

RECIPROCAL EASEMENT AGREEMENT

A-202618a16(4)

THIS RECIPROCAL EASEMENT AGREEMENT, made this 30th day of November, 1978 by and between the SISTERS OF PROVIDENCE-PARISEAU ASSOCIATION, a Washington not for profit corporation (herein the Sisters), and LUTHERAN BIBLE INSTITUTE OF SEATTLE, a not for profit corporation (herein LBI),

W I T N E S S E T H:

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WHEREAS, the Sisters have agreed to sell to LBI that certain real estate described in Appendix A attached hereto and by this reference incorporated herein (herein the LBI property), and the Sisters will retain ownership of that certain real estate described in Appendix B attached hereto and by this reference incorporated herein (herein the Sisters' property); and

WHEREAS, the parties desire to set forth herein their agreement and understanding concerning the joint use of the Perimeter Road which is described in paragraph 1 below;

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein and for other good and valuable consideration, receipt of which is hereby acknowledged, the parties hereby AGREE AS FOLLOWS:

1. Description of Perimeter Road. The real property which is the subject of this agreement is the following described real property situated in the County of King, State of Washington:

A strip of land 60 feet in width in that portion of the northeast quarter of Section 16, Township 24 North, Range 6 East, W.M. in King County, Washington, being 30 feet on each side of the following described centerline:

Commencing at the northeast corner of said subdivision; thence S01°43'57"W along the east line thereof 534.69 feet; thence N88°16'03"W 30.00 feet to the westerly margin of 228th Ave S.E. and the POINT OF BEGINNING of this described centerline; thence continuing N88°16'03"W 32.00 feet to a point of curve; thence westerly along said curve to the right having a radius of 328.00 feet thru a central angle of 30°00'00" an arc distance of 171.74 feet to a point of tangency; thence N58°16'03"W 543.65 feet to a point of curve; thence westerly along said curve to the left having a radius of 62.00 feet thru a central angle of 69°30'00" an arc distance of 75.21 feet to a point of tangency; thence S52°13'57"W 512.30 feet to a point of curve; thence southerly along said curve to the left having a radius 202.00 feet thru a central angle of 90°00'00" an arc distance of 317.30 feet to a point of tangency; thence S37°48'03"E 1210.55 feet to a point of curve; thence easterly along said curve to the left having a radius of 160.00 feet thru a central angle of 77°43'17" an arc distance of 217.04 feet to a point of tangency; thence N64°30'40"E 90.86 feet to a point of curve; thence easterly along said curve to the right having a radius of 190.25 feet thru a central angle of 26°18'10" an arc distance of 87.34 feet to a point on a curve on the westerly margin of 228th Ave. S.E. as conveyed to King County by deed recorded under Receiving Number 7110210313 and the terminus of this described centerline.

(herein referred to as the Perimeter Road). It is acknowledged that an existing road occupies portions of the above-described Perimeter Road, but it is the intention of the parties that all of the above-described real estate shall be subject to the terms and conditions of this agreement and be considered the Perimeter Road for purposes hereof.

EXCISE TAX NOT REQUIRED  
King Co. Records Division  
By *[Signature]* Deputy

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2. Reservation and Grant of Reciprocal Easements. In connection with the conveyance by the Sisters to LBI of the LBI property, it is agreed as follows: (a) the Sisters shall and they do hereby reserve on the portions of the Perimeter Road which are situated on the LBI property an easement for the purposes stated in paragraph 3 hereof for the benefit of the Sisters' property; (b) the Sisters shall and they do further hereby grant and convey to LBI an easement for like purposes over the portions of the Perimeter Road which are situated on the Sisters' property for the benefit of the LBI property; and (c) LBI shall and it does hereby grant and convey to the Sisters an easement for like purposes over the portions of the Perimeter Road which are situated on the LBI property for the benefit of the Sisters' property.

