

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

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

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

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

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

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

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

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 _____ day of
118 _____, 2021.

Penny Sweet, Mayor

Attest:

Kathi Anderson, City Clerk

Approved as to Form:

Kevin Raymond, City Attorney

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 _____ day of _____, 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

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.



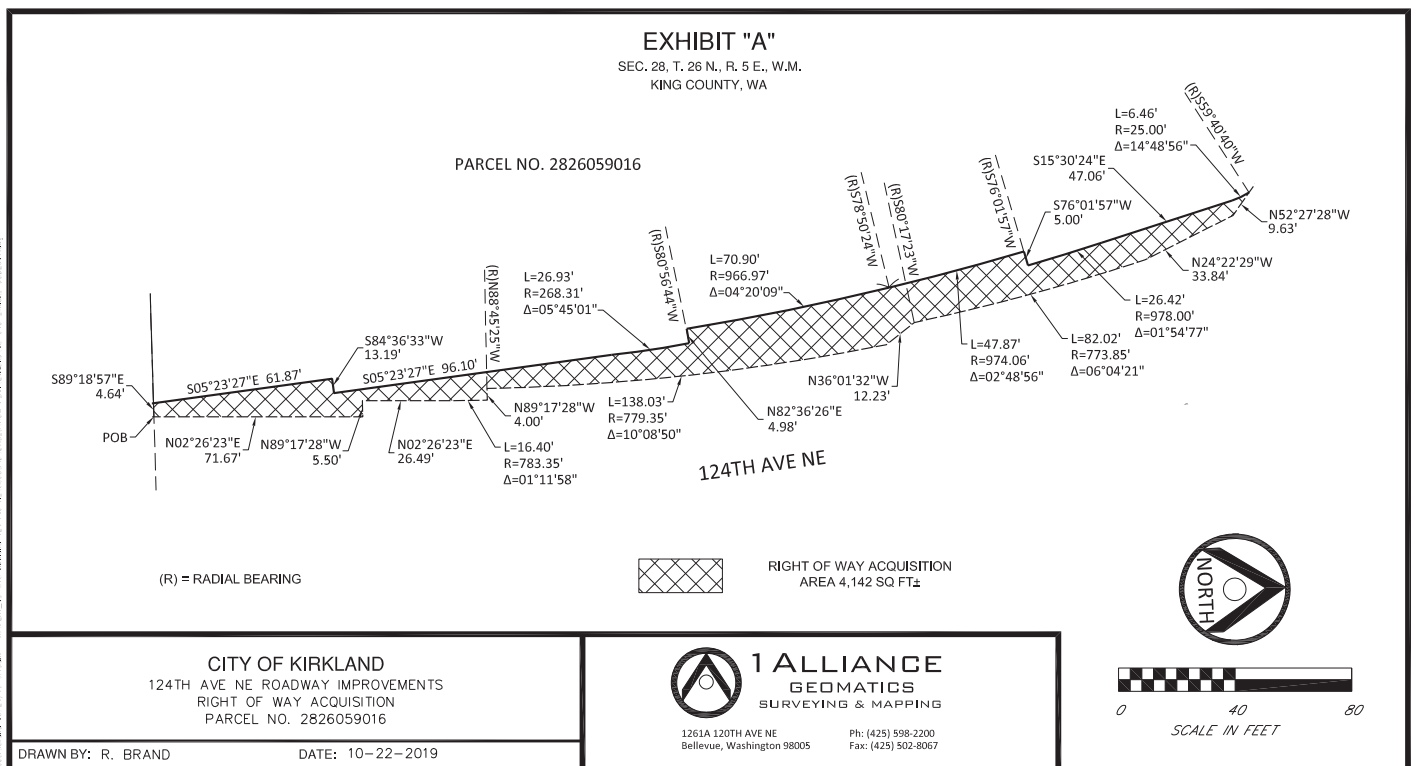


EXHIBIT "A"
Legal Description of Entire Property

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.

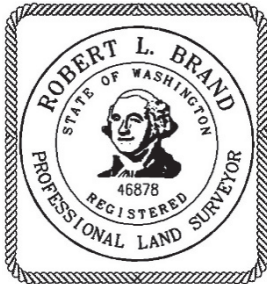
SAID EASEMENT DESCRIBED AS FOLLOWS:

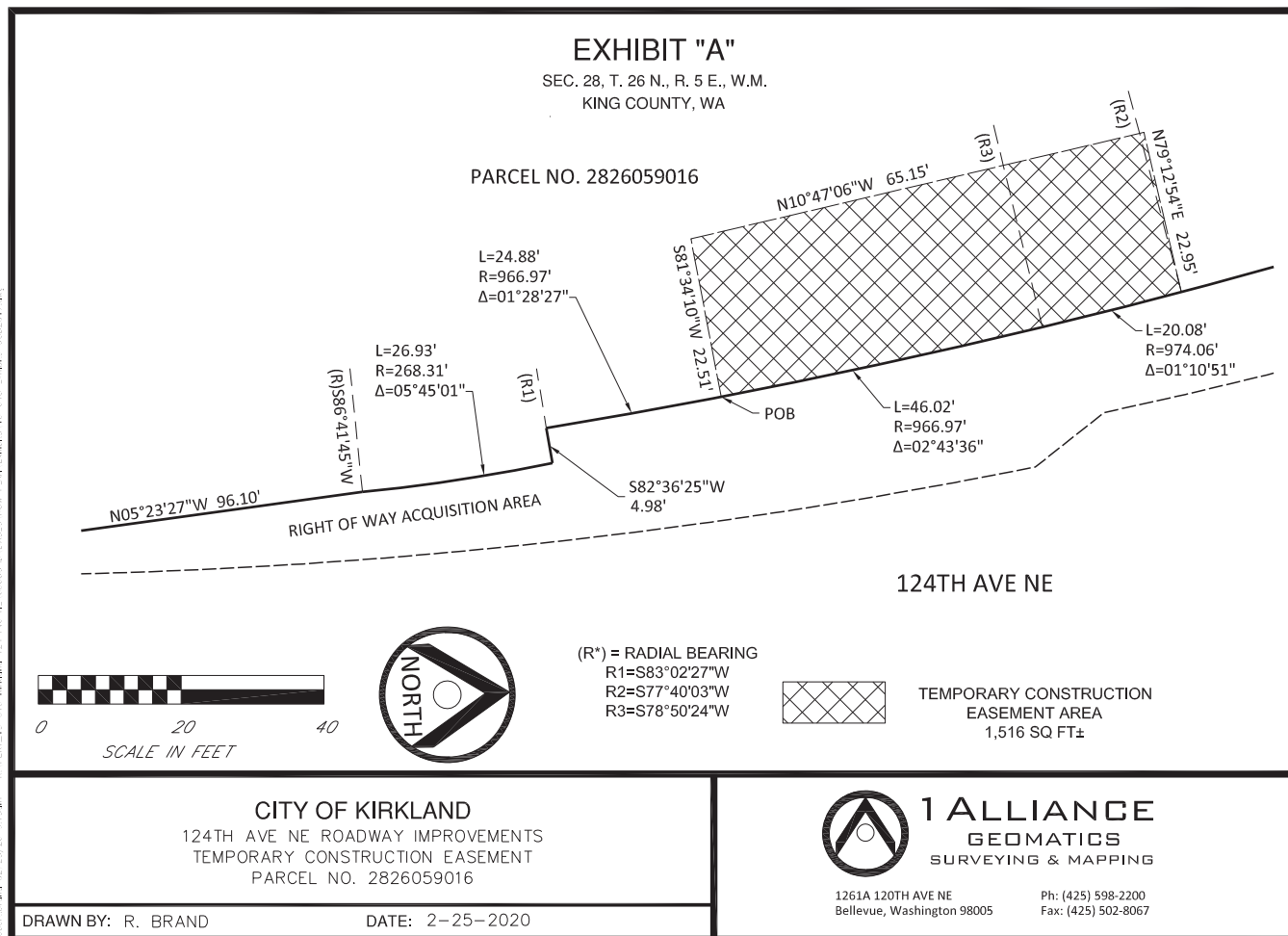
COMMENCING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL;
THENCE NORTH 89°18'57" WEST, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 4.64 FEET;
THENCE NORTH 05°23'27" WEST, A DISTANCE OF 61.87 FEET;
THENCE NORTH 84°36'33" EAST, A DISTANCE OF 4.98 FEET;
THENCE NORTH 05°23'27" WEST, A DISTANCE 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 $82^{\circ}36'25''$ 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 $83^{\circ}02'27''$ WEST; THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF $01^{\circ}28'27''$ AND AN ARC LENGTH OF 24.88 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH $81^{\circ}34'10''$ WEST, A DISTANCE OF 22.51 FEET;
THENCE NORTH $10^{\circ}47'06''$ WEST, A DISTANCE OF 65.15 FEET;
THENCE NORTH $79^{\circ}12'54''$ 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 $77^{\circ}40'03''$ WEST; THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF $01^{\circ}10'51''$ 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 $78^{\circ}50'24''$ WEST; THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF $02^{\circ}43'36''$ AND AN ARC LENGTH OF 46.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,516 SQUARE FEET, MORE OR LESS.





\s\gis\land 22-20-20-0111\plan - R\PEEL-15-211\mxd\124 AV - 124TH AVE-TEMPORARY CONSTRUCTION EASEMENT-15-211.dwg
 DATE: 02/25/2020 11:51 AM

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:

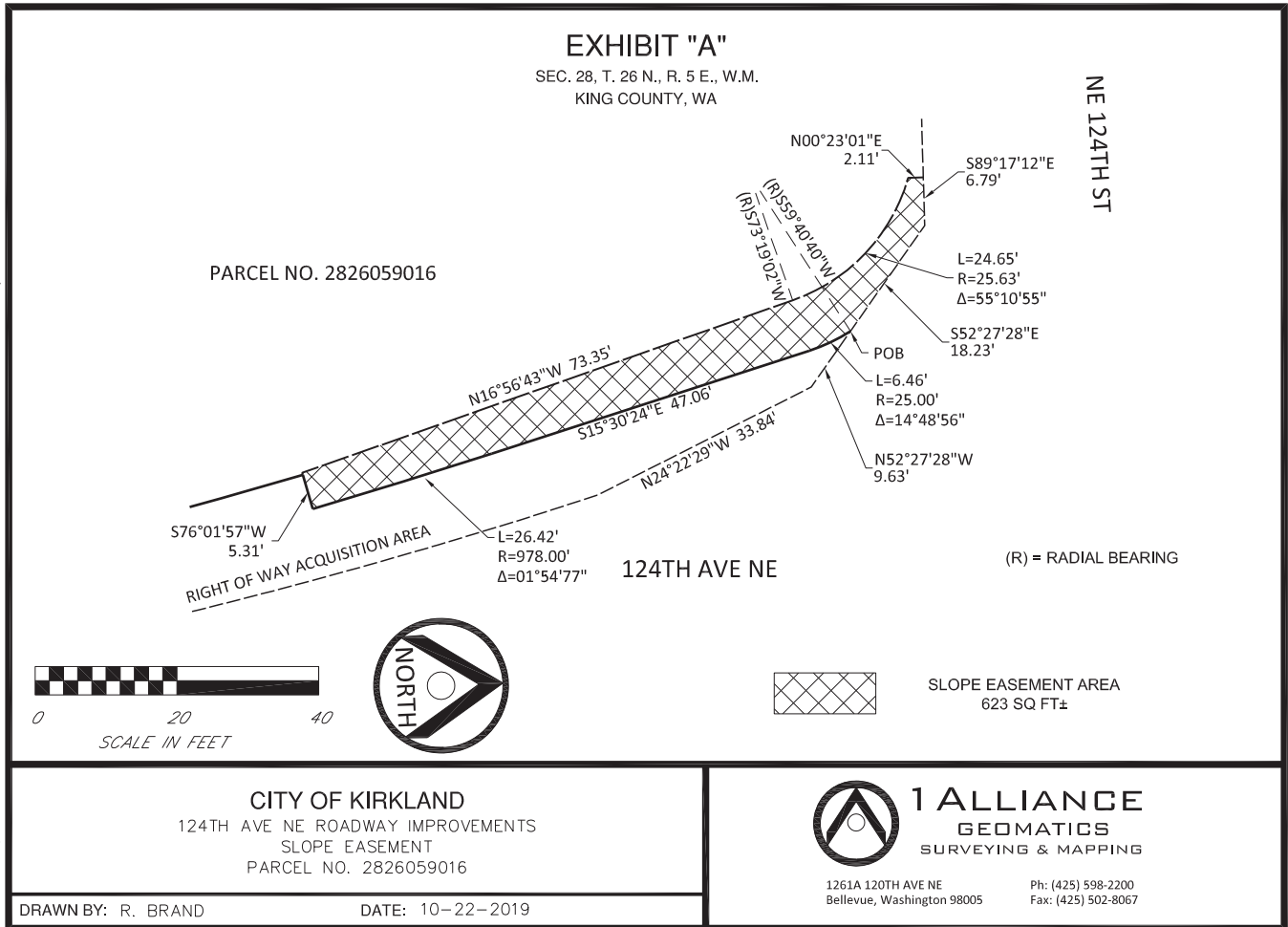
COMMENCING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL;
THENCE NORTH 02°26'23" EAST, ALONG THE WEST RIGHT OF WAY MARGIN OF 124TH AVENUE NORTHEAST, A DISTANCE OF 71.67 FEET TO AN ANGLE POINT IN SAID MARGIN;
THENCE NORTH 89°17'28" WEST, ALONG SAID MARGIN, A DISTANCE OF 5.50 FEET TO AN ANGLE POINT 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.





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

DRAWN BY: R. BRAND

DATE: 10-22-2019



1 ALLIANCE
GEOMATICS
SURVEYING & MAPPING

1261A 120TH AVE NE
Bellevue, Washington 98005

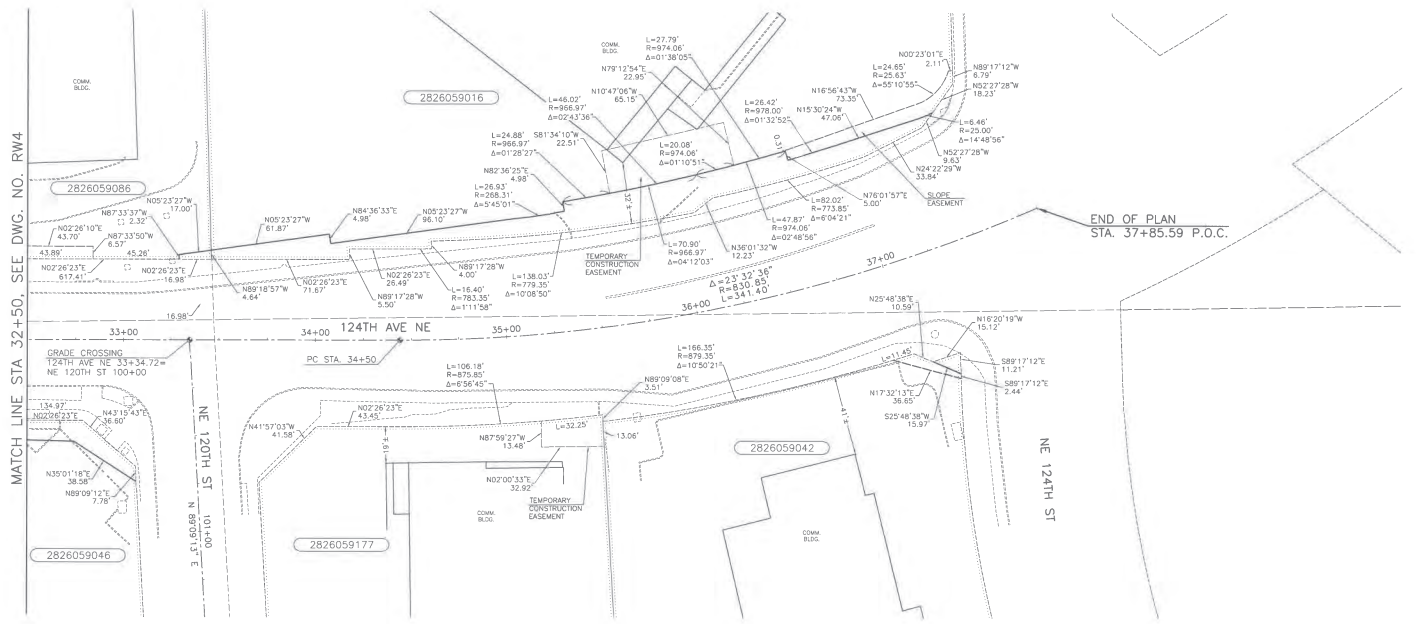
Ph: (425) 598-2200
Fax: (425) 502-8067

LEGEND

- SECTION LINE
- QUARTER SECTION LINE
- 1/4TH SECTION LINE
- CONSTRUCTION CENTERLINE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- SLOPE EASEMENT
- PERMANENT 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



END OF PLAN
STA. 37+85.59 P.O.C.

PARCEL NO.	NAME	TOTAL AREA	RIGHT OF WAY ACQUISITION	REMAINDER	SLOPE EASEMENT	TCE
2826059016	PUBLIC STORAGE PROPERTIES XXI, INC	130,679	4,142	126,537	823	1,516
2826059046	TOTEM SQUARE PARTNERS	424,835	2,941	401,894	1,363	12,215
2826059042	NE 124 124 NE, LLC	39,218	81	39,137	142	142
2826059177	RADOWN INVESTMENTS, LLC	21,660			486	486
2826059045	S & T OF WA, LLC	144,543	1,793	142,750	974	974
TOTAL AREA IS CALCULATED.						



1 ALLIANCE
GEOMATICS
SURVEYING & MAPPING

Jun 18, 2020 - 7:56am Robert Brand R:\PERT_18-013\Kirkland 124 Ave NE\2826059046\BASE\399\PLAN\18-013\RW5_PLAN.dwg Layout Name: RW5

DRAWN BY: CM

DESIGN BY: _____

CHECK BY: RLB

PRJ MGR: RLB

FILE	ENGR.	REVIEW	SCALE	DATE
RW5	KWA	9-30-19	SHOWN	5-13-19
4	ROW ACO, REV. PAR -9222	RLB	JS	04-27-20
3	ACQ TO TCE/ACO PAR -9542	RLB	JS	03-20-20
2	TCE EASE REV. PER OWNER REQ	RLB	JS	03-21-20
1	PERM EASE TO PROPOSED R/W	RLB	JS	09-28-19
NO.	REVISION	BY	REVIEW	DATE



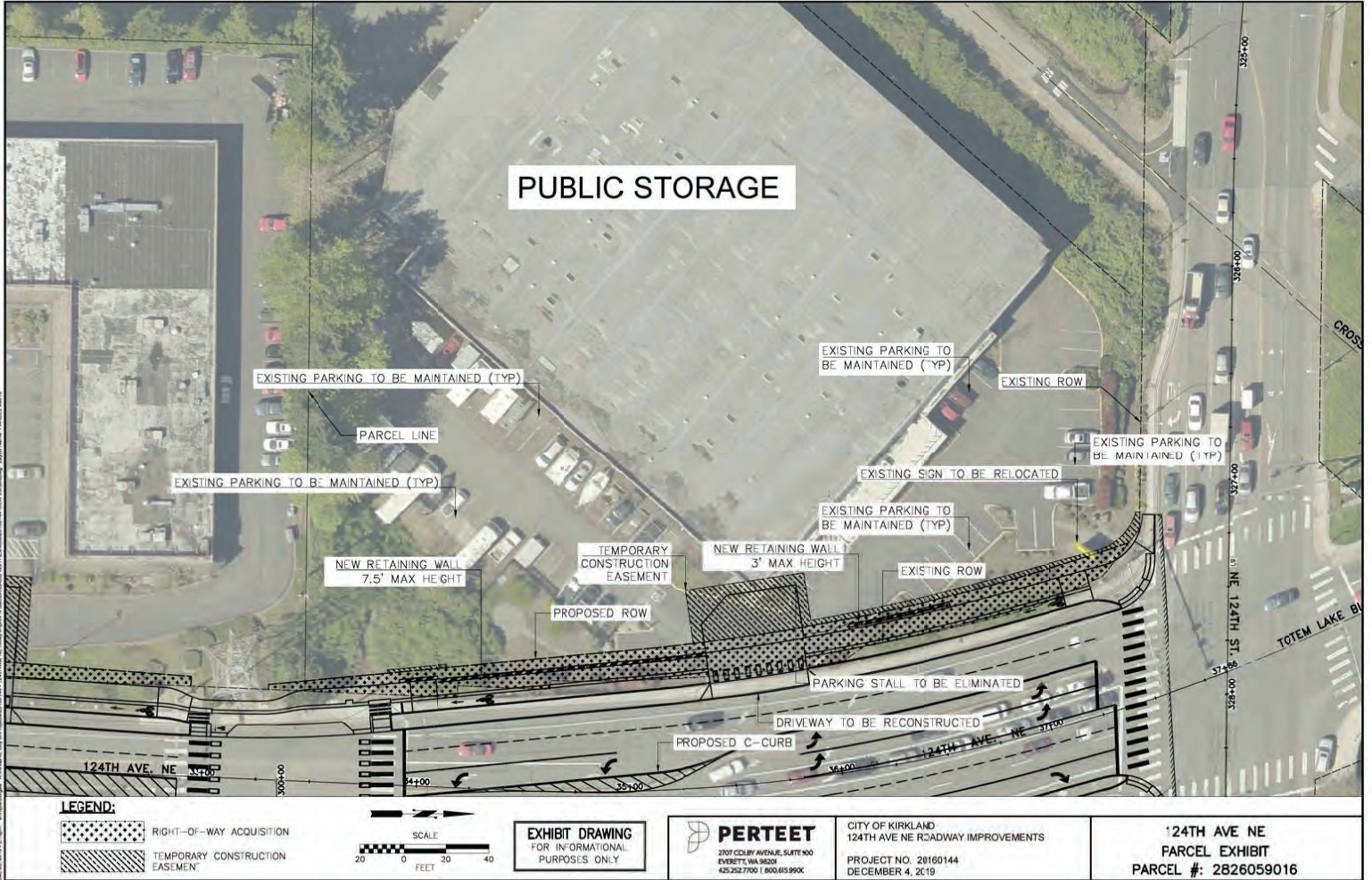
CITY OF KIRKLAND
PUBLIC WORKS DEPARTMENT
123 FIFTH AVENUE - KIRKLAND, WA 98033-6189 - (206)828-1243

RW5

5

5

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



LEGEND:

- RIGHT-OF-WAY ACQUISITION
- TEMPORARY CONSTRUCTION EASEMENT

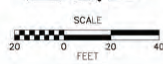


EXHIBIT DRAWING
FOR INFORMATIONAL
PURPOSES ONLY

PERTEET
2307 COLBY AVENUE, SUITE 300
EVERETT, WA 98201
425.252.7700 | 800.615.9906

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

**124TH AVE NE
PARCEL EXHIBIT
PARCEL #: 2826059016**

DATE: 12/19/2019 2:28pm, DRAWN: JACOBSON, PROJECT: 124TH AVE NE ROADWAY IMPROVEMENTS, CITY: KIRKLAND, WA, COUNTY: SNOHOMISH COUNTY, PROJECT NO: 20160144, SHEET NO: 14 OF 128, SHEET TITLE: EXHIBIT B - ACQUISITION EXHIBITS, SHEET SCALE: AS SHOWN

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;
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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.

