

After Recording Return to:

Seattle City Light
Real Estate Services SMT 3012
700 Fifth Avenue, Suite 3300
P.O. Box 34023
Seattle, WA 98124-5031



20120907000940

SPENCER SAMUEL EAS 81.00
PAGE-001 OF 010
09/07/2012 12:02
KING COUNTY, WA

**EASEMENT FOR RELOCATED UTILITIES
(Above-Ground, Surface, and Below-Ground Transmission and Distribution)**

GRANTOR: IRIS Holdings, LLC, a Washington limited liability company

GRANTEE: City of Seattle, a Washington municipal corporation, by and through its City Light Department

Abbreviated Legal Description:

A portion of Parcel B, City of Seattle LBA No. 3008913, recorded under AF No. 20080702900011, as well as those portions of Broad Street, 6th Avenue North, Taylor Avenue North and City of Seattle CO No. 84452, together with a portion of vacated alley of Block 65, D.T. Denny's Home Addition to the City of Seattle

Assessor's Property Tax Parcel Account Number(s):

198820-1155 and portion of vacated street adjoining

Seattle City Light PM #: 250430-4-011

Additional legal descriptions on EXHIBITS A, B, AND C

THIS EASEMENT, made this 6th day of September, 2012, between IRIS HOLDINGS, LLC, a Washington limited liability company, hereinafter called the Grantor; and the CITY OF SEATTLE, by and through its CITY LIGHT DEPARTMENT, hereinafter called the Grantee; WITNESSETH:

That the Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, hereby conveys and grants, insofar as it has rights, title and interest in the following described lands and premises, or hereinafter acquires rights, title or interest in the following described lands and premises, to the Grantee, its successors and assigns, the right, privilege and authority to install, construct,

EXCISE TAX NOT REQUIRED

King Co. Records Division

By Opal B. [Signature] Deputy

improve, remove, erect, alter, repair, energize, operate and maintain electric transmission and distribution facilities consisting of: (1) Above-ground elements of poles (including the below-ground portions thereof), conductors and related equipment used to transition conductors from overhead to underground ("Above-Ground Electric System"); and (2) Below-ground and surface elements that may include, but are not necessarily limited to: vaults, electric transformers, electric switches, equipment cabinets and/or containers, manholes, handholes, ducts, conduits, cables, underground wires and other necessary or convenient appurtenances ("Below-Ground Electric System") necessary to make said facilities integrated electric systems (collectively, "Electric System"). Such Electric System is or will be located upon, over, under and across the following described lands and premises ("Equipment Structures Easement") situated in the County of King, State of Washington:

The Equipment Structures Easement is legally described in EXHIBIT A and depicted by survey map in EXHIBIT C which exhibits are attached hereto and incorporated herein by this reference.

Furthermore, the Above-Ground Electric System shall be confined to the area near the southern boundary of the Equipment Structures Easement.

In addition, Grantor hereby conveys and grants to the Grantee, its successors and assigns, the right of ingress to and egress from the Equipment Structures Easement from adjacent public rights-of-way over, across, along and through the Access Easement, legally described in EXHIBIT B and depicted by survey map in EXHIBIT C, for the purposes set forth herein; provided, however, that, except in the case of emergency, such right of ingress and egress shall not unreasonably interfere with the use and enjoyment of the Access Easement by Grantor or Grantor's invitees.

The Grantor, its successors and assigns, hereby covenants and agrees that: (a) No structure or fire hazard will be erected or permitted by the Grantor within the above described Equipment Structures Easement without prior written approval from the Grantee, its successors and assigns; (2) No digging will be done or permitted by the Grantor within the Equipment Structures Easement which will in any manner disturb the Electric System or its solidity or unearth any portion thereof; (3) No blasting or discharge of any explosives by the Grantor will be permitted within fifty (50) feet of the Equipment Structures Easement; and (4) Grantor shall not place, or allow the placement of, any permanent or immovable barriers, obstacles, or objects within the Access Easement, permit unattended parking of vehicles, or construct any pavement or landscaping features within the Access Easement that would impair Grantee's exercise of its rights herein granted.

