

NON-CODE

**CITY OF REDMOND
ORDINANCE NO. 2792**

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING ORDINANCE NO. 2746 TO PROVIDE WITH MORE SPECIFICITY THE DESCRIPTIONS OF THE PROPERTIES LISTED ON EXHIBIT A TO SAID ORDINANCE, LIMITING THE SCOPE OF THE AMENDMENTS OF THIS ORDINANCE, PROVIDING FOR SEVERABILITY, AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City of Redmond ("City") adopted Ordinance No. 2746 on August 19, 2014, providing for the condemnation of certain real properties required for the construction of the Cleveland Street / Redmond Way Couplet Conversion Project, CIP Project No. 20020965; and

WHEREAS, although the real properties that were being condemned were listed on Exhibit A to the aforementioned ordinance, the City now has more specific descriptions of the property rights that it needs to acquire from the previously listed real properties for the aforementioned project; and

WHEREAS, pursuant to RCW 8.25.290 the City published and mailed notices to the property owners of land Ordinance No. 2746 authorizes to be condemned, advising such owners that a final decision condemning the required property interests would be made at the June 16, 2015, Redmond City Council meeting and this ordinance would be considered and passed as a result; and

WHEREAS, any and all interested parties had the opportunity to address the Redmond City Council on the subject at the June 16, 2015 meeting.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Amended. Exhibit A to Section 2 of the City of Redmond Ordinance No. 2746 is hereby amended and replaced with Exhibit A to this ordinance, which is attached hereto and incorporated herein by this reference.

Section 2. Remainder Unchanged. This ordinance does not amend or replace any other parts, exhibits or sections of Ordinance No. 2746, except as provided above in Section 1 of this ordinance. The remainder of Ordinance No. 2746, including but not limited to all Findings, Actions, Authorizations, Condemnations, and other Exhibits, shall remain effective as then adopted.

Section 3. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 4. Effective Date. This ordinance shall become effective five days after its publication, or publication of a summary thereof, in the city's official newspaper, or as otherwise provided by law.


ADOPTED by the Redmond City Council this 16th day of June, 2015.

CITY OF REDMOND



JOHN MARCHIONE, MAYOR

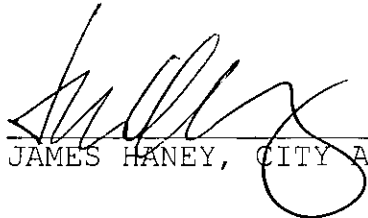
ATTEST:



MICHELLE M. HART, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:



JAMES HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK: June 2, 2015
PASSED BY THE CITY COUNCIL: June 16, 2015
SIGNED BY THE MAYOR: June 19, 2015
PUBLISHED: June 22, 2015
EFFECTIVE DATE: June 27, 2015
ORDINANCE NO. 2792

YES: Allen, Carson, Flynn, Margeson, Myers, Shutz, Stilin

Property Tax Number	Property Owner or Taxpayer	Property Owner, Taxpayer or Contact Address	Property Address (Per King County Assessment Records)
719890-0080	Nelgroup Properties LLC	16508 NE 79 th St Redmond, WA 98052	15800 Redmond Way Redmond, WA 98052

Permanent Easement Legal Description:

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

BEGINNING AT THE COMMON CORNER OF SAID PARCEL "A" AND LOT 7, REDMOND CENTER ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 95 OF PLATS, PAGES 94 THRU 97, INCLUSIVE, RECORDS OF KING COUNTY WASHINGTON, SAID CORNER ALSO BEING ON THE NORTHERLY MARGIN OF NORTHEAST REDMOND WAY;

THENCE NORTH 00° 48' 55" EAST ALONG THE WEST LINE OF SAID PARCEL "A", SAID LINE ALSO BEING THE EAST LINE OF SAID LOT 7, 11.80 FEET TO THE NORTHERLY LINE OF EASEMENT RECORDED UNDER NUMBER 20090326001017, RECORDS OF KING COUNTY, WASHINGTON;

THENCE NORTH 67° 54' 20" EAST ALONG SAID NORTHERLY LINE OF EASEMENT, 79.77 FEET;

THENCE CONTINUING ALONG SAID NORTHERLY LINE OF EASEMENT ON A CURVE TO THE RIGHT WHOSE CENTER BEARS SOUTH 22° 05' 40" EAST, 1670.20 FEET, AN ARC DISTANCE OF 72.39 FEET;

THENCE CONTINUING ALONG SAID NORTHERLY LINE OF EASEMENT ON A CURVE TO THE RIGHT WHOSE CENTER BEARS SOUTH 19° 36' 40" EAST, 1384.36 FEET, AN ARC DISTANCE OF 247.57 FEET;

THENCE CONTINUING ALONG SAID NORTHERLY LINE OF EASEMENT ON A CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 09° 21' 52" WEST, 25.00 FEET, AN ARC DISTANCE OF 2.78 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 36° 37' 22" EAST, 2.38 FEET TO A BUILDING CORNER; THENCE CONTINUING NORTH 36° 37' 22" EAST, 28.16 FEET ALONG THE SOUTHEASTERLY LINE OF SAID BUILDING TO THE WESTERLY LINE OF EASEMENT RECORDED UNDER NUMBER 20090326001018, RECORDS OF KING COUNTY, WASHINGTON;

THENCE ALONG SAID WESTERLY LINE OF EASEMENT 20090326001018, BECOMING SAID NORTHERLY LINE OF EASEMENT 20090326001017, SOUTHERLY AND SOUTHWESTERLY ON A CURVE TO THE RIGHT WHOSE CENTER BEARS SOUTH 88° 58' 27" WEST, 25.00 FEET, AN ARC DISTANCE OF 32.85 FEET, TO THE TRUE POINT OF BEGINNING; CONTAINING 108 SQUARE FEET, MORE OR LESS.

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PARCEL "A":

(PER FIRST AMERICAN TITLE COMPANY ORDER NO. 985089, DATED
OCTOBER 22, 2012)

LOT 1 OF CITY OF REDMOND LOT LINE REVISION LLR-90-01, AS
RECORDED IN VOLUME 79 OF SURVEYS, AT PAGES 161 AND 161A,
RECORDED APRIL 3, 1991 UNDER RECORDING NO. 9104039002, RECORDS
OF KING COUNTY, WASHINGTON.

Property Tax Number	Property Owner or Taxpayer	Property Owner, Taxpayer or Contact Address	Property Address (Per King County Assessment Records)
719890-0291	Reams Goode & Associates, LLC	10047 Main Street #314 Bellevue, WA 98004	15940 NE Redmond Way Redmond, WA 98052

Permanent Easement Legal Description:

THAT PORTION OF THE HEREINAFTER DESCRIBED TRACT DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT, SAID CORNER BEING ON THE NORTHERLY MARGIN OF NORTHEAST REDMOND WAY;
THENCE NORTH 01° 09' 19" EAST ALONG THE EAST LINE OF SAID TRACT, 5.07 FEET;
THENCE WESTERLY AND NORTHWESTERLY ALONG A CURVE TO THE RIGHT WHOSE CENTER BEARS NORTH 08° 02' 26" WEST, 22.00 FEET, AN ARC DISTANCE OF 21.66 FEET;
THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT WHOSE CENTER BEARS NORTH 48° 17' 20" EAST, 197.00 FEET, AN ARC DISTANCE OF 47.86 FEET;
THENCE SOUTH 62° 12' 28" WEST, 5.00 FEET TO THE NORTHEASTERLY LINE OF SAID EASEMENTS 9405101403 AND 9408091265;
THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF SAID EASEMENTS, ON A CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 62° 12' 28" EAST, 202.00 FEET, AN ARC DISTANCE OF 49.15 FEET;
THENCE CONTINUING SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF SAID EASEMENTS, ON A CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 48° 11' 39" EAST, 27.00 FEET, AN ARC DISTANCE OF 24.77 FEET TO SAID NORTHERLY MARGIN OF NORTHEAST REDMOND WAY.
THENCE EASTERLY ALONG SAID NORTHERLY MARGIN OF NORTHEAST REDMOND WAY ON A CURVE TO THE RIGHT WHOSE CENTER BEARS SOUTH 04° 22' 21" EAST, 1474.69 FEET, AN ARC DISTANCE OF 0.92 FEET TO THE POINT OF BEGINNING.
CONTAINING 361 SQUARE FEET, MORE OR LESS.

Temporary Construction Easement Legal Description:

THAT PORTION OF THE HEREINAFTER DESCRIBED TRACT DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT, SAID CORNER BEING ON THE NORTHERLY MARGIN OF NORTHEAST REDMOND WAY;
THENCE NORTH 01° 09' 19" EAST ALONG THE EAST LINE OF SAID TRACT, 5.07 FEET;
THENCE WESTERLY AND NORTHWESTERLY ALONG A CURVE TO THE RIGHT WHOSE CENTER BEARS NORTH 08° 02' 26" WEST, 22.00 FEET, AN ARC DISTANCE OF 17.86 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 54° 17' 20" EAST, 13.90 FEET;

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THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT WHOSE CENTER BEARS
NORTH 54° 17' 20" EAST, 622.50 FEET, AN ARC DISTANCE OF 47.33
FEET;

THENCE SOUTH 58° 11' 06" WEST, 16.05 FEET;

THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT WHOSE CENTER BEARS
NORTH 61° 18' 11" EAST, 197.00 FEET, AN ARC DISTANCE OF 44.82
FEET;

THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT WHOSE CENTER BEARS
NORTH 48° 11' 11" EAST, 22.00 FEET, AN ARC DISTANCE OF 3.73 FEET
TO THE TRUE POINT OF BEGINNING.

CONTAINING 756 SQUARE FEET, MORE OR LESS.

TRACT:

(PER FIRST AMERICAN TITLE COMPANY ORDER NO. 1985090, DATED
OCTOBER 31, 2012)

PARCEL A:

LOT 29, REDMOND CENTER, ACCORDING TO THE PLAT THEREOF RECORDED
IN VOLUME 95 OF PLATS, PAGE 94 THROUGH 97, IN KING COUNTY,
WASHINGTON,

PARCEL B:

A NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THAT
PORTION OF THE EAST 50 FEET OF TRACT 8, REDMOND CENTER ADJOINING
SAID TRACT 29.

Property Tax Number	Property Owner or Taxpayer	Property Owner, Taxpayer or Contact Address	Property Address (Per King County Assessment Records)
022505-9136	Bedrock Northwest Inc.	7180 Koll Center Parkway #100 Pleasanton, CA 94556	16010 NE Redmond Way Redmond, WA 98052

Permanent Easement Legal Description:

THAT PORTION OF THE HEREINAFTER DESCRIBED TRACT DESCRIBED AS FOLLOWS:
THE SOUTH 6.00 FEET OF THE WEST 19.00 FEET OF THE EAST 103.00 FEET.
TOGETHER WITH THE SOUTH 1.00 FOOT OF THE EAST 21.00 FEET.
CONTAINING 135 SQUARE FEET, MORE OR LESS.

