

RESOLUTION NO. R- 3473

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND DECLARING ITS INTENTION TO CREATE, PURSUANT TO RCW CHAPTER 35.87A, A BUSINESS IMPROVEMENT AREA WITHIN AND ADJACENT TO THE KIRKLAND CENTRAL BUSINESS DISTRICT, AND ESTABLISHING A DATE FOR PUBLIC HEARING THEREON.

BE IT RESOLVED by the City Council of the City of Kirkland as follows:

Section 1. The City Council for the City of Kirkland has heretofore adopted Resolution No. R-3472 to initiate procedures for establishment of a business improvement area pursuant to RCW Chapter 35.87A, all as set forth in said resolution. The City Council hereby declares its intention to establish such a business improvement area under the authority of RCW 35.87A.

Section 2. Notice of hearing date: The City Council will hold a hearing on the establishment of a business improvement area pursuant to RCW 35.87A as a Special City Council meeting to commence at 7:00 p.m. on the 3rd day of October, 1988.

Notice of said hearing shall be given by mailing a copy of this resolution to each business located within the proposed area as described in Section 3 below. Said mailings shall be addressed to each business located within the area at the address therefor appearing on the current business license records of the City. Mailing for any business within the area which has failed to apply for a City business license may be addressed to such business at the address therefor appearing on the records of the Kirkland Fire Department.

Additional notice of hearing shall be given by publication of this resolution at least once in the official newspaper of the City.

Publication and mailing shall be completed at least ten days prior to the date of the hearing.

If protest is made by businesses within the proposed business improvement area who would pay more than 50% of the proposed special assessments, the City Council shall not create the business improvement area. All such protests must be in writing, signed by the business owner, identify the protesting business, including its address, and be filed with the Kirkland City Clerk by 4:30 p.m. October 3, 1988.

Section 3. Proposed business improvement area boundaries: The boundary of the proposed business area,

together with the boundaries of each of the subareas established for assessment and program purposes, are set forth in Exhibit A attached to the original of this resolution and by this reference incorporated herein as though fully set forth.

Section 4. Proposed uses, programs and projects, including estimated cost: The uses, programs and projects shall be those authorized by RCW 35.87A, including decoration, beautification and other similar amenities of public places and areas; maintenance and cleaning of public areas; provision of security in common public areas; advertising and promotion of the area as a place to visit, shop and conduct business, including implementation of tourism strategies and general trade promotional programs; A "METRO" approved and authorized local nonrail trolley or bus to operate within and adjacent to the several areas of the business improvement area; and to provide for professional management, planning and promotion for the area with respect to said proposed uses, programs and projects. The estimated first year annual cost not to exceed \$ 227,961.

1989 Proposed Budget:

a) Reimbursement to City of Kirkland for Advances -	\$ 12,000.
b) Administrative overhead & non-payment factor	\$ <u>74,359</u>
c) Amenities program for public places -	\$ <u>6,000</u>
d) General trade promotion activities -	\$ <u>55,372</u>
e) Local trolley or transit program -	\$ <u>80,230</u>
Total Budget:	<u>\$227,961</u>

Section 5. Estimated rate of levy of special assessments: For the purpose of levying special annual assessments against the businesses operating within the business improvement area, said area shall be further subdivided into six subareas, all as described in Exhibit A to this resolution.

Special business improvement area annual assessments shall be calculated by applying the following rates against the gross floor area square footage of each business in the area: (Floor area square footage to be determined from the records of the Kirkland fire Department).

- a) All retail businesses located within Area 1 as described in Exhibit A to pay \$.60 per square

foot; provided that the minimum assessment for an Area 1 Retail Business would be \$300. The maximum assessment for an Area 1 Retail business to be \$3,000. The owner of retail businesses occupying more than one location within Area 1 may combine the gross square footage of such businesses for the purposes of determining the maximum assessment.

- b) All nonretail businesses located within Area 1 as described in Exhibit A would pay \$.20 per square foot. The minimum assessment for an Area 1 nonretail businesses would be \$100. The maximum assessment for an Area 1 nonretail businesses would be \$1,000. The owner of nonretail businesses occupying more than one location within Area 1 may combine the gross square footage of such businesses for the purposes of determining the maximum assessment.
- c) All retail businesses located within Areas 2 and 3 as described in Exhibit A would pay \$.30 per square foot. The minimum assessment for a retail business in Areas 2 and 3 would be \$150. The maximum assessment for a retail business in Areas 2 and 3 would be \$1,500. The owner of retail business occupying more than one location within Areas 2 and 3 may combine the gross square footage of such businesses for the purposes of determining the maximum assessment.
- d) All nonretail businesses located within Areas 2 and 3 as described in Exhibit A would pay \$.10 per square foot. The minimum assessment for a nonretail business in Areas 2 and 3 would be \$50. The maximum assessment for a nonretail business in Areas 2 and 3 would be \$500. The owner of nonretail businesses occupying more than one location within Areas 2 and 3 may combine the gross square footage of such businesses for the purposes of determining the maximum assessment.

The table below provides the assessment rates to be levied on businesses within Assessment Areas 1-3:

		<u>Rate/S.F.</u>	<u>Minimum</u>	<u>Maximum</u>
Area 1	Retail	\$.60	\$300	\$3000
	Nonretail	.20	\$100	\$1000
Areas 2-3	Retail	\$.30	\$150	\$1500
	Nonretail	\$.10	\$ 50	\$ 500

- e) All businesses located in planned area land use zones (Planned Areas) which lie within the boundaries of Areas 1 through 3 as described in Exhibit A and which provide coordinated amenities and promotions within their boundaries, will be assessed at 50 percent of the rate levied on other businesses in the assessment area in which the Planned Area is located. The minimum and maximum assessments applied to businesses located within Planned Areas will be 50 percent of those minimum and maximums applied to other businesses in the assessment area in which the Planned Area is located. The table below provides the assessment rates to be levied on businesses within Planned Areas:

		<u>Rate/S.F.</u>	<u>Minimum</u>	<u>Maximum</u>
Area 1	Retail	\$.30	\$150	\$1500
	Nonretail	\$.10	\$ 50	\$ 500
Areas 2-3	Retail	\$.15	\$ 75	\$ 750
	Nonretail	\$.05	\$ 25	\$ 250

- f) Retail as used in this petition means those business establishments whose activities fall within either definition set forth in Section 5.10.790 (restaurant or tavern) or Section 5.10.795 (retail establishment), Ordinance 2740, the Zoning Code.
- g) Transit Assessment: To augment the BID marketing and amenities programs, the City of Kirkland would levy special annual assessments for all retail and nonretail space located within Areas 1 through 6 as described in Exhibit A, for the sole purpose of the acquisition and/or operation of a nonrail trolley or motor vehicle. Retail and nonretail space located within Areas 1 through 6 as described in Exhibit A would pay a rate of \$.10 per square foot.

