



**First American Title™**

**First American Title Insurance Company**

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Title Order No.: 4209-4112177  
Customer Ref: 1500 130th Avenue NE, Bellevue, WA  
98005

LIMITED LIABILITY CERTIFICATE  
SCHEDULE A

Effective Date: October 12, 2023 at 8.00 a.m.

Liability:	\$ 5,000.00
Charge:	\$ 350.00
Tax:	\$ 35.88

1. The estate or interest in the land described herein and which is covered by this certificate is:

**FEE SIMPLE**

2. [The estate or interest referred to herein, according to the public records, is at Date of Certificate vested in:](#)

CITY OF BELLEVUE, A WASHINGTON MUNICIPAL CORPORATION, UNDER IMMINENT THREAT OF EXERCISE OF ITS RIGHTS OF EMINENT DOMAIN

3. The land referred to in this certificate is situated in the State of Washington, and described as follows:

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SEE EXHIBIT A ATTACHED

**EXHIBIT A**

Order No.: 4209-4112177

**Legal Description:**

LOT 1, SHORT PLAT NO. 79-13, RECORDED UNDER RECORDING NUMBER [7904040534](#), BEING A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION CONDEMNED UNDER DECREE OF APPROPRIATION FILED JUNE 30, 2017 UNDER KING COUNTY SUPERIOR COURT CASE NO. 16-2-14164-1, RECORDED UNDER RECORDING NO. [20170802000153](#).

**Property Address:**

1500 130th Avenue NE  
Bellevue, WA 98005

**Tax Account Number:**

2825059058

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\*\*\* END OF EXHIBIT A \*\*\*

LIMITED LIABILITY CERTIFICATE  
SCHEDULE B  
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A. GENERAL EXCEPTIONS

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. (A) Unpatented mining claims; (B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof;  
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B) or (C) are shown by the public records; (D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
7. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

B. SPECIAL EXCEPTIONS: As on Schedule B, attached.

SCHEDULE B - continued  
Order No.: 4209-4112177

## SPECIAL EXCEPTIONS:

1. This report is restricted to the use of the addressee, and is not to be used as a basis for closing any transaction affecting title to said property. The liability of the Company is limited to \$5,000.00.
2. Liability, if any, for pro-rata portion of **Real Property** taxes, which are carried on the King County Tax Rolls, as exempt. Tax account no. 2825059058.

The taxes for the current year reflect an exemption. Any curtailment of the exemption may result in an additional amount being due for the current year and for any re-assessment of land and improvement values.

3. Taxes which may be assessed and extended on any subsequent roll for the tax year 2023, with respect to new improvements and the first occupancy which may be included on the regular assessment roll and which are an accruing lien not yet due or payable.
4. Facility Charges, if any, including but not limited to hook-up, or connection charges and latecomer charges for sewer, water and public facilities of City Of Bellevue as disclosed by instrument recorded under recording no. [7711090948](#), [9612200938](#) (Re-Recorded under Recording No. [20111222000589](#) and [20170727001075](#)).
5. Unrecorded leasehold interest and rights of parties in possession disclosed by Owner/Seller Affidavit, and acknowledged in Section 4.2 of the purchase and sale agreement between Kellco LLC and the City of Bellevue, as follows:
  - A) Commercial lease dated November 1, 2019 between Kellco LLC and Kelly's Eastside Wheel & Frame, Inc., a Washington corporation
  - B) License Agreement (Parking Spaces) dated August 13, 2012 between Kellco LLC and EAN Holdings, a Delaware limited liability company (licensee) regarding the use of 20 parking spaces within the property
6. Conditions, notes, easements, provisions and/or encroachments contained or delineated on the face of the ALTA survey by City of Bellevue, dated November 20, 2019, under Job No. 19111 are exceptions to ALTA Extended Owner's/Purchaser Coverage.
7. Easement, including terms and provisions contained therein:

Recorded:	January 24, 1961
Recording Information:	<a href="#">5244610</a>
In Favor Of:	Puget Sound Energy, Inc., a Washington corporation
For:	Electric and/or gas transmission and/or distribution system
8. Easement, including terms and provisions contained therein:

Recorded:	August 8, 1962
Recording Information:	<a href="#">5463584</a>
In Favor Of:	Puget Sound Energy, Inc., a Washington corporation
For:	Electric and/or gas transmission and/or distribution system

9. Any and all offers of dedication, conditions, restrictions, easements, boundary discrepancies or encroachments, notes and/or provisions shown or disclosed by Short Plat or Plat No. 79-13 recorded under recording number [7904040534](#).

10. Special taxes for the year 2023 which have been paid.

Tax Account No.	2825059058
Amount:	\$19.00
Assessed Land Value:	\$0.00
Assessed Improvement Value:	\$0.00

NOTE: We find no outstanding voluntary liens of record affecting subject property. An inquiry should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any security interest in the subject property.

\*\*\* END OF SCHEDULE B \*\*\*

NOTES:

Limitation of Liability for Informational Report

**IMPORTANT - READ CAREFULLY:** THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN TITLE INSURANCE COMPANY'S PRIOR WRITTEN CONSENT. FIRST AMERICAN TITLE INSURANCE COMPANY DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN TITLE INSURANCE COMPANY'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN TITLE INSURANCE COMPANY WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN TITLE INSURANCE COMPANY MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.

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