In Control: City Clerk

File Created: 01/07/2020

Final Action: 02/28/2020

Title: AN ORDINANCE relating to the Department of Transportation's Hazard Mitigation Program; authorizing the Director of the Department of Transportation to acquire, accept, and record on behalf of the City of Seattle, 11 catchment wall easements (From Daniel Bayeh, located in a portion of Lots 10 and 11, Block 3, Sturtevant's Rainier Beach Lake Front Tracts; a catchment wall easement from Blue Bird Rentals, LLC, a Washington limited liability company, located in a portion of Lots 14 through 17, Block 46, Rainier Beach; a catchment wall easement from Margaret Brown, located in a portion of Lots 17 and 18, Block 46, Rainier Beach; a catchment wall easement from Dan J. Del Duca and Mary F. Del Duca, located in a portion of Lots 1 and 2, Block 35, Rainier Beach; a catchment wall easement from Paul J. Farrington and Ronald F. Minter, located in Lots 5 and 6, Block 2, Mayes' Addition to the City of Seattle; a catchment wall easement from Mark Duane Lewis, located in a portion of Lots 2 and 3, Block 2, Mayes' Addition to the City of Seattle; a catchment wall easement from Gene Louie and Lena T. Louie, located in a portion of Lots 3 through 5, Block 2, Mayes' Addition to the City of Seattle; a catchment wall easement from Lincoln A. Louie and Ann Marie D. Louie, located in a portion of Lots 3 through 5, Block 35, Rainier Beach; a catchment wall easement from Robert Miller and Ana Miller, located in a portion of Lots 11 and 12, Block 3, Sturtevant's Rainier Beach Lake Front Tracts; a catchment wall easement from Ngoc Nguyen and My Chau Tran, located in a portion of Lots 9 and 10, Block 3, Sturtevant's Rainier Beach Lake Front Tracts; a catchment wall easement from F. D. Staats, the Trustee of the F. D. Staats Family Trust, located in a portion of Lots 6 and 7, Block 35, Rainier Beach), for the purpose of protecting the adjacent roadway of superficial surface erosion of the adjacent slopes along a portion of Rainier Avenue South; placing the real property rights under the jurisdiction of the Seattle Department of Transportation; and ratifying and confirming certain prior acts.

Date

Notes:

Filed with City Clerk:

Sponsors: Pedersen

Mayor's Signature:

Vetoed by Mayor:

Veto Overridden:

Veto Sustained:

Attachments: Att 1 - Bayeh Catchment Wall Easement, Att 2 - Blue Bird Rentals LLC Catchment Wall

Easement, Att 3 - Brown Catchment Wall Easement, Att 4 - Del Duca Catchment Wall Easement, Att 5 - Farrington and Minter Catchment Wall Easement, Att 6 - Lewis Catchment Wall Easement, Att 7 - Gene and Lena Louie Catchment Wall Easement, Att 8 - Lincoln and Ann Marie Louie Catchment Wall Easement, Att 9 - Miller Catchment Wall Easement.pdf, Att 10 - Nguyen and Tran Catchment Wall Easement, Att 11 - Staats Catchment Wall Easement

Reviewer: C. Chow

Uploaded By: gretchen.haydel@seattle.gov

Filing Requirements/Dept Action:

History of Legislative File		Legal Notice Published:		<input type="checkbox"/> Yes	<input type="checkbox"/> No		
Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor	02/11/2020	Mayor's leg transmitted to Council	City Clerk			
	Action Text: The Council Bill (CB) was Mayor's leg transmitted to Council. to the City Clerk						
1	City Clerk	02/11/2020	sent for review	Council President's Office			
	Action Text: The Council Bill (CB) was sent for review. to the Council President's Office						
1	Council President's Office	02/13/2020	sent for review	Transportation and Utilities Committee			
	Action Text: The Council Bill (CB) was sent for review. to the Transportation and Utilities Committee						
1	City Council	02/18/2020	referred	Transportation and Utilities Committee			
1	Transportation and Utilities Committee	02/19/2020	pass				Pass
	Action Text: The Committee recommends that City Council pass the Council Bill (CB). In Favor: 4 Chair Pedersen, Vice Chair Strauss, Member Herbold, Member Morales Opposed: 0						
1	City Council	02/24/2020	passed				Pass
	Action Text: The Council Bill (CB) was passed by the following vote, and the President signed the Bill: In Favor: 7 Councilmember Herbold, Councilmember Juarez, Councilmember Lewis, Councilmember Morales, Councilmember Mosqueda, Councilmember Pedersen, Councilmember Strauss Opposed: 0						
1	City Clerk	02/27/2020	submitted for Mayor's signature	Mayor			
1	Mayor	02/28/2020	Signed				
1	Mayor	02/28/2020	returned	City Clerk			
1	City Clerk	02/28/2020	attested by City Clerk				
	Action Text: The Ordinance (Ord) was attested by City Clerk.						

CITY OF SEATTLE

ORDINANCE 126045

COUNCIL BILL 119744

AN ORDINANCE relating to the Department of Transportation’s Hazard Mitigation Program; authorizing the Director of the Department of Transportation to acquire, accept, and record on behalf of the City of Seattle, 11 catchment wall easements (From Daniel Bayeh, located in a portion of Lots 10 and 11, Block 3, Sturtevant’s Rainier Beach Lake Front Tracts; a catchment wall easement from Blue Bird Rentals, LLC, a Washington limited liability company, located in a portion of Lots 14 through 17, Block 46, Rainier Beach; a catchment wall easement from Margaret Brown, located in a portion of Lots 17 and 18, Block 46, Rainier Beach; a catchment wall easement from Dan J. Del Duca and Mary F. Del Duca, located in a portion of Lots 1 and 2, Block 35, Rainier Beach; a catchment wall easement from Paul J. Farrington and Ronald F. Minter, located in Lots 5 and 6, Block 2, Mayes' Addition to the City of Seattle; a catchment wall easement from Mark Duane Lewis, located in a portion of Lots 2 and 3, Block 2, Mayes' Addition to the City of Seattle; a catchment wall easement from Gene Louie and Lena T. Louie, located in a portion of Lots 3 through 5, Block 2, Mayes' Addition to the City of Seattle; a catchment wall easement from Lincoln A. Louie and Ann Marie D. Louie, located in a portion of Lots 3 through 5, Block 35, Rainier Beach; a catchment wall easement from Robert Miller and Ana Miller, located in a portion of Lots 11 and 12, Block 3, Sturtevant’s Rainier Beach Lake Front Tracts; a catchment wall easement from Ngoc Nguyen and My Chau Tran, located in a portion of Lots 9 and 10, Block 3, Sturtevant’s Rainier Beach Lake Front Tracts; a catchment wall easement from F. D. Staats, the Trustee of the F. D. Staats Family Trust, located in a portion of Lots 6 and 7, Block 35, Rainier Beach), for the purpose of protecting the adjacent roadway of superficial surface erosion of the adjacent slopes along a portion of Rainier Avenue South; placing the real property rights under the jurisdiction of the Seattle Department of Transportation; and ratifying and confirming certain prior acts.

WHEREAS, the Landslide Mitigation Project under the Hazard Mitigation Program (the “Project”) provides the Seattle Department of Transportation (SDOT) with the resources to identify landslide concerns that affect the right-of-way and prioritize and make repairs as necessary to maintain public safety; and

WHEREAS, historically, many landslide occurrences have been recorded along Rainier Avenue South between South Carver Street and South Norfolk Street (“Impacted Area”), and in

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21

1998, the City closed 1,000 linear feet of sidewalk in response to the landslide vulnerabilities in the area; and

WHEREAS, in 2000, SDOT commissioned a geotechnical consultant to perform a slope reconnaissance along the Impacted Area that determined this area to be a moderate to high risk landslide hazard; and

WHEREAS, in April 2013, SDOT closed a segment of the Impacted Area, between 57th Avenue South and Cornell Avenue South (the “Street Segment”) in response to one of the most recent landslides that blocked Rainier Avenue South; and

WHEREAS, Ordinance 124374 was subsequently passed to accept an easement to construct and maintain a retaining wall along a portion of this Street Segment to mitigate potential adverse impacts due to a high probability of reoccurrence of landslide activity; and

WHEREAS, to that end, the City took permanent measures to restore and stabilize the steep slope above that portion of this Street Segment to prevent further slope erosion and protect the integrity of the roadway; and

WHEREAS, since these repairs, several more landslides have occurred in the area; and

WHEREAS, the City recognizes that more work needs to be done to stabilize an extended area of the steep slope along Rainier Avenue South from South Fletcher Street to the South City Limits near South Ryan Street (“Rainier Corridor”); and

WHEREAS, SDOT recently conducted an evaluation that identified five sites within the Rainier Corridor that are vulnerable to landslide activity and need work; and

WHEREAS, the Project recently received funding to facilitate the necessary repairs; and

1 WHEREAS, it is in the City's best interest to take permanent measures to prevent further slope
2 erosion by restoring and arresting future superficial surface erosion debris from entering
3 the right-of-way; and

4 WHEREAS, the Project work will include characterizing the adjacent slope, placing catchment
5 walls to recover the existing sidewalk, and rebuilding failed sidewalk panels; and

6 WHEREAS, the City Council must accept the permanent catchment wall easements granted by
7 various private property owners to build a catchment wall along the impacted slope areas
8 to prevent further surface debris flow and complete the Project; and

9 WHEREAS, Project completion will immediately reduce landslide hazards to Rainier Avenue
10 South, reduce annual maintenance cost for landslide cleanup, and initiate the reopening of
11 the closed sidewalk for public access; NOW, THEREFORE,

12 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

13 Section 1. The catchment wall easement dated July 27, 2018, granted by Daniel Bayeh,
14 recorded under King County Recording Number 20190404000485 and attached as Attachment 1
15 to this ordinance, granting to the City an easement to construct, repair, replace, and maintain a
16 catchment wall and any other modifications associated with the catchment wall as described in
17 the easement over property legally described and depicted in Exhibit A and Exhibit B of
18 Attachment 1 to this ordinance is accepted.

19 Section 2. The catchment wall easement dated March 20, 2019, granted by BLUE BIRD
20 RENTALS, LLC, a Washington limited liability company, recorded under King County
21 Recording Number 20190430000373 and attached as Attachment 2 to this ordinance, granting to
22 the City an easement to construct, repair, replace, and maintain a catchment wall and any other
23 modifications associated with the catchment wall as described and depicted in the easement over

1 property legally described in Exhibit A and Exhibit B of Attachment 2 to this ordinance is
2 accepted.

3 Section 3. The catchment wall easement dated December 13, 2018, granted by Margaret
4 Brown, recorded under King County Recording Number 20190404000484 and attached as
5 Attachment 3 to this ordinance, granting to the City an easement to construct, repair, replace, and
6 maintain a catchment wall and any other modifications associated with the catchment wall as
7 described in the easement over property legally described and depicted in Exhibit A and Exhibit
8 B of Attachment 3 to this ordinance is accepted.

9 Section 4. The catchment wall easement dated May 30, 2018, granted by Dan J. Del
10 Duca and Mary F. Del Duca, a married couple, recorded under King County Recording Number
11 20190404000489 and attached as Attachment 4 to this ordinance, granting to the City an
12 easement to construct, repair, replace, and maintain a catchment wall and any other
13 modifications associated with the catchment wall as described in the easement over property
14 legally described and depicted in Exhibit A and Exhibit B of Attachment 4 to this ordinance is
15 accepted.

16 Section 5. The catchment wall easement dated December 13, 2018, granted by Paul J.
17 Farrington and Ronald F. Minter, each as their separate estate, recorded under King County
18 Recording Number 20190404000487 and attached as Attachment 5 to this ordinance, granting to
19 the City an easement to construct, repair, replace, and maintain a catchment wall and any other
20 modifications associated with the catchment wall as described in the easement over property
21 legally described and depicted in Exhibit A and Exhibit B of Attachment 5 to this ordinance is
22 accepted.

1 Section 6. The catchment wall easement dated February 26, 2019, granted by Mark
2 Duane Lewis, recorded under King County Recording Number 20190404000481 and attached as
3 Attachment 6 to this ordinance, granting to the City an easement to construct, repair, replace, and
4 maintain a catchment wall and any other modifications associated with the catchment wall as
5 described in the easement over property legally described and depicted in Exhibit A and Exhibit
6 B of Attachment 6 to this ordinance is accepted.

7 Section 7. The catchment wall easement dated December 13, 2018, granted by Gene
8 Louie and Lena T. Louie, recorded under King County Recording Number 20190404000482 and
9 attached as Attachment 7 to this ordinance, granting to the City an easement to construct, repair,
10 replace, and maintain a catchment wall and any other modifications associated with the
11 catchment wall as described in the easement over property legally described and depicted in
12 Exhibit A and Exhibit B of Attachment 7 to this ordinance is accepted.

13 Section 8. The catchment wall easement dated May 30, 2018, granted by Lincoln A.
14 Louie and Ann Marie D. Louie, a married couple, recorded under King County Recording
15 Number 20190404000488 and attached as Attachment 8 to this ordinance, granting to the City an
16 easement to construct, repair, replace, and maintain a catchment wall and any other
17 modifications associated with the catchment wall as described in the easement over property
18 legally described and depicted in Exhibit A and Exhibit B of Attachment 8 to this ordinance is
19 accepted.

20 Section 9. The catchment wall easement dated December 13, 2018, granted by Robert
21 Miller and Ana Miller, recorded under King County Recording Number 20190404000486 and
22 attached as Attachment 9 to this ordinance, granting to the City an easement to construct, repair,
23 replace, and maintain a catchment wall and any other modifications associated with the

1 catchment wall as described in the easement over property legally described and depicted in
2 Exhibit A and Exhibit B of Attachment 9 to this ordinance is accepted.

3 Section 10. The catchment wall easement dated December 13, 2018, granted by Ngoc
4 Nguyen and My Chau Tran, recorded under King County Recording Number 20190404000483
5 and attached as Attachment 10 to this ordinance, granting to the City an easement to construct,
6 repair, replace, and maintain a catchment wall and any other modifications associated with the
7 catchment wall as described in the easement over property legally described and depicted in
8 Exhibit A and Exhibit B of Attachment 10 to this ordinance is accepted.

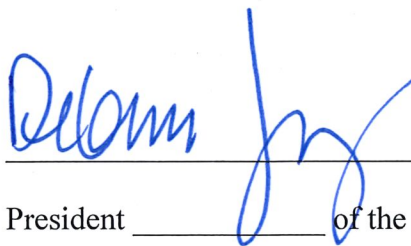
9 Section 11. The catchment wall easement dated May 30, 2018, granted by F.D. Staats,
10 the Trustee of the F.D. Staats Family Trust, recorded under King County Recording Number
11 20190404000490 and attached as Attachment 11 to this ordinance, granting to the City an
12 easement to construct, repair, replace, and maintain a catchment wall and any other
13 modifications associated with the catchment wall as described in the easement over property
14 legally described and depicted in Exhibit A and Exhibit B of Attachment 11 to this ordinance is
15 accepted.

16 Section 12. The easements are placed under the jurisdiction of the Seattle Department of
17 Transportation.

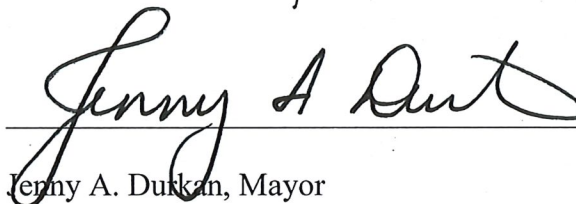
18 Section 13. Any act consistent with the authority of this ordinance taken prior to its
19 effective date is ratified and confirmed.

1 Section 14. This ordinance shall take effect and be in force 30 days after its approval by
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4 Passed by the City Council the 24th day of February, 2020,
5 and signed by me in open session in authentication of its passage this 24th day of
6 February, 2020.

