

Record Date:1/4/2023 3:14 PM

King County, WA EXCISE TAX NOT REQUIRED BY HELEN HUANG, DEPUTY



20230104000529

EASEMENT Rec: \$209.50
1/4/2023 3:14 PM
KING COUNTY, WA

When Recorded Mail To:
City of Seattle, SDOT Real Property
PO Box 34996
Seattle, WA 98124-4996
Attn: Gretchen M. Haydel

EASEMENT FOR PUBLIC SIDEWALK

Reference #s of Documents Released or Assigned...none
Grantor:Knight Scot, LLC, a Washington limited liability company
Grantee:The City of Seattle, a municipal corporation of the State of Washington
Legal Description (abbreviated):Portion of Lot 7, Block 12, Assessor's Plat of University Heights,
Vol. 16, PP70
Assessor's Tax Parcel ID#:Portion of 881740-0220

RW T2022-28B

GRANTOR, **KNIGHT SCOT, LLC**, a Washington limited liability company, for and in consideration of good and valuable consideration, receipt of which is hereby acknowledged, conveys and warrants to the Grantee, **THE CITY OF SEATTLE**, a municipal corporation of the State of Washington, an easement for public sidewalk, over, through, across, and along the following described property in Seattle, King County, Washington:

SEE EXHIBITS A AND B ATTACHED HERETO
AND INCORPORATED HEREIN BY THIS REFERENCE.

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 Grantor shall be responsible for maintenance of the surface and supporting structure of the area of said easement.

EXCISE TAX NOT REQUIRED

King Co. Records Division

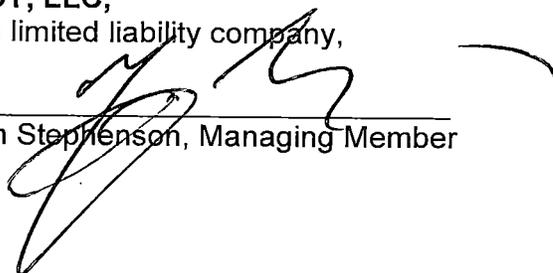
By *Helen Huang* Deputy
Helen Huang

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

DATED THIS 26th DAY OF October, 2022.

KNIGHT SCOT, LLC,
a Washington limited liability company,

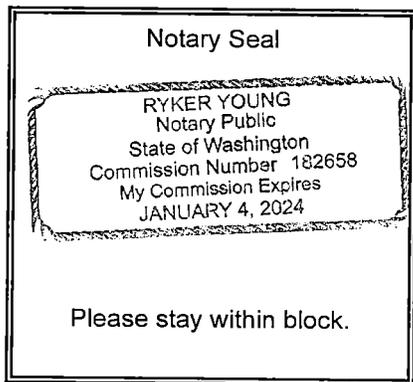
By: _____
Gordon Stephenson, Managing Member



STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that **Gordon Stephenson** is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute this instrument as the Managing Member of **KNIGHT SCOT, LLC**, a Washington limited liability company, and acknowledged it to be the free and voluntary act of such party for the use and purpose mentioned in this instrument.

DATED THIS 26th DAY OF October, 2022.





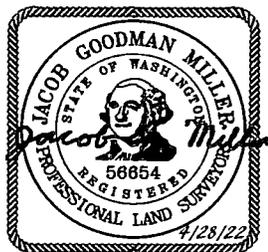
Notary (print name) Ryker Young
Notary Public in and for the State of Washington,
residing at Seattle, wa
My Appointment expires 1/4/24

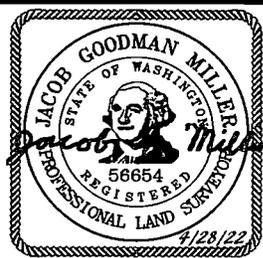
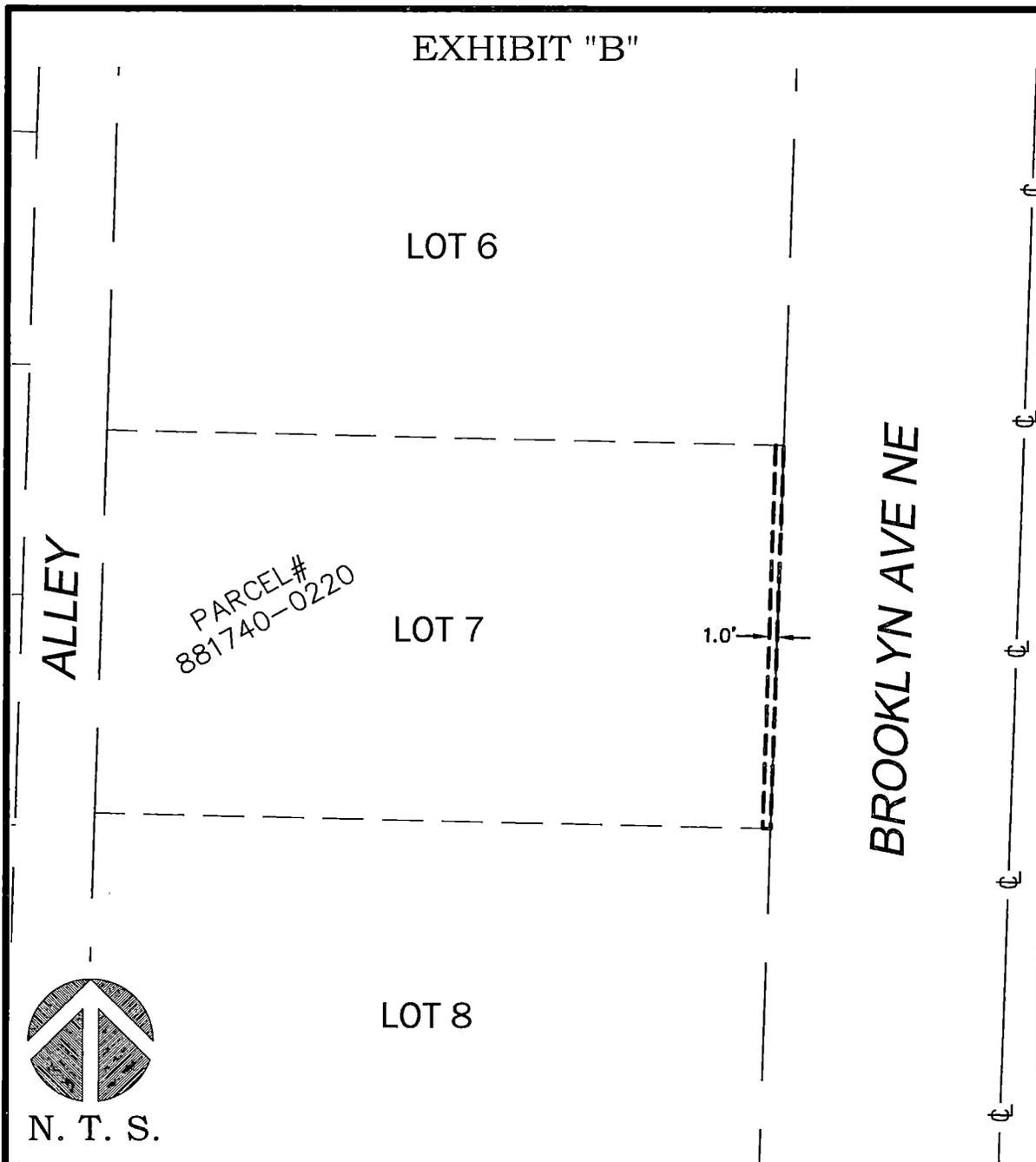
**EXHIBIT A
PEDESTRIAN EASEMENT**

LEGAL DESCRIPTION

THE EAST 1.00 FEET OF LOT 7, BLOCK 12, ASSESSOR'S PLAT OF UNIVERSITY HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE 70, IN KING COUNTY, WASHINGTON;

CONTAINING 50.0 SQUARE FEET, MORE OR LESS





PEDESTRIAN
EASEMENT

5239 BROOKLYN AVE NE
SEATTLE, WA 98105
PARCEL NO. 881740-0220

JOB NO. 211585
DATE: 4/28/22

TERRANE

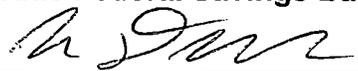
10801 Main Street, Suite 102
Bellevue, WA 98004
p: 425-458-4488 | e: info@terrane.net

SUBORDINATION AGREEMENT

The undersigned, **Colorado Federal Savings Bank**, a federal savings bank, as owner and holder of the Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing under King County Recording Number 20220110001044 (Deed of Trust), State of Washington, being on the same property described in favor of **Knight Scot, LLC**, a Washington limited liability company, does hereby join and consent to the execution of this grant of easement as legally described herein to The City of Seattle. The undersigned further agrees that the lien of charge of the Deed of Trust will be and it is hereby subordinated to this grant of easement.

DATED THIS 7th DAY OF December, 2022.

Colorado Federal Savings Bank, a federal savings bank

By: 

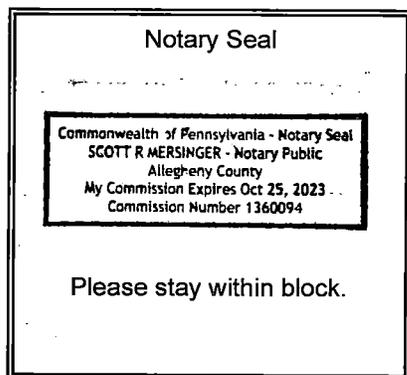
Print Name: Mark Dressel

Title: SVP, Origination Manager

STATE OF Pennsylvania)
) ss.
COUNTY OF Allegheny)

I certify that I know or have satisfactory evidence that Mark Dressel is the person who appeared before me and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute this instrument as the SVP, Origination Manager of **Colorado Federal Savings Bank**, a federal savings bank, and acknowledged it to be the free and voluntary act of such party for the use and purpose mentioned in this instrument.

DATED: December 7, 2022.



Scott R. Mersinger
Notary (print name) Scott R. Mersinger
Notary Public in and for the State of Pennsylvania,
residing at Allegheny County
My Appointment expires 10/25/2023

Record Date:7/31/2024 1:46 PM

Electronically Recorded King County, WA

When Recorded Mail To:
City of Seattle, SDOT Real Property
PO Box 34996
Seattle, WA 98124-4996
Attn: Gretchen M. Haydel

(This easement is being re-recorded to replace Exhibits A and B previously recorded under Recording Number 20221025000464 with the revised legal description and exhibit map consistent with the revised project plans.)

CORRECTION ALLEY TURN-AROUND EASEMENT

Reference #s of Documents Released or Assigned: none
Grantor:Infinity NW 36th Street LLC, a Washington limited liability company
Grantee:The City of Seattle, a municipal corporation of the State of Washington
Legal Description (abbreviated):Portion of Lots 8 and 9, Block 2, Denny & Hoyt's Add., Vol. 2, pp 136
Assessor's Tax Parcel ID#:Portion of 197220-0120

RW T2022-44

GRANTOR, **INFINITY NW 36th STREET LLC**, a Washington limited liability company, for and in consideration of good and valuable consideration, receipt of which is hereby acknowledged, conveys and warrants to the Grantee, **THE CITY OF SEATTLE**, a municipal corporation of the State of Washington, an easement for public vehicle turn-around, over, through, across, and along the following described property in Seattle, King County, Washington:

**SEE EXHIBITS A AND B ATTACHED HERETO
AND INCORPORATED HEREIN BY THIS REFERENCE.**

The conveyance of this easement for public vehicle turn-around 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 Grantor shall be responsible for maintenance of the surface and supporting structure of the area of said easement.

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

DATED THIS 30th DAY OF July, 2024.

INFINITY NW 36TH STREET LLC,
a Washington limited liability company,

By:



Shuang Zhang, also known of record as
Sally Zhang, Authorized Signatory

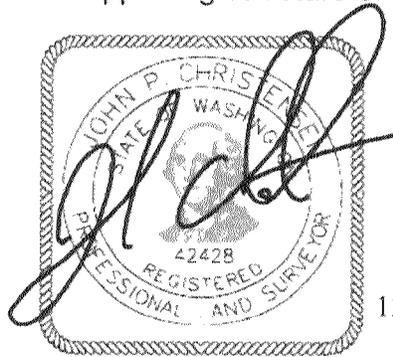
EXHIBIT A
TURNAROUND EASEMENT

That portion of Lots 8 and 9, Block 2, Denny & Hoyt's Addition to the City of Seattle, according to the Plat thereof recorded in Volume 2 of Plats, Page 136, in King County, Washington, described as follows:

Commencing at the Northwest corner of said Lot 8, thence South 01°18'37" West, along the west line thereof, 26.08 feet to the True Point of Beginning;
Thence South 88°41'23" East, 5.85 feet;
Thence South 01°18'37" West, 4.00 feet;
Thence South 88°41'23" East, 61.15 feet;
Thence South 01°18'37" West, 16.91 feet;
Thence North 88°41'23" West, 20.55 feet;
Thence South 01°18'37" West, 4.00 feet;
Thence North 88°41'23" West, 41.30 feet;
Thence South 01°18'37" West, 7.00 feet;
Thence North 88°41'23" West, 5.15 feet to the west line of said Lot 8;
Thence North 01°18'37" East, along said west line, 31.91 feet to the True Point of Beginning.

Contains 1,378 square feet of land, more or less.

The conveyance of this easement for alley turnaround purposes 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 Grantor shall be responsible for maintenance of the surface and supporting structure of the area of said easement.



12/26/23



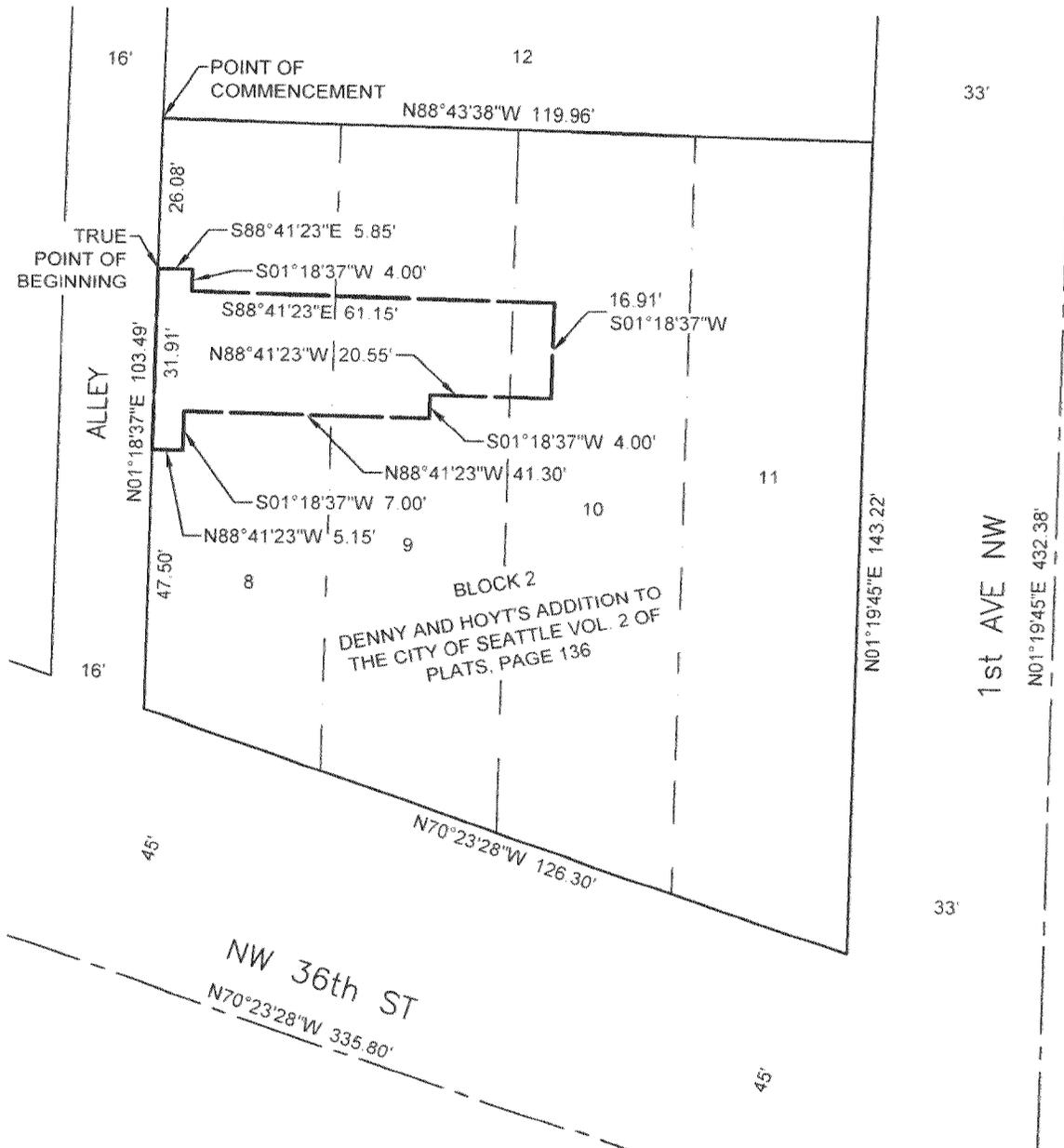
DAVID EVANS
& ASSOCIATES

20300 Woodinville Snohomish Rd NE
Suite A | Woodinville, WA 98072
p: 425.415.2000
f: 425.486.5059
deainc.com

p:\n\name\gip0001\0600info\sv\0695\legal\descriptions\draft\turnaround easement - 122623.docx

EXHIBIT B
LEGAL DESCRIPTION: TURNAROUND EASEMENT

JOB # NAMGIIGP0001
12/26/2023



THIS EXHIBIT HAS BEEN PREPARED TO ASSIST IN THE INTERPRETATION OF THE ACCOMPANYING LEGAL DESCRIPTION. IF THERE IS A CONFLICT BETWEEN THE WRITTEN LEGAL DESCRIPTION AND THIS SKETCH, THE LEGAL DESCRIPTION SHALL PREVAIL.



**DAVID EVANS
AND ASSOCIATES INC.**
20300 Woodinville Snohomish Rd NE
Suite A - Woodinville, WA 98072
Phone: 425.415.2000

SV-ED-ACCS-NAMGIIGP0001.dwg

Record Date:10/25/2022 2:41 PM

King County, WA EXCISE TAX NOT REQUIRED BY ROBERT DUTTON, DEPUTY



When Recorded Mail To:
 City of Seattle, SDOT Real Property
 PO Box 34996
 Seattle, WA 98124-4996
 Attn: Gretchen M. Haydel

ALLEY TURN-AROUND EASEMENT

Reference #s of Documents Released or Assigned: none
 Grantor:Infinity NW 36th Street LLC, a Washington limited liability company
 Grantee:The City of Seattle, a municipal corporation of the State of Washington
 Legal Description (abbreviated):Portion of Lots 8 and 9, Block 2, Denny & Hoyt's Add., Vol. 2, pp 136
 Assessor's Tax Parcel ID#: Portion of 197220-0120

RW T2022-44

GRANTOR, INFINITY NW 36th STREET LLC, a Washington limited liability company, for and in consideration of good and valuable consideration, receipt of which is hereby acknowledged, conveys and warrants to the Grantee, **THE CITY OF SEATTLE**, a municipal corporation of the State of Washington, an easement for public vehicle turn-around, over, through, across, and along the following described property in Seattle, King County, Washington:

SEE EXHIBITS A AND B ATTACHED HERETO
 AND INCORPORATED HEREIN BY THIS REFERENCE.

The conveyance of this easement for public vehicle turn-around 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 Grantor shall be responsible for maintenance of the surface and supporting structure of the area of said easement.

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

DATED THIS 14 DAY OF October, 2022.

INFINITY NW 36TH STREET LLC,
a Washington limited liability company,

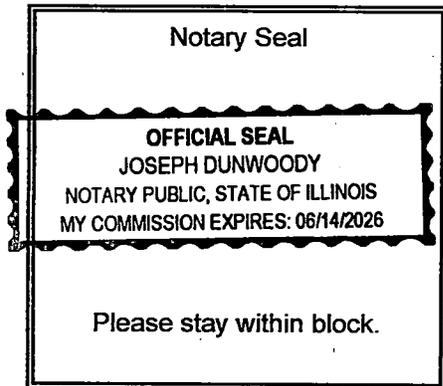
By: 

Shuang Zhang, also known of record as
Sally Zhang, Authorized Signatory

STATE OF Illinois)
COUNTY OF Cook) ss.

I certify that I know or have satisfactory evidence that **Shuang Zhang**, also known of record as Sally Zhang, is the person who appeared before me and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute this instrument as the Authorized Signatory of **INFINITY NW 36th STREET, LLC**, a Washington limited liability company, and acknowledged it to be the free and voluntary act of such party for the use and purpose mentioned in this instrument.

DATED THIS 14 DAY OF October, 2022.



Notary Signature [Signature]
Notary (print name) Joseph Dunwoody
Notary Public in and for the State of IL
residing at 47 W Polk St
My Appointment expires 6/14/26

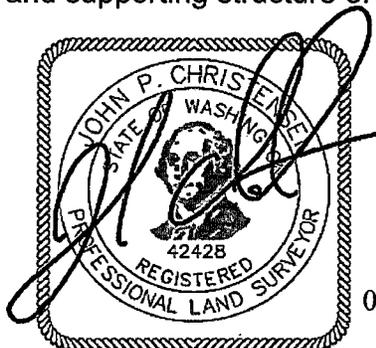
EXHIBIT A
TURNAROUND EASEMENT

That portion of Lots 8 and 9, Block 2, Denny & Hoyt's Addition to the City of Seattle, according to the Plat thereof recorded in Volume 2 of Plats, Page 136, in King County, Washington, described as follows:

Commencing at the Northwest corner of said Lot 8, thence South 01°18'37" West, along the west line thereof, 16.08 feet to the True Point of Beginning;
Thence South 88°41'23" East, 5.85 feet;
Thence South 01°18'37" West, 6.00 feet;
Thence South 88°41'23" East, 51.15 feet;
Thence South 01°18'37" West, 20.65 feet;
Thence North 88°41'23" West, 40.55 feet;
Thence South 01°18'37" West, 2.26 feet;
Thence North 88°41'23" West, 11.30 feet;
Thence South 01°18'37" West, 4.02 feet;
Thence North 88°41'23" West, 2.33 feet;
Thence South 01°18'37" West, 6.98 feet;
Thence North 88°41'23" West, 2.82 feet to the west line of said Lot 8;
Thence North 01°18'37" East, along said west line, 39.91 feet to the True Point of Beginning.

Contains 1,290 square feet of land, more or less.

The conveyance of this easement for alley turnaround purposes 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 Grantor shall be responsible for maintenance of the surface and supporting structure of the area of said easement.



08/28/22



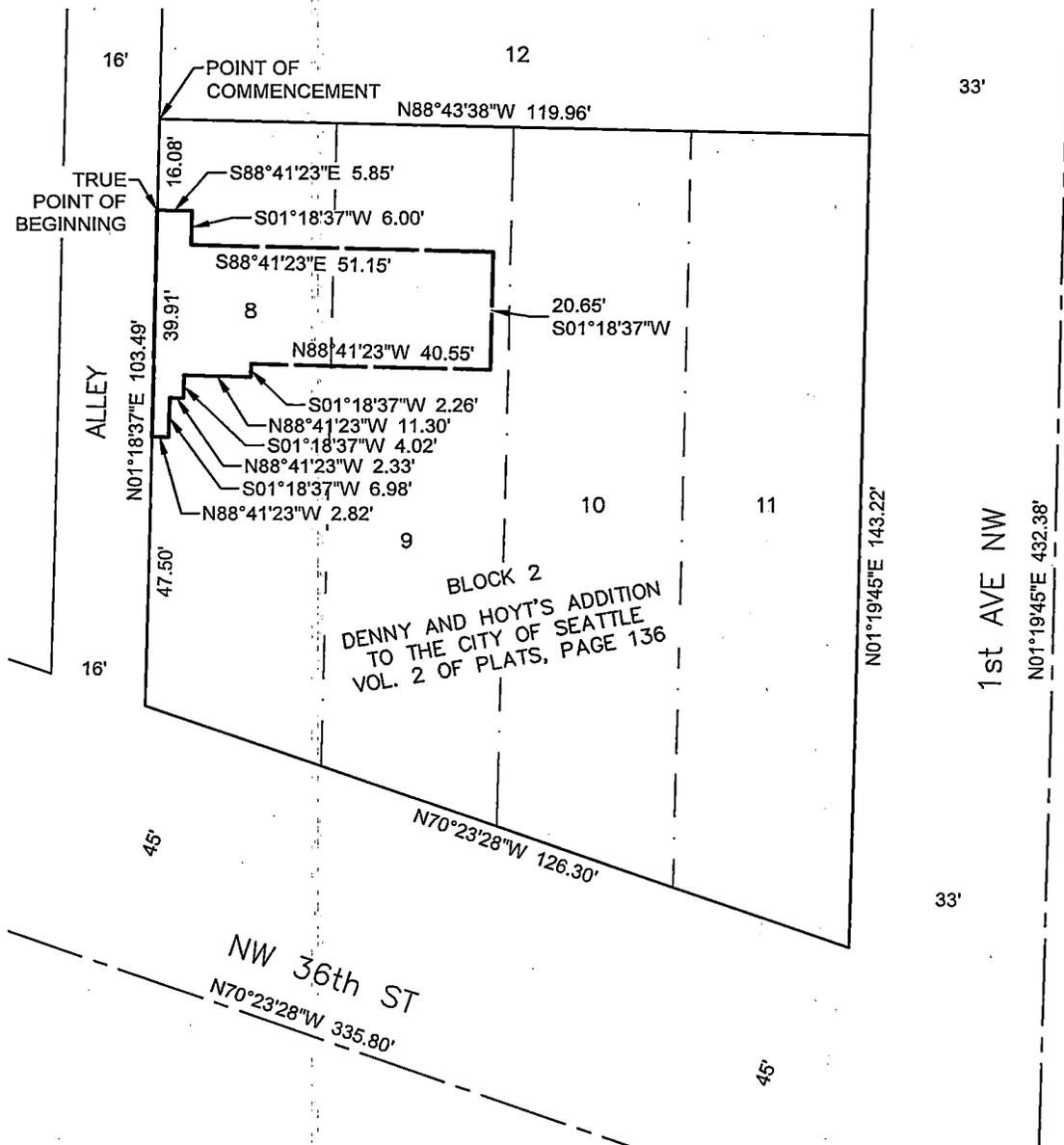
DAVID EVANS
AND ASSOCIATES INC.

20300 Woodinville Snohomish Rd NE
Suite A | Woodinville, WA 98072
p: 425.415.2000
f: 425.486.5059
deainc.com

p:\n\name\ilgp0001\0600\infos\sv\0695\legaldescriptions\draft\turnaround easement.docx

EXHIBIT B
LEGAL DESCRIPTION: TURNAROUND EASEMENT

JOB # NAMGIIGP0001
AUGUST 19, 2022



THIS EXHIBIT HAS BEEN PREPARED TO ASSIST IN THE INTERPRETATION OF THE ACCOMPANYING LEGAL DESCRIPTION. IF THERE IS A CONFLICT BETWEEN THE WRITTEN LEGAL DESCRIPTION AND THIS SKETCH, THE LEGAL DESCRIPTION SHALL PREVAIL.



DAVID EVANS
AND ASSOCIATES INC.
 20300 Woodinville Snohomish Rd NE
 Suite A - Woodinville, WA 98072
 Phone: 425.415.2000

SV-ED-ACCS-NAMGIIGP0001.dwg

(This easement supersedes and replaces the easement recorded under King County Recording Number 20240624000396 to revise the legal description.)

When Recorded Mail To:
City of Seattle, SDOT Real Property
PO Box 34996
Seattle, WA 98124-4996
Attn: Gretchen M. Haydel

EASEMENT FOR PUBLIC SIDEWALK

Reference #s of Documents Released or Assigned: none
Grantor: Project Stewart LLC, a Delaware limited liability company
Grantee: The City of Seattle, a municipal corporation of the State of Washington
Legal Description (abbreviated): Portion of Lots 1 through 7, Block 54, Bell, Heirs of S.A., 2nd Addition,
Vol. 1, PP 121
Assessor's Tax Parcel ID#: Portion of 066000-2264, 066000-2280, 066000-2285, 066000-2290,
066000-2295, 066000-2300, and 066000-2305

RWT2022-52

GRANTOR, **PROJECT STEWART LLC**, a Delaware limited liability company, for and in consideration of good and valuable consideration, receipt of which is hereby acknowledged, conveys and warrants to the Grantee, **THE CITY OF SEATTLE**, a municipal corporation of the State of Washington, an easement for public sidewalk, over, through, across, and along the following described property in Seattle, King County, Washington:

SEE EXHIBIT A ATTACHED HERETO
AND INCORPORATED HEREIN BY THIS REFERENCE.

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 Grantor shall be responsible for maintenance of the surface and supporting structure of the area of said easement.

The Grantor shall indemnify, defend, protect, hold harmless, and release The City of Seattle from and against any and all claims, loss, proceedings, damages, causes of action, liability, costs, or expense (including attorneys' fees and witness costs) arising from or in connection with, any judgments or liens recorded against the property legally described in Exhibit A attached hereto up to and including the date this instrument is recorded.

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

DATED THIS 28 DAY OF MAY, 2024.

PROJECT STEWART LLC,
a Delaware limited liability company,

By: 

Michael Chaplin, Authorized Signatory

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that **Michael Chaplin** is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute this instrument as the Authorized Signatory of **Project Stewart LLC**, a Delaware limited liability company, and acknowledged it to be the free and voluntary act of such party for the use and purpose mentioned in this instrument.

DATED THIS 28th DAY OF May, 2024.

Notary Seal	
Notary Public State of Washington Sheryl Goong Commission No. 175091 Commission Expires 10-28-26	 _____ Notary (print name) <u>SHERYL GOONG</u> Notary Public in and for the State of Washington, residing at <u>SEATTLE, WA</u> My Appointment expires <u>10/28/2026</u>
Please stay within block.	

EXHIBIT A

SIDEWALK EASEMENT

THOSE PORTIONS OF LOTS 1 THROUGH 7, BLOCK 54, SECOND ADDITION TO THE TOWN OF SEATTLE AS LAID OF BY THE HEIRS OF SARA A. BELL, (DECEASED) (COMMONLY KNOWN AS HEIRS OF SARA A. BELL'S 2ND ADDITION TO THE CITY OF SEATTLE), RECORDED IN VOLUME 1 OF PLATS, PAGE 121, RECORDS OF KING COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST MOST NORTH CORNER OF SAID LOT 6, ALSO BEING THE INTERSECTION OF SOUTHWESTERLY MARGIN OF YALE AVENUE AND SOUTH MARGIN OF DENNY WAY; THENCE SOUTH 47°42'17" EAST ALONG SOUTHWESTERLY MARGIN OF YALE AVENUE, A DISTANCE OF 77.44 FEET TO NORTHWEST MARGIN OF STEWART STREET ALSO BEING THE NORTHWEST MARGIN OF CONDEMNATION ORDINANCE 14881;
THENCE SOUTH 42°16'13" WEST ALONG SAID NORTHWEST MARGIN OF CONDEMNATION ORDINANCE 14881, A DISTANCE OF 119.94 FEET TO THE INTERSECTION OF SAID NORTHWEST MARGIN OF CONDEMNATION ORDINANCE 14881 AND THE NORTHEAST MARGIN OF ALLEY OF SAID BLOCK 54;
THENCE NORTH 47°42'12" WEST ALONG THE NORTHEAST MARGIN OF SAID ALLEY, A DISTANCE OF 13.78 FEET;
THENCE DEPARTING THE NORTHEAST MARGIN OF SAID ALLEY, NORTH 42°16'50" EAST, A DISTANCE OF 1.95 FEET;
THENCE SOUTH 47°43'10" EAST, A DISTANCE OF 6.35 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 3.48 FEET;
THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°50'55", AN ARC DISTANCE OF 5.45 FEET;
THENCE NORTH 42°16'54" EAST, A DISTANCE OF 8.29 FEET;
THENCE NORTH 42°20'12" EAST, A DISTANCE OF 70.69 FEET;
THENCE NORTH 42°16'50" EAST, A DISTANCE OF 27.15 FEET;
THENCE NORTH 47°43'10" WEST, A DISTANCE OF 75.90 FEET;
THENCE NORTH 88°37'29" WEST, A DISTANCE OF 75.68 FEET;
THENCE NORTH 88°36'32" WEST, A DISTANCE OF 31.79 FEET;
THENCE NORTH 88°37'12" WEST, A DISTANCE OF 62.79 FEET TO THE NORTHEAST MARGIN OF SAID ALLEY;
THENCE NORTH 47°42'12" WEST ALONG THE NORTHEAST MARGIN OF SAID ALLEY, A DISTANCE OF 7.41 FEET TO WEST MOST NORTH CORNER OF SAID LOT 6, ALSO BEING THE INTERSECTION OF SOUTH MARGIN OF DENNY WAY AND THE NORTHEAST MARGIN OF SAID ALLEY;
THENCE SOUTH 88°36'47" EAST ALONG THE SOUTH MARGIN OF DENNY WAY, A DISTANCE OF 183.14 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED CONTAINING 1,975 SQUARE FEET, MORE OR LESS.

AND;

BEGINNING AT THE WEST MOST NORTH CORNER OF SAID LOT 5, ALSO BEING THE INTERSECTION OF SOUTH MARGIN OF DENNY WAY AND SOUTHEASTERLY MARGIN OF VIRGINIA STREET; THENCE SOUTH 88°36'47" EAST ALONG SAID SOUTH MARGIN

EXHIBIT A (CONTINUED)

OF DENNY WAY, A DISTANCE OF 156.86 FEET TO THE SOUTHWEST MARGIN OF ALLEY OF SAID BLOCK 54;
THENCE SOUTH 47°42'12" EAST ALONG SOUTHWEST MARGIN OF SAID ALLEY, A DISTANCE OF 7.42 FEET;
THENCE NORTH 88°37'12" WEST, A DISTANCE OF 155.35 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 7.67 FEET;
THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 139°05'58", AN ARC DISTANCE OF 18.61 FEET;
THENCE SOUTH 47°43'10" EAST, A DISTANCE OF 113.31 FEET;
THENCE SOUTH 39°30'42" EAST, A DISTANCE OF 7.05 FEET;
THENCE SOUTH 47°43'16" EAST, A DISTANCE OF 217.18 FEET;
THENCE NORTH 42°16'51" EAST, A DISTANCE OF 100.99 FEET;
THENCE NORTH 48°31'20" WEST, A DISTANCE OF 11.89 FEET;
THENCE NORTH 42°16'50" EAST, A DISTANCE OF 15.29 FEET TO THE SOUTHWEST MARGIN OF SAID ALLEY;
THENCE SOUTH 47°42'12" EAST ALONG THE SOUTHWEST MARGIN OF SAID ALLEY, A DISTANCE OF 13.79 FEET TO INTERSECTION OF THE SOUTHWEST MARGIN OF SAID ALLEY AND NORTHWEST MARGIN OF STEWART STREET, ALSO BEING THE NORTHWEST MARGIN OF CONDEMNATION ORDINANCE 14881;
THENCE SOUTH 42°16'13" WEST ALONG THE NORTHWEST MARGIN OF CONDEMNATION ORDINANCE 14881, A DISTANCE OF 119.95 FEET TO THE NORTHEAST MARGIN OF MINOR AVENUE;
THENCE NORTH 47°42'46" WEST ALONG THE NORTHEAST MARGIN OF MINOR AVENUE, A DISTANCE OF 352.93 FEET TO THE INTERSECTION OF THE NORTHEAST MARGIN OF MINOR AVENUE AND SOUTHEAST MARGIN OF VIRGINIA STREET;
THENCE NORTH 42°09'22" EAST ALONG THE SOUTHEAST MARGIN OF VIRGINIA STREET, A DISTANCE OF 17.28 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED CONTAINING 2,729 SQUARE FEET, MORE OR LESS.

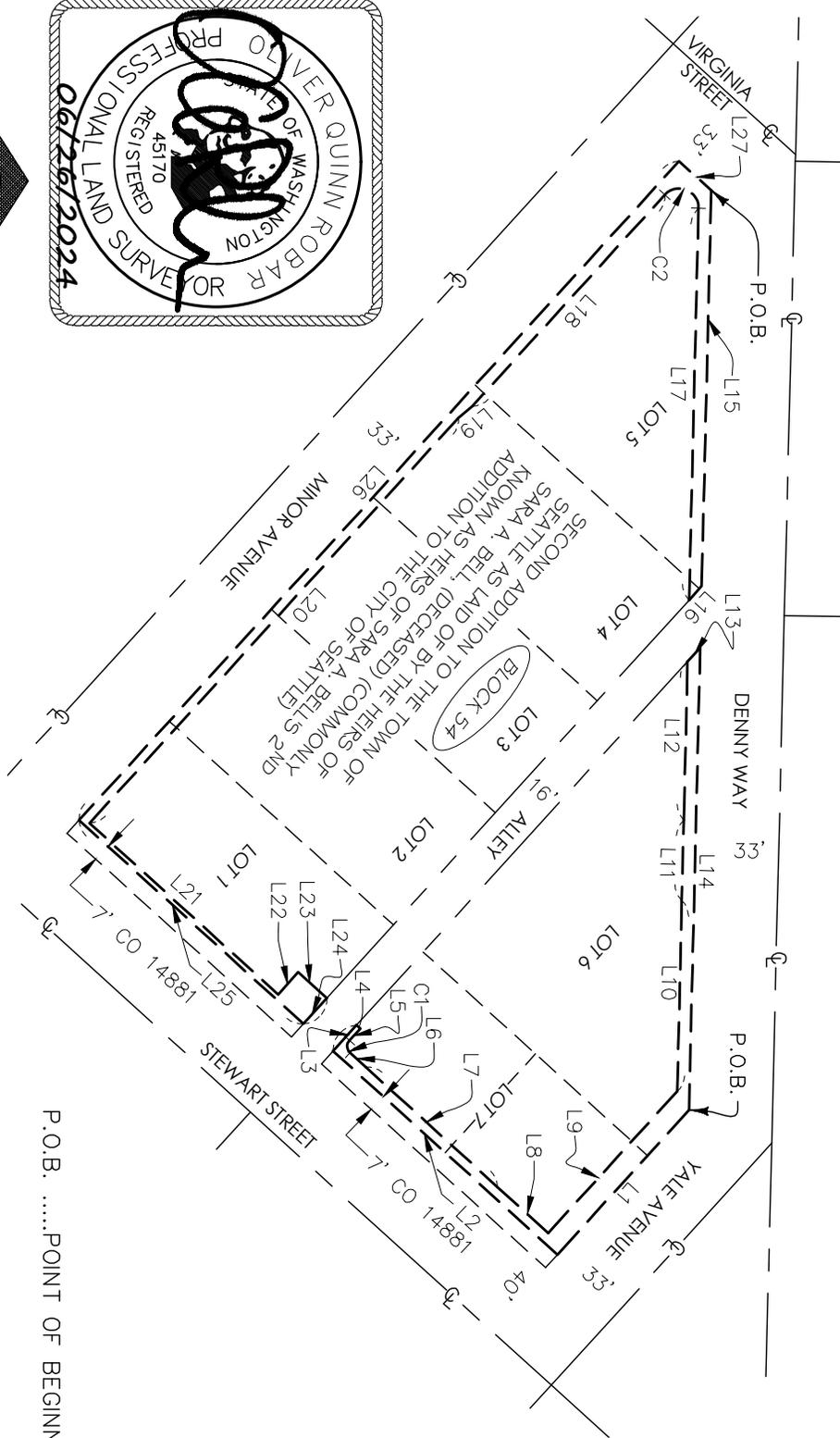
SITUATED IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.



