

REVISED EXHIBIT A

(4)



20170316000714

FIRST AMERICAN D
PAGE-001 OF 004
03/16/2017 12:37
KING COUNTY, WA

76.00

After Recording Return To:
Bothell Hotel LLC
c/o 360 Hotel Group
3500 188th Street SW, Suite 121
Lynnwood, WA 98037
Attn: Shaiza Damji

E2853663

03/16/2017 12:37
KING COUNTY, WA
TAX
SALE

\$10.00
\$0.00

PAGE-001 OF 001

BARGAIN AND SALE DEED

GRANTOR: CITY OF BOTHELL, a Washington municipal corporation
GRANTEE: BOTHELL HOTEL, LLC, a Washington limited liability company

Legal Description:

Abbreviated Form: New Lot 8, City of Bothell BLA 2016-09383; rec. no. 20170126900003.

Additional legal on Page 3

Assessor's Tax Parcel ID#: ~~096700-0280-02; 096700-0300-08; 072605-9191-08, 072605-9003~~
06

1. THE GRANTOR, CITY OF BOTHELL, a Washington municipal corporation, for and in consideration of ten dollars (\$10) in hand paid, bargains, sells and conveys to the Grantee, BOTHELL HOTEL, LLC, a Washington limited liability company, the following described real estate, situated in the County of King, State of Washington.

- 2. See Exhibit A attached hereto.
- 3. Subject to and excepting those matters listed in Exhibit B attached hereto and incorporated herein by this reference.
- 4. Dated March 16, 2017.

[Signature Page Follows]

NCS - 752888 - WJA

1ST AM

EXHIBIT A

Legal Description

New Lot 8 of City of Bothell Boundary Line Adjustment No. 2016-093883, recorded under Recording No. 20170126900003, in King County, Washington.

Unofficial Copy

EXHIBIT A

EXHIBIT B TO DEED

Exceptions

1. Nondelinquent Real Property taxes and Special Charges for tax account nos. 096700-0280-02, 096700-0300-08, 072605-9191-08 and 072605-9003-06.
2. Potential charges for the King County Sewage Treatment Capacity Charge, as authorized under RCW 35.58 and King County Code 28.84.050
3. Easement, including terms and provisions contained therein:

Granted to: Puget Sound Energy, Inc.
Purpose: Transmission, distribution and sale of electricity
Recording No. 20080605000433
4. Restrictions, conditions, dedications, notes, easements and provisions, if any, as contained and/or delineated on the face of the City of Bothell Boundary Line Adjustment No. 2011-00666, recorded under Recording No. 20140609900001, in King County, Washington.
5. Easement, including terms and provisions contained therein:

Granted to: Puget Sound Energy, Inc.
Purpose: Transmission, distribution and sale of electricity
Recording No: 20140819000415
6. Restrictions, conditions, dedications, notes, easements and provisions, if any, as contained and/or delineated on the face of the City of Bothell Boundary Line Adjustment recorded January, 26, 2017, under Recording No. 20170126900003, in King County, Washington.
7. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the property.

EXHIBIT B

CERTIFICATE OF CONSENT

I, the undersigned, owner(s) in fee simple of the property herein described request a lot line adjustment on the property pursuant to Chapter 15, Bothell Municipal Code, declare the attached drawings to be a graphic representation of the same, and certify that this lot line adjustment is made with free consent and in accordance with the desire of the owner (s).

Signature of Owner _____

State of Washington
County of _____

I certify that I know or have satisfactory evidence that _____

_____ is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument on oath stated that (he/she) was authorized to execute the instrument and acknowledge it as the _____ City Manager

of _____ City of Bothell _____ to be the free and voluntary act of such party for the user and purpose mentioned in the instrument.

Signature of _____

Notary public _____

Dated _____

My appointment expires _____

APPROVALS:

DEPARTMENT OF ASSESSMENTS

Examined and approved this _____ day of _____, 2016

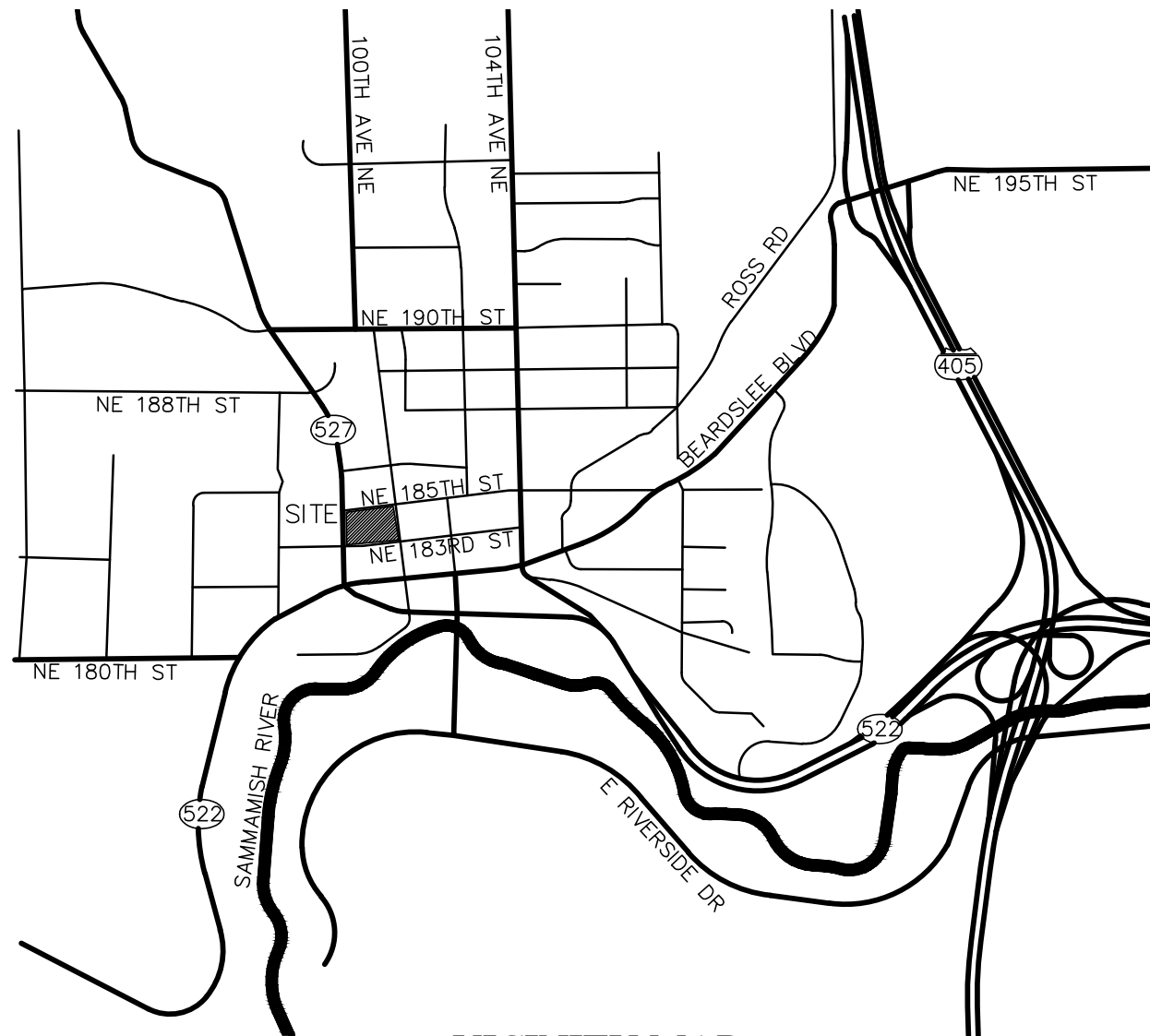
Assessor _____

Deputy Assessor _____

DEPARTMENT OF COMMUNITY DEVELOPMENT

Examined and approved this _____ day of _____, 2016

Director of Community Development _____



VICINITY MAP

NOT TO SCALE

PROJECT INFORMATION

OWNERS
CITY OF BOTHELL
18415 101ST AVE NE
BOTHELL, WA 98011

ZONING

DC
DN

EXISTING PARCEL AREAS

PARCEL A
LOT 4: 9,183 SQ. FT. 0.211 ACRES
LOT 5: 14,803 SQ. FT. 0.340 ACRES
LOT 6: 10,048 SQ. FT. 0.231 ACRES
PARCEL B: 10,241 SQ. FT. 0.235 ACRES

NEW LOT AREAS

NEW LOT 8: 39,821 SQ. FT. 0.914 ACRES
NEW LOT 9: 4,453 SQ. FT. 0.102 ACRES

SPECIAL USE LOTS

NEW LOT 9 WILL BE USED FOR PUBLIC ACCESS TO ADJACENT PARCELS.