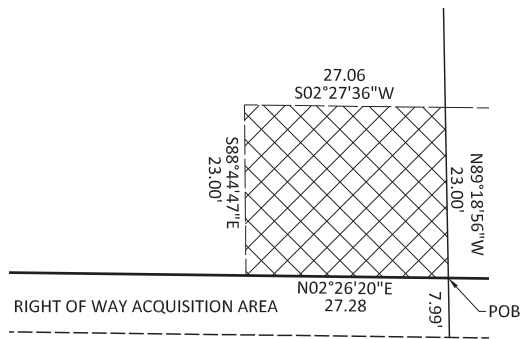
CONTAINING 624 SQUARE FEET, MORE OR LESS.



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) 502-8067

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.

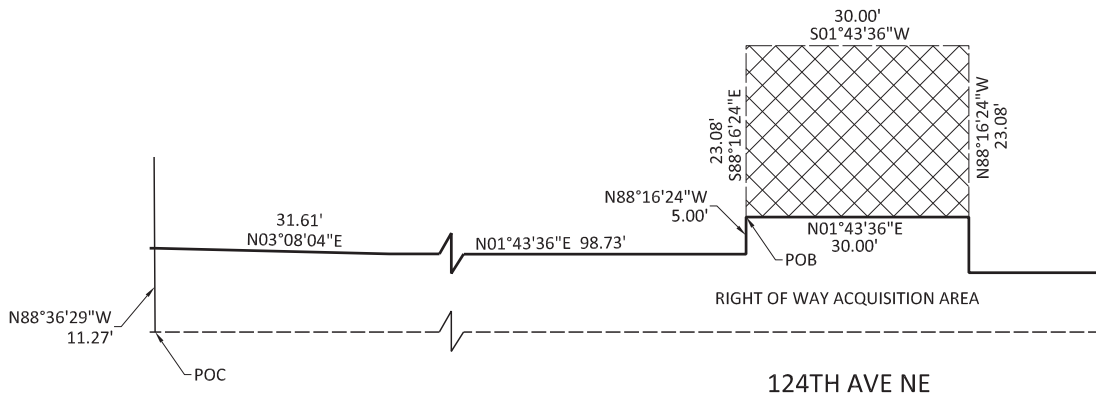
CONTAINING 692 SQUARE FEET, MORE OR LESS.



EXHIBIT "A"

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

PARCEL NO. 2826059179



TEMPORARY CONSTRUCTION
EASEMENT AREA
692 SQ FT±

CITY OF KIRKLAND
124TH AVE NE ROADWAY IMPROVEMENTS
TEMPORARY CONSTRUCTION EASEMENT
PARCEL NO. 2826059179



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

124TH AVE NE ROADWAY IMPROVEMENTS - TEMPORARY CONSTRUCTION EASEMENT - PARCEL NO. 2826059179 - KING COUNTY, WA

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;
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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;
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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.

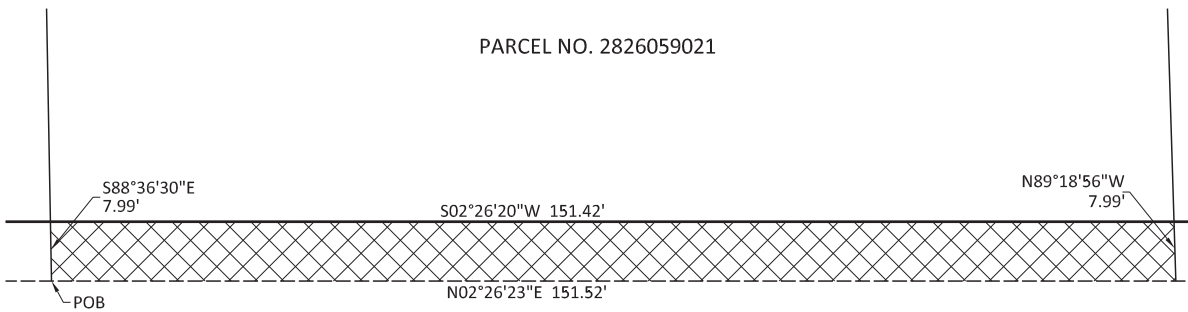


11/11/2019

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) 502-8067

DRAWN BY: R. BRAND

DATE: 10-22-2019

\\nrc\shared\12\26\15\10\plan - R\PEEL-15-011.mxd 12/26/15 10:41:12 AM 15:00:40 (BASED ROW PARCEL NO. 2826059021) 0:00:01.00

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:

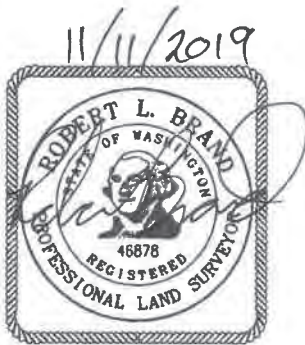
COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH 01°43'38" EAST ALONG THE EAST LINE THEREOF TO THE INTERSECTION POINT WITH THE NORTH LINE OF THE SOUTH 300 FEET OF SAID SUBDIVISION;
THENCE NORTH 88°36'29" WEST ALONG SAID NORTH LINE A DISTANCE OF 42.00 FEET TO A POINT ON THE WESTERLY 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;

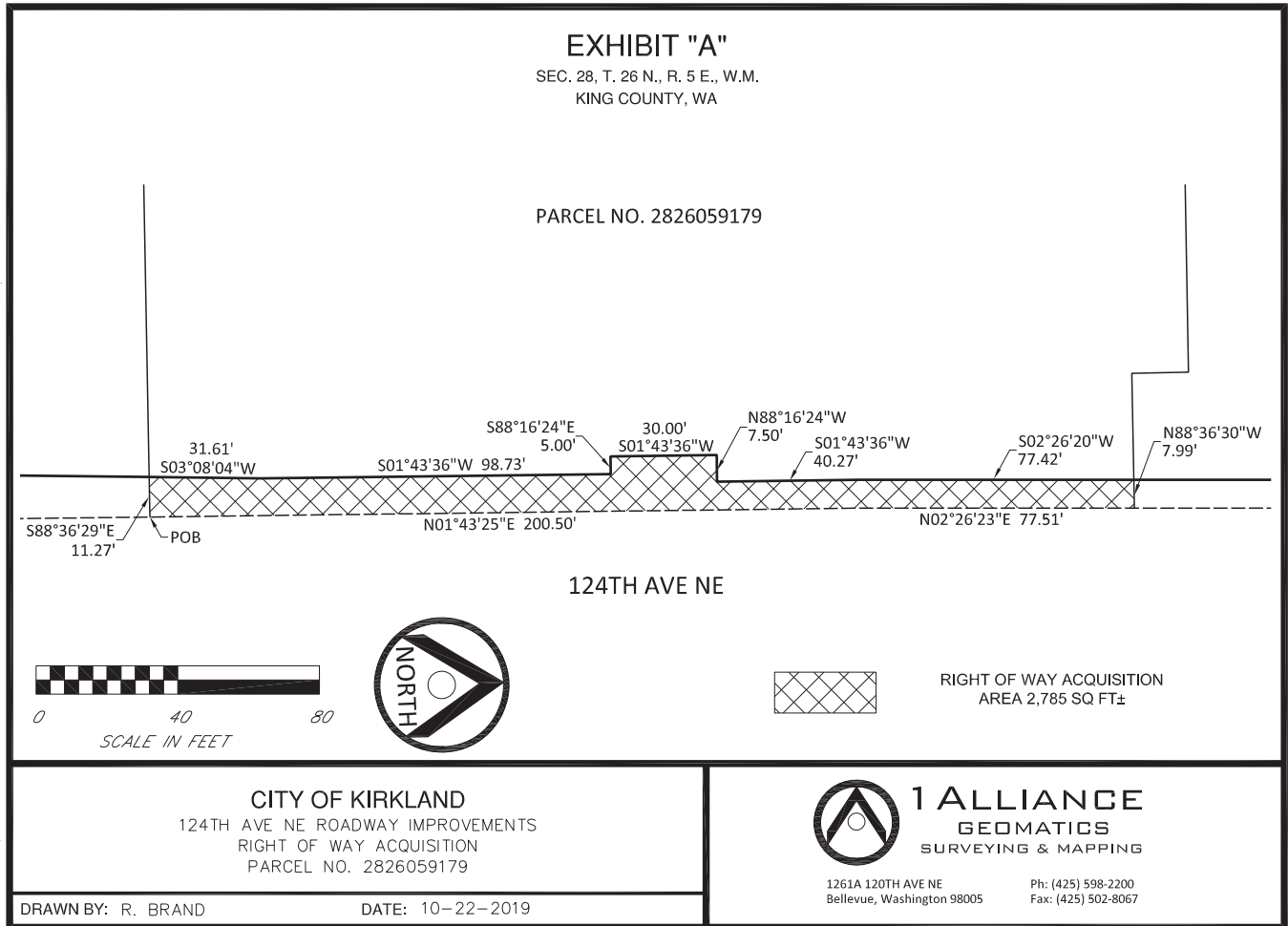
THENCE SOUTH 88°36'29" EAST 150.00 FEET;
THENCE SOUTH 01°23'31" WEST 16.00 FEET;
THENCE SOUTH 88°36'29" EAST 38.10 FEET TO THE TRUE POINT OF BEGINNING.

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.





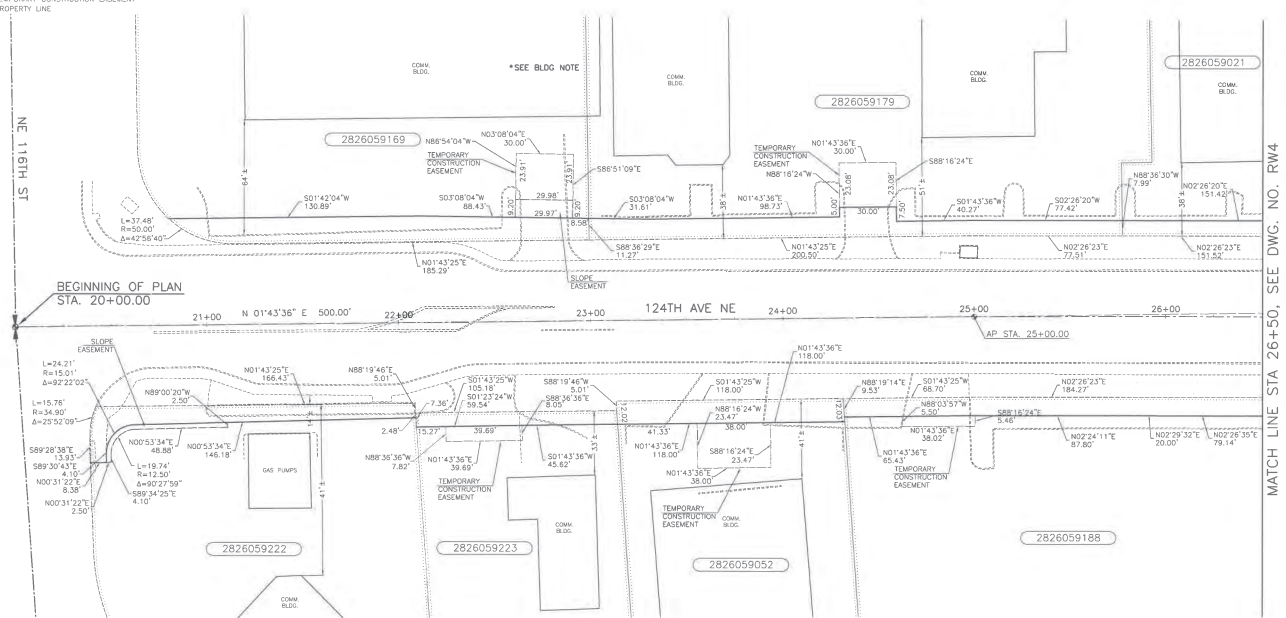
124TH AVE NE ROADWAY IMPROVEMENTS RIGHT OF WAY ACQUISITION EXHIBIT "A" PARCEL NO. 2826059179

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.	NAME	TOTAL AREA	RIGHT OF WAY ACQUISITION	REMAINDER	SLOPE EASEMENT	TCE
2826059001	WVY LIMITED LLC	29,788	1,710	28,078	624	
2826059179	WAY LIMITED LLC	94,425	2,785	91,640	692	
2826059169	KIM SANG HAN/CHUN D	34,061	2,707	31,354	275	717
2826059188	CHUNMAY BHASKAR V	31,628	2,403	29,225	209	
2826059252	KIRKLAND TOTEM REAL ESTATE	24,274	1,416	22,858	891	
2826059223	TACO BELL OF AMERICA LLC	18,818	746	18,072	315	
2826059222	YEN YAO JEAN	28,819	1,674	27,145	166	

TOTAL AREA IS CALCULATED. OWNERSHIPS ALL AREAS ARE SHOWN IN SQUARE FEET UNLESS OTHERWISE NOTED.

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



1 ALLIANCE
GEOMATICS
SURVEYING & MAPPING

Jan 08, 2020 - 7:03am Robert Brand R:\PERT_164103 Kirkland 02A Ave NE\B0500CAD\BASE\DRW\PLAN\018-019\RW3_PLAN.dwg Layout Name: RW 3

DRAWN BY: CMU

DESIGN BY:

CHECK BY: RLB

PROJ MGR: RLB

FILE	ENGR	REVIEW	SCALE	DATE
RW3	KWA	9-30-19	SHOWN	5-13-19
4	ROW ACQ. REV. PAR -9222	RLB	JS	04-27-20
3	ACQ TO TOLEACO PAR -9542	RLB	JS	03-20-20
2	TCE EASE REV PER OWNER REG.	RLB	JS	03-20-20
1	PERM LASE TO PROPOSED R/W	RLB	JS	09-26-19
N.O.	REVISION	BY	REVIEW	DATE



CITY OF KIRKLAND
PUBLIC WORKS DEPARTMENT
123 FIFTH AVENUE - KIRKLAND, WA 98033-6189 - (206)828-1243

RW3

3

5

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

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.



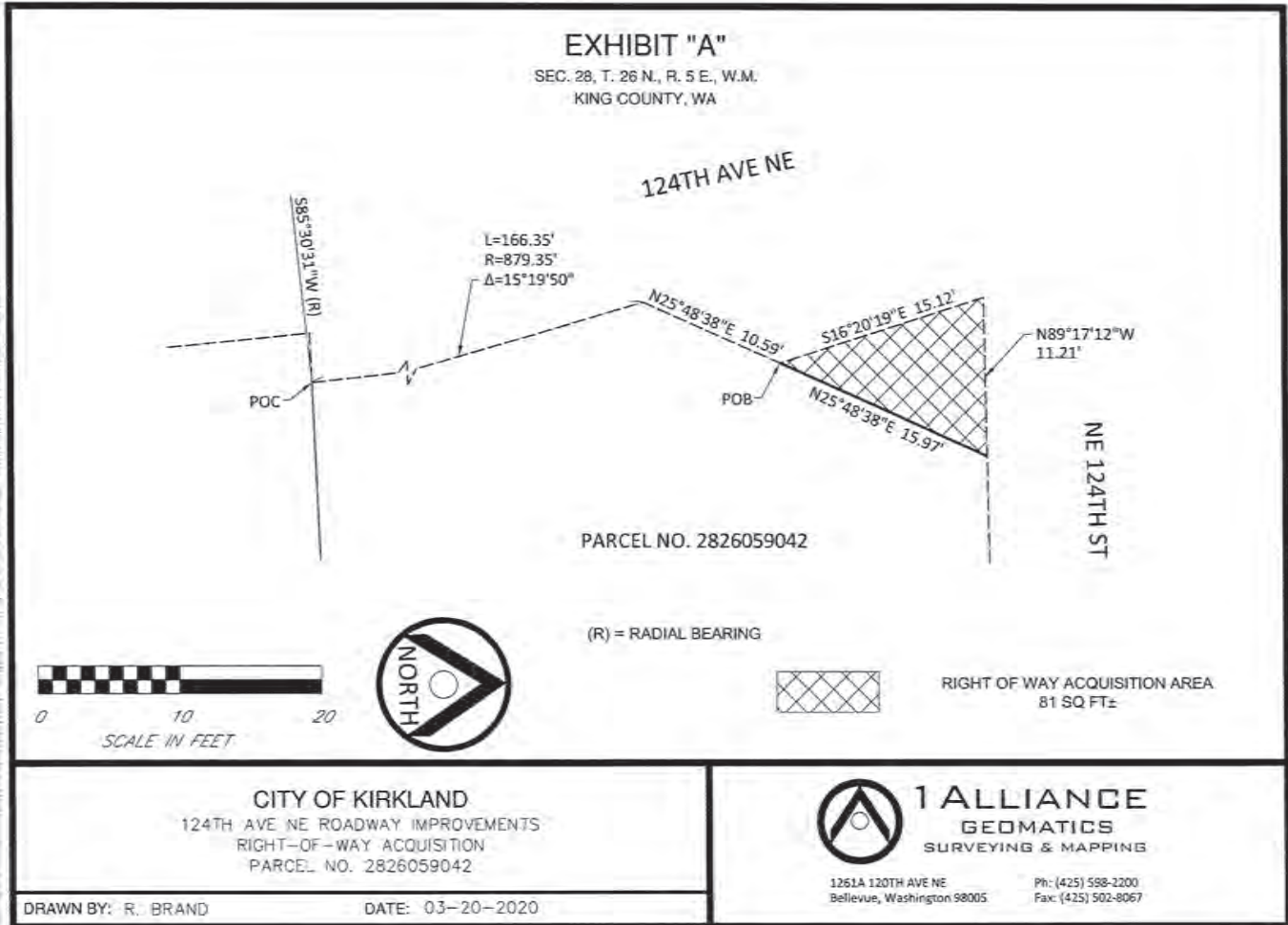


EXHIBIT "A"
Legal Description of Entire Property

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;

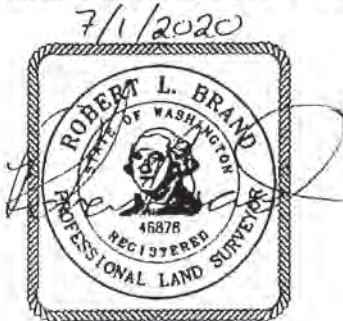
EXCEPT THAT PORTION CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 7101110275;

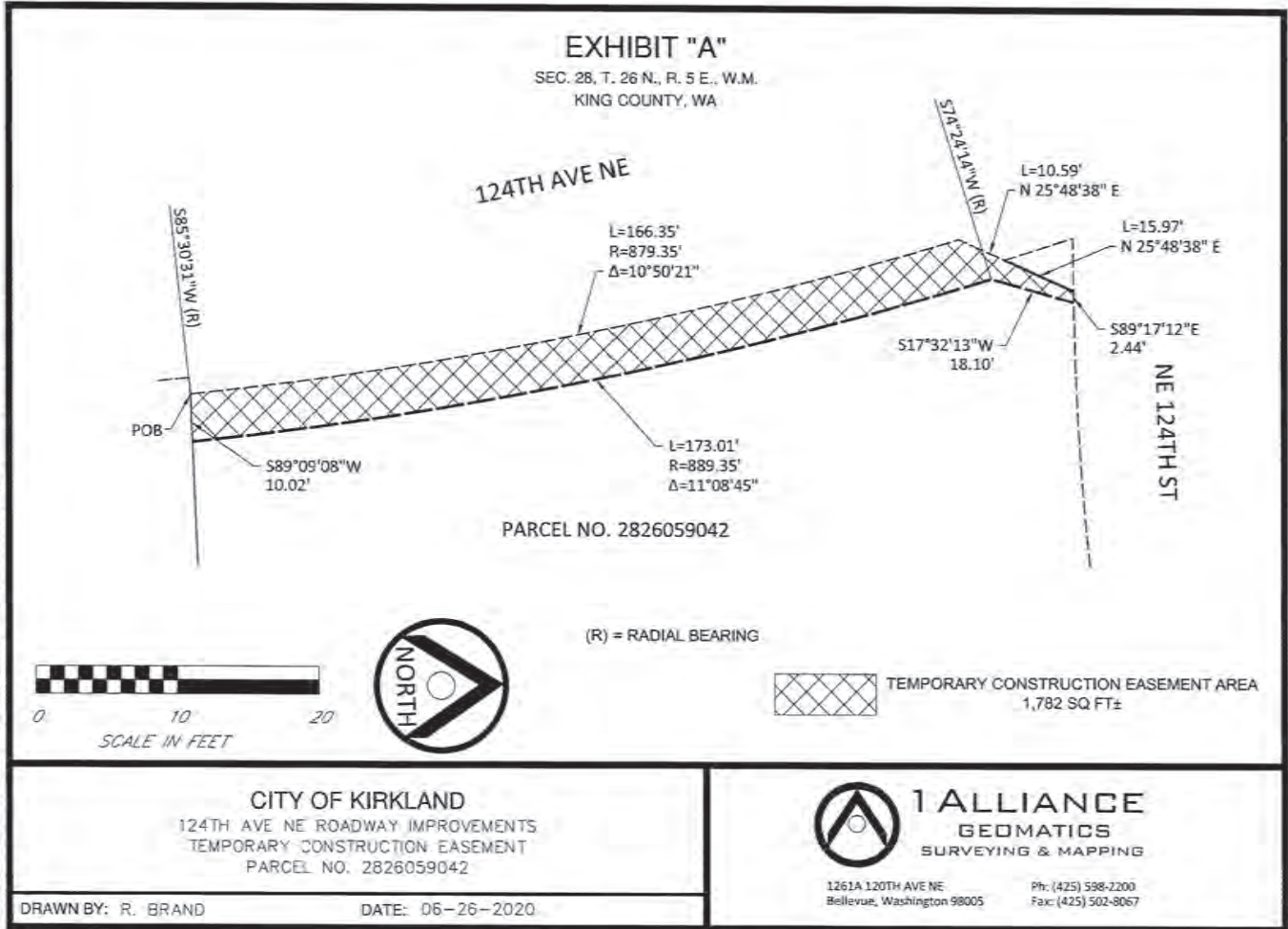
AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF KIRKLAND BY DEED RECORDED UNDER RECORDING NUMBER 8304050912.