WESTBANK
OLIVER Q. ROBAR, P.L.S. NO. 45170
BRH JOB NO. 2015164.07
JUNE 26, 2024

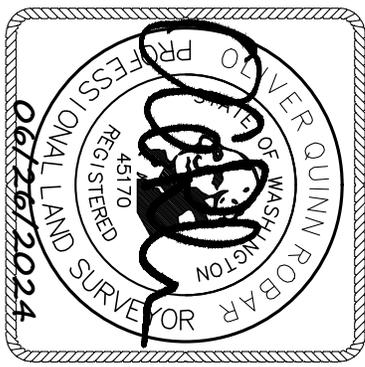
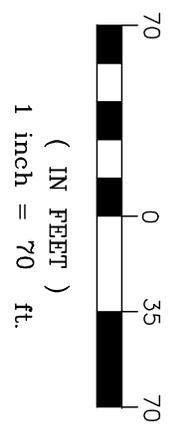
BUSH, ROED & HITCHINGS, inc.
15400 SE 30TH PL, SUITE 100
BELLEVUE, WA 98007
(206) 323-4144

SW 1/4, SECTION 29 & NW 1/4, SECTION 32, TOWNSHIP 25 NORTH, RANGE 4 EAST, W.M.



P.O.B.POINT OF BEGINNING

PAGE 1 OF 2



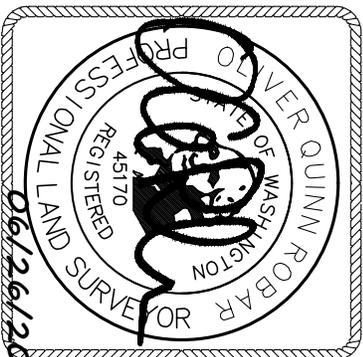
SIDEWALK EASEMENT EXHIBIT
 1200 STEWART
 WESTBANK
 KING COUNTY
 WA

BUSH, ROED & HITCHINGS, INC.
 LAND SURVEYORS & CIVIL ENGINEERS
 15400 SE 30TH PL, STE 100
 BELLEVUE, Washington
 98007-6546
 (206) 323-4144
 6/26/24
 2015164.07

Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	S47°42'17"E	77.44	L15	S88°36'47"E	156.86
L2	S42°16'13"W	119.94	L16	S47°42'12"E	7.42
L3	N47°42'12"W	13.78	L17	N88°37'12"W	155.35
L4	N42°16'50"E	1.95	L18	S47°43'10"E	113.31
L5	S47°43'10"E	6.35	L19	S39°30'42"E	7.05
L6	N42°16'54"E	8.29	L20	S47°43'16"E	217.18
L7	N42°20'12"E	70.69	L21	N42°16'51"E	100.99
L8	N42°16'50"E	27.15	L22	N48°31'20"W	11.89
L9	N47°43'10"W	75.90	L23	N42°16'50"E	15.29
L10	N88°37'29"W	75.68	L24	S47°42'12"E	13.79
L11	N88°36'32"W	31.79	L25	S42°16'13"W	119.95
L12	N88°37'12"W	62.79	L26	N47°42'46"W	352.93
L13	N47°42'12"W	7.41	L27	N42°09'22"E	17.28
L14	S88°36'47"E	183.14			

Curve Table			
Curve #	Radius	Delta	Length
C1	3.48	89°50'55"	5.45

Curve Table			
Curve #	Radius	Delta	Length
C2	7.67	139°05'58"	18.61



06/26/2024

SIDEWALK EASEMENT EXHIBIT
1200 STEWART
WESTBANK
KING COUNTY WA
SEATTLE

BUSH, ROED & HITCHINGS, INC.
LAND SURVEYORS & CIVIL ENGINEERS
15400 SE 30TH PL, STE 100
BELLEVUE, Washington
98007-6546
(206) 323-4144
6/26/24
2015164.07

SUBORDINATION AGREEMENT

The undersigned, **Otéra Capital Investments XII Inc.**, a Quebec corporation, as Beneficiary under that certain Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated January 15, 2019, recorded under King County Recording Number 20190115001757, as modified by the Memorandum of Loan Modification, dated June 9, 2023, recorded under King County Recording Number 20230609000622 ("Deed of Trust"), which Deed of Trust encumbers the same real property described in this grant of easement, does hereby join and consent to the execution of this grant of easement by **Project Stewart LLC**, a Delaware limited liability company, as legally described herein to The City of Seattle. The undersigned further agrees that the lien of charge of the Deed of Trust will be and it is hereby subordinated to this grant of easement.

DATED THIS 5TH DAY OF JUNE, 2024.

BENEFICIARY:

Otéra Capital Investments XII Inc., a Quebec corporation
By: 

Print Name: LEONARD DAMJANI

Title: AUTHORIZED SIGNATORY

By: 

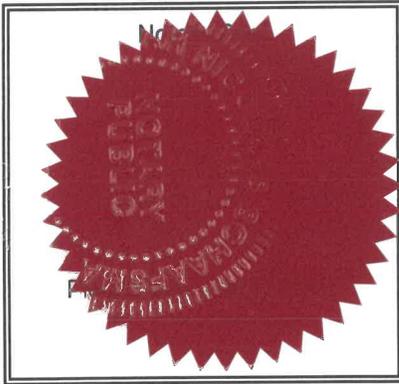
Print Name: JOHN LYNE

Title: AUTHORIZED SIGNATORY

STATE/PROVINCE OF Ontario)
) ss.
COUNTY/CITY OF Toronto)

I certify that I know or have satisfactory evidence that John Lyne
is the person who appeared before me and said person acknowledged that he/she
signed this instrument, on oath stated that he/she was authorized to execute this
instrument as the Authorized Signatory of **Otéra Capital Investments XII Inc.**
a Quebec corporation, and acknowledged it to be the free and voluntary act of
such party for the use and purpose mentioned in this instrument.

DATED: June 5th, 2024.

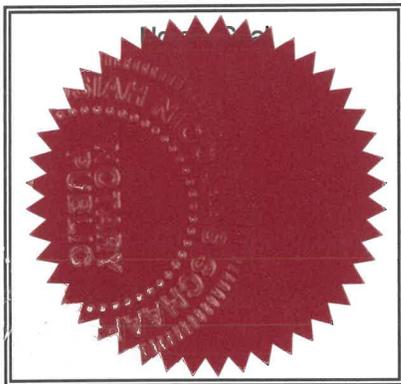


Justice Nicholas Schackman
Notary (print name) Justice Nicholas Schackman
Notary Public in and for the State/Province of
Ontario
residing at Toronto
My Appointment expires N/A

STATE/PROVINCE OF Ontario)
) ss.
COUNTY/CITY OF Toronto)

I certify that I know or have satisfactory evidence that Leonard Damiani is the person who appeared before me and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute this instrument as the Authorized Signatory of **Otéra Capital Investments XII Inc.** a Quebec corporation, and acknowledged it to be the free and voluntary act of such party for the use and purpose mentioned in this instrument.

DATED: June 5th, 2024.



Josiah Schachtsma
Notary (print name) Josiah Nicholas Schachtsma
Notary Public in and for the State/Province of
Ontario
residing at Toronto
My Appointment expires N/A

SUBORDINATION AGREEMENT

The undersigned, **Trader Joe's Company**, a California corporation, as Tenant under that certain unrecorded Lease, dated September 29, 2017, between Tenant and **Project Stewart LLC**, a Delaware limited Liability company, as Landlord ("Lease"), which Lease encumbers the same real property described in this grant of easement, does hereby join and consent to the execution of this grant of easement by the Landlord, as legally described herein to The City of Seattle. The undersigned further agrees that all terms and conditions of the Lease will be and are hereby subordinated to this grant of easement.

DATED THIS 16th DAY OF May, 2024.

TENANT:

Trader Joe's Company,

A California corporation

By: 

Print Name: Mitch Nader

Title: CEO

** Certificate Statement Attached*

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

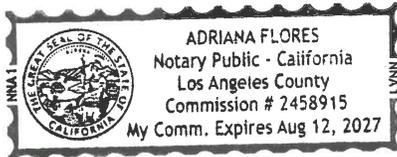
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Los Angeles

On May 16, 2024 before me, Adriana Flores Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Mitchell Nadler
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Adriana Flores
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Easement for Public Sidewalk

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

SUBORDINATION AGREEMENT

The undersigned, **HOB Seattle Corp.**, a Delaware corporation, as Tenant under that certain unrecorded Lease, dated January 22, 2020, between Tenant and **Project Stewart LLC**, a Delaware limited Liability company, as Landlord ("Lease"), which Lease encumbers the same real property described in this grant of easement, does hereby join and consent to the execution of this grant of easement by the Landlord as legally described herein to The City of Seattle. The undersigned further agrees that all terms and conditions of the Lease will be and are hereby subordinated to this grant of easement.

DATED THIS 20th DAY OF June, 2024.

TENANT:

HOB Seattle Corp.,

A Delaware corporation

By:  _____

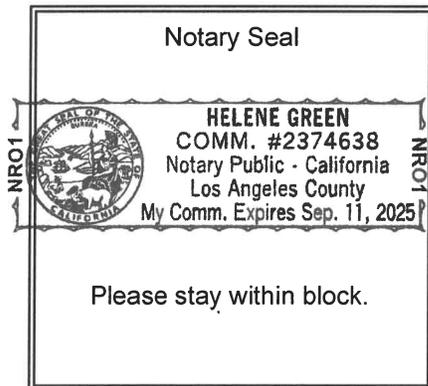
Print Name: Michael Rowles

Title: President

STATE OF California)
) ss.
COUNTY OF Los Angeles)

I certify that I know or have satisfactory evidence that Michael Powles is the person who appeared before me and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute this instrument as the President of **HOB Seattle Corp.**, a Delaware corporation, and acknowledged it to be the free and voluntary act of such party for the use and purpose mentioned in this instrument.

DATED: June 20, 2024.



Helene Green
Notary (print name) Helene Green
Notary Public in and for the State of California,
residing at Beverly Hills, California
My Appointment expires 9-11-25

Record Date:6/24/2024 11:05 AM

Electronically Recorded King County, WA EXCISE TAX NOT REQUIRED BY HOLLY FERGUSON, DEPUTY

When Recorded Mail To:
City of Seattle, SDOT Real Property
PO Box 34996
Seattle, WA 98124-4996
Attn: Gretchen M. Haydel

EASEMENT FOR PUBLIC SIDEWALK

Reference #s of Documents Released or Assigned: none
Grantor: Project Stewart LLC, a Delaware limited liability company
Grantee: The City of Seattle, a municipal corporation of the State of Washington
Legal Description (abbreviated): Portion of Lots 1 through 7, Block 54, Bell, Heirs of S.A., 2nd Addition,
Vol. 1, PP 121
Assessor's Tax Parcel ID#: Portion of 066000-2264, 066000-2280, 066000-2285, 066000-2290,
066000-2295, 066000-2300, and 066000-2305

RW T2022-52

GRANTOR, **PROJECT STEWART LLC**, a Delaware limited liability company, for and in consideration of good and valuable consideration, receipt of which is hereby acknowledged, conveys and warrants to the Grantee, **THE CITY OF SEATTLE**, a municipal corporation of the State of Washington, an easement for public sidewalk, over, through, across, and along the following described property in Seattle, King County, Washington:

SEE EXHIBIT A ATTACHED HERETO
AND INCORPORATED HEREIN BY THIS REFERENCE.

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 Grantor shall be responsible for maintenance of the surface and supporting structure of the area of said easement.

The Grantor shall indemnify, defend, protect, hold harmless, and release The City of Seattle from and against any and all claims, loss, proceedings, damages, causes of action, liability, costs, or expense (including attorneys' fees and witness costs) arising from or in connection with, any judgments or liens recorded against the property legally described in Exhibit A attached hereto up to and including the date this instrument is recorded.

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

DATED THIS 18 DAY OF MAY, 2024.

PROJECT STEWART LLC,
a Delaware limited liability company,

By: 
Michael Chaplin, Authorized Signatory

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that **Michael Chaplin** is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute this instrument as the Authorized Signatory of **Project Stewart LLC**, a Delaware limited liability company, and acknowledged it to be the free and voluntary act of such party for the use and purpose mentioned in this instrument.

DATED THIS 28th DAY OF May, 2024.

Notary Seal	
Notary Public State of Washington Sheryl Goong Commission No. 175091 Commission Expires 10-28-26	
	Notary (print name) <u>SHERYL GOONG</u>
	Notary Public in and for the State of Washington, residing at <u>SEATTLE, WA</u>
	My Appointment expires <u>10/28/2026</u>
Please stay within block.	

EXHIBIT A

SIDEWALK EASEMENT

THOSE PORTIONS OF LOTS 1 THROUGH 7, BLOCK 54, SECOND ADDITION TO THE TOWN OF SEATTLE AS LAID OF BY THE HEIRS OF SARA A. BELL, (DECEASED) (COMMONLY KNOWN AS HEIRS OF SARA A. BELL'S 2ND ADDITION TO THE CITY OF SEATTLE), RECORDED IN VOLUME 1 OF PLATS, PAGE 121, RECORDS OF KING COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST MOST NORTH CORNER OF SAID LOT 6, ALSO BEING THE INTERSECTION OF SOUTHWESTERLY MARGIN OF YALE AVENUE AND SOUTH MARGIN OF DENNY WAY; THENCE SOUTH 47°42'17" EAST ALONG SOUTHWESTERLY MARGIN OF YALE AVENUE, A DISTANCE OF 77.44 FEET TO NORTHWEST MARGIN OF STEWART STREET ALSO BEING THE NORTHWEST MARGIN OF CONDEMNATION ORDINANCE 14881;
THENCE SOUTH 42°16'13" WEST ALONG SAID NORTHWEST MARGIN OF CONDEMNATION ORDINANCE 14881, A DISTANCE OF 119.94 FEET TO THE INTERSECTION OF SAID NORTHWEST MARGIN OF CONDEMNATION ORDINANCE 14881 AND THE NORTHEAST MARGIN OF ALLEY OF SAID BLOCK 54;
THENCE NORTH 47°42'12" WEST ALONG THE NORTHEAST MARGIN OF SAID ALLEY, A DISTANCE OF 13.78 FEET;
THENCE DEPARTING THE NORTHEAST MARGIN OF SAID ALLEY, NORTH 42°16'50" EAST, A DISTANCE OF 1.95 FEET;
THENCE SOUTH 47°43'10" EAST, A DISTANCE OF 6.35 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 3.48 FEET;
THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°50'55", AN ARC DISTANCE OF 5.45 FEET;
THENCE NORTH 42°16'54" EAST, A DISTANCE OF 8.29 FEET;
THENCE NORTH 42°26'50" EAST, A DISTANCE OF 20.89 FEET;
THENCE NORTH 47°43'10" WEST, A DISTANCE OF 75.90 FEET;
THENCE NORTH 88°37'29" WEST, A DISTANCE OF 75.68 FEET;
THENCE NORTH 88°36'32" WEST, A DISTANCE OF 31.79 FEET;
THENCE NORTH 88°37'12" WEST, A DISTANCE OF 62.79 FEET TO THE NORTHEAST MARGIN OF SAID ALLEY;
THENCE NORTH 47°42'12" WEST ALONG THE NORTHEAST MARGIN OF SAID ALLEY, A DISTANCE OF 7.41 FEET TO WEST MOST NORTH CORNER OF SAID LOT 6, ALSO BEING THE INTERSECTION OF SOUTH MARGIN OF DENNY WAY AND THE NORTHEAST MARGIN OF SAID ALLEY;
THENCE SOUTH 88°36'47" EAST ALONG THE SOUTH MARGIN OF DENNY WAY, A DISTANCE OF 183.14 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED CONTAINING 1,975 SQUARE FEET, MORE OR LESS.

AND;

BEGINNING AT THE WEST MOST NORTH CORNER OF SAID LOT 5, ALSO BEING THE INTERSECTION OF SOUTH MARGIN OF DENNY WAY AND SOUTHEASTERLY MARGIN OF VIRGINIA STREET; THENCE SOUTH 88°36'47" EAST ALONG SAID SOUTH MARGIN

EXHIBIT A (CONTINUED)

OF DENNY WAY, A DISTANCE OF 156.86 FEET TO THE SOUTHWEST MARGIN OF ALLEY OF SAID BLOCK 54;
THENCE SOUTH 47°42'12" EAST ALONG SOUTHWEST MARGIN OF SAID ALLEY, A DISTANCE OF 7.42 FEET;
THENCE NORTH 88°37'12" WEST, A DISTANCE OF 155.35 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 7.67 FEET;
THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 139°05'58", AN ARC DISTANCE OF 18.61 FEET;
THENCE SOUTH 47°43'10" EAST, A DISTANCE OF 113.31 FEET;
THENCE SOUTH 39°30'42" EAST, A DISTANCE OF 7.05 FEET;
THENCE SOUTH 47°43'16" EAST, A DISTANCE OF 217.18 FEET;
THENCE NORTH 42°16'51" EAST, A DISTANCE OF 100.99 FEET;
THENCE NORTH 48°31'20" WEST, A DISTANCE OF 11.89 FEET;
THENCE NORTH 42°16'50" EAST, A DISTANCE OF 15.29 FEET TO THE SOUTHWEST MARGIN OF SAID ALLEY;
THENCE SOUTH 47°42'12" EAST ALONG THE SOUTHWEST MARGIN OF SAID ALLEY, A DISTANCE OF 13.79 FEET TO INTERSECTION OF THE SOUTHWEST MARGIN OF SAID ALLEY AND NORTHWEST MARGIN OF STEWART STREET, ALSO BEING THE NORTHWEST MARGIN OF CONDEMNATION ORDINANCE 14881;
THENCE SOUTH 42°16'13" WEST ALONG THE NORTHWEST MARGIN OF CONDEMNATION ORDINANCE 14881, A DISTANCE OF 119.95 FEET TO THE NORTHEAST MARGIN OF MINOR AVENUE;
THENCE NORTH 47°42'46" WEST ALONG THE NORTHEAST MARGIN OF MINOR AVENUE, A DISTANCE OF 352.93 FEET TO THE INTERSECTION OF THE NORTHEAST MARGIN OF MINOR AVENUE AND SOUTHEAST MARGIN OF VIRGINIA STREET;
THENCE NORTH 42°09'22" EAST ALONG THE SOUTHEAST MARGIN OF VIRGINIA STREET, A DISTANCE OF 17.28 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED CONTAINING 2,729 SQUARE FEET, MORE OR LESS.
SITUATED IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.



WESTBANK
OLIVER Q. ROBAR, P.L.S. NO. 45170
BRH JOB NO. 2015164.07
November 20, 2023

BUSH, ROED & HITCHINGS, inc.
15400 SE 30TH PL, SUITE 100
BELLEVUE, WA 98007
(206) 323-4144

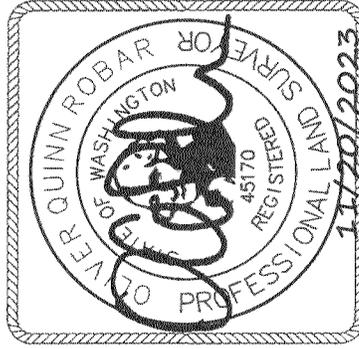
SW 1/4, SECTION 29 & NW 1/4, SECTION 32, TOWNSHIP 25 NORTH, RANGE 4 EAST, W.M.

Line Table		
Line #	Direction	Length
L1	S47°42'17"E	77.44
L2	S42°16'13"W	119.94
L3	N47°42'12"W	13.78
L4	N42°16'50"E	1.95
L5	S47°43'10"E	6.35
L6	N42°16'54"E	8.29
L7	N42°20'12"E	70.69
L8	N42°16'50"E	27.15
L9	N47°43'10"W	75.90
L10	N88°37'29"W	75.68
L11	N88°36'32"W	31.79
L12	N88°37'12"W	62.79
L13	N47°42'12"W	7.41
L14	S88°36'47"E	183.14

Line Table		
Line #	Direction	Length
L15	S88°36'47"E	156.86
L16	S47°42'12"E	7.42
L17	N88°37'12"W	155.35
L18	S47°43'10"E	113.31
L19	S39°30'42"E	7.05
L20	S47°43'16"E	217.18
L21	N42°16'51"E	100.99
L22	N48°31'20"W	11.89
L23	N42°16'50"E	15.29
L24	S47°42'12"E	13.79
L25	S42°16'13"W	119.95
L26	N47°42'46"W	352.93
L27	N42°09'22"E	17.28

Curve Table			
Curve #	Radius	Delta	Length
C1	3.48	89°50'55"	5.45

Curve Table			
Curve #	Radius	Delta	Length
C2	7.67	139°05'58"	18.61



PAGE 2 OF 2

SIDEWALK EASEMENT EXHIBIT
 1200 STEWART
 WESTBANK
 SEATTLE KING COUNTY WA

BRH
BUSH, ROED & HITCHINGS, INC.
 LAND SURVEYORS & CIVIL ENGINEERS
 15400 SE 30TH PL, STE 100 (206) 323-4144
 BELLEVUE, Washington 9/21/22
 98007-6546 2015164.07

SUBORDINATION AGREEMENT

The undersigned, **Otéra Capital Investments XII Inc.**, a Quebec corporation, as Beneficiary under that certain Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated January 15, 2019, recorded under King County Recording Number 20190115001757, as modified by the Memorandum of Loan Modification, dated June 9, 2023, recorded under King County Recording Number 20230609000622 ("Deed of Trust"), which Deed of Trust encumbers the same real property described in this grant of easement, does hereby join and consent to the execution of this grant of easement by **Project Stewart LLC**, a Delaware limited liability company, as legally described herein to The City of Seattle. The undersigned further agrees that the lien of charge of the Deed of Trust will be and it is hereby subordinated to this grant of easement.

DATED THIS 5TH DAY OF JUNE, 2024.

BENEFICIARY:

Otéra Capital Investments XII Inc., a Quebec corporation

By: [Signature]

Print Name: LEONARD DAMJANI

Title: AUTHORIZED SIGNATORY

By: [Signature]

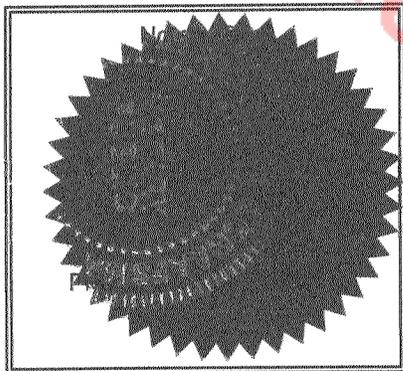
Print Name: JOHIO LYNE

Title: AUTHORIZED SIGNATORY

STATE/PROVINCE OF Ontario)
) ss.
COUNTY/CITY OF Toronto)

I certify that I know or have satisfactory evidence that John Lyne
is the person who appeared before me and said person acknowledged that he/she
signed this instrument, on oath stated that he/she was authorized to execute this
instrument as the Authorized Signatory of **Otera Capital Investments XII Inc.**
a Quebec corporation, and acknowledged it to be the free and voluntary act of
such party for the use and purpose mentioned in this instrument.

DATED: June 5th, 2024.

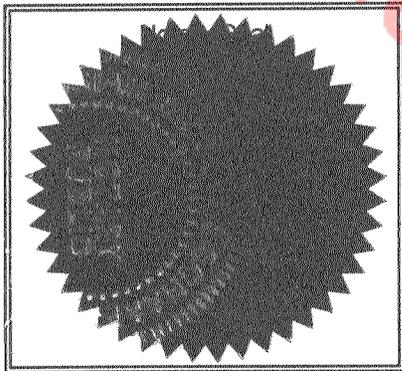


Josiah Schachman
Notary (print name) Josiah Nicholas Schachman
Notary Public in and for the State/Province of
Ontario
residing at Toronto
My Appointment expires N/A

STATE/PROVINCE OF Ontario)
COUNTY/CITY OF Toronto) ss.

I certify that I know or have satisfactory evidence that Leonard Dumiani is the person who appeared before me and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute this instrument as the Authorized Signatory of **Otera Capital Investments XII Inc.** a Quebec corporation, and acknowledged it to be the free and voluntary act of such party for the use and purpose mentioned in this instrument.

DATED: June 5th, 2024.



Joseph Nicholas Schatzma
Notary (print name) Joseph Nicholas Schatzma
Notary Public in and for the State/Province of
Ontario
residing at Toronto
My Appointment expires N/A

SUBORDINATION AGREEMENT

The undersigned, **Trader Joe's Company**, a California corporation, as Tenant under that certain unrecorded Lease, dated September 29, 2017, between Tenant and **Project Stewart LLC**, a Delaware limited Liability company, as Landlord ("Lease"), which Lease encumbers the same real property described in this grant of easement, does hereby join and consent to the execution of this grant of easement by the Landlord, as legally described herein to The City of Seattle. The undersigned further agrees that all terms and conditions of the Lease will be and are hereby subordinated to this grant of easement.

DATED THIS 16th DAY OF May, 2024.

TENANT:

Trader Joe's Company,
A California corporation

By: [Signature]

Print Name: MICHA NORDEN

Title: CEO

Unofficial Copy

* Certificate Statement Attached

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

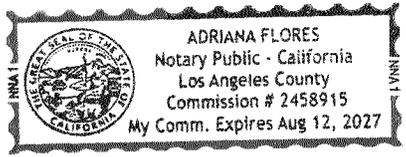
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Los Angeles

On May 16, 2024 before me, Adriana Flores Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Mitchell Nadler
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Easement for Public Sidewalk
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____
 Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____
 Partner – Limited General Partner – Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer is Representing: _____ Signer is Representing: _____

SUBORDINATION AGREEMENT

The undersigned, **HOB Seattle Corp.**, a Delaware corporation, as Tenant under that certain unrecorded Lease, dated January 22, 2020, between Tenant and **Project Stewart LLC**, a Delaware limited Liability company, as Landlord ("Lease"), which Lease encumbers the same real property described in this grant of easement, does hereby join and consent to the execution of this grant of easement by the Landlord as legally described herein to The City of Seattle. The undersigned further agrees that all terms and conditions of the Lease will be and are hereby subordinated to this grant of easement.

DATED THIS 20th DAY OF June, 2024.

TENANT:

HOB Seattle Corp.,

A Delaware corporation

By: 

Print Name: Michael Rowles

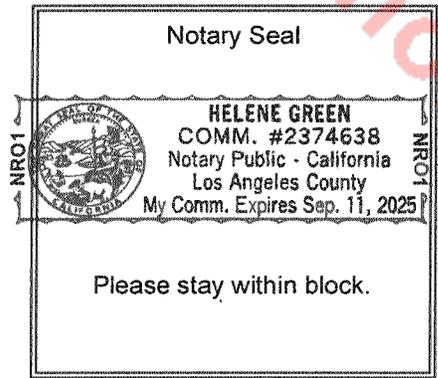
Title: President

Unofficial Copy

STATE OF California)
) ss.
COUNTY OF Los Angeles)

I certify that I know or have satisfactory evidence that Michael Pawles
is the person who appeared before me and said person acknowledged that he/she
signed this instrument, on oath stated that he/she was authorized to execute this
instrument as the President of **HOB Seattle Corp.**, a
Delaware corporation, and acknowledged it to be the free and voluntary act of such
party for the use and purpose mentioned in this instrument.

DATED: June 20, 2024.



Helene Green
Notary (print name) Helene Green
Notary Public in and for the State of California,
residing at Beverly Hills, California
My Appointment expires 9-11-25

Record Date:7/25/2024 11:33 AM

Electronically Recorded King County, WA EXCISE TAX NOT REQUIRED BY BENJAMIN WARREN, DEPUTY

WHEN RECORDED RETURN TO:

City of Seattle, SDOT Real Property
PO Box 34996
Seattle, WA 98124-4996
Attn: Gretchen M. Haydel

EASEMENT FOR PUBLIC SIDEWALK

Reference numbers of related documents: N/A

Grantors: Virginia Street Joint Venture LLC, a Delaware limited liability company, First Light Master Condominium Unit Owners Association, a Washington nonprofit corporation, First Light Parkade Association, a Washington nonprofit corporation, and First Light Residential Association, a Washington nonprofit corporation

Grantee: The City of Seattle, a municipal corporation of the State of Washington

Legal Description:

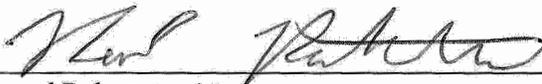
1. Abbreviated form: Portion of First Light, a Master Condominium, according to the Declaration, recorded in Vol. 331 of Condominiums, pages 1 through 8 under Recording No. 20220330000230, and First Light Parkade Condominium, a condominium according to the Declaration, recorded in Vol. 331 of Condominiums, pages 9 through 22 under Recording No. 20220330000231 (previously known as Lots 8, 9, and 12, Block 49, Denny, A.A., 6th Addition, Vol. 1, pp 99).
2. Full legal description is on page 8 and 9 of document

Assessor's Property Tax Parcel/Account Numbers: Portion of 256075-0000, 256075-0010, 256075-0030, and 256076-0000

Non Standard Fee \$50.00

By signing below, you agree to pay the \$50.00 non standard fee.

I am requesting an emergency non standard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original documents.



Russel Robertson, Attorney

When Recorded Mail To:
City of Seattle, SDOT Real Property
PO Box 34996
Seattle, WA 98124-4996
Attn: Gretchen M. Haydel

EASEMENT FOR PUBLIC SIDEWALK

Reference #s of Documents Released or Assigned: none
Grantors:Virginia Street Joint Venture LLC, a Delaware limited liability company,
First Light Master Condominium Unit Owners Association, a Washington
nonprofit corporation, First Light Parkade Association, a Washington
nonprofit corporation, and First Light Residential Association, a
Washington nonprofit corporation
Grantee:The City of Seattle, a municipal corporation of the State of Washington
Legal Description (abbreviated):Portion of First Light, a Master Condominium, according to the
Declaration, recorded in Vol. 331 of Condominiums, pages 1 through 8
under Recording No, 20220330000230, and First Light Parkade
Condominium, a condominium according to the Declaration, recorded in
Vol. 331 of Condominiums, pages 9 through 22 under Recording No,
20220330000231 (previously known as Lots 8, 9, and 12, Block 49,
Denny, A.A., 6th Addition, Vol, 1, pp 99)
Assessor's Tax Parcel ID#:Portion of 256075-0000, 256075-0010, 256075-0030, and 256076-0000
RW T2022-54

GRANTORS, **VIRGINIA STREET JOINT VENTURE LLC**, a Delaware limited liability company, **FIRST LIGHT MASTER CONDOMINIUM UNIT OWNERS ASSOCIATION**, a Washington nonprofit corporation, **FIRST LIGHT PARKADE ASSOCIATION**, a Washington nonprofit corporation, and **FIRST LIGHT RESIDENTIAL ASSOCIATION**, a Washington nonprofit corporation, for and in consideration of good and valuable consideration, receipt of which is hereby acknowledged, conveys and warrants to the Grantee, **THE CITY OF SEATTLE**, a municipal corporation of the State of Washington, subject to matters of record and matters that would have been disclosed by an accurate ALTA/NSPS land title survey dated June 10, 2024, an easement for public sidewalk, over, through, across, and along the following described property in Seattle, King County, Washington:

SEE EXHIBITS A AND B ATTACHED HERETO
AND INCORPORATED HEREIN BY THIS REFERENCE.

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 Grantors shall be responsible for maintenance of the surface and supporting structure of the area of said easement.

Each of the Grantors signing below, warrant and represent that they have the legal power, right, and authority to convey the easement contemplated in this document and to consummate the transaction contemplated hereby in its entirety.

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

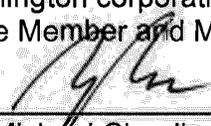
DATED THIS 18th DAY OF July, 2024.

DATED THIS 18 DAY OF July, 2024.

VIRGINIA STREET JOINT VENTURE LLC,
a Delaware limited liability company,

By: Third and Virginia Holdings, LLC,
a Delaware limited liability company,
Its: Sole Member and Manager

By: Westbank Holdings (US) Ltd.,
A Washington corporation,
Its: Sole Member and Manager

By: 

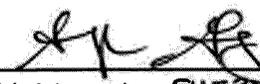
Michael Chaplin, Authorized Signatory

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that **Michael Chaplin** is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute this instrument as the Authorized Signatory of **Westbank Holdings (US) Ltd.**, a Washington corporation, the Sole Member and Manager of **Third and Virginia Holdings LLC**, a Delaware limited liability company, the Sole Member and Manager of **Virginia Street Joint Venture LLC**, a Delaware limited liability company, and acknowledged it to be the free and voluntary act of such party for the use and purpose mentioned in this instrument.

DATED THIS 18 DAY OF JULY, 2024.

Notary Seal
Notary Public
State of Washington
Sheryl Goong
Commission No. 175091
Commission Expires 10-28-25
Please stay within block.


Notary (print name) SHERYL GOONG
Notary Public in and for the State of Washington,
residing at SEATTLE
My Appointment expires 10/28/2025

DATED THIS 18 DAY OF JULY, 2024.

FIRST LIGHT PARKADE ASSOCIATION,
a Washington nonprofit corporation,

By: 
Michael Chaplin, Vice President

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that **Michael Chaplin** is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute this instrument as the Vice President of **First Light Parkade Association**, a Washington nonprofit corporation, and acknowledged it to be the free and voluntary act of such party for the use and purpose mentioned in this instrument.

DATED THIS 18 DAY OF JULY, 2024.

Notary Seal	
Notary Public State of Washington Sheryl Goong Commission No. 175091 Commission Expires 10-28-26	<u></u>
Please stay within block.	Notary (print name) <u>SHERYL GOONG</u> Notary Public in and for the State of Washington, residing at <u>SEATTLE</u> My Appointment expires <u>10/28/2026</u>

EXHIBIT A

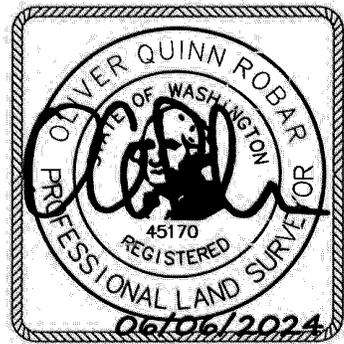
SIDEWALK EASEMENT LEGAL DESCRIPTION

THE SOUTHEAST TWO (2) FEET OF THE FOLLOWING:

COMMERCIAL UNIT, PARKADE UNIT, AND RESIDENTIAL UNIT OF FIRST LIGHT CONDOMINIUM, AN AIR-SPACE CONDOMINIUM, RECORDED IN VOLUME 331 OF CONDOMINIUMS, PAGES 1-8, UNDER RECORDING NUMBER 20220330000229, IN KING COUNTY, WASHINGTON;

CONTAINING AN AREA OF 212 SQUARE FEET, MORE OR LESS;

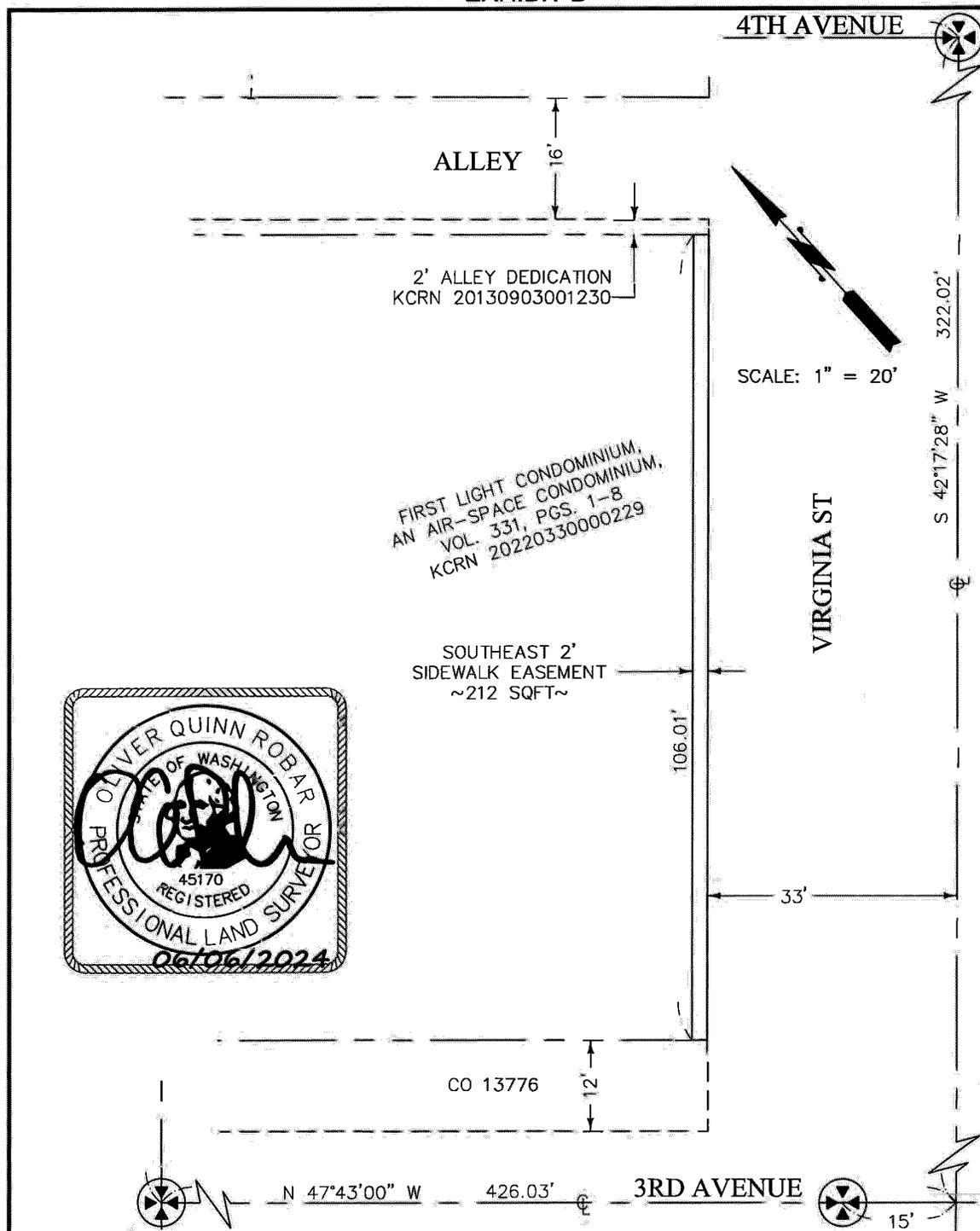
SITUATE IN THE CITY OF SEATTLE, KING COUNTY, WASHINGTON STATE.



