

**Exhibit A 7297**

**Sidewalk and Utility Easement**

Tax Parcel Number: 282505922900

THE EAST 14.50 FEET OF THE FOLLOWING DESCRIBED PARCEL:

THE NORTH 176.16 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE  
SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 25  
NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE EAST 30 FEET CONVEYED TO THE CITY OF BELLEVUE FOR 130TH  
AVENUE NORTHEAST BY DEED RECORDED UNDER RECORDING NO. 5341393;

AND EXCEPT THE NORTH 20 FEET THEREOF FOR NORTHEAST 20<sup>TH</sup> STREET;

AND EXCEPT THE WEST 100 FEET THEREOF;

AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON  
FOR NORTHEAST 20<sup>TH</sup> STREET BY DEED RECORDED UNDER RECORDING NO. 6621673;

AND EXCEPT THE EAST 3.00 FEET THEREOF CONVEYED TO THE CITY OF BELLEVUE  
FOR SIDEWALK EASEMENT BY RECORDING NO. 9204141744.

CONTAINING 1,520 SQUARE FEET, MORE OR LESS.

JMD 1/17-2020



**Exhibit A 7297**

**Temporary Construction Easement**

Tax Parcel Number: 282505922900

THE WEST 12.50 FEET OF THE EAST 27.00 FEET LESS THAT PORTION OF THE WEST 6.00 FEET THEREOF LYING NORTHERLY OF THE SOUTH 50.52 FEET THEREOF ALL WITHIN THE FOLLOWING DESCRIBED PARCEL:

THE NORTH 176.16 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE EAST 30 FEET CONVEYED TO THE CITY OF BELLEVUE FOR 130TH AVENUE NORTHEAST BY DEED RECORDED UNDER RECORDING NO. 5341393;

AND EXCEPT THE NORTH 20 FEET THEREOF FOR NORTHEAST 20<sup>TH</sup> STREET;

AND EXCEPT THE WEST 100 FEET THEREOF;

AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON FOR NORTHEAST 20<sup>TH</sup> STREET BY DEED RECORDED UNDER RECORDING NO. 6621673;

AND EXCEPT THE EAST 3.00 FEET THEREOF CONVEYED TO THE CITY OF BELLEVUE FOR SIDEWALK EASEMENT BY RECORDING NO. 9204141744.

CONTAINING 1,042 SQUARE FEET, MORE OR LESS.

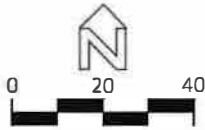
JMD 1-17-2020



# EXHIBIT B

NE 2

NORTHUP WAY



DRAWING FILE: I:\Active Projects\Bratz\13006 130th Ave NE\Drawings\ACAD2019\13006 130th Ave NE\_ESMT(2019).dwg

BP WEST COAST PRODUCTS LLC  
12903 NORTHUP WAY  
7297

**WALK & UTIL ESMT**  
**1,520 SF**

**TEMP ESMT**  
**1,042 SF**

CHAMBERS  
1831 130TH AVE NE  
7299

PARCEL A  
P77-79

S 88°22'42" E

S 88°22'42" E

S 48°33'10" E

6.50

19.07

65.79

110.91

98.69

14.50

30'

3.00

50.52

12.50

N 0°57'18" E

30'

30'

N 00°57'18" E

130TH AVE NE

## EASEMENT EXHIBIT

BELLEVUE, WA

PARCEL 7297, NE1/4 S28-T25N-R05E, W.M.

DATE: 1/14/20

DRAWN BY: Sbratz

JMD  
1-17-2020

PROJECT: 13006



Land Survey Division  
Finance & Asset Management



**Exhibit A 7299**

**Sidewalk & Utility Easement**

Tax Parcel Number: 282505918502

THE EAST 17.50 FEET OF LOT A OF CITY OF BELLEVUE SHORT PLAT NO. 77-79  
RECORDED UNDER RECORDING NO. 7712080749, RECORDS OF KING COUNTY,  
WASHINGTON.

CONTAINING 1,313 SQUARE FEET, MORE OR LESS.

