

**ORIGINAL**

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6111

AN ORDINANCE authorizing and providing for the acquisition of interests in land for the purpose of completing the 120th Avenue NE Street Improvement Project, Stage 2; providing for condemnation, appropriation, taking of land and property rights necessary therefore; providing for payment thereof including payment in part by consideration of special benefits and related special assessments, and directing the initiation of appropriate proceedings in the manner provided by law for said condemnation; and repealing Ordinance No. 6090.

WHEREAS, on December 3, 2012, the City Council adopted the 2013-2019 Capital Investment Program (CIP), by Ordinance No. 6089; and

WHEREAS, the 120th Avenue NE Street Improvement Project, Stage 2, CIP Plan No. PW-R-164 ("the Project"), was adopted as part of such CIP, which includes the public uses of expanding 120th Avenue NE into a five-lane arterial, with two lanes in each direction and a center turn lane where needed, southerly of NE 8th Street to NE 12th Street, with bike lanes, curb, gutter and sidewalk on both sides, retaining walls, traffic signals, illumination, landscaping, irrigation, storm drainage and detention, and other utility infrastructure as needed, and a new signalized intersection at 120th Avenue NE and Bellevue-Redmond Road; and

WHEREAS, City Council finds that the public health, safety, necessity and convenience demand that said Project be undertaken at this time and that in order to carry out the Project it is necessary at this time for the City to acquire interests and rights to the properties described herein; and

WHEREAS, the City Council finds and declares it necessary and in the best interest of the public that interests in the land and property rights hereinafter described be condemned, appropriated, and taken for public use, subject to the making or paying of just compensation to the owners thereof and allowing for consideration of special benefits and related special assessments in the manner provided by law; and

WHEREAS, on December 3, 2012, the City Council passed Ordinance No. 6090 authorizing and providing for the acquisition of property rights necessary for the Project; and

WHEREAS, the property necessary for the Project as identified in Ordinance No. 6090 has been modified to respond in part to requests from impacted property owners; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES  
ORDAIN AS FOLLOWS:

Section 1. The land and property rights within the City of Bellevue, King County, Washington, adjacent to 120th Avenue NE southerly of NE 8th Street to NE 12th Street, as now legally described in Exhibit "A" and generally depicted on Exhibit "B", are necessary for construction of the Project described above, subject to making or paying just compensation to the owners thereof, and allowing for consideration of setoff by the amount of special benefit accruing to the remainder portion of the property, in the manner provided by law.

Section 2. The City Council of the City of Bellevue finds construction of the Project to be a public use, specifically the public use of expanding 120th Avenue NE to a five-lane arterial public street, with two travel lanes in each direction and a center turn lane where needed, southerly of NE 8th Street to NE 12th Street, with bike lanes, curb, gutter and sidewalk on both sides, retaining walls, traffic signals, illumination, landscaping, irrigation, storm drainage and detention and other utility infrastructure as needed, and a new signalized intersection at 120th Avenue NE and Bellevue-Redmond Road. The City Council specifically finds construction of the Project to be necessary, and in the best interests of the citizens.

Section 3. The cost and expense of acquiring the property rights described in this Ordinance shall be paid from the Capital Investment Program (CIP) Plan, or from other general funds of the City. The Director of the Civic Services Department or her designee is hereby authorized to negotiate with, make offers to, and execute agreements with the owners of said land or property interests, for the purposes of: obtaining property interests, including remainder parcels, if they are determined to be uneconomic remnants; entering into lease agreements with property owners (lease-backs) between the time of acquisition and start of construction; making or paying just compensation; and, approving the payment of just compensation as negotiated with said owners or as ordered by the Court.

Section 4. In the absence of negotiated purchases with the affected property owners, the City Attorney or her designee is hereby authorized and directed to undertake proceedings provided by law to condemn, appropriate, and take the property necessary to carry out the provisions of this ordinance. In so doing, the City Attorney or her designee is authorized to utilize legal descriptions and depictions of the property rights condemned herein in a format more precise than those general descriptions and depictions set forth in Exhibits A and B. The City Attorney or her designee is further authorized to approve and enter into any and all such agreements, stipulations, and orders necessary to carry out the provisions of this ordinance, including the payment of just compensation as agreed to with the property owners, or as ordered by the Court.

Section 5. Ordinance No. 6090 is hereby repealed.

**ORIGINAL**

Section 6. This ordinance shall take effect and be in force five (5) days after passage and legal publication.

Passed by the City Council this 20<sup>th</sup> day of May, 2013  
and signed in authentication of its passage this 20<sup>th</sup> day of May, 2013.

(SEAL)

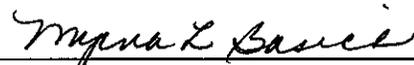
  
\_\_\_\_\_  
Conrad Lee, Mayor

Approved as to form:

Lori M. Riordan, City Attorney

  
\_\_\_\_\_  
Monica A. Buck, Assistant City Attorney

Attest:

  
\_\_\_\_\_  
Myrna L. Basich, City Clerk

Published May 23, 2013

**"EXHIBIT A" – LEGAL DESCRIPTIONS**

**Parcel 6037A**  
**Fee**

That portion of Lot 2, Bellevue Short Plat No. 92-03500, a recorded under Recording Number 9212229002, records of King County, Washington, described as follows:

Commencing at the southeast corner of said Lot 2;  
thence North 89°26'52" West along the south line thereof, 8.50 feet to the **True Point of Beginning**;  
thence continuing North 89°26'52" West 41.21 feet;  
thence North 00°33'08" East 14.42 feet to a point on a non-tangent curve to the left, the center of which bears North 00°33'08" East 34.50 feet;  
thence northeasterly along said curve, through a central angle of 90°14'26", a distance of 54.34 feet to a point of tangency;  
thence North 00°18'42" East 189.56 feet to a point on a tangent curve to the left, with a radius of 29.50 feet;  
thence northerly along said curve, through a central angle of 23°09'26", a distance of 11.92 to a point on a non-tangent curve to the right, the center of which bears South 48°16'25" West 34.50 feet;  
thence southeasterly along said curve, through a central angle of 42°02'17", a distance of 25.31 feet to a point of tangency;  
thence South 00°18'42" West along the west line of the east 8.50 feet of said Lot 2, a distance of 227.15 feet to the **True Point of Beginning**.

Containing 2,329 square feet.

10-04-2012/lac  
09015a Phase2.doc  
KC Tax ID# 332505-9009

**Parcel 6037A**  
**Sidewalk Easement**

That portion of Lot 2, Bellevue Short Plat No. 92-03500, a recorded under Recording Number 9212229002, records of King County, Washington, described as follows:

Commencing at the southeast corner of said Lot 2;  
thence North 89°26'52" West along the south line thereof, 49.71 feet;  
thence North 00°33'08" East 14.42 feet to the **True Point of Beginning**;  
thence North 89°26'52" West 0.93 feet;  
thence North 00°33'08" East 10.00 feet to a point on a non-tangent curve to the left, the center of which bears North 03°11'19" West 24.00 feet  
thence northeasterly along said curve, through a central angle of 86°29'59", a distance of 36.23 feet to a point of tangency;  
thence North 00°18'42" East 75.20 feet to a point on a non-tangent curve to the left, the center of which bears South 12°30'57" West 10.00 feet;  
thence southeasterly along said curve, through a central angle of 77°52'34", a distance of 13.59 to a point of tangency;  
thence South 00°23'31" West 83.13 feet to a point on a non-tangent curve to the right, the center of which bears North 57°43'32" West 34.50 feet;  
thence southwesterly along said curve, through a central angle of 58°16'40", a distance of 35.09 feet to a point of tangency to the **True Point of Beginning**.

**Also**, Beginning at the northwest corner of said Lot 2;  
thence South 89°26'52" East along the north line thereof 139.22 feet to a point on a non-tangent curve to the right, the center of which bears South 17°32'25" West 34.50 feet;

thence southeasterly along said curve, through a central angle of  $30^{\circ}44'00''$ , a distance of 18.51 feet to a point on a non-tangent curve to the right, the center of which bears South  $67^{\circ}09'16''$  West 29.50 feet;  
thence southerly along said curve, through a central angle of  $23^{\circ}09'26''$ , a distance of 11.92 feet;  
thence South  $00^{\circ}18'42''$  West 4.55 feet;  
thence North  $89^{\circ}41'18''$  West 13.54 feet;  
thence North  $00^{\circ}29'30''$  East 6.01 feet;  
thence North  $89^{\circ}18'12''$  West 16.45 feet;  
thence North  $00^{\circ}00'00''$  East 8.83 feet;  
thence North  $89^{\circ}24'05''$  West 110.77 feet;  
thence North  $66^{\circ}21'34''$  West 12.80 feet;  
thence North  $89^{\circ}18'28''$  West 4.47 feet to the west line of said Lot 2;  
thence North  $00^{\circ}27'03''$  East along said west line, 5.98 feet to the **Point of Beginning**.

Containing 2,982 square feet.

10-04-2012/lac  
09015a Phase2.doc  
KC Tax ID# 332505-9009

**Parcel 6037A**  
**Slope Easement**

That portion of Lot 2, Bellevue Short Plat No. 92-03500, a recorded under Recording Number 9212229002, records of King County, Washington, described as follows:

Commencing at the southeast corner of said Lot 2;  
thence North  $89^{\circ}26'52''$  West along the south line thereof, 49.71 feet;  
thence North  $00^{\circ}33'08''$  East 14.42 feet;  
thence North  $89^{\circ}26'52''$  West 0.93 feet;  
thence North  $00^{\circ}33'08''$  East 7.95 feet to the **True Point of Beginning**;  
thence North  $89^{\circ}26'52''$  West 2.00 feet;  
thence North  $00^{\circ}33'08''$  East 4.00 feet;  
thence South  $89^{\circ}26'52''$  East 0.43 feet to the beginning of a tangent curve to the left, with a radius of 22.00 feet  
thence northeasterly along said curve, through a central angle of  $90^{\circ}14'26''$ , a distance of 34.65 feet to a point of tangency;  
thence North  $00^{\circ}18'42''$  East 77.83 feet;  
thence South  $89^{\circ}41'18''$  East 0.82 feet;  
thence South  $00^{\circ}33'26''$  West 2.45 feet to a point on a non-tangent curve to the right, the center of which bears South  $05^{\circ}35'50''$  West 10.00 feet;  
thence southerly along said curve, through a central angle of  $06^{\circ}55'07''$ , a distance of 1.21 feet;  
thence South  $00^{\circ}18'42''$  West 75.20 feet to the beginning of a tangent curve to the right, with a radius of 24.00 feet;  
thence southwesterly along said curve, through a central angle of  $86^{\circ}29'59''$ , a distance of 36.23 feet;  
thence South  $00^{\circ}33'08''$  West 2.05 feet to the **True Point of Beginning**.

Containing 230 square feet.

10-04-2012/lac  
09015a Phase2.doc  
KC Tax ID# 332505-9009

Parcel 6037A  
Temporary Construction Easement

That portion of Lot 2, Bellevue Short Plat No. 92-03500, a recorded under Recording Number 9212229002, records of King County, Washington, described as follows:

Commencing at the southeast corner of said Lot 2;  
thence North 89°26'52" West along the south line thereof, 49.71 feet to the **True Point of Beginning**;  
thence continuing North 89°26'52" West 5.64 feet;  
thence North 00°33'08" East 29.18 feet;  
thence South 88°52'04" East 6.03 feet;  
thence North 02°07'59" East 12.88 feet;  
thence South 89°23'49" East 15.33 feet;  
thence North 00°29'47" East 84.30 feet;  
thence South 89°41'18" East 3.18 feet;  
thence South 00°18'42" West 77.83 feet to the beginning of a tangent curve to the right, with a radius of 22.00 feet;  
thence southwesterly along said curve, through a central angle of 90°14'26", a distance of 34.65 feet;  
thence North 89°26'52" West 0.43 feet;  
thence South 00°33'08" West 4.00 feet;  
thence South 89°26'52" East 2.00 feet;  
thence South 00°33'08" West 7.95 feet;  
thence South 89°26'52" East 0.93 feet;  
thence South 00°33'08" West 14.42 feet to the **True Point of Beginning**.

Containing 618 square feet.

03-28-2013/lac  
09015a Phase2.doc  
KC Tax ID# 332505-9009

Parcel 6045A  
Fee

That portion of Lot 1, Bellevue Short Plat Number 77-55R, as recorded under Recording Number 8106179004, Records of King County, Washington, described as follows:

**Beginning** at the northwest corner of said Lot 1;  
thence South 89°26'52" East along the north line thereof, 12.75 feet;  
thence South 00°18'42" West 8.37 feet;  
thence South 07°09'35" West 106.93 feet to the west line of said Lot 1;  
thence North 00°18'42" East along said west line, being the east margin of 120<sup>th</sup> Avenue Northeast, 114.59 feet to the **Point of Beginning**.

Containing 784 square feet.

03-14-2013/lac  
09015a Phase2.doc  
KC Tax ID# 332505-9147

Parcel 6045A  
Wall Easement

That portion of Lot 1, Bellevue Short Plat Number 77-55R, as recorded under Recording Number 8106179004, Records of King County, Washington, described as follows:

Commencing at the northwest corner of said Lot 1;  
thence South 89°26'52" East along the north line thereof, 12.75 feet to the **True Point of Beginning**;  
thence continuing South 89°26'52" East 10.00 feet;  
thence South 00°18'42" West 8.93 feet;  
thence South 07°09'35" West 106.33 feet;  
thence North 89°41'18" West 10.07 feet to the west line of said Lot 1;  
thence North 07°09'35" East 106.93 feet;  
thence North 00°18'42" East 8.37 feet to the **True Point of Beginning**.

Containing 1,153 square feet.

09-19-2012/lac  
09015a Phase2.doc  
KC Tax ID# 332505-9147

Parcel 6045A  
Temporary Construction Easement

That portion of Lot 1, Bellevue Short Plat Number 77-55R, as recorded under Recording Number 8106179004, Records of King County, Washington, described as follows:

Commencing at the northwest corner of said Lot 1;  
thence South 89°26'52" East along the north line thereof, 22.75 feet to the **True Point of Beginning**;  
thence continuing South 89°26'52" East 5.00 feet;  
thence South 00°18'42" West 9.20 feet;  
thence South 07°09'35" West 106.03 feet;  
thence North 89°41'18" West 5.04 feet;  
thence North 07°09'35" East 106.33 feet;  
thence North 00°18'42" East 8.93 feet to the **True Point of Beginning**.

Containing 576 square feet.

03-28-2013/lac  
09015a Phase2.doc  
KC Tax ID# 332505-9147

Parcel 6046  
Fee

That portion of the northeast quarter of the northwest quarter of Section 33, Township 25 North, Range 5 East, Willamette Meridian, King County, Washington, described as follows:

**Beginning** at the intersection of the south line of the north 40.00 feet, and the east line of the west 30.00 feet of said subdivision;  
thence South 89°26'52" East along said south line, being the south margin of Northeast 8<sup>th</sup> Street, 43.33 feet;

thence South 20°51'05" East 3.16 feet to a point on a non-tangent curve to the left, the center of which bears South 20°51'05" East 59.25 feet;  
thence southwesterly along said curve, through a central angle of 33°19'09", a distance of 34.46 feet to a point on a non-tangent curve to the left, the center of which bears South 81°24'51" East 485.75 feet;  
thence southerly along said curve, through a central angle of 06°45'30", a distance of 57.30 feet;  
thence South 00°18'42" West 72.85 feet;  
thence North 89°41'18" West 8.75 feet;  
thence South 00°18'42" West 46.15 feet to the south line of the north 240.00 feet of said subdivision;  
thence North 89°26'52" West along said south line, 4.00 feet to the east line of the west 30.00 feet of said subdivision;  
thence North 00°18'42" East along said east line, being the east margin of 120<sup>th</sup> Ave Northeast, 200.00 feet to the **Point of Beginning**.

Containing 2,672 square feet.

03-14-2013/lac  
09015a Phase2.doc  
KC Tax ID# 332505-9179

**Parcel 6046**  
**Wall Easement**

That portion of the northeast quarter of the northwest quarter of Section 33, Township 25 North, Range 5 East, Willamette Meridian, King County, Washington, described as follows:

Commencing at the intersection of the south line of the north 40.00 feet, and the east line of the west 30.00 feet of said subdivision;  
thence South 89°26'52" East along said south line, being the south margin of Northeast 8<sup>th</sup> Street, 43.33 feet;  
thence South 20°51'05" East 3.16 feet to the **True Point of Beginning**;  
thence continuing South 20°51'05" East 10.00 feet to a point on a non-tangent curve to the left, the center of which bears South 20°51'05" East 49.25 feet;  
thence southwesterly along said curve, through a central angle of 30°36'24", a distance of 26.31 feet to a point on a non-tangent curve to the left, the center of which bears South 81°43'35" East 477.98 feet;  
thence southerly along said curve, through a central angle of 06°22'38", a distance of 53.20 feet;  
thence South 00°18'42" West 72.98 feet;  
thence North 89°41'18" West 10.00 feet;  
thence North 00°18'42" East 72.85 feet to a point on a non-tangent curve the right, the center of which bears South 88°10'21" East 485.75 feet;  
thence northerly along said curve, through a central angle of 06°45'30", a distance of 57.30 feet to a point on a non-tangent curve to the right, the center of which bears South 54°10'14" East 59.25 feet;  
thence northeasterly along said curve, through a central angle of 33°19'09", a distance of 34.46 feet to the **True Point of Beginning**.

Containing 1,585 square feet.