WESTBANK PROJECTS (US) CORPORATION
OLIVER Q. ROBAR, P.L.S. NO. 45170
JOB NO. 2007325.08
June 6, 2024

BUSH, ROED & HITCHINGS, INC.
15400 SE 30TH PL, SUITE 100
BELLEVUE, WA 98007
(206) 323-4144

EXHIBIT B



EASEMENT EXHIBIT
 2000 3RD AVE
 WESTBANK PROJECTS (US) CORPORATION
 SEATTLE WASHINGTON

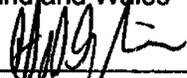
BUSH, ROED & HITCHINGS, INC.
 LAND SURVEYORS & CIVIL ENGINEERS
 15400 SE 30TH PLACE, STE 100 (206) 323-4144
 Bellevue, Washington 6/6/2024
 98007 2007325.08

SUBORDINATION AGREEMENT

The undersigned, **CIFF Investments LLP**, a limited liability partnership incorporated in England and Wales, as administrative agent and lender, and **TCI REP International ICAV**, an Irish collective asset management vehicle having registration number C149152 and established as an umbrella fund with segregated liability between sub-funds, acting solely in respect of its sub-fund **TCI REP International Fund III** as lender, and each as the initial owners and holders of the Deed of Trust, under King County Recording Number 20191009001095 (Deed of Trust), and the Assignment of Condominium Rights, under King County Recording Number 20191009001596 (Assignment), State of Washington, being on the same property described in favor of **Virginia Street Joint Venture LLC**, a Delaware limited liability company, do hereby consent to the execution of this Easement for Public Sidewalk as legally described herein to The City of Seattle. The undersigned further agrees that the lien of the Deed of Trust and the Assignment is hereby subordinated to this Easement for Public Sidewalk.

DATED THIS 24 DAY OF JULY, 2024.

CIFF Investments LLP, a limited liability partnership incorporated in England and Wales

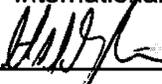
By: 

Print Name: HAL LIVINGSTONE

Title: ATTORNEY IN FACT

DATED THIS 24 DAY OF JULY, 2024.

TCI REP International ICAV, an Irish collective asset management vehicle having registration number C149152 and established as an umbrella fund with segregated liability between sub-funds, acting solely in respect of its sub-fund TCI REP International Fund III

By: 

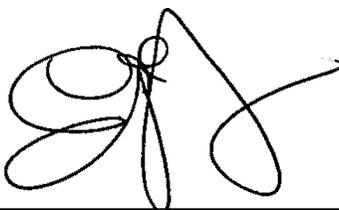
Print Name: HAL LIVINGSTONE

Title: ATTORNEY IN FACT

ejd
ejd
COUNTRY)
STATE OF ENGLAND)
CITY)
COUNTY OF LONDON) ss.

I certify that I know or have satisfactory evidence that HAL BURNET LIVINGSTONE is the person who appeared before me and said person acknowledged that he/~~she~~ *ejd* signed this instrument, on oath stated that he/~~she~~ *ejd* was authorized to execute this instrument as the Attorney-in-Fact of **CIFF Investments LLP**, a limited liability partnership incorporated in England and Wales, as administrative agent, and acknowledged it to be the free and voluntary act of such party for the use and purpose mentioned in this instrument.

DATED: 24th July, 2024.



Notary (print name) EMILY JADE BORG
Notary Public in and for the State of London, England, with address *ejd*
residing at Southwest House, 11A Regent St St James's, London SW1Y 4LR
My Appointment expires with life. *ejd*



EB
EB
COUNTRY
STATE OF ENGLAND)
CITY) ss.
COUNTY OF LONDON)

I certify that I know or have satisfactory evidence that HAL BURNET LIVINGSTONE is the person who appeared before me and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute this instrument as the Attorney-in-Fact of **TCI REP International ICAV**, an Irish collective asset management vehicle having registration number C149152 and established as an umbrella fund with segregated liability between sub-funds, acting solely in respect of its sub-fund TCI REP International Fund III, and acknowledged it to be the free and voluntary act of such party for the use and purpose mentioned in this instrument.

EB
EB

DATED: 24th July, 2024.



Notary (print name) EMILY JADE BERG
Notary Public in and for the State of London, England, with address residing at Southwest House, 11A Regent St St James's, London SW1Y 4LR
My Appointment expires with life

EB
EB
EB



When Recorded Mail To:
City of Seattle, SDOT Real Property
PO Box 34996
Seattle, WA 98124-4996
Attn: Gretchen M. Haydel

EASEMENT FOR PUBLIC SIDEWALK

Reference #s of Documents Released or Assigned: .none
Grantor:EBM RE XI, LLC, a Washington limited liability company
Grantee:The City of Seattle, a municipal corporation of the State of Washington
Legal Description (abbreviated):Portion of Lots 1 and 2, Block 44, Woodlawn Add., Vol 6, pp 20
Assessor's Tax Parcel ID#:Portion of 952810-2095

RW T2022-56

GRANTOR, **EBM RE XI, LLC**, a Washington limited liability company, for and in consideration of good and valuable consideration, receipt of which is hereby acknowledged, conveys and warrants to the Grantee, **THE CITY OF SEATTLE**, a municipal corporation of the State of Washington, an easement for public sidewalk, over, through, across, and along the following described property in Seattle, King County, Washington:

SEE EXHIBITS A, B, AND C ATTACHED HERETO
AND INCORPORATED HEREIN BY THIS REFERENCE.

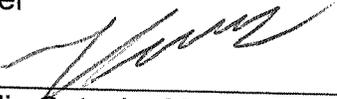
The conveyance of this easement for public sidewalk shall be for surface rights of public access only and shall not constitute conveyance of any rights other than those specified in this document. The Grantor shall be responsible for maintenance of the surface and supporting structure of the area of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

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

DATED THIS 16 DAY OF December, 2022.

EBM RE XI, LLC,
a Washington limited liability company,

By: EBM Real Estate, LLC,
a Washington limited liability company,
Its: Manager

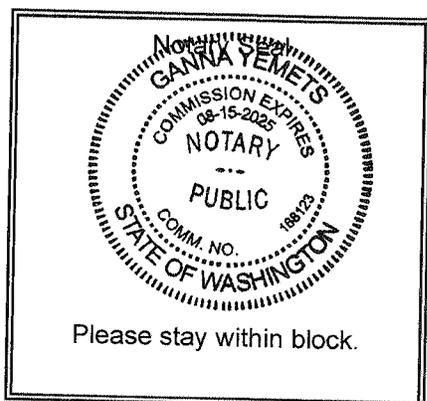
By: 

Vitaliy Gutsalo, Managing Member

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that **Vitaliy Gutsalo** is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute this instrument as a Managing Member of **EBM Real Estate, LLC**, a Washington limited liability company, Manager of **ECM RE XI, LLC**, a Washington limited liability company, and acknowledged it to be the free and voluntary act of such party for the use and purpose mentioned in this instrument.

DATED: 12/16, 2022.



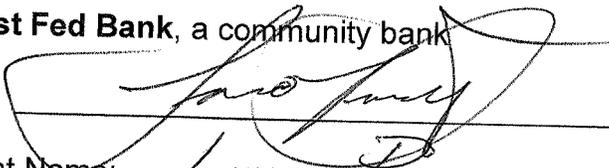
Notary (print name) Ganna Yemets
Notary Public in and for the State of Washington,
residing at Lynnwood
My Appointment expires 8/15/2025

SUBORDINATION AGREEMENT

The undersigned, **First Fed Bank**, a community bank, as owner and holder of the Construction Deed of Trust, under King County Recording Number 20220902000985 (Deed of Trust), State of Washington, being on the same property described in favor of **EBM RE XI, LLC**, a Washington limited liability company, does hereby join and consent to the execution of this grant of easement as legally described herein to The City of Seattle. The undersigned further agrees that the lien of charge of the Deed of Trust will be and is hereby subordinated to this grant of easement.

DATED THIS 12th DAY OF December, 2022.

First Fed Bank, a community bank

By: 

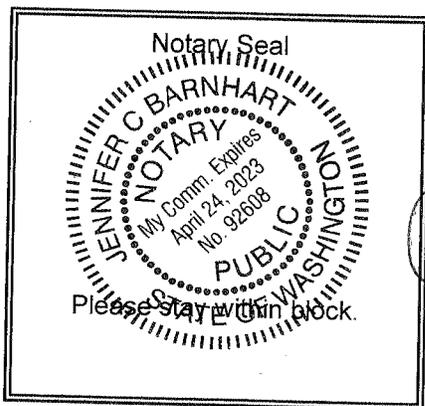
Print Name: Livio Perez

Title: Officer

STATE OF Washington)
COUNTY OF Whatcom) ss.

I certify that I know or have satisfactory evidence that LIVIO PEREZ
is the person who appeared before me and said person acknowledged that he/she
signed this instrument, on oath stated that he/she was authorized to execute this
instrument as the Officer of **First Fed Bank**, a community bank,
and acknowledged it to be the free and voluntary act of such party for the use and
purpose mentioned in this instrument.

DATED: December 12th, 2022.



Jennifer C Barnhart
Notary (print name) Jennifer C Barnhart
Notary Public in and for the State of Washington
residing at Bellingham
My Appointment expires 4/24/23

EXHIBIT A

DEDICATION DESCRIPTION

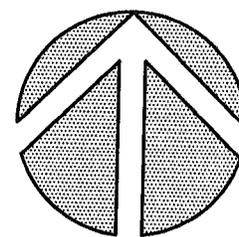
THE NORTH 1.00 FT. OF LOTS 1 AND 2, BLOCK 44, WOODLAWN
ADDITION TO GREENLAKE, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 6 OF PLATS, PAGE 20, RECORDS OF KING
COUNTY, WA.

Page 6 of 8 pages



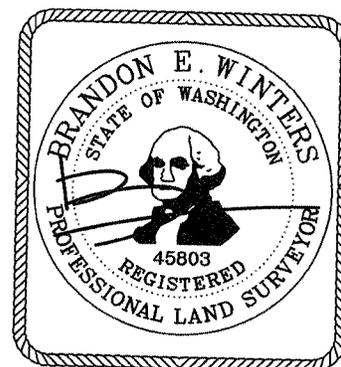
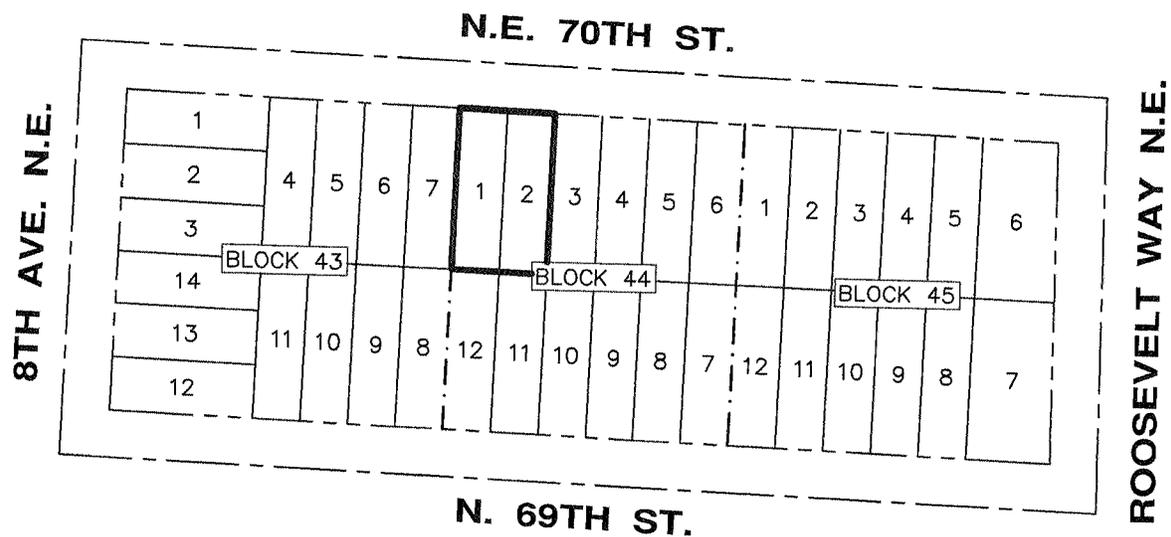
DATE: 11/8/22

EXHIBIT B



NORTH

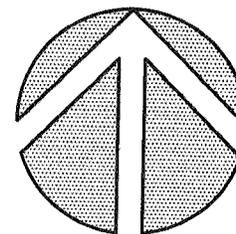
(NOT TO SCALE)



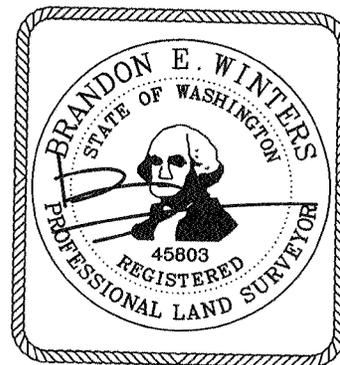
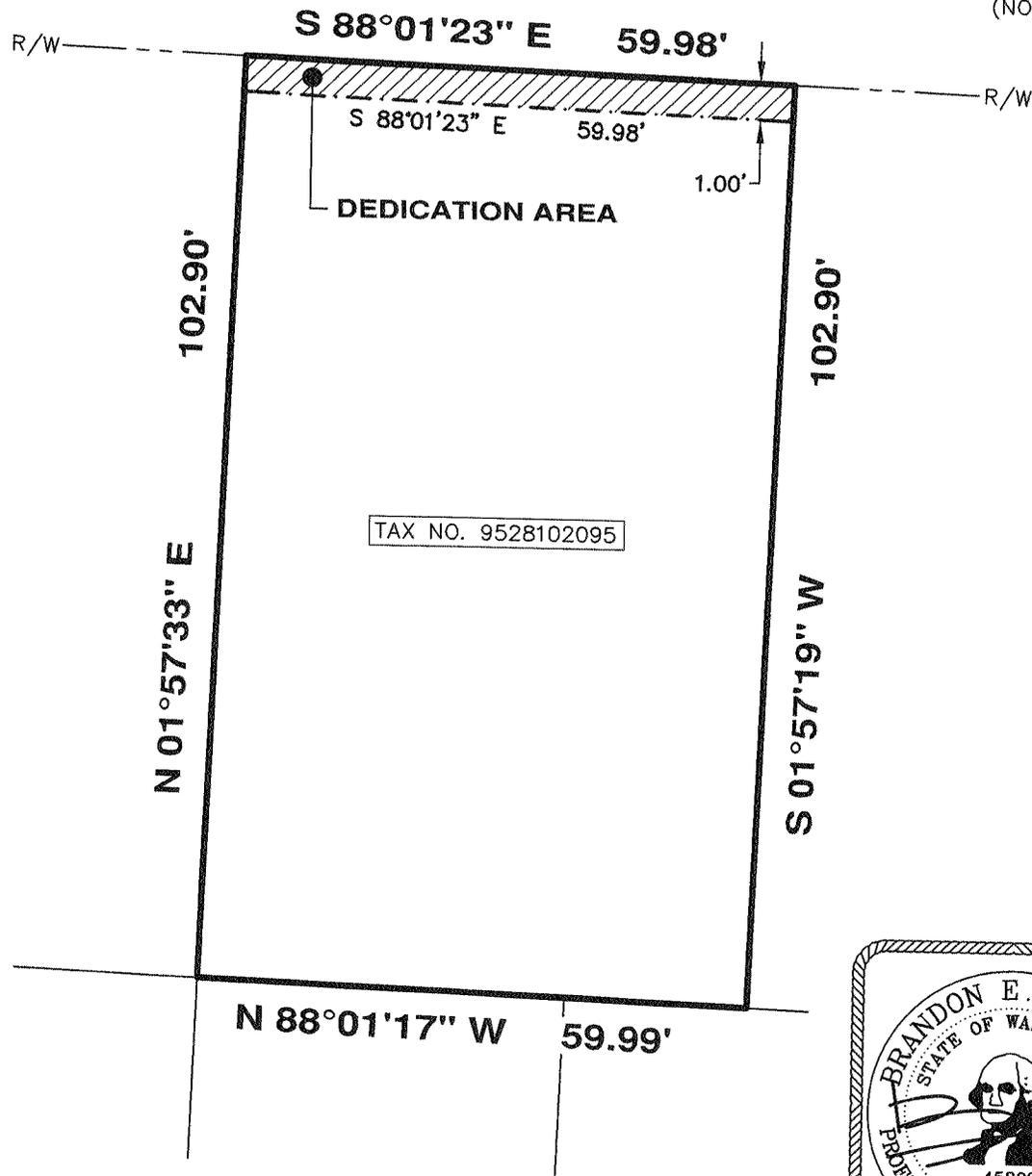
DATE: 11/8/22

EXHIBIT C

N.E. 70TH ST.



NORTH
(NOT TO SCALE)



DATE: 11/8/22

Record Date:7/13/2023 9:34 AM

King County, WA EXCISE TAX NOT REQUIRED BY PRISCILLA HARPER, DEPUTY



20230713000382

EASEMENT Rec: \$211.50
7/13/2023 9:34 AM
KING COUNTY, WA

When Recorded Mail To:
City of Seattle, SDOT Real Property
PO Box 34996
Seattle, WA 98124-4996
Attn: Gretchen M. Haydel

EASEMENT FOR PUBLIC SIDEWALK

Reference #s of Documents Released or Assigned: none
Grantor:4001 S Willow QOZB, LLC, a Washington limited liability company
Grantee:The City of Seattle, a municipal corporation of the State of Washington
Legal Description (abbreviated):Portion of Lot 14, Block 15, Hillman City Add., Div. No. 6, Vol. 11, pp 23
Assessor's Tax Parcel ID#: Portion of 333300-2950, 333300-2951, and 333300-2952

RW T2022-60

GRANTOR, **4001 S Willow QOZB, LLC**, a Washington limited liability company, for and in consideration of good and valuable consideration, receipt of which is hereby acknowledged, conveys and warrants to the Grantee, **THE CITY OF SEATTLE**, a municipal corporation of the State of Washington, an easement for public sidewalk, over, through, across, and along the following described property in Seattle, King County, Washington:

SEE EXHIBITS A AND B ATTACHED HERETO
AND INCORPORATED HEREIN BY THIS REFERENCE.

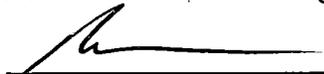
The conveyance of this easement for public sidewalk shall be for surface rights of public access only and shall not constitute conveyance of any rights other than those specified in this document. The Grantor shall be responsible for maintenance of the surface and supporting structure of the area of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

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

DATED THIS 10th DAY OF June, 2023.

4001 S WILLOW QOZB, LLC,
a Washington limited liability company,

By: OZ Navigator, LLC,
a Washington limited liability company,
Its: Sole Member and Manager

By: 
Bradley A. Padden, Manager

Dated: 6/10/23

By: _____
Peter A. Nitze, Manager

Dated: _____

Unofficial Copy

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

DATED THIS 8th DAY OF June, 2023.

4001 S WILLOW QOZB, LLC,
a Washington limited liability company,

By: OZ Navigator, LLC,
a Washington limited liability company,
Its: Sole Member and Manager

By: _____
Bradley A. Padden, Manager

Dated: _____

By: 
Peter A. Nitze, Manager

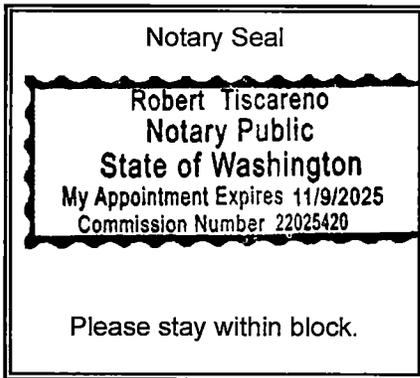
Dated: 6/8/23

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that **Bradley A. Padden** is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute this instrument as the Manager of **Oz Navigator, LLC**, a Washington limited liability company, the Sole Member and Manager of **4001 S Willow QOZB, LLC**, a Washington limited liability company, and acknowledged it to be the free and voluntary act of such party for the use and purpose mentioned in this instrument.

DATED THIS 10th DAY OF June, 2023.

GIVEN under my hand and official seal the day and year last above written.



[Handwritten Signature]

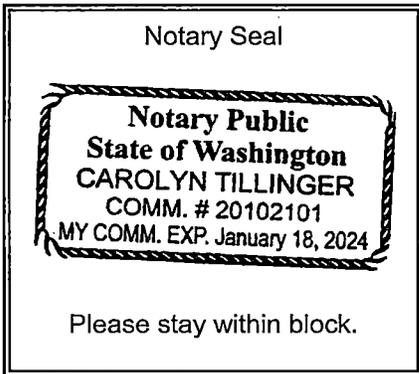
Notary (print name) Robert Tiscareno
Notary Public in and for the State of Washington,
residing at 2716 Harvard Ave E, Seattle, WA 98102
My Appointment expires 11/9/2025

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that **Peter A. Nitze** is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute this instrument as the Manager of **Oz Navigator, LLC**, a Washington limited liability company, the Sole Member and Manager of **4001 S Willow QOZB, LLC**, a Washington limited liability company, and acknowledged it to be the free and voluntary act of such party for the use and purpose mentioned in this instrument.

DATED THIS 8th DAY OF June, 2023.

GIVEN under my hand and official seal the day and year last above written.



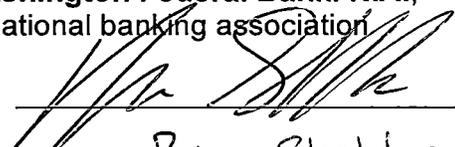
Carolyn Tillinger
Notary (print name) Carolyn Tillinger
Notary Public in and for the State of Washington,
residing at King County, WA

SUBORDINATION AGREEMENT

The undersigned, **Washington Federal Bank, N.A.**, a national banking association, as owner and holder of the Deed of Trust, under King County Recording Number 20210329000051 (Deed of Trust), State of Washington, being on the same property described in favor of **4001 S WILLOW QOZB, LLC**, a Washington limited liability company, does hereby join and consent to the execution of this grant of easement as legally described herein to The City of Seattle. The undersigned further agrees that the lien of charge of the Deed of Trust will be and it is hereby subordinated to this grant of easement.

DATED THIS 29th DAY OF June, 2023.

Washington Federal Bank, N.A.,
a national banking association

By: 

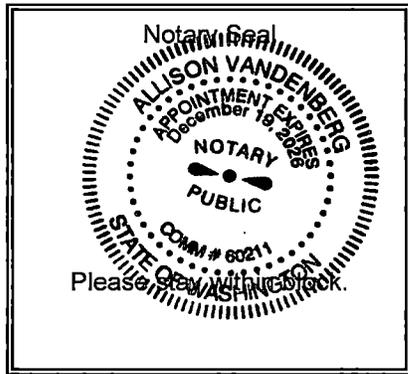
Print Name: Ryan Sheldon

Title: AVP, Retationship Manager

STATE OF WASHINGTON)
) ss.
COUNTY OF King)

I certify that I know or have satisfactory evidence that Ryan Sheldon is the person who appeared before me and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute this instrument as the AVP, Relationship of **Washington Federal Bank, N.A.**, a national banking association, and acknowledged it to be the free and voluntary act of such party for the use and purpose mentioned in this instrument.

DATED: 6-29, 2023.



Allison Vandenberg
Notary (print name) Allison Vandenberg
Notary Public in and for the State of Washington,
residing at Bellevue
My Appointment expires 12-19-25

**EXHIBIT A
SIDEWALK EASEMENT LEGAL DESCRIPTION**

THE NORTH 2.50 FEET OF THE FOLLOWING;

LOT 14, BLOCK 15, HILLMAN CITY ADDITION TO THE CITY OF SEATTLE
DIVISION NUMBER 6, ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 11 OF PLATS, PAGE 23, IN KING COUNTY, WASHINGTON;

EXCEPT THE EAST 2.00 FEET THEREOF;

CONTAINING AN AREA OF 493 SQUARE FEET, MORE OR LESS;

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



NITZE-STAGEN
DAKIN A. BELL, P.L.S. NO.
37546
JOB NO. 2020209.08
MAY 23, 2023

BUSH, ROED & HITCHINGS, INC.
15400 SE 30TH PL, SUITE 100
BELLEVUE, WA 98007
(206) 323-4144

Unofficial Copy

Record Date: 2/9/2023 9:11 AM

King County, WA



20230209000081

EASEMENT Rec: \$209.50
2/9/2023 9:11 AM
KING COUNTY, WA

When Recorded Mail To:
City of Seattle, SDOT Real Property
PO Box 34996
Seattle, WA 98124-4996
Attn: Gretchen M. Haydel

EXCISE TAX NOT REQUIRED
King County Records Division
By *Chris L. Olson*, Deputy

PUBLIC ACCESS EASEMENT

Reference #s of Documents Released or Assigned:.....	none
Grantors:	Port of Seattle, a municipal corporation of the State of Washington and Terminal 106, LLC, a Delaware limited liability company
Grantee:	The City of Seattle, a municipal corporation of the State of Washington
Legal Description (abbreviated):	Portion of Parcels X, LBA No. 3038348-LU, recorded under King County Recording No. 20220622900002 (also known as Block 379, Seattle Tide Lands and vacated S. Dakota St. vacated under City of Seattle ORD No. 80964)
Assessor's Tax Parcel ID#:	Portion of 766670-0390

RW T2022-64

GRANTORS, **PORT OF SEATTLE**, a municipal corporation of the State of Washington, and **TERMINAL 106, LLC**, a Delaware limited liability company, as ground lessee under that certain Memorandum of Ground Lease by and between the Grantors, dated October 31, 2022, under King County Recording Number 20221031001271, for and in consideration of good and valuable consideration, receipt of which is hereby acknowledged, conveys and warrants to the Grantee, **THE CITY OF SEATTLE**, a municipal corporation of the State of Washington, an easement for public access, over, through, across, and along the following described property in Seattle, King County, Washington:

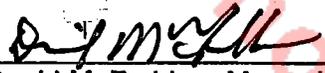
SEE EXHIBIT A AND EXHIBIT B ATTACHED HERETO
AND INCORPORATED HEREIN BY THIS REFERENCE.

The conveyance of this public access easement 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 Grantors shall be responsible for maintenance of the surface and supporting structure of the area of said easement.

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

DATED THIS 6th DAY OF January, 2023.

PORT OF SEATTLE,
a municipal corporation of the State of Washington

By: 
David McFadden, Managing Director, Economic Development Division

DATED THIS 6th DAY OF January, 2023.

LESSEE:

TERMINAL 106, LLC,
a Delaware limited liability company

By: Terminal 106 Venture, LLC,
a Delaware limited liability company,
Its sole Member

By: TC Terminal 106 Venture Member, LLC,
a Delaware limited liability company,
Its Managing Member

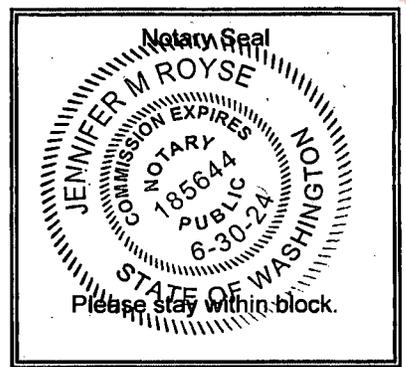
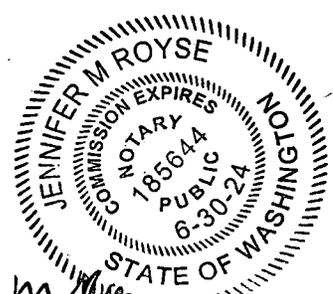
By: TC Northwest Development, Inc.,
a Delaware corporation,
Its sole Member

By: 
Mark Netherland, Senior Vice President

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that **David McFadden** is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute this instrument as the Managing Director of the **PORT OF SEATTLE**, a municipal corporation of the State of Washington, and acknowledged it to be the free and voluntary act of such party for the use and purpose mentioned in this instrument.

DATED: January 6, 2023.



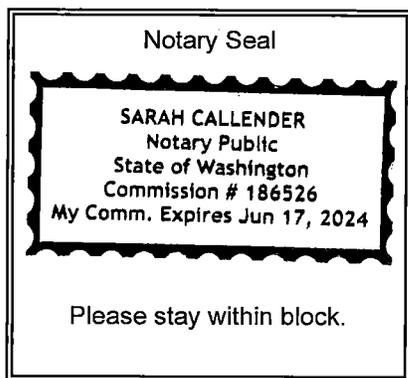
Jennifer M. Royse

Notary (print name) Jennifer Royse
Notary Public in and for the State of Washington,
residing at Seattle, WA
My Appointment expires 6-30-2024

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that **Mark Netherland** is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute this instrument as the Senior Vice President of **TC Northwest Development, Inc.**, a Delaware corporation, the sole Member of **TC Terminal 106 Venture Member, LLC**, a Delaware limited liability company, the Managing Member of **Terminal 106 Venture, LLC**, a Delaware limited liability company, the sole Member of **Terminal 106, LLC**, a Delaware limited liability company, and acknowledged it to be the free and voluntary act of such party for the use and purpose mentioned in this instrument.

DATED: January 6, 2023.



Sarah Callender
Notary (print name) Sarah Callender
Notary Public in and for the State of Washington,
residing at Mukilteo
My Appointment expires June 17, 2024

EXHIBIT A

PUBLIC ACCESS EASEMENT LEGAL DESCRIPTION

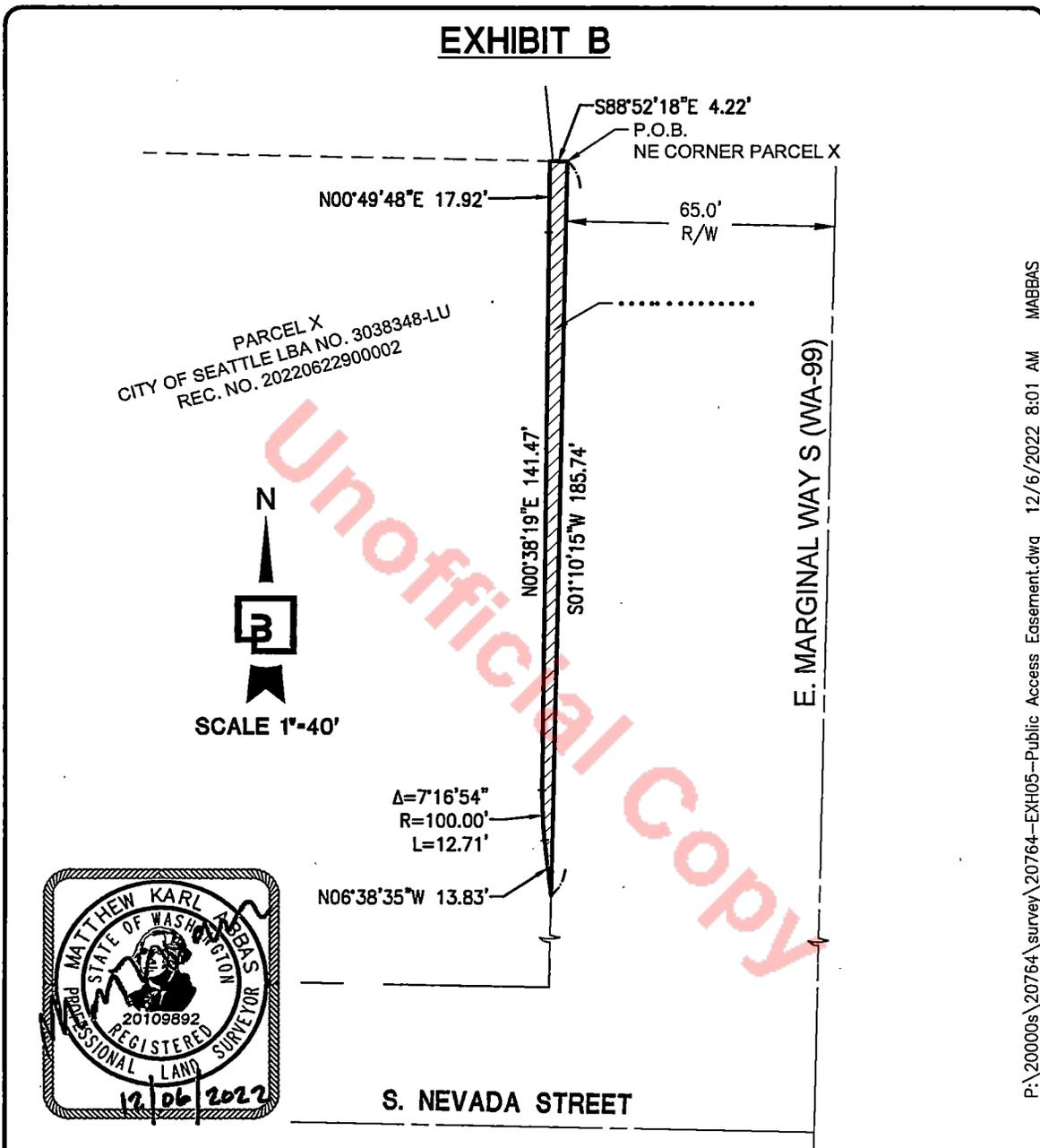
A PORTION OF PARCEL X OF CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NO. 3038348-LU, RECORDED UNDER RECORDING NO. 20220622900002, IN KING COUNTY, WASHINGTON, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL X;
THENCE SOUTH 01°10'15" WEST, ALONG THE EAST LINE OF SAID PARCEL X, 185.74 FEET;
THENCE NORTH 06°38'35" WEST, 13.83 FEET TO A POINT OF CURVATURE;
THENCE NORTHERLY 12.71 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 7°16'54" TO A POINT OF TANGENCY;
THENCE NORTH 00°38'19" EAST, 141.47 FEET;
THENCE NORTH 00°49'48" EAST, 17.92 FEET TO THE NORTH LINE OF SAID PARCEL X;
THENCE SOUTH 88°52'18" EAST, ALONG SAID NORTH LINE, 4.22 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 609 SQUARE FEET, MORE OR LESS.



20764 – T-106 DEVELOPMENT
20764L.004– MKA
NOVEMBER 23, 2022
Page 1 of 1



P:\20000s\20764\survey\20764-EXH05-Public Access Easement.dwg 12/6/2022 8:01 AM MABBAS

SCALE: HORIZONTAL 1"=40' VERTICAL N/A	For: T-106 TRAMMELL CROW CO.	JOB NUMBER 20764
Barghausen Consulting Engineers, Inc. 18215 72nd Avenue South Kent, W 98032 425.251.6222 barghausen.com	Title: PUBLIC ACCESS EASEMENT	20764L.004.DOC SHEET 1 of 1
	DRAWN <u> MKA </u> CHECKED <u> MKA </u> APPROVED <u> MKA </u> DATE <u>12/06/2022</u>	

Record Date:3/29/2023 9:00 AM

Electronically Recorded King County, WA EXCISE TAX NOT REQUIRED BY AL VASSER, DEPUTY

When Recorded Mail To:
City of Seattle, SDOT Real Property
PO Box 34996
Seattle, WA 98124-4996
Attn: Gretchen M. Haydel

EASEMENT FOR PUBLIC SIDEWALK

Reference #s of Documents Released or Assigned: ..none
Grantor: Grand Street Commons, LLC, a Washington limited liability company
Grantee: The City of Seattle, a municipal corporation of the State of Washington
Legal Description (abbreviated): Portion of Lots 1 and 5, Block 1, Creedmoor Add., Vol 11, pp 41, Lot 14, Block 5, Creedmoor Add., Vol. 11 pp 41, together with adjoining vacated alley, Lots 1, 5, and 10, Block 26, Sander's Supplemental Plat, Vol. 1, pp 210, and NE ¼ of the NW ¼ of Section 9 T24N R4E, W. M.
Assessor's Tax Parcel ID#: Portion of 754830-1095, 754830-1100, 754830-1125, 754830-1155, 182230-0005, 182230-0025, 182230-0180, and 092404-9007

RW T2023-03

GRANTOR, GRAND STREET COMMONS, LLC, a Washington limited liability company, for and in consideration of good and valuable consideration, receipt of which is hereby acknowledged, conveys and warrants to the Grantee, **THE CITY OF SEATTLE**, a municipal corporation of the State of Washington, an easement for public sidewalk, over, through, across, and along the following described property in Seattle, King County, Washington:

SEE EXHIBITS A AND B ATTACHED HERETO
AND INCORPORATED HEREIN BY THIS REFERENCE.

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 Grantor shall be responsible for maintenance of the surface and supporting structure of the area of said easement.