JMD 1-17-20



**Exhibit A 7299**

**Temporary Construction Easement**

Tax Parcel Number: 282505918502

THAT PORTION OF LOT A OF CITY OF BELLEVUE SHORT PLAT NO. 77-79 RECORDED UNDER RECORDING NO. 7712080749, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT A BEING ON THE WESTERLY RIGHT OF WAY OF 130TH AVENUE NORTHEAST;

THENCE NORTH 88°22'42" WEST ALONG THE NORTH LINE OF SAID LOT A 17.50 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°57'18" WEST 75.01 FEET TO THE SOUTH LINE OF SAID LOT A;

THENCE NORTH 88°22'42" WEST ALONG SAID SOUTH LINE 31.51 FEET;

THENCE NORTH 00°57'18" EAST 34.03 FEET;

THENCE SOUTH 89°02'42" EAST 26.00 FEET;

THENCE NORTH 00°57'18" EAST 40.68 FEET TO THE NORTH LINE OF SAID LOT A;

THENCE SOUTH 88°22'42" EAST ALONG SAID NORTH LINE 5.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,301 SQUARE FEET, MORE OR LESS.

JMD 1-17-20



**EXHIBIT B**

DRAWING FILE: I:\Active Projects\13006 130th Ave NE Drawings\ACAD2019\13006 130th Ave NE\_ESMT(2019).dwg

BP WEST COAST PRODUCTS LLC  
12903 NORTHUP WAY  
**7297**

N  
0 20 40

**PARCEL A**  
**SP77-79**

CHAMBERS  
1831 130TH AVE NE  
**7299**

**WALK & UTIL ESMT**  
**1,313 SF**

**TEMP ESMT**  
**1,301 SF**

CHAMBERS  
1829 130TH AVE NE  
**7300**

**PARCEL B**  
**SP77-79**

S 88°22'42" E

5.50

17.50

40.68

26.00

N 89°02'42" W

75.01

75.01

34.03

31.50

S 88°22'42" E

N 00°57'18" E

30'

30'

130TH AVE NE

30'

30'

**EASEMENT EXHIBIT**  
**BELLEVUE, WA**  
**PARCEL 7299, NE1/4 S28-T25N-R05E, W.M.**  
JMD 1-17-20

DATE: 1/14/20      DRAWN BY: Sbratz      PROJECT: 13006

CITY OF BELLEVUE  
WASHINGTON

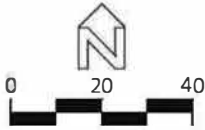
Land Survey Division  
Finance & Asset Management

STEVEN L. BRATZ  
STATE OF WASHINGTON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
10895  
JMD 1-17-20

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BP WEST COAST PRODUCTS LLC  
12903 NORTHUP WAY

7297



PARCEL A  
SP77-79

CHAMBERS  
1831 130TH AVE NE  
7299  
**WALK & UTIL ESMT**  
**1,313 SF**

**TEMP ESMT**  
**1,301 SF**

CHAMBERS  
1829 130TH AVE NE  
7300

PARCEL B  
SP77-79

## EASEMENT EXHIBIT

**BELLEVUE, WA**

**PARCEL 7299, NE1/4 S28-T25N-R05E, W.M.**

DATE: 1/14/20

DRAWN BY: Sbratz

PROJECT: 13006



**Land Survey Division  
Finance & Asset Management**



**Exhibit A 7300**

**Sidewalk & Utility Easement**

Tax Parcel Number: 282505926604

THAT PORTION OF LOT B OF CITY OF BELLEVUE SHORT PLAT NO. 77-79 RECORDED UNDER RECORDING NO. 7712080749, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT B BEING ON THE WESTERLY RIGHT OF WAY OF 130TH AVENUE NORTHEAST;

THENCE SOUTH  $00^{\circ}57'18''$  EAST ALONG THE EAST LINE OF SAID LOT B 75.01 FEET TO ITS SOUTHEAST CORNER;

THENCE NORTH  $88^{\circ}22'42''$  WEST ALONG THE SOUTH LINE OF SAID LOT B 14.01 FEET;

THENCE NORTH  $02^{\circ}51'33''$  WEST 52.47 FEET;

THENCE NORTH  $00^{\circ}57'18''$  EAST 22.69 FEET TO THE NORTH LINE OF SAID LOT 2;

THENCE SOUTH  $88^{\circ}22'42''$  EAST ALONG SAID NORTH LINE 17.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,221 SQUARE FEET, MORE OR LESS.

