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CAPITAL PROJECTS

December 1, 2004

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SUBJECT: Title Opinion – Projected Site of Regional Biocontainment Lab
RFA No. RFA-AI-04-032
Catalogue of Federal Domestic Assistance No.s 93.856, NIH Construction

Herein is a statement of title to the real property of the University of Washington for the proposed Regional Biocontainment Lab, for the purpose of your application to NIH through the National Institute of Regional Biocontainment, Allergy & Infections Diseases Laboratory in order to obtain funding for the construction of the proposed building.

1. The University of Washington was organized and exists as an agency of the State of Washington under and by virtue of an act of the legislature of said state entitled "An Act in relation to the establishment and government of the University of the State of Washington," approved March 27, 1890, and appearing on page 395 of the Session Laws of the State of Washington for 1889-90.
2. The subject property is a portion of the University's Seattle Campus, and was acquired in multiple parcels over a period of years from 1958 to 1982. Deeds for such parcels are within the Southerly portion of Block 35, Brooklyn Addition to the City of Seattle according to plat recorded in Volume 7 of plats, page 32, in King County, Washington.
3. By the provisions of RCW 28B.20.130(1), as amended, the Board of Regents of the University of Washington has "full control of the University and its property of various kinds," including real property as described above.
4. By virtue of the Statutory acts and deed aforesaid, a fee simple estate was acquired and since has been continuously held to date hercof, for the use and benefit of the University of Washington, subject only to certain easements and rights-of-way which are not here material to be set forth as the same do not affect the real property or the improvements thereon for which the application is made.
5. The University of Washington has good and valid title to the aforementioned property and improvements thereon, free and clear of any pre-existing mortgages, deeds of trust, leases, liens or other encumbrances which would affect the value or usefulness of the real property or its improvements for the purpose intended in the application.

This statement of opinion of title is made herein as a duly qualified attorney licensed to practice in the State of Washington and as the Director of Real Estate of the University of Washington, authorized to make such a statement regarding the site and building of the Regional Biocontainment Lab.



Jeannette L. Henderson
Director of Real Estate