

**EXHIBIT \_\_\_\_\_**  
**EDMONDS SCHOOL DISTRICT NO. 15**  
**CITY OF LYNNWOOD ACCESS AND UTILITY EASEMENT**

THAT PORTION OF THE HEREINAFTER DESCRIBED TRACT "A" DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF TRACT 4, BLOCK 1, PLAT OF ALDERWOOD MANOR, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE 71, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;  
THENCE NORTH 37°33' 10" WEST ALONG THE SOUTHWESTERLY LINE OF SAID TRACT 4, 12.00 FEET TO A LINE LYING 32.00 FEET NORTHWESTERLY OF AND PARALLEL WITH THE CENTERLINE OF ALDERWOOD MALL BOULEVARD;  
THENCE NORTH 52°26'50" EAST ALONG SAID PARALLEL LINE 50.00 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 37°33' 10" WEST 100.00 FEET;  
THENCE NORTH 52°26'50" EAST 33.00 FEET;  
THENCE SOUTH 37°33' 10" EAST 100.00 FEET;  
THENCE SOUTH 52°26'50" WEST 33.00 FEET, ALONG SAID PARALLEL LINE, TO THE TRUE POINT OF BEGINNING;  
CONTAINING 3,300 SQUARE FEET, MORE OR LESS.

TRACT "A":

(PER TICOR TITLE COMPANY ORDER NO. 70025700, DATED JUNE 25, 2015)

PARCEL A:

A PORTION OF TRACT 4, BLOCK 1, PLAT OF ALDERWOOD MANOR, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE 71, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE MOST EASTERLY CORNER OF SAID TRACT 4, ON THE NORTHERLY BOUNDARY OF BEECH ROAD;  
THENCE NORTHWESTERLY ALONG THE NORTHEAST LINE OF TRACT 4, 206.63 FEET;  
THENCE WESTERLY ALONG THE NORTH LINE OF TRACT 4, 147.76 FEET;  
THENCE SOUTHERLY AND PARALLEL TO THE WEST LINE OF TRACT 4, 213.00 FEET;  
THENCE SOUTHWESTERLY 53.97 FEET TO THE CORNER OF TRACT 4;  
THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF TRACT 4, 147.88 FEET TO BEECH ROAD;  
THENCE NORTHEASTERLY 300.00 FEET ALONG THE SOUTHEASTERLY LINE OF TRACT 4 TO THE POINT OF BEGINNING;

PARCEL B:

A PORTION OF TRACT 4, BLOCK 1, PLAT OF ALDERWOOD MANOR, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLAS, PAGE 71, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE MOST EASTERLY CORNER OF SAID TRACT 4, ON THE NORTHERLY BOUNDARY OF BEECH ROAD;  
THENCE NORTHWESTERLY ALONG THE NORTHEAST LINE OF TRACT 4, 206.63 FEET;  
THENCE WESTERLY ALONG THE NORTH LINE OF TRACT 4, 147.76 FEET;  
THENCE SOUTHERLY AND PARALLEL TO THE WEST LINE OF TRACT 4, 213.00 FEET;  
THENCE SOUTHWESTERLY 53.97 FEET TO THE CORNER OF TRACT 4;  
THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF TRACT 4, 147.88 FEET TO BEECH ROAD;  
THENCE NORTHEASTERLY 300.00 FEET ALONG THE SOUTHEASTERLY LINE OF TRACT 4 TO THE POINT OF BEGINNING;

PARCEL C:

A PORTION OF TRACT 4, BLOCK 1, PLAT OF ALDERWOOD MANOR, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE 71, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

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BEGINNING AT THE MOST EASTERLY CORNER OF SAID TRACT 4, ON THE NORTHERLY BOUNDARY OF BEECH ROAD;  
THENCE NORTH 37°33'10" WEST ALONG THE NORTHEAST LINE OF SAID TRACT 4, 206.63 FEET;  
THENCE NORTH 88°58'40" WEST ALONG THE NORTH LINE OF SAID TRACT 4, 147.76 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING ALONG SAID NORTH LINE 150.00 FEET;  
THENCE SOUTH 1°01'20" WEST 233.00 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 4;  
THENCE SOUTH 88°58'40" EAST ALONG SAID SOUTH LINE 99.87 FEET;  
THENCE NORTH 69°14'09" EAST 53.97 FEET;  
THENCE NORTH 1°01'20" EAST, 213.00 FEET TO THE POINT OF BEGINNING.