*JMD 1-17-20*



**Exhibit A 7300**

**Temporary Construction Easement**

Tax parcel number: 282505926604

THAT PORTION OF LOT B OF CITY OF BELLEVUE SHORT PLAT NO. 77-79 RECORDED UNDER RECORDING NO. 7712080749, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT B;

THENCE NORTH 88°22'42" WEST ALONG THE NORTH LINE OF SAID LOT B 17.50 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°57'18" WEST 22.69 FEET;

THENCE SOUTH 02°51'33" EAST 52.47 FEET TO THE SOUTH LINE OF SAID LOT B;

THENCE NORTH 88°22'42" WEST ALONG SAID SOUTH LINE 14.99 FEET;

THENCE NORTH 00°57'18" EAST 75.01 FEET TO THE NORTH LINE OF SAID LOT B;

THENCE SOUTH 88°22'42" EAST ALONG SAID NORTH LINE 11.50 FEET TO THE POINT OF BEGINNING.

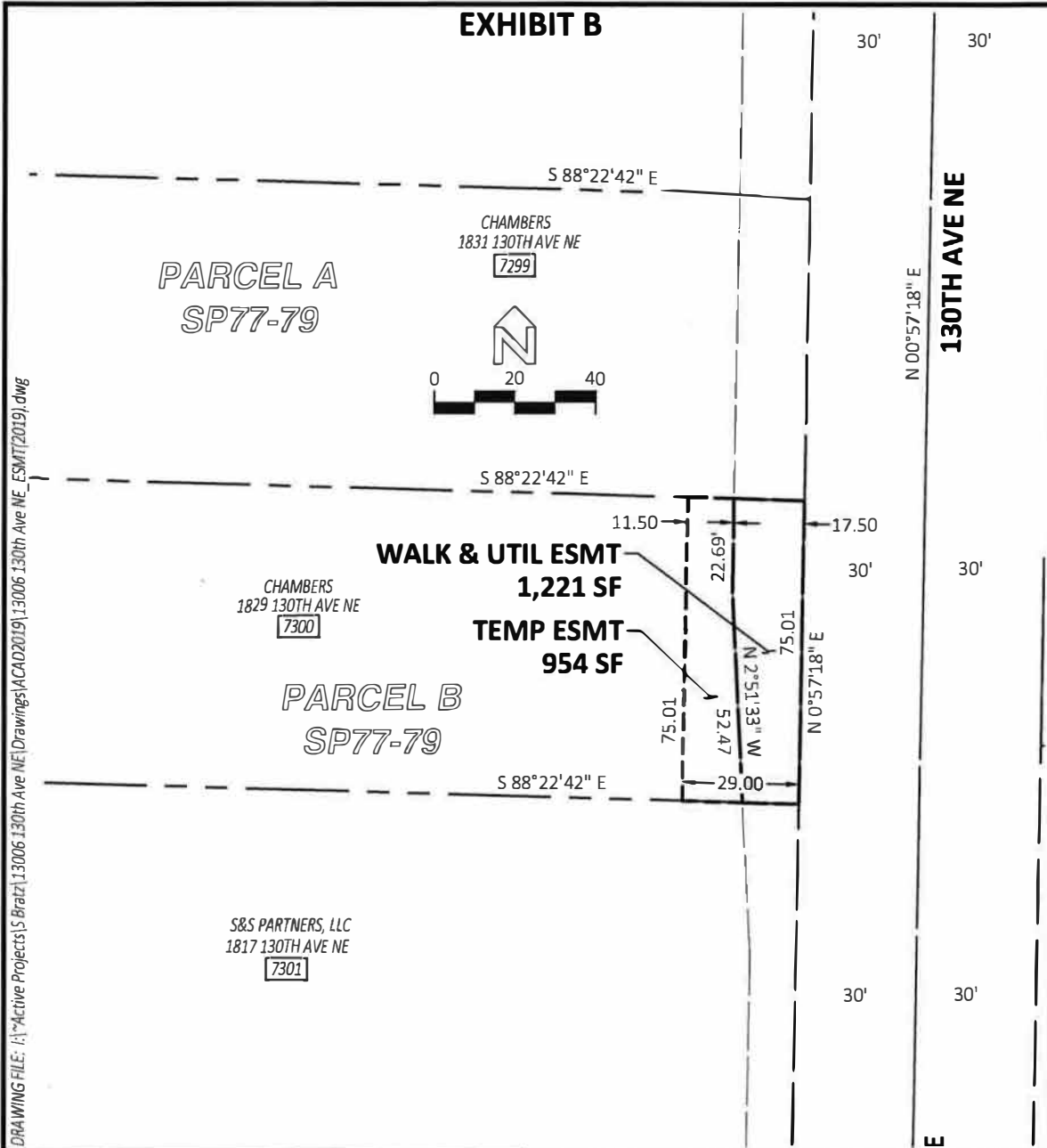
CONTAINING 954 SQUARE FEET, MORE OR LESS.

