

ORDINANCE O-4795

AN ORDINANCE OF THE CITY OF KIRKLAND AUTHORIZING AND PROVIDING FOR THE ACQUISITION OF INTERESTS IN LAND FOR THE PURPOSE OF CONSTRUCTION OF THE JUANITA DRIVE MULTI-MODAL, INTERSECTION, AND SAFETY 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 Juanita Drive Multi-Modal, Intersection, and
2 Safety Improvements Project ("Project") is an approved and funded
3 project in the 2021-2026 Capital Improvement Program ("CIP"), listed
4 in two project numbers: NMC0901000 and STC0890000; and
5

6 WHEREAS, the 2021-2026 CIP was approved by the Kirkland City
7 Council on December 8, 2020, by Resolution R-5459, and updated on
8 December 14, 2021, by Resolution R-5504; and
9

10 WHEREAS, the Project was developed as a second phase of
11 improvements along Juanita Drive as the City continues its effort to
12 increase safety and access along the corridor, and the Project
13 improvements include creating continuous pedestrian and bike facilities
14 along portions of Juanita Drive, improving intersections through
15 pedestrian enhancements, new channelization, new turn lanes, and
16 increased sight distances, and realigning portions of the street to
17 improve safety and accessibility; and
18

19 WHEREAS, the Project improvements are necessary to improve
20 safety, enhance connectivity, and accommodate present growth,
21 development, and traffic needs; and
22

23 WHEREAS, it is necessary for the City to acquire temporary and
24 permanent interests, easements, and other rights from private property
25 owners in order to accommodate the Project; and
26

27 WHEREAS, the City has initiated negotiations for voluntary
28 acquisitions to acquire the necessary property rights and expects that
29 these negotiations will be successful, but staff also desires to ensure
30 that property acquisitions for the Project are timely completed if such
31 negotiations are unsuccessful; and
32

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

36 WHEREAS, the City has provided notice to affected property
37 owners of this final action authorizing condemnation in accordance with
38 RCW 8.25.290, through both mailed and published notice; and
39

40 WHEREAS, any and all interested parties had the opportunity to
41 address the Kirkland City Council on the subject at the June 7, 2022
42 meeting.
43

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

47 Section 1. Acquisition for Public Use. The public health, safety
48 necessity, and convenience require the roadway and pedestrian
49 improvements that will be constructed through the Juanita Drive Multi-
50 modal, Intersection, and Safety Improvements Project ("Project"). The
51 Project is a public use for which the City is authorized to condemn
52 property and property interests under RCW 8.12.030.
53

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

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

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

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


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

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

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

110
111 Passed by majority vote of the Kirkland City Council in open
112 meeting this 07 day of June, 2022.

113
114 Signed in authentication thereof this 07 day of June, 2022.



Penny Sweet, Mayor

Attest:



Kathi Anderson, City Clerk

Approved as to Form:



Kevin Raymond, City Attorney

Publication Date: 06/13/2022

PUBLICATION SUMMARY
OF ORDINANCE NO. O-4795

AN ORDINANCE OF THE CITY OF KIRKLAND AUTHORIZING AND PROVIDING FOR THE ACQUISITION OF INTERESTS IN LAND FOR THE PURPOSE OF CONSTRUCTION OF THE JUANITA DRIVE MULTI-MODAL, INTERSECTION, AND SAFETY 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 improvements of Juanita Drive for the Juanita Drive Multi-Modal, Intersection, and Safety 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.

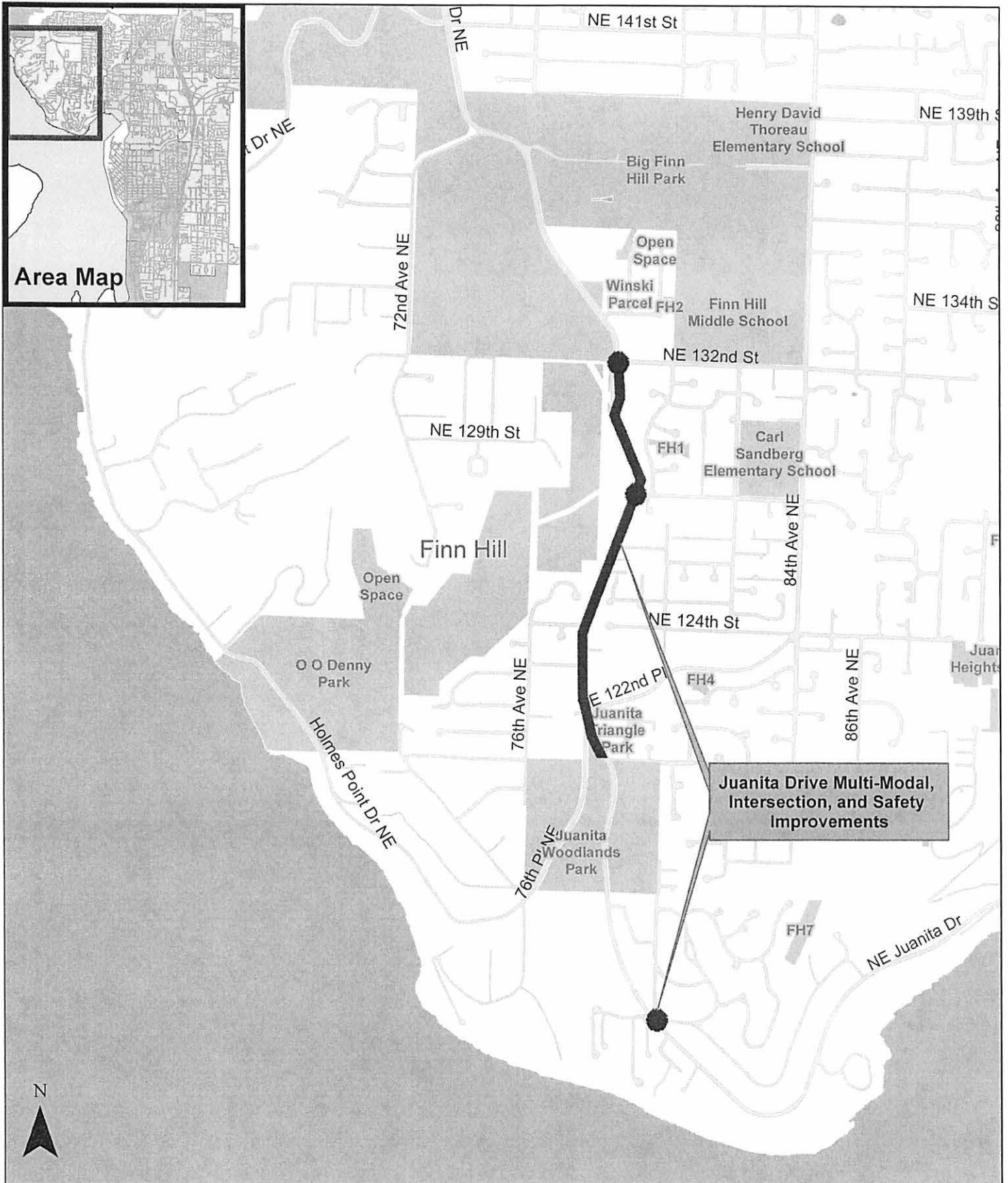
SECTION 6. Provides a severability clause for the ordinance.

SECTION 7. Authorizes publication of the ordinance by summary 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 07 day of June, 2022.

I certify that the foregoing is a summary of Ordinance 4795 approved by the Kirkland City Council for summary publication.


Kathi Anderson, City Clerk



Vicinity and Area Map
Juanita Drive Multi-Modal Improvements

<i>Parcel ID</i>	<i>Site Address</i>	<i>Tax Parcel Number</i>
01	8012 NE 112th St. Kirkland, WA 98034	3760500817
02	8008 NE 112TH St., Kirkland, WA 98034	3760500816
03	11214 80 th Ave. NE Kirkland, WA 98034	3760500814
04	11221 80th Ave. NE Kirkland, WA 98034	0333100090
05	11652 Juanita Dr. NE Kirkland, WA 98034	2526049003
09	12638 Juanita Dr. NE Kirkland, WA 98034	3840700720
010	12708 Juanita Dr. NE Kirkland, WA 98034	3840700710
016	13040 Juanita Dr. NE Kirkland, WA 98034	3840700249
017	13044 Juanita Dr. NE Kirkland, WA 98034	3840700247
018	13050 Juanita Dr. NE Kirkland, WA 98034	3840700246
019	7910 NE 132nd St. Kirkland, WA 98034	2426049034
020	7721 NE 133rd Pl. Kirkland, WA 98034	0518000010
021	12801 Juanita Dr. NE Kirkland, WA 98034	3840700327
022	12324 Juanita Dr. Kirkland, WA 98034	6076500220

PARCEL NO. 376050-0817
LEGAL DESCRIPTION OF ENTIRE PROPERTY

PER CHICAGO TITLE COMPANY ORDER NO. 212052, DATED JUNE 2, 2021.

THAT PORTION OF LOT 119, JUANITA POINT, A RESIDENCE PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 25 OF PLATS, PAGE 27 IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

*BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 119,
THENCE NORTH 9°43'15" EAST ALONG SAID LOT 119, 209.23 FEET,
THENCE NORTH 73°27'37" WEST 56.65 FEET,
THENCE SOUTH 16°32'22" WEST 212.60 FEET TO THE SOUTHERLY LINE OF SAID LOT 119,
THENCE EASTERLY ALONG SAID LOT 119, 81.68 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 119.*

**PARCEL NO. 376050-0817
TEMPORARY CONSTRUCTION EASEMENT**

Legal Description

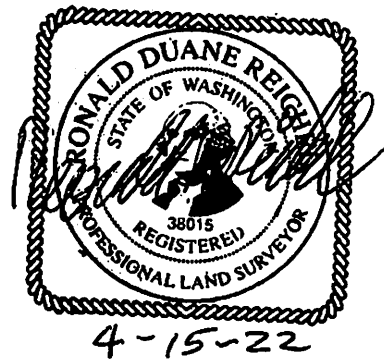
THE SOUTHERLY 10.00 FEET OF THE HEREINAFTER DESCRIBED PARCEL "A".

CONTAINING 811 SQUARE FEET, MORE OR LESS.

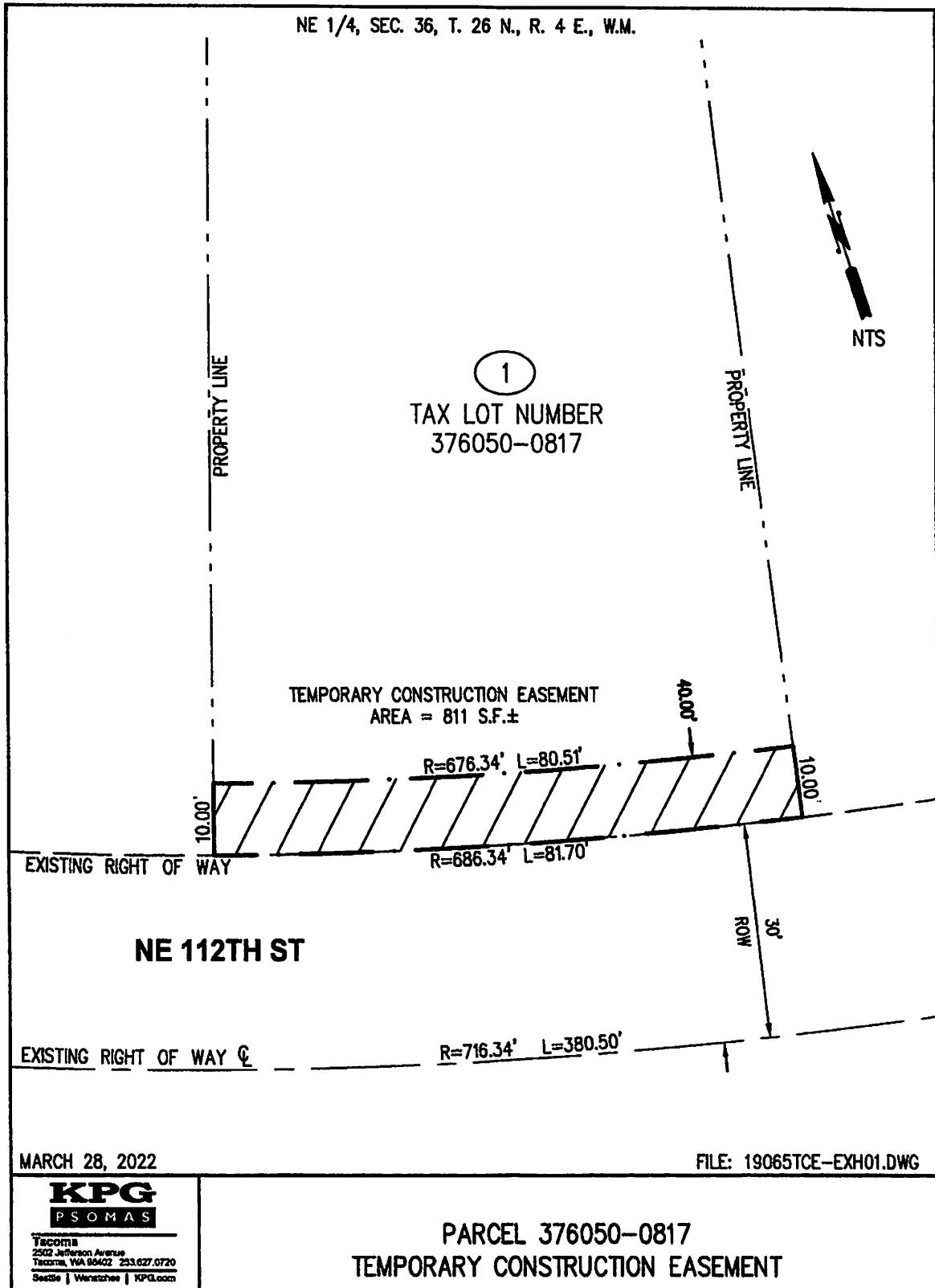
PARCEL "A":
(PER CHICAGO TITLE COMPANY ORDER NO. 212052, DATED JUNE 2, 2021)

THAT PORTION OF LOT 119, JUANITA POINT, A RESIDENCE PARK, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 25 OF PLATS, PAGE 27 IN KING COUNTY, WASHINGTON, DESCRIBED AS
FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 119,
THENCE NORTH 9°43'15" EAST ALONG SAID LOT 119, 209.23 FEET,
THENCE NORTH 73°27'37" WEST 56.65 FEET,
THENCE SOUTH 16°32'22" WEST 212.60 FEET TO THE SOUTHERLY LINE OF SAID LOT 119,
THENCE EASTERLY ALONG SAID LOT 119, 81.68 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT
119.



01-Lee/Yang



PARCEL NO. 376050-0816
LEGAL DESCRIPTION OF ENTIRE PROPERTY

PER CHICAGO TITLE COMPANY ORDER NO. 212052, DATED MAY 28, 2021.

THAT PORTION OF LOT 119, JUANITA POINT, A RESIDENCE PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 25 OF PLATS, PAGE 27, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 119;

THENCE NORTH 23°21'30" EAST ALONG THE WEST LINE OF SAID LOT 119, A DISTANCE OF 209.13 FEET;

THENCE SOUTH 73°27'37" EAST, 56.64 FEET;

THENCE SOUTH 16°32'22" WEST, 212.60 FEET TO THE SOUTHERLY LINE OF SAID LOT 119;

THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 119, A DISTANCE OF 81.68 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 119 AND THE POINT OF BEGINNING.

**PARCEL NO. 376050-0816
RIGHT OF WAY ACQUISITION**

Legal Description

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 'A', SAID CORNER BEING ON THE NORTHERLY MARGIN OF NORTHEAST 112th STREET, THE EASTERLY LINE OF SAID PARCEL BEARS NORTH 17° 42' 33" EAST;

THENCE NORTH 64° 11' 41" WEST, 45.98 FEET;

THENCE NORTH 51° 55' 22" WEST, 36.52 FEET TO THE WESTERLY LINE OF SAID PARCEL "A";

THENCE SOUTH 24° 31' 40" WEST ALONG SAID WESTERLY LINE, 14.43 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A" AND SAID NORTHERLY MARGIN OF NORTHEAST 112th STREET;

THENCE SOUTHEASTERLY ALONG SAID MARGIN ON A CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 24° 31' 44" EAST, 686.34 FEET, AN ARC DISTANCE OF 81.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 476 SQUARE FEET, MORE OR LESS.

