

Appellant's Exhibit 34

(as referenced in June 30, 2017

Appellant WPDC Cleveland LLC's Witness and Exhibit List)

King County Parcel Information



Fidelity National Title
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Parcel Information

Parcel #: **7198800085**
Site Address: 16390 Cleveland St
Redmond WA 98052
Owner: Andorra Ventures LLC
16390 Cleveland St
Redmond WA 98052
Twn/Range/Section: T: 25N R: 05E S: 11 Q: NE
Parcel Size: 0.0721 Acres (3,140 Sq Ft)
Plat/Subdivision: Redmond Town Of
Plat Volume/Page: 7/ 74
Lot: 1 Block: 6
Document #: 20161115001803
Census Tract/Block: 032309/2035
Waterfront Access: No
Levy Code: 2020
Levy Rate: 9.55466 (2017)
Total Land Value: \$329,700
Total Impr Value: \$23,500
Total Value: \$353,200
Taxable Value: \$353,200



Tax Information

Tax Year	Annual Tax
2017	\$3,387.11
2016	\$3,063.59
2015	\$2,973.91

Legal

Lot: 1 Block: 6 Desc: REDMOND TOWN OF S 60 FT TGW POR LOTS 1 & 2
BLOCK 6 SD ADD PER KC COURT CASE# 09-2-03962-3SEA REC# 20

Land

Land Use: 195 - Warehouse
Zoning: Redmond-OT - Old Town
Watershed: 1711001203 - Middle Sammamish River

School District: Lake Washington
View:
Neighborhood: 90-50

Map Grid: 537-C4
Water: PUBLIC
Sewer: PUBLIC

Improvement

Year Built: 1956 (1956 eff.)
Stories: 1
Full Baths: 0
Fin Sq Ft: 2,760
Buildings: 1
Garage Sq Ft: 0
Deck Sq Ft: 0

Total Units: 0
Bedrooms: 0
3/4 Baths: 0
Bsmt Fin/Unfin: 0/0
Condition:
Carport Sq Ft: 0
Porch Sq Ft: 0

Building Name: STORAGE BLDG
Bathrooms: 0.00
Half Baths: 0
Basement Desc:
FirePlace: 0
Heat: -NO HEAT
Patio Sq Ft: 0