7 
8 President _____ of the City Council

9 Approved by me this 28th day of February, 2020.

10 
11 Jenny A. Dutton, Mayor

12 Filed by me this 28th day of February, 2020.

13 
14 Monica Martinez Simmons, City Clerk



15 (Seal)

- 1 Attachments:
- 2 Attachment 1 – Recorded Catchment Wall Easement granted by Daniel Bayeh
- 3 Attachment 2 – Recorded Catchment Wall Easement granted by Blue Bird Rentals, LLC
- 4 Attachment 3 – Recorded Catchment Wall Easement granted by Margaret Brown
- 5 Attachment 4 – Recorded Catchment Wall Easement granted by Dan J. Del Duca
- 6 and Mary F. Del Duca
- 7 Attachment 5 – Recorded Catchment Wall Easement granted by Paul J. Farrington
- 8 and Ronald F. Minter
- 9 Attachment 6 – Recorded Catchment Wall Easement granted by Mark Duane Lewis
- 10 Attachment 7 – Recorded Catchment Wall Easement granted by Gene Louie and Lena T. Louie
- 11 Attachment 8 – Recorded Catchment Wall Easement granted by Lincoln A. Louie and
- 12 Ann Marie D. Louie
- 13 Attachment 9 – Recorded Catchment Wall Easement granted by Robert Miller and
- 14 Ana Miller
- 15 Attachment 10 – Recorded Catchment Wall Easement granted by Ngoc Nguyen
- 16 and My Chau Tran
- 17 Attachment 11 – Recorded Catchment Wall Easement granted by F. D. Staats Family Trust

After recording return document to:

City of Seattle
Department of Transportation
700 5th Avenue – Suite 3800
PO Box 34996
Seattle, WA 98124-4966
Attn: Barret Aldrich



20190404000485

EASEMENT Rec: \$106.00
4/4/2019 12:37 PM
KING COUNTY, WA

Document Title: Catchment Wall Easement
Reference Number of Related Document: N/A
Grantor(s): Daniel Bayeh
Grantee: City of Seattle
Abbreviated Legal Description: Ptn of LOTS 10 & 11, BLK 3, STURTEVANT'S
RAINIER BEACH LAKE FRONT TRACTS, King County, WA
Additional Legal Description is on Page(s) 5 of Document.
Assessor's Tax Parcel Number(s): 806900-0175

EXCISE TAX NOT REQUIRED
King Co. Records Division
By *[Signature]* Deputy
ANTHONY LEE

CATCHMENT WALL EASEMENT

Project: Rainier Avenue South Hazard Mitigation

The Grantor(s), **DANIEL BAYEH**, for and in consideration of mutual and offsetting benefits, other valuable consideration and the covenants and promises of the City hereinafter set forth, the receipt and sufficiency of which is hereby acknowledged, conveys and warrants unto the **CITY OF SEATTLE**, a municipal corporation of the State of Washington, and its assigns, an Easement over, under, across and upon the hereinafter described lands (“the Easement area”) for the purposes of constructing, repairing, replacing and maintaining a catchment wall and other modifications associated therewith, to the same extent and purpose as if the rights herein granted had been acquired under Eminent Domain statutes of the State of Washington.

Tax Parcel Number 806900-0175
Project Parcel 10

CATCHMENT WALL EASEMENT

The Grantor reserves the right to use the Easement area for purposes that will not unreasonably interfere with the Grantee's full enjoyment of the rights granted by this Easement. Neither the Grantor nor their successors and assigns may erect or construct any building or structure, or excavate, within the Easement area without the prior written consent of the Seattle Department of Transportation ("SDOT"). Further, planting trees or any other vegetation, except for grass, shall not be allowed within the Easement area. Grantor will submit a proposed work plan to SDOT at least 120 days before any work is commenced in the Easement area. As used in this Easement, "building or structure" means anything constructed or erected on the ground or any improvement built up or composed of parts joined together in some definite manner and affixed to the ground, including fences, walls and signs.

To the extent allowed by law, Grantor(s), their successors and assigns agree to indemnify Grantee from and against any and all claims, demands, suits, damages, loss or liability of any kind arising out of, or resulting from, erosion and/or landslides. The foregoing indemnity shall run with the land and bind Grantor(s) successors and assigns.

Said lands being situated in King County, State of Washington, and described as follows:

See Exhibit A attached hereto and made a part hereof.

Grantor:

By *Daniel Bayeh*
DANIEL BAYEH

Date: 7/27, 2018

Tax Parcel Number 806900-0175
Project Parcel 10

CATCHMENT WALL EASEMENT

Approved and Accepted By:
CITY OF SEATTLE

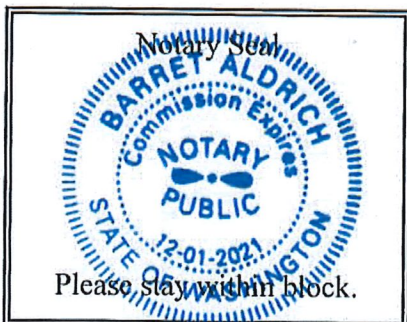
By: [Signature]
Linea Laird, Interim Director
Seattle Department of Transportation

Date: December 13, 2018

STATE OF WASHINGTON)
 : §
County of King)

On this 13 day of December, 2018, before me personally appeared LINEA LAIRD, to me known to be the Interim Director of the Seattle Department of Transportation of the City of Seattle, a Washington Municipal Corporation, the municipal corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said municipal corporation for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

WITNESS MY HAND AND OFFICIAL SEAL hereto affixed the day and year first above written.



[Signature]
Notary (print name) Barret Aldrich
Notary Public in and for the State of Washington,
residing at Vashon WA
My Appointment expires Dec. 1, 2021

Tax Parcel Number 806900-0175
Project Parcel 10

CATCHMENT WALL EASEMENT

EXHIBIT A FOR PORTIONS OF LOTS 10-11 BLOCK 3

STURTEVANT'S RAINIER BEACH LAKE FRONT TRACTS

THAT PORTION OF THE EASTERLY 35 FEET OF LOT 10, BLOCK 3, STURTEVANT'S RAINIER BEACH LAKE FRONT TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 102, RECORDS OF KING COUNTY, WASHINGTON; TOGETHER WITH THAT PORTION OF LOT 11 IN SAID BLOCK 3 LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID LOT 11 DISTANT 11.63 FEET WESTERLY (MEASURED ALONG SAID SOUTHERLY LINE) FROM THE SOUTHEAST CORNER THEREOF; THENCE NORTHEASTERLY TO A POINT ON THE NORTHERLY LINE OF SAID LOT 11 DISTANT 9.44 FEET (MEASURED ALONG SAID NORTHERLY LINE) FROM THE NORTHEAST CORNER THEREOF; EXCEPT THAT PORTION THEREOF CONDEMNED FOR RAINIER AVENUE BY KING COUNTY SUPERIOR COURT CAUSE NUMBER 87583, ORDINANCE NUMBER 29364 OF THE CITY OF SEATTLE; DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHWESTERLY CORNER OF SAID BLOCK 3, BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY MARGIN OF RAINIER AVENUE SOUTH AND THE EASTERLY RIGHT OF WAY MARGIN OF 75TH AVENUE SOUTH, PER KING COUNTY SUPERIOR COURT CAUSE NO. 87583, SAID POINT BEING THE BEGINNING OF A 303.88 FOOT NON TANGENT CURVE, CONCAVE TO SOUTHWEST, WHICH RADIUS POINT BEARS S 11° 21' 26" W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE SOUTHERLY RIGHT OF WAY MARGIN OF RAINIER AVENUE SOUTH, THROUGH A CENTRAL ANGLE OF 9° 12' 36" A DISTANCE OF 48.85 FEET; THENCE S 69° 25' 58" E 416.75 FEET TO THE BEGINNING OF A 591.27 FOOT RADIUS TANGENT CURVE, CONCAVE TO SOUTHWEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 1° 20' 15" A DISTANCE OF 13.80 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 8° 16' 01" A DISTANCE OF 85.31 FEET; THENCE LEAVING SAID RIGHT OF WAY MARGIN S 26° 47' 07" W 5.01 FEET TO THE BEGINNING OF A 586.27 FOOT NON TANGENT CURVE, CONCAVE TO SOUTHWEST WHICH RADIUS POINT BEARS S 30° 12' 02" W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 8° 17' 04" A DISTANCE OF

Tax Parcel Number 806900-0175

Project Parcel 10

CATCHMENT WALL EASEMENT

**84.77 FEET; THENCE N 20° 34' 02" E 5.00 FEET TO THE POINT OF
BEGINNING.**

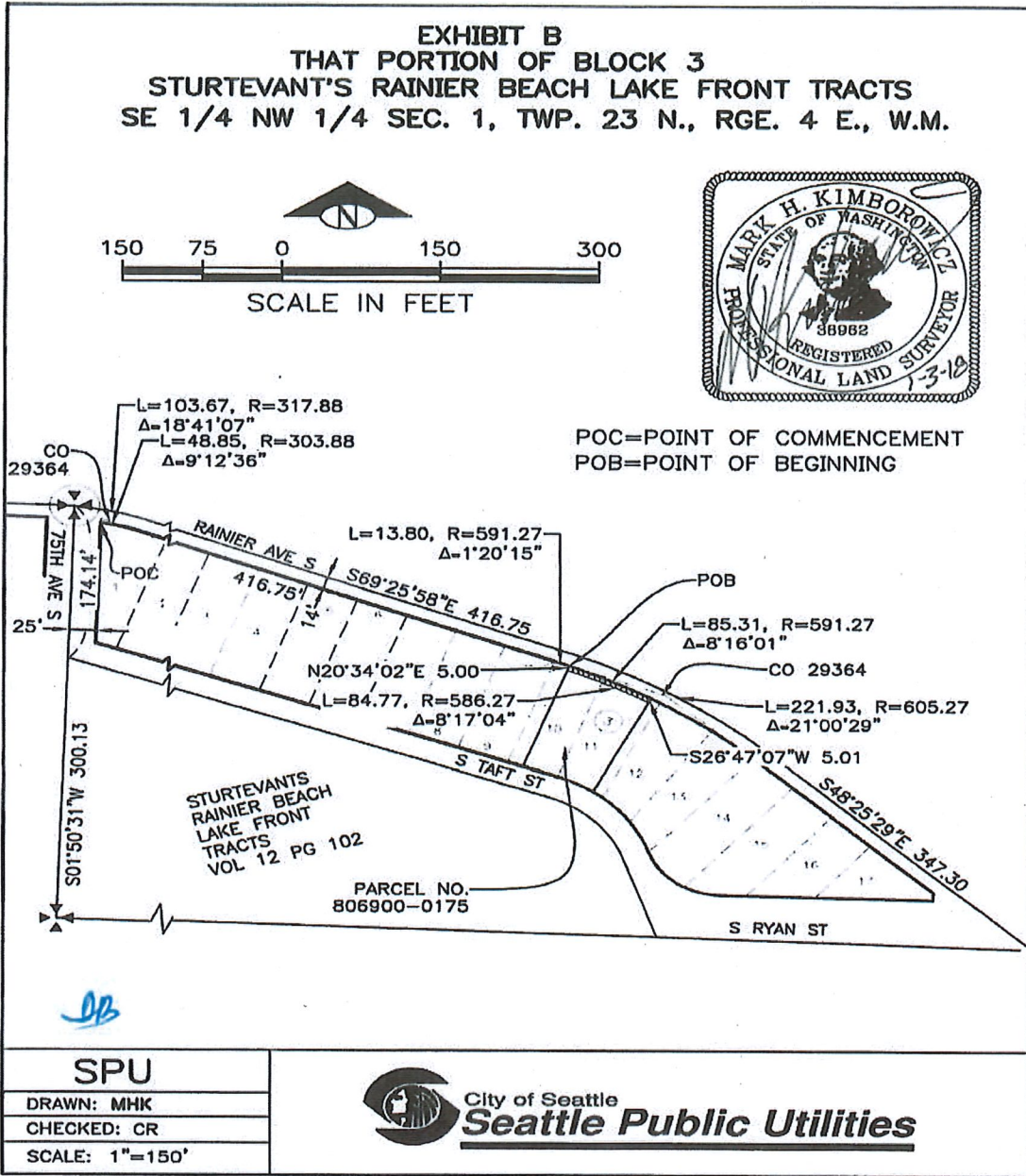
SITUATED IN THE CITY OF SEATTLE, COUNTY OF KING,
STATE OF WASHINGTON.

CONTAINING 425 SQ. FT., MORE OR LESS



Tax Parcel Number 806900-0175
Project Parcel 10

CATCHMENT WALL EASEMENT



Tax Parcel Number 806900-0175

Project Parcel 10




20190430000373

After recording return document to:

EASEMENT Rec: \$105.00
4/30/2019 9:54 AM
KING COUNTY, WA

City of Seattle
Department of Transportation
700 5th Avenue – Suite 3800
PO Box 34996
Seattle, WA 98124-4966
Attn: Barret Aldrich

DUPLICATE TAX NOT REQUIRED
King Co. Records Division
By:  Deputy

Document Title: Catchment Wall Easement
Reference Number of Related Document: N/A
Grantor(s): Blue Bird Rentals, LLC
Grantee: City of Seattle
Abbreviated Legal Description: Ptn of LTS. 14-16 & PTN. LT. 17, BLK. 46, RAINIER BEACH, King County, WA
Additional Legal Description is on Page(s) 5 of Document.
Assessor's Tax Parcel Number(s): 712930-2955

CATCHMENT WALL EASEMENT

Project: Rainier Avenue South Hazard Mitigation

The Grantor(s), **BLUE BIRD RENTALS, LLC**, a Washington limited liability company, for and in consideration of mutual and offsetting benefits, other valuable consideration and the covenants and promises of the City hereinafter set forth, the receipt and sufficiency of which is hereby acknowledged, conveys and warrants unto the **CITY OF SEATTLE**, a municipal corporation of the State of Washington, and its assigns, an Easement the width of the parcel frontage, over, under, across and upon the hereinafter described lands (“the Easement area”) for the purposes of constructing, repairing, replacing and maintaining a catchment wall and other modifications associated therewith, to the same extent and purpose as if the rights herein granted had been acquired under Eminent Domain statutes of the State of Washington.

Tax Parcel Number 712930-2955
Project Parcel 4

CATCHMENT WALL EASEMENT

The Grantor reserves the right to use the Easement area for purposes that will not unreasonably interfere with the Grantee's full enjoyment of the rights granted by this Easement. Neither the Grantor nor their successors and assigns may erect or construct any building or structure, or excavate, within the Easement area without the prior written consent of the Seattle Department of Transportation ("SDOT"). Further, planting trees or any other vegetation, except for grass, shall not be allowed within the Easement area. Grantor will submit a proposed work plan to SDOT at least 120 days before any work is commenced in the Easement area except for activities necessary for emergency water line repair. If the emergency work impacts the catchment wall, the Grantor shall notify SDOT immediately. In the event of a landslide or significant erosion on Grantor's non-Easement property, the Grantor shall have access over the Easement area to remove debris, rocks and dirt, and make repairs to Grantor's property that is not subject to this Easement. If debris removal or repairs impact the wall, the Grantor shall notify SDOT immediately. As used in this Easement, "building or structure" means anything constructed or erected on the ground or any improvement built up or composed of parts joined together in some definite manner and affixed to the ground, including fences, walls and signs.

To the extent allowed by law, Grantor(s), their successors and assigns agree to indemnify Grantee from and against any and all claims, demands, suits, damages, loss or liability of any kind arising out of, or resulting from, erosion and/or landslides. The foregoing indemnity shall run with the land and bind Grantor(s) successors and assigns.

Said lands being situated in King County, State of Washington, and described as follows:

See Exhibit A attached hereto and made a part hereof.