PARCEL "A":
(PER CHICAGO TITLE COMPANY ORDER NO. 212052, DATED MAY 28, 2021)

THAT PORTION OF LOT 119, JUANITA POINT, A RESIDENCE PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 25 OF PLATS, PAGE 27, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

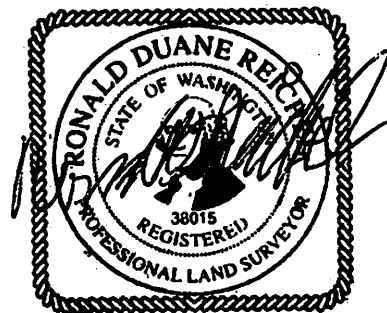
BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 119;

THENCE NORTH 23°21'30" EAST ALONG THE WEST LINE OF SAID LOT 119, A DISTANCE OF 209.13 FEET;

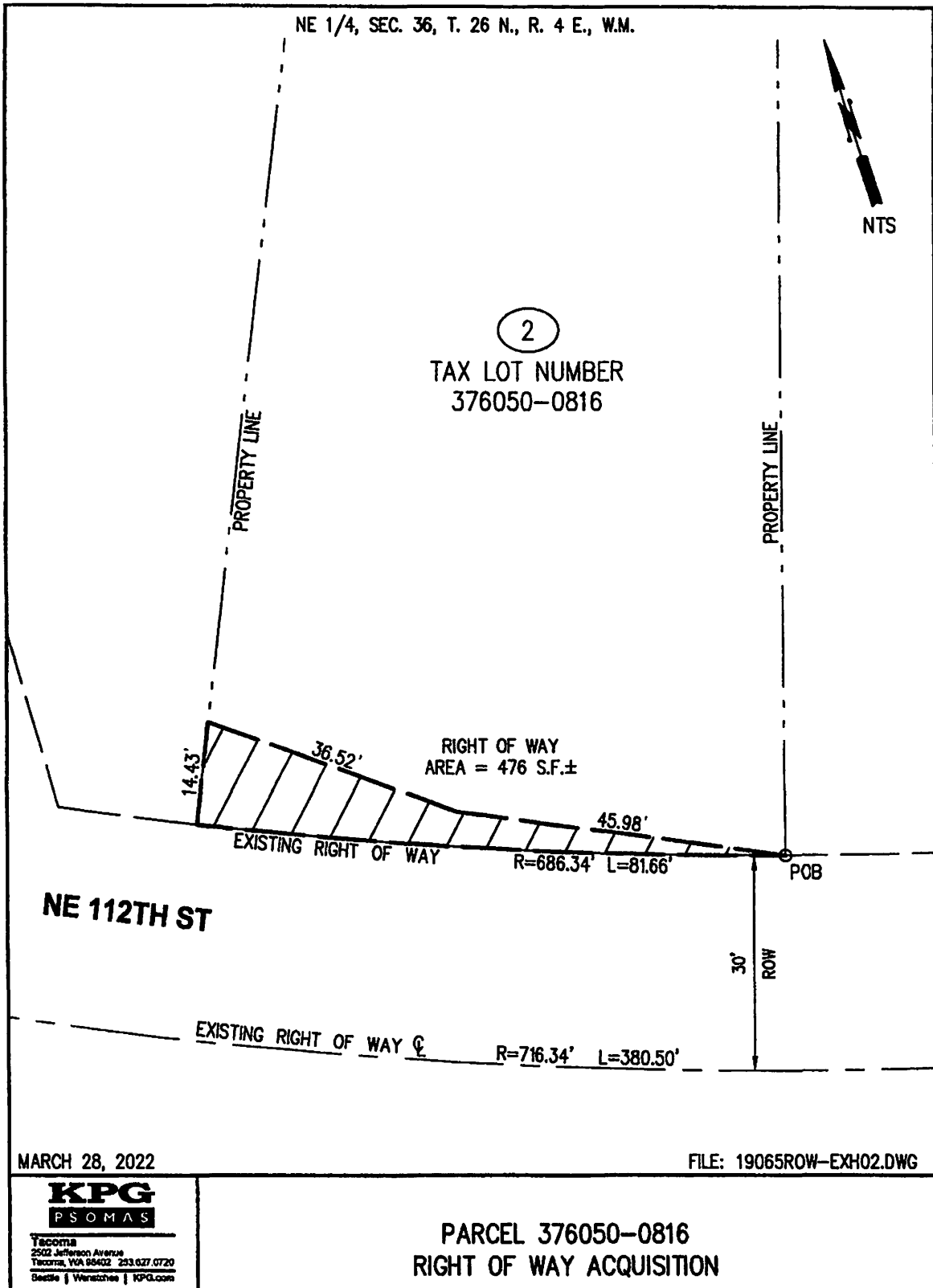
THENCE SOUTH 73°27'37" EAST, 56.64 FEET;

THENCE SOUTH 16°32'22" WEST, 212.60 FEET TO THE SOUTHERLY LINE OF SAID LOT 119;

THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 119, A DISTANCE OF 81.68 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 119 AND THE POINT OF BEGINNING.



4-1-22



PARCEL NO. 376050-0816
TEMPORARY CONSTRUCTION EASEMENT

Legal Description

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 'A', SAID CORNER BEING ON THE NORTHERLY MARGIN OF NORTHEAST 112th STREET, THE EASTERLY LINE OF SAID PARCEL BEARS NORTH 17° 42' 33" EAST;

THENCE NORTH 64° 11' 41" WEST, 45.98 FEET;

THENCE NORTH 51° 55' 22" WEST, 36.52 FEET TO THE WESTERLY LINE OF SAID PARCEL "A";

THENCE NORTH 24° 31' 40" EAST ALONG SAID WESTERLY LINE, 94.24 FEET;

THENCE SOUTH 65° 28' 20" EAST, 5.00 FEET;

THENCE SOUTH 24° 31' 40" WEST, 83.16 FEET;

THENCE SOUTH 39° 05' 10" EAST, 14.79 FEET;

THENCE SOUTH 69° 57' 24" EAST, 61.15 FEET TO THE EASTERLY LINE OF SAID PARCEL "A";

THENCE SOUTH 17° 42' 33" WEST ALONG SAID EASTERLY LINE, 19.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,564 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER CHICAGO TITLE COMPANY ORDER NO. 212052, DATED MAY 28, 2021)

THAT PORTION OF LOT 119, JUANITA POINT, A RESIDENCE PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 25 OF PLATS, PAGE 27, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

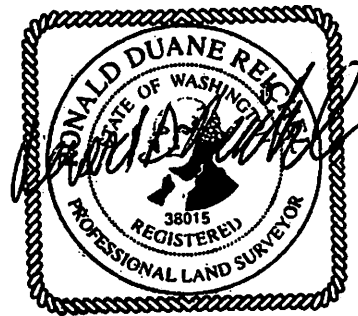
BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 119;

THENCE NORTH 23°21'30" EAST ALONG THE WEST LINE OF SAID LOT 119, A DISTANCE OF 209.13 FEET;

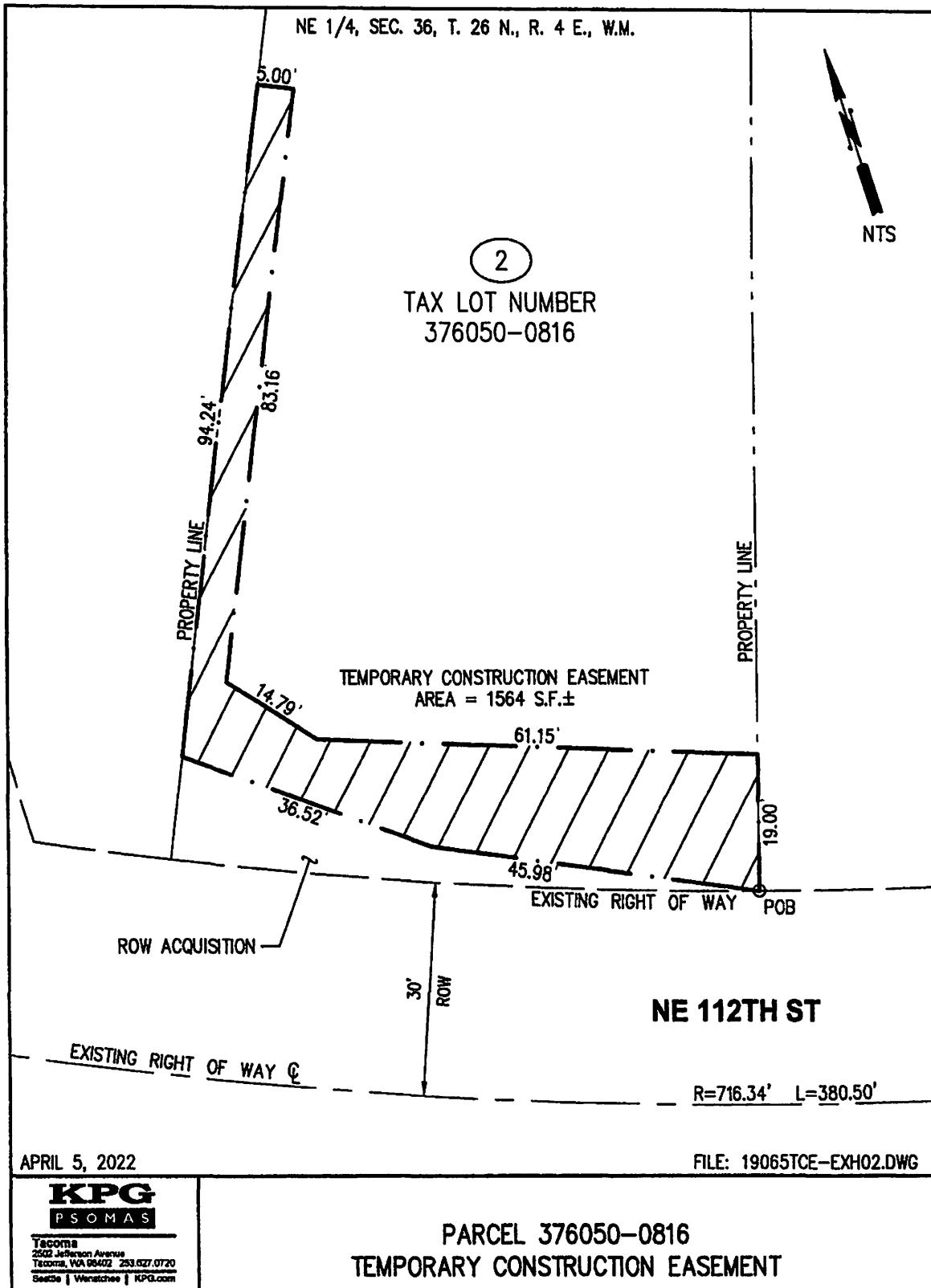
THENCE SOUTH 73°27'37" EAST, 56.64 FEET;

THENCE SOUTH 16°32'22" WEST, 212.60 FEET TO THE SOUTHERLY LINE OF SAID LOT 119;

THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 119, A DISTANCE OF 81.68 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 119 AND THE POINT OF BEGINNING.



4-15-22



PARCEL NO. 376050-0814
LEGAL DESCRIPTION OF ENTIRE PROPERTY

PER CHICAGO TITLE COMPANY ORDER NO. 212053, DATED JUNE 2, 2021.

LOT 3, KING COUNTY SHORT PLAT NO. 776032, RECORDED UNDER KING COUNTY RECORDING NO. 7704010900, BEING PORTION OF TRACT 118, JUANITA POINT, A RESIDENCE PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 25 OF PLATS, PAGE 27, IN KING COUNTY, WASHINGTON.

**PARCEL NO. 376050-0814
RIGHT OF WAY ACQUISITION**

Legal Description

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "A", SAID CORNER ALSO BEING THE INTERSECTION OF THE NORTHERLY MARGIN OF NORTHEAST 112th STREET AND THE EAST MARGIN OF 80th AVENUE NORTHEAST;

THENCE NORTH 01° 25' 38" EAST ALONG SAID EAST MARGIN, 70.84 FEET;

THENCE SOUTH 03° 48' 46" EAST, 23.03 FEET;

THENCE SOUTH 17° 47' 12" EAST, 24.74 FEET;

THENCE SOUTH 32° 57' 56" EAST, 23.14 FEET TO THE EASTERLY LINE OF SAID PARCEL "A";

THENCE SOUTH 24° 31' 40" WEST ALONG SAID EASTERLY LINE, 14.43 FEET TO SAID NORTHERLY MARGIN OF NORTHEAST 112th STREET;

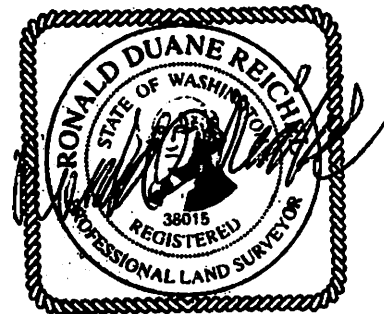
THENCE WESTERLY ALONG SAID NORTHERLY MARGIN ON A CURVE TO THE RIGHT WHOSE CENTER BEARS NORTH 24° 31' 44" EAST, 686.34 FEET, AN ARC DISTANCE OF 19.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 692 SQUARE FEET, MORE OR LESS.

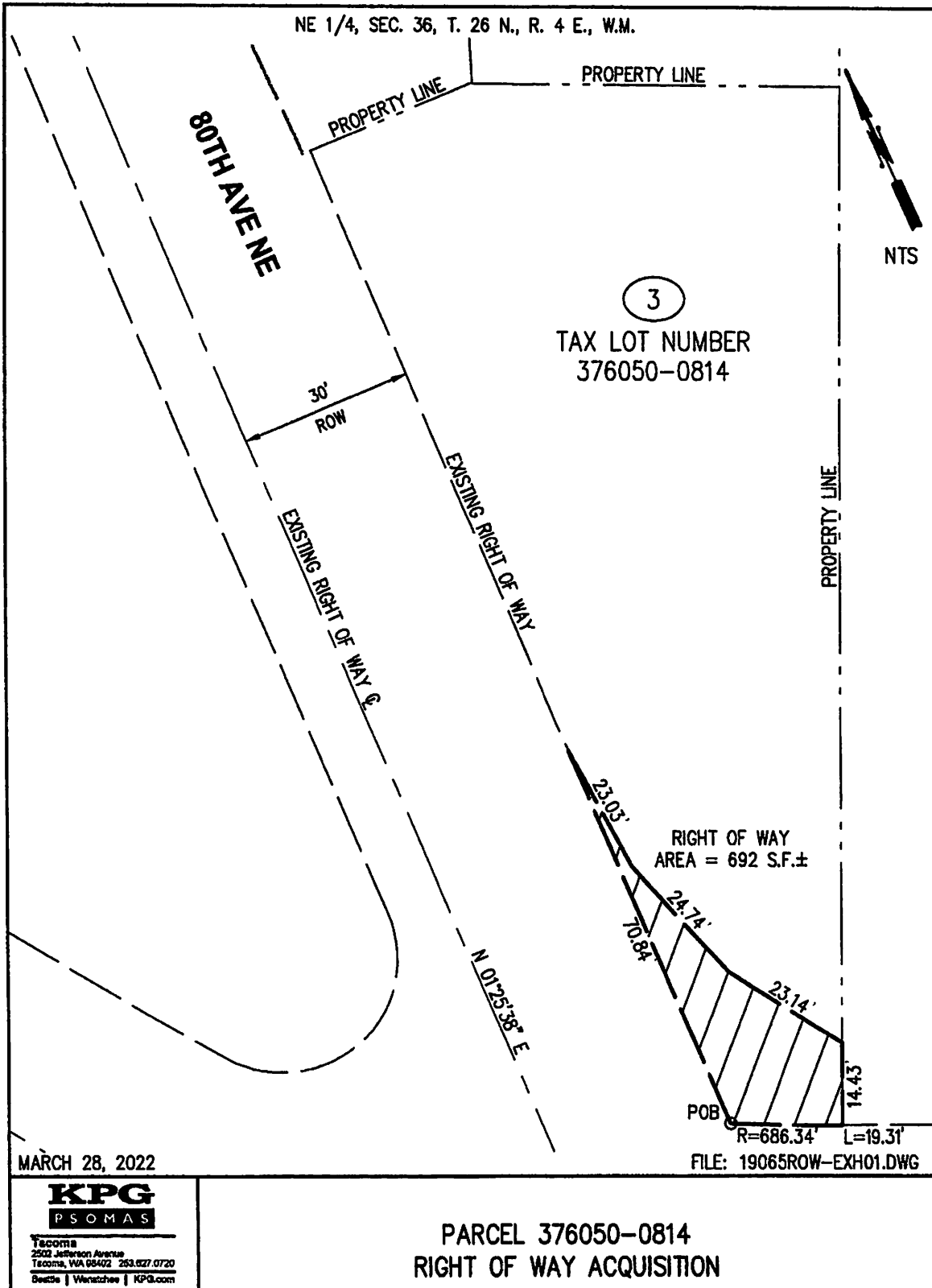
PARCEL "A":

(PER CHICAGO TITLE COMPANY ORDER NO. 212053, DATED JUNE 2, 2021)

LOT 3, KING COUNTY SHORT PLAT NO. 776032, RECORDED UNDER KING COUNTY RECORDING NO. 7704010900, BEING PORTION OF TRACT 118, JUANITA POINT, A RESIDENCE PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 25 OF PLATS, PAGE 27, IN KING COUNTY, WASHINGTON.