All business located in Planned Areas which lie within the boundaries of Areas 1 through 6, as described in Exhibit A, and provide coordinated, METRO-approved transportation programs for employees within their boundaries, will be allowed a credit for dollars spent on their approved programs to the extent that the programs duplicate that of the B.I.D., up to 50 percent of the total levy to be assessed to the businesses in the area for the trolley or motor vehicles.

- h) All organizations which the Internal Revenue

has determined as charitable organizations and are qualified for charitable contributions under the United States Internal Revenue Code (26 USC 170 (c)) shall be exempt from paying BID assessments.

- i) The total annual special assessment is estimated to be \$227,961.
- j) Assessments shall be billed by the Kirkland Department of Administration and Finance on an annual basis at least 30 days prior to the assessment due date, and may at the option of the assessed business be paid in two equal semi-annual installments with the first installment due on or before January 10, and the second installment due on or before July 10 in each year, provided that if the first semi-annual installment is not paid timely, then the entire amount of the annual assessment shall become immediately past due and delinquent. Past due and delinquent assessments shall be subject to interest at the rate of 12% per annum (1% per month) beginning with the month in which the assessment or semi-annual assessment installment was originally due. Interest on delinquent assessments shall be compounded annually.
- k) A business which, after January 1, 1989, first commences operation within the business improvement area shall for the calendar year during which it commences business be assessed at 50% of the then current assessment rate, with such reduced assessment due and payable within 60 days of the date of assessment billing by the Department of Administration and Finance. In all subsequent years such business shall be assessed at 100% of the then current assessment rate.

Section 6. Authority to contract: Pursuant to RCW 35.87A.110, the City shall be authorized to contract with the Kirkland Downtown Association or a similar suitable management entity to administer the operation of the business improvement area, including its proposed uses, programs and projects, and any funds derived from the special assessments as may be hereafter authorized by the City Council.

Section 7. B.I.A. Assessment Payers Advisory Group: Creation and establishment of the business improvement area to include provision for creation of a Business Improvement Area Assessment Payers Advisory Group to consult with and advise the City of Kirkland, its City Council, and any contract administrator authorized

pursuant to the foregoing section with respect to the conduct of the business improvement area uses, programs and projects, and the expenditure of assessment proceeds. Said group shall be composed of representatives from each of the subassessment areas described in Exhibit A, and may include three geographically representative subcommittees for amenities, promotions and public relations and transportation, provided that representatives from any one subarea shall be entitled to vote only upon issues relating to activities for which that area is assessed.

PASSED by majority vote of the Kirkland City Council in regular, open meeting this 6th day of September, 1988.

SIGNED in authentication thereof on the 6th day of September, 1988.



Mayor

ATTEST:



City Clerk

Exhibit "A"

To: Resolution No. _____
Resolution No. _____
Ordinance No. _____

Business Improvement Area Legal Description

The following are legal descriptions for the boundary of the entire Business Improvement District, Pages 2, 3, and 4 attached, and for the six subareas, Pages 5 through 11 attached.

PORTIONS OF THE SOUTHWEST 1/4 OF SECTION 5, THE NORTHWEST 1/4 OF SECTION 8, THE SOUTHWEST 1/4 OF SECTION 8, THE NORTHWEST 1/4 OF SECTION 17 AND THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., CITY OF KIRKLAND, KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF 6TH AVENUE WITH THE CENTERLINE OF 6TH STREET;
 THENCE SOUTHERLY ALONG SAID CENTERLINE TO AN INTERSECTION WITH THE CENTERLINE OF 2ND AVENUE SOUTH PROJECTED EASTERLY;
 THENCE WESTERLY ALONG SAID PROJECTED LINE AND SAID CENTERLINE OF 2ND STREET TO AN INTERSECTION WITH THE CENTERLINE OF LAKE STREET SOUTH;
 THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO AN INTERSECTION WITH THE NORTH LINE OF LOT 4, BLOCK 4, LAKESHORE ADDITION PROJECTED WESTERLY;
 THENCE ALONG SAID PROJECTED LINE AND SAID NORTH LINE TO THE WEST LINE OF SUNSET-EAST, A CONDOMINIUM;
 THENCE SOUTHERLY TO THE SOUTHWEST CORNER OF SAID CONDOMINIUM;
 THENCE EASTERLY TO THE EAST LINE OF SAID LOT 4;
 THENCE SOUTHERLY ALONG THE EAST LINE OF LOT 1-4, BLOCK 4 AND 1-4, BLOCK 1, SAID PLAT OF LAKESHORE ADDITION;
 THENCE EASTERLY ALONG SAID BLOCK 1 TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF 2ND STREET;
 THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE TO AN INTERSECTION WITH THE NORTH LINE OF BLOCK 2, SEATTLE ADDITION;
 THENCE WESTERLY ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF LOT 24, SAID BLOCK 2;
 THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 24 AND LOTS 23, 22, AND 21 TO THE NORTH RIGHT OF WAY LINE OF 5TH AVENUE;
 THENCE EASTERLY TO THE SOUTHEAST CORNER OF LOT 19, SAID BLOCK 2;
 THENCE SOUTHERLY TO THE SOUTHEAST CORNER OF HARBOUR POINTE, A CONDOMINIUM;
 THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PLAT OF SEATTLE ADDITION TO THE NORTHEAST CORNER OF SHORT PLAT NO. 78-2-23J & RH;
 THENCE SOUTHERLY TO THE NORTHEAST CORNER OF LOT B, SAID SHORT PLAT;
 THENCE WESTERLY TO THE NORTHWEST CORNER OF SAID LOT B;
 THENCE ALONG THE BOUNDARY OF SAID LOT B TO THE MOST WESTERLY CORNER OF SAID LOT;
 THENCE SOUTHEASTERLY ALONG SAID LOT TO THE NORTH LINE OF BLOCK 1, PLAT OF COMMERCIAL ADDITION;
 THENCE WESTERLY ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF LOT 1, SAID BLOCK 1;
 THENCE SOUTHERLY ALONG THE EAST LINE OF LOT 1 AND 2 TO THE SOUTHEAST CORNER OF LOT 2;
 THENCE EASTERLY ALONG THE SOUTH LINE OF BLOCK 1 TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF 1ST STREET SOUTH PROJECTED NORTHERLY;
 THENCE ALONG SAID PROJECTED LINE AND SAID RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF LOT 1, BLOCK 5, PLAT OF COMMERCIAL ADDITION;
 THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT TO THE NORTHWEST CORNER OF SAID LOT 1;
 THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF LOTS 1 THROUGH 3, SAID BLOCK 5 TO THE NORTH LINE OF LAKEVIEW MANOR, A CONDOMINIUM;
 THENCE EASTERLY TO THE NORTHEAST CORNER OF SAID CONDOMINIUM;
 THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID CONDOMINIUM TO THE NORTH LINE OF LOT A, PLAT OF KIRKLAND HEIGHTS;
 THENCE EASTERLY ALONG THE SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID LOT A;
 THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT A TO THE NORTH LINE OF THE PLAT OF ALPHA REACH;
 THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT A TO THE EAST LINE OF ALPHA REACH, A CONDOMINIUM;
 THENCE SOUTHERLY ALONG THE EASTERLY BOUNDARY OF SAID CONDOMINIUM TO THE SOUTHEAST CORNER OF SAID CONDOMINIUM;
 THENCE WESTERLY TO A POINT WHICH IS 75.00 FEET EAST FROM THE EAST RIGHT OF WAY LINE OF LAKE WASHINGTON BOULEVARD;
 THENCE SOUTHERLY PARALLEL WITH THE CENTERLINE OF LAKE WASHINGTON BOULEVARD TO THE NORTH LINE OF TAX LOT 209;
 THENCE EASTERLY TO THE NORTHEAST CORNER OF SAID TAX LOT;
 THENCE SOUTHERLY PARALLEL WITH THE CENTERLINE OF LAKE WASHINGTON BOULEVARD TO THE NORTH RIGHT OF WAY LINE OF 10TH AVENUE SOUTH;
 THENCE SOUTHEASTERLY TO THE NORTHEAST CORNER OF LOT 1, BLOCK 4, PLAT OF HARRY WHITE COMPANY'S COMMERCIAL ADDITION;
 THENCE SOUTHERLY ALONG THE EAST LINE OF LOTS 1-4, SAID BLOCK 4;
 THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PLAT TO THE NORTHWEST CORNER OF PARKBAY, A CONDOMINIUM;

THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID CONDOMINIUM AND A PROJECTION OF SAID LINE TO THE NORTH LINE OF PLEASANT BAY, A CONDOMINIUM;
 THENCE EASTERLY, NORTHERLY AND EASTERLY ALONG THE SAID NORTH LINE TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF N.E. 68TH STREET;
 THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE TO AN INTERSECTION WITH THE SOUTH LINE OF SAID PLEASANT BAY CONDOMINIUM;
 THENCE WESTERLY, SOUTHERLY AND WESTERLY TO THE NORTHEAST CORNER OF TOPSIDE, A CONDOMINIUM;
 THENCE SOUTHERLY ALONG THE EAST LINE OF SAID CONDOMINIUM TO THE NORTH LINE OF WESTVIEW PARK, A CONDOMINIUM;
 THENCE WESTERLY ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF SAID CONDOMINIUM;
 THENCE SOUTHERLY ALONG THE WEST LINE OF SAID CONDOMINIUM TO THE SOUTHWEST CORNER OF SAID CONDOMINIUM;
 THENCE EASTERLY ALONG THE SOUTH LINE OF SAID CONDOMINIUM TO THE WEST RIGHT OF WAY LINE OF LAKEVIEW DRIVE;
 THENCE ALONG SAID RIGHT OF WAY LINE TO THE SOUTHEAST CORNER OF TAX LOT 29;
 THENCE ALONG THE SOUTH LINE OF SAID TAX LOT TO THE NORTHEAST CORNER OF HARBOUR CLUB A CONDOMINIUM;
 THENCE SOUTHERLY ALONG THE EAST LINE OF SAID CONDOMINIUM AND TAX LOT 124 TO THE NORTH LINE OF TAX LOT 94;
 THENCE EASTERLY ALONG SAID NORTH LINE TO THE WEST RIGHT OF WAY LINE OF LAKEVIEW DRIVE;
 THENCE SOUTHERLY ALONG SAID RIGHT OF WAY TO THE NORTHEAST CORNER OF BLOCK 1, PLAT OF FRENCHS HOMESTEAD VILLA;
 THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 1 TO THE NORTHWEST CORNER OF LAKEVIEW, A CONDOMINIUM;
 THENCE SOUTHERLY, EASTERLY AND SOUTHERLY ALONG THE WEST LINE OF SAID CONDOMINIUM TO THE NORTH RIGHT OF WAY LINE OF N.E. 64TH STREET;
 THENCE SOUTHEASTERLY TO THE NORTHWEST CORNER OF LOT 3, BLOCK 2, PLAT OF FRENCHS HOMESTEAD VILLA;
 THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 3 TO THE SOUTH LINE OF SAID BLOCK 2;
 THENCE EASTERLY ALONG THE SOUTH LINE OF SAID BLOCK 2 TO THE WEST RIGHT OF WAY LINE OF LAKEVIEW DRIVE;
 THENCE SOUTHERLY ALONG SAID LINE TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF NORTHEAST 63RD STREET;
 THENCE WESTERLY ALONG THE NORTH RIGHT OF WAY LINE OF NORTHEAST 63RD STREET TO THE INTERSECTION OF THE WEST LINE OF LOT 6, FRENCHS HOMESTEAD VILLA, DIV. NO. 1, PRODUCED NORTHERLY;
 THENCE SOUTHERLY ALONG SAID PRODUCED LINE TO AND THE WEST LINE OF LOT 6 TO THE SOUTHWEST CORNER OF LOT 6;
 THENCE EASTERLY ALONG THE SOUTH LINE OF LOT 6 TO THE NORTHWEST CORNER OF HOUGHTON COURT, A CONDOMINIUM;
 THENCE SOUTHERLY ALONG THE WEST LINE OF SAID CONDOMINIUM TO THE NORTH RIGHT OF WAY LINE OF NORTHEAST 62ND STREET;
 THENCE SOUTHWESTERLY TO A POINT ON THE NORTH LINE OF LOT 1, PLAT OF BURKE AND FARRARS KIRKLAND ADDITION, DIVISION NO. 30, SAID POINT BEING WEST 127.00 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1;
 THENCE SOUTHERLY PARALLEL WITH THE EAST LINE OF SAID LOT 1, TO A POINT ON THE SOUTH LINE OF LOT 2, SAID PLAT;
 THENCE SOUTHERLY ALONG SAID CENTERLINE TO THE NORTH LINE OF TAX LOT 200;
 THENCE SOUTHERLY TO THE SOUTHEAST CORNER OF TAX LOT 200;
 THENCE WESTERLY ALONG THE SOUTH LINE OF SAID TAX LOT TO AN INTERSECTION WITH THE EAST LINE OF LOT 14, BLOCK 2, PLAT OF HOUGHTON PROJECTED WESTERLY;
 THENCE SOUTHERLY ALONG THE EAST LINE OF LOTS 10-14 SAID BLOCK 2;
 THENCE SOUTHERLY TO THE CENTERLINE OF AN ALLEY AS SHOWN IN BLOCK 2, PLAT OF FAIRVIEW ADDITION TO HOUGHTON;
 THENCE ALONG THE NORTH LINE OF SAID BLOCK TO THE NORTHEAST CORNER OF SAID BLOCK;
 THENCE SOUTHERLY TO THE SOUTHEAST CORNER OF SAID BLOCK;
 THENCE WESTERLY ALONG THE SOUTH LINE OF SAID BLOCK TO THE CENTERLINE OF SAID ALLEY;
 THENCE SOUTHEASTERLY TO A POINT ON THE NORTH LINE OF LOT 8, BLOCK 5 OF SAID PLAT, SAID POINT BEING 3 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 8;
 THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF SAID LOT 8 TO THE NORTH LINE OF TAX LOT 24;
 THENCE EASTERLY ALONG SAID LINE TO THE NORTHEAST CORNER OF SAID TAX LOT;
 THENCE SOUTHERLY ALONG THE EAST LINE OF SAID TAX LOT TO THE SOUTH LINE OF SAID TAX LOT NO. 24;
 THENCE WESTERLY ALONG SAID LINE TO THE EAST RIGHT OF WAY LINE OF LAKE WASHINGTON BOULEVARD;
 THENCE WESTERLY TO THE SOUTHEAST CORNER OF THE PARKSIDE APARTMENT, A CONDOMINIUM;

