

After Recording Return
Original Signed Release to:
Christopher Maurer
Dept. of Ecology Headquarters Building
PO Box 47600
Olympia, WA 98504-7600
or
300 Desmond Drive SE
Lacey, WA 98503

TERMINATION AND RELEASE OF RESTRICTIVE COVENANT ¹

Grantor: BELLEVUE 116TH AVENUE, LLC

Grantee: State of Washington, Department of Ecology

Brief Legal Description: LOT B BELLEVUE BLA #15-113763LW REC #20150702900002
SD BLA BEING POR NW 1/4 OF SW 1/4 OF NW 1/4 & POR OF SW 1/4 OF NW 1/4 OF NW
1/4 STR 33-25-5

Cleanup Site ID: 5122

Facility/Site ID: 2497

Tax Parcel Nos.: 332505-9012 (formerly 332505-9151)

Cross-Reference: 9903121799

Pursuant to the Model Toxics Control Act (MTCA), Chapter 70.105D RCW; the Uniform Environmental Covenants Act, RCW 64.70.100; and WAC 173-340-440, the Washington State Department of Ecology (Ecology) has determined, after public notice and comment, that the Restrictive Covenant (hereafter "Covenant") filed of record in King County under Auditor File Number 9903121799 on March 12, 1999, between Chrysler Realty Corporation as Grantor(s) and Ecology as Grantee or Holder of the Covenant over the property legally described below is no longer necessary under MTCA and its implementing regulations, Chapter 173-340 WAC, to protect human health and the environment and the integrity of the remedial action. Ecology hereby consents to termination and release of the Covenant and relinquishes and quitclaims to BELLEVUE 116TH AVENUE, LLC any and all rights it may have that were created by the Covenant.

This document is not a settlement under MTCA. Ecology's signature below does not constitute a covenant not to sue or a compromise of Ecology's authority or rights other than those rights created by the Covenant itself.

The legal description of the property subject to the Covenant is as follows:

THE SOUTH 149 FEET OF THE NORTH 542 FEET OF THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING WEST OF THE NORTHERN PACIFIC RAILWAY RIGHT-OF-WAY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTH 0 DEGREES 19' 43" WEST ALONG THE WEST LINE OF SAID SECTION 821.00 FEET; THENCE SOUTH 89 DEGREES 19' 26" EAST 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 2-A (116th AVENUE NORTHEAST) AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 19' 43" WEST ALONG SAID RIGHT-OF-WAY 817.89 FEET, THENCE SOUTH 89 DEGREES 26' 52" EAST 467.89 FEET TO THE WEST RIGHT-OF-WAY LINE

¹ Use same term as used in original document: i.e. deed restriction, restrictive covenant, or environmental covenant.

OF THE NORTHERN PACIFIC RAILWAY; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT SOUTH 89 DEGREEES 19' 26" EAST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 89 DEGREEES 19' 26" WEST 442.63 FEET TO THE POINT OF BEGINNING.

Dated this _____ day of _____, 20__.

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

_____ [SIGNATURE] _____

by: _____ [PRINTED NAME] _____

Title: _____

STATE ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

On this _____ day of _____, 20__, I certify that _____ personally appeared before me, acknowledged that **he/she** is the _____ of the state agency that executed the within and foregoing instrument, and signed said instrument by free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that **he/she** was authorized to execute said instrument for said corporation.

Notary Public in and for the State of Washington

Residing at _____

My appointment expires _____

CONSENT TO TERMINATION AND RELEASE OF COVENANT

The undersigned [PERSON'S NAME] hereby consents to the release and termination of the above-described Environmental Covenant.

BELLEVUE 116TH AVENUE, LLC,
a Delaware limited liability company

By: BELLEVUE RETAIL REIT, LLC, a Delaware
limited liability company, Its Sole Member

By: PRINCIPAL ENHANCED PROPERTY FUND,
L.P., a Delaware limited partnership, Its Managing
Member

By: PRINCIPAL ENHANCED PROPERTY
FUND GP, LLC., a Delaware limited liability
company, Its General Partner

By: PRINCIPAL REAL ESTATE
INVESTORS, LLC, a Delaware limited
liability company, Its Sole Member

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

CORPORATE ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

On this ____ day of _____, 20__, I certify that _____
personally appeared before me, acknowledged that **he/she** is the _____
of the corporation that executed the within and foregoing instrument, and signed said instrument
by free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned,
and on oath stated that **he/she** was authorized to execute said instrument for said corporation.

Notary Public in and for the State of Washington ³
Residing at _____
My appointment expires _____

CORPORATE ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

On this _____ day of _____, 20__, I certify that _____ personally appeared before me, acknowledged that **he/she** is the _____ of the corporation that executed the within and foregoing instrument, and signed said instrument by free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that **he/she** was authorized to execute said instrument for said corporation.

Notary Public in and for the State of Washington ³
Residing at _____
My appointment expires _____

INDIVIDUAL ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

On this _____ day of _____, 20__, I certify that _____ personally appeared before me, acknowledged that **he/she** is the individual described herein and who executed the within and foregoing instrument and signed the same at **his/her** free and voluntary act and deed for the uses and purposes therein mentioned.

Notary Public in and for the State of Washington ²
Residing at _____
My appointment expires _____

CORPORATE ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

On this _____ day of _____, 20__, I certify that _____ personally appeared before me, acknowledged that **he/she** is the _____ of the corporation that executed the within and foregoing instrument, and signed said instrument by free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that **he/she** was authorized to execute said instrument for said corporation.

Notary Public in and for the State of Washington ³
Residing at _____
My appointment expires _____

REPRESENTATIVE ACKNOWLEDGEMENT

STATE OF _____

² Where landowner is located out of state, replace with appropriate out-of-state title and location.

COUNTY OF _____

On this _____ day of _____, 20____, I certify that _____ personally appeared before me, acknowledged that **he/she** signed this instrument, on oath stated that **he/she** was authorized to execute this instrument, and acknowledged it as the _____ [TYPE OF AUTHORITY] of _____ [NAME OF PARTY BEING REPRESENTED] to be the free and voluntary act and deed of such party for the uses and purposes mentioned in the instrument.

Notary Public in and for the State of Washington ³
Residing at _____
My appointment expires _____