Signed this 6th day of March, 2019

BLUE BIRD RENTALS, LLC,
a Washington limited liability company

By: Linda Korten
Linda Korten
Its: Governor

Tax Parcel Number 712930-2955
Project Parcel 4

CATCHMENT WALL EASEMENT

EXHIBIT A

PERMANENT EASEMENT DESCRIPTION FOR LOT 14, 15 AND 16 BLOCK 46 RAINIER BEACH

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY; LOTS 14, 15 AND 16, BLOCK 46, RAINIER BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 11, RECORDS OF KING COUNTY, WASHINGTON; TOGETHER WITH THAT PORTION OF LOT 17, OF SAID BLOCK 46.

DESCRIBED AS FOLLOWS:

BEGINNING AT MOST WESTERLY CORNER OF SAID LOT 17;
THENCE NORTH 48°33'49" EAST 56.50 FEET ALONG NORTHWESTERLY LINE OF LOT 17; THENCE SOUTH 41°26'11" EAST 5.8 FEET; THENCE SOUTH 50°47'41" WEST 56.54 FEET TO THE SOUTHWESTERLY LINE OF LOT 17; THENCE NORTH 41°26'11" WEST 3.60 FEET TO THE POINT OF BEGINNING; SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.,

DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHEASTERLY CORNER OF SAID LOT 18 BEING THE INTERSECTION OF THE WESTERLY RIGHT OF WAY MARGIN OF SOUTH KEPLER STREET AND THE SOUTHERLY RIGHT OF WAY MARGIN OF RAINIER AVENUE SOUTH, PER KING COUNTY SUPERIOR COURT CAUSE NO. 87583; SAID POINT BEING THE BEGINNING OF A 315.68 FOOT NON TANGENT CURVE CONCAVE TO SOUTHWEST, WHICH RADIUS POINT BEARS S 59° 17' 59" W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE SOUTHERLY RIGHT OF WAY MARGIN OF RAINIER AVENUE SOUTH THROUGH A CENTRAL ANGLE OF 11° 56' 12" A DISTANCE OF 65.77 FEET; THENCE N 42° 38' 08" W 4.49 FEET TO THE **POINT OF BEGINNING**; THENCE N 42° 38' 08" W 90.07 FEET TO THE NORTHERLY BOUNDARY LINE OF DESCRIBED PARCEL; THENCE LEAVING SAID RIGHT OF WAY MARGIN ALONG SAID BOUNDARY LINE S 49° 41' 44" W 5.00 FEET; THENCE S 42° 38' 08" E 90.07 FEET TO THE SOUTHERLY BOUNDARY LINE OF DESCRIBED PARCEL; THENCE N 49° 41' 51" E 5.00 FEET TO THE **POINT OF BEGINNING**.

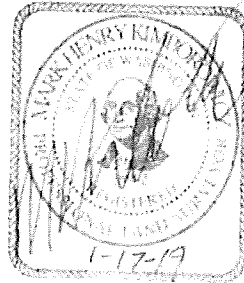
Tax Parcel Number 712930-2955

Project Parcel 4

CATCHMENT WALL EASEMENT

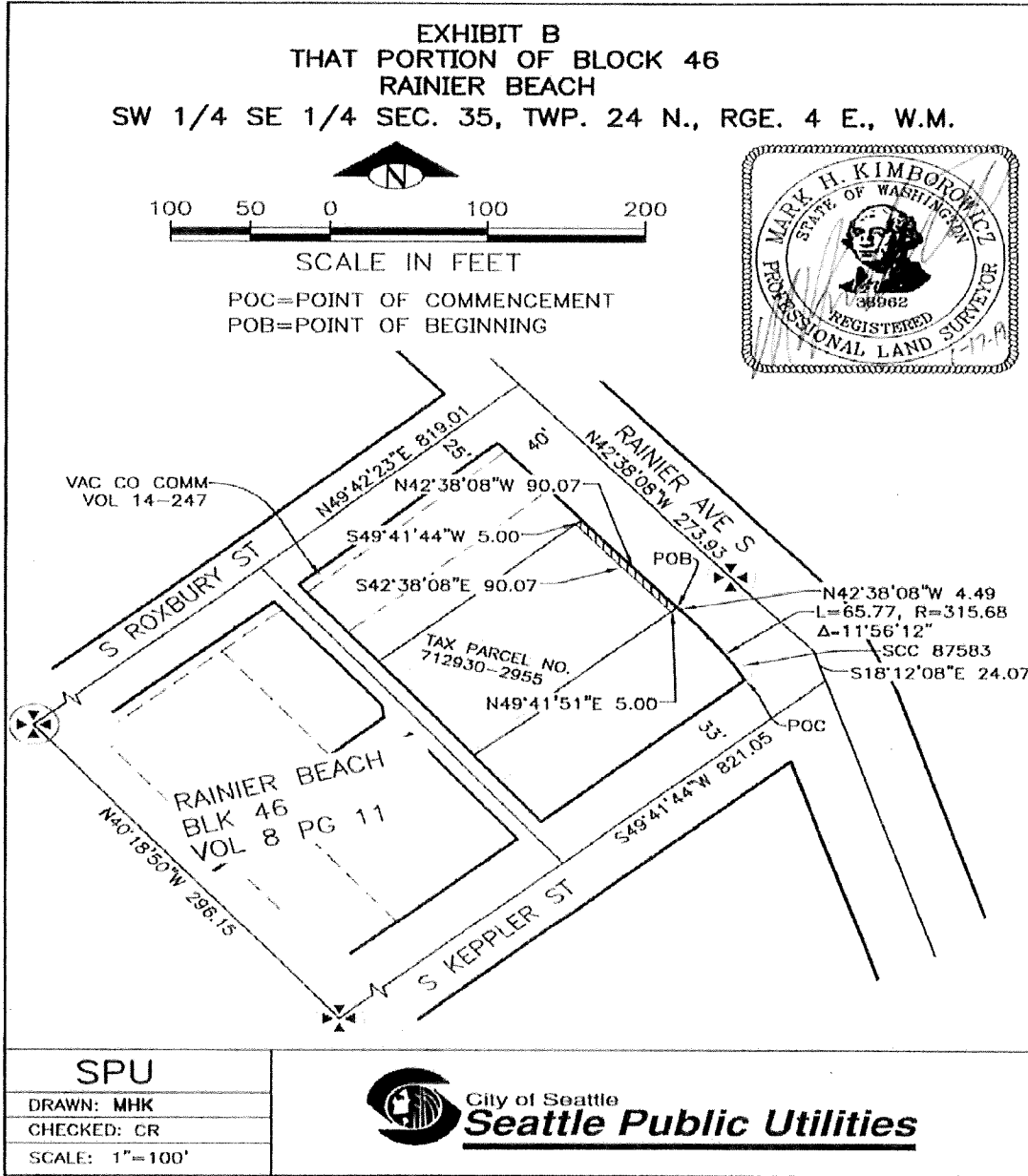
SITUATED IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

CONTAINING 450 SQ. FT., MORE OR LESS



Tax Parcel Number 712930-2955
Project Parcel 4

CATCHMENT WALL EASEMENT



Tax Parcel Number 712930-2955
 Project Parcel 4

After recording return document to:

City of Seattle
Department of Transportation
700 5th Avenue – Suite 3800
PO Box 34996
Seattle, WA 98124-4966
Attn: Barret Aldrich



20190404000484

EASEMENT Rec: \$105.00
4/4/2019 12:37 PM
KING COUNTY, WA

EXCISE TAX NOT REQUIRED
King Co. Records Division
By *Amber Lee* Deputy
Amber Lee

Document Title: Catchment Wall Easement
Reference Number of Related Document: N/A
Grantor(s): Margaret Brown
Grantee: City of Seattle
Abbreviated Legal Description: Ptn of LOTS 17 & 18, BLK 46, RAINIER BEACH, King County, WA
Additional Legal Description is on Page(s) 5 of Document.
Assessor's Tax Parcel Number(s): 712930-2960

CATCHMENT WALL EASEMENT

Project: Rainier Avenue South Hazard Mitigation

The Grantor(s), **MARGARET BROWN**, for and in consideration of mutual and offsetting benefits, other valuable consideration and the covenants and promises of the City hereinafter set forth, the receipt and sufficiency of which is hereby acknowledged, conveys and warrants unto the **CITY OF SEATTLE**, a municipal corporation of the State of Washington, and its assigns, an Easement over, under, across and upon the hereinafter described lands ("the Easement area") for the purposes of constructing, repairing, replacing and maintaining a catchment wall and other modifications associated therewith, to the same extent and purpose as if the rights herein granted had been acquired under Eminent Domain statutes of the State of Washington.

Tax Parcel Number 712930-2960
Project Parcel 5

CATCHMENT WALL EASEMENT

The Grantor reserves the right to use the Easement area for purposes that will not unreasonably interfere with the Grantee's full enjoyment of the rights granted by this Easement. Neither the Grantor nor their successors and assigns may erect or construct any building or structure, or excavate, within the Easement area without the prior written consent of the Seattle Department of Transportation ("SDOT"). Further, planting trees or any other vegetation, except for grass, shall not be allowed within the Easement area. Grantor will submit a proposed work plan to SDOT at least 120 days before any work is commenced in the Easement area. As used in this Easement, "building or structure" means anything constructed or erected on the ground or any improvement built up or composed of parts joined together in some definite manner and affixed to the ground, including fences, walls and signs.

To the extent allowed by law, Grantor(s), their successors and assigns agree to indemnify Grantee from and against any and all claims, demands, suits, damages, loss or liability of any kind arising out of, or resulting from, erosion and/or landslides. The foregoing indemnity shall run with the land and bind Grantor(s) successors and assigns.

Said lands being situated in King County, State of Washington, and described as follows:

See Exhibit A attached hereto and made a part hereof.

Grantor:

By Margaret M Brown
MARGARET BROWN

Date: August 2, 2018

Tax Parcel Number 712930-2960
Project Parcel 5

CATCHMENT WALL EASEMENT

EXHIBIT A PERMANENT EASEMENT DESCRIPTION FOR LOT 17-18 BLOCK 46 RAINIER BEACH

THAT PORTION OF LOT 17 AND 18 BLOCK 46 OF RAINIER BEACH, AS RECORDED IN VOLUME 8 OF PLATS, PAGE 46, RECORDS OF KING COUNTY, WASHINGTON, EXCEPT THAT PORTION THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 87583 FOR RAINIER AVENUE; AND EXCEPT THAT PORTION OF LOT 17, DESCRIBED AS FOLLOWS:

BEGINNING AT MOST WESTERLY CORNER OF SAID LOT 17;
THENCE NORTH 48°33'49" EAST 56.50 FEET ALONG NORTHWESTERLY LINE OF LOT 17; THENCE SOUTH 41°26'11" EAST 5.80 FEET;
THENCE SOUTH 50°47'41" WEST 56.54 FEET TO THE SOUTHWESTERLY LINE OF LOT 17; THENCE NORTH 41°26'11" WEST 3.60 FEET TO THE POINT OF BEGINNING; SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS;

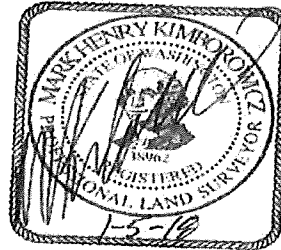
COMMENCING AT THE MOST NORTHEASTERLY CORNER OF SAID LOT 18 BEING THE INTERSECTION OF THE WESTERLY RIGHT OF WAY MARGIN OF SOUTH KEPLER STREET AND THE SOUTHERLY RIGHT OF WAY MARGIN OF RAINIER AVENUE SOUTH, PER KING COUNTY SUPERIOR COURT CAUSE NO. 87583; SAID POINT BEING THE BEGINNING OF A 315.68 FOOT NON TANGENT CURVE, CONCAVE TO SOUTHWEST, WHICH RADIUS POINT BEARS S 59° 17' 59" W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE SOUTHERLY RIGHT OF WAY MARGIN OF RAINIER AVENUE SOUTH, THROUGH A CENTRAL ANGLE OF 7° 07' 21" A DISTANCE OF 39.24 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 4° 48' 50" A DISTANCE OF 26.52 FEET; THENCE N 42° 38' 08" W 4.49 FEET; THENCE LEAVING SAID RIGHT OF WAY MARGIN S 49° 41' 44" W 5.00 FEET; THENCE S 42° 38' 08" E 4.69 FEET TO THE BEGINNING OF A 310.68 FOOT RADIUS NON TANGENT CURVE CONCAVE TO SOUTHWEST WHICH RADIUS POINT BEARS S 47° 21' 47" E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 4° 51' 14" A DISTANCE OF 26.32 FEET; THENCE N 49° 41' 44" E 5.00 FEET TO THE **POINT OF BEGINNING**.

Tax Parcel Number 712930-2960
Project Parcel 5

CATCHMENT WALL EASEMENT

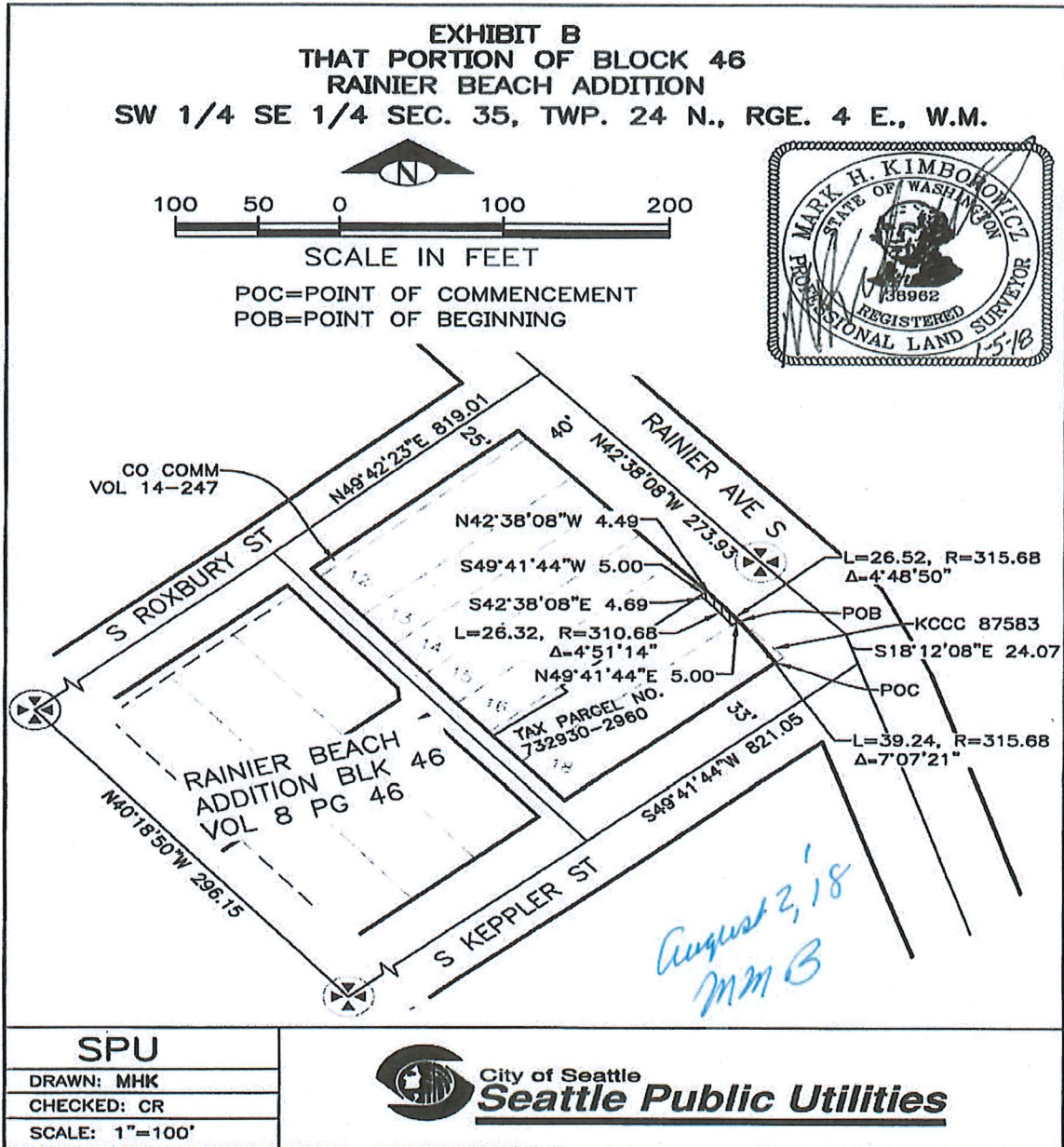
SITUATED IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF
WASHINGTON.