03-20-2013/lac  
09015a Phase2.doc  
KC Tax ID# 332505-9179

**Parcel 6046**  
**Temporary Construction Easement**

That portion of the northeast quarter of the northwest quarter of Section 33, Township 25 North, Range 5 East, Willamette Meridian, King County, Washington, described as follows:

Commencing at the intersection of the south line of the north 40.00 feet, and the east line of the west 30.00 feet of said subdivision;

thence South 89°26'52" East along said south line, being the south margin of Northeast 8<sup>th</sup> Street, 43.33 feet to the

**True Point of Beginning;**

thence continuing South 89°26'52" East 43.56 feet;

thence South 00°33'08" West 30.00 feet;

thence North 89°26'52" West 29.17 feet;

thence South 55°09'08" West 32.06 feet;

thence South 00°23'34" West 42.08 feet;

thence South 70°50'06" East 30.30 feet;

thence South 00°18'42" West 99.64 feet to the south line of the north 240.00 feet of said subdivision;

thence North 89°26'52" West along said south line, 56.00 feet ;

thence North 00°18'42" East 46.15 feet;

thence South 89°41'18" East 18.75 feet;

thence North 00°18'42" East 72.98 feet to a point on a non-tangent curve to the right, the center of which bears South 88°06'13" East 477.98 feet;

thence northerly along said curve, through a central angle of 06°22'38", a distance of 53.20 feet to a point on a non-tangent curve to the right, the center of which bears South 51°27'29" East 49.25 feet;

thence northeasterly along said curve, through a central angle of 30°36'24", a distance of 26.31 feet;

thence North 20°51'05" West 13.16 feet to the **True Point of Beginning.**

Containing 6,914 square feet.

03-28-2013/lac  
09015a Phase2.doc  
KC Tax ID# 332505-9179

**Parcel 6046**  
**Temporary Construction Easement**

That portion of the northeast quarter of the northwest quarter of Section 33, Township 25 North, Range 5 East, Willamette Meridian, King County, Washington, described as follows:

Commencing at the intersection of the south line of the north 240.00 feet, and the east line of the west 30.00 feet of said subdivision;

thence South 89°26'52" East along said south line, being the south margin of Northeast 8<sup>th</sup> Street, 4.00 feet;

thence North 00°18'42" East 46.15 feet;

thence South 89°41'18" East 18.75 feet to the **True Point of Beginning;**

thence North 00°18'42" East 72.98 feet to a point on a non-tangent curve to the right, the center of which bears South 88°06'13" East 477.98 feet;

thence northerly along said curve, through a central angle of 06°22'38", a distance of 53.20 feet to a point on a non-tangent curve to the right, the center of which bears South 51°27'29" East 49.25 feet;

thence northeasterly along said curve, through a central angle of 02°16'20", a distance of 1.95 feet;

thence South 00°23'34" West 127.48 feet;  
thence North 89°36'26" West 5.48 feet to the **True Point of Beginning**.

Containing 612 square feet.

03-28-2013/lac  
09015a Phase2.doc  
KC Tax ID# 332505-9179

**Parcel 6047**  
**Fee**

That portion of Tracts 81 and 82, Brierwood Park, according to the plat thereof recorded in Volume 17 of Plats, page 18, Records of King County, Washington, and vacated Bellevue Redmond Road adjoining, described as follows:

Beginning at the southeast corner of said Tract 81;  
thence North 89°26'52" West along the south line thereof, 120.79 feet to the beginning of a tangent curve to the right, with a radius of 35.00 feet;  
thence northwesterly along said curve, through a central angle of 50°42'58", a distance of 30.98 feet;  
thence South 75°36'47" East 24.42 feet;  
thence South 89°26'52" East 23.44 feet to the beginning of a tangent curve to the left, with a radius of 34.50 feet;  
thence northeasterly along said curve, through a central angle of 70°45'48", a distance of 42.61 feet to the beginning of a reverse curve to the right, with a radius of 585.50 feet;  
thence northeasterly along said curve, through a central angle of 13°14'01", a distance of 135.23 feet to the southerly margin of Bellevue-Redmond Road;  
thence North 56°48'31" East along said south margin, 11.20 feet to the east line of said Tract 81;  
thence South 00°33'08" West along said east line, 157.78 feet to the Point of Beginning.

Containing 7,862 square feet.

03-20-2013/lac  
09015a Phase2.doc  
KC Tax ID# 109910-0425

**Parcel 6047**  
**Sidewalk Easement**

That portion of Tracts 81 and 82, Brierwood Park, according to the plat thereof recorded in Volume 17 of Plats, page 18, Records of King County, Washington, and vacated Bellevue Redmond Road adjoining, described as follows:

Commencing at the southeast corner of said Tract 81;  
thence North 89°26'52" West along the south line thereof, 120.79 feet to the beginning of a tangent curve to the right, with a radius of 35.00 feet;  
thence northwesterly along said curve, through a central angle of 50°42'58", a distance of 30.98 feet to the **True Point of Beginning**;  
thence continuing along said curve, through a central angle of 16°15'26", a distance of 9.93 feet;  
thence South 75°36'47" East 30.47 feet;  
thence South 89°26'52" East 18.93 feet to a point on a non-tangent curve to the left, the center of which bears North 18°21'15" West 39.00 feet;  
thence northerly along said curve, through a central angle of 51°32'34", a distance of 35.08 feet to the beginning of a reverse curve to the right, with a radius of 599.50 feet;  
thence northerly along said curve, through a central angle of 10°02'46", a distance of 105.11 feet to the south margin of Bellevue-Redmond Road;

thence North 56°48'31" East along said south margin, 32.84 feet to a point on a non-tangent curve to the left, the center of which bears South 56°58'39" East 585.50 feet;  
thence southerly along said curve, through a central angle of 13°14'01", a distance of 135.23 feet to the beginning of a reverse curve to the right, with a radius of 34.50 feet;  
thence southwesterly along said curve, through a central angle of 70°45'48", a distance of 42.61 feet;  
thence North 89°26'52" West 23.44 feet;  
thence North 75°36'47" West 24.42 feet to the **True Point of Beginning**.

Containing 2,500 square feet.

03-14-2013/lac  
09015a Phase2.doc  
KC Tax ID# 109910-0425

**Parcel 6047**  
**Slope Easement**

That portion of Tracts 81 and 82, Brierwood Park, according to the plat thereof recorded in Volume 17 of Plats, page 18, Records of King County, Washington, and vacated Bellevue Redmond Road adjoining, described as follows:

Commencing at the southeast corner of said Tract 81;  
thence North 89°26'52" West along the south line thereof, 120.79 feet to the beginning of a tangent curve to the right, with a radius of 35.00 feet;  
thence northwesterly along said curve, through a central angle of 66°58'24", a distance of 40.91 feet to the **True Point of Beginning**;  
thence continuing along said curve, through a central angle of 07°48'36", a distance of 4.77 feet;  
thence South 75°36'47" East 36.86 feet;  
thence South 89°26'52" East 15.81 feet;  
thence North 46°58'40" East 18.62 feet;  
thence North 22°10'35" East 44.92 feet;  
thence North 27°59'30" East 64.65 feet to the south margin of Bellevue-Redmond Road;  
thence North 56°48'31" East along said south margin, 7.84 feet to a point on a non-tangent curve to the left, the center of which bears South 59°51'03" East 599.50 feet;  
thence southerly along said curve, through a central angle of 10°02'46", a distance of 105.11 feet to the beginning of a reverse curve to the right, with a radius of 39.00 feet;  
thence southwesterly along said curve, through a central angle of 51°32'34", a distance of 35.08 feet;  
thence North 89°26'52" West 18.93 feet;  
thence North 75°36'47" West 30.57 feet to the **True Point of Beginning**.

Containing 772 square feet.

03-14-2013/lac  
09015a Phase2.doc  
KC Tax ID# 109910-0425

**Parcel 6047**  
**Utility Easement**

That portion of Tract 81, Brierwood Park, according to the plat thereof recorded in Volume 17 of Plats, page 18, Records of King County, Washington, and vacated Bellevue Redmond Road adjoining, described as follows:

Commencing at the intersection of the east line of said Tract 81, and the north margin of said vacated portion of Bellevue Redmond Road;

thence South 56°48'31" West along said north margin, 60.23 feet to the **True Point of Beginning**;  
thence South 32°54'16" East 8.46 feet to a point on a non-tangent curve to the left, the center of which bears South 61°35'59" East 599.50 feet;  
thence southwesterly along said curve, through a central angle of 01°38'51", a distance of 17.24 feet;  
thence North 32°54'16" West 16.88 feet to said north margin of vacated portion of Bellevue Redmond Road;  
thence North 56°48'31" East along said north margin, 15.00 feet to the **True Point of Beginning**.

Containing 189 square feet.

11-14-2012/lac  
09015a Phase2.doc  
KC Tax ID# 109910-0425

**Parcel 6048**  
**Fee**

That portion of Tracts 79 and 80, Brierwood Park, according to the plat thereof, recorded in Volume 17 of Plats, Page 18, in King County, Washington, lying southerly of Bellevue-Redmond Highway;  
Together with that portion of vacated Otto Phette-Place (Co. Road No. 966) lying within said Tracts 79 and 80 and the west half of vacated Clancy Street adjoining, attached thereto by operation of law;  
Except the south 10.00 feet thereof conveyed to the City of Bellevue by deed recorded under Recording Number 8009300108, said portion being described as follows:

Commencing at the southeast corner of the above described parcel;  
thence North 89°26'52" West along the south line thereof, being the north margin of Northeast 8<sup>th</sup> street, 3.47 feet to the **True Point of Beginning**;  
thence continuing North 89°26'52" West along said south line and margin, 186.49 feet to the southwest corner of said parcel;  
thence North 00°33'08" East along the west line thereof, 127.14 feet to the south margin of Bellevue-Redmond Road;  
thence North 56°48'31" East along said south margin 167.57 feet;  
thence South 35°00'11" West 127.89 to the beginning of a tangent curve to the left, with a radius of 506.50 feet;  
thence southwesterly along said curve through a central angle of 08°48'24", a distance of 77.85 feet to the beginning of a compound curve to the left, with a radius of 34.50 feet;  
thence southerly along said curve, through a central angle of 96°02'21", a distance of 57.83 feet to the south line of said parcel;  
thence South 89°26'52" East along said south line, 10.95 feet;  
thence leaving said south line, North 00°33'08" East 5.00 feet;  
thence South 89°52'26" East 127.98 feet;  
thence South 00°33'08" West 5.00 feet to the **True Point of Beginning**.

Containing 9,544 square feet.

09-26-2012/lac  
09015a Phase2.doc  
KC Tax ID#109910-0419  
KC Tax ID#109910-0420

**Parcel 6048**  
**Sidewalk Easement**

That portion of Tracts 79 and 80, Brierwood Park, according to the plat thereof, recorded in Volume 17 of Plats, Page 18, in King County, Washington, lying southerly of Bellevue-Redmond Highway;  
Together with that portion of vacated Otto Phette-Place (Co. Road No. 966) lying within said Tracts 79 and 80 and the west half of vacated Clancy Street adjoining, attached thereto by operation of law;

Except the south 10.00 feet thereof conveyed to the City of Bellevue by deed recorded under Recording Number 8009300108, said portion being described as follows:

**Beginning** at the southeast corner of the above described parcel;  
thence North 89°52'26" West along the south line thereof, being the north margin of Northeast 8<sup>th</sup> street, 3.47 feet;  
thence North 00°33'08" East 5.00 feet;  
thence South 89°26'52" East 3.47 feet to the east line of said parcel;  
thence South 00°33'08" West along said east line, 5.00 feet to the **Point of Beginning**.

**Also**, commencing at the southeast corner of the above described parcel;  
thence North 89°52'26" West along the south line thereof, being the north margin of Northeast 8<sup>th</sup> street, 131.45 feet to the **True Point of Beginning**;  
thence continuing North 89°26'52" West 10.95 feet to a point on a non-tangent curve to the right, the center of which bears North 20°09'26" East 34.50 feet;  
thence northerly along said curve, through a central angle of 96°02'21", a distance of 57.83 feet to the beginning of a compound curve to the right, with a radius of 506.50 feet;  
thence northerly along said curve through a central angle of 08°48'24", a distance of 77.85 feet to a point of tangency;  
thence North 35°00'11" East 127.89 feet to the south margin of Bellevue-Redmond Road;  
thence North 56°48'31" East along said south margin, 36.55 feet to a point on a non-tangent curve to the right, the center of which bears North 57°10'20" West 587.50 feet;  
thence southwesterly along said curve, through a central angle of 02°10'31", a distance of 22.30 feet to a point of tangency.  
thence South 35°00'11" West 139.53 feet to the beginning of a tangent curve to the left, with a radius of 492.40 feet;  
thence southwesterly along said curve, through a central angle of 08°20'13", a distance of 71.66 feet to the beginning of a compound curve to the left, with a radius of 29.00 feet;  
thence southerly along said curve, through a central angle 37°00'11", a distance of 18.73 feet;  
thence North 68°01'05" East 6.99 feet;  
thence South 21°58'55" East 10.50 feet;  
thence South 68°01'05" West 7.21 feet to a point on a non-tangent curve to the left, the center of which bears North 58°48'18" East 29.00 feet;  
thence southerly along said curve, through a central angle of 38°11'41", a distance of 19.33 feet;  
thence South 00°33'08" West 5.00 feet to the **True Point of Beginning**.

Containing 3,897 square feet

09-26-2012/lac  
09015a Phase2.doc  
KC Tax ID#109910-0419  
KC Tax ID#109910-0420

**Parcel 6048**  
**Slope Easement**

That portion of Tracts 79 and 80, Brierwood Park, according to the plat thereof, recorded in Volume 17 of Plats, Page 18, in King County, Washington, lying southerly of Bellevue-Redmond Highway;  
Together with that portion of vacated Otto Phette-Place (Co. Road No. 966) lying within said Tracts 79 and 80 and the west half of vacated Clancy Street adjoining, attached thereto by operation of law;  
Except the south 10.00 feet thereof conveyed to the City of Bellevue by deed recorded under Recording Number 8009300108, said portion being described as follows:

Commencing at the southeast corner of the above described parcel;  
thence North 00°33'08" East along the east line of said parcel, 5.00 feet to the **True Point of Beginning**;  
thence North 89°26'52" West 3.47 feet;  
thence North 00°33'08" East 3.00 feet;

thence South 89°26'52" East 3.47 feet to the east line of said parcel;  
 thence South 00°33'08" West along said east line, 3.00 feet to the **True Point of Beginning**.  
**Also**, Commencing at the southeast corner of the above described parcel;  
 thence North 89°26'52" West along the south line of said parcel, 131.45 feet;  
 thence North 00°33'08" East 5.00 feet to a point on a non-tangent curve to the right, the center of which bears North 20°36'37" East 29.00 feet, and the **True Point of Beginning**;  
 thence northwesterly along said curve, through a central angle of 38°11'41", a distance of 19.33 feet;  
 thence North 68°01'05" East 7.21 feet;  
 thence North 21°58'55" West 10.50 feet;  
 thence South 69°01'05" West 6.99 feet to a point on a non-tangent curve to the right, the center of which bears North 79°39'47" East 29.00 feet;  
 thence northerly along said curve, through a central angle of 37°00'11", a distance of 18.73 feet, to the beginning of a compound curve to the right, with a radius of 492.50 feet;  
 thence northerly along said curve, through a central angle of 08°20'13", a distance of 71.66 to a point of tangency;  
 thence North 35°00'11" East 139.53 feet to the beginning of a tangent curve to the left, with a radius of 587.50 feet;  
 thence northerly along said curve, through a central angle of 02°10'31", a distance of 22.30 feet to the southerly margin of Bellevue-Redmond Road;  
 thence North 56°48'31" East along said south margin, 9.22 feet;  
 thence South 35°00'11" West 170.38 feet to the beginning of a tangent curve to the left, with a radius of 489.50 feet;  
 thence southerly along said curve, through a central angle of 08°26'45", a distance of 72.16 feet to the beginning of a compound curve to the left, with a radius of 24.00 feet;  
 thence southerly along said curve, through a central angle of 25°07'54", a distance of 10.53 feet;  
 thence South 66°58'55" East 6.50 feet;  
 thence South 21°58'55" East 10.50 feet;  
 thence South 23°01'05" West 5.52 feet;  
 thence South 47°59'29" East 3.69 feet;  
 thence South 60°33'41" East 6.34 feet to the east line of said parcel;  
 thence South 00°33'08" West along said east line, 4.91 feet to the **True Point of Beginning**.

Containing 896 square feet.

09-26-2012/lac  
 09015a Phase2.doc  
 KC Tax ID#109910-0419  
 KC Tax ID#109910-0420

**Parcel 6048**  
**Wall Easement**

That portion of Tracts 79 and 80, Brierwood Park, according to the plat thereof, recorded in Volume 17 of Plats, Page 18, in King County, Washington, lying southerly of Bellevue-Redmond Highway;  
 Together with that portion of vacated Otto Phette-Place (Co. Road No. 966) lying within said Tracts 79 and 80 and the west half of vacated Clancy Street adjoining, attached thereto by operation of law;  
 Except the south 10.00 feet thereof conveyed to the City of Bellevue by deed recorded under Recording Number 8009300108, said portion being described as follows:

Commencing at the southeast corner of the above described parcel;  
 thence North 00°33'08" East along the east line of said parcel, 5.00 feet;  
 thence North 89°26'52" West 3.47 feet to the **True Point of Beginning**;  
 thence continuing North 89°26'52" West 127.98 feet;  
 thence North 00°33'08" East 10.00 feet;  
 thence South 89°26'52" East 127.98 feet;  
 thence South 00°33'08" West 10.00 feet to the **True Point of Beginning**.

