

ORDINANCE O-4754

AN ORDINANCE OF THE CITY OF KIRKLAND AUTHORIZING AND PROVIDING FOR THE ACQUISITION OF INTERESTS IN LAND FOR THE PURPOSE OF CONSTRUCTION OF THE 124TH AVENUE NE ROADWAY IMPROVEMENTS PROJECT WITHIN THE CITY OF KIRKLAND; PROVIDING FOR CONDEMNATION AND TAKING OF TEMPORARY AND PERMANENT INTERESTS IN LAND AND REAL PROPERTY RIGHTS NECESSARY THEREFOR; PROVIDING FOR THE COST OF PROPERTY ACQUISITION; AUTHORIZING THE INITIATION OF APPROPRIATE PROCEEDINGS IN THE MANNER PROVIDED BY LAW FOR SAID CONDEMNATION.

1 WHEREAS, the 124th Avenue NE Roadway Improvements
2 Project is an approved and funded project in the 2019-2024
3 Capital Improvement Program ("CIP"), listed in multiple project
4 numbers:

- 5
- 6 STC0591100 – 124th Ave NE Roadway Improvements
- 7 STC0591200 – 124th Ave NE North Section ROW
- 8 STC0591300 – 124th Ave NE North Construction
- 9 STC1040000 – General ROW Acquisition; and
- 10 TRC0911100 – NE 124th/124th Ave Intersection;

11

12 WHEREAS, the 2019-2024 CIP was approved by the
13 Kirkland City Council on December 11, 2018, by Resolution R-
14 5436; and

15

16 WHEREAS, the Project improvements are necessary to
17 provide additional traffic lanes improved pedestrian and transit
18 facilities, and additional bicycle lanes, in order to accommodate
19 present growth, development, and traffic needs and to improve
20 safety and enhance connectivity; and

21

22 WHEREAS, it is necessary for the City to acquire temporary
23 and permanent easements and other rights from private property
24 owners in order to complete the Project; and

25

26 WHEREAS, the City has pursued negotiating voluntary
27 acquisitions to acquire the necessary property rights and expects
28 that these negotiations will be successful, but desires to ensure
29 that property acquisitions for the Project are timely completed if
30 such negotiations are unsuccessful; and

31

32 WHEREAS, the City Council finds that the public health,
33 safety, necessity, and convenience require construction of the
34 Project and acquisition of the property described in this ordinance;
35 and

36

37 WHEREAS, the City has provided notice to affected
38 property owners of this final action authorizing condemnation in

39 accordance with RCW 8.25.290, through both mailed and
40 published notice; and

41
42 WHEREAS, any and all interested parties had the
43 opportunity to address the Kirkland City Council on the subject at
44 the March 16, 2021 meeting.

45
46 NOW, THEREFORE, the City Council of the City of Kirkland
47 do ordain as follows:

48
49 Section 1. Acquisition for Public Use. The public health,
50 safety necessity, and convenience require the widening and
51 improvement of 124th Avenue NE for the 124th Avenue NE
52 Roadway Improvements Project ("Project") be constructed. The
53 Project is a public use for which the City is authorized to condemn
54 property and property interests under RCW 8.12.030.

55
56 Section 2. Declaration of Necessity. The City Council, after
57 hearing the report(s) of City staff, reviewing the planned Project,
58 issuing proper notices, is familiar with the Project and hereby
59 declares that the temporary and permanent property rights in,
60 under, over, along, across, and upon the identified real property
61 within the City of Kirkland, King County, Washington, are
62 necessary for public road purposes for construction of the Project.
63 The property from which the temporary and permanent
64 easements are required is listed on Exhibit A attached hereto and
65 incorporated herein by this reference as if set forth in full. The
66 property rights to be acquired are legally described and depicted
67 on Exhibit B attached hereto and incorporated herein by this
68 reference as if set forth in full.

69
70 Section 3. Condemnation. The lands and property rights
71 described in Section 2 are hereby condemned, appropriated,
72 taken, and damaged for public road purposes and for the purpose
73 of constructing the Project, together with all necessary
74 appurtenances, utilities, and related work to complete the Project
75 in accordance with City standards. Condemnation of the lands and
76 property rights described in Section 2 is subject to the making or
77 paying of just compensation to the owners thereof in the manner
78 provided by law.

79
80 Section 4. Costs of Acquisition. The Project is fully funded
81 and the expense of acquiring said property rights shall be paid for
82 from the appropriate funding source within the city's portion of
83 general current revenue for each CIP project.

84
85 Section 5. Authority of City Attorney. The City Attorney is
86 authorized and directed to begin and prosecute legal proceedings
87 in the manner provided by the law to purchase, condemn, take,
88 appropriate, and otherwise acquire the lands and other property
89 rights and privileges necessary to carry out the purposes of this
90 Ordinance. The City Attorney is further authorized in conducting
91 said condemnation proceedings, and for the purpose of

92 minimizing damages, to stipulate as to the use of the property
93 hereby authorized to be condemned and appropriated, and as to
94 the reservation of any right of use of the owner or any person
95 entitled to possession of the property, provided that such
96 reservation does not interfere with the use of said property as
97 provided in this ordinance. The City Attorney is further authorized
98 to adjust the location and/or width of any portion of any of the
99 property so taken in order to minimize damages, provided that
100 said adjustments do not interfere with the use of said property by
101 the City as provided in this ordinance.

102
103 Section 6. If any provision of this ordinance or its
104 application to any person or circumstance is held invalid, the
105 remainder of the ordinance or the application of the provision to
106 other persons or circumstances is not affected.

107
108 Section 7. This ordinance shall be in force and effect five
109 days from and after its passage by the Kirkland City Council and
110 publication pursuant to Section 1.08.017, Kirkland Municipal Code
111 in the summary form attached to the original of this ordinance and
112 by this reference approved by the City Council.


113
114 Passed by majority vote of the Kirkland City Council in open
115 meeting this 16th day of March, 2021.

116
117 Signed in authentication thereof this 16 day of March,
118 2021.



Penny Sweet, Mayor

Attest:



Kathi Anderson, City Clerk

Approved as to Form:



Kevin Raymond, City Attorney

Publication Date: 3/22/21

PUBLICATION SUMMARY
OF ORDINANCE NO. 4754

AN ORDINANCE OF THE CITY OF KIRKLAND AUTHORIZING AND PROVIDING FOR THE ACQUISITION OF INTERESTS IN LAND FOR THE PURPOSE OF CONSTRUCTION OF THE 124TH AVENUE NE ROADWAY IMPROVEMENTS PROJECT WITHIN THE CITY OF KIRKLAND; PROVIDING FOR CONDEMNATION AND TAKING OF TEMPORARY AND PERMANENT INTERESTS IN LAND AND REAL PROPERTY RIGHTS NECESSARY THEREFOR; PROVIDING FOR THE COST OF PROPERTY ACQUISITION; AUTHORIZING THE INITIATION OF APPROPRIATE PROCEEDINGS IN THE MANNER PROVIDED BY LAW FOR SAID CONDEMNATION.

SECTION 1. Authorizes acquisition for public use of property necessary for the improvement of 124th Avenue NE for the 124th Avenue NE Roadway Improvements Project.

SECTION 2. Declares the property necessary for public road purposes.

SECTION 3. Declares the land and property rights for the project condemned.

SECTION 4. Identifies the source of revenue for the acquisition.

SECTION 5. Authorizes the City Attorney to initiate condemnation proceedings to acquire the property necessary for the public purpose.

SECTION 6. Provides a severability clause for the ordinance.

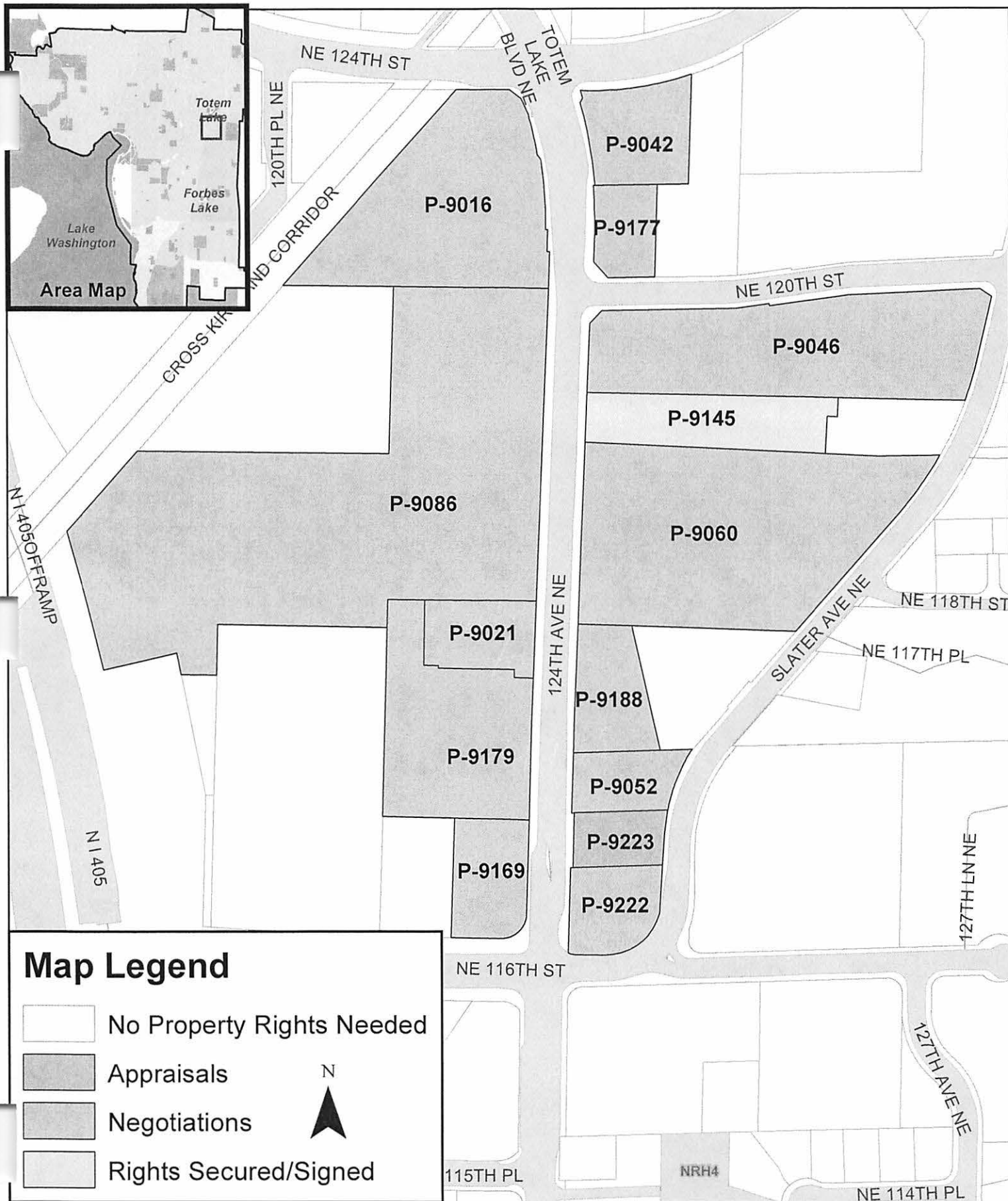
SECTION 7. Authorizes publication of the ordinance by summary, which summary is approved by the City Council pursuant to Section 1.08.017 Kirkland Municipal Code and establishes the effective date as five days after publication of summary.

The full text of this Ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City Council at its meeting on the 16 day of March, 2021.

I certify that the foregoing is a summary of Ordinance 4754 approved by the Kirkland City Council for summary publication.



Kathi Anderson, City Clerk



Tracking Parcel #	Tax Parcel #	Property Owner	Property Address	Property Rights To Be Acquired	Property Rights Documentation	1st Request for Reponse	2nd Request for Reponse	3rd Request for Reponse	Other Notes
1	2826059016	P S Prop XVI Inc.	12249 NE 124TH ST	Appraisal, Appraisal Review	Right-of-Way Acquisition (ROW), Temporary Construction Easement (TCE), Slope Easement (SE)	9/3/2020	12/2/2020		
2	2826059021	WWX LIMITED LLC	11727 124TH AVE NE	Appraisal, Appraisal Review	ROW, TCE	9/3/2020	12/2/2020		
3	2826059042	124 @ 124 LLC	12409 NE 124TH ST	Administrative Offer Summary (AOS)	ROW, TCE	10/9/2020	12/2/2020		
4	2826059046	LMI ENTERPRISES	11930 124TH AVE NE	Appraisal, Appraisal Review	ROW, TCE	9/3/2020	12/2/2020		
5	2826059052	Kirkland Totem Real Estate Partners, LLC	11800 124TH AVE NE	Appraisal, Appraisal Review	ROW, TCE	9/2/2020			
6	2826059060	Kirkland Totem Real Estate Partners, LLC	11800 124TH AVE NE	Appraisal, Appraisal Review	ROW, TCE, SE	9/2/2020			
7	2826059086	Totem Square Partners	11961 124TH AVE NE	Appraisal, Appraisal Review	ROW, TCE, SE	9/3/2020	12/2/2020		
8	2826059169	Sang M. & Chun D. Kim	11613 124TH AVE NE	Appraisal, Appraisal Review	ROW, TCE, SE	9/2/2020	12/2/2020		
9	2826059177	RTL LLC	12415 NE 124TH ST	AOS	TCE	9/3/2020	12/2/2020		
10	2826059179	WWX LIMITED LLC	11727 124TH AVE NE	Appraisal, Appraisal Review	ROW, TCE	9/3/2020	12/2/2020		
11	2826059188	CHAPMAN DAVID	Not addressed	Appraisal, Appraisal Review	ROW, TCE	9/3/2020	12/2/2020		
12	2826059222	YEN YIAO JEAN	11600 124TH AVE NE	Appraisal, Appraisal Review	ROW, SE	10/15/2020	12/2/2020		
13	2826059223	TACO BELL OF AMERICA LLC	11624 124TH AVE NE	Appraisal, Appraisal Review	ROW, TCE				
14	2826059145	BUCHAN BROTHERS INVESTMENT	11902 124TH AVE N	Appraisal, Appraisal Review	ROW	9/3/2020	12/2/2021		Signed City offer on 1/22/2021. Not part of Condemnation Ordinance.

Site Address	Tax Parcel No.
12249 NE 124TH STREET	282605-9016
11747 124TH AVENUE NE	282605-9021
12409 NE 124TH STREET	282605-9042
11930 124TH AVENUE NE	282605-9046
11800 124TH AVENUE NE	282605-9052
11800 124TH AVENUE NE	282605-9060
11961 124TH AVENUE NE	282605-9086
11613 124TH AVENUE NE	282605-9169
12415 NE 124TH STREET	282605-9177
11727 124TH AVENUE NE	282605-9179
NOT ADDRESSED	282605-9188
11600 124TH AVENUE NE	282605-9222
11624 124TH AVENUE	282605-9223

EXHIBIT "A"
Legal Description of Entire Property

OWNER: P S Prop XVI Inc.

PARCEL NO. 2826059016

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH 1°43'38" EAST, ALONG THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 1,347.20 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SUBDIVISION AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 1°43'38" EAST, ALONG THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 336.80 FEET TO THE SOUTH LINE OF THE NORTH 30 ACRES OF THE NORTHEAST QUARTER OF SAID SUBDIVISION;

THENCE NORTH 89°29'32" WEST, TO THE WEST LINE OF THE EAST 75 FEET OF THE NORTHEAST QUARTER OF SAID SUBDIVISION;

THENCE NORTH 01°43'38" EAST, ALONG SAID WEST LINE TO THE SOUTHERLY MARGIN OF NORTHEAST 124TH STREET, AS CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 6582932;

THENCE WESTERLY ALONG SAID SOUTHERLY MARGIN TO THE SOUTHEASTERLY MARGIN OF THE NORTHERN PACIFIC RAILWAY CO. RIGHT-OF-WAY, AS CONVEYED BY DEEDS RECORDED UNDER RECORDING NUMBERS 266024 AND 268920;

THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY MARGIN TO A POINT BEING NORTH 89°19' WEST, 824.04 FEET, AND SOUTH 1°38'28", 328.85 FEET FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SUBDIVISION;

THENCE SOUTH 89°10' EAST, A DISTANCE OF 491.06 FEET;

THENCE NORTH 1°38'28" EAST, A DISTANCE OF 328.85 FEET;

THENCE SOUTH 89°19' EAST, A DISTANCE OF 332.98 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF LYING WITHIN 124TH AVENUE NORTHEAST, AS CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 6582931;

AND EXCEPT THAT PORTION THEREOF DEEDED TO THE CITY OF KIRKLAND BY DEED RECORDED UNDER RECORDING NUMBER 20080611001939.

EXHIBIT "B"
Legal Description of Right of Way Acquisition

A PORTION OF THE FOLLOWING DESCRIBED PARCEL;

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH 1°43'38" EAST, ALONG THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 1,347.20 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SUBDIVISION AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 1°43'38" EAST, ALONG THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 336.80 FEET TO THE SOUTH LINE OF THE NORTH 30 ACRES OF THE NORTHEAST QUARTER OF SAID SUBDIVISION;
THENCE NORTH 89°29'32" WEST, TO THE WEST LINE OF THE EAST 75 FEET OF THE NORTHEAST QUARTER OF SAID SUBDIVISION;
THENCE NORTH 01°43'38" EAST, ALONG SAID WEST LINE TO THE SOUTHERLY MARGIN OF NORTHEAST 124TH STREET, AS CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 6582932;
THENCE WESTERLY ALONG SAID SOUTHERLY MARGIN TO THE SOUTHEASTERLY MARGIN OF THE NORTHERN PACIFIC RAILWAY CO. RIGHT-OF-WAY, AS CONVEYED BY DEEDS RECORDED UNDER RECORDING NUMBERS 266024 AND 268920;
THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY MARGIN TO A POINT BEING NORTH 89°19' WEST, 824.04 FEET, AND SOUTH 1°38'28", 328.85 FEET FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SUBDIVISION;
THENCE SOUTH 89°10' EAST, A DISTANCE OF 491.06 FEET;
THENCE NORTH 1°38'28" EAST, A DISTANCE OF 328.85 FEET;
THENCE SOUTH 89°19' EAST, A DISTANCE OF 332.98 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF LYING WITHIN 124TH AVENUE NORTHEAST, AS CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 6582931;

AND EXCEPT THAT PORTION THEREOF DEEDED TO THE CITY OF KIRKLAND BY DEED RECORDED UNDER RECORDING NUMBER 20080611001939.

SAID ACQUISITION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL;
THENCE NORTH 02°26'23" EAST, ALONG THE WEST RIGHT OF WAY MARGIN OF 124TH AVENUE NORTHEAST, A DISTANCE OF 71.67 FEET TO AN ANGLE POINT IN SAID MARGIN;
THENCE NORTH 89°17'28" WEST, ALONG SAID MARGIN, A DISTANCE OF 5.50 FEET TO AN ANGLE POINT IN SAID MARGIN;
THENCE NORTH 02°26'23" EAST, ALONG SAID MARGIN, A DISTANCE OF 26.49 FEET TO A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 783.35 FEET;
THENCE NORTHERLY, ALONG SAID CURVE AND MARGIN, THROUGH A CENTRAL ANGLE OF 01°11'58" AND AN ARC LENGTH OF 16.40 FEET TO AN ANGLE POINT IN SAID MARGIN;

THENCE NORTH 89°17'28" WEST, ALONG SAID MARGIN, A DISTANCE OF 4.00 FEET TO AN ANGLE POINT IN SAID MARGIN AND A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 779.35 FEET, THE CENTER OF WHICH BEARS NORTH 88°45'25" WEST;
THENCE NORTHERLY ALONG SAID CURVE AND MARGIN, THROUGH A CENTRAL ANGLE OF 10°08'50" AND AN ARC LENGTH OF 138.03 FEET TO AN ANGLE POINT IN SAID MARGIN;
THENCE NORTH 36°01'32" WEST, ALONG SAID MARGIN, A DISTANCE OF 12.23 FEET TO AN ANGLE POINT IN SAID MARGIN AND A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 773.85 FEET, THE CENTER OF WHICH BEARS SOUTH 80°17'23" WEST;
THENCE NORTHERLY, ALONG SAID CURVE AND MARGIN, THROUGH A CENTRAL ANGLE OF 06°04'21" AND AN ARC LENGTH OF 82.02 FEET TO AN ANGLE POINT IN SAID MARGIN;
THENCE NORTH 24°22'29" WEST, ALONG SAID MARGIN, A DISTANCE OF 33.84 FEET TO AN ANGLE POINT IN SAID MARGIN;
THENCE NORTH 52°27'28" WEST, ALONG SAID MARGIN, A DISTANCE OF 9.63 FEET TO A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET, THE CENTER OF WHICH BEARS SOUTH 59°40'40" WEST;
THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°48'56" AND AN ARC LENGTH OF 6.46 FEET;
THENCE SOUTH 15°30'24" EAST, A DISTANCE OF 47.06 FEET TO A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 978.00 FEET;
THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°54'77" AND AN ARC LENGTH OF 26.42 FEET;
THENCE SOUTH 76°01'57" WEST, A DISTANCE OF 5.00 FEET TO A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 974.06 FEET, THE CENTER OF WHICH BEARS SOUTH 76°01'57" WEST;
THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°48'56" AND AN ARC LENGTH OF 47.87 FEET TO A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 966.97 FEET, THE CENTER OF WHICH BEARS SOUTH 78°50'24" WEST;
THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°20'09" AND AN ARC LENGTH OF 70.90 FEET;
THENCE NORTH 82°36'26" EAST, A DISTANCE OF 4.98 FEET TO A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 268.31 FEET, THE CENTER OF WHICH BEARS SOUTH 80°56'44" WEST;
THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°45'01" AND AN ARC LENGTH OF 26.93 FEET;
THENCE SOUTH 05°23'27" EAST, A DISTANCE OF 96.10 FEET;
THENCE SOUTH 84°36'33" WEST, A DISTANCE OF 13.19 FEET;
THENCE SOUTH 05°23'27" EAST, A DISTANCE OF 61.87 FEET TO THE SOUTH LINE OF SAID PARCEL;
THENCE SOUTH 89°18'57" EAST, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 4.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,142 SQUARE FEET, MORE OR LESS.

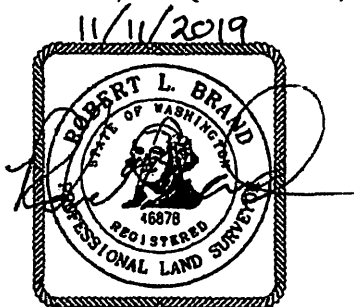


EXHIBIT "A"
Legal Description of Entire Property

OWNER: P S Prop XVI Inc.

PARCEL NO. 2826059016

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH 1°43'38" EAST, ALONG THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 1,347.20 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SUBDIVISION AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 1°43'38" EAST, ALONG THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 336.80 FEET TO THE SOUTH LINE OF THE NORTH 30 ACRES OF THE NORTHEAST QUARTER OF SAID SUBDIVISION;

THENCE NORTH 89°29'32" WEST, TO THE WEST LINE OF THE EAST 75 FEET OF THE NORTHEAST QUARTER OF SAID SUBDIVISION;

THENCE NORTH 01°43'38" EAST, ALONG SAID WEST LINE TO THE SOUTHERLY MARGIN OF NORTHEAST 124TH STREET, AS CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 6582932;

THENCE WESTERLY ALONG SAID SOUTHERLY MARGIN TO THE SOUTHEASTERLY MARGIN OF THE NORTHERN PACIFIC RAILWAY CO. RIGHT-OF-WAY, AS CONVEYED BY DEEDS RECORDED UNDER RECORDING NUMBERS 266024 AND 268920;

THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY MARGIN TO A POINT BEING NORTH 89°19' WEST, 824.04 FEET, AND SOUTH 1°38'28", 328.85 FEET FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SUBDIVISION;

THENCE SOUTH 89°10' EAST, A DISTANCE OF 491.06 FEET;

THENCE NORTH 1°38'28" EAST, A DISTANCE OF 328.85 FEET;

THENCE SOUTH 89°19' EAST, A DISTANCE OF 332.98 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF LYING WITHIN 124TH AVENUE NORTHEAST, AS CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 6582931;

AND EXCEPT THAT PORTION THEREOF DEEDED TO THE CITY OF KIRKLAND BY DEED RECORDED UNDER RECORDING NUMBER 20080611001939.

EXHIBIT "B"
Legal Description of Temporary Construction Easement

A PORTION OF THE FOLLOWING DESCRIBED PARCEL;

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH 1°43'38" EAST, ALONG THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 1,347.20 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SUBDIVISION AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 1°43'38" EAST, ALONG THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 336.80 FEET TO THE SOUTH LINE OF THE NORTH 30 ACRES OF THE NORTHEAST QUARTER OF SAID SUBDIVISION;
THENCE NORTH 89°29'32" WEST, TO THE WEST LINE OF THE EAST 75 FEET OF THE NORTHEAST QUARTER OF SAID SUBDIVISION;
THENCE NORTH 01°43'38" EAST, ALONG SAID WEST LINE TO THE SOUTHERLY MARGIN OF NORTHEAST 124TH STREET, AS CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 6582932;
THENCE WESTERLY ALONG SAID SOUTHERLY MARGIN TO THE SOUTHEASTERLY MARGIN OF THE NORTHERN PACIFIC RAILWAY CO. RIGHT-OF-WAY, AS CONVEYED BY DEEDS RECORDED UNDER RECORDING NUMBERS 266024 AND 268920;
THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY MARGIN TO A POINT BEING NORTH 89°19' WEST, 824.04 FEET, AND SOUTH 1°38'28", 328.85 FEET FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SUBDIVISION;
THENCE SOUTH 89°10' EAST, A DISTANCE OF 491.06 FEET;
THENCE NORTH 1°38'28" EAST, A DISTANCE OF 328.85 FEET;
THENCE SOUTH 89°19' EAST, A DISTANCE OF 332.98 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF LYING WITHIN 124TH AVENUE NORTHEAST, AS CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 6582931;

AND EXCEPT THAT PORTION THEREOF DEEDED TO THE CITY OF KIRKLAND BY DEED RECORDED UNDER RECORDING NUMBER 20080611001939.

SAID EASEMENT DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL;
THENCE NORTH 89°18'57" WEST, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 4.64 FEET;
THENCE NORTH 05°23'27" WEST, A DISTANCE OF 61.87 FEET;
THENCE NORTH 84°36'33" EAST, A DISTANCE OF 4.98 FEET;
THENCE NORTH 05°23'27" WEST, A DISTANCE OF 96.10 FEET TO A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 268.31 FEET, THE CENTER OF WHICH BEARS SOUTH 86°41'45" WEST;
THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°45'01" AND AN ARC LENGTH OF 26.93 FEET;

THENCE SOUTH 82°36'25" WEST, A DISTANCE OF 4.98 FEET TO A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 966.97 FEET, THE CENTER OF WHICH BEARS SOUTH 83°02'27" WEST; THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°28'27" AND AN ARC LENGTH OF 24.88 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 81°34'10" WEST, A DISTANCE OF 22.51 FEET;
THENCE NORTH 10°47'06" WEST, A DISTANCE OF 65.15 FEET;
THENCE NORTH 79°12'54" EAST, A DISTANCE OF 22.95 FEET TO A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 974.06 FEET, THE CENTER OF WHICH BEARS SOUTH 77°40'03" WEST; THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°10'51" AND AN ARC LENGTH OF 20.08 FEET TO A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 966.97 FEET, THE CENTER OF WHICH BEARS SOUTH 78°50'24" WEST;
THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°43'36" AND AN ARC LENGTH OF 46.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,516 SQUARE FEET, MORE OR LESS.

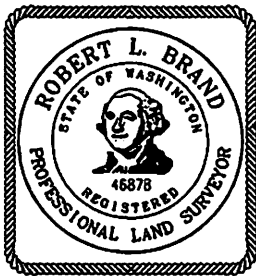
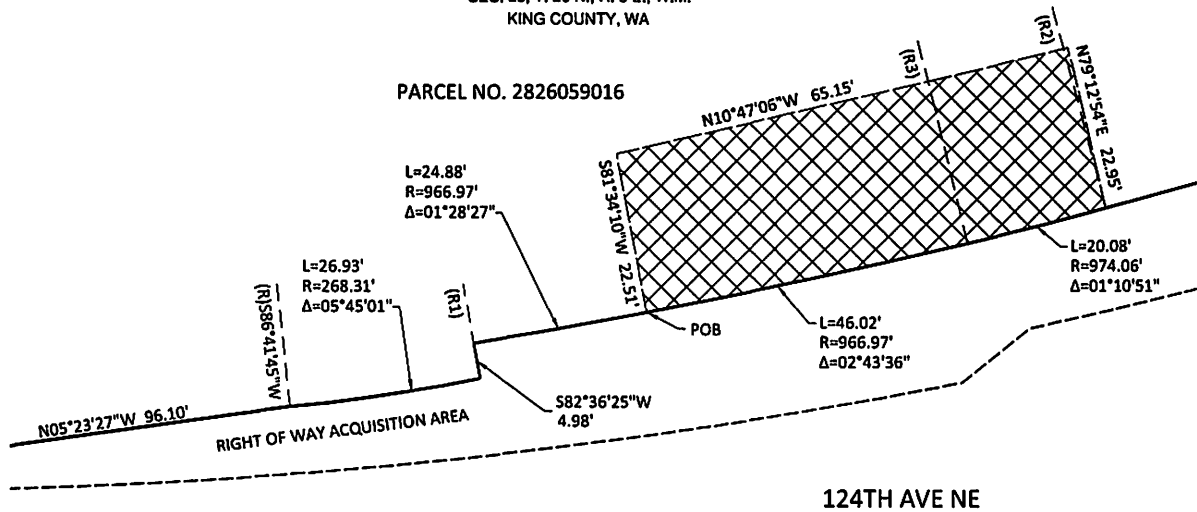


EXHIBIT "A"

SEC. 28, T. 26 N., R. 5 E., W.M.
KING COUNTY, WA

PARCEL NO. 2826059016



(R*) = RADIAL BEARING
R1=S83°02'27\"/>



TEMPORARY CONSTRUCTION
EASEMENT AREA
1,516 SQ FT±

CITY OF KIRKLAND
124TH AVE NE ROADWAY IMPROVEMENTS
TEMPORARY CONSTRUCTION EASEMENT
PARCEL NO. 2826059016



1 ALLIANCE
GEOMATICS
SURVEYING & MAPPING

DRAWN BY: R. BRAND

DATE: 2-25-2020

1261A 120TH AVE NE
Bellevue, Washington 98005

Ph: (425) 598-2200
Fax: (425) 502-8067

EXHIBIT "A"
Legal Description of Entire Property

OWNER: P S Prop XVI Inc.

PARCEL NO. 2826059016

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH 1°43'38" EAST, ALONG THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 1,347.20 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SUBDIVISION AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 1°43'38" EAST, ALONG THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 336.80 FEET TO THE SOUTH LINE OF THE NORTH 30 ACRES OF THE NORTHEAST QUARTER OF SAID SUBDIVISION;

THENCE NORTH 89°29'32" WEST, TO THE WEST LINE OF THE EAST 75 FEET OF THE NORTHEAST QUARTER OF SAID SUBDIVISION;

THENCE NORTH 01°43'38" EAST, ALONG SAID WEST LINE TO THE SOUTHERLY MARGIN OF NORTHEAST 124TH STREET, AS CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 6582932;

THENCE WESTERLY ALONG SAID SOUTHERLY MARGIN TO THE SOUTHEASTERLY MARGIN OF THE NORTHERN PACIFIC RAILWAY CO. RIGHT-OF-WAY, AS CONVEYED BY DEEDS RECORDED UNDER RECORDING NUMBERS 266024 AND 268920;

THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY MARGIN TO A POINT BEING NORTH 89°19' WEST, 824.04 FEET, AND SOUTH 1°38'28", 328.85 FEET FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SUBDIVISION;

THENCE SOUTH 89°10' EAST, A DISTANCE OF 491.06 FEET;

THENCE NORTH 1°38'28" EAST, A DISTANCE OF 328.85 FEET;

THENCE SOUTH 89°19' EAST, A DISTANCE OF 332.98 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF LYING WITHIN 124TH AVENUE NORTHEAST, AS CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 6582931;

AND EXCEPT THAT PORTION THEREOF DEEDED TO THE CITY OF KIRKLAND BY DEED RECORDED UNDER RECORDING NUMBER 20080611001939.

EXHIBIT "B"
Legal Description of Slope Easement

A PORTION OF THE FOLLOWING DESCRIBED PARCEL;

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH 1°43'38" EAST, ALONG THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 1,347.20 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SUBDIVISION AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 1°43'38" EAST, ALONG THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 336.80 FEET TO THE SOUTH LINE OF THE NORTH 30 ACRES OF THE NORTHEAST QUARTER OF SAID SUBDIVISION;
THENCE NORTH 89°29'32" WEST, TO THE WEST LINE OF THE EAST 75 FEET OF THE NORTHEAST QUARTER OF SAID SUBDIVISION;
THENCE NORTH 01°43'38" EAST, ALONG SAID WEST LINE TO THE SOUTHERLY MARGIN OF NORTHEAST 124TH STREET, AS CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 6582932;
THENCE WESTERLY ALONG SAID SOUTHERLY MARGIN TO THE SOUTHEASTERLY MARGIN OF THE NORTHERN PACIFIC RAILWAY CO. RIGHT-OF-WAY, AS CONVEYED BY DEEDS RECORDED UNDER RECORDING NUMBERS 266024 AND 268920;
THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY MARGIN TO A POINT BEING NORTH 89°19' WEST, 824.04 FEET, AND SOUTH 1°38'28", 328.85 FEET FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SUBDIVISION;
THENCE SOUTH 89°10' EAST, A DISTANCE OF 491.06 FEET;
THENCE NORTH 1°38'28" EAST, A DISTANCE OF 328.85 FEET;
THENCE SOUTH 89°19' EAST, A DISTANCE OF 332.98 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF LYING WITHIN 124TH AVENUE NORTHEAST, AS CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 6582931;

AND EXCEPT THAT PORTION THEREOF DEEDED TO THE CITY OF KIRKLAND BY DEED RECORDED UNDER RECORDING NUMBER 20080611001939.

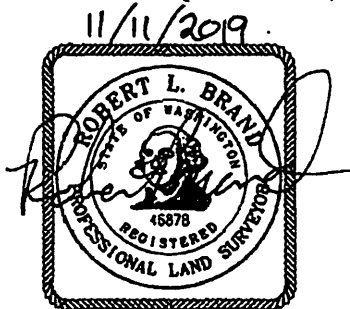
SAID EASEMENT DESCRIBED AS FOLLOWS:

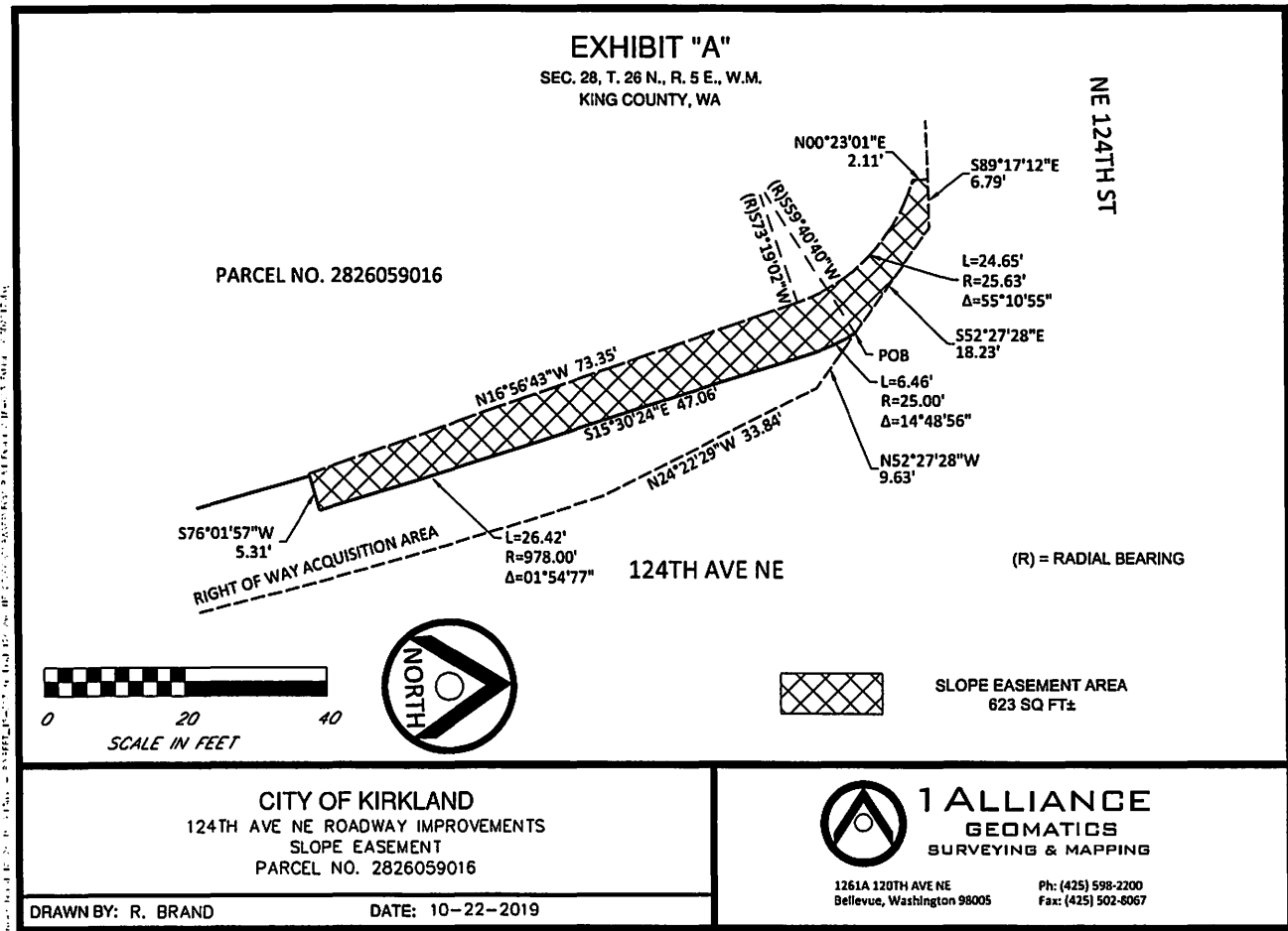
COMMENCING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL;
THENCE NORTH 02°26'23" EAST, ALONG THE WEST RIGHT OF WAY MARGIN OF 124TH AVENUE NORTHEAST, A DISTANCE OF 71.67 FEET TO AN ANGLE POINT IN SAID MARGIN;
THENCE NORTH 89°17'28" WEST, ALONG SAID MARGIN, A DISTANCE OF 5.50 FEET TO AN ANGLE POINT IN SAID MARGIN;
THENCE NORTH 02°26'23" EAST, ALONG SAID MARGIN, A DISTANCE OF 26.49 FEET TO A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 783.35 FEET;
THENCE NORTHERLY, ALONG SAID CURVE AND MARGIN, THROUGH A CENTRAL ANGLE OF 01°11'58" AND AN ARC LENGTH OF 16.40 FEET TO AN ANGLE POINT IN SAID MARGIN;

THENCE NORTH 89°17'28" WEST, ALONG SAID MARGIN, A DISTANCE OF 4.00 FEET TO AN ANGLE POINT IN SAID MARGIN AND A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 779.35 FEET, THE CENTER OF WHICH BEARS NORTH 88°45'25" WEST;
THENCE NORTHERLY ALONG SAID CURVE AND MARGIN, THROUGH A CENTRAL ANGLE OF 10°08'50" AND AN ARC LENGTH OF 138.03 FEET TO AN ANGLE POINT IN SAID MARGIN;
THENCE NORTH 36°01'32" WEST, ALONG SAID MARGIN, A DISTANCE OF 12.23 FEET TO AN ANGLE POINT IN SAID MARGIN AND A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 773.85 FEET, THE CENTER OF WHICH BEARS SOUTH 80°17'23" WEST;
THENCE NORTHERLY, ALONG SAID CURVE AND MARGIN, THROUGH A CENTRAL ANGLE OF 06°04'21" AND AN ARC LENGTH OF 26.42 FEET TO AN ANGLE POINT IN SAID MARGIN;
THENCE NORTH 24°22'29" WEST, ALONG SAID MARGIN, A DISTANCE OF 33.84 FEET TO AN ANGLE POINT IN SAID MARGIN;
THENCE NORTH 52°27'28" WEST, ALONG SAID MARGIN, A DISTANCE OF 9.63 FEET TO A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET, THE CENTER OF WHICH BEARS SOUTH 59°40'40" WEST AND THE POINT OF BEGINNING;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°48'56" AND AN ARC LENGTH OF 6.46 FEET;
THENCE SOUTH 15°30'24" EAST, A DISTANCE OF 47.06 FEET TO A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 978.00 FEET;
THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°54'77" AND AN ARC LENGTH OF 26.42 FEET;
THENCE SOUTH 76°01'57" WEST, A DISTANCE OF 5.31 FEET;
THENCE NORTH 16°56'43" WEST, A DISTANCE OF 73.35 FEET TO A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 25.63 FEET, THE CENTER OF WHICH BEARS SOUTH 73°19'02" WEST;
THENCE NORTHWESTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 55°10'55" AND AN ARC LENGTH OF 24.65 FEET;
THENCE NORTH 00°23'01" EAST, A DISTANCE OF 2.11 FEET TO THE SOUTH RIGHT OF WAY MARGIN OF NORTHEAST 124TH STREET;
THENCE SOUTH 89°17'12" EAST, ALONG SAID MARGIN, A DISTANCE OF 6.79 FEET TO AN ANGLE POINT IN SAID MARGIN;
THENCE SOUTH 52°27'28" EAST, ALONG SAID MARGIN, A DISTANCE OF 18.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 623 SQUARE FEET, MORE OR LESS.

