

Exhibit A

Legal Description and Vesting of Exchange Property

For APN/Parcel ID(s): 142604-9014-05

THAT PORTION OF GOVERNMENT LOT 4 IN SECTION 14, TOWNSHIP 26 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, LYING NORTH OF A LINE DRAWN EAST AND WEST, EQUIDISTANT BETWEEN THE NORTH AND SOUTH LINES OF THE SOUTH TWO-THIRDS OF THE SOUTH 24.75 ACRES OF SAID LOT 4;

TOGETHER WITH ALL THE SECOND CLASS SHORELANDS IN FRONT OF, ABUTTING UPON OR ADJOINING THE ABOVE DESCRIBED TRACT OF LAND, IN KING COUNTY, WASHINGTON;

ALSO, AN EASEMENT FOR INGRESS, EGRESS DRAINAGE AND UTILITIES OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED TRACTS: THE WEST 60.00 FEET OF THE NORTH ONE-THIRD OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 26 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

TOGETHER WITH THE WEST 60.00 FEET OF THE SOUTH 60.00 FEET OF THE SOUTH ONE-THIRD OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 14;

ALSO, A RIGHT OF WAY 20 FEET WIDE, DIRECTLY CONNECTING THE SOUTHWEST CORNER OF THE TRACT IN THE SOUTHEAST QUARTER OF SAID SECTION 14, ABOVE MENTIONED, WITH THE NORTHEAST CORNER OF THE ABOVE MENTIONED TRACT IN SAID GOVERNMENT LOT 4.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

ABBREVIATED LEGAL:
PTN GOVT LOT 4, 14-26-4

Vesting

MAGIL KENMORE LLC,
a Washington limited liability company
Elwin Magill, Manager

Kathryn T. Coberly
Donald Magill
Cassiana Magill
Christine Schaer-Cleveland
Mary Elizabeth Wanzer
Mary Jane McDonald

Exhibit B

**Legal Description of State Property
(leasehold)**

Legal Description

The legal description from the First American Title Insurance Company (March 3, 2016) is as follows:

PARCEL A:

THE SOUTH 1/3 OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;

AND THAT PORTION OF GOVERNMENT LOT 4 OF SAID SECTION 14, LYING SOUTH OF A LINE DRAWN EAST AND WEST EQUIDISTANT BETWEEN THE NORTH AND SOUTH LINES OF THE SOUTH TWO-THIRDS OF THE SOUTH 24.75 ACRES OF SAID GOVERNMENT LOT 4;

TOGETHER WITH ALL SECOND-CLASS SHORELANDS ADJACENT THERETO.

PARCEL B:

THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION THEREOF WITHIN THE PLAT OF JUANITA POINT DIVISION NO. 3, ACCORDING TO THE PLAT RECORDED IN VOLUME 31 OF PLATS AT PAGE 38, IN KING COUNTY, WASHINGTON;

(ALSO KNOWN AS LOTS 1 AND 2 OF WIGHT'S LAKE FRONT ACRE TRACTS, UNRECORDED);

TOGETHER WITH ALL OF GOVERNMENT LOTS 1 AND 2 IN SAID SECTION 23;

TOGETHER WITH ALL SECOND-CLASS SHORELANDS ADJACENT THERETO;

EXCEPT FROM SAID GOVERNMENT LOT 2 AND ADJACENT SECOND-CLASS SHORELANDS THAT PORTION OF THE SOUTH 14.88 FEET THEREOF LYING SOUTH OF A PROPERTY LINE AS DEFINED IN DOCUMENT NO. 7510010621, RECORDS OF KING COUNTY, WASHINGTON;

AND EXCEPT ANY PORTION OF SAID SECTION 23 LYING WITHIN N.E. 141ST STREET;

TOGETHER WITH THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, WHICH LIES WEST OF JULIA BLINN ROAD;

AND EXCEPT ANY PORTION OF SAID SECTION 23 LYING WITHIN N.E. 141ST STREET;

AND EXCEPT THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 24, THENCE SOUTH 89°24'05" EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 933.83 FEET TO THE SOUTHWESTERLY MARGIN OF JUANITA DRIVE N.E. (KENMORE-JUANITA ROAD NO. 2602);

