

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6476

AN ORDINANCE approving the rezone application Permit File No. 19-106704-LQ (Sambica Activity Center); rezone of a 7.62-acre site at 4114 W Lake Sammamish Parkway SE from Neighborhood Business District (NB), Multi-Family Residential (R-20), and Single-Family Residential (R-5) to Camp and Conference Center (CCC).

WHEREAS, an application was submitted on February 25, 2019 for a rezone from Neighborhood Business District (NB), Multi-Family Residential (R-20), and Single-Family Residential (R-5) to Camp and Conference Center (CCC) located at 4114 W Lake Sammamish Parkway SE, the legal description of which is attached hereto as Exhibit A and by this reference fully incorporated herein; and

WHEREAS, public notice of the request was published on March 28, 2019 and the request was considered at a public meeting on April 8, 2019; and

WHEREAS, a public hearing was held before the Hearing Examiner for the City of Bellevue on June 20, 2019 pursuant to notice required by law; and

WHEREAS, on June 27, 2019, the Hearing Examiner recommended approval of the rezone application, and made and entered findings of fact and conclusions of law based thereon in support of that recommendation, and no timely appeal thereof has been filed; and

WHEREAS, the City Council concurs in the findings of fact and conclusions of the Hearing Examiner, and has determined that the public use and interest will be served by approving the rezone; and

WHEREAS, the City has complied with the requirements of the State Environmental Policy Act and the City Environmental Procedures Code and adopted the Determination of Non-Significance previously issued for the Comprehensive Plan Amendment on October 30, 2008 regarding the site; now, therefore,

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

Section 1. The City Council adopts the findings of fact and conclusions based thereon, made and entered by the Hearing Examiner in support of the recommendation to the City Council with regard to the hereinafter described property as set forth in Findings, Conclusions and Recommendations of the Hearing Examiner for the City of Bellevue "In the matter of the Application for rezone of a 7.62-acre site at 4114 W Lake Sammamish Parkway SE from Neighborhood Business District (NB), Multi-Family Residential (R-20), and Single-Family

Residential (R-5) to Camp and Conference Center (CCC). Permit File No. 19-106704-LQ.”

Section 2. The property legally described in Exhibit A, which is attached hereto and by this reference fully incorporated herein is hereby reclassified from NB, R-20, and R-5 to CCC.

Section 3. This ordinance shall take effect and be in force five (5) days after passage and legal publication.

Passed by the City Council this _____ day of _____, 2019 and signed in authentication of its passage this _____ day of _____, 2019.

(SEAL)

John Chelminiak, Mayor

Approved as to form:

Kathryn L. Gerla, City Attorney

Attest:

Charmaine Arredondo, City Clerk

Published _____

Exhibit A
Legal Description

PARCEL A:

THAT PORTION OF GOVERNMENT LOT 2, SECTION 13, TOWNSHIP 24 NORTH,
RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 458.701 FEET NORTH AND 1,043.00 FEET WEST OF THE
SAID GOVERNMENT LOT;

THENCE NORTH 65.299 FEET;

THENCE WEST 100.00 FEET;

THENCE SOUTH 47.00 FEET;

THENCE SOUTH 72°15'00" EAST 91.799 FEET;

THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 10.00 FEET, AN ARC
DISTANCE OF 18.806 FEET TO THE POINT OF BEGINNING;

(BEING KNOWN AS LOT 11, BLOCK 1, STRANDVIK, ACCORDING TO THE
UNRECORDED PLAT THEREOF);

BEING MORE PARTICULARLY DESCRIBED AS:

THAT PORTION OF GOVERNMENT LOT 2, SECTION 13, TOWNSHIP 24 NORTH,
RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 464.80 FEET NORTH AND 1,043.02 FEET WEST OF THE
SOUTHEAST CORNER OF SAID GOVERNMENT LOT 2;

THENCE NORTH 59.20 FEET;

THENCE WEST 100.00 FEET;

THENCE SOUTH 40.85 FEET TO THE NORTH RIGHT OF WAY LINE OF WEST LAKE
SAMMAMISH PARKWAY S.E.;

THENCE ALONG SAID NORTH LINE SOUTH 72°13'34" EAST 91.29 FEET TO A CURVE
TO THE LEFT HAVING A RADIUS OF 10.00 FEET AND AN ARC DISTANCE OF 18.81
FEET TO THE POINT OF BEGINNING;

(BEING KNOWN AS LOT 11, BLOCK 1, STRANDVIK, ACCORDING TO THE
UNRECORDED PLAT THEREOF).