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.



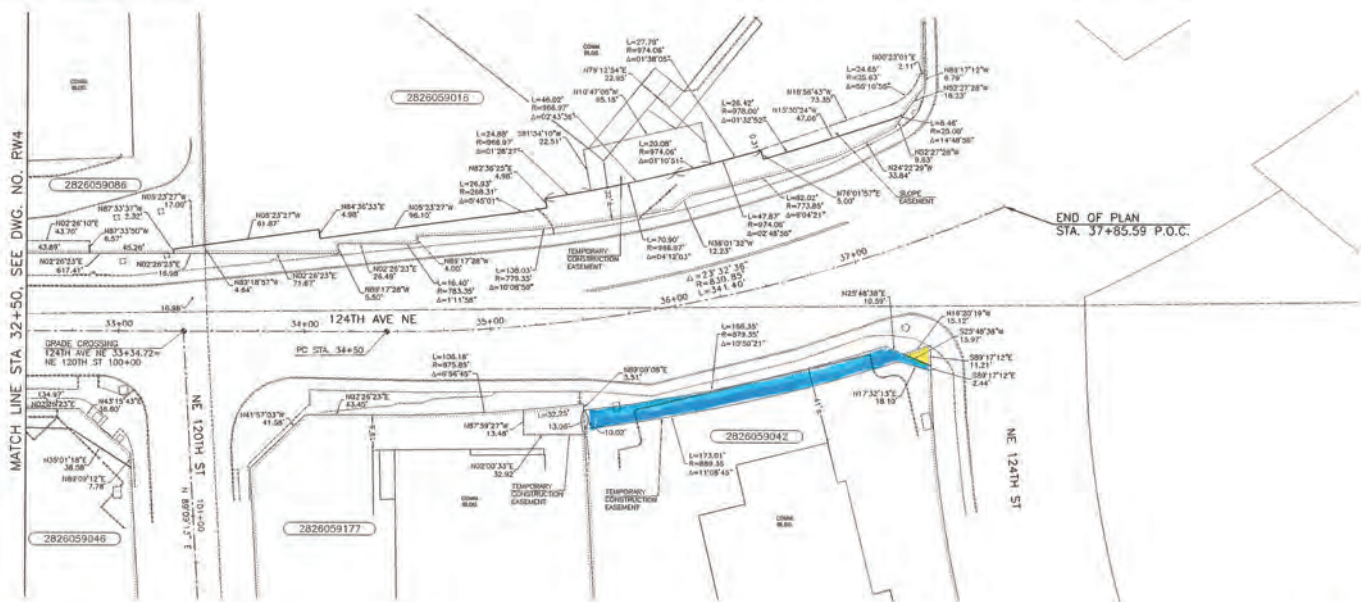


LEGEND

- 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



END OF PLAN
STA. 37+85.59 P.O.C.

PARCEL NO.	OWNER	TOTAL AREA	RIGHT OF WAY	CONSTRUCTION	SLOPE EASEMENT	TOTAL
2826059016	PUBLIC CHARGE PROPERTIES CO. INC.	135,679	4,142	128,537	623	131,312
2826059044	WISLA SQUARE PARTNERS	404,635	2,041	401,694	1,383	371,715
2826059046	NE 124 124 NE, LLC	29,218	81	29,137	140	29,358
2826059177	ROCKWOOD INVESTMENTS, LLC	21,400				21,400
2826059042	S & B OF WA, LLC	144,543	1,793	142,750	1,782	144,543
TOTAL AREA		735,475	8,057	727,418	3,528	723,890

TOTAL AREA IS CALCULATED. OWNERSHIPS ALL AREAS ARE SHOWN BY SQUARE FEET UNLESS OTHERWISE NOTED. TDC-TEMPORARY CONSTRUCTION EASEMENT



DRAWN BY: SM
DESIGN BY: SM
CHECK BY: SB
PROJ. MGR: SB

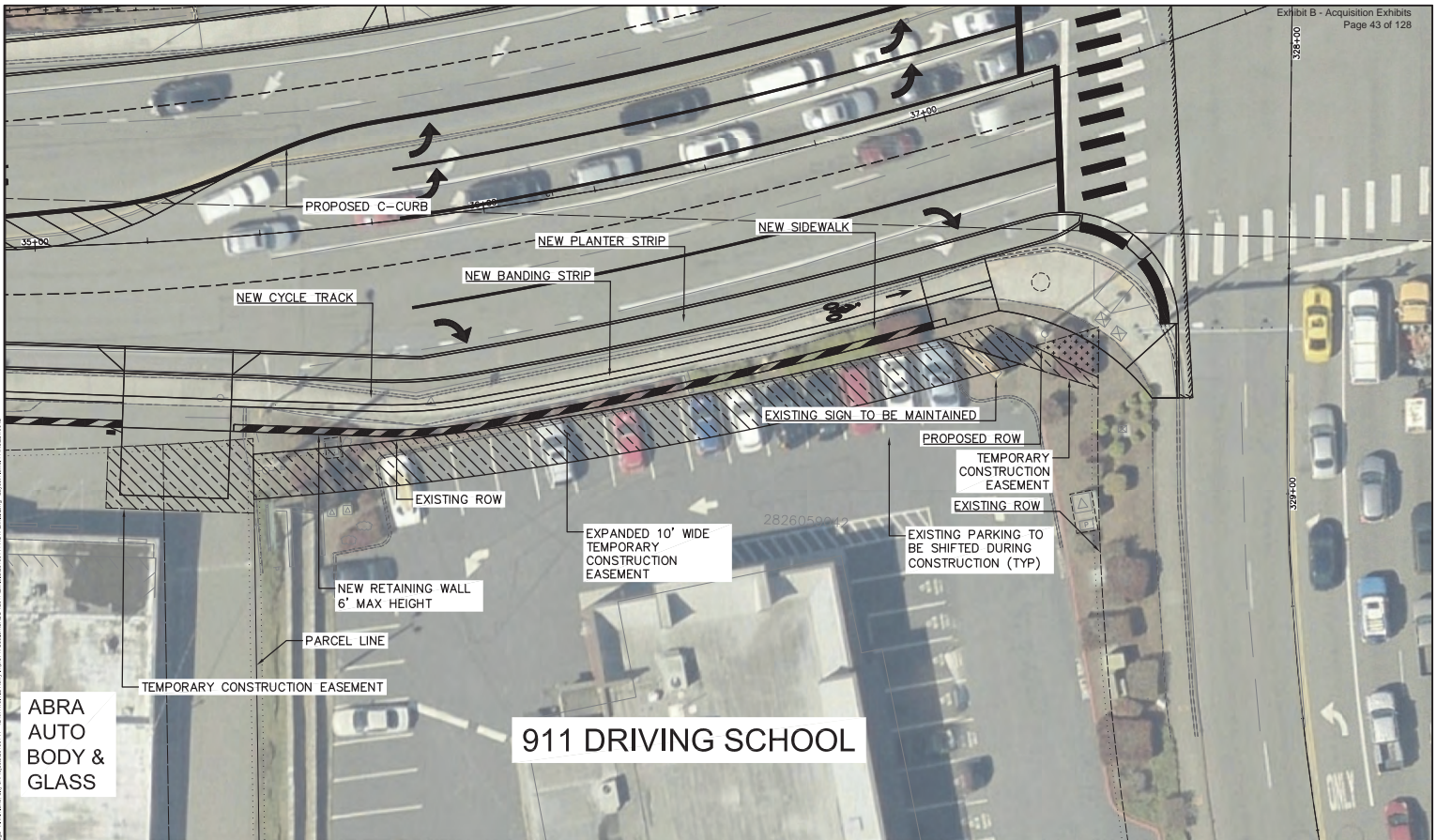


FILE NO.	ENGR.	REVIEW	SCALE	DATE
RWS	KWA	9-30-19	AS SHOWN	5-13-19
5	SEE REV. MAP -2042	SB	AS	08-28-20
4	HOW AND REV. MAP -2022	SB	AS	01-17-20
3	2019 TO 2020S PLAN -2042	SB	AS	03-29-20
2	SEE CASE NO. PER OWNER PRO	SB	AS	02-24-20
1	PERM EASE TO RECORD BY P	SB	AS	02-28-19

CITY OF KIRKLAND
PUBLIC WORKS DEPARTMENT
123 5TH AVENUE - KIRKLAND, WA 98033-1199 - (360)838-1243

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

RW5	5	5
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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>10 0 20 FEET</p>	<p>EXHIBIT DRAWING FOR INFORMATIONAL PURPOSES ONLY</p>	<p>PERITEET 2707 COLBY AVENUE, SUITE 800 EVANSTON, WA 98522 425.825.7700 800.648.8900</p>	<p>CITY OF KIRKLAND 124TH AVE NE ROADWAY IMPROVEMENTS PROJECT NO. 20180144 MAY 18, 2020</p>	<p>124TH AVE NE PARCEL EXHIBIT PARCEL #: 2826059042</p>
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Jun 18, 2020 1:52:38pm - akh... 20180144 - 124th Ave NE Roadway Improvements - Parcel Exhibit B - Acquisition Exhibits - 43 of 128

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.



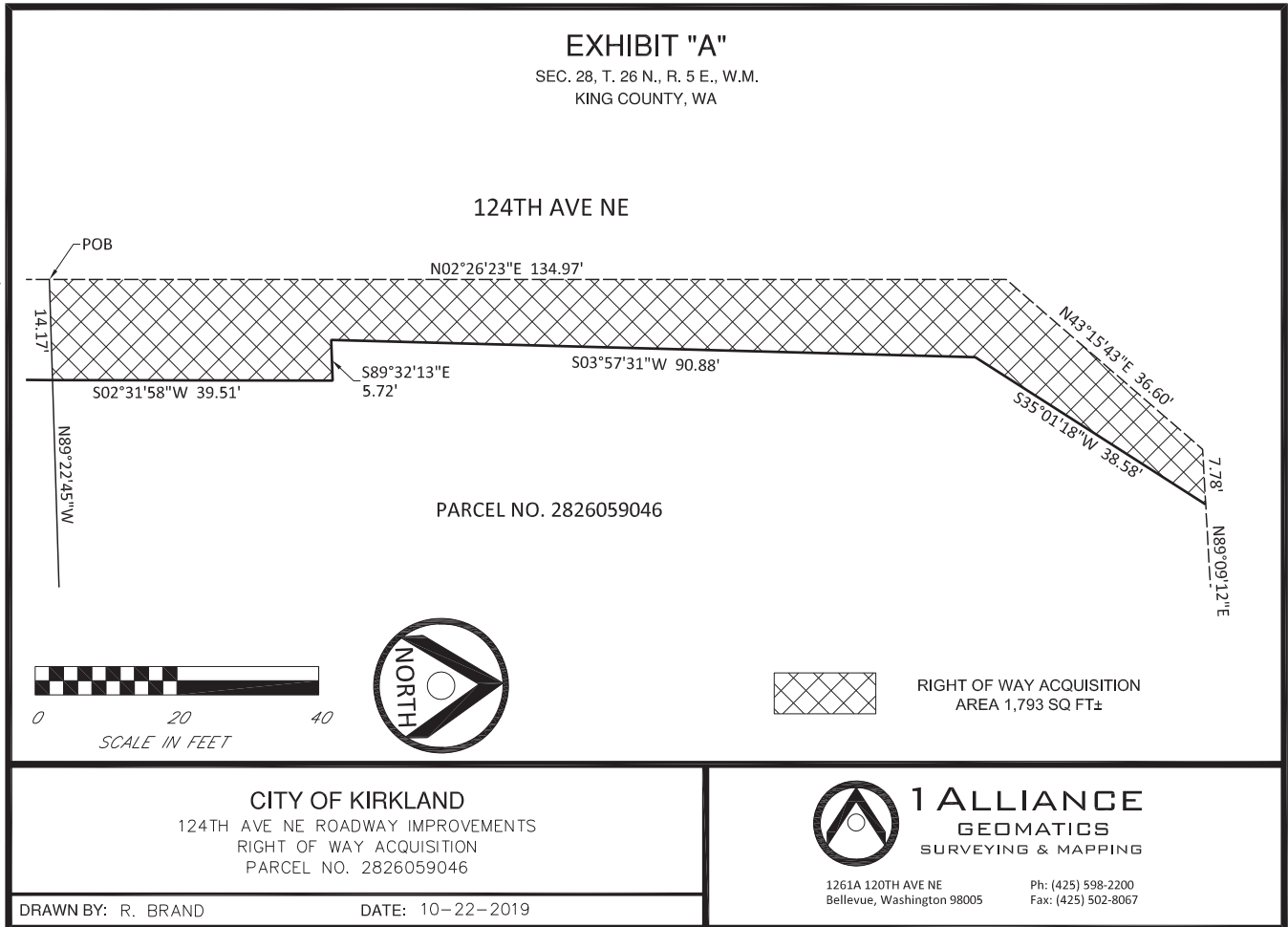


EXHIBIT "A"
Legal Description of Entire Property

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;
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 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°38'34" WEST, A DISTANCE OF 30.12 FEET;
THENCE SOUTH 02°31'58" WEST, A DISTANCE OF 32.99 FEET TO THE POINT OF BEGINNING.

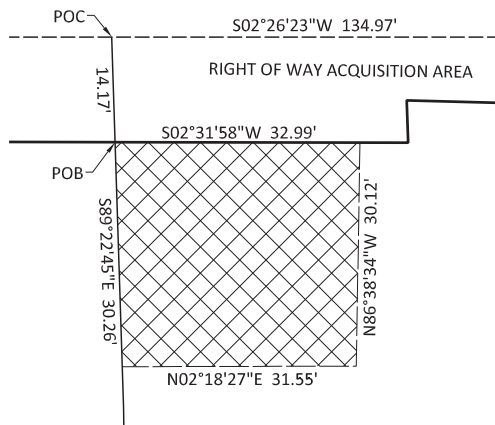
CONTAINING 974 SQUARE FEET, MORE OR LESS.



EXHIBIT "A"

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

124TH AVE NE



PARCEL NO. 2826059046



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

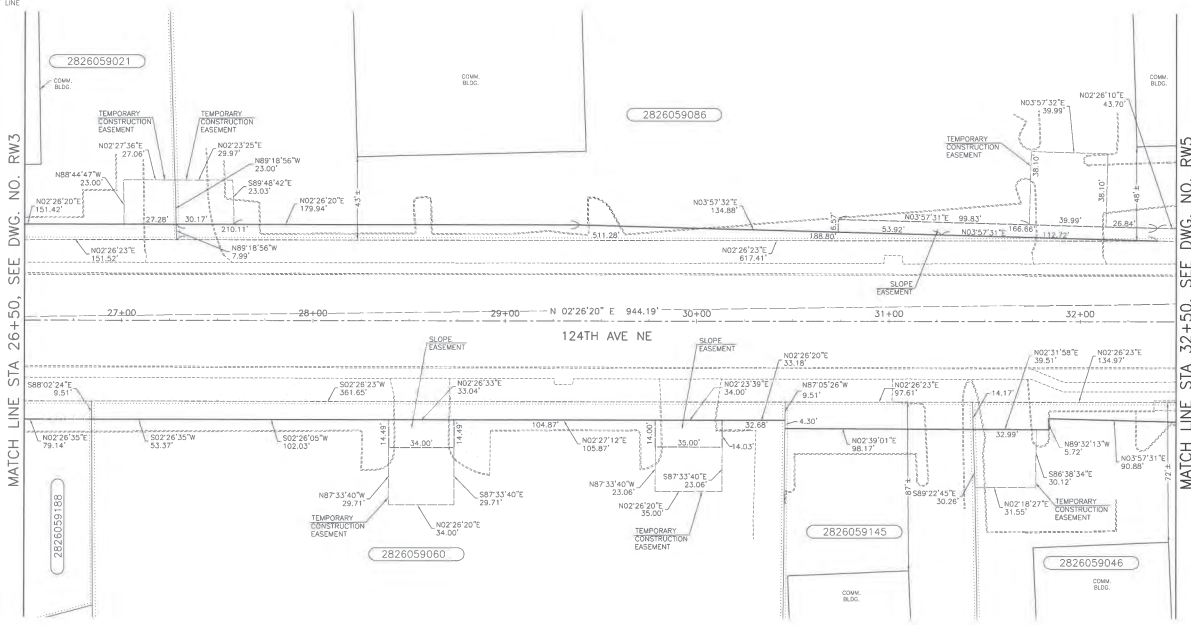
DATE: 10-22-2019

LEGEND

- SECTION LINE
- QUARTER SECTION LINE
- 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

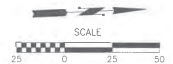


MATCH LINE STA 26+50. SEE DWG. NO. RW3

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

PARCEL NO.	NAME	TOTAL AREA	RIGHT OF WAY ACQUISITION	REMAINDER	SLOPE EASEMENT	TCE
2826059086	TOTEM SQUARE PARTNERS	404.635	2,941	401.694	1,383	2,215
2826059021	WWJ LIMITED, LLC	29,788	1,210	28,578	624	624
2826059046	S & B I OF WA, LLC	144,543	1,293	143,250	974	974
2826059145	BUCHAN BROTHERS INVESTMENT	49,789	1,368	48,421	982	1,817
2826059090	KIRKLAND TOTEM REAL ESTATE	203,019	3,440	199,579	982	1,817
2826059158	CHUDMAN BARBARA M	34,608	2,403	32,205	209	209
TOTAL						

TOTAL AREA IS CALCULATED. OWNERSHIPS ALL AREAS ARE SHOWN IN SQUARE FEET UNLESS OTHERWISE NOTED. TCE-TEMPORARY CONSTRUCTION EASEMENT



1 ALLIANCE
GEOMATICS
SURVEYING & MAPPING

Jun 08, 2022 - 7:04am Robert Brand R:\PERT_18-010 Kirkland 124 Ave NE\2020\CAD\BASE\9900V\PLAN\18-010-RW4_PLAN.dwg Layout Name: RW4