CONTAINING 155 SQ. FT., MORE OR LESS



Tax Parcel Number 712930-2960
Project Parcel 5

CATCHMENT WALL EASEMENT



Tax Parcel Number 712930-2960

Project Parcel 5

After recording return document to:

City of Seattle
Department of Transportation
700 5th Avenue – Suite 3800
PO Box 34996
Seattle, WA 98124-4966
Attn: Barret Aldrich



20190404000489

EASEMENT Rec: \$105.00
4/4/2019 12:37 PM
KING COUNTY, WA

EXCISE TAX NOT REQUIRED
King Co Records Division
By Amber Lee, Deputy
Amber Lee

Document Title: Catchment Wall Easement
Reference Number of Related Document: N/A
Grantor(s): Dan J. and Mary F. Del Duca
Grantee: City of Seattle
Abbreviated Legal Description: Ptn of LTS, 1 & 2, BLK. 35, RAINIER BEACH, King County, WA
Additional Legal Description is on Page(s) 5 of Document.
Assessor's Tax Parcel Number(s): 712930-1740

CATCHMENT WALL EASEMENT

Project: Rainier Avenue South Hazard Mitigation

The Grantor(s), **DAN J. DEL DUCA** and **MARY F. DEL DUCA**, a married couple, for and in consideration of mutual and offsetting benefits, other valuable consideration and the covenants and promises of the City hereinafter set forth, the receipt and sufficiency of which is hereby acknowledged, conveys and warrants unto the **CITY OF SEATTLE**, a municipal corporation of the State of Washington, and its assigns, an Easement over, under, across and upon the hereinafter described lands (“the Easement area”) for the purposes of constructing, repairing, replacing and maintaining a catchment wall and other modifications associated therewith, to the same extent and purpose as if the rights herein granted had been acquired under Eminent Domain statutes of the State of Washington.

Tax Parcel Number 712930-1740

CATCHMENT WALL EASEMENT

The Grantor reserves the right to use the Easement area for purposes that will not unreasonably interfere with the Grantee's full enjoyment of the rights granted by this Easement. Neither the Grantor nor their successors and assigns may erect or construct any building or structure, or excavate, within the Easement area without the prior written consent of the Seattle Department of Transportation ("SDOT"). Further, planting trees or any other vegetation, except for grass, shall not be allowed within the Easement area. Grantor will submit a proposed work plan to SDOT at least 120 days before any work is commenced in the Easement area. As used in this Easement, "building or structure" means anything constructed or erected on the ground or any improvement built up or composed of parts joined together in some definite manner and affixed to the ground, including fences, walls and signs.

To the extent allowed by law, Grantor(s), their successors and assigns agree to indemnify Grantee from and against any and all claims, demands, suits, damages, loss or liability of any kind arising out of, or resulting from, erosion and/or landslides. The foregoing indemnity shall run with the land and bind Grantor(s) successors and assigns.

Said lands being situated in King County, State of Washington, and described as follows:

See Exhibit A attached hereto and made a part hereof.

Grantor:

By 
Dan J. Del Duca

Date: 5-16-18, 2018

By 
Mary F. Del Duca

Date: 5-16-18, 2018

Tax Parcel Number 712930-1740

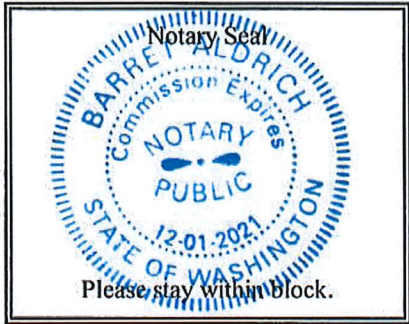
CATCHMENT WALL EASEMENT

STATE OF WASHINGTON)

County of King) : §

On this 16th day of May, 2018, before me personally appeared DAN J. DEL DUCA, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS MY HAND AND OFFICIAL SEAL hereto affixed the day and year first above written.



Barret Aldrich
Notary (print name) Barret Aldrich
Notary Public in and for the State of Washington,
residing at Kenmore WA
My Appointment expires Dec 1, 2021

CATCHMENT WALL EASEMENT

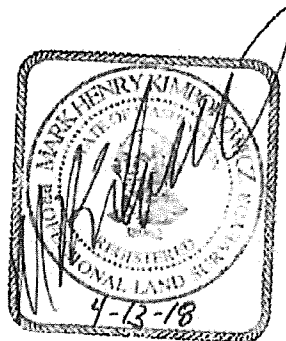
EXHIBIT A FOR LOT 2, BLOCK 35 RAINIER BEACH

THAT PORTION OF LOT 2 BLOCK 35, OF RAINIER BEACH, AS RECORDED IN VOLUME 8 OF PLATS, PAGE 11, RECORDS OF KING COUNTY, WASHINGTON, SITUATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS;

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY MARGIN OF RAINIER AVENUE SOUTH AND THE SOUTHERLY MARGIN OF SOUTH PERRY STREET, ALSO KNOWN AS THE NORTHWESTERLY CORNER OF LOT 1, OF SAID BLOCK 35, TOGETHER WITH THAT PORTION OF SOUTH PERRY STREET AS VACATED BY COUNTY COMMISSION UNDER VOLUME 14-247 AND WHICH ATTACHED BY OPERATION OF LAW; THENCE ALONG SAID SOUTHERLY MARGIN OF RAINIER AVENUE SOUTH, S 40° 18' 47" E A DISTANCE OF 68.70 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID MARGIN S 40° 18' 47" E A DISTANCE OF 39.30 FEET TO THE NORTHEASTERLY PROPERTY CORNER OF SAID LOT 2; THENCE ALONG SAID PROPERTY LINE S 49° 42' 00" W 5.00 FEET; THENCE LEAVING SAID PROPERTY LINE N 40° 18' 47" W 39.30 FEET; THENCE N 49° 42' 00" E A DISTANCE OF 5.00 FEET TO THE **POINT OF BEGINNING**.

SITUATED IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

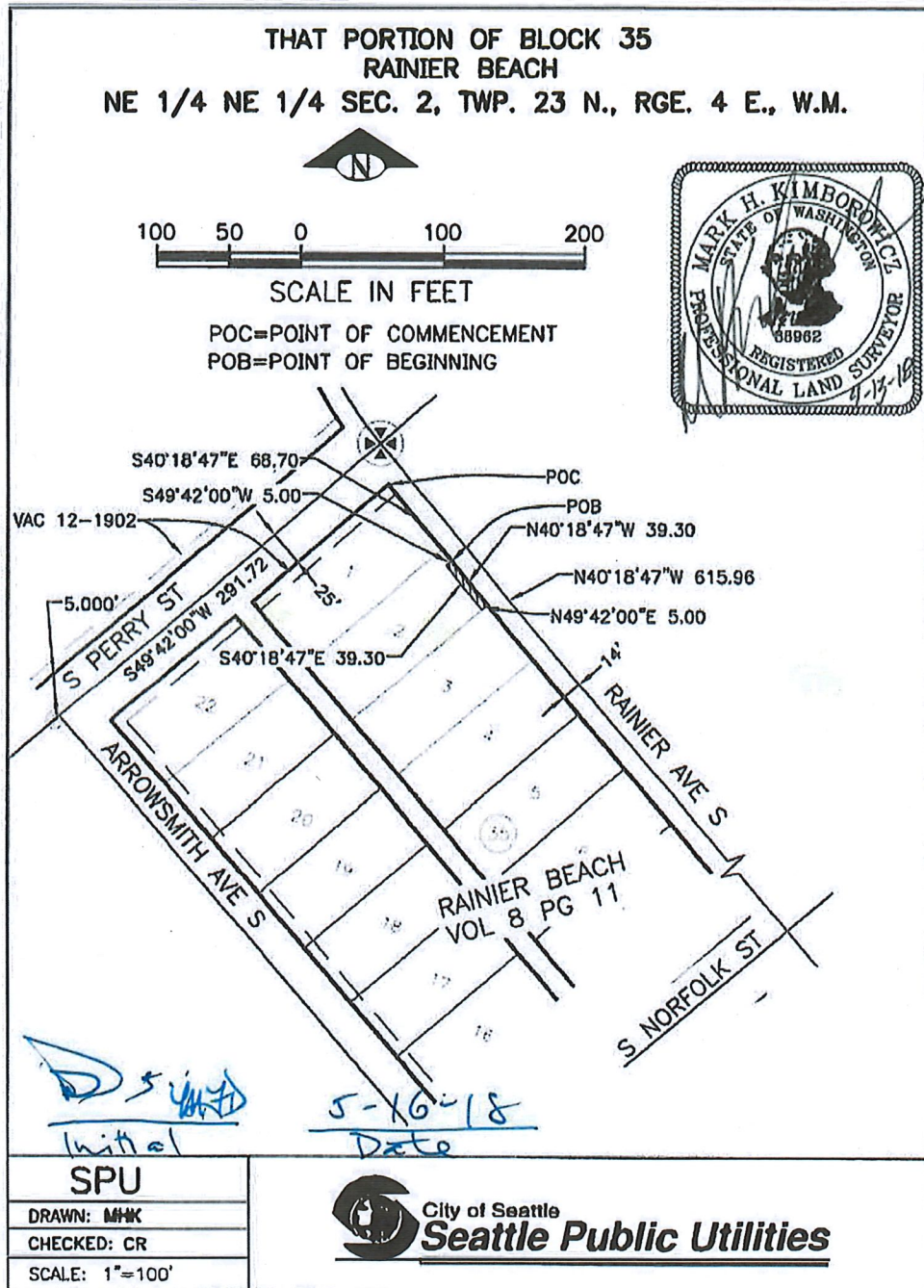
CONTAINING 196.5 SQ. FT.. MORE OR LESS



Tax Parcel Number 712930-1740

EXHIBIT B

CATCHMENT WALL EASEMENT



Tax Parcel Number 712930-1740



20190404000487

EASEMENT Rec: \$104.00
4/4/2019 12:37 PM
KING COUNTY, WA

After recording return document to:

City of Seattle
Department of Transportation
700 5th Avenue – Suite 3800
PO Box 34996
Seattle, WA 98124-4966
Attn: Julie Aune

EXCISE TAX NOT REQUIRED
King Co. Records Division
By  Deputy
Amber Lee

Document Title: Catchment Wall Easement
Reference Number of Related Document: N/A
Grantor(s): Farrington, Paul J. and Ronald F. Minter
Grantee: City of Seattle
Legal Description (abbreviated): LOT 6 & PTN LOT 5, BLK 2 MAYES' ADD. TO SEATTLE
Assessor's Tax Parcel Number: 524180-0085

CATCHMENT WALL EASEMENT

Project: Rainier Avenue South Hazard Mitigation

The Grantor(s), **PAUL J. FARRINGTON AND RONALD F. MINTER**, each as their separate estate, for and in consideration of mutual and offsetting benefits, other valuable consideration and the covenants and promises of the City hereinafter set forth, the receipt and sufficiency of which is hereby acknowledged, conveys and warrants unto the **CITY OF SEATTLE**, a municipal corporation of the State of Washington, and its assigns, an Easement over, under, across and upon the hereinafter described lands ("the Easement area") for the purposes of constructing, repairing, replacing and maintaining a catchment wall and other modifications associated therewith, to the same extent and purpose as if the rights herein granted had been acquired under Eminent Domain statutes of the State of Washington.

The Grantor reserves the right to use the Easement area for purposes that will not unreasonably interfere with the Grantee's full enjoyment of the rights granted by this Easement. Neither the Grantor nor their successors and assigns may erect or construct any building or structure, or excavate, within the Easement area without the prior written consent of the Seattle Department of Transportation ("SDOT"). Further, planting trees or

Tax Parcel Number 524180-0085

CATCHMENT WALL EASEMENT

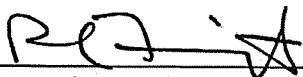
any other vegetation, except for grass, shall not be allowed within the Easement area. Grantor will submit a proposed work plan to SDOT at least 120 days before any work is commenced in the Easement area. As used in this Easement, "building or structure" means anything constructed or erected on the ground or any improvement built up or composed of parts joined together in some definite manner and affixed to the ground, including fences, walls and signs.


To the extent allowed by law, Grantor(s), their successors and assigns agree to indemnify Grantee from and against any and all claims, demands, suits, damages, loss or liability of any kind arising out of, or resulting from, erosion and/or landslides. The foregoing indemnity shall run with the land and bind Grantor(s) successors and assigns.

Said lands being situated in King County, State of Washington, and described as follows:

See Exhibit A attached hereto and made a part hereof.

Grantor:

By 
Paul J. Farrington

By 
Ronald F. Minter

Date: 31 JULY, 2018

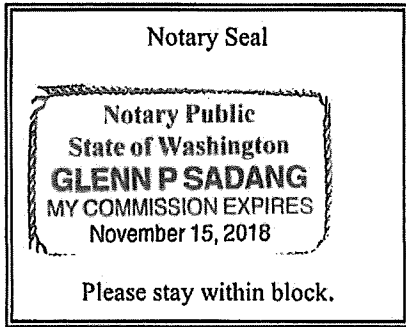
Tax Parcel Number 524180-0085
Project Parcel 3a

CATCHMENT WALL EASEMENT

STATE OF WASHINGTON)
: §
County of King)

On this 31st day of July, 2018, before me personally appeared PAUL J. FARRINGTON, to me known to be the individual described in and who executed the foregoing instrument and acknowledged that they signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS MY HAND AND OFFICIAL SEAL hereto affixed the day and year first above written.

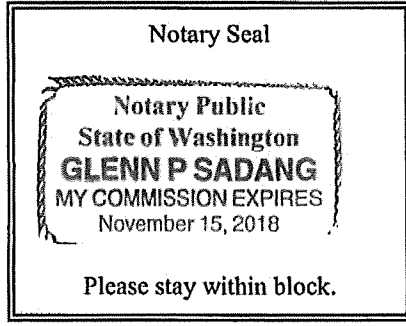


Notary (print name) Glenn P Sadang
Notary Public in and for the State of Washington,
residing at Seattle WA
My Appointment expires 11/15/2018

STATE OF WASHINGTON)
: §
County of King)

On this 31st day of July, 2018, before me personally appeared PAUL J. FARRINGTON, to me known to be the individual described in and who executed the foregoing instrument and acknowledged that they signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS MY HAND AND OFFICIAL SEAL hereto affixed the day and year first above written.