Containing 1,280 square feet.

09-26-2012/lac  
09015a Phase2.doc  
KC Tax ID#109910-0419  
KC Tax ID#109910-0420

**Parcel 6048**  
**Temporary Construction Easement**

That portion of Tracts 79 and 80, Brierwood Park, according to the plat thereof, recorded in Volume 17 of Plats, Page 18, in King County, Washington, lying southerly of Bellevue-Redmond Highway; Together with that portion of vacated Otto Phette-Place (Co. Road No. 966) lying within said Tracts 79 and 80 and the west half of vacated Clancy Street adjoining, attached thereto by operation of law; Except the south 10.00 feet thereof conveyed to the City of Bellevue by deed recorded under Recording Number 8009300108, said portion being described as follows:

Commencing at the southeast corner of the above described parcel;  
thence North 00°33'08" East along the east line of said parcel, 8.00 feet to the **True Point of Beginning**;  
thence North 89°26'52" West 3.47 feet;  
thence North 00°33'08" East 7.00 feet;  
thence North 89°26'52" West 127.98 feet;  
thence South 00°33'08" West 5.09 feet;  
thence North 60°33'41" West 6.34 feet;  
thence North 47°59'29" West 3.69 feet;  
thence North 23°01'05" East 5.52 feet;  
thence North 21°58'55" West 10.50 feet;  
thence North 66°58'55" West 6.50 feet to a point on a non-tangent curve to the right, the center of which bears South 88°34'28" East 24.00 feet;  
thence northerly along said curve, through a central angle of 25°07'54", a distance of 10.53 feet to the beginning of a compound curve to the right, with a radius of 489.50 feet;  
thence northeasterly along said curve, through a central angle of 08°26'45", a distance of 72.16 feet;  
thence North 35°00'11" East 170.38 feet to the southerly margin of Bellevue-Redmond Highway;  
thence North 56°48'31" East along said south margin, 13.46 feet;  
thence South 35°00'11" West 182.88 feet to the beginning of a tangent curve to the left, with a radius of 484.50 feet;  
thence southwesterly along said curve, through a central angle of 06°02'11", a distance of 51.04 feet;  
thence South 00°33'08" West 23.77 feet;  
thence South 89°26'52" East 131.45 feet to the east line of the above described parcel;  
thence South 00°33'08" West along said east line 27.00 feet to the **True Point of Beginning**.

Containing 4,287 square feet

03-28-2013/lac  
09015a Phase2.doc  
KC Tax ID#109910-0419  
KC Tax ID#109910-0420

**Parcel 6050**  
**Fee**

PARCEL A:  
REVISED PARCEL 5, CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. 00244357LW,  
RECORDED UNDER RECORDING NUMBER 200001127900008, BEING AP PORTION OF LOTS 32, 33, 77  
AND 78, BRIERWOOD PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 17 OF  
PLATS, PAGE 18, IN KING COUNTY, WASHINGTON;

TOGETHER WITH A PORTION OF VACATED GEORGE STREET ADJOINING OR ABUTTING THERON, WICH UPON VACATION, ATTACHED TO SAID BY OPERATION OF LAW;

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS SET FORTH ON THE FACE OF BOUNDARY LINE ADJUSTMENT NO. 00244357LW, RECORDED UNDER RECORDING NUMBER 20001127900008, ACROSS THAT PORTION OF VACATED 120<sup>TH</sup> AVENUE NORTHEAST (VACATION ORDINANCE NO. 1430) AND LOT 32 BRIERWOOD PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 17 OF PALTS, PAGE 18, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EXTENSION OF THE EAST LINE OF SAID LOT 33 WITH THE NORTHERLY MARGIN OF BELLEVUE-REDMOND REVISION ROAD (ALSO KNOWN AS NORTHEAST REDMOND-BELLEVUE REVISION NO. 1837);

THENCE SOUTH 56°30'19" WEST ALONG THE NORTHERLY MARGIN OF SAID ROAD A DISTANCE OF 200.07 FEET;

THENCE NORTH 00°30'19" EAST A DISTANCE OF 354.34 FEET TO A POINT 12.50 FEET SOUTH OF THE NORTH LINE OF PACEL 5 AND THE TRUE POINT OF BEGINNEING;

THENCE CONTINUING NORTH 00°30'19" EAST A DISTANCE OF 25.00 FEET;

THENCE NORTH 89°26'50" WEST PARALLEL TO SAID NORTH LINE A DISTANCE OF 100.06 FEET;

THENCE NORTH 00°33'10" EAST 2.5 FEET;

THENCE NORTH 89°26'50" WEST 17.12 FEET TO A PONT ON THE EASTERLY MARGIN OF RECONSTRUCTED 120<sup>TH</sup> AVENUE NORTHEAST, SAID POINT BEING ON A CURVE, THE CENTER OF WHICH BEARS SOUTH 85°23'24" WEST, AND HAVING A RADIUS NORTH OF 946.73 FEET; THENCE SOUTHEASTERLY ALONG SAID EASTERLY MARGIN, BEING A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 01°49'14", AN ARC LENGTH OF 30.08 FEET; THENCE SOUTH 89°26'50" EAST 14.89 FEET;

THENCE SOUTH 89°26'50" EAST 14.89 FEET;

THENCE NORTH 00°33'10" EAST 2.50 FEET;

THENCE SOUTH 89°26'50" EAST 100.08 FEET TO THE TRUE POING OF BEGINNING;

EXCEPT PORTION LYING WITHIN THE MAIN TRACT

Containing 45,972 square feet

04-24-2012/lac  
09015a Phase2.doc  
KC Tax ID#109910-0167

Parcel 6051  
Fee

That portion of Parcel 4, Bellevue Boundary Line Adjustment Number 00244357, as recorded under Recording Number 20001127900008, Records of King County, Washington, described as follows:

**Beginning** at the southwest corner of said Parcel 4;

thence northerly along the west line thereof, being a non-tangent curve to the left, the center of which bears South 86°18'07" West 946.73 feet, through a central angle of 10°26'53", a distance of 172.64 feet to the beginning of a reverse curve to the right, with a radius of 886.73 feet;

thence northerly along said curve, through a central angle of 07°42'09", a distance of 119.21 to the most westerly corner of said Parcel 4;

thence North 44°49'21" East along the northerly line thereof, 33.52 feet;

thence continuing along said northerly line, South 89°26'52" East, 30.00 feet;

thence South 00°33'08" West 4.79 feet;  
thence South 73°28'59" East 0.79 feet to a point on a non-tangent curve to the left, the center of which bears South 36°11'15" East 34.50 feet;  
thence southwesterly along said curve, through a central angle of 57°53'54", a distance of 34.86 feet to a point of tangency;  
thence South 04°05'09" East 276.50 feet to the south line of said Parcel 4;  
thence North 89°26'29" West along said south line 11.97 feet to the **Point of Beginning**.

Containing 7,717 square feet.

03-14-2013/lac  
09015a Phase2.doc  
KC Tax ID#109910-0165

**Parcel 6051**  
**Sidewalk Easement**

That portion of Parcel 4, Bellevue Boundary Line Adjustment Number 00244357, as recorded under Recording Number 20001127900008, Records of King County, Washington, described as follows:

Commencing at the southwest corner of said Parcel 4;  
thence South 89°26'29" East along the south line thereof 11.97 feet to the **True Point of Beginning**;  
thence North 04°05'09" West 276.09 feet to the beginning of a tangent curve to the right, with a radius of 34.50 feet;  
thence northerly along said curve, through a central angle of 57°53'54", a distance of 34.86 feet to the north line of said Parcel 4;  
thence South 73°28'56" East along said north line, 16.13 feet to a point on a non-tangent curve to the left, the center of which bears South 25°13'07" East 27.00 feet;  
thence southwesterly along said curve, through a central angle of 68°52'04", a distance of 32.45 to a point of tangency;  
thence South 04°05'09" East 276.01 feet to the south line of said Parcel 4;  
thence North 89°26'29" West along said south line, 14.05 feet to the **True Point of Beginning**.

Containing 4,324 square feet.

03-14-2013/lac  
09015a Phase2.doc  
KC Tax ID#109910-0165

**Parcel 6051**  
**Temporary Construction Easement**

That portion of Parcel 4, Bellevue Boundary Line Adjustment Number 00244357, as recorded under Recording Number 20001127900008, Records of King County, Washington, described as follows:

Commencing at the southwest corner of said Parcel 4;  
thence South 89°26'29" East along the south line thereof 26.02 feet to the **True Point of Beginning**;  
thence North 04°05'09" West 276.01 feet to the beginning of a tangent curve to the right, with a radius of 27.00 feet;  
thence northerly along said curve, through a central angle of 68°52'04", a distance of 32.45 feet to the north line of said Parcel 4;  
thence South 73°28'59" East along said north line, 85.42 feet;  
thence South 25°15'53" West 28.84 feet;  
thence South 15°38'02" West 6.99 feet;  
thence North 88°39'18" West 5.08 feet;  
thence South 87°15'49" West 6.44 feet;  
thence South 70°48'10" West 3.95 feet;  
thence South 22°17'10" West 4.57 feet;

thence South 09°45'31" East 5.11 feet;  
thence South 61°11'16" East 2.10 feet;  
thence South 73°37'47" East 6.08 feet;  
thence South 84°52'21" East 9.65 feet;  
thence South 00°22'48" West 70.89 feet;  
thence South 00°24'43" West 59.64 feet;  
thence South 00°35'55" West 64.43 feet;  
thence South 89°21'03" West 12.43 feet;  
thence South 01°32'07" West 35.62 feet to the south line of said Parcel 4;  
thence North 89°26'29" West along said south line, 49.67 feet to the **True Point of Beginning**.

Containing 21,255 square feet.

03-14-2013/lac  
09015a Phase2.doc  
KC Tax ID#109910-0165

**Parcel 6053**  
**Fee**

That portion of One Lake Bellevue Condominiums, as recorded in Volume 216 of Condominiums, Pages 47 to 50, records of King County, Washington, described as follows:

**Beginning** at the southeast corner of said parcel;  
thence North 89°26'52" West along the south line thereof 1.73 feet;  
thence North 04°05'09" West 85.95 feet;  
thence North 85°54'51" East 8.70 feet to the east line of said parcel;  
thence North 00°33'08" East along said east line 60.26 feet;  
thence South 85°54'51" West 13.74 feet;  
thence North 04°05'09" West 75.90 feet to the east line of said parcel;  
thence South 15°01'28" East 73.87 feet to an angle point in said east line;  
thence continuing along said east line, South 00°33'08" West 150.01 feet to the **Point of Beginning**.

Containing 1,004 square feet.

03-14-2013/lac  
09015a Phase2.doc  
KC Tax ID#638998-0000

**Parcel 6053**  
**Sidewalk Easement**

That portion of One Lake Bellevue Condominiums, as recorded in Volume 216 of Condominiums, Pages 47 to 50, records of King County, Washington, described as follows:

Commencing at the southeast corner of said parcel;  
thence North 00°33'08" East along the east line thereof, 86.37 feet to the **True Point of Beginning**;  
thence South 85°54'51" West 8.70 feet;  
thence North 04°05'09" West 60.06 feet;  
thence North 85°54'51" East 13.58 feet to the east line of said parcel;  
thence South 00°33'08" West along said east line 60.26 feet to the **True Point of Beginning**.

Containing 669 square feet.

**Parcel 6053**  
**Temporary Construction Easement**

That portion of One Lake Bellevue Condominiums, as recorded in Volume 216 of Condominiums, Pages 47 to 50, records of King County, Washington, described as follows:

Commencing at the southeast corner of said parcel;  
thence North 89°26'52" West along the south line thereof, 11.76 feet to the **True Point of Beginning**;  
thence continuing North 89°26'52" West 17.17 feet;  
thence North 00°33'08" East 31.41 feet;  
thence North 89°32'28" West 37.91 feet;  
thence North 00°29'36" West 18.00 feet;  
thence North 55°38'44" West 23.86 feet;  
thence North 31°43'17" West 40.34 feet;  
thence North 07°09'55" East 96.13 feet;  
thence North 55°57'30" East 80.47 feet;  
thence South 04°05'09" East 93.50 feet;  
thence North 85°54'51" East 10.17 feet;  
thence South 04°05'09" East 60.06 feet;  
thence South 85°54'51" West 10.00 feet;  
thence South 04°05'09" East 85.14 feet to the **True Point of Beginning**.

Containing 14,737 square feet.

**Parcel 6053**  
**Wall Easement**

That portion of One Lake Bellevue Condominiums, as recorded in Volume 216 of Condominiums, Pages 47 to 50, records of King County, Washington, described as follows:

Commencing at the southeast corner of the above described parcel;  
thence North 89°26'52" West along the south line thereof, 1.73 feet to the **True Point of Beginning**;  
thence continuing along said south line, North 89°26'52" West 10.03 feet;  
thence North 04°05'09" West 85.14 feet;  
thence North 85°54'51" East 10.00 feet;  
thence North 04°05'09" West 60.06 feet;  
thence South 85°54'51" West 10.17 feet;  
thence North 04°05'09" West 127.64 feet to the east line of said parcel;  
thence South 15°01'28" East along said east line, 52.70 feet;  
thence South 04°05'09" East 75.90 feet;  
thence North 85°54'51" East 0.17 feet;  
thence South 04°05'09" East 146.01 feet to the **True Point of Beginning**.

Containing 1,873 square feet.

**Parcel 6054**  
**Fee**

That portion of Lot 1, Lake Bellevue, Division 4, according to the Plat thereof recorded in Volume 122 of Plats, Pages 53 and 54, records of King County, Washington, described as follows:

**Beginning** at the northeasterly corner of said Lot 1;  
thence South 00°33'08" West along the east line thereof, 21.28 feet;  
thence North 04°05'09" West 21.35 feet to the northerly line of said Lot 1;  
thence South 89°26'52" East along said northerly line, 1.73 feet to the Point of Beginning.

Containing 18 square feet.

**Parcel 6054**  
**Ingress/Egress Easement**

That portion of Lot 1, Lake Bellevue, Division 4, according to the Plat thereof recorded in Volume 122 of Plats, Pages 53 and 54, records of King County, Washington, described as follows:

**Beginning** at the southeasterly corner of said Lot 1;  
thence North 89°26'52" West along the south line thereof, 9.91 feet to a point on a non-tangent curve to the left, the center of which bears South 18°13'36" West 29.50 feet;  
thence northwesterly along said curve, through a central angle of 05°29'58", a distance of 2.83 feet to a point of tangency;  
thence North 77°16'22" West 30.22 feet to the beginning of a tangent curve to the left, with a radius of 99.50 feet;  
thence westerly along said curve, through a central angle of 07°34'59", a distance of 13.17 feet to the beginning of a compound curve to the left, with a radius of 4.50 feet;  
thence southwestwardly along said curve, through a central angle of 93°57'20", a distance of 7.38 feet to a point of tangency;  
thence South 01°11'19" West 4.59 feet to the south line of said Lot 1;  
thence North 89°26'52" West along said south line, 31.00 feet;  
thence North 01°11'19" East 49.59 feet;  
thence South 88°48'41" East 54.41 feet;  
thence South 00°18'24" West 2.74 feet to the beginning of a tangent curve to the left, with a radius of 4.50 feet;  
thence southeasterly along said curve, through a central angle of 77°34'46", a distance of 6.09 feet to a point of tangency;  
thence South 77°16'22" East 10.49 feet to the beginning of a tangent curve to the left, with a radius of 34.50 feet;  
thence easterly along said curve, through a central angle of 38°04'36", a distance of 22.93 feet to the east line of said Lot 1;  
thence South 00°33'08" West along said east line, 42.34 feet to the Point of Beginning.

Containing 3,890 square feet.

**Parcel 6054**  
**Slope Easement**

That portion of Lot 1, Lake Bellevue, Division 4, according to the Plat thereof recorded in Volume 122 of Plats, Pages 53 and 54, records of King County, Washington, described as follows:

Commencing at the southeast corner of said Lot 1;  
thence North 89°26'52" West along the south line thereof, 9.91 feet to the **True Point of Beginning**;  
thence continuing North 89°26'52" West 50.20 feet;  
thence North 01°11'19" East 4.59 feet to the beginning of a tangent curve to the right, with a radius of 4.50 feet;  
thence northeasterly along said curve, through a central angle of 93°57'20", a distance of 7.38 feet to the beginning of a compound curve to the right, with a radius of 99.50 feet;  
thence easterly along said curve, through a central angle of 07°34'59", a distance of 13.17 feet to a point of tangency;  
thence South 77°16'22" East 30.22 feet to the beginning of a tangent curve to the right, with a radius of 29.50 feet;  
thence southeasterly along said curve, through a central angle of 05°29'58", a distance of 2.83 feet to the **Point of Beginning**.

Containing 263 square feet.