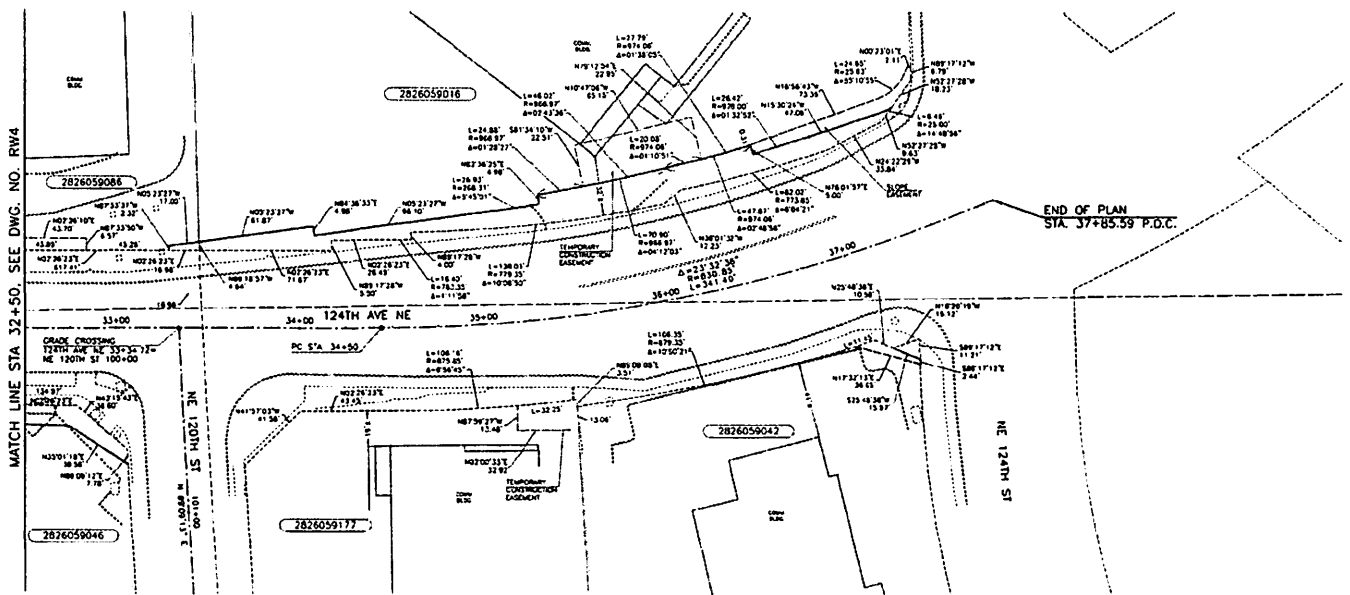




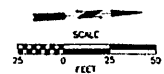
LEGEND

- SECTION LINE
- QUARTER SECTION LINE
- 1/4M SECTION LINE
- CONSTRUCTION CENTERLINE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- PERMANENT EASEMENT
- SOFFIT EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT
- PROPERTY LINE

124TH AVENUE NE ROADWAY IMPROVEMENTS
A PORTION OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN
KING COUNTY, WASHINGTON



Parcel No.	Owner Name	Area (Ac)	Area (Sq Ft)	Area (Sq Ft)	Area (Sq Ft)
2826059016	PUBLIC STORAGE PROPERTIES INC	1.073	46,518	1,853	81,121
2826059046	TOTAL SQUARE PARTNERS	0.435	18,811	40,490	1,761,313
2826059071	NE 124TH ST LLC	0.278	11,712	25,177	1,112
2826059177	MOYLAN INVESTMENTS LLC	0.205	8,811	19,177	845
2826059042	E & T OF WA LLC	1.633	68,763	152,765	6,670



Parcel No.	Owner Name	Area (Ac)	Area (Sq Ft)	Area (Sq Ft)	Area (Sq Ft)
2826059016	PUBLIC STORAGE PROPERTIES INC	1.073	46,518	1,853	81,121
2826059046	TOTAL SQUARE PARTNERS	0.435	18,811	40,490	1,761,313
2826059071	NE 124TH ST LLC	0.278	11,712	25,177	1,112
2826059177	MOYLAN INVESTMENTS LLC	0.205	8,811	19,177	845
2826059042	E & T OF WA LLC	1.633	68,763	152,765	6,670

FILE NO.	ENGR.	INCHES	SCALE	DATE
RWS	KWA	19-30-19	SHOWN	5-13-19

NO.	REVISION	BY	DATE
1	ADD TO DISTANCE PLAN 28219	MB	05-20-19
2	1/2" CASE REV. PER OWNER REQ.	MB	04-22-19
3	REMOVE LEG TO PROTECT R/W	MB	04-22-19



CITY OF KIRKLAND
PUBLIC WORKS DEPARTMENT
124TH AVENUE NE - CORNER: WA 98033-0100 - (206)228-1213
124TH AVENUE NE ROADWAY IMPROVEMENTS
RIGHT-OF-WAY PLAN
STA 32+50 - STA 37+85.59

RWS	5
	5

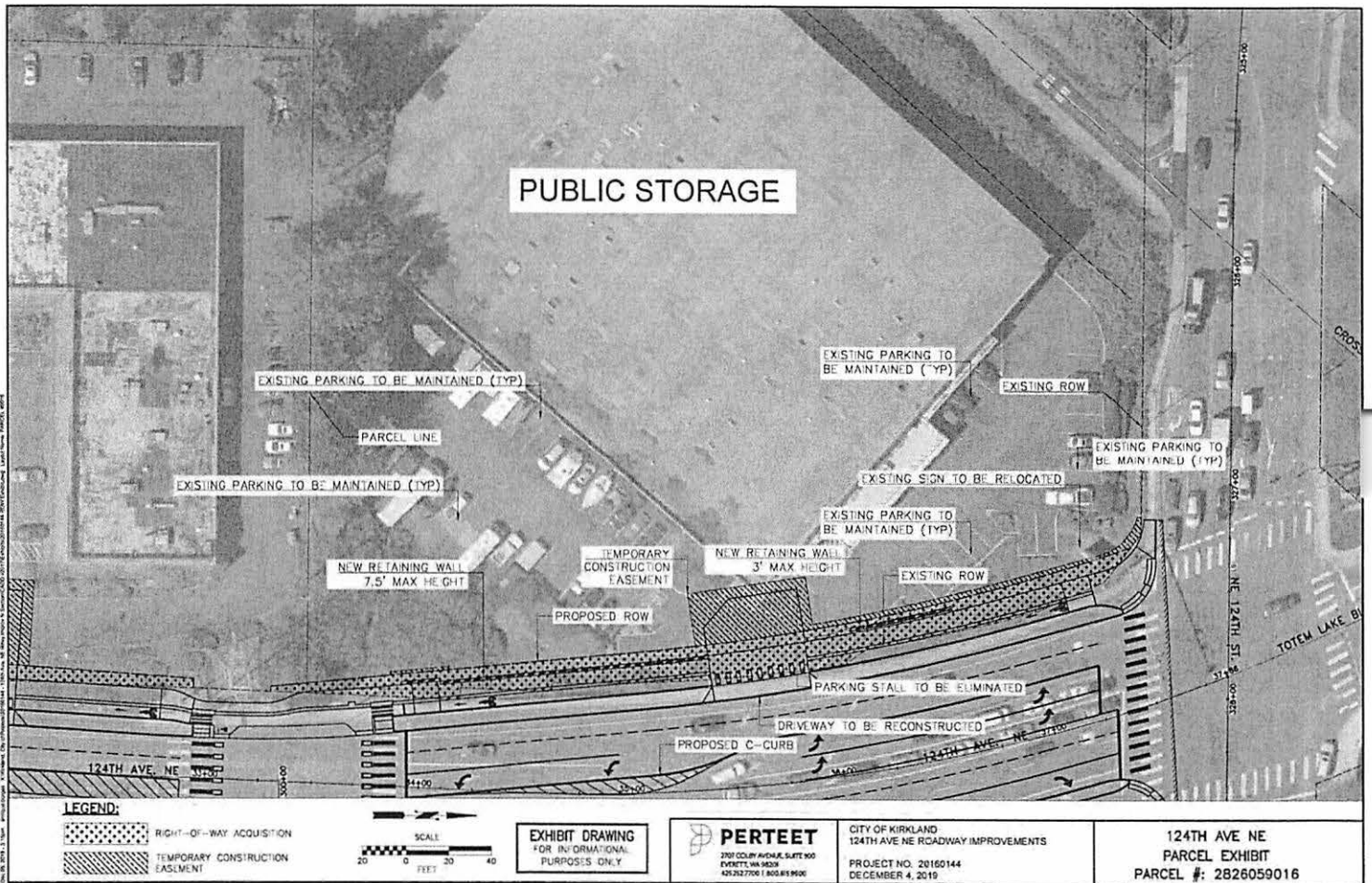


EXHIBIT "A"
Legal Description of Entire Property

OWNER: WWX Limited LLC

PARCEL NO. 2826059021

PARCEL 3 OF KIRKLAND LOT LINE ADJUSTMENT NUMBER LL-84-28, RECORDED UNDER
RECORDING NUMBER 8405010750, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28,
TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS
FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH 01°43'38" EAST ALONG THE EAST LINE THEREOF TO THE INTERSECTION POINT
WITH THE NORTH LINE OF THE SOUTH 300 FEET OF SAID SUBDIVISION;
THENCE NORTH 88°36'29" WEST ALONG SAID NORTH LINE A DISTANCE OF 42.00 FEET TO A POINT
ON THE WESTERLY MARGIN LINE OF 124TH AVENUE NORTHEAST;
THENCE NORTH 01°43'38" EAST ALONG SAID WESTERLY MARGIN 200.77 FEET;
THENCE NORTH 02°26'36" EAST ALONG SAID WESTERLY MARGIN 77.25 FEET TO THE TRUE POINT
OF BEGINNING;

THENCE CONTINUING NORTH 02°26'36" EAST ALONG SAID WESTERLY MARGIN 151.74 FEET;
THENCE NORTH 89°19'00" WEST 219.90 FEET;
THENCE SOUTH 01°23'31" WEST 128.00 FEET;
THENCE SOUTH 88°36'29" EAST 29.00 FEET;
THENCE SOUTH 01°23'31" WEST 5.00 FEET;
THENCE SOUTH 88°36'29" EAST 150.00 FEET;
THENCE SOUTH 01°23'31" WEST 16.00 FEET;
THENCE SOUTH 88°36'29" EAST 38.10 FEET TO THE TRUE POINT OF BEGINNING.

EXHIBIT "B"
Legal Description of Temporary Construction Easement

A PORTION OF THE FOLLOWING DESCRIBED PARCEL;

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28,
TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS
FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH 01°43'38" EAST ALONG THE EAST LINE THEREOF TO THE INTERSECTION POINT
WITH THE NORTH LINE OF THE SOUTH 300 FEET OF SAID SUBDIVISION;
THENCE NORTH 88°36'29" WEST ALONG SAID NORTH LINE A DISTANCE OF 42.00 FEET TO A
POINT ON THE WESTERLY MARGIN LINE OF 124TH AVENUE NORTHEAST;
THENCE NORTH 01°43'38" EAST ALONG SAID WESTERLY MARGIN 200.77 FEET;
THENCE NORTH 02°26'36" EAST ALONG SAID WESTERLY MARGIN 77.25 FEET TO THE TRUE
POINT OF BEGINNING;

THENCE CONTINUING NORTH 02°26'36" EAST ALONG SAID WESTERLY MARGIN 151.74 FEET;
THENCE NORTH 89°19'00" WEST 219.90 FEET;
THENCE SOUTH 01°23'31" WEST 128.00 FEET;
THENCE SOUTH 88°36'29" EAST 29.00 FEET;
THENCE SOUTH 01°23'31" WEST 5.00 FEET;
THENCE SOUTH 88°36'29" EAST 150.00 FEET;
THENCE SOUTH 01°23'31" WEST 16.00 FEET;
THENCE SOUTH 88°36'29" EAST 38.10 FEET TO THE TRUE POINT OF BEGINNING.

SAID EASEMENT DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL;
THENCE NORTH 89°18'56" WEST, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 7.99
FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°18'56" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 23.00
FEET;
THENCE SOUTH 02°27'36" WEST, A DISTANCE OF 27.06 FEET;
THENCE SOUTH 88°44'47" EAST, A DISTANCE OF 23.00 FEET;
THENCE NORTH 02°26'20" EAST, A DISTANCE OF 27.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 624 SQUARE FEET, MORE OR LESS.

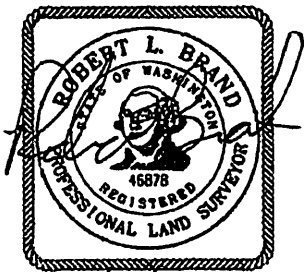
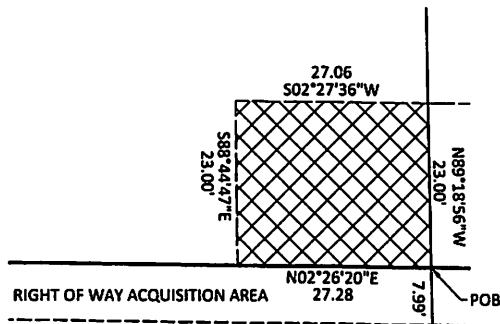


EXHIBIT "A"

SEC. 28, T. 26 N., R. 5 E., W.M.
KING COUNTY, WA

PARCEL NO. 2826059021



124TH AVE NE



TEMPORARY CONSTRUCTION
EASEMENT AREA
624 SQ FT±

CITY OF KIRKLAND
124TH AVE NE ROADWAY IMPROVEMENTS
TEMPORARY CONSTRUCTION EASEMENT
PARCEL NO. 2826059021



1 ALLIANCE
GEOMATICS
SURVEYING & MAPPING

1261A 120TH AVE NE
Bellevue, Washington 98005

Ph: (425) 598-2200
Fax: (425) 502-6067

DRAWN BY: R. BRAND

DATE: 10-22-2019

EXHIBIT "A"
Legal Description of Entire Property

OWNER: WWX Limited LLC

PARCEL NO. 2826059179

PARCEL 2 OF KIRKLAND LOT LINE ADJUSTMENT NUMBER LL-84-28, RECORDED UNDER
RECORDING NUMBER 8405010750, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28,
TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS
FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH 01°43'38" EAST ALONG THE EAST LINE THEREOF TO THE INTERSECTION POINT
WITH THE NORTH LINE OF THE SOUTH 300 FEET OF SAID SUBDIVISION;
THENCE NORTH 88°36'29" WEST ALONG SAID NORTH LINE A DISTANCE OF 42.00 FEET TO A POINT
ON THE WESTERLY MARGIN LINE OF 124TH AVENUE NORTHEAST AND THE TRUE POINT OF
BEGINNING;
THENCE NORTH 88°36'29" WEST A DISTANCE OF 289.37 FEET ALONG THE NORTH LINE OF THE
SOUTH 300 FEET OF SAID SUBDIVISION TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE
SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28;
THENCE NORTH 01°38'29" EAST ALONG SAID WEST LINE A DISTANCE OF 426.10 FEET;
THENCE SOUTH 89°19'00" EAST A DISTANCE OF 292.91 FEET TO THE WESTERLY MARGIN LINE
124TH AVENUE NORTHEAST;
THENCE SOUTH 02°26'36" WEST A DISTANCE OF 228.99 FEET ALONG SAID WESTERLY ROAD
MARGIN LINE;
THENCE CONTINUING ALONG SAID WESTERLY ROAD MARGIN LINE SOUTH 01°43'38" WEST A
DISTANCE OF 200.77 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE FOLLOWING DESCRIBED PARCEL:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28,
TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS
FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH 01°43'38" EAST ALONG THE EAST LINE THEREOF TO THE INTERSECTION POINT
WITH THE NORTH LINE OF THE SOUTH 300 FEET OF SAID SUBDIVISION;
THENCE NORTH 88°36'29" WEST ALONG SAID NORTH LINE A DISTANCE OF 42.00 FEET TO A POINT
ON THE WESTERLY MARGIN LINE OF 124TH AVENUE NORTHEAST;
THENCE NORTH 01°43'38" EAST ALONG SAID WESTERLY MARGIN 200.77 FEET;
THENCE NORTH 02°26'36" EAST ALONG SAID WESTERLY MARGIN 77.25 FEET TO THE TRUE POINT
OF BEGINNING;
THENCE CONTINUING NORTH 02°26'36" EAST ALONG SAID WESTERLY MARGIN 151.74 FEET;
THENCE NORTH 89°19'00" WEST 219.90 FEET;
THENCE SOUTH 01°23'31" WEST 128.00 FEET;

THENCE SOUTH 88°36'29" EAST 29.00 FEET;
THENCE SOUTH 01°23'31" WEST 5.00 FEET;
THENCE SOUTH 88°36'29" EAST 150.00 FEET;
THENCE SOUTH 01°23'31" WEST 16.00 FEET;
THENCE SOUTH 88°36'29" EAST 38.10 FEET TO THE TRUE POINT OF BEGINNING.

EXHIBIT "B"
Legal Description of Temporary Construction Easement

A PORTION OF THE FOLLOWING DESCRIBED PARCEL;

PARCEL 2 OF KIRKLAND LOT LINE ADJUSTMENT NUMBER LL-84-28, RECORDED UNDER RECORDING NUMBER 8405010750, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH 01°43'38" EAST ALONG THE EAST LINE THEREOF TO THE INTERSECTION POINT WITH THE NORTH LINE OF THE SOUTH 300 FEET OF SAID SUBDIVISION;
THENCE NORTH 88°36'29" WEST ALONG SAID NORTH LINE A DISTANCE OF 42.00 FEET TO A POINT ON THE WESTERLY MARGIN LINE OF 124TH AVENUE NORTHEAST AND THE TRUE POINT OF BEGINNING;
THENCE NORTH 88°36'29" WEST A DISTANCE OF 289.37 FEET ALONG THE NORTH LINE OF THE SOUTH 300 FEET OF SAID SUBDIVISION TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28;
THENCE NORTH 01°38'29" EAST ALONG SAID WEST LINE A DISTANCE OF 426.10 FEET;
THENCE SOUTH 89°19'00" EAST A DISTANCE OF 292.91 FEET TO THE WESTERLY MARGIN LINE 124TH AVENUE NORTHEAST;
THENCE SOUTH 02°26'36" WEST A DISTANCE OF 228.99 FEET ALONG SAID WESTERLY ROAD MARGIN LINE;
THENCE CONTINUING ALONG SAID WESTERLY ROAD MARGIN LINE SOUTH 01°43'38" WEST A DISTANCE OF 200.77 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE FOLLOWING DESCRIBED PARCEL:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH 01°43'38" EAST ALONG THE EAST LINE THEREOF TO THE INTERSECTION POINT WITH THE NORTH LINE OF THE SOUTH 300 FEET OF SAID SUBDIVISION;
THENCE NORTH 88°36'29" WEST ALONG SAID NORTH LINE A DISTANCE OF 42.00 FEET TO A POINT ON THE WESTERLY MARGIN LINE OF 124TH AVENUE NORTHEAST;
THENCE NORTH 01°43'38" EAST ALONG SAID WESTERLY MARGIN 200.77 FEET;
THENCE NORTH 02°26'36" EAST ALONG SAID WESTERLY MARGIN 77.25 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 02°26'36" EAST ALONG SAID WESTERLY MARGIN 151.74 FEET;
THENCE NORTH 89°19'00" WEST 219.90 FEET;
THENCE SOUTH 01°23'31" WEST 128.00 FEET;
THENCE SOUTH 88°36'29" EAST 29.00 FEET;
THENCE SOUTH 01°23'31" WEST 5.00 FEET;

THENCE SOUTH 88°36'29" EAST 150.00 FEET;
THENCE SOUTH 01°23'31" WEST 16.00 FEET;
THENCE SOUTH 88°36'29" EAST 38.10 FEET TO THE TRUE POINT OF BEGINNING.

SAID EASEMENT DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL;
THENCE NORTH 88°36'29" WEST, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 11.27 FEET;

THENCE NORTH 03°08'04" EAST, A DISTANCE OF 31.61 FEET;
THENCE NORTH 01°43'36" EAST, A DISTANCE OF 98.73 FEET;
THENCE NORTH 88°16'24" WEST, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 01°43'36" EAST, A DISTANCE OF 30.00 FEET;
THENCE NORTH 88°16'24" WEST, A DISTANCE OF 23.08 FEET;
THENCE SOUTH 01°43'36" WEST, A DISTANCE OF 30.00 FEET;
THENCE SOUTH 88°16'24" EAST, A DISTANCE OF 23.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 692 SQUARE FEET, MORE OR LESS.

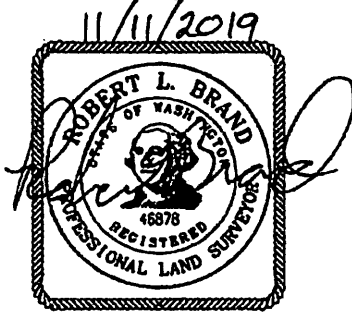


EXHIBIT "A"
Legal Description of Entire Property

OWNER: WWX Limited LLC

PARCEL NO. 2826059021

PARCEL 3 OF KIRKLAND LOT LINE ADJUSTMENT NUMBER LL-84-28, RECORDED UNDER RECORDING NUMBER 8405010750, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH 01°43'38" EAST ALONG THE EAST LINE THEREOF TO THE INTERSECTION POINT WITH THE NORTH LINE OF THE SOUTH 300 FEET OF SAID SUBDIVISION;
THENCE NORTH 88°36'29" WEST ALONG SAID NORTH LINE A DISTANCE OF 42.00 FEET TO A POINT ON THE WESTERLY MARGIN LINE OF 124TH AVENUE NORTHEAST;
THENCE NORTH 01°43'38" EAST ALONG SAID WESTERLY MARGIN 200.77 FEET;
THENCE NORTH 02°26'36" EAST ALONG SAID WESTERLY MARGIN 77.25 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 02°26'36" EAST ALONG SAID WESTERLY MARGIN 151.74 FEET;
THENCE NORTH 89°19'00" WEST 219.90 FEET;
THENCE SOUTH 01°23'31" WEST 128.00 FEET;
THENCE SOUTH 88°36'29" EAST 29.00 FEET;
THENCE SOUTH 01°23'31" WEST 5.00 FEET;
THENCE SOUTH 88°36'29" EAST 150.00 FEET;
THENCE SOUTH 01°23'31" WEST 16.00 FEET;
THENCE SOUTH 88°36'29" EAST 38.10 FEET TO THE TRUE POINT OF BEGINNING.

EXHIBIT "B"
Legal Description of Right of Way Acquisition

A PORTION OF THE FOLLOWING DESCRIBED PARCEL;

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28,
TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS
FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH 01°43'38" EAST ALONG THE EAST LINE THEREOF TO THE INTERSECTION POINT
WITH THE NORTH LINE OF THE SOUTH 300 FEET OF SAID SUBDIVISION;
THENCE NORTH 88°36'29" WEST ALONG SAID NORTH LINE A DISTANCE OF 42.00 FEET TO A
POINT ON THE WESTERLY MARGIN LINE OF 124TH AVENUE NORTHEAST;
THENCE NORTH 01°43'38" EAST ALONG SAID WESTERLY MARGIN 200.77 FEET;
THENCE NORTH 02°26'36" EAST ALONG SAID WESTERLY MARGIN 77.25 FEET TO THE TRUE
POINT OF BEGINNING;

THENCE CONTINUING NORTH 02°26'36" EAST ALONG SAID WESTERLY MARGIN 151.74 FEET;
THENCE NORTH 89°19'00" WEST 219.90 FEET;
THENCE SOUTH 01°23'31" WEST 128.00 FEET;
THENCE SOUTH 88°36'29" EAST 29.00 FEET;
THENCE SOUTH 01°23'31" WEST 5.00 FEET;
THENCE SOUTH 88°36'29" EAST 150.00 FEET;
THENCE SOUTH 01°23'31" WEST 16.00 FEET;
THENCE SOUTH 88°36'29" EAST 38.10 FEET TO THE TRUE POINT OF BEGINNING.

SAID ACQUISITION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL;
THENCE NORTH 02°26'23" EAST, ALONG THE WEST MARGIN OF 124TH AVENUE NORTHEAST, A
DISTANCE OF 151.52 FEET TO THE NORTHEAST CORNER OF SAID PARCEL;
THENCE NORTH 89°18'56" WEST, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 7.99
FEET;
THENCE SOUTH 02°26'20" WEST, A DISTANCE OF 151.42 FEET TO THE SOUTH LINE OF SAID
PARCEL;
THENCE SOUTH 88°36'30" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 7.99 FEET TO THE
POINT OF BEGINNING.

CONTAINING 1,210 SQUARE FEET, MORE OR LESS.

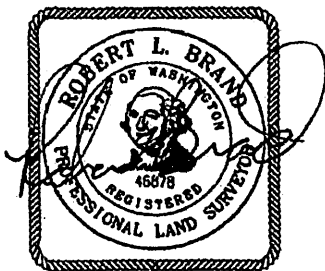
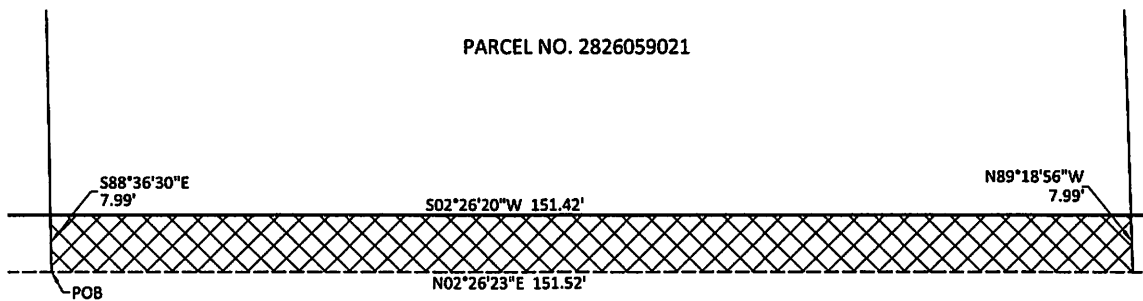


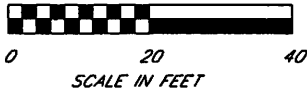
EXHIBIT "A"

SEC. 28, T. 26 N., R. 5 E., W.M.
KING COUNTY, WA

PARCEL NO. 2826059021



124TH AVE NE



RIGHT OF WAY ACQUISITION
AREA 1,210 SQ FT±

CITY OF KIRKLAND
124TH AVE NE ROADWAY IMPROVEMENTS
RIGHT OF WAY ACQUISITION
PARCEL NO. 2826059021



1 ALLIANCE
GEOMATICS
SURVEYING & MAPPING

1261A 120TH AVE NE
Bellevue, Washington 98005

Ph: (425) 598-2200
Fax: (425) 502-6067

DRAWN BY: R. BRAND

DATE: 10-22-2019

EXHIBIT "A"
Legal Description of Entire Property

OWNER: WWX Limited LLC

PARCEL NO. 2826059179

PARCEL 2 OF KIRKLAND LOT LINE ADJUSTMENT NUMBER LL-84-28, RECORDED UNDER RECORDING NUMBER 8405010750, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH 01°43'38" EAST ALONG THE EAST LINE THEREOF TO THE INTERSECTION POINT WITH THE NORTH LINE OF THE SOUTH 300 FEET OF SAID SUBDIVISION;
THENCE NORTH 88°36'29" WEST ALONG SAID NORTH LINE A DISTANCE OF 42.00 FEET TO A POINT ON THE WESTERLY MARGIN LINE OF 124TH AVENUE NORTHEAST AND THE TRUE POINT OF BEGINNING;
THENCE NORTH 88°36'29" WEST A DISTANCE OF 289.37 FEET ALONG THE NORTH LINE OF THE SOUTH 300 FEET OF SAID SUBDIVISION TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28;
THENCE NORTH 01°38'29" EAST ALONG SAID WEST LINE A DISTANCE OF 426.10 FEET;
THENCE SOUTH 89°19'00" EAST A DISTANCE OF 292.91 FEET TO THE WESTERLY MARGIN LINE 124TH AVENUE NORTHEAST;
THENCE SOUTH 02°26'36" WEST A DISTANCE OF 228.99 FEET ALONG SAID WESTERLY ROAD MARGIN LINE;
THENCE CONTINUING ALONG SAID WESTERLY ROAD MARGIN LINE SOUTH 01°43'38" WEST A DISTANCE OF 200.77 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE FOLLOWING DESCRIBED PARCEL:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH 01°43'38" EAST ALONG THE EAST LINE THEREOF TO THE INTERSECTION POINT WITH THE NORTH LINE OF THE SOUTH 300 FEET OF SAID SUBDIVISION;
THENCE NORTH 88°36'29" WEST ALONG SAID NORTH LINE A DISTANCE OF 42.00 FEET TO A POINT ON THE WESTERLY MARGIN LINE OF 124TH AVENUE NORTHEAST;
THENCE NORTH 01°43'38" EAST ALONG SAID WESTERLY MARGIN 200.77 FEET;
THENCE NORTH 02°26'36" EAST ALONG SAID WESTERLY MARGIN 77.25 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 02°26'36" EAST ALONG SAID WESTERLY MARGIN 151.74 FEET;
THENCE NORTH 89°19'00" WEST 219.90 FEET;
THENCE SOUTH 01°23'31" WEST 128.00 FEET;

THENCE SOUTH 88°36'29" EAST 29.00 FEET;
THENCE SOUTH 01°23'31" WEST 5.00 FEET;
THENCE SOUTH 88°36'29" EAST 150.00 FEET;
THENCE SOUTH 01°23'31" WEST 16.00 FEET;
THENCE SOUTH 88°36'29" EAST 38.10 FEET TO THE TRUE POINT OF BEGINNING.

EXHIBIT "B"
Legal Description of Right of Way Acquisition

A PORTION OF THE FOLLOWING DESCRIBED PARCEL;

PARCEL 2 OF KIRKLAND LOT LINE ADJUSTMENT NUMBER LL-84-28, RECORDED UNDER RECORDING NUMBER 8405010750, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH 01°43'38" EAST ALONG THE EAST LINE THEREOF TO THE INTERSECTION POINT WITH THE NORTH LINE OF THE SOUTH 300 FEET OF SAID SUBDIVISION;
THENCE NORTH 88°36'29" WEST ALONG SAID NORTH LINE A DISTANCE OF 42.00 FEET TO A POINT ON THE WESTERLY MARGIN LINE OF 124TH AVENUE NORTHEAST AND THE TRUE POINT OF BEGINNING;
THENCE NORTH 88°36'29" WEST A DISTANCE OF 289.37 FEET ALONG THE NORTH LINE OF THE SOUTH 300 FEET OF SAID SUBDIVISION TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28;
THENCE NORTH 01°38'29" EAST ALONG SAID WEST LINE A DISTANCE OF 426.10 FEET;
THENCE SOUTH 89°19'00" EAST A DISTANCE OF 292.91 FEET TO THE WESTERLY MARGIN LINE 124TH AVENUE NORTHEAST;
THENCE SOUTH 02°26'36" WEST A DISTANCE OF 228.99 FEET ALONG SAID WESTERLY ROAD MARGIN LINE;
THENCE CONTINUING ALONG SAID WESTERLY ROAD MARGIN LINE SOUTH 01°43'38" WEST A DISTANCE OF 200.77 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE FOLLOWING DESCRIBED PARCEL:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH 01°43'38" EAST ALONG THE EAST LINE THEREOF TO THE INTERSECTION POINT WITH THE NORTH LINE OF THE SOUTH 300 FEET OF SAID SUBDIVISION;
THENCE NORTH 88°36'29" WEST ALONG SAID NORTH LINE A DISTANCE OF 42.00 FEET TO A POINT ON THE WESTERLY MARGIN LINE OF 124TH AVENUE NORTHEAST;
THENCE NORTH 01°43'38" EAST ALONG SAID WESTERLY MARGIN 200.77 FEET;
THENCE NORTH 02°26'36" EAST ALONG SAID WESTERLY MARGIN 77.25 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 02°26'36" EAST ALONG SAID WESTERLY MARGIN 151.74 FEET;
THENCE NORTH 89°19'00" WEST 219.90 FEET;
THENCE SOUTH 01°23'31" WEST 128.00 FEET;
THENCE SOUTH 88°36'29" EAST 29.00 FEET;
THENCE SOUTH 01°23'31" WEST 5.00 FEET;

THENCE SOUTH 88°36'29" EAST 150.00 FEET;
THENCE SOUTH 01°23'31" WEST 16.00 FEET;
THENCE SOUTH 88°36'29" EAST 38.10 FEET TO THE TRUE POINT OF BEGINNING.

SAID ACQUISITION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL;
THENCE NORTH 01°43'25" EAST, ALONG THE WEST RIGHT OF WAY MARGIN OF 124TH AVENUE
NORTHEAST, A DISTANCE OF 200.50 FEET TO AN ANGLE POINT IS SAID MARGIN;
THENCE NORTH 02°26'23" EAST, ALONG SAID MARGIN, A DISTANCE OF 77.51 FEET TO THE
NORTHEAST CORNER OF SAID PARCEL;
THENCE NORTH 88°36'30" WEST, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 7.99
FEET;
THENCE SOUTH 02°26'20" WEST, A DISTANCE OF 77.42 FEET;
THENCE SOUTH 01°43'36" WEST, A DISTANCE OF 40.27 FEET;
THENCE NORTH 88°16'24" WEST, A DISTANCE OF 7.50 FEET;
THENCE SOUTH 01°43'36" WEST, A DISTANCE OF 30.00 FEET;
THENCE SOUTH 88°16'24" EAST, A DISTANCE OF 5.00 FEET;
THENCE SOUTH 01°43'36" WEST, A DISTANCE OF 98.73 FEET;
THENCE SOUTH 03°08'04" WEST, A DISTANCE OF 31.61 FEET TO THE SOUTH LINE OF SAID PARCEL;
THENCE SOUTH 88°36'29" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 11.27 FEET TO THE
POINT OF BEGINNING.

CONTAINING 2,785 SQUARE FEET, MORE OR LESS.