Temporary Construction Easement Legal Description:

THAT PORTION OF THE HEREINAFTER DESCRIBED TRACT LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID TRACT AND A LINE THAT IS 71.00 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF REDMOND WAY;
THENCE EASTERLY ALONG SAID PARALLEL LINE, ON A CURVE TO THE RIGHT WHOSE CENTER BEARS SOUTH 04° 13' 50" EAST, 1503.69 FEET, AN ARC DISTANCE OF 51.49 FEET;
THENCE SOUTH 02° 16' 07" EAST ALONG A RADIAL LINE TO SAID CURVE, 6.00 FEET TO A LINE THAT IS 65.00 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF SAID REDMOND WAY;
THENCE EASTERLY ALONG SAID PARALLEL LINE, ON A CURVE TO THE RIGHT WHOSE CENTER BEARS SOUTH 02° 16' 07" EAST, 1497.69 FEET, AN ARC DISTANCE OF 98.27 FEET TO THE EAST LINE OF SAID TRACT AND THE TERMINUS OF DESCRIBED LINE.
EXCEPT THE SOUTH 6.00 FEET OF THE WEST 19.00 FEET OF THE EAST 103.00 FEET THEREOF;
ALSO EXCEPT THE SOUTH 1.00 FOOT OF THE EAST 21.00 FEET THEREOF.
CONTAINING 3,400 SQUARE FEET, MORE OR LESS.

TRACT:

(PER FIRST AMERICAN TITLE COMPANY ORDER NO. 1981088, DATED OCTOBER 17, 2012)

PARCEL A:

THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

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COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION;
THENCE NORTH 88°06.04" WEST 1,198.10 FEET ALONG THE SOUTH LINE
OF SAID SECTION;
THENCE NORTH 01°08.49" EAST 30.00 FEET TO THE NORTH RIGHT OF WAY
MARGIN OF NORTHEAST 80TH STREET, AND THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 01°08.49" EAST 150 FEET;
THENCE NORTH 88°06.04" WEST 150 FEET;
THENCE SOUTH 01°08.49" WEST 150 FEET TO SAID NORTH MARGIN;
THENCE SOUTH 88°06.04" EAST 150 FEET ALONG SAID NORTH MARGIN TO
THE TRUE POINT OF BEGINNING;
TOGETHER WITH THAT PORTION OF VACATED NORTHEAST 80TH STREET
ADJOINING OR ABUTTING THEREON NORTH OF REDMOND WAY AND BETWEEN
THE SOUTHERLY PRODUCTION OF THE WEST LINE AND THE EAST LINE OF
SAID TRACT, WHICH UPON VACATION, ATTACHED TO SAID PREMISES BY
OPERATION OF LAW;
EXCEPT THAT PORTION THEREOF DEEDED TO THE CITY OF REDMOND BY
DEED OF DEDICATION DATED MAY 26, 1964, RECORDED UNDER RECORDING
NO. 5870504
ALSO EXCEPT ANY PORTION LYING WITHIN LOT 29 OF THE PLAT OF
REDMOND CENTER.

PARCEL B:

AN EASEMENT FOR DRIVEWAY PURPOSES OVER THE FOLLOWING:
THAT PORTION OF LOT 29 OF REDMOND CENTER, ACCORDING TO PLAT
RECORDED IN VOLUME 95 OF PLATS AT PAGE(S) 94, IN KING COUNTY,
WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 29;
THENCE NORTH 01°08.49" EAST 70.00 FEET;
THENCE NORTH 88°06.04" WEST 111.30 FEET TO THE EASTERLY EDGE OF
ASPHALT ACCESS ROAD;
THENCE SOUTH 43°36.41" EAST ALONG THE SAID EASTERLY EDGE OF SAID
ACCESS ROAD 106.25 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID
LOT 29;
THENCE EASTERLY ALONG SAID NORTH MARGIN 36.6 FEET, MORE OR LESS,
TO THE TRUE POINT OF BEGINNING;
EXCEPT THAT PORTION OF SAID EASEMENT LYING WITHIN THE FOLLOWING:
BEGINNING NORTH 01°08.49" EAST 52.00 FEET NORTH OF THE SOUTHEAST
CORNER OF SAID LOT 29;
THENCE CONTINUING NORTH 01°08.49" EAST 18.00 FEET;
THENCE NORTH 88°06.04" WEST 111.30 FEET;
THENCE SOUTH 43°36.41" EAST 61.00 FEET;
THENCE NORTH 68°36.41" EAST 72 FEET, MORE OR LESS, TO THE TRUE
POINT OF BEGINNING OF SAID EXCEPTION, AS ESTABLISHED IN
RECORDING NO. 6077087 AND AMENDED BY RECORDING NO. 7107140549.

Property Tax Number	Property Owner or Taxpayer	Property Owner, Taxpayer or Contact Address	Property Address (Per King County Assessment Records)
719880-0075	Nelpar LLC	William C. Nelson III 16508 NE 79 th St Redmond, WA 98052	16311 NE Redmond Way Redmond, WA 98052

Permanent Easement Legal Description:

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" LYING NORTHERLY AND NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE; BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "A", SAID CORNER ALSO BEING ON THE SOUTHEASTERLY MARGIN OF LEARY WAY NORTHEAST;

THENCE NORTH 20° 51' 37" EAST ALONG SAID MARGIN, 88.50 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 69° 07' 58" EAST, 4.50 FEET TO A LINE THAT IS 36.50 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF SAID LEARY WAY NORTHEAST;

THENCE NORTH 20° 51' 37" EAST ALONG SAID PARALLEL LINE, 9.89 FEET;

THENCE NORTH 70° 45' 51" EAST, 19.59 FEET TO A LINE THAT IS 39.00 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE CENTERLINE OF NORTHEAST REDMOND WAY;

THENCE SOUTH 69° 07' 46" EAST ALONG SAID PARALLEL LINE, 38.52 FEET;

THENCE NORTH 20° 51' 37" EAST, 7.00 FEET TO THE MARGIN OF SAID NORTHEAST REDMOND WAY AND TERMINUS OF SAID LINE DESCRIPTION. CONTAINING 571 SQUARE FEET, MORE OR LESS.

Temporary Construction Easement Legal Description:

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A":

THE WESTERLY 77.00 FEET;

EXCEPT THE SOUTHERLY 73.00 FEET;

ALSO EXCEPT THAT PORTION LYING NORTHERLY AND NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "A", SAID CORNER ALSO BEING ON THE SOUTHEASTERLY MARGIN OF LEARY STREET;

THENCE NORTH 20° 51' 37" EAST ALONG SAID MARGIN 88.50 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 69° 07' 58" EAST, 4.50 FEET TO A LINE THAT IS 36.50 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF LEARY STREET;

THENCE NORTH 20° 51' 37" EAST ALONG SAID PARALLEL LINE, 9.89 FEET;

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THENCE NORTH 70° 45' 51" EAST, 19.59 FEET TO A LINE THAT IS 39.00 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE CENTERLINE OF NORTHEAST REDMOND WAY;

THENCE SOUTH 69° 07' 46" EAST ALONG SAID PARALLEL LINE, 38.52 FEET;

THENCE NORTH 20° 51' 37" EAST, 7.00 FEET TO THE MARGIN OF SAID NORTHEAST REDMOND WAY AND TERMINUS OF SAID LINE DESCRIPTION. CONTAINING 2,864 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER FIRST AMERICAN TITLE COMPANY ORDER NO. 1985087, DATED OCTOBER 22, 2012)

LOTS 3 AND 4, BLOCK 5, REDMOND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 74, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION CONVEYED TO THE CITY OF REDMOND BY INSTRUMENT RECORDED UNDER RECORDING NO. 6271479, RECORDS OF SAID COUNTY.

Property Tax Number	Property Owner or Taxpayer	Property Owner, Taxpayer or Contact Address	Property Address (Per King County Assessment Records)
7198800-0100	Golden-Waite Properties LLC	Robin Waite 1265 Darling Road NW Bremerton, WA 98311	16389 NE Redmond Way Redmond, WA 98052

Permanent Easement Legal Description:

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "A", SAID CORNER ALSO BEING THE INTERSECTION OF THE SOUTHWESTERLY MARGIN OF REDMOND WAY AND THE WEST MARGIN OF 164TH AVENUE NORTHEAST;
THENCE NORTH 69° 07' 46" WEST ALONG SAID SOUTHWESTERLY MARGIN OF REDMOND WAY 88.86 FEET TO THE EASTERLY MARGIN OF GILMAN STREET;
THENCE SOUTH 20° 51' 51" WEST ALONG THE SAID EASTERLY MARGIN OF GILMAN STREET, 8.00 FEET TO A LINE THAT IS 38.00 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE CENTERLINE OF SAID REDMOND WAY;
THENCE SOUTH 69° 07' 46" EAST ALONG SAID PARALLEL LINE, 82.50 FEET;
THENCE SOUTH 20° 51' 51" WEST, 5.00 FEET;
THENCE SOUTH 65° 02' 06" EAST, 9.68 FEET TO A BUILDING CORNER;
THENCE SOUTH 00° 32' 11" WEST ALONG THE EASTERLY LINE OF SAID BUILDING, 32.50 FEET;
THENCE SOUTH 88° 57' 23" EAST, 1.26 FEET TO THE SAID WEST MARGIN OF 164TH AVENUE NORTHEAST;
THENCE NORTH 01° 02' 37" EAST ALONG SAID WEST MARGIN OF 164TH AVENUE NORTHEAST, 46.50 FEET TO THE POINT OF BEGINNING.
CONTAINING 823 SQUARE FEET, MORE OR LESS.

Temporary Construction Easement Legal Description:

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A":
THE SOUTHERLY 5.00 FEET OF THE NORTHERLY 13.00 FEET OF THE WESTERLY 82.50 FEET.
EXCEPT EXISTING BUILDING.
CONTAINING 412 SQUARE FEET, MORE OR LESS.
TOGETHER WITH; THE SOUTHERLY 9.00 FEET OF THE NORTHERLY 63.00 FEET OF THE EASTERLY 2.00 FEET.
EXCEPT EXISTING BUILDING.
CONTAINING 19 SQUARE FEET, MORE OR LESS.
TOTAL TEMPORARY CONSTRUCTION EASEMENT AREA CONTAINING 431 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER FIRST AMERICAN TITLE COMPANY ORDER NO. 1985088, DATED OCTOBER 22, 2012)
LOTS 4 AND 5 IN BLOCK 6 OF TOWN OF REDMOND, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS,
PAGE 74, RECORDS OF KING COUNTY, WASHINGTON;
TOGETHER WITH AN UNNUMBERED FRACTIONAL TRIANGULAR SHAPED LOT LYING EAST OF LOTS 4 AND 5 IN SAID BLOCK 6.