Notary (print name) Glenn P Sadang
Notary Public in and for the State of Washington,
residing at Seattle WA
My Appointment expires 11/15/2018

Tax Parcel Number 524180-0085
Project Parcel 3a

CATCHMENT WALL EASEMENT

EXHIBIT A

PERMANENT EASEMENT DESCRIPTION

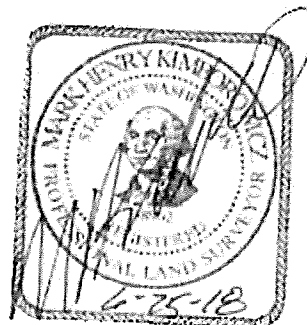
FOR LOTS 5 AND 6 BLOCK 2 MAYES ADDITION TO THE CITY OF SEATTLE

THAT PORTION OF THE SOUTHEAST HALF OF LOT 5, ALL OF LOT 6, BLOCK 2, MAYES ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 27 OF PLATS, PAGE 43, IN KING COUNTY, WASHINGTON, SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHWESTERLY CORNER OF LOT 1, BLOCK 2 OF SAID PLAT; THENCE ALONG THE SOUTHERLY RIGHT OF WAY MARGIN OF RAINIER AVENUE SOUTH S 58° 13' 45" E 233.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT OF WAY MARGIN S 58° 13' 45" E 29.21 FEET TO THE BEGINNING OF A 623.00 FOOT TANGENT CURVE, CONCAVE TO SOUTHWEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0° 38' 02" A DISTANCE OF 6.89 FEET; THENCE LEAVING SAID RIGHT OF WAY MARGIN S 32° 32' 57" W 1.00 FOOT TO THE BEGINNING OF A 622.00 FOOT NON TANGENT CURVE CONCAVE TO SOUTHWEST WHICH RADIUS POINT BEARS S 32° 24' 16" W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0° 38' 01" A DISTANCE OF 6.88 FEET; THENCE N 58° 13' 45" W 29.21 FEET; THENCE N 31° 46' 15" E 1.00 FOOT TO THE POINT OF BEGINNING.

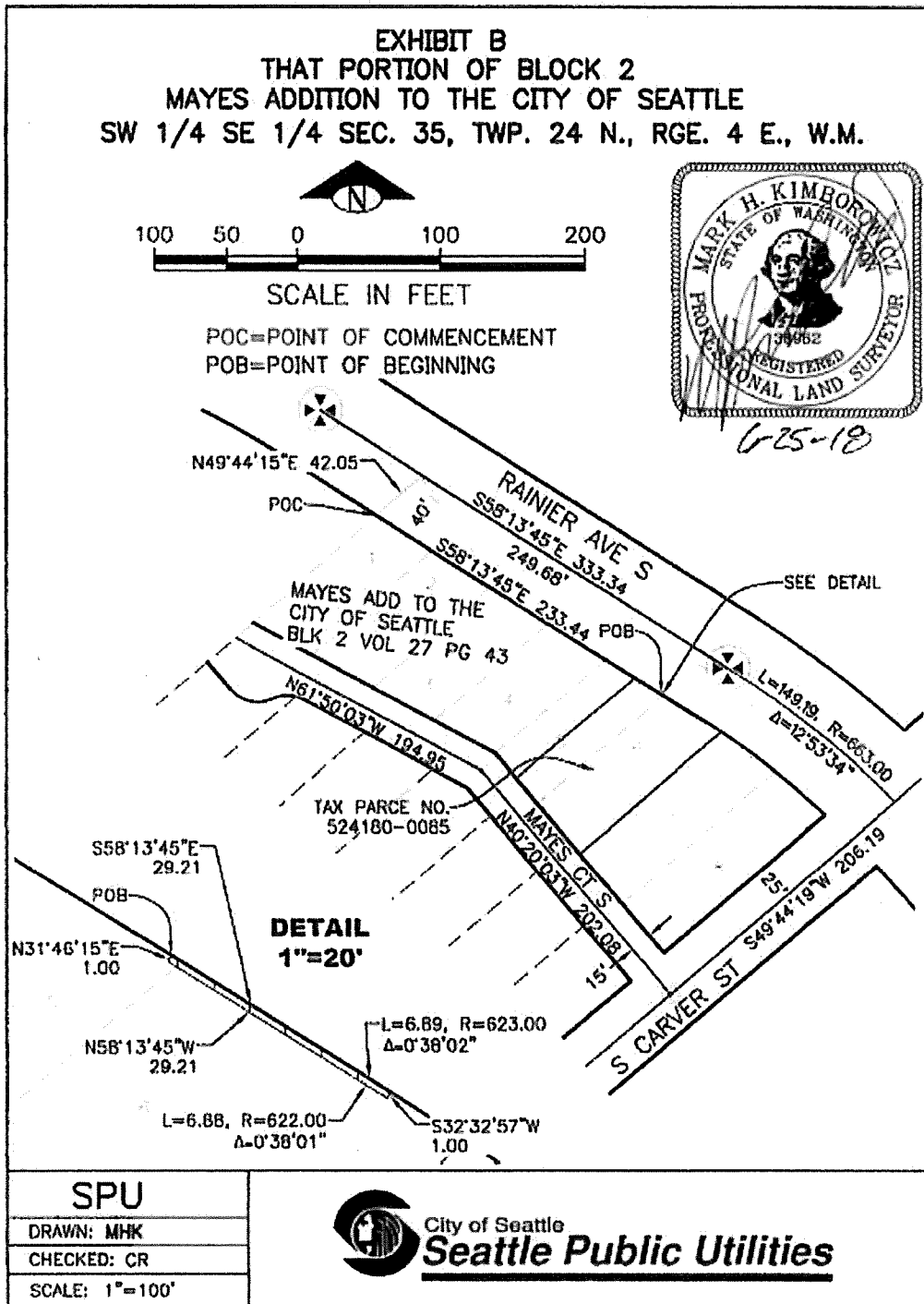
SITUATED IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

CONTAINING 36 SQ. FT., MORE OR LESS



Tax Parcel Number 524180-0085
Project Parcel 3a

CATCHMENT WALL EASEMENT



Tax Parcel Number 524180-0085
Project Parcel 3a

After recording return document to:

City of Seattle
Department of Transportation
700 5th Avenue – Suite 3800
PO Box 34996
Seattle, WA 98124-4966
Attn: Barret Aldrich



20190404000481

EASEMENT Rec: \$104.00
4/4/2019 12:37 PM
KING COUNTY, WA

Document Title: Catchment Wall Easement
Reference Number of Related Document: N/A
Grantor(s): Mark Duane Lewis
Grantee: City of Seattle
Abbreviated Legal Description: Ptn of PTN LOTS 2 & 3, BLK 2, MAYES ADD TO SEATTLE, King County, WA
Additional Legal Description is on Page(s) 5 of Document.
Assessor's Tax Parcel Number(s): 524180-0066

EXCISE TAX NOT REQUIRED
King Co. Records Division
By *Amber Lee* Deputy
Amber Lee

CATCHMENT WALL EASEMENT

Project: Rainier Avenue South Hazard Mitigation

The Grantor(s), **MARK DUANE LEWIS**, for and in consideration of mutual and offsetting benefits, other valuable consideration and the covenants and promises of the City hereinafter set forth, the receipt and sufficiency of which is hereby acknowledged, conveys and warrants unto the **CITY OF SEATTLE**, a municipal corporation of the State of Washington, and its assigns, an Easement over, under, across and upon the hereinafter described lands ("the Easement area") for the purposes of constructing, repairing, replacing and maintaining a catchment wall and other modifications associated therewith, to the same extent and purpose as if the rights herein granted had been acquired under Eminent Domain statutes of the State of Washington.

Tax Parcel Number 524180-0066
Project Parcel 2

CATCHMENT WALL EASEMENT

The Grantor reserves the right to use the Easement area for purposes that will not unreasonably interfere with the Grantee's full enjoyment of the rights granted by this Easement. Neither the Grantor nor their successors and assigns may erect or construct any building or structure, or excavate, in the Easement area without the prior written consent of the Seattle Department of Transportation ("SDOT"). Further, planting trees or any other vegetation, except for grass, shall not be allowed within the Easement area. Grantor will submit a proposed work plan to SDOT at least 60 days before any work is commenced in the Easement area. As used in this Easement, "building or structure" means anything constructed or erected on the ground or any improvement built up or composed of parts joined together in some definite manner and affixed to the ground, including fences, walls and signs.

To the extent allowed by law, Grantor(s), their successors and assigns agree to indemnify Grantee from and against any and all claims, demands, suits, damages, loss or liability of any kind arising out of, or resulting from, erosion and/or landslides. The foregoing indemnity shall run with the land and bind Grantor(s) successors and assigns.

Said lands being situated in King County, State of Washington, and described as follows:

See Exhibit A attached hereto and made a part hereof.

Grantors:

By: Mark D. Lewis
MARK DUANE LEWIS

Date: 02/21/19, 2018

Tax Parcel Number 524180-0066
Project Parcel 2

CATCHMENT WALL EASEMENT

EXHIBIT A

PERMANENT EASEMENT DESCRIPTION

FOR LOT 2 AND 3 BLOCK 2 MAYES ADDITION TO THE CITY OF SEATTLE

THAT PORTION OF LOT 2 LYING SOUTHEASTERLY OF A LINE WHICH BEGINS AT A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 2 DISTANT SOUTH 62°56'11" EAST, 59.17 FEET FROM THE MOST WESTERLY CORNER OF SAID LOT 1 IN SAID BLOCK 2 AND RUNS: THENCE NORTH 48°33'49" EAST, PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 1 AND THE NORTHWESTERLY HALF OF LOT 3, BLOCK 2, MAYES ADDITION TO CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 27 OF PLATS, PAGE 43, RECORDS OF KING COUNTY, WASHINGTON, SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHWESTERLY CORNER OF LOT 1, BLOCK 2 OF SAID PLAT; THENCE ALONG THE SOUTHERLY RIGHT OF WAY MARGIN OF RAINIER AVENUE SOUTH S 58° 13' 45" E 57.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT OF WAY MARGIN S 58° 13' 45" E 58.72 FEET; THENCE LEAVING SAID RIGHT OF WAY MARGIN S 49° 44' 15" W 5.26 FEET; THENCE N 58° 13' 45" W 58.72 FEET; THENCE N 49° 44' 15" E 5.26 FEET TO THE POINT OF BEGINNING.

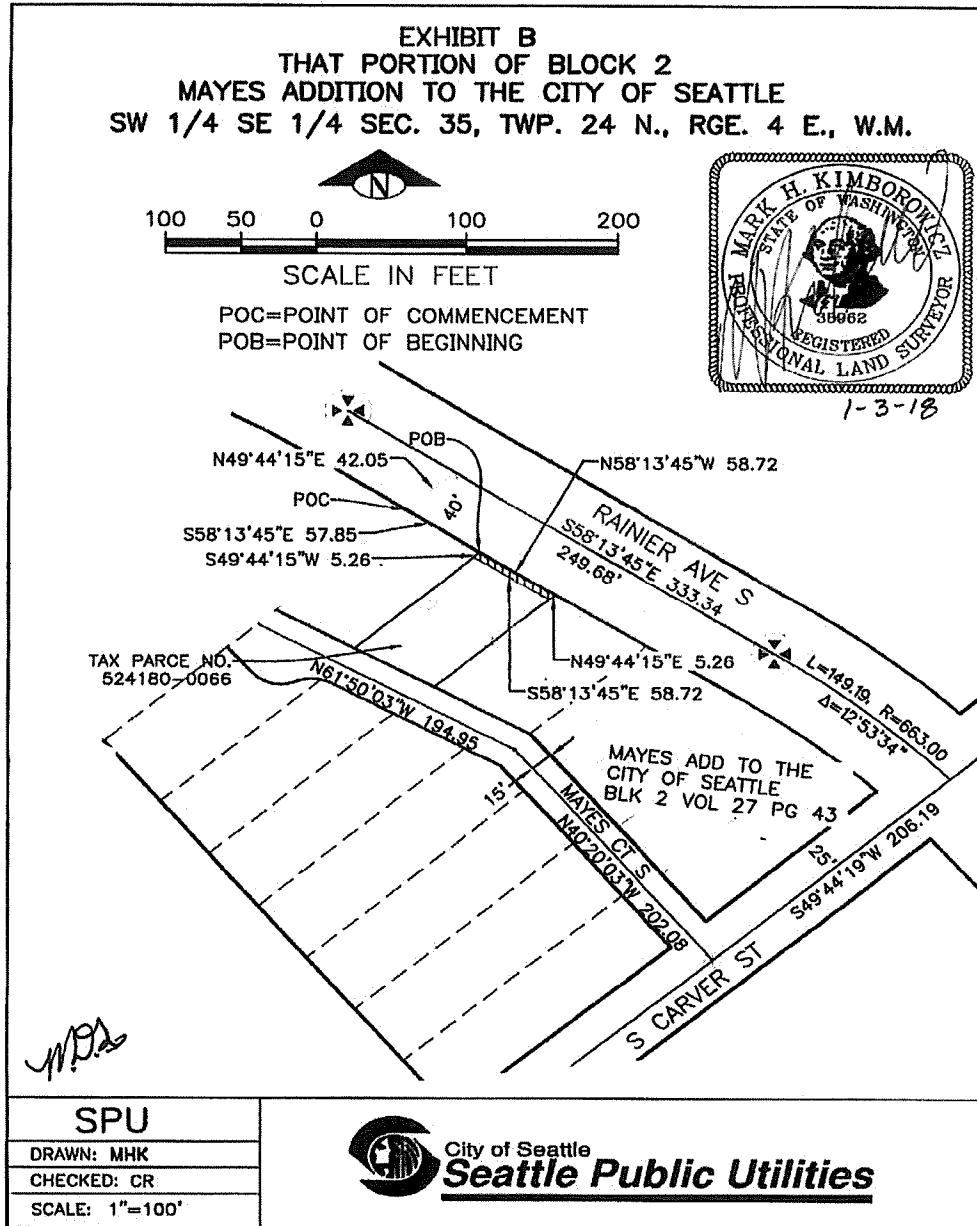
SITUATED IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

CONTAINING 294 SQ. FT., MORE OR LESS



Tax Parcel Number 524180-0066
Project Parcel 2

CATCHMENT WALL EASEMENT



Tax Parcel Number 524180-0066
Project Parcel 2

After recording return document to:

City of Seattle
Department of Transportation
700 5th Avenue – Suite 3800
PO Box 34996
Seattle, WA 98124-4966
Attn: Barret Aldrich



EXCISE TAX NOT REQUIRED
King Co. Records Division
By Amber Lee, Deputy

Document Title: Catchment Wall Easement
Reference Number of Related Document: N/A
Grantor(s): Gene Louie and Lena T. Louie
Grantee: City of Seattle
*Abbreviated Legal Description: Ptn of LT. 4, PTN. LTS. 3 & 5, BLK. 2, MAYE'S ADD.
TO THE CITY OF SEATTLE, King County, WA*
Additional Legal Description is on Page(s) 5 of Document.
Assessor's Tax Parcel Number(s): 524180-0071

CATCHMENT WALL EASEMENT

Project: Rainier Avenue South Hazard Mitigation

The Grantor(s), **GENE LOUIE** and **LENA T. LOUIE**, for and in consideration of mutual and offsetting benefits, other valuable consideration and the covenants and promises of the City hereinafter set forth, the receipt and sufficiency of which is hereby acknowledged, conveys and warrants unto the **CITY OF SEATTLE**, a municipal corporation of the State of Washington, and its assigns, an Easement over, under, across and upon the hereinafter described lands (“the Easement area”) for the purposes of constructing, repairing, replacing and maintaining a catchment wall and other modifications associated therewith, to the same extent and purpose as if the rights herein granted had been acquired under Eminent Domain statutes of the State of Washington.

Tax Parcel Number 524180-0071
Project Parcel 3

CATCHMENT WALL EASEMENT

The Grantor reserves the right to use the Easement area for purposes that will not unreasonably interfere with the Grantee's full enjoyment of the rights granted by this Easement. Neither the Grantor nor their successors and assigns may erect or construct any building or structure, or excavate, in the Easement area without the prior written consent of the Seattle Department of Transportation ("SDOT"). Further, planting trees or any other vegetation, except for grass, shall not be allowed within the Easement area. Grantor will submit a proposed work plan to SDOT at least 120 days before any work is commenced in the Easement area. As used in this Easement, "building or structure" means anything constructed or erected on the ground or any improvement built up or composed of parts joined together in some definite manner and affixed to the ground, including fences, walls and signs.