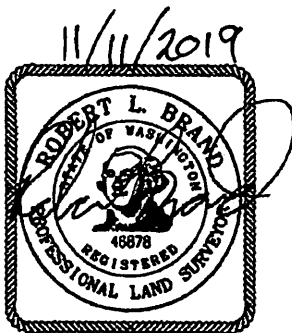
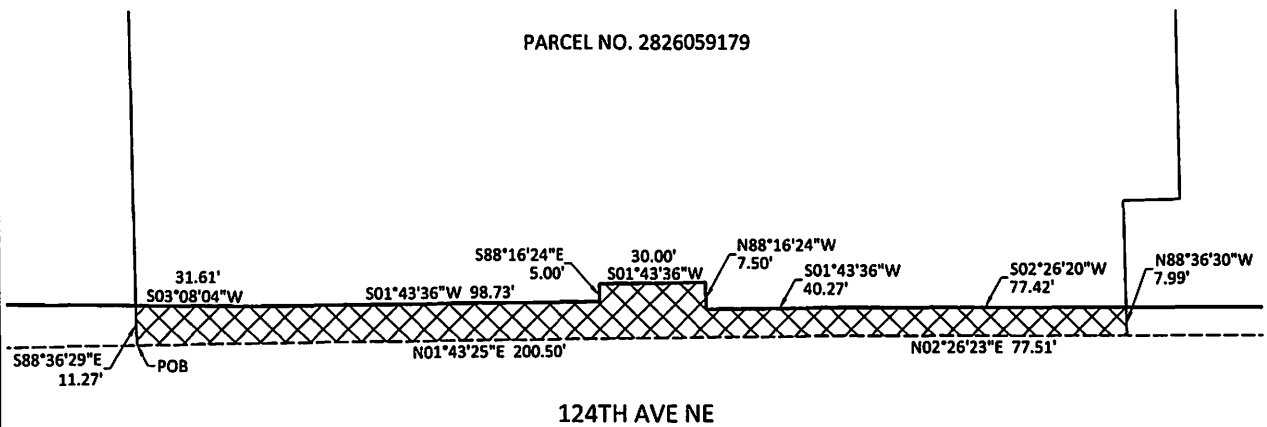


EXHIBIT "A"

SEC. 28, T. 26 N., R. 5 E., W.M.
KING COUNTY, WA

PARCEL NO. 2826059179



124TH AVE NE



RIGHT OF WAY ACQUISITION
AREA 2,785 SQ FT±

CITY OF KIRKLAND
124TH AVE NE ROADWAY IMPROVEMENTS
RIGHT OF WAY ACQUISITION
PARCEL NO. 2826059179



1 ALLIANCE
GEOMATICS
SURVEYING & MAPPING

1261A 120TH AVE NE
Bellevue, Washington 98005

Ph: (425) 598-2100
Fax: (425) 502-8067

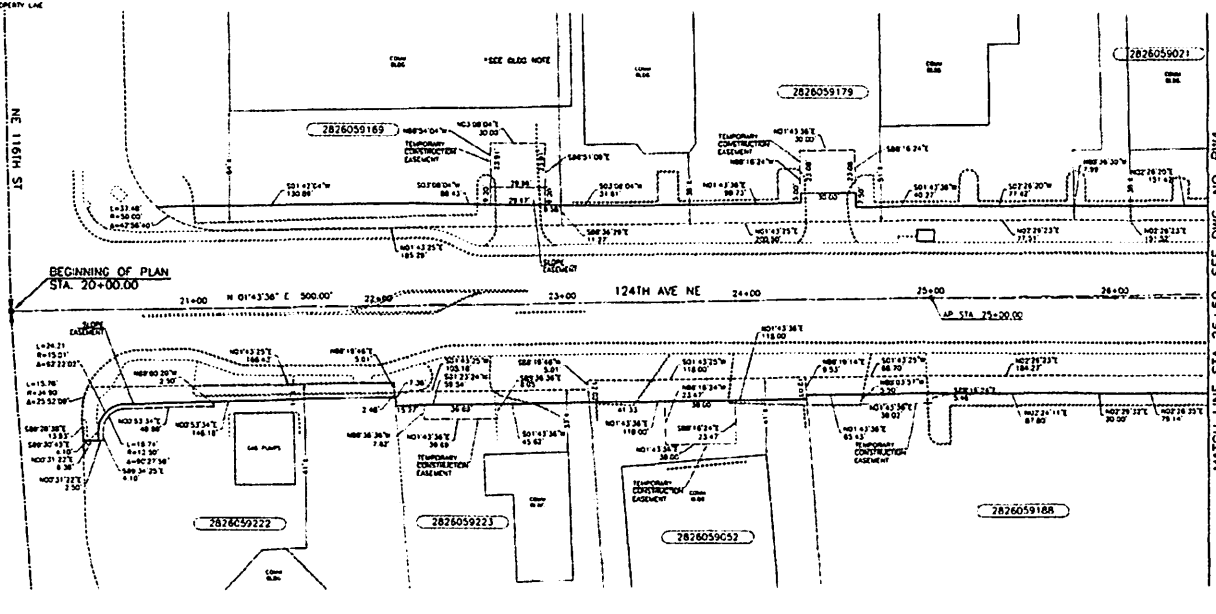
DRAWN BY: R. BRAND

DATE: 10-22-2019

- LEGEND**
- SECTION LINE
 - QUARTER SECTION LINE
 - 15TH SECTION LINE
 - CONSTRUCTION CENTERLINE
 - EXISTING RIGHT-OF-WAY
 - PROPOSED RIGHT-OF-WAY
 - PERMANENT EASEMENT
 - SLOPE EASEMENT
 - TEMPORARY CONSTRUCTION EASEMENT
 - PROPERTY LINE

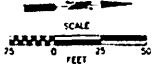
124TH AVENUE NE ROADWAY IMPROVEMENTS

A PORTION OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN
KING COUNTY, WASHINGTON



APN	OWNER	AREA (SQ FT)	AREA (SQ METERS)
2826050169	WAY LAMED LLC	21,766	2,010
2826050179	WAY LAMED LLC	84,225	7,769
2826050189	WAY LAMED LLC	27,961	2,570
2826050198	CHUCKLE CREEK LLC	6,908	643
2826050207	WILLAMETTE TOWNSHIP	22,274	2,068
2826050216	CITY OF KIRKLAND	18,819	1,734
2826050225	WAY LAMED LLC	28,813	2,667
TOTAL AREA		147,773	13,641

BLDG NOTE: TRACED FROM AERIAL
TCE=TEMPORARY CONSTRUCTION EASEMENT



DRAWN BY:
DESIGN BY:
CHECK BY:
PROJ MGR:

REV	ENGR	REVIEW	SCALE	DATE
1	RWS	RWS	5'-30" = 1'-0"	5-13-19
2				
3				
4				
5				



CITY OF KIRKLAND
PUBLIC WORKS DEPARTMENT
121 18TH AVENUE - KIRKLAND, WA 98033-9100 - (206) 820-1200

124TH AVE NE ROADWAY IMPROVEMENTS
RIGHT-OF-WAY PLAN
STA 20+00 - STA 26+50

RW3

3
5

EXHIBIT "A"
Legal Description of Entire Property

OWNER: 124 @ 124 LLC

PARCEL NO. 2826059042

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE NORTH 89°08'55" EAST ALONG THE SOUTH LINE THEREOF 338.81 FEET;
THENCE NORTH 1°43'38" EAST PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION 468.52 FEET TO A POINT ON THE SOUTH LINE OF NORTHEAST 124TH STREET AS ESTABLISHED BY KING COUNTY SURVEY NO. 28-26-5-11, SAID LINE BEING A 614.96 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST, A RADIAL AT SAID POINT BEARING NORTH 30°21'52" WEST;
THENCE SOUTHWESTERLY ALONG SAID SOUTH LINE AN ARC DISTANCE OF 157.05 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 11°40'00" EAST 164.14 FEET;
THENCE SOUTH 89°08'55" WEST 192.2 FEET TO A POINT ON THE EAST LINE OF 124TH AVENUE NORTHEAST AS ESTABLISHED BY KING COUNTY SURVEY NO. 4-25-5-21, SAID EAST LINE BEING AN 872.85 FOOT RADIUS CURVE CONCAVE TO THE WEST, A RADIAL AT SAID POINT BEARING SOUTH 82°19'52" WEST;
THENCE NORTHERLY ALONG SAID EAST LINE 143.76 FEET TO THE SAID SOUTH LINE OF NORTHEAST 124TH STREET;
THENCE NORTH 89°17'14" EAST ALONG SAID SOUTH LINE 30.80 FEET TO THE POINT OF CURVATURE OF SAID 614.96 FOOT RADIUS CURVE;
THENCE EASTERLY ALONG SAID CURVE 162.20 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE NORTH 89°08'55" EAST ALONG THE SOUTH LINE THEREOF 338.81 FEET;
THENCE NORTH 1°43'38" EAST PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION 468.52 FEET TO A POINT ON THE SOUTH LINE OF NORTHEAST 124TH STREET AS ESTABLISHED BY KING COUNTY SURVEY NO. 28-26-5-11, SAID LINE BEING A 614.96 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST, A RADIAL AT SAID POINT BEARING NORTH 30°21'52" WEST;
THENCE SOUTHWESTERLY ALONG SAID SOUTH LINE AN ARC DISTANCE OF 112.20 FEET TO THE POINT OF BEGINNING;

THENCE SOUTHWESTERLY ALONG SAID SOUTH LINE 44.85 FEET;
THENCE SOUTH 11°40'00" EAST 164.14 FEET;
THENCE SOUTH 89°08'55" WEST 192.2 FEET TO A POINT ON THE EAST LINE OF 124TH AVENUE NORTHEAST AS ESTABLISHED BY KING COUNTY SURVEY NO. 4-25-5-21;
THENCE SOUTHERLY ALONG SAID EAST LINE 48.04 FEET, MORE OR LESS TO THE NORTH LINE OF THE SOUTH 200.01 FEET OF SAID SUBDIVISION (AS MEASURED ALONG THE WEST LINE THEREOF);

THENCE NORTH 89°08'55" EAST 189.99 FEET TO A POINT WHICH BEARS SOUTH 1°43'38" WEST
FROM THE POINT OF BEGINNING;
THENCE NORTH 1°43'38" EAST 222.38 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING
NUMBER 7101110276;

EXCEPT THAT PORTION CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING
NUMBER 7101110275;

AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF KIRKLAND BY DEED RECORDED UNDER
RECORDING NUMBER 8304050912.

EXHIBIT "A"
Legal Description of Right of Way Acquisition

A PORTION OF THE FOLLOWING DESCRIBED PARCEL:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE NORTH 89°08'55" EAST ALONG THE SOUTH LINE THEREOF 338.81 FEET;
THENCE NORTH 1°43'38" EAST PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION 468.52 FEET TO A POINT ON THE SOUTH LINE OF NORTHEAST 124TH STREET AS ESTABLISHED BY KING COUNTY SURVEY NO. 28-26-5-11, SAID LINE BEING A 614.96 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST, A RADIAL AT SAID POINT BEARING NORTH 30°21'52" WEST;
THENCE SOUTHWESTERLY ALONG SAID SOUTH LINE AN ARC DISTANCE OF 157.05 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 11°40'00" EAST 164.14 FEET;
THENCE SOUTH 89°08'55" WEST 192.2 FEET TO A POINT ON THE EAST LINE OF 124TH AVENUE NORTHEAST AS ESTABLISHED BY KING COUNTY SURVEY NO. 4-25-5-21, SAID EAST LINE BEING AN 872.85 FOOT RADIUS CURVE CONCAVE TO THE WEST, A RADIAL AT SAID POINT BEARING SOUTH 82°19'52" WEST;
THENCE NORTHERLY ALONG SAID EAST LINE 143.76 FEET TO THE SAID SOUTH LINE OF NORTHEAST 124TH STREET;
THENCE NORTH 89°17'14" EAST ALONG SAID SOUTH LINE 30.80 FEET TO THE POINT OF CURVATURE OF SAID 614.96 FOOT RADIUS CURVE;
THENCE EASTERLY ALONG SAID CURVE 162.20 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE NORTH 89°08'55" EAST ALONG THE SOUTH LINE THEREOF 338.81 FEET;
THENCE NORTH 1°43'38" EAST PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION 468.52 FEET TO A POINT ON THE SOUTH LINE OF NORTHEAST 124TH STREET AS ESTABLISHED BY KING COUNTY SURVEY NO. 28-26-5-11, SAID LINE BEING A 614.96 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST, A RADIAL AT SAID POINT BEARING NORTH 30°21'52" WEST;
THENCE SOUTHWESTERLY ALONG SAID SOUTH LINE AN ARC DISTANCE OF 112.20 FEET TO THE POINT OF BEGINNING;

THENCE SOUTHWESTERLY ALONG SAID SOUTH LINE 44.85 FEET;
THENCE SOUTH 11°40'00" EAST 164.14 FEET;
THENCE SOUTH 89°08'55" WEST 192.2 FEET TO A POINT ON THE EAST LINE OF 124TH AVENUE NORTHEAST AS ESTABLISHED BY KING COUNTY SURVEY NO. 4-25-5-21;
THENCE SOUTHERLY ALONG SAID EAST LINE 48.04 FEET, MORE OR LESS TO THE NORTH LINE OF THE SOUTH 200.01 FEET OF SAID SUBDIVISION (AS MEASURED ALONG THE WEST LINE THEREOF);
THENCE NORTH 89°08'55" EAST 189.99 FEET TO A POINT WHICH BEARS SOUTH 1°43'38" WEST FROM THE POINT OF BEGINNING;

THENCE NORTH 1°43'38" EAST 222.38 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 7101110276;

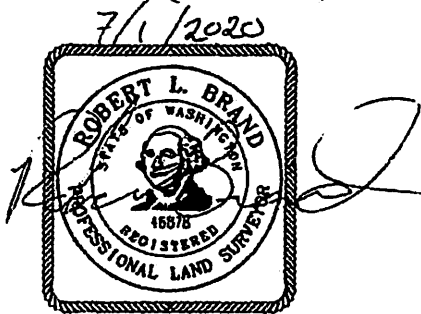
EXCEPT THAT PORTION CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 7101110275;

AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF KIRKLAND BY DEED RECORDED UNDER RECORDING NUMBER 8304050912.

SAID ACQUISITION DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL, WITH A RADIAL BEARING OF SOUTH 85°30'31" WEST AND A RADIUS OF 879.35 FEET;
THENCE NORTHERLY ALONG SAID CURVE AND EAST MARGIN OF 124TH AVENUE NORTHEAST, THROUGH A CENTRAL ANGLE OF 15°19'50" AND AN ARC DISTANCE OF 166.35 FEET TO AN ANGLE POINT IN THE EAST MARGIN;
THENCE NORTH 25°48'38" EAST, ALONG SAID EAST MARGIN, A DISTANCE OF 10.59 FEET TO AN ANGLE POINT IN SAID EAST MARGIN AND THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 25°48'38" EAST, A DISTANCE OF 15.97 FEET TO THE SOUTH MARGIN OF NORTHEAST 124TH STREET;
THENCE NORTH 89°17'12" WEST, ALONG SAID SOUTH MARGIN, A DISTANCE OF 11.21 FEET TO AN INTERSECTION WITH THE EAST MARGIN OF 124TH AVENUE NORTHEAST;
THENCE SOUTH 16°20'19" EAST, ALONG SAID EAST MARGIN, A DISTANCE OF 15.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 81 SQUARE FEET, MORE OR LESS.



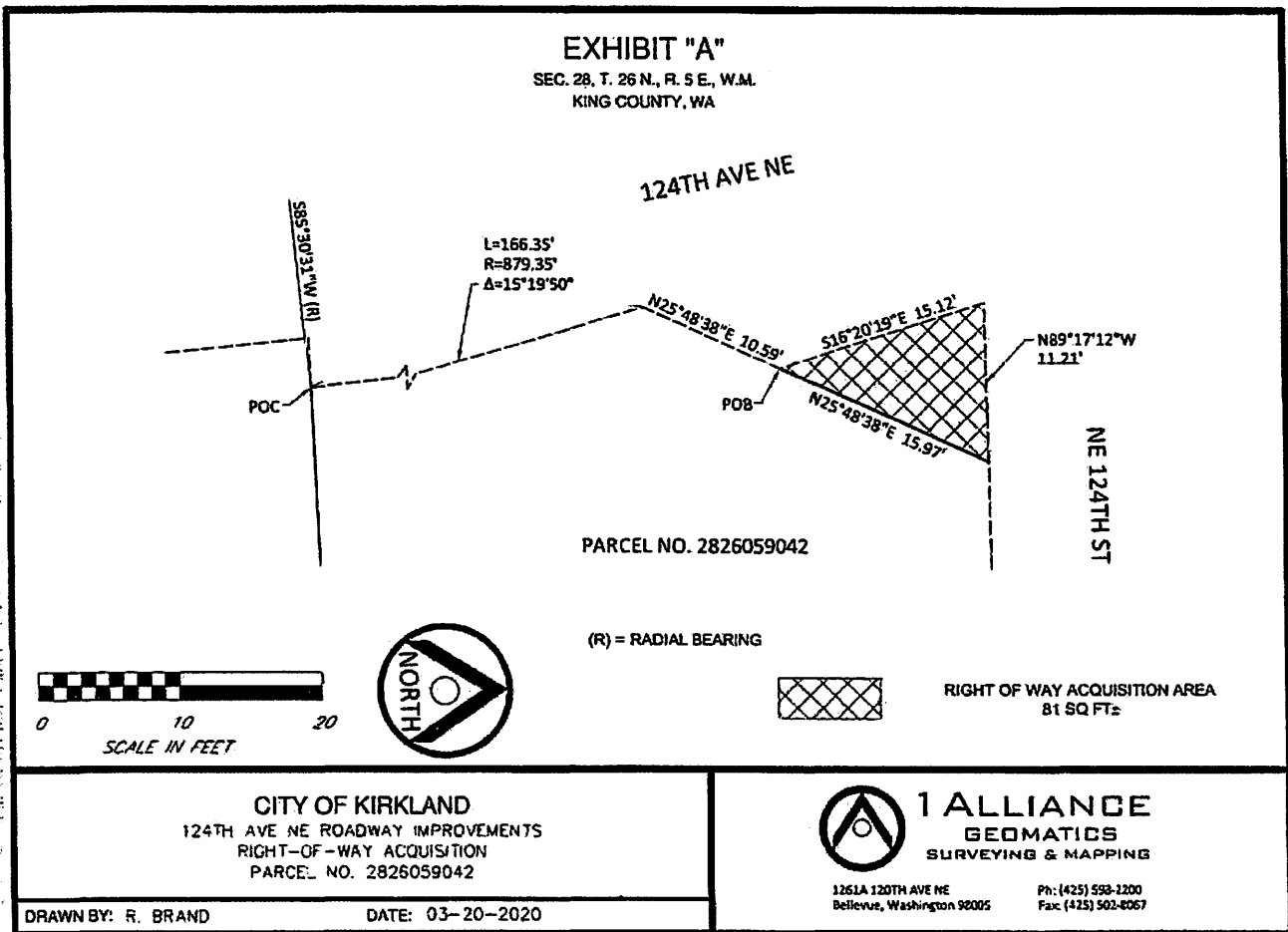


EXHIBIT "A"
Legal Description of Entire Property

OWNER: 124 @ 124 LLC

PARCEL NO. 2826059042

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE NORTH 89°08'55" EAST ALONG THE SOUTH LINE THEREOF 338.81 FEET;
THENCE NORTH 1°43'38" EAST PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION 468.52 FEET TO A POINT ON THE SOUTH LINE OF NORTHEAST 124TH STREET AS ESTABLISHED BY KING COUNTY SURVEY NO. 28-26-5-11, SAID LINE BEING A 614.96 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST, A RADIAL AT SAID POINT BEARING NORTH 30°21'52" WEST;
THENCE SOUTHWESTERLY ALONG SAID SOUTH LINE AN ARC DISTANCE OF 157.05 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 11°40'00" EAST 164.14 FEET;
THENCE SOUTH 89°08'55" WEST 192.2 FEET TO A POINT ON THE EAST LINE OF 124TH AVENUE NORTHEAST AS ESTABLISHED BY KING COUNTY SURVEY NO. 4-25-5-21, SAID EAST LINE BEING AN 872.85 FOOT RADIUS CURVE CONCAVE TO THE WEST, A RADIAL AT SAID POINT BEARING SOUTH 82°19'52" WEST;
THENCE NORTHERLY ALONG SAID EAST LINE 143.76 FEET TO THE SAID SOUTH LINE OF NORTHEAST 124TH STREET;
THENCE NORTH 89°17'14" EAST ALONG SAID SOUTH LINE 30.80 FEET TO THE POINT OF CURVATURE OF SAID 614.96 FOOT RADIUS CURVE;
THENCE EASTERLY ALONG SAID CURVE 162.20 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE NORTH 89°08'55" EAST ALONG THE SOUTH LINE THEREOF 338.81 FEET;
THENCE NORTH 1°43'38" EAST PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION 468.52 FEET TO A POINT ON THE SOUTH LINE OF NORTHEAST 124TH STREET AS ESTABLISHED BY KING COUNTY SURVEY NO. 28-26-5-11, SAID LINE BEING A 614.96 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST, A RADIAL AT SAID POINT BEARING NORTH 30°21'52" WEST;
THENCE SOUTHWESTERLY ALONG SAID SOUTH LINE AN ARC DISTANCE OF 112.20 FEET TO THE POINT OF BEGINNING;

THENCE SOUTHWESTERLY ALONG SAID SOUTH LINE 44.85 FEET;
THENCE SOUTH 11°40'00" EAST 164.14 FEET;
THENCE SOUTH 89°08'55" WEST 192.2 FEET TO A POINT ON THE EAST LINE OF 124TH AVENUE NORTHEAST AS ESTABLISHED BY KING COUNTY SURVEY NO. 4-25-5-21;
THENCE SOUTHERLY ALONG SAID EAST LINE 48.04 FEET, MORE OR LESS TO THE NORTH LINE OF THE SOUTH 200.01 FEET OF SAID SUBDIVISION (AS MEASURED ALONG THE WEST LINE THEREOF);

THENCE NORTH 89°08'55" EAST 189.99 FEET TO A POINT WHICH BEARS SOUTH 1°43'38" WEST
FROM THE POINT OF BEGINNING;
THENCE NORTH 1°43'38" EAST 222.38 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING
NUMBER 7101110276;

EXCEPT THAT PORTION CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING
NUMBER 7101110275;

AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF KIRKLAND BY DEED RECORDED UNDER
RECORDING NUMBER 8304050912.

EXHIBIT "A"
Legal Description of Temporary Construction Easement

A PORTION OF THE FOLLOWING DESCRIBED PARCEL;

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE NORTH 89°08'55" EAST ALONG THE SOUTH LINE THEREOF 338.81 FEET;
THENCE NORTH 1°43'38" EAST PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION 468.52 FEET TO A POINT ON THE SOUTH LINE OF NORTHEAST 124TH STREET AS ESTABLISHED BY KING COUNTY SURVEY NO. 28-26-5-11, SAID LINE BEING A 614.96 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST, A RADIAL AT SAID POINT BEARING NORTH 30°21'52" WEST;
THENCE SOUTHWESTERLY ALONG SAID SOUTH LINE AN ARC DISTANCE OF 157.05 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 11°40'00" EAST 164.14 FEET;
THENCE SOUTH 89°08'55" WEST 192.2 FEET TO A POINT ON THE EAST LINE OF 124TH AVENUE NORTHEAST AS ESTABLISHED BY KING COUNTY SURVEY NO. 4-25-5-21, SAID EAST LINE BEING AN 872.85 FOOT RADIUS CURVE CONCAVE TO THE WEST, A RADIAL AT SAID POINT BEARING SOUTH 82°19'52" WEST;
THENCE NORTHERLY ALONG SAID EAST LINE 143.76 FEET TO THE SAID SOUTH LINE OF NORTHEAST 124TH STREET;
THENCE NORTH 89°17'14" EAST ALONG SAID SOUTH LINE 30.80 FEET TO THE POINT OF CURVATURE OF SAID 614.96 FOOT RADIUS CURVE;
THENCE EASTERLY ALONG SAID CURVE 162.20 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE NORTH 89°08'55" EAST ALONG THE SOUTH LINE THEREOF 338.81 FEET;
THENCE NORTH 1°43'38" EAST PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION 468.52 FEET TO A POINT ON THE SOUTH LINE OF NORTHEAST 124TH STREET AS ESTABLISHED BY KING COUNTY SURVEY NO. 28-26-5-11, SAID LINE BEING A 614.96 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST, A RADIAL AT SAID POINT BEARING NORTH 30°21'52" WEST;
THENCE SOUTHWESTERLY ALONG SAID SOUTH LINE AN ARC DISTANCE OF 112.20 FEET TO THE POINT OF BEGINNING;

THENCE SOUTHWESTERLY ALONG SAID SOUTH LINE 44.85 FEET;
THENCE SOUTH 11°40'00" EAST 164.14 FEET;
THENCE SOUTH 89°08'55" WEST 192.2 FEET TO A POINT ON THE EAST LINE OF 124TH AVENUE NORTHEAST AS ESTABLISHED BY KING COUNTY SURVEY NO. 4-25-5-21;
THENCE SOUTHERLY ALONG SAID EAST LINE 48.04 FEET, MORE OR LESS TO THE NORTH LINE OF THE SOUTH 200.01 FEET OF SAID SUBDIVISION (AS MEASURED ALONG THE WEST LINE THEREOF);
THENCE NORTH 89°08'55" EAST 189.99 FEET TO A POINT WHICH BEARS SOUTH 1°43'38" WEST FROM THE POINT OF BEGINNING;

THENCE NORTH 1°43'38" EAST 222.38 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 7101110276;

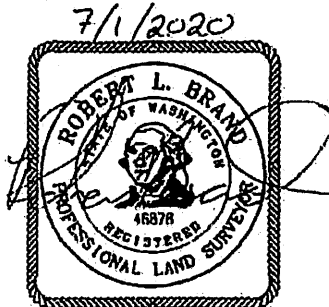
EXCEPT THAT PORTION CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 7101110275;

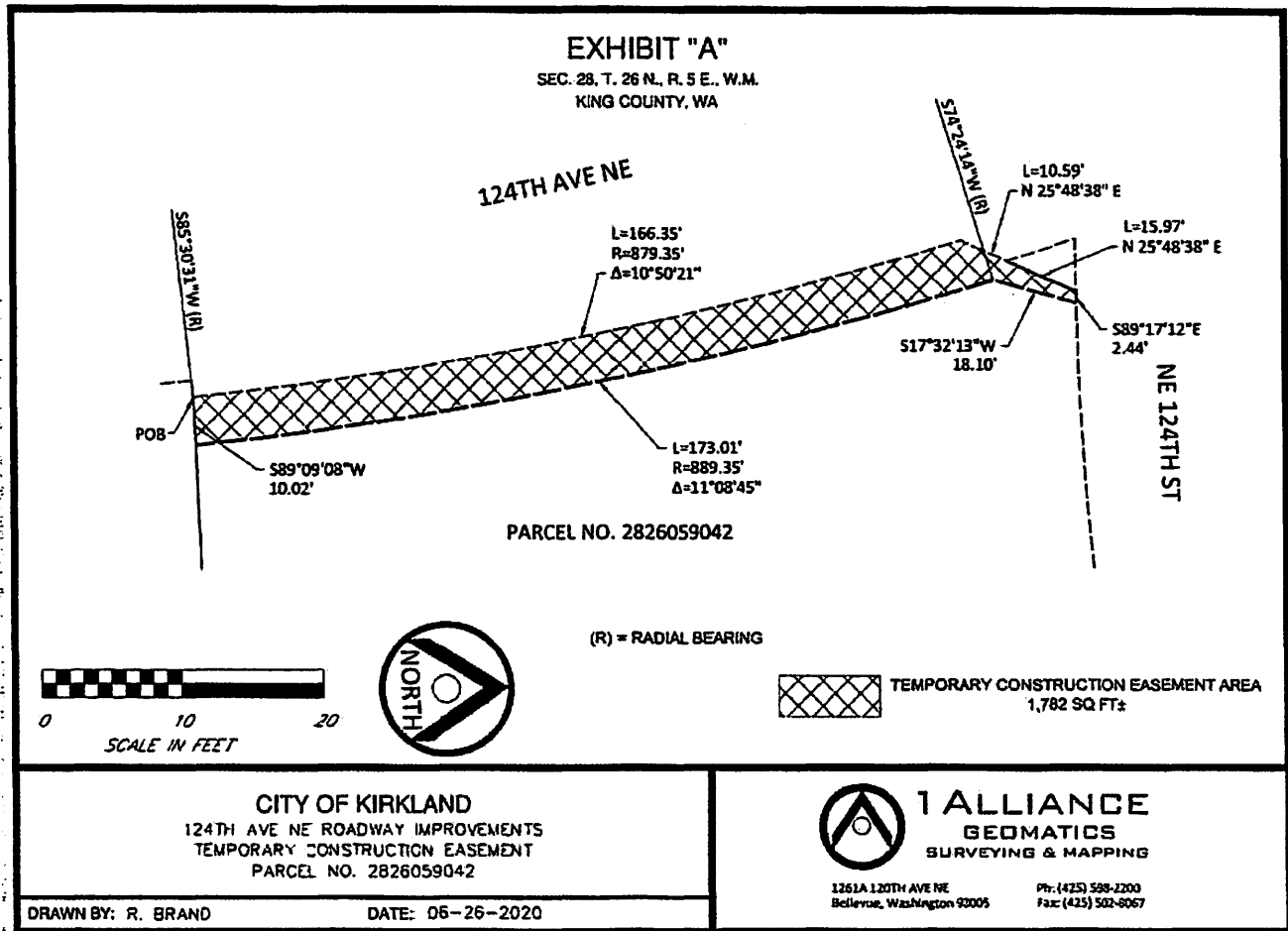
AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF KIRKLAND BY DEED RECORDED UNDER RECORDING NUMBER 8304050912.

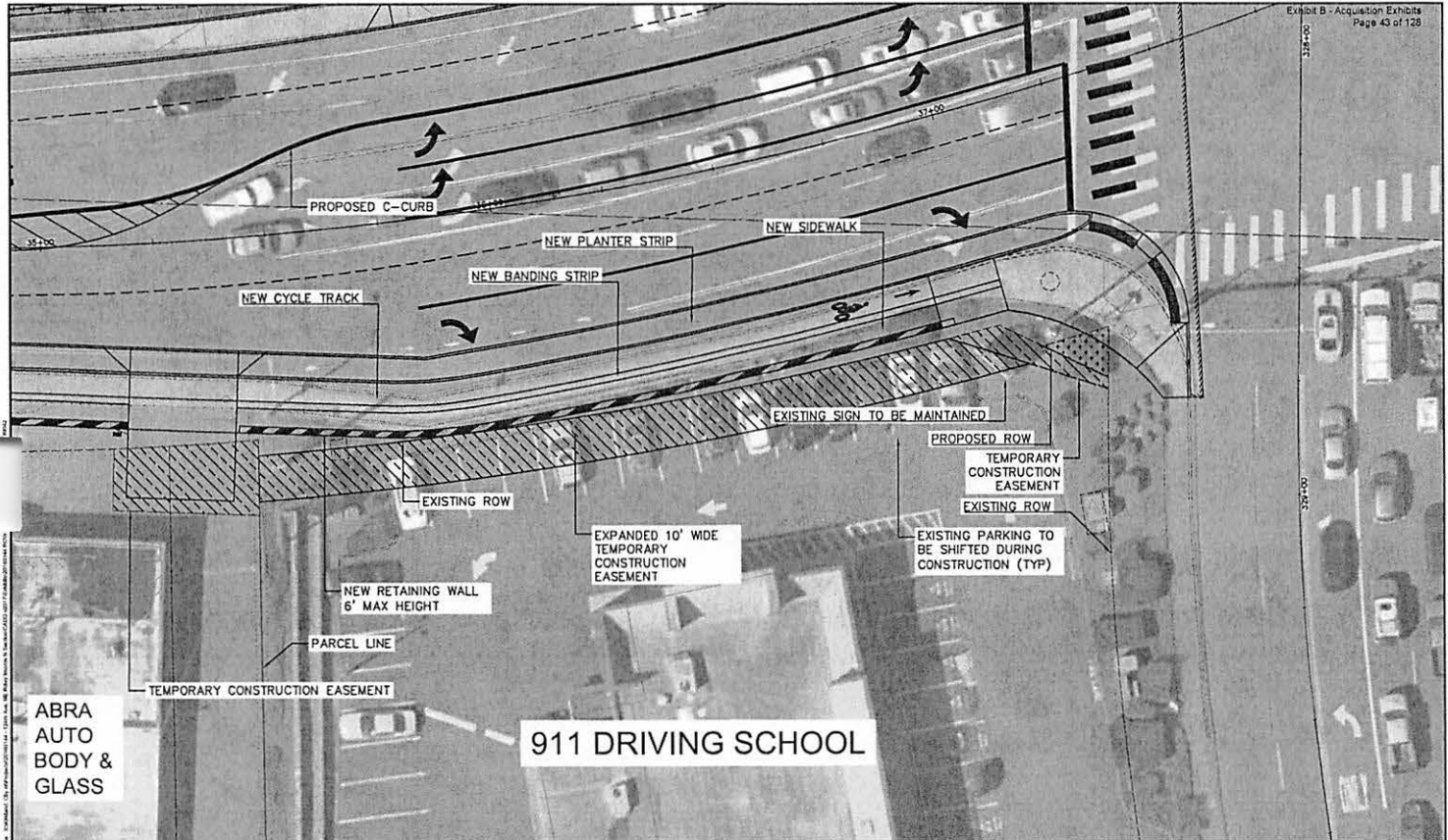
SAID EASEMENT DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PROPERTY, WITH A RADIAL BEARING OF SOUTH 85°30'31" WEST AND A RADIUS OF 879.35 FEET;
THENCE NORTHERLY ALONG SAID CURVE CONCAVE TO THE WEST AND EAST MARGIN OF 124TH AVENUE NORTHEAST, THROUGH A CENTRAL ANGLE OF 10°50'21" AND AN ARC DISTANCE OF 166.35 FEET TO AN ANGLE POINT IN THE EAST MARGIN;
THENCE NORTH 25°48'38" EAST, ALONG SAID EAST MARGIN, A DISTANCE OF 10.59 FEET TO AN ANGLE POINT IN SAID EAST MARGIN;
THENCE CONTINUING NORTH 25°48'38" EAST, A DISTANCE OF 15.97 FEET TO THE SOUTH MARGIN OF NE 124TH STREET;
THENCE SOUTH 89°17'12" EAST, ALONG SAID SOUTH MARGIN, A DISTANCE OF 2.44 FEET;
THENCE SOUTH 17°32'13" WEST, A DISTANCE OF 18.10 FEET TO A NON-TANGENT CURVE CONCAVE TO THE WEST TO WITH A RADIUS OF 889.35 AND A RADIAL BEARING OF SOUTH 74°24'14" WEST;
THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°08'45" AND AN ARC LENGTH OF 173.01 TO THE SOUTH PROPERTY LINE;
THENCE SOUTH 89°09'08" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 10.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,782 SQUARE FEET, MORE OR LESS.







ABRA
AUTO
BODY &
GLASS

911 DRIVING SCHOOL




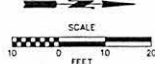
<p>LEGEND:</p> <ul style="list-style-type: none">  RIGHT-OF-WAY ACQUISITION  TEMPORARY CONSTRUCTION EASEMENT  SLOPE EASEMENT 	<p>SCALE</p>  <p>10 0 10 20 FEET</p>	<p>EXHIBIT DRAWING FOR INFORMATIONAL PURPOSES ONLY</p>	<p>PERTEET 2707 COLBY AVENUE, SUITE 900 EVANSTON, ILL 60201 414.252.7500 800.615.9900</p>	<p>CITY OF KIRKLAND 124TH AVE NE ROADWAY IMPROVEMENTS PROJECT NO. 20160144 MAY 18, 2020</p>	<p>124TH AVE NE PARCEL EXHIBIT PARCEL #: 2826059042</p>
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EXHIBIT "A"
Legal Description of Entire Property

OWNER: S & I of WA, LLC

PARCEL NO. 2826059046

THAT PORTION OF THE NORTH 3.5 ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., LYING WEST OF COUNTY ROAD NO. 970 (SLATER AVENUE NE, BEING 60 FEET IN WIDTH) IN KING COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28 DESCRIBED AS FOLLOWS;

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY MARGIN OF COUNTY ROAD NO. 970 (SLATER AVENUE NORTHEAST) AND THE SOUTH LINE OF THE NORTH 3.5 ACRES OF SAID SUBDIVISION;

THENCE SOUTH 89°05'54" WEST, ALONG THE SOUTH LINE OF SAID NORTH 3.5 ACRES TO THE WEST LINE OF SAID SUBDIVISION;

THENCE SOUTHERLY ALONG THE WEST LINE 20.7 FEET;

THENCE SOUTH 88°34'56" EAST TO THE WESTERLY MARGIN OF COUNTY ROAD NO. 970 (SLATER AVENUE NORTHEAST);

THENCE NORTHEASTERLY ALONG SAID WESTERLY MARGIN TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF LYING WESTERLY OF THE EASTERLY BOUNDARY OF 124TH AVENUE NORTHEAST, AND ITS SOUTHERLY EXTENSION, AS CONVEYED BY DEED RECORDED UNDER RECORDING NUMBER 7101070324;

AND EXCEPT ANY PORTION THEREOF LYING SOUTHERLY OF THE BOUNDARY LINE ESTABLISHED IN KING COUNTY SUPERIOR COURT CAUSE NUMBERS 718510 AND 719479, AND AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 3.5 ACRES OF THAT PORTION OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28 LYING WESTERLY OF COUNTY ROAD NO. 970, AND THE WESTERLY MARGIN OF SAID COUNTY ROAD NO. 970;

THENCE WESTERLY ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID SUBDIVISION;

THENCE SOUTHERLY ALONG SAID WEST LINE 20.7 FEET TO THE POINT OF BEGINNING OF SAID BOUNDARY LINE;

THENCE EASTERLY 100 FEET TO A POINT WHICH IS 23.24 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM SAID SOUTH LINE;

THENCE EASTERLY 100 FEET TO A POINT WHICH IS 27.30 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM SAID SOUTH LINE;

THENCE EASTERLY 100 FEET TO A POINT WHICH IS 31.90 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM SAID SOUTH LINE;

THENCE EASTERLY 100 FEET TO A POINT WHICH IS 35.60 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM SAID SOUTH LINE;

THENCE EASTERLY 100 FEET TO A POINT WHICH IS 39.40 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM SAID SOUTH LINE;
THENCE EASTERLY 100 FEET TO A POINT WHICH IS 43.50 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM SAID SOUTH LINE;
THENCE EASTERLY 100 FEET TO A POINT WHICH IS 46.40 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM SAID SOUTH LINE;
THENCE EASTERLY 59 FEET TO A POINT WHICH IS 49.10 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM SAID SOUTH LINE;
THENCE CONTINUING ON THE SAME COURSE TO THE WESTERLY MARGIN OF SAID COUNTY ROAD NO. 970 AND THE TERMINUS OF SAID BOUNDARY LINE.

AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF KIRKLAND FOR ROAD PURPOSES BY DEED RECORDED UNDER RECORDING NUMBER 20020502002012;

AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF KIRKLAND FOR ROAD PURPOSES BY DEED RECORDED UNDER RECORDING NUMBER 20070919002477 (SAID DEED BEING A CORRECTION OF DEEDS RECORDED UNDER RECORDING NUMBERS 20070419001940 AND 20070718001655).

AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF KIRKLAND FOR ROAD PURPOSES AS RECORDED UNDER RECORDING NUMBER 20130123001745, RECORDS OF KING COUNTY, DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTHWEST CORNER OF THE INFINITI PARCEL ON THE EAST MARGIN OF 124TH AVENUE NORTHEAST;
THENCE NORTH 02°26'52" EAST, ALONG SAID MARGIN, A DISTANCE OF 134.98 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 02°26'52" EAST, ALONG SAID MARGIN, A DISTANCE OF 36.34 FEET TO A POINT WHICH IS 35.00 FEET, WHEN MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M.;
THENCE NORTH 89°09'12" EAST A DISTANCE OF 286.44 FEET;
THENCE NORTH 82°00'54" EAST A DISTANCE OF 281.73 FEET;
THENCE NORTH 89°09'12" EAST A DISTANCE OF 181.36 FEET;
THENCE SOUTH 56°52'39" EAST, A DISTANCE OF 24.72 FEET;
THENCE SOUTH 87°30'22" WEST A DISTANCE OF 236.88 FEET TO THE BEGINNING OF A 464.00 FOOT RADIUS TANGENT CURVE TO THE LEFT;
THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 5°29'28" AND AN ARC DISTANCE OF 44.47 FEET;
THENCE SOUTH 82°00'54" WEST A DISTANCE OF 135.18 FEET;
THENCE NORTH 07°56'06" WEST A DISTANCE OF 4.00 FEET;
THENCE SOUTH 82°00'54" WEST A DISTANCE OF 65.56 FEET;
THENCE SOUTH 89°09'12" WEST A DISTANCE OF 263.67 FEET;
THENCE SOUTH 43°16'11" WEST A DISTANCE OF 36.60 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"
Legal Description of Right of Way Acquisition

A PORTION OF THE FOLLOWING DESCRIBED PARCEL;

THAT PORTION OF THE NORTH 3.5 ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., LYING WEST OF COUNTY ROAD NO. 970 (SLATER AVENUE NE, BEING 60 FEET IN WIDTH) IN KING COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28 DESCRIBED AS FOLLOWS;

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY MARGIN OF COUNTY ROAD NO. 970 (SLATER AVENUE NORTHEAST) AND THE SOUTH LINE OF THE NORTH 3.5 ACRES OF SAID SUBDIVISION;

THENCE SOUTH 89°05'54" WEST, ALONG THE SOUTH LINE OF SAID NORTH 3.5 ACRES TO THE WEST LINE OF SAID SUBDIVISION;

THENCE SOUTHERLY ALONG THE WEST LINE 20.7 FEET;

THENCE SOUTH 88°34'56" EAST TO THE WESTERLY MARGIN OF COUNTY ROAD NO. 970 (SLATER AVENUE NORTHEAST);

THENCE NORTHEASTERLY ALONG SAID WESTERLY MARGIN TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF LYING WESTERLY OF THE EASTERLY BOUNDARY OF 124TH AVENUE NORTHEAST, AND ITS SOUTHERLY EXTENSION, AS CONVEYED BY DEED RECORDED UNDER RECORDING NUMBER 7101070324;

AND EXCEPT ANY PORTION THEREOF LYING SOUTHERLY OF THE BOUNDARY LINE ESTABLISHED IN KING COUNTY SUPERIOR COURT CAUSE NUMBERS 718510 AND 719479, AND AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 3.5 ACRES OF THAT PORTION OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28 LYING WESTERLY OF COUNTY ROAD NO. 970, AND THE WESTERLY MARGIN OF SAID COUNTY ROAD NO. 970;

THENCE WESTERLY ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID SUBDIVISION;

THENCE SOUTHERLY ALONG SAID WEST LINE 20.7 FEET TO THE POINT OF BEGINNING OF SAID BOUNDARY LINE;

THENCE EASTERLY 100 FEET TO A POINT WHICH IS 23.24 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM SAID SOUTH LINE;

THENCE EASTERLY 100 FEET TO A POINT WHICH IS 27.30 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM SAID SOUTH LINE;

THENCE EASTERLY 100 FEET TO A POINT WHICH IS 31.90 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM SAID SOUTH LINE;

THENCE EASTERLY 100 FEET TO A POINT WHICH IS 35.60 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM SAID SOUTH LINE;

THENCE EASTERLY 100 FEET TO A POINT WHICH IS 39.40 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM SAID SOUTH LINE;

THENCE EASTERLY 100 FEET TO A POINT WHICH IS 43.50 FEET SOUTHERLY, MEASURED AT

RIGHT ANGLES, FROM SAID SOUTH LINE;
THENCE EASTERLY 100 FEET TO A POINT WHICH IS 46.40 FEET SOUTHERLY, MEASURED AT
RIGHT ANGLES, FROM SAID SOUTH LINE;
THENCE EASTERLY 59 FEET TO A POINT WHICH IS 49.10 FEET SOUTHERLY, MEASURED AT
RIGHT ANGLES, FROM SAID SOUTH LINE;
THENCE CONTINUING ON THE SAME COURSE TO THE WESTERLY MARGIN OF SAID COUNTY
ROAD NO. 970 AND THE TERMINUS OF SAID BOUNDARY LINE.

AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF KIRKLAND FOR ROAD PURPOSES BY
DEED RECORDED UNDER RECORDING NUMBER 20020502002012;

AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF KIRKLAND FOR ROAD PURPOSES BY
DEED RECORDED UNDER RECORDING NUMBER 20070919002477 (SAID DEED BEING A
CORRECTION OF DEEDS RECORDED UNDER RECORDING NUMBERS 20070419001940 AND
20070718001655).

AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF KIRKLAND FOR ROAD PURPOSES AS
RECORDED UNDER RECORDING NUMBER 20130123001745, RECORDS OF KING COUNTY,
DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTHWEST CORNER OF THE INFINITI PARCEL ON THE EAST MARGIN
OF 124TH AVENUE NORTHEAST;
THENCE NORTH 02°26'52" EAST, ALONG SAID MARGIN, A DISTANCE OF 134.98 FEET TO THE
POINT OF BEGINNING;
THENCE CONTINUING NORTH 02°26'52" EAST, ALONG SAID MARGIN, A DISTANCE OF 36.34 FEET
TO A POINT WHICH IS 35.00 FEET, WHEN MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE
OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 26
NORTH, RANGE 5 EAST, W.M.;
THENCE NORTH 89°09'12" EAST A DISTANCE OF 286.44 FEET;
THENCE NORTH 82°00'54" EAST A DISTANCE OF 281.73 FEET;
THENCE NORTH 89°09'12" EAST A DISTANCE OF 181.36 FEET;
THENCE SOUTH 56°52'39" EAST, A DISTANCE OF 24.72 FEET;
THENCE SOUTH 87°30'22" WEST A DISTANCE OF 236.88 FEET TO THE BEGINNING OF A 464.00
FOOT RADIUS TANGENT CURVE TO THE LEFT;
THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 5°29'28" AND AN
ARC DISTANCE OF 44.47 FEET;
THENCE SOUTH 82°00'54" WEST A DISTANCE OF 135.18 FEET;
THENCE NORTH 07°56'06" WEST A DISTANCE OF 4.00 FEET;
THENCE SOUTH 82°00'54" WEST A DISTANCE OF 65.56 FEET;
THENCE SOUTH 89°09'12" WEST A DISTANCE OF 263.67 FEET;
THENCE SOUTH 43°16'11" WEST A DISTANCE OF 36.60 FEET TO THE POINT OF BEGINNING.

SAID ACQUISITION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL;
THENCE NORTH 02°26'23" EAST, ALONG THE EAST MARGIN OF 124TH AVENUE NORTHEAST, A
DISTANCE OF 134.97 FEET TO AN ANGLE POINT IN THE RIGHT OF WAY AS DEFINED BY RIGHT OF
WAY ACQUISITION RECORDED UNDER RECORDING NUMBER 20130123001745, RECORDS OF KING
COUNTY;

THENCE NORTH 43°15'43" EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 36.60 FEET TO THE SOUTH RIGHT OF WAY MARGIN OF NE 120TH STREET AS DEFINED BY SAID RIGHT OF WAY ACQUISITION;

THENCE NORTH 89°09'12" EAST, ALONG SAID SOUTH MARGIN, A DISTANCE OF 7.78 FEET;

THENCE SOUTH 35°01'18" WEST, A DISTANCE OF 38.58 FEET;

THENCE SOUTH 03°57'31" WEST, A DISTANCE OF 90.88 FEET;

THENCE SOUTH 89°32'13" EAST, A DISTANCE OF 5.72 FEET;

THENCE SOUTH 02°31'58" WEST, A DISTANCE OF 39.51 FEET TO THE SOUTH LINE OF SAID PARCEL;

THENCE NORTH 89°22'45" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 14.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,793 SQUARE FEET, MORE OR LESS.



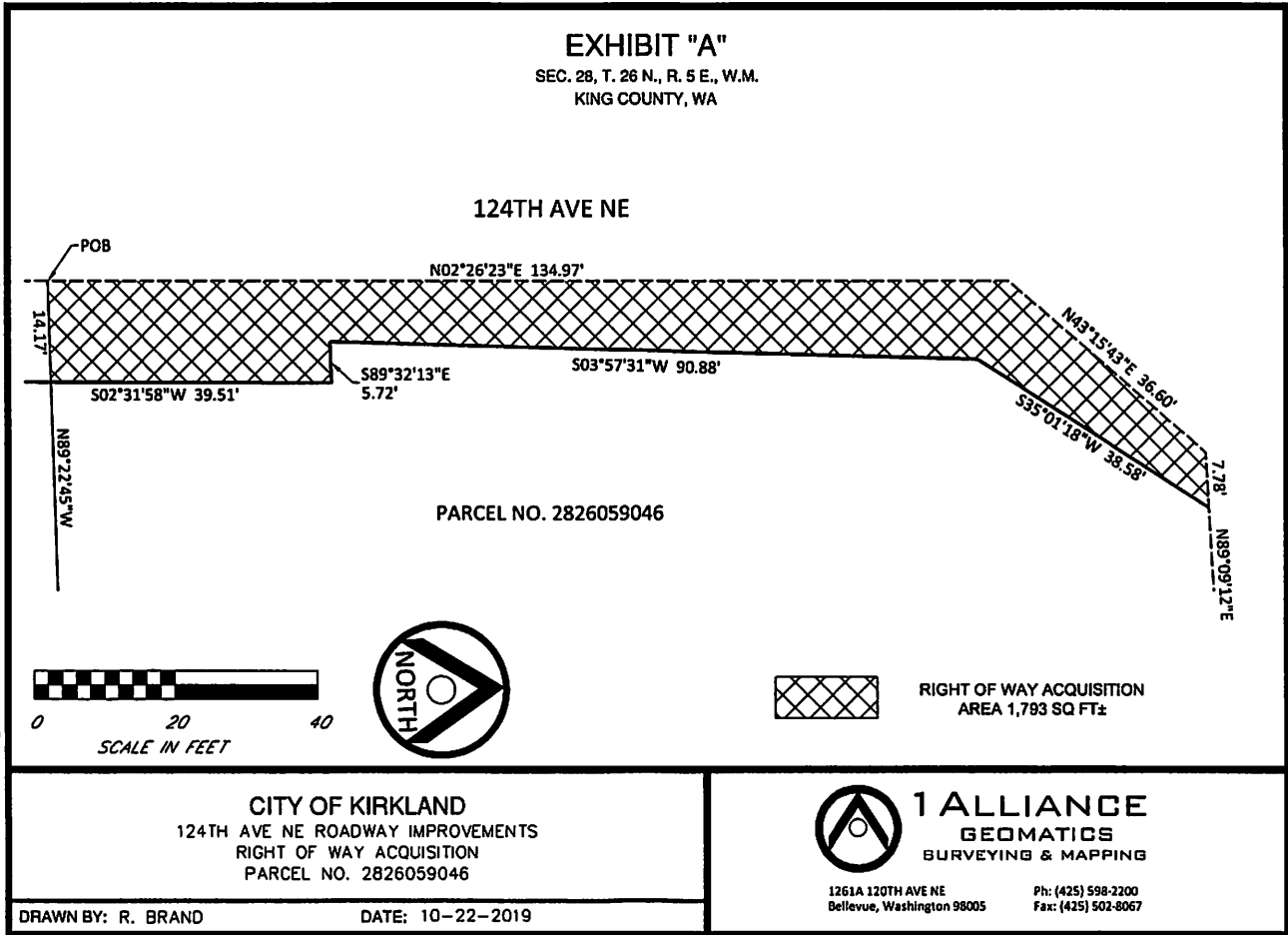


EXHIBIT "A"
Legal Description of Entire Property

OWNER: S & I of WA, LLC

PARCEL NO. 2826059046

THAT PORTION OF THE NORTH 3.5 ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., LYING WEST OF COUNTY ROAD NO. 970 (SLATER AVENUE NE, BEING 60 FEET IN WIDTH) IN KING COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28 DESCRIBED AS FOLLOWS;

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY MARGIN OF COUNTY ROAD NO. 970 (SLATER AVENUE NORTHEAST) AND THE SOUTH LINE OF THE NORTH 3.5 ACRES OF SAID SUBDIVISION;
THENCE SOUTH 89°05'54" WEST, ALONG THE SOUTH LINE OF SAID NORTH 3.5 ACRES TO THE WEST LINE OF SAID SUBDIVISION;
THENCE SOUTHERLY ALONG THE WEST LINE 20.7 FEET;
THENCE SOUTH 88°34'56" EAST TO THE WESTERLY MARGIN OF COUNTY ROAD NO. 970 (SLATER AVENUE NORTHEAST);
THENCE NORTHEASTERLY ALONG SAID WESTERLY MARGIN TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF LYING WESTERLY OF THE EASTERLY BOUNDARY OF 124TH AVENUE NORTHEAST, AND ITS SOUTHERLY EXTENSION, AS CONVEYED BY DEED RECORDED UNDER RECORDING NUMBER 7101070324;

AND EXCEPT ANY PORTION THEREOF LYING SOUTHERLY OF THE BOUNDARY LINE ESTABLISHED IN KING COUNTY SUPERIOR COURT CAUSE NUMBERS 718510 AND 719479, AND AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 3.5 ACRES OF THAT PORTION OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28 LYING WESTERLY OF COUNTY ROAD NO. 970, AND THE WESTERLY MARGIN OF SAID COUNTY ROAD NO. 970;
THENCE WESTERLY ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID SUBDIVISION;
THENCE SOUTHERLY ALONG SAID WEST LINE 20.7 FEET TO THE POINT OF BEGINNING OF SAID BOUNDARY LINE;
THENCE EASTERLY 100 FEET TO A POINT WHICH IS 23.24 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM SAID SOUTH LINE;
THENCE EASTERLY 100 FEET TO A POINT WHICH IS 27.30 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM SAID SOUTH LINE;
THENCE EASTERLY 100 FEET TO A POINT WHICH IS 31.90 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM SAID SOUTH LINE;
THENCE EASTERLY 100 FEET TO A POINT WHICH IS 35.60 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM SAID SOUTH LINE;

EXHIBIT "B"

Legal Description of Temporary Construction Easement

THAT PORTION OF THE NORTH 3.5 ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., LYING WEST OF COUNTY ROAD NO. 970 (SLATER AVENUE NE, BEING 60 FEET IN WIDTH) IN KING COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28 DESCRIBED AS FOLLOWS;

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY MARGIN OF COUNTY ROAD NO. 970 (SLATER AVENUE NORTHEAST) AND THE SOUTH LINE OF THE NORTH 3.5 ACRES OF SAID SUBDIVISION;

THENCE SOUTH 89°05'54" WEST, ALONG THE SOUTH LINE OF SAID NORTH 3.5 ACRES TO THE WEST LINE OF SAID SUBDIVISION;

THENCE SOUTHERLY ALONG THE WEST LINE 20.7 FEET;

THENCE SOUTH 88°34'56" EAST TO THE WESTERLY MARGIN OF COUNTY ROAD NO. 970 (SLATER AVENUE NORTHEAST);

THENCE NORTHEASTERLY ALONG SAID WESTERLY MARGIN TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF LYING WESTERLY OF THE EASTERLY BOUNDARY OF 124TH AVENUE NORTHEAST, AND ITS SOUTHERLY EXTENSION, AS CONVEYED BY DEED RECORDED UNDER RECORDING NUMBER 7101070324;

AND EXCEPT ANY PORTION THEREOF LYING SOUTHERLY OF THE BOUNDARY LINE ESTABLISHED IN KING COUNTY SUPERIOR COURT CAUSE NUMBERS 718510 AND 719479, AND AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 3.5 ACRES OF THAT PORTION OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28 LYING WESTERLY OF COUNTY ROAD NO. 970, AND THE WESTERLY MARGIN OF SAID COUNTY ROAD NO. 970;

THENCE WESTERLY ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID SUBDIVISION; THENCE SOUTHERLY ALONG SAID WEST LINE 20.7 FEET TO THE POINT OF BEGINNING OF SAID BOUNDARY LINE;

THENCE EASTERLY 100 FEET TO A POINT WHICH IS 23.24 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM SAID SOUTH LINE;

THENCE EASTERLY 100 FEET TO A POINT WHICH IS 27.30 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM SAID SOUTH LINE;

THENCE EASTERLY 100 FEET TO A POINT WHICH IS 31.90 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM SAID SOUTH LINE;

THENCE EASTERLY 100 FEET TO A POINT WHICH IS 35.60 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM SAID SOUTH LINE;

THENCE EASTERLY 100 FEET TO A POINT WHICH IS 39.40 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM SAID SOUTH LINE;

THENCE EASTERLY 100 FEET TO A POINT WHICH IS 43.50 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM SAID SOUTH LINE;

THENCE EASTERLY 100 FEET TO A POINT WHICH IS 39.40 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM SAID SOUTH LINE;
THENCE EASTERLY 100 FEET TO A POINT WHICH IS 43.50 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM SAID SOUTH LINE;
THENCE EASTERLY 100 FEET TO A POINT WHICH IS 46.40 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM SAID SOUTH LINE;
THENCE EASTERLY 59 FEET TO A POINT WHICH IS 49.10 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM SAID SOUTH LINE;
THENCE CONTINUING ON THE SAME COURSE TO THE WESTERLY MARGIN OF SAID COUNTY ROAD NO. 970 AND THE TERMINUS OF SAID BOUNDARY LINE.

AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF KIRKLAND FOR ROAD PURPOSES BY DEED RECORDED UNDER RECORDING NUMBER 20020502002012;

AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF KIRKLAND FOR ROAD PURPOSES BY DEED RECORDED UNDER RECORDING NUMBER 20070919002477 (SAID DEED BEING A CORRECTION OF DEEDS RECORDED UNDER RECORDING NUMBERS 20070419001940 AND 20070718001655).

AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF KIRKLAND FOR ROAD PURPOSES AS RECORDED UNDER RECORDING NUMBER 20130123001745, RECORDS OF KING COUNTY, DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTHWEST CORNER OF THE INFINITI PARCEL ON THE EAST MARGIN OF 124TH AVENUE NORTHEAST;
THENCE NORTH 02°26'52" EAST, ALONG SAID MARGIN, A DISTANCE OF 134.98 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 02°26'52" EAST, ALONG SAID MARGIN, A DISTANCE OF 36.34 FEET TO A POINT WHICH IS 35.00 FEET, WHEN MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M.;
THENCE NORTH 89°09'12" EAST A DISTANCE OF 286.44 FEET;
THENCE NORTH 82°00'54" EAST A DISTANCE OF 281.73 FEET;
THENCE NORTH 89°09'12" EAST A DISTANCE OF 181.36 FEET;
THENCE SOUTH 56°52'39" EAST, A DISTANCE OF 24.72 FEET;
THENCE SOUTH 87°30'22" WEST A DISTANCE OF 236.88 FEET TO THE BEGINNING OF A 464.00 FOOT RADIUS TANGENT CURVE TO THE LEFT;
THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 5°29'28" AND AN ARC DISTANCE OF 44.47 FEET;
THENCE SOUTH 82°00'54" WEST A DISTANCE OF 135.18 FEET;
THENCE NORTH 07°56'06" WEST A DISTANCE OF 4.00 FEET;
THENCE SOUTH 82°00'54" WEST A DISTANCE OF 65.56 FEET;
THENCE SOUTH 89°09'12" WEST A DISTANCE OF 263.67 FEET;
THENCE SOUTH 43°16'11" WEST A DISTANCE OF 36.60 FEET TO THE POINT OF BEGINNING.

THENCE EASTERLY 100 FEET TO A POINT WHICH IS 46.40 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM SAID SOUTH LINE;
THENCE EASTERLY 59 FEET TO A POINT WHICH IS 49.10 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM SAID SOUTH LINE;
THENCE CONTINUING ON THE SAME COURSE TO THE WESTERLY MARGIN OF SAID COUNTY ROAD NO. 970 AND THE TERMINUS OF SAID BOUNDARY LINE.

AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF KIRKLAND FOR ROAD PURPOSES BY DEED RECORDED UNDER RECORDING NUMBER 20020502002012;

AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF KIRKLAND FOR ROAD PURPOSES BY DEED RECORDED UNDER RECORDING NUMBER 20070919002477 (SAID DEED BEING A CORRECTION OF DEEDS RECORDED UNDER RECORDING NUMBERS 20070419001940 AND 20070718001655).

AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF KIRKLAND FOR ROAD PURPOSES AS RECORDED UNDER RECORDING NUMBER 20130123001745, RECORDS OF KING COUNTY, DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTHWEST CORNER OF THE INFINITI PARCEL ON THE EAST MARGIN OF 124TH AVENUE NORTHEAST;
THENCE NORTH 02°26'52" EAST, ALONG SAID MARGIN, A DISTANCE OF 134.98 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 02°26'52" EAST, ALONG SAID MARGIN, A DISTANCE OF 36.34 FEET TO A POINT WHICH IS 35.00 FEET, WHEN MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M.;
THENCE NORTH 89°09'12" EAST A DISTANCE OF 286.44 FEET;
THENCE NORTH 82°00'54" EAST A DISTANCE OF 281.73 FEET;
THENCE NORTH 89°09'12" EAST A DISTANCE OF 181.36 FEET;
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THENCE SOUTH 87°30'22" WEST A DISTANCE OF 236.88 FEET TO THE BEGINNING OF A 464.00 FOOT RADIUS TANGENT CURVE TO THE LEFT;
THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 5°29'28" AND AN ARC DISTANCE OF 44.47 FEET;
THENCE SOUTH 82°00'54" WEST A DISTANCE OF 135.18 FEET;
THENCE NORTH 07°56'06" WEST A DISTANCE OF 4.00 FEET;
THENCE SOUTH 82°00'54" WEST A DISTANCE OF 65.56 FEET;
THENCE SOUTH 89°09'12" WEST A DISTANCE OF 263.67 FEET;
THENCE SOUTH 43°16'11" WEST A DISTANCE OF 36.60 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL;
THENCE SOUTH 89°22'45" EAST, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 14.17 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 89°22'45" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 30.26 FEET;
THENCE NORTH 02°18'27" EAST, A DISTANCE OF 31.55 FEET;

THENCE NORTH $86^{\circ}38'34''$ WEST, A DISTANCE OF 30.12 FEET;
THENCE SOUTH $02^{\circ}31'58''$ WEST, A DISTANCE OF 32.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 974 SQUARE FEET, MORE OR LESS.

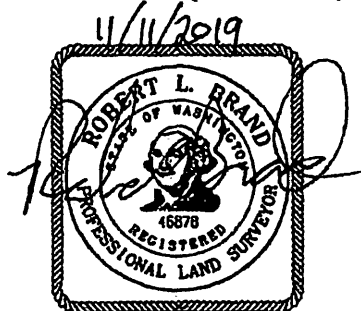
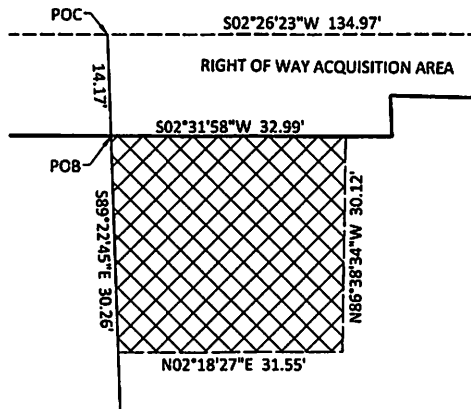


EXHIBIT "A"

SEC. 28, T. 26 N., R. 5 E., W.M.
KING COUNTY, WA

124TH AVE NE



PARCEL NO. 2826059046



SCALE IN FEET



TEMPORARY CONSTRUCTION
EASEMENT AREA
974 SQ FT±

CITY OF KIRKLAND
124TH AVE NE ROADWAY IMPROVEMENTS
TEMPORARY CONSTRUCTION EASEMENT
PARCEL NO. 2826059046



1 ALLIANCE
GEOMATICS
SURVEYING & MAPPING

1261A 120TH AVE NE
Bellevue, Washington 98005

Ph: (425) 598-2200
Fax: (425) 502-8067

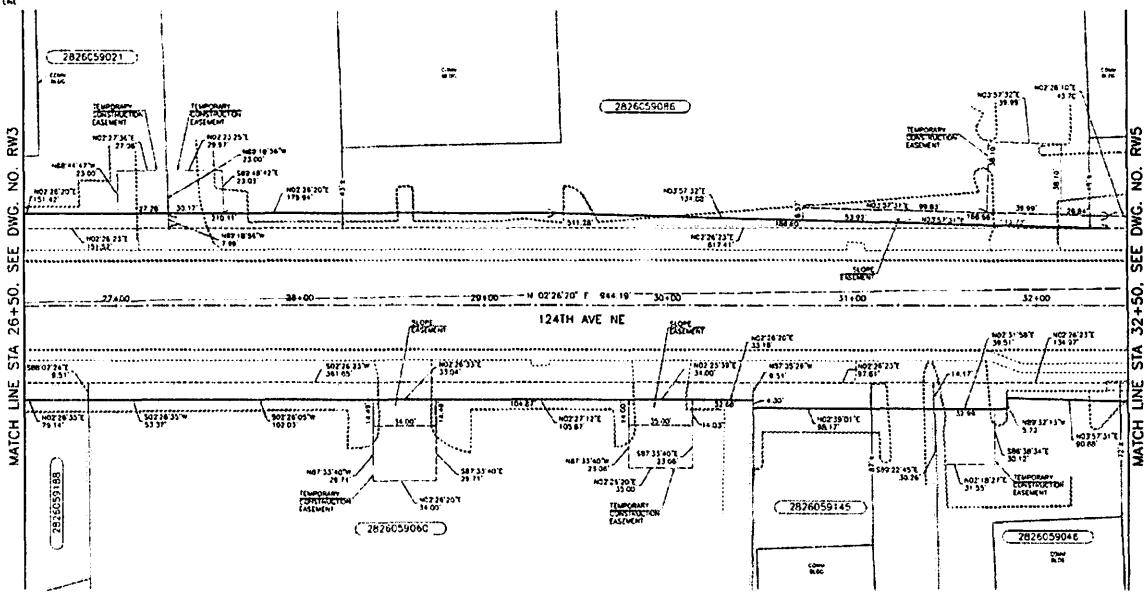
DRAWN BY: R. BRAND

DATE: 10-22-2019

LEGEND

- SECTION LINE
- QUARTER SECTION LINE
- 1/4th SECTION LINE
- CONVEYANCE CENTERLINE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- PERMANENT EASEMENT
- SLOTTED EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT
- PROPERTY LINE

124TH AVENUE NE ROADWAY IMPROVEMENTS
A PORTION OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN
KING COUNTY, WASHINGTON



MATCH LINE STA 26+50, SEE DWG. NO. RW3

MATCH LINE STA 32+50, SEE DWG. NO. RW5

Parcel No.	Owner Name	Acres	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
2826059086	JOHN J. & JANE K. PATRICKS	0.0435	1,881	501,840	1,301
2826059021	JOHN J. & JANE K. PATRICKS	0.1750	7,613	20,500	474
2826059086	JOHN J. & JANE K. PATRICKS	0.1453	6,313	172,750	384
2826059145	WILLIAM LADNER PETERSON	0.1789	7,708	20,511	455
2826059095	MARILYN TOLLE RICE PRIDE	0.1218	5,250	14,419	319
2826059146	CHARLES W. BARNES	0.1124	4,883	13,256	294
TOTAL AREA		0.7769	33,848	90,836	2,047

TOTAL AREA IS CALCULATED FROM THE ORIGINAL RECORDS. ALL AREAS ARE APPROXIMATE. SEE PLAN FOR DETAILS OF EASEMENTS.

1 ALLIANCE GEOMATICS SURVEYING & MAPPING

Drawn By: *CS*
 Design By: *CS*
 Check By: *CS*
 Project Manager: *CS*

CITY OF KIRKLAND
 PUBLIC WORKS DEPARTMENT
 123 1st Avenue, Kirkland, WA 98033-4000, (425) 822-1243

124TH AVE NE ROADWAY IMPROVEMENTS
 RIGHT-OF-WAY PLAN
 STA 26+50 - STA 32+50

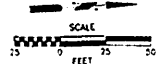
RW4
 4
 5

NO.	DESCRIPTION	DATE	SCALE	DATE
1	PRELIMINARY PLAN	5-13-19	AS SHOWN	5-13-19
2	REVISED PLAN	5-13-19	AS SHOWN	5-13-19
3	REVISED PLAN	5-13-19	AS SHOWN	5-13-19
4	REVISED PLAN	5-13-19	AS SHOWN	5-13-19
5	REVISED PLAN	5-13-19	AS SHOWN	5-13-19



CITY OF KIRKLAND
 PUBLIC WORKS DEPARTMENT
 123 1st Avenue, Kirkland, WA 98033-4000, (425) 822-1243

124TH AVE NE ROADWAY IMPROVEMENTS
 RIGHT-OF-WAY PLAN
 STA 26+50 - STA 32+50



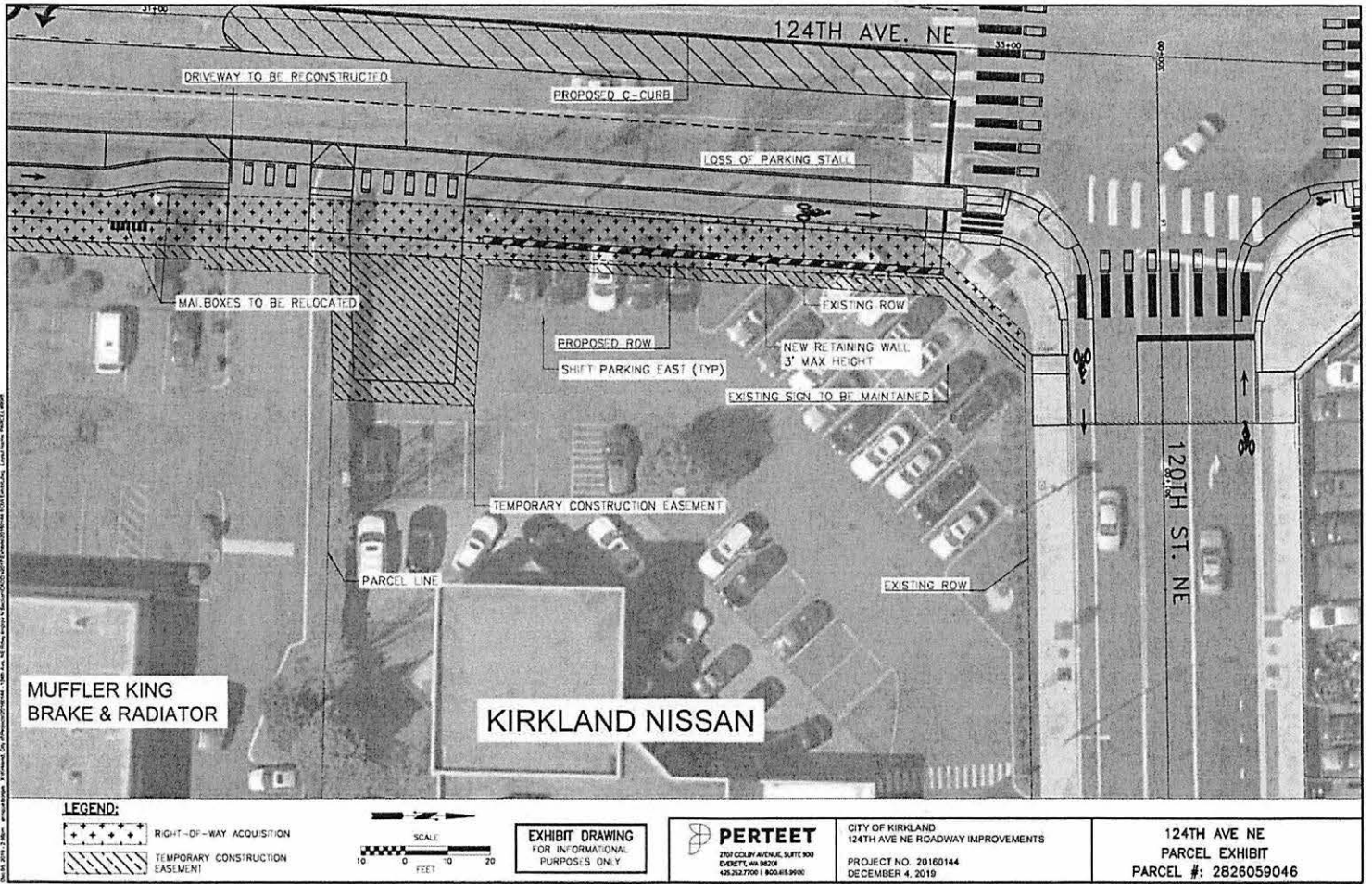


EXHIBIT "A"
Legal Description of Entire Property

OWNER: Kirkland Totem Real Estate

PARCEL NO. 2826059052

THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 88°19'17" WEST, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 708.81 FEET;
THENCE NORTH 01°17'15" EAST A DISTANCE OF 431.82 FEET;
THENCE SOUTH 88°50'58" WEST A DISTANCE OF 326.97 FEET TO THE SOUTHEASTERLY MARGIN OF SLATER AVENUE NORTHEAST;
THENCE SOUTH 41°14'03" WEST, ALONG THE SOUTHEASTERLY MARGIN, A DISTANCE OF 213.71 FEET TO A POINT ON A CURVE, THE CENTER OF WHICH BEARS SOUTH 84°11'27" EAST A DISTANCE OF 360.00 FEET, SAID CENTER HEREINAFTER CALLED POINT 'A';
THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 5°13'04" AN ARC DISTANCE OF 32.78 FEET TO THE NORTH LINE OF THE SOUTH 310 FEET OF SAID SUBDIVISION AND THE POINT OF BEGINNING;

THENCE SOUTH 88°19'17" WEST A DISTANCE OF 188.52 FEET TO THE EAST MARGIN OF 124TH AVENUE NORTHEAST;
THENCE NORTH 01°43'38" EAST, ALONG THE EAST MARGIN, A DISTANCE OF 117.99 FEET TO THE NORTH LINE OF THE SOUTH ONE ACRE OF THAT PORTION OF SAID SUBDIVISION LYING NORTHWESTERLY OF COUNTY ROAD NO. 970;
THENCE NORTH 88°19'16" EAST, ALONG THE NORTH LINE, A DISTANCE OF 233.33 FEET TO THE NORTHWESTERLY MARGIN OF SLATER AVENUE NORTHEAST;
THENCE SOUTH 41°14'03" WEST, ALONG THE NORTHWESTERLY MARGIN, A DISTANCE OF 9.27 FEET TO A POINT ON A CURVE, THE CENTER OF WHICH IS THE AFOREMENTIONED POINT 'A';
THENCE SOUTHERLY, ALONG THE CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 19°10'55" AN ARC DISTANCE OF 120.52 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"
Legal Description of Right of Way Acquisition

A PORTION OF THE FOLLOWING DESCRIBED PARCEL;

THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 88°19'17" WEST, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 708.81 FEET;
THENCE NORTH 01°17'15" EAST A DISTANCE OF 431.82 FEET;
THENCE SOUTH 88°50'58" WEST A DISTANCE OF 326.97 FEET TO THE SOUTHEASTERLY MARGIN OF SLATER AVENUE NORTHEAST;
THENCE SOUTH 41°14'03" WEST, ALONG THE SOUTHEASTERLY MARGIN, A DISTANCE OF 213.71 FEET TO A POINT ON A CURVE, THE CENTER OF WHICH BEARS SOUTH 84°11'27" EAST A DISTANCE OF 360.00 FEET, SAID CENTER HEREINAFTER CALLED POINT 'A';
THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 5°13'04" AN ARC DISTANCE OF 32.78 FEET TO THE NORTH LINE OF THE SOUTH 310 FEET OF SAID SUBDIVISION AND THE POINT OF BEGINNING;

THENCE SOUTH 88°19'17" WEST A DISTANCE OF 188.52 FEET TO THE EAST MARGIN OF 124TH AVENUE NORTHEAST;
THENCE NORTH 01°43'38" EAST, ALONG THE EAST MARGIN, A DISTANCE OF 117.99 FEET TO THE NORTH LINE OF THE SOUTH ONE ACRE OF THAT PORTION OF SAID SUBDIVISION LYING NORTHWESTERLY OF COUNTY ROAD NO. 970;
THENCE NORTH 88°19'16" EAST, ALONG THE NORTH LINE, A DISTANCE OF 233.33 FEET TO THE NORTHWESTERLY MARGIN OF SLATER AVENUE NORTHEAST;
THENCE SOUTH 41°14'03" WEST, ALONG THE NORTHWESTERLY MARGIN, A DISTANCE OF 9.27 FEET TO A POINT ON A CURVE, THE CENTER OF WHICH IS THE AFOREMENTIONED POINT 'A';
THENCE SOUTHERLY, ALONG THE CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 19°10'55" AN ARC DISTANCE OF 120.52 FEET TO THE POINT OF BEGINNING.

SAID ACQUISITION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL;
THENCE NORTH 01°43'25" EAST, ALONG THE EAST MARGIN OF 124TH AVENUE NORTHEAST, A DISTANCE OF 118.00 FEET TO THE NORTH PARCEL LINE;
THENCE NORTH 88°19'14" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 12.03 FEET;
THENCE SOUTH 01°43'36" WEST, A DISTANCE OF 118.00 FEET TO THE SOUTH PARCEL LINE;
THENCE SOUTH 88°19'46" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 12.02 FEET TO THE POINT OF BEGINNING.

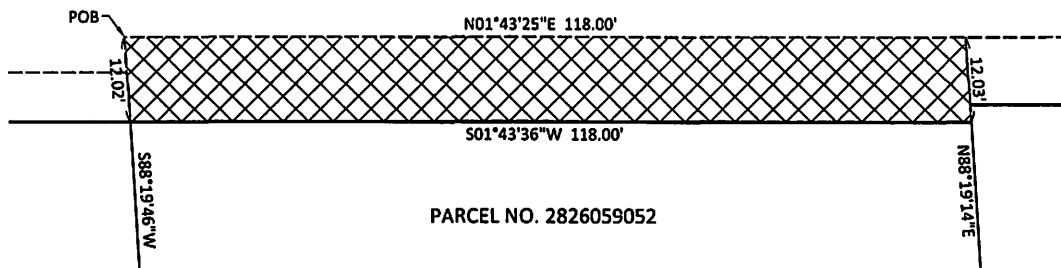
CONTAINING 1,416 SQUARE FEET, MORE OR LESS.



11/11/2019

EXHIBIT "A"
SEC. 28, T. 26 N., R. 5 E., W.M.
KING COUNTY, WA

124TH AVE NE



RIGHT OF WAY ACQUISITION
AREA 1,416 SQ FT±

CITY OF KIRKLAND
124TH AVE NE ROADWAY IMPROVEMENTS
RIGHT OF WAY ACQUISITION
PARCEL NO. 2826059052



1 ALLIANCE
GEOMATICS
SURVEYING & MAPPING

1261A 120TH AVE NE
Bellevue, Washington 98005

Ph: (425) 598-2200
Fax: (425) 502-8067

DRAWN BY: C. ULERY

DATE: 10-18-2019

EXHIBIT "A"
Legal Description of Entire Property

OWNER: Kirkland Totem Real Estate

PARCEL NO. 2826059060

THAT PORTION OF THE RECORD OF SURVEY LABELED AS "CURRY" AS RECORDED UNDER THE RECORDING NUMBER 7712149014, RECORDS OF KING COUNTY, WASHINGTON.