*JMD 1-17-20*





# EXHIBIT B



DRAWING FILE: I:\Active Projects\Bratz\13006 130th Ave NE Drawings\ACAD\2019\13006 130th Ave NE\_ESMT\2019.dwg

## EASEMENT EXHIBIT

BELLEVUE, WA

PARCEL 7300, NE1/4 S28-T25N-R05E, W.M.

JMD 1-17-20

DATE: 1/14/20

DRAWN BY: Sbratz

PROJECT: 13006



Land Survey Division  
Finance & Asset Management



**EXHIBIT B**

CHAMBERS  
1829 130TH AVE NE  
7300

**PARCEL B**  
**SP77-79**

WALK & UTIL ESMT  
1,047 SF

S&S PARTNERS, LLC  
1817 130TH AVE NE  
7301

TEMP ESMT  
2,065 SF

TEMP ESMT  
2,953 SF

TRISTAR PROPERTY DEVELOPMENT CO  
1813 130TH AVE NE  
7302

**LOT 2**  
**SP70-60**

130TH AVE NE

0 20 40

N

S 88°22'42" E

20.65'

27.50'

12.51'

N 2°32'56" W

37.43'

100.01'

100.01'

N 0°57'18" E

60.65'

10.00'

30.00'

100.01'

30'

30'

N 00°57'18" E

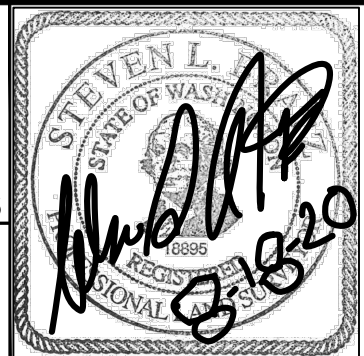
30'

30'

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PROJECT: 13006

Land Survey Division  
Finance & Asset Management



**Exhibit A 7301**

**Sidewalk & Utility Easement**

Tax Parcel Number: 282505918601

THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL;  
THE EAST 239 FEET OF THE NORTH 100 FEET OF THE SOUTH 330 FEET OF THE NORTHWEST  
QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP  
25 NORTH, RANGE 5 EAST W.M.;  
EXCEPT THE EAST 30 FEET THEREOF CONVEYED TO THE CITY OF BELLEVUE UNDER RECORDING NO.  
5341393, RECORDS OF KING COUNTY, WASHINGTON.  
DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER ON THE WESTERLY RIGHT OF WAY OF 130TH AVENUE  
NORTHEAST;  
THENCE SOUTH 00°57'18" WEST ALONG SAID RIGHT OF WAY 100.01 FEET TO THE SOUTHEAST  
CORNER OF SAID PARCEL;  
THENCE NORTH 88°22'42" WEST ALONG THE SOUTH LINE THEREOF 10.00 FEET;  
THENCE NORTH 00°57'18" EAST 62.69 FEET;  
THENCE NORTH 02°52'56" WEST 37.43 FEET TO THE NORTH LINE OF SAID PARCEL;  
THENCE SOUTH 88°22'42" EAST ALONG SAID NORTH LINE 12.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,047 SQUARE FEET MORE OR LESS.