THENCE SOUTHERLY ALONG THE WEST RIGHT OF WAY LINE OF LAKE WASHINGTON BOULEVARD TO AN INTERSECTION WITH THE NORTH LINE OF TAX LOT 30 PROJECTED WESTERLY;
 THENCE ALONG SAID PROJECTED LINE AND SAID NORTH LINE TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF THE B. N. R. R.;
 THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF YARROW HILL VILLAS, A CONDOMINIUM;
 THENCE ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF SAID CONDOMINIUM;
 THENCE WESTERLY TO THE SOUTHEAST CORNER OF TAX LOT 120;
 THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT TO THE HIGH WATER LINE OF LAKE WASHINGTON;
 THENCE NORTHERLY AND NORTHWESTERLY ALONG THE HIGHWATER LINE TO THE SOUTHERLY MARGIN OF 2ND AVENUE SOUTH;
 THENCE NORTHERLY TO THE SOUTHWEST CORNER OF TAX LOT 154;
 THENCE NORTHWESTERLY ALONG THE WEST LINE AND WEST LINE PROJECTED NORTHERLY TO THE CENTERLINE OF KIRKLAND AVENUE;
 THENCE SOUTHWESTERLY ALONG SAID CENTERLINE TO THE WESTERLY LINE OF TAX LOT 213 PRODUCED SOUTHEASTERLY;
 THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF TAX LOT 213;
 THENCE NORTHEASTERLY ALONG THE NORTH LINE OF TAX LOT 213 TO A LINE 100.00 FEET WESTERLY OF LAKE STREET;
 THENCE NORTHWESTERLY ALONG A LINE 100.00 FEET WESTERLY OF AND PARALLEL TO LAKE STREET TO A LINE 101.00 FEET SOUTHERLY OF CENTRAL WAY;
 THENCE WESTERLY ALONG SAID LINE THAT IS 101.00 FEET SOUTHERLY OF AND PARALLEL TO CENTRAL WAY TO THE CENTERLINE OF MARKET STREET;
 THENCE NORTHERLY ALONG THE CENTERLINE OF MARKET STREET TO AN INTERSECTION WITH THE CENTERLINE OF WAVERLY WAY;
 THENCE ALONG SAID CENTERLINE TO AN INTERSECTION WITH PROJECTION OF THE LINE BETWEEN LOTS 29 AND 30, BLOCK 7, PLAT OF THE TOWN OF KIRKLAND;
 THENCE NORTHEASTERLY ALONG SAID PROJECTED LINE AND THE LINE BETWEEN LOTS 29 AND 30 TO AN INTERSECTION WITH THE CENTERLINE OF 5TH AVENUE WEST;
 THENCE NORTHWESTERLY ALONG SAID CENTERLINE TO AN INTERSECTION WITH AN ALLEY AS SHOWN IN BLOCK SAID PLAT OF THE TOWN OF KIRKLAND;
 THENCE NORTHERLY AND NORTHWESTERLY ALONG SAID CENTERLINE TO AN INTERSECTION WITH A PROJECTION OF THE LINE BETWEEN LOTS 13 AND 14, SAID BLOCK 8;
 THENCE NORTHEASTERLY ALONG SAID PROJECTED LINE AND THE LINE BETWEEN LOTS 13 AND 14 TO AN INTERSECTION WITH THE CENTERLINE OF 7TH AVENUE WEST;
 THENCE NORTHWESTERLY ALONG SAID CENTERLINE TO AN INTERSECTION WITH THE CENTERLINE OF 2ND STREET WEST;
 THENCE NORTHEASTERLY ALONG SAID CENTERLINE TO AN INTERSECTION WITH THE CENTERLINE OF MARKET STREET;
 THENCE SOUTHERLY ALONG SAID CENTERLINE TO AN INTERSECTION WITH THE CENTERLINE OF 8TH AVENUE;
 THENCE EASTERLY ALONG SAID CENTERLINE TO AN INTERSECTION WITH A LINE PROJECTED NORTHERLY FROM THE CENTERLINE OF AN ALLEY AS SHOWN IN BLOCK 178, SAID PLAT OF THE TOWN OF KIRKLAND;
 THENCE SOUTHERLY ALONG SAID PROJECTED LINE AND THE CENTERLINE OF THE ALLEYS AS SHOWN IN BLOCKS 178, 193, 194, 207, 208 AND 216 TO AN INTERSECTION WITH THE CENTERLINE OF 3RD AVENUE PROJECTED WESTERLY;
 THENCE EASTERLY ALONG SAID PROJECTED LINE AND SAID CENTERLINE OF 3RD AVENUE TO THE CENTERLINE OF 2ND STREET;
 THENCE NORTHERLY ALONG THE SAID CENTERLINE TO AN INTERSECTION WITH 3RD AVENUE LYING BETWEEN BLOCKS 92, 93, 94 SAID PLAT OF KIRKLAND TERRACE;
 THENCE NORTHEASTERLY ALONG SAID CENTERLINE OF 3RD AVENUE AND THE CENTERLINE OF THE ALLEY AS SHOWN IN BLOCKS 95, 96, AND 97 SAID PLAT, TO AN INTERSECTION WITH THE CENTERLINE OF 6TH AVENUE;
 THENCE EASTERLY ALONG SAID CENTERLINE TO AN INTERSECTION WITH THE CENTERLINE OF 6TH STREET AND THE POINT OF BEGINNING.