DRAWN BY: CAU
DESIGN BY: _____
CHECK BY: RLB
PROJ MGR: RLB

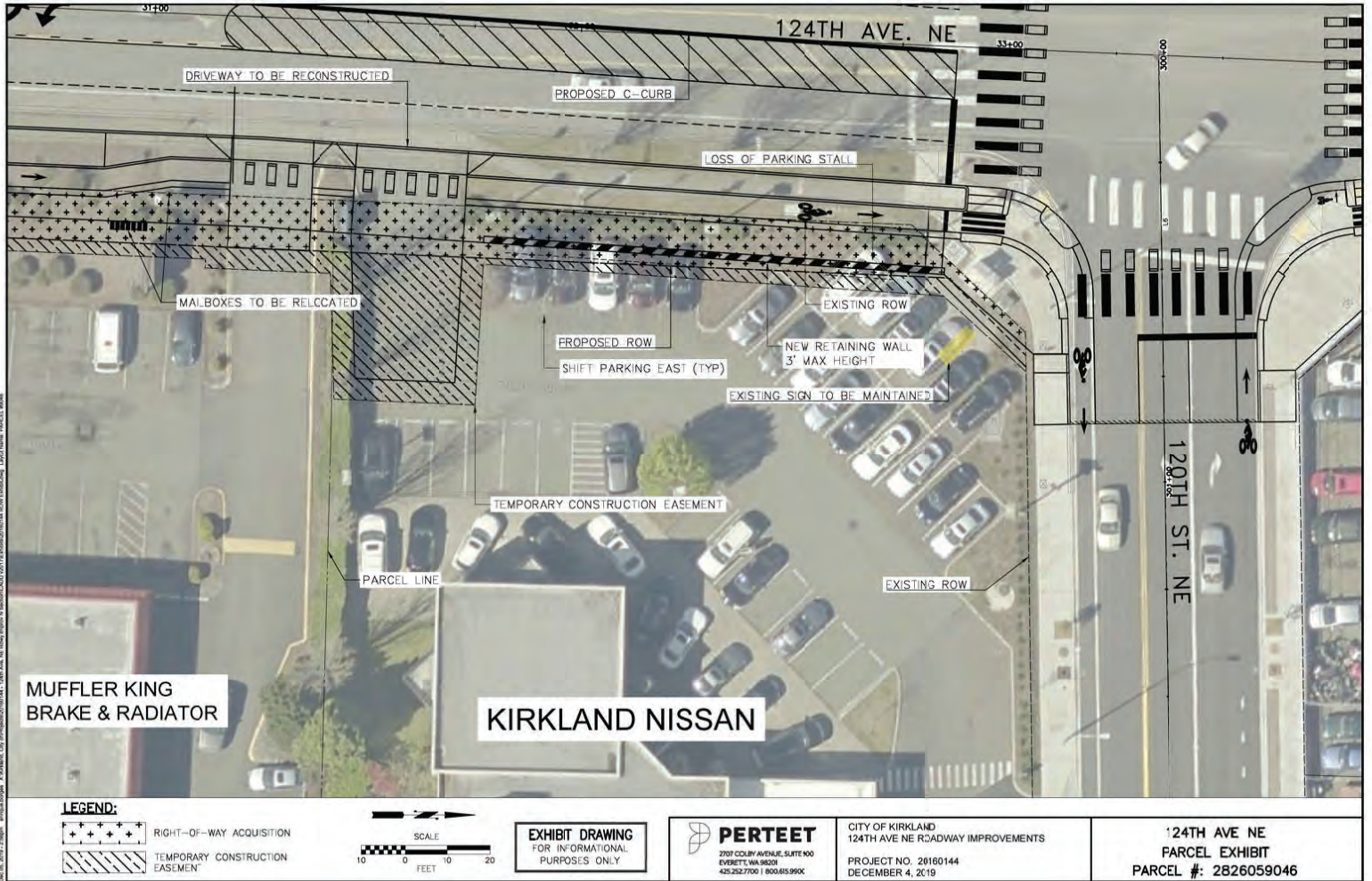
FILE	ENGR.	REVIEW	SCALE	DATE
RW4	KWA	9-30-19	SHOWN	5-13-19
4	ROW ACQ. REV. PAR -9222	RLB	JS	04-27-20
3	ACQ TO TCE/ACQ PAR -9042	RLB	JS	03-20-20
2	TCE EASE REV PER OWNER REQ	RLB	JS	02-24-20
1	PERM EASE TO PROPOSED R/W	RLB	JS	09-28-19
NO.	REVISION	BY	REVIEW	DATE

CITY OF KIRKLAND
PUBLIC WORKS DEPARTMENT
123 117th AVENUE - KIRKLAND, WA 98033-6189 - (206)828-1243

RW4

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

4
5



LEGEND:

- RIGHT-OF-WAY ACQUISITION
- TEMPORARY CONSTRUCTION EASEMENT



EXHIBIT DRAWING
FOR INFORMATIONAL
PURPOSES ONLY

PERTEET
2307 COLBY AVENUE, SUITE 400
EVERETT, WA 98201
425.252.7700 | 800.655.9900

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

124TH AVE NE
PARCEL EXHIBIT
PARCEL #: 2826059046

DATE: 2019-12-04 10:58:00 AM; PROJECT: 20160144; DRAWING: 124TH AVE NE ROADWAY IMPROVEMENTS; SHEET: 57 OF 128; SCALE: 1"=20';

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;

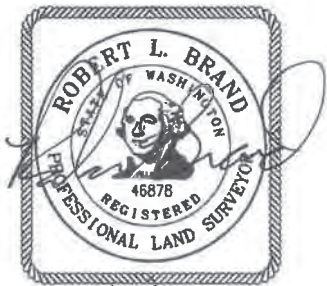
COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 88°19'17" WEST, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 708.81 FEET;
THENCE NORTH 01°17'15" EAST A DISTANCE OF 431.82 FEET;
THENCE SOUTH 88°50'58" WEST A DISTANCE OF 326.97 FEET TO THE SOUTHEASTERLY MARGIN OF SLATER AVENUE NORTHEAST;
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.

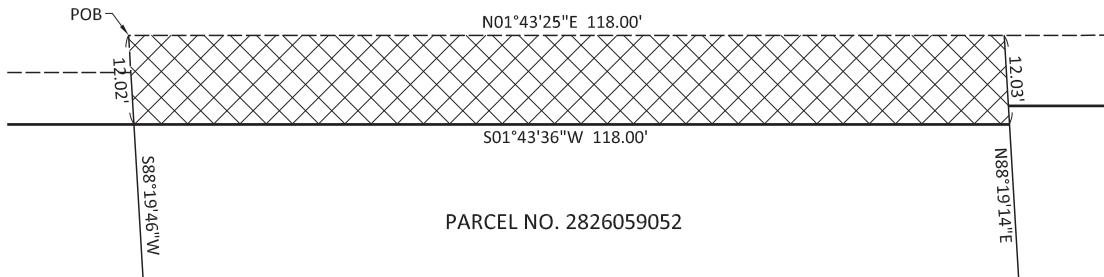


11/11/2019

EXHIBIT "A"

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

124TH AVE NE



PARCEL NO. 2826059052



RIGHT OF WAY ACQUISITION
AREA 1,416 SQ FT±

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

DRAWN BY: C. ULERY

DATE: 10-18-2019



1 ALLIANCE
GEOMATICS
SURVEYING & MAPPING

1261A 120TH AVE NE
Bellevue, Washington 98005

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

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:

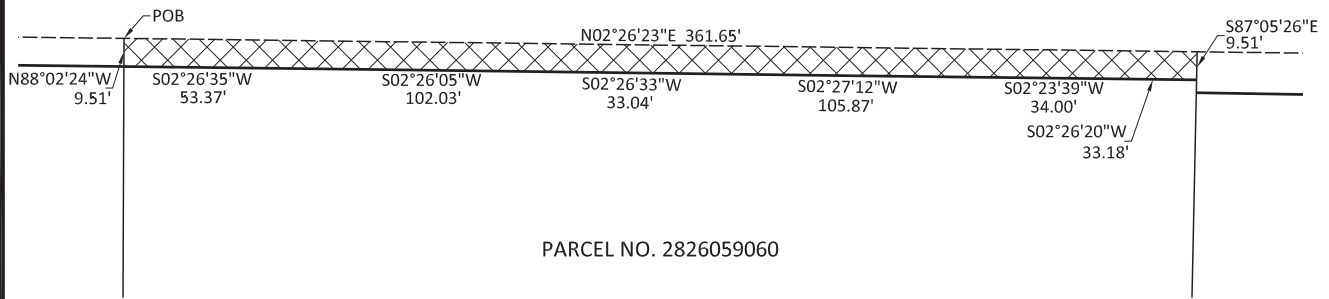
BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL;
THENCE NORTH 02°26'23" EAST, ALONG THE EAST MARGIN OF 124TH AVENUE NORTHEAST, A DISTANCE OF 361.65 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;
THENCE SOUTH 87°05'26" EAST, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 9.51 FEET;
THENCE SOUTH 02°26'20" 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"
SEC. 28, T. 26 N., R. 5 E., W.M.
KING COUNTY, WA

124TH AVE NE



PARCEL NO. 2826059060



RIGHT OF WAY ACQUISITION
AREA 3,440 SQ FT±

CITY OF KIRKLAND
124TH AVE NE ROADWAY IMPROVEMENTS
RIGHT OF WAY ACQUISITION
PARCEL NO. 2826059060

DRAWN BY: R. BRAND

DATE: 10-22-2019



1 ALLIANCE
GEOMATICS
SURVEYING & MAPPING

1261A 120TH AVE NE
Bellevue, Washington 98005

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

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.

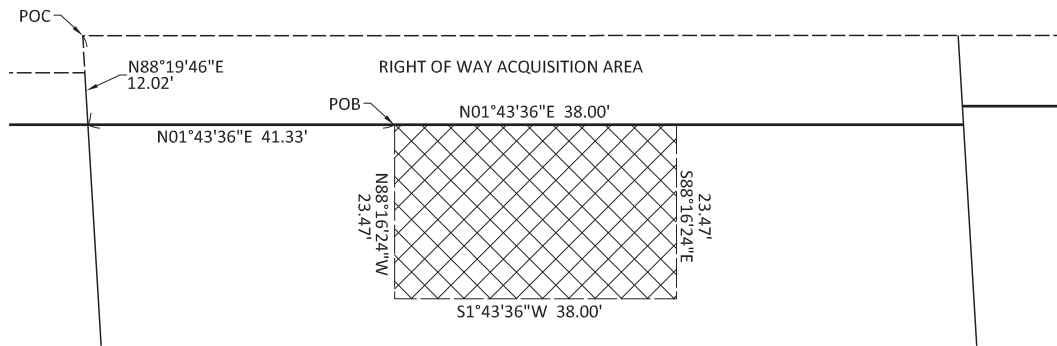
CONTAINING 891 SQUARE FEET, MORE OR LESS.



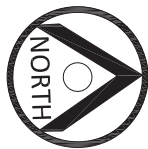
EXHIBIT "A"

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.

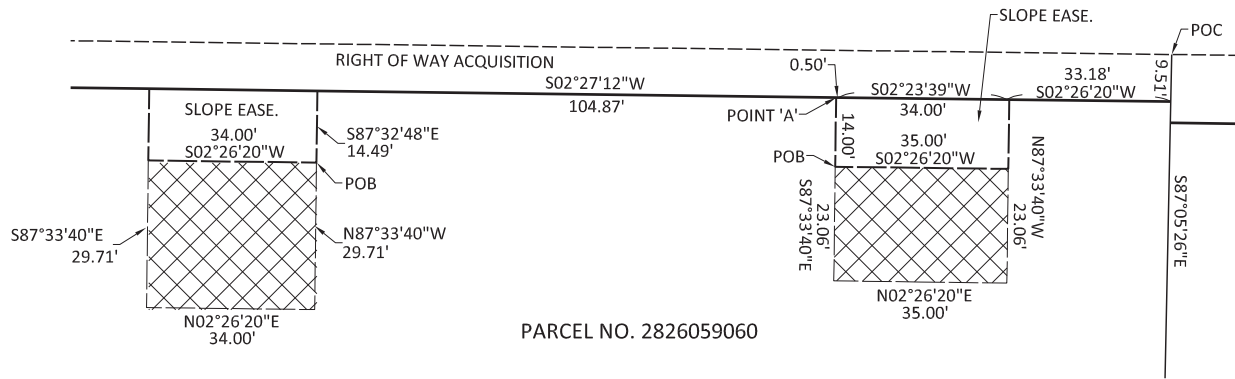
CONTAINING 1,817 SQUARE FEET, MORE OR LESS.



EXHIBIT "A"

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

124TH AVE NE



PARCEL NO. 2826059060



TEMPORARY CONSTRUCTION
EASEMENT AREA
1,817 SQ FT±

CITY OF KIRKLAND

124TH AVE NE ROADWAY IMPROVEMENTS
TEMPORARY CONSTRUCTION EASEMENT
PARCEL NO. 2826059060



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

10/23/19 4:24pm - R:\PEEL-15-111\100-418853\124_AVE_124TH_AVE_TEMPORARY_CONSTRUCTION_EASEMENT_0001.dwg

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.

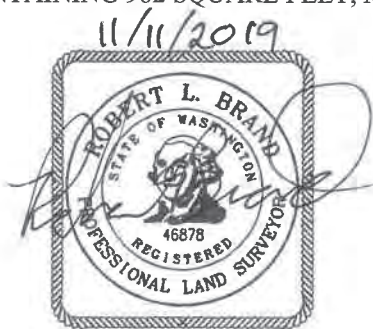
SAID EASEMENT DESCRIBED AS FOLLOWS:

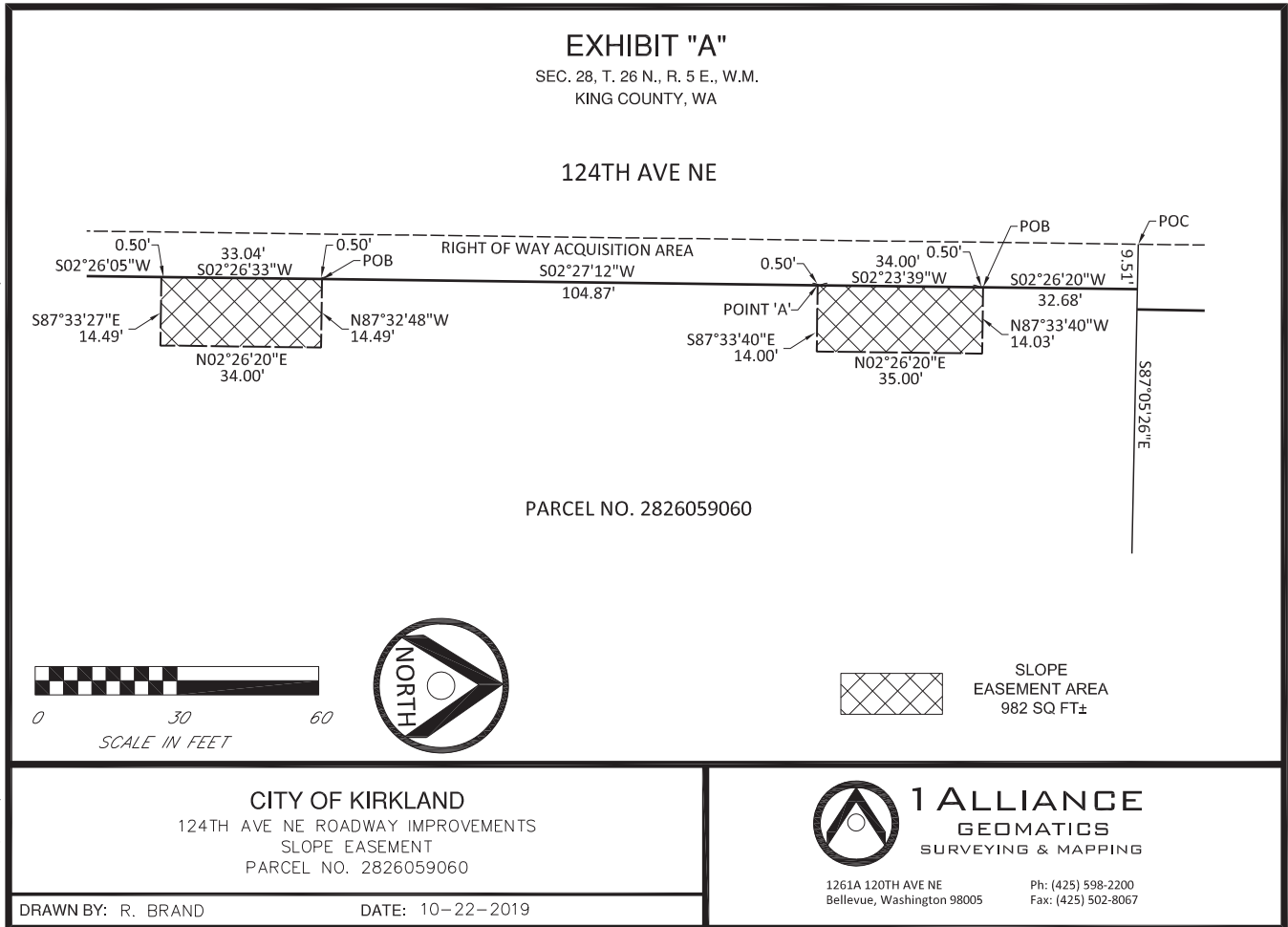
COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL;
THENCE SOUTH 87°05'26" EAST, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 9.51 FEET;
THENCE SOUTH 02°26'20" WEST, A DISTANCE OF 32.68 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 02°26'20" WEST, A DISTANCE OF 0.50 FEET;
THENCE SOUTH 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.



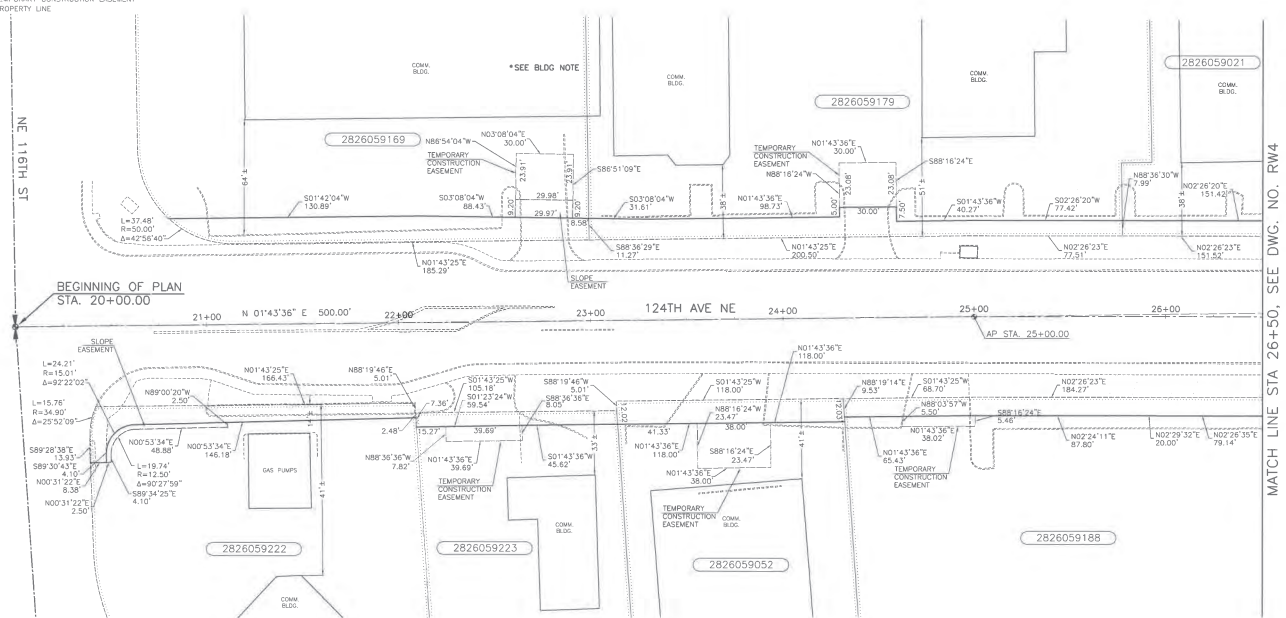


LEGEND

- 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.	NAME	TOTAL AREA	RIGHT OF WAY ACQUISITION	REMAINDER	SLOPE EASEMENT	TCE
2826059001	WAY LIMITED LLC	29,788	1,710	28,078	624	
2826059179	WAY LIMITED LLC	94,425	2,785	91,640	692	
2826059169	KIM SANG HAN/CHUN D	34,061	2,707	31,354	275	717
2826059188	CHUNMAY BHASKAR V	34,628	2,403	32,225	209	
2826059252	KIRKLAND TOTEM REAL ESTATE	24,274	1,416	22,858	891	
2826059223	TACO BELL OF AMERICA LLC	18,818	746	18,072	315	
2826059222	YEN YAO JEAN	28,819	1,674	27,145	166	

TOTAL AREA IS CALCULATED. OWNERSHIPS ALL AREAS ARE SHOWN IN SQUARE FEET UNLESS OTHERWISE NOTED.