3. Use and Maintenance. It is the intention of the parties that the Perimeter Road remain as a private roadway but that the same may be jointly used by the parties hereto, their successors, assigns, employees, students, guests, visitors and invitees for the purpose of ingress to and egress from the Sisters' property and the LBI property, and for utilities installed from time to time over, across, upon or under the same. It is the intention and agreement of the parties that the improved portion of the Perimeter Road shall be maintained to not less than existing standards, that the same may be improved and widened if reasonably necessary to accommodate future increased traffic and use requirements, and that additional utilities may be installed to serve the needs of the respective properties. The costs of maintaining and improving the roadway and utilities shall be borne by the party or parties utilizing the same in an equitable manner, in proportion to their respective use thereof; provided, that nothing herein shall be construed to require a party to bear any portion of the costs of constructing, improving or widening the roadway or installing additional utilities if such facilities are not required by or will not be utilized by such party; and provided further, that in no event shall the Sisters be required to bear any portion of any expenses incurred for any period prior to December 1, 1979.

4. Covenants Running With the Land. This easement shall be binding upon and inure to the benefit of the Sisters, LBI and their respective successors and assigns, and upon any person or persons coming into ownership or possession of any interest of all or any part of the Perimeter Road by operation of law or otherwise, and shall be construed as covenants running with the land.

Executed as of the day and year first above written.



SISTERS OF PROVIDENCE-PARISEAU ASSOCIATION

By Lorraine Hofmeister, S.P.  
Its Vice President/Director

By Mary Madeline Berghoff, S.P.  
Its Director-Secretary

LUTHERAN BIBLE INSTITUTE OF SEATTLE

By J. S. Lund, Sr.  
Its President

By Patricia A. Taylor  
Its Vice-Chairman



APPENDIX A

to

Reciprocal Easement Agreement

The LBI property is described as follows:

Campus Site

That portion of the northeast quarter of Section 16, Township 24 North, Range 6 East, W.M., King County, Washington, described as follows:

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Commencing at the northeast corner of said subdivision; thence  $S01^{\circ}43'57''W$  along the east line thereof 534.69 feet; thence  $N88^{\circ}16'03''W$  30.00 feet to the westerly margin of 228th Ave. S.E. and the POINT OF BEGINNING thence continuing  $N88^{\circ}16'03''W$  32.00 feet to a point of curve; thence westerly along said curve to the right having a radius of 328.00 feet thru a central angle of  $30^{\circ}00'00''$  an arc distance of 171.74 feet to a point of tangency; thence  $N58^{\circ}16'03''W$  543.65 feet to a point of curve; thence westerly along said curve to the left having a radius of 62.00 feet thru a central angle of  $69^{\circ}30'00''$  an arc distance of 75.21 feet to a point of tangency; thence  $S52^{\circ}13'57''W$  512.30 feet to a point of curve; thence southerly along said curve to the left having a radius of 202.00 feet thru a central angle of  $90^{\circ}00'00''$  an arc distance of 317.30 feet to a point of tangency; thence  $S37^{\circ}46'03''E$  1210.55 feet to a point of curve; thence easterly along said curve to the left having a radius of 160.00 feet thru a central angle of  $77^{\circ}43'17''$  an arc distance of 217.04 feet to a point of tangency; thence  $N64^{\circ}30'40''E$  90.86 feet to a point of curve; thence easterly along said curve to the right having a radius of 190.25 feet thru a central angle of  $26^{\circ}18'10''$  an arc distance of 87.34 feet to a point on a curve on the westerly margin of 228th Ave. S.E. as conveyed to King County by deed recorded under Receiving Number 7110210313, the center of said curve bears  $N76^{\circ}39'54''W$  808.00 feet; thence northerly along said margin and said curve to the left thru a central angle of  $11^{\circ}36'09''$  an arc distance of 163.62 feet to a point of tangency; thence continuing along said margin  $N01^{\circ}43'57''E$  373.56 feet to an angle point in said westerly margin; thence  $S88^{\circ}16'03''E$  1.00 feet to the west line of the east 30 feet of said subdivision, said line also begin the west margin of said 228th Ave. S.E.; thence  $N01^{\circ}43'57''E$  along said west margin 676.23 feet to the POINT OF BEGINNING.

Containing 1,248,411 square feet or 28.660 acres more or less.