**Exhibit A 7301**

**Temporary Construction Easement 1**

Tax Parcel Number: 282505918601

THAT PORTION OF THE EAST 239 FEET OF THE NORTH 100 FEET OF THE SOUTH 330 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 5 EAST W.M.;  
EXCEPT THE EAST 30 FEET THEREOF CONVEYED TO THE CITY OF BELLEVUE UNDER RECORDING NO. 5341393, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL BEING ON THE WESTERLY RIGHT OF WAY OF 130TH AVENUE NORTHEAST;  
THENCE NORTH 88°22'42" WEST ALONG THE NORTH LINE OF SAID PARCEL 12.51 FEET TO THE POINT OF BEGINNING;  
THENCE SOUTH 02°52'56" EAST 37.43 FEET;  
THENCE SOUTH 00°57'18" WEST 62.69 FEET TO THE SOUTH LINE OF SAID PARCEL;  
THENCE NORTH 88°22'42" WEST ALONG SAID SOUTH LINE 30.00 FEET;  
THENCE NORTH 00°57'18" EAST 100.01 FEET TO THE NORTH LINE OF SAID PARCEL;  
THENCE SOUTH 88°22'42" EAST ALONG SAID NORTH LINE 27.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,953 SQUARE FEET MORE OR LESS.

**Exhibit A 7301**

**Temporary Construction Easement 2**

Tax Parcel Number: 282505918601

THAT PORTION OF THE EAST 239 FEET OF THE NORTH 100 FEET OF THE SOUTH 330 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 5 EAST W.M.;  
EXCEPT THE EAST 30 FEET THEREOF CONVEYED TO THE CITY OF BELLEVUE UNDER RECORDING NO. 5341393, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL BEING ON THE WESTERLY RIGHT OF WAY OF 130TH AVENUE NORTHEAST;  
THENCE NORTH 88°22'42" WEST ALONG THE NORTH LINE OF SAID PARCEL 35.01 FEET TO THE POINT OF BEGINNING;  
THENCE SOUTH 00°57'18" WEST 100.01 FEET TO THE SOUTH LINE OF SAID PARCEL;  
THENCE NORTH 88°22'42" WEST ALONG SAID SOUTH LINE 20.65 FEET;  
THENCE NORTH 00°57'18" EAST 100.01 FEET TO THE NORTH LINE OF SAID PARCEL;  
THENCE SOUTH 88°22'42" EAST ALONG SAID NORTH LINE 27.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,065 SQUARE FEET MORE OR LESS.

**Exhibit A 7301**

**Sidewalk & Utility Easement**

Tax Parcel Number: 282505918601

THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL;  
THE EAST 239 FEET OF THE NORTH 100 FEET OF THE SOUTH 330 FEET OF THE NORTHWEST  
QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP  
25 NORTH, RANGE 5 EAST W.M.;  
EXCEPT THE EAST 30 FEET THEREOF CONVEYED TO THE CITY OF BELLEVUE UNDER RECORDING NO.  
5341393, RECORDS OF KING COUNTY, WASHINGTON.  
DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER ON THE WESTERLY RIGHT OF WAY OF 130TH AVENUE  
NORTHEAST;  
THENCE SOUTH 00°57'18" WEST ALONG SAID RIGHT OF WAY 100.01 FEET TO THE SOUTHEAST  
CORNER OF SAID PARCEL;  
THENCE NORTH 88°22'42" WEST ALONG THE SOUTH LINE THEREOF 11.50 FEET;  
THENCE NORTH 00°57'18" EAST 62.39 FEET;  
THENCE NORTH 02°51'33" WEST 37.73 FEET TO THE NORTH LINE OF SAID PARCEL;  
THENCE SOUTH 88°22'42" EAST ALONG SAID NORTH LINE 14.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,197 SQUARE FEET MORE OR LESS.