*BLDG NOTE: TRACED FROM AERIAL
TCE=TEMPORARY CONSTRUCTION EASEMENT 6/18/2020



1 ALLIANCE
GEOMATICS
SURVEYING & MAPPING

Jan 08, 2020 - 7:03am Robert Brand RP PERT 16410 Kirkland WA Ave NE 8800 CAD/BASE DROW PLAN 08-03 RW3 PLAN.dwg Layout Name: RW 3

DRAWN BY: CMU

DESIGN BY: RLB

CHECK BY: RLB

PROJ MGR: RLB

FILE	ENGR	REVIEW	SCALE	DATE
RW3	KWA	9-30-19	SHOWN	5-13-19
4	ROW ACQ. REV. PAR -9222	RLB	JS	04-27-20
3	ACQ TO TOLEAGO PAR -9542	RLB	JS	03-20-20
2	TCE EASE REV PER OWNER REG.	RLB	JS	02-25-20
1	PERM LASE TO PROPOSED R/W	RLB	JS	09-26-19
N.O.	REVISION	BY	REVIEW	DATE

CITY OF KIRKLAND
PUBLIC WORKS DEPARTMENT
123 FIFTH AVENUE - KIRKLAND, WA 98033-6189 - (206)828-1243

RW3

3

5

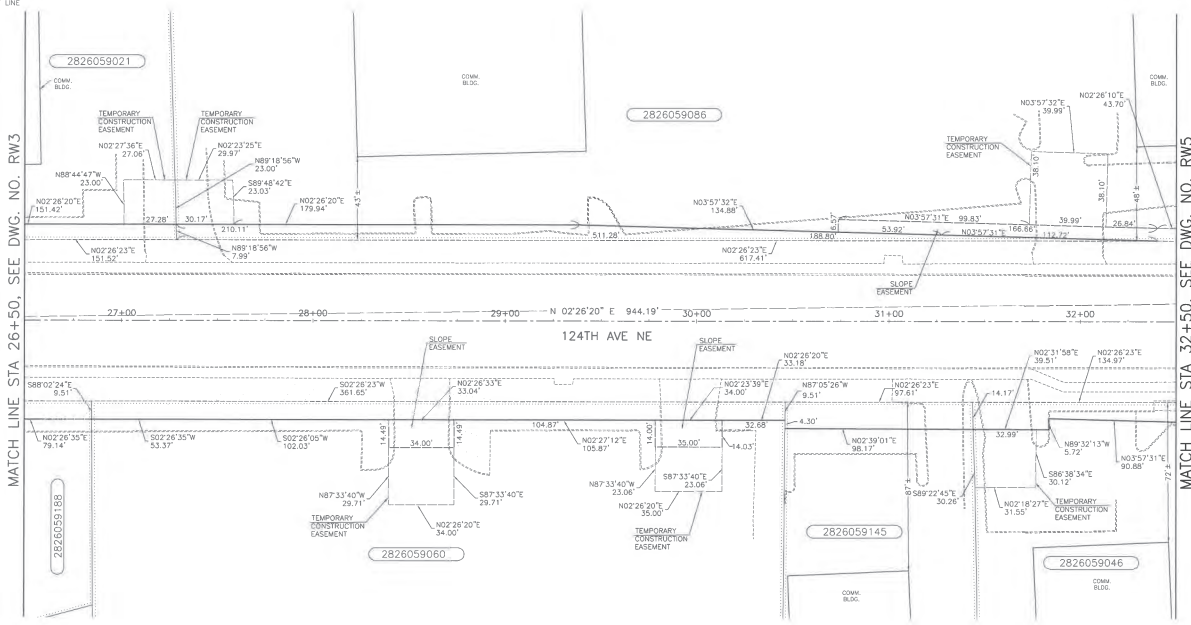
124TH AVE NE ROADWAY IMPROVEMENTS
RIGHT-OF-WAY PLAN
STA 20+00 - STA 26+50

LEGEND

- SECTION LINE
- QUARTER 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



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

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

PARCEL NO.	NAME	TOTAL AREA	RIGHT OF WAY ACQUISITION	REMAINDER	SLOPE EASEMENT	TCE
2826059086	TOTEM SQUARE PARTNERS	404.635	2,941	401.694	1,383	2,215
2826059021	WWJ LIMITED, LLC	29,788	1,210	28,578	624	624
2826059046	S & B I OF WA, LLC	144,543	1,293	143,250	974	974
2826059145	BUCHAN BROTHERS INVESTMENT	49,789	1,368	48,421	982	1,817
2826059090	KIRKLAND TOTEM REAL ESTATE	203,019	3,440	199,579	982	1,817
2826059158	CHUDMAN BARBARA M	34,608	2,403	32,205	209	209
TOTAL						

TOTAL AREA IS CALCULATED. OWNERSHIPS ALL AREAS ARE SHOWN IN SQUARE FEET UNLESS OTHERWISE NOTED. TCE-TEMPORARY CONSTRUCTION EASEMENT



1 ALLIANCE
GEOMATICS
SURVEYING & MAPPING

DRAWN BY: CAU
DESIGN BY: RLB
CHECK BY: RLB
PROJ MGR: RLB

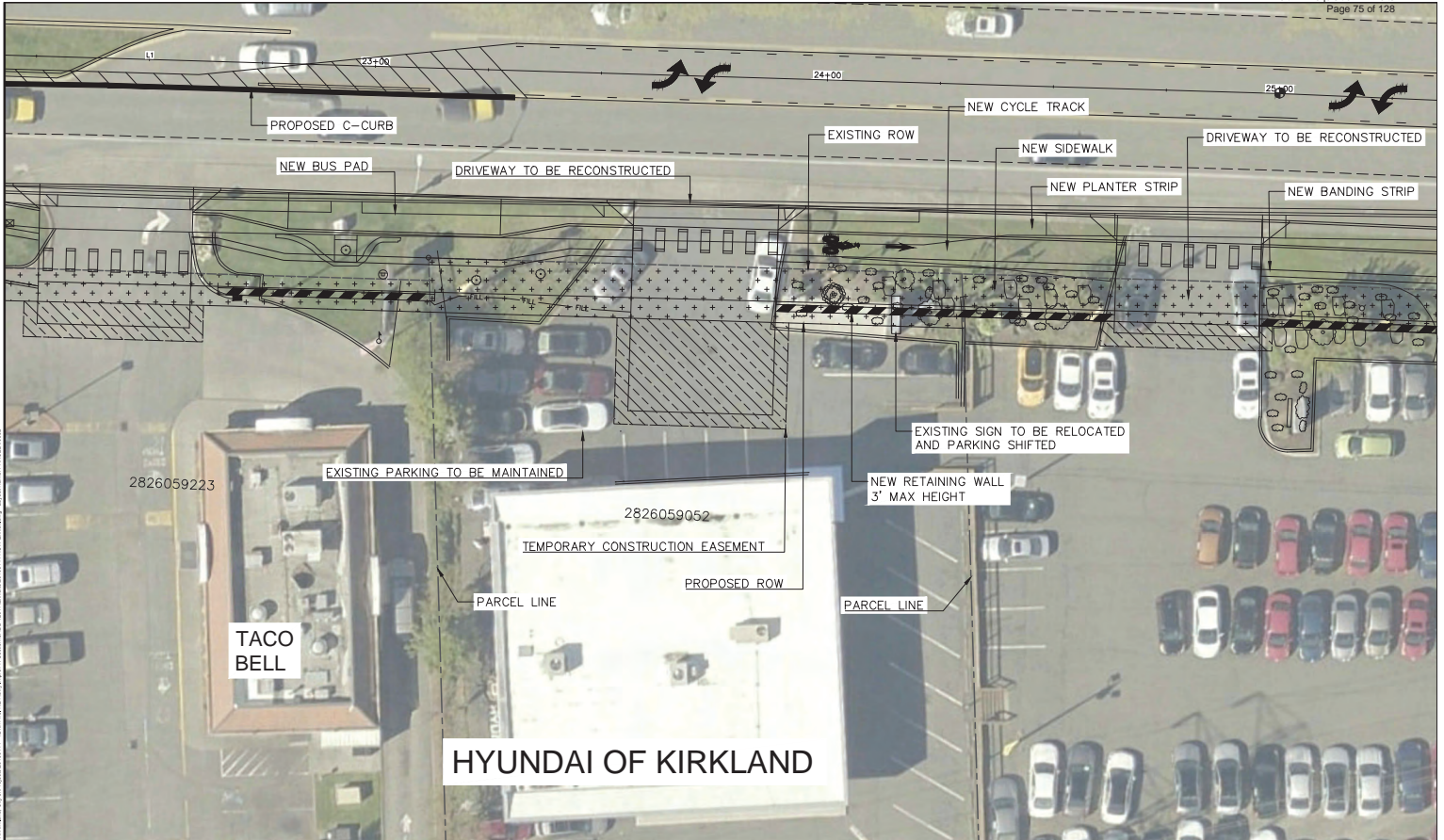
FILE	ENGR.	REVIEW	SCALE	DATE
RW4	KWA	9-30-19	SHOWN	5-13-19
4	ROW ACQ. REV. PAR -9222	RLB	JS	04-27-20
3	ACQ TO TCE/ACQ PAR -9042	RLB	JS	03-20-20
2	TCE EASE REV PER OWNER REQ	RLB	JS	02-24-20
1	PERM EASE TO PROPOSED R/W	RLB	JS	09-28-19
NO.	REVISION	BY	REVIEW	DATE

CITY OF KIRKLAND
PUBLIC WORKS DEPARTMENT
123 1ST AVENUE - KIRKLAND, WA 98033-6189 - (206)828-1243

RW4

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

4
5



LEGEND:

	RIGHT-OF-WAY ACQUISITION
	TEMPORARY CONSTRUCTION EASEMENT
	SLOPE EASEMENT

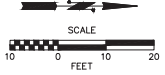


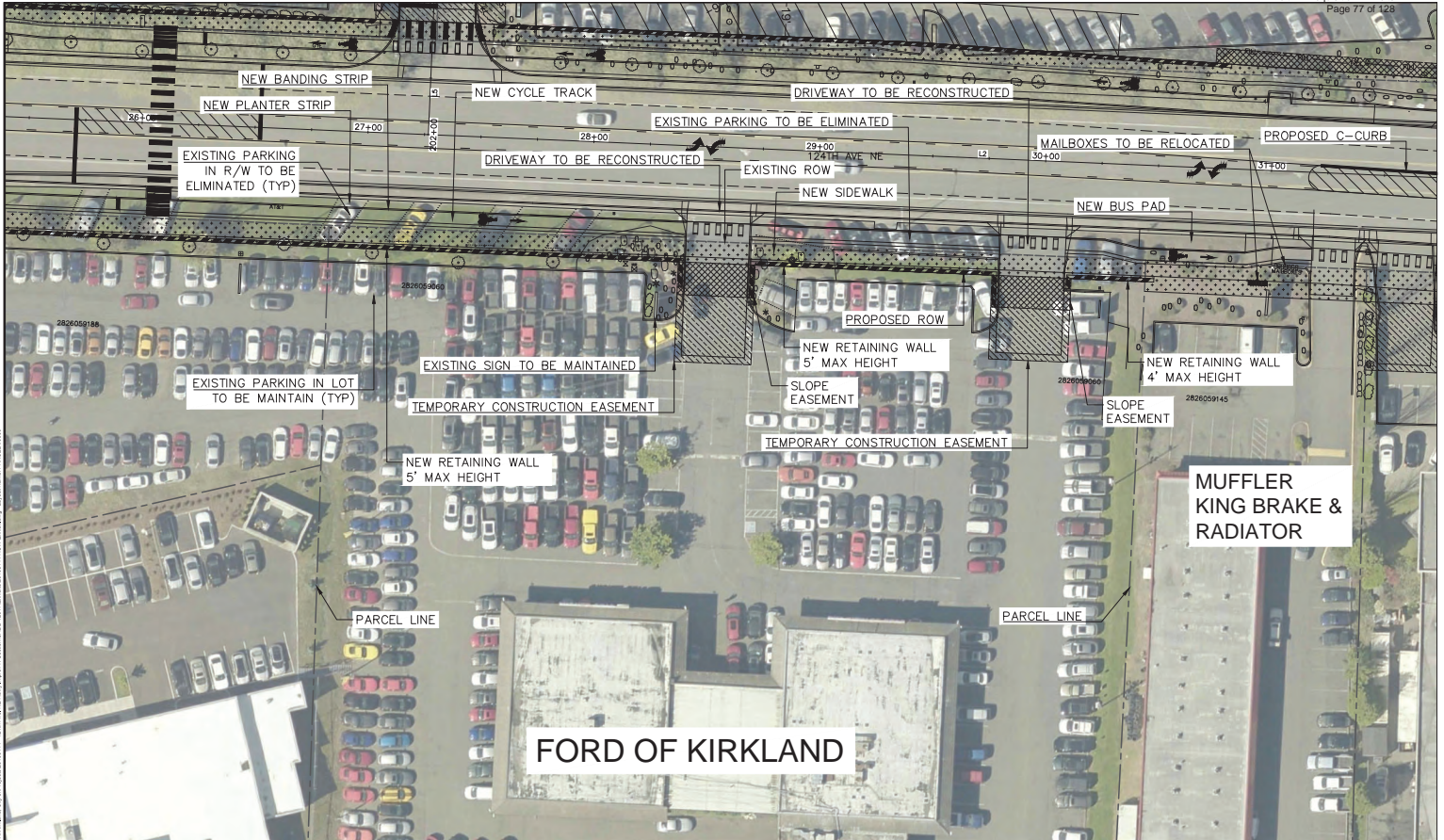
EXHIBIT DRAWING
FOR INFORMATIONAL
PURPOSES ONLY

PERTEET
270 COLBY AVENUE, SUITE 200
EVERETT, WA 98203
425.382.7700 | 800.888.8900

CITY OF KIRKLAND
124TH AVE NE ROADWAY IMPROVEMENTS
PROJECT NO. 20160144
JANUARY 24, 2020

124TH AVE NE
PARCEL EXHIBIT
PARCEL #: 2826059052

DATE: 2020-01-23 10:55:33 AM BY: [unreadable] PROJECT: 20160144 124TH AVE NE ROADWAY IMPROVEMENTS



LEGEND:  RIGHT-OF-WAY ACQUISITION  TEMPORARY CONSTRUCTION EASEMENT  SLOPE EASEMENT	 SCALE  20 0 20 40 FEET	EXHIBIT DRAWING FOR INFORMATIONAL PURPOSES ONLY	 PERTEET 270 COLBY AVENUE, SUITE 200 EVERETT, WA 98203 425.382.7700 800.888.8900	CITY OF KIRKLAND 124TH AVE NE ROADWAY IMPROVEMENTS PROJECT NO. 20160144 JANUARY 24, 2020	124TH AVE NE PARCEL EXHIBIT PARCEL #: 2826059060			
						PARCEL LINE		
						FORD OF KIRKLAND		

01/27/2020 2:15pm 30252131 Kirkland, City of 270 Colby Avenue, Suite 200 Everett, WA 98203 425.382.7700 | 800.888.8900

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).

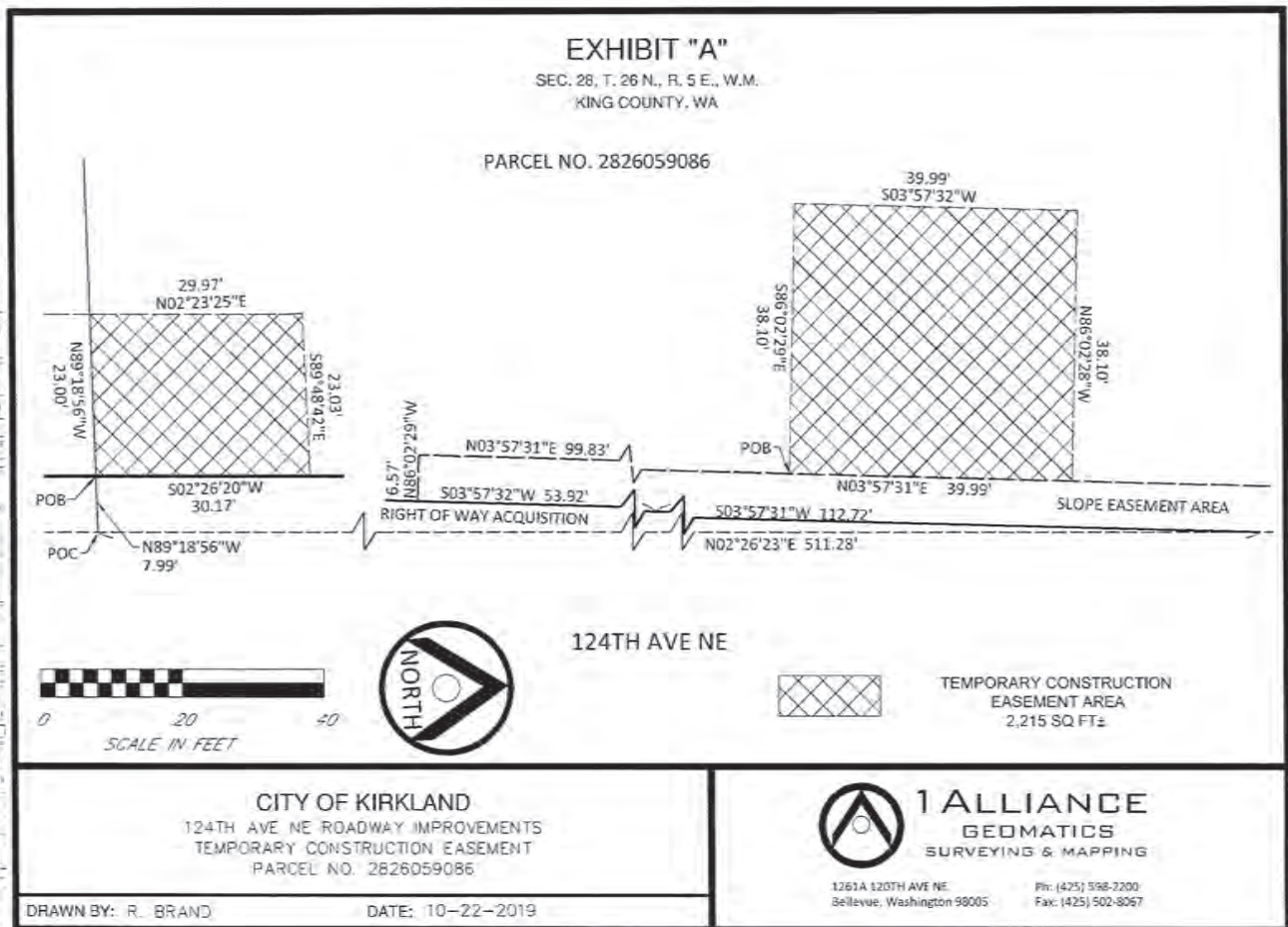


EXHIBIT "A"
Legal Description of Entire Property

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.



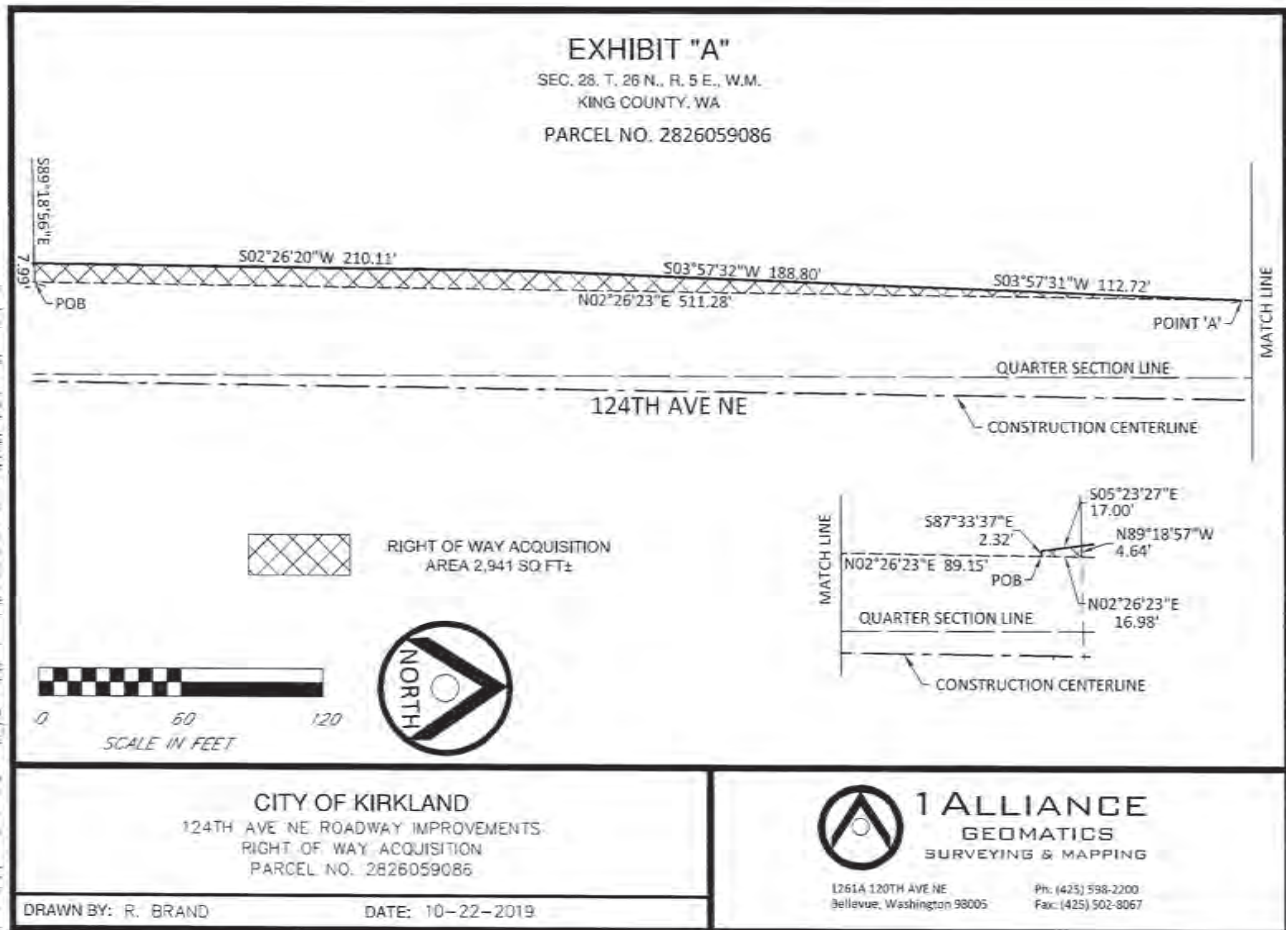


EXHIBIT "A"

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 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).