ORIGINAL DESCRIPTIONS

PER FIRST AMERICAN TITLE INSURANCE COMMITMENT FILE NUMBER NCS-752388-WA1, DATED MARCH 25, 2016 AT 7:30 A.M.

PARCEL A: (TAX LOTS 096700-0280, 096700-0300, AND 072605-9191)

NEW LOTS 4, 5, AND 6 OF CITY OF BOTHELL BOUNDARY LINE ADJUSTMENT NO. 2011-00666, RECORDED UNDER RECORDING NO. 20140609900001, IN KING COUNTY, WASHINGTON.

PARCEL B: (TAX LOT 072605-9003)

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY MARGIN OF FIR STREET IN THE TOWN OF BOTHELL, AS SHOWN ON THE CORRECTION PLAT OF THE TOWN OF BOTHELL, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 76, IN KING COUNTY, WASHINGTON, WITH THE EASTERLY LINE OF SAID SECTION 7, SAID POINT BEING 399.30 FEET SOUTH OF THE CORNER COMMON TO SECTIONS 5, 6, 7 AND 8 OF SAID TOWNSHIP AND RANGE; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID SECTION 7, A DISTANCE OF 120.80 FEET TO THE SOUTHERLY MARGIN OF ALLEY BETWEEN FIR AND PINE STREET; THENCE WESTERLY ALONG THE PRODUCTION OF THE SOUTHERLY LINE OF SAID ALLEY, 90 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF BOTHELL-EVERETT HIGHWAY; THENCE SOUTHERLY ALONG SAID EASTERLY MARGIN, 110.00 FEET, MORE OR LESS, TO THE NORTHERLY MARGIN OF FIR STREET; THENCE EASTERLY ALONG SAID NORTHERLY MARGIN 89.25 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION DEEDED TO THE CITY OF BOTHELL BY DEED RECORDED JULY 30, 1996 UNDER RECORDING NO. 9608131576, IN KING COUNTY, WASHINGTON.

SURVEYOR'S NOTE

DISTANCES SHOWN ARE IN FEET

GPS OBSERVATIONS WERE MADE USING TRIMBLE 5700 AND 5800 RECEIVERS MAINTAINED TO MANUFACTURER'S SPECIFICATION PER WAC 332-130-100.

SURVEY INSTRUMENT: CONVENTIONAL FIELD MEASUREMENTS WERE MADE WITH A TRIMBLE S6 TOTAL STATION (3" HORIZONTAL ACCURACY). THIS INSTRUMENT AND ITS ACCESSORIES WERE MAINTAINED TO MANUFACTURER'S SPECIFICATION AS REQUIRED BY WAC 332-130-100. THE PRECISION OF THE CONTROL TRAVERSE MEETS OR EXCEEDS THOSE AS REQUIRED PER WAC 332-130-090.

ALL FOUND MONUMENTS WERE VISITED IN MARCH, 2011 & NOVEMBER, 2016.

THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS AS SET FORTH IN WAC-332-130.

ACCESS AND JOINT USE NOTE

PERMANENT EASEMENTS FOR ACCESS AND JOINT USE BETWEEN PARCELS WILL BE PROVIDED IN THE FUTURE.

REFERENCES

FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER NCS-752388-WA1, DATED MARCH 25, 2016, AT 7:30 A.M.

SR 527 RIGHT OF WAY PLAN, JCT. SR 522 TO JCT. SR 5, DATED MAY 27, 1977

CORRECTION PLAT OF THE TOWN OF BOTHELL, VOL. 8, PAGE 76, UNDER RECORDING NUMBER 109426

RECORD OF SURVEY PERFORMED BY MERIWETHER LEACHMAN ASSOCIATES, INC., UNDER RECORDING NUMBER 20000315900004

RECORD OF SURVEY PERFORMED BY PERTEET, INC., UNDER RECORDING NUMBER 20090624900002

BOUNDARY LINE ADJUSTMENT PERFORMED BY OTAK, INC. UNDER RECORDING NUMBER 20140609900001.

RECORDING NO.