4-1-22



PARCEL NO. 376050-0814
TEMPORARY CONSTRUCTION EASEMENT
Legal Description

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "A", SAID CORNER ALSO BEING THE INTERSECTION OF THE NORTHERLY MARGIN OF NORTHEAST 112th STREET AND THE EAST MARGIN OF 80th AVENUE NORTHEAST;

THENCE NORTH 01° 25' 38" EAST ALONG SAID EAST MARGIN, 70.84 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 03° 48' 46" EAST, 23.03 FEET;

THENCE SOUTH 17° 47' 12" EAST, 24.74 FEET;

THENCE SOUTH 32° 57' 56" EAST, 23.14 FEET TO THE EASTERLY LINE OF SAID PARCEL "A";

THENCE NORTH 24° 31' 40" EAST, 94.24 FEET;

THENCE NORTH 62° 13' 02" WEST, 37.32 FEET;

THENCE NORTH 35° 01' 54" WEST, 28.36 FEET;

THENCE NORTH 01° 25' 38" EAST, 24.64 FEET;

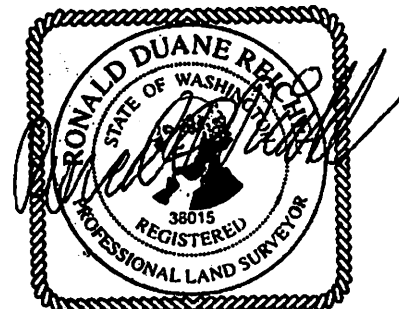
THENCE NORTH 88° 34' 22" WEST, 10.00 FEET TO SAID EAST MARGIN;

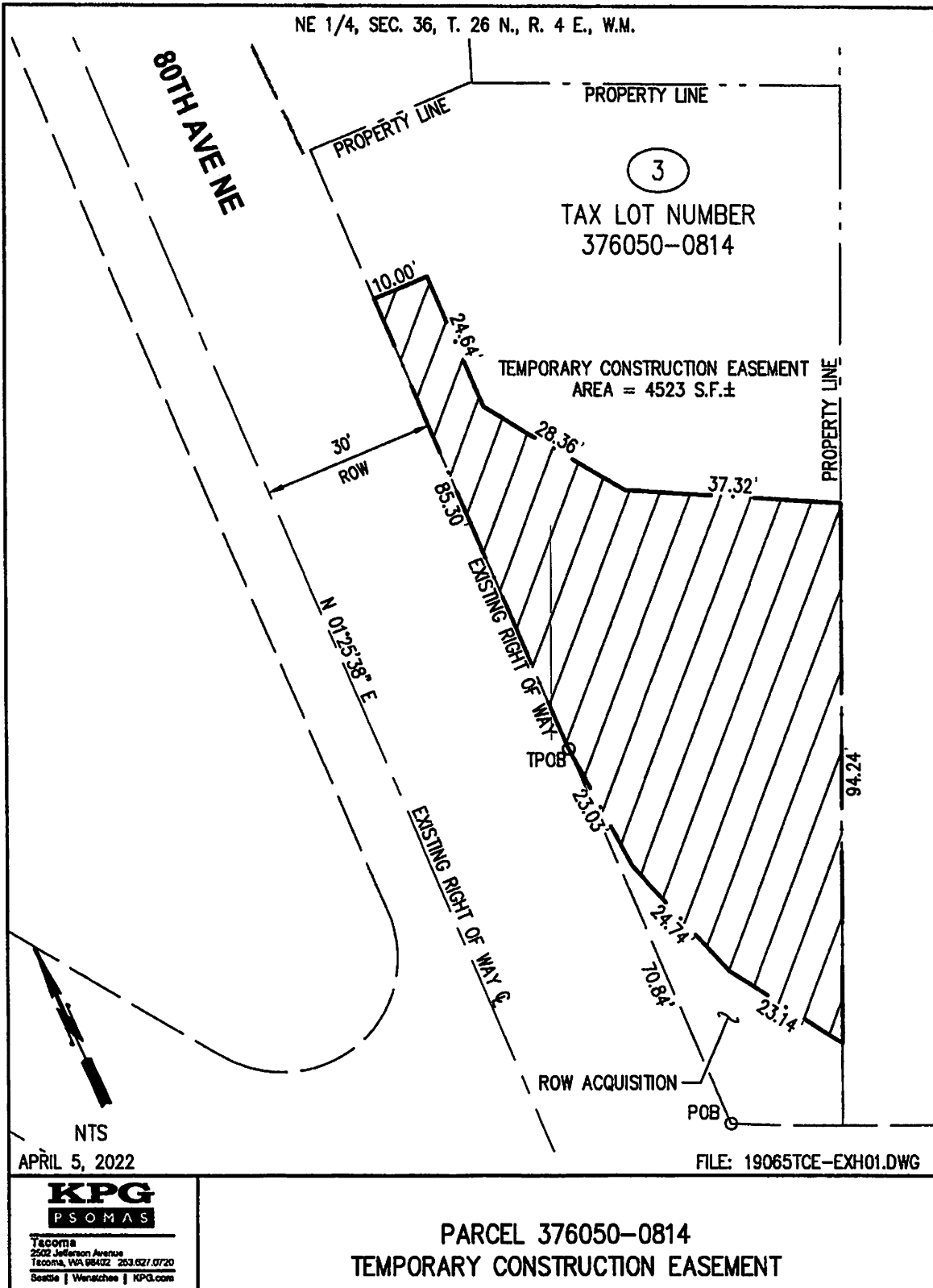
THENCE SOUTH 01° 25' 38" WEST ALONG SAID MARGIN, 85.30 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 4,523 SQUARE FEET, MORE OR LESS.

PARCEL "A":
(PER CHICAGO TITLE COMPANY ORDER NO. 212053, DATED JUNE 2, 2021)

LOT 3, KING COUNTY SHORT PLAT NO. 776032, RECORDED UNDER KING COUNTY RECORDING NO. 7704010900, BEING PORTION OF TRACT 118, JUANITA POINT, A RESIDENCE PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 25 OF PLATS, PAGE 27, IN KING COUNTY, WASHINGTON.





PARCEL NO. 033310-0090
LEGAL DESCRIPTION OF ENTIRE PROPERTY

PER CHICAGO TITLE COMPANY ORDER NO. 212054, DATED JUNE 23, 2021.

*LOT 10, BLOCK 1, AVIAVISTA ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 27
OF PLATS, PAGE 35 RECORDS OF KING COUNTY, WASHINGTON.*

PARCEL NO. 033310-0090
TEMPORARY CONSTRUCTION EASEMENT

Legal Description

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID PARCEL 'A', SAID CORNER BEING ON THE EASTERLY MARGIN OF JUANITA DRIVE NORTHEAST, THE NORTHERLY LINE OF SAID PARCEL BEARS NORTH 67° 40' 16" EAST;

THENCE SOUTHEASTERLY ALONG SAID EASTERLY MARGIN OF JUANITA DRIVE NORTHEAST ON A CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 60° 15' 44" EAST, 2053.68 FEET, AN ARC DISTANCE OF 214.01 FEET;

THENCE CONTINUING ALONG SAID EAST MARGIN ON A CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 54° 20' 20" EAST, 20.00 FEET, AN ARC DISTANCE OF 31.34 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WEST MARGIN ON A CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 35° 26' 33" WEST, 20.00 FEET, A DISTANCE OF 18.55' TO THE WEST MARGIN OF 80th AVENUE NORTHEAST;

THENCE NORTH 01° 25' 38" EAST ALONG SAID WEST MARGIN, 128.24 FEET;

THENCE NORTH 88° 34' 22" WEST, 8.00 FEET;

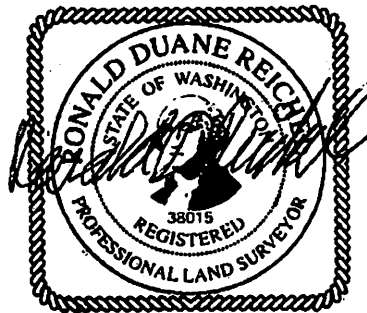
THENCE SOUTH 01° 25' 38" WEST, 144.24 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 1,116 SQUARE FEET, MORE OR LESS.

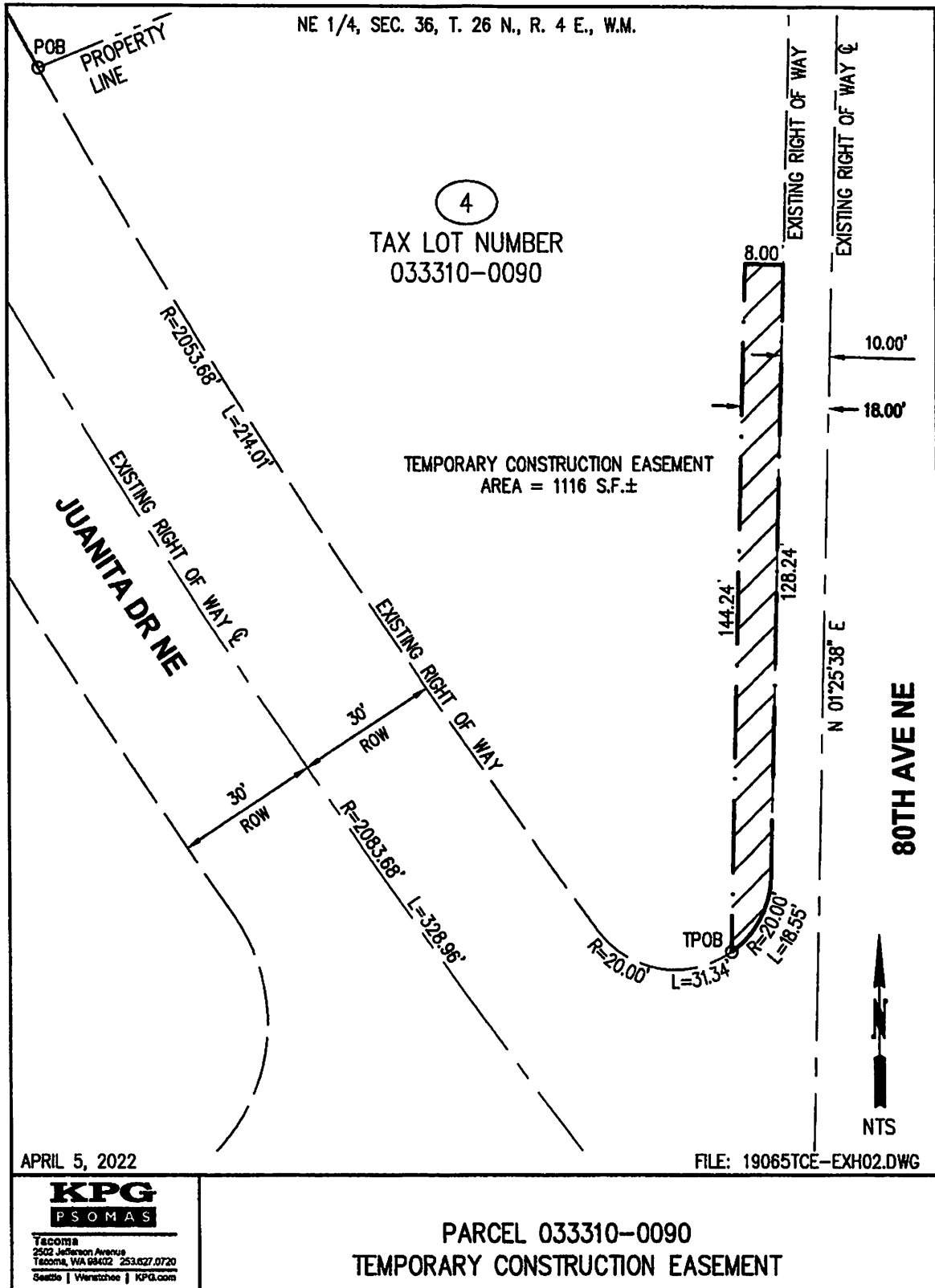
PARCEL "A":

(PER CHICAGO TITLE COMPANY ORDER NO. 212054, DATED JUNE 23, 2021)

LOT 10, BLOCK 1, AVIAVISTA ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 27 OF PLATS, PAGE 35 RECORDS OF KING COUNTY, WASHINGTON.



4-15-22



PARCEL NO. 252604-9003
LEGAL DESCRIPTION OF ENTIRE PROPERTY

PER CHICAGO TITLE COMPANY ORDER NO. 212055, DATED JUNE 23, 2021.

*THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 26 NORTH,
RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;*

EXCEPT KING COUNTY ROADS.

**PARCEL NO. 252604-9003
RIGHT OF WAY ACQUISITION**

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID PARCEL "A", ALSO BEING THE SOUTH MARGIN OF NORTHEAST 120th STREET AND THE EASTERLY MARGIN OF JUANITA DRIVE NORTHEAST;

THENCE SOUTH 24° 09' 44" EAST ALONG SAID EASTERLY MARGIN OF JUANITA DRIVE NORTHEAST, 19.62 FEET;

THENCE CONTINUING SOUTHERLY ALONG SAID EASTERLY MARGIN ON A CURVE TO THE RIGHT WHOSE CENTER BEARS SOUTH 65° 50' 16" WEST, 603.00 FEET, AN ARC DISTANCE OF 119.15 FEET;

THENCE NORTH 77° 09' 35" EAST, 10.00 FEET TO A LINE THAT IS 40.00 FEET NORTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF SAID JUANITA DRIVE NORTHEAST;

THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE ON A CURVE TO THE LEFT WHOSE CENTER BEARS SOUTH 77° 09' 35" WEST, 613.00 FEET, AN ARC DISTANCE OF 95.23 FEET;

THENCE NORTH 34° 32' 20" EAST, 26.90 FEET TO A LINE THAT IS 14.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID PARCEL "A";

THENCE SOUTH 88° 00' 41" EAST ALONG SAID PARALLEL LINE, 74.33 FEET;

THENCE NORTH 01° 59' 19" EAST, 14.00 FEET TO SAID NORTH LINE OF SAID PARCEL "A";

THENCE NORTH 88° 00' 41" WEST ALONG SAID NORTH LINE, 117.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,094 SQUARE FEET, MORE OR LESS.

PARCEL "A":

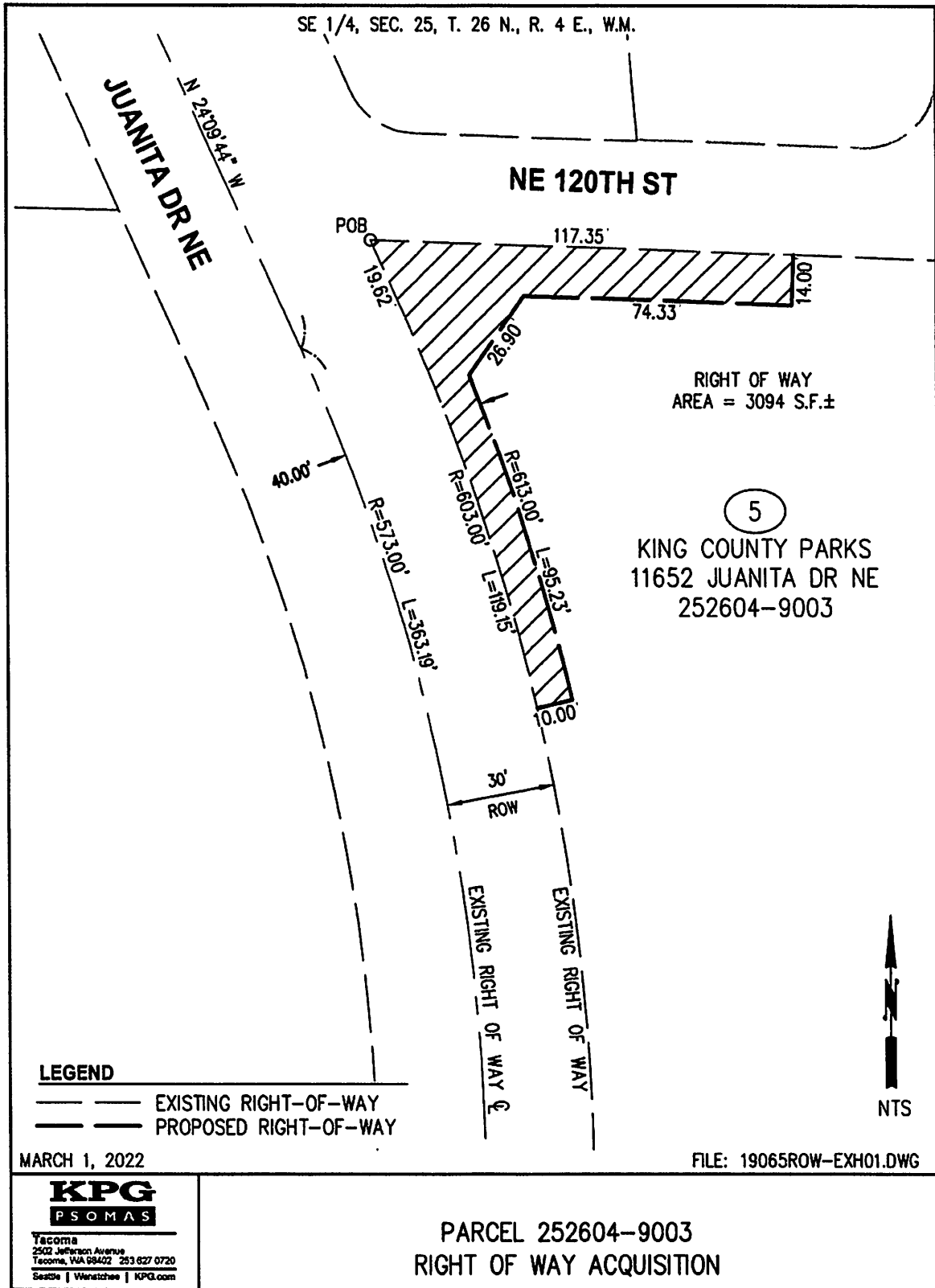
(PER CHICAGO TITLE COMPANY ORDER NO. 212055, DATED JUNE 24, 2021)

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT KING COUNTY ROADS.