PARCEL B:

BEGINNING AT A POINT 477 FEET NORTH, AND 1,143 FEET WEST OF THE
SOUTHEAST CORNER OF GOVERNMENT LOT 2, SECTION 13, TOWNSHIP 24
NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

THENCE NORTH 72°15' WEST 155 FEET;
THENCE NORTH 15 FEET;
THENCE EAST 100.0 FEET;
THENCE SOUTH 47.0 FEET TO THE POINT OF BEGINNING;

(BEING KNOWN AS LOT 12, BLOCK 1, OF THE UNRECORDED PLAT STRANDVIK);

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF WEST LAKE
SAMMAMISH PARKWAY S.E. 483.15 FEET NORTH, AND 1,143.00 FEET WEST OF THE
SOUTHEAST CORNER OF GOVERNMENT LOT 2, SECTION 13, TOWNSHIP 24
NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;
THENCE ALONG SAID NORTH LINE NORTH 72°13'34" WEST 105.01 FEET;
THENCE NORTH 8.80 FEET;
THENCE EAST 100.0 FEET;
THENCE SOUTH 40.85 FEET TO THE POINT OF BEGINNING;

(BEING KNOWN AS LOT 12, BLOCK 1, OF THE UNRECORDED PLAT STRANDVIK)

PARCEL C:

BEGINNING AT A POINT 361.8 FEET NORTH AND 783 FEET WEST OF SOUTHEAST
CORNER OF GOVERNMENT LOT 2, SECTION 13, TOWNSHIP 24 NORTH, RANGE 5
EAST, W.M., IN KING COUNTY, WASHINGTON;
THENCE NORTH 72°15' WEST 211 FEET;
THENCE NORTH 98.20 FEET;
THENCE EAST 100 FEET;
THENCE NORTH 100 FEET;
THENCE WEST 25 FEET;
THENCE NORTH 110.83 FEET;
THENCE SOUTH 80°32' EAST 126.75 FEET;
THENCE SOUTH 352.20 FEET TO THE POINT OF BEGINNING;
THE SOUTHEAST CORNER OF THIS TRACT IS ROUNDED OFF WITH A 5 FOOT
RADIUS, ALSO THE NORTHEAST CORNER;

(ALSO KNOWN AS LOTS 5, 6, 7, 8, 9, 10, 11, 12 AND EAST HALF OF LOT 15, BLOCK 2
OF UNRECORDED PLAT STRANDVIK);

TOGETHER WITH THAT PORTION OF FREMONT AVENUE ADJOINING OR ABUTTING
ON THE EAST SIDE OF LOTS 5, 7, 8, 9 AND 10, BLOCK 2 OF UNRECORDED PLAT OF
STRANDVIK.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS::

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF WEST LAKE
SAMMAMISH PARKWAY S.E. 371.96 FEET NORTH AND 796.15 FEET WEST OF THE

SOUTHEAST CORNER OF GOVERNMENT LOT 2, SECTION 13, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;
THENCE ALONG SAID NORTH LINE NORTH 72°13'34" WEST 196.24 FEET;
THENCE NORTH 92.14 FEET;
THENCE EAST 100.00 FEET;
THENCE NORTH 100.00 FEET;
THENCE WEST 25.00 FEET;
THENCE NORTH 110.84 FEET;
THENCE SOUTH 80°32' EAST 122.53 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 5.00 FEET, AND AN ARC DISTANCE OF 7.03;
THENCE SOUTH 00°01'10" WEST 335.12 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 5.00 FEET, AND AN ARC DISTANCE OF 9.40 FEET TO THE POINT OF BEGINNING;

(ALSO KNOWN AS LOTS 5, 6, 7, 8, 9, 10, 11, 12 AND EAST HALF OF LOT 15, BLOCK 2 OF UNRECORDED PLAT STRANDVIK);

TOGETHER WITH THAT PORTION OF FREMONT AVENUE ADJOINING OR ABUTTING ON THE EAST SIDE OF LOTS 5, 7, 8, 9 AND 10, BLOCK 2 OF UNRECORDED PLAT OF STRANDVIK.