Furthermore, the Grantor, its successors and assigns, hereby covenants and agrees to maintain the vegetation and landscaping on the Equipment Structures Easement so as to prevent, in the opinion of the Grantee, interference with or danger to the maintenance or operation of the Electric System. In the event that the Grantor, its successors and assigns, fails to maintain, in the sole opinion of the Grantee, the vegetation and landscaping on the Equipment Structures Easement in the manner provided above, Grantee, its successors and assigns, shall have the right,

after reasonable notice to the Grantor, to cut and trim the vegetation and landscaping on the Equipment Structures Easement so as to prevent interference with or danger to the maintenance or operation of the Electric System, except in the case of emergency, where no such notice shall be required. Notice shall be provided to:

Name: Norma Miller, Director, Campus Operations
Address: P.O. Box 23350, Seattle, WA 98102
Phone: (206) 770-2040 (Director, Campus Operations)
Email: Norma.Miller@gatesfoundation.org

The Grantee shall be responsible, as provided by law, for any damage to the Grantor through Grantee's negligence in the construction, maintenance and operation of said Electric System. Grantor, having granted a specific Access Easement area and having been informed prior of Grantee's likely use of the Access Easement area, the parties agree that Grantee shall not be responsible for ordinary wear and tear damage to the Access Easement area caused by the usual and customary exercise of Grantee's rights over, across, along and through the Access Easement.

The rights, title, privileges and authority hereby granted shall continue and be in force until such time as the Grantee, its successors, assigns and other utilities shall permanently remove all said Electric System from the Property or shall permanently abandon said Electric System, at which time all such rights, title, privileges and authority hereby granted shall terminate.

IN WITNESS WHEREOF, this instrument has been executed the day and year first above written.

IRIS HOLDINGS, LLC, a Washington
limited liability corporation

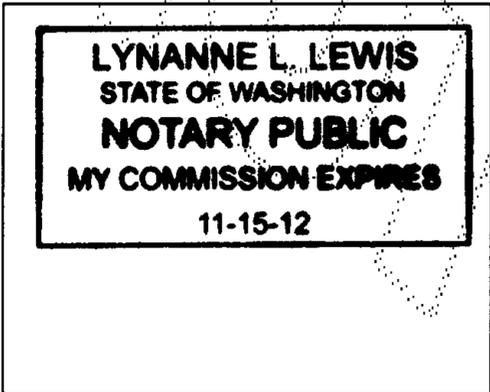
By: Martha Choe

Martha Choe
Its Chief Administrative Officer

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that MARTHA CHOE 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 the instrument and acknowledged it as the Chief Administrative Officer of IRIS Holdings, LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: September 6, 2012



(Use this space for notarial stamp/seal)

Lynanne L. Lewis
Notary Public
Print Name Lynanne L. Lewis
My commission expires 11-15-12

