

WHEN RECORDED RETURN TO:

Parks Real Estate
800 Maynard Avenue S., Suite 300
Seattle, WA 98134
Attn: Property Management

QUIT CLAIM DEED

Grantor: PACIFIC NORTHWEST COMMUNITIES, LLC, a
Delaware limited liability company

Grantee: CITY OF SEATTLE, a Washington municipal
corporation

Abbreviated Legal Description: Ptn Sec 15, 25 N, 03E, WM; NW 1/4
Ptn Sec 10, 25 N, 03E, WM; SW 1/4
Complete legal on Exhibit A

Assessor's Tax Parcel ID #: Portion of 1525039047

PACIFIC NORTHWEST COMMUNITIES, LLC, a Delaware limited liability company ("Grantor), for good and valuable consideration in hand paid does hereby convey and quitclaim to the THE CITY OF SEATTLE, a Washington municipal corporation ("Grantee"), that certain real estate described on Exhibit A attached hereto and incorporated herein by reference, , as is, where is, with all faults, and without any representation or warranty whatsoever, express or implied, by Grantor, as to its condition, environmental or otherwise, or its suitability or sufficiency for the Grantee's intended uses and purposes, together with all after acquired title of the Grantor therein, subject to all matters of record.

DATED _____, 2014.

GRANTOR:

PACIFIC NORTHWEST COMMUNITIES, LLC, a
Delaware limited liability company

By: Northwest Military Communities, LLC, a
Delaware limited liability company, its Managing
Member

By: FC Northwest, Inc., its sole member

By: _____

Its: _____

Dated: _____

STATE OF WASHINGTON

COUNTY OF _____

ss.

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged it as the _____ of FC Northwest, Inc. a corporation, which is the sole member of Northwest Military Communities, LLC, a limited liability company, which is the managing member of PACIFIC NORTHWEST COMMUNITIES, LLC, a limited liability company, to be the free and voluntary act of such entity for the uses and purposes mentioned in the instrument.

Dated this _____ day of _____, _____.

(Signature of Notary)

(Legibly Print or Stamp Name of Notary)

Notary public in and for the state of Washington,
residing at _____

My appointment expires _____

EXHIBIT A
Legal Description

DISCOVERY PARK
LEGAL DESCRIPTION: RELINQUISH "A"

TRIAD JOB NO. 09-027
MAY 6, 2014

THAT PORTION OF A PARCEL OF LAND KNOWN AS MONTANA CIRCLE HOUSING SITE, BEING EXCEPTED PARCEL NO. 8 AS DESCRIBED IN INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 8005070540, LYING WITHIN SECTIONS 10 AND 15, TOWNSHIP 25 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, KING COUNTY, WASHINGTON, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A CITY OF SEATTLE MONUMENT LOCATED IN THE INTERSECTION OF 41ST AVENUE WEST AND WEST EMERSON STREET, SEATTLE, WASHINGTON;
THENCE NORTH 88°35'24" WEST, 525.38 FEET TO A CITY MONUMENT LOCATED IN THE INTERSECTION OF MAGNOLIA BOULEVARD WEST AND WEST EMERSON STREET;
THENCE NORTH 20°01'11" WEST, 2605.55 FEET TO A MONUMENT MARKED AS U.S.N.-MC-1;
THENCE NORTH 5°55'08" WEST, 395.52 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUE NORTH 5°55'08" WEST, 172.00 FEET TO A POINT ON SAID MONTANA CIRCLE HOUSING SITE BOUNDARY;
THENCE ALONG SAID MONTANA CIRCLE HOUSING SITE BOUNDARY, SOUTH 84°29'18" EAST, 91.00 FEET;
THENCE SOUTH 01°27'12" EAST, 36.43 FEET TO A NON-TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 26°12'55" EAST;
THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 61.36 FEET, THROUGH A CENTRAL ANGLE OF 68°02'00", AN ARC DISTANCE OF 72.85 FEET;
THENCE SOUTH 11°00'36" EAST, 62.13 FEET;
THENCE SOUTH 84°04'52" WEST, 51.83 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 10,239± SQ. FT. OR 0.235± ACRES