THENCE SOUTH 29°19'28" EAST ALONG SAID SOUTHWESTERLY MARGIN A DISTANCE OF 76.37 FEET TO A POINT DESIGNATED AS POINT "A" FOR THE PURPOSES OF THIS DESCRIPTION;

THENCE CONTINUING SOUTH 29°19'28" EAST ALONG SAID SOUTHWESTERLY MARGIN A DISTANCE OF 100.38 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING SOUTH 29°19'28" EAST ALONG SAID SOUTHWESTERLY MARGIN A DISTANCE OF 285.35 FEET TO A POINT OF A CURVE;

THENCE SOUTHEASTERLY CONTINUING ALONG SAID
SOUTHWESTERLY MARGIN ALONG THE ARC OF A CURVE TO THE
RIGHT, SAID CURVE HAVING A RADIUS OF 925.37 FEET THROUGH
A CENTRAL ANGLE OF 18°00'00" A DISTANCE OF 290.71 FEET;

THENCE SOUTH 11°19'28" EAST CONTINUING ALONG SAID
SOUTHWESTERLY MARGIN A DISTANCE OF 55.60 FEET;

THENCE SOUTH 78°40'32" WEST A DISTANCE OF 524.10 FEET;

THENCE SOUTH 21°28'40" EAST A DISTANCE OF 98.71 FEET;

THENCE SOUTH 19°27'10" WEST A DISTANCE OF 898.00 FEET;

THENCE SOUTH 56°20'10" WEST A DISTANCE OF 61.00 FEET;

THENCE NORTH 31°16'50" WEST A DISTANCE OF 101.00 FEET;

THENCE NORTH 53°36'40" WEST A DISTANCE OF 350.00 FEET;

THENCE SOUTH 85°22'30" WEST A DISTANCE OF 62.00 FEET;

THENCE SOUTH 16°50'30" WEST A DISTANCE OF 139.00 FEET;

THENCE SOUTH 79°47'00" WEST A DISTANCE OF 208.00 FEET;

THENCE SOUTH 23°20'20" WEST A DISTANCE OF 234.00 FEET;

THENCE WEST A DISTANCE OF 130.00 FEET;

THENCE NORTH 46°52'20" WEST A DISTANCE OF 103.00 FEET;

THENCE NORTH 22°36'00" WEST A DISTANCE OF 265.00 FEET;

THENCE NORTH 05°14'40" WEST A DISTANCE OF 382.00 FEET;

THENCE NORTH 06°23'40" EAST A DISTANCE OF 470.00 FEET;

THENCE NORTH 34°18'40" EAST A DISTANCE 467.32 FEET;

THENCE SOUTH 55°41'20" EAST A DISTANCE OF 130.00 FEET;

THENCE NORTH 34°18'40" EAST A DISTANCE OF 360.00 FEET TO A
POINT OF CURVE;

THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 90.00 FEET THROUGH A CENTRAL ANGLE OF 69°41'20" A DISTANCE OF 109.47 FEET;

THENCE SOUTH 76°00'00" EAST A DISTANCE OF 492.15 FEET TO A POINT OF CURVE;

THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 580.00 FEET THROUGH A CENTRAL ANGLE OF 38°21'30" A DISTANCE OF 388.30 FEET;

THENCE NORTH 65°38'30" EAST A DISTANCE OF 149.32 FEET TO THE TRUE POINT OF BEGINNING.