VOL./PAGE

NEW DESCRIPTIONS

NEW LOT 8

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7 AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 4 OF CITY OF BOTHELL BOUNDARY LINE ADJUSTMENT NO. 2011-00666, RECORDED UNDER RECORDING NO. 20140609900001, IN KING COUNTY, WASHINGTON SAID POINT BEING ON THE NORTHERLY MARGIN OF NE 183RD STREET, FORMERLY KNOWN AS FIR STREET; THENCE S85°13'13"W ALONG SAID STREET MARGIN, 232.39 FEET TO THE SOUTHWEST CORNER OF LOT 5 OF SAID BOUNDARY LINE ADJUSTMENT; SAID CORNER BEING ON THE EAST LINE OF SECTION 7, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M.; THENCE N01°55'13"E ALONG SAID SECTION LINE ALSO BEING THE WESTERLY LINE OF SAID LOT 5, A DISTANCE OF 51.97 FEET; THENCE LEAVING SAID SECTION LINE N88°09'48"W, 90.95 FEET TO THE EASTERLY MARGIN OF BOTHELL-EVERETT HIGHWAY; THENCE N01°50'13"E ALONG SAID EASTERLY MARGIN, 165.06 FEET TO THE NORTHWEST CORNER OF LOT 6 OF SAID BOUNDARY LINE ADJUSTMENT; THENCE LEAVING SAID EASTERLY MARGIN N85°13'13"E ALONG THE NORTH LINE OF LOT 6, A DISTANCE OF 88.61 FEET TO NORTHEAST CORNER THEREOF; THENCE S04°47'25"E ALONG THE EASTERLY LINE OF SAID LOT 6, 106.03 FEET TO THE SOUTHEAST CORNER THEREOF, CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 1 OF SAID BOUNDARY LINE ADJUSTMENT; THENCE N85°13'13"E, 107.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE S04°47'25"E ALONG THE EASTERLY LINE OF SAID LOT 5, 30.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE N85°13'13"E, ALONG THE NORTH LINE OF SAID LOT 4 TO THE NORTHEAST CORNER THEREOF; THENCE S04°47'25"E ALONG THE EASTERLY LINE OF SAID LOT 4, A DISTANCE OF 90.03 FEET TO THE POINT OF BEGINNING.

NEW LOT 9

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 5 OF CITY OF BOTHELL BOUNDARY LINE ADJUSTMENT NO. 2011-00666, RECORDED UNDER RECORDING NO. 20140609900001, IN KING COUNTY, WASHINGTON SAID CORNER BEING ON THE NORTHERLY MARGIN OF NE 183RD STREET AT THE INTERSECTION WITH THE EAST LINE OF SECTION 7, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M.; THENCE N01°55'13"E ALONG SAID SECTION LINE ALSO BEING THE WESTERLY LINE OF SAID LOT 5, A DISTANCE OF 51.97 FEET; THENCE LEAVING SAID SECTION LINE N88°09'48"W, 90.95 FEET TO THE EASTERLY MARGIN OF BOTHELL-EVERETT HIGHWAY; THENCE S01°50'13"W ALONG SAID EASTERLY MARGIN, 13.00 FEET TO THE BEGINNING OF TANGENT CURVE LEFT WITH A RADIUS OF 40.00 FEET; THENCE CONTINUING ALONG SAID ROAD MARGIN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 63.52 FEET, THROUGH A CENTRAL ANGLE OF 90°58'45" TO A POINT OF TANGENCY ON THE NORTHERLY MARGIN OF SAID NE 183RD STREET; THENCE S89°08'31"E ALONG SAID NORTHERLY MARGIN, 48.50 FEET; THENCE CONTINUING ALONG SAID NORTHERLY MARGIN N85°13'13"E, 1.71 FEET TO THE POINT OF BEGINNING.

RECORDER'S CERTIFICATE

Filed for Record this ___ day of _____ 2014 at _____ M in Book _____ of _____ at page _____ at the Request of _____

Surveyor's Name _____

Mgr. _____

Supt. of Records _____

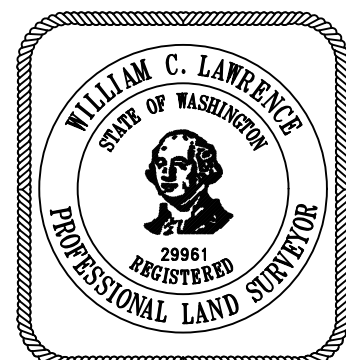
LAND SURVEYOR'S CERTIFICATE

THIS BOUNDARY LINE ADJUSTMENT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE

REQUEST OF _____ THE CITY OF BOTHELL _____ IN _____ NOVEMBER, 2016

WILLIAM C. LAWRENCE
SURVEYOR

CERTIFICATE NO. 29961

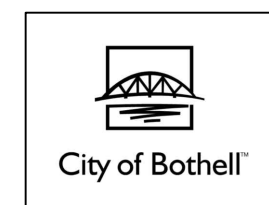


RECORD OF SURVEY/BOUNDARY LINE ADJUSTMENT

FOR
CITY OF BOTHELL

PORTIONS OF:

NE 1/4, NE 1/4, SECTION 7, T. 26 N., R. 5 E., W.M.
NW 1/4, NW 1/4, SECTION 8, T. 26 N., R. 5 E., W.M.