To the extent allowed by law, Grantor(s), their successors and assigns agree to indemnify Grantee from and against any and all claims, demands, suits, damages, loss or liability of any kind arising out of, or resulting from, erosion and/or landslides. The foregoing indemnity shall run with the land and bind Grantor(s) successors and assigns.

Said lands being situated in King County, State of Washington, and described as follows:

See Exhibit A attached hereto and made a part hereof.

Grantors:

By: 
GENE LOUIE

By: 
LENA T. LOUIE

Date: August 23, 2018

Tax Parcel Number 524180-0071
Project Parcel 3

CATCHMENT WALL EASEMENT

Approved and Accepted By:
CITY OF SEATTLE

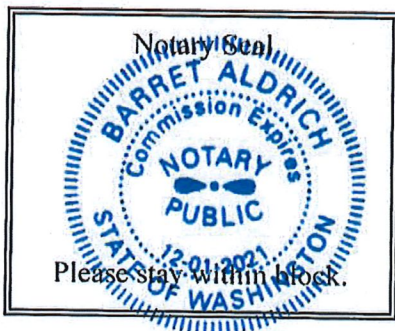
By: [Signature]
Linea Laird, Interim Director
Seattle Department of Transportation

Date: December 13, 2018

STATE OF WASHINGTON)
 : §
County of King)

On this 13 day of December, 2018, before me personally appeared LINEA LAIRD, to me known to be the Interim Director of the Seattle Department of Transportation of the City of Seattle, a Washington Municipal Corporation, the municipal corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said municipal corporation for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

WITNESS MY HAND AND OFFICIAL SEAL hereto affixed the day and year first above written.



[Signature]
Notary (print name) Barret Aldrich
Notary Public in and for the State of Washington,
residing at Yashon, WA
My Appointment expires Dec 1, 2021

Tax Parcel Number 524180-0071
Project Parcel 3

CATCHMENT WALL EASEMENT

EXHIBIT A

PERMANENT EASEMENT DESCRIPTION

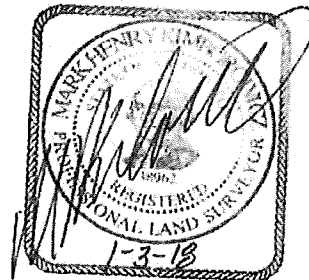
FOR LOTS 3 AND 4 BLOCK 2 MAYES ADDITION TO THE CITY OF SEATTLE

THAT PORTION OF THE SOUTHEAST HALF OF LOT 3, ALL OF LOT 4, AND THE NORTHWEST HALF OF LOT 5, BLOCK 2, MAYE'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 27 OF PLATS, PAGE 43, IN KING COUNTY, WASHINGTON, SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS;

COMMENCING AT THE MOST NORTHWESTERLY CORNER OF LOT 1, BLOCK 2 OF SAID PLAT; THENCE ALONG THE SOUTHERLY RIGHT OF WAY MARGIN OF RAINIER AVENUE SOUTH S 58° 13' 45" E 116.56 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID RIGHT OF WAY MARGIN S 58° 13' 45" E 31.50 FEET; THENCE LEAVING SAID RIGHT OF WAY MARGIN S 31° 46' 15" W 5.00 FEET; THENCE N 58° 13' 45" W 33.12 FEET; THENCE N 49° 44' 15" E 5.26 FEET TO THE **POINT OF BEGINNING**.

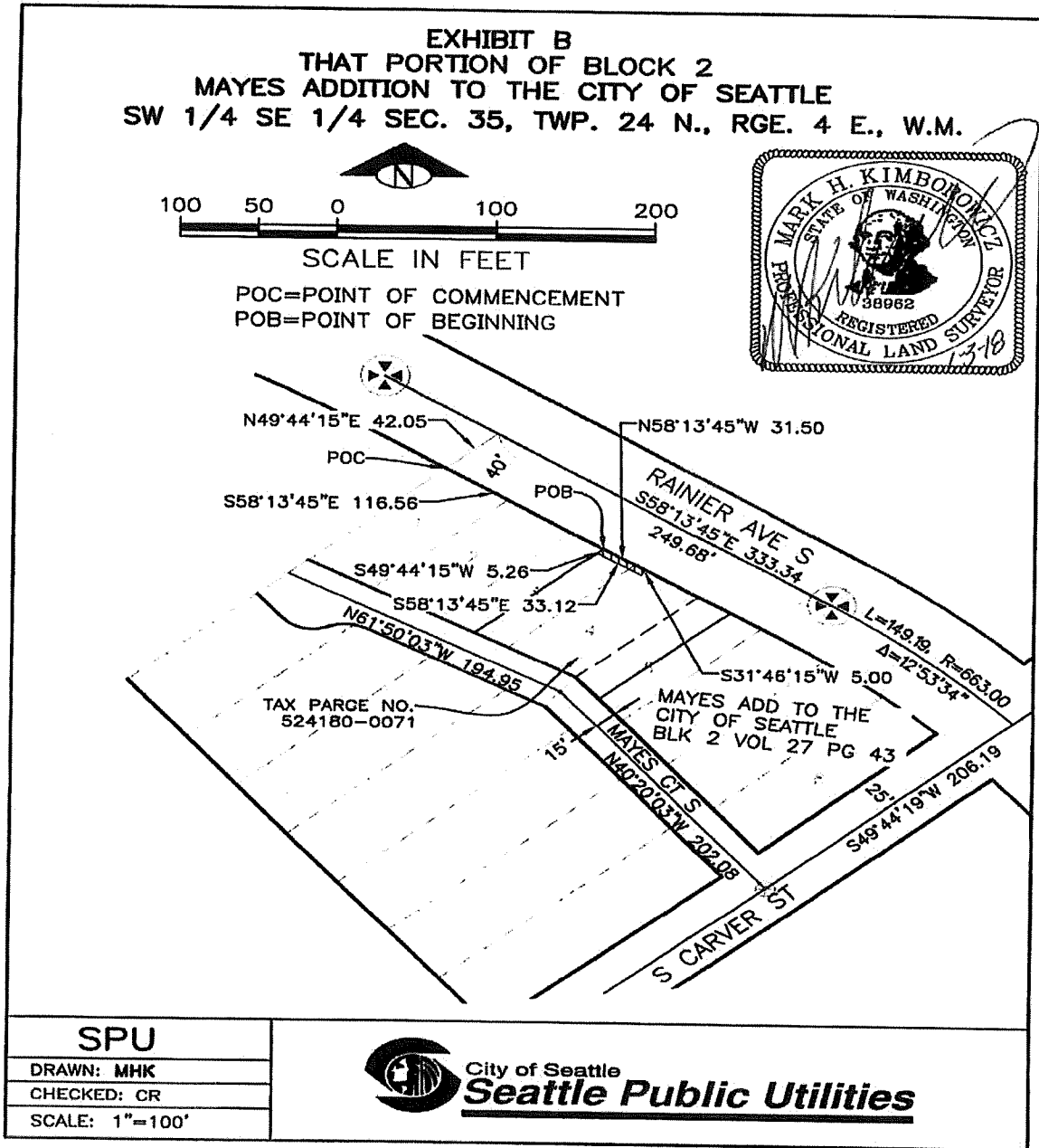
SITUATED IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

CONTAINING 162 SQ. FT., MORE OR LESS



Tax Parcel Number 524180-0071
Project Parcel 3

CATCHMENT WALL EASEMENT



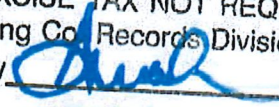
Tax Parcel Number 524180-0071

Project Parcel 3

After recording return document to:

City of Seattle
Department of Transportation
700 5th Avenue – Suite 3800
PO Box 34996
Seattle, WA 98124-4966
Attn: Barret Aldrich


20190404000488
EASEMENT Rec: \$104.00
4/4/2019 12:37 PM
KING COUNTY, WA

EXCISE TAX NOT REQUIRED
King Co. Records Division
By  Deputy
Amber Lee

Document Title: Catchment Wall Easement
Reference Number of Related Document: N/A
Grantor(s): Lincoln A. Louie and Ann Marie D. Louie
Grantee: City of Seattle
*Abbreviated Legal Description: Ptn of LOTS 3, 4 & 5, BLK 35, RAINIER BEACH ADD,
ACC. TO PLAT THEREOF REC. IN VOL 8, PG 11, King County, WA*
Additional Legal Description is on Page(s) 5 of Document.
Assessor's Tax Parcel Number(s): 712930-1750

CATCHMENT WALL EASEMENT

Project: Rainier Avenue South Hazard Mitigation

The Grantor(s), **LINCOLN A. LOUIE** and **ANN MARIE D. LOUIE**, a married couple, for and in consideration of mutual and offsetting benefits, other valuable consideration and the covenants and promises of the City hereinafter set forth, the receipt and sufficiency of which is hereby acknowledged, conveys and warrants unto the **CITY OF SEATTLE**, a municipal corporation of the State of Washington, and its assigns, an Easement over, under, across and upon the hereinafter described lands (“the Easement area”) for the purposes of constructing, repairing, replacing and maintaining a catchment wall and other modifications associated therewith, to the same extent and purpose as if the rights herein granted had been acquired under Eminent Domain statutes of the State of Washington.

Tax Parcel Number 712930-1750
Project Parcel 7

CATCHMENT WALL EASEMENT

The Grantor reserves the right to use the Easement area for purposes that will not unreasonably interfere with the Grantee's full enjoyment of the rights granted by this Easement. Neither the Grantor nor their successors and assigns may erect or construct any building or structure, or excavate, within the Easement area without the prior written consent of the Seattle Department of Transportation ("SDOT"). Further, planting trees or any other vegetation, except for grass, shall not be allowed within the Easement area. Grantor will submit a proposed work plan to SDOT at least 120 days before any work is commenced in the Easement area. As used in this Easement, "building or structure" means anything constructed or erected on the ground or any improvement built up or composed of parts joined together in some definite manner and affixed to the ground, including fences, walls and signs.

To the extent allowed by law, Grantor(s), their successors and assigns agree to indemnify Grantee from and against any and all claims, demands, suits, damages, loss or liability of any kind arising out of, or resulting from, erosion and/or landslides. The foregoing indemnity shall run with the land and bind Grantor(s) successors and assigns.

Said lands being situated in King County, State of Washington, and described as follows:

See Exhibit A attached hereto and made a part hereof.

Grantors:

By 
LINCOLN A. LOUIE

Date: May 14, 2018

By 
ANN MARIE D. LOUIE

Date: 5/14, 2018

Tax Parcel Number 712930-1750
Project Parcel 7

CATCHMENT WALL EASEMENT

EXHIBIT A PERMANENT EASEMENT DESCRIPTION FOR LOTS 3 THROUGH 5, BLOCK 35 RAINIER BEACH

THAT PORTION OF LOTS 3 THROUGH 5 BLOCK 35, OF RAINIER BEACH, AS RECORDED IN VOLUME 8 OF PLATS, PAGE 11, RECORDS OF KING COUNTY, WASHINGTON, SITUATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS;

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY MARGIN OF RAINIER AVENUE SOUTH AND THE SOUTHERLY MARGIN OF SOUTH PERRY STREET ALSO KNOWN AS THE NORTHWESTERLY CORNER OF LOT 1, OF SAID BLOCK 35, TOGETHER WITH THAT PORTION OF SOUTH PERRY STREET AS VACATED BY COUNTY COMMISSION UNDER VOLUME 14-247 AND WHICH ATTACHED BY OPERATION OF LAW; THENCE ALONG SAID SOUTHERLY MARGIN OF RAINIER AVENUE SOUTH, S 40° 18' 47" E A DISTANCE OF 108.00 FEET TO THE NORTHWESTERLY PROPERTY CORNER OF LOT 3 AND THE **POINT OF BEGINNING**;
THENCE CONTINUING ALONG SAID RIGHT OF WAY MARGIN S 40° 18' 47" E A DISTANCE OF 150.00 FEET TO THE SOUTHEASTERLY PROPERTY LINE OF LOT 5; THENCE ALONG SAID PROPERTY LINE S 49° 42' 00" W 5.00 FEET;
THENCE LEAVING SAID PROPERTY LINE N 40° 18' 47" W 150.00 FEET TO THE NORTHWESTERLY PROPERTY LINE OF LOT 3;
THENCE ALONG SAID PROPERTY LINE N 49° 42' 00" E A DISTANCE OF 5.00 FEET TO THE **POINT OF BEGINNING**.

SITUATED IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

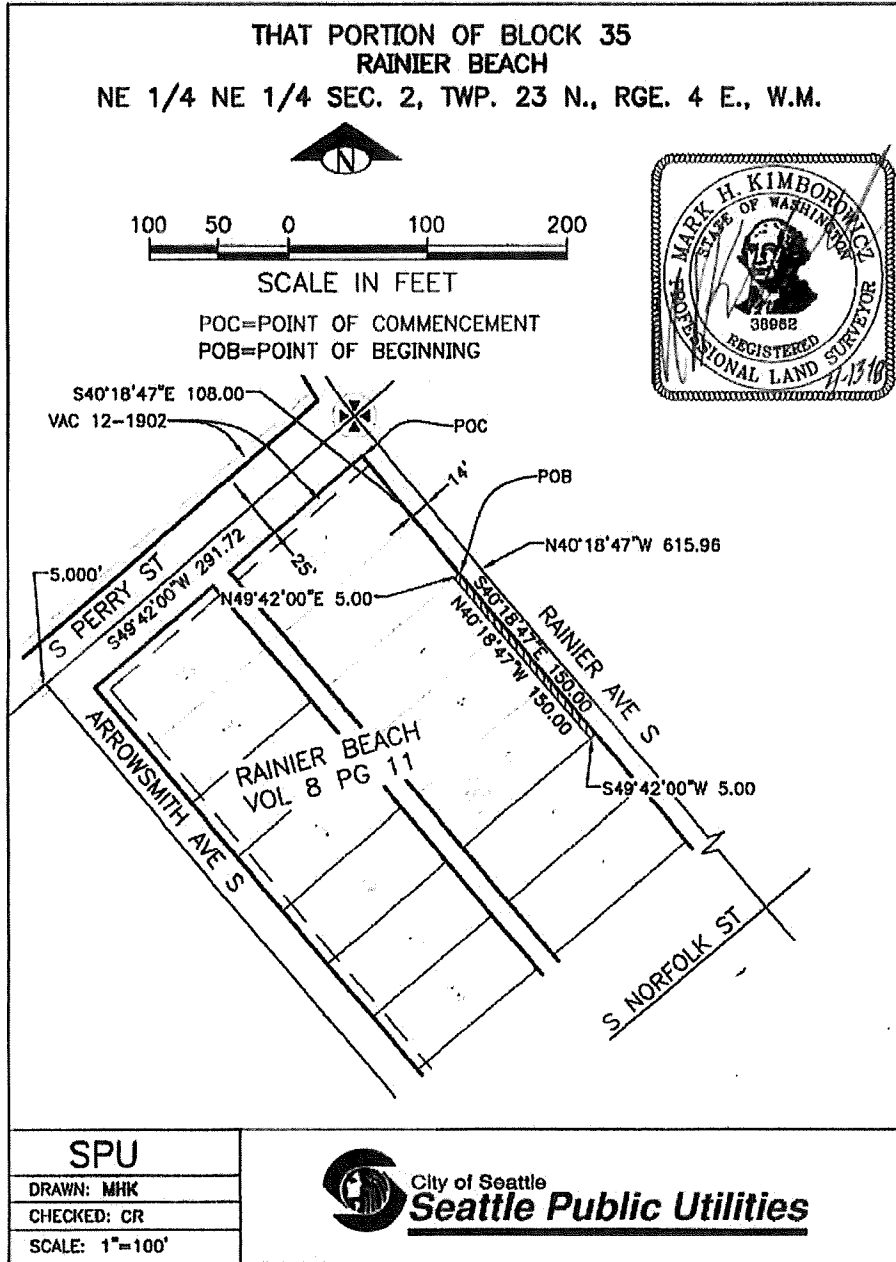
CONTAINING 750 SQ. FT., MORE OR LESS



Tax Parcel Number 712930-1750
Project Parcel 7

EXHIBIT B

CATCHMENT WALL EASEMENT



Tax Parcel Number 712930-1750
Project Parcel 7

After recording return document to:

City of Seattle
Department of Transportation
700 5th Avenue – Suite 3800
PO Box 34996
Seattle, WA 98124-4966
Attn: Barret Aldrich



20190404000486

EASEMENT Rec: \$105.00
4/4/2019 12:37 PM
KING COUNTY, WA

EXCISE TAX NOT REQUIRED
King Co. Records Division
By Amber Lee Deputy

Document Title: Catchment Wall Easement

Reference Number of Related Document: N/A

Grantor(s): Robert Miller and Ana Miller

Grantee: City of Seattle

*Abbreviated Legal Description: Ptn of STURTEVANTS LAKE FRONT TRS 12 & POR
11 ELY OF LN RNNG FR PT 9.44 FT NWLY OF NE COR TO PT 11.63 FT NWLY OF
SE COR LESS ST, Block: 3, Lot: 11-12, King County, WA*

Additional Legal Description is on Page(s) 5 of Document.

