

Appendix A

Lynden NRD Consent Decree – Legal Descriptions and Map

Owner: 5600 W. Marginal Way SW, Seattle, LLC

Tax Parcel No. 192404-9026

Reference Name: AML DOCK 1

Legal Description:

LOT A, CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NUMBER 9903823, RECORDED UNDER RECORDING NUMBER 19990929900012, IN KING COUNTY, STATE OF WASHINGTON. EXCEPTING ANY INTEREST THEREIN THAT MAY BE VESTED IN DOUGLAS MANAGEMENT COMPANY ACCORDING TO A STATUTORY WARRANTY DEED DATED NOVEMBER 3, 1999, AND RECORDED UNDER AUDITOR'S FILE NO. 19991103000275;

Reference Name: MAINTENANCE AND REPAIR FACILITY

Legal Description:

THAT PORTION OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 24, NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 19; THENCE SOUTH 00°24'18" EAST ALONG THE QUARTER SECTION LINE A DISTANCE OF 1,014.42 FEET TO THE TRUE OINT OF BEGINNING;
THENCE NORTH 89°40'09" WEST A DISTANCE OF 231.50 FEET TO THE EASTERLY MARGIN OF WEST MARGINAL WAY SHOUTHWEST AS ESTABLISHED IN CONDEMNATION PROCEEDINGS IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 129824;
THENCE SOUTH 10°26'15" EAST A DISTANCE OF 230.15 FEET ALONG SAID EASTERLY MARGIN;
THENCE SOUTH 89°24'16" EAST A DISTANCE OF 191.42 FEET TO A POINT ON THE QUARTER SECTION LINE;
THENCE NORTH 89°31'51" EAST A DISTANCE OF 297.94 FEET; THENCE NORTH 00°28'09" WEST A DISTANCE OF 227.95 FEET;
THENCE SOUTH 89°40'09" WEST A DISTANCE OF 297.68 FEET TO THE TRUE POINT OF BEGINNING.

Owner: 5615 W. Marginal Way SW, Seattle, LLC

Reference Name: Allison T. Seymour Parcel

Tax Parcel Nos.

Parcel B: 192404-9050

Parcel C: 192404-9093

Legal Description:

PARCEL B

NORTH 190 FEET OF SOUTH 570 FEET OF NORTH 770 FEET OF NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING BETWEEN COUNTY ROAD NO. 51, SOMETIMES KNOWN AS DETROIT AVENUE AND WEST MARGINAL WAY.

PARCEL C

THE SOUTH 380 FEET OF THE NORTH 770 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING BETWEEN COUNTY ROAD NO. 51, SOMETIMES CALLED DETROIT AVENUE, AND WEST MARGINAL WAY, KING COUNTY, STATE OF WASHINGTON.

Reference Name: Esperson-Hulin Parcel

Owner: Leased

Tax Parcel Nos.

Parcel A: 192404-9081

Parcel B: 192404-9090

Legal Description:

PARCELA

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 4 E.W.M. LYING BETWEEN DETROIT AVENUE AND WEST MARGINAL WAY AND BETWEEN LINES 339.64 FEET NORTH AND 120 FEET NORTH OF THE SOUTH LINE OF SAID SUBDIVISION.

PARCEL B

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 4.E.W.M., THENCE EAST 338.01 FEET, THENCE NORTH 339.64 FEET, THENCE EAST TO AN INTERSECTION WITH THE EAST LINE OF COUNTY ROAD NO. 51 WHICH IS THE TRUE POINT OF BEGINNING, THENCE EAST TO THE WEST LINE OF WEST MARGINAL WAY, THENCE NORTHERLY ALONG THE WEST LINE OF WEST MARGINAL WAY TO A POINT 770 FEET SOUTH OF CENTER SECTION LINE, THENCE WEST TO THE EAST LINE OF COUNTY ROAD NO. 51, THENCE SOUTH TO BEGINNING.

Owner: 5615 W. Marginal Way SW, Seattle, LLC

Reference Name: Pacific Lumber Parcel

Tax Parcel No. 192404-9115

Legal Description:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 24 NORTH,
RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY,
WASHINGTON, LYING BETWEEN DETROIT AVENUE (60 FEET
WIDE) AND THE RIGHT OF WAY FOR WEST MARGINAL WAY
SOUTHWEST AND LYING BETWEEN THE NORTH LINE OF SAID
SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A
LINE 352.72 FEET SOUTH OF AND PARALLEL THEREWITH;
EXCEPT THE FOLLOWING:
BEGINNING AT THE NORTHWEST CORNER OF THE ABOVEDESCRIBED
LAND;
THENCE SOUTH 88°34'30" EAST 21 FEET ALONG THE NORTH
LINE OF SAID LAND;
THENCE SOUTHERLY TO A POINT ON THE WESTERLY LINE OF
SAID LAND, SAID POINT LYING SOUTHERLY 53 FEET FROM
SAID NORTHWEST CORNER AS MEASURED ALONG SAID
WESTERLY LINE;
THENCE ALONG SAID WESTERLY LINE NORTH 17°47'08" WEST
53 FEET TO THE TRUE POINT OF BEGINNING.