Parcel C-1

That portion of the northeast quarter of Section 16, Township 24 North, Range 6 East, W.M., in King County, Washington described as follows:

Commencing at the northeast corner of said subdivision; thence  $S01^{\circ}43'57''W$  along the east line of said subdivision 534.69 feet; thence  $N88^{\circ}16'03''W$  62.00 feet to a point of curve; thence on a curve to the right having a radius of 328.00 feet thru a central angle of  $30^{\circ}00'00''$  an arc distance of 171.74 feet to a point of tangency; thence  $N58^{\circ}16'03''W$  543.65 feet to a point of curve; thence on a curve to the left having a radius of 62.00 feet thru a central angle of  $69^{\circ}30'00''$  an arc distance of 75.21 feet to a point of tangency; thence  $S52^{\circ}13'57''W$  714.30 feet to the POINT OF BEGINNING; thence  $S52^{\circ}13'57''W$  500.00 feet; thence  $S37^{\circ}46'03''E$  871.00 feet; thence  $N52^{\circ}13'57''E$  500.00 feet; thence  $N37^{\circ}46'03''W$  871.00 feet to the POINT OF BEGINNING.

Containing 435,500 square feet or 9.997 acres more or less.

Parcel C-2

That portion of the northeast quarter of Section 16, Township 24 North, Range 6 East, W.M., in King County, Washington described as follows:

Commencing at the northeast corner of said subdivision; thence  $S01^{\circ}43'57''W$  along the east line of said subdivision 534.69 feet; thence  $N88^{\circ}16'03''W$  62.00 feet to a point of curve; thence on a curve to the right having a radius of 328.00 feet thru a central angle of  $30^{\circ}00'00''$  an arc distance of 171.74 feet to a point of tangency; thence  $N58^{\circ}16'03''W$  543.65 feet to a point of curve; thence on a curve to the left having a radius of 62.00 feet thru a central angle of  $69^{\circ}30'00''$  an arc distance of 75.21 feet to a point of tangency; thence  $S52^{\circ}13'57''W$  512.30 feet to the POINT OF BEGINNING; thence  $S52^{\circ}13'57''W$  202.00 feet; thence  $S37^{\circ}46'03''E$  202.00 feet to a point on a curve, the center of which bears  $N52^{\circ}13'57''E$  202.00 feet distant; thence northerly on a curve concave to the east thru a central angle of  $90^{\circ}00'00''$  an arc length of 317.30 feet to the POINT OF BEGINNING.

Containing 8756.6 square feet or 0.201 acres more or less.

Parcel C-3

That portion of the north half of the northeast quarter of Section 16, Township 24 North, Range 6 East, W.M., in King County, Washington, described as follows:

Commencing at the northeast corner of said subdivision; thence  $S01^{\circ}43'57''W$  along the east line thereof 534.69 feet; thence  $N88^{\circ}16'03''W$  62.00 feet to a point of curve; thence on a curve to the right having a radius of 328.00 feet thru a central angle of  $30^{\circ}00'00''$  an arc distance of 171.74 feet to a point of tangency; thence  $N58^{\circ}16'03''W$  543.65 feet to a point of curve; thence on a curve to the left having a radius of 62.00 feet thru a central angle of  $58^{\circ}56'18''$  an arc distance of 63.78 feet to the POINT OF BEGINNING; thence continuing along said curve to the left thru a central angle of  $10^{\circ}33'42''$  an arc distance of 11.43 feet to a point of tangency; thence  $S52^{\circ}13'57''W$  415.44 feet; thence  $N01^{\circ}43'57''E$  485.06 feet to the north line of said subdivision; thence  $S88^{\circ}28'36''E$  along said north line 330.00 feet to a point which bears  $N01^{\circ}43'57''E$  from the POINT OF BEGINNING; thence  $S01^{\circ}43'57''W$  215.60 feet to the POINT OF BEGINNING.

Containing 115386.8 square feet or 2.649 acres more or less.