PARCEL D:

THAT PORTION OF GOVERNMENT LOT 2, SECTION 13, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 524.0 FEET NORTH AND 883 FEET WEST OF THE SOUTHEAST CORNER OF GOVERNMENT LOT 2, ABOVE DESCRIBED;
THENCE WEST 100 FEET;
THENCE NORTH 50 FEET;
THENCE EAST 100 FEET;
THENCE SOUTH 50 FEET TO THE POINT OF BEGINNING;

(BEING KNOWN AS LOT 13, BLOCK 2, STRANDVIK, ACCORDING TO THE UNRECORDED PLAT THEREOF);

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF GOVERNMENT LOT 2, SECTION 13, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 524.00 FEET NORTH AND 883.02 FEET WEST OF THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 2;
THENCE WEST 100.00 FEET;
THENCE NORTH 50.00 FEET;
THENCE EAST 100.00 FEET;
THENCE SOUTH 50.00 FEET TO THE POINT OF BEGINNING;

(BEING KNOWN AS LOT 13, BLOCK 2, STRANDVIK, ACCORDING TO THE UNRECORDED PLAT THEREOF).

PARCEL E:

THAT PORTION OF GOVERNMENT LOT 2, SECTION 13, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 574.0 FEET NORTH AND 883 FEET WEST OF THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 2;
THENCE WEST 100 FEET;
THENCE NORTH 50 FEET;
THENCE EAST 100 FEET;
THENCE SOUTH 50 FEET TO THE POINT OF BEGINNING;

(ALSO KNOWN AS LOT 14, BLOCK 2, UNRECORDED PLAT OF STRANDVIK);

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF GOVERNMENT LOT 2, SECTION 13, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 574.0 FEET NORTH AND 883.02 FEET WEST OF THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 2;
THENCE WEST 100.00 FEET;
THENCE NORTH 50.00 FEET;
THENCE EAST 100.00 FEET;
THENCE SOUTH 50.00 FEET TO THE POINT OF BEGINNING;

(ALSO KNOWN AS LOT 14, BLOCK 2, UNRECORDED PLAT OF STRANDVIK).

PARCEL F:

THAT PORTION OF GOVERNMENT LOT 2, SECTION 13, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 624 FEET NORTH AND 908 FEET WEST OF THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 2;
THENCE WEST 75 FEET;
THENCE NORTH 123.34 FEET;
THENCE SOUTH 80°32' EAST, 76.05 FEET;
THENCE SOUTH 110.83 FEET TO THE POINT OF BEGINNING;

(ALSO KNOWN AS LOT 16 AND WEST HALF OF LOT 15, BLOCK 2 OF THE UNRECORDED PLAT OF STRANDVIK);

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF GOVERNMENT LOT 2, SECTION 13, TOWNSHIP 24 NORTH,
RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 624.00 FEET NORTH AND 908.02 FEET WEST OF THE
SOUTHEAST CORNER OF SAID GOVERNMENT LOT 2;

THENCE WEST 75.00 FEET;

THENCE NORTH 123.34 FEET;

THENCE SOUTH 80°32'00" EAST, 76.05 FEET;

THENCE SOUTH 110.83 FEET TO THE POINT OF BEGINNING;

(ALSO KNOWN AS LOT 16 AND THE WEST HALF OF LOT 15, BLOCK 2, OF THE
UNRECORDED PLAT OF STRANDVIK).

PARCEL G:

THAT PORTION OF GOVERNMENT LOT 2, SECTION 13, TOWNSHIP 24 NORTH,
RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, UNRECORDED, LYING
NORTHERLY OF WEST LAKE SAMMAMISH PARKWAY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 2;

THENCE NORTH 00°00'00" EAST ALONG THE EAST LINE OF SAID GOVERNMENT
LOT 2 A DISTANCE OF 20.00 FEET;

THENCE NORTH 90°00'00" WEST A DISTANCE OF 260.00 FEET;

THENCE NORTH 00°00'00" EAST 574.21 FEET;

THENCE NORTH 45°00'00" WEST A DISTANCE OF 28.28 FEET TO THE TRUE POINT
OF BEGINNING;

THENCE NORTH 90°00'00" WEST A DISTANCE OF 161.45 FEET;

THENCE NORTH 73°30'00" WEST A DISTANCE OF 63.22 FEET;

THENCE SOUTH 08°45'33" WEST A DISTANCE OF 281.76 FEET;

THENCE SOUTH 46°30'14" WEST A DISTANCE OF 82.90 FEET, MORE OR LESS, TO
THE NORTHERLY MARGIN OF WEST LAKE SAMMAMISH PARKWAY S.E.;