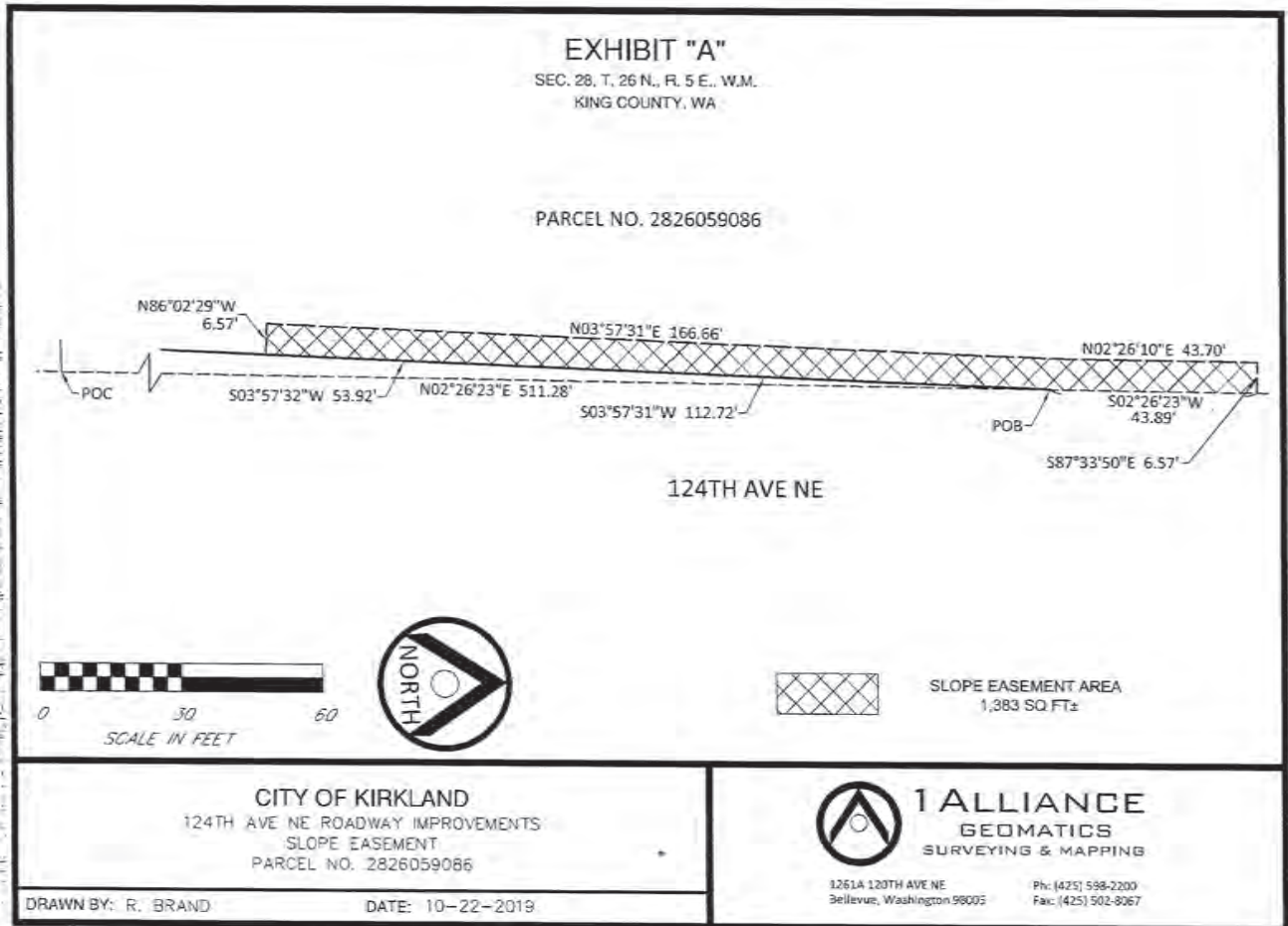
SAID EASEMENT DESCRIBED AS FOLLOWS:

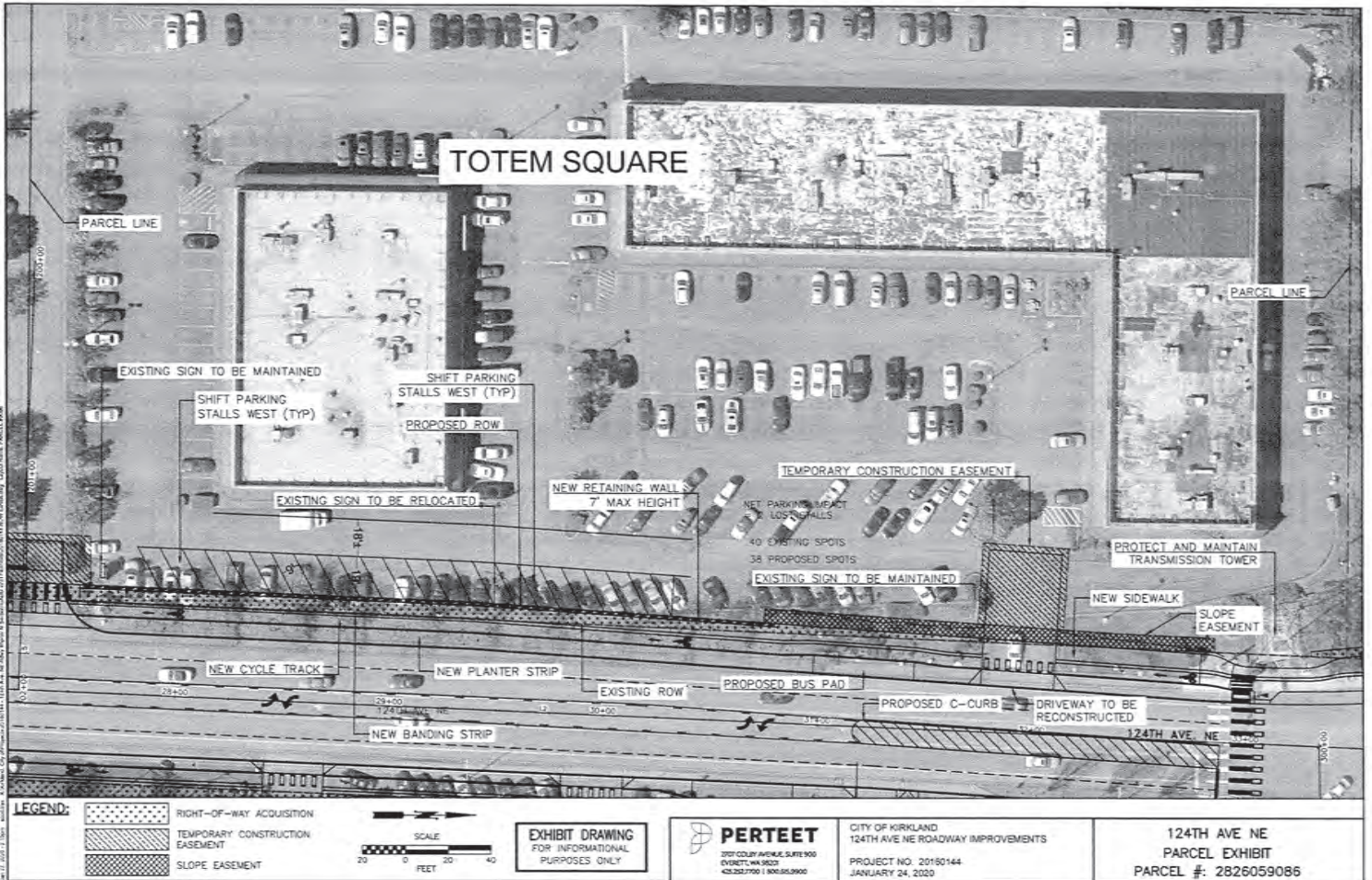
COMMENCING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL;
THENCE NORTH 02°26'23" EAST, ALONG THE WEST RIGHT OF WAY MARGIN OF 124TH AVENUE
NORTHEAST, A DISTANCE OF 511.28 FEET TO THE POINT OF BEGINNING;

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.



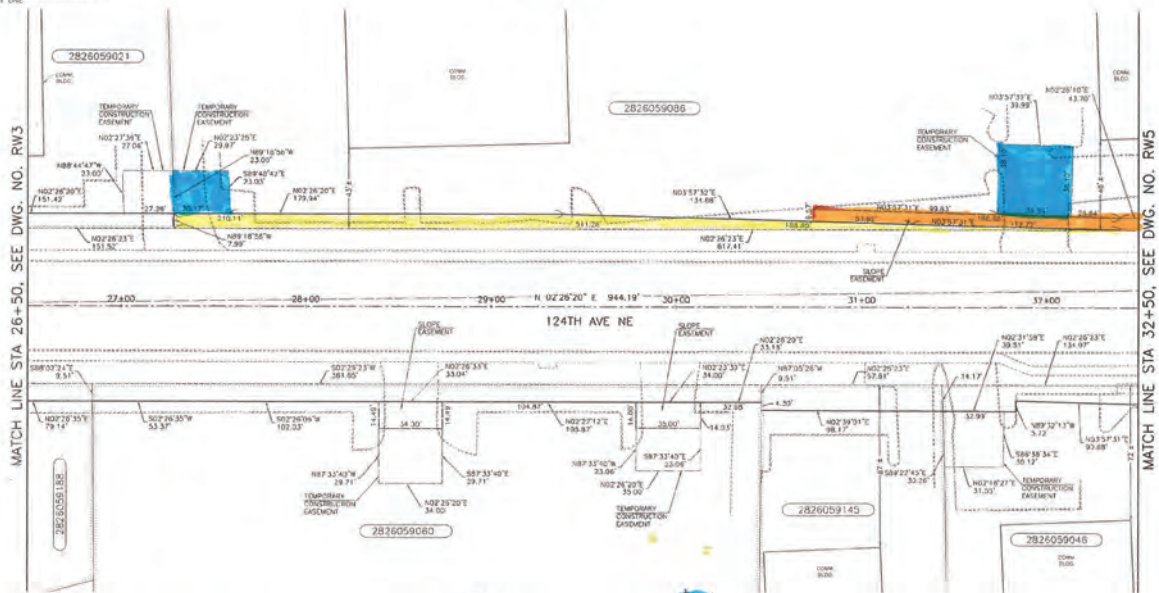




LEGEND

- SECTION LINE
- QUARTER SECTION LINE
- 1/4TH 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



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

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

PARCEL NO.	OWNER	TOTAL AREA	RIGHT OF WAY	TEMPORARY CONSTRUCTION EASEMENT	SLOPE EASEMENT	TREE
2826059088	NOTEM SQUARE PARTNERS	404,635	2,841	401,894	1,383	2,215
2826059021	W&Y LIMITED, LLC	28,288	1,710	26,578	624	424
2826059046	S. & T. OF WA, LLC	144,543	1,705	142,838	374	374
2826059145	BUCHAN PROPERTIES INVESTMENT	49,787	1,385	48,402	117	117
2826059069	WILSON FOREM REAL ESTATE	232,019	3,400	228,619	332	1,817
2826059188	CLIFMAN BARBARA M	24,608	2,403	22,205	203	203
TOTAL AREA IS CALCULATED:						

TREE
Slope Easement
For Acquisition



1 ALLIANCE
GEOMATICS
SURVEYING & MAPPING

400 1st Ave NE, Suite 200, Everett, WA 98201 | Phone: 425.771.1044 | Email: info@1alliance.com

DRAWN BY: [Signature]

DESIGN BY: [Signature]

CHECK BY: [Signature]

TITLE BLOCK: [Signature]

FILE	ENGR	REVIEW	SCALE	DATE
RWA	KWA	9-30-19	SHOWN	5-13-19



CITY OF KIRKLAND
PUBLIC WORKS DEPARTMENT
125 1st Ave NE, Suite 200, Everett, WA 98201-2001 | (425) 222-1243

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

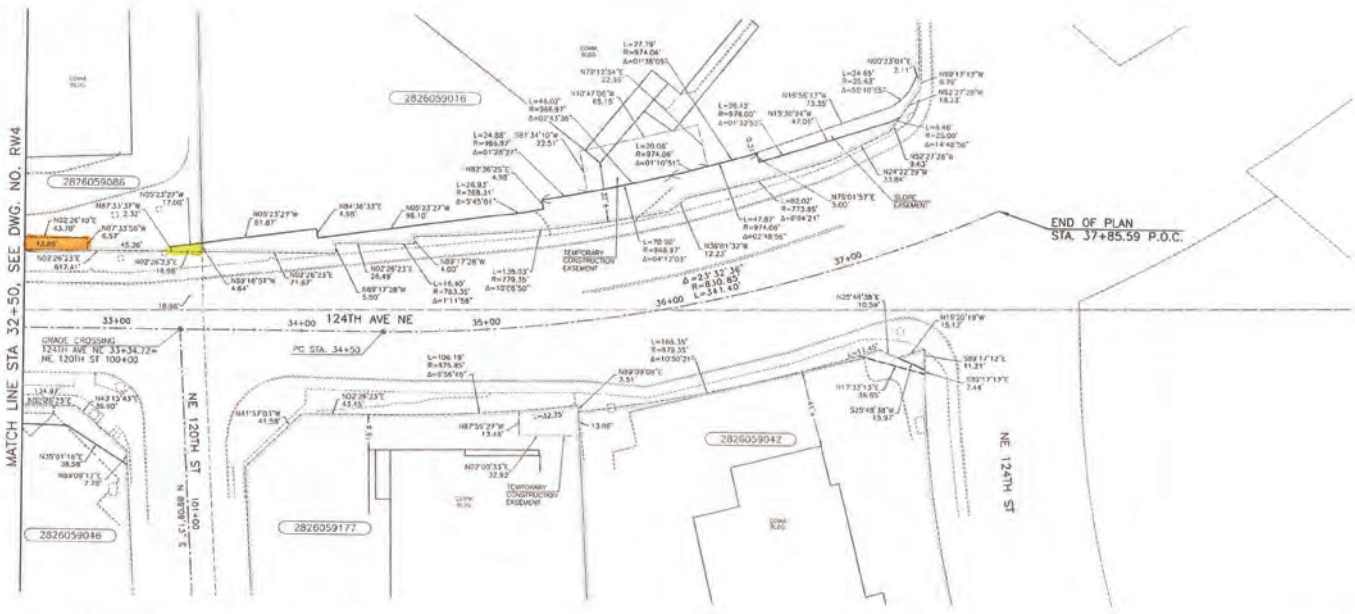
RW4
4
5

LEGEND

- SECTION LINE
- QUARTER SECTION LINE
- 1/4" SECTION LINE
- CONSTRUCTION CENTERLINE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- FURNISHED EASEMENT
- EASE 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



END OF PLAN
STA. 37+85.59 P.O.C.

PARCEL NO.	OWNER	ACRES	AREA (SQ. FT.)	AREA (ACRES)
2826059016	PUBLIC STORAGE INDUSTRIES WA INC	130.679	4,742	138.537
2826059046	WELLS FARGO BANK	204.616	7,441	81.184
2826059177	NE 124 124 NW LLC	33.218	81	30.137
2826059047	INDUSTRIAL INVESTMENTS, LLC	21.800		485
2826059018	S. J. OF WA, LLC	114.843	1,793	142.750



FILE	ENGR.	REVISED	SCALE	DATE
RWS	KWA	8-30-19	SHOWN	5-1-19

DESIGN BY: *AK*

CHECK BY: *AK*

PROJECT NO: *19-02*

CITY OF KIRKLAND
PUBLIC WORKS DEPARTMENT

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

OWNER'S MAPS	ALL AREAS ARE SHOWN IN EXISTING FEET UNLESS OTHERWISE NOTED	ICE=TEMPORARY CONSTRUCTION EASEMENT
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DATE PLOTTED: 5/1/19 PLOTTER: HP DesignJet 5000PS

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 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.



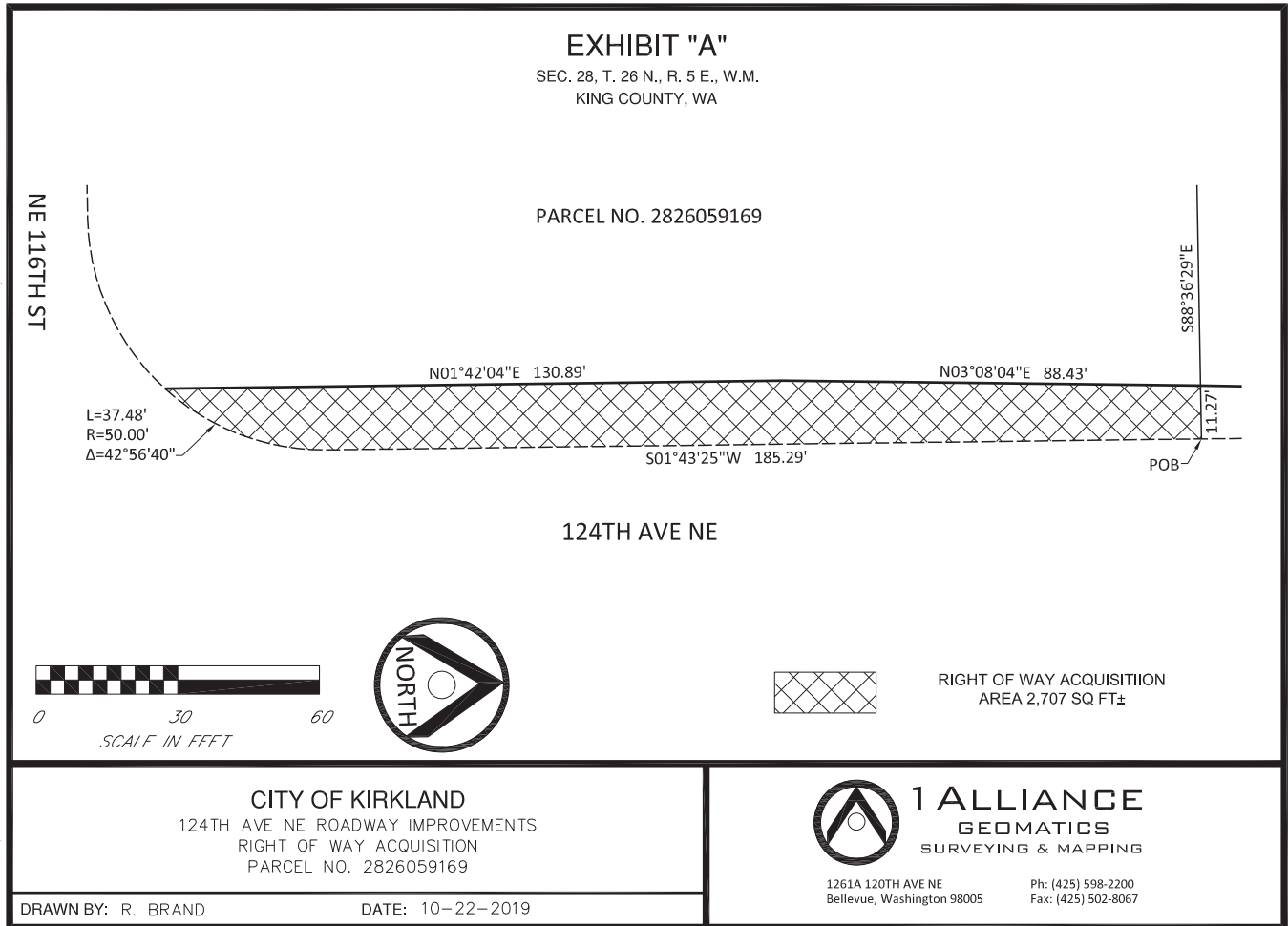


EXHIBIT "A"
Legal Description of Entire Property

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 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°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 TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 03°08'04" WEST, A DISTANCE OF 29.97 FEET;
THENCE NORTH 86°54'04" WEST, A DISTANCE OF 9.20 FEET;
THENCE NORTH 03°07'51" EAST, A DISTANCE OF 29.98 FEET;
THENCE SOUTH 86°51'09" EAST, A DISTANCE OF 9.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 275 SQUARE FEET, MORE OR LESS.