Property Tax Number	Property Owner or Taxpayer	Property Owner, Taxpayer or Contact Address	Property Address (Per King County Assessment Records)
122505-9087	The Bank of Washington	19424 58 th Pl W Lynnwood, WA 98036	16410 NE 79 th St Redmond, WA 98052

Fee Simple Legal Description:

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE;
BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID PARCEL "A" AND A LINE THAT IS 33.00 FEET EASTERLY OF AND PARALLEL WITH THE CENTERLINE OF STATE ROUTE 202;
THENCE SOUTH 01° 02' 37" WEST ALONG SAID PARALLEL LINE, 15.10 FEET;
THENCE SOUTH 88° 57' 23" EAST, 1.00 FOOT TO A LINE THAT IS 34.00 FEET EASTERLY OF AND PARALLEL WITH SAID CENTERLINE OF STATE ROUTE 202;
THENCE SOUTHERLY ALONG SAID PARALLEL LINE, ON A CURVE TO THE LEFT WHOSE CENTER BEARS SOUTH 88° 57' 23" EAST, 157.00 FEET, AN ARC DISTANCE OF 50.73 FEET;
THENCE SOUTH 72° 31' 49" WEST, 4.00 FEET TO THE MARGIN OF SAID STATE ROUTE 202 AND TERMINUS OF SAID LINE DESCRIPTION.
CONTAINING 251 SQUARE FEET, MORE OR LESS.

Permanent Easement Legal Description:

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" DESCRIBED AS FOLLOWS:
THE SOUTH 15.00 FEET OF THE WEST 5.50 FEET.
CONTAINING 101 SQUARE FEET, MORE OR LESS.

TOGETHER WITH;

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID PARCEL "A" AND A LINE THAT IS 33.00 FEET EASTERLY OF AND PARALLEL WITH THE CENTERLINE OF STATE ROUTE 202;
THENCE SOUTH 01° 02' 37" WEST ALONG SAID PARALLEL LINE, 15.10 FEET;

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THENCE SOUTH 88° 57' 23" EAST, 1.00 FOOT TO A LINE THAT IS 34.00 FEET EASTERLY OF AND PARALLEL WITH SAID CENTERLINE OF STATE ROUTE 202;
THENCE SOUTHERLY ALONG SAID PARALLEL LINE, ON A CURVE TO THE LEFT WHOSE CENTER BEARS SOUTH 88° 57' 23" EAST, 157.00 FEET, AN ARC DISTANCE OF 50.73 FEET;
THENCE SOUTH 72° 31' 49" WEST, 4.00 FEET TO THE MARGIN OF SAID STATE ROUTE 202;
THENCE SOUTHERLY ALONG SAID MARGIN ON A CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 72° 31' 49" EAST. 161.00 FEET, AN ARC DISTANCE OF 22.17 FEET;
THENCE NORTH 64° 38' 30" EAST, 10.50 FEET TO A LINE THAT IS 40.50 FEET EASTERLY OF AND PARALLEL WITH SAID CENTERLINE OF STATE ROUTE 202;
THENCE NORTHERLY ALONG SAID PARALLEL LINE ON A CURVE TO THE RIGHT WHOSE CENTER BEARS NORTH 64° 38' 30" EAST, 150.50 FEET, AN ARC DISTANCE OF 69.35 FEET;
THENCE CONTINUING ON SAID PARALLEL LINE NORTH 01° 02' 37" EAST, 15.12 FEET TO SAID NORTH LINE OF PARCEL "A";
THENCE NORTH 89° 08' 15" WEST ALONG SAID NORTH LINE, 7.50 FEET TO THE POINT OF BEGINNING.
CONTAINING 661 SQUARE FEET, MORE OR LESS.
TOTAL PERMANENT EASEMENT CONTAINING 762 SQUARE FEET, MORE OR LESS.

Temporary Construction Easement Legal Description:

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID PARCEL "A" AND A LINE THAT IS 40.50 FEET EASTERLY OF AND PARALLEL WITH THE CENTERLINE OF STATE ROUTE 202;
THENCE SOUTH 01° 02' 37" WEST ALONG SAID PARALLEL LINE, 15.12 FEET;
THENCE CONTINUING ALONG SAID PARALLEL LINE, SOUTHERLY ON A CURVE TO THE LEFT WHOSE CENTER BEARS SOUTH 88° 57' 23" EAST, 150.50 FEET, AN ARC DISTANCE OF 34.58 FEET TO A POINT, SAID POINT HEREINAFTER DESCRIBED AS POINT "A";
THENCE SOUTH 88° 57' 23" EAST, 23.04 FEET;
THENCE NORTH 01° 02' 37" EAST, 49.49 FEET TO THE SAID NORTH LINE OF PARCEL "A";
THENCE NORTH 89° 08' 15" WEST ALONG SAID NORTH LINE, 27.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 1,290 SQUARE FEET, MORE OR LESS.

TOGETHER WITH:

BEGINNING AT THE ABOVE DESCRIBED POINT "A";
THENCE CONTINUING SOUTHERLY ON SAID CURVE TO THE LEFT WHOSE
CENTER BEARS NORTH 77° 52' 42" EAST, 150.50 FEET, AN ARC
DISTANCE OF 34.77 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTHERLY ON SAID CURVE TO THE LEFT, AN ARC
DISTANCE OF 35.93 FEET TO THE NORTH MARGIN OF NORTHEAST 79TH
STREET;
THENCE NORTH 88° 04' 11" WEST ALONG SAID NORTH MARGIN, 6.54 FEET
TO A LINE THAT IS 35.50 FEET EASTERLY OF AND PARALLEL WITH THE
SAID CENTERLINE OF STATE ROUTE 202;
THENCE ALONG SAID PARALLEL LINE NORTHWESTERLY ON A CURVE TO THE
RIGHT WHOSE CENTER BEARS NORTH 52° 32' 39" EAST, 155.50 FEET, AN
ARC DISTANCE OF 18.54 FEET TO A LINE THAT IS 15.00 NORTH OF AND
PARALLEL WITH THE SAID NORTH MARGIN OF NORTHEAST 79TH STREET;
THENCE NORTH 88° 04' 11" WEST ALONG SAID PARALLEL LINE, 6.48
FEET TO THE EASTERLY MARGIN OF SAID STATE ROUTE 202;
THENCE ALONG SAID EASTERLY MARGIN NORTHWESTERLY ON A CURVE TO
THE RIGHT WHOSE CENTER BEARS NORTH 60° 37' 06" EAST, 161.00
FEET, AN ARC DISTANCE OF 11.31 FEET;
THENCE NORTH 64° 38' 30" EAST, 10.50 FEET TO THE TRUE POINT OF
BEGINNING.
CONTAINING 242 SQUARE FEET, MORE OR LESS.
TOTAL TEMPORARY CONSTRUCTION EASEMENT CONTAINING 1,532 SQUARE
FEET, MORE OR LESS.

PARCEL "A":

(PER FIRST AMERICAN TITLE COMPANY ORDER NO. 1983001, DATED
OCTOBER 26, 2012)
THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER
OF SECTION 12, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING
COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE EASTERLY MARGIN OF STATE ROAD NO. 2 "SUNSET
HIGHWAY" AT A POINT WHICH IS 30 FEET EAST AND 148 FEET SOUTH OF
THE NORTHWEST CORNER OF SAID SUBDIVISION;
THENCE EAST 195 FEET;
THENCE SOUTH 163 FEET;
THENCE WEST 165 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF
STATE ROAD NO. 2;
THENCE NORTHWESTERLY AND NORTHERLY ALONG SAID EASTERLY MARGIN TO
THE POINT OF BEGINNING;
EXCEPT THE NORTH 51 FEET THEREOF.

Property Tax Number	Property Owner or Taxpayer	Property Owner, Taxpayer or Contact Address	Property Address (Per King County Assessment Records)
122505-9070	Khaleghi Family Trust	1343 Amalfi Drive Pacific Palisades, CA 90272	16450 Redmond Way Redmond, WA 98052

Fee Simple Legal Description:

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "A", SAID CORNER ALSO BEING ON THE SOUTHERLY MARGIN OF NORTHEAST 79TH STREET;
THENCE NORTH 88° 04' 11" WEST ALONG SAID MARGIN, 144.14 FEET TO A LINE THAT IS 34.00 FEET NORTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF NORTHEAST REDMOND WAY (STATE ROUTE 202) AND THE TRUE POINT OF BEGINNING;
THENCE SOUTH 65° 39' 58" EAST ALONG SAID PARALLEL LINE, 48.83 FEET;
THENCE SOUTH 56° 12' 44" EAST, 24.35 FEET TO THE NORTHEASTERLY MARGIN OF SAID NORTHEAST REDMOND WAY AND TERMINUS OF SAID DESCRIBED LINE.
CONTAINING 246 SQUARE FEET, MORE OR LESS.

Permanent Easement Legal Description:

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" LYING WITHIN A STRIP OF LAND 6.00 FEET WIDE, SOUTHWESTERLY OF THE FOLLOWING DESCRIBED SIDELINE:
BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "A", SAID CORNER ALSO BEING ON THE SOUTHERLY MARGIN OF NORTHEAST 79TH STREET;
THENCE NORTH 88° 04' 11" WEST ALONG SAID MARGIN, 128.39 FEET TO A LINE THAT IS 40.00 FEET NORTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF NORTHEAST REDMOND WAY (STATE ROUTE 202) AND THE TRUE POINT OF BEGINNING;
THENCE SOUTH 65° 39' 58" EAST ALONG SAID PARALLEL LINE, 34.77 FEET;
THENCE SOUTH 56° 12' 44" EAST, 60.88 FEET TO THE NORTHEASTERLY MARGIN OF SAID NORTHEAST REDMOND WAY AND TERMINUS OF SAID DESCRIBED SIDELINE.
CONTAINING 506 SQUARE FEET, MORE OR LESS.

Temporary Construction Easement Legal Description:

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

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BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "A", SAID CORNER ALSO BEING ON THE SOUTHERLY MARGIN OF NORTHEAST 79TH STREET;
THENCE NORTH 88° 04' 11" WEST ALONG SAID MARGIN, 128.39 FEET TO A LINE THAT IS 40.00 FEET NORTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF NORTHEAST REDMOND WAY (STATE ROUTE 202) AND THE TRUE POINT OF BEGINNING;
THENCE SOUTH 65° 39' 58" EAST ALONG SAID PARALLEL LINE, 34.77 FEET;
THENCE SOUTH 56° 12' 44" EAST, 60.88 FEET TO THE NORTHEASTERLY MARGIN OF SAID NORTHEAST REDMOND WAY;
THENCE SOUTH 65° 39' 58" EAST ALONG SAID NORTHEASTERLY MARGIN OF NORTHEAST REDMOND WAY, 49.25 FEET TO THE EAST LINE OF SAID PARCEL "A";
THENCE NORTH 01° 02' 37" EAST ALONG SAID EAST LINE, 8.71 FEET TO A LINE THAT IS 38.00 FEET NORTHEASTERLY OF AND PARALLEL WITH SAID CENTERLINE OF NORTHEAST REDMOND WAY;
THENCE NORTH 65° 39' 58" WEST ALONG SAID PARALLEL LINE, 40.28 FEET;
THENCE NORTH 01° 02' 37" EAST, 40.10 FEET TO SAID SOUTHERLY MARGIN OF NORTHEAST 79TH STREET;
THENCE NORTH 88° 04' 11" WEST ALONG SAID SOUTHERLY MARGIN OF NORTHEAST 79TH STREET, 91.39 FEET TO THE TRUE POINT OF BEGINNING. EXCEPT EXISTING BUILDINGS.
CONTAINING 2,423 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER FIRST AMERICAN TITLE COMPANY ORDER NO. 1982998, DATED OCTOBER 18, 2012)
THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTH LINE OF STATE AID ROAD (NORTHEAST 79TH STREET), FORMERLY JACKSON STREET, WHICH POINT IS 160.0 FEET EAST AND 373.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 0°06'00" EAST PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION 3.96 FEET TO THE NORTHEASTERLY LINE OF STATE ROAD NO. 2 (REDMOND WAY);
THENCE SOUTH 66°56'00" EAST ALONG SAID STATE ROAD LINE 158.40 FEET;
THENCE NORTH 0°06'00" WEST 63.94 FEET TO THE SOUTH LINE OF STATE AID ROAD;
THENCE WEST 145.63 FEET ALONG SAID ROAD LINE TO THE TRUE POINT OF BEGINNING.