Commercial Improvement

Use Code: 406 - STORAGE WAREHOUSE (406)
Complete %: 100

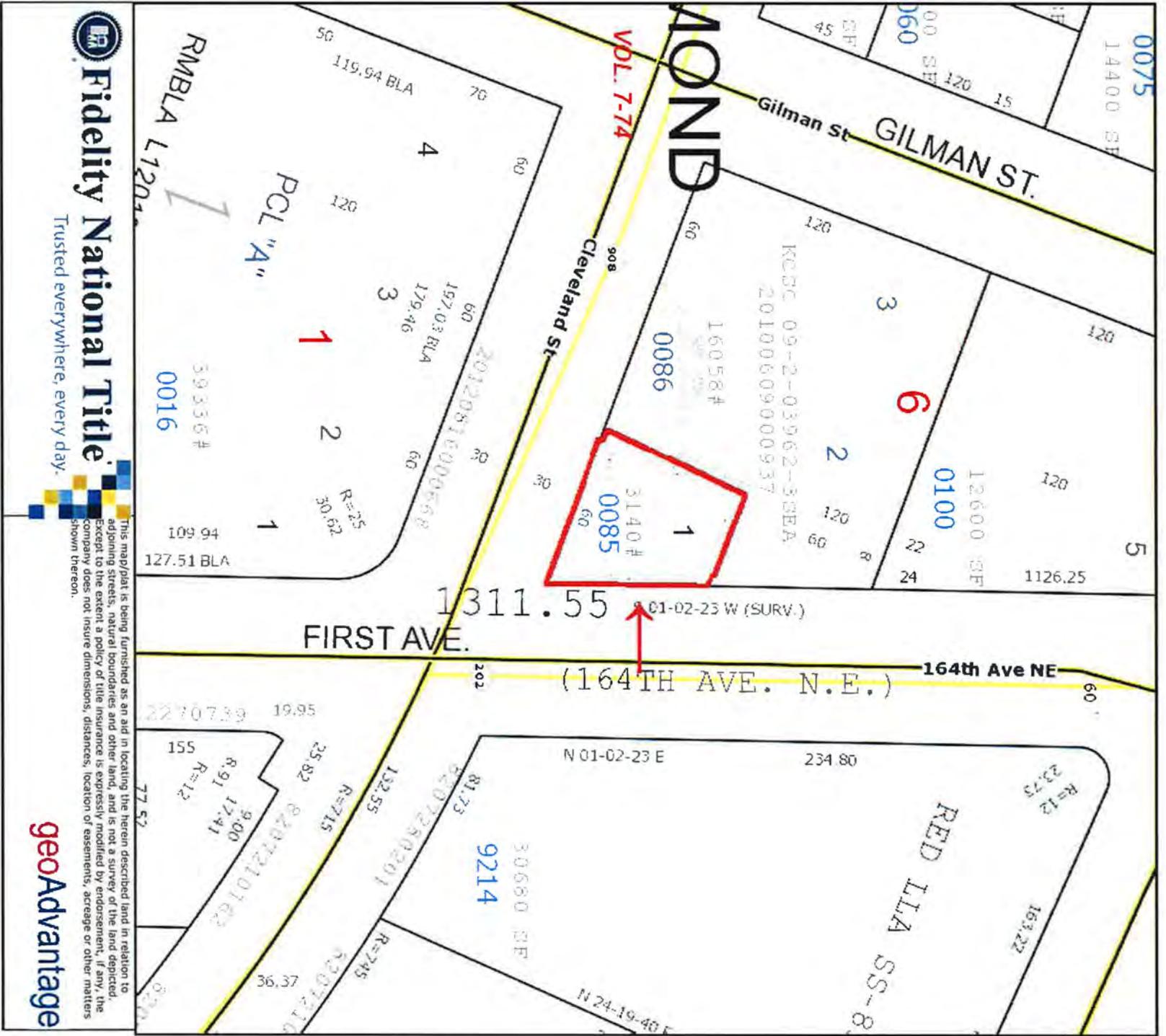
Sq Ft: 2,760
Construction: MASONRY

Transfer Information

Rec. Date: 11/15/16 Sale Price: \$800,000
Owner: ANDORRA VENTURES LLC
Orig. Loan Amt: \$585,000
Finance Type: Loan Type:

Doc Num: 20161115001803 Doc Type: Warranty Deed
Grantor: RAIN CITY DEV LLC
Title Co: FIDELITY NATIONAL FIN'L
Lender: KESSINGER CMNTY PROP TR (CT)

