

**Exhibit A**

**Parcel 6292**

1121 124<sup>TH</sup> AVENUE NE  
Tax Parcel Number: 109910-0103

LOT 4, CITY OF BELLEVUE SHORT PLAT NUMBER LF-06-135856, RECORDED UNDER RECORDING NO. 20070319900012, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., AND PORTIONS OF LOTS 60 THROUGH 64, INCLUSIVE, BRIERWOOD PARK, ACCORDING TO THE PLAT RECORDED IN VOLUME 17 OF PLATS, PAGE 18, ALL IN KING COUNTY, WASHINGTON.

11041\_Phase 2 Esmts.docx  
SLB/10-07-2020



**Exhibit B**

**Parcel 6292**

**Multi-Purpose Easement**

1121 124<sup>TH</sup> AVENUE NE  
Tax Parcel Number: 109910-0103

That portion of Lot 4, City of Bellevue Short Plat Number LF-06-135856, recorded under Recording No. 20070319900012, records of King County, Washington, being a portion of the Southwest Quarter of Section 28, Township 25 North, Range 5 East, W.M., further described as follows:

Beginning at the Northeast corner of said Lot 4 being the True Point of Beginning;

Thence South 00°42'17" West along the Westerly Right of Way of 124th Avenue NE 216.10 feet;

Thence South 56°45'07" West 28.06 feet to a point on a curve the center of which bears North 60°12'35" West 26.00 feet;

Thence Northerly along said curve through a delta angle of 29°05'08" an arc length of 13.20 feet;

Thence North 00°42'17" East 219.14 feet to the North line of said Lot 4;

Thence South 89°17'42" East along said North line 20.00 feet to the True Point of Beginning.

Containing 4,467 square feet.

Together with the following portion of said Lot 4 described as follows:

Commencing at the Northeast corner of said Lot 4;

Thence South 00°42'17" West along the Westerly Right of Way of 124th Avenue NE 216.10 feet;

Thence South 56°45'07" West 51.64 feet to the Point of Beginning;

Thence South 56°45'07" West 4.32 feet to a point on a curve the center of which bears North 00°26'45" West 915.04 feet;

Thence Westerly along said curve being the Northerly Right of Way of Bel-Red Road through a delta angle of 02°42'28" an arc length of 43.24 feet;

Thence North 00°50'11" East 2.17 feet;

Thence South 89°09'48" East 43.59 feet to the beginning of a curve to the left with a radius of 26.00 feet;

Thence Easterly along said curve through a delta angle of  $7^{\circ}07'23''$  an arc length of 3.23 feet to the Point of Beginning;

Containing 106 square feet.

These two parcels combine to a total of 4,573 square feet of easement area.

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SLB/10-07-2020



**Exhibit B**

**Parcel 6292**

**Temporary Construction Easement**

1121 124<sup>TH</sup> AVENUE NE  
Tax Parcel Number: 109910-0103

That portion of Lot 4, City of Bellevue Short Plat Number LF-06-135856, recorded under Recording No. 20070319900012, records of King County, Washington, being a portion of the Southwest Quarter of Section 28, Township 25 North, Range 5 East, W.M., further described as follows:

Commencing at the Northeast corner of said Lot 4; Thence North 89°17'42" West along the North line of said Lot 4 20.00 feet to the True Point of Beginning;