THENCE ALONG A CURVE WESTERLY WHOSE RADIAL CENTER BEARS SOUTH
26°58'23" WEST WITH A RADIUS OF 985.37 FEET, AN ARC DISTANCE OF 51.81 FEET
TO THE POINT ON A COMMON LINE WITH LOT 8;

THENCE ALONG SAID COMMON LINE NORTH 29°10'07" WEST A DISTANCE OF 44.93
FEET;

THENCE NORTH 07°12'005" EAST A DISTANCE OF 141.31 FEET;

THENCE NORTH 79°45'46" WEST A DISTANCE OF 70.00 FEET;

THENCE SOUTH 12°19'03" WEST A DISTANCE OF 101.96 FEET;

THENCE NORTHERLY LEAVING SAID COMMON LINE NORTH 00°01'10" EAST A
DISTANCE OF 103.21 FEET;

THENCE NORTH 89°47'38" WEST A DISTANCE OF 18.00 FEET;

THENCE NORTH 00°01'10" EAST A DISTANCE OF 205.48 FEET;

THENCE SOUTH 73°30'00" EAST A DISTANCE OF 338.89 FEET;

THENCE NORTH 90°00'00" EAST A DISTANCE OF 150.00 FEET TO A POINT THAT
BEARS NORTH 45°00'00" WEST FROM THE TRUE POINT OF BEGINNING;;

THENCE SOUTH 45°00'00" EAST A DISTANCE OF 14.14 FEET, MORE OR LESS, TO
THE TRUE POINT OF BEGINNING;

(ALSO KNOWN AS LOT A, KING COUNTY BOUNDARY LINE ADJUSTMENT NO. L96L0060, RECORDED UNDER KING COUNTY RECORDING NUMBER 9607029001);

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF GOVERNMENT LOT 2, SECTION 13, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, UNRECORDED, LYING NORTHERLY OF WEST LAKE SAMMAMISH PARKWAY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 2;
THENCE NORTH 00°00'00" EAST ALONG THE EAST LINE OF SAID GOVERNMENT LOT 2, A DISTANCE OF 20.00 FEET;
THENCE NORTH 90°00'00" WEST 260.00 FEET;
THENCE NORTH 00°00'00" EAST 574.21 FEET;
THENCE NORTH 45°00'00" WEST 28.28 TO THE TRUE POINT OF BEGINNING;;
THENCE NORTH 90°00'00" WEST 161.45 FEET;
THENCE NORTH 73°30'00" WEST 63.22;
THENCE SOUTH 08°45'33" WEST 281.76;
THENCE SOUTH 46°30'14" WEST 82.55 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF LAKE SAMMAMISH PARKWAY S.E. AND A POINT ON A NON-TANGENT CURVE, WITH A RADIUS OF 985.37 FEET, TO WHICH A RADIAL BEARS NORTH 26°57'35" EAST;
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°03'11" AND ARC DISTANCE OF 52.51 FEET TO A POINT ON A COMMON LINE WITH LOT 8;
THENCE ALONG SAID COMMON LINE NORTH 29°10'07" WEST 44.93 FEET;
THENCE NORTH 07°12'05" EAST 141.31 FEET;
THENCE NORTH 79°45'46" WEST 70.00 FEET;
THENCE SOUTH 12°19'03" WEST 101.96 FEET;
THENCE LEAVING SAID COMMON LINE NORTH 00°01'10" EAST 103.21 FEET;
THENCE NORTH 89°47'38" WEST 18.00 FEET;
THENCE NORTH 00°01'10" EAST 205.48 FEET;
THENCE SOUTH 73°30'00" EAST 338.89 FEET;
THENCE NORTH 90°00'00" EAST 150.00 FEET TO A POINT THAT BEARS NORTH 45°00'00" WEST FROM THE POINT OF BEGINNING;
THENCE SOUTH 45°00'00" EAST 14.14 FEET TO THE POINT OF BEGINNING;

(ALSO KNOWN AS LOT A, KING COUNTY BOUNDARY LINE ADJUSTMENT NO. L96L0060, RECORDED UNDER KING COUNTY RECORDING NUMBER 9607029001).