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

DATED THIS 6th DAY OF March, 2023.

GRAND STREET COMMONS, LLC,
a Washington limited liability company,

By: Belshaw Partners, LLC,
a Washington limited liability company,
Its: Manager

By: Lake Union Partners Seattle, LLC,
A Washington limited liability company,
Its: Manager

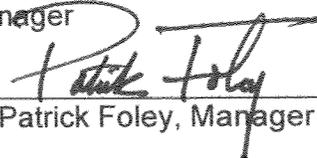
By: 
Patrick Foley, Manager

EXHIBIT A

February 2, 2023

LEGAL DESCRIPTION
FOR
LAKE UNION PARTNERS

SIDEWALK EASEMENT DEDICATION (NORTH)

The South 9.50 feet of Lot 5, Block 26 of Sander's Supplemental Plat, according to the plat thereof, recorded in Volume 1 of Plats, Page 210, records of King County, Washington, lying Easterly of Rainier Avenue South;

AND the South 9.50 feet of Lot 5, Block 1 of Creedmoor Addition to the City of Seattle, according to the plat thereof, recorded in Volume 11 of Plats, Page 41, records of King County, Washington, wherein the North line of the South 9.50 feet of said Lot 5, Block 26 of Sander's Supplemental Plat is extended Easterly to the right-of-way margin of intersecting South Grand Street and 22nd Avenue South;

AND the North 1.00 feet of Lots 1 and 10, Block 26 of Sander's Supplemental Plat, according to the plat thereof, recorded in Volume 1 of Plats, Page 210, records of King County, Washington, lying Easterly of Rainier Avenue South;

AND the North 1.00 feet of Lot 1, Block 1 of Creedmoor Addition to the City of Seattle, according to the plat thereof, recorded in Volume 11 of Plats, Page 41, records of King County, Washington;

Herein described Easement Area contains 1,305 square feet, more or less;

TOGETHER WITH the South 9.50 feet of Lot 14, Block 5 of Creedmoor Addition to the City of Seattle, according to the plat thereof, recorded in Volume 11 of Plats, Page 41, records of King County, Washington, and of vacated alley adjoining or abutting said Lot 14, which upon vacation attached to said Lot 14 by Ordinance No. 114505, recorded under Recording Number 8905241034;

AND the East 1.00 feet and South 9.5 feet of the following described parcel, wherein the North line of said South 9.50 feet of said Lot 14 is extended Easterly to the right-of-way margin of intersecting South Grand Street and 23rd Avenue South:

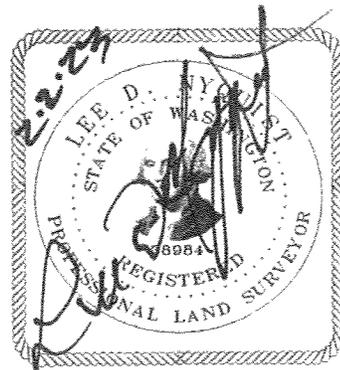
17219 SIDEWALK EASEMENT DEDICATION
NORTH 2023-02-02.docx
Page 1 of 2

Prepared by:	
Checked by:	



BEGINNING 299.90 feet South of the intersection of the Westerly margin of 23rd Avenue South with the South margin of South Massachusetts Street;
Thence Westerly, along a line parallel with South Grand Street, a distance of 135.34 feet to the East line of Creedmoor Addition to the City of Seattle, according to the plat thereof, recorded in Volume 11 of Plats, Page 41, records of King County, Washington;
Thence Southerly, along said East line, a distance of 185.46 feet to North margin of South Grand Street;
Thence Easterly, along said North margin, a distance of 109.92 feet to a point of tangent curve;
Thence Northeasterly, along the arc of a curve to the left, said curve having a radius of 15.00 feet, through a central angle of 71°00'31", a distance of 18.59 feet;
Thence Northeasterly, along said West margin of 23rd Avenue South, a distance of 35.36 feet to a point on said West margin 44.09 feet North of the North margin of South Grand Street;
Thence Northerly along said West margin, a distance of 141.37 feet to the POINT OF BEGINNING of herein described parcel.

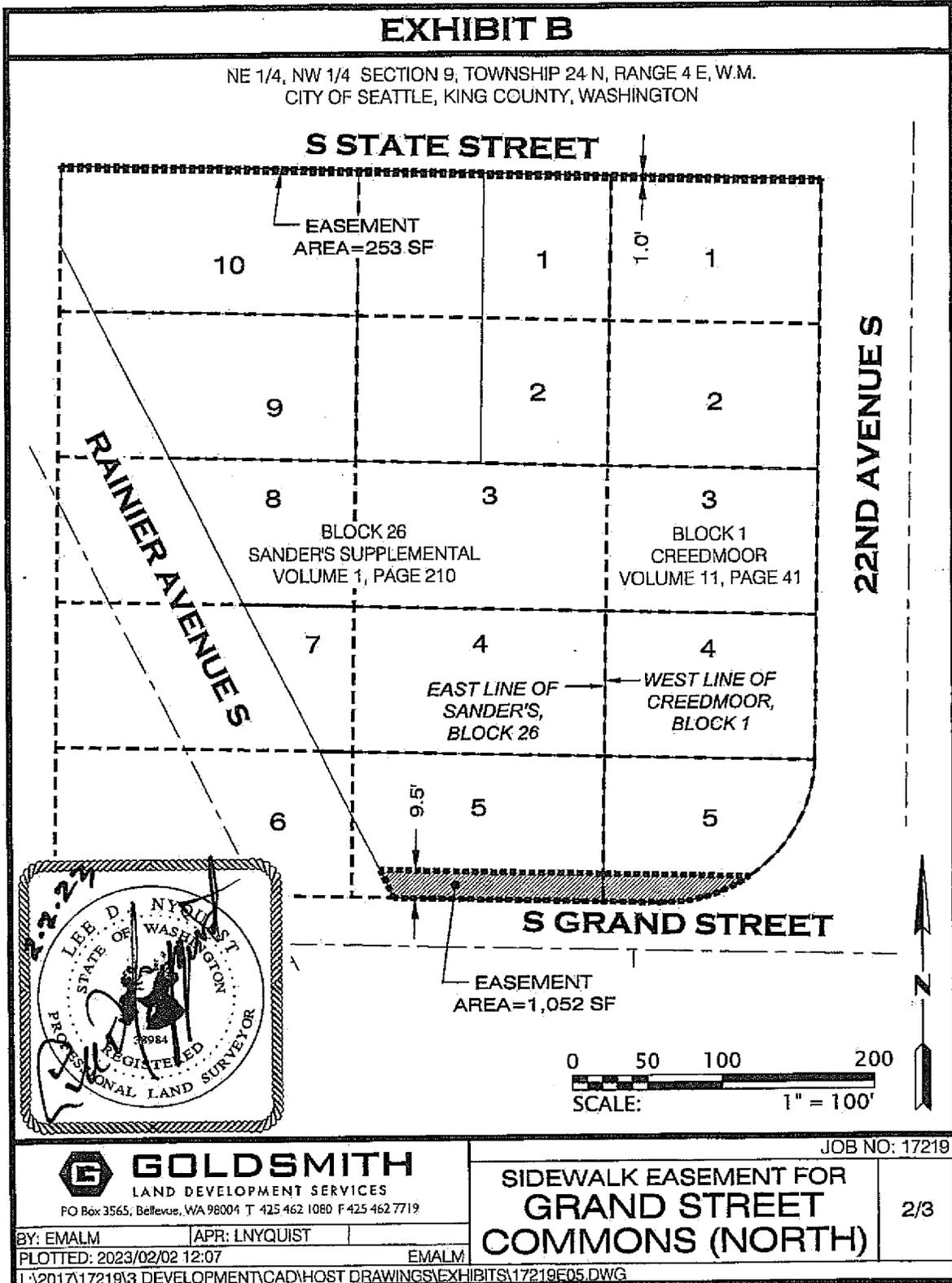
Herein described Easement Area contains 2,371 square feet, more or less.

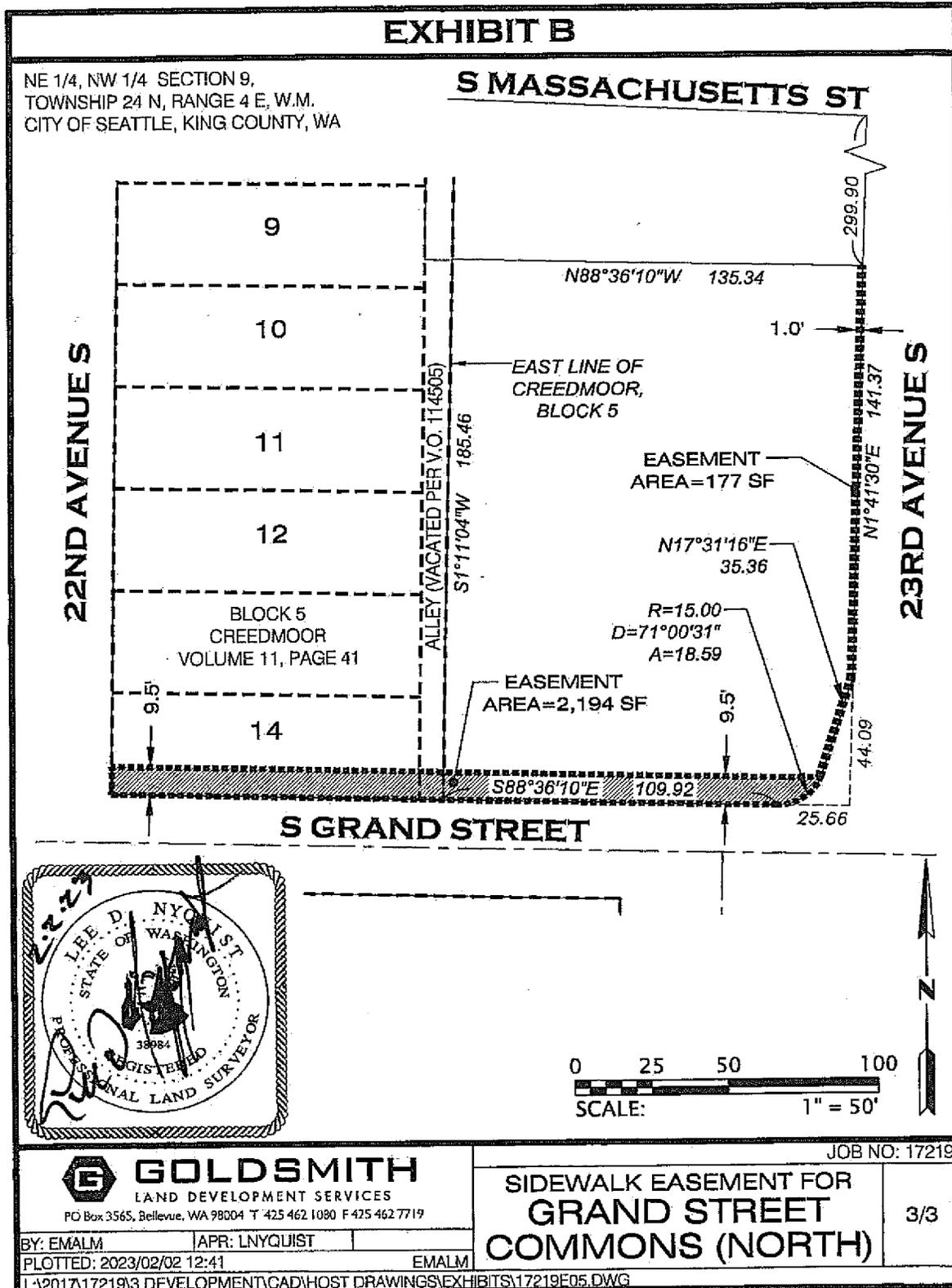


17219 SIDEWALK EASEMENT DEDICATION
NORTH 2023-02-02.docx
Page 2 of 2

Prepared by:	<i>[Signature]</i>
Checked by:	<i>[Signature]</i>







SUBORDINATION AGREEMENT

The undersigned, **Umpqua Bank**, an Oregon state-chartered bank, as owner and holder of the Deed of Trust, under King County Recording Number 20211104000890 (Deed of Trust), State of Washington, being on the same property described in favor of **Grand Street Commons, LLC**, a Washington limited liability company, does hereby consent to the execution of this grant of easement as legally described herein to The City of Seattle. The undersigned further agrees that the lien of charge of the Deed of Trust will be and is hereby subordinated to this grant of easement.

DATED THIS 10 DAY OF March, 2023.

Umpqua Bank, an Oregon state-chartered bank

By: Kathleen M Sanders

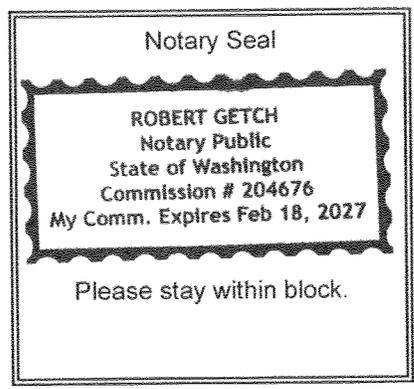
Print Name: Kathleen Brown Sanders

Title: SVP

STATE OF Washington)
) ss.
COUNTY OF King)

I certify that I know or have satisfactory evidence that Kathleen M Sanders is the person who appeared before me and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute this instrument as the officer of **Umpqua Bank**, an Oregon state-chartered bank, and acknowledged it to be the free and voluntary act of such party for the use and purpose mentioned in this instrument.

DATED: March 10th, 2023.



[Signature]
Notary (print name) Robert M Getch
Notary Public in and for the State of Washington,
residing at Seattle 98101
My Appointment expires 2/18/27

When Recorded Mail To:
City of Seattle, SDOT Real Property
PO Box 34996
Seattle, WA 98124-4996
Attn: Gretchen M. Haydel

EASEMENT FOR PUBLIC SIDEWALK

Reference #s of Documents Released or Assigned: none
Grantor: SCC 2, LLC, a Washington limited liability company
Grantee:The City of Seattle, a municipal corporation of the State of Washington
Legal Description (abbreviated):Portion Tract 29, Frye's Addition to Columbia, Vol. 9, pp 87
Assessor's Tax Parcel ID#:Portion of 266050-0365

RW T2023-06

GRANTOR, **SCC 2, LLC**, a Washington limited liability company, for and in consideration of good and valuable consideration, receipt of which is hereby acknowledged, conveys and warrants to the Grantee, **THE CITY OF SEATTLE**, a municipal corporation of the State of Washington, an easement for public sidewalk, over, through, across, and along the following described property in Seattle, King County, Washington:

SEE EXHIBITS A AND B ATTACHED HERETO
AND INCORPORATED HEREIN BY THIS REFERENCE.

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 Grantor shall be responsible for maintenance of the surface and supporting structure of the area of said easement.

EXCISE TAX NOT REQUIRED

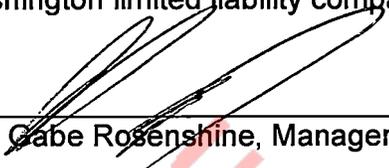
King County Records Division

By _____ Deputy

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

DATED THIS 02 DAY OF February, 2023.

SCC 2, LLC,
a Washington limited liability company,

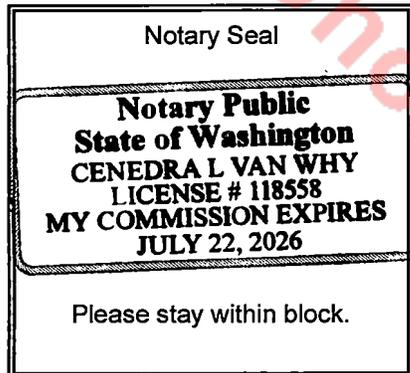
By: 
Gabe Rosenshine, Manager

Unofficial Copy

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that **Gabe Rosenshine** is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute this instrument as the Manager of **SCC 2, LLC**, a Washington limited liability company, and acknowledged it to be the free and voluntary act of such party for the use and purpose mentioned in this instrument.

DATED THIS 01 DAY OF February, 2023.



Cenedra L Van Why

Notary (print name) Cenedra Van Why
Notary Public in and for the State of Washington,
residing at Lake Stevens
My Appointment expires 7/22/26

EXHIBIT A

EASEMENT DESCRIPTION

THE SOUTH 0.87 FEET OF THE FOLLOWING DESCRIBED PARCEL:

THAT PORTION OF TRACT 29, FRYE'S ADDITION TO COLUMBIA, AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGE 87, RECORDS OF KING COUNTY AUDITOR, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID TRACT, 90 FEET EASTERLY FROM THE NORTHWESTERLY CORNER THEREOF; AND RUNNING THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID TRACT, 80 FEET; THENCE SOUTHERLY, 130 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT, DISTANT 148.7 FEET EASTERLY FROM THE SOUTHWEST CORNER THEREOF; THENCE WESTERLY, ALONG SAID SOUTHERLY LINE, 80 FEET; THENCE NORTHERLY 130 FEET TO THE **POINT OF BEGINNING**.

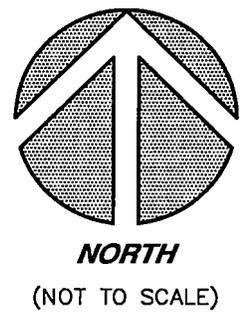
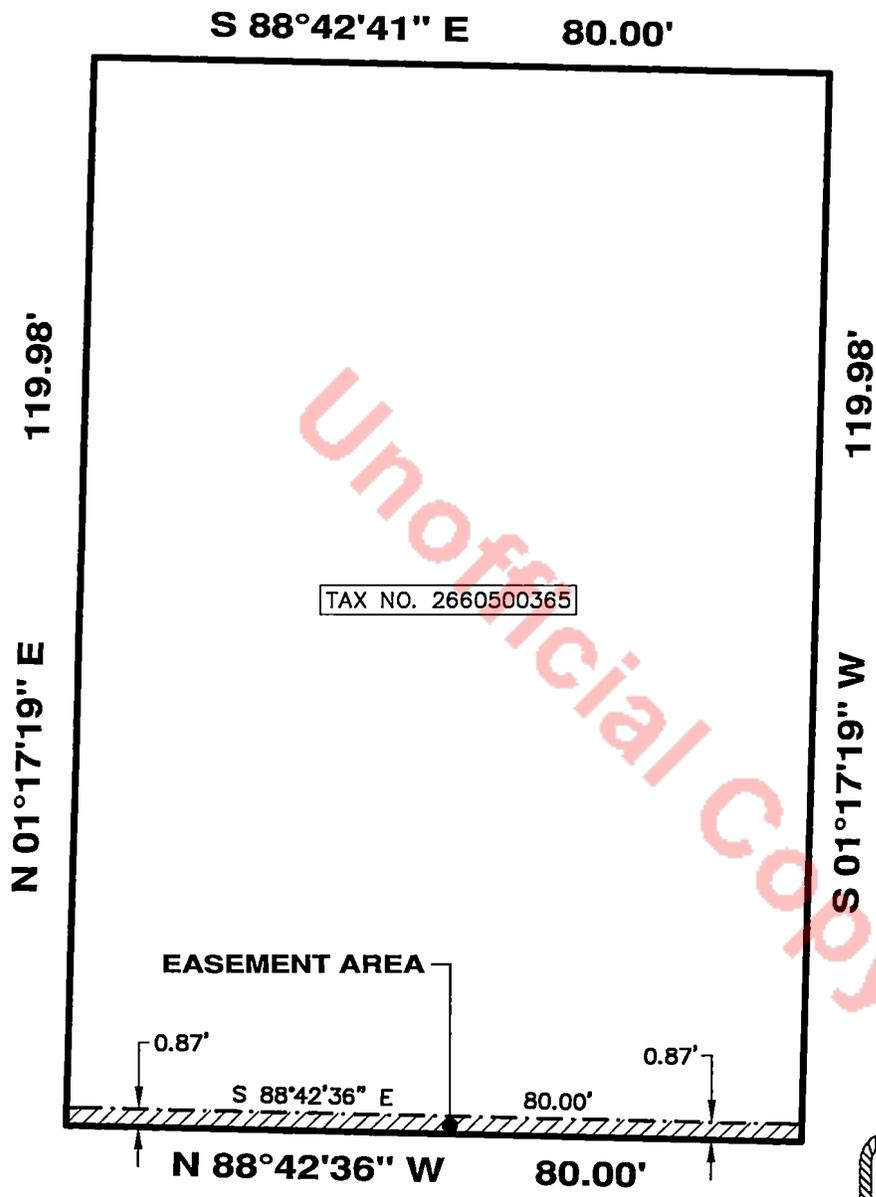
EXCEPT THE SOUTHERLY 10 FEET THEREOF DEEDED TO THE CITY OF SEATTLE FOR STREET PURPOSES BY DEED RECORDED UNDER RECORDING NO. 2531582.



Page 4 of 7 pages

DATE: 1/4/23

EXHIBIT B



S. DAWSON ST.



DATE: 1/4/23

SUBORDINATION AGREEMENT

The undersigned, **Columbia State Bank**, a Washington state-chartered bank, as owner and holder of the Deed of Trust, under King County Recording Number 20220609000565 (Deed of Trust), State of Washington, being on the same property described in favor of **SCC 2, LLC**, a Washington limited liability company, does hereby join and consent to the execution of this grant of easement as legally described herein to The City of Seattle. The undersigned further agrees that the lien of charge of the Deed of Trust will be and it is hereby subordinated to this grant of easement.

DATED THIS 27 DAY OF February, 2023.

Columbia State Bank, a Washington state-chartered bank

By: [Signature]

Print Name: Matt Drake

Title: VP Builder Banking

STATE OF WASHINGTON)
) ss.
COUNTY OF SPOKANE)

I certify that I know or have satisfactory evidence that MATT DRAKE
is the person who appeared before me and said person acknowledged that he/she
signed this instrument, on oath stated that he/she was authorized to execute this
instrument as the REPRESENTATIVE of Columbia State Bank , a Washington
state-chartered bank, and acknowledged it to be the free and voluntary act of such
party for the use and purpose mentioned in this instrument.

DATED: ~~FEBRUARY~~ 27TH , 2023.



 Marshall Morrison
Notary (print name) MARSHALL MORRISON
Notary Public in and for the State of Washington,
residing at 505 W. RIVERSIDE AVE. SPOKANE, WA 99201
My Appointment expires AUGUST 8, 2024

Record Date: 9/9/2024 1:27 PM

Electronically Recorded King County, WA

When Recorded Mail To:
City of Seattle, SDOT Real Property
PO Box 34996
Seattle, WA 98124-4996
Attn: Gretchen M. Haydel

EASEMENT FOR PUBLIC SIDEWALK

Reference #s of Documents Released or Assigned: .none
Grantor: Grand Street Commons MBH LLLP, a Washington limited liability limited partnership
Grantee: The City of Seattle, a municipal corporation of the State of Washington
Legal Description (abbreviated): Portion of Lots 3, 4, 5, and 6, Block 14, Kinnear, Jos. C., Addition, Vol 1, pp 123
Assessor's Tax Parcel ID#: Portion of 388190-0515, 388190-0540, and 388190-0550

RW T2023-07

GRANTOR, **GRAND STREET COMMONS MBH, LLLP**, a Washington limited liability limited partnership, for and in consideration of good and valuable consideration, receipt of which is hereby acknowledged, conveys and warrants to the Grantee, **THE CITY OF SEATTLE**, a municipal corporation of the State of Washington, an easement for public sidewalk, over, through, across, and along the following described property in Seattle, King County, Washington:

SEE EXHIBITS A AND B ATTACHED HERETO
AND INCORPORATED HEREIN BY THIS REFERENCE.

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 Grantor shall be responsible for maintenance of the surface and supporting structure of the area of said easement.

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

DATED THIS 9th DAY OF August, 2024.

GRAND STREET COMMONS MBH LLLP,
a Washington limited liability limited partnership,

By: Grand Street Commons GP MBH LLC,
a Washington limited liability company,
Its: General Partner

By: Mount Baker Housing Association
A Washington nonprofit public benefit corporation,
Its: Manager

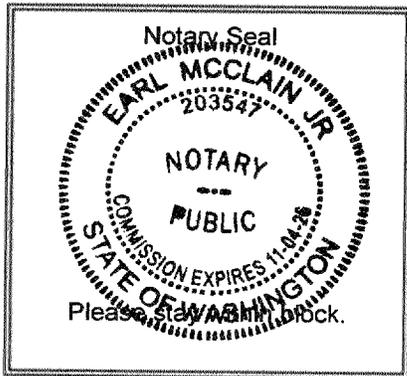
By: 

David Tan, Executive Director

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that **David Tan** is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute this instrument as the Executive Director of **Mount Baker Housing Association**, a Washington nonprofit public benefit corporation, the Manager of **Grand Street Commons GP MBH LLC**, a Washington limited liability company, the General Partner of **Grand Street Commons MBH LLLP**, a Washington limited liability limited partnership, and acknowledged it to be the free and voluntary act of such party for the use and purpose mentioned in this instrument.

DATED: August 27, 2024.



Earl McClain Jr
Notary (print name) Earl McClain Jr
Notary Public in and for the State of Washington,
residing at Issaquah, WA
My Appointment expires 11-4-2026

EXHIBIT A

January 18, 2023

LEGAL DESCRIPTION

FOR

GRAND STREET COMMONS MBH LLLP
(Mt Baker Housing)

SIDEWALK EASEMENT DEDICATION (SOUTH)

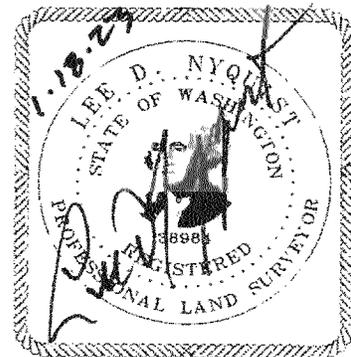
The North 9.50 feet of Lots 3, 4 and alley, Block 14 of Jos C. Kinnear's Addition to the City of Seattle, according to the plat thereof, recorded in Volume 1 of Plats, Page 123, records of King County, Washington;

EXCEPT that portion of said Lot 3 as condemned in King County Superior Court Cause No. 76454 for street purposes, as provided in City of Seattle Ordinance No. 21630.

AND the East 1.00 feet of Lots 4, 5 and 6 of said Block 14;

EXCEPT the South 2.84 feet of said Lot 6 deeded for Street Purposes as recorded under Recording Number 20210915000910, records of King County, Washington;

Herein described Easement Area contains 2,158 square feet, more or less;



17219 SIDEWALK EASEMENT DEDICATION
SOUTH 2023-01-18.docx
Page 1 of 1

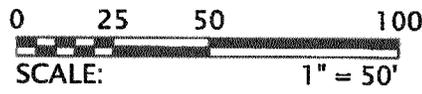
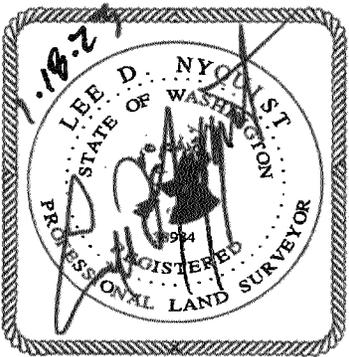
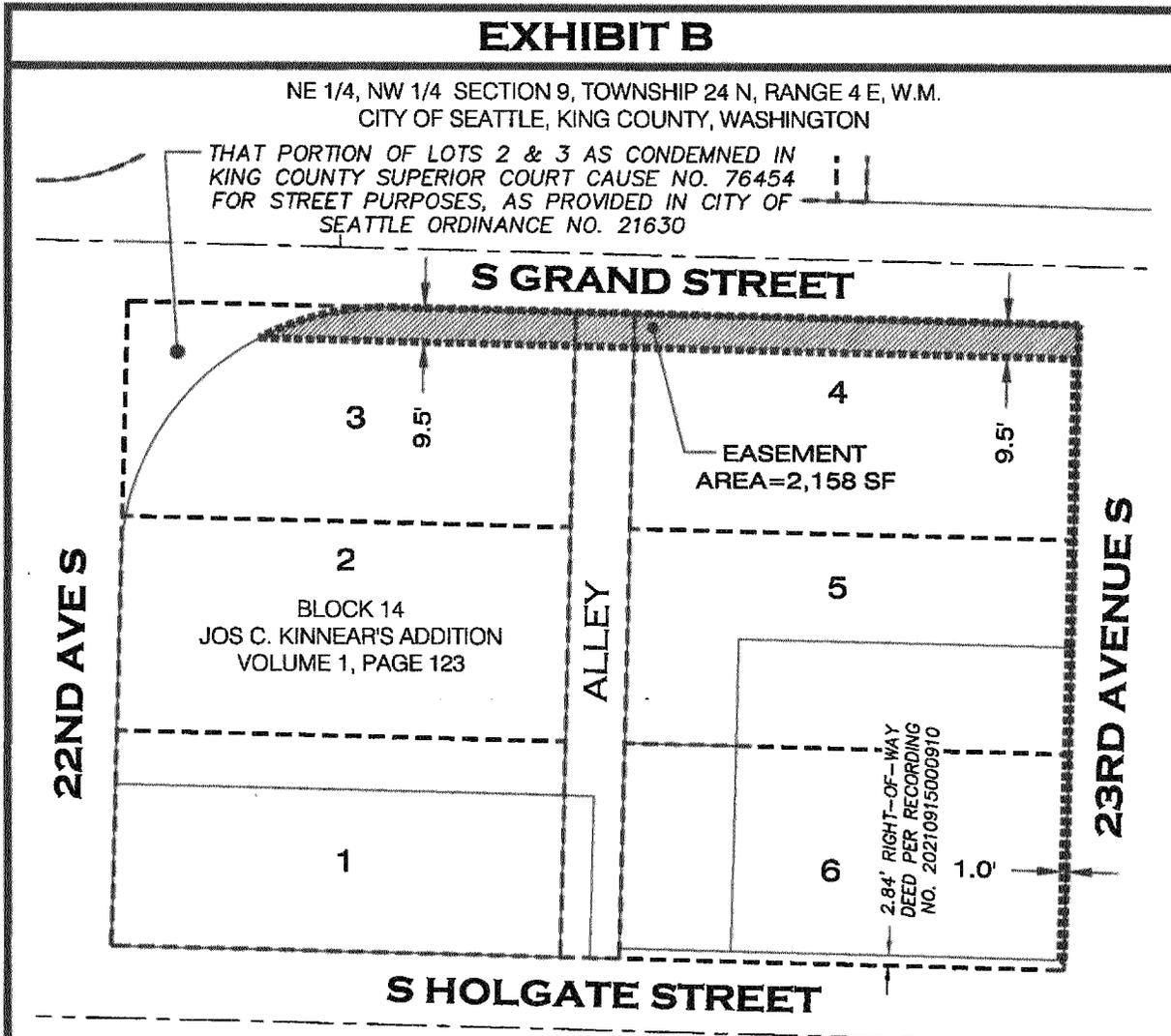
Prepared by:	EM
Checked by:	AA



EXHIBIT B

NE 1/4, NW 1/4 SECTION 9, TOWNSHIP 24 N, RANGE 4 E, W.M.
CITY OF SEATTLE, KING COUNTY, WASHINGTON

THAT PORTION OF LOTS 2 & 3 AS CONDEMNED IN
KING COUNTY SUPERIOR COURT CAUSE NO. 76454
FOR STREET PURPOSES, AS PROVIDED IN CITY OF
SEATTLE ORDINANCE NO. 21630



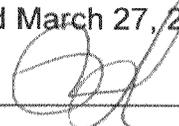
 GOLDSMITH LAND DEVELOPMENT SERVICES PO Box 3565, Bellevue, WA 98004 T 425 462 1080 F 425 462 7719	JOB NO: 17219	
	SIDEWALK EASEMENT FOR GRAND STREET COMMONS (SOUTH)	2/2
BY: EMALM APR: LNYQUIST	PLOTTED: 2023/01/18 05:35 LNYQUIST	
L:\2017\17219\3 DEVELOPMENT\CAD\HOST DRAWINGS\EXHIBITS\17219E06.DWG		

SUBORDINATION AGREEMENT

The undersigned, **Rainier Valley Community Development Fund**, a Washington nonprofit corporation, as Trustee under the Trust Agreement and Declaration of Trust for the Rainier Valley Community Development Program, dated March 27, 2006, as owner and holder of the Deed of Trust and Assignment of Leases and Rents and Security Agreement with Fixture Filing, under King County Recording Number 20211008001208 (Deed of Trust), State of Washington, being on the same property described in favor of **Grand Street Commons MBH LLLP**, a Washington limited liability limited partnership, does hereby join and consent to the execution of this grant of easement as legally described herein to The City of Seattle. The undersigned further agrees that the lien of charge of the Deed of Trust will be and is hereby subordinated to this grant of easement.

DATED THIS 20 DAY OF August, 2024.

Rainier Valley Community Development Fund,
a Washington nonprofit corporation, as Trustee under the Trust Agreement and
Declaration of Trust for the Rainier Valley Community Development Program,
dated March 27, 2006

By:  _____

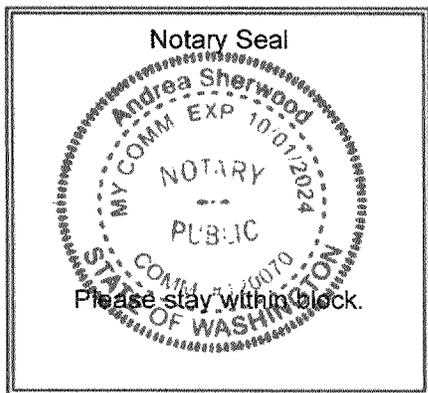
Print Name: Robert Luciano

Title: Executive Director

STATE OF WA)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Robert Luciano is the person who appeared before me and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute this instrument as the Executive Director of **Rainier Valley Community Development Fund**, a Washington nonprofit corporation, as Trustee under the Trust Agreement and Declaration of Trust for the Rainier Valley Community Development Program, dated March 27, 2006, and acknowledged it to be the free and voluntary act of such party for the use and purpose mentioned in this instrument.

DATED: August 20, 2024.



Andrea Sherwood

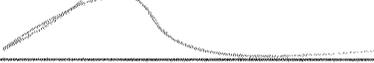
Notary (print name) Andrea Sherwood
Notary Public in and for the State of WA,
residing at Des Moines, WA
My Appointment expires 10-1-24

SUBORDINATION AGREEMENT

The undersigned, **Citibank N. A.**, a national banking association, as owner and holder of the Multifamily Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing, under King County Recording Number 20220902000283 (Deed of Trust), as amended, State of Washington, being on the same property described in favor of **Grand Street Commons MBH LLLP**, a Washington limited liability limited partnership, does hereby join and consent to the execution of this grant of easement as legally described herein to The City of Seattle. The undersigned further agrees that the lien of charge of the Deed of Trust will be and is hereby subordinated to this grant of easement.

DATED THIS 15th DAY OF August, 2024.

Citibank, N.A.,
a national banking association

By: 

Print Name: Michael Hemmens

Title: Vice President

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF VENTURA

On August 15th, 2024, before me, Matt Knipprath, Notary Public, personally appeared Michael Hemmens, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are subscribed to the within instrument and acknowledged to me that (he/she/they executed the same in (his/her/their authorized capacity(ies), and that by (his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature  (Seal)

SUBORDINATION AGREEMENT

The undersigned, **Amazon.com NV Investment Holdings LLC**, a Nevada limited liability company, as owner and holder of the Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing, under King County Recording Number 20220902000287 (Deed of Trust), State of Washington, being on the same property described in favor of **Grand Street Commons MBH LLLP**, a Washington limited liability limited partnership, does hereby join and consent to the execution of this grant of easement as legally described herein to The City of Seattle. The undersigned further agrees that the lien of charge of the Deed of Trust will be and is hereby subordinated to this grant of easement.

DATED THIS 4th DAY OF September, 2024.

Amazon.com NV Investment Holdings LLC,
a Nevada limited liability company

By: 

Print Name: William Crow

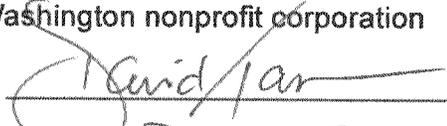
Title: Vice President

SUBORDINATION AGREEMENT

The undersigned, **Mount Baker Housing Association**, a Washington nonprofit corporation, as owner and holder of the Trust Deed, Security Agreement, and Fixture Filing, under King County Recording Number 20220902000288 (Deed of Trust), State of Washington, being on the same property described in favor of **Grand Street Commons MBH LLLP**, a Washington limited liability limited partnership, does hereby join and consent to the execution of this grant of easement as legally described herein to The City of Seattle. The undersigned further agrees that the lien of charge of the Deed of Trust will be and is hereby subordinated to this grant of easement.

DATED THIS 28th DAY OF August, 2024.

Mount Baker Housing Association,
a Washington nonprofit corporation

By: 

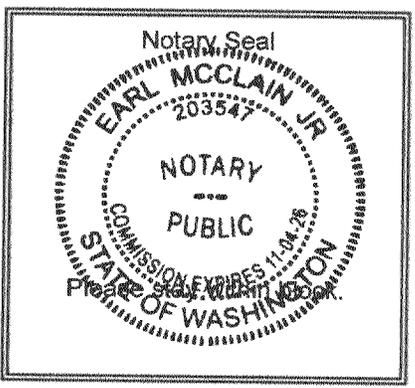
Print Name: David Tan

Title: Executive Director

STATE OF Washington)
) ss.
COUNTY OF King)

I certify that I know or have satisfactory evidence that David Tan
is the person who appeared before me and said person acknowledged that he/she
signed this instrument, on oath stated that he/she was authorized to execute this
instrument as the Executive Director of **Mount Baker Housing
Association**, a Washington nonprofit corporation , and acknowledged it to be the
free and voluntary act of such party for the use and purpose mentioned in this
instrument.

DATED: August 27, 2024.