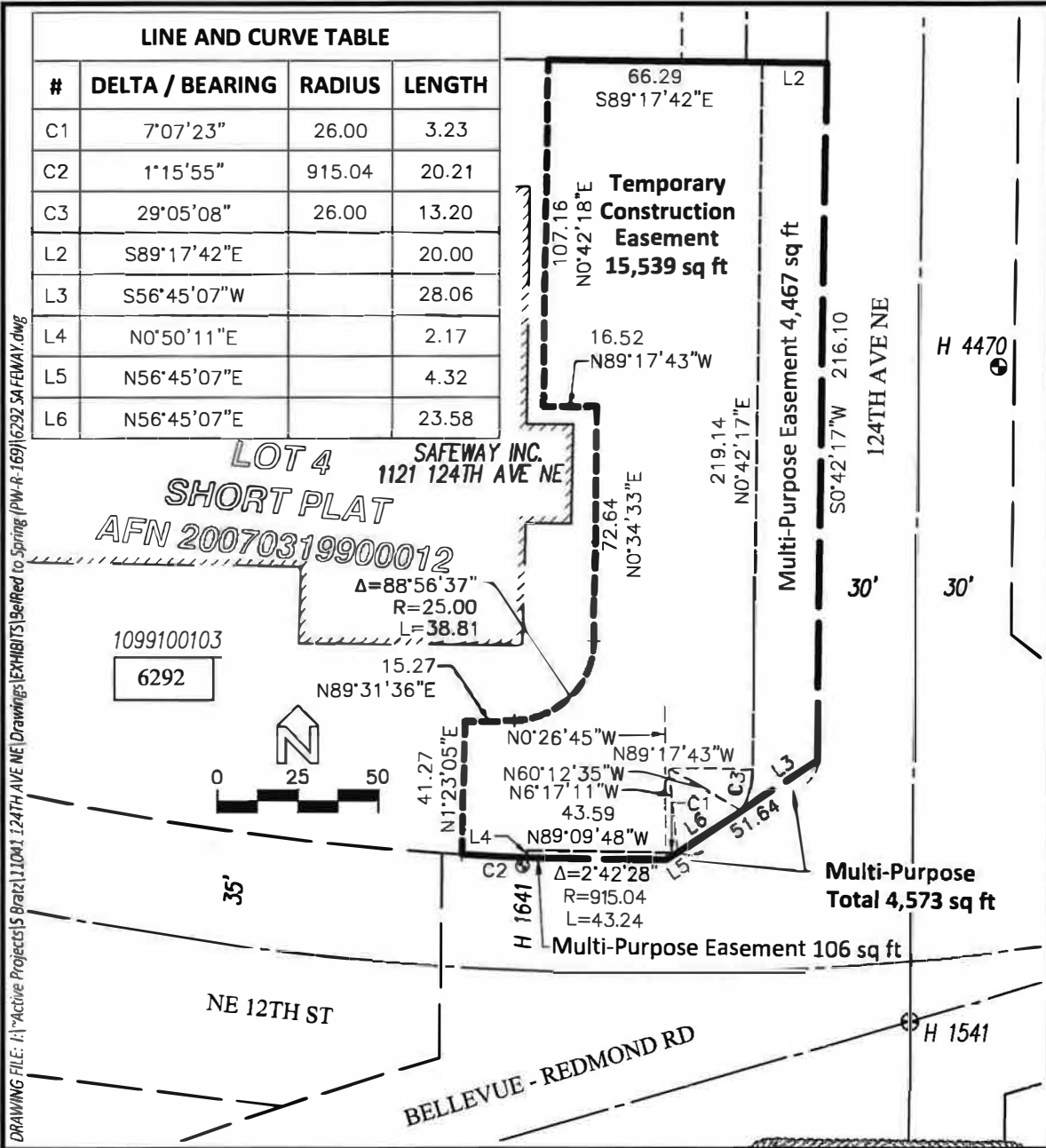
Thence South 00°42'17" West along a line parallel with the Westerly Right of Way of 124th Avenue NE 219.14 feet to a point on a curve the center of which bears North 89°17'43" West 26.00 feet; Thence Southerly along said curve through a delta angle of 29°05'08" an arc distance of 13.20 feet to a point on the Northerly Right of Way of Bel-Red Road; Thence South 56°45'07" West along said Right of Way 23.58 feet to a point on a curve the center of which bears North 06°17'11" West 26.00 feet; Thence Westerly along said curve through a delta angle of 07°07'23" an arc distance of 3.23 feet;

Thence North 89°09'48" West 43.59 feet; Thence South 00°50'11" West 2.17 feet to a point on the Northerly Right of Way of Bel-Red Road being on a curve to the right the center of which bears North 02°15'43" East 915.04 feet; Thence Westerly along said curve through a delta angle of 01°15'55" an arc length of 20.21 feet; Thence North 01°23'05" East 41.27 feet; Thence North 89°31'36" East 15.27 feet to a point on a curve the center of which bears North 00°28'24" West 25.00 feet; Thence Northerly along said curve through a delta angle of 88°56'37" an arc length of 38.81 feet; Thence North 00°34'33" East 72.64 feet; Thence North 89°17'43" West 16.52 feet; Thence North 00°42'18" East 107.16 feet to the North line of said Lot 4; Thence South 89°17'42" East along said North line 66.29 feet to the True Point of Beginning.

Containing 15,539 square feet.

11041\_Phase 2 Esmts.docx SLB/10-07-2020





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**EXHIBIT C  
 PARCEL MAP**

**PARCEL 6292, SE SW S28-T25N-R05E, W.M.**  
 Reviewed 01-12-2021 by: JMDelaney

DATE: 1/12/21 DRAWN BY: JMDelaney PROJECT: 1104



Land Survey Division  
 Finance & Asset Management



**Exhibit A**

**Parcel 6293**

1150 124<sup>TH</sup> AVENUE NE  
Tax Parcel Number: 2825059048

PARCEL A:

THE WEST HALF OF THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING SOUTH OF A LINE PARALLEL TO THE NORTHERLY LINE OF SAID SUBDIVISION AND 2,193.57 FEET NORTH OF THE SOUTH QUARTER CORNER, AS MEASURED ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 28 AND NORTH OF THE NORTH LINE OF THE SOUTH 519.73 FEET OF SAID SUBDIVISION;

EXCEPT THE WEST 30 FEET THEREOF;

AND EXCEPT THE EAST 30 FEET;

TOGETHER WITH PORTION OF VACATED NORTHEAST 14TH STREET ADJOINING.