3-1-22



PARCEL NO. 252604-9003
TEMPORARY CONSTRUCTION EASEMENT
Legal Description

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "A", SAID CORNER ALSO LYING ON THE EASTERLY MARGIN OF JUANITA DRIVE NORTHEAST;

THENCE SOUTH 24° 09' 44" EAST ALONG SAID EASTERLY MARGIN OF JUANITA DRIVE NORTHEAST, 19.62 FEET;

THENCE CONTINUING SOUTHERLY ALONG SAID EASTERLY MARGIN ON A CURVE TO THE RIGHT WHOSE CENTER BEARS SOUTH 65° 50' 16" WEST, 603.00 FEET, AN ARC DISTANCE OF 119.15 FEET;

THENCE CONTINUING ON SAID EASTERLY MARGIN ON A CURVE TO THE RIGHT WHOSE CENTER BEARS SOUTH 77° 09' 35" WEST, 603.00 FEET, AN ARC DISTANCE OF 5.00 FEET;

THENCE NORTH 77° 38' 14" EAST, 17.00 FEET;

THENCE ON A CURVE TO THE LEFT WHOSE CENTER BEARS SOUTH 77° 38' 06" WEST, 620.00 FEET, AN ARC DISTANCE OF 25.13 FEET;

THENCE NORTH 75° 18' 48" EAST, 10.00 FEET;

THENCE NORTH 15° 27' 36" WEST, 17.00 FEET;

THENCE SOUTH 73° 46' 00" WEST, 10.00 FEET;

THENCE ON A CURVE TO THE LEFT WHOSE CENTER BEARS SOUTH 73° 45' 59" WEST, 620.00 FEET, AN ARC DISTANCE OF 55.86 FEET;

THENCE NORTH 34° 32' 20" EAST, 19.34 FEET;

THENCE SOUTH 88° 00' 41" EAST, 75.50 FEET;

THENCE NORTH 01° 59' 19" EAST, 21.00 FEET;

THENCE NORTH 88° 00' 41" WEST, 5.00 FEET;

THENCE SOUTH 01° 59' 19" WEST, 14.00 FEET;

THENCE NORTH 88° 00' 41" WEST, 74.33 FEET;

THENCE SOUTH 34° 32' 20" WEST, 26.90 FEET TO A LINE THAT IS 47.00 FEET NORTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF SAID JUANITA DRIVE NORTHEAST;

THENCE SOUTHERLY ALONG SAID PARALLEL LINE ON ALONG A CURVE TO THE RIGHT WHOSE CENTER BEARS SOUTH 68° 15' 28" WEST, 613.00 FEET, AN ARC DISTANCE OF 95.24 FEET;

THENCE SOUTH 77° 09' 35" WEST, 10.00 FEET TO THE TRUE POINT OF BEGINNING.

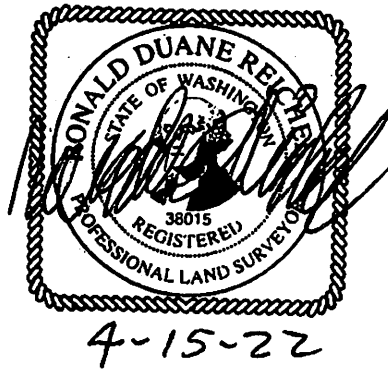
CONTAINING 1,686 SQUARE FEET, MORE OR LESS.

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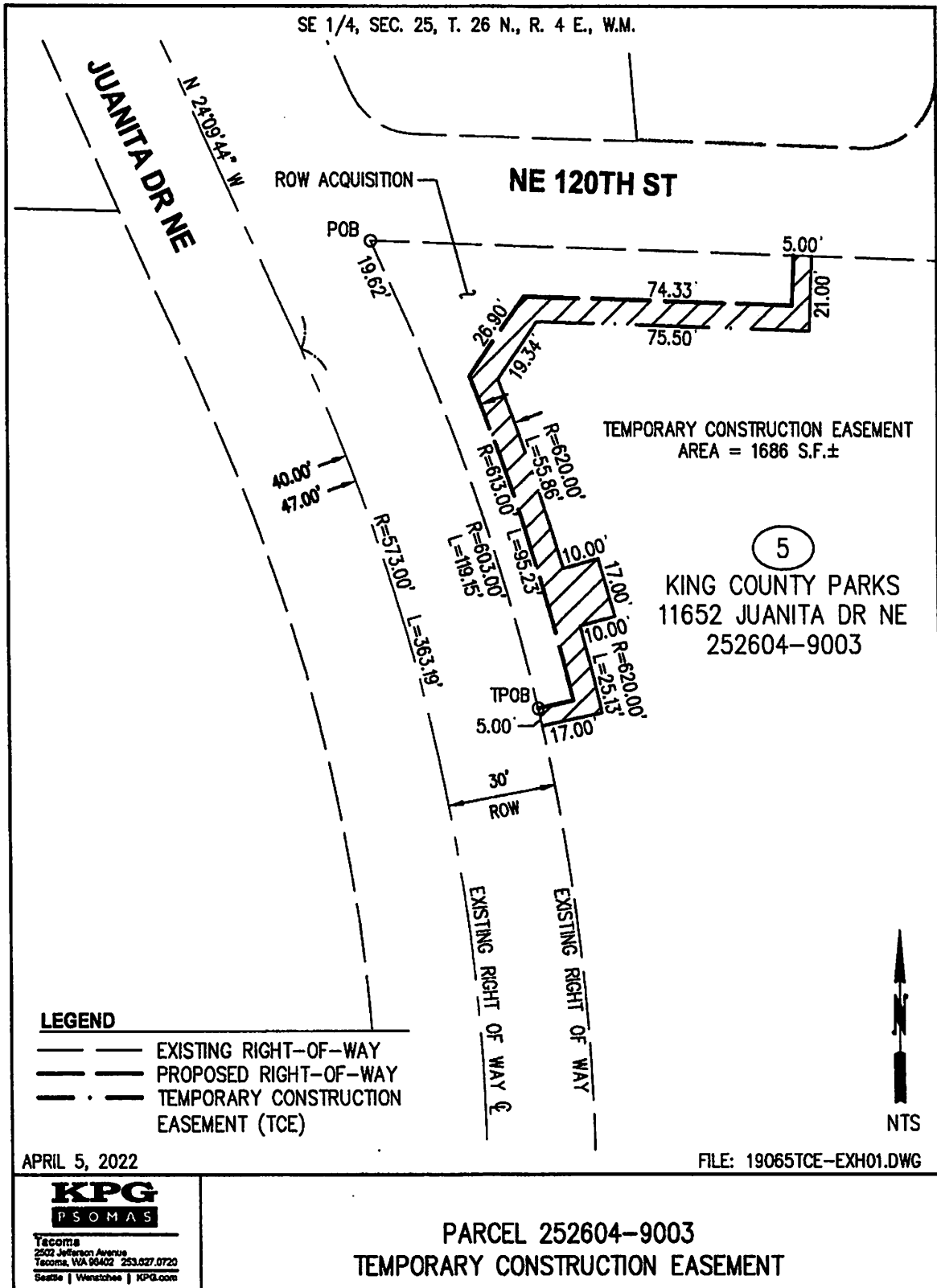
PARCEL "A":
(PER CHICAGO TITLE COMPANY ORDER NO. 212055, DATED JUNE 23, 2021)

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 26 NORTH,
RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT KING COUNTY ROADS.



05-King County Parks



PARCEL NO. 384070-0720
LEGAL DESCRIPTION OF ENTIRE PROPERTY

PER CHICAGO TITLE COMPANY ORDER NO. 212059, DATED JUNE 25, 2021.

THAT PORTION OF LOT 3, BLOCK 14, KERR'S LAKE WASHINGTON ONE ACRE TRACTS, LYING EASTERLY OF COUNTY ROAD KNOWN AS KENMORE-JUANITA ROAD, AS NOW ESTABLISHED, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 17 OF PLATS, PAGE 4, IN KING COUNTY, WASHINGTON.

PARCEL NO. 384070-0720
TEMPORARY CONSTRUCTION EASEMENT
Legal Description

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "A", SAID CORNER ALSO LYING ON THE
EASTERLY MARGIN OF JUANITA DRIVE NORTHEAST;

THENCE SOUTH 20° 24' 24" WEST ALONG SAID EASTERLY MARGIN, 80.44 FEET;

THENCE SOUTH 69° 35' 36" EAST, 25.00 FEET;

THENCE NORTH 20° 24' 24" EAST, 18.00 FEET;

THENCE NORTH 31° 18' 12" WEST, 24.21 FEET;

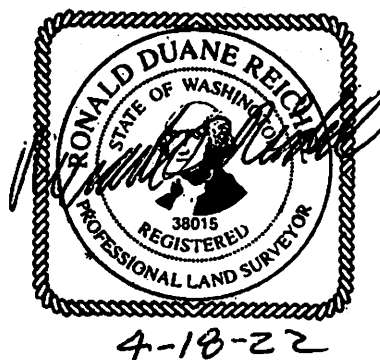
THENCE NORTH 20° 24' 24" EAST, 49.43 FEET TO THE NORTH LINE OF SAID PARCEL "A";

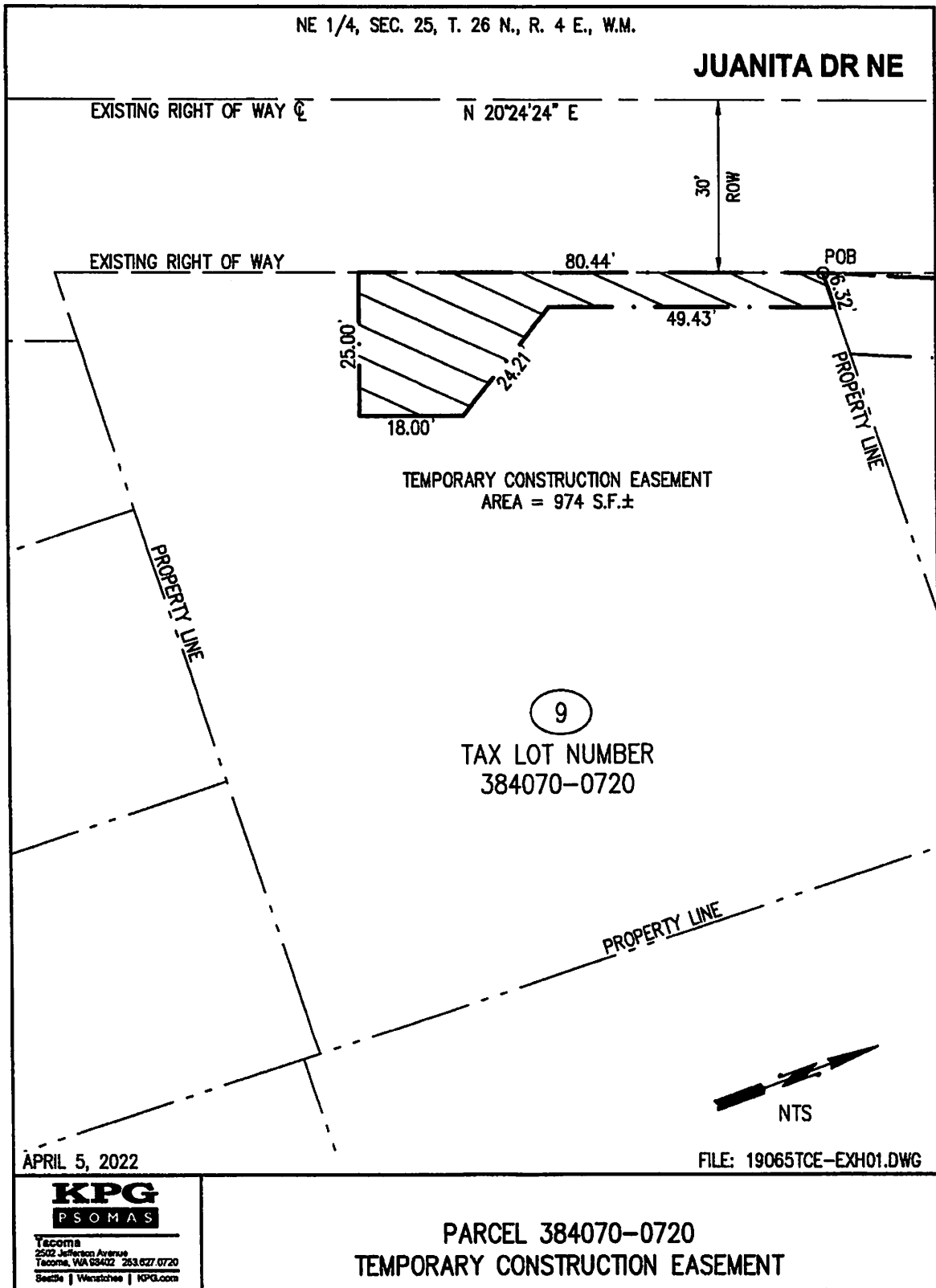
THENCE NORTH 87° 55' 20" WEST ALONG SAID NORTH LINE, 6.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 974 SQUARE FEET, MORE OR LESS.

PARCEL "A":
(PER CHICAGO TITLE COMPANY ORDER NO. 212059, DATED JUNE 25, 2021)

THAT PORTION OF LOT 3, BLOCK 14, KERR'S LAKE WASHINGTON ONE ACRE TRACTS, LYING EASTERLY
OF COUNTY ROAD KNOWN AS KENMORE-JUANITA ROAD, AS NOW ESTABLISHED, ACCORDING TO THE
PLAT THEREOF, RECORDED IN VOLUME 17 OF PLATS, PAGE 4, IN KING COUNTY, WASHINGTON.





PARCEL NO. 384070-0710
LEGAL DESCRIPTION OF ENTIRE PROPERTY
Legal Description

PER CHICAGO TITLE COMPANY ORDER NO. 212060, DATED JUNE 7, 2021.

THAT PORTION OF TRACTS 1 AND 2, BLOCK 14, KERR'S LAKE WASHINGTON ONE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 17 OF PLATS, PAGE 14, IN KING COUNTY, WASHINGTON, LYING EASTERLY OF KENMORE-JUANITA ROAD (NOW JUANITA DRIVE NORTHWEST) RIGHT-OF-WAY AS CONVEYED TO KING COUNTY BY DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 1050052 AND AS CONDEMNED IN KING COUNTY SUPERIOR COURT CASE NUMBER 220214.

010-Mann

PARCEL NO. 384070-0710
RIGHT OF WAY ACQUISITION
Legal Description

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "A", SAID CORNER BEING THE INTERSECTION OF THE SOUTH MARGIN OF NORTHEAST 128th STREET AND THE EASTERLY MARGIN OF JUANITA DRIVE NORTHEAST;

THENCE SOUTH 20° 24' 24" WEST ALONG SAID EASTERLY MARGIN, 266.24 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A";

THENCE NORTH 22° 54' 46" EAST, 270.41 FEET TO THE NORTH LINE OF SAID PARCEL "A";

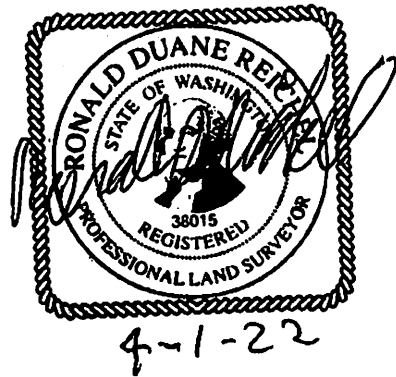
THENCE NORTH 87° 53' 44" WEST ALONG SAID NORTH LINE, 12.45 FEET TO THE POINT OF BEGINNING.