10-25-2012/lac  
09015a Phase2.doc  
KC Tax ID#698653-0010

**Parcel 6054**  
**Temporary Construction Easement**

That portion of Lot 1, Lake Bellevue, Division 4, according to the Plat thereof recorded in Volume 122 of Plats, Pages 53 and 54, records of King County, Washington, described as follows:

Commencing at the southeast corner of said Lot 1;  
thence North 89°26'52" West along the south line thereof, 91.12 feet to the **True Point of Beginning**;  
thence continuing North 89°26'52" West 14.05 feet;  
thence North 00°46'20" East 6.50 feet;  
thence North 89°13'40" West 36.59 feet;  
thence North 00°33'08" East 80.99 feet;  
thence South 89°26'52" East 112.80 feet;  
thence North 00°33'08" East 85.37 feet to the northerly line of said Lot 1;  
thence South 89°26'52" East along said Northerly line, 17.17 feet;  
thence South 04°05'09" East 70.62 feet to the beginning of a tangent curve to the right, with a radius of 482.50 feet;  
thence southerly along said curve, through a central angle of 04°17'24", a distance of 36.13 feet;  
thence South 89°26'52" East 4.48 feet to the east line of said Lot 1;  
thence South 00°33'08" West 24.19 feet to the beginning of a non-tangent curve to the right, the center of which bears North 25°20'58" West 34.50 feet;  
thence westerly along said curve, through a central angle of 38°04'36", a distance of 22.93 feet to a point of tangency;  
thence North 77°16'22" West 10.49 feet to the beginning of a tangent curve to the right, with a radius of 4.50 feet;  
thence northwesterly along said curve, through a central angle of 77°34'16", a distance of 6.09 feet to a point of tangency;  
thence North 00°18'24" East 2.74 feet;  
thence North 88°48'41" West 54.41 feet;  
thence South 01°11'19" West 49.59 feet to the **True Point of Beginning**.

Containing 9,687 square feet.

03-28-2013/lac  
09015a Phase2.doc

**Parcel 6054**  
**Wall Easement**

That portion of Lot 1, Lake Bellevue, Division 4, according to the Plat thereof recorded in Volume 122 of Plats, Pages 53 and 54, records of King County, Washington, described as follows:

Commencing at the southeast corner of said Lot 1;  
thence North 00°33'08" East 66.53 feet along the east line thereof, to the **True Point of Beginning**;  
thence North 89°26'52" West 4.48 feet to a point on a non-tangent curve to the left, the center of which bears North 89°47'45" West 482.50 feet;  
thence northerly along said curve, through a central angle of 04°17'24", a distance of 36.13 feet to a point of tangency;  
thence North 04°05'09" West 70.62 feet;  
thence South 89°26'52" East 10.03 feet;  
thence South 04°05'09" East 21.35 feet to the east line of said Lot 1;  
thence South 00°33'08" West along said east line, 85.18 feet to the **True Point of Beginning**.

Containing 790 square feet.

10-25-2012/lac  
09015a Phase2.doc  
KC Tax ID#698653-0010

**Parcel 6055**  
**Fee**

That portion of Parcel A, Bellevue Boundary Line Adjustment Number 10-109214 LW, as recorded under Recording Number 20110614900001, Records of King County, Washington, described as follows:

**Beginning** at the southeast corner of said Parcel A;  
thence South 56°48'31" West along the south line thereof, 161.29 feet;  
thence North 54°59'49" West 1.65 feet;  
thence North 35°00'11" East 73.48 feet;  
thence North 47°23'41" East 47.82 feet to a point on a non-tangent curve to the left, the center of which bears North 59°48'50" West 492.33 feet;  
thence northeasterly along said curve, through a central angle of 05°37'49", a distance of 48.38 feet to the beginning of a compound curve with a radius of 35.33 feet  
thence northerly along said curve, through a central angle of 15°47'54", a distance of 9.74 feet to a point of tangency;  
thence North 08°45'27" East 98.16 feet;  
thence South 74°26'44" East 21.23 feet to the east line of said Parcel A;  
thence South 00°33'08" West along said east line, 148.79 feet to the **Point of Beginning**.

Containing 8,576 Square feet.

03-20-2013/lac  
09015a Phase2.doc  
KC Tax ID#109910-0415

**Parcel 6055**  
**Sidewalk Easement**

That portion of Parcel A, Bellevue Boundary Line Adjustment Number 10-109214 LW, as recorded under Recording Number 20110614900001, Records of King County, Washington, described as follows:

Commencing at the southeast corner of said Parcel A;  
thence South 56°48'31" West along the south line thereof, 161.29 feet to the **True Point of Beginning**;  
thence continuing South 56°48'31" West 4.00 feet;  
thence North 35°00'11" East 3.72 feet;  
thence South 54°59'49" East 1.49 feet to the **True Point of Beginning**.

Also, commencing at the northeast corner of said Parcel A;  
thence South 00°33'08" West, along the east line thereof, 5.43 feet to the **True Point of Beginning**;  
thence continuing South 00°33'08" West 30.26 feet;  
thence North 74°26'44" West 21.23 feet;  
thence North 09°04'13" East 30.53 feet to the north line of said Parcel A;  
thence South 89°26'52" East along said north line, 6.08 feet to a point on a non-tangent curve to the right, the center of which bears South 18°13'36" West 29.50 feet;  
thence easterly along said curve, through a central angle of 22°05'18", a distance of 11.37 feet to the **True Point of Beginning**.

Containing 588 square feet.

03-20-2013/lac  
09015a Phase2.doc  
KC Tax ID#109910-0415

**Parcel 6055**  
**Ingress/Egress Easement**

That portion of Parcel A, Bellevue Boundary Line Adjustment Number 10-109214 LW, as recorded under Recording Number 20110614900001, Records of King County, Washington, described as follows:

**Beginning** at the northeast corner of said Parcel A;  
thence South 00°33'08" West, along the east line thereof, 5.43 feet to a point on a non-tangent curve to the left, the center of which bears South 40°18'54" West 29.50 feet;  
thence northwesterly along said curve, through a central angle of 22°05'18", a distance of 11.37 feet to the north line of said Parcel A;  
thence South 89°26'52" East along said north line, 9.91 feet to the **Point of Beginning**.

Containing 23 square feet.

09-20-2012/lac  
09015a Phase2.doc  
KC Tax ID#109910-0415

**Parcel 6055**  
**Slope Easement**

That portion of Parcel A, Bellevue Boundary Line Adjustment Number 10-109214 LW, as recorded under Recording Number 20110614900001, Records of King County, Washington, described as follows:

Commencing at the southeast corner of said Parcel A;  
thence South 56°48'31" West along the south line thereof, 165.30 feet to the **True Point of Beginning**;  
thence continuing South 56°48'31" West, 18.84 feet;  
thence North 35°00'11" East 21.21 feet;  
thence South 54°59'49" East 7.00 feet;

thence South 35°00'11" West 3.72 feet to the **True Point of Beginning**.

Also, commencing at the northeast corner of said Parcel A;  
thence North 89°26'52" West along the north line thereof, 15.99 feet to the **True Point of Beginning**;  
thence South 09°04'13" West 10.58 feet;  
thence North 71°37'17" West 32.67 feet;  
thence South 00°33'07" West 8.21 feet;  
thence North 89°09'17" West 56.54 feet;  
thence North 00°46'20" East 8.39 feet to the north line of said Parcel A;  
thence South 89°26'52" East along said north line, 89.18 feet to the **True Point of Beginning**.

Containing 748 square feet.

03-20-2013/lac  
09015a Phase2.doc  
KC Tax ID#109910-0415

**Parcel 6055**  
**Temporary Construction Easement**

That portion of Parcel A, Bellevue Boundary Line Adjustment Number 10-109214 LW, as recorded under Recording Number 20110614900001, Records of King County, Washington, described as follows:

Commencing at the northeast corner of said Parcel A;  
thence North 89°26'52" West along the north line thereof, 15.99 feet;  
thence South 09°04'13" West 10.58 feet to the **True Point of Beginning**;  
thence continuing South 09°04'13" West 19.94 feet;  
thence North 81°14'33" West 10.00 feet;  
thence South 08°45'27" West 98.16 feet to the beginning of a tangent curve to the right, with a radius of 25.33 feet;  
thence southerly along said curve, through a central angle of 15°47'54", a distance of 6.98 feet to the beginning of a compound curve to the right, with a radius of 482.33 feet;  
thence southwesterly along said curve, through a central angle of 05°26'55", a distance of 45.87 feet;  
thence South 47°23'08" West 47.41 feet;  
thence South 35°00'11" West 74.57 feet;  
thence South 54°59'49" East 3.17 feet;  
thence South 35°00'11" West 21.21 feet to the south line of said Parcel A;  
thence South 56°48'31" West along said south line, 13.91 feet;  
thence North 35°00'11" East 108.91 feet;  
thence North 47°23'08" East 47.32 feet to a point on a non-tangent curve to the left, the center of which bears North 60°01'55" West 480.33 feet;  
thence northeasterly along said curve, through a central angle of 05°24'44", a distance of 45.37 feet to the beginning of a compound curve to the right, with a radius of 23.33 feet;  
thence northerly along said curve, through a central angle of 15°47'54", a distance of 6.43 feet;  
thence North 08°45'27" East 92.27 feet;  
thence North 89°13'40" West 76.52 feet;  
thence North 00°19'32" West 25.65 feet;  
thence South 89°09'17" East 61.49 feet;  
thence North 00°33'07" East 8.21 feet;  
thence South 71°37'17" East 32.67 feet to the **True Point of Beginning**.

Containing 3,051 square feet.

03-28-2013/lac  
09015a Phase2.doc

**Parcel 6055**  
**Wall Easement**

That portion of Parcel A, Bellevue Boundary Line Adjustment Number 10-109214 LW, as recorded under Recording Number 20110614900001, Records of King County, Washington, described as follows:

**Beginning** at the southeast corner of said Parcel A;  
 thence South 56°48'31" West along the south line thereof, 161.29 feet;  
 thence North 54°59'49" West 1.65 feet to the **True Point of Beginning**;  
 thence continuing North 54°59'49" West 10.00 feet;  
 thence North 35°00'11" East 74.57 feet;  
 thence North 47°23'08" East 47.41 feet to a point on a non-tangent curve to the left, the center of which bears North 59°59'44" West 482.33 feet;  
 thence northeasterly along said curve, through a central angle of 05°26'55", a distance of 45.87 feet to the beginning of a compound curve, with a radius of 25.33 feet;  
 thence northerly along said curve, through a central angle of 15°47'54", a distance of 6.98 feet to a point of tangency;  
 thence North 08°45'27" East 98.16 feet;  
 thence South 81°14'33" East 10.00 feet;  
 thence South 08°45'27" West 98.16 feet the beginning of a tangent curve to the right, with a radius of 35.33 feet;  
 thence southerly along said curve, through a central angle of 15°47'54", a distance of 9.74 feet to the beginning of a compound curve, with a radius of 492.33 feet;  
 thence southwesterly along said curve, through a central angle of 05°37'49", a distance of 48.38 feet;  
 thence South 47°23'41" West 47.82 feet;  
 thence South 35°00'11" West 73.48 feet to the **True Point of Beginning**.

Containing 2,753 square feet.

03-20-2013/lac  
 09015a Phase2.doc  
 KC Tax ID#109910-0415

**Parcel 6221**  
**Sidewalk Easement**

That portion of the south 186 feet of that portion of Tracts 77 and 78, Brierwood Park, according to the plat thereof, recorded in Volume 17 of Plats, Page 18, in King County, Washington, lying southerly of Bellevue-Redmond County Road, as conveyed to King County by deed recorded under Recording Number 2544485;  
 Together with that portion of the east half of Vacated 120<sup>th</sup> Avenue Northeast and that portion vacated Otto-Phetteplace County Road lying southerly of Bellevue-Redmond Road and easterly of the centerline of 120<sup>th</sup> Avenue Northeast which upon vacation attached thereto by operation of law;  
 Except the south 10.00 feet thereof conveyed to King County for Northeast 8<sup>th</sup> Street by deeds recorded under Recording Numbers 5678284 and 5678285, said portion being described as follows:

**Beginning** at the southwest corner of the above described parcel;  
 thence North 00°33'08" East along the west line thereof, 5.00 feet;  
 thence South 89°26'52" East 100.82 feet;  
 thence South 85°58'08" East 82.40 feet to the south line of said parcel, being the north margin of Northeast 8<sup>th</sup> Street;  
 thence North 89°26'52" West along said south line and margin, 183.07 feet to the **Point of Beginning**.

Containing 710 square feet.

09-26-2012/lac  
 09015a Phase2.doc

**Parcel 6221**  
**Slope Easement**

That portion of the south 186 feet of that portion of Tracts 77 and 78, Brierwood Park, according to the plat thereof, recorded in Volume 17 of Plats, Page 18, in King County, Washington, lying southerly of Bellevue-Redmond County Road, as conveyed to King County by deed recorded under Recording Number 2544485;  
Together with that portion of the east half of Vacated 120<sup>th</sup> Avenue Northeast and that portion vacated Otto-Phetteplace County Road lying southerly of Bellevue-Redmond Road and easterly of the centerline of 120<sup>th</sup> Avenue Northeast which upon vacation attached thereto by operation of law;  
Except the south 10.00 feet thereof conveyed to King County for Northeast 8<sup>th</sup> Street by deeds recorded under Recording Numbers 5678284 and 5678285, said portion being described as follows:

Commencing at the southwest corner of the above described parcel;  
thence North 00°33'08" East along the west line thereof, 5.00 feet to the **True Point of Beginning**;  
thence continuing North 00°33'08" East 3.00 feet;  
thence South 89°26'52" East 64.79 feet;  
thence South 00°33'08" West 3.00 feet to a point hereinafter referred to as "Point A";  
thence North 89°26'52" West 64.69 feet to the **True Point of Beginning**.

**Also**, commencing at the heretofore mentioned "Point A";  
thence South 89°26'52" East 36.03 feet;  
thence South 85°58'08" East 6.00 feet to the **True Point of Beginning**;  
thence North 00°33'08" East 2.00 feet;  
thence South 85°58'08" East 83.32 feet to the east line of said parcel;  
thence South 00°33'08" West 1.58 feet to the southeast corner thereof;  
thence North 89°26'52" West along the south line thereof, 6.90 feet;  
thence North 85°58'08" West 76.40 feet to the **True Point of Beginning**.

Containing 359 square feet.

09-26-2012/lac  
09015a Phase2.doc  
KC Tax ID#109910-0410

**Parcel 6221**  
**Temporary Construction Easement**

That portion of the south 186 feet of that portion of Tracts 77 and 78, Brierwood Park, according to the plat thereof, recorded in Volume 17 of Plats, Page 18, in King County, Washington, lying southerly of Bellevue-Redmond County Road, as conveyed to King County by deed recorded under Recording Number 2544485;  
Together with that portion of the east half of Vacated 120<sup>th</sup> Avenue Northeast and that portion vacated Otto-Phetteplace County Road lying southerly of Bellevue-Redmond Road and easterly of the centerline of 120<sup>th</sup> Avenue Northeast which upon vacation attached thereto by operation of law;  
Except the south 10.00 feet thereof conveyed to King County for Northeast 8<sup>th</sup> Street by deeds recorded under Recording Numbers 5678284 and 5678285, said portion being described as follows:

Commencing at the southwest corner of the above described parcel;  
thence North 00°33'08" East along the west line thereof, 8.00 feet to the **True Point of Beginning**;  
thence continuing North 00°33'08" East 5.00 feet  
thence South 89°26'52" East 59.92 feet;  
thence North 01°39'59" East 2.84 feet;  
thence South 89°30'32" East 46.80 feet;  
thence South 00°20'33" West 4.23 feet;

thence South 85°57'41" East 83.33 feet to the east line of the above described parcel;  
thence South 00°33'08" West along said east line, 5.01 feet;  
thence North 85°58'08" West 83.32 feet;  
thence South 00°33'08" West 2.00 feet;  
thence North 88°57'04" West 42.02 feet;  
thence North 00°33'08" East 3.00 feet;  
thence North 89°26'52" West 64.79 feet to the **True Point of Beginning**.

Containing 1,219 square feet.

03-28-2013/lac  
09015a Phase2.doc  
KC Tax ID#109910-0410

**Parcel 6562**  
**Fee**

That portion of the south 187.5 feet of Lot 76, Brierwood Park, according to the plat thereof recorded in Volume 17 of Plats, Page 18, in King County, Washington;  
Except the South 0.50 feet thereof, as conveyed to the City of Bellevue by deed recorded under Recording Number 9004020755, said portion being described as follows:

**Beginning** at the southwest corner of said parcel;  
thence North 00°33'08" East along the west line thereof, 2.07 feet;  
thence South 85°58'08" East 34.07 feet to the south line of said parcel, being the north margin of Northeast 8<sup>th</sup> Street;  
thence North 89°26'52" West along said south line and margin, 34.01 feet to the **Point of Beginning**.

Containing 35 square feet.

09-26-2012/lac  
09015a Phase2.doc  
KC Tax ID#109910-0406

**Parcel 6562**  
**Sidewalk Easement**

That portion of the south 187.5 feet of Lot 76, Brierwood Park, according to the plat thereof recorded in Volume 17 of Plats, Page 18, in King County, Washington;  
Except the South 0.50 feet thereof, as conveyed to the City of Bellevue by deed recorded under Recording Number 9004020755, said portion being described as follows:

Commencing at the southwest corner of said parcel;  
thence North 00°33'08" East along the west line thereof, 2.07 feet to the **True Point of Beginning**;  
thence continuing North 00°33'08" East 7.01 feet;  
thence South 85°58'08" East 1.32 feet  
thence South 89°26'52" East 35.28 feet;  
thence South 00°33'08" West 9.00 feet to the south line of said parcel, being the north margin of Northeast 8<sup>th</sup> Street;  
thence North 89°26'52" West along said south line and margin, 2.59 feet;  
thence North 85°58'08" West 34.07 feet to the **True Point of Beginning**.

Containing 294 square feet.