Property Tax Number	Property Owner or Taxpayer	Property Owner, Taxpayer or Contact Address	Property Address (Per King County Assessment Records)
122505-9027	Khaleghi Family Trust	1343 Amalfi Drive Pacific Palisades, CA 90272	16500 Redmond Way Redmond, WA 98052

Temporary Construction Easement Legal Description:

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

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "A", SAID CORNER ALSO BEING ON THE NORTHEASTERLY MARGIN OF NORTHEAST REDMOND WAY (STATE ROUTE 202);
THENCE NORTH 01° 02' 37" EAST ALONG THE WEST LINE OF SAID PARCEL "A", 3.81 FEET TO A LINE THAT IS 33.50 FEET NORTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF SAID NORTHEAST REDMOND WAY;
THENCE SOUTH 65° 39' 58" EAST ALONG SAID PARALLEL LINE, 12.12 FEET;
THENCE SOUTH 24° 20' 02" WEST, 3.50 FEET TO SAID NORTHEASTERLY MARGIN OF NORTHEAST REDMOND WAY;
THENCE NORTH 65° 39' 58" WEST ALONG SAID MARGIN, 10.61 FEET TO THE POINT OF BEGINNING.
CONTAINING 40 SQUARE FEET, MORE OR LESS.

TOGETHER WITH:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "A", SAID CORNER ALSO BEING ON THE NORTHEASTERLY MARGIN OF NORTHEAST REDMOND WAY (STATE ROUTE 202);
THENCE NORTH 65° 39' 58" WEST ALONG SAID MARGIN, 23.22 FEET;
THENCE NORTH 24° 20' 02" EAST, 5.00 FEET TO A LINE THAT IS 35.00 FEET NORTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF SAID NORTHEAST REDMOND WAY;
THENCE SOUTH 65° 39' 58" EAST ALONG SAID PARALLEL LINE, 21.07 FEET TO THE EAST LINE OF SAID PARCEL "A";
THENCE SOUTH 01° 02' 37" WEST ALONG SAID EAST LINE, 5.44 FEET TO THE POINT OF BEGINNING.
CONTAINING 111 SQUARE FEET, MORE OR LESS.
TOTAL TEMPORARY CONSTRUCTION EASEMENT CONTAINING 151 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER FIRST AMERICAN TITLE COMPANY ORDER NO. 1982998, DATED AUGUST 28, 2014)

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF W.A. FAULDS ROAD NO.177 (JACKSON STREET) WHICH IS 305.63 FEET EAST AND 378 FEET, MORE OR LESS, SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 12; THENCE EAST, ALONG SAID SOUTH LINE 150 FEET TO THE EAST LINE OF THE WEST 455.63 FEET OF SAID SECTION 12; THENCE SOUTH, PARALLEL WITH THE WEST LINE OF SAID SECTION 12, TO THE NORTHEASTERLY LINE OF STATE ROAD NO. 2; THENCE NORTHEASTERLY, ALONG SAID NORTHEASTERLY LINE, TO A POINT SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 65 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

Property Tax Number	Property Owner or Taxpayer	Property Owner, Taxpayer or Contact Address	Property Address (Per King County Assessment Records)
122505-9165	Khaleghi Family Trust	1343 Amalfi Drive Pacific Palisades, CA 90272	16540 Redmond Way Redmond, WA 98052

Permanent Easement Legal Description:

THAT PORTION OF THE HEREINAFTER DESCRIBED TRACT DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT, SAID CORNER ALSO BEING ON THE NORTHEASTERLY MARGIN OF NORTHEAST REDMOND WAY (STATE ROUTE 202);
THENCE SOUTH 65° 39' 58" EAST ALONG SAID NORTHEASTERLY MARGIN, 8.41 FEET;
THENCE NORTH 24° 20' 02" EAST, 10.00 FEET TO A LINE THAT IS 40.00 FEET NORTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF SAID NORTHEAST REDMOND WAY;
THENCE NORTH 65° 39' 58" WEST ALONG SAID PARALLEL LINE, 12.71 FEET TO THE WEST LINE OF SAID TRACT;
THENCE SOUTH 01° 02' 37" WEST ALONG SAID WEST LINE, 10.89 FEET TO THE POINT OF BEGINNING.
CONTAINING 106 SQUARE FEET, MORE OR LESS.

Temporary Construction Easement Legal Description:

THAT PORTION OF THE HEREINAFTER DESCRIBED TRACT DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT, SAID CORNER ALSO BEING ON THE NORTHEASTERLY MARGIN OF NORTHEAST REDMOND WAY (STATE ROUTE 202);
THENCE SOUTH 65° 39' 58" EAST ALONG SAID NORTHEASTERLY MARGIN, 8.41 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 24° 20' 02" EAST, 23.98 FEET TO A BUILDING;
THENCE SOUTH 88° 33' 41" EAST ALONG SAID BUILDING, 2.63 FEET TO A LINE THAT IS 55.00 FEET NORTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF NORTHEAST REDMOND WAY;
THENCE SOUTH 65° 39' 58" EAST ALONG SAID PARALLEL LINE, 75.89 FEET;
THENCE SOUTH 24° 20' 02" WEST, 21.00 FEET TO A LINE THAT IS 34.00 FEET NORTHEASTERLY OF AND PARALLEL WITH SAID CENTERLINE OF NORTHEAST REDMOND WAY;
THENCE SOUTH 65° 39' 58" EAST ALONG SAID PARALLEL LINE, 14.98 FEET TO THE EAST LINE OF SAID TRACT;
THENCE SOUTH 01° 02' 37" WEST ALONG SAID EAST LINE, 4.35 FEET TO SAID NORTHEASTERLY MARGIN OF NORTHEAST REDMOND WAY;

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THENCE NORTH 65° 39' 58" WEST ALONG SAID NORTHEASTERLY MARGIN,
95.02 FEET TO THE TRUE POINT OF BEGINNING;
CONTAINING 2,020 SQUARE FEET, MORE OR LESS.

TRACT:

(PARCEL "B" PER QUIT CLAIM DEED RECORDED FEBRUARY 21, 2008
UNDER RECORDING NO. 20080221000333, RECORDS OF KING COUNTY,
WASHINGTON)

THE EAST 95 FEET OF THE WEST 550.63 FEET OF THE SOUTH 197 FEET
OF THE NORTH 575 FEET OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF
SECTION 12, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.;
EXCEPT THAT PORTION THEREOF LYING SOUTHWESTERLY OF THE
NORTHEASTERLY LINE OF STATE ROAD NO. 2 (REDMOND WAY);
SITUATE IN THE CITY OF REDMOND, COUNTY OF KING, STATE OF
WASHINGTON.

Property Tax Number	Property Owner or Taxpayer	Property Owner, Taxpayer or Contact Address	Property Address (Per King County Assessment Records)
122505- 9111	Khaleghi Family Trust	1343 Amalfi Drive Pacific Palisades, CA 90272	16551 NE 79 th Street Redmond, WA 98052

Fee Simple Legal Description:

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

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "A", SAID CORNER ALSO BEING THE INTERSECTION OF THE NORTHEASTERLY MARGIN OF NORTHEAST REDMOND WAY (STATE ROUTE 202) AND THE WEST MARGIN OF 166TH AVENUE NORTHEAST;

THENCE NORTH 01° 01' 00" EAST ALONG SAID WEST MARGIN OF 166TH AVENUE NORTHEAST, 33.44 FEET;

THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT WHOSE CENTER BEARS NORTH 88° 59' 00" WEST, 22.00 FEET, AN ARC DISTANCE OF 43.51 FEET TO SAID NORTHEASTERLY MARGIN OF NORTHEAST REDMOND WAY;

THENCE SOUTH 65° 39' 58" EAST ALONG SAID NORTHEASTERLY MARGIN OF NORTHEAST REDMOND WAY, 33.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 257 SQUARE FEET, MORE OR LESS.

Permanent Easement Legal Description:

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

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "A", SAID CORNER ALSO BEING THE INTERSECTION OF THE NORTHEASTERLY MARGIN OF NORTHEAST REDMOND WAY (STATE ROUTE 202) AND THE WEST MARGIN OF 166TH AVENUE NORTHEAST;

THENCE NORTH 01° 01' 00" EAST ALONG SAID WEST MARGIN OF 166TH AVENUE NORTHEAST, 33.44 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT WHOSE CENTER BEARS NORTH 88° 59' 00" WEST, 22.00 FEET, AN ARC DISTANCE OF 43.51 FEET TO SAID NORTHEASTERLY MARGIN OF NORTHEAST REDMOND WAY;

THENCE NORTH 65° 39' 58" WEST ALONG SAID NORTHEASTERLY MARGIN OF NORTHEAST REDMOND WAY, 23.56 FEET;

THENCE NORTHEASTERLY ON A CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 24° 20' 02" EAST, 37.50 FEET, AN ARC DISTANCE OF 74.17 FEET TO THE SAID WEST MARGIN OF 166TH AVENUE NORTHEAST;

THENCE SOUTH 01° 01' 00" WEST ALONG SAID WEST MARGIN OF 166TH AVENUE NORTHEAST, 23.56 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 490 SQUARE FEET, MORE OR LESS.