PARCEL B:

SOUTH 519.73 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE EAST 725.00 FEET THEREOF;

AND EXCEPT THE NORTH 30.00 FEET THEREOF;

AND EXCEPT THE WEST 30.00 FEET THEREOF;

TOGETHER WITH PORTION OF VACATED NORTHEAST 14TH STREET ADJOINING.

PARCEL C:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING WEST OF THE WEST LINE OF THE EAST 725.00 FEET OF THE SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND NORTHERLY OF THE REDMOND-BELLEVUE COUNTY ROAD;

EXCEPT THE WEST 30.00 FEET THEREOF;

EXCEPT THAT PORTION CONVEYED TO THE CITY OF BELLEVUE BY DEED RECORDED UNDER RECORDING NO. 6698249, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST MARGIN OF 124TH AVENUE NORTHEAST AND THE NORTHERLY MARGIN OF THE BELLEVUE-REDMOND ROAD;

THENCE NORTH 0°41'56. EAST ALONG SAID EAST MARGIN 80.37 FEET;

THENCE SOUTH 50°35'40. EAST 70 FEET;

THENCE NORTH 86°17'24. EAST 88.47 FEET TO AFORESAID NORTHERLY MARGIN;

THENCE SOUTH 73°48'03. WEST 149.29 FEET ALONG SAID MARGIN TO POINT OF BEGINNING.

PARCEL D:

THAT PORTION OF THE WEST 400 FEET OF THE EAST 725 FEET OF THE SOUTH 519.73 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING NORTHERLY OF THE BELLEVUE-REDMOND ROAD;

EXCEPT THE NORTH 30 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING NO. 978054;

AND THAT PORTION OF THE WEST 400 FEET OF THE EAST 725 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING NORTHERLY OF THE BELLEVUE-REDMOND ROAD.

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SLB/10-07-2020



**Exhibit B**

**Parcel 6293**

**Fee Simple**

1150 124<sup>TH</sup> AVENUE NE  
Tax Parcel Number: 2825059048

That portion of the West Half of the Southeast Quarter of Section 28, Township 25 North, Range 5 East, W.M. in the City of Bellevue, State of Washington, described as follows:

Commencing on a monument on the centerline of 124th Avenue Northeast also being the West line of the Southeast Quarter of Section 28, said monument being at the intersection with Bel-Red Road;

Thence North 00°42'17" East along said centerline 120.77 feet;

Thence South 89°17'43" East 30.00 feet to the Point of Beginning;

Thence North 00°42'17" East 1029.64 feet to the Southerly Right of Way of Spring Blvd;

Thence South 89°17'43" East 3.00 feet;

Thence South 00°42'17" West 1032.01 feet to the Northeast edge of a Right of Way dedication recorded in AFN 6698249;

Thence North 51°00'34" West along said Northeast edge 3.82 feet to the Point of Beginning.

Containing 3,092 square feet more or less.

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SLB/10-07-2020





**Exhibit B**

**Parcel 6293**

**Multi-Purpose Easement**

1150 124<sup>TH</sup> AVENUE NE  
Tax Parcel Number: 2825059048

That portion of the West Half of the Southeast Quarter of Section 28, Township 25 North, Range 5 East, W.M. in the City of Bellevue, State of Washington, described as follows:

Commencing on a monument on the centerline of 124th Avenue Northeast also being the West line of the Southeast Quarter of Section 28, said monument being at the intersection with Bel-Red Road;

Thence North 00°42'17" East along said centerline 120.77 feet;

Thence South 89°17'43" East 30.00 feet;

Thence South 51°00'34" East along the Northeast edge of a Right of Way dedication recorded in AFN 6698249 3.82 feet to the Point of Beginning;

Thence North 00°42'17" East 1032.01 feet to the Southerly Right of Way of Spring Blvd;

Thence along said Right of Way South 89°17'43" East 1.00 feet;

Thence North 00°42'17" East 22.66 feet; Thence North 56°55'38" East 25.66 feet;

Thence leaving said Right of Way South 06°11'23" West 24.37 feet;

Thence South 00°42'08" West 256.25 feet; Thence South 89°17'43" East 1.49 feet;

Thence South 00°42'17" West 375.57 feet; Thence South 89°17'43" East 3.50 feet;

Thence South 00°42'17" West 55.58 feet; Thence North 89°17'43" West 3.50 feet;

Thence South 00°42'17" West 338.72 feet; Thence South 30°52'36" East 17.18 feet;

Thence South 10°57'49" East 34.14 feet to the Northeast edge of a Right of Way dedication recorded in AFN 6698249;

Thence North 51°00'34" West along said Northeast edge 47.65 feet to the Point of Beginning.