Earl McClain Jr
Notary (print name) Earl McClain Jr
Notary Public in and for the State of Wa,
residing at Issaquah, Wa
My Appointment expires 11-4-2026

Record Date:4/11/2023 10:11 AM

King County, WA

When Recorded Mail To:
City of Seattle, SDOT Real Property
PO Box 34996
Seattle, WA 98124-4996
Attn: Gretchen M. Haydel



20230411000267
EASEMENT Rec: \$212.50
4/11/2023 10:11 AM
KING COUNTY, WA

EASEMENT FOR PUBLIC SIDEWALK

Reference #s of Documents Released or Assigned: . none
 Grantors: DEP Holdings LLC, Washington limited liability company, DEP Real Estate VI, LLC, a Washington limited liability company, and Union Rental LLC, a Washington limited liability company
 Grantee: The City of Seattle, a municipal corporation of the State of Washington
 Legal Description (abbreviated): Portion of Parcel C, City of Seattle LBA No. 3038062-LU, recorded under King County Recording No. 20220307900002 (also known as Lots 1, 2, and 3, Block 5, Greene's Add., Vol 2, pp 73)
 Assessor's Tax Parcel ID#: Portion of 290220-0325

RW T2023-12

GRANTORS, **DEP Holdings LLC**, a Washington limited liability company, as to a twenty-eight percent (28%) interest, **DEP Real Estate VI, LLC**, a Washington limited liability company, as to a thirty-two percent (32%) interest, and **Union Rental LLC**, a Washington limited liability company, as to a forty percent (40%) interest, for and in consideration of good and valuable consideration, receipt of which is hereby acknowledged, conveys and warrants to the Grantee, **THE CITY OF SEATTLE**, a municipal corporation of the State of Washington, an easement for public sidewalk, over, through, across, and along the following described property in Seattle, King County, Washington:

SEE EXHIBITS A, B, AND C ATTACHED HERETO
AND INCORPORATED HEREIN BY THIS REFERENCE.

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 Grantors shall be responsible for maintenance of the surface and supporting structure of the area of said easement.

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

DATED THIS 24 DAY OF March, 2023.

DEP Holdings LLC,
a Washington limited liability company,

By: [Signature]
Cao Huynh, Member

Dated: 3-24-23

By: [Signature]
Huong Huynh, Member

Dated: 3-20-23

DEP Real Estate VI, LLC,
a Washington limited liability company,

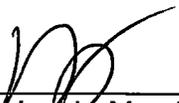
By: [Signature]
Cao Huynh, Manager

Dated: 3-24-23

Union Rental LLC,
a Washington limited liability company,

By: 
Cao Huynh, Member

Dated: 3-24-23

By: 
Huong Huynh, Member

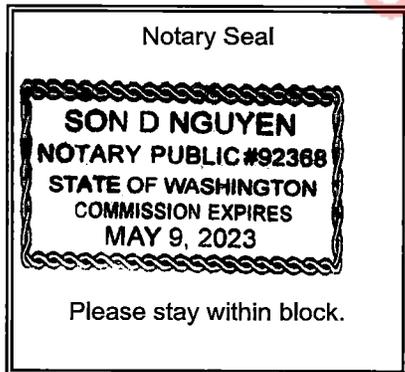
Dated: 3-24-23

Unofficial Copy

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that **Cao Huynh** is the person who appeared before me and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute this instrument as a Member of **DEP Holdings LLC**, Washington limited liability company and **Union Rental LLC**, a Washington limited liability company, and the Manager of **DEP Real Estate VI, LLC**, a Washington limited liability company, and acknowledged it to be the free and voluntary act of such party for the use and purpose mentioned in this instrument.

DATED: MARCH 24, 2023.



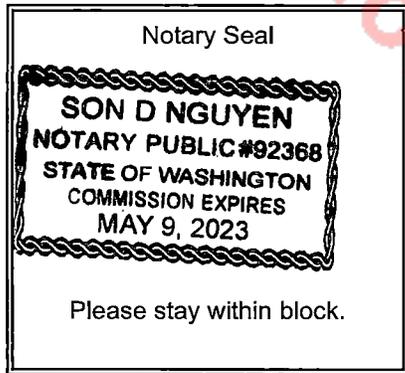
[Handwritten Signature]

Notary (print name) SON D. NGUYEN
Notary Public in and for the State of Washington,
residing at RENTON WA
My Appointment expires MAY 9, 2023

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that **Huong Huynh** is the person who appeared before me and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute this instrument as a Member of **DEP Holdings, LLC**, Washington limited liability company and **Union Rental, LLC**, a Washington limited liability company, and acknowledged it to be the free and voluntary act of such party for the use and purpose mentioned in this instrument.

DATED: MARCH 24, 2023.



[Handwritten Signature]

Notary (print name) SON D. NGUYEN
Notary Public in and for the State of Washington,
residing at RENTON WA
My Appointment expires MAY 9, 2023

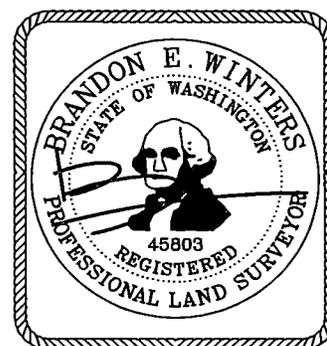
EXHIBIT A

DEDICATION DESCRIPTION

THE WEST 1.00 FT. OF PARCEL C, CITY OF SEATTLE LOT BOUNDARY
ADJUSTMENT NO. 3038062-LU, AS RECORDED IN VOLUME 462 OF
SURVEYS, PAGE 237, RECORDS OF KING COUNTY, WA.

(KING COUNTY RECORDING NO. 20220307900002)

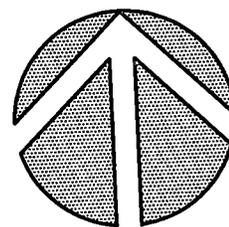
Official Copy



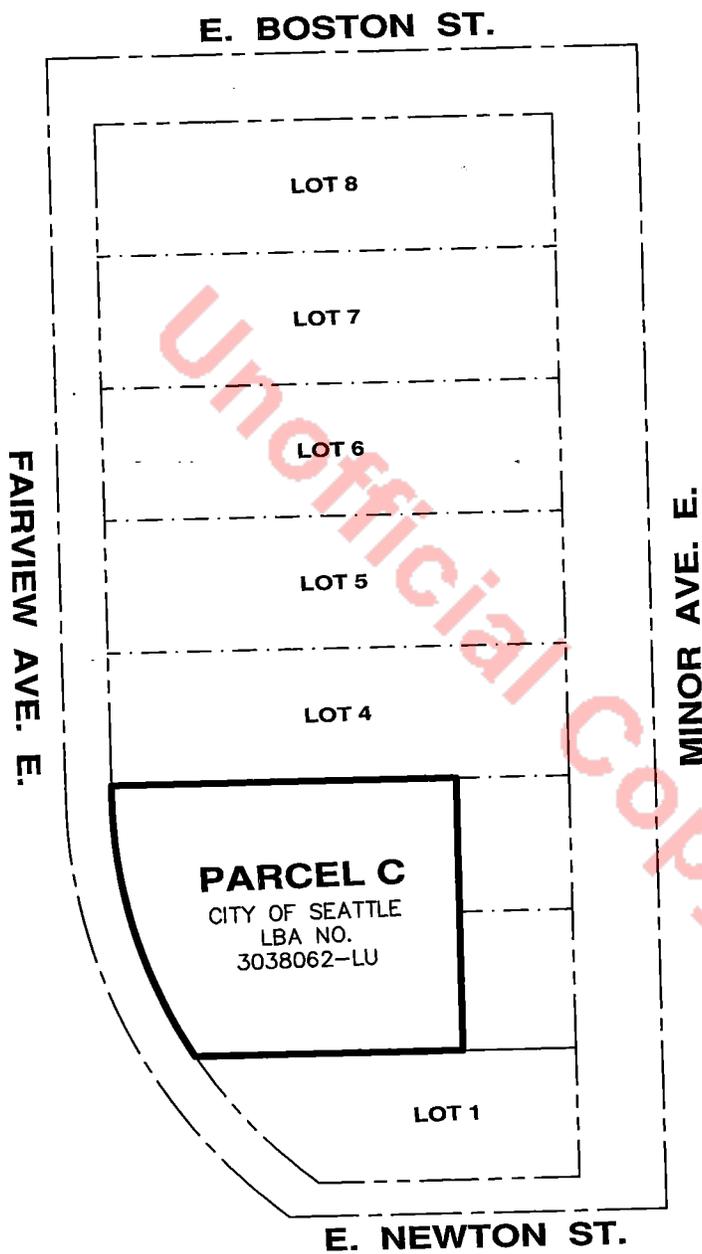
Page 6 of 10 pages

DATE: 2/28/23

EXHIBIT B

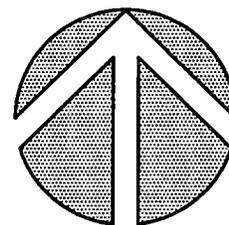


NORTH
(NOT TO SCALE)

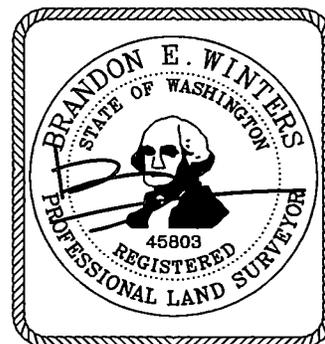
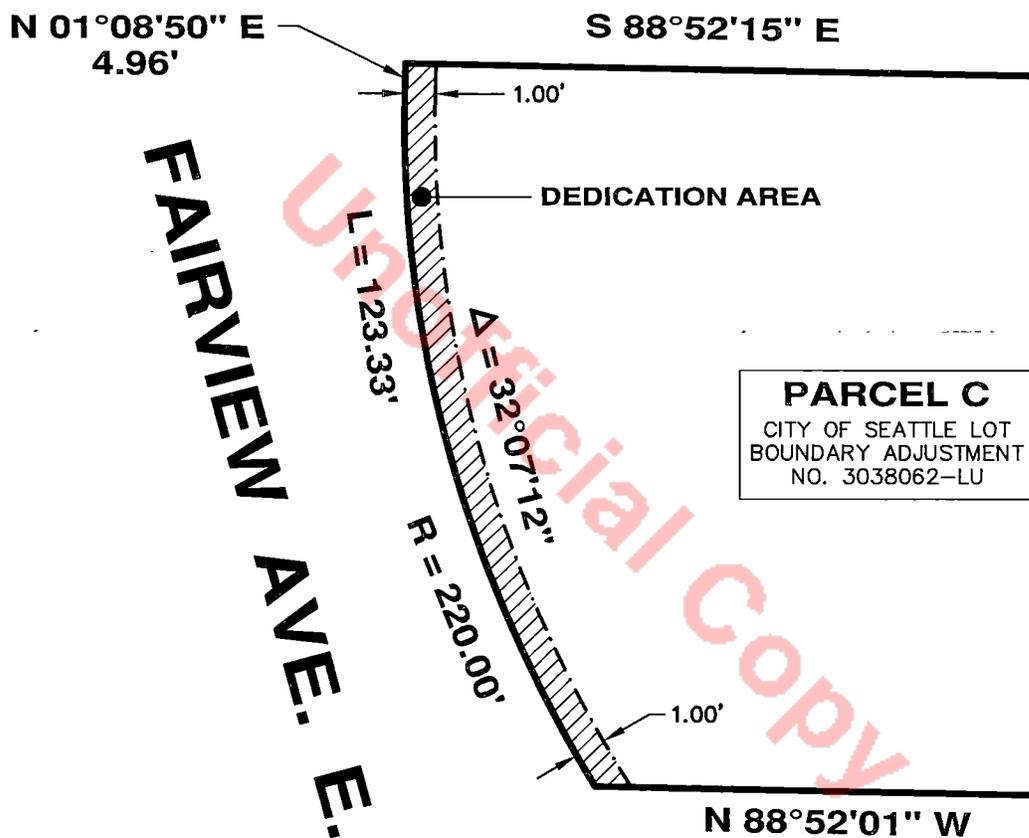


DATE: 2/28/23

EXHIBIT C



NORTH
(NOT TO SCALE)



DATE: 2/28/23

SUBORDINATION AGREEMENT

The undersigned, **Sound Community Bank**, a Washington state-chartered bank, as owner and holder of the Deed of Trust, under King County Recording Number 20210528002104 (Deed of Trust), State of Washington, being on the same property described in favor of **DEP Holdings LLC**, a Washington limited liability company, **DEP Real Estate VI, LLC**, a Washington limited liability company, and **Union Rental LLC**, a Washington limited liability company, does hereby join and consent to the execution of this grant of easement as legally described herein to The City of Seattle. The undersigned further agrees that the lien of charge of the Deed of Trust will be and it is hereby subordinated to this grant of easement.

DATED THIS 27th DAY OF March, 2023.

Sound Community Bank,
a Washington state-chartered bank

By: [Signature]

Print Name: Sean Spences

Title: SVP/Senior Commercial Loan Officer

STATE OF WASHINGTON)
) ss.
COUNTY OF Pierce)

I certify that I know or have satisfactory evidence that Sean Spencer
is the person who appeared before me and said person acknowledged that he/she
signed this instrument, on oath stated that he/she was authorized to execute this
instrument as the SVP | Senior Comm Loan Officer of **Sound Community Bank**, a
Washington state-chartered bank, and acknowledged it to be the free and voluntary
act of such party for the use and purpose mentioned in this instrument.

DATED: March 27, 2023.



Maria D. Carbullido
Notary (print name) Maria D. Carbullido
Notary Public in and for the State of Washington,
residing at Pierce County
My Appointment expires July 19, 2023

Record Date:4/4/2023 3:55 PM

Electronically Recorded King County, WA

When Recorded Mail To:
City of Seattle, SDOT Real Property
PO Box 34996
Seattle, WA 98124-4996
Attn: Gretchen M. Haydel

EASEMENT FOR PUBLIC SIDEWALK

Reference #s of Documents Released or Assigned: none
Grantor: Khanh Dang, an unmarried person
Grantee: The City of Seattle, a municipal corporation of the State of Washington
Legal Description (abbreviated): Portion of Lots 29 and 30, Block 4, South Park, Vol. 4, pp 87
Assessor's Tax Parcel ID#: Portion of 788360-0760

RW T2023-15

GRANTOR, **KHANH DANG**, an unmarried person, for and in consideration of good and valuable consideration, receipt of which is hereby acknowledged, conveys and warrants to the Grantee, **THE CITY OF SEATTLE**, a municipal corporation of the State of Washington, an easement for public sidewalk, over, through, across, and along the following described property in Seattle, King County, Washington:

SEE EXHIBITS A AND B ATTACHED HERETO
AND INCORPORATED HEREIN BY THIS REFERENCE.

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 Grantor shall be responsible for maintenance of the surface and supporting structure of the area of said easement.

EXHIBIT "A"

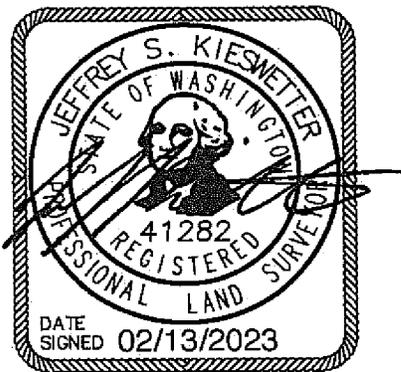
LEGAL DESCRIPTION

SIDEWALK EASEMENT

The South 3.00 feet of Lots 29 and 30 in Block 4 of South Park, as per plat recorded in Volume 4 of Plats, on page 87, records of King County Auditor;

Situate in the City of Seattle, County of King, State of Washington.

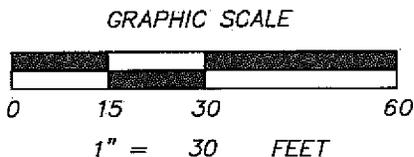
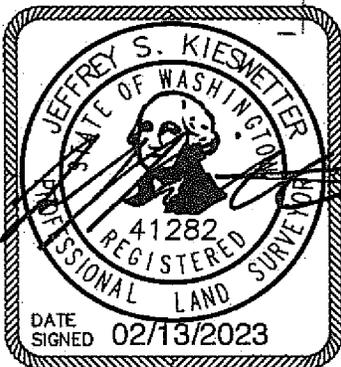
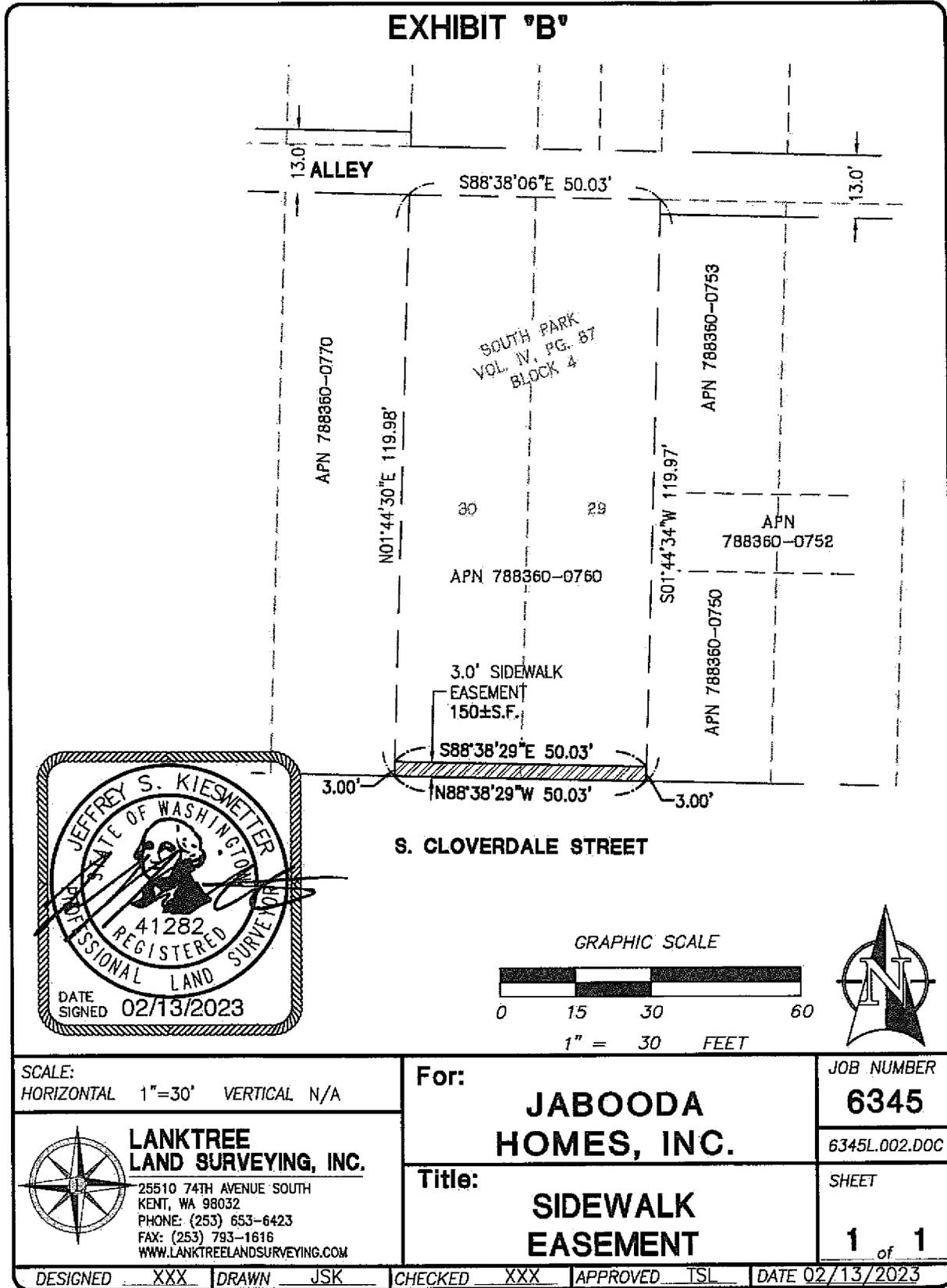
(Containing approximately 150 square feet)



Project Name: JABOODA Homes, Inc.
February 13, 2023

Page 3 of 4 pages

BY: JSK
Ref. DWG: 6345EXH02.dwg



SCALE: HORIZONTAL 1"=30' VERTICAL N/A	For: JABOODA HOMES, INC.	JOB NUMBER 6345
 LANKTREE LAND SURVEYING, INC. 25510 74TH AVENUE SOUTH KENT, WA 98032 PHONE: (253) 653-6423 FAX: (253) 793-1616 WWW.LANKTREELANDSURVEYING.COM	Title: SIDEWALK EASEMENT	6345L.002.DOC SHEET 1 of 1
DESIGNED <u>XXX</u> DRAWN <u>JSK</u> CHECKED <u>XXX</u> APPROVED <u>TSL</u> DATE <u>02/13/2023</u>		

Record Date:2/12/2024 10:37 AM

Electronically Recorded King County, WA EXCISE TAX NOT REQUIRED BY YASMIN ANTONIO, DEPUTY

When Recorded Mail To:
City of Seattle, SDOT Real Property
PO Box 34996
Seattle, WA 98124-4996
Attn: Gretchen M. Haydel

EASEMENT FOR PUBLIC SIDEWALK

Reference #s of Documents Released or Assigned: none
Grantor:SBOB, LLC, a Delaware limited liability company
Grantee:The City of Seattle, a municipal corporation of the State of Washington
Legal Description (abbreviated):Portion of Lots 1 and 2, Block 52, Bell, Heirs of S. A., 2nd Addition,
Vol.1, pp 121
Assessor's Tax Parcel ID#:Portion of 066000-2155 and 066000-2170

RW T2023-25

GRANTOR, **SBOB, LLC**, a Delaware limited liability company, for and in consideration of good and valuable consideration, receipt of which is hereby acknowledged, conveys and warrants to the Grantee, **THE CITY OF SEATTLE**, a municipal corporation of the State of Washington, an easement for public sidewalk, over, through, across, and along the following described property in Seattle, King County, Washington:

SEE EXHIBITS A AND B ATTACHED HERETO
AND INCORPORATED HEREIN BY THIS REFERENCE.

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 Grantor shall be responsible for maintenance of the surface and supporting structure of the area of said easement.

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

DATED THIS 7th DAY OF FEBRUARY, 2024.

SBOB, LLC,
a Delaware limited liability company,

By: TC SBOB Member, LLC,
a Delaware limited liability company
Its: Managing Member

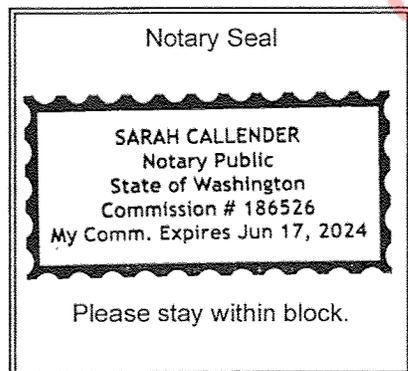
By: TC Northwest Development, Inc.,
a Delaware corporation
Its: Sole Member

By: 
Michael C. Nelson, President

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that **Michael C. Nelson** is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute this instrument as the President of **TC Northwest Development, Inc.**, a Delaware corporation, the Sole Member of **TC SBOB Member LLC**, a Delaware limited liability company, the Managing Member of **SBOB, LLC**, a Delaware limited liability company, and acknowledged it to be the free and voluntary act of such party for the use and purpose mentioned in this instrument.

DATED THIS 7th DAY OF February, 2024.



Sarah Callender

Notary (print name) Sarah Callender
Notary Public in and for the State of Washington,
residing at unkilled
My Appointment expires June 17, 2024

EXHIBIT A
SIDEWALK EASEMENT

THAT PORTION OF LOTS 1 AND 2 OF BLOCK 52, OF THE SECOND ADDITION TO THE TOWN OF SEATTLE AS LAID OFF BY THE HEIRS OF SARAH A. BELL, (DECEASED) (COMMONLY KNOWN AS HEIRS OF SARA A. BELL'S 2ND ADDITION TO THE CITY OF SEATTLE) AS RECORDED IN KING COUNTY RECORDS IN VOLUME 1 OF PLATS, PAGE 121, WHICH LIES TO THE SOUTHEAST AND SOUTHWEST OF THE FOLLOWING DESCRIBED LINE;

COMMENCING AT THE MOST WESTERLY CORNER OF SAID LOT 2;

THENCE SOUTH 47°42'35" EAST, A DISTANCE OF 4.23 FEET ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 52 AND THE NORTHEASTERLY MARGIN OF BOREN AVENUE TO THE TRUE POINT OF BEGINNING;

THENCE DEPARTING SAID SOUTHWESTERLY LINE AND NORTHEASTERLY MARGIN SOUTH 49°42'35" EAST, A DISTANCE OF 106.79 FEET;

THENCE NORTH 42°16'33" EAST, PARALLEL WITH, AND 2.00 FEET DISTANT NORTHWESTERLY OF THE NORTHWEST LINE OF CONDEMNATION ORDINANCE NUMBER 14881, A DISTANCE OF 114.35 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF A DEED FOR ALLEY PURPOSES RECORDED UNDER KING COUNTY RECORDING NUMBER 20210204000021 AND THE TERMINUS OF SAID LINE;

EXCEPT ANY AREA THAT FALLS WITHIN CONDEMNATION ORDINANCE NUMBER 14881;

CONTAINING AN AREA OF 435 SQUARE FEET, MORE OR LESS;

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

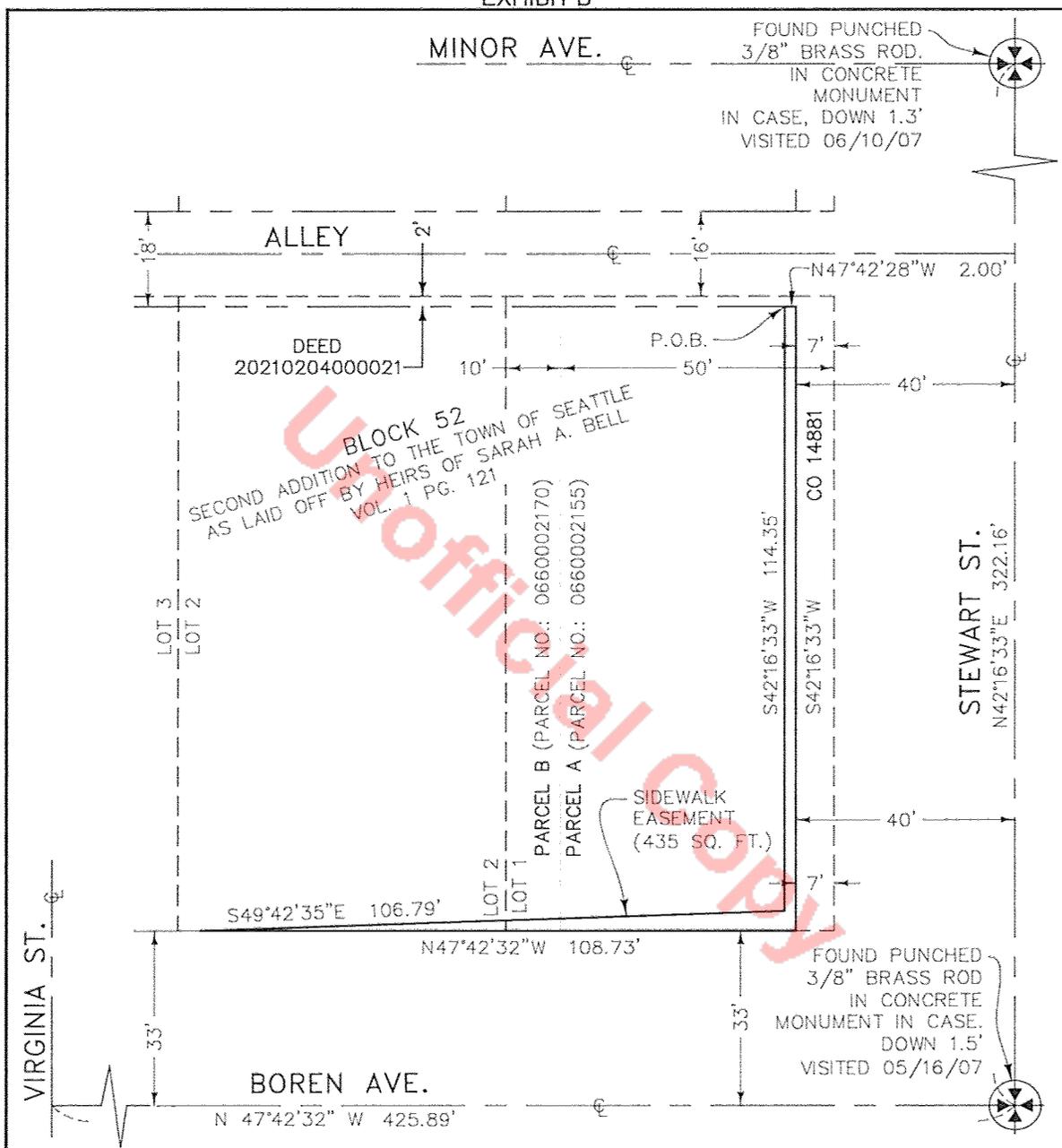
05/16/2023



TRAMMEL CROW COMPANY
1916 BOREN AVE.
JAMES M. HARPER, P.L.S.
BRH JOB NO. 2017038-11
4/18/2023 REV. 5/16/2023

BUSH, ROED & HITCHINGS, INC.
15400 SE 30TH PLACE
BELLEVUE, WA 98007
(206) 323-4144

EXHIBIT B



05/16/2023



1"=30'

NW 1/4, NW 1/4, SEC. 32, TWP. 25 N., R. 4E., W.M.

BUSH, ROED & HITCHINGS, INC.
 LAND SURVEYORS & CIVIL ENGINEERS
 15400 SE 30TH PL, (206) 323-4144
 BELLEVUE, WASHINGTON 04/06/23
 98007 2017038.11

SUBORDINATION AGREEMENT

The undersigned, **Western Alliance Bank**, an Arizona corporation, as owner and holder of the Construction Deed of Trust and Fixture Filing, under King County Recording Number 20220923000855 (Deed of Trust), State of Washington, being on the same property described in favor of **SBOB, LLC**, a Delaware limited liability company, does hereby join and consent to the execution of this grant of easement as legally described herein to The City of Seattle. The undersigned further agrees that the lien of charge of the Deed of Trust will be and it is hereby subordinated to this grant of easement.

DATED THIS 2 DAY OF February, 2024.

Western Alliance Bank, an Arizona corporation

By: Ericka LeMaster

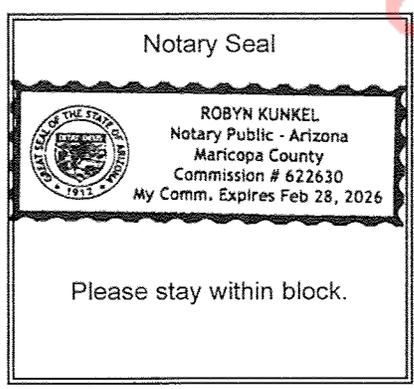
Print Name: Ericka LeMaster

Title: Senior Managing Director

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

I certify that I know or have satisfactory evidence that Ericka LeMaster is the person who appeared before me and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute this instrument as the Senior Managing Director of **Western Alliance Bank**, an Arizona corporation, and acknowledged it to be the free and voluntary act of such party for the use and purpose mentioned in this instrument.

DATED: February 2, 2024.



Robyn Kunkel
Notary (print name) Robyn Kunkel
Notary Public in and for the State of Arizona,
residing at Mesa, AZ
My Appointment expires 2.28.26

Record Date:7/14/2023 11:02 AM

King County, WA EXCISE TAX NOT REQUIRED BY PRISCILLA HARPER, DEPUTY

E3245657

EXCISE TAX AFFIDAVITS
7/14/2023 11:02 AM KING COUNTY, WA
Tax Amount:\$10.00



20230714000219

EASEMENT Rec: \$207.50
7/14/2023 11:02 AM
KING COUNTY, WA

When Recorded Mail To:
City of Seattle, SDOT Real Property
PO Box 34996
Seattle, WA 98124-4996
Attn: Gretchen M. Haydel

EASEMENT FOR PUBLIC SIDEWALK

Reference #s of Documents Released or Assigned: none
Grantor:Lucky John LLC, a Washington limited liability company
Grantee:The City of Seattle, a municipal corporation of the State of Washington
Legal Description (abbreviated):Portion of Lot 10, Lake Dell, Vol. 4, pp 17
Assessor's Tax Parcel ID#: Portion of 400600-0181

RWT2023-36

GRANTOR, **LUCKY JOHN LLC**, a Washington limited liability company, for and in consideration of good and valuable consideration, receipt of which is hereby acknowledged, conveys and warrants to the Grantee, **THE CITY OF SEATTLE**, a municipal corporation of the State of Washington, an easement for public sidewalk, over, through, across, and along the following described property in Seattle, King County, Washington:

SEE EXHIBITS A AND B ATTACHED HERETO
AND INCORPORATED HEREIN BY THIS REFERENCE.

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 Grantor shall be responsible for maintenance of the surface and supporting structure of the area of said easement.

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

DATED THIS 7th DAY OF July, 2023.

LUCKY JOHN LLC,
a Washington limited liability company,

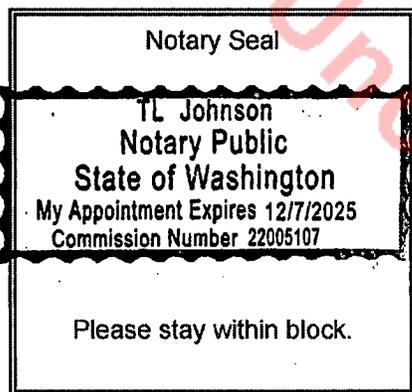
By: 
John Hansen, Managing Member

Unofficial Copy

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that **John Hansen** is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute this instrument as the Managing Member of **Lucky John LLC**, a Washington limited liability company, and acknowledged it to be the free and voluntary act of such party for the use and purpose mentioned in this instrument.

DATED THIS 7th DAY OF July, 2023.



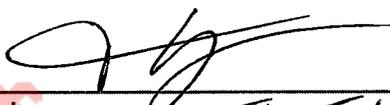
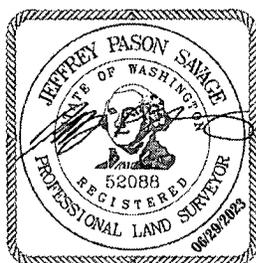

Notary (print name) TL Johnson
Notary Public in and for the State of Washington,
residing at Seattle, WA 98126
My Appointment expires Dec. 7th 2025

EXHIBIT A

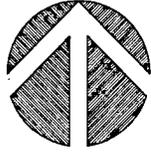
THAT PORTION OF THE NORTH 50 FEET OF THE SOUTH 150 FEET OF THE EAST 70 FEET OF TRACT 10,
LAKE DELL, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 17, IN KING
COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

THE EASTERLY FIVE (5) FEET THEREOF.

CONTAINING 250 SQUARE FEET, MORE OR LESS.



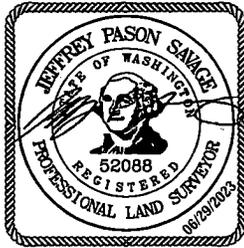
Unofficial Copy



N. T. S.

EXHIBIT "B"

S CLOVERDALE ST



PARCEL #
400600-0196

PARCEL #
400600-0186

PARCEL #
400600-0181

PARCEL #
400600-0184

15'
ROW

44TH AVES

5.0'

SIDEWALK
EASEMENT

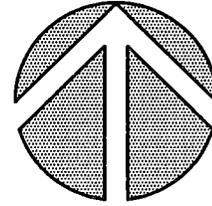
8617 44TH AVE SOUTH
SEATTLE, WA 98118
PARCEL NO. 400600-0181

JOB NO. 210744
DATE: 06/29/23

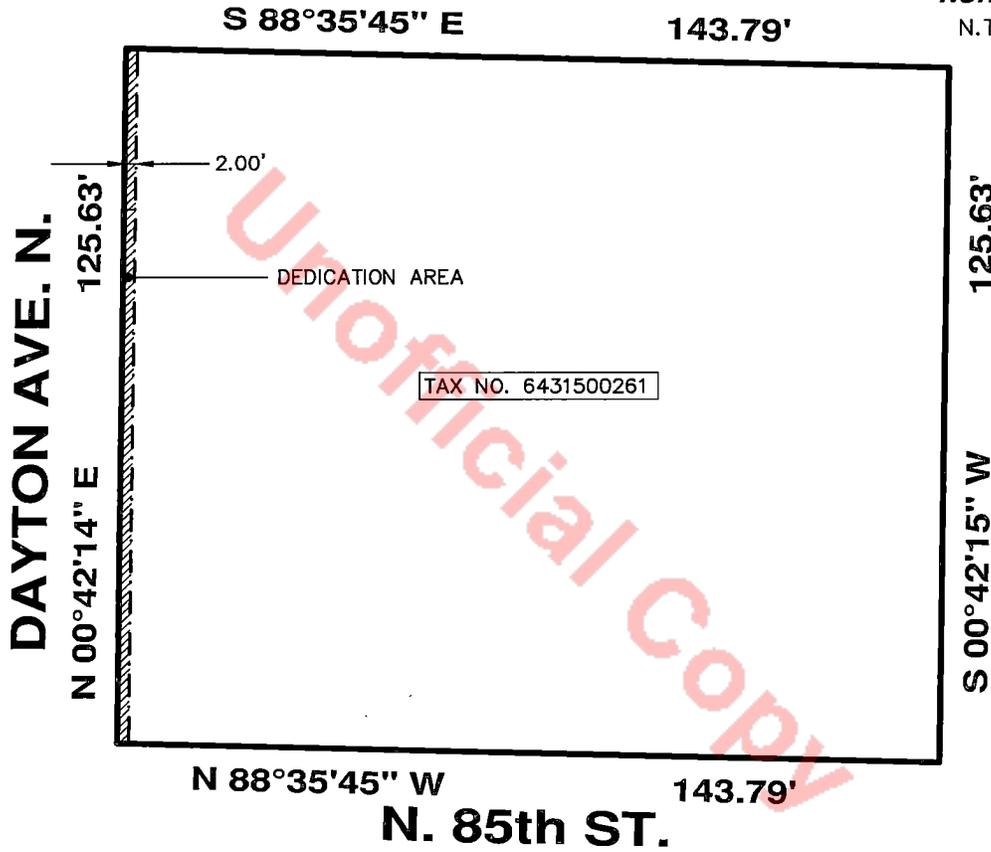
TERRANE

10801 Main Street, Suite 102
Bellevue, WA 98004
p: 425-458-4488 | e: info@terrane.net

EXHIBIT B



NORTH
N.T.S.