PARCEL H:

BEGINNING AT A POINT 72.16 FEET NORTH AND 883.0 FEET WEST OF THE SOUTHEAST CORNER OF GOVERNMENT LOT 2, SECTION 13, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;
THENCE NORTH 85°19'40" WEST 130.44 FEET;
THENCE NORTH 41.15 FEET;
THENCE EAST 130.0 FEET;

THENCE SOUTH 51.84 FEET TO THE POINT OF BEGINNING;

(ALSO KNOWN AS LOT 1, BLOCK 5 OF THE UNRECORDED PLAT OF STRANDVIK);

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF GOVERNMENT LOT 2, SECTION 13, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, 64.32 FEET NORTH AND 883.02 FEET WEST OF THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 2;

THENCE NORTH 85°50'01" WEST 130.34 FEET;

THENCE NORTH 50.86 FEET;

THENCE EAST 130.0 FEET;

THENCE SOUTH 60.33 FEET TO THE POINT OF BEGINNING;

(ALSO KNOWN AS LOT 1, BLOCK 5 OF THE UNRECORDED PLAT OF STRANDVIK).

PARCEL I:

BEGINNING AT A POINT 124 FEET NORTH AND 883 FEET WEST OF THE SOUTHEAST CORNER OF GOVERNMENT LOT 2, SECTION 13, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

THENCE WEST 130.0 FEET;

THENCE NORTH 50.0 FEET;

THENCE EAST 130.0 FEET;

THENCE SOUTH 50.0 FEET TO THE POINT OF BEGINNING;

(ALSO KNOWN AS LOT 2, BLOCK 5 OF THE UNRECORDED PLAT OF STRANDVIK);

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 124.65 FEET NORTH AND 883.02 FEET WEST OF THE SOUTHEAST CORNER OF GOVERNMENT LOT 2, SECTION 13, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

THENCE WEST 130.0 FEET;

THENCE NORTH 50.0 FEET;

THENCE EAST 130.0 FEET;

THENCE SOUTH 50.0 FEET TO THE POINT OF BEGINNING;

(ALSO KNOWN AS LOT 2, BLOCK 5 OF THE UNRECORDED PLAT OF STRANDVIK).

PARCEL J:

THAT PORTION OF GOVERNMENT LOT 2, SECTION 13, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 174 FEET NORTH AND 883 FEET WEST OF THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 2;

THENCE WEST 130 FEET;
THENCE NORTH 50 FEET;
THENCE EAST 130 FEET;
THENCE SOUTH 50 FEET TO THE POINT OF BEGINNING;

(ALSO KNOWN AS LOT 3, BLOCK 5 OF THE UNRECORDED PLAT OF STRANDVIK);

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF GOVERNMENT LOT 2, SECTION 13, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 174.65 FEET NORTH AND 883.02 FEET WEST OF THE
SOUTHEAST CORNER OF SAID GOVERNMENT LOT 2;
THENCE WEST 130 FEET;
THENCE NORTH 50 FEET;
THENCE EAST 130 FEET;
THENCE SOUTH 50 FEET TO THE POINT OF BEGINNING;

(ALSO KNOWN AS LOT 3, BLOCK 5 OF THE UNRECORDED PLAT OF STRANDVIK).

PARCEL K:

BEGINNING AT A POINT 174 FEET NORTH AND 783 FEET WEST OF THE SOUTHEAST
CORNER OF GOVERNMENT LOT 2, SECTION 13, TOWNSHIP 24 NORTH, RANGE 5
EAST, W.M., IN KING COUNTY, WASHINGTON;
THENCE WEST 100 FEET;
THENCE NORTH 50 FEET;
THENCE EAST 100 FEET;
THENCE SOUTH 50 FEET, TO THE POINT OF BEGINNING;

(ALSO KNOWN AS LOT 9, BLOCK 5 OF THE UNRECORDED PLAT OF STRANDVIK);

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 174.65 FEET NORTH AND 783.02 FEET WEST OF THE
SOUTHEAST CORNER OF GOVERNMENT LOT 2, SECTION 13, TOWNSHIP 24 NORTH,
RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;
THENCE WEST 100 FEET;
THENCE NORTH 50 FEET;
THENCE EAST 100 FEET;
THENCE SOUTH 50 FEET, TO THE POINT OF BEGINNING;

(ALSO KNOWN AS LOT 9, BLOCK 5 OF THE UNRECORDED PLAT OF STRANDVIK).

PARCEL L:

BEGINNING AT A POINT 124 FEET NORTH AND 783 FEET WEST OF THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 2, SECTION 13, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;
THENCE WEST 100 FEET;
THENCE NORTH 50.0 FEET;
THENCE EAST 100.0 FEET;
THENCE SOUTH 50.0 FEET TO THE POINT OF BEGINNING;

(ALSO KNOWN AS LOT 10, BLOCK 5 OF THE UNRECORDED PLAT OF STRANDVIK).