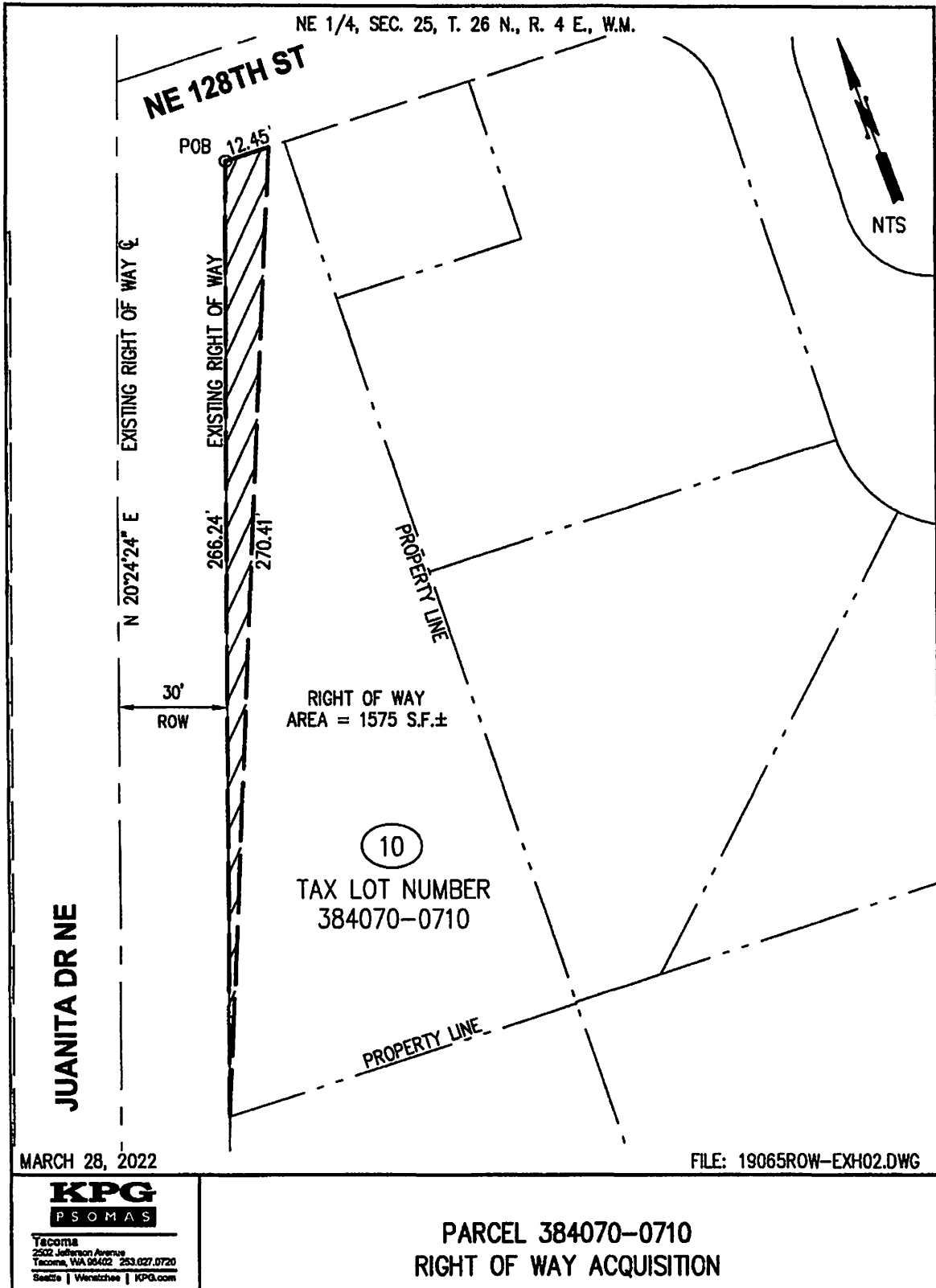
CONTAINING 1,575 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER CHICAGO TITLE COMPANY ORDER NO. 212060, DATED JUNE 7, 2021)

THAT PORTION OF TRACTS 1 AND 2, BLOCK 14, KERR'S LAKE WASHINGTON ONE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 17 OF PLATS, PAGE 14, IN KING COUNTY, WASHINGTON, LYING EASTERLY OF KENMORE-JUANITA ROAD (NOW JUANITA DRIVE NORTHWEST) RIGHT-OF-WAY AS CONVEYED TO KING COUNTY BY DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 1050052 AND AS CONDEMNED IN KING COUNTY SUPERIOR COURT CASE NUMBER 220214.





PARCEL NO. 384070-0710
TEMPORARY CONSTRUCTION EASEMENT
Legal Description

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "A", SAID CORNER BEING THE INTERSECTION OF THE SOUTH MARGIN OF NORTHEAST 128th STREET AND THE EASTERLY MARGIN OF JUANITA DRIVE NORTHEAST;

THENCE SOUTH 87° 53' 44" EAST ALONG THE NORTH LINE OF SAID PARCEL "A", 12.45 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 22° 54' 46" WEST, 270.41 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A";

THENCE SOUTH 87° 55' 20" EAST ALONG THE SOUTH LINE OF SAID PARCEL "A", 14.98 FEET;

THENCE NORTH 22° 54' 46" EAST, 168.49 FEET;

THENCE SOUTH 66° 47' 40" EAST, 27.95 FEET TO THE EAST LINE OF SAID PARCEL "A";

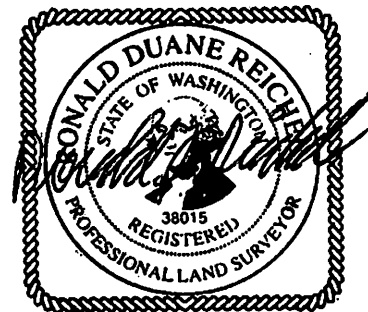
THENCE NORTH 01° 56' 45" EAST ALONG SAID EAST LINE, 105.34 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A";

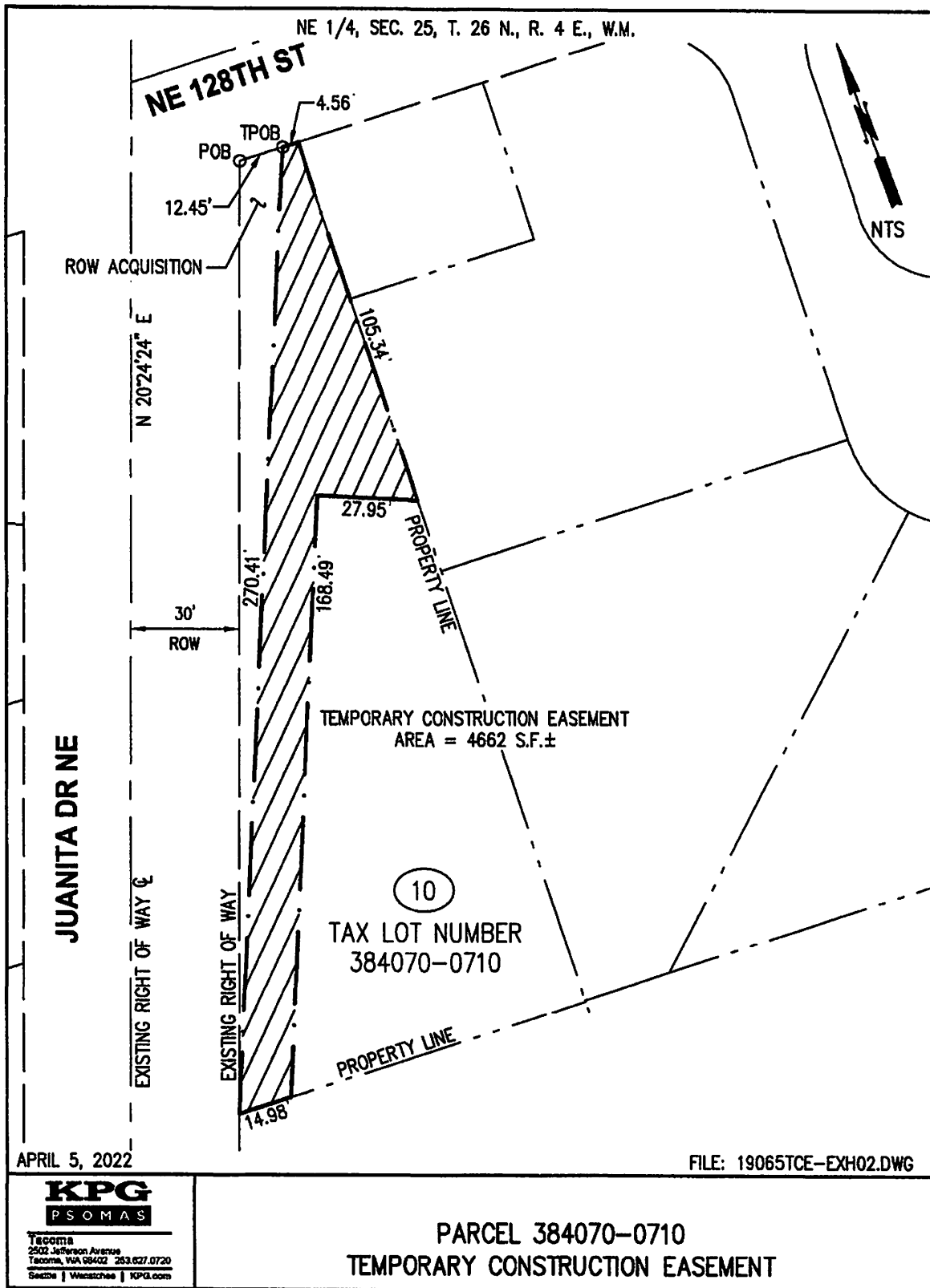
THENCE NORTH 87° 53' 44" WEST ALONG SAID NORTH LINE, 4.58 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 4,662 SQUARE FEET, MORE OR LESS.

PARCEL "A":
(PER CHICAGO TITLE COMPANY ORDER NO. 212060, DATED JUNE 7, 2021)

THAT PORTION OF TRACTS 1 AND 2, BLOCK 14, KERR'S LAKE WASHINGTON ONE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 17 OF PLATS, PAGE 14, IN KING COUNTY, WASHINGTON, LYING EASTERLY OF KENMORE-JUANITA ROAD (NOW JUANITA DRIVE NORTHWEST) RIGHT-OF-WAY AS CONVEYED TO KING COUNTY BY DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 1050052 AND AS CONDEMNED IN KING COUNTY SUPERIOR COURT CASE NUMBER 220214.





PARCEL NO. 384070-0249
LEGAL DESCRIPTION OF ENTIRE PROPERTY

PER CHICAGO TITLE COMPANY ORDER NO. 212065, DATED JUNE 30, 2021.

*THAT PORTION OF LOT 2 IN BLOCK 6 OF KERR'S LAKE WASHINGTON ONE ACRE TRACTS, AS PER PLAT
RECORDED IN VOLUME 17 OF PLATS, PAGE 4, RECORDS OF KING COUNTY, WASHINGTON, LYING
EASTERLY OF COUNTY ROAD;*

EXCEPT THE NORTH 42.14 FEET AS MEASURED ALONG THE EAST LINE THEREOF.

PARCEL NO. 384070-0249
TEMPORARY CONSTRUCTION EASEMENT

Legal Description

THE WESTERLY 15.00 FEET OF THE HEREINAFTER DESCRIBED PARCEL "A".

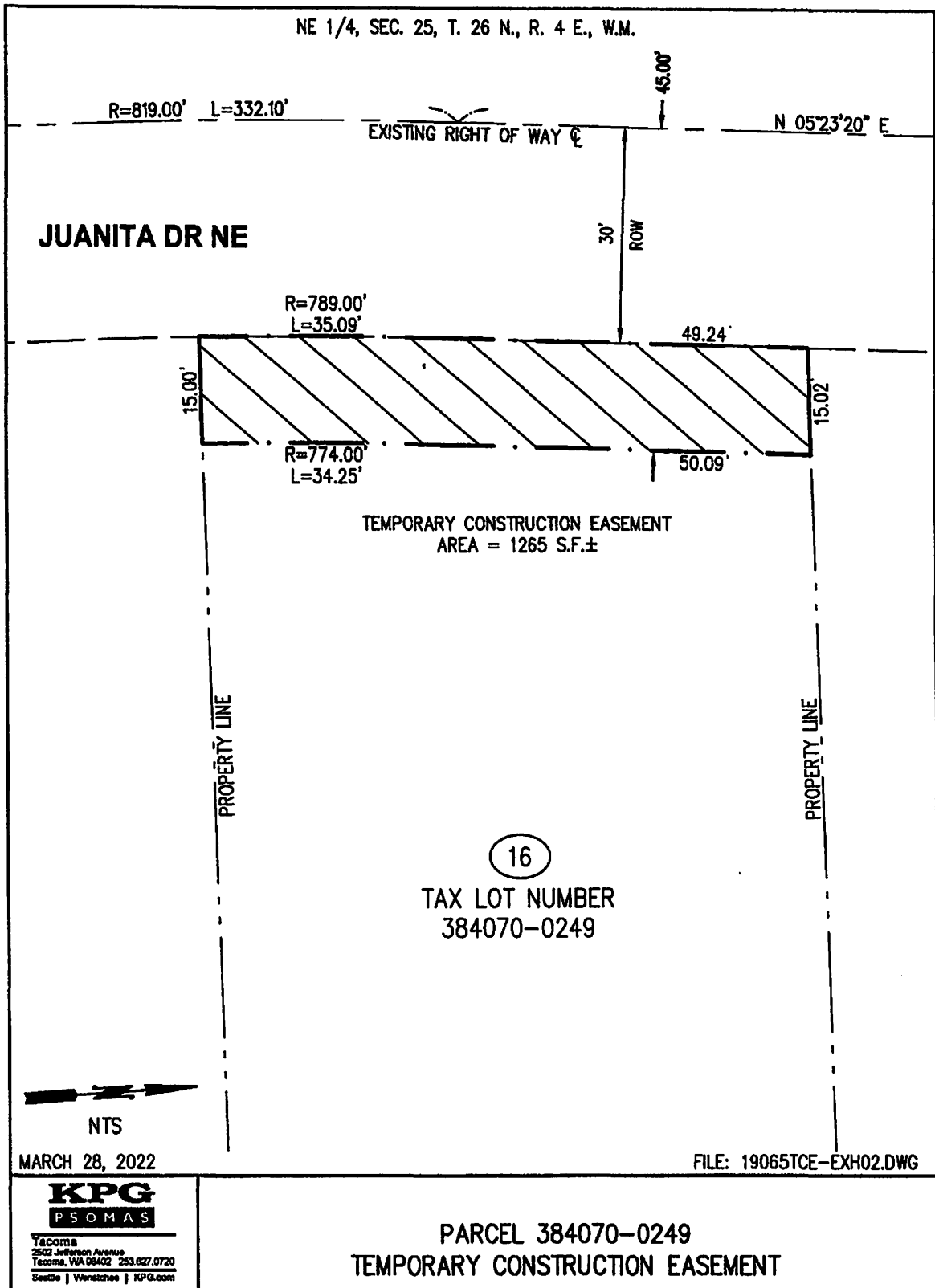
CONTAINING 1,265 SQUARE FEET, MORE OR LESS.

PARCEL "A":
(PER CHICAGO TITLE COMPANY ORDER NO. 212065, DATED JUNE 30, 2021)

THAT PORTION OF LOT 2 IN BLOCK 6 OF KERR'S LAKE WASHINGTON ONE ACRE TRACTS, AS PER PLAT
RECORDED IN VOLUME 17 OF PLATS, PAGE 4, RECORDS OF KING COUNTY, WASHINGTON, LYING
EASTERLY OF COUNTY ROAD;

EXCEPT THE NORTH 42.14 FEET AS MEASURED ALONG THE EAST LINE THEREOF.





PARCEL NO. 384070-0247
LEGAL DESCRIPTION OF ENTIRE PROPERTY

PER CHICAGO TITLE COMPANY ORDER NO. 212066, DATED JUNE 30, 2021.

LOT 1 IN BLOCK 6 OF KERR'S LAKE WASHINGTON ONE ACRE TRACTS, AS PER PLAT RECORDED IN VOLUME 17 OF PLATS, PAGE 4, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 84.2887 FEET THEREOF;

ALSO EXCEPT ALL THAT PORTION THEREOF LYING WESTERLY OF THE EASTERLY MARGIN OF KENMORE-JUANITA COUNTY ROAD NO. 2602;

TOGETHER WITH THE NORTH 42.1444 FEET OF LOT 2 IN BLOCK 6 OF KERR'S LAKE WASHINGTON ONE ACRE TRACTS, AS PER PLAT RECORDED IN VOLUME 17 OF PLATS, PAGE 4, RECORDS OF KING COUNTY, WASHINGTON;

ALSO EXCEPT ALL THAT PORTION THEREOF LYING WESTERLY OF THE EASTERLY MARGIN OF KENMORE-JUANITA COUNTY ROAD NO. 2602.