Assessor's Tax Parcel Number(s): 806900-0180

CATCHMENT WALL EASEMENT

Project: Rainier Avenue South Hazard Mitigation

The Grantor(s), **ROBERT MILLER** and **ANA MILLER**, for and in consideration of mutual and offsetting benefits, other valuable consideration and the covenants and promises of the City hereinafter set forth, the receipt and sufficiency of which is hereby acknowledged, conveys and warrants unto the **CITY OF SEATTLE**, a municipal corporation of the State of Washington, and its assigns, an Easement over, under, across and upon the hereinafter described lands ("the Easement area") for the purposes of constructing, repairing, replacing and maintaining a catchment wall and other modifications associated therewith, to the same extent and purpose as if the rights herein granted had been acquired under Eminent Domain statutes of the State of Washington.

Tax Parcel Number 806900-0180
Project Parcel 11

CATCHMENT WALL EASEMENT

The Grantor reserves the right to use the Easement area for purposes that will not unreasonably interfere with the Grantee's full enjoyment of the rights granted by this Easement. Neither the Grantor nor their successors and assigns may erect or construct any building or structure, or excavate, within the Easement area without the prior written consent of the Seattle Department of Transportation ("SDOT"). Further, planting trees or any other vegetation, except for grass, shall not be allowed within the Easement area. Grantor will submit a proposed work plan to SDOT at least 120 days before any work is commenced in the Easement area. As used in this Easement, "building or structure" means anything constructed or erected on the ground or any improvement built up or composed of parts joined together in some definite manner and affixed to the ground, including fences, walls and signs.

To the extent allowed by law, Grantor(s), their successors and assigns agree to indemnify Grantee from and against any and all claims, demands, suits, damages, loss or liability of any kind arising out of, or resulting from, erosion and/or landslides. The foregoing indemnity shall run with the land and bind Grantor(s) successors and assigns.

Said lands being situated in King County, State of Washington, and described as follows:

See Exhibit A attached hereto and made a part hereof.

Grantors:

Date: 07-27, 2018

By 
Robert Miller

By 
Ana Miller

Tax Parcel Number 806900-0180
Project Parcel 11

CATCHMENT WALL EASEMENT

Approved and Accepted By:
CITY OF SEATTLE

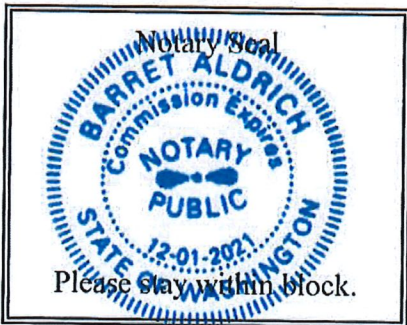
By: [Signature]
Linea Laird, Interim Director
Seattle Department of Transportation

Date: December 13, 2018

STATE OF WASHINGTON)
 : §
County of King)

On this 13 day of December, 2018, before me personally appeared LINEA LAIRD, to me known to be the Interim Director of the Seattle Department of Transportation of the City of Seattle, a Washington Municipal Corporation, the municipal corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said municipal corporation for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

WITNESS MY HAND AND OFFICIAL SEAL hereto affixed the day and year first above written.



[Signature]
Notary (print name) Barret Aldrich
Notary Public in and for the State of Washington,
residing at Vashon, WA
My Appointment expires Dec 1, 2021

Tax Parcel Number 806900-0180
Project Parcel 11

CATCHMENT WALL EASEMENT

EXHIBIT A

FOR PORTIONS OF LOTS 11-12 BLOCK 3

STURTEVANT'S RAINIER BEACH LAKE FRONT TRACTS

THAT PORTION OF LOT 12, AND THAT PORTION OF LOT 11, BLOCK 3, STURTEVANT'S RAINIER BEACH LAKE FRONT TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 102, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 11;
THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF LOT 11, 132.10 FEET TO THE NORTHEAST CORNER OF SAID LOT;
THENCE NORTH 70°37' WEST ALONG THE NORTHERLY LINE OF LOT 11, 9.44 FEET; THENCE SOUTHWESTERLY TO A POINT ON THE SOUTHERLY LINE OF LOT 11 WHICH IS 11.63 FEET WESTERLY (MEASURED ALONG THE SOUTHERLY LINE) FROM THE SOUTHEAST CORNER OF LOT 11; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF LOT 11, 11.63 FEET TO THE POINT OF BEGINNING; EXCEPT THAT PORTION THEREOF CONDEMNED FOR RAINIER AVENUE BY KING COUNTY SUPERIOR COURT CAUSE NUMBER 87583, ORDINANCE NUMBER 29364 OF THE CITY OF SEATTLE; DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHWESTERLY CORNER OF SAID BLOCK 3, BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY MARGIN OF RAINIER AVENUE SOUTH AND THE EASTERLY RIGHT OF WAY MARGIN OF 75TH AVENUE SOUTH, PER KING COUNTY SUPERIOR COURT CAUSE NO. 87583, SAID POINT BEING THE BEGINNING OF A 303.88 FOOT NON TANGENT CURVE, CONCAVE TO SOUTHWEST, WHICH RADIUS POINT BEARS S 11° 21' 26" W; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, ALSO BEING THE SOUTHERLY RIGHT OF WAY MARGIN OF RAINIER AVENUE SOUTH, THROUGH A CENTRAL ANGLE OF 9° 12' 36" A DISTANCE OF 48.85 FEET; THENCE S 69° 25' 58" E 416.75 FEET TO THE BEGINNING OF A 591.27 FOOT RADIUS TANGENT CURVE CONCAVE TO SOUTHWEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9° 36' 16" A DISTANCE OF 99.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2° 30' 00" A DISTANCE OF 25.80 FEET; THENCE LEAVING SAID RIGHT OF WAY MARGIN S 32° 40' 19" W 5.00 FEET, TO THE BEGINNING OF A 586.27 FOOT NON TANGENT CURVE CONCAVE TO SOUTHWEST WHICH RADIUS POINT BEARS S 32° 40' 19" W; THENCE NORTHWESTERLY ALONG THE ARC OF

Tax Parcel Number 806900-0180

Project Parcel 11

CATCHMENT WALL EASEMENT

SAID CURVE THROUGH A CENTRAL ANGLE OF 2° 28' 16" A DISTANCE OF 25.29 FEET; THENCE N 26° 47' 07" W 5.01 FEET TO THE **POINT OF BEGINNING.**

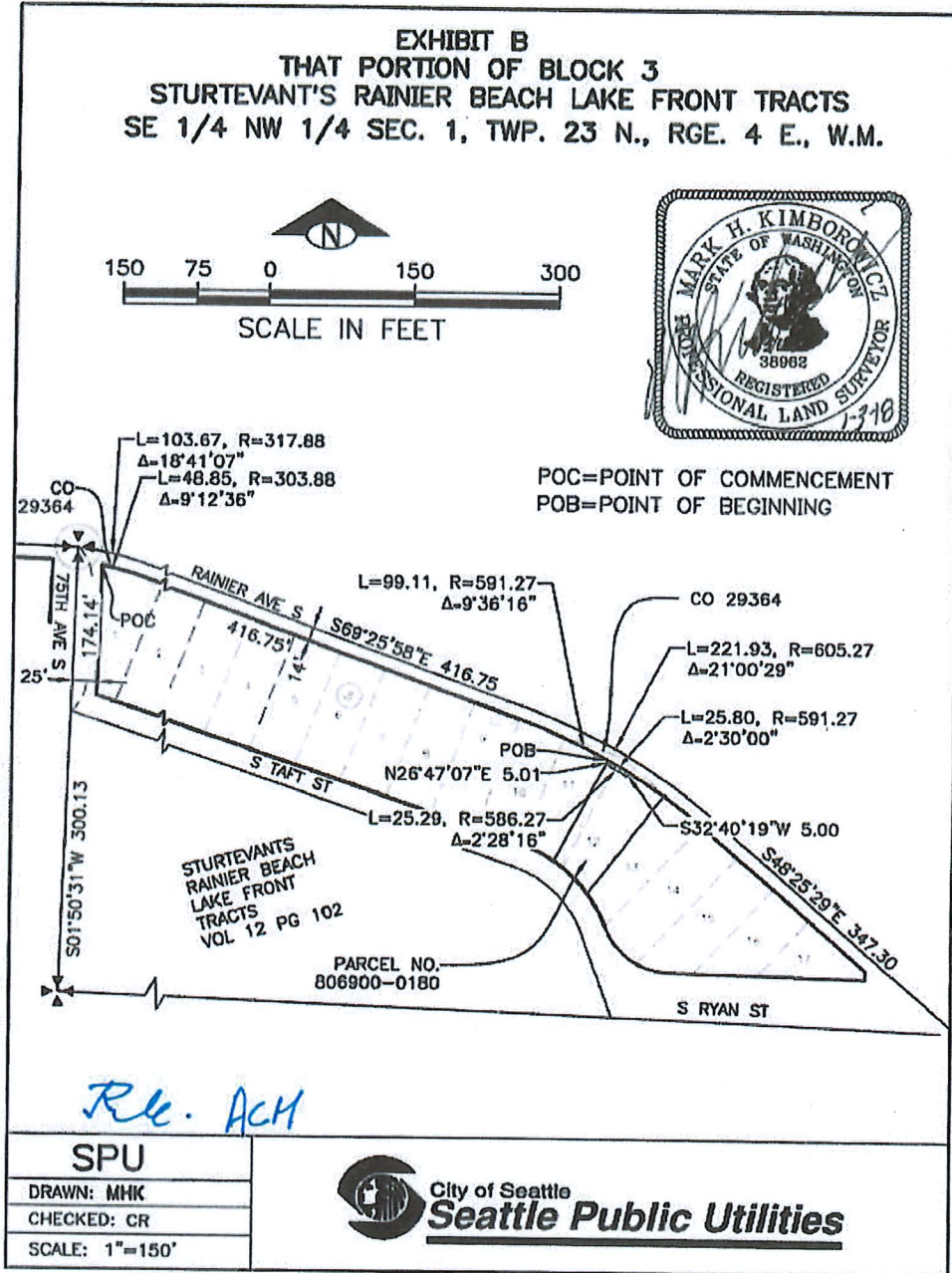
SITUATED IN THE CITY OF SEATTLE, COUNTY OF KING,
STATE OF WASHINGTON.

CONTAINING 128 SQ. FT., MORE OR LESS



Tax Parcel Number 806900-0180
Project Parcel 11

CATCHMENT WALL EASEMENT



Tax Parcel Number 806900-0180
Project Parcel 11

After recording return document to:

City of Seattle
Department of Transportation
700 5th Avenue – Suite 3800
PO Box 34996
Seattle, WA 98124-4966
Attn: Barret Aldrich



20190404000483

EASEMENT Rec: \$104.00
4/4/2019 12:37 PM
KING COUNTY, WA

EXCISE TAX NOT REQUIRED
King Co. Records Division
By *Amber Lee* Deputy
Amber Lee

Document Title: Catchment Wall Easement
Reference Number of Related Document: N/A
Grantor(s): Ngoc Nguyen and My Chau Tran
Grantee: City of Seattle
Abbreviated Legal Description: Ptn of STURTEVANTS LAKE FRONT TRS 9 & WLY 15
FT OF 10 LESS ST, Block: 3 Lot: 9-10, King County, WA
Additional Legal Description is on Page(s) 5 of Document.
Assessor's Tax Parcel Number(s): 806900-0170

CATCHMENT WALL EASEMENT

Project: Rainier Avenue South Hazard Mitigation

The Grantor(s), **NGOC NGUYEN** and **MY CHAU TRAN**, for and in consideration of mutual and offsetting benefits, other valuable consideration and the covenants and promises of the City hereinafter set forth, the receipt and sufficiency of which is hereby acknowledged, conveys and warrants unto the **CITY OF SEATTLE**, a municipal corporation of the State of Washington, and its assigns, an Easement over, under, across and upon the hereinafter described lands (“the Easement area”) for the purposes of constructing, repairing, replacing and maintaining a catchment wall and other modifications associated therewith, to the same extent and purpose as if the rights herein granted had been acquired under Eminent Domain statutes of the State of Washington.

Tax Parcel Number 806900-0170
Project Parcel 9

CATCHMENT WALL EASEMENT

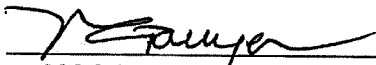
The Grantor reserves the right to use the Easement area for purposes that will not unreasonably interfere with the Grantee's full enjoyment of the rights granted by this Easement. Neither the Grantor nor their successors and assigns may erect or construct any building or structure, or excavate, within the Easement area without the prior written consent of the Seattle Department of Transportation ("SDOT"). Further, planting trees or any other vegetation, except for grass, shall not be allowed within the Easement area. Grantor will submit a proposed work plan to SDOT at least 120 days before any work is commenced in the Easement area. As used in this Easement, "building or structure" means anything constructed or erected on the ground or any improvement built up or composed of parts joined together in some definite manner and affixed to the ground, including fences, walls and signs.

To the extent allowed by law, Grantor(s), their successors and assigns agree to indemnify Grantee from and against any and all claims, demands, suits, damages, loss or liability of any kind arising out of, or resulting from, erosion and/or landslides. The foregoing indemnity shall run with the land and bind Grantor(s) successors and assigns.

Said lands being situated in King County, State of Washington, and described as follows:

See Exhibit A attached hereto and made a part hereof.

Grantors:

By: 
NGOC NGUYEN

By: 
MY CHAU TRAN

Date: 08/16/18, 2018

Tax Parcel Number 806900-0170
Project Parcel 9

CATCHMENT WALL EASEMENT

Approved and Accepted By:
CITY OF SEATTLE

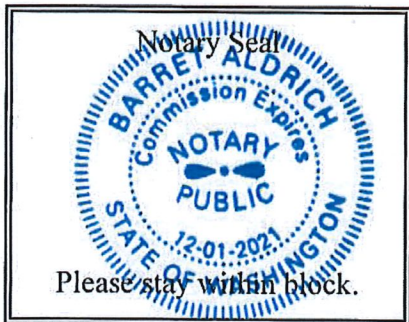
By: [Signature]
Linea Laird, Interim Director
Seattle Department of Transportation

Date: December 13, 2018

STATE OF WASHINGTON)
 : §
County of King)

On this 13 day of December, 2018, before me personally appeared LINEA LAIRD, to me known to be the Interim Director of the Seattle Department of Transportation of the City of Seattle, a Washington Municipal Corporation, the municipal corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said municipal corporation for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

WITNESS MY HAND AND OFFICIAL SEAL hereto affixed the day and year first above written.