EXHIBIT A

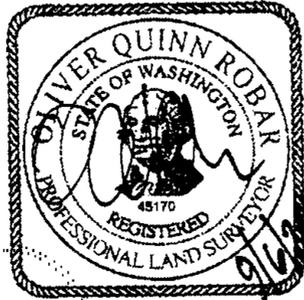
EQUIPMENT STRUCTURES EASEMENT DESCRIPTION

THOSE PORTIONS OF BROAD STREET, TAYLOR AVENUE NORTH, CONDEMNATION ORDINANCE NO. 84452 AND PARCEL B OF LOT BOUNDARY ADJUSTMENT NUMBER 308913, RECORDED UNDER RECORDING NUMBER 20080702900011, RECORDS OF KING COUNTY, STATE OF WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A MONUMENT AT THE INTERSECTION OF THE CENTERLINES FOR 5TH AVENUE NORTH AND HARRISON STREET;
THENCE SOUTH 88°33'09" EAST, A DISTANCE OF 321.83 FEET TO A MONUMENT AT THE INTERSECTION OF THE CENTERLINES FOR TAYLOR AVENUE NORTH AND HARRISON STREET;
THENCE NORTH 01°34'55" WEST A DISTANCE OF 35.23 FEET TO THE SOUTH LINE OF SAID PARCEL B, THE NORTH MARGIN HARRISON STREET AS SHOWN ON SEATTLE ENGINEER'S MAP TILE NO. 338 AND THE TRUE POINT OF BEGINNING;
THENCE SOUTH 88°33'54" EAST, A DISTANCE OF 179.63 FEET;
THENCE NORTH 01°26'06" EAST, A DISTANCE OF 22.20 FEET;
THENCE NORTH 88°33'54" WEST, A DISTANCE OF 16.20 FEET;
THENCE NORTH 18°20'23" WEST, A DISTANCE OF 47.80 FEET;
THENCE NORTH 42°13'49" EAST, A DISTANCE OF 101.44 FEET;
THENCE NORTH 25°24'36" EAST, A DISTANCE OF 32.66 FEET;
THENCE NORTH 42°13'14" EAST, A DISTANCE OF 101.39 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE EAST WITH A RADIUS OF 367.40 FEET AND WHICH CENTER BEARS SOUTH 79°11'20" EAST;
THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°36'56", A DISTANCE OF 68.07 FEET;
THENCE SOUTH 42°39'26" WEST, A DISTANCE OF 215.42 FEET;
THENCE SOUTH 41°24'35" WEST, A DISTANCE OF 127.42 FEET;
THENCE NORTH 47°09'36" WEST, A DISTANCE OF 6.84 FEET;
THENCE SOUTH 42°50'24" WEST, A DISTANCE OF 63.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST WITH A RADIUS OF 160.26 FEET AND WHICH CENTER BEARS NORTH 25°10'21" WEST;
THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°57'53", A DISTANCE OF 41.86 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING AN AREA OF 17,108 SQFT OR 0.3927 ACRES, MORE OR LESS;

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



KPFF
MERCER WEST
OLIVER Q. ROBAR, P.L.S.
BRH JOB NO. 2010053.08
08-31-2012
REV. 09-06-2012

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

EXHIBIT B

NORTH ACCESS EASEMENT DESCRIPTION

THOSE PORTIONS OF BROAD STREET, CONDEMNATION ORDINANCE NO. 84452 AND PARCEL B OF LOT BOUNDARY ADJUSTMENT NUMBER 308913, RECORDED UNDER RECORDING NUMBER 20080702900011, RECORDS OF KING COUNTY, STATE OF WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A MONUMENT AT THE INTERSECTION OF THE CENTERLINES FOR 5TH AVENUE NORTH AND HARRISON STREET;
THENCE SOUTH 88°33'09" EAST, A DISTANCE OF 321.83 FEET TO A MONUMENT AT THE INTERSECTION OF THE CENTERLINES FOR TAYLOR AVENUE NORTH AND HARRISON STREET;
THENCE SOUTH 88°35'34" EAST, A DISTANCE OF 106.88 FEET TO THE INTERSECTION OF HARRISON STREET AND BROAD STREET;
THENCE NORTH 42°16'48" EAST, A DISTANCE OF 182.16 FEET;
THENCE NORTH 47°43'12" WEST, A DISTANCE OF 78.82 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 42°39'26" EAST, A DISTANCE OF 143.49 FEET;
THENCE NORTH 34°22'57" EAST, A DISTANCE OF 83.80 FEET;
THENCE NORTH 12°49'23" EAST, A DISTANCE OF 3.91 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE WEST WITH A RADIUS OF 66.26 FEET WHICH CENTER BEARS NORTH 57°36'00" WEST;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°39'17", A DISTANCE OF 66.26 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE EAST AND A RADIUS OF 24.24 FEET, WHICH CENTER BEARS NORTH 83°55'30" EAST;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°52'17", A DISTANCE OF 20.26 FEET;
THENCE NORTH 52°07'09" EAST, A DISTANCE OF 11.25 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST AND A RADIUS OF 38.67 FEET, WHICH CENTER BEARS NORTH 38°07'21" WEST;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°16'08", A DISTANCE OF 13.00 FEET;
THENCE NORTH 32°36'31" EAST, A DISTANCE OF 27.25 FEET;
THENCE NORTH 57°35'08" WEST, A DISTANCE OF 18.10 FEET;
THENCE SOUTH 32°24'59" WEST, A DISTANCE OF 29.20 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST AND A RADIUS OF 8.00 FEET, WHICH CENTER BEARS NORTH 57°35'09" WEST;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59°01'16", A DISTANCE OF 8.24 FEET;
THENCE NORTH 88°33'53" WEST, A DISTANCE OF 46.49 FEET;
THENCE SOUTH 01°21'01" WEST, A DISTANCE OF 15.00 FEET;
THENCE SOUTH 88°33'54" EAST, A DISTANCE OF 9.98 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 12.45 FEET, WHICH CENTER BEARS SOUTH 01°15'57" WEST;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 78°36'39", A DISTANCE OF 12.45 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE WEST AND A RADIUS OF 43.31 FEET, WHICH CENTER BEARS SOUTH 79°28'17" WEST;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43°59'38", A DISTANCE OF 33.26 FEET;
THENCE SOUTH 34°12'32" WEST, A DISTANCE OF 226.13 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING AN AREA OF 5,948 SQFT OR 0.1366 ACRES, MORE OR LESS;