Containing 23,161 square feet more or less.

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**Exhibit B**

**Parcel 6293**

**Traffic Signal Sensor Easement**

1150 124<sup>TH</sup> AVENUE NE  
Tax Parcel Number: 2825059048

That portion of the West Half of the Southeast Quarter of Section 28, Township 25 North, Range 5 East, W.M. in the City of Bellevue, State of Washington, described as follows:

Commencing on a monument on the centerline of 124th Avenue Northeast also being the West line of the Southeast Quarter of Section 28, said monument being at the intersection with Bel-Red Road;

Thence North 00°42'17" East along said centerline 504.03 feet;

Thence South 89°17'43" East 58.00 feet to the Point of Beginning;

Thence North 00°42'17" East 13.00 feet;

Thence South 89°17'43" East 19.00 feet;

Thence South 00°42'17" West 13.00 feet;

Thence North 89°17'43" West 19.00 feet to the Point of Beginning;

Containing 247 square feet more or less.

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**Exhibit B**

**Parcel 6293**

**Wall Easement**

1150 124<sup>TH</sup> AVENUE NE  
Tax Parcel Number: 2825059048

That portion of the West Half of the Southeast Quarter of Section 28, Township 25 North, Range 5 East, W.M. in the City of Bellevue, State of Washington, described as follows:

Commencing on a monument on the centerline of 124th Avenue Northeast also being the West line of the Southeast Quarter of Section 28, said monument being at the intersection with Bel-Red Road;

Thence North 00°42'17" East along said centerline 906.82 feet;

Thence South 89°17'43" East 54.50 feet to the Point of Beginning;

Thence South 89°17'43" East 2.00 feet;

Thence South 00°42'17" West 34.60 feet;

Thence North 89°17'43" West 2.00 feet;

Thence North 00°42'17" East 34.60 feet to the Point of Beginning.

Containing 69 square feet more or less.

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SLB/10-07-2020



**Exhibit B**

**Parcel 6293**

**Temporary Construction Easement**

1150 124<sup>TH</sup> AVENUE NE  
Tax Parcel Number: 2825059048

That portion of the West Half of the Southeast Quarter of Section 28, Township 25 North, Range 5 East, W.M. in the City of Bellevue, State of Washington, described as follows:

Commencing on a monument on the centerline of 124th Avenue Northeast also being the West line of the Southeast Quarter of Section 28, said monument being at the intersection with Bel-Red Road;

Thence North 00°42'17" East along said centerline 120.77 feet;

Thence South 89°17'43" East 30.00 feet;

Thence South 51°00'34" East along the Northeast edge of a Right of Way dedication recorded in AFN 6698249 51.47 feet to the Point of Beginning;

Thence North 10°57'49" West 34.14 feet; Thence North 30°52'36" West 17.18 feet;

Thence North 00°42'17" East 338.72 feet; Thence South 89°17'43" East 3.50 feet;

Thence North 00°42'17" East 28.37 feet; Thence South 89°17'43" East 19.00 feet;

Thence North 00°42'17" East 13.00 feet; Thence North 89°17'43" West 19.00 feet;

Thence North 00°42'17" East 14.21 feet; Thence North 89°17'43" West 3.50 feet;

Thence North 00°42'17" East 340.97 feet; Thence South 89°17'43" East 2.00 feet;

Thence North 00°42'17" East 34.60 feet; Thence North 89°17'43" West 3.49 feet;

Thence North 00°42'08" East 256.25 feet;

Thence North 06°11'23" East 24.37 feet to the Southerly Right of Way of Spring Blvd;

Thence North 56°55'38" East along said Right of Way 25.08 feet;

Thence South 00°42'17" West 9.60 feet; Thence South 56°55'38" West 14.64 feet;

Thence South 00°42'17" West 284.68 feet; Thence South 89°18'37" East 27.00 feet;

Thence South 00°42'17" West 247.81 feet; Thence South 89°17'43" East 48.00 feet;

Thence South 00°42'17" West 30.75 feet; Thence South 07°06'13" West 215.77 feet;

Thence North 89°17'43" West 11.79 feet;

Thence South 00°42'17" West 148.81 feet;

Thence South 89°17'43" East 19.18 feet;

Thence South 00°42'35" West 67.05 feet;

Thence North 89°12'50" West 48.85 feet;

Thence South 00°47'10" West 63.84 feet;

