

WHEN RECORDED RETURN TO:

FOSTER PEPPER PLLC
1111 Third Avenue, Suite 3400
Seattle, WA 98101
Attn: Beth A. Clark

QUIT CLAIM DEED

Grantor: THE CITY OF SEATTLE, a Washington municipal corporation
Grantee: PACIFIC NORTHWEST COMMUNITIES, LLC, a Delaware limited liability company
Abbreviated Legal Description: Ptn Sec 15, 25N, 03E, WM Complete legal on Exhibit A
Assessor's Tax Parcel ID #: Portion of 1525039012

THE CITY OF SEATTLE, a Washington municipal corporation ("Grantor" or "City"), for good and valuable consideration in hand paid does hereby convey and quitclaim to the PACIFIC NORTHWEST COMMUNITIES, LLC, a Delaware limited liability company ("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 (the "Property"), including, to the extent applicable, restrictions, if any, contained in the quit claim deed from the United States of America to the City of Seattle, recorded under King County recording number 8005070540, with which Grantee agrees to comply.

DATED _____, 2014.

GRANTOR: THE CITY OF SEATTLE, a Washington municipal corporation

By: _____
Name: _____
Title: _____

GRANTEE:

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

ss.

COUNTY OF KING

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 THE CITY OF SEATTLE, a Washington municipal corporation, to be the free and voluntary act of such municipal corporation for the uses and purposes mentioned in the instrument.

Dated this ____ day of _____, 2014

(Signature of Notary)

(Legibly Print or Stamp Name of Notary)

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

My appointment expires _____

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: CONVEYANCE SE CORNER CITY TO PNWC
FEBRUARY 21, 2014

TRIAD JOB NO. 09-027

THAT PORTION OF FORT LAWTON, IN THE CITY OF SEATTLE, AND LOCATED WITHIN SECTION 15 OF TOWNSHIP 25 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, KING COUNTY, WASHINGTON AS DESCRIBED IN QUIT CLAIM DEED FROM THE UNITED STATES OF AMERICA TO THE CITY OF SEATTLE RECORDED UNDER KING COUNTY RECORDING NUMBER 8005070540 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 SOUTH 89°04'14" EAST, 239.66 FEET TO A MONUMENT MARKED AS U.S.N.-MC-5;
THENCE NORTH 36°07'30" EAST, 1.86 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 36°07'30" EAST, 93.78 FEET TO A NON-TANGENT CURVE TO THE RIGHT, WHICH CENTER BEARS SOUTH 86°37'25" WEST;
THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 73.72 FEET, THROUGH A CENTRAL ANGLE OF 79°00'09", AN ARC DISTANCE OF 101.65 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 1,079± SQ. FT. OR 0.025± ACRES