EXCEPT THAT PORTION LYING WITHIN THE RIGHT OF WAY OF 124TH AVENUE NORTHEAST.

EXHIBIT "B"
Legal Description of Right of Way Acquisition

A PORTION OF THE FOLLOWING DESCRIBED PARCEL;

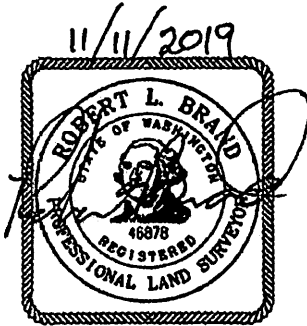
THAT PORTION OF THE RECORD OF SURVEY LABELED AS "CURRY" AS RECORDED UNDER THE RECORDING NUMBER 7712149014, RECORDS OF KING COUNTY, WASHINGTON.

EXCEPT THAT PORTION LYING WITHIN THE RIGHT OF WAY OF 124TH AVENUE NORTHEAST

SAID ACQUISITION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL;
THENCE NORTH 02°26'23" EAST, ALONG THE EAST MARGIN OF 124TH AVENUE NORTHEAST, A DISTANCE OF 361.65 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;
THENCE SOUTH 87°05'26" EAST, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 9.51 FEET;
THENCE SOUTH 02°26'20" WEST, A DISTANCE OF 33.18 FEET;
THENCE SOUTH 02°23'39" WEST, A DISTANCE OF 34.00 FEET;
THENCE SOUTH 02°27'12" WEST, A DISTANCE OF 105.87 FEET;
THENCE SOUTH 02°26'33" WEST, A DISTANCE OF 33.04 FEET;
THENCE SOUTH 02°26'05" WEST, A DISTANCE OF 102.03 FEET;
THENCE SOUTH 02°26'35" WEST, A DISTANCE OF 53.37 FEET TO THE SOUTH LINE OF SAID PARCEL;
THENCE NORTH 88°02'24" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 9.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,440 SQUARE FEET, MORE OR LESS.



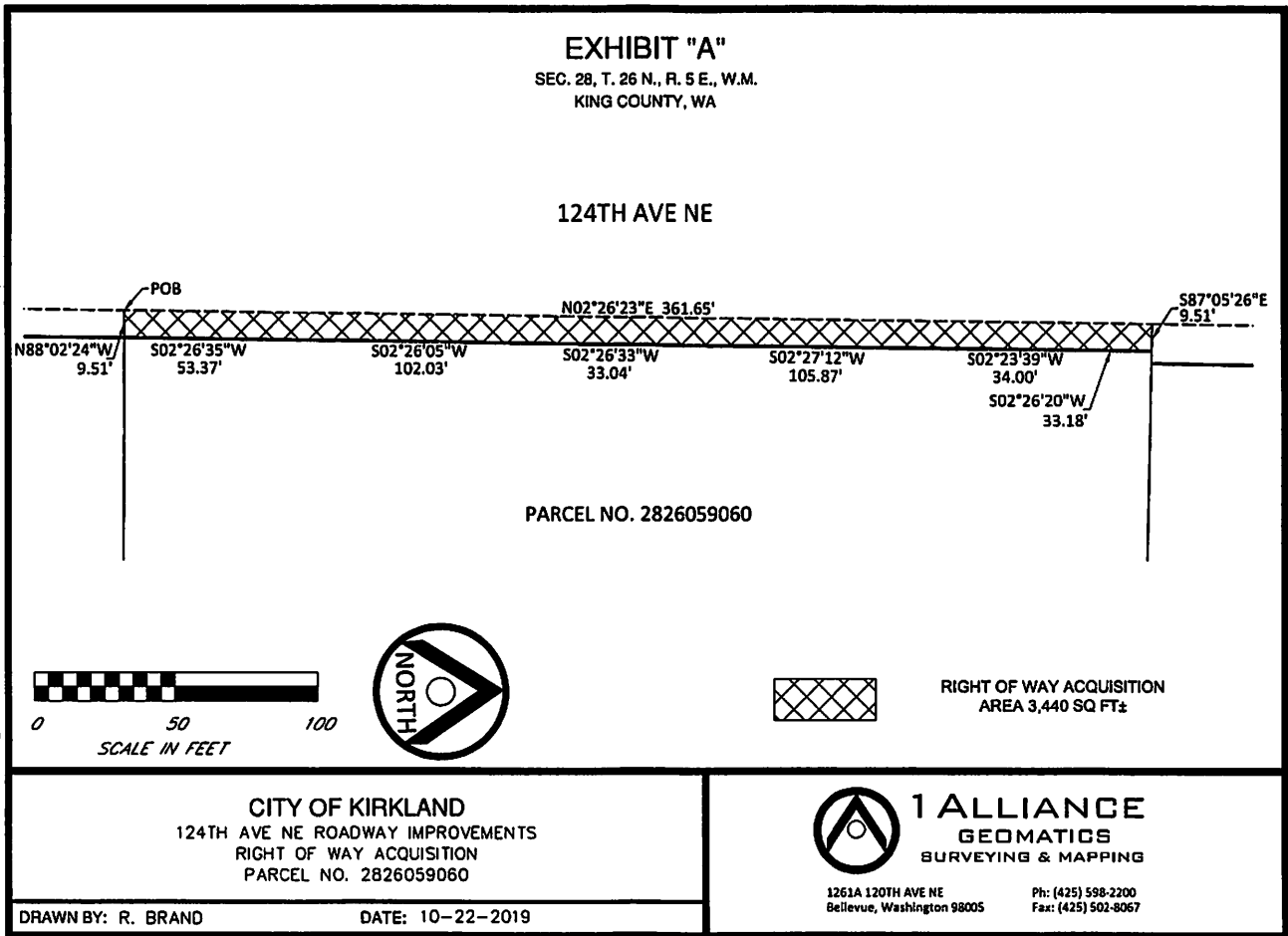


EXHIBIT "A"
Legal Description of Entire Property

OWNER: Kirkland Totem Real Estate

PARCEL NO. 2826059052

THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 88°19'17" WEST, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 708.81 FEET;
THENCE NORTH 01°17'15" EAST A DISTANCE OF 431.82 FEET;
THENCE SOUTH 88°50'58" WEST A DISTANCE OF 326.97 FEET TO THE SOUTHEASTERLY MARGIN OF SLATER AVENUE NORTHEAST;
THENCE SOUTH 41°14'03" WEST, ALONG THE SOUTHEASTERLY MARGIN, A DISTANCE OF 213.71 FEET TO A POINT ON A CURVE, THE CENTER OF WHICH BEARS SOUTH 84°11'27" EAST A DISTANCE OF 360.00 FEET, SAID CENTER HEREINAFTER CALLED POINT 'A';
THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 5°13'04" AN ARC DISTANCE OF 32.78 FEET TO THE NORTH LINE OF THE SOUTH 310 FEET OF SAID SUBDIVISION AND THE POINT OF BEGINNING;

THENCE SOUTH 88°19'17" WEST A DISTANCE OF 188.52 FEET TO THE EAST MARGIN OF 124TH AVENUE NORTHEAST;
THENCE NORTH 01°43'38" EAST, ALONG THE EAST MARGIN, A DISTANCE OF 117.99 FEET TO THE NORTH LINE OF THE SOUTH ONE ACRE OF THAT PORTION OF SAID SUBDIVISION LYING NORTHWESTERLY OF COUNTY ROAD NO. 970;
THENCE NORTH 88°19'16" EAST, ALONG THE NORTH LINE, A DISTANCE OF 233.33 FEET TO THE NORTHWESTERLY MARGIN OF SLATER AVENUE NORTHEAST;
THENCE SOUTH 41°14'03" WEST, ALONG THE NORTHWESTERLY MARGIN, A DISTANCE OF 9.27 FEET TO A POINT ON A CURVE, THE CENTER OF WHICH IS THE AFOREMENTIONED POINT 'A';
THENCE SOUTHERLY, ALONG THE CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 19°10'55" AN ARC DISTANCE OF 120.52 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"
Legal Description of Temporary Construction Easement

THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 88°19'17" WEST, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 708.81 FEET;
THENCE NORTH 01°17'15" EAST A DISTANCE OF 431.82 FEET;
THENCE SOUTH 88°50'58" WEST A DISTANCE OF 326.97 FEET TO THE SOUTHEASTERLY MARGIN OF SLATER AVENUE NORTHEAST;
THENCE SOUTH 41°14'03" WEST, ALONG THE SOUTHEASTERLY MARGIN, A DISTANCE OF 213.71 FEET TO A POINT ON A CURVE, THE CENTER OF WHICH BEARS SOUTH 84°11'27" EAST A DISTANCE OF 360.00 FEET, SAID CENTER HEREINAFTER CALLED POINT 'A';
THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 5°13'04" AN ARC DISTANCE OF 32.78 FEET TO THE NORTH LINE OF THE SOUTH 310 FEET OF SAID SUBDIVISION AND THE POINT OF BEGINNING;

THENCE SOUTH 88°19'17" WEST A DISTANCE OF 188.52 FEET TO THE EAST MARGIN OF 124TH AVENUE NORTHEAST;
THENCE NORTH 01°43'38" EAST, ALONG THE EAST MARGIN, A DISTANCE OF 117.99 FEET TO THE NORTH LINE OF THE SOUTH ONE ACRE OF THAT PORTION OF SAID SUBDIVISION LYING NORTHWESTERLY OF COUNTY ROAD NO. 970;
THENCE NORTH 88°19'16" EAST, ALONG THE NORTH LINE, A DISTANCE OF 233.33 FEET TO THE NORTHWESTERLY MARGIN OF SLATER AVENUE NORTHEAST;
THENCE SOUTH 41°14'03" WEST, ALONG THE NORTHWESTERLY MARGIN, A DISTANCE OF 9.27 FEET TO A POINT ON A CURVE, THE CENTER OF WHICH IS THE AFOREMENTIONED POINT 'A';
THENCE SOUTHERLY, ALONG THE CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 19°10'55" AN ARC DISTANCE OF 120.52 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL;
THENCE NORTH 88°19'46" EAST, ALONG THE SOUTH PARCEL LINE, A DISTANCE OF 12.02 FEET;
THENCE NORTH 01°43'36" EAST, A DISTANCE OF 41.33 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 01°43'36" EAST, A DISTANCE OF 38.00 FEET;
THENCE SOUTH 88°16'24" EAST, A DISTANCE OF 23.47 FEET;
THENCE SOUTH 01°43'36" WEST, A DISTANCE OF 38.00 FEET;
THENCE NORTH 88°16'24" WEST, A DISTANCE OF 23.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 891 SQUARE FEET, MORE OR LESS.

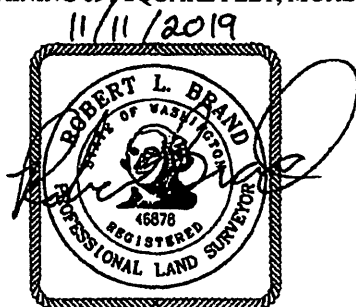
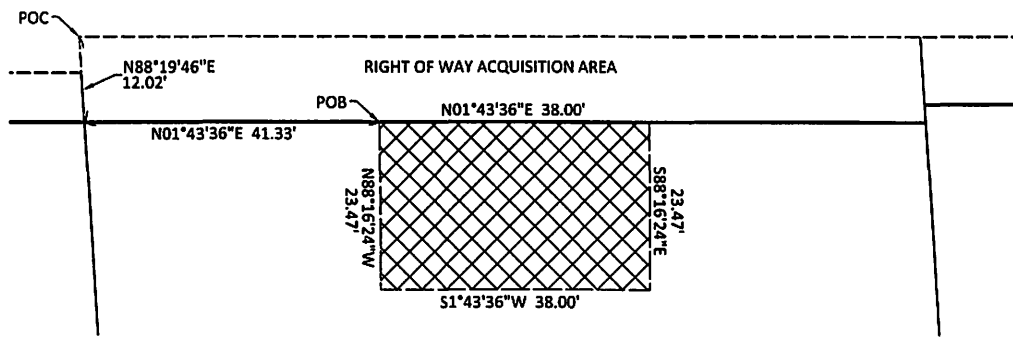


EXHIBIT "A"

SEC. 28, T. 26 N., R. 5 E., W.M.
KING COUNTY, WA

124TH AVE NE



PARCEL NO. 2826059052



TEMPORARY CONSTRUCTION
EASEMENT AREA
891 SQ FT±

CITY OF KIRKLAND
124TH AVE NE ROADWAY IMPROVEMENTS
TEMPORARY CONSTRUCTION EASEMENT
PARCEL NO. 2826059052



1 ALLIANCE
GEOMATICS
SURVEYING & MAPPING

1261A 120TH AVE NE
Bellevue, Washington 98005

Ph: (425) 598-2200
Fax: (425) 502-8067

DRAWN BY: R. BRAND

DATE: 10-22-2019

EXHIBIT "A"
Legal Description of Entire Property

OWNER: Kirkland Totem Real Estate

PARCEL NO. 2826059060

THAT PORTION OF THE RECORD OF SURVEY LABELED AS "CURRY" AS RECORDED UNDER
THE RECORDING NUMBER 7712149014, RECORDS OF KING COUNTY, WASHINGTON.

EXCEPT THAT PORTION LYING WITHIN THE RIGHT OF WAY OF 124TH AVENUE NORTHEAST.

EXHIBIT "B"
Legal Description of Temporary Construction Easement

THAT PORTION OF THE RECORD OF SURVEY LABELED AS "CURRY" AS RECORDED UNDER THE RECORDING NUMBER 7712149014, RECORDS OF KING COUNTY, WASHINGTON.

EXCEPT THAT PORTION LYING WITHIN THE RIGHT OF WAY OF 124TH AVENUE NORTHEAST.

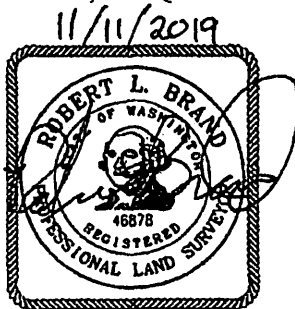
SAID EASEMENT DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL;
THENCE SOUTH 87°05'26" EAST, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 9.51 FEET;
THENCE SOUTH 02°26'20" WEST, A DISTANCE OF 33.18 FEET;
THENCE SOUTH 02°23'39" WEST, A DISTANCE OF 34.00 FEET;
THENCE SOUTH 02°27'12" WEST, A DISTANCE OF 0.50 FEET TO A POINT HEREINAFTER KNOWN AS POINT 'A';
THENCE SOUTH 87°33'40" EAST, A DISTANCE OF 14.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 87°33'40" EAST, A DISTANCE OF 23.06 FEET;
THENCE NORTH 02°26'20" EAST, A DISTANCE OF 35.00 FEET;
THENCE NORTH 87°33'40" WEST, A DISTANCE OF 23.06 FEET;
THENCE SOUTH 02°26'20" WEST, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCING AT SAID POINT 'A';
THENCE SOUTH 02°27'12" WEST, A DISTANCE OF 104.87 FEET;
THENCE SOUTH 87°32'48" EAST, A DISTANCE OF 14.49 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 02°26'20" WEST, A DISTANCE OF 34.00 FEET;
THENCE SOUTH 87°33'40" EAST, A DISTANCE OF 29.71 FEET;
THENCE NORTH 02°26'20" EAST, A DISTANCE OF 34.00 FEET;
THENCE NORTH 87°33'40" WEST, A DISTANCE OF 29.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,817 SQUARE FEET, MORE OR LESS.



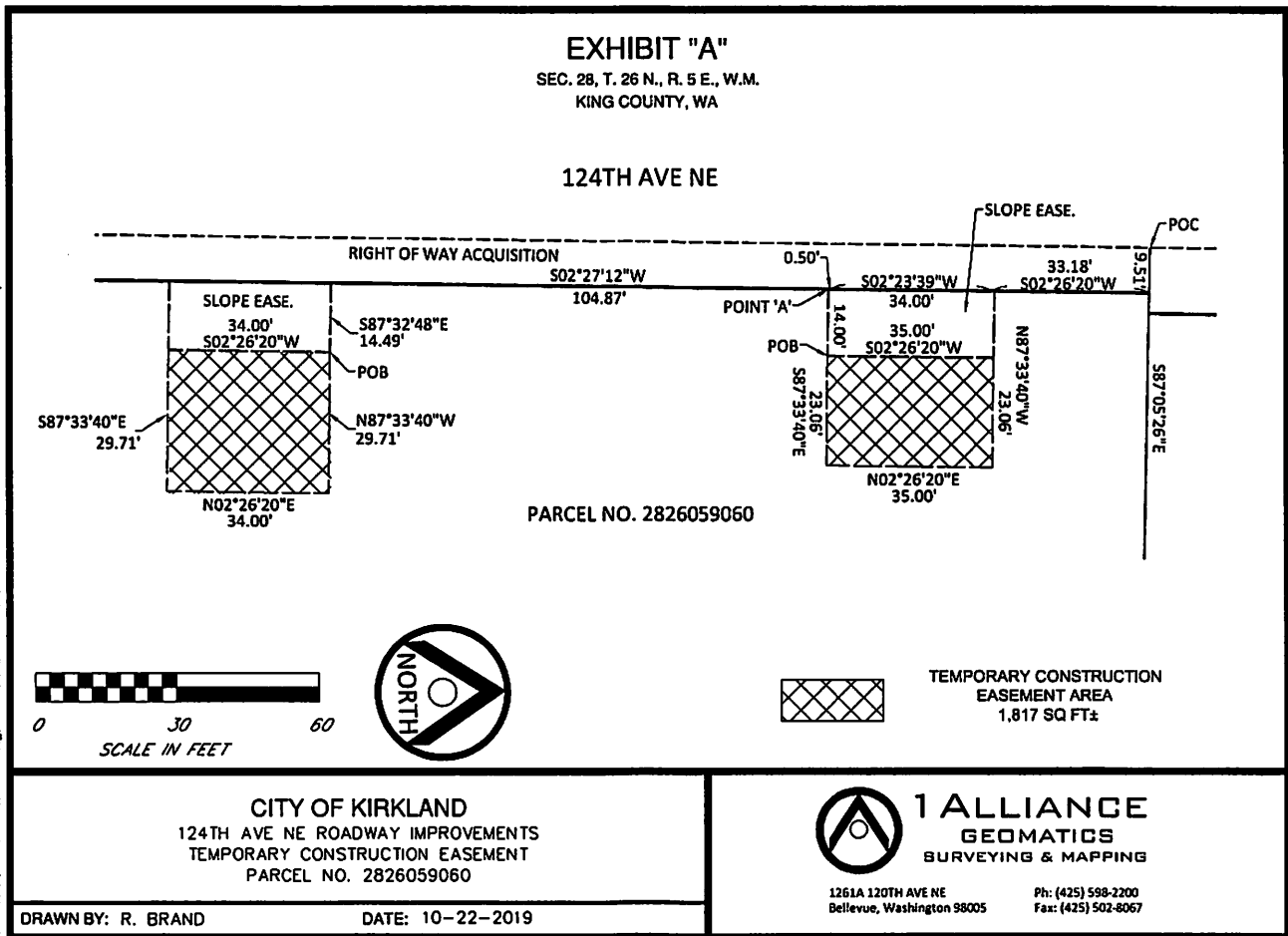


EXHIBIT "A"
Legal Description of Entire Property

OWNER: Kirkland Totem Real Estate

PARCEL NO. 2826059060

THAT PORTION OF THE RECORD OF SURVEY LABELED AS "CURRY" AS RECORDED UNDER
THE RECORDING NUMBER 7712149014, RECORDS OF KING COUNTY, WASHINGTON.

EXCEPT THAT PORTION LYING WITHIN THE RIGHT OF WAY OF 124TH AVENUE NORTHEAST.

EXHIBIT "B"
Legal Description of Slope Easement

THAT PORTION OF THE RECORD OF SURVEY LABELED AS "CURRY" AS RECORDED UNDER THE RECORDING NUMBER 7712149014, RECORDS OF KING COUNTY, WASHINGTON.

EXCEPT THAT PORTION LYING WITHIN THE RIGHT OF WAY OF 124TH AVENUE NORTHEAST.

SAID EASEMENT DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL;
THENCE SOUTH 87°05'26" EAST, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 9.51 FEET;
THENCE SOUTH 02°26'20" WEST, A DISTANCE OF 32.68 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 02°26'20" WEST, A DISTANCE OF 0.50 FEET;
THENCE SOUTH 02°23'39" WEST, A DISTANCE OF 34.00 FEET;
THENCE SOUTH 02°27'12" WEST, A DISTANCE OF 0.50 FEET TO A POINT HEREINAFTER KNOWN AS POINT 'A';
THENCE SOUTH 87°33'40" EAST, A DISTANCE OF 14.00 FEET;
THENCE NORTH 02°26'20" EAST, A DISTANCE OF 35.00 FEET;
THENCE NORTH 87°33'40" WEST, A DISTANCE OF 14.03 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH;

COMMENCING AT SAID POINT 'A';
THENCE SOUTH 02°27'12" WEST, A DISTANCE OF 104.87 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 02°27'12" WEST, A DISTANCE OF 0.50 FEET;
THENCE SOUTH 02°26'33" WEST, A DISTANCE OF 33.04 FEET;
THENCE SOUTH 02°26'05" WEST, A DISTANCE OF 0.50 FEET;
THENCE SOUTH 87°33'27" EAST, A DISTANCE OF 14.49 FEET;
THENCE NORTH 02°26'20" EAST, A DISTANCE OF 34.00 FEET;
THENCE NORTH 87°32'48" WEST, A DISTANCE OF 14.49 FEET TO THE POINT OF BEGINNING.

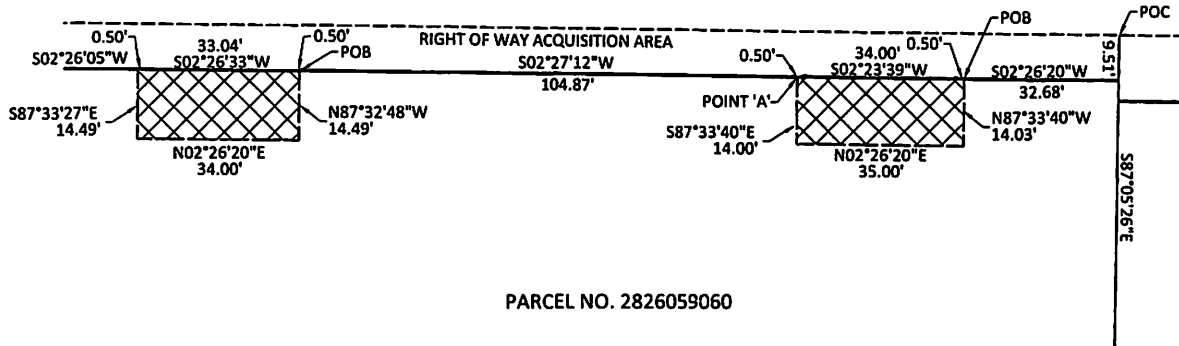
CONTAINING 982 SQUARE FEET, MORE OR LESS.



EXHIBIT "A"

SEC. 28, T. 26 N., R. 5 E., W.M.
KING COUNTY, WA

124TH AVE NE



PARCEL NO. 2826059060



SLOPE
EASEMENT AREA
982 SQ FT±

CITY OF KIRKLAND
124TH AVE NE ROADWAY IMPROVEMENTS
SLOPE EASEMENT
PARCEL NO. 2826059060



1 ALLIANCE
GEOMATICS
SURVEYING & MAPPING

1261A 120TH AVE NE
Bellevue, Washington 98005

Ph: (425) 598-2200
Fax: (425) 502-6067

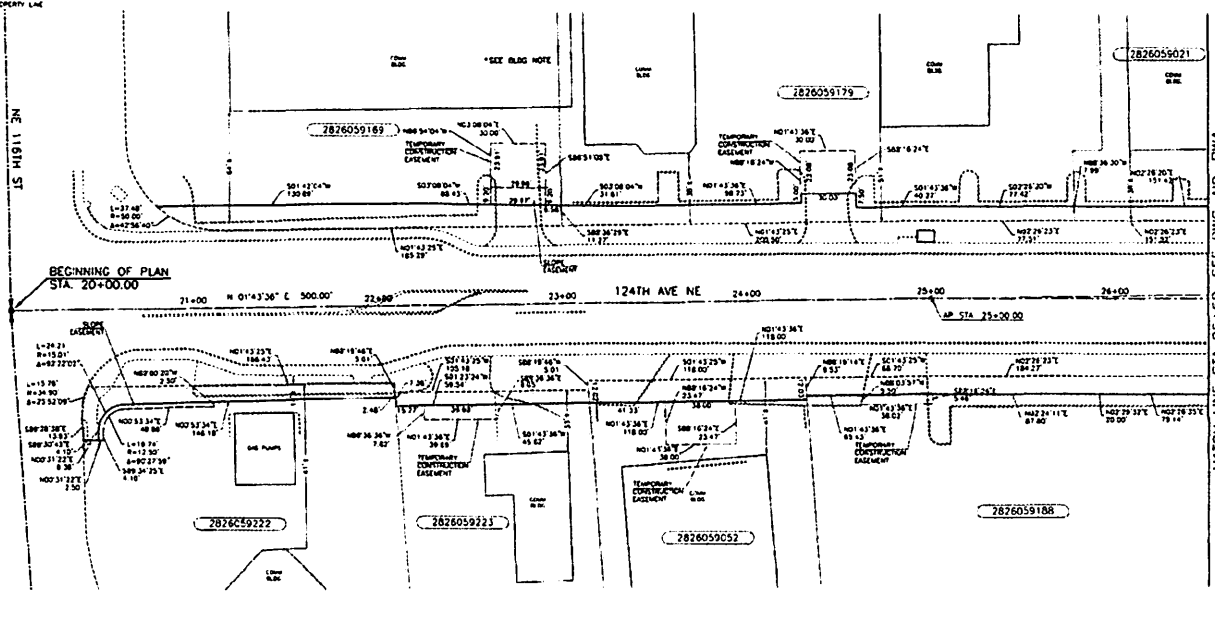
DRAWN BY: R. BRAND

DATE: 10-22-2019

LEGEND

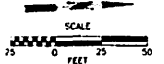
- SECTION LINE
- QUARTER SECTION LINE
- 16TH SECTION LINE
- CONSTRUCTION CENTERLINE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- PERMANENT EASEMENT
- SLOPE EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT
- PROPERTY LINE

124TH AVENUE NE ROADWAY IMPROVEMENTS
A PORTION OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN
KING COUNTY, WASHINGTON



PARCEL NO.	OWNER	TOTAL AREA ACRES	RIGHT OF WAY ACRES	PERMANENT EASEMENT ACRES	TEMPORARY CONSTRUCTION EASEMENT ACRES
2826059186	WYLL LIMITED LLC	23.748	1.210	24.558	0.272
2826059179	WYLL LIMITED LLC	81.235	2.795	81.440	0.003
2826059189	WYLL LIMITED LLC	52.961	1.757	51.204	1.757
2826059222	CHANDLER WAREHOUSE U	20.000	2.000	21.000	0.000
2826059252	WILLIAMS TRUST TRUST ESTATE	21.274	1.018	22.292	0.000
2826059223	WYLL LIMITED LLC	18.816	0.000	18.816	0.000
2826059186	WYLL LIMITED LLC	28.819	1.374	27.445	1.374
TOTAL		245.873	10.354	235.519	4.000

*BLDG NOTE: TRACED FROM AERIAL
TCY=TEMPORARY CONSTRUCTION EASEMENT



1 ALLIANCE
GEOMATICS
SURVEYING & MAPPING

DRAWN BY:
DESIGN BY:
CHECK BY:
PROJ MGR:

FILE: ENGR: SCALE: DATE:
 RW3: RVE: 8'-50' 1/8" SHOW: 9'-13'-9"

1. NEW AND REVISION - RW3 RW 04-21-20
 2. NEW AND REVISION - RW3 RW 04-21-20
 3. NEW AND REVISION - RW3 RW 04-21-20
 4. NEW AND REVISION - RW3 RW 04-21-20
 5. NEW AND REVISION - RW3 RW 04-21-20
 6. NEW AND REVISION - RW3 RW 04-21-20
 7. NEW AND REVISION - RW3 RW 04-21-20
 8. NEW AND REVISION - RW3 RW 04-21-20
 9. NEW AND REVISION - RW3 RW 04-21-20
 10. NEW AND REVISION - RW3 RW 04-21-20

CITY OF KIRKLAND
PUBLIC WORKS DEPARTMENT
123 12TH AVENUE - KIRKLAND, WA 98033-8188 - (206)818-1243

124TH AVE NE ROADWAY IMPROVEMENTS
RIGHT-OF-WAY PLAN
STA 20+00 - STA 26+50

RW3

3

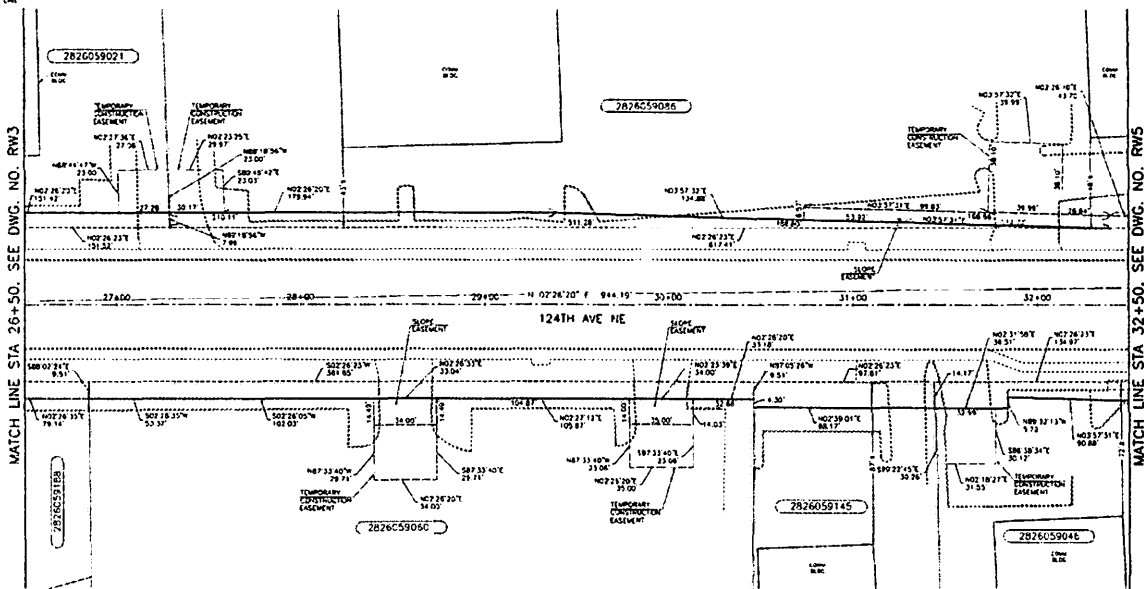
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LEGEND

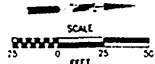
- SECTION LINE
- QUARTER SECTION LINE
- 1/4TH SECTION LINE
- CONCRETE OR STRIPED
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- PERMANENT EASEMENT
- SLOPE EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT
- PROPERTY LINE

124TH AVENUE NE ROADWAY IMPROVEMENTS

A PORTION OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN
KING COUNTY, WASHINGTON



PARCEL NO.	OWNER	ACRES	AREA	PERCENT	AREA	PERCENT
2826059084	124th AVENUE NE	0.075	3,243	0.018	1,303	2.313
2826059031	124th AVENUE NE	0.075	3,243	0.018	1,303	2.313
2826059048	124th AVENUE NE	0.075	3,243	0.018	1,303	2.313
2826059145	124th AVENUE NE	0.075	3,243	0.018	1,303	2.313
2826059096	124th AVENUE NE	0.075	3,243	0.018	1,303	2.313
2826059021	124th AVENUE NE	0.075	3,243	0.018	1,303	2.313



1 ALLIANCE GEOMATICS SURVEYING & MAPPING

DRAWN BY: *[Signature]*
 DESIGN BY: *[Signature]*
 CHECK BY: *[Signature]*
 PROJ. MGR. NO. *[Signature]*

CITY OF KIRKLAND WASHINGTON

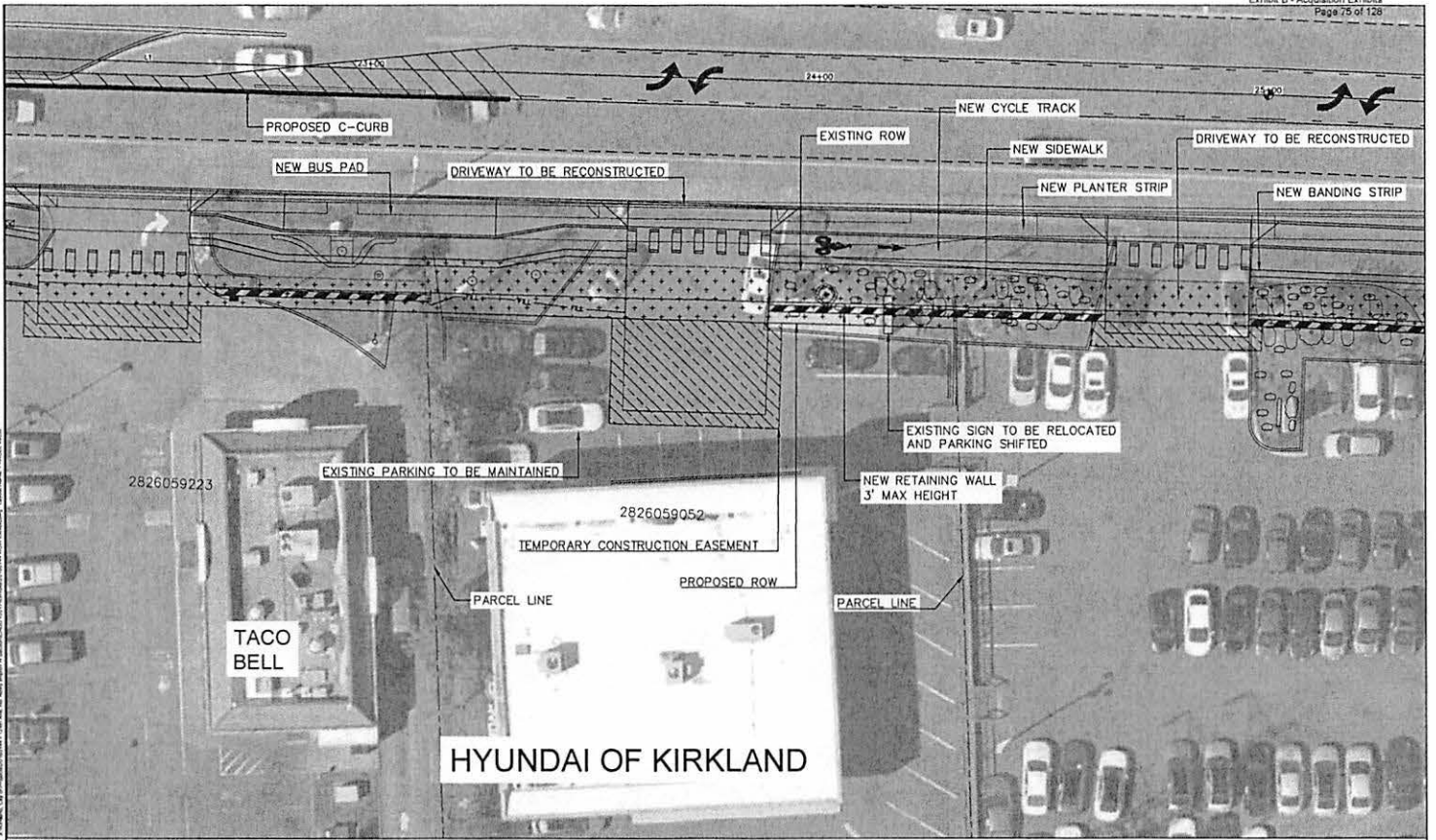
124th AVENUE NE ROADWAY IMPROVEMENTS
RIGHT-OF-WAY PLAN
STA 26+50 - STA 32+50




CITY OF KIRKLAND PUBLIC WORKS DEPARTMENT
123 1st Avenue, Kirkland, WA 98033-2198, (206) 828-1243