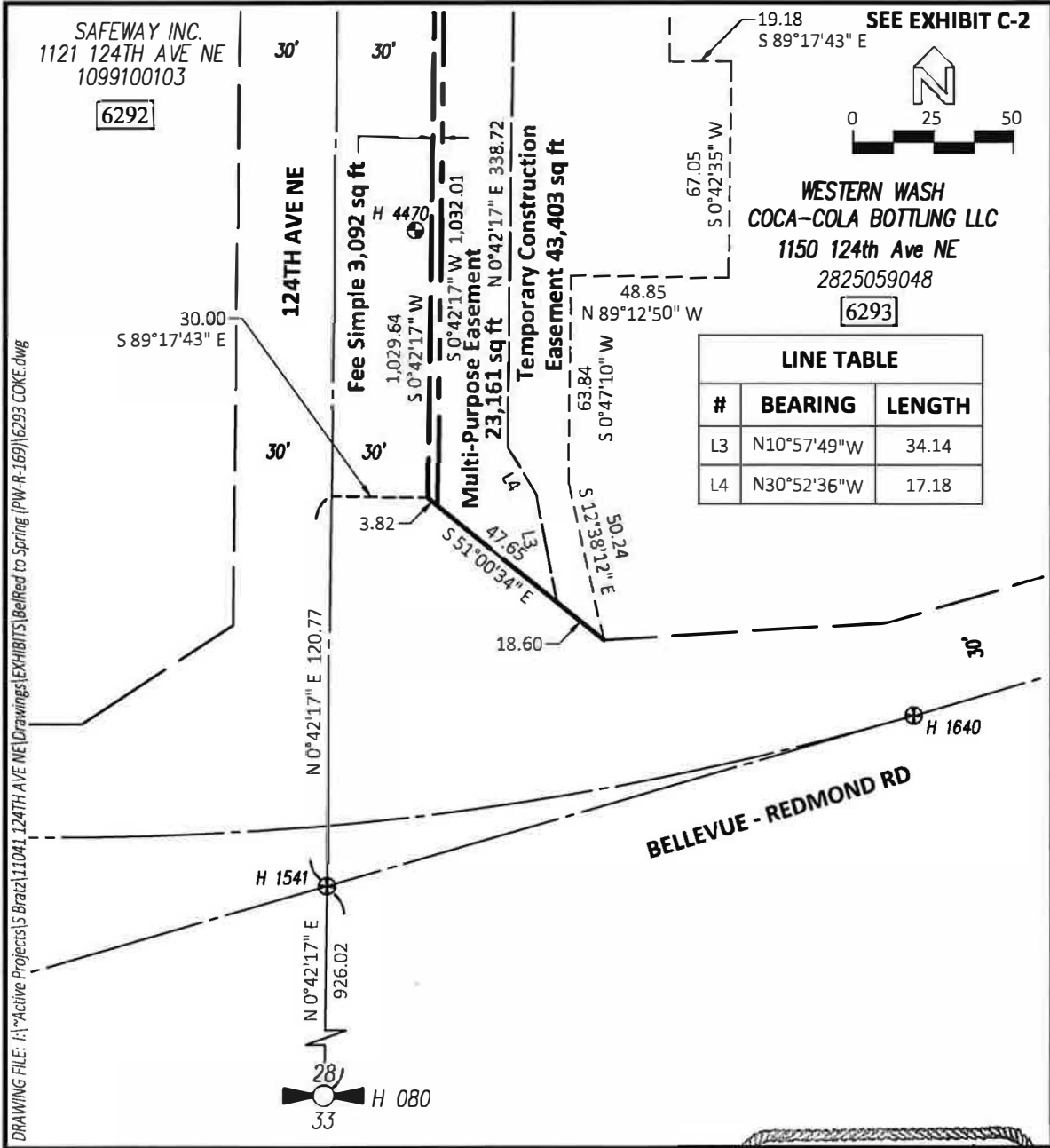
Thence South 12°38'12" East 50.24 feet to the Northeast edge of a Right of Way dedication recorded in AFN 6698249;

Thence North 51°00'34" West along said Right of Way 18.60 feet to the Point of Beginning;

Containing 43,403 square feet more or less.