**PARCEL NO. 384070-0247
RIGHT OF WAY ACQUISITION**

Legal Description

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "A", SAID CORNER BEING ON THE EAST MARGIN OF JUANITA DRIVE NORTHEAST;

THENCE NORTH 05° 23' 20" EAST ALONG SAID EAST MARGIN, 84.25 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "A";

THENCE SOUTH 87° 49' 06" ALONG THE NORTH LINE OF SAID PARCEL "A", 12.02 FEET TO A LINE THAT IS 42.00 FEET EAST OF AND PARALLEL WITH THE CENTERLINE OF SAID JUANITA DRIVE NORTHEAST;

THENCE SOUTH 13° 25' 54" WEST, 85.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 506 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER CHICAGO TITLE COMPANY ORDER NO. 212066, DATED JUNE 30, 2021)

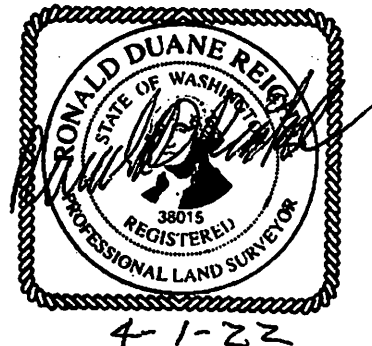
LOT 1 IN BLOCK 6 OF KERR'S LAKE WASHINGTON ONE ACRE TRACTS, AS PER PLAT RECORDED IN VOLUME 17 OF PLATS, PAGE 4, RECORDS OF KING COUNTY, WASHINGTON;

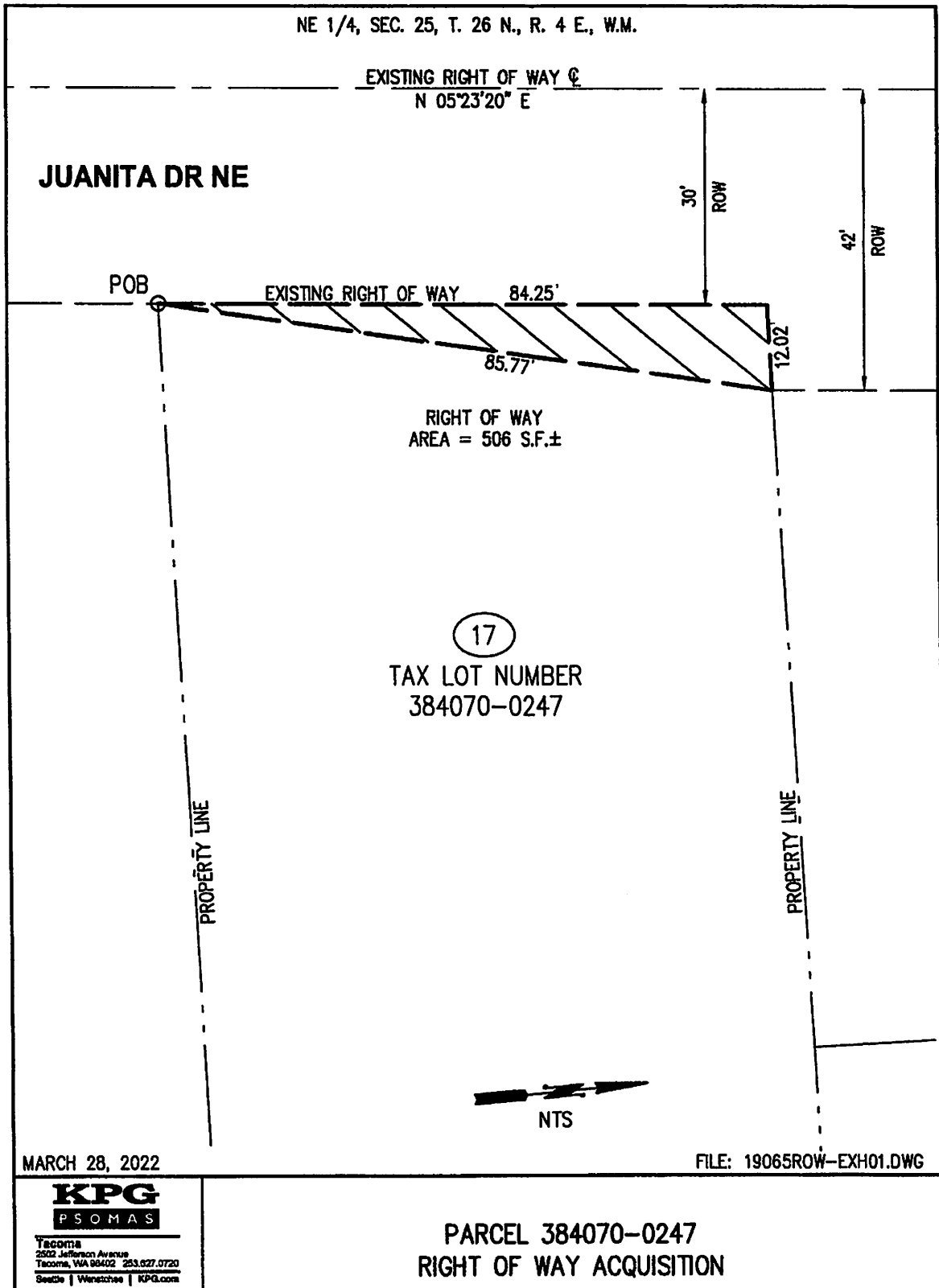
EXCEPT THE NORTH 84.2887 FEET THEREOF;

ALSO EXCEPT ALL THAT PORTION THEREOF LYING WESTERLY OF THE EASTERLY MARGIN OF KENMORE-JUANITA COUNTY ROAD NO. 2602;

TOGETHER WITH THE NORTH 42.1444 FEET OF LOT 2 IN BLOCK 6 OF KERR'S LAKE WASHINGTON ONE ACRE TRACTS, AS PER PLAT RECORDED IN VOLUME 17 OF PLATS, PAGE 4, RECORDS OF KING COUNTY, WASHINGTON;

ALSO EXCEPT ALL THAT PORTION THEREOF LYING WESTERLY OF THE EASTERLY MARGIN OF KENMORE-JUANITA COUNTY ROAD NO. 2602.





PARCEL NO. 384070-0247
TEMPORARY CONSTRUCTION EASEMENT

Legal Description

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "A", SAID CORNER BEING ON THE EAST MARGIN OF JUANITA DRIVE NORTHEAST;

THENCE SOUTH 87° 49' 06" EAST ALONG THE NORTH LINE OF SAID PARCEL "A", 12.02 FEET TO A LINE THAT IS 42.00 FEET EAST OF AND PARALLEL WITH THE CENTERLINE OF SAID JUANITA DRIVE NORTHEAST AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 13° 25' 54" WEST, 85.77 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A";

THENCE SOUTH 87° 49' 31" EAST ALONG THE SOUTH LINE OF SAID PARCEL "A", 5.10 FEET;

THENCE NORTH 13° 25' 54" EAST TO THE NORTH LINE OF SAID PARCEL "A", 85.77 FEET;

THENCE NORTH 87° 49' 06" WEST ALONG SAID NORTH LINE, 5.10 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 429 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER CHICAGO TITLE COMPANY ORDER NO. 212066, DATED JUNE 30, 2021)

LOT 1 IN BLOCK 6 OF KERR'S LAKE WASHINGTON ONE ACRE TRACTS, AS PER PLAT RECORDED IN VOLUME 17 OF PLATS, PAGE 4, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 84.2887 FEET THEREOF;

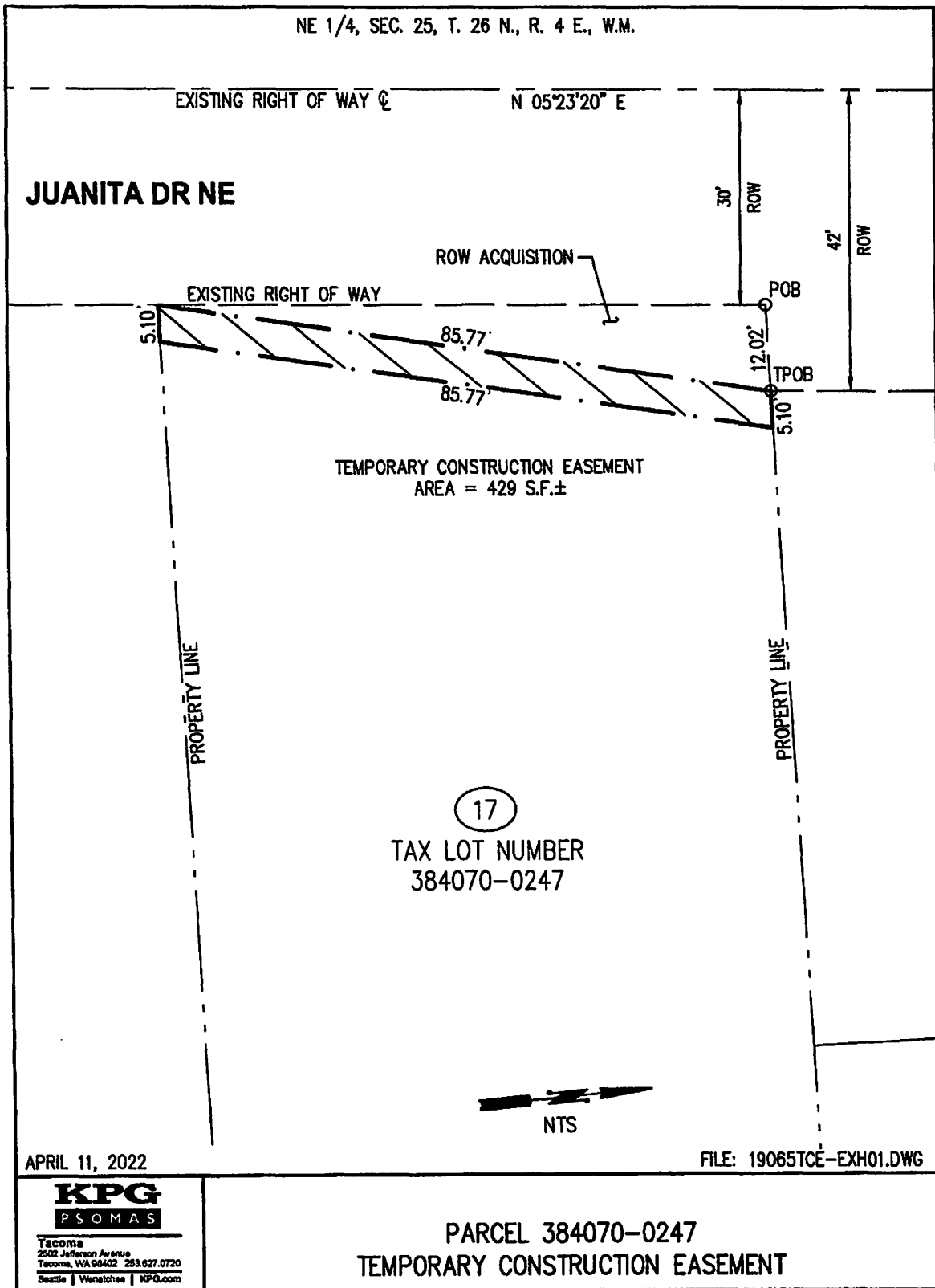
ALSO EXCEPT ALL THAT PORTION THEREOF LYING WESTERLY OF THE EASTERLY MARGIN OF KENMORE-JUANITA COUNTY ROAD NO. 2602;

TOGETHER WITH THE NORTH 42.1444 FEET OF LOT 2 IN BLOCK 6 OF KERR'S LAKE WASHINGTON ONE ACRE TRACTS, AS PER PLAT RECORDED IN VOLUME 17 OF PLATS, PAGE 4, RECORDS OF KING COUNTY, WASHINGTON;

ALSO EXCEPT ALL THAT PORTION THEREOF LYING WESTERLY OF THE EASTERLY MARGIN OF KENMORE-JUANITA COUNTY ROAD NO. 2602.



4-18-22



PARCEL NO. 384070-0246
LEGAL DESCRIPTION OF ENTIRE PROPERTY

PER CHICAGO TITLE COMPANY ORDER NO. 212067, DATED JULY 1, 2021.

LOT 1 OF KING COUNTY SHORT PLAT NO. L01S0011 RECORDED UNDER RECORDING NO. 20030220900009, BEING A PORTION OF THE NORTH 84.2887 FEET OF THAT PORTION OF LOT 1 IN BLOCK 6 OF KERR'S LAKE WASHINGTON ONE ACRE TRACTS, AS PER PLAT RECORDED IN VOLUME 17 OF PLATS, PAGE 4, RECORDS OF KING COUNTY, LYING EASTERLY OF KENMORE-JUANITA COUNTY ROAD NO. 2602 AS CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 220214.

PARCEL NO. 384070-0246
TEMPORARY CONSTRUCTION EASEMENT
Legal Description

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 'A', SAID CORNER BEING ON THE EAST MARGIN OF JUANITA DRIVE NORTHEAST;

THENCE NORTH 05° 23' 20" EAST ALONG SAID EAST MARGIN, 60.88 FEET;

THENCE CONTINUING ALONG SAID MARGIN ON A CURVE TO THE RIGHT WHOSE CENTER BEARS SOUTH 84° 36' 40" EAST, 25.00 FEET, AN ARC DISTANCE OF 37.87 FEET TO THE SOUTH MARGIN OF NORTHEAST 132ND STREET;

THENCE SOUTH 87° 48' 55" EAST ALONG SAID SOUTH MARGIN, 8.26 FEET;

THENCE SOUTH 02° 11' 05" WEST, 5.00 FEET;

THENCE NORTH 87° 48' 55" WEST, 8.26 FEET;

THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT WHOSE CENTER BEARS SOUTH 02° 11' 05" WEST, 20.00 FEET, AN ARC DISTANCE OF 30.30 FEET;

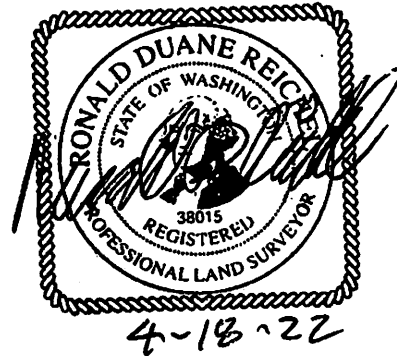
THENCE SOUTH 05° 23' 20" WEST, 60.60 FEET TO THE SOUTH LINE OF SAID PARCEL "A";

THENCE NORTH 87° 49' 06" WEST ALONG SAID SOUTH LINE, 5.01 FEET TO THE POINT OF BEGINNING.

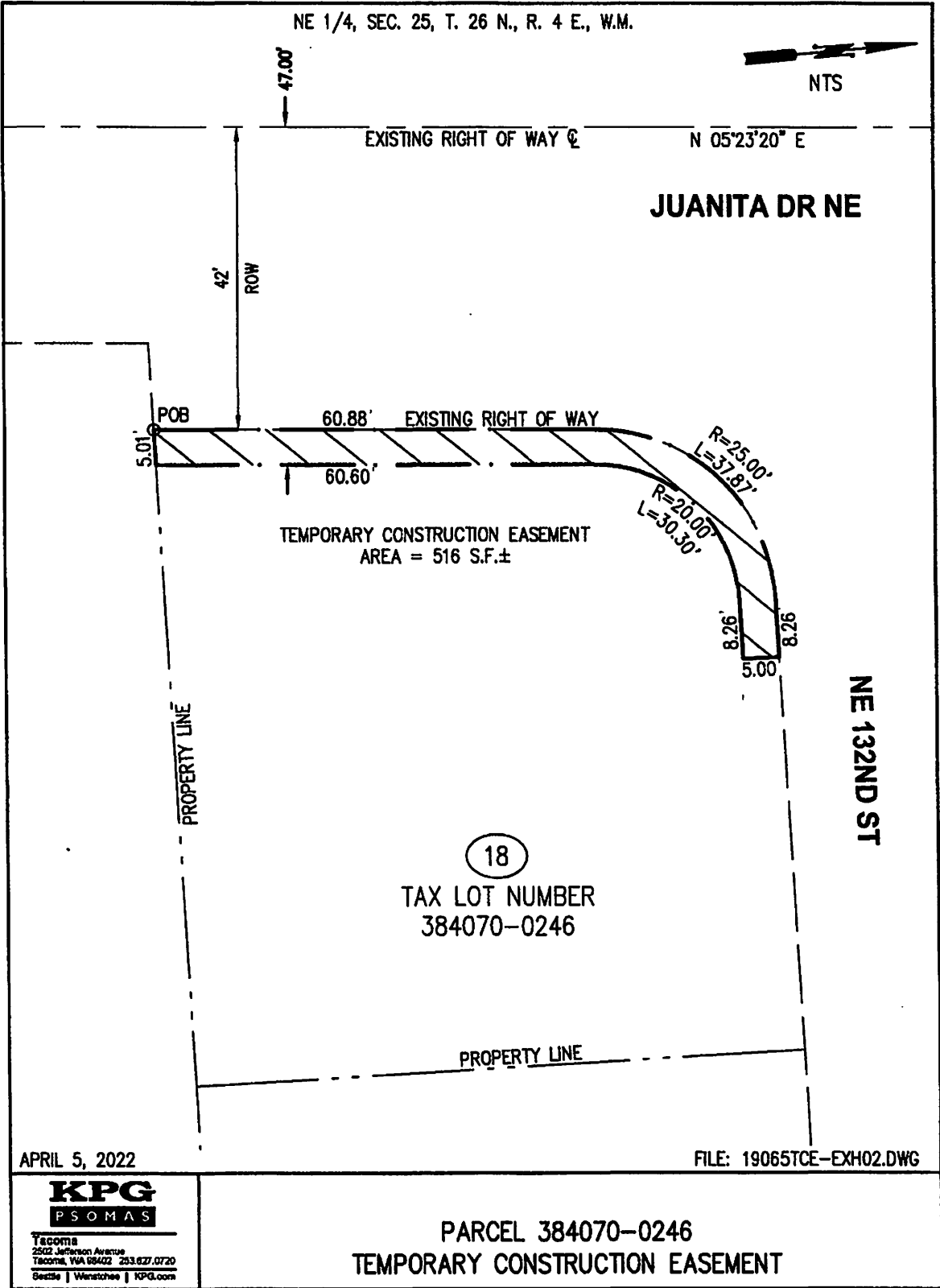
CONTAINING 516 SQUARE FEET, MORE OR LESS.

PARCEL "A":
(PER CHICAGO TITLE COMPANY ORDER NO. 212067, DATED JULY 1, 2021)

LOT 1 OF KING COUNTY SHORT PLAT NO. L01S0011 RECORDED UNDER RECORDING NO. 20030220900009, BEING A PORTION OF THE NORTH 84.2887 FEET OF THAT PORTION OF LOT 1 IN BLOCK 6 OF KERR'S LAKE WASHINGTON ONE ACRE TRACTS, AS PER PLAT RECORDED IN VOLUME 17 OF PLATS, PAGE 4, RECORDS OF KING COUNTY, LYING EASTERLY OF KENMORE-JUANITA COUNTY ROAD NO. 2602 AS CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 220214.



018-Agarwal



PARCEL NO. 242604-9034
LEGAL DESCRIPTION OF ENTIRE PROPERTY

PER CHICAGO TITLE COMPANY ORDER NO. 212068, DATED JULY 2, 2021.

BEGINNING AT THE SOUTHEAST CORNER OF A CERTAIN TRACT OF LAND KNOWN AND DESIGNATED AS THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;
THENCE RUNNING NORTH ALONG THE EAST BOUNDARY LINE OF SAID TRACT 330 FEET;
THENCE WEST 570 FEET;
THENCE SOUTH ALONG A LINE PARALLEL TO AND 570 FEET DISTANT FROM THE EAST MARGINAL LINE OF SAID TRACT TO A POINT ON THE SOUTH MARGINAL LINE OF SAID TRACT;
THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF LYING WITHIN KENMORE-JUANITA ROAD (NOW JUANITA DRIVE N.E.) CONVEYED TO KING COUNTY BY DEED, RECORDED UNDER RECORDING NO. 2575863, RECORDS OF KING COUNTY, WASHINGTON;

AND EXCEPT THAT PORTION THEREOF LYING WITHIN N.E. 132nd STREET;
ALSO EXCEPT THAT PORTION CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NO.9304120877.