Parcel C-4

That portion of the north half of the northeast quarter of Section 16, Township 24 North, Range 6 East, W.M., in King County, Washington, described as follows:

Commencing at the northeast corner of said subdivision; thence  $S01^{\circ}43'57''W$  along the east line thereof 534.69 feet; thence  $N88^{\circ}16'03''W$  30.00 feet to the westerly margin of 228th Ave. S.E. and the POINT OF BEGINNING; thence continuing  $N88^{\circ}16'03''W$  32.00 feet to a point of curve; thence on a curve to the right having a radius of 328.00 feet thru a central angle of  $30^{\circ}00'00''$  an arc distance of 171.74 feet to a point of tangency; thence  $N58^{\circ}16'03''W$  543.65 feet to a point of curve; thence on a curve to the left having a radius of 62.00 feet thru a central angle of  $01^{\circ}03'42''$  an arc distance of 1.15 feet; thence  $N01^{\circ}43'57''E$  215.81 feet to the north line of said subdivision; thence  $S88^{\circ}28'36''E$  along said north line 667.82 feet to the westerly margin of 228th Ave S.E.; thence  $S01^{\circ}43'57''W$  along said westerly margin 534.58 feet to the POINT OF BEGINNING.

Containing 268862.7 square feet or 6.172 acres more or less.

Pump House Site

South 200 feet of the North 300 feet of the East half of the Northeast quarter of the Northeast quarter of the Southeast quarter of Section 9, Township 24 North, Range 6 East, W.M., in King County, Washington, except the East 30 feet conveyed to King County for road 228th Avenue Southeast by deed recorded under Auditor's File No. 4939948.

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APPENDIX B  
to  
Reciprocal Easement Agreement

The Sisters' property is described as follows:

Parcel 1

That portion of the northeast quarter of Section 16, Township 24 North, Range 6 East, W.M., in King County, Washington, described as follows:

7901030985 Commencing at the northeast corner of said subdivision; thence  $S01^{\circ}43'57''W$  along the east line of said subdivision 534.69 feet; thence  $N88^{\circ}16'03''W$  62.00 feet to a point of curve; thence on a curve to the right having a radius of 328.00 feet thru a central angle of  $30^{\circ}00'00''$  an arc distance of 171.74 feet to a point of tangency; thence  $N58^{\circ}16'03''W$  543.65 feet to a point of curve; thence on a curve to the left having a radius of 62.00 feet thru a central angle of  $69^{\circ}30'00''$  an arc distance of 75.21 feet to a point of tangency; thence  $S52^{\circ}13'57''W$  1214.30 feet to the POINT OF BEGINNING; thence  $S37^{\circ}46'03''E$  871.00 feet; thence  $N52^{\circ}13'57''E$  500.00 feet; thence  $S37^{\circ}46'03''E$  541.55 feet to a point of curve; thence on a curve to the left having a radius of 160.00 feet thru a central angle of  $77^{\circ}43'17''$  an arc distance of 217.04 feet to a point of tangency; thence  $N64^{\circ}30'40''E$  90.86 feet to a point of curve; thence easterly along said curve to the right having a radius of 190.25 feet thru a central angle of  $26^{\circ}18'10''$  an arc distance of 87.34 feet to a point on a curve on the westerly margin of 228th Ave. S.E. as conveyed to King County by deed recorded under Receiving No. 2110210313 records of said county; said point being a point on a curve the center of which bears  $N76^{\circ}39'54''W$  808.00 feet distant; thence southwesterly along said margin and the westerly margin of S.E. 43rd Way along said curve to the right thru a central angle of  $87^{\circ}57'28''$  an arc distance of 1240.40 feet to a point of tangency; thence continuing along said margin by the following courses and distances:  $N78^{\circ}42'26''W$  944.96 feet to a point of curve; thence on a curve to the right having a radius of 1458.00 feet thru a central angle of  $29^{\circ}52'39''$  an arc distance of 760.29 feet to a point of tangency; thence  $N48^{\circ}49'47''W$  61.90 feet to the west line of said subdivision; thence  $N1^{\circ}33'58''E$  along said west line 877.16 feet to a point which bears  $N88^{\circ}12'15''W$  from the POINT OF BEGINNING; thence  $S88^{\circ}12'15''E$  946.18 feet to the POINT OF BEGINNING.

Containing 2,314,970 square feet or 53.1444 acres more or less.