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SLB/10-07-2020





**LINE TABLE**

#	BEARING	LENGTH
L3	N10°57'49"W	34.14
L4	N30°52'36"W	17.18

**EXHIBIT C-1  
PARCEL MAP**

**PARCEL 6293, W1/2 SE1/4 S28-T25N-R05E, W.M.**

Reviewed 01-12-2021 by: JMDelaney

DATE: 1/12/21

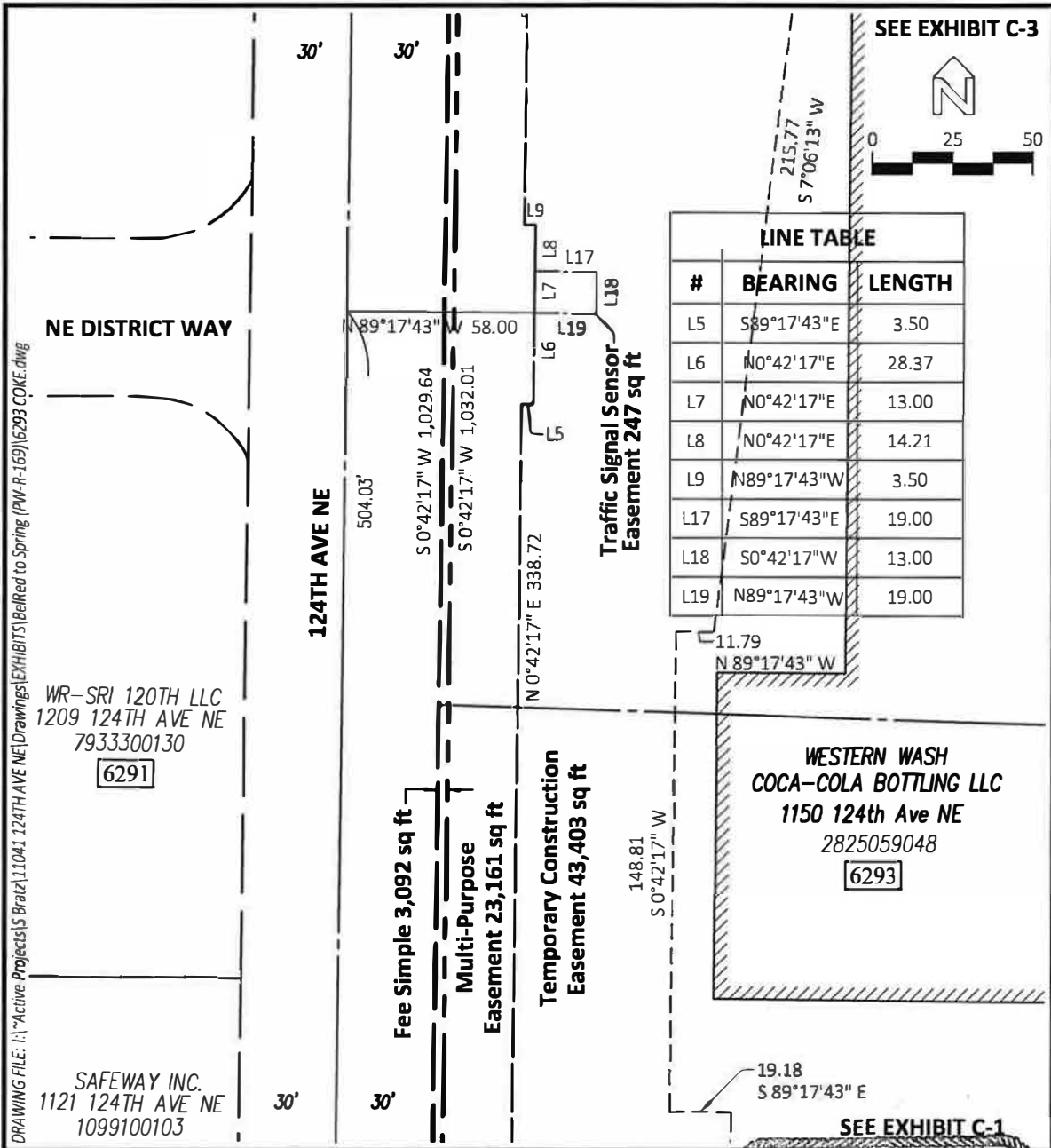
DRAWN BY: JMDelaney

PROJECT: 11041



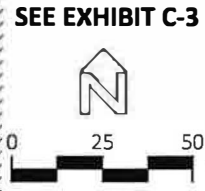
**Land Survey Division  
Finance & Asset Management**





**LINE TABLE**

#	BEARING	LENGTH
L5	S 89°17'43"E	3.50
L6	N 0°42'17"E	28.37
L7	N 0°42'17"E	13.00
L8	N 0°42'17"E	14.21
L9	N 89°17'43"W	3.50
L17	S 89°17'43"E	19.00
L18	S 0°42'17"W	13.00
L19	N 89°17'43"W	19.00