CITY OF BOTHELL

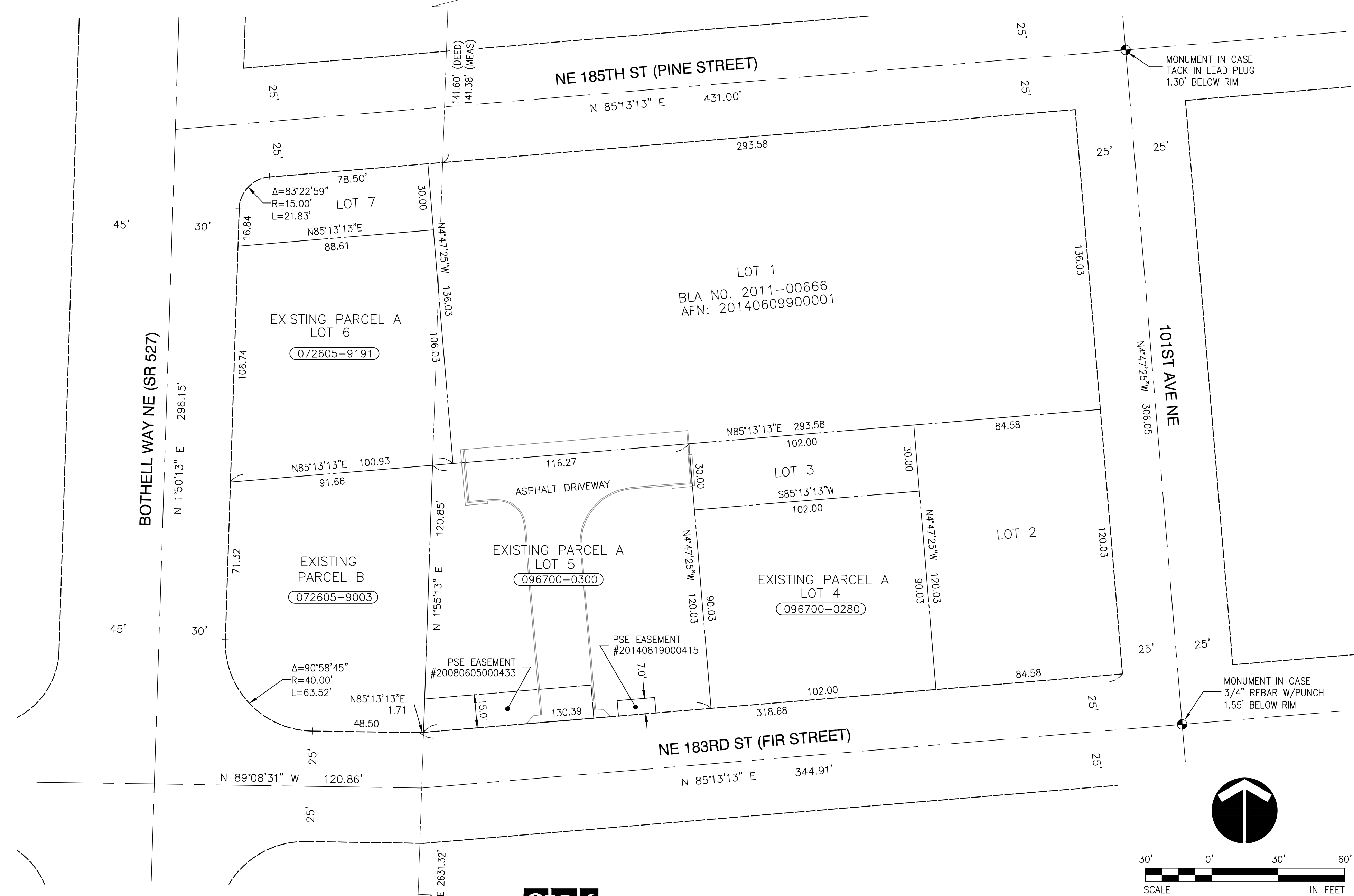
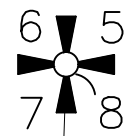
B.L.A. CITY CASE NO. 2016-XXX
SHEET 1 OF 3