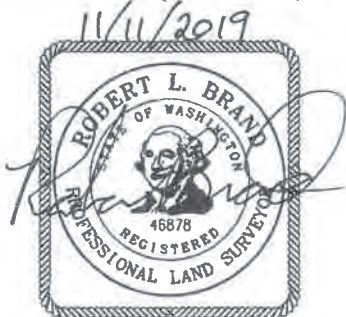
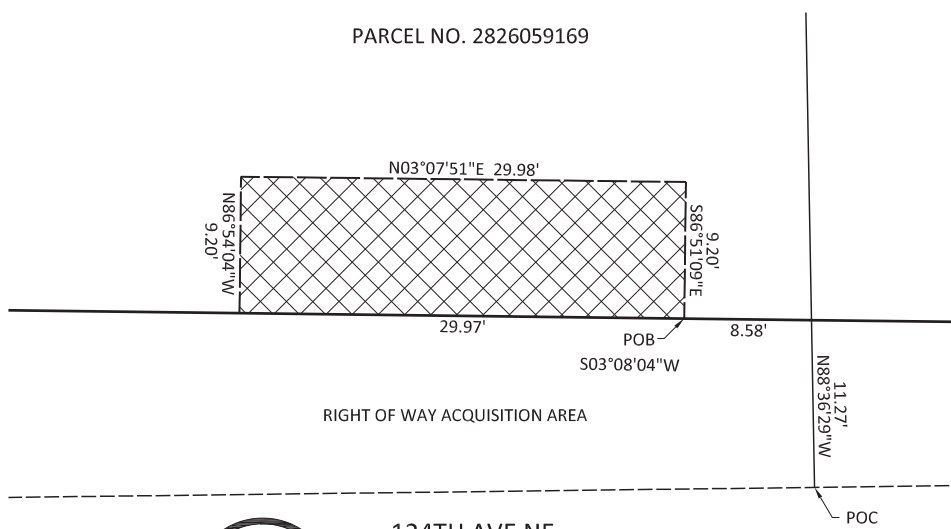


EXHIBIT "A"

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

DRAWN BY: R. BRAND

DATE: 10-22-2019



1 ALLIANCE
GEOMATICS
SURVEYING & MAPPING

1261A 120TH AVE NE
Bellevue, Washington 98005

Ph: (425) 598-2200
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 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 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 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.

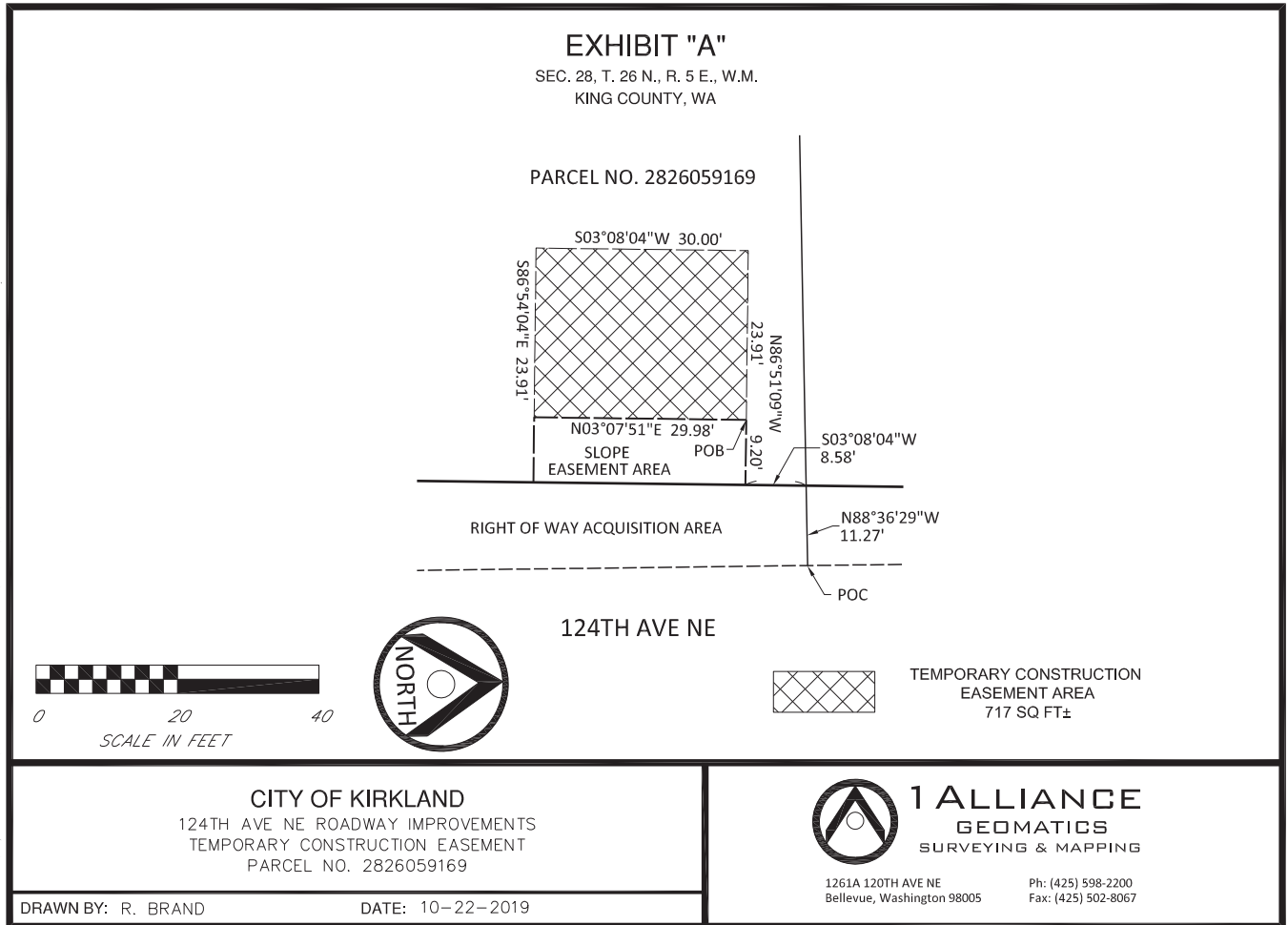
SAID EASEMENT DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL;
THENCE NORTH 88°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.



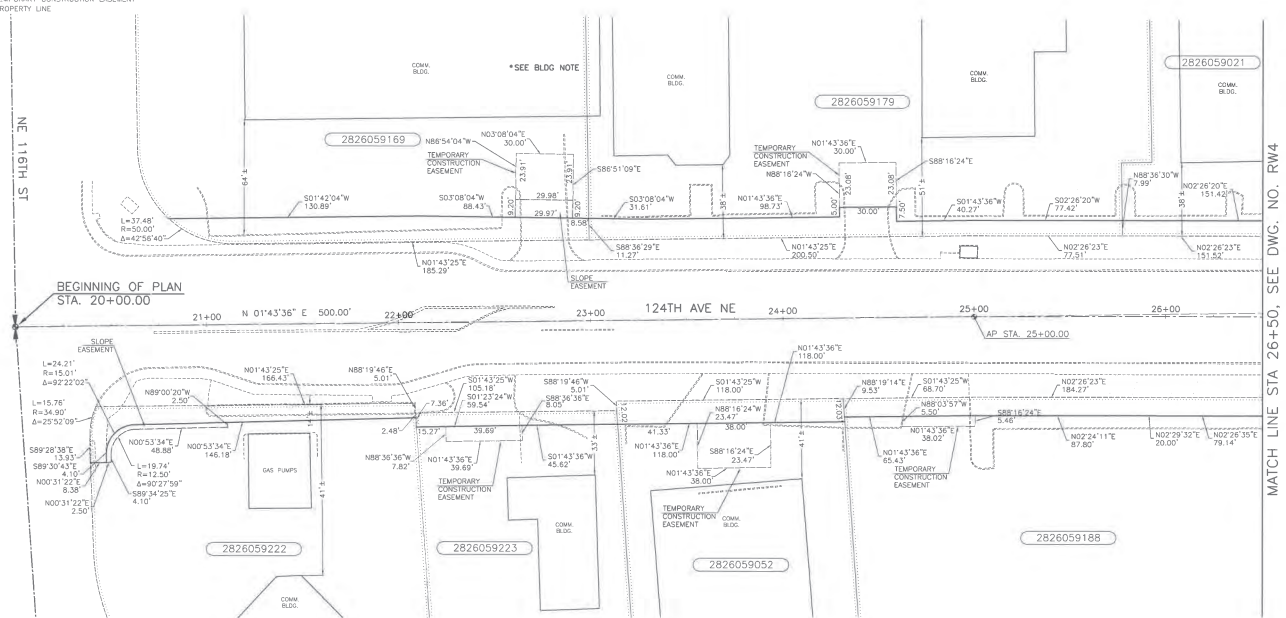


LEGEND

- 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.	NAME	TOTAL AREA	RIGHT OF WAY ACQUISITION	REMAINDER	SLOPE EASEMENT	TCE
2826059001	WAY LIMITED LLC	29,788	1,710	28,078	624	
2826059179	WAY LIMITED LLC	94,425	2,785	91,640	692	
2826059169	KIM SANG HAN/CHUN D	34,061	2,707	31,354	275	717
2826059188	CHUNMAY BHASKAR V	31,628	2,403	29,225	209	
2826059252	KIRKLAND TOTEM REAL ESTATE	24,274	1,416	22,858	891	
2826059223	TACO BELL OF AMERICA LLC	18,818	746	18,072	315	
2826059222	YEN YAO JEAN	28,819	1,674	27,145	166	

TOTAL AREA IS CALCULATED. OWNERSHIPS ALL AREAS ARE SHOWN IN SQUARE FEET UNLESS OTHERWISE NOTED.

*BLDG NOTE: TRACED FROM AERIAL
TCE=TEMPORARY CONSTRUCTION EASEMENT 1/8/2020



1 ALLIANCE
GEOMATICS
SURVEYING & MAPPING

Jan 08, 2020 - 7:03am Robert Brand R:\PERT_164103 Kirkland 02A Ave NE\B0500CAD\BASE\2020\PLAN\018-019\RW3_PLAN.dwg Layout Name: RW 3

DRAWN BY: CMU

DESIGN BY:

CHECK BY: RLB

PROJ MGR: RLB

FILE	ENGR.	REVIEW	SCALE	DATE
RW3	KWA	9-30-19	SHOWN	5-13-19
4	ROW ACQ. REV. PAR -9222	RLB	JS	04-27-20
3	ACQ TO TOLEAGO PAR -9542	RLB	JS	03-20-20
2	TCE EASE REV PER OWNER REG.	RLB	JS	02-25-20
1	PERM LASE TO PROPOSED R/W	RLB	JS	09-26-19
N.O.	REVISION	BY	REVIEW	DATE



CITY OF KIRKLAND
PUBLIC WORKS DEPARTMENT
123 FIFTH AVENUE - KIRKLAND, WA 98033-6189 - (206)828-1243

RW3

3

5

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

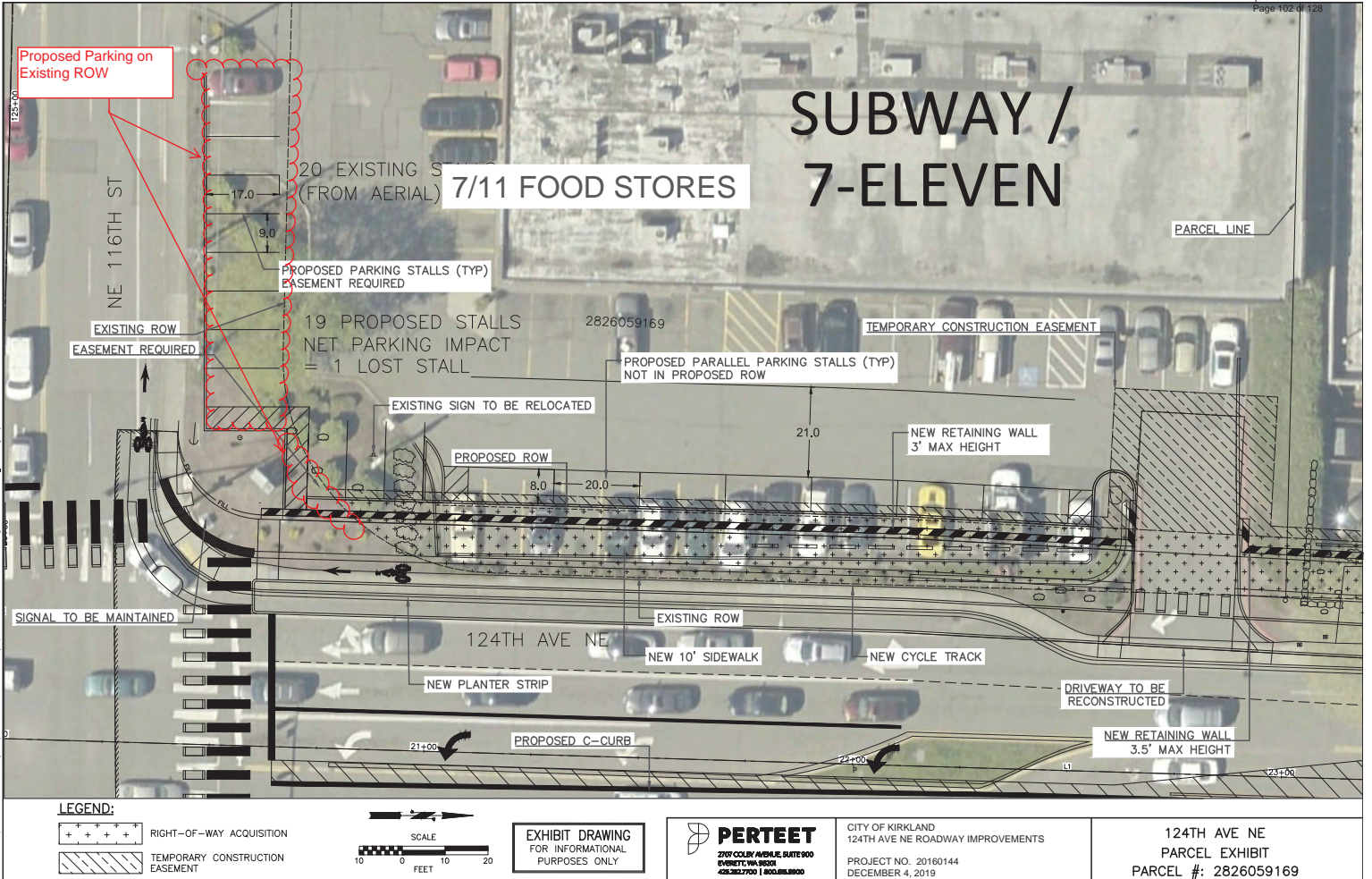


EXHIBIT "A"
Legal Description of Entire Property

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;

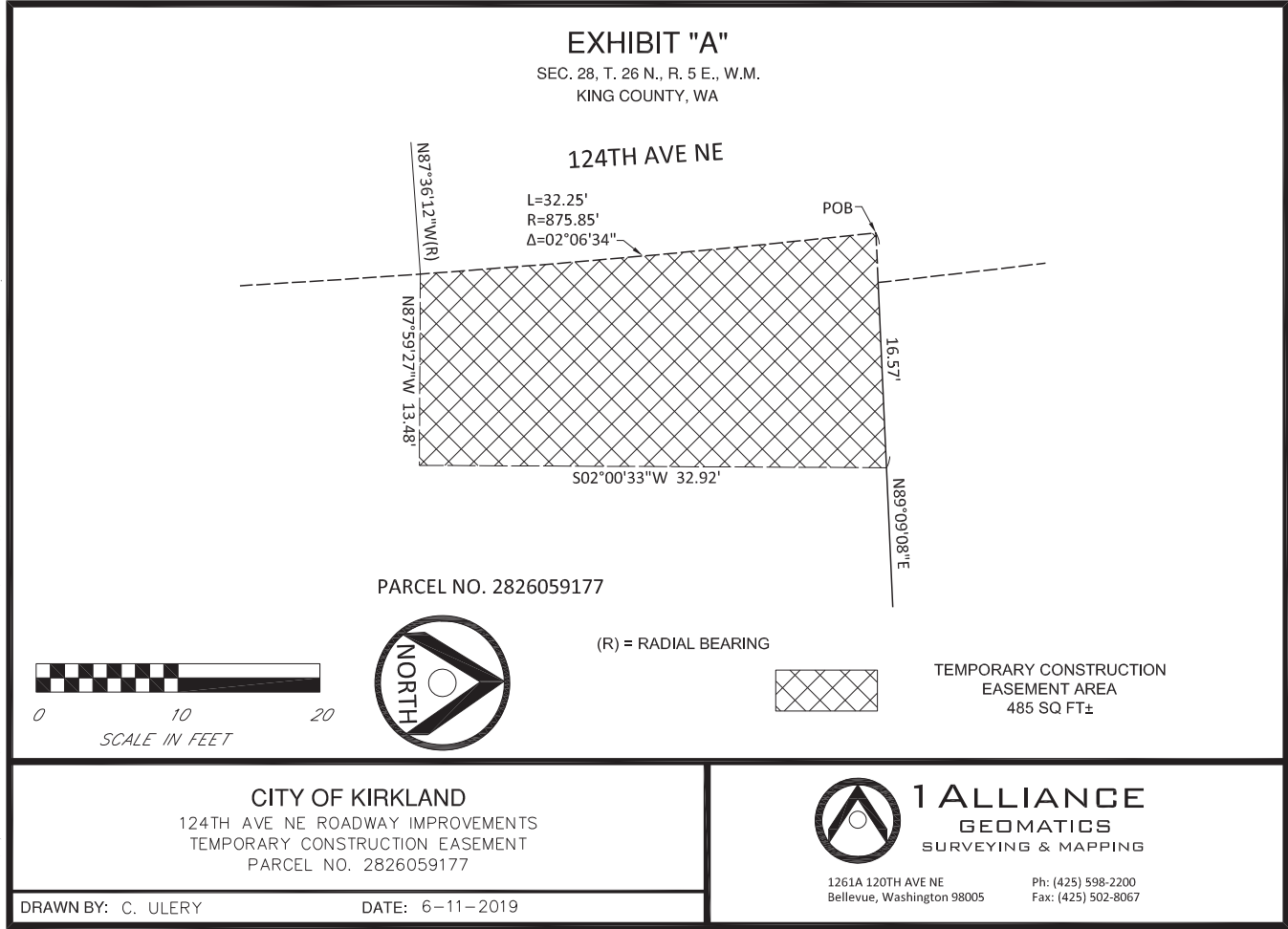
EXCEPT THEREFROM THAT PORTION CONVEYED TO THE CITY OF KIRKLAND BY DEED RECORDED UNDER RECORDING NUMBER 20130617001621.

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.