Parcel 2

That portion of the north half of the northeast quarter of Section 16, Township 24 North, Range 6 East, W.M., in King County, Washington, described as follows:

Commencing at the northeast corner of said subdivision; thence  $S01^{\circ}43'57''W$  along the east line of said subdivision 534.69 feet; thence  $N88^{\circ}16'03''W$  62.00 feet to a point of curve; thence on a curve to the right having a radius of 328.00 feet thru a central angle of  $30^{\circ}00'00''$  an arc distance of 171.74 feet to a point of tangency; thence  $N58^{\circ}16'03''W$  543.65 feet to a point of curve; thence on a curve to the left having a radius of 62.00 feet thru a central angle of  $69^{\circ}30'00''$  an arc distance of 75.21 feet to a point of tangency; thence  $S52^{\circ}13'57''W$  415.44 feet to the POINT OF BEGINNING; thence continuing  $S52^{\circ}13'57''W$  798.86 feet; thence  $N88^{\circ}12'15''W$  946.18 feet to the west line of said subdivision; thence  $N01^{\circ}33'58''E$  986.44 feet to the Northwest corner of said subdivision; thence  $S88^{\circ}28'36''E$  along the north line of said subdivision 1565.48 feet to a point which bears  $N01^{\circ}43'57''E$  from the point of beginning; thence  $S01^{\circ}43'57''W$  485.06 feet to the POINT OF BEGINNING.

Containing 1,391,819.4 square feet or 31.952 acres more or less.

Parcel 3

The northeast quarter of the southeast quarter and that portion of the south half of the northeast quarter, all in Section 16, Township 24 North, Range 6 East, W.M., in King County, Washington, lying southerly of the southerly margin of S.E. 43rd Way as conveyed to King County by deed recorded under Receiving Number 7110210313.

EXCEPT the east 30 feet thereof for 229th Ave. S.E.

Containing 2,595,325 square feet or 59.5805 acres more or less.

Parcel 4

The southeast quarter of the southeast quarter of Section 9, Township 24 North, Range 6 East, W.M., in King County, Washington;  
EXCEPT the north 400.00 feet of the east 690.00 feet of said subdivision;  
AND EXCEPT the east 30.00 feet of the remainder conveyed to King County for 228th Ave. Southeast by deed recorded under Auditor's File No. 5012254.

Containing 1,454,490 square feet or 33.3905 acres more or less.

60 Foot Parcel between Parcel C-3 and C-4

That portion of the north half of the northeast quarter of Section 16, Township 24 North, Range 6 East, W.M., in King County, Washington, described as follows:

Commencing at the northeast corner of said subdivision; thence  $S01^{\circ}43'57''W$  along the east line thereof 534.69 feet; thence  $N88^{\circ}16'03''W$  62.00 feet to a point of curve; thence on a curve to the right having a radius of 328.00 feet thru a central angle of  $30^{\circ}00'00''$  an arc distance of 171.74 feet to a point of tangency; thence  $N58^{\circ}16'03''W$  543.65 feet to a point of curve; thence on a curve to the left having a radius of 62.00 feet thru a central angle of  $01^{\circ}03'42''$  an arc distance of 1.15 feet to the POINT OF BEGINNING; thence continuing along said curve to the left thru a central angle of  $57^{\circ}52'36''$  an arc distance of 62.63 feet; thence  $N01^{\circ}43'57''E$  215.60 feet to the north line of said subdivision; thence  $S88^{\circ}28'36''E$  along said north line 60.00 feet to a point which bears  $N01^{\circ}43'57''E$  from the POINT OF BEGINNING; thence  $S01^{\circ}43'57''W$  215.81 feet to the POINT OF BEGINNING.

Containing 12628.451 square feet or 0.2899 acres more or less.

60 Foot Parcel Northerly of Parcel 4

The East 30 feet of the West half of the West half of the Northeast quarter of the Southeast quarter and the West 30 feet of the East half of the West half of the Northeast quarter of the Southeast quarter, all in Section 9, Township 24 North, Range 6 East, W.M., in King County, Washington.

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ppb

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NOTES: THIS IS A COPY OF THE ORIGINAL RECORDING OF THE DEBATE. IT IS NOT A TRANSCRIPTION. THE ORIGINAL RECORDING IS AVAILABLE BY ORDER FROM THE

RECORDS MANAGEMENT TITLE DEPARTMENT OF HEALTH AND HUMAN SERVICES  
202618DN

JAN 3 3 54 PM '79

RECORDED KC RECORDS

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