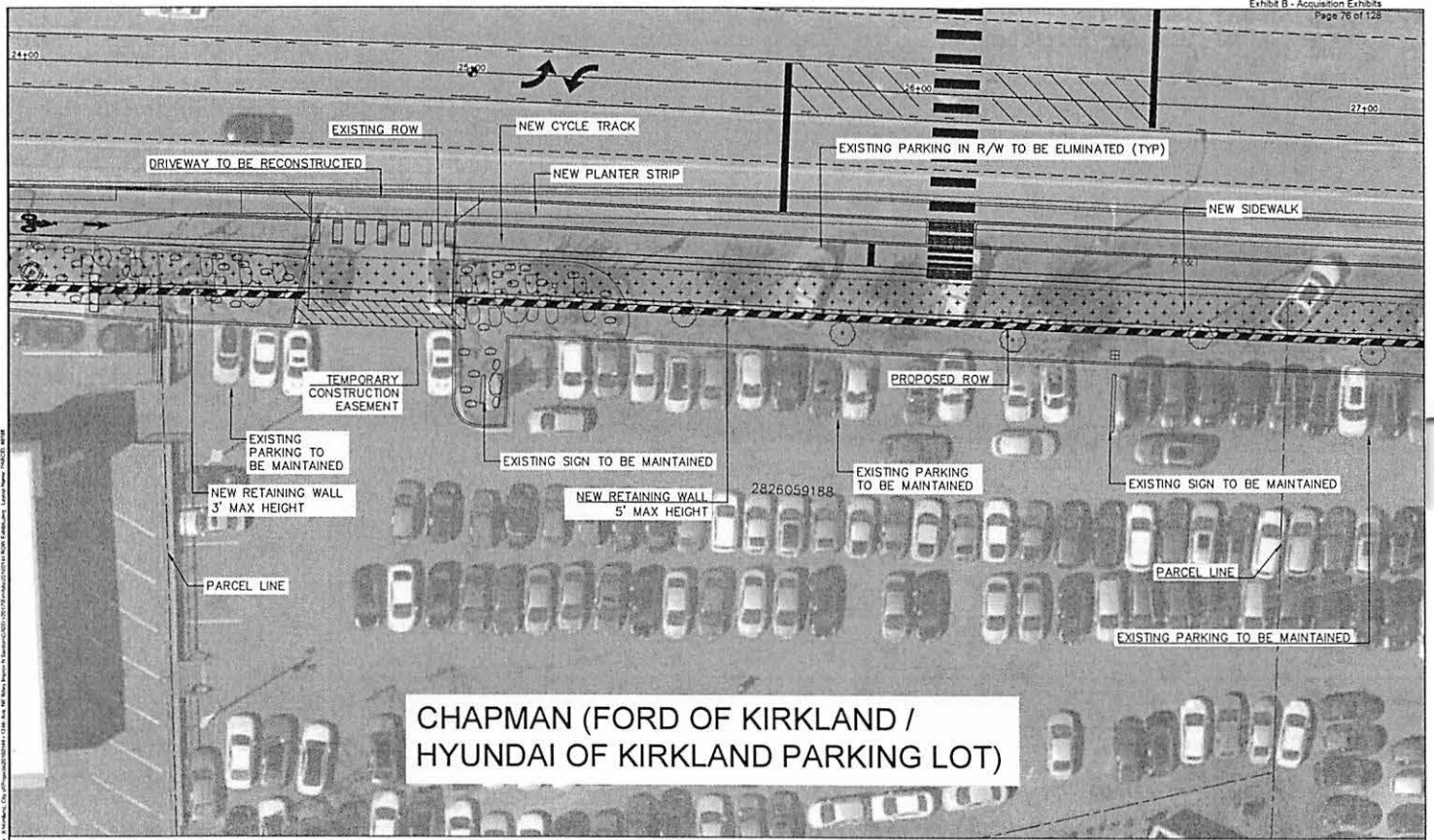
124th AVENUE NE ROADWAY IMPROVEMENTS
RIGHT-OF-WAY PLAN
STA 26+50 - STA 32+50

RW4




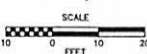
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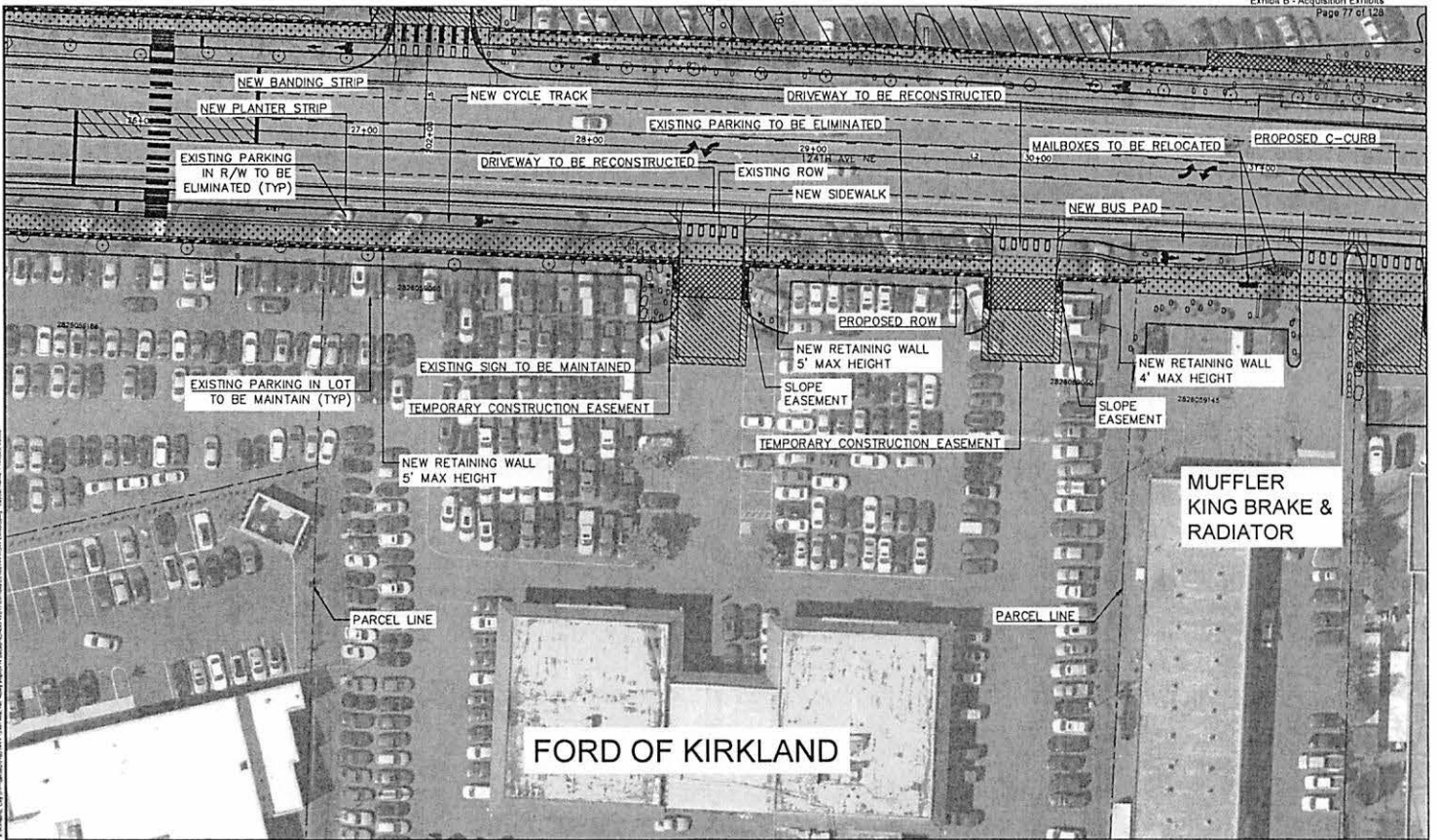


<p>LEGEND:</p> <ul style="list-style-type: none">  RIGHT-OF-WAY ACQUISITION  TEMPORARY CONSTRUCTION EASEMENT  SLOPE EASEMENT 	<p>SCALE</p> <p>0 10 20</p> <p>FEET</p>	<p>EXHIBIT DRAWING FOR INFORMATIONAL PURPOSES ONLY</p>	<p>PERTEET</p> <p>237 COLBY AVENUE, SUITE 900 EVERETT, WA 98201 425.202.7700 800.695.9900</p>	<p>CITY OF KIRKLAND 124TH AVE NE ROADWAY IMPROVEMENTS</p> <p>PROJECT NO. 20160144 JANUARY 24, 2020</p>	<p>124TH AVE NE PARCEL EXHIBIT PARCEL #: 2826059052</p>
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**CHAPMAN (FORD OF KIRKLAND /
HYUNDAI OF KIRKLAND PARKING LOT)**

<p>LEGEND:</p> <ul style="list-style-type: none">  RIGHT-OF-WAY ACQUISITION  TEMPORARY CONSTRUCTION EASEMENT  SLOPE EASEMENT 	<p>SCALE</p>  <p>0 10 20 FEET</p>	<p>EXHIBIT DRAWING FOR INFORMATIONAL PURPOSES ONLY</p>	<p>PERTEET 2107 COLER AVENUE, SUITE 800 EVERETT, WA 98201 425.252.7700 800.855.9900</p>	<p>CITY OF KIRKLAND 124TH AVE NE ROADWAY IMPROVEMENTS PROJECT NO. 20160144 JANUARY 24, 2020</p>	<p>124TH AVE NE PARCEL EXHIBIT PARCEL #: 2826059188</p>
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<p>LEGEND:</p> <ul style="list-style-type: none">  RIGHT-OF-WAY ACQUISITION  TEMPORARY CONSTRUCTION EASEMENT  SLOPE EASEMENT 	<p>SCALE</p> <p>0 20 40</p> <p>FEET</p>	<p>EXHIBIT DRAWING FOR INFORMATIONAL PURPOSES ONLY</p>	<p>PERTEET 2101 COLBY AVENUE, SUITE 900 EVERETT, WA 98203 425.252.7700 800.618.9900</p>	<p>CITY OF KIRKLAND 124TH AVE NE ROADWAY IMPROVEMENTS PROJECT NO. 20160144 JANUARY 24, 2020</p>	<p>124TH AVE NE PARCEL EXHIBIT PARCEL #: 2826059060</p>
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EXHIBIT "A"
Legal Description of Entire Property

OWNER: Totem Square Partners

PARCEL NO. 2826059086

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH 01°43'38" EAST ALONG THE EAST LINE THEREOF A DISTANCE OF 1,346.94 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH 89°19'00" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 332.98 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF SAID SUBDIVISION;
THENCE SOUTH 01°38'29" WEST ALONG THE WEST LINE THEREOF A DISTANCE OF 328.85 FEET;
THENCE NORTH 89°19'00" WEST A DISTANCE OF 491.06 FEET TO THE EASTERLY RIGHT OF WAY MARGIN OF THE NORTHERN PACIFIC RAILROAD COMPANY, AS CONVEYED BY DEEDS RECORDED UNDER RECORDING NUMBERS 266024 AND 268920;
THENCE SOUTH 41°32'07" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 258.24 FEET TO THE EASTERLY LINE OF PRIMARY STATE HIGHWAY NUMBER 1, AS RECORDED UNDER RECORDING NUMBER 4562538;
THENCE ALONG A CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 73°45'17" WEST, HAVING A RADIUS OF 4,422.50 FEET, AN ARC DISTANCE OF 253.49 FEET;
THENCE NORTH 77°02'21" EAST ALONG A RADIAL LINE, A DISTANCE OF 185.00 FEET;
THENCE ALONG SAID HIGHWAY LINE ON A CURVE TO THE RIGHT WITH A RADIUS OF 4,607.50 FEET, A CENTRAL ANGLE OF 00°33'44", AN ARC DISTANCE OF 45.09 FEET TO THE SOUTH LINE OF THE NORTH 100 FEET OF THE EAST 5 ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION;
THENCE ALONG SAID SOUTH LINE SOUTH 88°57'48" EAST 63.79 FEET;
THENCE NORTH 01°33'18" EAST A DISTANCE OF 100.00 FEET;
THENCE SOUTH 88°57'48" EAST 331.94 FEET TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28;
THENCE NORTH 01°38'29" EAST ALONG SAID WEST LINE A DISTANCE OF 54.57 FEET;
THENCE SOUTH 89°19'00" EAST A DISTANCE OF 292.91 FEET TO THE WESTERLY MARGIN OF 124TH AVENUE NORTHEAST;
THENCE NORTH 02°26'36" EAST ALONG SAID WESTERLY MARGIN A DISTANCE OF 617.17 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28, WHICH BEARS SOUTH 89°19'00" EAST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 89°19'00" WEST ALONG SAID NORTH LINE A DISTANCE OF 301.55 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION CONDEMNED FOR PRIMARY STATE HIGHWAY NUMBER 1 (SR-405) BY KING COUNTY SUPERIOR COURT CAUSE NUMBER 699764.

(ALSO KNOWN AS LOT 1 OF CITY OF KIRKLAND LOT LINE ADJUSTMENT NUMBER 84-28, AS RECORDED UNDER KING COUNTY RECORDING NUMBER 8405010750).

EXHIBIT "B"

Legal Description of Temporary Construction Easement

A PORTION OF THE FOLLOWING DESCRIBED PARCEL:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH 01°43'38" EAST ALONG THE EAST LINE THEREOF A DISTANCE OF 1,346.94 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH 89°19'00" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 332.98 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF SAID SUBDIVISION;
THENCE SOUTH 01°38'29" WEST ALONG THE WEST LINE THEREOF A DISTANCE OF 328.85 FEET;
THENCE NORTH 89°19'00" WEST A DISTANCE OF 491.06 FEET TO THE EASTERLY RIGHT OF WAY MARGIN OF THE NORTHERN PACIFIC RAILROAD COMPANY, AS CONVEYED BY DEEDS RECORDED UNDER RECORDING NUMBERS 266024 AND 268920;
THENCE SOUTH 41°32'07" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 258.24 FEET TO THE EASTERLY LINE OF PRIMARY STATE HIGHWAY NUMBER 1, AS RECORDED UNDER RECORDING NUMBER 4562538;
THENCE ALONG A CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 73°45'17" WEST, HAVING A RADIUS OF 4,422.50 FEET, AN ARC DISTANCE OF 253.49 FEET;
THENCE NORTH 77°02'21" EAST ALONG A RADIAL LINE, A DISTANCE OF 185.00 FEET;
THENCE ALONG SAID HIGHWAY LINE ON A CURVE TO THE RIGHT WITH A RADIUS OF 4,607.50 FEET, A CENTRAL ANGLE OF 00°33'44", AN ARC DISTANCE OF 45.09 FEET TO THE SOUTH LINE OF THE NORTH 100 FEET OF THE EAST 5 ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION;
THENCE ALONG SAID SOUTH LINE SOUTH 88°57'48" EAST 63.79 FEET;
THENCE NORTH 01°33'18" EAST A DISTANCE OF 100.00 FEET;
THENCE SOUTH 88°57'48" EAST 331.94 FEET TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28;
THENCE NORTH 01°38'29" EAST ALONG SAID WEST LINE A DISTANCE OF 54.57 FEET;
THENCE SOUTH 89°19'00" EAST A DISTANCE OF 292.91 FEET TO THE WESTERLY MARGIN OF 124TH AVENUE NORTHEAST;
THENCE NORTH 02°26'36" EAST ALONG SAID WESTERLY MARGIN A DISTANCE OF 617.17 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28, WHICH BEARS SOUTH 89°19'00" EAST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 89°19'00" WEST ALONG SAID NORTH LINE A DISTANCE OF 301.55 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION CONDEMNED FOR PRIMARY STATE HIGHWAY NUMBER 1 (SR-405) BY KING COUNTY SUPERIOR COURT CAUSE NUMBER 699764.

(ALSO KNOWN AS LOT 1 OF CITY OF KIRKLAND LOT LINE ADJUSTMENT NUMBER 84-28, AS RECORDED UNDER KING COUNTY RECORDING NUMBER 8405010750).

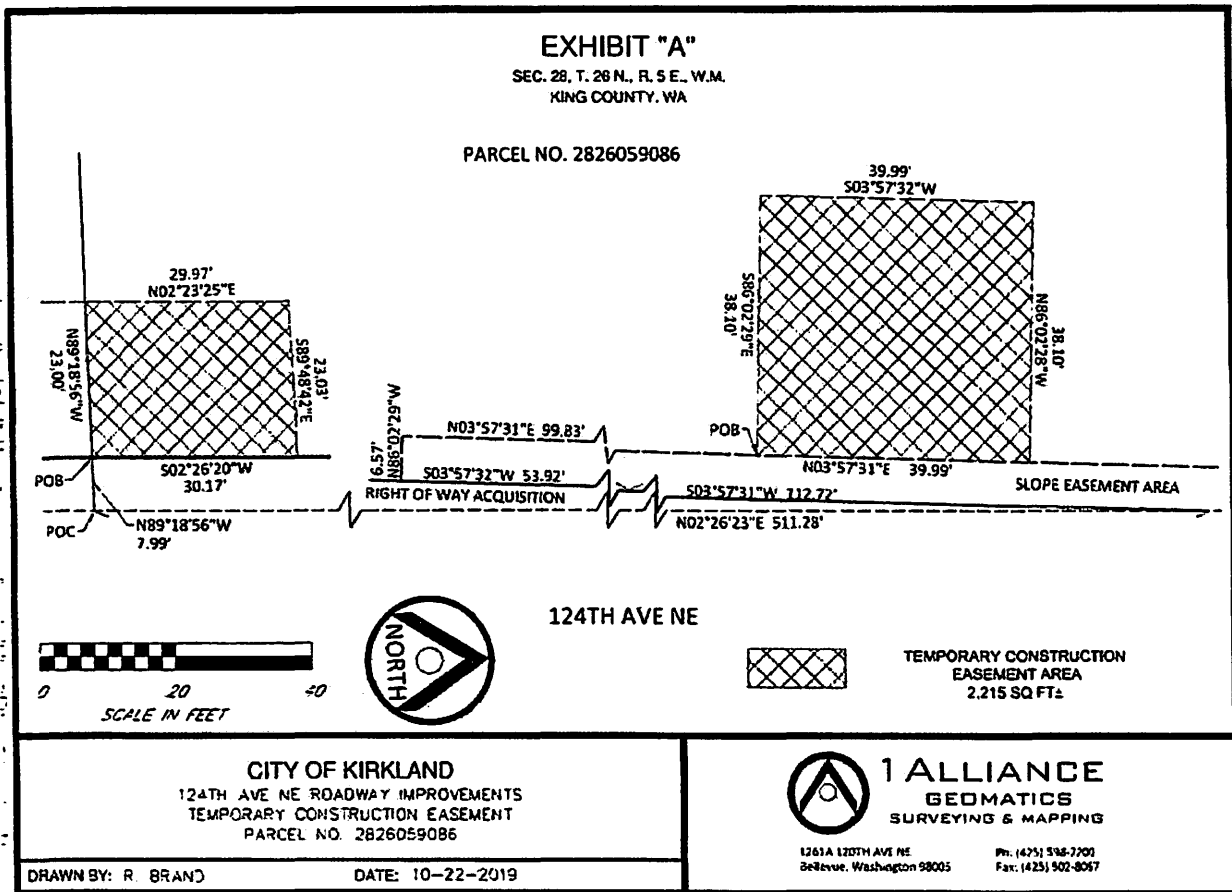


EXHIBIT "A"
Legal Description of Entire Property

OWNER: Totem Square Partners

PARCEL NO. 2826059086

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH 01°43'38" EAST ALONG THE EAST LINE THEREOF A DISTANCE OF 1,346.94 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH 89°19'00" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 332.98 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF SAID SUBDIVISION;
THENCE SOUTH 01°38'29" WEST ALONG THE WEST LINE THEREOF A DISTANCE OF 328.85 FEET;
THENCE NORTH 89°19'00" WEST A DISTANCE OF 491.06 FEET TO THE EASTERLY RIGHT OF WAY MARGIN OF THE NORTHERN PACIFIC RAILROAD COMPANY, AS CONVEYED BY DEEDS RECORDED UNDER RECORDING NUMBERS 266024 AND 268920;
THENCE SOUTH 41°32'07" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 258.24 FEET TO THE EASTERLY LINE OF PRIMARY STATE HIGHWAY NUMBER 1, AS RECORDED UNDER RECORDING NUMBER 4562538;
THENCE ALONG A CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 73°45'17" WEST, HAVING A RADIUS OF 4,422.50 FEET, AN ARC DISTANCE OF 253.49 FEET;
THENCE NORTH 77°02'21" EAST ALONG A RADIAL LINE, A DISTANCE OF 185.00 FEET;
THENCE ALONG SAID HIGHWAY LINE ON A CURVE TO THE RIGHT WITH A RADIUS OF 4,607.50 FEET, A CENTRAL ANGLE OF 00°33'44", AN ARC DISTANCE OF 45.09 FEET TO THE SOUTH LINE OF THE NORTH 100 FEET OF THE EAST 5 ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION;
THENCE ALONG SAID SOUTH LINE SOUTH 88°57'48" EAST 63.79 FEET;
THENCE NORTH 01°33'18" EAST A DISTANCE OF 100.00 FEET;
THENCE SOUTH 88°57'48" EAST 331.94 FEET TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28;
THENCE NORTH 01°38'29" EAST ALONG SAID WEST LINE A DISTANCE OF 54.57 FEET;
THENCE SOUTH 89°19'00" EAST A DISTANCE OF 292.91 FEET TO THE WESTERLY MARGIN OF 124TH AVENUE NORTHEAST;
THENCE NORTH 02°26'36" EAST ALONG SAID WESTERLY MARGIN A DISTANCE OF 617.17 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28, WHICH BEARS SOUTH 89°19'00" EAST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 89°19'00" WEST ALONG SAID NORTH LINE A DISTANCE OF 301.55 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION CONDEMNED FOR PRIMARY STATE HIGHWAY NUMBER 1 (SR-405) BY KING COUNTY SUPERIOR COURT CAUSE NUMBER 699764.

(ALSO KNOWN AS LOT 1 OF CITY OF KIRKLAND LOT LINE ADJUSTMENT NUMBER 84-28, AS RECORDED UNDER KING COUNTY RECORDING NUMBER 8405010750).

EXHIBIT "B"
Legal Description of Right of Way Acquisition

A PORTION OF THE FOLLOWING DESCRIBED PARCEL;

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH 01°43'38" EAST ALONG THE EAST LINE THEREOF A DISTANCE OF 1,346.94 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH 89°19'00" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 332.98 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF SAID SUBDIVISION;
THENCE SOUTH 01°38'29" WEST ALONG THE WEST LINE THEREOF A DISTANCE OF 328.85 FEET;
THENCE NORTH 89°19'00" WEST A DISTANCE OF 491.06 FEET TO THE EASTERLY RIGHT OF WAY MARGIN OF THE NORTHERN PACIFIC RAILROAD COMPANY, AS CONVEYED BY DEEDS RECORDED UNDER RECORDING NUMBERS 266024 AND 268920;
THENCE SOUTH 41°32'07" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 258.24 FEET TO THE EASTERLY LINE OF PRIMARY STATE HIGHWAY NUMBER 1, AS RECORDED UNDER RECORDING NUMBER 4562538;
THENCE ALONG A CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 73°45'17" WEST, HAVING A RADIUS OF 4,422.50 FEET, AN ARC DISTANCE OF 253.49 FEET;
THENCE NORTH 77°02'21" EAST ALONG A RADIAL LINE, A DISTANCE OF 185.00 FEET;
THENCE ALONG SAID HIGHWAY LINE ON A CURVE TO THE RIGHT WITH A RADIUS OF 4,607.50 FEET, A CENTRAL ANGLE OF 00°33'44", AN ARC DISTANCE OF 45.09 FEET TO THE SOUTH LINE OF THE NORTH 100 FEET OF THE EAST 5 ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION;
THENCE ALONG SAID SOUTH LINE SOUTH 88°57'48" EAST 63.79 FEET;
THENCE NORTH 01°33'18" EAST A DISTANCE OF 100.00 FEET;
THENCE SOUTH 88°57'48" EAST 331.94 FEET TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28;
THENCE NORTH 01°38'29" EAST ALONG SAID WEST LINE A DISTANCE OF 54.57 FEET;
THENCE SOUTH 89°19'00" EAST A DISTANCE OF 292.91 FEET TO THE WESTERLY MARGIN OF 124TH AVENUE NORTHEAST;
THENCE NORTH 02°26'36" EAST ALONG SAID WESTERLY MARGIN A DISTANCE OF 617.17 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28, WHICH BEARS SOUTH 89°19'00" EAST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 89°19'00" WEST ALONG SAID NORTH LINE A DISTANCE OF 301.55 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION CONDEMNED FOR PRIMARY STATE HIGHWAY NUMBER 1 (SR-405) BY KING COUNTY SUPERIOR COURT CAUSE NUMBER 699764.

(ALSO KNOWN AS LOT 1 OF CITY OF KIRKLAND LOT LINE ADJUSTMENT NUMBER 84-28, AS RECORDED UNDER KING COUNTY RECORDING NUMBER 8405010750).

SAID ACQUISITION DESCRIBED AS FOLLOWS:

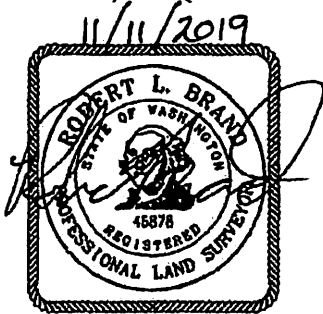
BEGINNING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL;
THENCE NORTH 02°26'23" EAST, ALONG THE WEST RIGHT OF WAY MARGIN OF 124TH AVENUE
NORTHEAST, A DISTANCE OF 511.28 FEET TO A POINT HEREINAFTER KNOWN AS POINT 'A';
THENCE SOUTH 03°57'31" WEST, A DISTANCE OF 112.72 FEET;
THENCE SOUTH 03°57'32" WEST, A DISTANCE OF 188.80 FEET;
THENCE SOUTH 02°26'20" WEST, A DISTANCE OF 210.11 FEET TO THE SOUTH LINE OF SAID
PARCEL;
THENCE SOUTH 89°18'56" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 7.99 FEET TO THE
POINT OF BEGINNING.

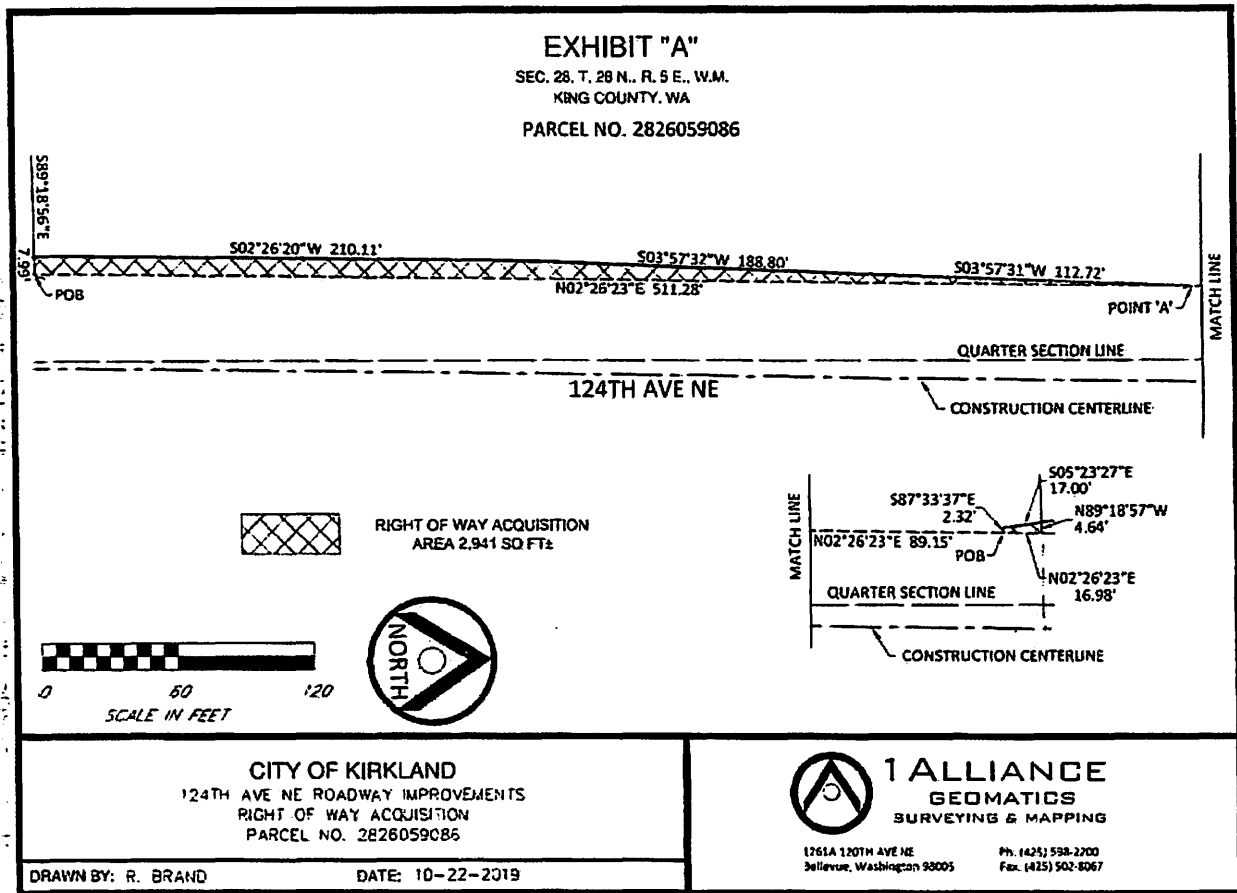
TOGETHER WITH:

COMMENCING AT SAID POINT 'A';
THENCE NORTH 02°26'23" EAST, ALONG SAID MARGIN, A DISTANCE OF 89.15 FEET TO THE POINT
OF BEGINNING;

THENCE CONTINUING NORTH 02°26'23" EAST, ALONG SAID MARGIN, A DISTANCE OF 16.98 FEET
TO THE NORTHEAST CORNER OF SAID PARCEL;
THENCE NORTH 89°18'57" WEST, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 4.64
FEET;
THENCE SOUTH 05°23'27" EAST, A DISTANCE OF 17.00 FEET;
THENCE SOUTH 87°33'37" EAST, A DISTANCE OF 2.32 FEET TO THE POINT OF BEGINNING.


CONTAINING 2,941 SQUARE FEET, MORE OR LESS.





CITY OF KIRKLAND
124TH AVE NE ROADWAY IMPROVEMENTS
RIGHT OF WAY ACQUISITION
PARCEL NO. 2826059086

DRAWN BY: R. BRAND **DATE: 10-22-2019**

 **1 ALLIANCE**
GEOMATICS
SURVEYING & MAPPING

1761A 120TH AVE NE Ph. (425) 598-2700
Bellevue, Washington 98005 Fax. (425) 502-8067

EXHIBIT "A"
Legal Description of Entire Property

OWNER: Totem Square Partners

PARCEL NO. 2826059086

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH $01^{\circ}43'38''$ EAST ALONG THE EAST LINE THEREOF A DISTANCE OF 1,346.94 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH $89^{\circ}19'00''$ WEST ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 332.98 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF SAID SUBDIVISION;
THENCE SOUTH $01^{\circ}38'29''$ WEST ALONG THE WEST LINE THEREOF A DISTANCE OF 328.85 FEET;
THENCE NORTH $89^{\circ}19'00''$ WEST A DISTANCE OF 491.06 FEET TO THE EASTERLY RIGHT OF WAY MARGIN OF THE NORTHERN PACIFIC RAILROAD COMPANY, AS CONVEYED BY DEEDS RECORDED UNDER RECORDING NUMBERS 266024 AND 268920;
THENCE SOUTH $41^{\circ}32'07''$ WEST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 258.24 FEET TO THE EASTERLY LINE OF PRIMARY STATE HIGHWAY NUMBER 1, AS RECORDED UNDER RECORDING NUMBER 4562538;
THENCE ALONG A CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH $73^{\circ}45'17''$ WEST, HAVING A RADIUS OF 4,422.50 FEET, AN ARC DISTANCE OF 253.49 FEET;
THENCE NORTH $77^{\circ}02'21''$ EAST ALONG A RADIAL LINE, A DISTANCE OF 185.00 FEET;
THENCE ALONG SAID HIGHWAY LINE ON A CURVE TO THE RIGHT WITH A RADIUS OF 4,607.50 FEET, A CENTRAL ANGLE OF $00^{\circ}33'44''$, AN ARC DISTANCE OF 45.09 FEET TO THE SOUTH LINE OF THE NORTH 100 FEET OF THE EAST 5 ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION;
THENCE ALONG SAID SOUTH LINE SOUTH $88^{\circ}57'48''$ EAST 63.79 FEET;
THENCE NORTH $01^{\circ}33'18''$ EAST A DISTANCE OF 100.00 FEET;
THENCE SOUTH $88^{\circ}57'48''$ EAST 331.94 FEET TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28;
THENCE NORTH $01^{\circ}38'29''$ EAST ALONG SAID WEST LINE A DISTANCE OF 54.57 FEET;
THENCE SOUTH $89^{\circ}19'00''$ EAST A DISTANCE OF 292.91 FEET TO THE WESTERLY MARGIN OF 124TH AVENUE NORTHEAST;
THENCE NORTH $02^{\circ}26'36''$ EAST ALONG SAID WESTERLY MARGIN A DISTANCE OF 617.17 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28, WHICH BEARS SOUTH $89^{\circ}19'00''$ EAST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH $89^{\circ}19'00''$ WEST ALONG SAID NORTH LINE A DISTANCE OF 301.55 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION CONDEMNED FOR PRIMARY STATE HIGHWAY NUMBER 1 (SR-405) BY KING COUNTY SUPERIOR COURT CAUSE NUMBER 699764.

(ALSO KNOWN AS LOT 1 OF CITY OF KIRKLAND LOT LINE ADJUSTMENT NUMBER 84-28, AS RECORDED UNDER KING COUNTY RECORDING NUMBER 8405010750).

EXHIBIT "B"
Legal Description of Slope Easement

A PORTION OF THE FOLLOWING DESCRIBED PARCEL;

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH 01°43'38" EAST ALONG THE EAST LINE THEREOF A DISTANCE OF 1,346.94 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH 89°19'00" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 332.98 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF SAID SUBDIVISION;
THENCE SOUTH 01°38'29" WEST ALONG THE WEST LINE THEREOF A DISTANCE OF 328.85 FEET;
THENCE NORTH 89°19'00" WEST A DISTANCE OF 491.06 FEET TO THE EASTERLY RIGHT OF WAY MARGIN OF THE NORTHERN PACIFIC RAILROAD COMPANY, AS CONVEYED BY DEEDS RECORDED UNDER RECORDING NUMBERS 266024 AND 268920;
THENCE SOUTH 41°32'07" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 258.24 FEET TO THE EASTERLY LINE OF PRIMARY STATE HIGHWAY NUMBER 1, AS RECORDED UNDER RECORDING NUMBER 4562538;
THENCE ALONG A CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 73°45'17" WEST, HAVING A RADIUS OF 4,422.50 FEET, AN ARC DISTANCE OF 253.49 FEET;
THENCE NORTH 77°02'21" EAST ALONG A RADIAL LINE, A DISTANCE OF 185.00 FEET;
THENCE ALONG SAID HIGHWAY LINE ON A CURVE TO THE RIGHT WITH A RADIUS OF 4,607.50 FEET, A CENTRAL ANGLE OF 00°33'44", AN ARC DISTANCE OF 45.09 FEET TO THE SOUTH LINE OF THE NORTH 100 FEET OF THE EAST 5 ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION;
THENCE ALONG SAID SOUTH LINE SOUTH 88°57'48" EAST 63.79 FEET;
THENCE NORTH 01°33'18" EAST A DISTANCE OF 100.00 FEET;
THENCE SOUTH 88°57'48" EAST 331.94 FEET TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28;
THENCE NORTH 01°38'29" EAST ALONG SAID WEST LINE A DISTANCE OF 54.57 FEET;
THENCE SOUTH 89°19'00" EAST A DISTANCE OF 292.91 FEET TO THE WESTERLY MARGIN OF 124TH AVENUE NORTHEAST;
THENCE NORTH 02°26'36" EAST ALONG SAID WESTERLY MARGIN A DISTANCE OF 617.17 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28, WHICH BEARS SOUTH 89°19'00" EAST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 89°19'00" WEST ALONG SAID NORTH LINE A DISTANCE OF 301.55 FEET TO THE TRUE POINT OF BEGINNING;

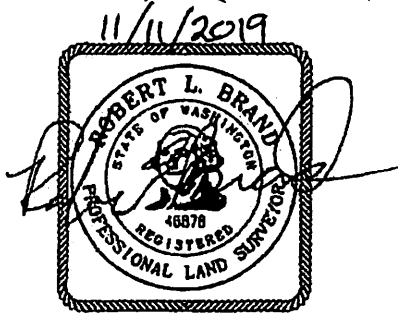
EXCEPT THAT PORTION CONDEMNED FOR PRIMARY STATE HIGHWAY NUMBER 1 (SR-405) BY KING COUNTY SUPERIOR COURT CAUSE NUMBER 699764.
(ALSO KNOWN AS LOT 1 OF CITY OF KIRKLAND LOT LINE ADJUSTMENT NUMBER 84-28, AS RECORDED UNDER KING COUNTY RECORDING NUMBER 8405010750).