SUBAREA 1:

A PORTION OF SOUTHWESTERLY 1/4 OF THE SOUTHWESTERLY 1/4 OF SECTION 5, TOWNSHIP 25, RANGE 5 EAST, W.M., NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 25, RANGE 5 EAST, W.M., SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 25, RANGE 5 EAST, W.M., CITY OF KIRKLAND, KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF CENTRAL WAY AND 3RD STREET AS SHOWN ON THE PLAT OF THE KIRKLAND TERRACE;
 THENCE NORTHEASTERLY TO THE INTERSECTION OF SAID CENTERLINE OF CENTRAL WAY WITH THE EAST RIGHT OF WAY LINE OF 3RD STREET AS SHOWN ON THE PLAT OF BURKE AND FARRARS KIRKLAND ADDITION, DIVISION NO. 26, UNRECORDED;
 THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE TO AN INTERSECTION WITH THE CENTERLINE OF KIRKLAND AVE.;
 THENCE WESTERLY ALONG SAID CENTERLINE TO AN INTERSECTION WITH STATE STREET;
 THENCE SOUTHEASTERLY ALONG SAID CENTERLINE OF STATE STREET TO AN INTERSECTION WITH THE CENTERLINE OF 1ST AVENUE SOUTH;
 THENCE SOUTHWESTERLY ALONG SAID CENTERLINE OF 1ST AVENUE SOUTH TO AN INTERSECTION WITH THE CENTERLINE OF 1ST STREET SOUTH;
 THENCE SOUTHERLY ALONG SAID CENTERLINE OF 1ST STREET SOUTH TO AN INTERSECTION WITH THE CENTERLINE OF 2ND AVENUE;
 THENCE WESTERLY ALONG SAID CENTERLINE TO AN INTERSECTION WITH THE CENTERLINE OF LAKE WASHINGTON BOULEVARD;
 THENCE SOUTHEASTERLY ALONG THE SAID CENTERLINE TO AN INTERSECTION WITH THE NORTH LINE PROJECTED NORTHEASTERLY OF KENSINGTON HOUSE, A CONDOMINIUM;
 THENCE ALONG SAID NORTH LINE PROJECTED AND THE SAID NORTH LINE OF SAID CONDOMINIUM TO THE HIGHWATER LINE OF LAKE WASHINGTON;
 THENCE NORTHWESTERLY ALONG THE HIGHWATER LINE TO THE SOUTHERLY MARGIN OF 2ND AVENUE SOUTH;
 THENCE NORTHERLY TO THE SOUTHWEST CORNER OF TAX LOT 154;
 THENCE NORTHWESTERLY ALONG THE WEST LINE AND WEST LINE PROJECTED NORTHERLY TO THE CENTERLINE OF KIRKLAND AVENUE;
 THENCE SOUTHWESTERLY ALONG SAID CENTERLINE TO THE WESTERLY LINE OF TAX LOT 213 PRODUCED SOUTHEASTERLY;
 THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF TAX LOT 213;
 THENCE NORTHEASTERLY ALONG THE NORTH LINE OF TAX LOT 213 TO A LINE 100.00 FEET WESTERLY OF LAKE STREET;
 THENCE NORTHWESTERLY ALONG A LINE 100.00 FEET WESTERLY OF AND PARALLEL TO LAKE STREET TO A LINE 101.00 FEET SOUTHERLY OF CENTRAL WAY;
 THENCE WESTERLY ALONG SAID LINE THAT IS 101.00 FEET SOUTHERLY OF AND PARALLEL TO CENTRAL WAY TO THE CENTERLINE OF MARKET STREET;
 THENCE NORTHERLY ALONG SAID CENTERLINE TO AN INTERSECTION WITH THE CENTERLINE OF CENTRAL WAY;
 THENCE EASTERLY ALONG SAID CENTERLINE TO AN INTERSECTION WITH THE CENTERLINE OF AN ALLEY AS SHOWN IN BLOCK 216, SAID PLAT OF THE TOWN OF KIRKLAND;
 THENCE ALONG SAID CENTERLINE TO AN INTERSECTION WITH THE CENTERLINE OF 3RD AVENUE PROJECTED WESTERLY;
 THENCE EASTERLY ALONG SAID PROJECTED LINE AND SAID CENTERLINE OF 3RD AVENUE TO THE CENTERLINE OF 2ND STREET;
 THENCE NORTHERLY ALONG THE SAID CENTERLINE TO AN INTERSECTION WITH 3RD AVENUE LYING BETWEEN BLOCKS 92, 93 AND 94, SAID PLAT OF KIRKLAND TERRACE;
 THENCE ALONG SAID CENTERLINE TO AN INTERSECTION WITH THE CENTERLINE OF 3RD STREET;
 THENCE ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.