11241 Willows Road NE
Suite 200
Redmond, Washington 98052
Phone: (425) 822-4446
FAX: (425) 827-9577
www.otak.com

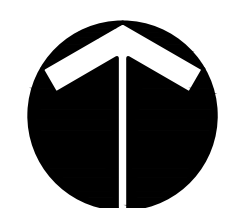
EXISTING PROPERTY LINES & EASEMENTS

FOUND 3" BRASS DISK WITH "X". MONUMENT IS STAMPED "5/6/7/8" IS FLUSH WITH THE GROUND AND IN A PARKING LOT.



MONUMENT IN CASE TACK IN LEAD PLUG 1.30' BELOW RIM

MONUMENT IN CASE 3/4" REBAR W/PUNCH 1.55' BELOW RIM

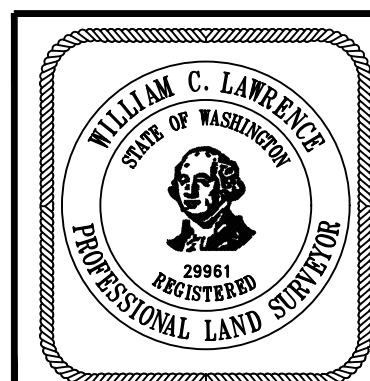


- FOUND CASED MONUMENT
- FOUND REBAR W/CAP AS NOTED
- XXXXX-XXX TAX PARCEL NUMBER
- RIGHT-OF-WAY MARGINS
- - - - - RIGHT-OF-WAY CENTERLINE
- EXISTING LOT LINES

FOUND 4"x4" CONC MONUMENT WITH A 3" BRASS DISK. MONUMENT IS STAMPED "7/8" AND IS 0.95' ABOVE GROUND LEVEL.

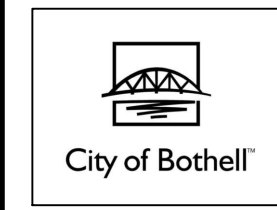


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RECORD OF SURVEY/BOUNDARY LINE ADJUSTMENT
FOR
CITY OF BOTHELL

PORTIONS OF:
NE 1/4, NE 1/4, SECTION 7, T. 26 N., R. 5 E., W.M.
NW 1/4, NW 1/4, SECTION 8, T. 26 N., R. 5 E., W.M.