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



KPFF
MERCER WEST
OLIVER Q. ROBAR, P.L.S.
BRH JOB NO. 2010053.08
08-31-2012
REV 09-06-2012

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

EXHIBIT B

SOUTH ACCESS EASEMENT DESCRIPTION

THAT PORTION OF PARCEL B OF LOT BOUNDARY ADJUSTMENT NUMBER 308913, RECORDED UNDER RECORDING NUMBER 20080702900011, RECORDS OF KING COUNTY, STATE OF WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A MONUMENT AT THE INTERSECTION OF THE CENTERLINES FOR 5TH AVENUE NORTH AND HARRISON STREET;

THENCE SOUTH 88°33'09" EAST, A DISTANCE OF 321.83 FEET TO A MONUMENT AT THE INTERSECTION OF THE CENTERLINES FOR TAYLOR AVENUE NORTH AND HARRISON STREET;

THENCE NORTH 31°42'43" WEST, A DISTANCE OF 39.42 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 88°33'09" EAST, A DISTANCE OF 6.26 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTH WITH A RADIUS OF 160.26, WHICH CENTER BEARS NORTH 05°20'22" WEST;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°49'58", A DISTANCE OF 55.47 FEET;

THENCE NORTH 42°50'24" EAST, A DISTANCE OF 44.42 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTH WITH A RADIUS OF 74.62 FEET, WHICH CENTER BEARS NORTH 15°37'54" WEST;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°25'01", A DISTANCE OF 22.68 FEET;

THENCE NORTH 87°11'13" WEST, A DISTANCE OF 6.32 FEET;

THENCE NORTH 01°26'07" EAST, A DISTANCE OF 34.05 FEET;

THENCE NORTH 88°40'31" WEST, A DISTANCE OF 60.00 FEET;

THENCE SOUTH 01°18'46" WEST, A DISTANCE OF 80.00 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING AN AREA OF 4,852 SQFT. OR 0.1114 ACRES, MORE OR LESS;