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 124.65 FEET NORTH AND 783.03 FEET WEST OF THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 2, SECTION 13, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;
THENCE WEST 100 FEET;
THENCE NORTH 50.0 FEET;
THENCE EAST 100.0 FEET;
THENCE SOUTH 50.0 FEET TO THE POINT OF BEGINNING;

(ALSO KNOWN AS LOT 10, BLOCK 5 OF THE UNRECORDED PLAT OF STRANDVIK).

PARCEL M:

BEGINNING AT A POINT 64.07 FEET NORTH AND 783.0 FEET WEST OF THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 2, SECTION 13, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;
THENCE NORTH 85°10'40" WEST 100.33 FEET;
THENCE NORTH 51.84 FEET;
THENCE EAST 100.00 FEET;
THENCE SOUTH 59.93 FEET TO THE POINT OF BEGINNING;

(ALSO KNOWN AS LOT 11, BLOCK 5 OF THE UNRECORDED PLAT OF STRANDVIK);

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF GOVERNMENT LOT 2, SECTION 13, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, 57.04 FEET NORTH AND 783.02 FEET WEST OF THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 2;
THENCE ALONG SAID SOUTH LINE NORTH 85°50'10" WEST 100.28 FEET;
THENCE NORTH 60.33 FEET;
THENCE EAST 100.00 FEET;
THENCE SOUTH 67.61 FEET TO THE POINT OF BEGINNING;

(ALSO KNOWN AS LOT 11, BLOCK 5 OF THE UNRECORDED PLAT OF STRANDVIK).

PARCEL N:

BEGINNING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 2, SECTION 13,
TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;
THENCE NORTH 350 FEET TO THE SOUTH SIDE OF THE COUNTY ROAD;
THENCE SOUTH 72°51' EAST ALONG THE COUNTY ROAD 242.65 FEET;
THENCE SOUTH 300 FEET;
THENCE NORTH 85°19'40" WEST 260.86 FEET TO THE POINT OF BEGINNING;

(ALSO KNOWN AS LOT 6, BLOCK 5 OF THE UNRECORDED PLAT OF STRANDVIK);

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 2, SECTION 13,
TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON,
ACCORDING TO THE KING COUNTY SURVEY SECTION SUBDIVISION;

THENCE ALONG THE WEST LINE OF SAID LOT 2, NORTH 00°02'35" EAST 369.66 FEET
TO THE SOUTH RIGHT-OF-WAY LINE OF WEST LAKE SAMMAMISH PARKWAY S.E.;
THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 72°13'34" EAST 244.03 FEET;
THENCE SOUTH 312.11 FEET TO THE SOUTH LINE OF SAID LOT 2;
THENCE ALONG SAID SOUTH LINE NORTH 85°50'01" WEST 233.28 FEET TO THE TRUE
POINT OF BEGINNING;;

(ALSO KNOWN AS LOT 6, BLOCK 5 OF THE UNRECORDED PLAT OF STRANDVIK).

PARCEL O:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF
SECTION 13, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY,
WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION;
THENCE EAST ALONG THE NORTH LINE OF SAID SUBDIVISION 515.0 FEET TO A
POINT 769.76 FEET WEST OF THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 129.32 FEET;
THENCE NORTH 80°37'08" WEST 518.24 FEET TO AN INTERSECTION WITH THE WEST
LINE OF SAID SUBDIVISION;
THENCE NORTH 04°42' WEST 45.0 FEET TO THE POINT OF BEGINNING;

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF
SECTION 13, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY,
WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION;

THENCE EAST ALONG THE NORTH LINE OF SAID SUBDIVISION SOUTH 85°50'01" EAST
509.30 FEET TO A POINT 769.76 FEET WEST OF THE NORTHEAST CORNER OF SAID
SUBDIVISION;
THENCE SOUTH 04°25'41" WEST ALONG AN EXISTING FENCE LINE 129.32 FEET;
THENCE NORTH 76°27'09" WEST 512.86 FEET TO THE WEST LINE OF SAID
SUBDIVISION;
THENCE NORTH 00°02'35" EAST 45.84 FEET TO THE POINT OF BEGINNING.

PARCEL P:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF
SECTION 31, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY,
WASHINGTON, LYING NORTH OF THE NORTHERLY BOUNDARY LINE OF PRIMARY
STATE HIGHWAY NO. 2.