PARCEL NO. 242604-9034
RIGHT OF WAY ACQUISITION

Legal Description

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "A", SAID CORNER BEING ON THE EASTERLY MARGIN OF JUANITA DRIVE NORTHEAST;

THENCE SOUTHERLY ALONG SAID EASTERLY MARGIN ON A CURVE TO THE RIGHT WHOSE CENTER BEARS SOUTH 59° 53' 35" WEST, 388.17 FEET, AN ARC DISTANCE OF 240.48 FEET;

THENCE CONTINUING ALONG SAID EASTERLY MARGIN SOUTH 05° 23' 20" WEST, 42.74 FEET;

THENCE CONTINUING ALONG SAID EASTERLY MARGIN ON A CURVE TO THE LEFT WHOSE CENTER BEARS SOUTH 84° 36' 40" EAST, 25.00 FEET, AN ARC DISTANCE OF 40.67 FEET TO THE NORTH MARGIN OF NORTHEAST 132nd STREET;

THENCE SOUTH 87° 48' 55" EAST ALONG SAID NORTH MARGIN, 15.51 FEET;

THENCE NORTH 45° 38' 40" WEST, 38.43 FEET TO A LINE THAT IS 42.00 FEET EASTERLY OF AND PARALLEL WITH THE CENTERLINE OF SAID JUANITA DRIVE NORTHEAST;

THENCE NORTH 05° 23' 20" EAST ALONG SAID PARALLEL LINE, 42.67 FEET;

THENCE CONTINUING ALONG SAID PARALLEL LINE ON A CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 84° 36' 40" WEST, 400.17 FEET, AN ARC DISTANCE OF 240.41 FEET TO THE NORTH LINE OF SAID PARCEL "A";

THENCE NORTH 87° 56' 32" WEST ALONG SAID NORTH LINE, 14.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,945 SQUARE FEET, MORE OR LESS.

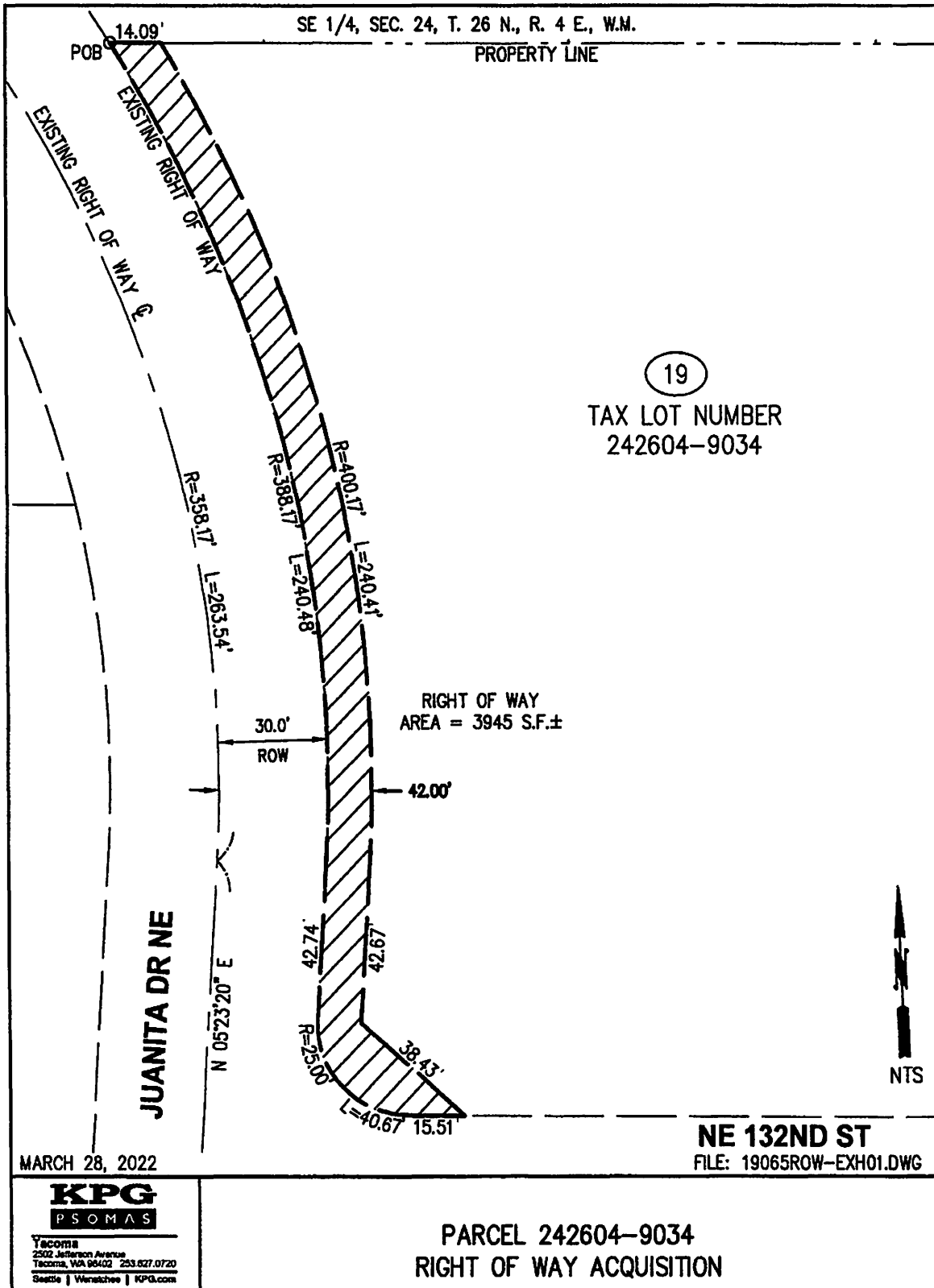
PARCEL "A":
(PER CHICAGO TITLE COMPANY ORDER NO. 212068, DATED JULY 2, 2021)

BEGINNING AT THE SOUTHEAST CORNER OF A CERTAIN TRACT OF LAND KNOWN AND DESIGNATED AS THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;
THENCE RUNNING NORTH ALONG THE EAST BOUNDARY LINE OF SAID TRACT 330 FEET;
THENCE WEST 570 FEET;
THENCE SOUTH ALONG A LINE PARALLEL TO AND 570 FEET DISTANT FROM THE EAST MARGINAL LINE OF SAID TRACT TO A POINT ON THE SOUTH MARGINAL LINE OF SAID TRACT;
THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF LYING WITHIN KENMORE-JUANITA ROAD (NOW JUANITA DRIVE N.E.) CONVEYED TO KING COUNTY BY DEED, RECORDED UNDER RECORDING NO. 2575863, RECORDS OF KING COUNTY, WASHINGTON;

AND EXCEPT THAT PORTION THEREOF LYING WITHIN N.E. 132ND STREET;
ALSO EXCEPT THAT PORTION CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NO. 9304120877.





PARCEL NO. 242604-9034
TEMPORARY CONSTRUCTION EASEMENT
Legal Description

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "A", SAID CORNER BEING ON THE EASTERLY MARGIN OF JUANITA DRIVE NORTHEAST;

THENCE SOUTH 87° 56' 32" EAST ALONG THE NORTH LINE OF SAID PARCEL "A", 14.09 FEET TO THE TRUE POINT OF BEGINNING.

THENCE CONTINUING SOUTH 87° 56' 32" EAST ALONG SAID NORTH LINE, 5.82 FEET TO A LINE THAT IS 47.00 FEET EAST OF AND PARALLEL WITH THE CENTERLINE OF SAID JUANITA DRIVE NORTHEAST;

THENCE SOUTHERLY ALONG SAID PARALLEL LINE ON A CURVE TO THE RIGHT WHOSE CENTER BEARS SOUTH 61° 23' 28" WEST, 405.17 FEET, AN ARC DISTANCE OF 240.42 FEET;

THENCE SOUTH 05° 23' 20" WEST, 40.28 FEET;

THENCE SOUTH 45° 38' 40" EAST, 31.51 FEET;

THENCE SOUTH 02° 11' 05" WEST, 6.75 FEET TO THE NORTH MARGIN OF NORTHEAST 132nd STREET;

THENCE NORTH 45° 38' 40" WEST, 38.43 FEET TO A LINE THAT IS 42.00 FEET EASTERLY OF AND PARALLEL WITH THE CENTERLINE OF SAID JUANITA DRIVE NORTHEAST;

THENCE NORTH 05° 23' 20" EAST ALONG SAID PARALLEL LINE, 42.67 FEET;

THENCE CONTINUING ALONG SAID PARALLEL LINE ON A CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 84° 36' 40" WEST, 400.17 FEET, AN ARC DISTANCE OF 240.41 FEET TO THE NORTH LINE OF SAID PARCEL "A" AND THE TRUE POINT OF BEGINNING.

CONTAINING 1,585 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER CHICAGO TITLE COMPANY ORDER NO. 212068, DATED JULY 2, 2021)

BEGINNING AT THE SOUTHWEST CORNER OF A CERTAIN TRACT OF LAND KNOWN AND DESIGNATED AS THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;

THENCE RUNNING NORTH ALONG THE EAST BOUNDARY LINE OF SAID TRACT 330 FEET;

THENCE WEST 570 FEET;

THENCE SOUTH ALONG A LINE PARALLEL TO AND 570 FEET DISTANT FROM THE EAST MARGINAL LINE OF SAID TRACT TO A POINT ON THE SOUTH MARGINAL LINE OF SAID TRACT;

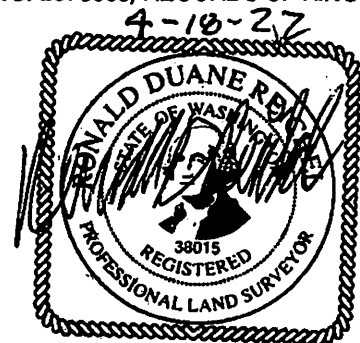
THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT TO THE POINT OF BEGINNING;

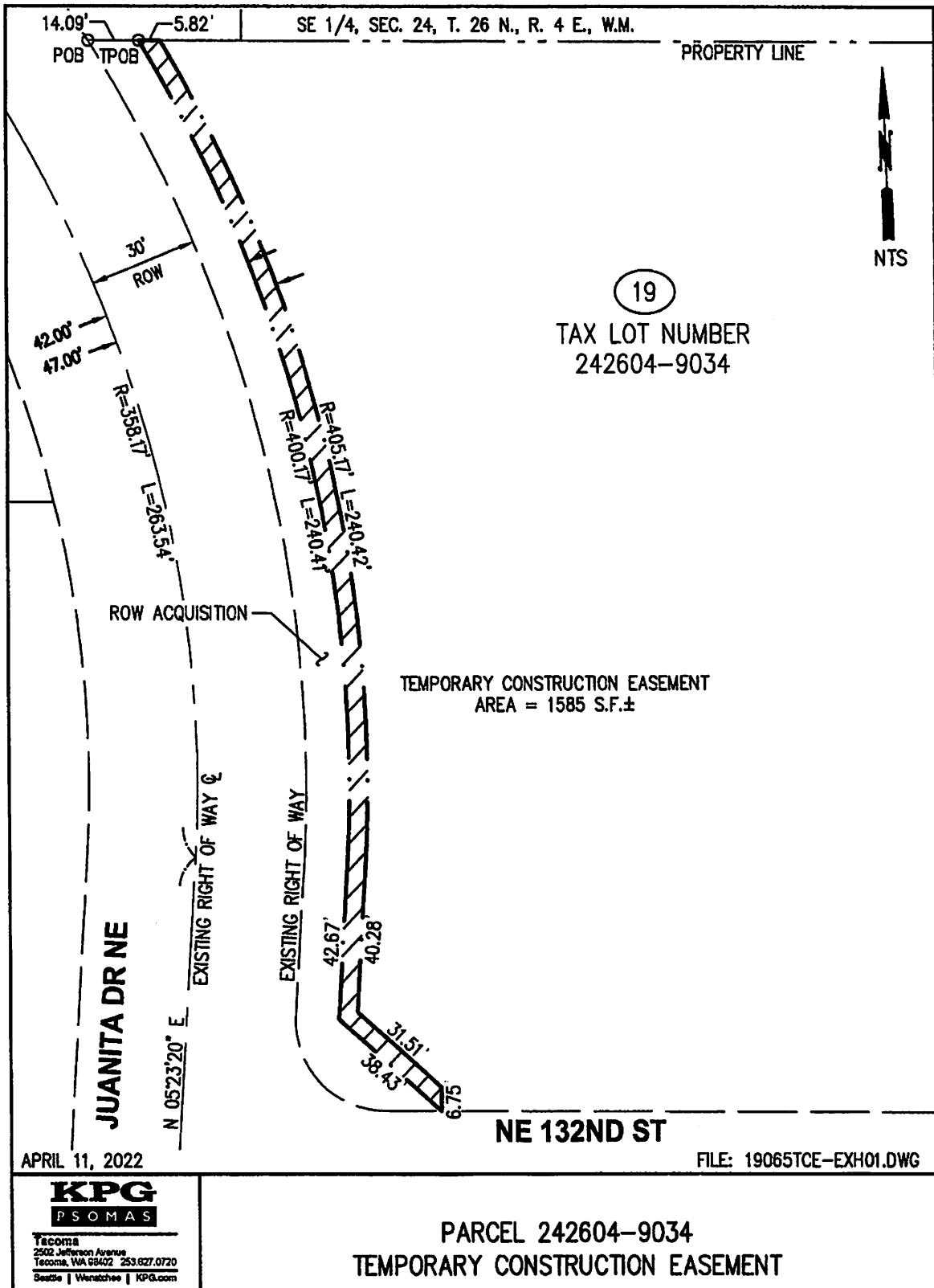
EXCEPT THAT PORTION THEREOF LYING WITHIN KENMORE-JUANITA ROAD (NOW JUANITA DRIVE N.E.) CONVEYED TO KING COUNTY BY DEED, RECORDED UNDER RECORDING NO. 2575863, RECORDS OF KING COUNTY, WASHINGTON;

AND EXCEPT THAT PORTION THEREOF LYING WITHIN N.E. 132nd STREET; ALSO EXCEPT THAT PORTION CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NO.9304120877.

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Page 1 of 1
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PARCEL NO. 051800-0010
LEGAL DESCRIPTION OF ENTIRE PROPERTY

PER CHICAGO TITLE COMPANY ORDER NO. 212069, DATED JULY 2, 2021.

LOT 1, BAR-G ADDITION DIVISION A, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 68 OF PLATS, PAGE 99, IN KING COUNTY, WASHINGTON.