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



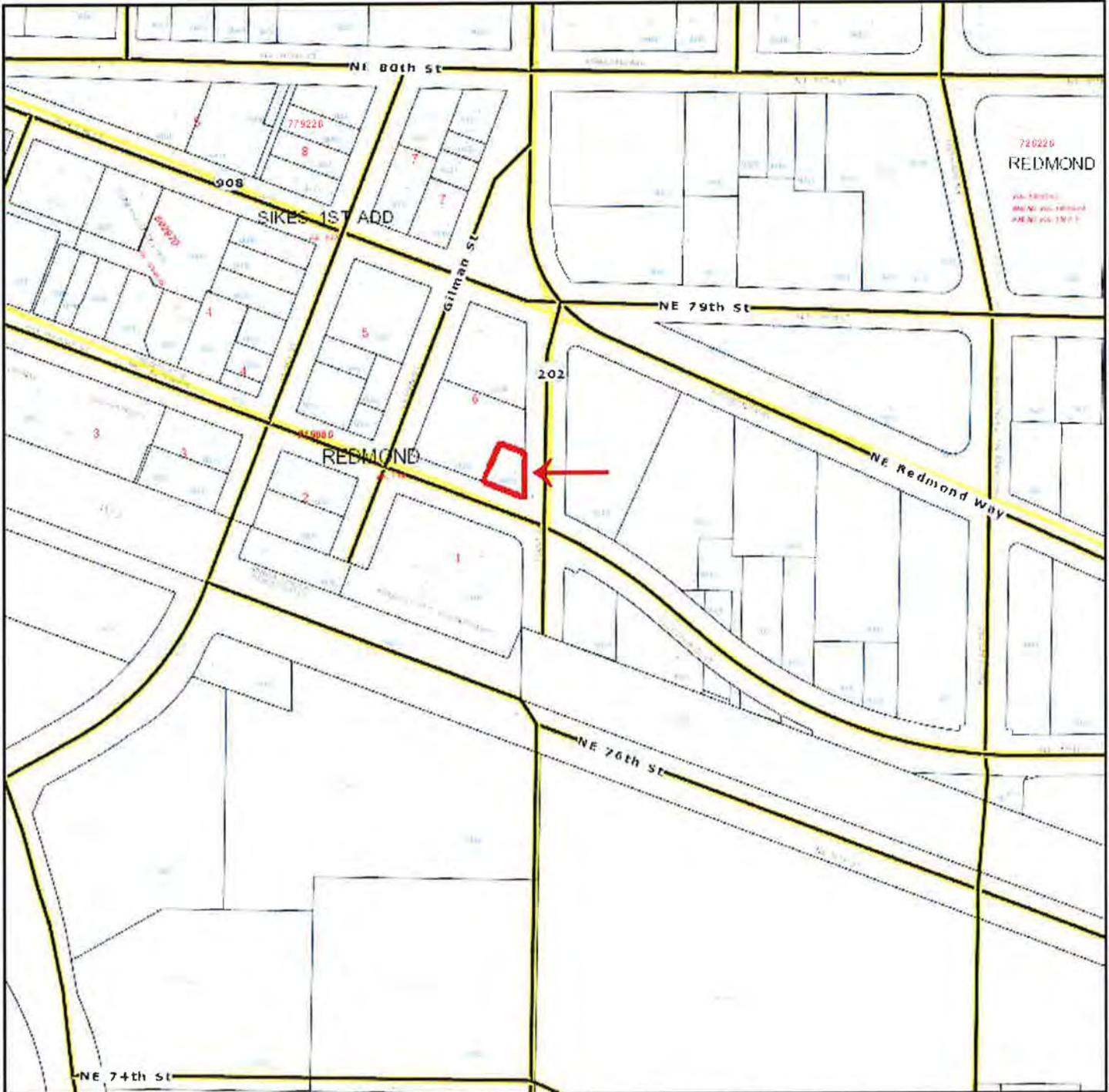
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This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown hereon.

geoAdvantage



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geoAdvantage

Fidelity National Title
611131538 2/15
When recorded return to:
Andorra Ventures, LLC
16390 Cleveland Street
Redmond, WA 98052



20161115001803

FIDELITY NATIO LD 74.00
PAGE-001 OF 002
11/15/2016 18:18
KING COUNTY, WA

E2834200

11/15/2016 16:12
KING COUNTY, WA
TAX \$14,245.00
SALE \$800,000.00

PAGE-001 OF 001

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rain City Development, LLC, a Washington Limited Liability Company, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Andorra Ventures, LLC, a Delaware Limited Liability Company, the following described real estate, situated in the County of King, State of Washington:

That portion of Lots 1 and 2, Block 6, Town Of Redmond, according to the plat thereof, 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 North 01°04'45" East 63.76 feet; Thence North 69°08'36" West 4.64 feet; Thence North 01°04'45" East 1.23 feet; Thence North 69°18'28" West 33.71 feet; Thence South 24°59'09" West 59.67 feet; Thence South 69°14'29" East 4.63 feet; Thence South 20°51'24" West 1.56 feet; Thence South 69°08'36" East 60.00 feet to the point of beginning; TOGETHER WITH a non-exclusive easement for ingress and egress for the limited purpose of maintaining and repairing building, described as follows: Beginning at the Southeast corner of said Lot 1; Thence North 01°04'45" East 63.76 feet to the true point of beginning; Thence North 01°04'45" 6.56 feet; Thence North 69°18'28" West 41.20 feet; Thence South 24°59'09" West 66.22 feet to the South line of said Lot 2; Thence South 69°08'36" East 9.76 feet; Thence North 20°51'24" East 1.56 feet; Thence North 69°14'29" West 4.63 feet; Thence North 24°59'09" East 59.67 feet; Thence South 69°18'28" East 33.71 feet; Thence South 01°02'20" West 1.23 feet; Thence South 69°08'36" East 4.64 feet to the true point of beginning.

Tax Parcel Number(s): 719880-0085

Dated: November 2, 2016

Rain City Development, LLC

Eric James Hansen, Member

Shelli Linn Dean, Member

LPB 10-05(r)
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STATE OF Washington

ss.

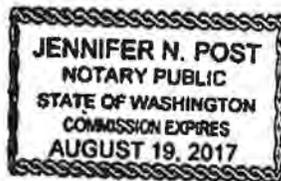
COUNTY OF King

I certify that I know or have satisfactory evidence that Eric James Hansen Shelli Linn Dean is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he is/she is/they are authorized to execute the instrument and acknowledge it as the Member Shelli Linn Dean, Member of Rain City Development, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: November 15, 2016



Notary name printed or typed: Jennifer N. Post
Notary Public in and for the State of Wa
Residing at Granite Falls
My appointment expires: 8/19/17



LPB 10-05(r)
Page 2 of 2

Exhibit A

That portion of Lots 1 and 2, Block 6, Town Of Redmond, according to the plat thereof, 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 North $01^{\circ}04'45''$ East 63.76 feet; Thence North $69^{\circ}08'36''$ West 4.64 feet; Thence North $01^{\circ}04'45''$ East 1.23 feet; Thence North $69^{\circ}18'28''$ West 33.71 feet; Thence South $24^{\circ}59'09''$ West 59.67 feet; Thence South $69^{\circ}14'29''$ East 4.63 feet; Thence South $20^{\circ}51'24''$ West 1.56 feet; Thence South $69^{\circ}08'36''$ East 60.00 feet to the point of beginning; TOGETHER WITH a non-exclusive easement for ingress and egress for the limited purpose of maintaining and repairing building, described as follows: Beginning at the Southeast corner of said Lot 1; Thence North $01^{\circ}04'45''$ East 63.76 feet to the true point of beginning; Thence North $01^{\circ}04'45''$ 6.56 feet; Thence North $69^{\circ}18'28''$ West 41.20 feet; Thence South $24^{\circ}59'09''$ West 66.22 feet to the South line of said Lot 2; Thence South $69^{\circ}08'36''$ East 9.76 feet; Thence North $20^{\circ}51'24''$ East 1.56 feet; Thence North $69^{\circ}14'29''$ West 4.63 feet; Thence North $24^{\circ}59'09''$ East 59.67 feet; Thence South $69^{\circ}18'28''$ East 33.71 feet; Thence South $01^{\circ}02'20''$ West 1.23 feet; Thence South $69^{\circ}08'36''$ East 4.64 feet to the true point of beginning.

Note: The legal description above has been copied from the last vesting deed. The legal may change after a complete title examination and issuance of title commitment. For a warranted legal description, please refer to Exhibit A in your title commitment. Subject to easements, restrictions and reservations of record, if any, affecting title, which may appear in public record, including those shown on any recorded plat or survey.