09-26-2012/lac  
09015a Phase2.doc

**Parcel 6563**  
**Slope Easement**

That portion of Lots 33 and 34, Brierwood Park, and of vacated George Street, according to the plat thereof recorded in Volume 17 of Plats, Page 18, in King County, Washington, and of Parcel 6 of Bellevue Boundary Line Adjustment No. 00244357LW, recorded November 27, 2000 under Recording Number 20001127900008, described as follows:

**Beginning** at the southwest corner of said Parcel 6;  
thence North 00°33'08" along the west line thereof, 18.75 feet;  
thence North 40°17'37" East 3.77 feet;  
thence North 76°23'55" East 15.10 feet;  
thence South 28°09'51" East 11.65 feet to a point hereinafter referred to as "Point A";  
thence South 56°48'31" West along the north margin of Bellevue-Redmond Road and the south line of said Parcel 6, a distance of 27.24 feet to the **Point of Beginning**.

**Also**, commencing at the heretofore mention "Point A"

thence North 56°48'31" East along said north margin of Bellevue-Redmond Road, 38.10 feet to the **True Point of Beginning**;

thence North 06°17'03" West 9.93 feet;

thence North 68°38'46" East 0.78 feet;

thence South 42°47'42" East 8.82 feet to said north margin of Bellevue-Redmond Road;

thence South 56°48'31" West along said north margin, 6.73 feet to the **True Point of Beginning**.

Containing 368 square feet

09-26-2012/lac

09015a Phase2.doc

KC Tax ID#109910-0185

KC Tax ID#109910-0171

**Parcel 6563**  
**Temporary Construction Easement**

That portion of Lots 33 and 34, Brierwood Park, and of vacated George Street, according to the plat thereof recorded in Volume 17 of Plats, Page 18, in King County, Washington, and of Parcel 6 of Bellevue Boundary Line Adjustment No. 00244357LW, recorded November 27, 2000 under Recording Number 20001127900008, described as follows:

Commencing at the southwest corner of said Parcel 6;

thence North 00°33'08" East along the west line thereof, 20.44 feet to the **True Point of Beginning**;

thence continuing North 00°33'08" East 1.69 feet;

thence North 33°26'52" East 34.04 feet;

thence North 87°01'57" East 35.16 feet;

thence South 02°58'03" East 4.75 feet;

thence South 68°38'46" West 0.78 feet;

thence South 06°17'03" East 9.93 feet to the north margin of Bellevue-Redmond Road;

thence South 56°48'31" West along said north margin, 38.10 feet;

thence North 28°09'51" West 11.65 feet;

thence South 76°23'55" West 15.10 feet;

thence South 40°17'37" West 3.77 feet to the **True Point of Beginning**.

Containing 1,110 square feet

03-28-2013/lac  
09015a Phase2.doc  
KC Tax ID#109910-0185  
KC Tax ID#109910-0171

**Parcel 6564**  
**Fee**

That portion of Parcel 1, Bellevue Boundary Line Adjustment Number 00244357 LW, as recorded under Recording Number 20001127900008, Records of King County, Washington, described as follows:

**Beginning** at the southwest corner of said Parcel 1;  
thence North 00°33'06" East along the west line thereof, 20.60 feet to a point on a non-tangent curve to the left, the center of which bears North 08°39'07" West 333.00 feet;  
thence easterly along said curve, through a central angle of 08°30'26", a distance of 49.44 feet to the southerly line of said Parcel 1;  
thence South 56°48'31" West along said southerly line, being the north margin of Bellevue-Redmond Road, 57.78 feet to the **Point of Beginning**.

Containing 465 square feet.

09-27-2012/lac  
09015a Phase2.doc  
KC Tax ID#109910-0168

**Parcel 6564**  
**Slope Easement**

That portion of Parcel 1, Bellevue Boundary Line Adjustment Number 00244357 LW, as recorded under Recording Number 20001127900008, Records of King County, Washington, described as follows:

**Beginning** at the southeast corner of said Parcel 1;  
thence South 56°48'31" West along the south line thereof 7.62 feet to a point on a non-tangent curve to the right, the center of which bears North 22°13'36" West 326.00 feet;  
thence westerly along said curve, through a central angle of 08°03'33", a distance of 45.85 feet;  
thence North 64°26'40" West 1.99 feet;  
thence North 13°53'49" West 7.09 feet;  
thence North 55°25'19" East 26.51 feet;  
thence North 78°09'02" East 12.14 feet;  
thence North 65°07'25" East 17.70 feet;  
thence North 40°17'37" East 5.91 feet to the east line of said Parcel 1;  
thence South 00°33'08" West along said east line, 18.75 feet to the **Point of Beginning**.

Containing 814 square feet.

09-27-2012/lac  
09015a Phase2.doc  
KC Tax ID#109910-0168

**Parcel 6564**  
**Sidewalk Easement**

That portion of Parcel 1, Bellevue Boundary Line Adjustment Number 00244357 LW, as recorded under Recording Number 20001127900008, Records of King County, Washington, described as follows:

Commencing at the southwest corner of said Parcel 1;  
thence North 00°33'06" East along the west line thereof, 20.60 feet to the **True Point of Beginning**;  
thence continuing North 00°33'06" East 12.16 feet to a point on a non-tangent curve to the left, the center of which bears North 08°59'57" West 321.00 feet;  
thence easterly along said curve, through a central angle of 04°04'54", a distance of 22.87 feet;  
thence South 64°26'40" East 7.91 feet to a point on a non-tangent curve to the left, the center of which bears North 14°10'03" West 326.00 feet;  
thence easterly along said curve, through a central angle of 08°03'33", a distance of 45.85 feet to the southerly line of said Parcel 1;  
thence South 56°48'31" West along said southerly line, being the north margin of Bellevue-Redmond Road, 29.96 feet to a point on a non-tangent curve to the right, the center of which bears North 17°09'33" West 333.00 feet;  
thence westerly along said curve, through a central angle of 08°30'26", a distance of 49.44 feet to the **True Point of Beginning**.

Containing 566 square feet.

09-27-2012/lac  
09015a Phase2.doc  
KC Tax ID#109910-0168

**Parcel 6564**  
**Temporary Construction Easement**

That portion of Parcel 1, Bellevue Boundary Line Adjustment Number 00244357 LW, as recorded under Recording Number 20001127900008, Records of King County, Washington, described as follows:

Commencing at the southwest corner of said Parcel 1;  
thence North 00°33'06" East along the west line thereof, 32.76 feet to the **True Point of Beginning**;  
thence continuing North 00°33'06" East 40.81 feet;  
thence North 83°35'22" East 45.80 feet;  
thence South 05°08'53" East 22.26 feet;  
thence North 63°04'38" East 35.63 feet to the east line of said Parcel 1;  
thence South 00°33'08" West along said east line, 1.69 feet;  
thence South 40°17'37" West 5.91 feet;  
thence South 65°07'25" West 17.70 feet;  
thence South 78°09'02" West 12.14 feet;  
thence South 55°25'19" West 26.51 feet;  
thence South 13°53'49" East 7.09 feet;  
thence North 64°26'40" West 5.92 to a point on a non-tangent curve to the right, the center of which bears North 13°04'51" West 321.00 feet;  
thence westerly along said curve, through a central angle of 04°04'54", a distance of 22.87 feet to the **True Point of Beginning**.

Containing 1,738 square feet

03-28-2013/lac  
09015a Phase2.doc  
KC Tax ID#109910-0168

**Parcel 6565**

**Fee**

That portion of Parcel 3, Bellevue Boundary Line Adjustment Number 00244357 LW, as recorded under Recording Number 20001127900008, Records of King County, Washington, described as follows:

Commencing at the southwest corner of said Parcel 3;  
thence North 00°30'20" East along the west line thereof, 33.04 feet to the **True Point of Beginning**;  
thence continuing North 00°30'20" East 45.12 feet to a point on a non-tangent curve to the left, the center of which bears North 04°53'29" East 324.00 feet;  
thence easterly along said curve, through a central angle of 07°25'51", a distance of 42.02 feet;  
thence North 74°45'01" East 28.28 feet;  
thence South 07°30'06" East 14.03 feet to a point on a non-tangent curve to the left, the center of which bears North 07°30'06" East 333.00 feet;  
thence easterly along said curve, through a central angle of 01°09'01", a distance of 6.69 feet to the east line of said Parcel 3;  
thence south 00°33'06" West along said east line, 20.60 feet to the southeast corner of said Parcel 3;  
thence South 56°48'31" West along the southerly line thereof, being the north margin of Bellevue-Redmond Road, 33.91 feet to a point on a non-tangent curve to the right, the center of which bears North 03°20'33" West 369.00 feet;  
thence westerly along said curve, through a central angle of 07°41'54", a distance of 49.58 feet to the **True Point of Beginning**.

Containing 3,292 square feet.

09-27-2012/lac  
09015a Phase2.doc  
KC Tax ID#109910-0170

**Parcel 6565**  
**Sidewalk Easement**

That portion of Parcel 3, Bellevue Boundary Line Adjustment Number 00244357 LW, as recorded under Recording Number 20001127900008, Records of King County, Washington, described as follows:

Commencing at the southwest corner of said Parcel 3;  
thence North 00°30'20" East along the west line thereof, 21.01 feet to the **True Point of Beginning**;  
thence continuing North 00°30'20" East 12.03 feet to a point on a non-tangent curve to the left, the center of which bears North 04°21'21" East 369.00 feet;  
thence easterly along said curve, through a central angle of 07°41'54", a distance of 49.58 feet to the southerly line of said Parcel 3;  
thence South 56°48'31" West along said southerly line, being the north margin of Bellevue-Redmond Road, 23.06 feet to a point on a non-tangent curve to the right, the center of which bears North 00°20'02" West 381.00 feet;  
thence westerly along said curve, through a central angle of 04°34'06", a distance of 30.38 feet to the **True Point of Beginning**.

**Also**, commencing at the southeast corner of said Parcel 3;  
thence North 00°33'06" East along the east line thereof, 20.60 feet to the **True Point of Beginning**, and a point on a non-tangent curve to the right, the center of which bears North 08°39'07" West 333.00 feet;  
thence westerly along said curve, through a central angle of 01°09'01", a distance of 6.69 feet;  
thence North 07°30'06" West 12.00 feet to a point on a non-tangent curve, the center of which bears North 07°30'06" West 321.00 feet;  
thence easterly along said curve, through a central angle of 01°29'51", a distance of 8.39 feet to the east line of said Parcel 3;

thence South 00°33'06" West along said east line, 12.16 feet to the **True Point of Beginning**.

Containing 568 square feet.

09-27-2012/lac  
09015a Phase2.doc  
KC Tax ID#109910-0170

**Parcel 6565**  
**Slope Easement**

That portion of Parcel 3, Bellevue Boundary Line Adjustment Number 00244357 LW, as recorded under Recording Number 20001127900008, Records of King County, Washington, described as follows:

**Beginning** at the southwest corner of said Parcel 3;  
thence North 00°30'20" East along the west line thereof, 21.01 feet to a point on a non-tangent curve to the left, the center of which bears North 04°14'04" East 381.00 feet;  
thence easterly along said curve, through a central angle of 04°34'06", a distance of 30.38 feet to the southerly line of said Parcel 3;  
thence South 56°48'31" West along said southerly line, being the north margin of Bellevue-Redmond Road, 36.49 feet to the **Point of Beginning**.

Containing 313 square feet.

09-27-2012/lac  
09015a Phase2.doc  
KC Tax ID#109910-0170

**Parcel 6565**  
**Wall Easement**

That portion of Parcel 3, Bellevue Boundary Line Adjustment Number 00244357 LW, as recorded under Recording Number 20001127900008, Records of King County, Washington, described as follows:

Commencing at the southwest corner of said Parcel 3;  
thence North 00°30'20" East along the west line thereof, 78.15 feet to the **True Point of Beginning**;  
thence continuing North 00°30'20" East 10.03 feet to a point on a non-tangent curve to the left, the center of which bears North 05°01'53" East 314.00 feet;  
thence easterly along said curve, through a central angle of 07°22'09", a distance of 40.39 feet;  
thence North 74°45'01" East 28.52 feet;  
thence South 07°30'06" East 10.09 feet;  
thence South 74°45'01" West 28.28 feet to a point on a non-tangent curve to the right, the center of which bears North 02°32'22" West 324.00 feet;  
thence westerly along said curve, through a central angle of 07°25'51", a distance of 42.02 feet to the **True Point of Beginning**.

Containing 696 square feet.

09-27-2012/lac  
09015a Phase2.doc  
KC Tax ID#109910-0170

**Parcel 6565**

Temporary Construction Easement

That portion of Parcel 3, Bellevue Boundary Line Adjustment Number 00244357 LW, as recorded under Recording Number 20001127900008, Records of King County, Washington, described as follows:

Commencing at the southeast corner of said Parcel 3;  
thence North 00°33'06" East along the west line thereof, 32.76 feet to the **True Point of Beginning**;  
thence westerly on a non-tangent curve to the left, the center of which bears North 08°59'57" West 321.00 feet, through a central angle of 01°29'51", a distance of 8.39 feet;  
thence North 07°30'06" West 12.12 feet;  
thence South 74°45'01" West 28.52 feet to a point on a non-tangent curve to the right, the center of which bears North 02°20'16" West 314.00 feet;  
thence westerly along said curve, through a central angle of 07°22'09", a distance of 40.39 feet to the west line of said Parcel 3;  
thence North 00°30'20" East along said west line, 5.03 feet;  
thence South 89°29'40" East 42.72 feet;  
thence North 00°37'09" East 27.95 feet;  
thence North 83°35'22" East 35.30 feet to the east line of said Parcel 3;  
thence South 00°33'06" West along said east line, 40.81 feet to the **True Point of Beginning**.

Containing 1,418 square feet.

03-28-2013/lac  
09015a Phase2.doc  
KC Tax ID#109910-0170

Parcel 6566  
Sidewalk Easement

That portion of Parcel B, Bellevue Boundary Line Adjustment Number 10-109214 LW, as recorded under Recording Number 20110614900001, Records of King County, Washington, described as follows:

**Beginning** at the southwest corner of said Parcel B;  
thence North 00°33'08" East along the west line thereof, 5.46 feet;  
thence North 87°57'31" East 18.23 feet to the south line of said Parcel B;  
thence southwesterly along said south line, being a non-tangent curve to the right, the center of which bears North 20°09'53" West 328.17 feet, through a central angle of 03°21'49", a distance of 19.27 feet to the **Point of Beginning**.

Containing 52 square feet.

09-26-2012/lac  
09015a Phase2.doc  
KC Tax ID#109910-0430

Parcel 6566  
Slope Easement

That portion of Parcel B, Bellevue Boundary Line Adjustment Number 10-109214 LW, as recorded under Recording Number 20110614900001, Records of King County, Washington, described as follows:

Commencing at the southwest corner of said Parcel B;  
thence North 00°33'08" East along the west line thereof, 5.46 feet to the **True Point of Beginning**;  
thence continuing North 00°33'08" East 4.00 feet;  
thence North 87°57'31" East 5.73 feet;

thence South 02°02'29" East 4.00 feet;  
thence South 87°57'31" West 5.92 feet the **True Point of Beginning**.

Containing 23 square feet.

09-26-2012/lac  
09015a Phase2.doc  
KC Tax ID#109910-0430

**Parcel 6566**  
**Temporary Construction Easement**

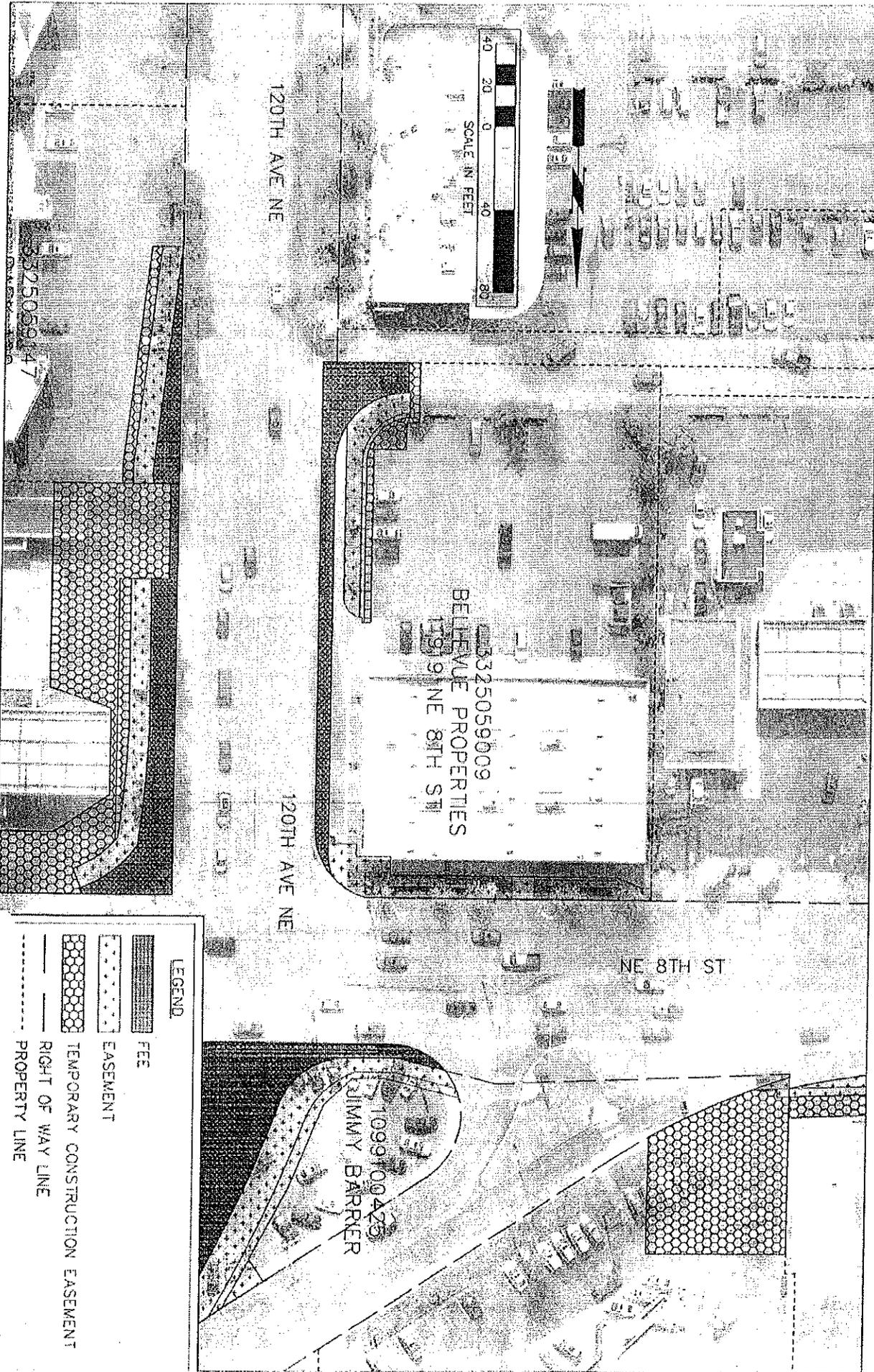
That portion of Parcel B, Bellevue Boundary Line Adjustment Number 10-109214 LW, as recorded under Recording Number 20110614900001, Records of King County, Washington, described as follows:

Commencing at the southwest corner of said Parcel B;  
thence North 00°33'08" East along the west line thereof, 9.46 feet to the **True Point of Beginning**;  
thence continuing North 00°33'08" East 85.87 feet;  
thence South 89°48'38" East 67.38 feet;  
thence South 00°33'08" West 56.59 feet to the south line of said Parcel B, being a non-tangent curve to the right, the center of which bears North 29°41'04" West 328.17 feet;  
thence southwesterly along said south line, through a central angle of 12°53'00", a distance of 73.79 feet to the **Point of Beginning**.