JMP 1-17-20



**Exhibit A 7301**

**Temporary Construction Easement**

Tax Parcel Number: 282505918601

THAT PORTION OF THE EAST 239 FEET OF THE NORTH 100 FEET OF THE SOUTH 330 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 5 EAST W.M.;  
EXCEPT THE EAST 30 FEET THEREOF CONVEYED TO THE CITY OF BELLEVUE UNDER RECORDING NO. 5341393, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

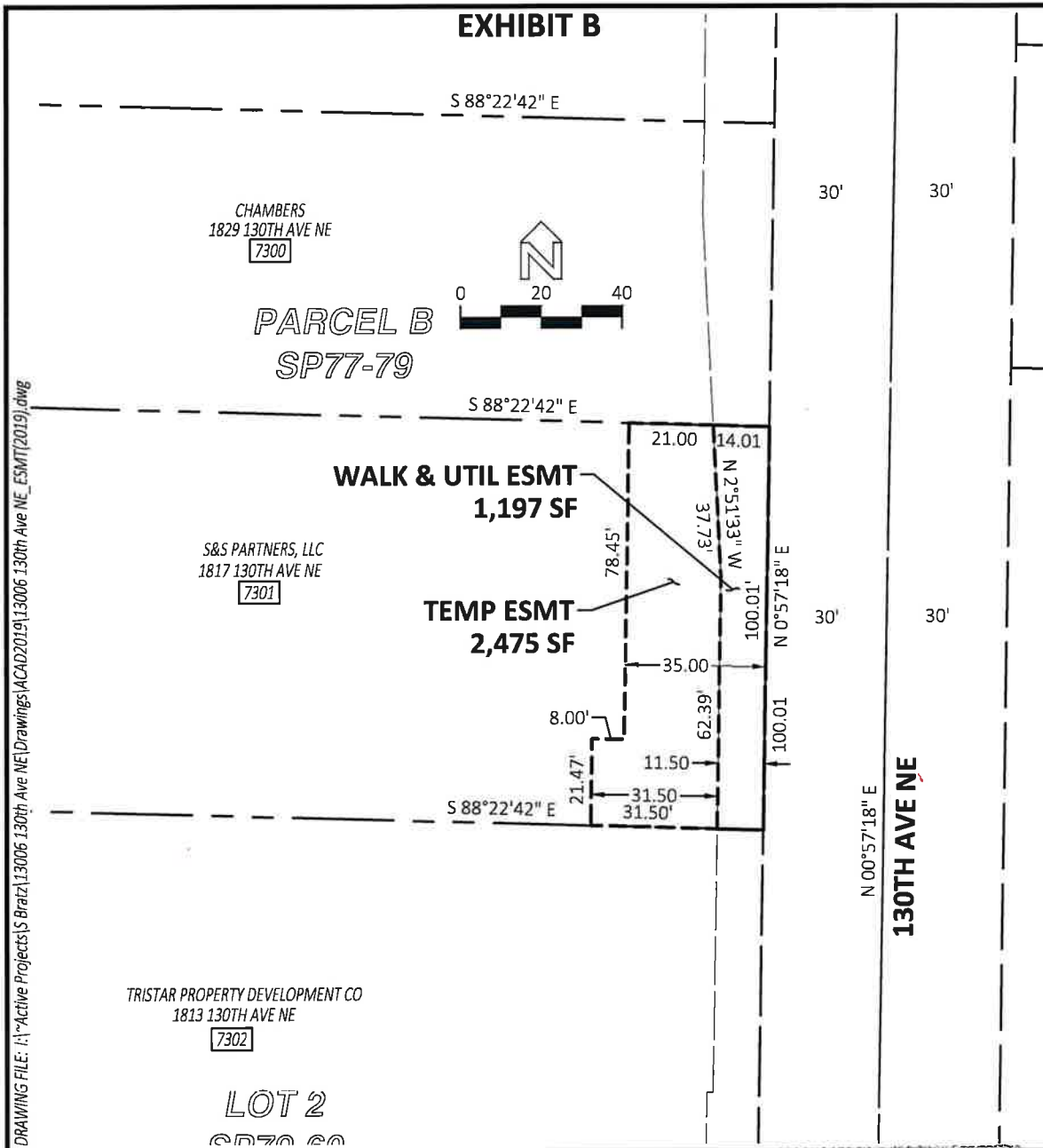
COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL BEING ON THE WESTERLY RIGHT OF WAY OF 130TH AVENUE NORTHEAST;  
THENCE NORTH 88°22'42" WEST ALONG THE NORTH LINE OF SAID PARCEL 14.01 FEET TO THE POINT OF BEGINNING;  
THENCE SOUTH 02°51'33" EAST 37.73 FEET;  
THENCE SOUTH 00°57'18" WEST 62.39 FEET TO THE SOUTH LINE OF SAID PARCEL;  
THENCE NORTH 88°22'42" WEST ALONG SAID SOUTH LINE 31.50 FEET;  
THENCE NORTH 00°57'18" EAST 21.47 FEET;  
THENCE SOUTH 89°02'42" EAST 8.00 FEET;  
THENCE NORTH 00°57'18" EAST 78.45 FEET TO THE NORTH LINE OF SAID PARCEL;  
THENCE SOUTH 88°22'42" EAST ALONG SAID NORTH LINE 21.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,475 SQUARE FEET MORE OR LESS.