DATE: 06/15/2022

When Recorded Mail To:
City of Seattle, SDOT Real Property
PO Box 34996
Seattle, WA 98124-4996
Attn: Gretchen M. Haydel

EASEMENT FOR PUBLIC SIDEWALK

Reference #s of Documents Released or Assigned: .none
Grantor:BTC IV Crown Hill, LLC, a Delaware limited liability company
Grantee:The City of Seattle, a municipal corporation of the State of Washington
Legal Description (abbreviated):Portion of Lot 16, Block 6, Highland View, Vol. 18 of Plats, pp 22
Assessor's Tax Parcel ID#:Portion of 330070-0930

RW T2023-37

GRANTOR, **BTC IV CROWN HILL, LLC**, a Delaware limited liability company, for and in consideration of good and valuable consideration, receipt of which is hereby acknowledged, conveys and warrants to the Grantee, **THE CITY OF SEATTLE**, a municipal corporation of the State of Washington, an easement for public sidewalk, over, through, across, and along the following described property in Seattle, King County, Washington:

SEE EXHIBITS A, B, AND C ATTACHED HERETO
AND INCORPORATED HEREIN BY THIS REFERENCE.

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 Grantor shall be responsible for maintenance of the surface and supporting structure of the area of said easement.

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

DATED THIS 18 DAY OF August, 2023.

BTC IV CROWN HILL, LLC,
a Delaware limited liability company,

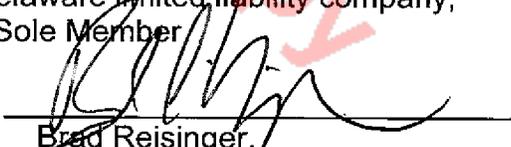
By: BTC IV Crown Hill REIT, LLC,
a Delaware limited liability company,
Its: Sole Member

By: BTC IV, LP,
A Delaware limited partnership,
Its: Sole Member

By: BTC IV Investor GP, LLC,
A Delaware limited liability company,
Its: General Partner

By: Quarterra MF Holdings, LLC,
A Delaware limited liability company,
Its: Sole Member

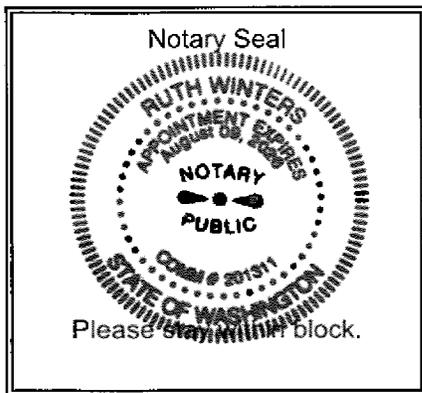
By: Quarterra Multifamily Communities, LLC,
A Delaware limited liability company,
Its: Sole Member

By: 
Brad Reisinger,
Authorized Representative

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that **Brad Reisinger** is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute this instrument as the Authorized Representative of **Quarterra Multifamily Communities, LLC**, a Delaware limited liability company, the Sole Member of **Quarterra MF Holdings, LLC**, a Delaware limited liability company, the Sole Member of **BTC IV Investor GP, LLC**, a Delaware limited liability company, the General Partner of **BTC IV, LP**, a Delaware limited partnership, the Sole Member of **BTC IV Crown Hill REIT, LLC**, a Delaware limited liability company, the Sole Member of **BTC IV Crown Hill, LLC**, a Delaware limited liability company, and acknowledged it to be the free and voluntary act of such party for the use and purpose mentioned in this instrument.

DATED: August 18, 2023



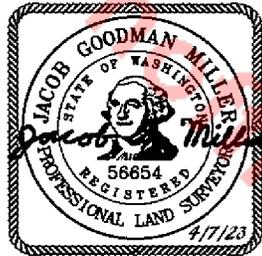
[Signature]
Notary (print name) Ruth Winters
Notary Public in and for the State of Washington,
residing at Seattle
My Appointment expires August 09, 2026

EXHIBIT A

1 FOOT EASEMENT

THE SOUTH 1.00 FEET OF THE WEST 11.00 FEET OF THE EAST 28.00 FEET OF LOT 16 IN BLOCK 6 OF
HIGHLAND VIEW, AN ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 18 OF
PLATS, PAGE 22, RECORDS OF KING COUNTY, WASHINGTON;

CONTAINING 11 SQUARE FEET, MORE OR LESS.



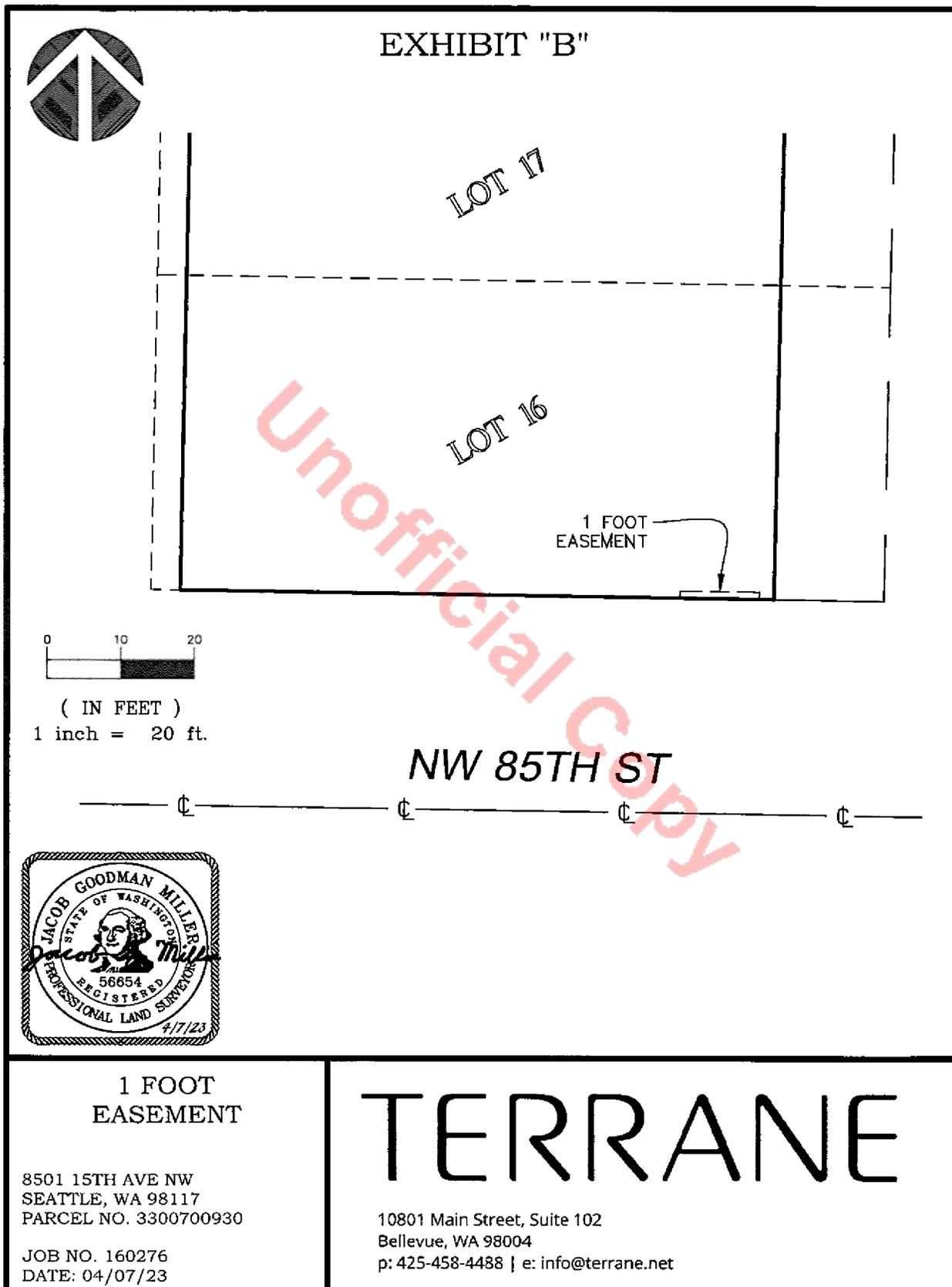
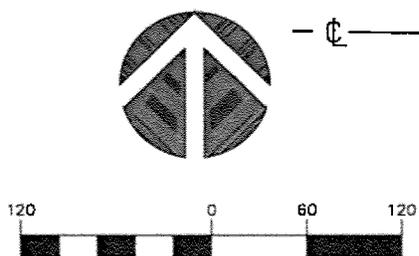
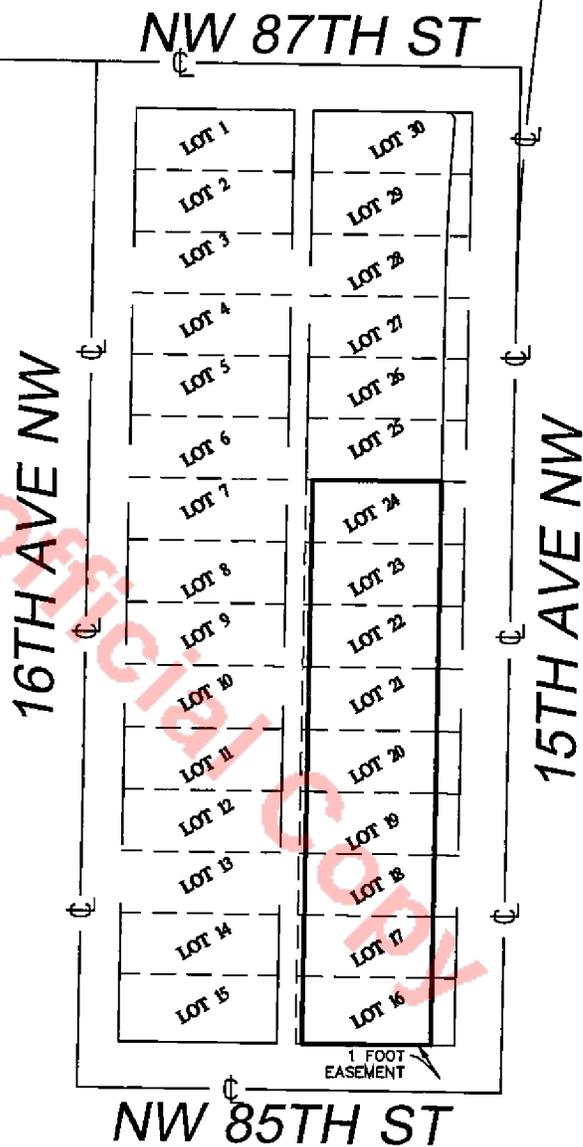


EXHIBIT "C"



(IN FEET)
1 INCH = 120 FT.



1 FOOT
EASEMENT

8501 15TH AVE NW
SEATTLE, WA 98117
PARCEL NO. 3300700930

JOB NO. 160276
DATE: 04/07/23

TERRANE

10801 Main Street, Suite 102
Bellevue, WA 98004
p: 425-458-4488 | e: info@terrane.net

Record Date:12/5/2023 8:09 AM

Electronically Recorded King County, WA EXCISE TAX NOT REQUIRED BY BENJAMIN WARREN, DEPUTY

When Recorded Mail To:
City of Seattle, SDOT Real Property
PO Box 34996
Seattle, WA 98124-4996
Attn: Gretchen M. Haydel

EASEMENT FOR PUBLIC SIDEWALK

Reference #s of Documents Released or Assigned: none
Grantor:King County, a political subdivision of the State of Washington
Grantee:The City of Seattle, a municipal corporation of the State of Washington
Legal Description (abbreviated):Portion of Parcels X and Y, LBA No. 3040593-LU, recorded under King County Recording No. 20230908900001 (also known as a portion of the SW ¼ of the NE ¼ of the NW ¼ of Sec. 32 T26N R4E, W.M.)
Assessor's Tax Parcel ID#:Portion of 322604-9325

RWT2023-38

GRANTOR, **KING COUNTY**, a political subdivision of the State of Washington, for and in consideration of good and valuable consideration, receipt of which is hereby acknowledged, conveys and warrants to the Grantee, **THE CITY OF SEATTLE**, a municipal corporation of the State of Washington, an easement for public sidewalk, over, through, across, and along the following described property in Seattle, King County, Washington:

SEE EXHIBITS A AND B ATTACHED HERETO
AND INCORPORATED HEREIN BY THIS REFERENCE.

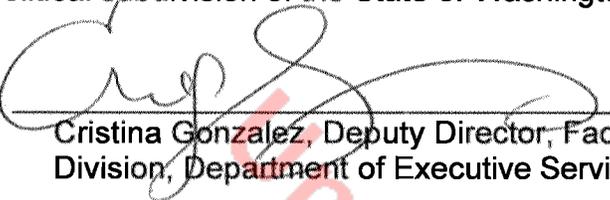
The conveyance of this easement for public sidewalk shall be for surface rights of public access only and shall not constitute conveyance of any rights other than those specified in this document. The Grantor shall be responsible for maintenance of the surface and supporting structure of the area of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

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

DATED THIS 4th DAY OF December, 2023.

KING COUNTY,
a political subdivision of the State of Washington,

By



Cristina Gonzalez, Deputy Director, Facilities Management
Division, Department of Executive Services

Unofficial Copy

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that **Cristina Gonzalez** is the person who appeared before me and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute this instrument as the Deputy Director of the Facilities Management Division of the Department of Executive Services of **KING COUNTY**, a political subdivision of the State of Washington, and acknowledged it to be the free and voluntary act of such party for the use and purpose mentioned in this instrument.

DATED THIS 4th DAY OF December, 2023.



Steve Rizika

Notary (print name) Steve Rizika
Notary Public in and for the State of Washington,
residing at Mercer Island, WA
My Appointment expires 5/30/27

EXHIBIT A
SIDEWALK DEDICATION

PORTIONS OF PARCEL Y AND X OF CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NO. 3040593-LU, UNDER KING COUNTY RECORDING NUMBER 20230908900001, WHICH LIES NORTH OF THE FOLLOWING DESCRIBED LINES;

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL Y;

THENCE ALONG THE WEST LINE OF SAID PARCEL Y SOUTH $00^{\circ}35'38''$ WEST, A DISTANCE OF 1.50 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID WEST LINE OF PARCEL Y SOUTH $88^{\circ}16'21''$ EAST, A DISTANCE OF 92.03 FEET;

THENCE NORTH $79^{\circ}44'57''$ EAST, A DISTANCE OF 7.23 FEET TO A POINT ON THE A NORTH LINE OF SAID PARCEL X AND THE TERMINUS OF THIS DESCRIBED LINE;

AND;

COMMENCING AT THE MOST NORTHERLY WEST CORNER OF SAID PARCEL X;

THENCE ALONG A WEST LINE OF SAID PARCEL X SOUTH $00^{\circ}36'34''$ WEST, A DISTANCE OF 5.77 FEET TO THE POINT OF BEGINNING;

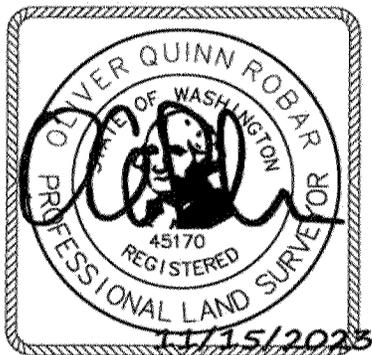
THENCE DEPARTING SAID WEST LINE NORTH $80^{\circ}04'31''$ EAST, A DISTANCE OF 23.61 FEET;

THENCE SOUTH $88^{\circ}16'21''$ EAST, A DISTANCE OF 91.18 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 15 FEET, WHICH CENTER BEARS SOUTH $01^{\circ}43'39''$ WEST;

THENCE ALONG SAID CURVE A DISTANCE OF 23.27 FEET TO THE WEST MARGIN OF 3RD AVENUE NORTHEAST AND TERMINUS OF THIS DESCRIBED LINE;

CONTAINING A COMBINED AREA OF 374 SQUARE FEET, MORE OR LESS;

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

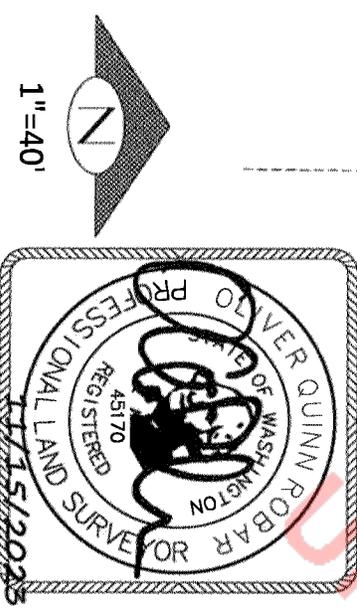
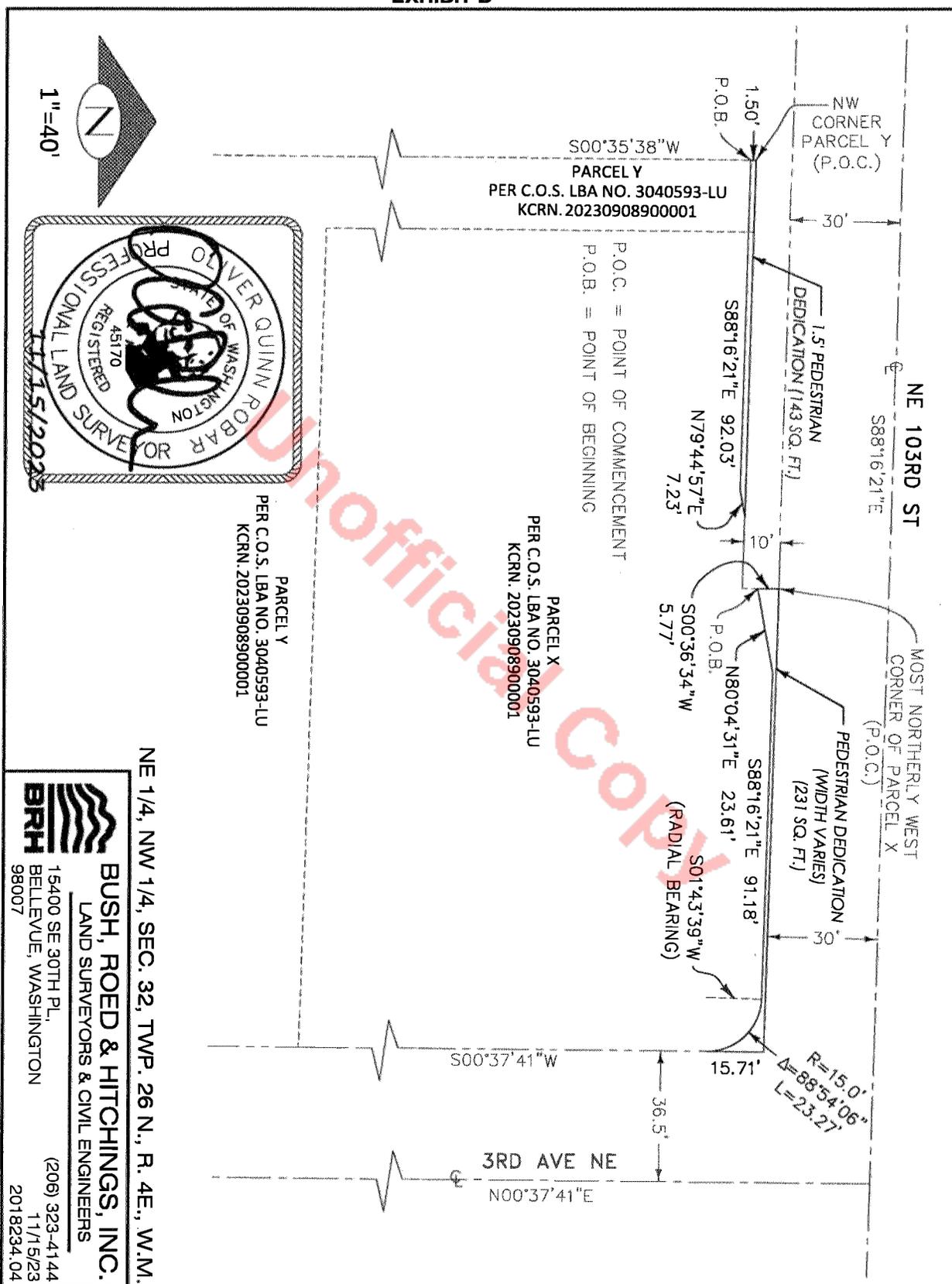


BRIDGE HOUSING - NORTHGATE
OLIVER Q ROBAR, P.L.S.
BRH JOB NO. 2018234-04
11/15/2023

BUSH, ROED & HITCHINGS, INC.
15400 SE 30TH PLACE
BELLEVUE, WA 98007
(206) 323-4144

Unofficial Copy

EXHIBIT B



BUSH, ROED & HITCHINGS, INC.
 LAND SURVEYORS & CIVIL ENGINEERS
 15400 SE 30TH PL.
 BELLEVUE, WASHINGTON 98007
 (206) 323-4144
 11/15/23
 2018234.04

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: Mary Jung

Document Title: Signal Pole Easement
Reference Number of Related Document: N/A
Grantor(s): David & Marykay Livingston Family Enterprises, LLC
Grantee: City of Seattle
Abbreviated Legal Description: Ptn of Lot 1, Blk 6, Osner's Suburban Homes, Volume 9, PP 92, King County, Washington
Additional Legal Description on Exhibits A and B on Pages 4 and 5 of Document.
Assessor's Tax Parcel Number(s): 643150-0261

SIGNAL POLE EASEMENT

The Grantors, DAVID & MARYKAY LIVINGSTON FAMILY ENTERPRISES, 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 set forth, the receipt and sufficiency of which is acknowledged, convey and warrant to the CITY OF SEATTLE, a municipal corporation of the State of Washington, an Easement for constructing, repairing, replacing, and maintaining a traffic signal pole and related equipment; over, under, upon and across the lands as described in Exhibit A and depicted in Exhibit B, situated in King County, State of Washington, to the same extent and purpose as if the rights granted had been acquired under Eminent Domain statutes of the State of Washington.

See Exhibits A and B attached and made part of this easement.

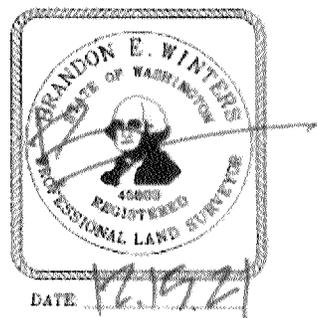
SIGNAL POLE EASEMENT

EXHIBIT A

EASEMENT DESCRIPTION

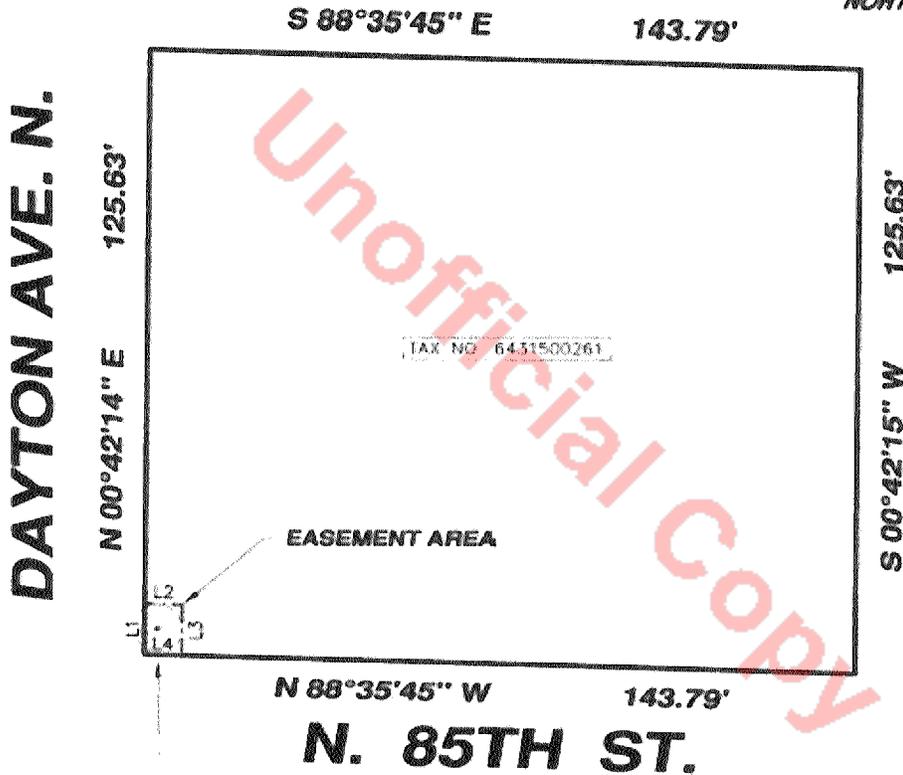
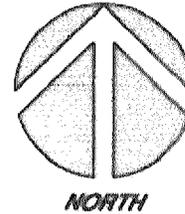
THE SOUTH 10.72 FT. OF THE WEST 7.62 FT. OF LOT 1, BLOCK 6,
OSNER'S SUBURBAN HOMES, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 9 OF PLATS, PAGE 92, RECORDS OF KING
COUNTY, WA.

Official Copy



SIGNAL POLE EASEMENT

EXHIBIT B



TRAFFIC SIGNAL POLE & 5 FT. RADIUS MAINTENANCE AREA

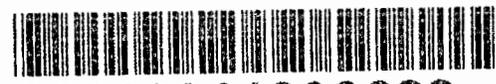


LINE TABLE

LINE	BEARING	LENGTH
L1	N 00°42'14" E	10.72'
L2	S 88°35'45" E	7.64'
L3	S 00°42'14" W	10.72'
L4	N 88°35'45" W	7.64'

Record Date: 8/11/2023 1:49 PM

King County, WA EXCISE TAX NOT REQUIRED BY MARY MAHONE-NOODEL, DEPUTY



20230811000623

EASEMENT Rec: \$208.50
8/11/2023 1:49 PM
KING COUNTY, WA

When Recorded Mail To:
City of Seattle, SDOT Real Property
PO Box 34996
Seattle, WA 98124-4996
Attn: Gretchen M. Haydel

EASEMENT FOR PUBLIC SIDEWALK

Reference #s of Documents Released or Assigned: none
Grantor:David & MaryKay Livingston Family Enterprises, LLC, a Washington limited liability company
Grantee:The City of Seattle, a municipal corporation of the State of Washington
Legal Description (abbreviated):Lots 1 and 2, Block 6, Osner's Suburban Homes, Vol. 9, pp 92
Assessor's Tax Parcel ID#:Portion of 643150-0261

RW T2023-42

GRANTOR, **DAVID & MARYKAY LIVINGSTON FAMILY ENTERPRISES, LLC**, a Washington limited liability company, for and in consideration of good and valuable consideration, receipt of which is hereby acknowledged, conveys and warrants to the Grantee, **THE CITY OF SEATTLE**, a municipal corporation of the State of Washington, an easement for public sidewalk, over, through, across, and along the following described property in Seattle, King County, Washington:

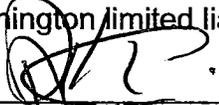
SEE EXHIBITS A AND B ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE

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 Grantor shall be responsible for maintenance of the surface and supporting structure of the area of said easement.

This Agreement supersedes and replaces King County Recording Number 20220627000893, and each of the terms, provisions, conditions, and covenants herein contained shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns and shall run with the land.

DATED THIS 27th DAY OF July, 2023.

DAVID & MARYKAY LIVINGSTON FAMILY ENTERPRISES, LLC,
a Washington limited liability company,

By: 
David Livingston, Member

Dated: 7/27/23

By: 
MaryKay Livingston, Member

Dated: 7/27/23

Official Copy

EXHIBIT A

EASEMENT DESCRIPTION

THOSE PORTIONS OF THE FOLLOWING DESCRIBED PARCEL:

THE WEST HALF OF LOT 1 AND THE SOUTH 2.5 FEET OF THE WEST 143.75 FEET OF LOT 2, ALL IN BLOCK 6, OSNER'S SUBURBAN HOMES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 92, RECORDS OF KING COUNTY, WASHINGTON.

EXCEPT THE WEST 2.00 FT. THEREOF DEDICATED TO THE CITY OF SEATTLE UNDER KING COUNTY RECORDING NO. 20230714000218

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.E. CORNER OF SAID PARCEL; THENCE N 88°35'45" W ALONG THE NORTH LINE OF SAID PARCEL FOR A DISTANCE OF 137.64 FT. TO THE **POINT OF BEGINNING**; THENCE S 46°16'14" W, 5.82 FT.; THENCE N 00°42'14" E, 4.12 FT.; THENCE S 88°35'45" E, 4.15 FT. TO THE **POINT OF BEGINNING**.

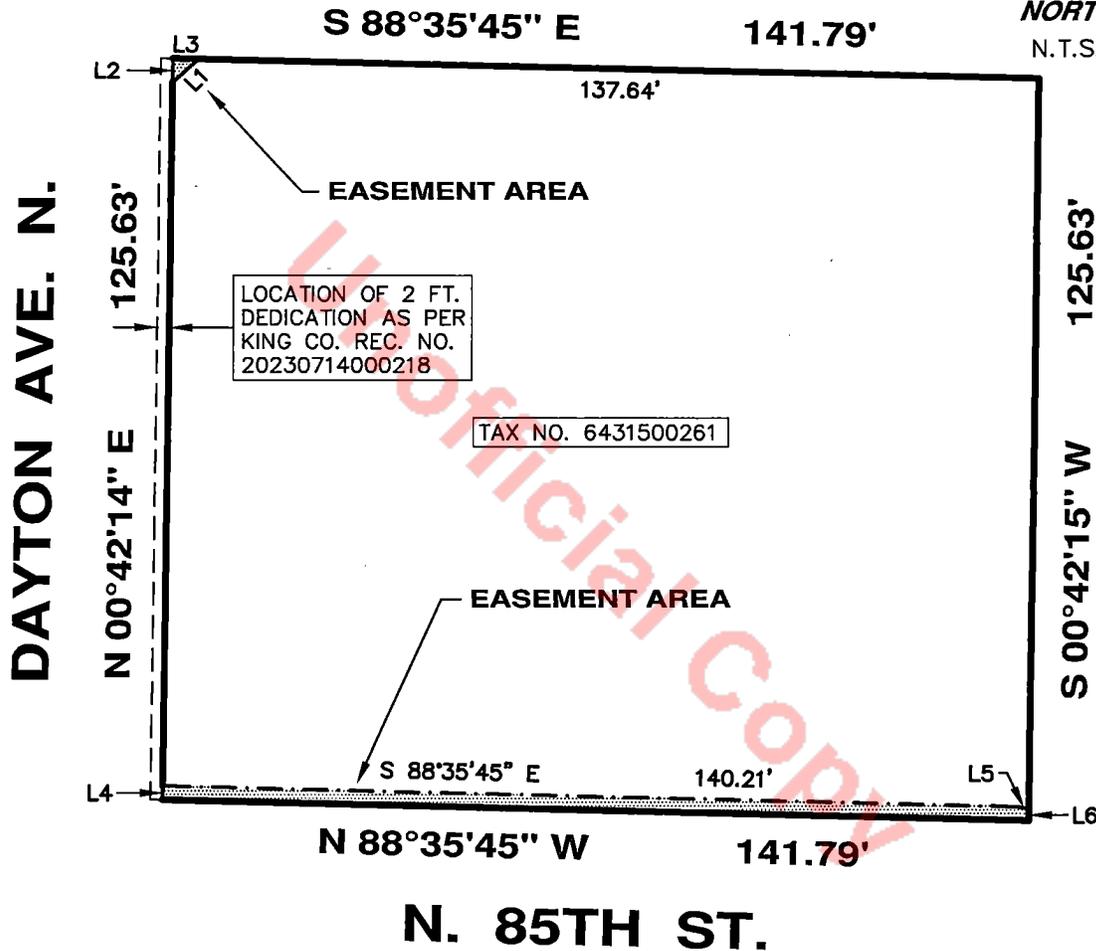
TOGETHER WITH THAT PORTION **BEGINNING** AT THE S.E. CORNER OF SAID PARCEL; THENCE N 88°35'45" W ALONG THE SOUTH LINE OF SAID PARCEL FOR A DISTANCE OF 141.79 FT.; THENCE N 00°42'14" E, 2.29 FT.; THENCE S 88°35'45" E, 140.21 FT.; THENCE S 73°50'35" E, 1.63 FT.; THENCE S 00°42'15" W, 1.87 FT. TO THE **POINT OF BEGINNING**.



Page 5 of 6 pages

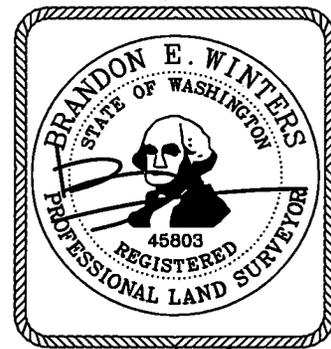
DATE: 7/18/23

EXHIBIT B



LINE TABLE

LINE	BEARING	LENGTH
L1	S 46°16'14" W	5.82'
L2	N 00°42'14" E	4.12'
L3	S 88°35'45" E	4.15'
L4	N 00°42'14" E	2.29'
L5	S 73°50'35" E	1.63'
L6	S 00°42'15" W	1.87'





20231017000310

EASEMENT Rec: \$208.50
10/17/2023 11:11 AM
KING COUNTY, WA

When Recorded Mail To:
City of Seattle, SDOT Real Property
PO Box 34996
Seattle, WA 98124-4996
Attn: Gretchen M. Haydel

EASEMENT FOR PUBLIC SIDEWALK

Reference #s of Documents Released or Assigned: none
Grantor:9North Owner LLC, a Delaware limited liability company
Grantee:The City of Seattle, a municipal corporation of the State of Washington
Legal Description (abbreviated):Portion of Lots 1, 2, and 3, Block 87, Denny, D. T., Park Addition,
Vol. 2, pp 46
Assessor's Tax Parcel ID#:Portion of 199120-1335, 199120-1345, and 199120-1355

RW T2023-43

GRANTOR, **9NORTH OWNER LLC**, a Delaware limited liability company, for and in consideration of good and valuable consideration, receipt of which is hereby acknowledged, conveys and warrants to the Grantee, **THE CITY OF SEATTLE**, a municipal corporation of the State of Washington, an easement for public sidewalk, over, through, across, and along the following described property in Seattle, King County, Washington:

SEE EXHIBITS A AND B ATTACHED HERETO
AND INCORPORATED HEREIN BY THIS REFERENCE.

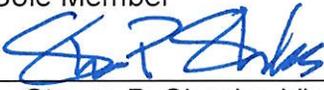
The conveyance of this easement for public sidewalk shall be for surface rights of public access only and shall not constitute conveyance of any rights other than those specified in this document. The Grantor shall be responsible for maintenance of the surface and supporting structure of the area of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

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

DATED THIS 2nd DAY OF OCTOBER, 2023.

9NORTH OWNER LLC,
a Delaware limited liability company,

By: 9North Holding LLC,
a Delaware limited liability company
Its: Sole Member

By: 

Steven P. Shanks, Vice President

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Francisco)

On October 2, 2023 before me, Margaret A. Leahy, Notary Public
(insert name and title of the officer)

personally appeared Steven P. Shanks -----,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Margaret A. Leahy*



(Seal)

EXHIBIT "A"

LEGAL DESCRIPTION SIDEWALK EASEMENT

PARCEL "A" (1355)

THE EAST 1 FOOT OF THE FOLLOWING PARCEL OF LAND DESCRIBED AS FOLLOWS:

THE NORTH 30 FEET OF LOT 3, BLOCK 87, D.T. DENNY'S PARK ADDITION TO NORTH SEATTLE, ACCORDING TO PLAT RECORDED IN VOLUME 2 OF PLATS AT PAGE 46, RECORDS OF KING COUNTY, WASHINGTON

THE LOWER LIMIT OF VERTICAL SPACE DESCRIBED ABOVE WILL BE AT THE FINISH GRADE AND THE UPPER LIMIT OF VERTICAL SPACE DESCRIBED ABOVE WILL BE 8 FEET ABOVE FINISH GRADE.

FINISH GRADE IS DETERMINED BY AN INCLINED PLANE RUNNING BETWEEN THE SOUTHEAST CORNER OF THE NORTH 30 FEET OF LOT 3, BLOCK 87, AT ELEVATION 64.67, TO THE NORTHEAST CORNER OF THE NORTH 30 FEET OF LOT 3, BLOCK 87, AT ELEVATION 64.36.

SAID ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON TIES TO THE CITY OF SEATTLE BENCHMARK SNV-0002.

SAID ELEVATIONS PER SDOT PROJECT NUMBER SUSIP0000119 PAGE 4 OF 18.

SITUATE IN THE CITY OF SEATTLE, KING COUNTY, WASHINGTON,
CONTAINING AN AREA OF 30 SQUARE FEET (0.0007 ACRES), MORE
OR LESS.



9/21/23

EXHIBIT "A"

LEGAL DESCRIPTION SIDEWALK EASEMENT

PARCEL "B" (1335 & 1345)

THE EAST 1 FOOT OF THE FOLLOWING PARCEL OF LAND DESCRIBED AS FOLLOWS:

LOT 1 AND 2, BLOCK 87, D.T. DENNY'S PARK ADDITION TO NORTH SEATTLE,
ACCORDING TO PLAT RECORDED IN VOLUME 2 OF PLATS AT PAGE 46, RECORDS OF
KING COUNTY, WASHINGTON.

THE LOWER LIMIT OF VERTICAL SPACE DESCRIBED ABOVE WILL BE AT THE
FINISH GRADE AND THE UPPER LIMIT OF VERTICAL SPACE DESCRIBED ABOVE
WILL BE 8 FEET ABOVE FINISH GRADE.

FINISH GRADE IS DETERMINED BY AN INCLINED PLANE RUNNING BETWEEN THE
SOUTHEAST CORNER, OF LOT 1 AND 2, BLOCK 87, AT ELEVATION 64.36, TO THE
NORTHEAST CORNER OF LOT 1 AND 2, BLOCK 87, AT ELEVATION 62.57.

