

Appellant's Exhibit 26

(as referenced in June 30, 2017

Appellant WPDC Cleveland LLC's Witness and Exhibit List)

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FILED
KING COUNTY, WASHINGTON
AUG 21 2009
SUPERIOR COURT CLERK
BY: Amya Ghanaie
DEPUTY

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

RAIN CITY DEVELOPMENT, LLC, a
Washington limited liability company,

Plaintiff,

vs.

SHILLA INCORPORATED, a Washington
corporation, PACIFIC UNION BANK, HANMI
BANK,

Defendant.

NO. 09-2-03962-3SEA

**JUDGMENT QUIETING TITLE AND
GRANTING EASEMENT**

THIS MATTER. having come on regularly for hearing upon motion of plaintiff for entry of judgment quieting title by default; the plaintiff being represented by Thomas G. Krilich. and defendant Shilla Incorporated being represented after default by attorney Scott Scher, and the Court, having heretofore entered its Findings of Fact and Conclusions of Law, and being fully advised in the premises; now, therefore, it is hereby

ORDERED, ADJUDGED AND DECREED that plaintiff Rain City Development, LLC be and it is hereby awarded title to that certain real property in King County legally described as:

THAT PORTION OF LOTS 1, 2, BLOCK 6, TOWN OF REDMOND, ACCORDING TO THE PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 74, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

JUDGMENT QUIETING TITLE
AND GRANTING EASEMENT - 1

Krilich, La Porte,
West & Lockner, P.S.
524 Tacoma Avenue South
Tacoma, Washington 98402
(253) 383-6704

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BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE N 01°04'45" E 63.76 FEET; THENCE N 69°08'36" W 4.64 FEET; THENCE N 01°04'45" E 1.23 FEET; THENCE N 69°18'28" W 33.71 FEET; THENCE S 24°59'09" W 59.67 FEET; THENCE S 69°14'29" E 4.63 FEET; THENCE S 20°51'24" W 1.56 FEET; THENCE S 69°08'36" E 60.00 FEET TO THE POINT OF BEGINNING.

the title to which legally described property is hereby quieted in favor of plaintiff against the interest of defendants or anyone claiming by, through or under defendants. It is further

ORDERED, ADJUDGED AND DECREED that the plaintiff Rain City Development, LLC is hereby granted a perpetual, non-exclusive easement for ingress and egress for the limited purpose of maintaining and/or repairing plaintiff's building.

The said easement shall run with the land and is hereby described as follows:

AN EASEMENT OVER THAT PORTION OF LOTS 1 & 2, BLOCK 6, TOWN OF REDMOND, ACCORDING TO THE PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 74, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE N 01°04'45" E 63.76 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 01°04'45" E 6.56 FEET; THENCE N 69°18'28" W 41.20 FEET; THENCE S 24°59'09" W 66.22 FEET TO THE SOUTHLINE OF SAID LOT 2; THENCE S 69°08'36" E 9.76 FEET; THENCE N 20°51'24" E 1.56 FEET; THENCE N 69°14'29" W 4.63 FEET; THENCE N 24°59'09" E 59.67 FEET; THENCE S 69°18'28" E 33.71 FEET; THENCE S 01°02'20" W 1.23 FEET; THENCE S 69°08'36" E 4.64 FEET TO THE TRUE POINT OF BEGINNING.

When not used by plaintiff for the limited purpose of maintaining and/or repairing plaintiff's building, defendant may use the easement for any legal purpose allowed by law.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that plaintiff' Rain City Development, LLC's property, King County Tax Parcel No. 719880-0086-07, shall hereafter be legally described as:

JUDGMENT QUIETING TITLE AND GRANTING EASEMENT - 2

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THAT PORTION OF LOTS 1, 2, BLOCK 6, TOWN OF REDMOND, ACCORDING TO THE PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 74, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE N 01°04'45" E 63.76 FEET; THENCE N 69°08'36" W 4.64 FEET; THENCE N 01°04'45" E 1.23 FEET; THENCE N 69°18'28" W 33.71 FEET; THENCE S 24°59'09" W 59.67 FEET; THENCE S 69°14'29" E 4.63 FEET; THENCE S 20°51'24" W 1.56 FEET; THENCE S 69°08'36" E 60.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE LIMITED PURPOSE OF MAINTAINING AND REPAIRING PLAINTIFF'S BUILDING, WHICH EASEMENT IS DESCRIBED AS:

AN EASEMENT OVER THAT PORTION OF LOTS 1 & 2, BLOCK 6, TOWN OF REDMOND, ACCORDING TO THE PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 74, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE N 01°04'45" E 63.76 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 01°04'45" E 6.56 FEET; THENCE N 69°18'28" W 41.20 FEET; THENCE S 24°59'09" W 66.22 FEET TO THE SOUTHLINE OF SAID LOT 2; THENCE S 69°08'36" E 9.76 FEET; THENCE N 20°51'24" E 1.56 FEET; THENCE N 69°14'29" W 4.63 FEET; THENCE N 24°59'09" E 59.67 FEET; THENCE S 69°18'28" E 33.71 FEET; THENCE S 01°02'20" W 1.23 FEET; THENCE S 69°08'36" E 4.64 FEET TO THE TRUE POINT OF BEGINNING.

When not used by plaintiff for the limited purpose of maintaining and/or repairing plaintiff's building, defendant may use the easement for any legal purpose allowed by law.

IT IS FURTHER ORDERED that defendant Shilla Incorporated's property, King County Tax Parcel No. 7198800-0085-08, shall hereafter be described as follows:

THAT PORTION OF LOTS 1, 2 & 3, BLOCK 6, TOWN OF REDMOND, ACCORDING TO THE PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 74, IN KING COUNTY, WASHINGTON.

EXCEPT THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE N 01°04'45" E 63.76 FEET; THENCE N 69°08'36" W 4.64 FEET; THENCE N 01°04'45" E 1.23 FEET; THENCE N 69°18'28" W 33.71 FEET; THENCE S 24°59'09" W 59.67 FEET; THENCE S 69°14'29" E 4.63 FEET; THENCE S

JUDGMENT QUIETING TITLE
AND GRANTING EASEMENT - 3

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20°51'24" W 1.56 FEET; THENCE S 69°08'36" E 60.00 FEET TO THE POINT OF BEGINNING.

AND SUBJECT TO A PERPETUAL, NON-EXCLUSIVE EASEMENT IN FAVOR OF RAIN CITY DEVELOPMENT, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AND ITS SUCCESSORS AND ASSIGNS, WHICH EASEMENT IS DESCRIBED AS FOLLOWS:

AN EASEMENT OVER THAT PORTION OF LOTS 1 & 2, BLOCK 6, TOWN OF REDMOND, ACCORDING TO THE PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 74, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

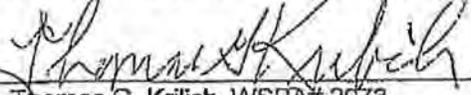
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE N 01°04'45" E 63.76 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 01°04'45" E 6.56 FEET; THENCE N 69°18'28" W 41.20 FEET; THENCE S 24°59'09" W 66.22 FEET TO THE SOUTHLINE OF SAID LOT 2; THENCE S 69°08'36" E 9.76 FEET; THENCE N 20°51'24" E 1.56 FEET; THENCE N 69°14'29" W 4.63 FEET; THENCE N 24°59'09" E 59.67 FEET; THENCE S 69°18'28" E 33.71 FEET; THENCE S 01°02'20" W 1.23 FEET; THENCE S 69°08'36" E 4.64 FEET TO THE TRUE POINT OF BEGINNING.

When not used by plaintiff for the limited purpose of maintaining and/or repairing plaintiff's building, defendant may use the easement for any legal purpose allowed by law.

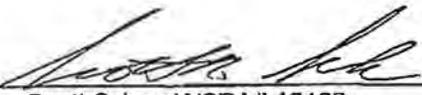
DONE IN OPEN COURT this 19th day of August, 2009.


JUDGE/COMMISSIONER

PRESENTED BY:
KRILICH LA PORTE WEST & LOCKNER, PS

By 
Thomas G. Krilich, WSBA# 2973
Attorney for Plaintiff

APPROVED AS TO FORM AND NOTICE
OF PRESENTMENT WAIVED BY:
STERNBERG, THOMPSON, OKRENT & SCHER PLLC

By 
Scott Scher, WSBA# 18168
Attorney for Defendant Shilla Incorporated

JUDGMENT QUIETING TITLE
AND GRANTING EASEMENT - 4

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