*JMD 1-17-20*



# EXHIBIT B



## EASEMENT EXHIBIT

BELLEVUE, WA

PARCEL 7301, NE1/4 S28-T25N-R05E, W.M.

DATE: 1/17/20

DRAWN BY: Sbratz

PROJECT: 13006



Land Survey Division  
Finance & Asset Management





**Exhibit A 7302**

**Sidewalk & Utility Easement**

Tax Parcel Number: 2825059221

THE EAST 11.50 FEET TOGETHER WITH THE EAST 13.00 FEET OF THE SOUTH 54.54 FEET OF LOT 2 OF CITY OF BELLEVUE SHORT PLAT NO. 79-60 RECORDED UNDER RECORDING NO. 7909139001, RECORDS OF KING COUNTY, WASHINGTON.

CONTAINING 1,462 SQUARE FEET, MORE OR LESS.

JMD 1-17-20



**Exhibit A 7302**

**Temporary Construction Easement**

Tax Parcel Number: 2825059221

THE WEST 12.50 FEET OF THE EAST 24.00 FEET LESS THE SOUTH 54.54 FEET OF THE EAST 13.00 FEET OF LOT 2 OF CITY OF BELLEVUE SHORT PLAT NO. 79-60 RECORDED UNDER RECORDING NO. 7909139001, RECORDS OF KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

CONTAINING 1,417 SQUARE FEET, MORE OR LESS.

*JMP 1-17-20*



**EXHIBIT B**

S&S PARTNERS, LLC  
1817 130TH AVE NE  
7301

TRISTAR PROPERTY DEVELOPMENT CO  
1813 130TH AVE NE  
7302

TRISTAR PROPERTY DEVELOPMENT CO  
1811 130TH AVE NE  
7303

**LOT 2  
SP79-60**

**TEMP ESMT  
1,417 SF**

**WALK & UTIL ESMT  
1,462 SF**

130TH AVE NE

0 20 40

N

S 88°22'42" E

S 88°21'56" E

N 00°57'18" E

12.50 11.51

12.50

119.91

65.38'

11.50

1.50'

54.54

11.00

11.00 13.00

119.91

30'

30'

30'

30'

DRAWING FILE: I:\Active Projects\Bratz\13006 130th Ave NE\Drawings\ACAD2019\13006 130th Ave NE\_ESMT(2019).dwg



**Exhibit A 7303**

**Sidewalk & Utility Easement**

Tax Parcel Number: 2825059215

THE EAST 11.50 FEET TOGETHER WITH THE EAST 13.00 FEET OF THE NORTH 5.69 FEET OF THE FOLLOWING DESCRIBED PARCEL;

THE EAST 222.41 FEET OF THE NORTH 80 FEET OF THE SOUTH 110 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE EAST 30 FEET THEROF.

CONTAINING 930 SQUARE FEET, MORE OR LESS.

JMD 1-17-20



**Exhibit A 7303**

**Temporary Construction Easement**

Tax Parcel Number: 2825059215

THE WEST 11.50 FEET OF THE EAST 23.00 FEET EXCEPT THE EAST 13.00 FEET OF THE NORTH 5.69 FEET OF THE FOLLOWING DESCRIBED PARCEL;

THE EAST 222.41 FEET OF THE NORTH 80 FEET OF THE SOUTH 110 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE EAST 30 FEET THEROF.