SAID ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF
1988 (NAVD88), BASED ON TIES TO THE CITY OF SEATTLE BENCHMARK SNV-0002.

SAID ELEVATIONS PER SDOT PROJECT NUMBER SUSIP0000119 PAGE 4 OF 18.

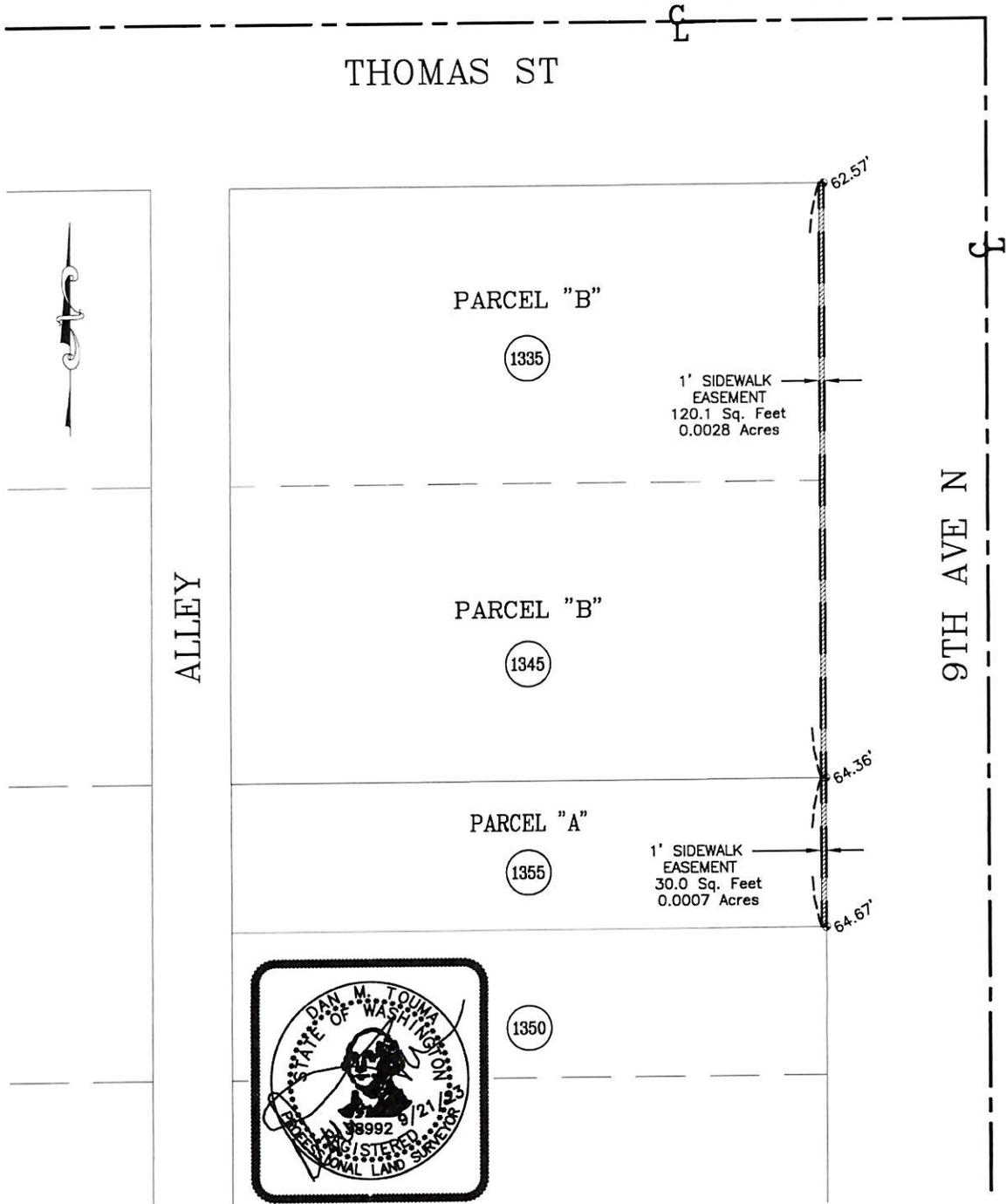
SITUATE IN THE CITY OF SEATTLE, KING COUNTY, WASHINGTON,
CONTAINING AN AREA OF 120.1 SQUARE FEET (0.0028 ACRES), MORE
OR LESS.



9/21/23

EXHIBIT "B"

SIDEWALK EASEMENT
EXHIBIT MAP



CTI 232204-SC

When Recorded Mail To:
City of Seattle, SDOT Real Property
PO Box 34996
Seattle, WA 98124-4996
Attn: Gretchen M. Haydel

EASEMENT FOR PUBLIC SIDEWALK

Reference#s of Documents Released or Assigned:none

Grantor: North MLK Development LLLP, a Washington limited liability limited partnership

Grantee: The City of Seattle, a municipal corporation of the State of Washington

Legal Description (abbreviated): Portion of Lot 3, Block 3, Kittlingers Add., Vol. 11 of Plats, pp 17

Assessor's Tax Parcel ID#: Portion of 390410-0275

RW T2023-48A

GRANTOR, NORTH MLK DEVELOPMENT LLLP, a Washington limited liability limited partnership, for and in consideration of good and valuable consideration, receipt of which is hereby acknowledged, conveys and warrants to the Grantee, **THE CITY OF SEATTLE**, a municipal corporation of the State of Washington, an easement for public sidewalk, over, through, across, and along the following described property in Seattle, King County, Washington:

SEE EXHIBITS A AND B ATTACHED HERETO
AND INCORPORATED HEREIN BY THIS REFERENCE.

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 Grantor shall be responsible for maintenance of the surface and supporting structure of the area of said easement.

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

DATED THIS 11th DAY OF December, 2023.

NORTH MLK DEVELOPMENT LLLP,
a Washington limited liability limited partnership,

By: LIHI North MLK LLC,
a Washington limited liability company,
Its: General Partner

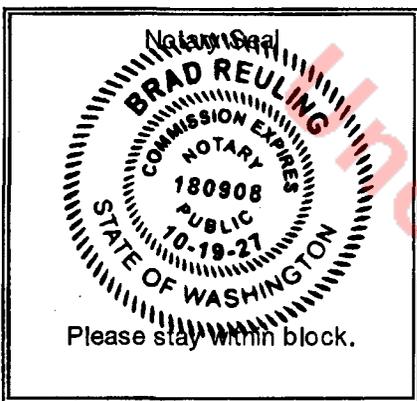
By: Low Income Housing Institute (LIHI),
A Washington nonprofit corporation,
Its: Sole Member

By: *Lynne Behar*
Lynne Behar, Chief Financial Officer

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that **Lynne Behar** is the person who appeared before me and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute this instrument as the Chief Financial Officer of **Low Income Housing Institute (LIHI)**, a Washington nonprofit corporation, the Sole Member of **LIHI North MLK LLC**, a Washington limited liability company, the General Partner of **North MLK Development LLLP**, a Washington limited liability limited partnership, and acknowledged it to be the free and voluntary act of such party for the use and purpose mentioned in this instrument.

DATED THIS 11th DAY OF December, 2023.



Brad Reuling
Notary (print name) BRAD REULING
Notary Public in and for the State of Washington,
residing at Seattle
My Appointment expires 10-19-27

EXHIBIT A
SIDEWALK EASEMENT DESCRIPTION

THE WEST 1.60 FEET OF THE FOLLOWING DESCRIBED PROPERTY;

LOT 3, BLOCK 3, KITTINGERS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11, PAGE 17, RECORDS OF KING COUNTY, WASHINGTON;

LYING WEST OF RENTON AVENUE SOUTH AS CONDEMNED BY CITY OF SEATTLE ORDINANCE NUMBER 30673, AND BY KING COUNTY SUPERIOR COURT CAUSE NUMBER 98096;

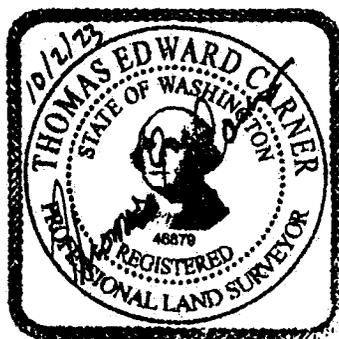
AND LYING EAST OF MARTIN LUTHER KING JR WAY (EMPIRE WAY) AS CONDEMNED BY CITY OF SEATTLE ORDINANCE NUMBER 37066, AND BY KING COUNTY SUPERIOR COURT CAUSE NUMBER 122079;

EXCEPT THAT PORTION THEREOF CONVEYED TO CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY BY DEED RECORDED UNDER RECORDING NUMBER 20040302001174;

AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF SEATTLE BY DEED RECORDED UNDER 20110523001100, ACCEPTED UNDER ORDINANCE 124413.

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

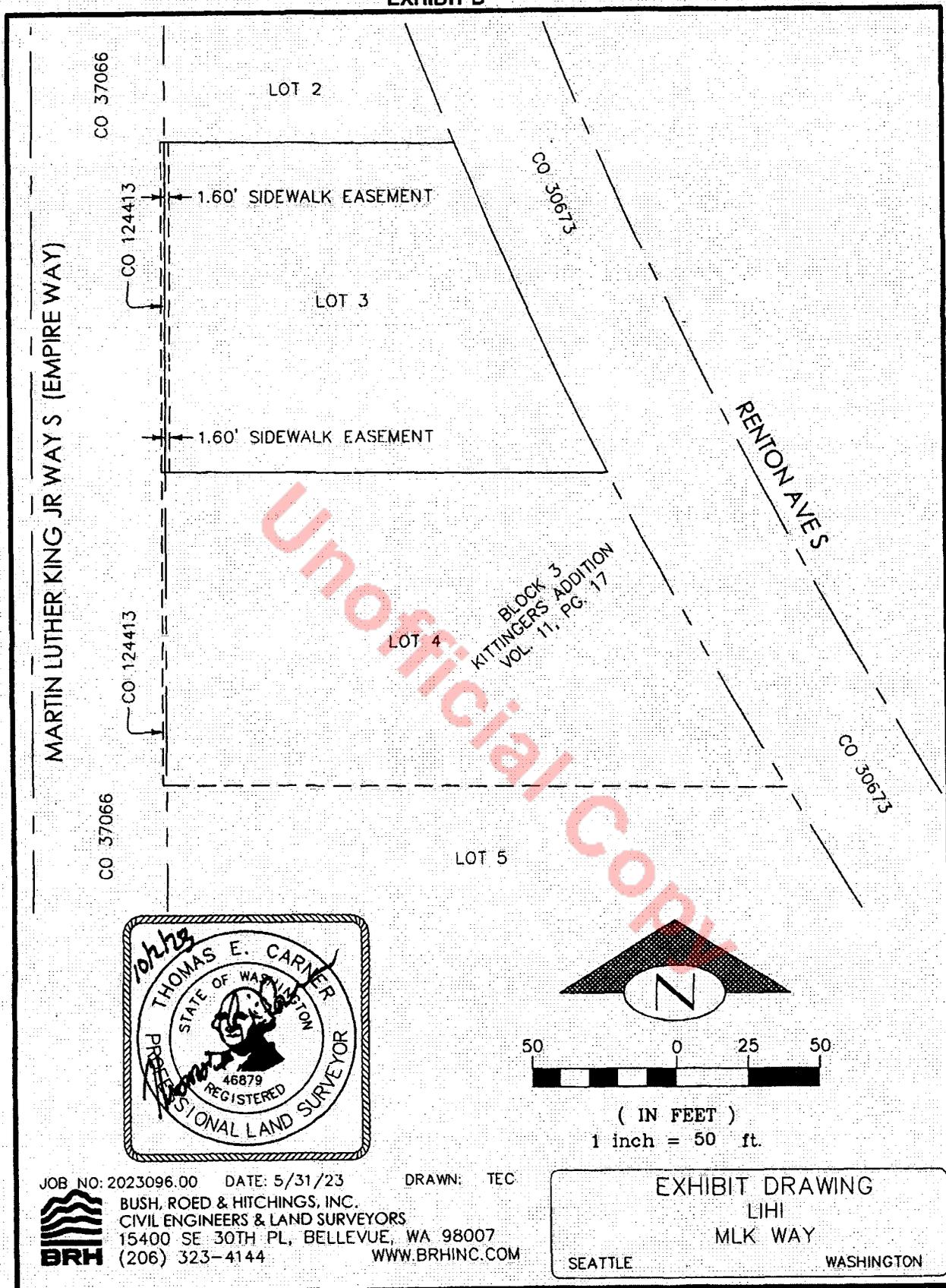
CONTAINING AN AREA OF 186 SQUARE FEET OR 0.0043 ACRES, MORE OR LESS.



THOMAS E. CARNER, P.L.S. NO. 46879
BRH JOB NO. 2023096.00
OCTOBER 2, 2023

BUSH, ROED & HITCHINGS, INC.
15400 SE 30TH PL, SUITE 100
BELLEVUE, WA 98007
(206) 323-4144

EXHIBIT B



JOB NO: 2023096.00 DATE: 5/31/23 DRAWN: TEC
BUSH, ROED & HITCHINGS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
15400 SE 30TH PL, BELLEVUE, WA 98007
(206) 323-4144 WWW.BRHINC.COM

EXHIBIT DRAWING
LIHI
MLK WAY
SEATTLE WASHINGTON

CTI 232204-SC

When Recorded Mail To:
City of Seattle, SDOT Real Property
PO Box 34996
Seattle, WA 98124-4996
Attn: Gretchen M. Haydel

EASEMENT FOR PUBLIC SIDEWALK

Reference#s of Documents Released or Assigned:none

Grantor:North MLK Development LLLP, a Washington limited liability limited partnership

Grantee:The City of Seattle, a municipal corporation of the State of Washington

Legal Description (abbreviated):Portion of Lot 4, Block 3, Kittingers Add., Vol. 11 of Plats, pp 17

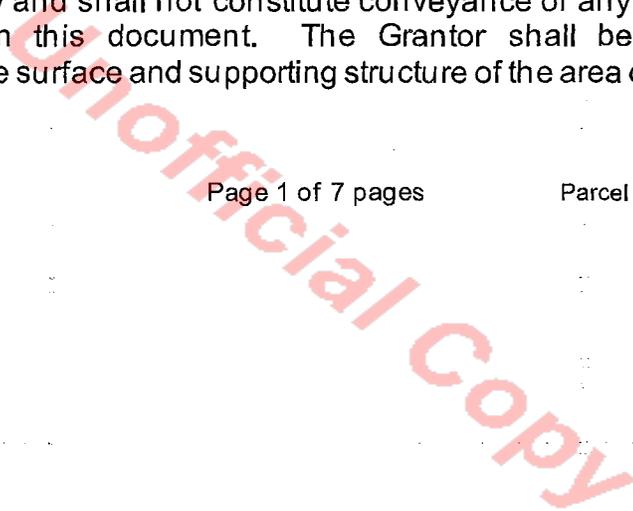
Assessor's Tax Parcel ID#:Portion of 390410-0290

RW T2023-48B

GRANTOR, NORTH MLK DEVELOPMENT LLLP, a Washington limited liability limited partnership, for and in consideration of good and valuable consideration, receipt of which is hereby acknowledged, conveys and warrants to the Grantee, **THE CITY OF SEATTLE**, a municipal corporation of the State of Washington, an easement for public sidewalk, over, through, across, and along the following described property in Seattle, King County, Washington:

SEE EXHIBITS A AND B ATTACHED HERETO
AND INCORPORATED HEREIN BY THIS REFERENCE.

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 Grantor shall be responsible for maintenance of the surface and supporting structure of the area of said easement.



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

DATED THIS 11th DAY OF December, 2023.

NORTH MLK DEVELOPMENT LLLP,
a Washington limited liability limited partnership,

By: LIHI North MLK LLC,
a Washington limited liability company,
Its: General Partner

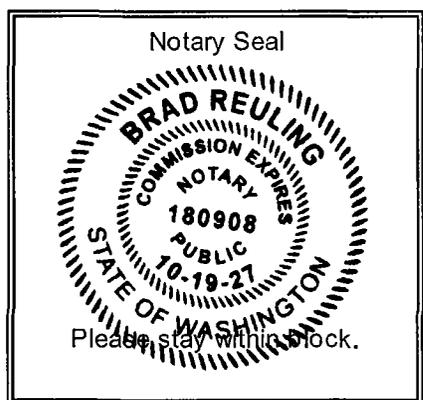
By: Low Income Housing Institute (LIHI),
A Washington nonprofit corporation,
Its: Sole Member

By: Lynne Behar
Lynne Behar, Chief Financial Officer

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that **Lynne Behar** is the person who appeared before me and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute this instrument as the Chief Financial Officer of **Low Income Housing Institute (LIHI)**, a Washington nonprofit corporation, the Sole Member of **LIHI North MLK LLC**, a Washington limited liability company, the General Partner of **North MLK Development LLLP**, a Washington limited liability limited partnership, and acknowledged it to be the free and voluntary act of such party for the use and purpose mentioned in this instrument.

DATED THIS 11th DAY OF December, 2023.



Brad Reuling

Notary (print name) BRAD REULING
Notary Public in and for the State of Washington,
residing at Seattle
My Appointment expires 10-19-27

Unofficial Copy

EXHIBIT A
SIDEWALK EASEMENT DESCRIPTION

THE WEST 1.60 FEET OF THE FOLLOWING DESCRIBED PROPERTY;

LOT 4, BLOCK 3, KITTINGERS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11, PAGE 17, RECORDS OF KING COUNTY, WASHINGTON;

LYING WEST OF RENTON AVENUE SOUTH AS CONDEMNED BY CITY OF SEATTLE ORDINANCE NUMBER 30673, AND BY KING COUNTY SUPERIOR COURT CAUSE NUMBER 98096;

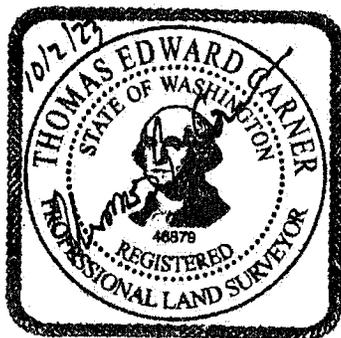
AND LYING EAST OF MARTIN LUTHER KING JR WAY (EMPIRE WAY) AS CONDEMNED BY CITY OF SEATTLE ORDINANCE NUMBER 37066, AND BY KING COUNTY SUPERIOR COURT CAUSE NUMBER 122079;

EXCEPT THAT PORTION THEREOF CONVEYED TO CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY BY DEED RECORDED UNDER RECORDING NUMBER 20040206001057;

AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF SEATTLE BY DEED RECORDED UNDER 20110523001099, ACCEPTED UNDER ORDINANCE 124413.

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

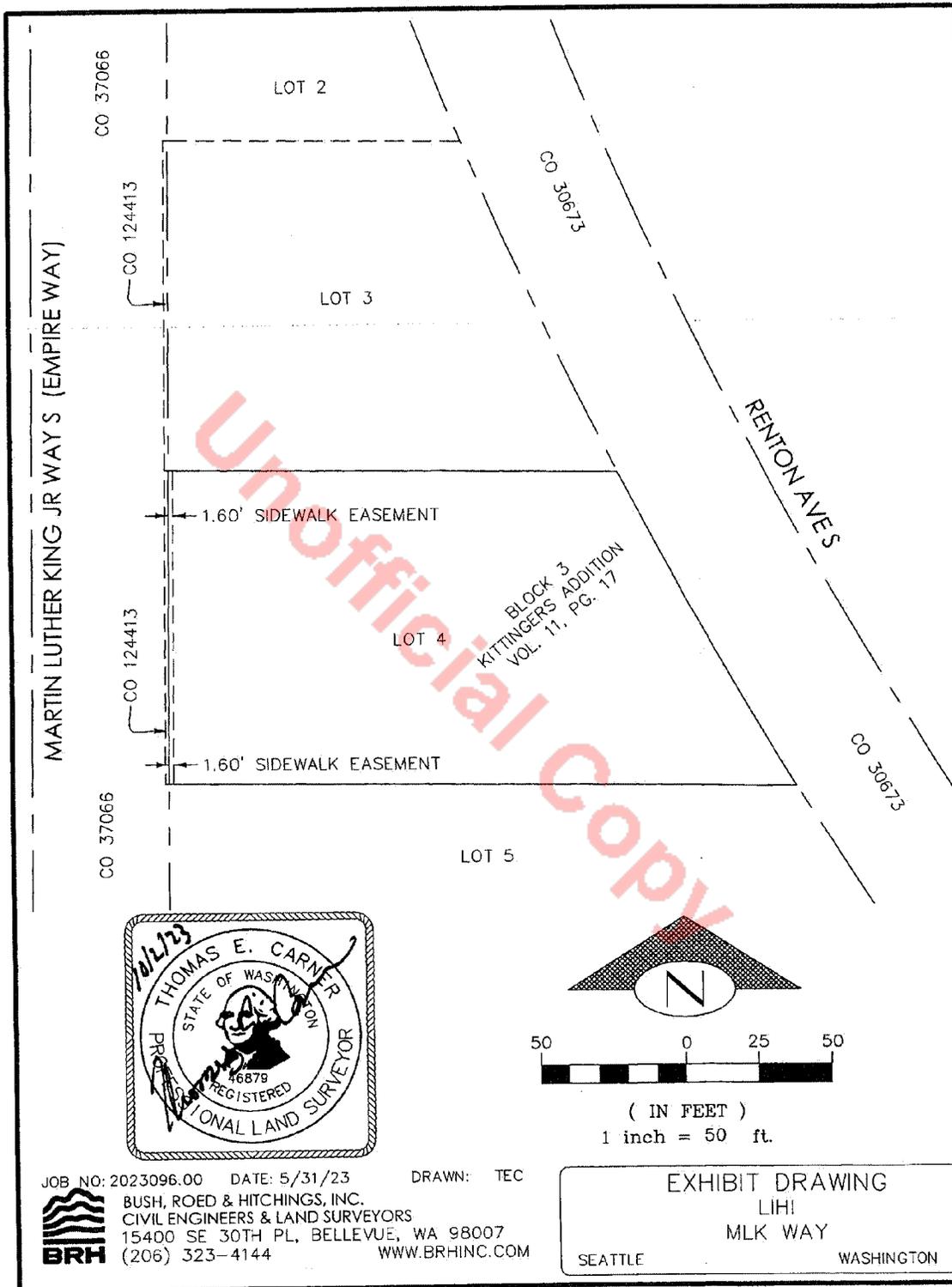
CONTAINING AN AREA OF 176 SQUARE FEET OR 0.0040 ACRES, MORE OR LESS.



THOMAS E. CARNER, P.L.S. NO. 46879
BRH JOB NO. 2023096.00
OCTOBER 2, 2023

BUSH, ROED & HITCHINGS, INC.
15400 SE 30TH PL, SUITE 100
BELLEVUE, WA 98007
(206) 323-4144

EXHIBIT B



JOB NO: 2023096.00 DATE: 5/31/23 DRAWN: TEC
BRH BUSH, ROED & HITCHINGS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
15400 SE 30TH PL, BELLEVUE, WA 98007
(206) 323-4144 WWW.BRHINC.COM

EXHIBIT DRAWING
LIH
MLK WAY
SEATTLE WASHINGTON

Record Date:11/8/2023 12:13 PM

King County, WA EXCISE TAX NOT REQUIRED BY ALEXANDER DRUMMOND, DEPUTY



When Recorded Mail To:
 City of Seattle, SDOT Real Property
 PO Box 34996
 Seattle, WA 98124-4996
 Attn: Gretchen M. Haydel

EASEMENT FOR PUBLIC SIDEWALK

Reference #s of Documents Released or Assigned:none
 Grantor: Piper Creek LLC, a Washington limited liability company
 Grantee: The City of Seattle, a municipal corporation of the State of Washington
 Legal Description (abbreviated): Portion of Parcels A and B, LBA No. 3036633-LU, recorded under King
 County Recording No. 20230405900005 (also known as Lot 1, Block 1,
 Barker's, S. F., Suburban Home Addition No. 1, Vol 35, pp 48)
 Assessor's Tax Parcel ID#: Portion of 053400-0004

RW T2023-51

GRANTOR, **PIPER CREEK LLC**, a Washington limited liability company, for and in consideration of good and valuable consideration, receipt of which is hereby acknowledged, conveys and warrants to the Grantee, **THE CITY OF SEATTLE**, a municipal corporation of the State of Washington, an easement for public sidewalk, over, through, across, and along the following described property in Seattle, King County, Washington:

SEE EXHIBITS A AND B ATTACHED HERETO
 AND INCORPORATED HEREIN BY THIS REFERENCE.

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 Grantor shall be responsible for maintenance of the surface and supporting structure of the area of said easement.

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

DATED THIS 26 DAY OF October, 2023.

PIPER CREEK LLC,
a Washington limited liability company,

By: [Signature]
Andrew Chrisman, Member

Dated: 10/24/23

By: [Signature]
Katherine Chrisman, Member

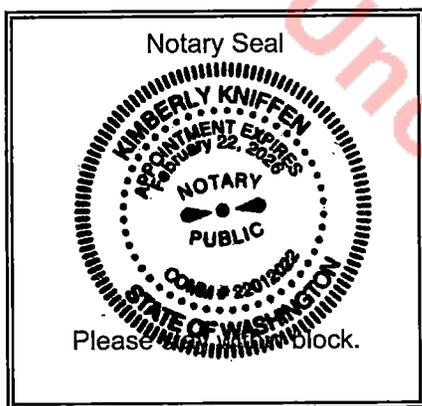
Dated: 10.26.2023

Unofficial Copy

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that **Andrew Chrisman** is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute this instrument as a Member of **PIPER CREEK LLC**, a Washington limited liability company, and acknowledged it to be the free and voluntary act of such party for the use and purpose mentioned in this instrument.

DATED THIS 26 DAY OF October, 2023.



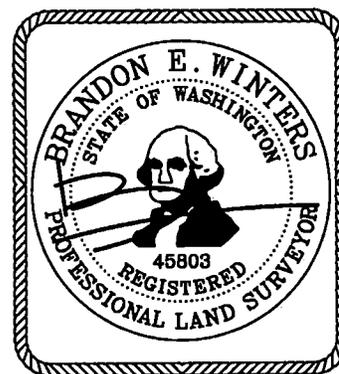
Notary (print name) Kimberly Kniffen
Notary Public in and for the State of Washington,
residing at 347 NW 52nd St
My Appointment expires February 22, 2026

EXHIBIT A

EASEMENT DESCRIPTION

THAT PORTION OF PARCELS A AND B, CITY OF SEATTLE SHORT SUBDIVISION NO. 3036633--LU, AS PER THE PLAT THEREOF RECORDED IN VOLUME 481 OF SURVEYS, PAGE 187, RECORDS OF KING COUNTY, WA. UNDER KING COUNTY RECORDING NO. 20230405900005. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

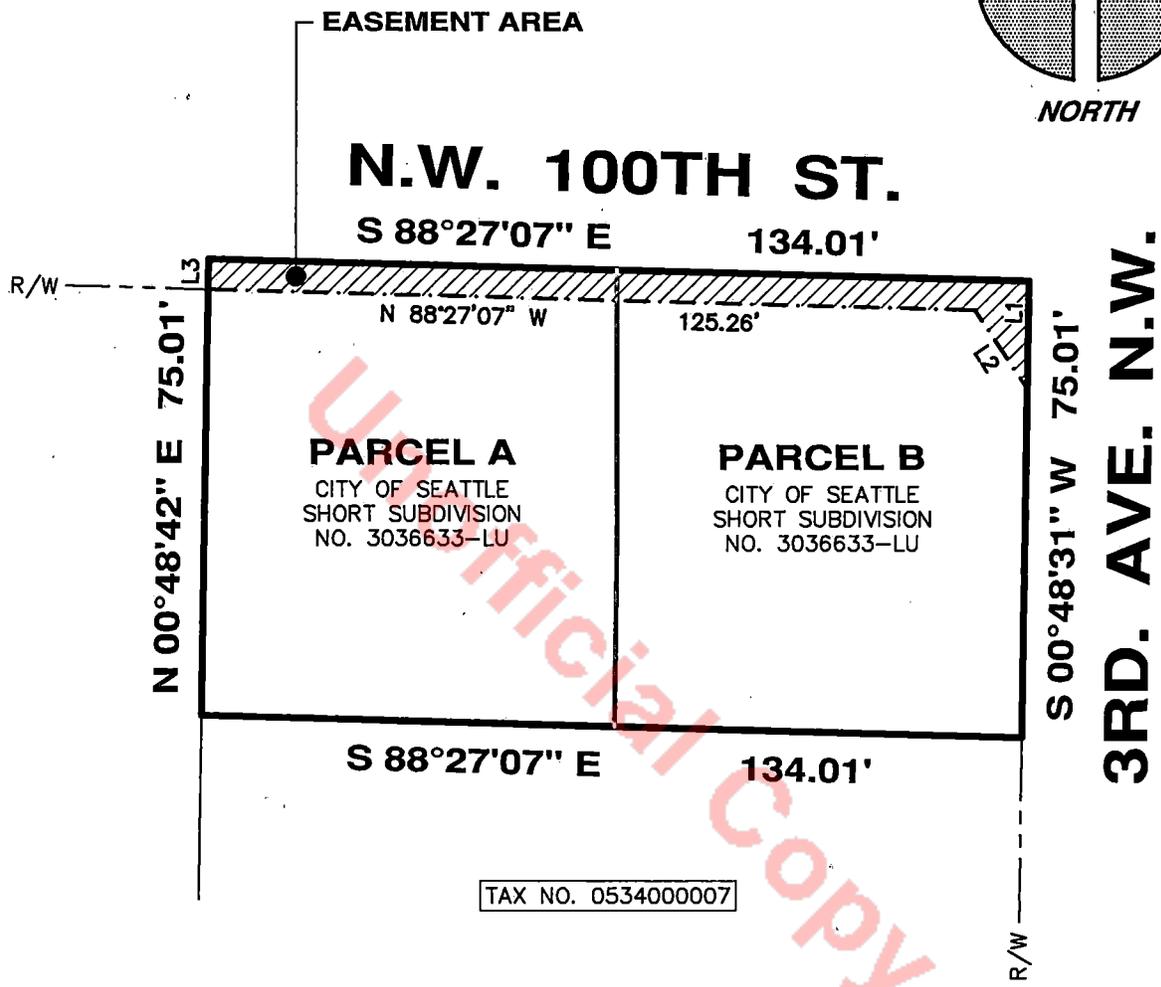
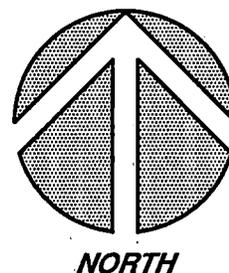
BEGINNING AT THE N.E. CORNER OF SAID PARCEL B; THENCE S 00°48'31" W ALONG THE EAST LINE OF SAID PARCEL FOR A DISTANCE OF 17.65 FT.; THENCE N 33°36'23" W, 15.47 FT.; THENCE N 88°27'07" W, 125.26 FT.; THENCE N 00°48'42" E, 5.00 FT.; THENCE S 88°27'07" E, 134.01 FT. TO THE **POINT OF BEGINNING**.



Page 5 of 8 pages

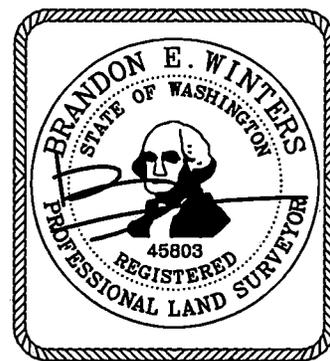
DATE: 10/25/23

EXHIBIT B



LINE TABLE

LINE	BEARING	LENGTH
L1	S 00°48'31" W	17.65'
L2	N 33°36'23" W	15.47'
L3	N 00°48'42" E	5.00'



DATE: 10/25/23

SUBORDINATION AGREEMENT

The undersigned, **Trueline Capital Fund II, LLC**, a Delaware limited liability company, as owner and holder of the Construction Deed of Trust, Assignment of Rents and Security Agreement, under King County Recording Number 20230324000667 (Deed of Trust), State of Washington, being on the same property described in favor of **Piper Creek LLC**, a Washington limited liability company, does hereby join and consent to the execution of this grant of easement as legally described herein to The City of Seattle. The undersigned further agrees that the lien of charge of the Deed of Trust will be and it is hereby subordinated to this grant of easement.

DATED THIS 26th DAY OF October, 2023.

Trueline Capital Fund II, LLC,
a Delaware limited liability company

By: 

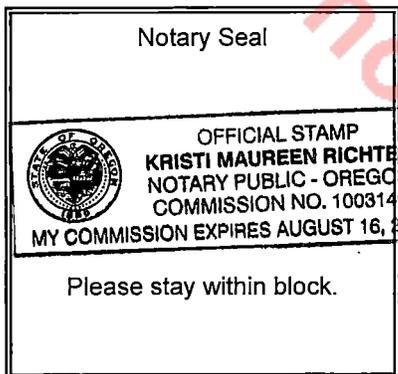
Print Name: Chris Maskill

Title: Manager

STATE OF OREGON)
) ss.
COUNTY OF DESCHUTES)

I certify that I know or have satisfactory evidence that Chris Maskill is the person who appeared before me and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute this instrument as the Manager of **Trueline Capital Fund II, LLC**, a Delaware limited liability company, and acknowledged it to be the free and voluntary act of such party for the use and purpose mentioned in this instrument.

DATED: October 26, 2023.



Kristi M Richter
Notary (print name) Kristi M. Richter
Notary Public in and for the State of OREGON,
Residing at Bend, Oregon
My Appointment expires 8-16-2024

Unofficial Copy



20240606000938
 EASEMENT Rec: \$310.50
 6/6/2024 3:31 PM
 KING COUNTY, WA

Return Address:
 Attn: Gretchen M. Haydel
 SDOT Real Property
 City of Seattle, P.O. Box 34996
 Seattle, WA 98124-4996

(This easement supersedes and replaces the easement recorded under King County Recording No. 20240206000672 to revise the legal description and update the parcel number.)

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document **must** be filled in)

1. Correction Easement for Public Sidewalk 2. _____
 3. _____ 4. _____

Reference Number(s) of Documents assigned or released:
 Additional reference #'s on page 2 of document

Grantor(s) Exactly as name(s) appear on document
 1. SCC 2, LLC
 2. _____
 Additional names on page _____ of document.

Grantee(s) Exactly as name(s) appear on document
 1. City of Seattle
 2. _____
 Additional names on page _____ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)
 Parcel A, Short Subdivision 3040378-LU, recorded under King County Recording
 20240103900008 (also known as Lot 12, Coffman Garden Tracts, Vol. 10, pp.17)
 Additional legal is on page 4 of document.

Assessor's Property Tax Parcel/Account Number Assessor Tax # not yet assigned
 166250-0100, 166250-0094

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

 Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements

When Recorded Mail To:
City of Seattle, SDOT Real Property
PO Box 34996
Seattle, WA 98124-4996
Attn: Gretchen M. Haydel

CORRECTION EASEMENT FOR PUBLIC SIDEWALK

Reference #s of Documents Released or Assigned: none
Grantor: SCC 2, LLC, a Washington limited liability company
Grantee: The City of Seattle, a municipal corporation of the State of Washington
Legal Description (abbreviated): Portion of Parcel A, Short Subdivision No. 3040378-LU; recorded under
King County Recording Number 20240103900008
(also known as Lot 12, Coffman Garden Tracts., Vol. 10, pp 17)
Assessor's Tax Parcel ID#: Portion of 166250-0100

RW T2023-57

GRANTOR, **SCC 2, LLC**, a Washington limited liability company, for and in consideration of good and valuable consideration, receipt of which is hereby acknowledged, conveys and warrants to the Grantee, **THE CITY OF SEATTLE**, a municipal corporation of the State of Washington, an easement for public sidewalk, over, through, across, and along the following described property in Seattle, King County, Washington:

SEE EXHIBITS A and B ATTACHED HERETO
AND INCORPORATED HEREIN BY THIS REFERENCE.

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 Grantor shall be responsible for maintenance of the surface and supporting structure of the area of said easement.

This Agreement supersedes and replaces King County Recording Number 20240206000672, and each of the terms, provisions, conditions, and covenants herein contained shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns and shall run with the land.

DATED THIS 3rd DAY OF May, 2024.

SCC 2, LLC,
a Washington limited liability company,

By: 

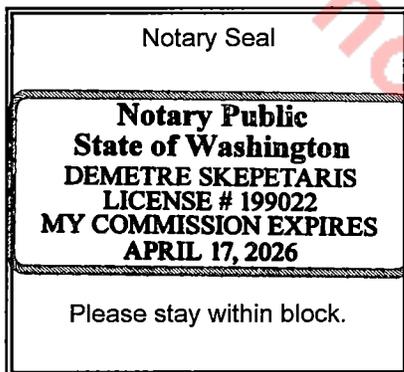
Gabe Resenshine, Manager

Official Copy

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that **Gabe Rosenshine** is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute this instrument as the Manager of **SCC 2, LLC**, a Washington limited liability company, and acknowledged it to be the free and voluntary act of such party for the use and purpose mentioned in this instrument.

DATED THIS 3rd DAY OF May, 2024.




Notary (print name) Demetre Skepetaris
Notary Public in and for the State of Washington,
residing at Seattle, WA
My Appointment expires April 17, 2026

EXHIBIT A

EASEMENT DESCRIPTION

THAT PORTION OF PARCEL A, CITY OF SEATTLE SHORT SUBDIVISION 3040378-LU, AS PER THE PLAT THEREOF RECORDED IN VOLUME 492 OF SURVEYS, PAGE 117, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

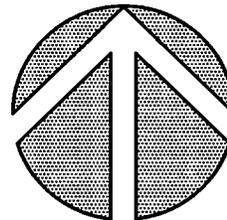
BEGINNING AT THE S.E. CORNER OF SAID PARCEL A; THENCE N 88°54'07" W ALONG THE SOUTH LINE OF SAID PARCEL FOR A DISTANCE OF 14.79 FT.; THENCE N 01°05'53" E, 0.50 FT.; THENCE S 88°54'07" E, 11.87 FT.; THENCE N 17°57'26" E, 7.96 FT.; THENCE S 89°39'54" E, 0.50 FT.; THENCE S 00°20'06" W, 8.13 FT. TO THE **POINT OF BEGINNING**.