Situate in the Kenmore city limits, King County, Washington

AFN 0263000015

Exhibit B-1
Leasehold Illustration

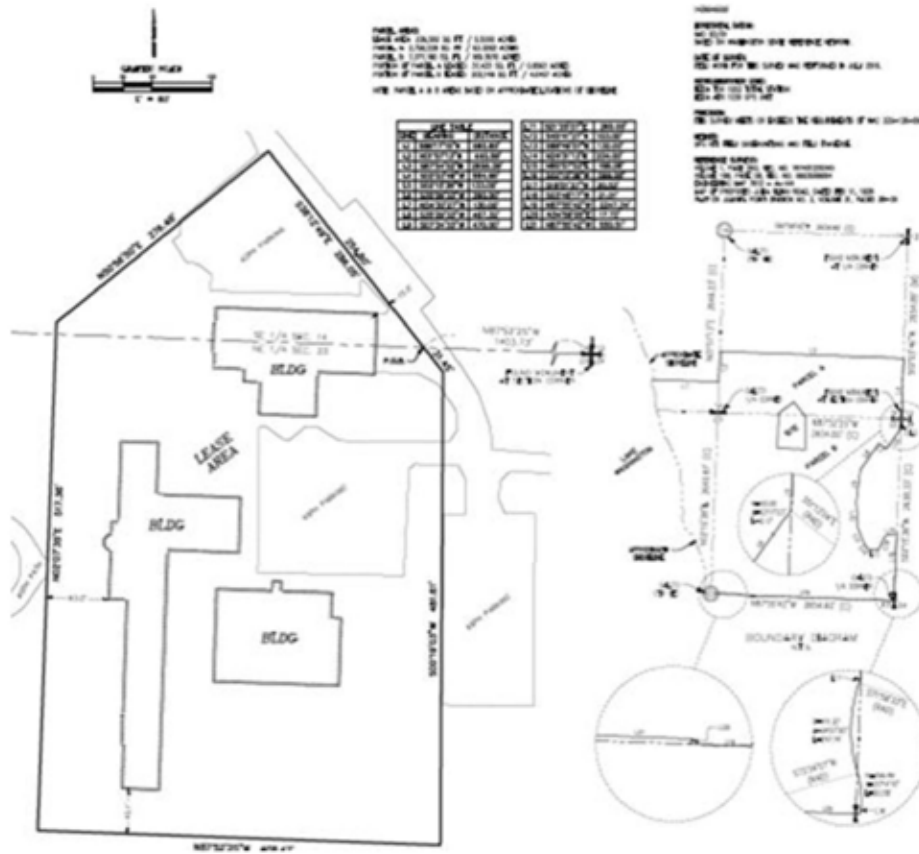


Exhibit C

Lease

1383790.07

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Exhibit D

Form of Bargain and Sale Deed

AFTER RECORDING RETURN TO:

Washington State Parks and Recreation Commission

Attn: _____

Title of Document: Bargain and Sale Deed

Grantors: Magill Kenmore LLC, Kathryn Coberly, Donald Magill, Cassiana Magill,
Mary Jane McDonald, Christine Schaer-Cleveland, and Mary Elizabeth
Wanzer

Grantee: State of Washington, Parks and Recreation Commission

Abbreviated

Legal Description: [TBD]
(See Exhibit A for full legal description)

Assessor's Property

Tax Parcel Nos.: 142604-9014

BARGAIN AND SALE DEED

THE GRANTORS, MAGILL KENMORE LLC, a Washington limited liability company, Kathryn Coberly, as her separate estate, Donald Andrew Magill, as his separate estate, Cassiana Ida Magill, as her separate estate, Mary Jane McDonald, as her separate estate, Christine Schaer-Cleveland, as her separate estate, and Mary Elizabeth Wanzer, as her separate estate, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid, bargains, sells and conveys to the STATE OF WASHINGTON, acting by and through the WASHINGTON STATE PARKS AND RECREATION COMMISSION, a Washington municipal corporation, the real estate legally described on **Exhibit A** attached hereto and by this reference made a part hereof.

TOGETHER WITH all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

SUBJECT TO those liens, charges and encumbrances described on **Exhibit B** attached hereto and incorporated herein by this reference.

Dated this ____ day of _____, ____.

GRANTORS:

MAGILL KENMORE LLC,
a Washington limited liability company

Elwin Magill, Manager

Kathryn Coberly

Donald Magill

Cassiana Magill

Mary Jane McDonald

Christine Schaer-Cleveland

Mary Elizabeth Wanzer

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1383790.07

STATE OF _____)
) ss.
COUNTY OF _____)

I certify that I know or have satisfactory evidence that Elwin Magill is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Manager of MAGILL KENMORE LLC, a Washington limited liability company, to be the free and voluntary act of such corporation for the uses and purposes mentioned in the instrument.

WITNESS my hand and official seal hereto affixed this ____ day of _____, _____.

(Signature of Notary)

(Print or stamp name of Notary)
NOTARY PUBLIC in and for the State
of Washington
My Appointment Expires: _____.