WRITTEN BY: MSH/ARJ
CHECKED BY: LEC



12112 115TH AVENUE NE
KIRKLAND, WASHINGTON 98034-6929
425.821.8448 · 800.488.0756 · FAX 425.821.3481
[HTTP://WWW.TRIADASSOCIATES.NET](http://WWW.TRIADASSOCIATES.NET)

LAND DEVELOPMENT CONSULTANTS

**DISCOVERY PARK
LEGAL DESCRIPTION: RELINQUISH "B"**

**TRIAD JOB NO. 09-027
MAY 6, 2014**

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BEGINNING AT A CITY OF SEATTLE MONUMENT LOCATED IN THE INTERSECTION OF 41ST AVENUE WEST AND WEST EMERSON STREET, SEATTLE, WASHINGTON:
THENCE NORTH 88°35'24" WEST, 525.38 FEET TO A CITY MONUMENT LOCATED IN THE INTERSECTION OF MAGNOLIA BOULEVARD WEST AND WEST EMERSON STREET;
THENCE NORTH 20°01'11" WEST, 2605.55 FEET TO A MONUMENT MARKED AS U.S.N.-MC-1;
THENCE NORTH 5°55'08" WEST, 567.52 FEET TO A POINT ON SAID MONTANA CIRCLE HOUSING SITE BOUNDARY;
THENCE ALONG SAID MONTANA CIRCLE HOUSING SITE BOUNDARY, SOUTH 84°29'18" EAST, 185.66 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUE ALONG SAID MONTANA CIRCLE HOUSING SITE BOUNDARY, SOUTH 84°29'18" EAST, 13.76 FEET;
THENCE SOUTH 16°05'08" EAST, 50 FEET;
THENCE SOUTH 73°54'52" WEST, 27.13 FEET;
THENCE NORTH 01°29'56" WEST, 56.90 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 1,067± SQ. FT. OR 0.024± ACRES

WRITTEN BY: MSH/ARJ
CHECKED BY: LEC



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LAND DEVELOPMENT CONSULTANTS

**DISCOVERY PARK
LEGAL DESCRIPTION: RELINQUISH "C"**

**TRIAD JOB NO. 09-027
MAY 6, 2014**

THAT PORTION OF A PARCEL OF LAND KNOWN AS MONTANA CIRCLE HOUSING SITE, BEING EXCEPTED PARCEL NO. 8 AS DESCRIBED IN INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 8005070540, LYING WITHIN SECTIONS 10 AND 15, TOWNSHIP 25 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, KING COUNTY, WASHINGTON, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A CITY OF SEATTLE MONUMENT LOCATED IN THE INTERSECTION OF 41ST AVENUE WEST AND WEST EMERSON STREET, SEATTLE, WASHINGTON;
THENCE NORTH 88°35'24" WEST, 525.38 FEET TO A CITY MONUMENT LOCATED IN THE INTERSECTION OF MAGNOLIA BOULEVARD WEST AND WEST EMERSON STREET;
THENCE NORTH 20°01'11" WEST, 2605.55 FEET TO A MONUMENT MARKED AS U.S.N.-MC-1;
THENCE NORTH 5°55'08" WEST, 567.52 FEET TO A POINT ON SAID MONTANA CIRCLE HOUSING SITE BOUNDARY;
THENCE ALONG SAID MONTANA CIRCLE HOUSING SITE BOUNDARY, SOUTH 84°29'18" EAST, 199.42 FEET;
THENCE SOUTH 16°05'08" EAST, 182.82 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 16°05'08" EAST, 8.00 FEET;
THENCE SOUTH 51°00'48" EAST, 154.39 FEET;
THENCE SOUTH 04°12'00" WEST, 79.00 FEET;
THENCE NORTH 85°48'00" WEST, 13.15 FEET;
THENCE NORTH 38°42'43" WEST, 104.88 FEET;
THENCE NORTH 26°56'27" WEST, 109.27 FEET;
THENCE NORTH 73°54'52" EAST, 12.26 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 8,332± SQ. FT. OR 0.191± ACRES

WRITTEN BY: MSH/ARJ
CHECKED BY: LEC



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