Temporary Construction Easement Legal Description:

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

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "A", SAID CORNER ALSO BEING THE INTERSECTION OF THE NORTHEASTERLY MARGIN OF NORTHEAST REDMOND WAY (STATE ROUTE 202) AND THE WEST MARGIN OF 166TH AVENUE NORTHEAST;

THENCE NORTH 01° 01' 00" EAST ALONG SAID WEST MARGIN OF 166TH AVENUE NORTHEAST, 33.44 FEET;

THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT WHOSE CENTER BEARS NORTH 88° 59' 00" WEST, 22.00 FEET, AN ARC DISTANCE OF 43.51 FEET TO SAID NORTHEASTERLY MARGIN OF NORTHEAST REDMOND WAY;

THENCE NORTH 65° 39' 58" WEST ALONG SAID NORTHEASTERLY MARGIN OF NORTHEAST REDMOND WAY, 23.56 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTHEASTERLY ON A CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 24° 20' 02" EAST, 37.50 FEET, AN ARC DISTANCE OF 74.17 FEET TO THE SAID WEST MARGIN OF 166TH AVENUE NORTHEAST;

THENCE NORTH 88° 59' 00" WEST, 4.01 FEET;

THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT WHOSE CENTER BEARS SOUTH 89° 41' 45" WEST, 33.00 FEET, AN ARC DISTANCE OF 21.24 FEET TO A LINE THAT IS 60.00 FEET NORTHERLY OF AND PARALLEL WITH THE CENTERLINE OF SAID NORTHEAST REDMOND WAY;

THENCE NORTH 65° 39' 58" WEST ALONG SAID PARALLEL LINE, 63.68 FEET;

THENCE SOUTH 24° 20' 02" WEST, 26.00 FEET TO A LINE THAT IS 34.00 FEET NORTHERLY OF AND PARALLEL WITH THE CENTERLINE OF SAID NORTHEAST REDMOND WAY;

THENCE NORTH 65° 39' 58" WEST ALONG SAID PARALLEL LINE, 23.14 FEET TO THE WEST LINE OF SAID PARCEL "A";

THENCE SOUTH 01° 02' 37" WEST ALONG SAID WEST LINE, 4.35 FEET TO SAID NORTHEASTERLY MARGIN OF NORTHEAST REDMOND WAY;

THENCE SOUTH 65° 39' 58" EAST SAID NORTHEASTERLY MARGIN OF NORTHEAST REDMOND WAY, 52.09 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 1,918 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER FIRST AMERICAN TITLE COMPANY ORDER NO. 2161053, DATED OCTOBER 2, 2013)

THAT PORTION OF THE EAST 100 FEET OF THE WEST 650.63 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING NORTH OF STATE ROAD NO. 2 (REDMOND WAY) AND SOUTH OF COUNTY ROAD NO. 177 (N.E. 79TH STREET).

Property Tax Number	Property Owner or Taxpayer	Property Owner, Taxpayer or Contact Address	Property Address (Per King County Assessment Records)
122505-9075	Cleveland Square LLC	c/o Milestone Properties PO Box 18379 Seattle, WA 98118	16600 NE 77 th Street Redmond, WA 98052

Permanent Easement Legal Description:

THAT PORTION OF THE HEREINAFTER DESCRIBED TRACT DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT, SAID CORNER ALSO BEING THE INTERSECTION OF THE SOUTHWESTERLY MARGIN OF NORTHEAST REDMOND WAY (STATE ROUTE 202) AND THE WESTERLY MARGIN OF 166TH AVENUE NORTHEAST;

THENCE SOUTH 01° 01' 00" WEST ALONG SAID WESTERLY MARGIN OF 166TH AVENUE NORTHEAST, 33.44 FEET;

THENCE NORTHWESTERLY ON A CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 88° 59' 00" WEST, 50.00 FEET, AN ARC DISTANCE OF 58.19 FEET TO A LINE THAT IS 30.50 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE CENTERLINE OF SAID NORTHEAST REDMOND WAY;

THENCE NORTH 65° 39' 58" WEST ALONG SAID PARALLEL LINE, 19.04 FEET;

THENCE NORTH 24° 20' 02" EAST, 0.50 FEET TO SAID SOUTHWESTERLY MARGIN OF NORTHEAST REDMOND WAY;

THENCE SOUTH 65° 39' 58" EAST ALONG SAID SOUTHWESTERLY MARGIN OF NORTHEAST REDMOND WAY, 51.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 216 SQUARE FEET, MORE OR LESS.

Temporary Construction Easement Legal Description:

THAT PORTION OF THE HEREINAFTER DESCRIBED TRACT DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT, SAID CORNER ALSO BEING THE INTERSECTION OF THE SOUTHWESTERLY MARGIN OF NORTHEAST REDMOND WAY (STATE ROUTE 202) AND THE WESTERLY MARGIN OF 166TH AVENUE NORTHEAST;

THENCE SOUTH 01° 01' 00" WEST ALONG SAID WESTERLY MARGIN OF 166TH AVENUE NORTHEAST, 33.44 FEET TO THE TRUE POINT OF BEGINNING "A";

THENCE NORTHWESTERLY ON A CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 88° 59' 00" WEST, 50.00 FEET, AN ARC DISTANCE OF 58.19 FEET TO A LINE THAT IS 30.50 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE CENTERLINE OF SAID NORTHEAST REDMOND WAY;

THENCE NORTH 65° 39' 58" WEST ALONG SAID PARALLEL LINE, 19.04 FEET;

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THENCE NORTH 24° 20' 02" EAST, 0.50 FEET TO SAID SOUTHWESTERLY MARGIN OF NORTHEAST REDMOND WAY;
THENCE NORTH 65° 39' 58" WEST ALONG SAID SOUTHWESTERLY MARGIN OF NORTHEAST REDMOND WAY, 9.53 FEET;
THENCE SOUTH 24° 20' 02" WEST, 12.00 FEET TO A LINE THAT IS 42.00 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE CENTERLINE OF SAID NORTHEAST REDMOND WAY;
THENCE SOUTH 65° 39' 58" EAST ALONG SAID PARALLEL LINE, 49.68 FEET;
THENCE SOUTH 24° 20' 02" WEST, 16.24 FEET;
THENCE SOUTH 88° 59' 00" EAST, 16.80 FEET TO A LINE THAT IS 35.00 FEET WESTERLY OF AND PARALLEL WITH THE CENTERLINE OF SAID 166TH AVENUE NORTHEAST;
THENCE SOUTH 01° 01' 00" WEST ALONG SAID PARALLEL LINE, 16.79 FEET;
THENCE SOUTH 88° 59' 00" EAST, 5.00' FEET TO A POINT ON SAID WESTERLY MARGIN OF 166TH AVENUE NORTHEAST, SAID POINT HEREINAFTER BEING DESCRIBED AS POINT "A";
THENCE NORTH 01° 01' 00" EAST ALONG SAID MARGIN, 4.71 FEET TO THE TRUE POINT OF BEGINNING "A". CONTAINING 860 SQUARE FEET, MORE OR LESS.
TOGETHER WITH THAT PORTION OF SAID PARCEL "A" LYING SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT THE ABOVE DESCRIBED POINT "A";
THENCE SOUTH 01° 01' 00" WEST ALONG SAID WESTERLY MARGIN OF 166TH AVENUE NORTHEAST, 249.36 FEET TO THE TRUE POINT OF BEGINNING "B";
THENCE NORTH 88° 59' 00" WEST, 5.00 FEET;
THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT WHOSE CENTER BEARS NORTH 88° 59' 00" WEST, 15.00 FEET, AN ARC DISTANCE OF 25.73 FEET;
THENCE WESTERLY ON A CURVE TO THE RIGHT WHOSE CENTER BEARS NORTH 09° 17' 27" EAST, 680.00 FEET, AN ARC DISTANCE OF 6.26 FEET;
THENCE SOUTH 09° 49' 06" WEST, 5.00 FEET TO THE NORTHEASTERLY MARGIN OF CLEVELAND STREET AND THE TERMINUS OF SAID LINE DESCRIPTION.
CONTAINING 229 SQUARE FEET, MORE OR LESS.
TOTAL TEMPORARY CONSTRUCTION EASEMENT CONTAINING 1,089 SQUARE FEET, MORE OR LESS.

TRACT:

(PER FIRST AMERICAN TITLE COMPANY ORDER NO. 1982999, DATED OCTOBER 22, 2012)

PARCEL A:

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWESTERLY LINE OF STATE HIGHWAY NO. 2, SOUTH OF A POINT ON THE BOUNDARY OF SAID SECTION 12, 550.63 FEET EAST OF THE NORTHWEST CORNER THEREOF;
THENCE SOUTH TO A POINT 673 FEET 9 INCHES SOUTH OF THE NORTH LINE OF SAID SECTION;
THENCE EAST 100 FEET;
THENCE NORTH ON A LINE PARALLEL TO THE WEST LINE OF SAID SECTION 12 TO THE SOUTHWESTERLY LINE OF SAID STATE HIGHWAY NO. 2;
THENCE NORTHWESTERLY ALONG SAID HIGHWAY LINE TO THE POINT OF BEGINNING.

PARCEL B:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 25 NORTH, RANGE 5 EAST W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
COMMENCING AT A STAKE 673 FEET 9 INCHES SOUTH OF A POINT ON THE NORTH BOUNDARY OF SAID SECTION 12, 550.63 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 12;
THENCE EAST 100 FEET;
THENCE SOUTH ON A LINE PARALLEL TO THE WEST BOUNDARY OF SAID SECTION 12 TO THE NORTH BOUNDARY OF A STREET KNOWN AS RAILROAD AVENUE IN THE TOWN OF REDMOND;
THENCE WEST ON SAID BOUNDARY 100 FEET;
THENCE NORTH TO THE POINT OF BEGINNING;
EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF REDMOND FOR CLEVELAND STREET BY INSTRUMENT RECORDED NOVEMBER 29, 1982 UNDER RECORDING NO. 8211290450;
ALSO EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF REDMOND BY INSTRUMENT RECORDED DECEMBER 27, 1990 UNDER RECORDING NO. 9012270740, RECORDS OF KING COUNTY, WASHINGTON.

Property Tax Number	Property Owner or Taxpayer	Property Owner, Taxpayer or Contact Address	Property Address (Per King County Assessment Records)
122505-9103	Tollefson Properties LTD PS	Ted A. Tollefson 16650 NE 79 th St. #103 Redmond, WA 98052	16630 NE Redmond Way Redmond, WA 98052

Permanent Easement Legal Description:

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

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "A", SAID CORNER ALSO BEING THE INTERSECTION OF THE NORTHEASTERLY MARGIN OF NORTHEAST REDMOND WAY (STATE ROUTE 202) AND THE EAST MARGIN OF 166TH AVENUE NORTHEAST;

THENCE SOUTH 65° 39' 58" EAST ALONG SAID MARGIN OF NORTHEAST REDMOND WAY, 27.00 FEET TO A POINT HEREINAFTER DESCRIBED AS POINT "A";

THENCE NORTH 24° 20' 02" EAST, 6.50 FEET TO A LINE THAT IS 36.50 FEET NORTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF SAID NORTHEAST REDMOND WAY;

THENCE NORTH 65° 39' 58" WEST ALONG SAID PARALLEL LINE, 29.80 FEET TO SAID EAST MARGIN OF 166TH AVENUE NORTHEAST;

THENCE SOUTH 01° 01' 00" WEST ALONG SAID MARGIN OF 166TH AVENUE NORTHEAST, 7.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 185 SQUARE FEET, MORE OR LESS.

TOGETHER WITH;

BEGINNING AT SAID POINT "A";

THENCE SOUTH 65° 39' 58" EAST ALONG SAID MARGIN OF NORTHEAST REDMOND WAY, 25.46 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID MARGIN SOUTH 65° 39' 58" EAST, 28.97 TO THE EAST LINE OF SAID PARCEL "A";

THENCE NORTH 01° 02' 37" EAST ALONG SAID EAST LINE, 11.43 FEET TO A LINE THAT IS 40.50 FEET NORTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF SAID NORTHEAST REDMOND WAY;

THENCE NORTH 65° 39' 58" WEST ALONG SAID PARALLEL LINE, 24.45 FEET;

THENCE SOUTH 24° 20' 02" WEST, 10.50 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 280 SQUARE FEET, MORE OR LESS.