SUBAREA 2

A PORTION OF SECTION 6, TOWNSHIP 25, RANGE 5 EAST, W.M., CITY OF KIRKLAND, KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF MARKET STREET AND CENTRAL WAY;
 THENCE ALONG THE CENTERLINE OF MARKET STREET TO AN INTERSECTION WITH THE CENTERLINE OF WAVERLY WAY;
 THENCE ALONG SAID CENTERLINE TO AN INTERSECTION WITH PROJECTION OF THE LINE BETWEEN LOTS 29 AND 30, BLOCK 7, PLAT OF THE TOWN OF KIRKLAND;
 THENCE NORTHEASTERLY ALONG SAID PROJECTED LINE AND THE LINE BETWEEN LOTS 29 AND 30 TO AN INTERSECTION WITH THE CENTERLINE OF 5TH AVENUE WEST;
 THENCE NORTHWESTERLY ALONG SAID CENTERLINE TO AN INTERSECTION WITH AN ALLEY AS SHOWN IN BLOCK 8, SAID PLAT OF THE TOWN OF KIRKLAND;
 THENCE NORTHERLY AND NORTHWESTERLY ALONG SAID CENTERLINE TO AN INTERSECTION WITH A PROJECTION OF THE LINE BETWEEN LOTS 13 AND 14, SAID BLOCK 8;
 THENCE NORTHEASTERLY ALONG SAID PROJECTED LINE AND THE LINE BETWEEN LOTS 13 AND 14 TO AN INTERSECTION WITH THE CENTERLINE OF 7TH AVENUE WEST;
 THENCE NORTHWESTERLY ALONG SAID CENTERLINE TO AN INTERSECTION WITH THE CENTERLINE OF 2ND STREET WEST;
 THENCE NORTHEASTERLY ALONG SAID CENTERLINE TO AN INTERSECTION WITH THE CENTERLINE OF MARKET STREET;
 THENCE SOUTHERLY ALONG SAID CENTERLINE TO AN INTERSECTION WITH THE CENTERLINE OF 8TH AVENUE;
 THENCE EASTERLY ALONG SAID CENTERLINE TO AN INTERSECTION WITH A LINE PROJECTED NORTHERLY FROM THE CENTERLINE OF AN ALLEY AS SHOWN IN BLOCK 178, SAID PLAT OF THE TOWN OF KIRKLAND;
 THENCE SOUTHERLY ALONG SAID PROJECTED LINE AND THE CENTERLINE OF THE ALLEYS AS SHOWN IN BLOCK 178, 193, 194, 207, 208 AND 216 PROJECTED SOUTHERLY TO AN INTERSECTION WITH THE CENTERLINE OF CENTRAL WAY;
 THENCE WESTERLY ALONG SAID CENTERLINE TO AN INTERSECTION WITH THE CENTERLINE OF MARKET STREET TO THE POINT OF BEGINNING

SUBAREA 3

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 8, AND THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., CITY OF KIRKLAND, KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF CENTRAL WAY AND 3RD STREET;
 THENCE NORTHWESTERLY ALONG THE CENTERLINE OF SAID 3RD STREET TO AN INTERSECTION WITH A LINE PROJECTED FROM THE CENTERLINE OF THE ALLEY AS SHOWN IN BLOCK 95, PLAT OF KIRKLAND TERRACE;
 THENCE NORTHEASTERLY ALONG SAID PROJECTED LINE AND THE CENTERLINE OF THE ALLEY AS SHOWN ON BLOCKS 95, 96 AND 97, SAID PLAT OF KIRKLAND TERRACE TO THE CENTERLINE OF 6TH STREET;
 THENCE SOUTHERLY ALONG SAID CENTERLINE TO AN INTERSECTION WITH THE CENTERLINE OF 2ND AVENUE SOUTH PROJECTED EASTERLY;
 THENCE ALONG SAID PROJECTED LINE AND SAID CENTERLINE OF 2ND STREET TO AN INTERSECTION WITH THE CENTERLINE OF 1ST STREET SOUTH;
 THENCE NORTHERLY ALONG SAID CENTERLINE TO AN INTERSECTION WITH THE CENTERLINE OF FIRST AVENUE SOUTH;
 THENCE EASTERLY AND NORTHWESTERLY ALONG SAID CENTERLINE TO AN INTERSECTION WITH THE CENTERLINE OF STATE STREET;
 THENCE NORTHWESTERLY ALONG SAID CENTERLINE TO AN INTERSECTION WITH THE CENTERLINE OF KIRKLAND AVENUE;
 THENCE EASTERLY ALONG SAID CENTERLINE TO AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF 3RD STREET AS SHOWN ON THE PLAT OF BURKE AND FARRARS KIRKLAND ADDITION, DIVISION NO. 26, UNRECORDED;
 THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE TO AN INTERSECTION WITH THE CENTERLINE OF CENTRAL WAY;
 THENCE SOUTHWESTERLY ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.
 EXCEPT

SUBAREA 4

A PORTION OF THE SOUTHWESTERLY 1/4 OF SECTION 5, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., CITY OF KIRKLAND, KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF CENTRAL WAY WITH THE WEST RIGHT OF WAY LINE OF 6TH STREET;
 THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE OF 6TH STREET TO THE NORTHEAST CORNER OF LOT 18, PLAT OF BURKE AND FARRARS ADDITION, DIVISION NO. 39;
 THENCE WESTERLY ALONG THE NORTH LINE OF LOT 18, 19, 20 AND 21, SAID PLAT;
 THENCE SOUTHERLY ALONG THE MOST WESTERLY LINE OF SAID LOT 21 TO AN INTERSECTION WITH A LINE BETWEEN LOTS 21 AND 22 OF SAID PLAT;
 THENCE SOUTHEASTERLY ALONG SAID LINE TO AN INTERSECTION WITH THE CENTERLINE OF 2ND AVENUE;
 THENCE SOUTHWESTERLY ALONG SAID CENTERLINE TO AN INTERSECTION WITH THE CENTERLINE OF 5TH PLACE;
 THENCE SOUTHERLY ALONG SAID CENTERLINE TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF KIRKLAND WAY;
 THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE TO THE EAST LINE OF TAX LOT NO. 17;
 THENCE NORTHERLY ALONG SAID LINE TO THE NORTHEAST CORNER OF SAID TAX LOT 17;
 THENCE WESTERLY TO THE NORTHWEST CORNER OF SAID LOT;
 THENCE SOUTHERLY TO THE SOUTHEAST CORNER OF TAX LOT 34; THENCE WESTERLY ALONG THE SOUTH LINE OF TAX LOT 34 AND 32 TO THE EAST LINE OF PETER KIRK MEMORIAL PARK;
 THENCE NORTHERLY ALONG SAID LINE TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF CENTRAL WAY;
 THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF 6TH STREET AND THE POINT OF BEGINNING.