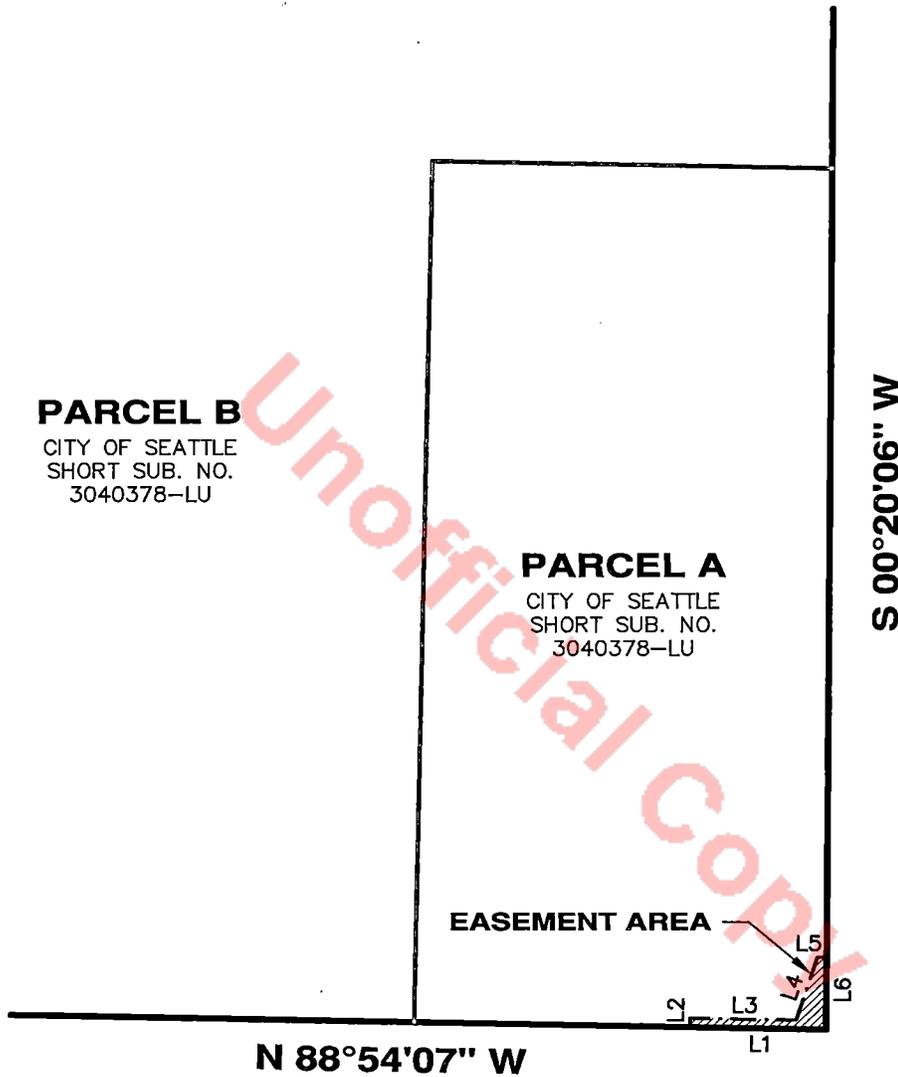
Page 4 of 7 pages

DATE: 4/26/24

EXHIBIT B



NORTH
(NOT TO SCALE)



PARCEL B
CITY OF SEATTLE
SHORT SUB. NO.
3040378-LU

PARCEL A
CITY OF SEATTLE
SHORT SUB. NO.
3040378-LU

S 00°20'06" W
38TH AVE. S.

N 88°54'07" W
S. WILLOW ST.

EASEMENT AREA

L1 L2 L3 L4 L5 L6

LINE	BEARING	LENGTH
L1	N 88°54'07" W	14.79'
L2	N 01°05'53" E	0.50'
L3	S 88°54'07" E	11.87'
L4	N 17°57'26" E	7.96'
L5	S 89°39'54" E	0.50'
L6	S 00°20'06" W	8.13'



DATE: 4/26/24

SUBORDINATION AGREEMENT

The undersigned, **Umpqua Bank**, an Oregon state-chartered Bank, as successor by merger to Columbia State Bank, a Washington state-chartered bank, as owner and holder of the Deed of Trust, under King County Recording Number 20220701000889 (Deed of Trust), State of Washington, being on the same property described in favor of **SCC 2, LLC**, a Washington limited liability company, does hereby join and consent to the execution of this grant of easement as legally described herein to The City of Seattle. The undersigned further agrees that the lien of charge of the Deed of Trust will be and it is hereby subordinated to this grant of easement.

DATED THIS 15th DAY OF MAY, 2024.

Umpqua Bank, an Oregon state-chartered bank

By: *James Yorkston*

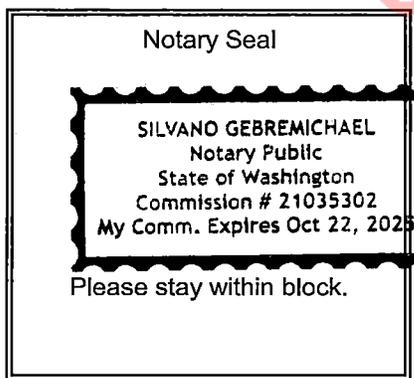
Print Name: JAMES YORKSTON

Title: VP

STATE OF WASHINGTON)
) ss.
COUNTY OF KING COUNTY)

I certify that I know or have satisfactory evidence that James Yorkston is the person who appeared before me and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute this instrument as the VP of **Umpqua Bank**, an Oregon state-chartered bank, as successor by merger to Columbia State Bank, a Washington state-chartered bank, and acknowledged it to be the free and voluntary act of such party for the use and purpose mentioned in this instrument.

DATED: 05/15/24, 2024.



Silvano Gebremichael
Notary (print name) [Signature]
Notary Public in and for the State of WA,
residing at Kirkland
My Appointment expires Oct 22, 2025

Record Date:2/6/2024 4:31 PM

Electronically Recorded King County, WA EXCISE TAX NOT REQUIRED BY CHELSEA IM, DEPUTY

When Recorded Mail To:
City of Seattle, SDOT Real Property
PO Box 34996
Seattle, WA 98124-4996
Attn: Gretchen M. Haydel

EASEMENT FOR PUBLIC SIDEWALK

Reference #s of Documents Released or Assigned: none
Grantor:SCC 2, LLC, a Washington limited liability company
Grantee:The City of Seattle, a municipal corporation of the State of Washington
Legal Description (abbreviated):Portion of Parcels A and B, Short Subdivision No. 3040378-LU,
recorded under King County Recording Number 20240103900008
(also known as Lot 12, Coffman Garden Tracts., Vol 10, pp 17)
Assessor's Tax Parcel ID#:Portion of 166250-0094

RW T2023-57

GRANTOR, **SCC 2, LLC**, a Washington limited liability company, for and in consideration of good and valuable consideration, receipt of which is hereby acknowledged, conveys and warrants to the Grantee, **THE CITY OF SEATTLE**, a municipal corporation of the State of Washington, an easement for public sidewalk, over, through, across, and along the following described property in Seattle, King County, Washington:

SEE EXHIBITS A, B, and C ATTACHED HERETO
AND INCORPORATED HEREIN BY THIS REFERENCE.

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 Grantor shall be responsible for maintenance of the surface and supporting structure of the area of said easement.

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

DATED THIS 6th DAY OF February, 2024.

SCC 2, LLC,
a Washington limited liability company,

By: 

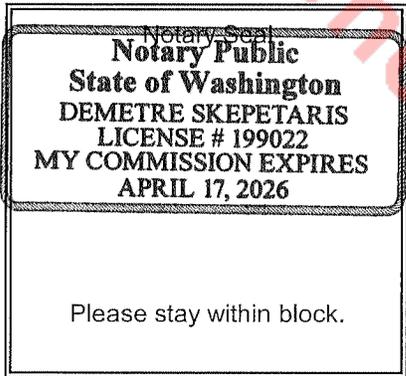
Gabe Rosenshine, Manager

Official Copy

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that **Gabe Rosenshine** is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute this instrument as the Manager of **SCC 2, LLC**, a Washington limited liability company, and acknowledged it to be the free and voluntary act of such party for the use and purpose mentioned in this instrument.

DATED THIS 6th DAY OF February, 2024.



[Handwritten Signature]

Notary (print name) Demetre Skepetaris
Notary Public in and for the State of Washington,
residing at Seattle, WA
My Appointment expires April 17, 2026

SUBORDINATION AGREEMENT

The undersigned, **Umpqua Bank**, an Oregon state-chartered Bank, as successor by merger to Columbia State Bank, a Washington state-chartered bank, as owner and holder of the Deed of Trust, under King County Recording Number 20220701000889 (Deed of Trust), State of Washington, being on the same property described in favor of **SCC 2, LLC**, a Washington limited liability company, does hereby join and consent to the execution of this grant of easement as legally described herein to The City of Seattle. The undersigned further agrees that the lien of charge of the Deed of Trust will be and it is hereby subordinated to this grant of easement.

DATED THIS 1st DAY OF February, 2024.

Umpqua Bank, an Oregon state-chartered bank

By: 

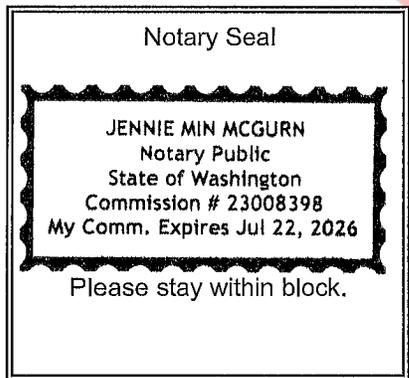
Print Name: JAMES YORKSTON

Title: VP

STATE OF WA)
COUNTY OF King) ss.

I certify that I know or have satisfactory evidence that James Yorkston is the person who appeared before me and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute this instrument as the VP of **Umpqua Bank**, an Oregon state-chartered bank, and acknowledged it to be the free and voluntary act of such party for the use and purpose mentioned in this instrument.

DATED: February 1st, 2024.



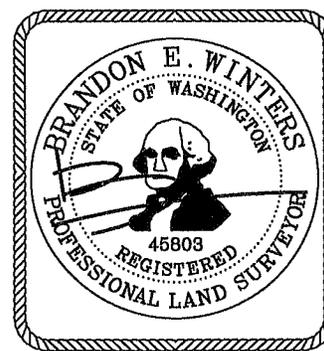
J. McGurn
Notary (print name) Jennie McGurn
Notary Public in and for the State of WA,
residing at BENNETT WA
My Appointment expires July 22 2026

EXHIBIT A

DEDICATION DESCRIPTION

THE SOUTH 1.00 FT. OF PARCELS A AND B, CITY OF SEATTLE
SHORT SUBDIVISION 3040378-LU, AS PER THE PLAT THEREOF
RECORDED IN VOLUME 492 OF SURVEYS, PAGE 117, RECORDS OF
KING COUNTY, WA., AND RECORDED UNDER KING COUNTY
RECORDING NUMBER 20240103900008.

Unofficial Copy

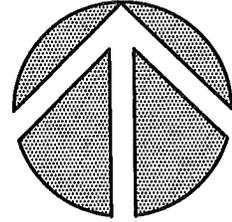
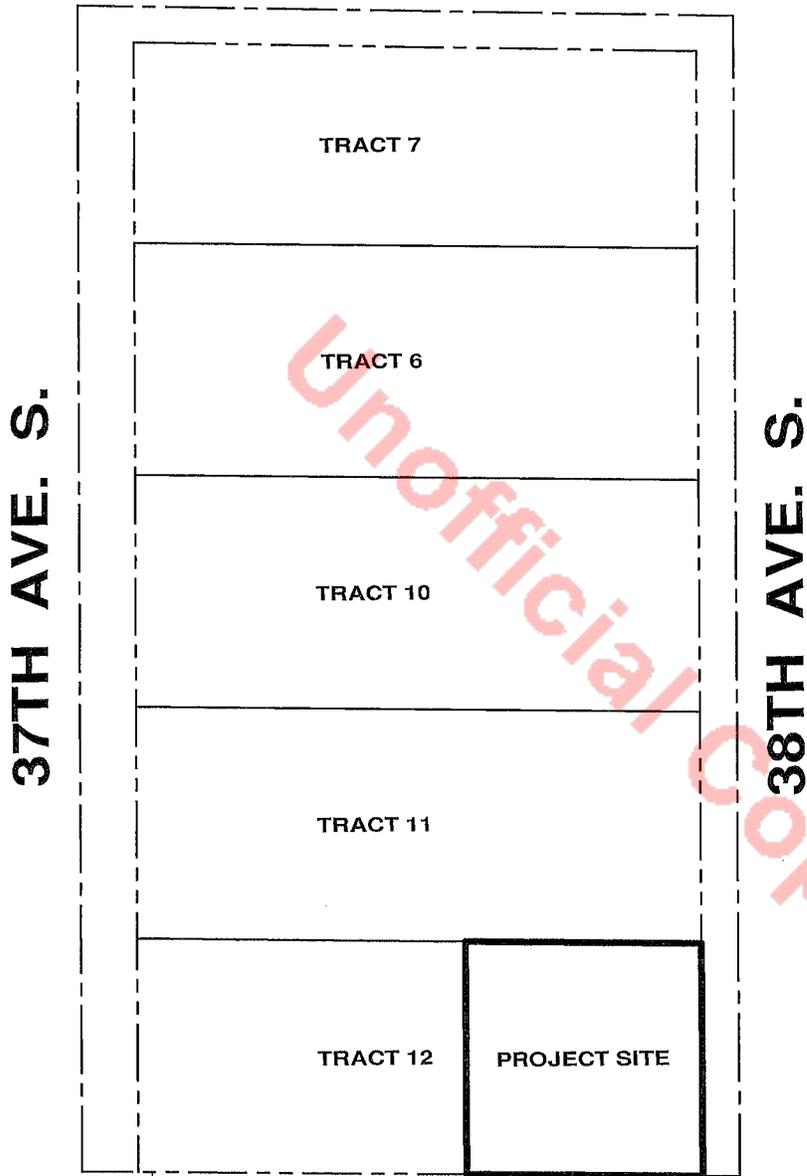


Page 6 of 8 pages

DATE: 10/27/23

EXHIBIT B

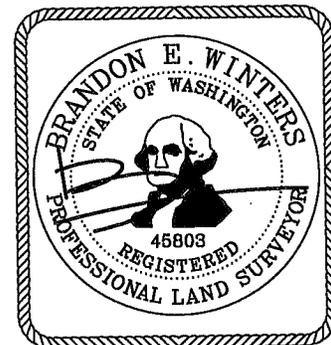
S. HOLLY ST.



NORTH
(NOT TO SCALE)

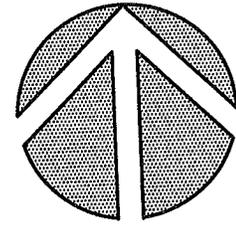
S. WILLOW ST.

S. LINE OF BLOCK AS
PER VOLUME 200 OF
SURVEYS, PAGE 265

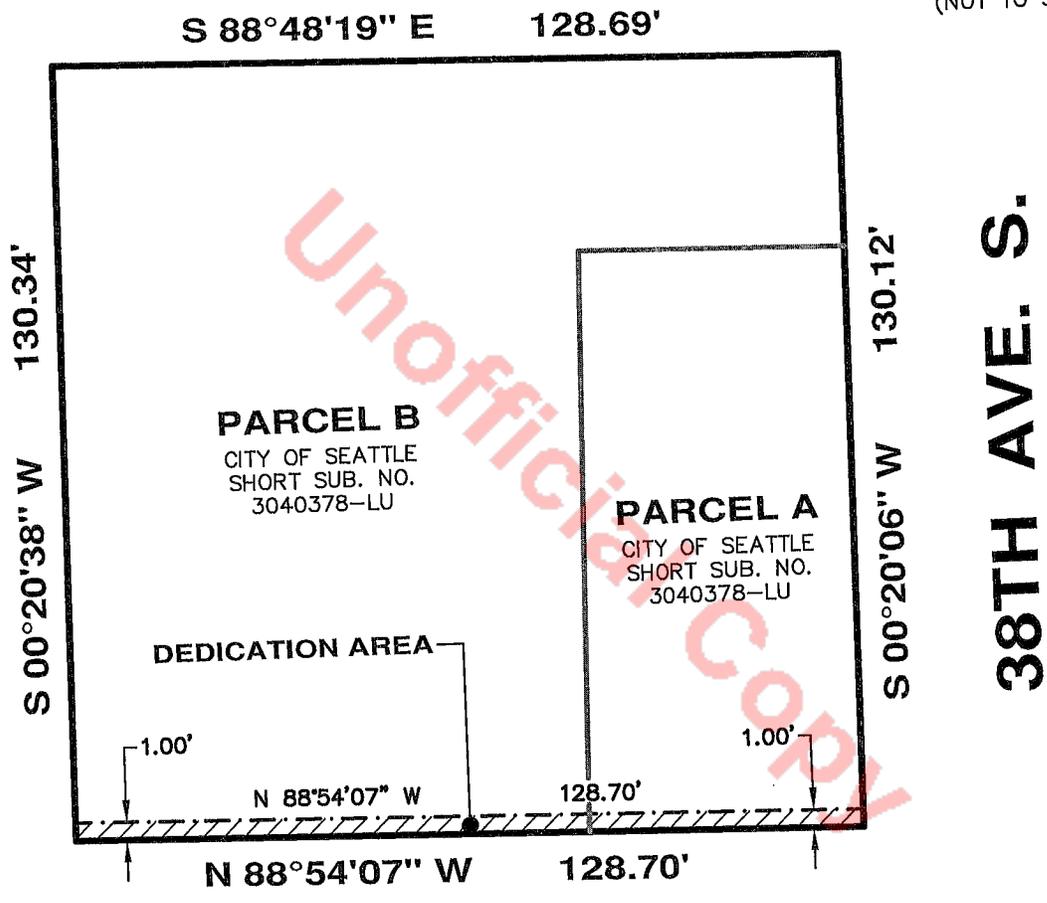


DATE: 10/27/23

EXHIBIT C



NORTH
(NOT TO SCALE)



S. WILLOW ST.



DATE: 10/27/23

Record Date:3/12/2024 10:21 AM

King County, WA EXCISE TAX NOT REQUIRED BY APRIL BRANHAM, DEPUTY



When Recorded Mail To:
 City of Seattle, SDOT Real Property
 PO Box 34996
 Seattle, WA 98124-4996
 Attn: Gretchen M. Haydel

**EASEMENT FOR PUBLIC SIDEWALK
 AND STREET TURN-AROUND**

Reference #s of Documents Released or Assigned: none
 Grantor:6305 Corgiat Dr LLC, a Delaware limited liability company
 Grantee:The City of Seattle, a municipal corporation of the State of Washington
 Legal Description (abbreviated):Portion of Parcels A, B, C, and E, L. M. Collins Donation Claim No. 46,
 (also known as Sections 20, 21, 28, 29, T24N, R4EN, W. M.)
 Assessor's Tax Parcel ID#:Portion of 000180-0161

RW T2023-62

GRANTOR, **6305 CORGIAT DR LLC**, a Delaware limited liability company, for and in consideration of good and valuable consideration, receipt of which is hereby acknowledged, conveys and warrants to the Grantee, **THE CITY OF SEATTLE**, a municipal corporation of the State of Washington, an easement for public sidewalk and vehicular turn-around, over, through, across, and along the following described property in Seattle, King County, Washington:

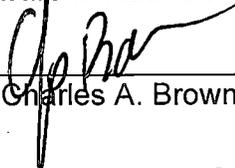
SEE EXHIBITS A AND B ATTACHED HERETO
 AND INCORPORATED HEREIN BY THIS REFERENCE.

The conveyance of this easement for public sidewalk and vehicular turn-around 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 Grantor shall be responsible for maintenance of the surface and supporting structure of the area of said easement.

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

DATED THIS 12TH DAY OF FEBRUARY, 2024.

6305 CORGIAT DR LLC,
a Delaware limited liability company,

By: 
Charles A. Brown, IV, President

Unofficial Copy

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of KOS ANGELES)

On FEBRUARY 12TH, 2024 before me, Neith Sanyika, NOTARY PUBLIC,
Date Here Insert Name and Title of the Officer
personally appeared CHARLES A. BROWN, IV
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: EASEMENT FOR SIDEWALK- 6305 CORGIAT DR LLC
Document Date: 02-12-2024 Number of Pages: 6
Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: CHARLES A. BROWN, IV
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: PRESIDENT
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Exhibit A
ACCESS AND SIDEWALK EASEMENT DESCRIPTION

THAT PORTION OF PARCELS A, B, C AND A PORTION OF PARCEL E, AS HEREIN DESCRIBED BELOW AND ALSO DESCRIBED ON BARGAIN AND SALE DEED, RECORDED UNDER RECORDING NUMBER 20230525000729, RECORDS OF KING COUNTY, WASHINGTON, PORTIONS MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL A, ALSO BEING ON THE WEST RIGHT OF WAY MARGIN OF 18TH AVENUE SOUTH, THENCE NORTH 88°34'02" WEST, ALONG THE SOUTH LINE OF SAID PARCEL A, A DISTANCE OF 4.50 FEET TO A LINE 4.50 FEET WEST AND PARALLEL WITH SAID WEST RIGHT OF WAY MARGIN;
THENCE ALONG SAID LINE, NORTH 01°27'37" EAST, A DISTANCE OF 21.41 FEET;
THENCE NORTH 88°29'37" WEST, A DISTANCE OF 51.52 FEET;
THENCE NORTH 01°30'44" EAST, A DISTANCE OF 30.00 FEET;
THENCE SOUTH 88°29'16" EAST, A DISTANCE OF 51.49 FEET TO A LINE 4.50 FEET WEST AND PARALLEL WITH SAID WEST RIGHT OF WAY MARGIN;
THENCE NORTH 01°27'37" EAST, ALONG SAID LINE, A DISTANCE OF 148.09 FEET;
THENCE SOUTH 88°32'23" EAST, A DISTANCE OF 4.50 FEET TO SAID WEST RIGHT OF WAY MARGIN;
THENCE SOUTH 01°27'37" WEST, A DISTANCE OF 199.49 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 2,443 SQUARE FEET OR 0.0561 ACRES, MORE OR LESS;
SITUATE IN THE CITY OF SEATTLE, KING COUNTY, WASHINGTON.

PARCEL A:

THAT PORTION OF THE L. M. COLLINS DONATION CLAIM NO. 46, SAID DONATION CLAIM BEING LOCATED IN PARTS OF SECTIONS 20, 21, 28 AND 29, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 621.06 FEET NORTH AND 456.06 FEET WEST OF THE NORTHWEST CORNER OF THE S. A. MAPLE DONATION CLAIM;
THENCE NORTH 88.83 FEET;
THENCE WEST 170.67 FEET;
THENCE SOUTH 88.83 FEET;
THENCE EAST 170.67 FEET TO THE POINT OF BEGINNING.

PARCEL B:

THAT PORTION OF THE L. M. COLLINS DONATION CLAIM NO. 46, SAID DONATION CLAIM BEING LOCATED IN PARTS OF SECTIONS 20, 21, 28 AND 29, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 709.89 FEET NORTH AND 456.06 FEET WEST OF THE NORTHWEST CORNER OF THE S. A. MAPLE DONATION CLAIM;
THENCE NORTH 50 FEET;
THENCE WEST 170.67 FEET;
THENCE SOUTH 50 FEET;
THENCE EAST 170.67 FEET TO THE POINT OF BEGINNING.

PARCEL C:

THE NORTH 50 FEET OF THAT PORTION OF THE L. M. COLLINS DONATION CLAIM NO. 46, SAID DONATION CLAIM BEING LOCATED IN PARTS OF SECTIONS 20, 21, 28 AND 29, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 621.06 FEET NORTH AND 456.06 FEET WEST OF THE NORTHWEST CORNER OF THE S. A. MAPLE DONATION CLAIM;
THENCE NORTH 188.83 FEET;
THENCE WEST 170.67 FEET;
THENCE SOUTH 188.83 FEET;
THENCE EAST 170.67 FEET TO THE POINT OF BEGINNING.

PARCEL E:

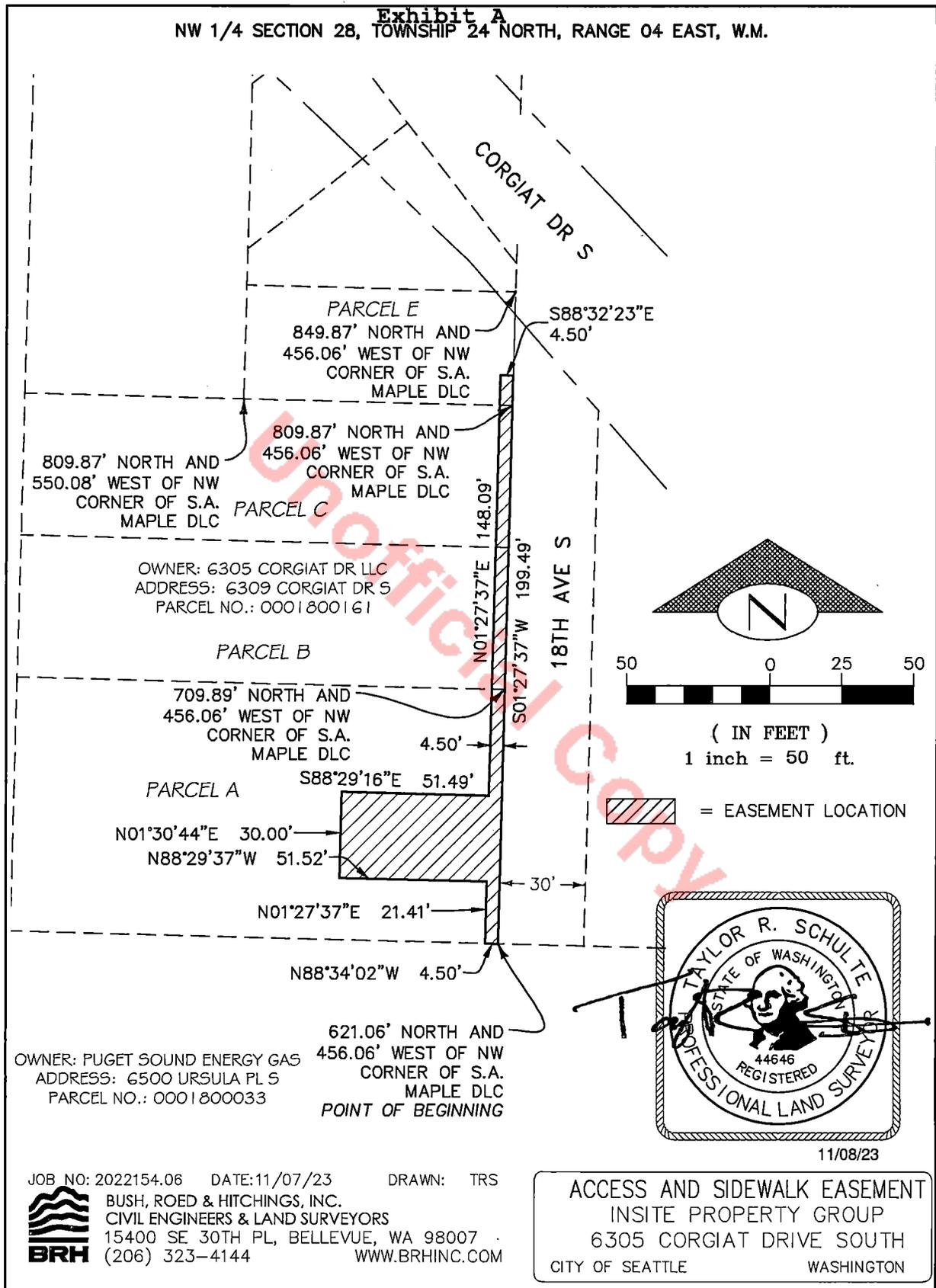
THE SOUTH 40 FEET OF THAT PORTION OF THE L. M. COLLINS DONATION CLAIM NO. 46, SAID DONATION CLAIM BEING LOCATED IN PARTS OF SECTIONS 20, 21, 28 AND 29, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 809.87 FEET NORTH AND 456.06 FEET WEST OF THE NORTHWEST CORNER OF THE S. A. MAPLE DONATION CLAIM;
THENCE WEST 94.02 FEET;
THENCE NORTH 164.32 FEET TO THE SOUTHWESTERLY LINE OF SWIFT AVENUE AS CONDEMNED BY ORDINANCE NO. 53964;
THENCE SOUTHEASTERLY ALONG SAID AVENUE 149.43 FEET, MORE OR LESS, TO A POINT NORTH OF THE POINT OF BEGINNING;
THENCE SOUTH TO THE POINT OF BEGINNING;



INSITE PROPERTY GROUP
6305 CORGIAT DRIVE SOUTH
TAYLOR R. SCHULTE, P.L.S. NO. 44646
BRH JOB NO. 2022154.06
NOVEMBER 07, 2023

BUSH, ROED & HITCHINGS, INC.
2009 MINOR AVENUE EAST
SEATTLE, WA 98102
(206) 323-4144



Record Date:4/17/2024 2:37 PM

King County, WA EXCISE TAX NOT REQUIRED BY NATHAN HENG, DEPUTY



When Recorded Mail To:
 City of Seattle, SDOT Real Property
 PO Box 34996
 Seattle, WA 98124-4996
 Attn: Gretchen M. Haydel

EASEMENT FOR PUBLIC SIDEWALK

Reference #s of Documents Released or Assigned: none
 Grantor: Homestead Community Land Trust, a Washington nonprofit corporation
 Grantee: The City of Seattle, a municipal corporation of the State of Washington
 Legal Description (abbreviated): Portion of Lot 5, Block 78, Woodland Park, Supplemental Plat,
 Vol. 5, pp 19
 Assessor's Tax Parcel ID#: Portion of 952310-1065

RWT2024-05

GRANTOR, HOMESTEAD COMMUNITY LAND TRUST, a Washington nonprofit corporation, for and in consideration of good and valuable consideration, receipt of which is hereby acknowledged, conveys and warrants to the Grantee, **THE CITY OF SEATTLE**, a municipal corporation of the State of Washington, an easement for public sidewalk, over, through, across, and along the following described property in Seattle, King County, Washington:

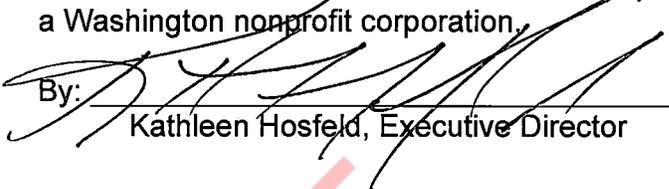
SEE EXHIBITS A AND B ATTACHED HERETO
 AND INCORPORATED HEREIN BY THIS REFERENCE.

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 Grantor shall be responsible for maintenance of the surface and supporting structure of the area of said easement.

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

DATED THIS 4th DAY OF April, 2024.

HOMESTEAD COMMUNITY LAND TRUST,
a Washington nonprofit corporation.

By: 

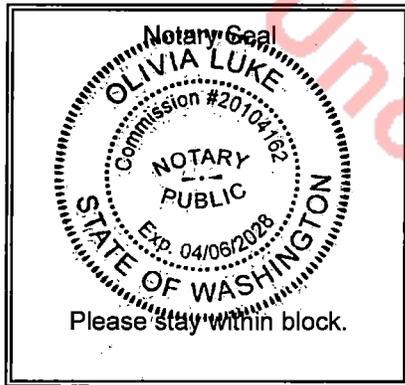
Kathleen Hosfeld, Executive Director

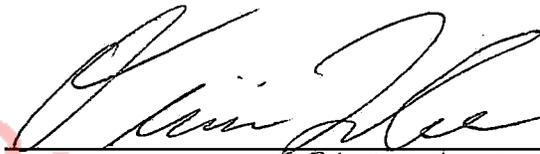
Unofficial Copy

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that **Kathleen Hosfeld** is the person who appeared before me and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute this instrument as the Executive Director of **HOMESTEAD COMMUNITY LAND TRUST**, a Washington nonprofit corporation, and acknowledged it to be the free and voluntary act of such party for the use and purpose mentioned in this instrument.

DATED THIS 4th DAY OF April, 2024.





Notary (print name) Olivia Luke
Notary Public in and for the State of Washington,
residing at Seattle
My Appointment expires 4/6/2028

EXHIBIT "A"

LEGAL DESCRIPTION

PEDESTRIAN EASEMENT

That portion of the North 3.50 feet of the East 85.00 feet of Lot 5, Block 78, Supplemental Plat of Woodland Park Addition to the City of Seattle, according to the plat thereof, recorded in Volume 5 of Plats, Page 19, records of King County, Washington, lying between the top surface grade of the sidewalk and a plane being parallel with and 8.00 feet above in elevation of said top surface grade.



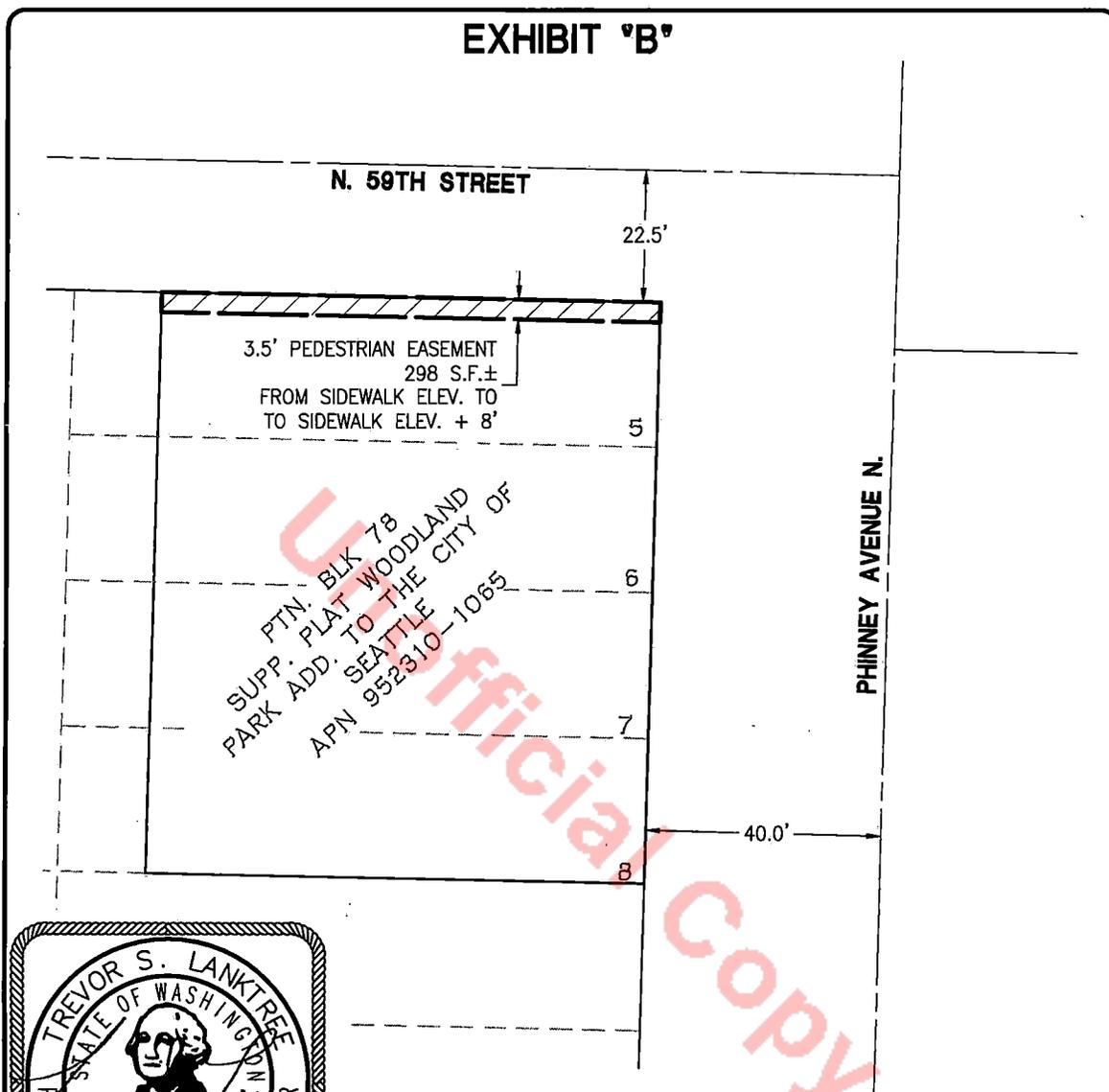
Unofficial Copy

Project Name: Homestead Phinney Ave
March 26, 2024

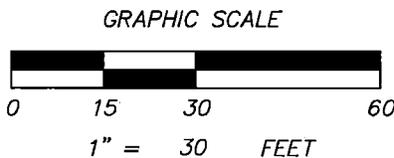
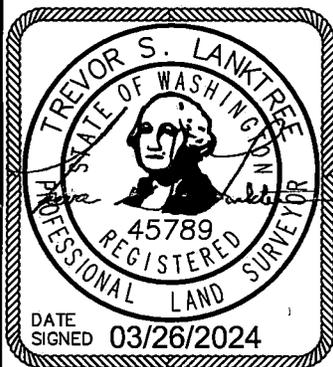
Page 4 of 5 pages

BY: TSL

EXHIBIT 'B'



PTN. BLK 78
 SUPP. PLAT WOODLAND
 PARK ADD. TO THE CITY OF
 SEATTLE
 APN 952810-1065



SCALE: HORIZONTAL 1"=10' VERTICAL N/A	For: HOMESTEAD	JOB NUMBER 5673
	Title: PEDESTRIAN EASEMENT	SHEET 1 of 1
LANKTREE LAND SURVEYING, INC. 25510 74TH AVENUE SOUTH KENT, WA 98032 PHONE: (253) 653-6423 FAX: (253) 793-1616 WWW.LANKTREELANDSURVEYING.COM	DESIGNED <u>XXX</u> DRAWN <u>XXX</u> CHECKED <u>XXX</u> APPROVED <u>TSL</u> DATE <u>01/25/24</u>	5673L.001.DOC