124TH AVE NE ROADWAY IMPROVEMENTS - TEMPORARY CONSTRUCTION EASEMENT - PARCEL NO. 2826059177 - KING COUNTY, WA



LEGEND:

-  RIGHT-OF-WAY ACQUISITION
-  TEMPORARY CONSTRUCTION EASEMENT

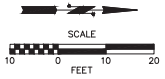


EXHIBIT DRAWING
FOR INFORMATIONAL
PURPOSES ONLY

PERTEET
270 COLBY AVENUE, SUITE 200
EVERETT, WA 98201
425.382.7700 | 800.888.8900

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

124TH AVE NE
PARCEL EXHIBIT
PARCEL #: 2826059177

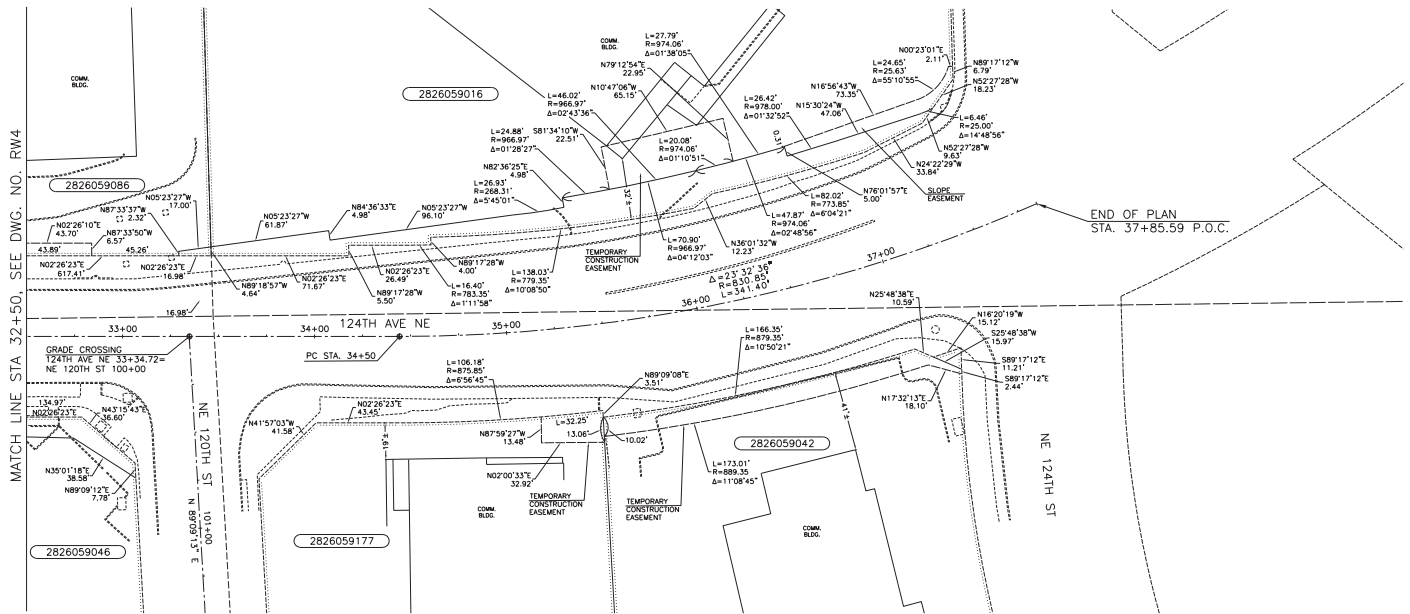
DATE: 2019-12-27 10:02:58 AM X:\1064_124th Ave NE Roadway Improvements\GIS\2019\124th Ave NE Roadway Improvements\20191227.dwg User: hansen, brian

LEGEND

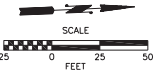
- SECTION LINE
- QUARTER SECTION LINE
- 16TH SECTION LINE
- CONSTRUCTION CENTERLINE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- PERMANENT EASEMENT
- SLOPE EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT
- PROPERTY LINE

124TH AVENUE NE ROADWAY IMPROVEMENTS

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



2826059016	PUBLIC STORAGE PROPERTIES XXI, INC	130,679	4,142	126,537	623	1,516
2826059086	TOTEM SQUARE PARTNERS	404,835	2,941	401,694	1,383	2,215
2826059042	NE 124 124 NE, LLC	39,218	81	39,137		142
2826059177	RADFORD INVESTMENTS, LLC	21,650				485
2826059046	S & I OF WA, LLC	144,543	1,793	142,750		1,782
PARCEL NO.	NAME	TOTAL AREA	RIGHT OF WAY ACQUISITION	REMAINDER	SLOPE EASEMENT	TCE
TOTAL AREA IS CALCULATED.		OWNERSHIPS	ALL AREAS ARE SHOWN IN SQUARE FEET UNLESS OTHERWISE NOTED.		TCE=TEMPORARY CONSTRUCTION EASEMENT	



1 ALLIANCE
GEOMATICS
SURVEYING & MAPPING

DRAWN BY: **CAU**

DESIGN BY: _____

CHECK BY: **RLB**

PROJ MGR: **RLB**

FILE	ENGR.	REVIEW	SCALE	DATE
RW5	KWA	9-30-19	SHOWN	5-13-19
5	TCE REV. PAR -9042	RLB	JC	06-25-20
4	ROW ACQ. REV. PAR -9222	RLB	JC	04-27-20
3	ACQ TO TCE/ROW PAR -9042	RLB	JC	03-20-20
2	TCE EASE. REV. PER OWNER REQ.	RLB	JC	02-24-20
1	PERM EASE TO PROPOSED R/W	RLB	JC	09-26-19
NO.	REVISION	BY	REVIEW	DATE

CITY OF KIRKLAND
PUBLIC WORKS DEPARTMENT
123 FIFTH AVENUE - PARLANZA, WA 98033-0189 - (206)828-1243

RW5

5

5

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

Jun 30, 2020 - 10:42am RobertBrand RPPERT_190113 KMidred 124 Ave NE03300CADBASE9ROW PLAN19011304A_PLAN.dwg Layout Name RW 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.

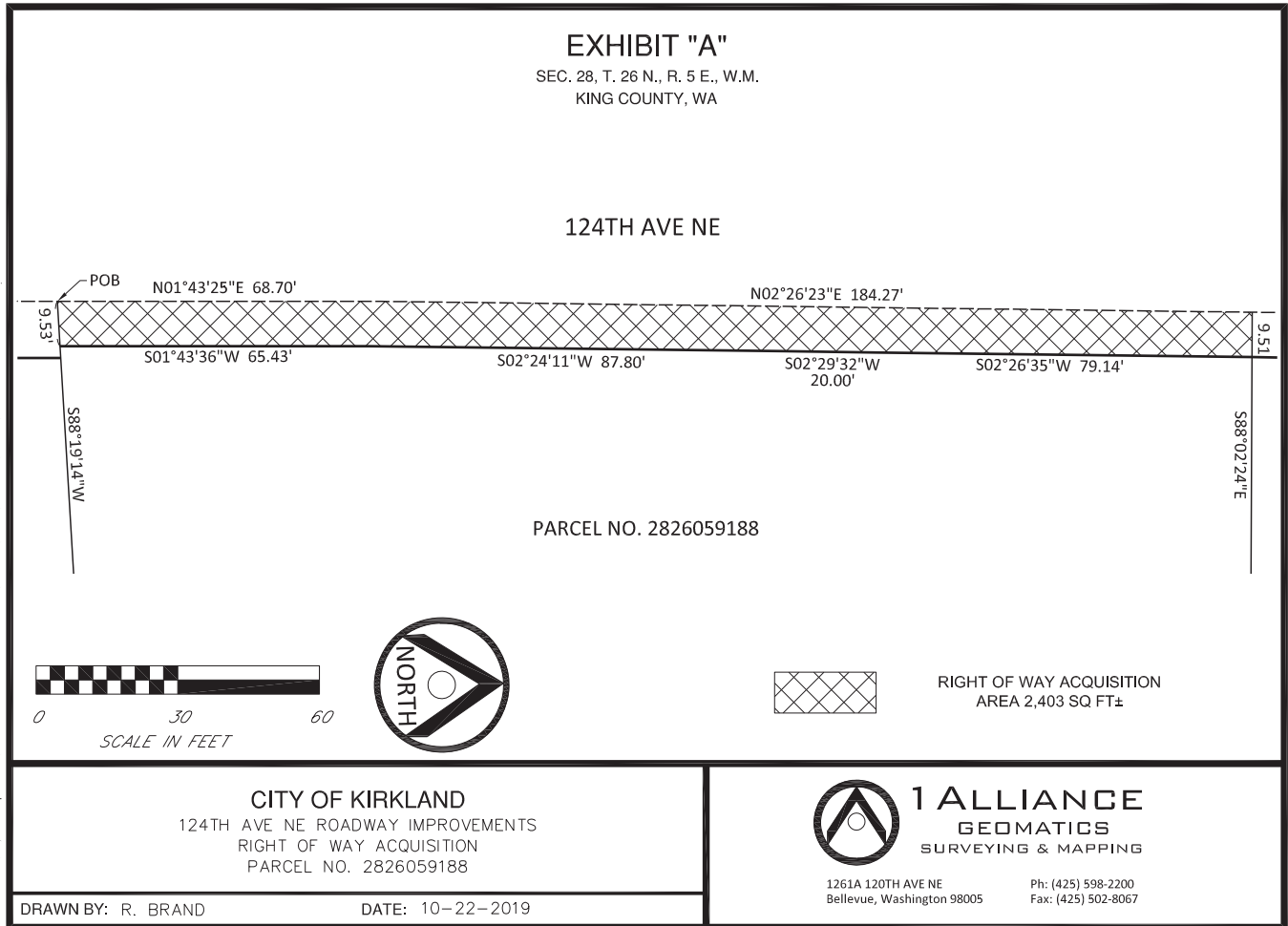
LOCATED ON: 124TH AVE NE, KIRKLAND, WA 98034

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.





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

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.

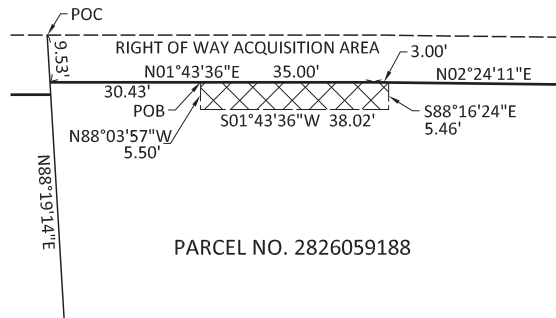
CONTAINING 209 SQUARE FEET, MORE OR LESS.



EXHIBIT "A"

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

124TH AVE NE



PARCEL NO. 2826059188



TEMPORARY CONSTRUCTION
EASEMENT AREA
209 SQ FT±

CITY OF KIRKLAND
124TH AVE NE ROADWAY IMPROVEMENTS
TEMPORARY CONSTRUCTION EASEMENT
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

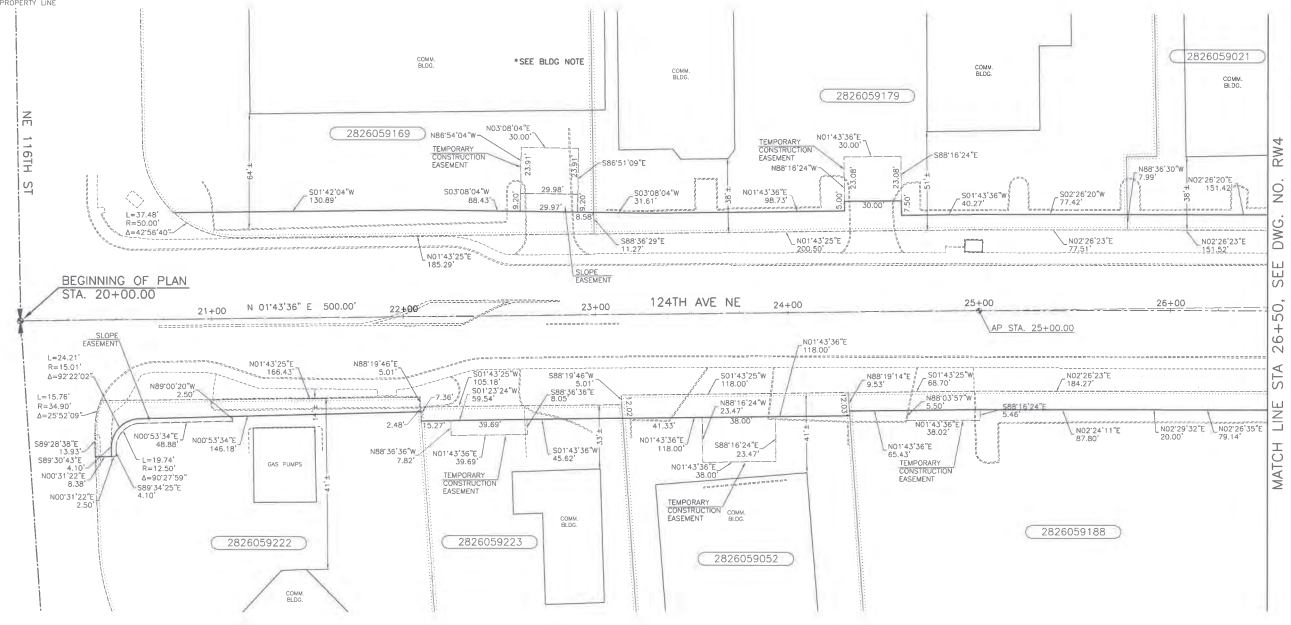
10/23/19 4:12pm - R:\PEEL-E-CIT-Model\124 Ave NE\CI004-EASES\FW_PAE\Drawings\113-0001.dwg

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.	NAME	TOTAL AREA	RIGHT OF WAY ACQUISITION	REMAINDER	SLOPE EASEMENT	TCE
2826059001	WVY LIMITED LLC	29,788	1,710	28,078	624	
2826059179	WAY LIMITED LLC	94,425	2,785	91,640	692	
2826059169	KIM SANG HAHNCHUN D	34,061	2,707	31,354	275	717
2826059188	CHUNMAY BHARBANI W	31,628	2,403	29,225	209	
2826059052	KIRKLAND TOTEM REAL ESTATE	24,274	1,418	22,856	891	
2826059223	TACO BELL OF AMERICA LLC	18,818	746	18,072	315	
2826059222	YEN YUO JEAN	28,819	1,674	27,145	166	

*BLDG NOTE: TRACED FROM AERIAL
TCE=TEMPORARY CONSTRUCTION EASEMENT 1/8/2020



1 ALLIANCE
GEOMATICS
SURVEYING & MAPPING

Jan 08, 2020 - 7:03am Robert Brand R:\PERT_164103 Kirkland 02A Ave NE\B000CAD\BASE\2020\PLAN\018-019\RAW_PLAN.dwg Layout Name: RW 3

DRAWN BY: CMU

DESIGN BY:

CHECK BY: RLB

PROJ MGR: RLB

FILE	ENGR	REVIEW	SCALE	DATE
RW3	KWA	9-30-19	SHOWN	5-13-19
4	ROW ACQ. REV. PAR -9222	RLB	JS	04-27-20
3	ACQ TO TOLEAGO PAR -9542	RLB	JS	03-20-20
2	TCE EASE REV PER OWNER REG.	RLB	JS	02-25-20
1	PERM LASE TO PROPOSED R/W	RLB	JS	09-26-19
N.O.	REVISION	BY	REVIEW	DATE



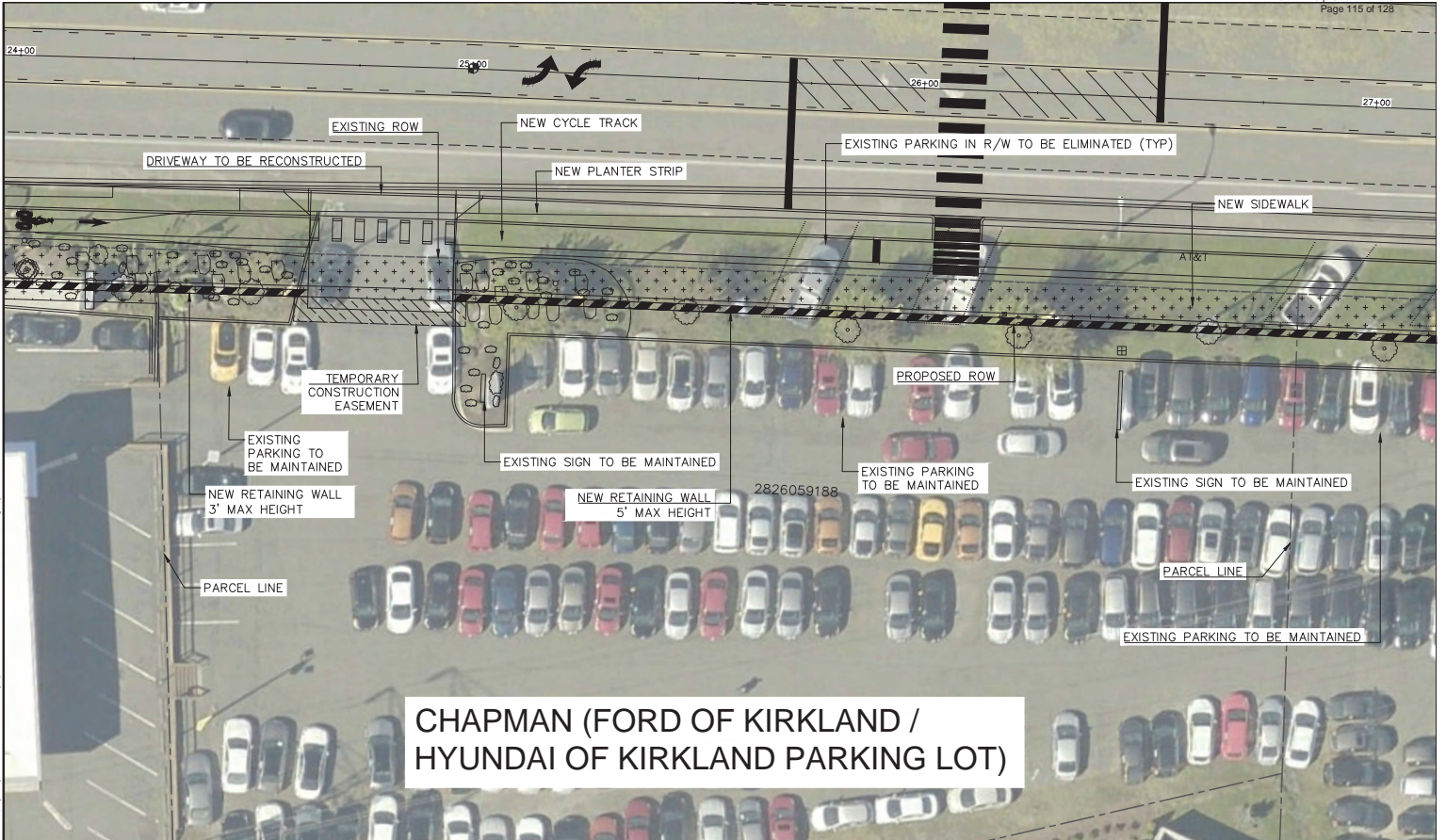
CITY OF KIRKLAND
PUBLIC WORKS DEPARTMENT
123 FIFTH AVENUE - KIRKLAND, WA 98033-6189 - (206)828-1243

RW3

3

5

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



DATE: 2020-12-15 10:52:53 AM
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User Name: jason.k

LEGEND:

	RIGHT-OF-WAY ACQUISITION
	TEMPORARY CONSTRUCTION EASEMENT
	SLOPE EASEMENT

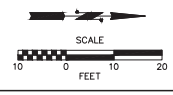


EXHIBIT DRAWING
FOR INFORMATIONAL
PURPOSES ONLY

PERTEET
210 COLBY AVENUE, SUITE 300
EVERETT, WA 98201
425.382.7900 | 800.888.8900

CITY OF KIRKLAND
124TH AVE NE ROADWAY IMPROVEMENTS
PROJECT NO. 20160144
JANUARY 24, 2020

124TH AVE NE
PARCEL EXHIBIT
PARCEL #: 2826059188

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.

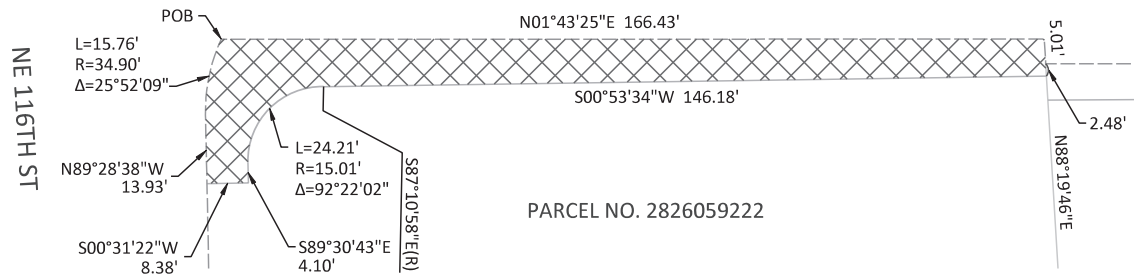
CONTAINING 1,674 SQUARE FEET, MORE OR LESS.



EXHIBIT "A"

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

124TH AVE NE



PARCEL NO. 2826059222

(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

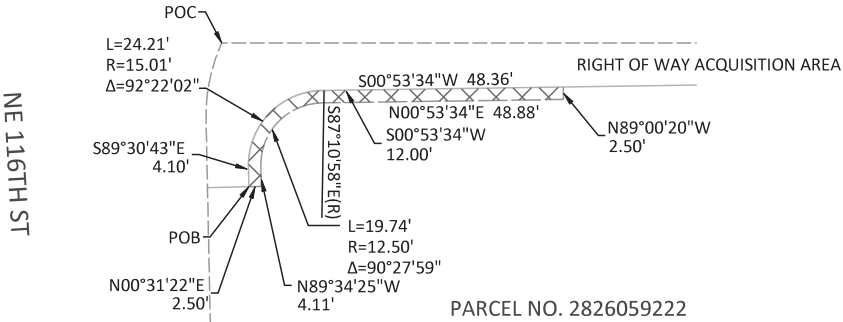
DATE: 04-27-2020

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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

I:\Clients\2019\124th Ave NE\124th Ave NE\2019\124th Ave NE\2019\124th Ave NE\2019\124th Ave NE\124th Ave NE.dwg

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.

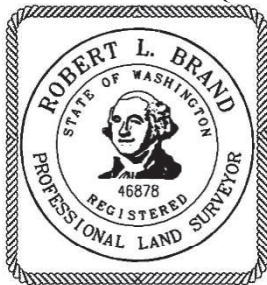


EXHIBIT "A"
Legal Description of Entire Property

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.

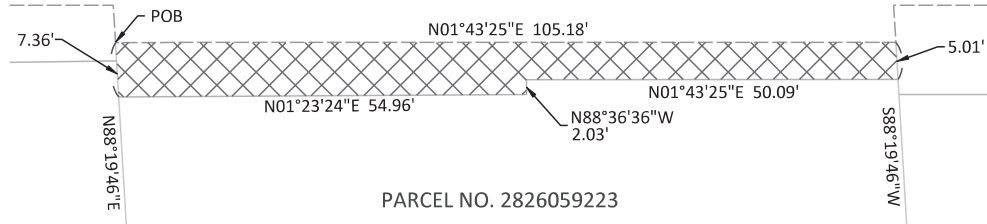
CONTAINING 375 SQUARE FEET, MORE OR LESS.



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

1261A 120TH AVE NE
Bellevue, Washington 98005

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

DRAWN BY: R. BRAND

DATE: 9-17-2020