SUBAREA 5 :

A PORTION OF THE WEST 1/2 OF SECTION 8 AND THE WEST 1/2 OF SECTION 7, ALL IN TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., CITY OF KIRKLAND, KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERN CORNER OF KENSINGTON HOUSE, A CONDOMINIUM;
 THENCE NORTHEASTERLY ALONG A PROJECTION OF THE NORTH LINE OF SAID CONDOMINIUM TO AN INTERSECTION WITH THE CENTERLINE OF LAKE WASHINGTON BOULEVARD;
 THENCE NORTHWESTERLY ALONG SAID CENTERLINE TO AN INTERSECTION WITH THE NORTH LINE OF LOT 4, BLOCK 4, LAKESHORE ADDITION PROJECTED WESTERLY;
 THENCE ALONG SAID PROJECTED LINE AND SAID NORTH LINE TO THE WEST LINE OF SUNSET-EAST, A CONDOMINIUM;
 THENCE SOUTHERLY TO THE SOUTHWEST CORNER OF SAID CONDOMINIUM;
 THENCE EASTERLY TO THE EAST LINE OF SAID LOT 4;
 THENCE SOUTHERLY ALONG THE EAST LINE OF LOT 1-4, BLOCK 4 AND 1-4, BLOCK 1, SAID PLAT OF LAKESHORE ADDITION;
 THENCE EASTERLY ALONG SAID BLOCK 1 TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF 2ND STREET;
 THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE TO AN INTERSECTION WITH THE NORTH LINE OF BLOCK 2, SEATTLE ADDITION;
 THENCE WESTERLY ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF LOT 24, SAID BLOCK 2;
 THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 24 AND LOTS 23, 22, AND 21 TO THE NORTH RIGHT OF WAY LINE OF 5TH AVENUE;
 THENCE EASTERLY TO THE SOUTHEAST CORNER OF LOT 19, SAID BLOCK 2;
 THENCE SOUTHERLY TO THE SOUTHEAST CORNER OF HARBOUR POINTE, A CONDOMINIUM;
 THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PLAT OF SEATTLE ADDITION TO THE NORTHEAST CORNER OF SHORT PLAT NO. 7B-2-23J & RH;
 THENCE SOUTHERLY TO THE NORTHEAST CORNER OF LOT B, SAID SHORT PLAT;
 THENCE WESTERLY TO THE NORTHWEST CORNER OF SAID LOT B;
 THENCE ALONG THE BOUNDARY OF SAID LOT B TO THE MOST WESTERLY CORNER OF SAID LOT;
 THENCE SOUTHEASTERLY ALONG SAID LOT TO THE NORTH LINE OF BLOCK 1, PLAT OF COMMERCIAL ADDITION;
 THENCE WESTERLY ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF LOT 1, SAID BLOCK 1;
 THENCE SOUTHERLY ALONG THE EAST LINE OF LOT 1 AND 2 TO THE SOUTHEAST CORNER OF LOT 2;
 THENCE EASTERLY ALONG THE SOUTH LINE OF BLOCK 1 TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF 1ST STREET SOUTH PROJECTED NORTHERLY;
 THENCE ALONG SAID PROJECTED LINE AND SAID RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF LOT 1, BLOCK 5, PLAT OF COMMERCIAL ADDITION;
 THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT TO THE NORTHWEST CORNER OF SAID LOT 1;
 THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF LOTS 1 THROUGH 3, SAID BLOCK 5 TO THE NORTH LINE OF LAKEVIEW MANOR, A CONDOMINIUM;
 THENCE EASTERLY TO THE NORTHEAST CORNER OF SAID CONDOMINIUM;
 THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID CONDOMINIUM TO THE NORTH LINE OF LOT A, PLAT OF KIRKLAND HEIGHTS;
 THENCE EASTERLY ALONG THE SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID LOT A;
 THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT A TO THE NORTH LINE OF THE PLAT OF ALPHA REACH;
 THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT A TO THE EAST LINE OF ALPHA REACH, A CONDOMINIUM;
 THENCE SOUTHERLY ALONG THE EASTERLY BOUNDARY OF SAID CONDOMINIUM TO THE SOUTHEAST CORNER OF SAID CONDOMINIUM;
 THENCE WESTERLY TO A POINT WHICH IS 75.00 FEET EAST FROM THE EAST RIGHT OF WAY LINE OF LAKE WASHINGTON BOULEVARD;
 THENCE SOUTHERLY PARALLEL WITH THE CENTERLINE OF LAKE WASHINGTON BOULEVARD TO THE NORTH LINE OF TAX LOT 209;
 THENCE EASTERLY TO THE NORTHEAST CORNER OF SAID TAX LOT;
 THENCE SOUTHERLY PARALLEL WITH THE CENTERLINE OF LAKE WASHINGTON BOULEVARD TO THE NORTH RIGHT OF WAY LINE OF 10TH AVENUE SOUTH;
 THENCE SOUTHEASTERLY TO THE NORTHEAST CORNER OF LOT 1, BLOCK 4, PLAT OF HARRY WHITE COMPANYS COMMERCIAL ADDITION;
 THENCE SOUTHERLY ALONG THE EAST LINE OF LOTS 1-4, SAID BLOCK 4;
 THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PLAT TO THE NORTHWEST CORNER OF PARKBAY, A CONDOMINIUM;
 THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID CONDOMINIUM AND A PROJECTION OF SAID LINE TO THE NORTH LINE OF PLEASANT BAY, A CONDOMINIUM;

THENCE EASTERLY, NORTHERLY AND EASTERLY ALONG THE SAID NORTH LINE TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF N.E. 68TH STREET;

THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE TO AN INTERSECTION WITH THE SOUTH LINE OF SAID PLEASANT BAY CONDOMINIUM;

THENCE WESTERLY, SOUTHERLY AND WESTERLY TO THE NORTHEAST CORNER OF TOPSIDE, A CONDOMINIUM;

THENCE SOUTHERLY ALONG THE EAST LINE OF SAID CONDOMINIUM TO THE NORTH LINE OF WESTVIEW PARK, A CONDOMINIUM;

THENCE WESTERLY ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF SAID CONDOMINIUM;

THENCE SOUTHERLY ALONG THE WEST LINE OF SAID CONDOMINIUM TO THE SOUTHWEST CORNER OF SAID CONDOMINIUM;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID CONDOMINIUM TO THE WEST RIGHT OF WAY LINE OF LAKEVIEW DRIVE;

THENCE ALONG SAID RIGHT OF WAY LINE TO THE SOUTHEAST CORNER OF TAX LOT 29;

THENCE ALONG THE SOUTH LINE OF SAID TAX LOT TO THE NORTHEAST CORNER OF HARBOUR CLUB A CONOMINIUM;