PARCEL D:

ALL THAT PORTION OF TRACT 3, BLOCK 1, ALDERWOOD MANOR, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE 71, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT 3;  
THENCE NORTH 37°33' 10" WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 3, 150 FEET;  
THENCE NORTH 52°26'50" EAST PARALLEL TO THE SOUTHEASTERLY LINE OF SAID LOT FOR 106 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUE NORTH 52°26'50" EAST FOR 100 FEET;  
THENCE NORTH 37°33' 10" WEST PARALLEL TO THE NORTHEASTERLY LINE OF LOT 3 FOR 288.86 FEET TO THE NORTH LINE OF LOT 3;  
THENCE NORTH 88°58'40" WEST ALONG NORTH LINE OF SAID LOT 3 FOR 127.91 FEET TO A POINT WHICH IS NORTH 37°33' 10" WEST FROM THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 37°33'10" EAST 368.62 FEET TO THE POINT OF BEGINNING.

PARCEL E:

THE EAST 150 FEET OF LOT 7, BLOCK 1, ALDERWOOD MANOR, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE 71, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

PARCEL F:

ALL THAT PORTION OF TRACT 3, BLOCK 1, ALDERWOOD MANOR, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE 71, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT 3;  
THENCE NORTH 37°33' 10" WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 3, 150 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 52°26'50" EAST PARALLEL TO THE SOUTHEASTERLY LINE OF SAID LOT FOR 106 FEET;  
THENCE NORTH 37°33' 10" WEST PARALLEL TO THE NORTHEASTERLY LINE OF LOT 3 FOR 368.62 FEET TO THE NORTH LINE OF SAID LOT 3;  
THENCE WEST ALONG SAID NORTH LINE 36,12 FEET TO THE NORTHWEST CORNER OF SAID LOT 3;  
THENCE SOUTH ALONG WEST LINE OF LOT 3 FOR 310 FEET;  
THENCE EAST ALONG SOUTH LINE OF SAID LOT 147.76 FEET;  
THENCE SOUTH 37°33'10" EAST 56.63 FEET TO THE POINT OF BEGINNING.

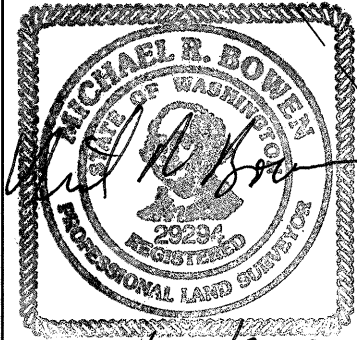
PARCEL G:

THE WEST 300 FEET OF THE EAST 450 FEET OF LOT 7, BLOCK 1, ALDERWOOD MANOR, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE 71, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

PARCEL H:

THE EAST 300 FEET OF THE WEST 650 FEET, AND THE SOUTH 30 FEET OF THE NORTH 120 FEET OF THE WEST 350 FEET OF LOT 4, BLOCK 1, ALDERWOOD MANOR, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE 71, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SE 1/4, SEC. 15, T. 27 N., R. 4 E., W.M.



10/27/2015

TAX LOT NUMBER  
00372600100305



ACCESS & UTILITY EASEMENT  
AREA = 3300 S.F.±

PROPERTY LINE

33.00'  
100.00'  
PORTION OF SEWER EASEMENT  
AFN 2140830 TO BE VACATED  
100.00'  
33.00'

32'  
ROW  
TPOB

SEWER EASEMENT  
AFN 2140830  
TO BE VACATED

EXISTING RIGHT OF WAY  
12.00'

POB  
20.00'

EXISTING RIGHT OF WAY &  
**ALDERWOOD MALL BOULEVARD**

50.00'

DATE: 10/27/2015

FILE: 00372600100305 UTIL ESMT.DWG

**KPG**

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Tacoma, WA 98402  
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EXHIBIT \_\_\_\_\_  
PARCEL 00372600100305  
ACCESS & UTILITY EASEMENT