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



KPFF
MERCER WEST
OLIVER Q. ROBAR, P.L.S.
BRH JOB NO. 2010053.08
08-31-2012
REV 09-05-2012

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

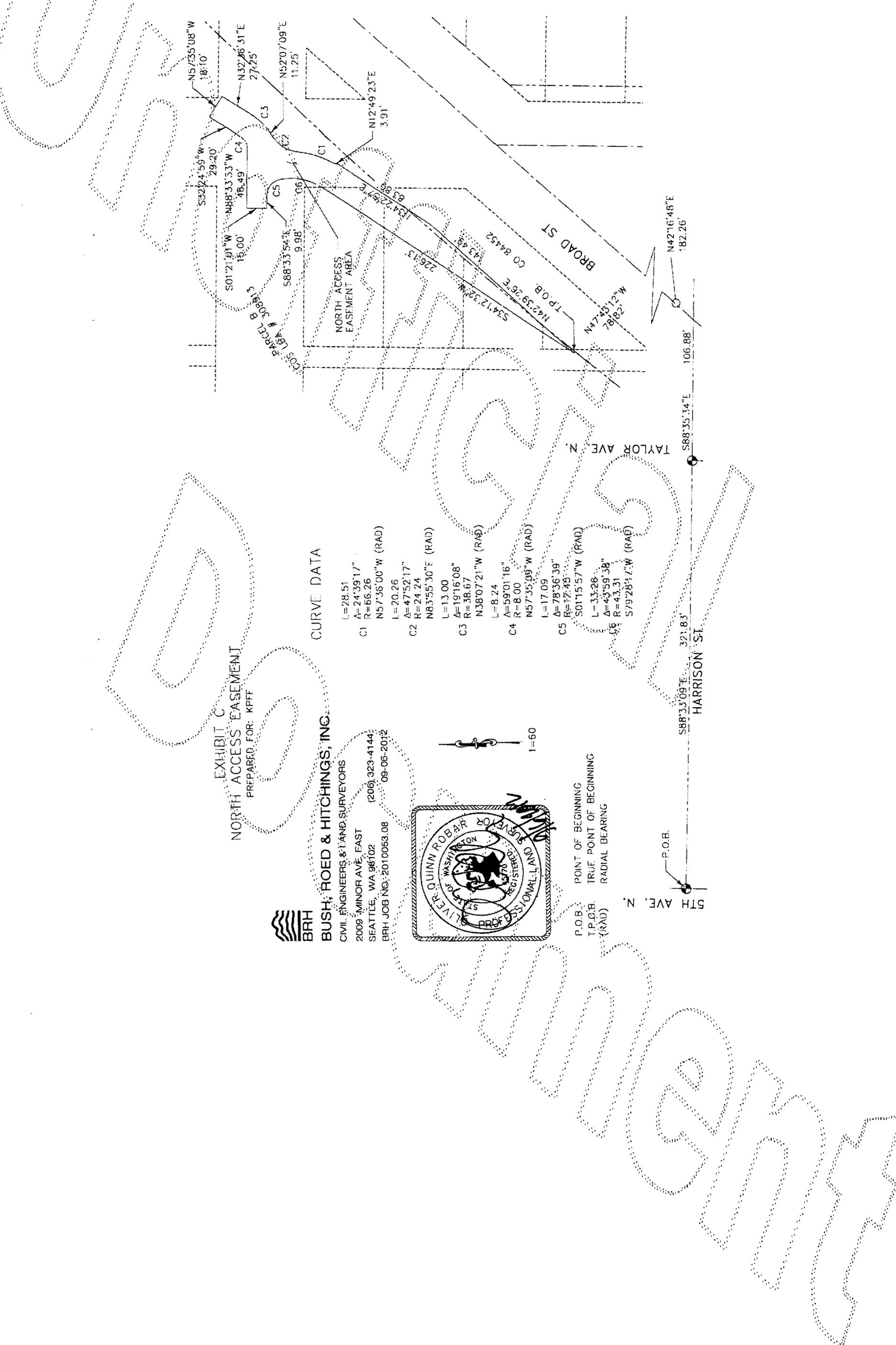


EXHIBIT C
NORTH ACCESS EASEMENT
 PREPARED FOR: KPFF



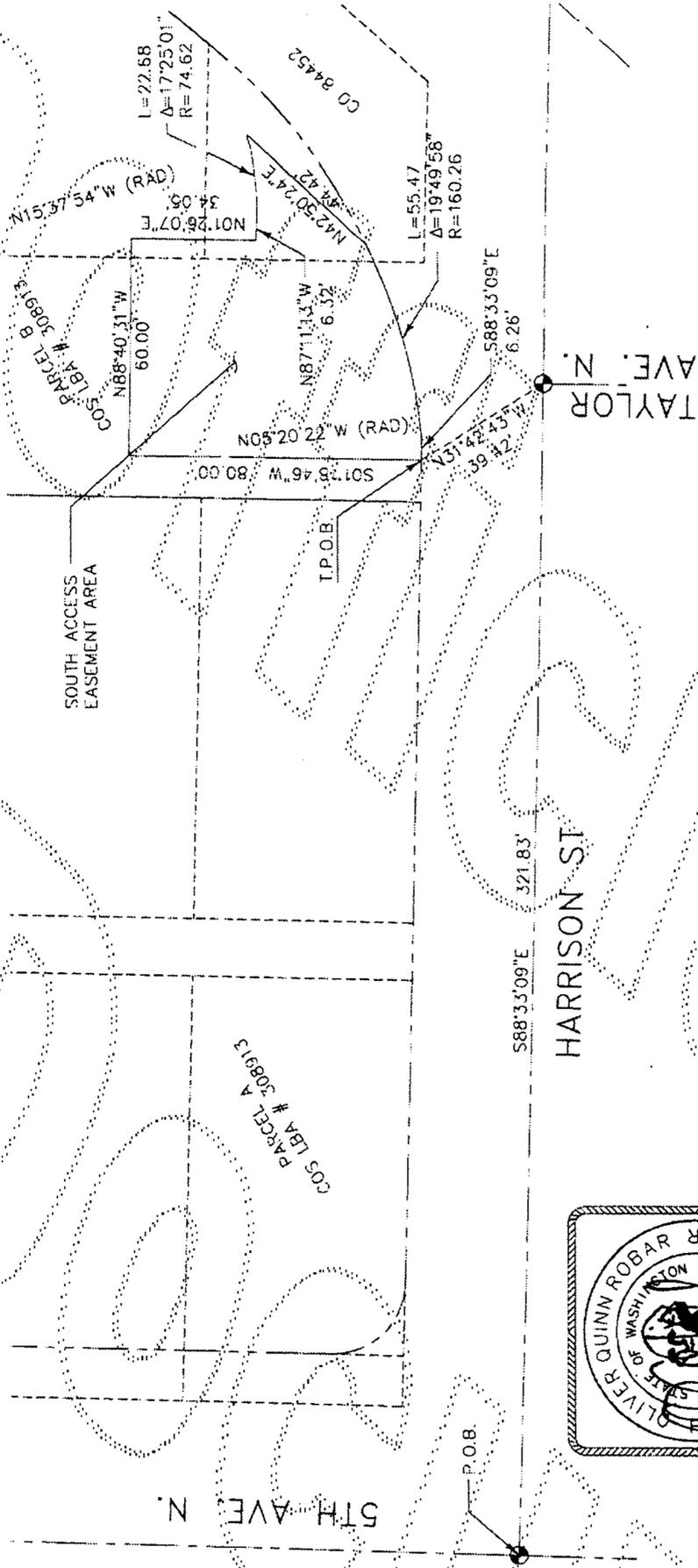
BUSH, ROED & HITCHINGS, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 2009 MINOR AVE. EAST
 SEATTLE, WA 98102 (206) 323-4144
 BRH JOB NO.: 2010053.08 09-06-2012



CURVE DATA

- C1 L=28.51
 Δ=24°39'17"
 R=66.26
 N57°36'00"W (RAD)
- C2 L=20.26
 Δ=47°52'17"
 R=24.24
 N83°55'30"E (RAD)
- C3 L=13.00
 Δ=19°16'08"
 R=38.67
 N38°07'21"W (RAD)
- C4 L=8.24
 Δ=59°01'16"
 R=8.00
 N57°35'09"W (RAD)
- C5 L=17.09
 Δ=78°36'39"
 R=12.45
 S01°15'57"W (RAD)
- C6 L=33.26
 Δ=43°59'38"
 R=43.31
 S79°25'17"W (RAD)

P.O.B. POINT OF BEGINNING
 T.P.C.B. TRUE POINT OF BEGINNING
 (RAD) RADIAL BEARING



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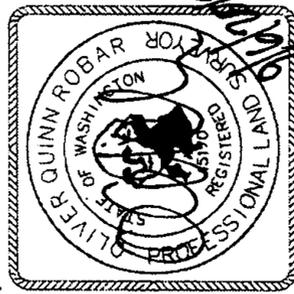


EXHIBIT C
 SOUTH ACCESS EASEMENT
 PREPARED FOR: KPFF

P.O.B. POINT OF BEGINNING
 T.P.O.B. TRUE POINT OF BEGINNING
 (RAD) RADIAL BEARING

1"=40'