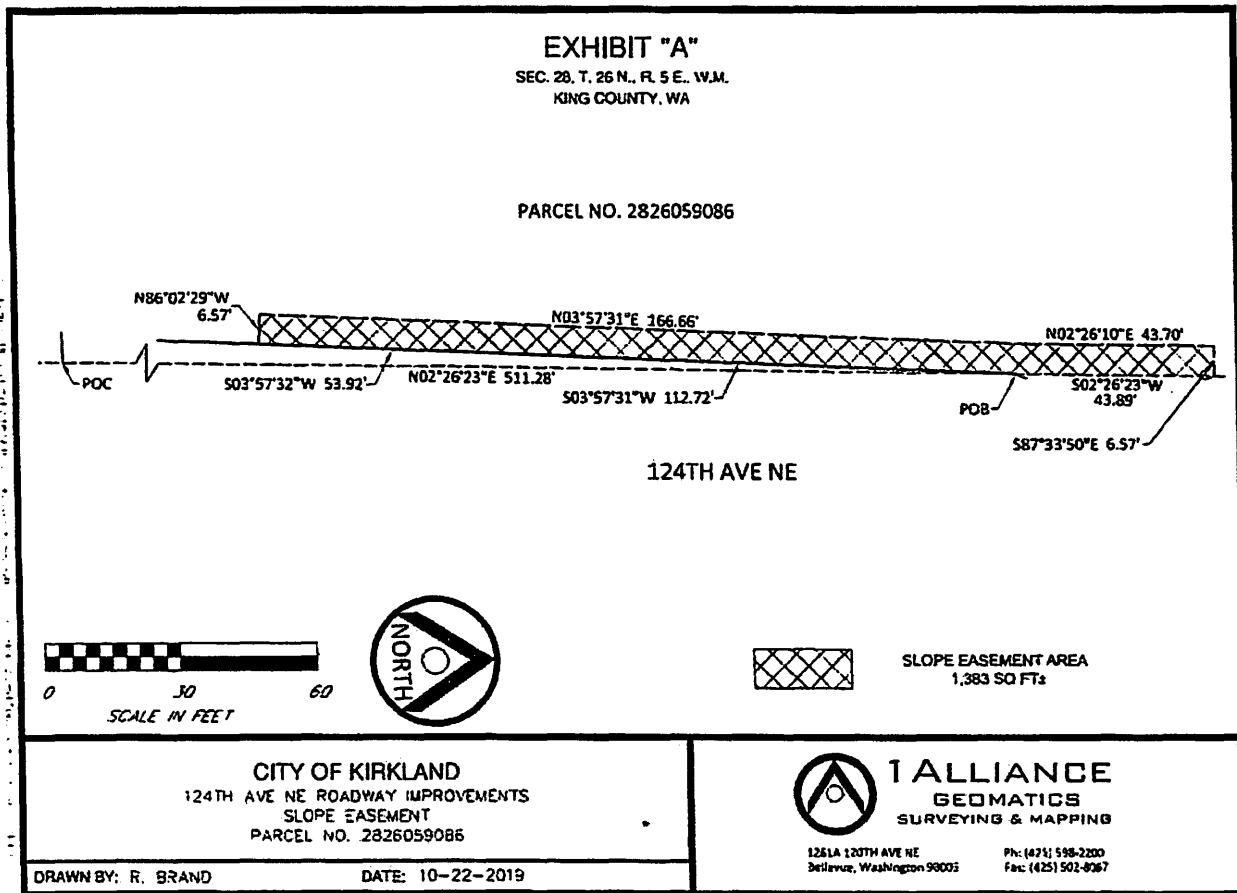
SAID EASEMENT DESCRIBED AS FOLLOWS:

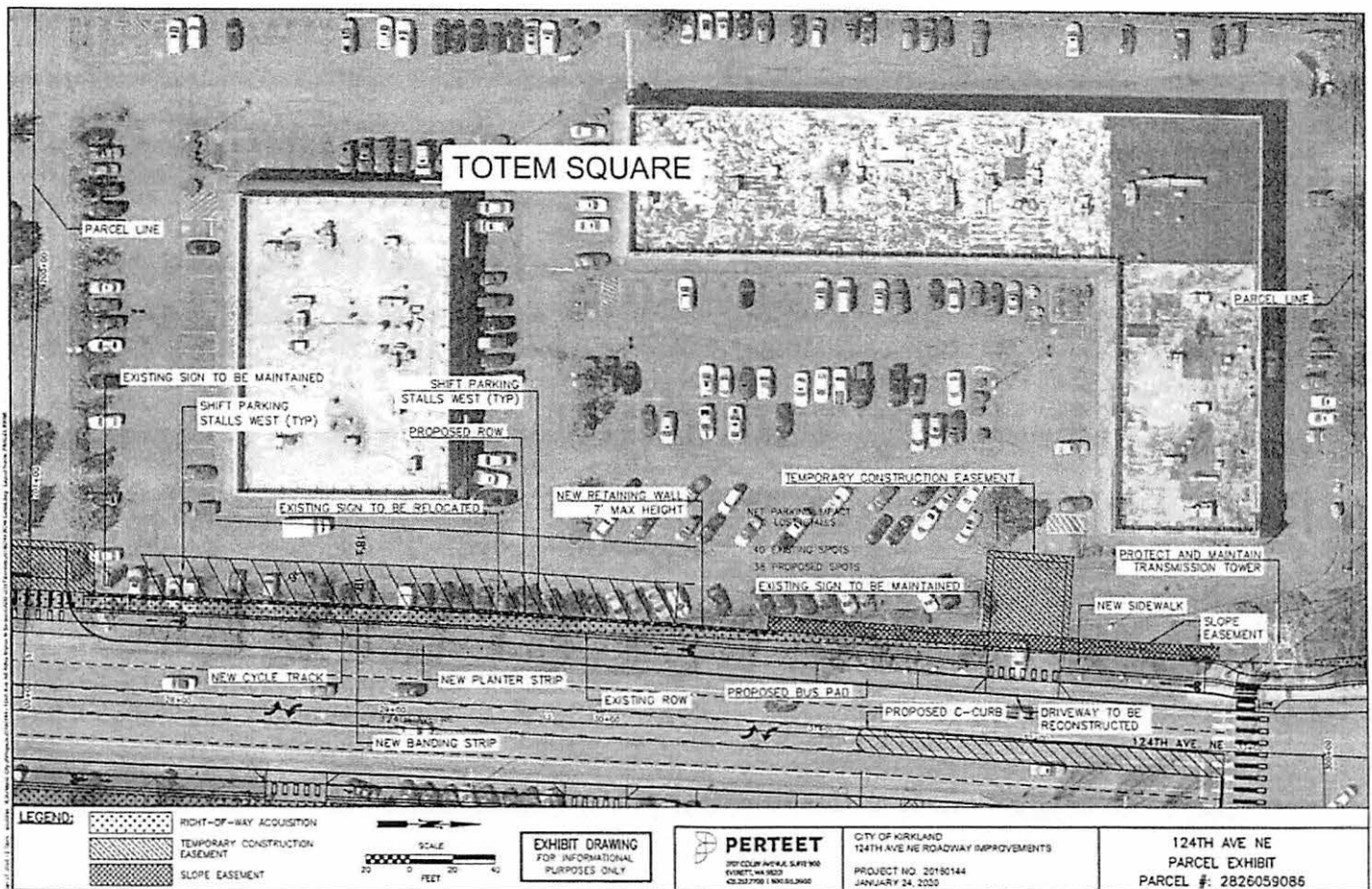
COMMENCING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL;
THENCE NORTH 02°26'23" EAST, ALONG THE WEST RIGHT OF WAY MARGIN OF 124TH AVENUE
NORTHEAST, A DISTANCE OF 511.28 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 03°57'31" WEST, A DISTANCE OF 112.72 FEET;
THENCE SOUTH 03°57'32" WEST, A DISTANCE OF 53.92 FEET;
THENCE NORTH 86°02'29" WEST, A DISTANCE OF 6.57 FEET;
THENCE NORTH 03°57'31" EAST, A DISTANCE OF 166.66 FEET;
THENCE NORTH 02°26'10" EAST, A DISTANCE OF 43.70 FEET;
THENCE SOUTH 87°33'50" EAST, A DISTANCE OF 6.57 FEET TO SAID MARGIN;
THENCE SOUTH 02°26'23" WEST, ALONG SAID MARGIN, A DISTANCE OF 43.89 FEET TO THE POINT
OF BEGINNING.

CONTAINING 1,383 SQUARE FEET, MORE OR LESS.



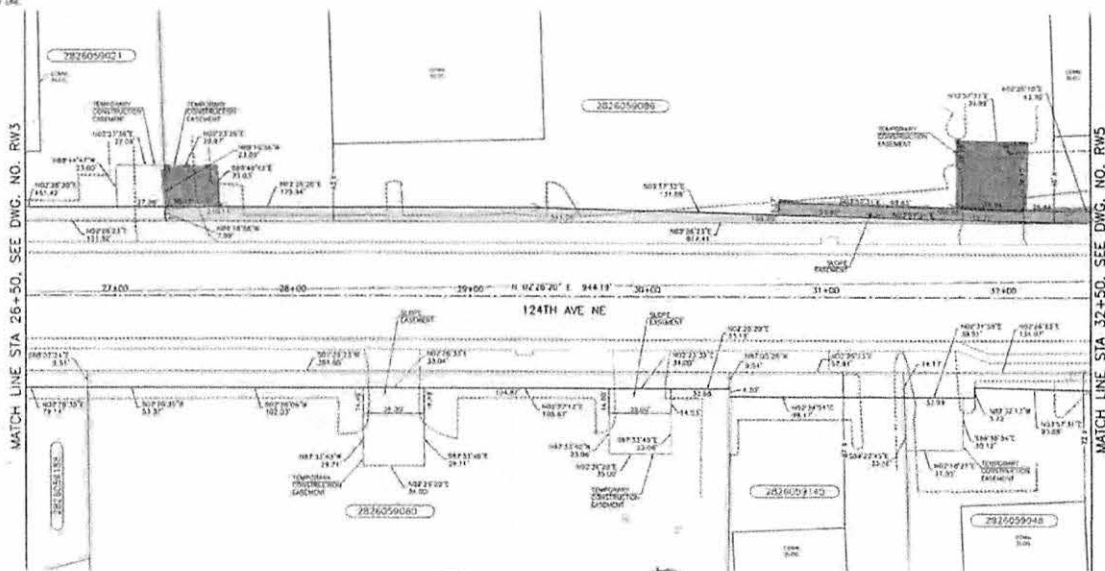




LEGEND

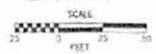
- SECTION LINE
- QUARTER SECTION LINE
- 1/4 SECTION LINE
- CONSTRUCTION CENTERLINE
- EXISTING ROAD CENTERLINE
- PROPOSED ROAD-UP-ARE
- PERMITS OF CONSTRUCTION
- SLOPE EASEMENT
- REGULATORY CONSTRUCTION EASEMENT
- PROPERTY LINE

124TH AVENUE NE ROADWAY IMPROVEMENTS
A PORTION OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN
KING COUNTY, WASHINGTON



PARCEL NO.	OWNER NAME	ACRES	APN	ASSessed VALUE	MARKET VALUE
2826059021
282605908
282605900
282605914
282605928

TREE
Slope Easement
For Acquisition



		TREE 2826059021 282605908 282605900 282605914 282605928	CITY OF KIRKLAND PUBLIC WORKS DEPARTMENT 124TH AVE NE ROADWAY IMPROVEMENTS RIGHT-OF-WAY PLAN STA 26+50 - STA 32+50	RW4 4 5
		DATE: 11-13-19 SCALE: 1" = 40'	CITY OF KIRKLAND WASHINGTON	25 0 25 50 FEET

EXHIBIT "A"
Legal Description of Entire Property

OWNER: Sang M. Kim and Chun O. Kim, husband and wife

PARCEL NO. 2826059169

PARCEL A:

**THAT SOUTH 300 FEET OF THE EAST QUARTER OF THE SOUTHEAST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING
COUNTY, WASHINGTON;**

EXCEPT THE WEST 142 FEET THEREOF;

AND EXCEPT THE SOUTH 30 FEET FOR COUNTY ROAD;

**AND EXCEPT THAT PORTION THEREOF WHICH LIES WITHIN THE MARGINS OF SLATER AVENUE
NORTHEAST, AS CONDEMNED BY KING COUNTY SUPERIOR COURT CAUSE NO. 930166;**

**AND EXCEPT THE NORTH 35 FEET OF THE SOUTH 65 FEET AS CONVEYED TO THE STATE OF
WASHINGTON BY DEED RECORDED UNDER RECORDING NO. 6375631;**

**AND EXCEPT THE EAST 42 FEET AS CONVEYED TO KING COUNTY BY DEEDS RECORDED UNDER
RECORDING NOS. 6463988 AND 6465842.**

PARCEL B:

**AN EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 10 FEET OF THE WEST 142 FEET OF THE
SOUTH 300 FEET OF THE EAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST
QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY
WASHINGTON.**

SITUATE IN THE CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON.

EXHIBIT "B"
Legal Description of Right of Way Acquisition

A PORTION OF THE FOLLOWING DESCRIBED PARCEL;

PARCEL A:

THAT SOUTH 300 FEET OF THE EAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE WEST 142 FEET THEREOF;

AND EXCEPT THE SOUTH 30 FEET FOR COUNTY ROAD;

AND EXCEPT THAT PORTION THEREOF WHICH LIES WITHIN THE MARGINS OF SLATER AVENUE NORTHEAST, AS CONDEMNED BY KING COUNTY SUPERIOR COURT CAUSE NO. 930166;

AND EXCEPT THE NORTH 35 FEET OF THE SOUTH 65 FEET AS CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER RECORDING NO. 6375631;

AND EXCEPT THE EAST 42 FEET AS CONVEYED TO KING COUNTY BY DEEDS RECORDED UNDER RECORDING NOS. 6463988 AND 6465842.

PARCEL B:

AN EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 10 FEET OF THE WEST 142 FEET OF THE SOUTH 300 FEET OF THE EAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY WASHINGTON.

SITUATE IN THE CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON.

SAID ACQUISITION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL;
THENCE SOUTH 01°42'25" WEST, ALONG THE WEST MARGIN OF 124TH AVENUE NORTHEAST, A DISTANCE OF 185.29 FEET TO A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 50.00 FEET;
THENCE SOUTHWESTERLY, ALONG SAID CURVE AND MARGIN, THROUGH A CENTRAL ANGLE OF 42°56'40" AND AN ARC LENGTH OF 37.48 FEET;
THENCE NORTH 01°43'04" EAST, A DISTANCE OF 130.89 FEET;
THENCE NORTH 03°08'04" EAST, A DISTANCE OF 88.43 FEET TO THE NORTH LINE OF SAID PARCEL;
THENCE SOUTH 88°36'29" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 11.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,707 SQUARE FEET, MORE OR LESS.

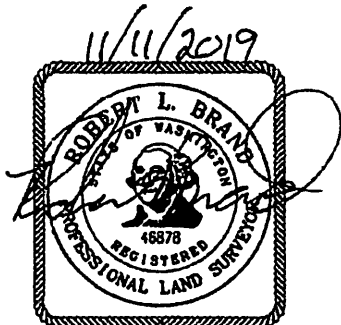
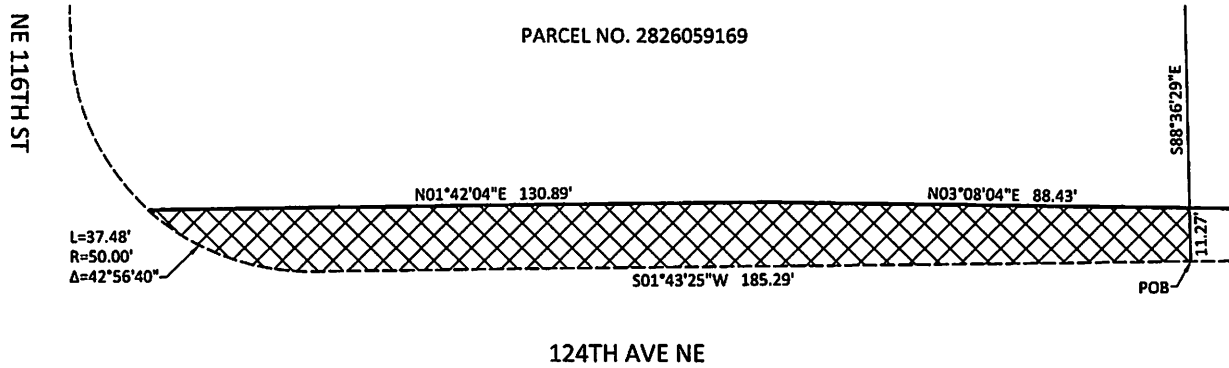


EXHIBIT "A"
SEC. 28, T. 26 N., R. 5 E., W.M.
KING COUNTY, WA

PARCEL NO. 2826059169



RIGHT OF WAY ACQUISITION
AREA 2,707 SQ FT±

CITY OF KIRKLAND
124TH AVE NE ROADWAY IMPROVEMENTS
RIGHT OF WAY ACQUISITION
PARCEL NO. 2826059169



1 ALLIANCE
GEOMATICS
SURVEYING & MAPPING

1261A 120TH AVE NE
Bellevue, Washington 98005

Ph: (425) 598-2200
Fax: (425) 502-8067

DRAWN BY: R. BRAND

DATE: 10-22-2019

EXHIBIT "A"
Legal Description of Entire Property

OWNER: Sang M. Kim and Chun O. Kim, husband and wife

PARCEL NO. 2826059169

PARCEL A:

THAT SOUTH 300 FEET OF THE EAST QUARTER OF THE SOUTHEAST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING
COUNTY, WASHINGTON;

EXCEPT THE WEST 142 FEET THEREOF;

AND EXCEPT THE SOUTH 30 FEET FOR COUNTY ROAD;

AND EXCEPT THAT PORTION THEREOF WHICH LIES WITHIN THE MARGINS OF SLATER AVENUE
NORTHEAST, AS CONDEMNED BY KING COUNTY SUPERIOR COURT CAUSE NO. 930166;

AND EXCEPT THE NORTH 35 FEET OF THE SOUTH 65 FEET AS CONVEYED TO THE STATE OF
WASHINGTON BY DEED RECORDED UNDER RECORDING NO. 6375631;

AND EXCEPT THE EAST 42 FEET AS CONVEYED TO KING COUNTY BY DEEDS RECORDED UNDER
RECORDING NOS. 6463988 AND 6465842.

PARCEL B:

AN EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 10 FEET OF THE WEST 142 FEET OF THE
SOUTH 300 FEET OF THE EAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST
QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY
WASHINGTON.

SITUATE IN THE CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON.

EXHIBIT "B"
Legal Description of Slope Easement

PARCEL A:

THAT SOUTH 300 FEET OF THE EAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE WEST 142 FEET THEREOF;

AND EXCEPT THE SOUTH 30 FEET FOR COUNTY ROAD;

AND EXCEPT THAT PORTION THEREOF WHICH LIES WITHIN THE MARGINS OF SLATER AVENUE NORTHEAST, AS CONDEMNED BY KING COUNTY SUPERIOR COURT CAUSE NO. 930166;

AND EXCEPT THE NORTH 35 FEET OF THE SOUTH 65 FEET AS CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER RECORDING NO. 6375631;

AND EXCEPT THE EAST 42 FEET AS CONVEYED TO KING COUNTY BY DEEDS RECORDED UNDER RECORDING NOS. 6463988 AND 6465842.

PARCEL B:

AN EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 10 FEET OF THE WEST 142 FEET OF THE SOUTH 300 FEET OF THE EAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY WASHINGTON.

SITUATE IN THE CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON.

SAID EASEMENT DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL;
THENCE NORTH $88^{\circ}36'29''$ WEST, ALONG THE NORTH PARCEL LINE, A DISTANCE OF 11.27 FEET;
THENCE SOUTH $03^{\circ}08'04''$ WEST, A DISTANCE OF 8.58 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH $03^{\circ}08'04''$ WEST, A DISTANCE OF 29.97 FEET;
THENCE NORTH $86^{\circ}54'04''$ WEST, A DISTANCE OF 9.20 FEET;
THENCE NORTH $03^{\circ}07'51''$ EAST, A DISTANCE OF 29.98 FEET;
THENCE SOUTH $86^{\circ}51'09''$ EAST, A DISTANCE OF 9.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 275 SQUARE FEET, MORE OR LESS.

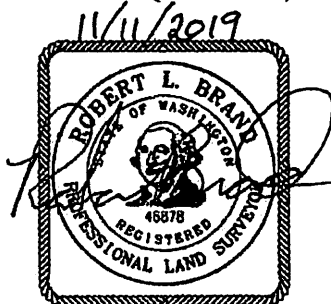
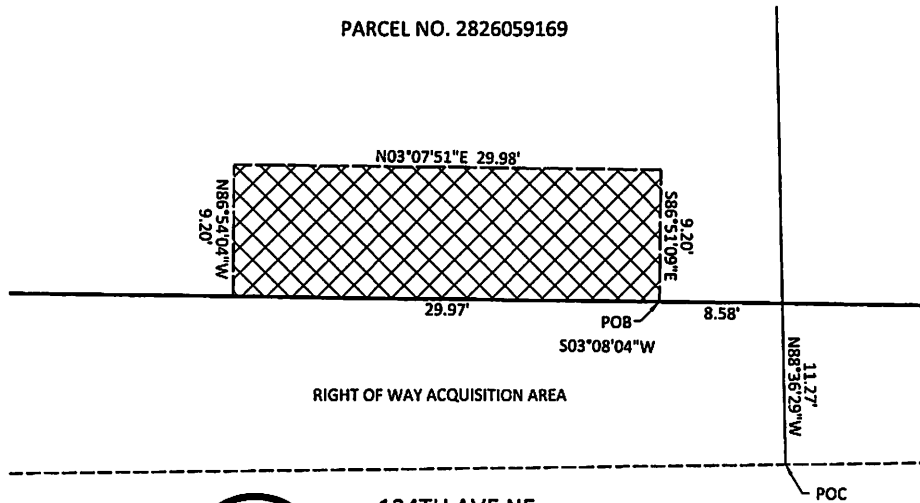


EXHIBIT "A"

SEC. 28, T. 26 N., R. 5 E., W.M.
KING COUNTY, WA

PARCEL NO. 2826059169



SLOPE EASEMENT AREA
275 SQ FT±

CITY OF KIRKLAND
124TH AVE NE ROADWAY IMPROVEMENTS
SLOPE EASEMENT
PARCEL NO. 2826059169



1 ALLIANCE
GEOMATICS
SURVEYING & MAPPING

DRAWN BY: R. BRAND DATE: 10-22-2019

1261A 120TH AVE NE Ph: (425) 598-2200
Bellevue, Washington 98005 Fax: (425) 502-8067

EXHIBIT "A"
Legal Description of Entire Property

OWNER: Sang M. Kim and Chun O. Kim, husband and wife

PARCEL NO. 2826059169

PARCEL A:

THAT SOUTH 300 FEET OF THE EAST QUARTER OF THE SOUTHEAST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING
COUNTY, WASHINGTON;

EXCEPT THE WEST 142 FEET THEREOF;

AND EXCEPT THE SOUTH 30 FEET FOR COUNTY ROAD;

AND EXCEPT THAT PORTION THEREOF WHICH LIES WITHIN THE MARGINS OF SLATER AVENUE
NORTHEAST, AS CONDEMNED BY KING COUNTY SUPERIOR COURT CAUSE NO. 930166;

AND EXCEPT THE NORTH 35 FEET OF THE SOUTH 65 FEET AS CONVEYED TO THE STATE OF
WASHINGTON BY DEED RECORDED UNDER RECORDING NO. 6375631;

AND EXCEPT THE EAST 42 FEET AS CONVEYED TO KIN COUNTY BY DEEDS RECORDED UNDER
RECORDING NOS. 6463988 AND 6465842.

PARCEL B:

AN EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 10 FEET OF THE WEST 142 FEET OF THE
SOUTH 300 FEET OF THE EAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST
QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY
WASHINGTON.

SITUATE IN THE CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON.

EXHIBIT "B"

Legal Description of Temporary Construction Easement

PARCEL A:

THAT SOUTH 300 FEET OF THE EAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE WEST 142 FEET THEREOF;

AND EXCEPT THE SOUTH 30 FEET FOR COUNTY ROAD;

AND EXCEPT THAT PORTION THEREOF WHICH LIES WITHIN THE MARGINS OF SLATER AVENUE NORTHEAST, AS CONDEMNED BY KING COUNTY SUPERIOR COURT CAUSE NO. 930166;

AND EXCEPT THE NORTH 35 FEET OF THE SOUTH 65 FEET AS CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER RECORDING NO. 6375631;

AND EXCEPT THE EAST 42 FEET AS CONVEYED TO KIN COUNTY BY DEEDS RECORDED UNDER RECORDING NOS. 6463988 AND 6465842.

PARCEL B:

AN EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 10 FEET OF THE WEST 142 FEET OF THE SOUTH 300 FEET OF THE EAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY WASHINGTON.

SITUATE IN THE CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON.

SAID EASEMENT DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL;
THENCE NORTH 88°36'29" WEST, ALONG THE NORTH PARCEL LINE, A DISTANCE OF 11.27 FEET;
THENCE SOUTH 03°08'04" WEST, A DISTANCE OF 8.58 FEET;
THENCE NORTH 86°51'09" WEST, A DISTANCE OF 9.20 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 86°51'09" WEST, A DISTANCE OF 23.91 FEET;
THENCE SOUTH 03°08'04" WEST, A DISTANCE OF 30.00 FEET;
THENCE SOUTH 86°54'04" EAST, A DISTANCE OF 23.91 FEET;
THENCE NORTH 03°07'51" EAST, A DISTANCE OF 29.98 FEET TO THE POINT OF BEGINNING.

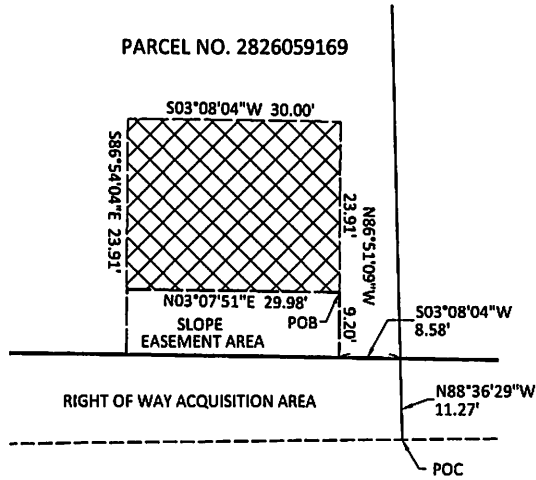
CONTAINING 717 SQUARE FEET, MORE OR LESS.



EXHIBIT "A"

SEC. 28, T. 26 N., R. 5 E., W.M.
KING COUNTY, WA

PARCEL NO. 2826059169



TEMPORARY CONSTRUCTION
EASEMENT AREA
717 SQ FT±

CITY OF KIRKLAND
124TH AVE NE ROADWAY IMPROVEMENTS
TEMPORARY CONSTRUCTION EASEMENT
PARCEL NO. 2826059169



1 ALLIANCE
GEOMATICS
SURVEYING & MAPPING

1261A 120TH AVE NE
Bellevue, Washington 98005

Ph: (425) 598-2200
Fax: (425) 502-8067

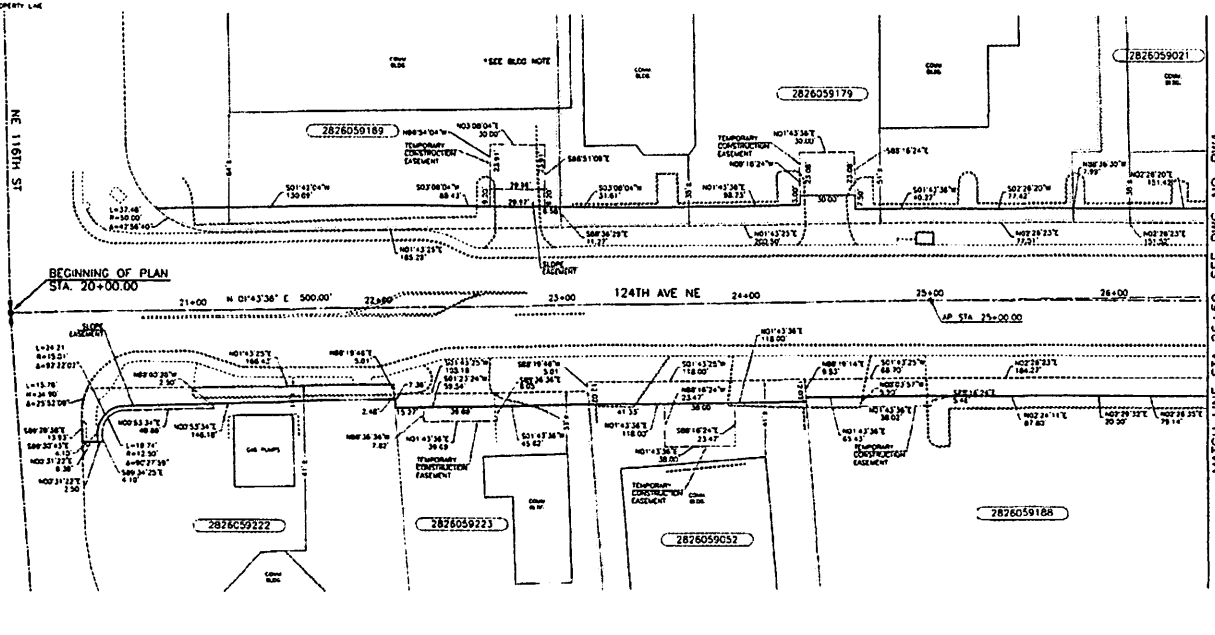
DRAWN BY: R. BRAND

DATE: 10-22-2019

LEGEND

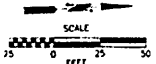
- SECTION LINE
- QUARTER SECTION LINE
- 1/4 SECTION LINE
- CONSTRUCTION EASEMENT
- EASING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- PERMANENT EASEMENT
- SLOPE EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT
- PROPERTY LINE

124TH AVENUE NE ROADWAY IMPROVEMENTS
A PORTION OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN
KING COUNTY, WASHINGTON



MATCH LINE STA 26+50. SEE DWG. NO. RW4

PARCEL NO.	OWNER	TOTAL AREA	RIGHT-OF-WAY	TEMPORARY CONSTRUCTION EASEMENT	PERMANENT EASEMENT	OTHER
2826059021	WILLIAMS TRACT LLC	24,184	2,418	24,184	0	0
2826059179	WILLIAMS TRACT LLC	24,184	2,418	24,184	0	0
2826059189	WILLIAMS TRACT LLC	24,184	2,418	24,184	0	0
2826059222	WILLIAMS TRACT LLC	24,184	2,418	24,184	0	0
2826059223	WILLIAMS TRACT LLC	24,184	2,418	24,184	0	0
2826059168	WILLIAMS TRACT LLC	24,184	2,418	24,184	0	0
2826059052	WILLIAMS TRACT LLC	24,184	2,418	24,184	0	0
2826059111	WILLIAMS TRACT LLC	24,184	2,418	24,184	0	0
2826059221	WILLIAMS TRACT LLC	24,184	2,418	24,184	0	0
TOTAL		241,840	24,184	241,840	0	0



1 ALLIANCE
GEOMATICS
SURVEYING & MAPPING

DRAWN BY:
 DESIGNED BY:
 CHECK BY:
 PROJ. MGR.:

FILE	ENGR.	REVIEW	SCALE	DATE
RW3	KGA	S-DM	1"=50'	3-13-19
1	REV	REV	AS SHOWN	04-23-20
2	REV	REV	AS SHOWN	05-19-20
3	REV	REV	AS SHOWN	06-24-20
4	REV	REV	AS SHOWN	08-28-18



CITY OF KIRKLAND
PUBLIC WORKS DEPARTMENT
123 16TH AVENUE NE, KIRKLAND, WA 98033-8487 | (206) 838-1243

124TH AVE NE ROADWAY IMPROVEMENTS
RIGHT-OF-WAY PLAN
STA 20+00 - STA 26+50

RW3
3
5



LEGEND:

-  RIGHT-OF-WAY ACQUISITION
-  TEMPORARY CONSTRUCTION EASEMENT

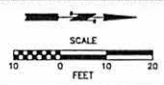


EXHIBIT DRAWING
FOR INFORMATIONAL
PURPOSES ONLY

PERTEET
7707 COLBY AVENUE, SUITE 900
EVERETT, WA 98203
425.252.7700 | 800.885.9900

CITY OF KIRKLAND
124TH AVE NE ROADWAY IMPROVEMENTS
PROJECT NO. 20160144
DECEMBER 4, 2019

124TH AVE NE
PARCEL EXHIBIT
PARCEL #: 2826059169

EXHIBIT "A"
Legal Description of Entire Property

OWNER: RTL LLC

PARCEL NO. 2826059177

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SUBDIVISION, WHICH IS NORTH 89°08'55" EAST 177.68 FEET FROM THE SOUTHWEST CORNER THEREOF;
THENCE NORTH 01°43'38" EAST PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION 200.01 FEET;
THENCE SOUTH 89°08'55" WEST 128.94 FEET TO THE EASTERLY LINE OF 124TH AVENUE NORTHEAST, AS CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NO. 7101110275 (BEING A CORRECTION OF RECORDING NO. 6333571);
THENCE SOUTHERLY ALONG SAID EASTERLY LINE TO THE SOUTH LINE OF SAID SUBDIVISION;
THENCE NORTH 89°08'55" EAST 125.0 FEET TO THE POINT OF BEGINNING;

EXCEPT THEREFROM THAT PORTION CONVEYED TO THE CITY OF KIRKLAND BY DEED RECORDED UNDER RECORDING NUMBER 20130617001621.

EXHIBIT "B"
Legal Description of Temporary Construction Easement

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS;

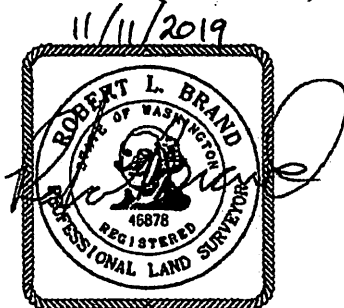
BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SUBDIVISION, WHICH IS NORTH 89°08'55" EAST 177.68 FEET FROM THE SOUTHWEST CORNER THEREOF;
THENCE NORTH 01°43'38" EAST PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION 200.01 FEET;
THENCE SOUTH 89°08'55" WEST 128.94 FEET TO THE EASTERLY LINE OF 124TH AVENUE NORTHEAST, AS CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NO. 7101110275 (BEING A CORRECTION OF RECORDING NO. 6333571);
THENCE SOUTHERLY ALONG SAID EASTERLY LINE TO THE SOUTH LINE OF SAID SUBDIVISION;
THENCE NORTH 89°08'55" EAST 125.0 FEET TO THE POINT OF BEGINNING;

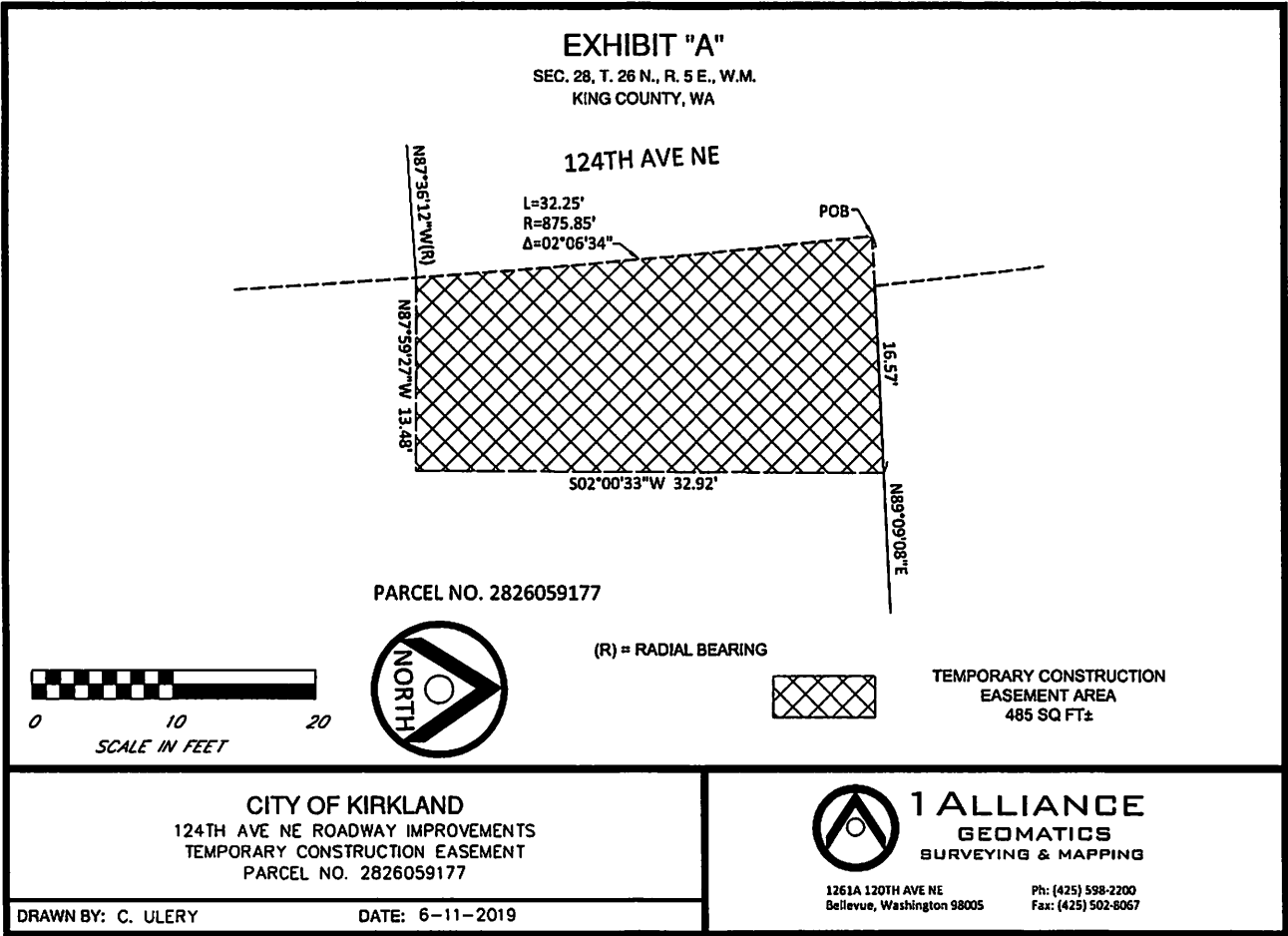
EXCEPT THEREFROM THAT PORTION CONVEYED TO THE CITY OF KIRKLAND BY DEED RECORDED UNDER RECORDING NUMBER 20130617001621.

SAID EASEMENT DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL;
THENCE NORTH 89°09'08" EAST, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 16.57 FEET;
THENCE SOUTH 02°00'33" WEST, A DISTANCE OF 32.92 FEET;
THENCE NORTH 87°59'27" WEST, A DISTANCE OF 13.48 FEET TO THE EAST MARGIN OF 124TH AVENUE NORTHEAST AND A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 875.85 FEET AND A RADIAL BEARING OF SOUTH 87°36'12" WEST;
THENCE NORTHERLY, ALONG SAID CURVE AND EAST MARGIN, THOROUGH A CENTRAL ANGLE OF 02°06'34" AND AN ARC DISTANCE OF 32.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 485 SQUARE FEET, MORE OR LESS.

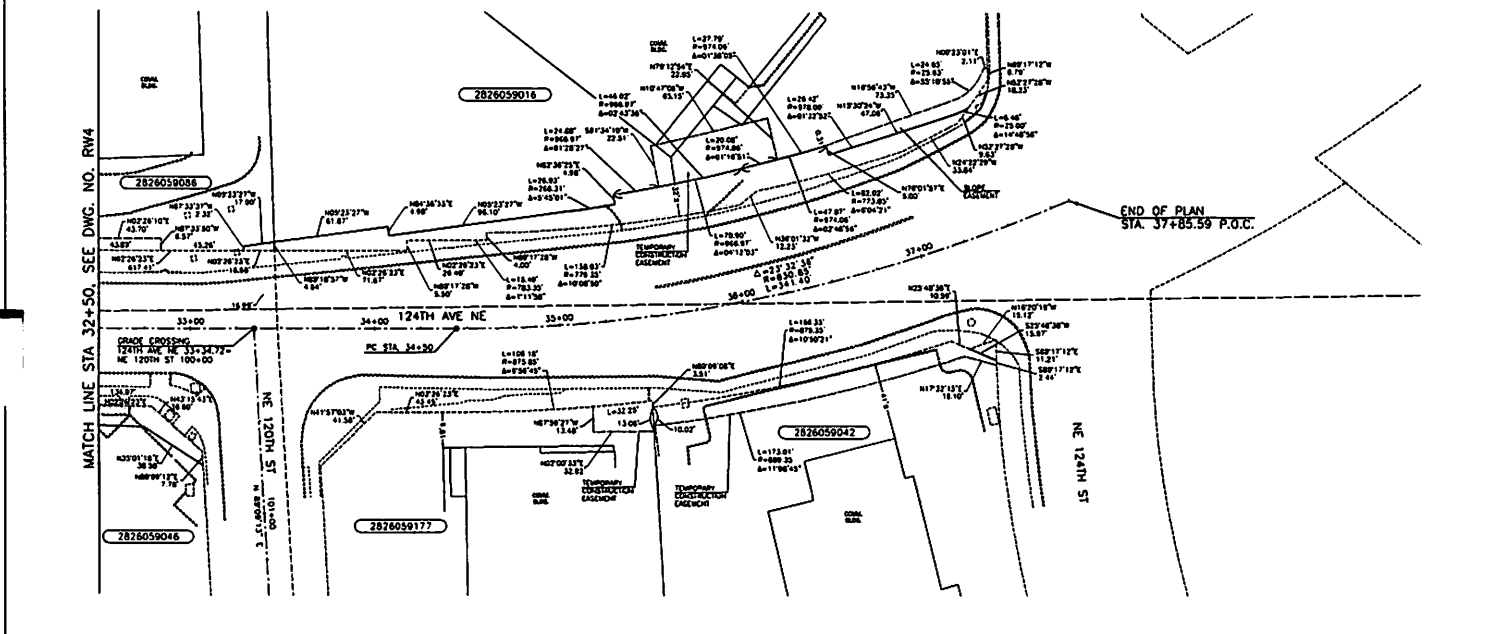




LEGEND

- SECTION LINE
- QUARTER SECTION LINE
- 16TH SECTION LINE
- CONSTRUCTION CENTERLINE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- PERMANENT EASEMENT
- TEMPORARY EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT
- PROPERTY LINE

124TH AVENUE NE ROADWAY IMPROVEMENTS
A PORTION OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN
KING COUNTY, WASHINGTON



2826059016	PUBLIC STORAGE PROJECTS CH, INC	130,879	6,142	147,021	623	15,216
2826059048	WYEN SQUARE PARTNERS	40,233	2,261	42,494	1,263	3,219
2826059042	NE 124 AV NE LLC	12,118	87	12,205	11	11
2826059046	WADSWORTH INVESTMENTS, LLC	21,000	0	21,000	0	0
2826059044	S & T OF WA, LLC	145,543	170	145,713	0	0
TOTAL		350,773	8,660	359,433	1,907	18,436

1 ALLIANCE GEOMATICS SURVEYING & MAPPING

DRAWN BY:
 DESIGN BY:
 CHECK BY:
 PROJ MGR:

FILE	ENGR	REVIEW	SCALE	DATE
RWS	KWA	9-30-18	SHOWN	9-13-19
1				
2				
3				
4				
5				
NO.	REVISION	BY	REVIEW	DATE

CITY OF KIRKLAND
PUBLIC WORKS DEPARTMENT
123 PPKS AVENUE - KIRKLAND, WA 98033-2100 - (206)308-1243

124TH AVE NE ROADWAY IMPROVEMENTS
RIGHT-OF-WAY PLAN
STA 32+50 - STA 37+85.59

RWS
5
5



EXHIBIT "A"
Legal Description of Entire Property

OWNER: Barbara M. Chapman

PARCEL NO. 2826059188

PARCEL 2, KING COUNTY SHORT PLAT NUMBER 377058 REVISION, RECORDED UNDER RECORDING NUMBER 7909190757, BEING A REVISION OF THE SHORT PLAT RECORDED UNDER RECORDING NUMBER 7708180970 IN KING COUNTY, WASHINGTON.