[Signature]
Notary (print name) Barrett Aldrich
Notary Public in and for the State of Washington,
residing at Vashon WA
My Appointment expires Dec. 1, 2021

Tax Parcel Number 806900-0170
Project Parcel 9

CATCHMENT WALL EASEMENT

EXHIBIT A FOR PORTIONS OF LOT 9-10 BLOCK 3 STURTEVANT'S RAINIER BEACH LAKE FRONT TRACTS

THAT PORTION OF LOT 9, AND THE WESTERLY 15 FEET OF LOT 10 IN BLOCK 3 OF STURTEVANT'S RAINIER BEACH LAKE FRONT TRACTS, AS PER PLAT RECORDED IN VOLUME 12 OF PLATS, PAGE 102, RECORDS OF KING COUNTY AUDITOR; EXCEPT THAT PORTION THEREOF CONDEMNED FOR RAINIER AVENUE BY KING COUNTY SUPERIOR COURT CAUSE NUMBER 87583, ORDINANCE NUMBER 29364 OF THE CITY OF SEATTLE; DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHWESTERLY CORNER OF SAID BLOCK 3, BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY MARGIN OF RAINIER AVENUE SOUTH AND THE EASTERLY RIGHT OF WAY MARGIN OF 75TH AVENUE SOUTH, PER KING COUNTY SUPERIOR COURT CAUSE NO. 87583, SAID POINT BEING THE BEGINNING OF A 303.88 FOOT NON TANGENT CURVE CONCAVE TO SOUTHWEST WHICH RADIUS POINT BEARS S 11° 21' 26" W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE SOUTHERLY RIGHT OF WAY MARGIN OF RAINIER AVENUE SOUTH, THROUGH A CENTRAL ANGLE OF 9° 12' 36" A DISTANCE OF 48.85 FEET; THENCE S 69° 25' 58" E 409.85 FEET TO THE **POINT OF BEGINNING**; THENCE S 69° 25' 58" E 6.90 FEET TO THE BEGINNING OF A 591.27 FOOT RADIUS TANGENT CURVE CONCAVE TO SOUTHWEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 1° 20' 15" A DISTANCE OF 13.80 FEET; THENCE LEAVING SAID RIGHT OF WAY MARGIN S 20° 34' 02" W 5.00 FEET TO THE BEGINNING OF A 586.27 FOOT NON TANGENT CURVE CONCAVE TO SOUTHWEST WHICH RADIUS POINT BEARS S 21° 54' 58" W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1° 20' 56" A DISTANCE OF 13.80 FEET; THENCE N 69° 25' 58" W 6.90 FEET; THENCE N 20° 34' 02" E 5.00 FEET TO THE **POINT OF BEGINNING**.

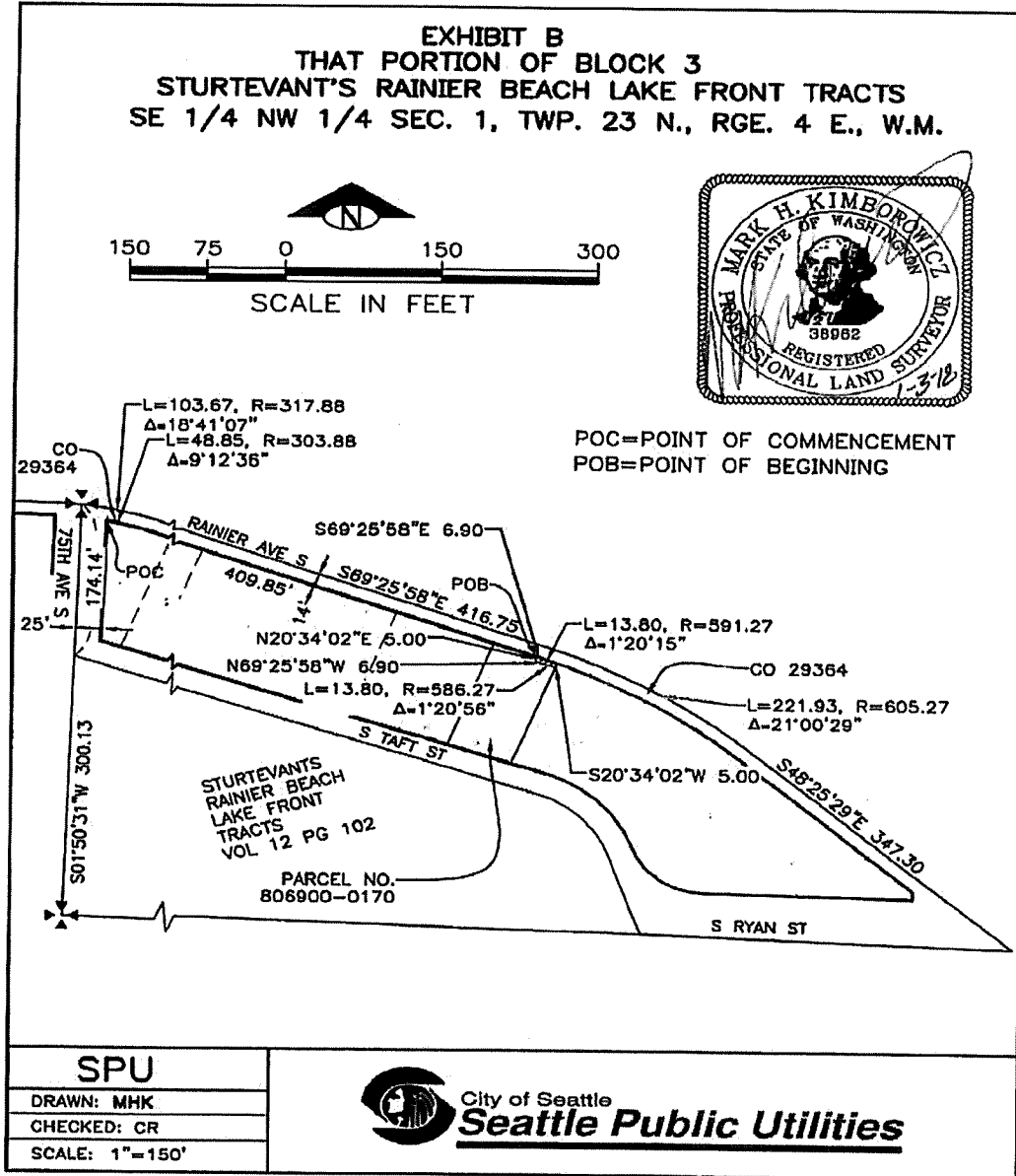
SITUATED IN THE CITY OF SEATTLE, COUNTY OF KING,
STATE OF WASHINGTON.

CONTAINING 104 SQ. FT., MORE OR LESS



Tax Parcel Number 806900-0170
Project Parcel 9

CATCHMENT WALL EASEMENT



Tax Parcel Number 806900-0170

Project Parcel 9


After recording return document to:

City of Seattle
Department of Transportation
700 5th Avenue – Suite 3800
PO Box 34996
Seattle, WA 98124-4966
Attn: Barret Aldrich



20190404000490

EASEMENT Rec: \$104.00
4/4/2019 12:37 PM
KING COUNTY, WA

EXCISE TAX NOT REQUIRED
King Co. Records Division
By , Deputy
Amber Lee

Document Title: Catchment Wall Easement
Reference Number of Related Document: N/A
Grantor(s): F.D. STAATS, THE TRUSTEE OF THE F.D. STAATS FAMILY TRUST
Grantee: City of Seattle
Abbreviated Legal Description: Ptn of LOTS 6 & 7 OF BLK 35, RAINIER BEACH, AS PER PLAT REC IN VOL 8, PG 11, King County, WA
Additional Legal Description is on Page(s) 5 of Document.
Assessor's Tax Parcel Number(s): 712930-1765

CATCHMENT WALL EASEMENT

Project: Rainier Avenue South Hazard Mitigation

The Grantor(s), **F.D. STAATS, THE TRUSTEE OF THE F.D. STAATS FAMILY TRUST**, for and in consideration of mutual and offsetting benefits, other valuable consideration and the covenants and promises of the City hereinafter set forth, the receipt and sufficiency of which is hereby acknowledged, conveys and warrants unto the **CITY OF SEATTLE**, a municipal corporation of the State of Washington, and its assigns, an Easement over, under, across and upon the hereinafter described lands (“the Easement area”) for the purposes of constructing, repairing, replacing and maintaining a catchment wall and other modifications associated therewith, to the same extent and purpose as if the rights herein granted had been acquired under Eminent Domain statutes of the State of Washington.

Tax Parcel Number 712930-1765
Project Parcel 8

CATCHMENT WALL EASEMENT

The Grantor reserves the right to use the Easement area for purposes that will not unreasonably interfere with the Grantee's full enjoyment of the rights granted by this Easement. Neither the Grantor nor their successors and assigns may erect or construct any building or structure, or excavate, within the Easement area without the prior written consent of the Seattle Department of Transportation ("SDOT"). Further, planting trees or any other vegetation, except for grass, shall not be allowed within the Easement area. Grantor will submit a proposed work plan to SDOT at least 120 days before any work is commenced in the Easement area. As used in this Easement, "building or structure" means anything constructed or erected on the ground or any improvement built up or composed of parts joined together in some definite manner and affixed to the ground, including fences, walls and signs.

To the extent allowed by law, Grantor(s), their successors and assigns agree to indemnify Grantee from and against any and all claims, demands, suits, damages, loss or liability of any kind arising out of, or resulting from, erosion and/or landslides. The foregoing indemnity shall run with the land and bind Grantor(s) successors and assigns.

Said lands being situated in King County, State of Washington, and described as follows:

See Exhibit A attached hereto and made a part hereof.

Grantors:

By K P Staats

Kim Patrick Staats

THE TRUSTEE OF THE F.D. STAATS FAMILY TRUST

Date: 5/16 , 2018

Tax Parcel Number 712930-1765

Project Parcel 8

CATCHMENT WALL EASEMENT

EXHIBIT A

PERMANENT EASEMENT DESCRIPTION

FOR LOTS 6 AND 7, BLOCK 35

RAINIER BEACH

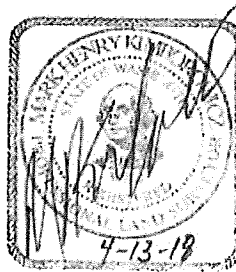
THAT PORTION OF LOTS 6 AND 7 BLOCK 35, OF RAINIER BEACH, AS RECORDED IN VOLUME 8 OF PLATS, PAGE 11, RECORDS OF KING COUNTY, WASHINGTON, SITUATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY MARGIN OF RAINIER AVENUE SOUTH AND SOUTHERLY MARGIN OF SOUTH PERRY STREET, ALSO KNOWN AS THE NORTHWESTERLY CORNER OF LOT 1, OF SAID BLOCK 35, TOGETHER WITH THAT PORTION OF SOUTH PERRY STREET AS VACATED BY COUNTY COMMISSION UNDER VOLUME 14-247 AND WHICH ATTACHED BY OPERATION OF LAW; THENCE ALONG SAID MARGIN OF RAINIER AVENUE SOUTH, S 40° 18' 47" E A DISTANCE OF 258.00 FEET TO THE NORTHWESTERLY PROPERTY CORNER OF LOT 6 AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID RIGHT OF WAY MARGIN S 40° 18' 47" E A DISTANCE OF 79.40 FEET;
THENCE LEAVING SAID RIGHT OF WAY MARGIN S 49° 42' 00" W 5.00 FEET;
THENCE N 40° 18' 47" W 79.40 FEET TO THE NORTHWESTERLY PROPERTY LINE OF LOT 6; THENCE ALONG SAID PROPERTY LINE N 49° 42' 00" E A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

SITUATED IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

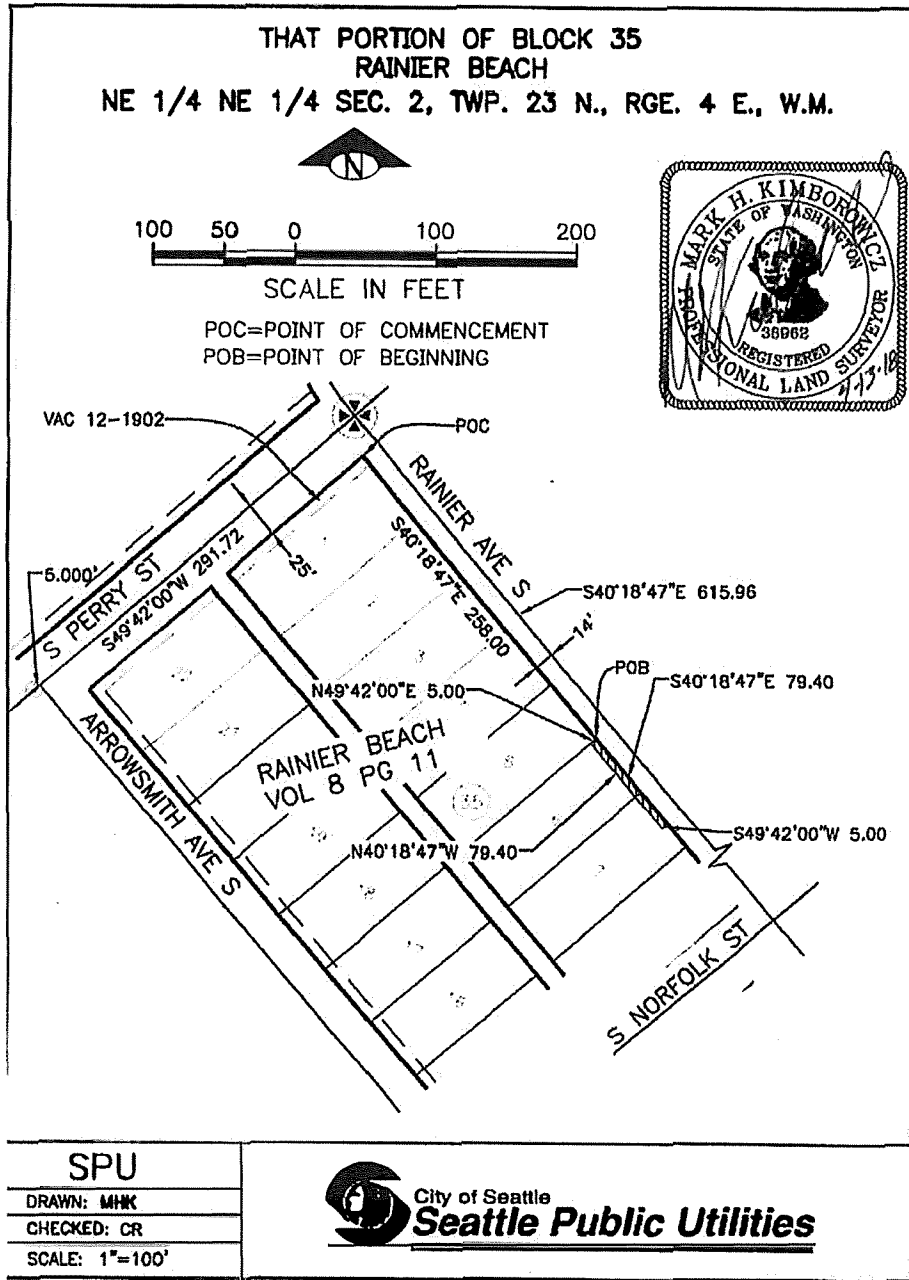
CONTAINING 396 SQ. FT., MORE OR LESS



Tax Parcel Number 712930-1765
Project Parcel 8

EXHIBIT B

CATCHMENT WALL EASEMENT



Tax Parcel Number 712930-1765
Project Parcel 8