THENCE SOUTHERLY ALONG THE EAST LINE OF SAID CONDOMINIUM AND TAX LOT 124 TO THE NORTH LINE OF TAX LOT 94;

THENCE EASTERLY ALONG SAID NORTH LINE TO THE WEST RIGHT OF WAY LINE OF LAKEVIEW DRIVE;

THENCE SOUTHERLY ALONG SAID RIGHT OF WAY TO THE NORTHEAST CORNER OF BLOCK 1, PLAT OF FRENCHS HOMESTEAD VILLA;

THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 1 TO THE NORTHWEST CORNER OF LAKEVIEW, A CONDOMINIUM;

THENCE SOUTHERLY, EASTERLY AND SOUTHERLY ALONG THE WEST LINE OF SAID CONDOMINIUM TO THE NORTH RIGHT OF WAY LINE OF N.E. 64TH STREET;

THENCE SOUTHEASTERLY TO THE NORTHWEST CORNER OF LOT 3, BLOCK 2, PLAT OF FRENCHS HOMESTEAD VILLA;

THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 3 TO THE SOUTH LINE OF SAID BLOCK 2;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID BLOCK 2 TO THE WEST RIGHT OF WAY LINE OF LAKEVIEW DRIVE;

THENCE SOUTHERLY ALONG SAID LINE TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF NORTHEAST 63RD STREET;

THENCE WESTERLY ALONG THE NORTH RIGHT OF WAY LINE OF NORTHEAST 63RD STREET TO THE INTERSECTION OF THE WEST LINE OF LOT 6, FRENCHS HOMESTEAD VILLA, DIV. NO. 1, PRODUCED NORTHERLY;

THENCE SOUTHERLY ALONG SAID PRODUCED LINE TO AND THE WEST LINE OF LOT 6 TO THE SOUTHWEST CORNER OF LOT 6;

THENCE EASTERLY ALONG THE SOUTH LINE OF LOT 6 TO THE NORTHWEST CORNER OF HOUGHTON COURT, A CONDOMINIUM;

THENCE SOUTHERLY ALONG THE WEST LINE OF SAID CONDOMINIUM TO THE NORTH RIGHT OF WAY LINE OF NORTHEAST 62ND STREET;

THENCE SOUTHWESTERLY TO A POINT ON THE NORTH LINE OF LOT 1, PLAT OF BURKE AND FARRARS KIRKLAND ADDITION, DIVISION NO. 30, SAID POINT BEING WEST 127.00 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1;

THENCE SOUTHERLY PARALLEL WITH THE EAST LINE OF SAID LOT 1, TO A POINT ON THE SOUTH LINE OF LOT 2, SAID PLAT;

THENCE SOUTHERLY ALONG SAID CENTERLINE TO THE NORTH LINE OF TAX LOT 200;

THENCE SOUTHERLY TO THE SOUTHEAST CORNER OF TAX LOT 200;

THENCE WESTERLY ALONG THE SOUTH LINE OF SAID TAX LOT TO AN INTERSECTION WITH THE EAST LINE OF LOT 14, BLOCK 2, PLAT OF HOUGHTON PROJECTED WESTERLY;

THENCE SOUTHERLY ALONG THE EAST LINE OF LOTS 10-14 SAID BLOCK 2;

THENCE SOUTHERLY TO THE CENTERLINE OF AN ALLEY AS SHOWN IN BLOCK 2 SAID PLAT OF FAIRVIEW ADDITION TO HOUGHTON;

THENCE ALONG THE NORTH LINE OF SAID BLOCK TO THE NORTHEAST CORNER OF SAID BLOCK;

THENCE SOUTHERLY TO THE SOUTHEAST CORNER OF SAID BLOCK;

THENCE WESTERLY ALONG THE SOUTH LINE OF SAID BLOCK TO THE CENTERLINE OF SAID ALLEY;

THENCE SOUTHEASTERLY TO A POINT ON THE NORTH LINE OF LOT 8, BLOCK 5 OF SAID PLAT, SAID POINT BEING 3 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 8;

THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF SAID LOT 8 TO THE NORTH LINE OF TAX LOT 24;

THENCE EASTERLY ALONG SAID LINE TO THE NORTHEAST CORNER OF SAID TAX LOT;

THENCE SOUTHERLY ALONG THE EAST LINE OF SAID TAX LOT TO THE SOUTH LINE OF SAID TAX LOT NO. 24;

THENCE WESTERLY ALONG SAID LINE TO THE EAST RIGHT OF WAY LINE OF LAKE WASHINGTON BOULEVARD;

THENCE WESTERLY TO THE SOUTHEAST CORNER OF THE PARKSIDE APARTMENT, A CONDOMINIUM;

THENCE WESTERLY ALONG THE SOUTH LINE OF SAID CONDOMINIUM TO THE HIGHWATER LINE OF LAKE WASHINGTON;

THENCE NORTHERLY ALONG SAID HIGHWATER LINE TO THE NORTH LINE OF KENSINGTON HOUSE, A CONDOMINIUM;

THENCE ALONG SAID LOT TO THE NORTHEAST CORNER OD SAID CONDOMIUM AND THE POINT OF BEGINNING

SUBAREA 6

A PORTION OF GOVERNMENT LOTS 1, 2 AND 3, SECTION 17, TOWNSHIP 25 NORTH, RANGE 5 EAST, W. M., CITY OF KIRKLAND, KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE PARKSIDE APARTMENTS, A CONDOMINIUM;
 THENCE SOUTHERLY ALONG THE WEST RIGHT OF WAY LINE OF LAKE WASHINGTON BOULEVARD TO AN INTERSECTION WITH THE NORTH LINE OF TAX LOT 30 PROJECTED WESTERLY;
 THENCE ALONG SAID PROJECTED LINE AND SAID NORTH LINE TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF THE B. N. R. R.;
 THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF YARROW HILL VILLAS, A CONDOMINIUM;
 THENCE LONG SAID NORTH LINE TO THE NORTHWEST CORNER OF SAID CONDOMINIUM;
 THENCE WESTERLY TO THE SOUTHEAST CORNER OF TAX LOT 120;
 THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT TO THE HIGH WATER LINE OF LAKE WASHINGTON;
 THENCE NORTHERLY ALONG SAID HIGH WATER LINE TO AN INTERSECTION WITH THE SOUTH LINE OF SAID PARKSIDE APARTMENTS, A CONDOMINIUM;
 THENCE EASTERLY ALONG SAID NORTH LINE TO THE SOUTHEAST CORNER OF SAID CONDOMINIUM AND THE POINT OF BEGINNING.