[Seal or Stamp]

STATE OF _____)
) ss.
COUNTY OF _____)

I certify that I know or have satisfactory evidence that Kathryn Coberly is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

WITNESS my hand and official seal hereto affixed this ____ day of _____, _____.

(Signature of Notary)

(Print or stamp name of Notary)
NOTARY PUBLIC in and for the State
of Washington
My Appointment Expires: _____.

[Seal or Stamp]

STATE OF _____)
) ss.
COUNTY OF _____)

I certify that I know or have satisfactory evidence that Donald Andrew Magill is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

WITNESS my hand and official seal hereto affixed this ____ day of _____, _____.

(Signature of Notary)

(Print or stamp name of Notary)
NOTARY PUBLIC in and for the State
of Washington
My Appointment Expires: _____.

[Seal or Stamp]

STATE OF _____)
) ss.
COUNTY OF _____)

I certify that I know or have satisfactory evidence that Cassiana Ida Magill is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

WITNESS my hand and official seal hereto affixed this ____ day of _____, _____.

(Signature of Notary)

(Print or stamp name of Notary)
NOTARY PUBLIC in and for the State
of Washington
My Appointment Expires: _____.

[Seal or Stamp]

STATE OF _____)
) ss.
COUNTY OF _____)

I certify that I know or have satisfactory evidence that Mary Jane McDonald is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

WITNESS my hand and official seal hereto affixed this ____ day of _____, _____.

(Signature of Notary)

(Print or stamp name of Notary)
NOTARY PUBLIC in and for the State
of Washington
My Appointment Expires: _____.

[Seal or Stamp]

STATE OF _____)
) ss.
COUNTY OF _____)

I certify that I know or have satisfactory evidence that Christine Schaer-Cleveland is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

WITNESS my hand and official seal hereto affixed this ____ day of _____, _____.

(Signature of Notary)

(Print or stamp name of Notary)
NOTARY PUBLIC in and for the State
of Washington
My Appointment Expires: _____.

[Seal or Stamp]

STATE OF _____)
) ss.
COUNTY OF _____)

I certify that I know or have satisfactory evidence that Mary Elizabeth Wanzer is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

WITNESS my hand and official seal hereto affixed this ____ day of _____, _____.

(Signature of Notary)

(Print or stamp name of Notary)
NOTARY PUBLIC in and for the State
of Washington
My Appointment Expires: _____.

[Seal or Stamp]

**Exhibit A to Deed
Legal Description of Property**

For APN/Parcel ID(s): 142604-9014-05

THAT PORTION OF GOVERNMENT LOT 4 IN SECTION 14, TOWNSHIP 26 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, LYING NORTH OF A LINE DRAWN EAST AND WEST, EQUIDISTANT BETWEEN THE NORTH AND SOUTH LINES OF THE SOUTH TWO-THIRDS OF THE SOUTH 24.75 ACRES OF SAID LOT 4;

TOGETHER WITH ALL THE SECOND CLASS SHORELANDS IN FRONT OF, ABUTTING UPON OR ADJOINING THE ABOVE DESCRIBED TRACT OF LAND, IN KING COUNTY, WASHINGTON;

ALSO, AN EASEMENT FOR INGRESS, EGRESS DRAINAGE AND UTILITIES OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED TRACTS: THE WEST 60.00 FEET OF THE NORTH ONE-THIRD OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 26 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

TOGETHER WITH THE WEST 60.00 FEET OF THE SOUTH 60.00 FEET OF THE SOUTH ONE-THIRD OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 14;

ALSO, A RIGHT OF WAY 20 FEET WIDE, DIRECTLY CONNECTING THE SOUTHWEST CORNER OF THE TRACT IN THE SOUTHEAST QUARTER OF SAID SECTION 14, ABOVE MENTIONED, WITH THE NORTHEAST CORNER OF THE ABOVE MENTIONED TRACT IN SAID GOVERNMENT LOT 4.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

ABBREVIATED LEGAL:
PTN GOVT LOT 4. 14-26-4

**Exhibit B to Deed
Permitted Exceptions**

SPECIAL EXCEPTIONS

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: 807624
2. Terms and conditions of Notice of Adoption of Sewer and Water Facilities Charges, recorded under Recording Number 9207300895.
3. Question of location of lateral boundaries of said second class tidelands or shorelands.
4. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.
5. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.