Containing 4,901 square feet.

09-26-2012/lac  
09015a Phase2.doc  
KC Tax ID#109910-0430

EXHIBIT B



120TH AVE NE

120TH AVE NE

NE 8TH ST

3325059009  
BELLEVUE PROPERTIES  
12919 NE 8TH ST

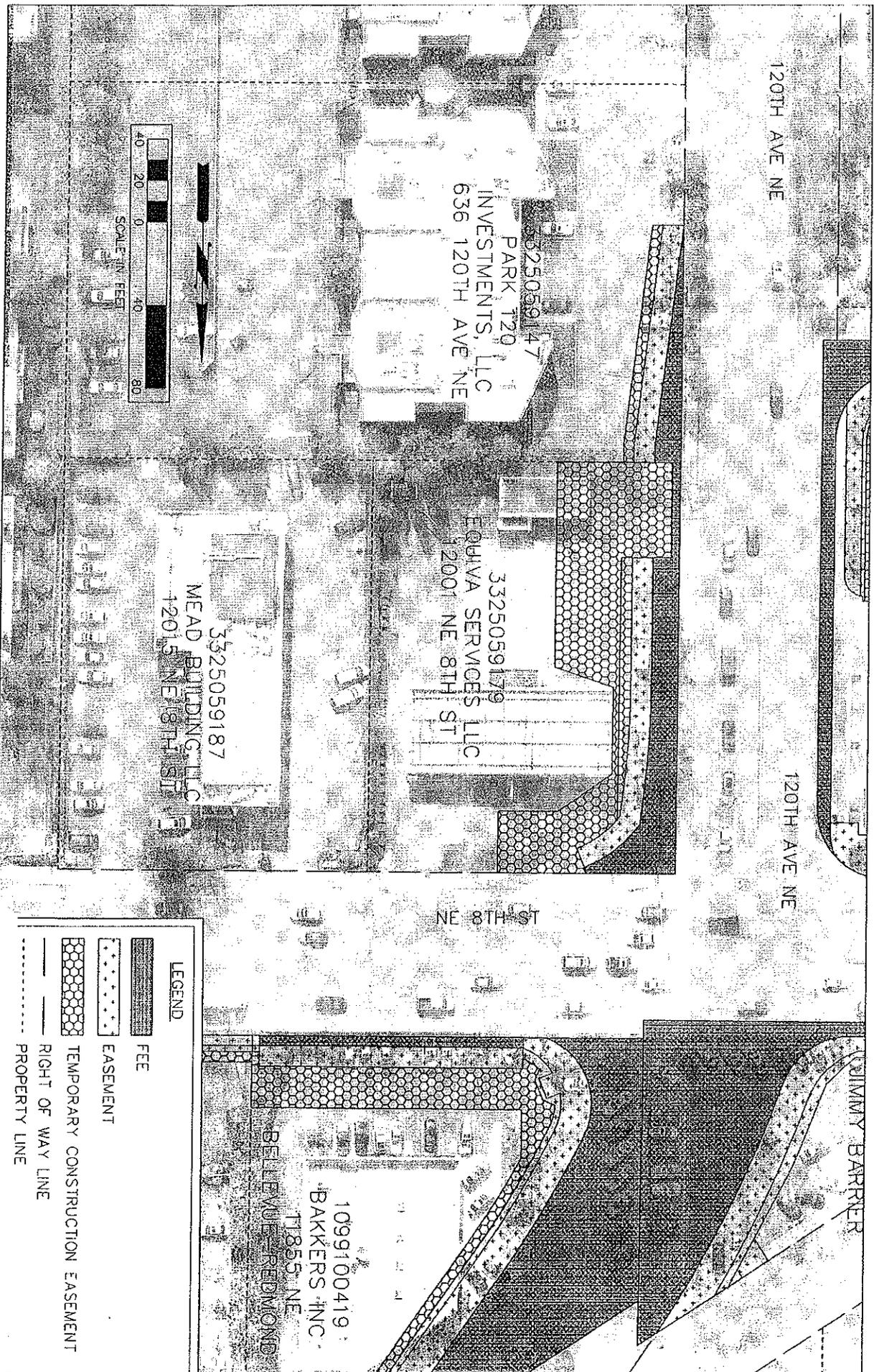
1099100425  
JIMMY BARRIER

3325059147

LEGEND

-  FEE
-  EASEMENT
-  TEMPORARY CONSTRUCTION EASEMENT
-  RIGHT OF WAY LINE
-  PROPERTY LINE

6037A  
332505-9009



120TH AVE NE

120TH AVE NE

NE 8TH ST

3325059147  
 PARK 120  
 INVESTMENTS, LLC  
 636 120TH AVE NE

3325059179  
 EQUIVA SERVICES LLC  
 12001 NE 8TH ST

3325059187  
 MEAD BUILDING, LLC  
 12015 NE 8TH ST

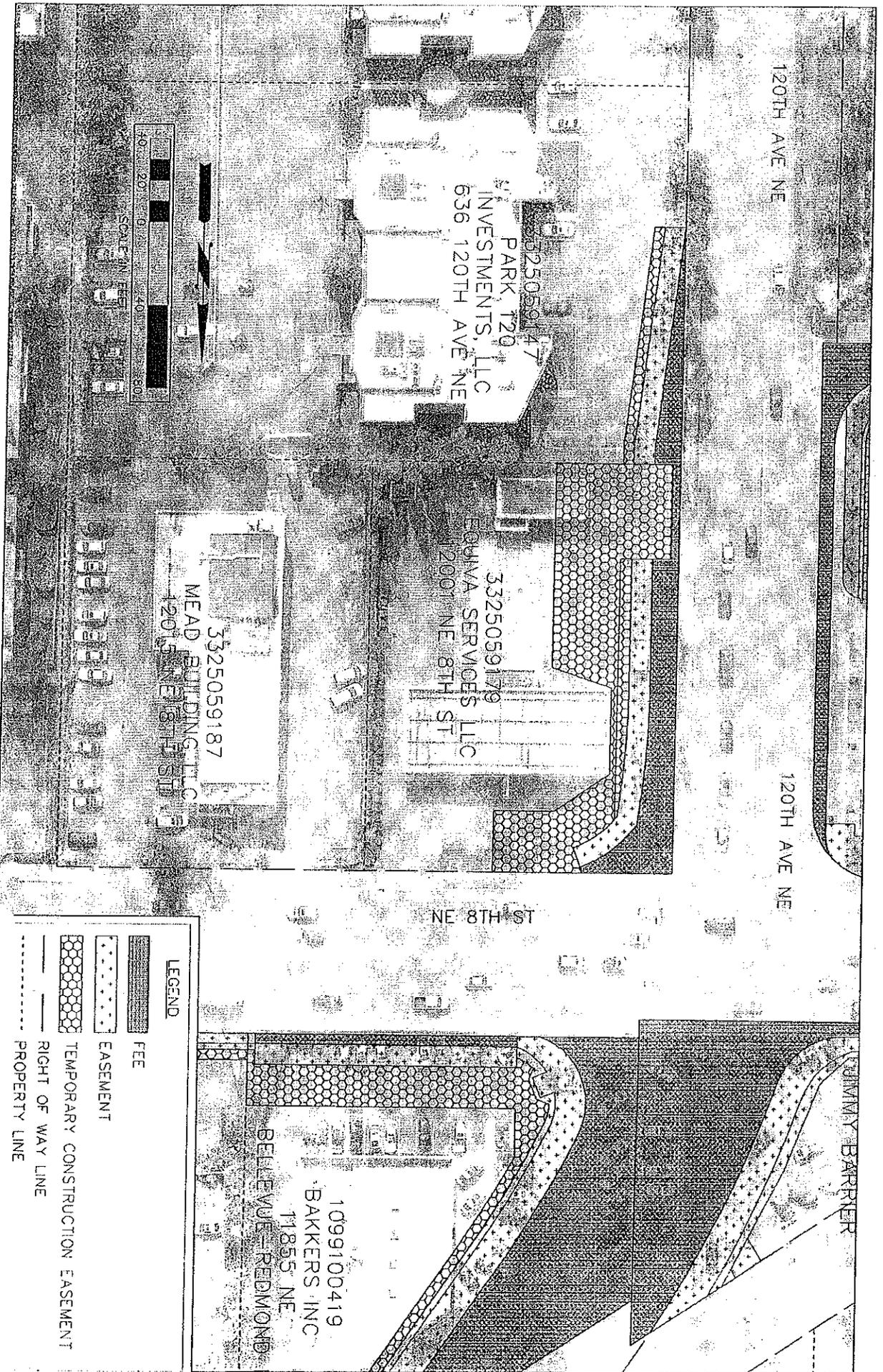
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 BAKKERS, INC.  
 71855 NE  
 BELLEVUE, WASHINGTON



**LEGEND**

	FEE
	EASEMENT
	TEMPORARY CONSTRUCTION EASEMENT
	RIGHT OF WAY LINE
	PROPERTY LINE

6045A  
 #332505-9147



120TH AVE NE

120TH AVE NE

NE 8TH ST

JIMMY BARNER

3325059147  
 PARK 120  
 INVESTMENTS, LLC  
 636 120TH AVE NE

3325059179  
 EQUINA SERVICES LLC  
 2001 NE 8TH ST

3325059187  
 MEAD BUILDING LLC  
 1201 NE 8TH ST

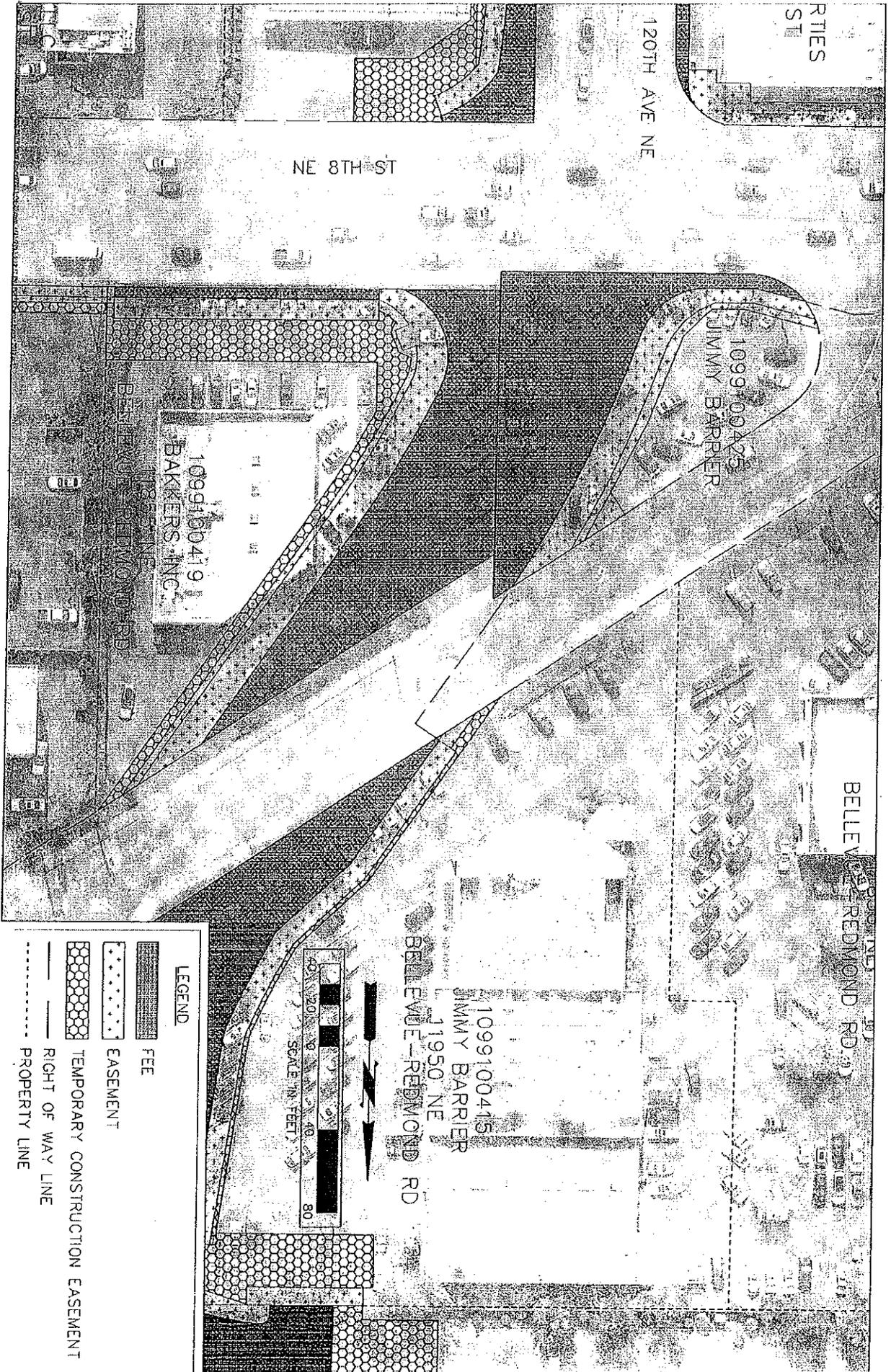
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 BAKKERS INC  
 11855 NE  
 BELLEVUE - REDMOND