LOCATED ON: 124TH AVE NE, KIRKLAND, WA 98034

EXHIBIT "B"
Legal Description of Right of Way Acquisition

A PORTION OF THE FOLLOWING DESCRIBED PARCEL;

THAT PORTION OF PARCEL 2, KING COUNTY SHORT PLAT NUMBER 377058 REVISION, RECORDED UNDER RECORDING NUMBER 7909190757, BEING A REVISION OF THE SHORT PLAT RECORDED UNDER RECORDING NUMBER 7708180970 IN KING COUNTY, WASHINGTON.

LOCATED ON: 124TH AVE NE, KIRKLAND, WA 98034

SAID ACQUISITION DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHWEST CORNER OF SAID PARCEL;
THENCE NORTH 01°43'25" EAST, ALONG THE EAST MARGIN OF 124TH AVENUE NORTHEAST, A DISTANCE OF 68.70 FEET TO AN ANGLE POINT IN SAID EAST MARGIN;
THENCE NORTH 02°26'23" EAST, ALONG SAID MARGIN, A DISTANCE OF 184.27 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;
THENCE SOUTH 88°02'24" EAST, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 9.51 FEET;
THENCE SOUTH 02°26'35" WEST, A DISTANCE OF 79.14 FEET;
THENCE SOUTH 02°29'32" WEST, A DISTANCE OF 20.00 FEET;
THENCE SOUTH 02°24'11" WEST, A DISTANCE OF 87.80 FEET;
THENCE SOUTH 01°43'36" WEST, A DISTANCE OF 65.43 FEET TO THE SOUTH LINE OF SAID PARCEL,
THENCE SOUTH 88°19'14" WEST, ALONG SAID PARCEL LINE, A DISTANCE OF 9.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,403 SQUARE FEET, MORE OR LESS.

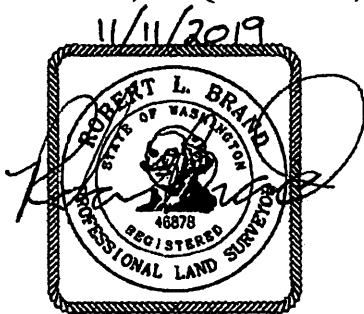
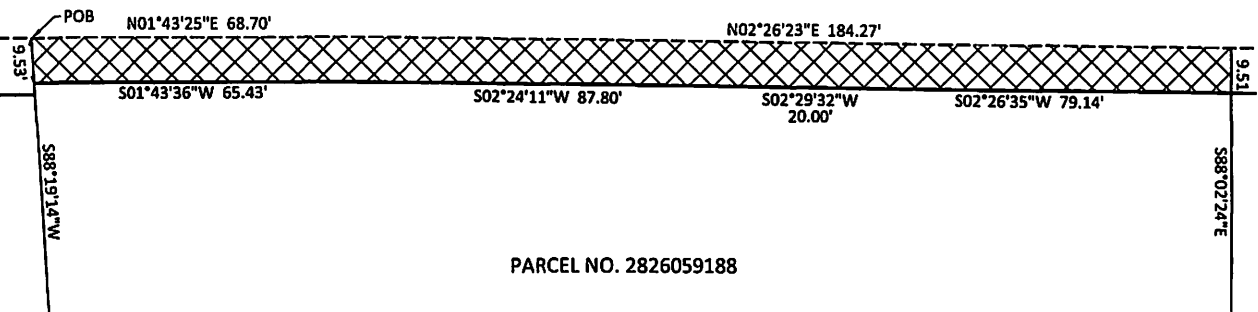


EXHIBIT "A"
SEC. 28, T. 26 N., R. 5 E., W.M.
KING COUNTY, WA

124TH AVE NE



PARCEL NO. 2826059188



RIGHT OF WAY ACQUISITION
AREA 2,403 SQ FT±

CITY OF KIRKLAND
124TH AVE NE ROADWAY IMPROVEMENTS
RIGHT OF WAY ACQUISITION
PARCEL NO. 2826059188



1 ALLIANCE
GEOMATICS
SURVEYING & MAPPING

1261A 120TH AVE NE
Bellevue, Washington 98005

Ph: (425) 598-2200
Fax: (425) 502-8067

DRAWN BY: R. BRAND

DATE: 10-22-2019

10/22/2019 10:33:41 AM C:\Users\brandr\OneDrive\Documents\124th Ave NE\124th Ave NE Right of Way Acquisition\124th Ave NE Right of Way Acquisition.dwg

EXHIBIT "A"
Legal Description of Entire Property

OWNER: Barbara M. Chapman

PARCEL NO. 2826059188

PARCEL 2, KING COUNTY SHORT PLAT NUMBER 377058 REVISION, RECORDED UNDER RECORDING NUMBER 7909190757, BEING A REVISION OF THE SHORT PLAT RECORDED UNDER RECORDING NUMBER 7708180970 IN KING COUNTY, WASHINGTON.

LOCATED ON: 124TH AVE NE, KIRKLAND, WA 98034

EXHIBIT "B"
Legal Description of Temporary Construction Easement

THAT PORTION OF PARCEL 2, KING COUNTY SHORT PLAT NUMBER 377058 REVISION,
RECORDED UNDER RECORDING NUMBER 7909190757, BEING A REVISION OF THE SHORT
PLAT RECORDED UNDER RECORDING NUMBER 7708180970 IN KING COUNTY, WASHINGTON.

LOCATED ON: 124TH AVE NE, KIRKLAND, WA 98034

SAID EASEMENT DESCRIBED AS FOLLOWS:

COMMENCING ON THE SOUTHWEST CORNER OF SAID PARCEL,
THENCE NORTH 88°19'14" EAST, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF
9.53 FEET;

THENCE NORTH 01°43'36" EAST, A DISTANCE OF 30.43 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING 01°43'36" EAST, A DISTANCE OF 35.00 FEET;

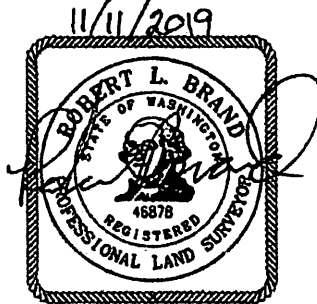
THENCE NORTH 02°24'11" EAST, A DISTANCE OF 3.00 FEET;

THENCE SOUTH 88°16'24" EAST, A DISTANCE OF 5.46 FEET;

THENCE SOUTH 01°43'36" WEST, A DISTANCE OF 38.02 FEET;

THENCE NORTH 88°03'57" WEST, A DISTANCE OF 5.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 209 SQUARE FEET, MORE OR LESS.

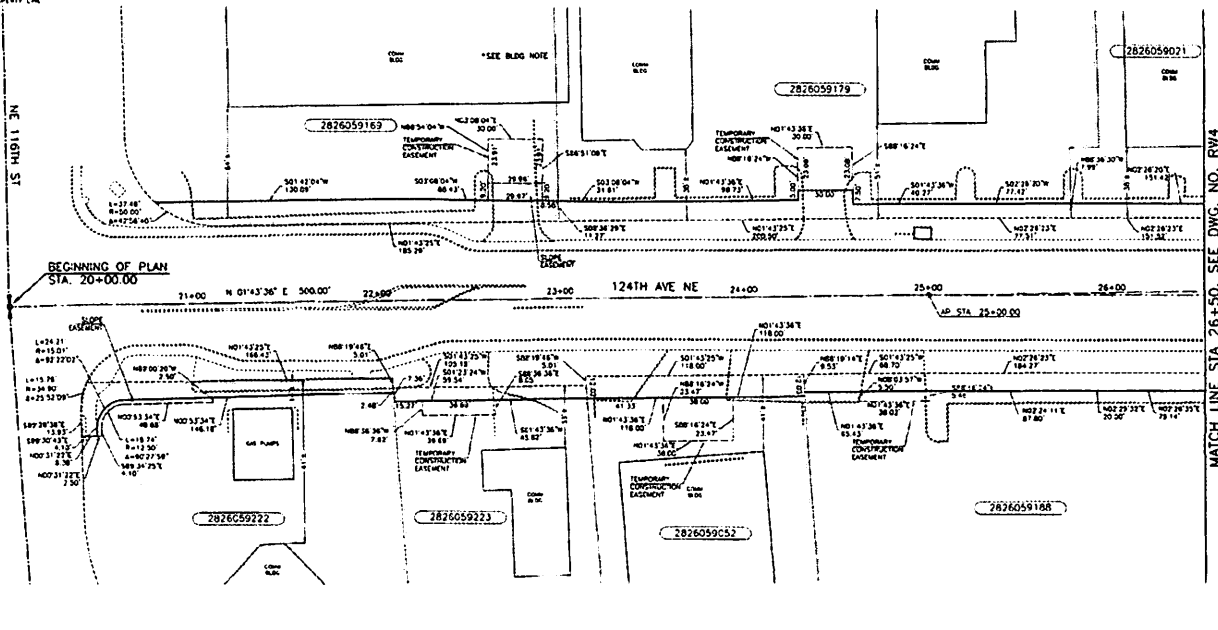


LEGEND

- SECTION LINE
- QUARTER SECTION LINE
- 1/4th SECTION LINE
- CONSTRUCTION CENTERLINE
- EXISTING HIGHWAY CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PERMANENT EASEMENT
- TEMP. EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT
- PROPERTY LINE

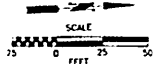
124TH AVENUE NE ROADWAY IMPROVEMENTS

A PORTION OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN
KING COUNTY, WASHINGTON



PARCEL NO.	OWNER	ACRES	BLDG	EST.
2826059001	WYLLIAMS LLC	25.180	1,110	26,830
2826059179	WYLLIAMS LLC	94.235	7,783	97,840
2826059188	WYLLIAMS LLC	30.081	2,757	37,224
2826059189	WYLLIAMS LLC	35.808	3,403	47,305
2826059205	WYLLIAMS LLC	17.771	1,616	22,658
2826059215	WYLLIAMS LLC	18.818	744	18,899
2826059222	WYLLIAMS LLC	28.818	1,574	37,145
TOTAL AREA		200.809	18,117	249,919

*BLDG NOTE TRACED FROM AERIAL
 ***TEMPORARY CONSTRUCTION EASEMENT 1/4 2020



1 ALLIANCE
GEOMATICS
SURVEYING & MAPPING

DRAWN BY:
 DESIGNED BY:
 CHECKED BY:
 PROJECT NO.:

NO.	DATE	BY	REVISION
1	5-13-19		
2			
3			
4			



CITY OF KIRKLAND
 PUBLIC WORKS DEPARTMENT
 123 1st Avenue N., Kirkland, WA 98033-3100 | 206-835-1243

124TH AVE NE ROADWAY IMPROVEMENTS
 RIGHT-OF-WAY PLAN
 STA 20+00 - STA 26+50

RW3
 3
 E



**CHAPMAN (FORD OF KIRKLAND /
HYUNDAI OF KIRKLAND PARKING LOT)**




<p>LEGEND:</p> <ul style="list-style-type: none">  RIGHT-OF-WAY ACQUISITION  TEMPORARY CONSTRUCTION EASEMENT  SLOPE EASEMENT 	<p>SCALE</p> <p>0 10 20</p> <p>FEET</p>	<p>EXHIBIT DRAWING FOR INFORMATIONAL PURPOSES ONLY</p>	<p>PERTEET</p> <p>2701 COX BLVD, SUITE 900 FARGO, ND 58103 425.252.7100 800.688.9900</p>	<p>CITY OF KIRKLAND 124TH AVE NE ROADWAY IMPROVEMENTS</p> <p>PROJECT NO. 20160144 JANUARY 24, 2020</p>	<p>124TH AVE NE PARCEL EXHIBIT PARCEL #: 2826059188</p>
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EXHIBIT "A"
Legal Description of Entire Property

OWNER: Yen Yiao Jean

PARCEL NO. 2826059222

THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 88°19'17" WEST, ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 708.81 FEET;
THENCE NORTH 01°17'15" EAST 431.82 FEET;
THENCE SOUTH 88°50'58" WEST 326.97 FEET TO THE SOUTHEASTERLY MARGIN OF SLATER AVENUE NORTHEAST;
THENCE SOUTH 41°14'03" WEST, ALONG SAID SOUTHEASTERLY MARGIN, 213.71 FEET TO A POINT ON A CURVE, THE CENTER OF WHICH BEARS SOUTH 84°11'27" EAST 360.00 FEET;
THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01°53'33" AN ARC DISTANCE OF 11.89 FEET;
THENCE SOUTH 03°55'00" WEST 61.21 FEET TO THE NORTH LINE OF THE SOUTH 205.00 FEET OF SAID SUBDIVISION AND TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 03°55'00" WEST, 153.17 FEET TO A POINT OF A CURVE;
THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 84°24'17", AN ARC DISTANCE OF 36.83 FEET TO A POINT OF TANGENCY ON THE NORTH MARGIN OF NORTHEAST 116TH STREET;
THENCE SOUTH 89°19'17" WEST, ALONG SAID NORTH MARGIN, 152.30 FEET TO THE EAST MARGIN OF 124TH AVENUE NORTHEAST;
THENCE NORTH 01°43'38" EAST, ALONG SAID EAST MARGIN, 175.31 FEET TO THE NORTH LINE OF THE SOUTH 205.00 FEET OF SAID SUBDIVISION;
THENCE NORTH 88°19'17" EAST, ALONG SAID NORTH LINE, 181.70 FEE TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF KIRKLAND BY DEED RECORDED UNDER RECORDING NO. 20020628003321;

(ALSO KNOWN AS A PORTION OF PARCEL A OF UNRECORDED KING COUNTY LOT LINE ADJUSTMENT NO. 384067);

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 88°19'17" WEST, ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 708.81 FEET;
THENCE NORTH 01°17'15" EAST, 431.82 FEET;

THENCE SOUTH 88°50'58" EAST 326.97 FEET TO THE SOUTHEASTERLY MARGIN OF SLATER AVE
NORTHEAST;
THENCE SOUTH 41°14'03" WEST, ALONG SAID SOUTHEASTERLY MARGIN, 213.71 FEET TO A POINT
ON A CURVE, THE CENTER OF WHICH BEARS SOUTH 84°11'27" EAST, 360.00 FEET;
THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF
01°53'33" AN ARC DISTANCE OF 11.89 FEET;
THENCE SOUTH 03°55'00" WEST 61.21 FEET TO THE NORTH LINE OF THE SOUTH 205.00 FEET OF
SAID SUBDIVISION;
THENCE SOUTH 88°19'17" WEST, ALONG SAID NORTH LINE, 181.70 FEET TO THE EAST MARGIN OF
124TH AVENUE NORTHEAST AND THE TRUE POINT OF BEGINNING;
THENCE NORTH 01°43'38" EAST ALONG SAID EAST MARGIN 55.00 FEET;
THENCE SOUTH 44°58'33" EAST, 75.44 FEET TO A POINT WHICH BEARS NORTH 88°19'17" EAST 55.00
FEET FROM THE TRUE POINT OF BEGINNING;
THENCE SOUTH 88°19'17" WEST 55.00 FEET TO THE TRUE POINT OF BEGINNING;

(ALSO KNOWN AS A PORTION OF PARCEL B OF THE UNRECORDED KING COUNTY LOT LINE
ADJUSTMENT NO. 384067);

SITUATE IN THE CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON.

EXHIBIT "B"
Legal Description of Right of Way Acquisition

A PORTION OF THE FOLLOWING DESCRIBED PARCEL;

THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 88°19'17" WEST, ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 708.81 FEET;

THENCE NORTH 01°17'15" EAST 431.82 FEET;

THENCE SOUTH 88°50'58" WEST 326.97 FEET TO THE SOUTHEASTERLY MARGIN OF SLATER AVENUE NORTHEAST;

THENCE SOUTH 41°14'03" WEST, ALONG SAID SOUTHEASTERLY MARGIN, 213.71 FEET TO A POINT ON A CURVE, THE CENTER OF WHICH BEARS SOUTH 84°11'27" EAST 360.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01°53'33" AN ARC DISTANCE OF 11.89 FEET;

THENCE SOUTH 03°55'00" WEST 61.21 FEET TO THE NORTH LINE OF THE SOUTH 205.00 FEET OF SAID SUBDIVISION AND TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 03°55'00" WEST, 153.17 FEET TO A POINT OF A CURVE;

THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 84°24'17", AN ARC DISTANCE OF 36.83 FEET TO A POINT OF TANGENCY ON THE NORTH MARGIN OF NORTHEAST 116TH STREET;

THENCE SOUTH 89°19'17" WEST, ALONG SAID NORTH MARGIN, 152.30 FEET TO THE EAST MARGIN OF 124TH AVENUE NORTHEAST;

THENCE NORTH 01°43'38" EAST, ALONG SAID EAST MARGIN, 175.31 FEET TO THE NORTH LINE OF THE SOUTH 205.00 FEET OF SAID SUBDIVISION;

THENCE NORTH 88°19'17" EAST, ALONG SAID NORTH LINE, 181.70 FEE TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF KIRKLAND BY DEED RECORDED UNDER RECORDING NO. 20020628003321;

(ALSO KNOWN AS A PORTION OF PARCEL A OF UNRECORDED KING COUNTY LOT LINE ADJUSTMENT NO. 384067);

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;

THENCE SOUTH 88°19'17" WEST, ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 708.81 FEET;

THENCE NORTH 01°17'15" EAST, 431.82 FEET;

THENCE SOUTH 88°50'58" EAST 326.97 FEET TO THE SOUTHEASTERLY MARGIN OF SLATER AVE NORTHEAST;

THENCE SOUTH 41°14'03" WEST, ALONG SAID SOUTHEASTERLY MARGIN, 213.71 FEET TO A POINT ON A CURVE, THE CENTER OF WHICH BEARS SOUTH 84°11'27" EAST, 360.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01°53'33" AN ARC DISTANCE OF 11.89 FEET;

THENCE SOUTH 03°55'00" WEST 61.21 FEET TO THE NORTH LINE OF THE SOUTH 205.00 FEET OF SAID SUBDIVISION;

THENCE SOUTH 88°19'17" WEST, ALONG SAID NORTH LINE, 181.70 FEET TO THE EAST MARGIN OF 124TH AVENUE NORTHEAST AND THE TRUE POINT OF BEGINNING;
THENCE NORTH 01°43'38" EAST ALONG SAID EAST MARGIN 55.00 FEET;
THENCE SOUTH 44°58'33" EAST, 75.44 FEET TO A POINT WHICH BEARS NORTH 88°19'17" EAST 55.00 FEET FROM THE TRUE POINT OF BEGINNING;
THENCE SOUTH 88°19'17" WEST 55.00 FEET TO THE TRUE POINT OF BEGINNING;

(ALSO KNOWN AS A PORTION OF PARCEL B OF THE UNRECORDED KING COUNTY LOT LINE ADJUSTMENT NO. 384067);

SITUATE IN THE CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON.

SAID RIGHT OF WAY ACQUISITION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL, SAID CORNER BEING THE INTERSECTION OF THE EAST MARGIN OF 124TH AVENUE NORTHEAST AND THE NORTH MARGIN OF NORTHEAST 116TH STREET;

THENCE NORTH 01°43'25" EAST, ALONG SAID EAST MARGIN, A DISTANCE OF 166.43 FEET TO THE NORTHWEST CORNER OF SAID PARCEL AND AN ANGLE POINT IN SAID EAST MARGIN;
THENCE NORTH 88°19'46" EAST, ALONG SAID EAST MARGIN, A DISTANCE OF 5.01 FEET TO A POINT 47 FEET PERPENDICULARLY EAST OF THE CENTERLINE FOR 124TH AVENUE NORTHEAST;
THENCE CONTINUING NORTH 88°19'46" EAST, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 2.48 FEET;
THENCE SOUTH 00°53'34" WEST, A DISTANCE OF 146.18 FEET TO A NON-TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 87°10'58" EAST WITH A RADIUS OF 15.01 FEET;
THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 92°22'02" AND AN ARC DISTANCE OF 24.21 FEET;
THENCE SOUTH 89°30'43" EAST, A DISTANCE OF 4.10 FEET;
THENCE SOUTH 00°31'22" WEST, A DISTANCE OF 8.38 FEET TO THE NORTH MARGIN OF NORTHEAST 116TH STREET;
THENCE NORTH 89°28'38" WEST, ALONG SAID NORTH MARGIN, A DISTANCE OF 13.93 FEET TO A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 34.90 FEET;
THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°52'09" AND AN ARC DISTANCE OF 15.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,674 SQUARE FEET, MORE OR LESS.

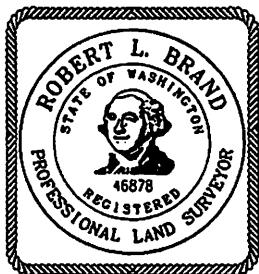
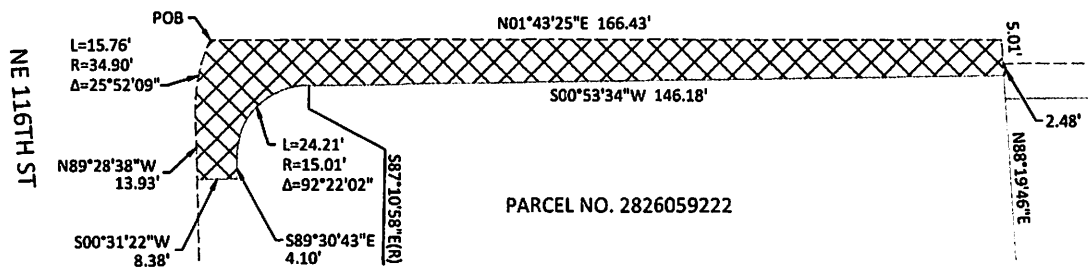


EXHIBIT "A"

SEC. 28, T. 26 N., R. 5 E., W.M.
KING COUNTY, WA

124TH AVE NE



(R) = RADIAL BEARING



RIGHT OF WAY ACQUISITION
AREA 1,674 SQ FT±

CITY OF KIRKLAND
124TH AVE NE ROADWAY IMPROVEMENTS
RIGHT OF WAY ACQUISITION
PARCEL NO. 2826059222



1 ALLIANCE
GEOMATICS
SURVEYING & MAPPING

1261A 120TH AVE NE
Bellevue, Washington 98005

Ph: (425) 598-2200
Fax: (425) 502-8067

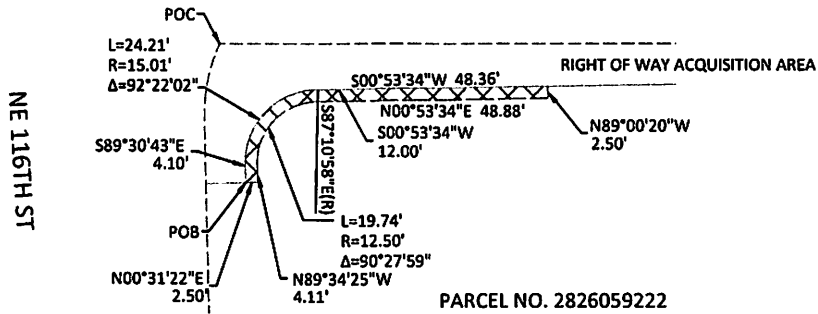
DRAWN BY: R. BRAND

DATE: 04-27-2020

EXHIBIT "A"

SEC. 28, T. 26 N., R. 5 E., W.M.
KING COUNTY, WA

124TH AVE NE



PARCEL NO. 2826059222



(R) = RADIAL BEARING



SLOPE EASEMENT AREA
186 SQ FT±

CITY OF KIRKLAND
124TH AVE NE ROADWAY IMPROVEMENTS
SLOPE EASEMENT
PARCEL NO. 2826059222



1 ALLIANCE
GEOMATICS
SURVEYING & MAPPING

1261A 120TH AVE NE
Bellevue, Washington 98005

Ph: (425) 598-2200
Fax: (425) 502-8067

DRAWN BY: R. BRAND

DATE: 10-22-2019

EXHIBIT "A"
Legal Description of Entire Property

OWNER: Taco Bell of America LLC

PARCEL NO. 2826059223

THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 88°19'17" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION A DISTANCE OF 708.81 FEET;
THENCE NORTH 01°17'15" EAST 431.82 FEET;
THENCE SOUTH 88°50'58" WEST 326.97 FEET TO THE SOUTHEASTERLY MARGIN OF SLATER AVENUE NORTHEAST;
THENCE SOUTH 41°14'03" WEST ALONG SAID SOUTHEASTERLY MARGIN 213.71 FEET TO A POINT ON A CURVE, THE CENTER OF WHICH BEARS SOUTH 84°11'27" EAST 360.00 FEET, SAID CENTER HEREINAFTER CALLED POINT 'A';
THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 1°53'33" AN ARC DISTANCE OF 11.89 FEET TO THE POINT OF BEGINNING;

THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT, THE CENTER OF SAID CURVE BEING AFOREMENTIONED POINT 'A', THROUGH A CENTRAL ANGLE OF 7°06'37", AN ARC DISTANCE OF 44.67 FEET TO THE NORTH LINE OF THE SOUTH 310.00 FEET OF SAID SUBDIVISION;
THENCE SOUTH 88°19'17" WEST ALONG SAID SOUTH LINE 188.52 FEET TO THE EAST MARGIN OF 124TH AVENUE NORTHEAST;
THENCE NORTH 88°19'17" EAST ALONG SAID NORTH LINE 181.70 FEET TO A POINT WHICH BEARS SOUTH 03°55'00" WEST FROM THE POINT OF BEGINNING;
THENCE NORTH 03°55'00" EAST 61.21 FEET TO THE POINT OF BEGINNING;

EXCEPT FOR THE WESTERLY 5 FEET AS DESCRIBED IN WARRANTY DEED PER RECORDING NUMBER 20151027001104, RECORDS OF KING COUNTY, WASHINGTON.

EXHIBIT "B"
Legal Description of Right of Way Acquisition

A PORTION OF THE FOLLOWING DESCRIBED PARCEL;

THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 88°19'17" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION A DISTANCE OF 708.81 FEET;
THENCE NORTH 01°17'15" EAST 431.82 FEET;
THENCE SOUTH 88°50'58" WEST 326.97 FEET TO THE SOUTHEASTERLY MARGIN OF SLATER AVENUE
NORTHEAST;
THENCE SOUTH 41°14'03" WEST ALONG SAID SOUTHEASTERLY MARGIN 213.71 FEET TO A POINT ON A
CURVE, THE CENTER OF WHICH BEARS SOUTH 84°11'27" EAST 360.00 FEET, SAID CENTER HEREINAFTER
CALLED POINT 'A';
THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 1°53'33" AN ARC
DISTANCE OF 11.89 FEET TO THE POINT OF BEGINNING;

THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT, THE CENTER OF SAID CURVE BEING
AFOREMENTIONED POINT 'A', THROUGH A CENTRAL ANGLE OF 7°06'37", AN ARC DISTANCE OF 44.67 FEET
TO THE NORTH LINE OF THE SOUTH 310.00 FEET OF SAID SUBDIVISION;
THENCE SOUTH 88°19'17" WEST ALONG SAID SOUTH LINE 188.52 FEET TO THE EAST MARGIN OF 124TH
AVENUE NORTHEAST;
THENCE NORTH 88°19'17" EAST ALONG SAID NORTH LINE 181.70 FEET TO A POINT WHICH BEARS SOUTH
03°55'00" WEST FROM THE POINT OF BEGINNING;
THENCE NORTH 03°55'00" EAST 61.21 FEET TO THE POINT OF BEGINNING;

EXCEPT FOR THE WESTERLY 5 FEET AS DESCRIBED IN WARRANTY DEED PER RECORDING NUMBER
20151027001104, RECORDS OF KING COUNTY, WASHINGTON.

SAID ACQUISITION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL BEING THE EAST MARGIN OF 124TH AVENUE NE,
A DISTANCE OF 47 FEET PERPENDICULARLY EAST OF THE ROAD CENTERLINE;
THENCE NORTH 88°19'46" EAST, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 7.36 FEET;
THENCE NORTH 01°23'24" EAST, A DISTANCE OF 54.96 FEET;
THENCE NORTH 88°36'36" WEST, A DISTANCE OF 2.03 FEET TO A LINE 5 FEET PERPENDICULARLY EAST OF
AND PARALLEL WITH SAID EAST MARGIN;
THENCE NORTH 01°43'25" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 50.09 FEET TO THE NORTH
PARCEL LINE;
THENCE SOUTH 88°19'46" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 5.01 FEET TO SAID EAST MARGIN;
THENCE SOUTH 01°43'25" EAST, ALONG SAID EAST MARGIN, A DISTANCE OF 105.18 FEET TO THE POINT OF
BEGINNING.

CONTAINING 646 SQUARE FEET, MORE OR LESS.



EXHIBIT "A"
Legal Description of Entire Property

OWNER: Taco Bell of America LLC

PARCEL NO. 2826059223

THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 88°19'17" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION A DISTANCE OF 708.81 FEET;
THENCE NORTH 01°17'15" EAST 431.82 FEET;
THENCE SOUTH 88°50'58" WEST 326.97 FEET TO THE SOUTHEASTERLY MARGIN OF SLATER AVENUE NORTHEAST;
THENCE SOUTH 41°14'03" WEST ALONG SAID SOUTHEASTERLY MARGIN 213.71 FEET TO A POINT ON A CURVE, THE CENTER OF WHICH BEARS SOUTH 84°11'27" EAST 360.00 FEET, SAID CENTER HEREINAFTER CALLED POINT 'A';
THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 1°53'33" AN ARC DISTANCE OF 11.89 FEET TO THE POINT OF BEGINNING;

THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT, THE CENTER OF SAID CURVE BEING AFOREMENTIONED POINT 'A', THROUGH A CENTRAL ANGLE OF 7°06'37", AN ARC DISTANCE OF 44.67 FEET TO THE NORTH LINE OF THE SOUTH 310.00 FEET OF SAID SUBDIVISION;
THENCE SOUTH 88°19'17" WEST ALONG SAID SOUTH LINE 188.52 FEET TO THE EAST MARGIN OF 124TH AVENUE NORTHEAST;
THENCE NORTH 88°19'17" EAST ALONG SAID NORTH LINE 181.70 FEET TO A POINT WHICH BEARS SOUTH 03°55'00" WEST FROM THE POINT OF BEGINNING;
THENCE NORTH 03°55'00" EAST 61.21 FEET TO THE POINT OF BEGINNING;

EXCEPT FOR THE WESTERLY 5 FEET AS DESCRIBED IN WARRANTY DEED PER RECORDING NUMBER 20151027001104, RECORDS OF KING COUNTY, WASHINGTON.

EXHIBIT "B"

Legal Description of Temporary Construction Easement

THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 88°19'17" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION A DISTANCE OF 708.81 FEET;
THENCE NORTH 01°17'15" EAST 431.82 FEET;
THENCE SOUTH 88°50'58" WEST 326.97 FEET TO THE SOUTHEASTERLY MARGIN OF SLATER AVENUE NORTHEAST;
THENCE SOUTH 41°14'03" WEST ALONG SAID SOUTHEASTERLY MARGIN 213.71 FEET TO A POINT ON A CURVE, THE CENTER OF WHICH BEARS SOUTH 84°11'27" EAST 360.00 FEET, SAID CENTER HEREINAFTER CALLED POINT 'A';
THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 1°53'33" AN ARC DISTANCE OF 11.89 FEET TO THE POINT OF BEGINNING;

THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT, THE CENTER OF SAID CURVE BEING AFOREMENTIONED POINT 'A', THROUGH A CENTRAL ANGLE OF 7°06'37", AN ARC DISTANCE OF 44.67 FEET TO THE NORTH LINE OF THE SOUTH 310.00 FEET OF SAID SUBDIVISION;
THENCE SOUTH 88°19'17" WEST ALONG SAID SOUTH LINE 188.52 FEET TO THE EAST MARGIN OF 124TH AVENUE NORTHEAST;
THENCE NORTH 88°19'17" EAST ALONG SAID NORTH LINE 181.70 FEET TO A POINT WHICH BEARS SOUTH 03°55'00" WEST FROM THE POINT OF BEGINNING;
THENCE NORTH 03°55'00" EAST 61.21 FEET TO THE POINT OF BEGINNING;

EXCEPT FOR THE WESTERLY 5 FEET AS DESCRIBED IN WARRANTY DEED PER RECORDING NUMBER 20151027001104, RECORDS OF KING COUNTY, WASHINGTON.

SAID EASEMENT DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL BEING THE EAST MARGIN OF 124TH AVENUE NE, A DISTANCE OF 47 FEET PERPENDICULARLY EAST OF THE ROAD CENTERLINE;
THENCE NORTH 88°19'46" EAST, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 7.36 FEET;
THENCE NORTH 01°23'24" EAST, A DISTANCE OF 15.27 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 01°23'24" EAST, A DISTANCE OF 39.69 FEET TO A POINT HEREINAFTER KNOWN AS POINT A;
THENCE SOUTH 88°36'36" EAST, A DISTANCE OF 8.05 FEET;
THENCE SOUTH 01°43'36" WEST, A DISTANCE OF 39.69 FEET;
THENCE NORTH 88°36'36" WEST, A DISTANCE OF 7.82 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED AREA:

COMMENCING AT SAID POINT A, THENCE NORTH 88°36'36" WEST, A DISTANCE OF 2.03 FEET TO A LINE 5 FEET PERPENDICULARLY EAST OF AND PARALLEL WITH SAID EAST MARGIN;
THENCE NORTH 01°43'25" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 29.16 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 01°43'25" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 20.93 FEET TO THE NORTH LINE OF SAID PARCEL;
THENCE NORTH 88°19'46" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 5.13 FEET;

THENCE SOUTH $01^{\circ}43'36''$ WEST, A DISTANCE OF 7.68 FEET TO A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 20.50 FEET AND A RADIAL BEARING OF SOUTH $46^{\circ}53'35''$ WEST;
THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF $41^{\circ}22'34''$ AND AN ARC LENGTH OF 14.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 375 SQUARE FEET, MORE OR LESS.

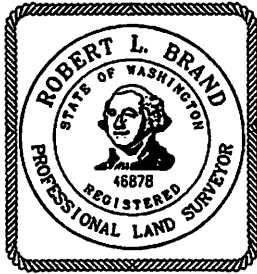
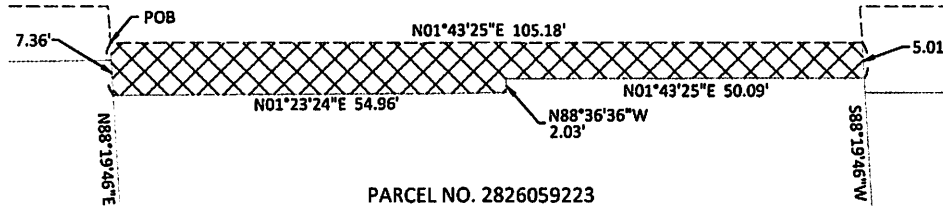


EXHIBIT "A"

SEC. 28, T. 26 N., R. 5 E., W.M.
KING COUNTY, WA

124TH AVE NE



PARCEL NO. 2826059223



RIGHT OF WAY ACQUISITION
AREA 646 SQ FT±

CITY OF KIRKLAND
124TH AVE NE ROADWAY IMPROVEMENTS
RIGHT OF WAY ACQUISITION
PARCEL NO. 2826059223



1 ALLIANCE
GEOMATICS
SURVEYING & MAPPING

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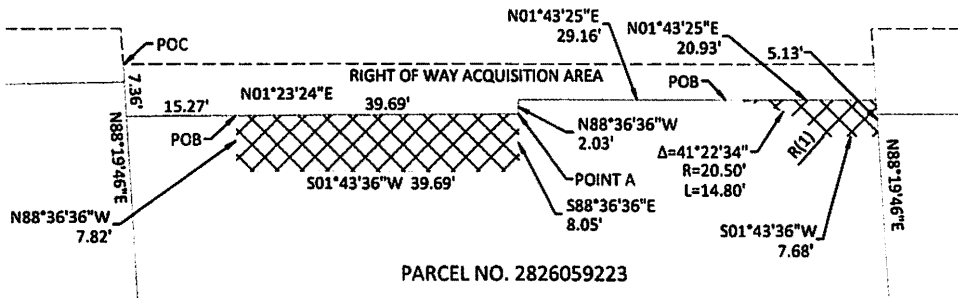
DRAWN BY: R. BRAND

DATE: 9-17-2020

EXHIBIT "A"

SEC. 28, T. 26 N., R. 5 E., W.M.
KING COUNTY, WA

124TH AVE NE



PARCEL NO. 2826059223

R(1) = RADIAL BEARING = S46°53'35"E



TEMPORARY CONSTRUCTION
EASEMENT AREA
375 SQ FT±

CITY OF KIRKLAND
124TH AVE NE ROADWAY IMPROVEMENTS
TEMPORARY CONSTRUCTION EASEMENT
PARCEL NO. 2826059223



1 ALLIANCE
GEOMATICS
SURVEYING & MAPPING

1261A 120TH AVE NE
Bellevue, Washington 98005

Ph: (425) 598-2200
Fax: (425) 502-8067

DRAWN BY: R. BRAND

DATE: 9-17-2020