Owner: 5615 W. Marginal Way SW, Seattle, LLC

Reference Name: Klier Parcels

Tax Parcel No. A-D: 192404-9008-00

Legal Description:

PARCELA

BEGINNING AT A POINT 375 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;
THENCE NORTH 100 FEET;
THENCE WEST 125 FEET;
THENCE SOUTH 100 FEET;
THENCE EAST 125 FEET TO THE POINT OF BEGINNING; ALSO
THE SOUTH 100 FEET OF THAT PORTION OF THE EAST 375 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19, LYING WESTERLY OF THE WESTERLY MARGIN OF WEST MARGINAL WAY;
EXCEPT COUNTY ROAD NO. 51.

PARCEL B

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING BETWEEN DETROIT AVENUE AND WEST MARGINAL WAY AND BETWEEN LINES 120 FEET NORTH AND 100 FEET NORTH OF THE SOUTH LINE OF SAID SUBDIVISION.

PARCEL C

THE SOUTH 100 FEET OF THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING WESTERLY OF A LINE 500 FEET WEST OF THE EAST LINE OF SAID SUBDIVISION AND EASTERLY OF DETROIT AVENUE.

PARCEL D

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING BETWEEN DETROIT AVENUE (60 FEET WIDE) AND WEST MARGINAL WAY SOUTHWEST, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE-DESCRIBED LAND;
THENCE SOUTH 88 ° 34'30" EAST, 21.00 FEET ALONG THE NORTH LINE OF SAID LAND;
THENCE SOUTHERLY, TO A POINT ON THE WESTERLY LINE OF SAID LAND, SAID POINT LYING SOUTHERLY 53.00 FEET FROM SAID NORTHWEST CORNER AS MEASURED ALONG SAID WESTERLY LINE;
THENCE ALONG SAID WESTERLY LINE, NORTH 17 ° 47'08" WEST, 53.00 FEET TO THE TRUE POINT OF BEGINNING.

Owner: 5615 W. Marginal Way SW, Seattle, LLC

Reference Name: Klier House Parcel

Tax Parcel No. 192404-9086-5

Legal Description:

THAT PORTION OF THE NORTH 352.72 FEET OF THE EAST 1,237.5 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF DETROIT AVENUE SOUTHWEST WITH THE SOUTH LINE OF THE NORTH 352.72 FEET OF THE EAST 1,237.5 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19;

THENCE NORTHWESTERLY ON THE WEST LINE OF DETROIT AVENUE SOUTHWEST A DISTANCE OF 90.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTHWESTERLY PERPENDICULAR TO SAID WEST LINE A DISTANCE OF 60.00 FEET;

THENCE NORTHWESTERLY PARALLEL WITH THE WEST LINE OF DETROIT AVENUE SOUTHWEST TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19;

THENCE EAST ON SAID NORTH LINE TO THE WEST LINE OF DETROIT AVENUE SOUTHWEST/
THENCE SOUTHEASTERLY ON SAID WEST LINE TO THE TRUE POINT OF BEGINNING

Owner: 7100 1st Ave. S, Seattle, LLC

Reference Name: Dock 2

Tax Parcel No. 292404-9090

Legal Description:

PARCELA

THAT PORTION OF THE ABANDONED BED OF THE DUWAMISH RIVER IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING SOUTHWESTERLY OF THE SOUTHWESTERLY MARGIN OF THE COMMERCIAL WATERWAY DISTRICT NUMBER 1 RIGHT-OF-WAY AND LYING EASTERLY OF THE RIGHT-OF-WAY AND SAID RIGHT-OF-WAY EXTENDED SOUTH AS CONVEYED BY COMMERCIAL WATERWAY DISTRICT NUMBER 1 TO THE STATE OF WASHINGTON HIGHWAY DEPARTMENT, DATED JULY 3, 1953, AND RECORDED UNDER RECORDING NUMBER 4362487, AND NORTH OF A LINE DESCRIBED IN DECREE ENTERED IN KING COUNTY SUPERIOR COURT CAUSE NO. 732439, WHICH LINE BEGINS ON THE WESTERLY MARGIN OF THE RIGHT-OF-WAY OF COMMERCIAL WATERWAY DISTRICT NUMBER 1 AT A POINT WHICH IS NORTH 42°24'31" WEST ALONG SAID RIGHT-OF-WAY 127.52 FEET FROM ITS INTERSECTION WITH THE NORTH LINE OF BLOCK 1 OF THE PLAT OF PORTLAND AND PUGET SOUND RAILWAY ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 74 IN KING COUNTY, WASHINGTON; THENCE SOUTH 86°42'16" WEST ALONG SAID LINE 433.36 FEET; THENCE SOUTH 23°37'09" WEST ALONG SAID LINE 46.48 FEET TO THE SOUTH LINE OF SEAPORT ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 19 OF PLATS, PAGE 60, IN KING COUNTY WASHINGTON, EXTENDED; THENCE SOUTH 86°02'59" WEST ALONG SAID SOUTHERLY LINE 150 FEET, MORE OR LESS, TO THE END OF SAID LINE; EXCEPT ANY PORTION THEREOF, IF ANY, WHICH MAY LIE WITHIN LOT 6, BLOCK 5, OF THE PLAT OF SAID SEAPORT ADDITION.

Owner: 7100 1st Ave S, Seattle, LLC

Reference Name: Postage Stamp Lots

Tax Parcel No. 687120-0035

PARCEL B

LOTS 7 AND 8 IN BLOCK 1 OF PORTLAND AND PUGET SOUND RAILWAY ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 74, IN KING COUNTY, STATE OF WASHINGTON.

Lynden

Lower Duwamish River, Seattle WA
NRD Settlement Tax Parcels