TOTAL PERMANENT EASEMENT AREA CONTAINING 465 SQUARE FEET, MORE OR LESS.

Temporary Construction Easement Legal Description:

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

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "A", SAID CORNER ALSO BEING THE INTERSECTION OF THE NORTHEASTERLY MARGIN OF NORTHEAST REDMOND WAY (STATE ROUTE 202) AND THE EAST MARGIN OF 166TH AVENUE NORTHEAST;

THENCE SOUTH 65° 39' 58" EAST ALONG SAID MARGIN OF NORTHEAST REDMOND WAY, 27.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID MARGIN OF NORTHEAST REDMOND WAY, SOUTH 65° 39' 58" EAST, 25.46 FEET;

THENCE NORTH 24° 20' 02" EAST, 15.00 FEET TO A LINE THAT IS 45.00 FEET NORTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF SAID NORTHEAST REDMOND WAY;

THENCE NORTH 65° 39' 58" WEST ALONG SAID PARALLEL LINE, 25.47 FEET;

THENCE SOUTH 24° 20' 02" WEST, 4.50 FEET TO A LINE THAT IS 40.50 FEET NORTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF SAID NORTHEAST REDMOND WAY;

THENCE NORTH 65° 39' 58" WEST ALONG SAID PARALLEL LINE, 31.51 FEET TO THE WEST LINE OF SAID PARCEL "A";

THENCE SOUTH 01° 01' 00" WEST ALONG SAID WEST LINE, 4.36 FEET TO A LINE THAT IS 36.50 FEET NORTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF SAID NORTHEAST REDMOND WAY;

THENCE SOUTH 65° 39' 58" EAST ALONG SAID PARALLEL LINE, 29.80 FEET;

THENCE SOUTH 24° 20' 02" WEST, 6.50 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 505 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER FIRST AMERICAN TITLE COMPANY ORDER NO. 1983006, DATED OCTOBER 25, 2013)

THE EAST 65 FEET OF THE WEST 775.63 FEET OF THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., LYING BETWEEN COUNTY ROAD NO. 177 AND STATE ROAD NO. 2;

EXCEPT THE NORTH 125.42 FEET THEREOF;

AND INCLUDING THE TEN-FOOT PARCEL ON THE EASTERLY AFOREMENTIONED LINE OF THE LEGAL DESCRIPTION.

Property Tax Number	Property Owner or Taxpayer	Property Owner, Taxpayer or Contact Address	Property Address (Per King County Assessment Records)
122505-9213	Tollefson Properties LTD PS	Ted A. Tollefson 16650 NE 79 th St. #103 Redmond, WA 98052	16630 NE Redmond Way Redmond, WA 98052

Permanent Easement Legal Description:

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "A", SAID CORNER ALSO BEING ON THE NORTHEASTERLY MARGIN OF NORTHEAST REDMOND WAY (STATE ROUTE 202);
THENCE SOUTH 65° 39' 58" EAST ALONG SAID NORTHEASTERLY MARGIN OF NORTHEAST REDMOND WAY, 19.53 FEET;
THENCE NORTH 24° 20' 02" EAST, 10.50 FEET TO A LINE THAT IS 40.50 FEET NORTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF SAID NORTHEAST REDMOND WAY;
THENCE NORTH 65° 39' 58" WEST ALONG SAID PARALLEL LINE, 24.05 FEET TO THE WEST LINE OF SAID PARCEL "A";
THENCE SOUTH 01° 02' 37" WEST ALONG SAID WEST LINE, 11.43 FEET TO THE POINT OF BEGINNING.
CONTAINING 229 SQUARE FEET, MORE OR LESS.

Temporary Construction Easement Legal Description:

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "A", SAID CORNER ALSO BEING ON THE NORTHEASTERLY MARGIN OF NORTHEAST REDMOND WAY (STATE ROUTE 202);
THENCE SOUTH 65° 39' 58" EAST ALONG SAID NORTHEASTERLY MARGIN OF NORTHEAST REDMOND WAY, 19.53 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 24° 20' 02" EAST, 4.00 FEET TO A LINE THAT IS 34.00 FEET NORTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF SAID NORTHEAST REDMOND WAY;
THENCE SOUTH 65° 39' 58" EAST ALONG SAID PARALLEL LINE, 7.87 FEET;
THENCE SOUTH 24° 20' 02" WEST, 4.00 FEET TO SAID NORTHEASTERLY MARGIN OF NORTHEAST REDMOND WAY;
THENCE NORTH 65° 39' 58" WEST ALONG SAID MARGIN, 7.87 FEET TO THE TRUE POINT OF BEGINNING.
CONTAINING 31 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER STATUTORY WARRANTY DEED, KING COUNTY RECORDING NO.
9403312669)

THE EAST 122.00 FEET OF THE WEST 907.63 FEET OF THAT PORTION OF
THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12,
TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY,
WASHINGTON LYING SOUTH OF COUNTY ROAD NO. 177 AND NORTH OF STATE
ROAD NO. 2;

EXCEPT THE NORTH 125.42 FEET THEREOF;

AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE FOLLOWING
DESCRIBED TRACT:

SOUTH HALF OF THAT PORTION OF THE EAST 132 FEET OF THE WEST
907.63 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF
SAID SECTION 12, LYING BETWEEN THE CENTERLINE OF SAID COUNTY
ROAD NO. 177 AND THE CENTERLINE OF COUNTY ROAD NO. 164.

Property Tax Number	Property Owner or Taxpayer	Property Owner, Taxpayer or Contact Address	Property Address (Per King County Assessment Records)
122505-9093	SC Redmond Way, LLC	Steve Burns 4010 E Mercer Way Mercer Island, WA 98040	16760 Redmond Way Redmond, WA 98052

Fee Acquisition Legal Description:

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

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "A", SAID CORNER ALSO BEING THE INTERSECTION OF THE NORTHEASTERLY MARGIN OF NORTHEAST REDMOND WAY (STATE ROUTE 202) AND THE WEST MARGIN OF 168TH AVENUE NORTHEAST;

THENCE NORTH 65° 39' 58" WEST, ALONG SAID NORTHEASTERLY MARGIN OF NORTHEAST REDMOND WAY, 71.22 FEET;

THENCE NORTHEASTERLY ON A CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 24° 20' 01" EAST, 47.00 FEET, AN ARC DISTANCE OF 92.82 FEET TO THE SAID WEST MARGIN OF 168TH AVENUE NORTHEAST;

THENCE SOUTH 01° 10' 45" WEST ALONG SAID WEST MARGIN OF 168TH AVENUE NORTHEAST, 71.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,166 SQUARE FEET, MORE OR LESS.

Permanent Easement Legal Description:

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

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "A", SAID CORNER ALSO BEING THE INTERSECTION OF THE NORTHEASTERLY MARGIN OF NORTHEAST REDMOND WAY (STATE ROUTE 202) AND THE WEST MARGIN OF 168TH AVENUE NORTHEAST;

THENCE NORTH 65° 39' 58" WEST, ALONG SAID NORTHEASTERLY MARGIN OF NORTHEAST REDMOND WAY, 71.22 FEET;

THENCE NORTHEASTERLY ON A CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 24° 20' 01" EAST, 47.00 FEET, AN ARC DISTANCE OF 31.94 FEET TO THE NORTH LINE OF A SIDEWALK AND UTILITY EASEMENT RECORDED UNDER RECORDING NUMBER 9507191003, RECORDS OF KING COUNTY WASHINGTON, AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID CURVE, 39.00 FEET TO THE WEST LINE OF SAID SIDEWALK AND UTILITY EASEMENT, SAID LINE ALSO BEING 35.00 FEET WESTERLY OF AND PARALLEL WITH THE CENTERLINE OF SAID 168TH AVENUE NORTHEAST;

THENCE NORTH 01° 10' 45" EAST ALONG SAID PARALLEL LINE, 17.28 FEET;

THENCE NORTH 88° 49' 15" WEST, 5.00 FEET TO A POINT HEREINAFTER DESCRIBED AS POINT "A", SAID POINT ALSO BEING ON THE WEST LINE OF A POWER EASEMENT RECORDED UNDER RECORDING NUMBER 9602090420, RECORDS OF KING COUNTY WASHINGTON, SAID LINE ALSO BEING 40.00 FEET WESTERLY OF AND PARALLEL WITH THE SAID CENTERLINE OF 168TH AVENUE NORTHEAST;

THENCE SOUTH 01° 10' 45" WEST ALONG SAID PARALLEL LINE, 10.26 FEET;

THENCE SOUTH 24° 19' 31" WEST, 13.32 FEET;

THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT WHOSE CENTER BEARS NORTH 65° 40' 29" WEST, 10.00 FEET, AN ARC DISTANCE OF 11.67 FEET;

THENCE NORTH 88° 49' 15" WEST, 22.35 FEET;

THENCE SOUTH 24° 20' 02" WEST, 7.45 FEET TO THE SAID NORTH LINE OF SAID SIDEWALK AND UTILITY EASEMENT;

THENCE SOUTH 67° 42' 00" EAST ALONG SAID NORTH LINE OF SAID SIDEWALK AND UTILITY EASEMENT, 16.61 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 489 SQUARE FEET, MORE OR LESS.

TOGETHER WITH;

BEGINNING AT SAID POINT "A";

THENCE NORTH 01° 10' 45" ALONG SAID WEST LINE OF SAID POWER EASEMENT, 87.01 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WEST LINE OF POWER EASEMENT NORTH 01° 10' 45" EAST, 10.67 FEET;

THENCE NORTH 88° 49' 15" WEST, 2.50 FEET TO A LINE THAT IS 42.50 FEET WESTERLY OF AND PARALLEL WITH THE SAID CENTERLINE OF 168TH AVENUE NORTHEAST;

THENCE SOUTH 01° 10' 45" WEST ALONG SAID PARALLEL LINE, 10.67 FEET;

THENCE SOUTH 88° 49' 15" EAST, 2.50 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 27 SQUARE FEET, MORE OR LESS.

TOTAL PERMANENT EASEMENT AREA CONTAINING 516 SQUARE FEET, MORE OR LESS.