**EXHIBIT C-2  
PARCEL MAP**

**PARCEL 6293, W1/2 SE1/4 S28-T25N-R05E, W.M.**

Reviewed 01-12-2021 by: JMDelaney

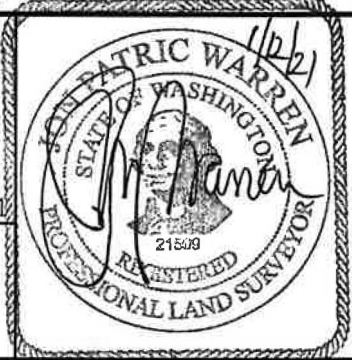
DATE: 1/12/21

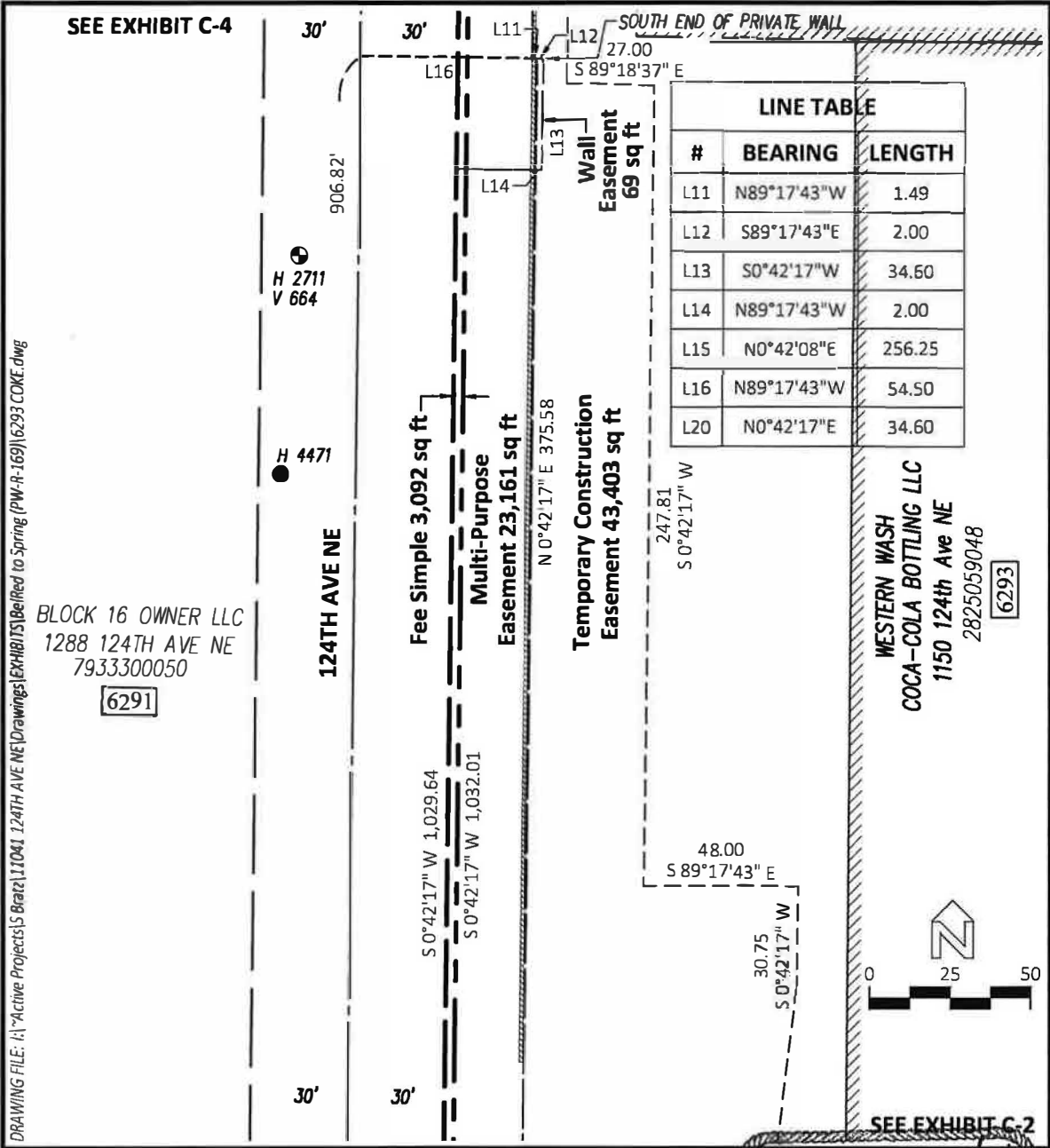
DRAWN BY: JMDelaney

PROJECT: 1104



**Land Survey Division  
Finance & Asset Management**





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BLOCK 16 OWNER LLC  
1288 124TH AVE NE  
7933300050  
[6291]

WESTERN WASH  
COCA-COLA BOTTLING LLC  
1150 124th Ave NE  
2825059048  
[6293]