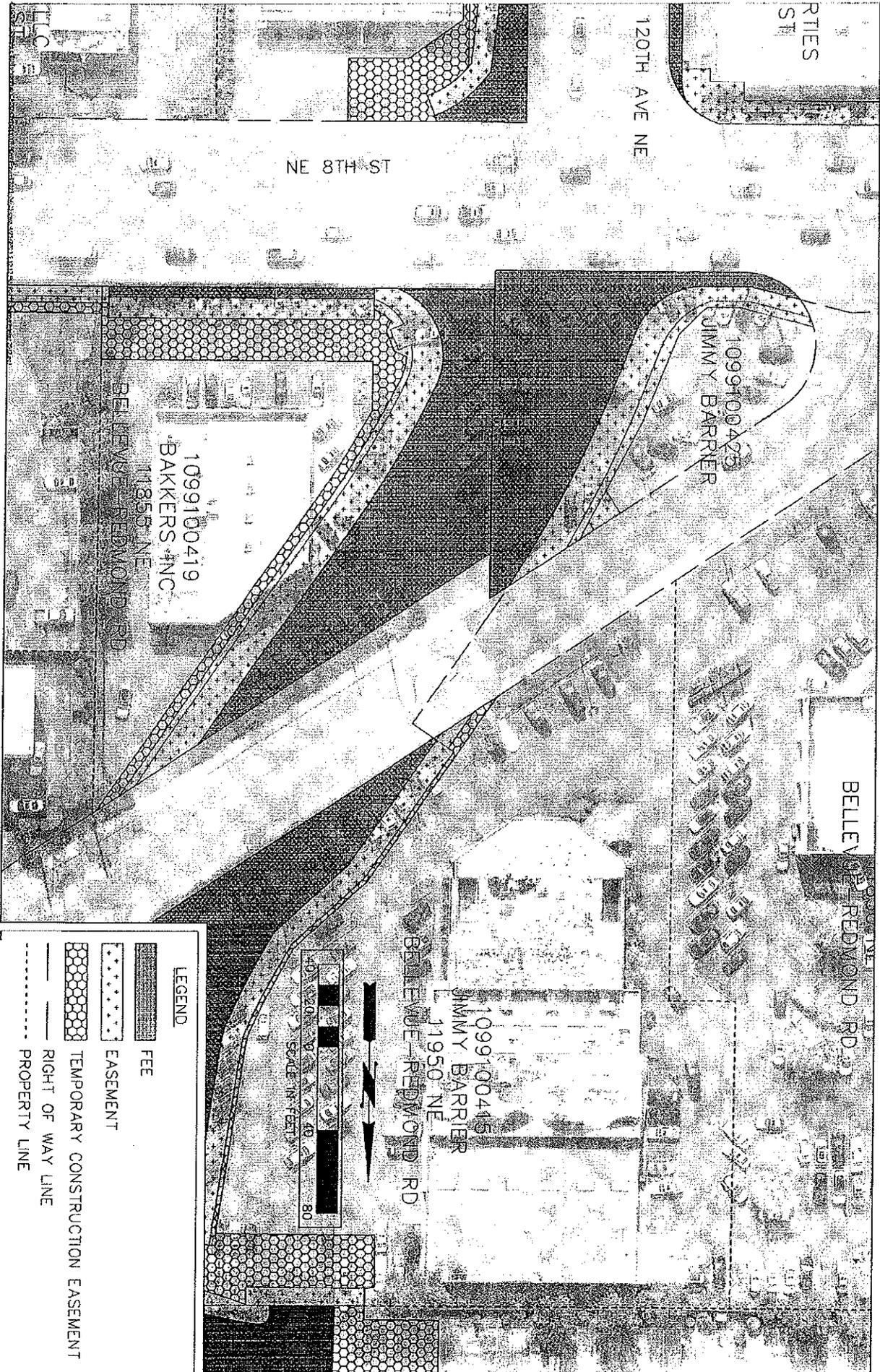
LEGEND

	FEE
	EASEMENT
	TEMPORARY CONSTRUCTION EASEMENT
	RIGHT OF WAY LINE
	PROPERTY LINE

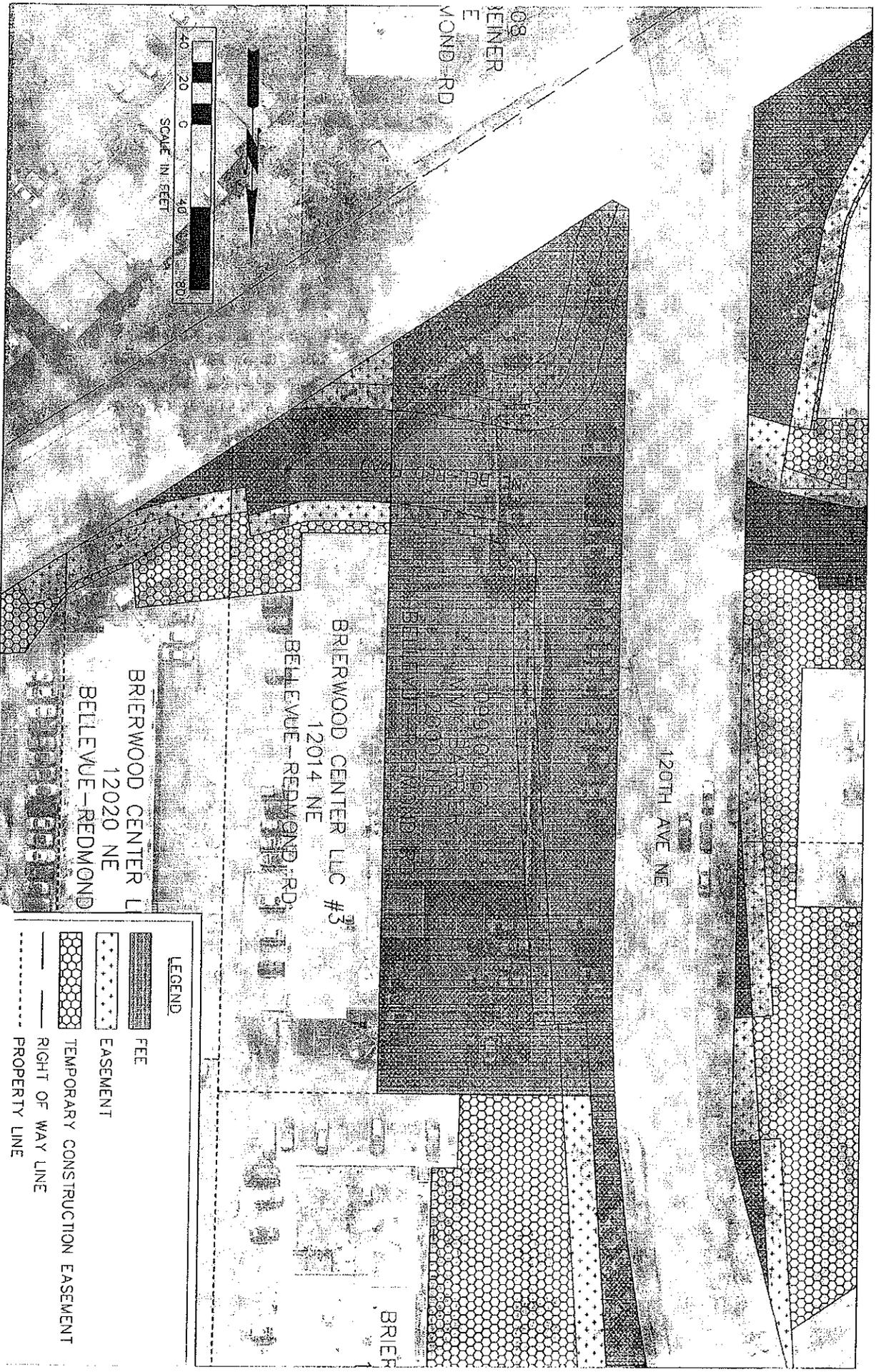
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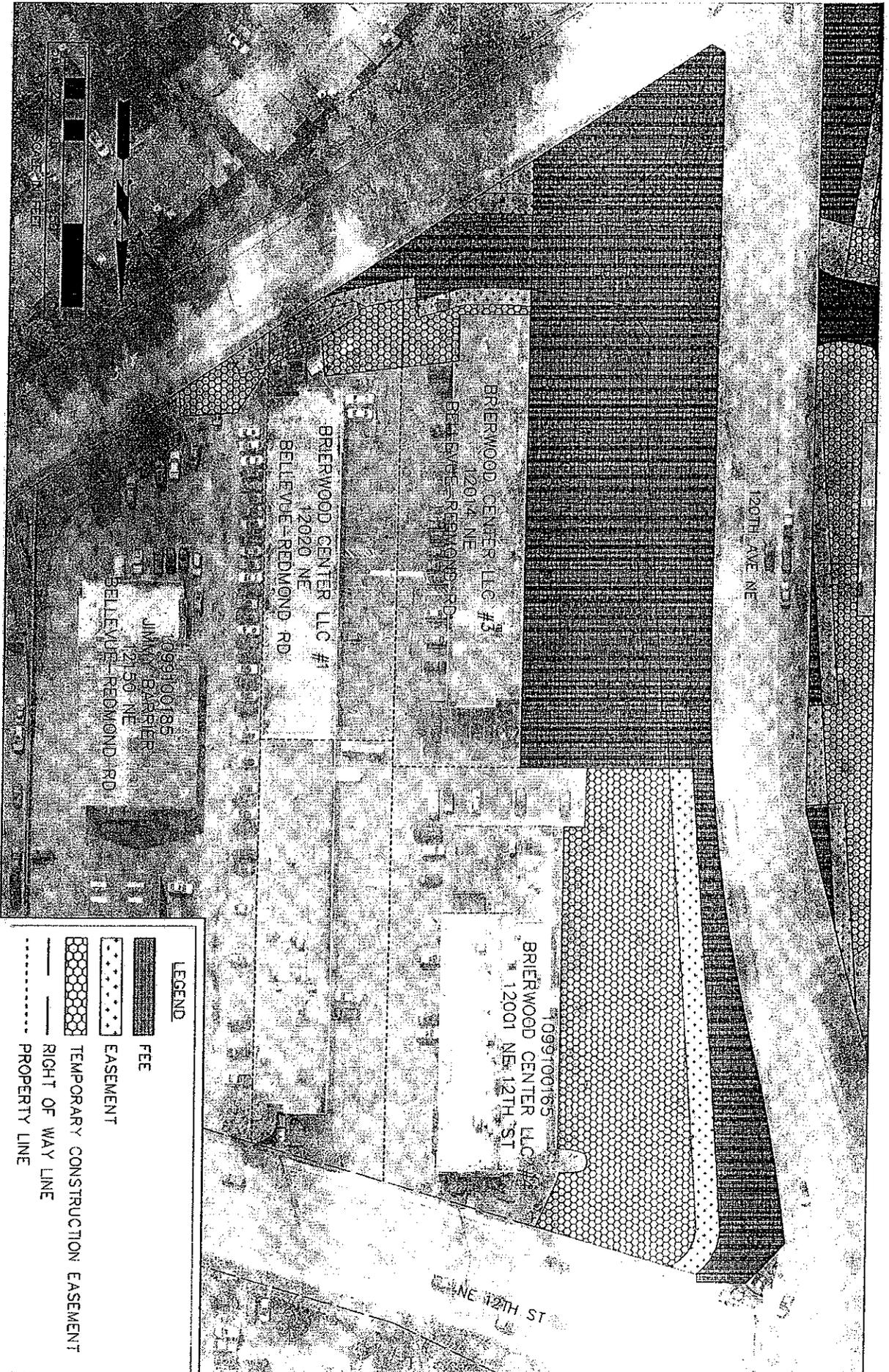
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#109910-0425