Temporary Construction Easement Legal Description:

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

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "A", SAID CORNER ALSO BEING THE INTERSECTION OF THE NORTHEASTERLY MARGIN OF NORTHEAST REDMOND WAY (STATE ROUTE 202) AND THE WEST MARGIN OF 168TH AVENUE NORTHEAST;

THENCE NORTH 65° 39' 58" WEST, ALONG SAID NORTHEASTERLY MARGIN OF NORTHEAST REDMOND WAY, 71.22 FEET;

THENCE NORTHEASTERLY ON A CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 24° 20' 01" EAST, 47.00 FEET, AN ARC DISTANCE OF 70.94

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FEET TO A LINE THAT IS 35.00 FEET WESTERLY OF AND PARALLEL WITH THE SAID CENTERLINE OF 168TH AVENUE NORTHEAST, SAID LINE ALSO BEING THE WEST LINE OF A SIDEWALK AND UTILITY EASEMENT RECORDED UNDER RECORDING NUMBER 9507191003, RECORDS OF KING COUNTY WASHINGTON;

THENCE NORTH 01° 10' 45" EAST ALONG SAID PARALLEL LINE, 17.28 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 88° 49' 15" WEST, 5.00 FEET TO A LINE THAT IS 40.00 FEET WESTERLY OF AND PARALLEL WITH THE SAID CENTERLINE OF 168TH AVENUE NORTHEAST;

THENCE SOUTH 01° 10' 45" WEST ALONG SAID PARALLEL LINE, 10.26 FEET;

THENCE SOUTH 24° 19' 31" WEST, 13.32 FEET;

THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT WHOSE CENTER BEARS NORTH 65° 40' 29" WEST, 10.00 FEET, AN ARC DISTANCE OF 11.67 FEET;

THENCE NORTH 88° 49' 15" WEST, 22.35 FEET;

THENCE SOUTH 24° 20' 02" WEST, 7.45 FEET TO THE SAID NORTH LINE OF SAID SIDEWALK AND UTILITY EASEMENT;

THENCE NORTH 67° 42' 00" WEST ALONG SAID NORTH LINE OF SAID SIDEWALK AND UTILITY EASEMENT, 22.25 FEET;

THENCE NORTH 24° 20' 02" EAST, 6.94 FEET TO A LINE THAT IS 46.00 FEET NORTHEASTERLY OF AND PARALLEL WITH CENTERLINE OF SAID NORTHEAST REDMOND WAY;

THENCE SOUTH 65° 39' 58" EAST ALONG SAID PARALLEL LINE, 19.16 FEET;

THENCE NORTH 55° 57' 54" EAST, 12.31 FEET;

THENCE NORTH 89° 52' 56" EAST, 22.23 FEET;

THENCE NORTH 24° 19' 31" EAST, 9.60 FEET;

THENCE NORTH 01° 15' 07" EAST, 25.64 FEET;

THENCE SOUTH 88° 49' 20" EAST, 4.03 FEET TO SAID LINE 40.00 FEET WESTERLY OF AND PARALLEL WITH THE SAID CENTERLINE OF 168TH AVENUE NORTHEAST;

THENCE NORTH 01° 10' 45" EAST ALONG SAID PARALLEL LINE, 30.79 FEET;

THENCE SOUTH 88° 49' 15" EAST, 5.00 FEET TO SAID LINE 35.00 FEET WESTERLY OF AND PARALLEL WITH THE SAID CENTERLINE OF 168TH AVENUE NORTHEAST;

THENCE SOUTH 01° 10' 45" WEST ALONG SAID PARALLEL LINE, 44.29 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 705 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER FIRST AMERICAN TITLE COMPANY ORDER NO. 1983003, DATED OCTOBER 25, 2012)

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE

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MERIDIAN, IN KING COUNTY, WASHINGTON, LYING SOUTH OF THE SOUTHERLY MARGIN OF COUNTY ROAD NO. 177 (ALSO KNOWN AS NORTHEAST 79TH STREET), 60 FEET IN WIDTH, AND NORTHERLY OF THE NORTHEASTERLY MARGIN OF STATE ROAD NO. 2 (ALSO KNOWN AS REDMOND WAY), 60 FEET IN WIDTH;
EXCEPT THE WEST 1,171.63 FEET THEREOF;
ALSO EXCEPT THE EAST 30 FEET CONVEYED TO KING COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER RECORDING NUMBER 632143;
ALSO EXCEPT THE NORTH 235.49 FEET THEREOF.
(ALSO KNOWN AS PARCEL A OF BOUNDARY LINE ADJUSTMENT NO. LLR 99-007, RECORDED ON MARCH 16, 2000 AS RECORDING NUMBER 20000316900005, IN THE OFFICIAL RECORDS OF KING COUNTY, WASHINGTON)

Property Tax Number	Property Owner or Taxpayer	Property Owner, Taxpayer or Contact Address	Property Address (Per King County Assessment Records)
122505-9097	Victoria Center	c/o AGM Inc. 2100 124 th Ave NE #100 Bellevue, WA 98005	16717 NE Redmond Way Redmond, WA 98052

Permanent Easement Legal Description:

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" LYING NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID PARCEL "A" AND A LINE THAT IS 34.00 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE CENTERLINE OF NORTHEAST REDMOND WAY (STATE ROUTE 202); THENCE NORTH 65° 39' 58" WEST ALONG SAID PARALLEL LINE, 44.05 FEET;
THENCE NORTH 24° 20' 02" EAST, 4.00 FEET TO THE SOUTHWESTERLY MARGIN OF SAID NORTHEAST REDMOND WAY AND TERMINUS OF SAID LINE DESCRIPTION.
CONTAINING 173 SQUARE FEET, MORE OR LESS.

Temporary Construction Easement Legal Description:

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID PARCEL "A" AND A LINE THAT IS 34.00 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE CENTERLINE OF NORTHEAST REDMOND WAY (STATE ROUTE 202); THENCE NORTH 65° 39' 58" WEST ALONG SAID PARALLEL LINE, 44.05 FEET;
THENCE NORTH 24° 20' 02" EAST, 4.00 FEET TO THE SOUTHWESTERLY MARGIN OF SAID NORTHEAST REDMOND WAY;
THENCE NORTH 65° 39' 58" WEST ALONG SAID MARGIN OF NORTHEAST REDMOND WAY, 5.00 FEET;
THENCE SOUTH 24° 20' 02" WEST, 9.00 FEET TO A LINE THAT IS 39.00 FEET SOUTHWESTERLY OF AND PARALLEL WITH SAID CENTERLINE OF NORTHEAST REDMOND WAY;
THENCE SOUTH 65° 39' 58" EAST ALONG SAID PARALLEL LINE, 51.20 FEET TO THE SAID EAST LINE OF PARCEL "A";
THENCE NORTH 01° 02' 37" EAST ALONG SAID EAST LINE, 5.44 FEET TO THE POINT OF BEGINNING.
CONTAINING 271 SQUARE FEET, MORE OR LESS.
TOGETHER WITH THE SOUTH 5.00 FEET OF THE EAST 14.00 FEET OF THE HEREINAFTER DESCRIBED PARCEL "A".

CONTAINING 70 SQUARE FEET, MORE OR LESS.
TOTAL TEMPORARY EASEMENT AREA CONTAINING 341 SQUARE FEET, MORE
OR LESS.

PARCEL "A":

(PER FIRST AMERICAN TITLE COMPANY ORDER NO. 1983005, DATED
OCTOBER 22, 2012)

THAT PORTION OF THE EAST 132 FEET OF THE WEST 1171.63 FEET OF
THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12,
TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY,
WASHINGTON, LYING NORTH OF COUNTY ROAD NO. 164, AND SOUTH OF
STATE HIGHWAY NO. 2.

Property Tax Number	Property Owner or Taxpayer	Property Owner, Taxpayer or Contact Address	Property Address (Per King County Assessment Records)
122505-9155	Victoria Center	c/o AGM Inc. 2100 124 th Ave NE #100 Bellevue, WA 98005	16717 NE Redmond Way Redmond, WA 98052

Temporary Construction Easement Legal Description):

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

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "A", SAID CORNER ALSO BEING ON THE SOUTHWESTERLY MARGIN OF NORTHEAST REDMOND WAY (STATE ROUTE 202);
THENCE SOUTH 65° 39' 58" EAST ALONG SAID MARGIN, 75.04 FEET;
THENCE SOUTH 24° 20' 02" WEST, 4.00 FEET TO A LINE THAT IS 34.00 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE CENTERLINE OF SAID NORTHEAST REDMOND WAY;
THENCE NORTH 65° 39' 58" WEST ALONG SAID PARALLEL LINE, 73.31 FEET TO THE WEST LINE OF SAID PARCEL "A";
THENCE NORTH 01° 02' 37" EAST ALONG SAID WEST LINE OF PARCEL "A", 4.35 FEET TO THE POINT OF BEGINNING.
CONTAINING 297 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER FIRST AMERICAN TITLE COMPANY ORDER NO. 1983009, DATED OCTOBER 26, 2012)

THE EAST 132 FEET OF THE WEST 1039.63 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12 TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING SOUTHERLY OF STATE ROAD NO. 2 AND NORTHERLY OF COUNTY ROAD NO. 164, ALSO KNOWN AS RAILROAD AVENUE.

Property Tax Number	Property Owner or Taxpayer	Property Owner, Taxpayer or Contact Address	Property Address (Per King County Assessment Records)
122505-9179	Great Ingather Enterprises	c/o Hsin-Wu & Chin-Chin Liao 2769 47 th Ave E Vancouver, BC V5S 1C4 Canada	16715 Cleveland Street Redmond, WA 98052

Temporary Construction Easement Legal Description:

THAT PORTION OF THE HEREINAFTER DESCRIBED TRACT DESCRIBED AS FOLLOWS:

THE NORTH 20.00 FEET OF THE EAST 11.50 FEET.
CONTAINING 230 SQUARE FEET, MORE OR LESS.

TRACT:

(PER STATUTORY WARRANTY DEED RECORDED NOVEMBER 30, 2012 UNDER RECORDING NUMBER 2012113000263, RECORDS OF KING COUNTY, WASHINGTON)

PARCEL A:

PARCEL 1, CITY OF REDMOND LOT LINE ADJUSTMENT NUMBER SS-85-34, RECORDED NOVEMBER 14, 1985 UNDER RECORDING NO. 8511140912, IN KING COUNTY, WASHINGTON.

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR ACCESS AND PARKING EASEMENTS OVER PARCEL 2 CITY OF REDMOND LOT LINE ADJUSTMENT SS-85-34, RECORDED NOVEMBER 14, 1985 UNDER RECORDING NO. 8511140912, RECORDS OF KING COUNTY, WASHINGTON, AS GRANTED BY INSTRUMENT RECORDED DECEMBER 15, 1988 UNDER RECORDING NO. 8812150222, IN KING COUNTY WASHINGTON.

Property Tax Number	Property Owner or Taxpayer	Property Owner, Taxpayer or Contact Address	Property Address (Per King County Assessment Records)
122505-9094	JG Redmond LLC	c/o Legacy Commercial 400 112 th Ave NE, #230 Bellevue, WA 98004	16771 Redmond Way Redmond, WA 98052

Permanent Easement Legal Description:

THAT PORTION OF THE HEREINAFTER DESCRIBED TRACT DESCRIBED AS FOLLOWS:

THE NORTHERLY 21.00 FEET OF THE EASTERLY 23.00 FEET OF SAID TRACT.

CONTAINING 483 SQUARE FEET, MORE OR LESS.