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PARCEL NO. 051800-0010
RIGHT OF WAY ACQUISITION
Legal Description

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "A", SAID CORNER ALSO BEING ON THE NORTHEASTERLY MARGIN OF JUANITA DRIVE NORTHEAST;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY MARGIN ON A CURVE TO THE LEFT WHOSE CENTER BEARS SOUTH 59° 53' 35" WEST, 388.17 FEET, AN ARC DISTANCE OF 45.14 FEET;

THENCE CONTINUING ALONG SAID MARGIN NORTH 36° 46' 10" WEST, 62.60 FEET;

THENCE CONTINUING ALONG SAID MARGIN ON A CURVE TO THE RIGHT WHOSE CENTER BEARS NORTH 53° 13' 50" EAST, 20.00 FEET, AN ARC DISTANCE OF 14.45 FEET TO A LINE THAT IS 35.00 FEET NORTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF SAID JUANITA DRIVE NORTHEAST;

THENCE SOUTH 36° 46' 10" EAST ALONG SAID PARALLEL LINE, 75.83 FEET;

THENCE CONTINUING SOUTHEASTERLY ALONG SAID PARALLEL LINE ON A CURVE TO THE RIGHT WHOSE CENTER BEARS SOUTH 53° 13' 50" WEST, 393.17 FEET, AN ARC DISTANCE OF 48.86 FEET TO THE SOUTH LINE OF SAID PARCEL "A";

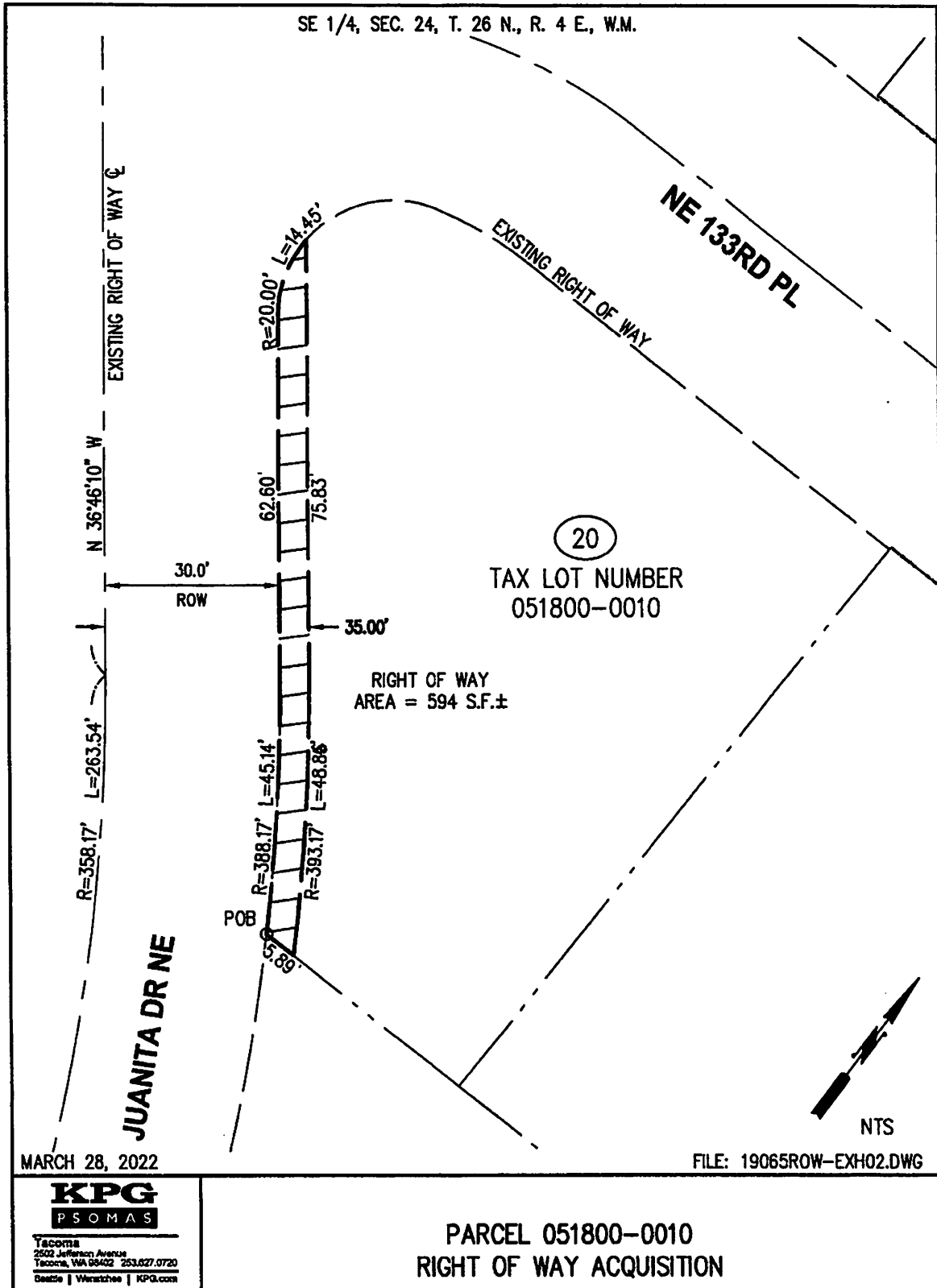
THENCE NORTH 87° 56' 32" WEST ALONG SAID SOUTH LINE, 5.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 594 SQUARE FEET, MORE OR LESS.

PARCEL "A":
(PER CHICAGO TITLE COMPANY ORDER NO. 212069, DATED JULY 2, 2021)

LOT 1, BAR-G ADDITION DIVISION A, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 68 OF PLATS, PAGE 99, IN KING COUNTY, WASHINGTON.





PARCEL NO. 051800-0010
TEMPORARY CONSTRUCTION EASEMENT

Legal Description

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "A", SAID CORNER ALSO BEING ON THE NORTHEASTERLY MARGIN OF JUANITA DRIVE NORTHEAST;

THENCE SOUTH 87° 56' 32" EAST ALONG THE SOUTH LINE OF SAID PARCEL "A", 5.86 FEET TO A LINE THAT IS 40.00 FEET NORTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF SAID JUANITA DRIVE NORTHEAST AND THE TRUE POINT OF BEGINNING;

THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE ON A CURVE TO THE LEFT WHOSE CENTER BEARS SOUTH 60° 47' 34" WEST, 398.17 FEET, AN ARC DISTANCE OF 52.55 FEET;

THENCE CONTINUING ALONG SAID PARALLEL LINE NORTH 36° 46' 10" WEST, 79.92 FEET TO THE EASTERLY MARGIN OF SAID JUANITA DRIVE NORTHEAST;

THENCE SOUTHERLY ALONG SAID MARGIN ON A CURVE TO THE LEFT WHOSE CENTER BEARS SOUTH 66° 46' 10" EAST, 20.00 FEET, AN ARC DISTANCE OF 6.49 FEET TO A LINE THAT IS 35.00 FEET NORTHEASTERLY OF AND PARALLEL WITH SAID CENTERLINE OF JUANITA DRIVE NORTHEAST;

THENCE SOUTH 36° 46' 10" EAST ALONG SAID PARALLEL LINE, 75.83 FEET;

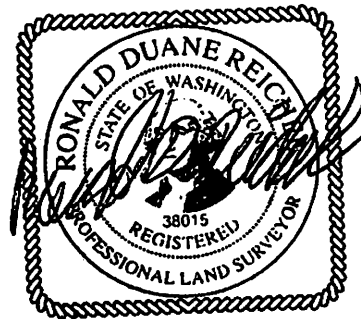
THENCE CONTINUING ALONG SAID PARALLEL LINE ON A CURVE TO THE RIGHT WHOSE CENTER BEARS SOUTH 53° 13' 50" WEST, 393.17 FEET, AN ARC DISTANCE OF 48.85 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 645 SQUARE FEET, MORE OR LESS.

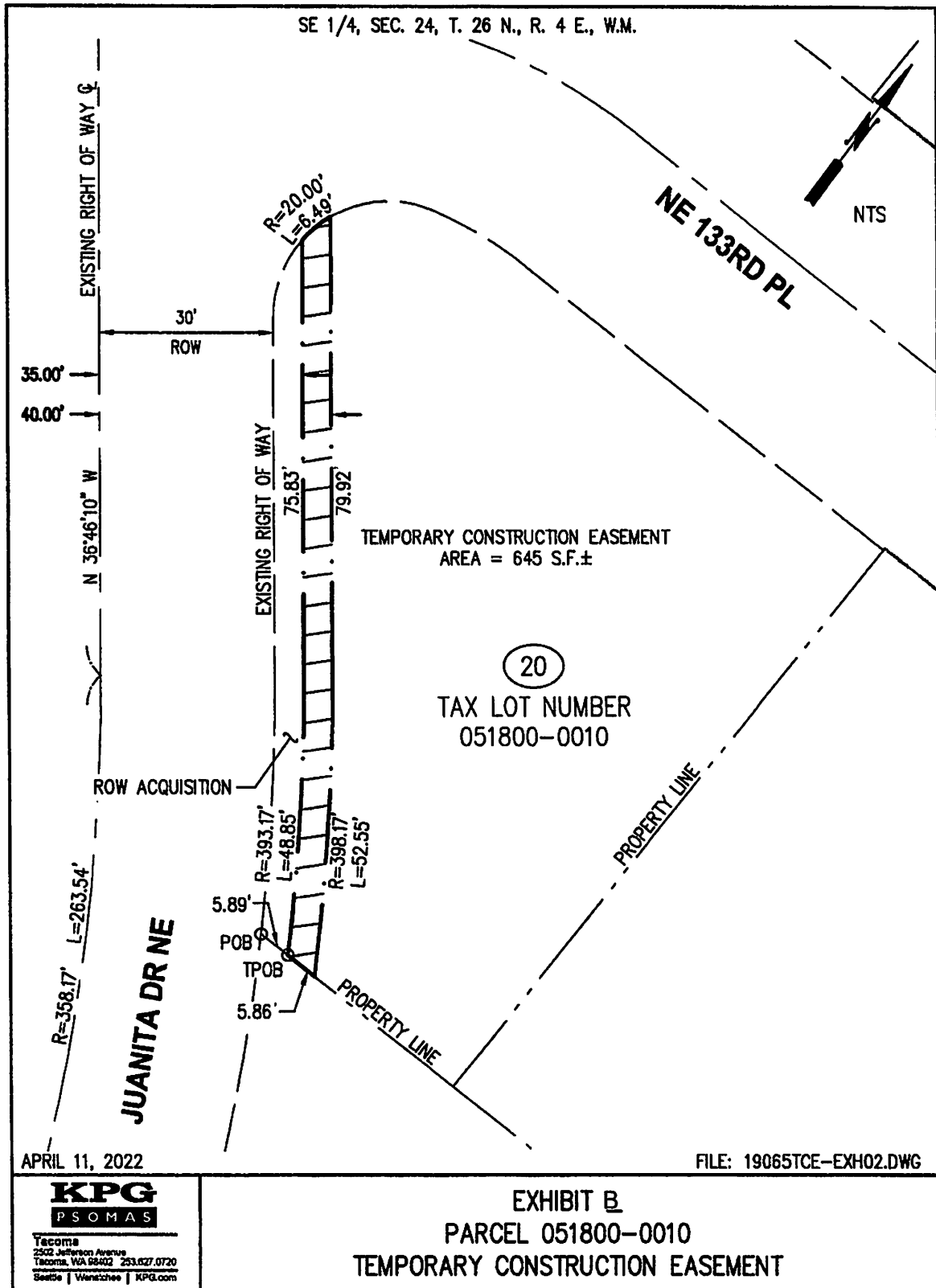
PARCEL "A":

(PER CHICAGO TITLE COMPANY ORDER NO. 212069, DATED JULY 2, 2021)

LOT 1, BAR-G ADDITION DIVISION A, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 68 OF PLATS, PAGE 99, IN KING COUNTY, WASHINGTON.



4-18-22



PARCEL NO. 384070-0327
LEGAL DESCRIPTION OF ENTIRE PROPERTY

PER CHICAGO TITLE COMPANY ORDER NO. 213510, DATED SEPTEMBER 3, 2021.

THE SOUTH HALF OF LOT 10, BLOCK 6, KERR'S LAKE WASHINGTON ONE-ACRE TRACTS, ACCORDING TO THE PLAT RECORDED IN VOLUME 17 OF PLATS, PAGE 4, IN KING COUNTY, WASHINGTON;

EXCEPT ANY PORTION THEREOF LYING WITHIN KENMORE-JUANITA COUNTY ROAD, NOW KNOWN AS JUANITA DRIVE NE;

TOGETHER WITH THAT PORTION OF VACATED NE 128TH ST, VACATED BY KING COUNTY ORDINANCE NO. 8448, RECORDED MARCH 22, 2002 UNDER RECORDING NO. 20020322001950, RECORDS OF KING COUNTY, WASHINGTON.

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**PARCEL NO. 384070-0327
UTILITY EASEMENT**

Legal Description

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "A", SAID CORNER ALSO BEING ON THE WESTERLY MARGIN OF JUANITA DRIVE NORTHEAST;

THENCE NORTH 87° 55' 19" WEST ALONG THE NORTH LINE OF SAID PARCEL "A", 25.00 FEET;

THENCE SOUTH 11° 01' 40" WEST, 20.25 FEET;

THENCE SOUTH 87° 55' 19" EAST, 25.00 FEET TO SAID WESTERLY MARGIN OF JUANITA DRIVE NORTHEAST;

THENCE NORTHERLY ALONG SAID MARGIN ON A CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 77° 26' 34" WEST, 379.25 FEET, AN ARC LENGTH OF 20.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 502 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER CHICAGO TITLE COMPANY ORDER NO. 213510, DATED SEPTEMBER 3, 2021)

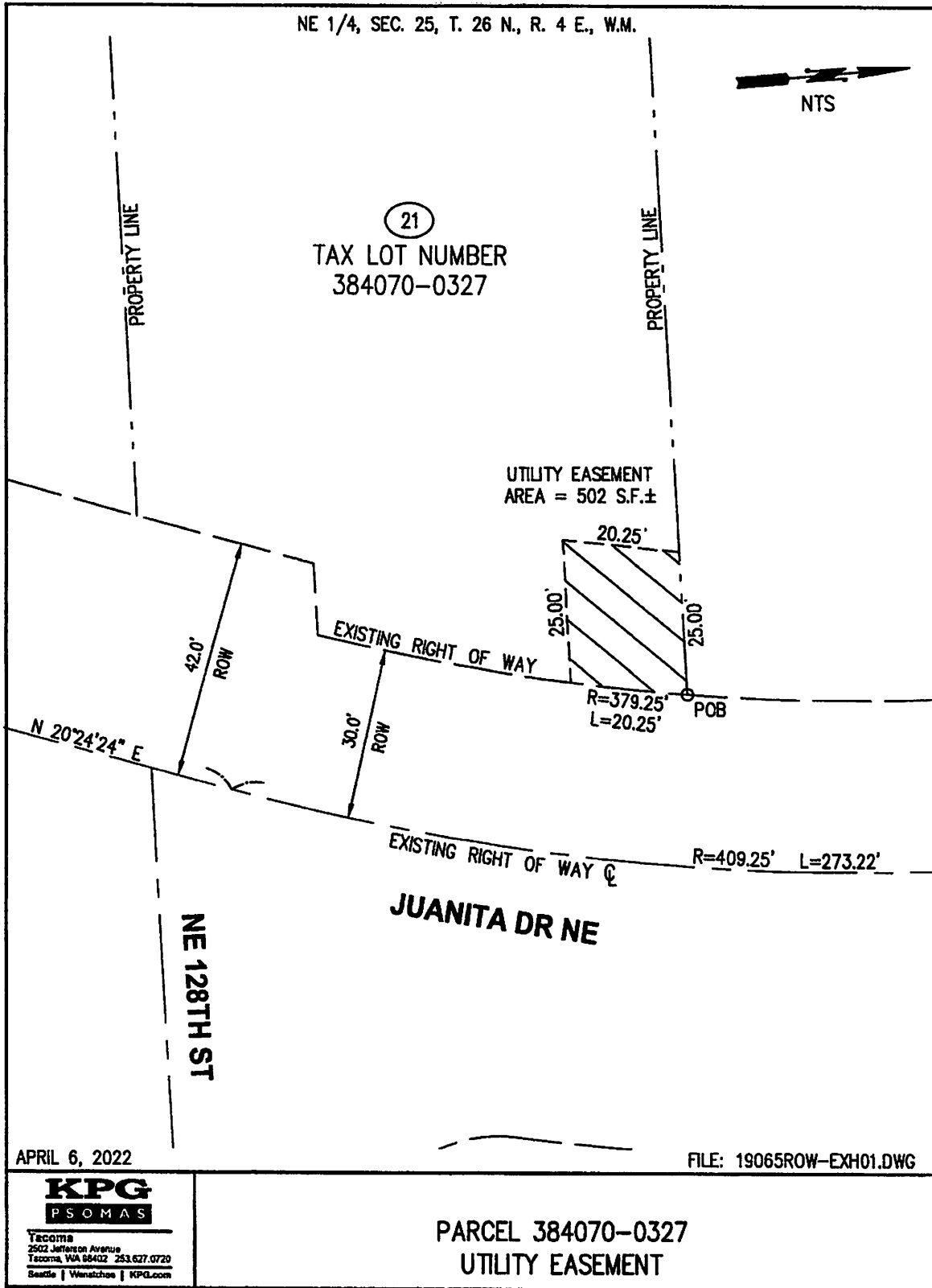
THE SOUTH HALF OF LOT 10, BLOCK 6, KERR'S LAKE WASHINGTON ONE-ACRE TRACTS, ACCORDING TO THE PLAT RECORDED IN VOLUME 17 OF PLATS, PAGE 4, IN KING COUNTY, WASHINGTON;

EXCEPT ANY PORTION THEREOF LYING WITHIN KENMORE-JUANITA COUNTY ROAD, NOW KNOWN AS JUANITA DRIVE NE;

TOGETHER WITH THAT PORTION OF VACATED NE 128TH ST, VACATED BY KING COUNTY ORDINANCE NO. 8448, RECORDED MARCH 22, 2002 UNDER RECORDING NO. 20020322001950, RECORDS OF KING COUNTY, WASHINGTON.



4-19-22



PARCEL NO. 607650-0220
LEGAL DESCRIPTION OF ENTIRE PROPERTY

PER CHICAGO TITLE COMPANY ORDER NO. 212052, DATED DECEMBER 7, 2021.

LOT 1, KING COUNTY SHORT PLAT NUMBER 585048, RECORDED UNDER RECORDING NUMBER 8607070600, IN KING COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 25 NORTH, RANGE 4 EAST, W.M.

PARCEL NO. 607650-0220
TEMPORARY CONSTRUCTION EASEMENT

Legal Description

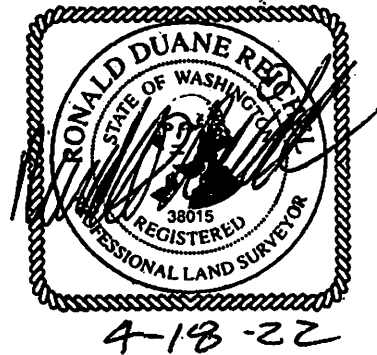
ALL THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" LYING WEST OF A LINE THAT IS 35.00 FEET EAST OF AND PARALLEL WITH THE CENTERLINE OF JUANITA DRIVE NORTHEAST.

CONTAINING 408 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER CHICAGO TITLE COMPANY ORDER NO. 212052, DATED DECEMBER 7, 2021)

LOT 1, KING COUNTY SHORT PLAT NUMBER 585048, RECORDED UNDER RECORDING NUMBER 8607070600, IN KING COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 25 NORTH, RANGE 4 EAST, W.M.



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