6048  
#109910-0419/0420



6050  
#109910-0167



6051 6564, 6565  
#109910-0165

86530010  
REALTY CAPITAL  
E BELLEVUE DR

6389980000  
CONDON LUNNS  
LAKE BELLEVUE DR

1099100529  
HAL AND JOAN  
GRIFFITH  
2 LAKE BELLEVUE DR

MICHAEL RODGERS  
3 LAKE BELLEVUE DR

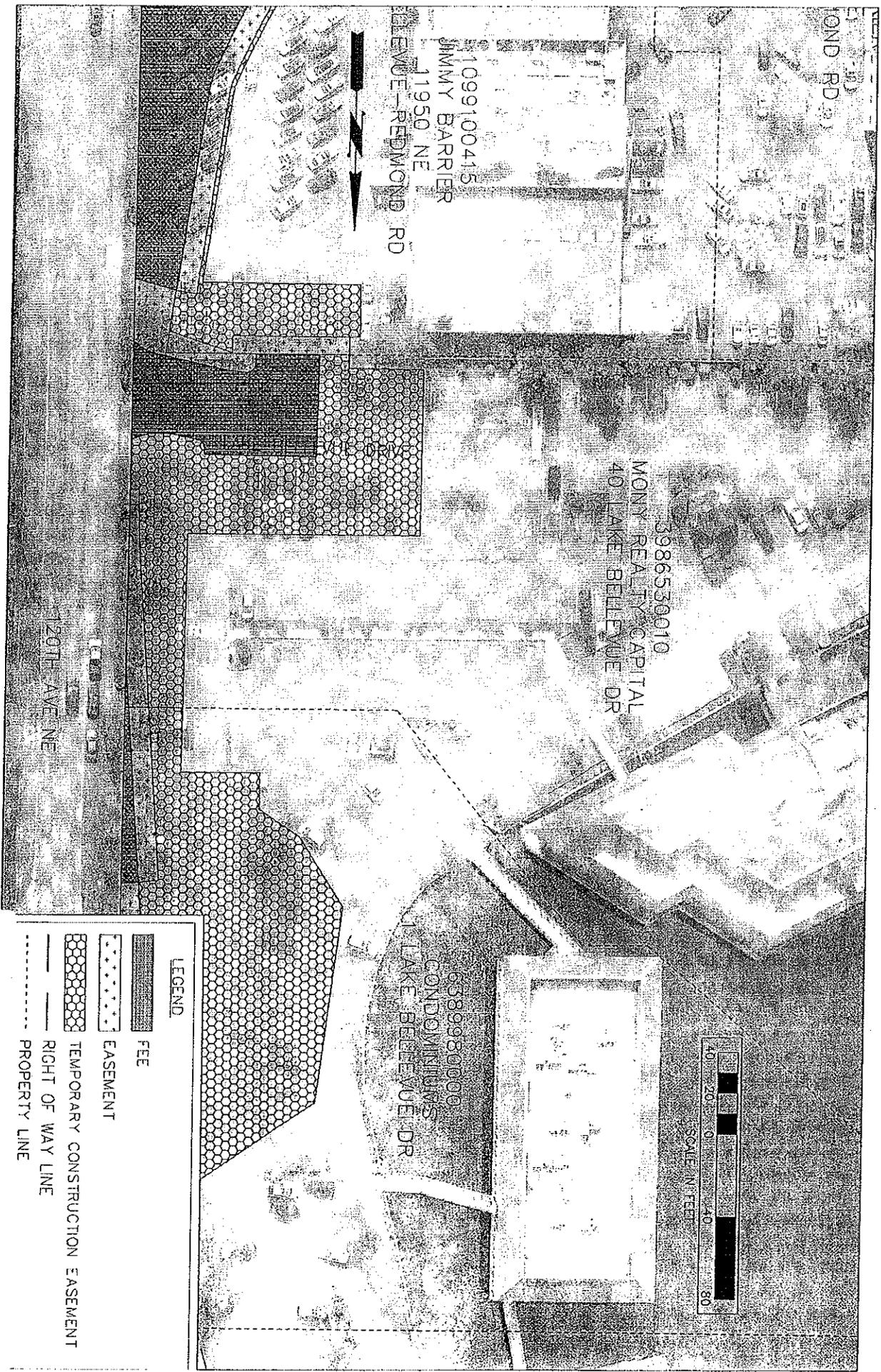
120TH AVE NE



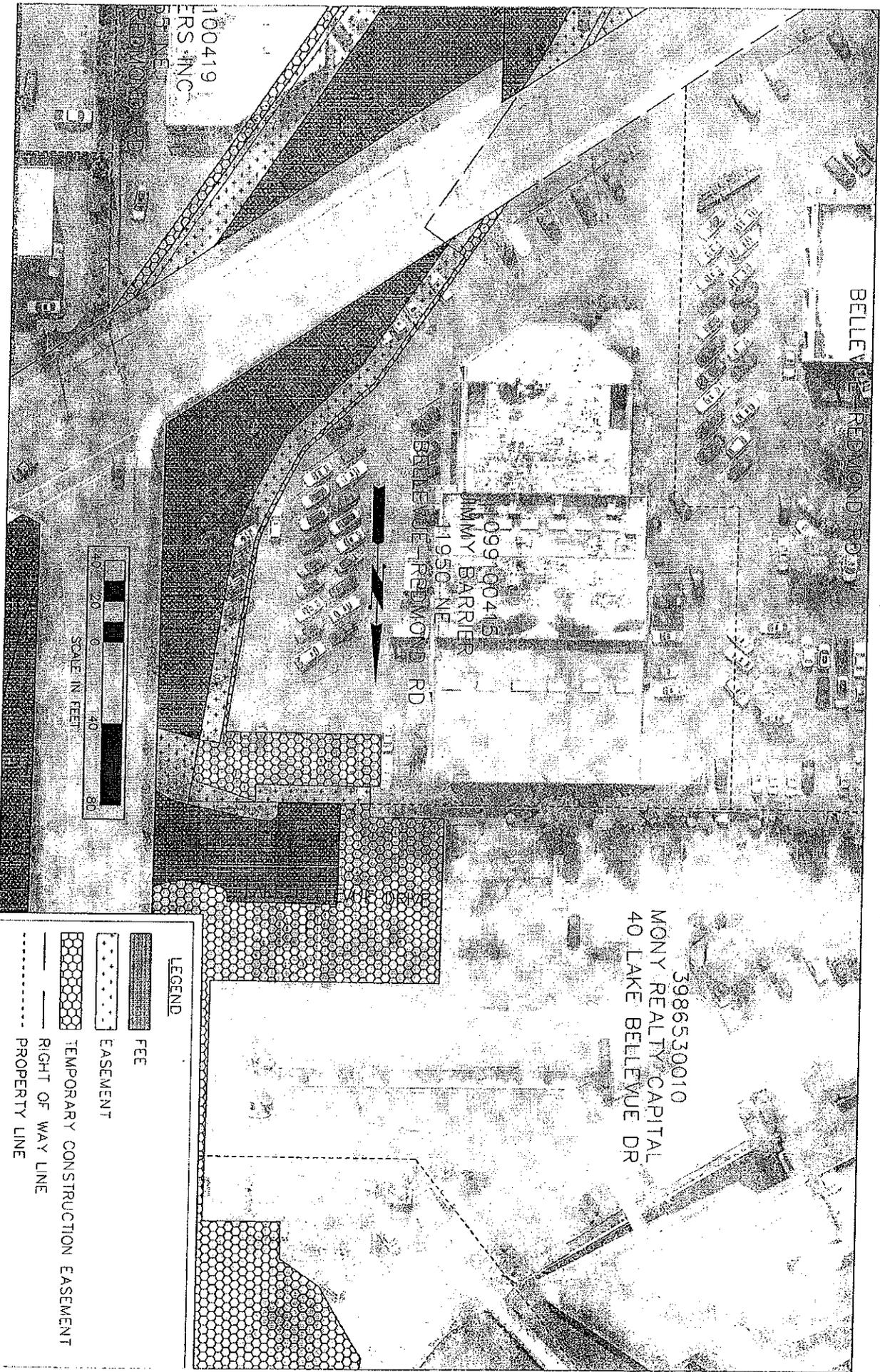
**LEGEND**

-  FEE
-  EASEMENT
-  TEMPORARY CONSTRUCTION EASEMENT
-  RIGHT OF WAY LINE
-  PROPERTY LINE

6053  
#638998-0000



6054  
 #398653-0010



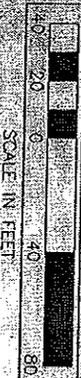
100419  
ERS INC

BelleVue Redmond

BelleVue Redmond Rd

1099100415  
JIMMY BARRIER  
1950-NE

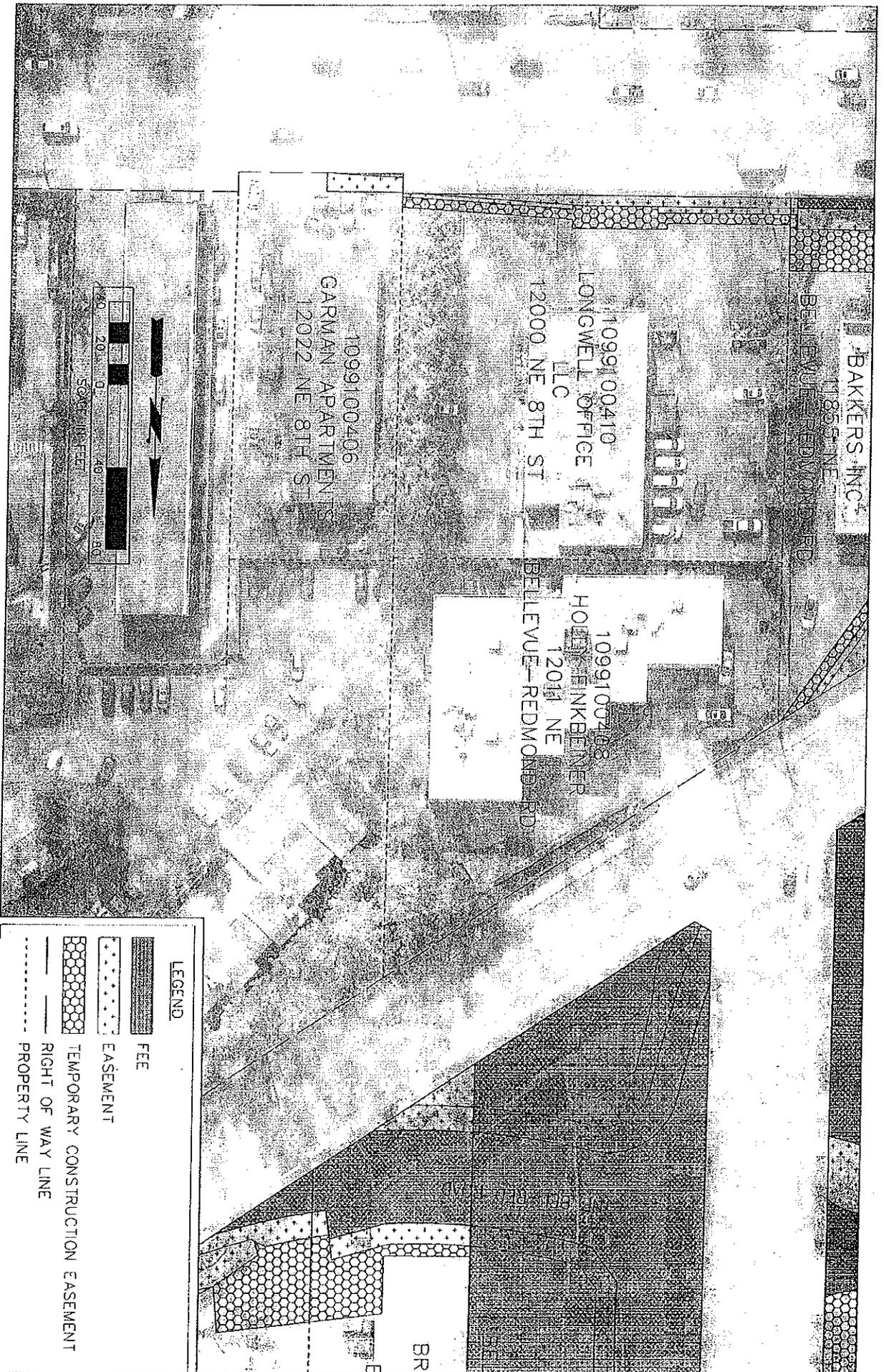
3986530010  
MONY REALTY CAPITAL  
40 LAKE BELLEVUE DR



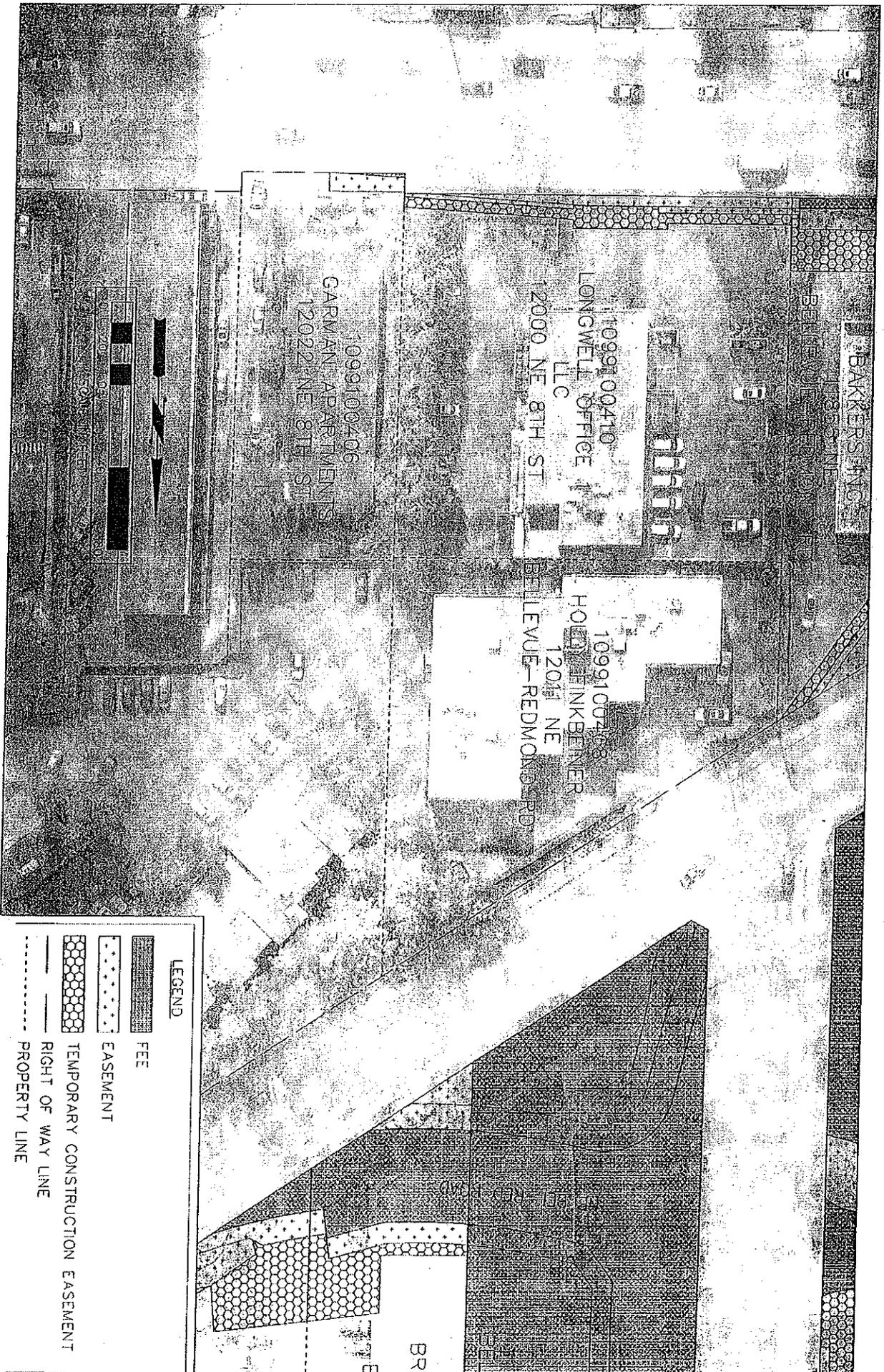
LEGEND

	FEE
	EASEMENT
	TEMPORARY CONSTRUCTION EASEMENT
	RIGHT OF WAY LINE
	PROPERTY LINE

6055  
#109910-0415



6221  
 #109910-0140



099100406  
 GARMAN APARTMENTS  
 12022 NE 8TH ST

1099100410  
 LONGWELL OFFICE  
 LLC  
 12000 NE 8TH ST

1099100408  
 HOLDEN HINKBENER  
 12014 NE  
 BELLEVUE-REDMOND RD

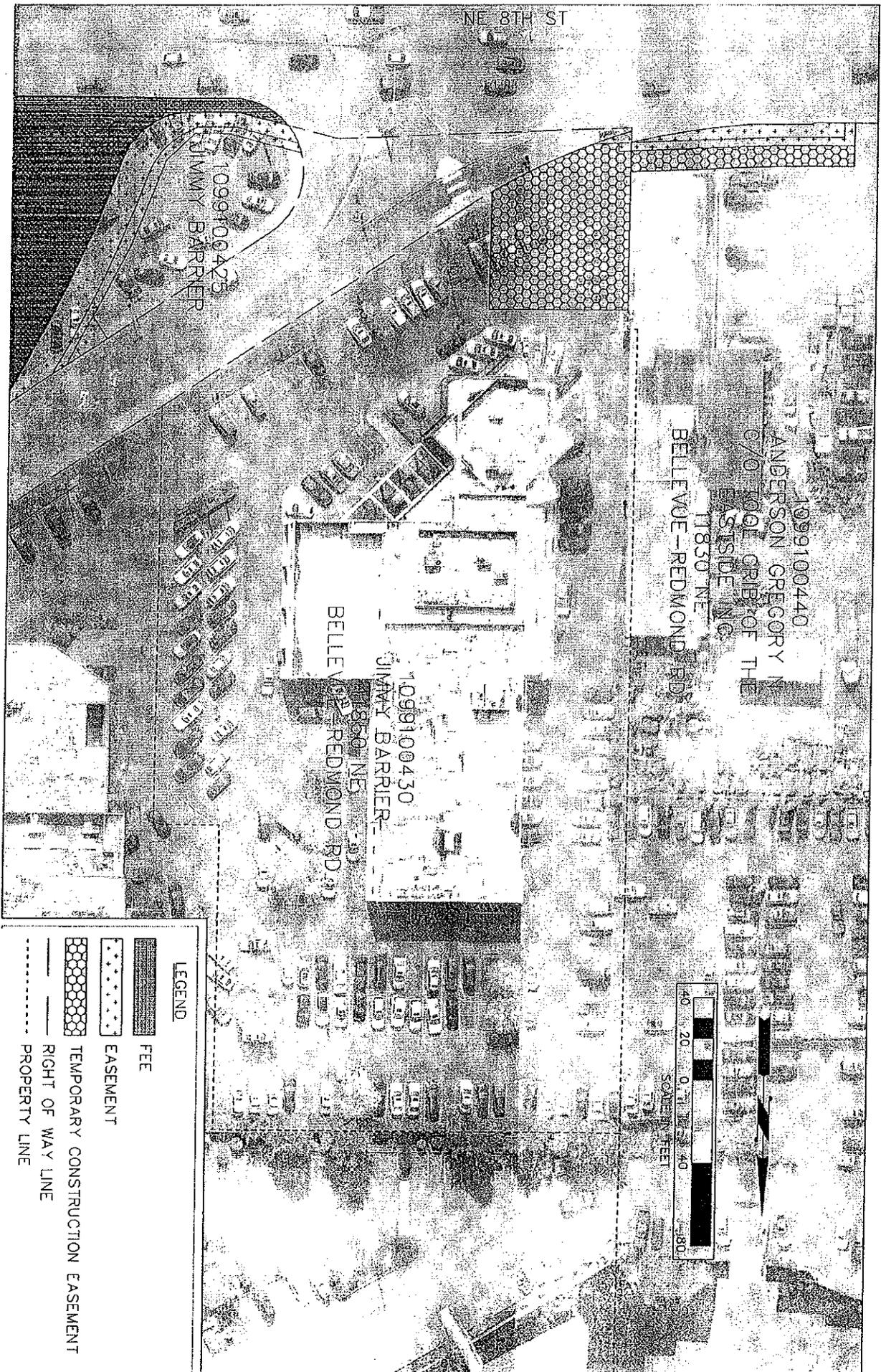
BAKERS INC.

**LEGEND**

-  FEE
-  EASEMENT
-  TEMPORARY CONSTRUCTION EASEMENT
-  RIGHT OF WAY LINE
-  PROPERTY LINE

6562  
 #109910-0406

NE 8TH ST



1099100440  
 ANDERSON GREGORY N  
 C/O 1001 GRID OF THE  
 EASTSIDE INC  
 17830 NE  
 BELLEVUE-REDMOND RD

1099100430  
 JIMMY BARRIER  
 17830 NE  
 BELLEVUE-REDMOND RD

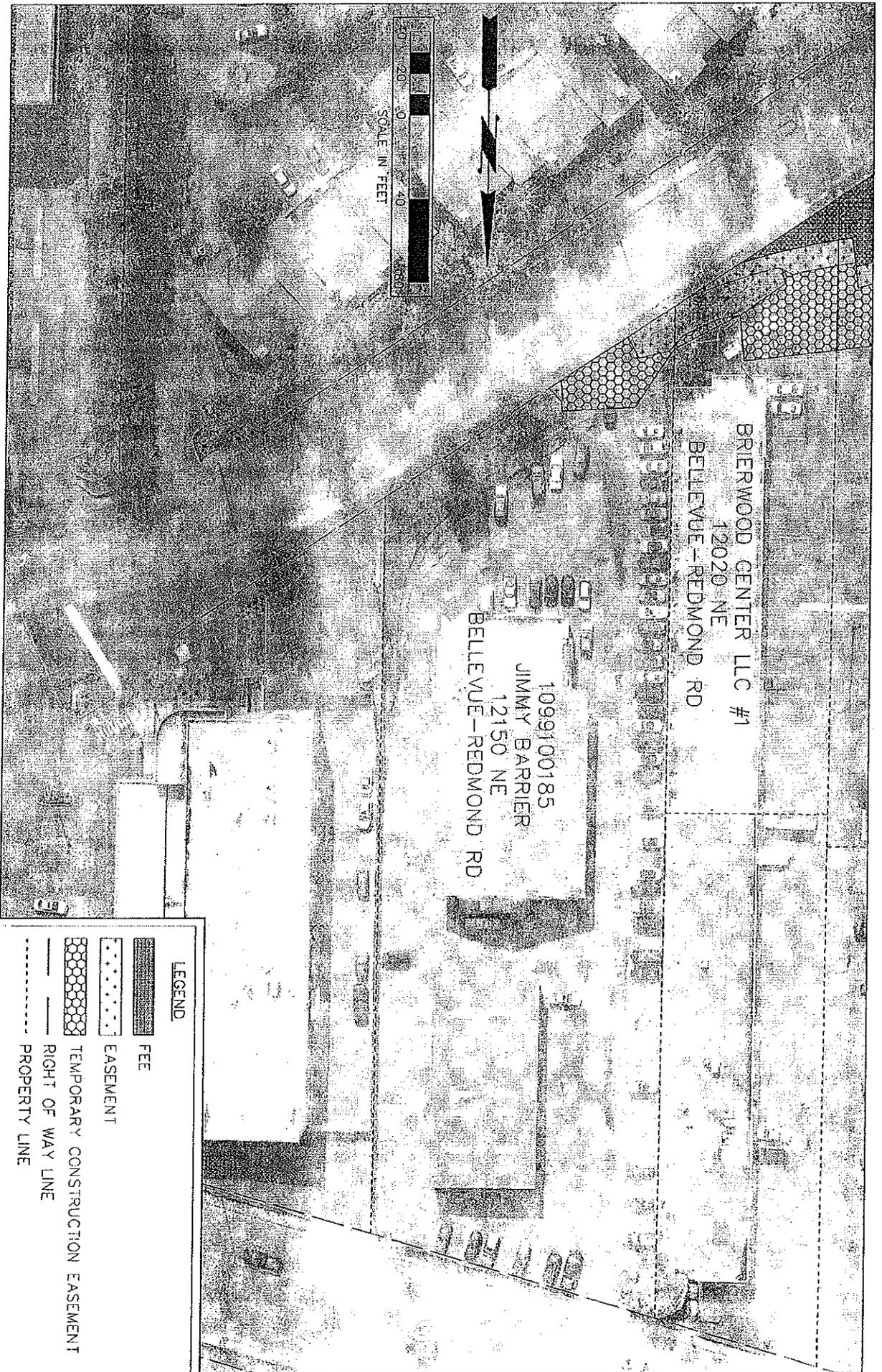
1099100425  
 JIMMY BARRIER

**LEGEND**

-  FEE
-  EASEMENT
-  TEMPORARY CONSTRUCTION EASEMENT
-  RIGHT OF WAY LINE
-  PROPERTY LINE



6566  
 #109910-0430



BRIERWOOD CENTER LLC #1  
 12020 NE  
 BELLEVUE-REDMOND RD

1099100185  
 JIMMY BARRIER  
 12150 NE  
 BELLEVUE-REDMOND RD

**LEGEND**

	FEE
	EASEMENT
	TEMPORARY CONSTRUCTION EASEMENT
	RIGHT OF WAY LINE
	PROPERTY LINE

6563  
 #109910-0185