TOGETHER WITH:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT, SAID CORNER ALSO BEING ON THE SOUTHERLY MARGIN OF NORTHEAST REDMOND WAY (STATE ROUTE 202);

THENCE NORTH 65° 39' 58" WEST ALONG SAID SOUTHERLY MARGIN OF NORTHEAST REDMOND WAY, 71.13 FEET TO A POINT HEREINAFTER DESCRIBED AS POINT "A";

THENCE CONTINUING NORTH 65° 39' 58" WEST ALONG SAID SOUTHERLY MARGIN OF NORTHEAST REDMOND WAY, 110.69 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 24° 20' 02" WEST, 5.00 FEET TO A LINE THAT IS 55.00 FEET SOUTHERLY OF AND PARALLEL WITH SAID CENTERLINE OF NORTHEAST REDMOND WAY;

THENCE NORTH 65° 39' 58" WEST ALONG SAID PARALLEL LINE, 43.95 FEET TO THE SOUTH MARGIN OF CLEVELAND STREET;

THENCE NORTH 89° 39' 42" EAST ALONG SAID SOUTH MARGIN OF CLEVELAND STREET, 11.98 FEET TO THE SAID SOUTHERLY MARGIN OF NORTHEAST REDMOND WAY;

THENCE SOUTH 65° 39' 58" EAST ALONG THE SAID SOUTHERLY MARGIN OF NORTHEAST REDMOND WAY, 33.07 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 193 SQUARE FEET, MORE OR LESS.

TOGETHER WITH:

BEGINNING AT THE ABOVE DESCRIBED POINT "A";

THENCE SOUTH 24° '20' 02" WEST, 12.50 FEET TO A LINE THAT IS 62.50 FEET SOUTHERLY OF AND PARALLEL WITH THE CENTERLINE OF NORTHEAST REDMOND WAY;

THENCE SOUTH 65° 39' 58" EAST ALONG SAID PARALLEL LINE, 15.05 FEET;

THENCE NORTH 24° 20' 02" EAST, 12.50 FEET TO SAID SOUTHERLY MARGIN OF NORTHEAST REDMOND WAY;
THENCE NORTH 65° 39' 58" WEST ALONG SAID SOUTHERLY MARGIN OF NORTHEAST REDMOND WAY, 15.05 FEET TO THE TRUE POINT OF BEGINNING.
CONTAINING 188 SQUARE FEET, MORE OR LESS.
TOTAL PERMANENT EASEMENT AREA CONTAINING 864 SQUARE FEET, MORE OR LESS.

Temporary Construction Easement Legal Description:

THAT PORTION OF THE HEREINAFTER DESCRIBED TRACT DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT, SAID CORNER ALSO BEING ON THE SOUTHERLY MARGIN OF NORTHEAST REDMOND WAY (STATE ROUTE 202);
THENCE SOUTH 23° 35' 28" WEST, ALONG THE EAST LINE OF SAID PARCEL "A", 21.00 FEET;
THENCE NORTH 65° 39' 58" WEST, 10.00 FEET;
THENCE SOUTH 23° 35' 28" WEST, 53.00 FEET TO A LINE THAT IS 124.00 FEET SOUTHERLY OF AND PARALLEL WITH THE CENTERLINE OF SAID NORTHEAST REDMOND WAY;
THENCE NORTH 65° 39' 58" WEST ALONG SAID PARALLEL LINE, 31.00 FEET;
THENCE NORTH 23° 35' 28" EAST, 48.00 FEET TO A LINE THAT IS 76.00 FEET SOUTHERLY OF AND PARALLEL WITH SAID CENTERLINE OF SAID NORTHEAST REDMOND WAY;
THENCE NORTH 65° 39' 58" WEST ALONG SAID PARALLEL LINE, 66.65 FEET;
THENCE NORTH 24° 20' 02" EAST, 21.50 FEET TO A LINE THAT IS 54.50 FEET SOUTHERLY OF AND PARALLEL WITH SAID CENTERLINE OF SAID NORTHEAST REDMOND WAY;
THENCE NORTH 65° 39' 58" WEST, ALONG SAID PARALLEL LINE, 74.50 FEET TO A POINT HEREINAFTER DESCRIBED AS POINT "A";
THENCE NORTH 24° 20' 02" EAST, 4.50 FEET TO SAID SOUTHERLY MARGIN OF NORTHEAST REDMOND WAY;
THENCE SOUTH 65° 39' 58" EAST ALONG SAID SOUTHERLY MARGIN OF NORTHEAST REDMOND WAY, 110.69 FEET;
THENCE SOUTH 24° 20' 02" WEST, 12.50 FEET TO A LINE THAT IS 62.50 FEET SOUTHERLY OF AND PARALLEL WITH SAID CENTERLINE OF SAID NORTHEAST REDMOND WAY;
THENCE SOUTH 65° 39' 58" EAST ALONG SAID PARALLEL LINE, 15.05 FEET;
THENCE NORTH 24° 20' 02" EAST, 12.50 FEET TO SAID SOUTHERLY MARGIN OF NORTHEAST REDMOND WAY;
THENCE SOUTH 65° 39' 58" EAST ALONG SAID SOUTHERLY MARGIN OF NORTHEAST REDMOND WAY, 56.08 FEET TO THE POINT OF BEGINNING.
EXCEPT THE EAST 23.00 FEET OF THE NORTH 21.00 FEET THEREOF.

CONTAINING 3,897 SQUARE FEET, MORE OR LESS.

TOGETHER WITH;

BEGINNING AT SAID POINT "A";

THENCE SOUTH 24° 20' 02" WEST, 0.50 FEET TO A LINE THAT IS 55.00 FEET SOUTHERLY OF AND PARALLEL WITH THE CENTERLINE OF SAID NORTHEAST REDMOND WAY;

THENCE NORTH 65° 39' 58" WEST ALONG SAID PARALLEL LINE, 25.98 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 65° 39' 58" WEST, 17.97 FEET TO THE SOUTH MARGIN OF CLEVELAND STREET;

THENCE SOUTH 89° 39' 42" WEST ALONG SAID SOUTH MARGIN OF CLEVELAND STREET, 153.23 FEET TO THE NORTHWEST CORNER OF SAID TRACT;

THENCE SOUTH 01° 10' 45" WEST ALONG THE WEST LINE OF SAID PARCEL "A", 18.01 FEET TO A LINE THAT IS 48.00 FEET SOUTHERLY OF AND PARALLEL WITH THE CENTERLINE OF SAID CLEVELAND STREET;

THENCE NORTH 89° 39' 42" EAST ALONG SAID PARALLEL LINE, 19.01 FEET;

THENCE NORTH 01° 10' 45" EAST, 13.00 FEET TO A LINE THAT IS 35.00 FEET SOUTHERLY OF AND PARALLEL WITH SAID CENTERLINE OF SAID CLEVELAND STREET;

THENCE NORTH 89° 39' 42" EAST ALONG SAID PARALLEL LINE, 71.35 FEET;

THENCE SOUTH 00° 20' 18" EAST, 2.50 FEET TO A LINE THAT IS 37.50 FEET SOUTHERLY OF AND PARALLEL WITH SAID CENTERLINE OF SAID CLEVELAND STREET;

THENCE NORTH 89° 39' 42" EAST ALONG SAID PARALLEL LINE, 79.34 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT EXISTING BUILDINGS.

CONTAINING 1,232 SQUARE FEET, MORE OR LESS.

TOTAL TEMPORARY CONSTRUCTION EASEMENT AREA CONTAINING 5,129 SQUARE FEET, MORE OR LESS.

TRACT:

(PER FIRST AMERICAN TITLE COMPANY ORDER NO. 1983004, DATED OCTOBER 29, 2012)

PARCEL A:

THE WEST 70 FEET OF THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING SOUTH OF THE SOUTHERLY MARGINAL LINE OF COUNTY ROAD NO. 164 AND NORTH OF THE NORTHERLY MARGINAL LINE OF THE NORTHERN PACIFIC RAILWAY COMPANY RIGHT-OF-WAY.

PARCEL B:

THE EAST 60 FEET OF THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING SOUTH OF THE SOUTHERLY MARGINAL LINE OF COUNTY ROAD NO. 164 AND NORTH OF THE NORTHERLY MARGINAL LINE OF THE NORTHERN PACIFIC RAILWAY COMPANY RIGHT-OF-WAY.

PARCEL C:

THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE WEST 70 FEET OF SAID SUBDIVISION WITH THE SOUTHERLY MARGINAL LINE OF THE COUNTY ROAD KNOWN AS RAILWAY AVENUE; THENCE SOUTH $0^{\circ}42'13''$ EAST, ALONG THE SAID EAST LINE OF THE WEST 70 FEET OF SAID SUBDIVISION, 340.99 FEET TO THE NORTHERLY MARGINAL LINE OF THE NORTHERN PACIFIC RAILWAY COMPANY RIGHT-OF-WAY; THENCE SOUTH $70^{\circ}16'20''$ EAST, ALONG SAID NORTHERLY MARGINAL LINE, 117.08 FEET; THENCE NORTH $21^{\circ}42'30''$ EAST 319.78 FEET TO THE SOUTHERLY MARGINAL LINE OF STATE ROAD NO. 2; THENCE NORTH $66^{\circ}56'00''$ WEST, ALONG SAID SOUTHERLY MARGINAL LINE, 216.26 FEET TO THE SOUTHERLY MARGINAL LINE OF RAILWAY AVENUE; THENCE SOUTH $87^{\circ}42'00''$ WEST, ALONG SAID SOUTHERLY MARGINAL LINE, 33.74 FEET TO THE POINT OF BEGINNING.

Property Tax Number	Property Owner or Taxpayer	Property Owner, Taxpayer or Contact Address	Property Address (Per King County Assessment Records)
122505-9205	Paul S. Spears Joann L. Spears	PO Box 466 Redmond, WA 98073	16909 NE Redmond Way Redmond, WA 98052

Temporary Construction Easement Legal Description:

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

THE NORTH 18.00 FEET.

EXCEPT THE SOUTH 13.00 FEET OF THE EAST 37.00 FEET THEREOF.

ALSO EXCEPT EXISTING BUILDINGS.

CONTAINING 2,219 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER FIRST AMERICAN TITLE COMPANY ORDER NO. 2161054, DATED OCTOBER 1, 2013)

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING SOUTH OF STATE ROAD NO. 2, AND NORTH OF THE NORTHERN PACIFIC RAILROAD (SNOQUALMIE BRANCH RIGHT OF WAY), DESCRIBED AS FOLLOWS: COMMENCING AT A POINT WHICH IS AT THE INTERSECTION OF THE NORTH AND SOUTH CENTER LINE OF SAID SUBDIVISION AND THE SOUTHERLY MARGINAL LINE OF RAILWAY AVENUE;

THENCE NORTH 87°42.0" EAST 70 FEET;

THENCE SOUTH 0°42.13" EAST 340.99 FEET;

THENCE SOUTH 70°16.26" EAST 117.08 FEET;

THENCE NORTH 21°42.30" EAST 219.78 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 66°56.0" EAST 150 FEET;

THENCE NORTH 21°42.30" EAST 100 FEET TO THE SOUTHERLY MARGIN OF STATE ROAD NO. 2;

THENCE NORTH 66°56.0" WEST 150 FEET;

THENCE SOUTH 21°42.30" WEST 100 FEET TO THE TRUE POINT OF BEGINNING.