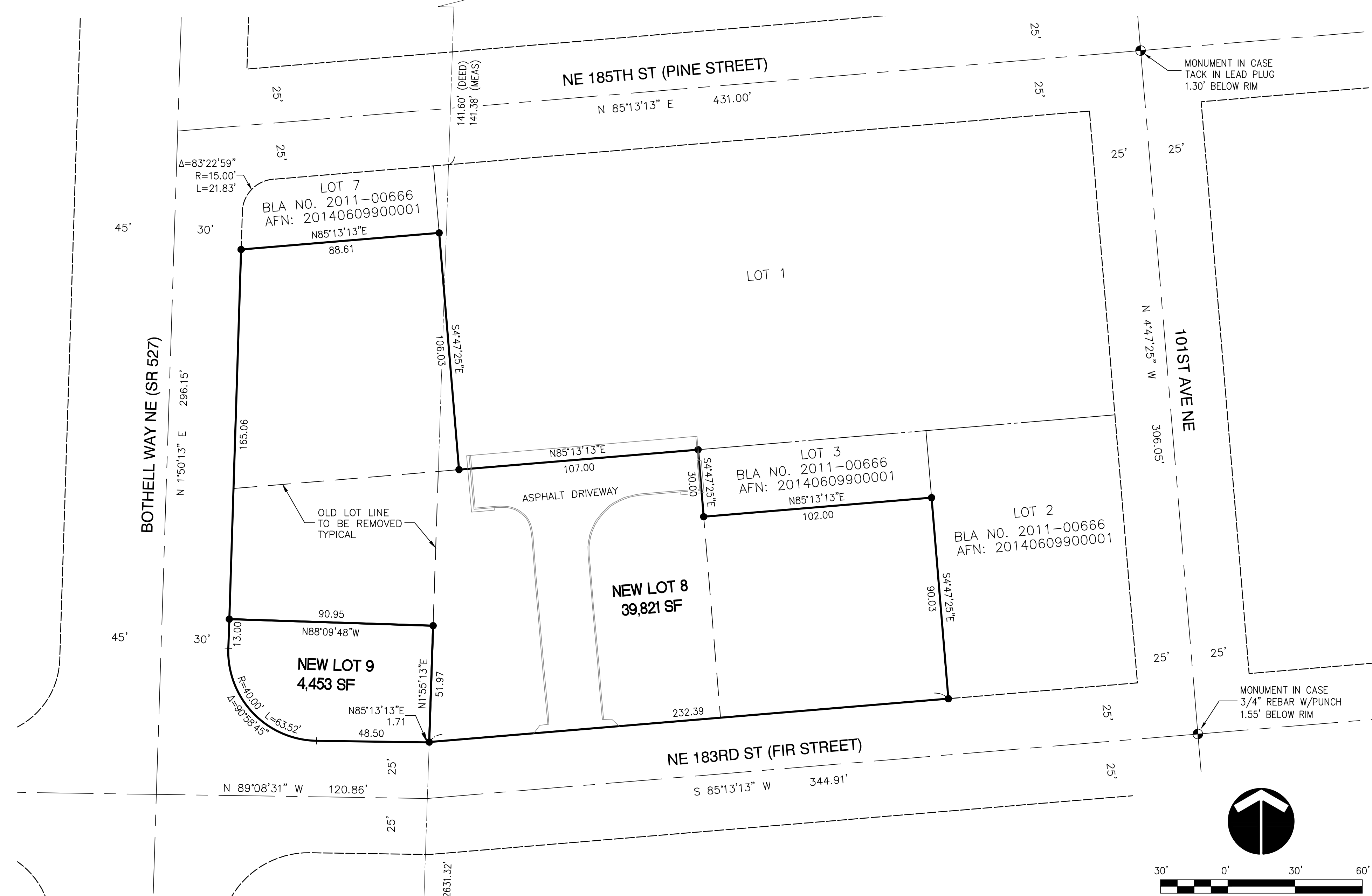
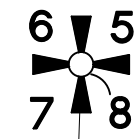


CITY OF
BOTHELL

B.L.A. CITY CASE NO. 2016-XXX
SHEET 2 OF 3

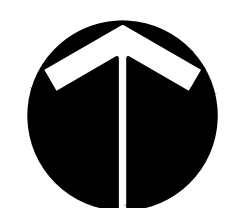
PROPOSED PROPERTY LINES

FOUND 3" BRASS DISK WITH "X". MONUMENT IS STAMPED "5/6/7/8" IS FLUSH WITH THE GROUND AND IN A PARKING LOT.



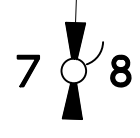
MONUMENT IN CASE TACK IN LEAD PLUG 1.30' BELOW RIM

MONUMENT IN CASE 3/4" REBAR W/PUNCH 1.55' BELOW RIM

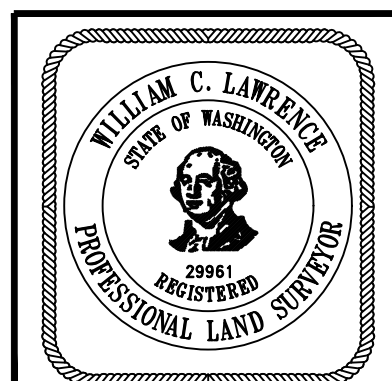


- FOUND CASED MONUMENT
- FOUND REBAR W/CAP AS NOTED
- SET REBAR W/CAP LS 29961
- - - - - RIGHT-OF-WAY MARGINS
- - - - - RIGHT-OF-WAY CENTERLINE
- - - - - EXISTING LOT LINES
- PROPOSED LOT LINES
- - - - - EXISTING LOT LINES TO BE REMOVED

FOUND 4"x4" CONC MONUMENT WITH A 3" BRASS DISK. MONUMENT IS STAMPED "7/8" AND IS 0.95' ABOVE GROUND LEVEL.



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RECORD OF SURVEY/BOUNDARY LINE ADJUSTMENT
FOR
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PORTIONS OF:
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CITY OF BOTHELL

B.L.A. CITY CASE NO.
SHEET 3 OF 3