**EXHIBIT C-3  
PARCEL MAP**

PARCEL 6293, W1/2 SE1/4 S28-T25N-R05E, W.M.  
Reviewed 01-12-2021 by: JMDelaney

DATE: 1/12/21 DRAWN BY: JMDelaney PROJECT: 11041



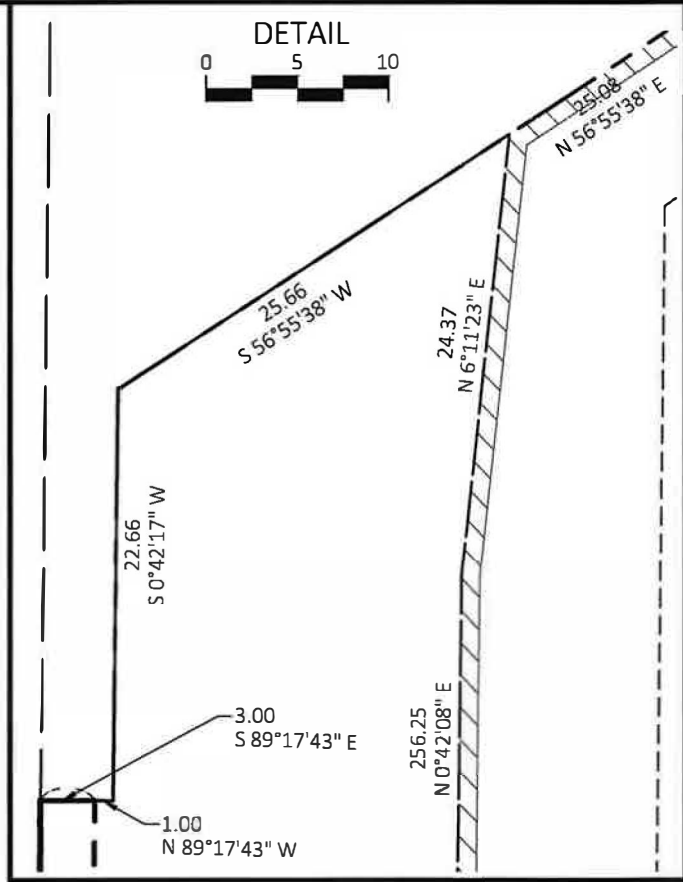
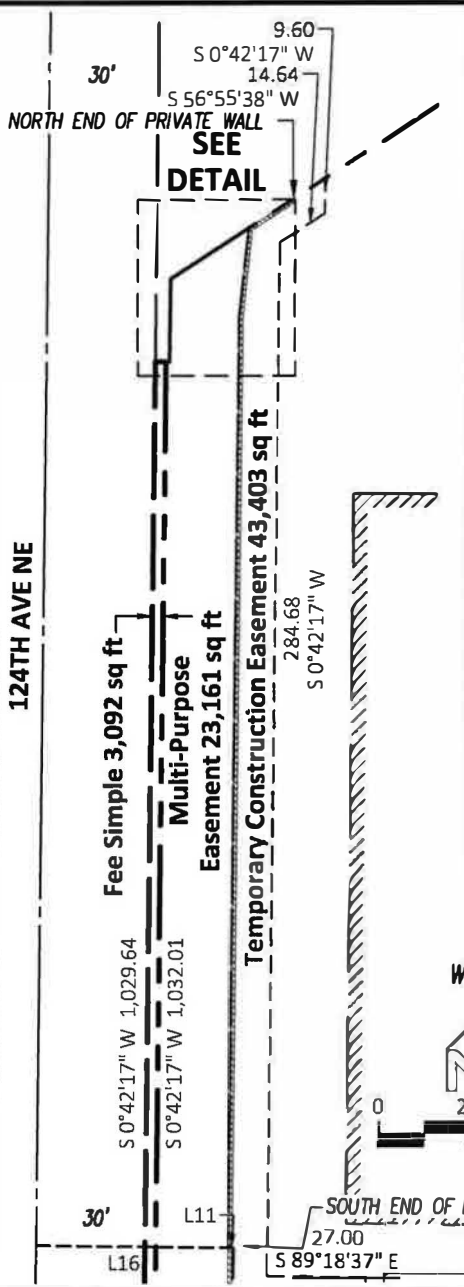
Land Survey Division  
Finance & Asset Management





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124TH AVE NE

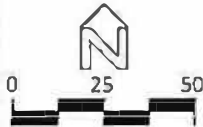


WESTERN WASH COCA-COLA BOTTLING LLC

1150 124th Ave NE

2825059048

6293



30'

S 0°42'17" W 1,029.64

S 0°42'17" W 1,032.01

Fee Simple 3,092 sq ft

Multi-Purpose Easement 23,161 sq ft

Temporary Construction Easement 43,403 sq ft

284.68  
S 0°42'17" W

SOUTH END OF PRIVATE WALL

27.00  
S 89°18'37" E

SEE EXHIBIT C-3

### EXHIBIT C-4

### PARCEL MAP

PARCEL 6293, W1/2 SE1/4 S28-T25N-R05E, W.M.

Reviewed 01-12-2021 by: JMDelaney

DATE: 1/12/21

DRAWN BY: JMDelaney

PROJECT: 11041



Land Survey Division  
Finance & Asset Management