CONTAINING 912 SQUARE FEET, MORE OR LESS.

*JMD 1-17-20*



## EXHIBIT B

TRISTAR PROPERTY DEVELOPMENT CO  
1813 130TH AVE NE

7302

LOT 2  
SP79-60



S 88°21'56" E 5.69

10.00

WALK & UTIL ESMT  
930 SF

TRISTAR PROPERTY DEVELOPMENT CO  
1811 130TH AVE NE

7303

80.01

11.50

TEMP ESMT  
912 SF

80.01

11.50

S 88°21'56" E

BMU, LLC  
12863 NORTHUP WAY

7304

S 88°21'56" E

CADMAN, INC  
1605 130TH AVE NE

7305

30'

30'

N 00°57'18" E

130TH AVE NE

30'

30'

DRAWING FILE: I:\Active Projects\13006 130th Ave NE\Drawings\ACAD2019\13006 130th Ave NE\_ESMT(2019).dwg

### EASEMENT EXHIBIT

BELLEVUE, WA

PARCEL 7303, NE1/4 S28-T25N-R05E, W.M.

JMD 1-17-20

DATE: 1/14/20

DRAWN BY: Sbratz

PROJECT: 13006



Land Survey Division  
Finance & Asset Management



**Exhibit A 7304**

**Sidewalk & Utility Easement**

Tax Parcel Number: 2825059012

THE EAST 11.52 FEET OF THE FOLLOWING DESCRIBED PARCEL:

THE SOUTH 30 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE  
SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 25  
NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE EAST 30 FEET FOR STREET CONVEYED TO THE CITY OF BELLEVUE BY  
DEED RECORDED UNDER RECORDING NUMBER 5341393.

CONTAINING 345 SQUARE FEET, MORE OR LESS.

*JMD 1-17-20*



**Exhibit A 7304**

**Temporary Construction Easement**

Tax Parcel Number: 2825059012

THE WEST 22.49 FEET OF THE EAST 34.01 FEET OF THE FOLLOWING DESCRIBED  
PARCEL:

THE SOUTH 30 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE  
SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 25  
NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE EAST 30 FEET FOR STREET CONVEYED TO THE CITY OF BELLEVUE BY  
DEED RECORDED UNDER RECORDING NUMBER 5341393.

CONTAINING 675 SQUARE FEET, MORE OR LESS.

*JMD 1-17-20*

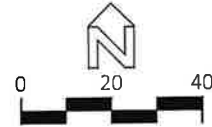




TRISTAR PROPERTY DEVELOPMENT CO  
1813 130TH AVE NE

7302

LOT 2  
SP79-60



S 88°21'56" E

TRISTAR PROPERTY DEVELOPMENT CO  
1811 130TH AVE NE

7303

TEMP ESMT  
675 SF

S 88°21'56" E

BMU, LLC  
12863 NORTHUP WAY

7304

S 88°21'56" E

WALK & UTIL ESMT  
345 SF

CADMAN, INC  
1605 130TH AVE NE

7305

30'

30'

11.52

22.49

30.00

22.49'

11.52

N 00°57'18" E

130TH AVE NE

30'

30'

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## EASEMENT EXHIBIT

BELLEVUE, WA

PARCEL 7304, NE1/4 S28-T25N-R05E, W.M.

DATE: 1/14/20

DRAWN BY: Sbratz

PROJECT: 13006



Land Survey Division  
Finance & Asset Management



**Exhibit A**

**Parcel 7305**

**Sidewalk Easement**

1605 130TH AVE NE

Tax Parcel Number: 282505-9041

That portion of the Southwest Quarter of the Southeast Quarter of the Northeast Quarter of Section 28, Township 25 North, Range 5 East, W.M., in King County, Washington, except the East 30.0 feet thereof conveyed for Right-of-Way under recording numbers 2961143, 5341388, and 5341390 described as follows:

Beginning on the Northeast corner of said Parcel being on the Westerly Right of Way of 130th Avenue NE and the Point of Beginning;

Thence South 00°57'18" West along said Right of Way 212.23 feet to the North line of that portion of Right of Way dedicated in AFN 20170802000152;

Thence continuing along said Right of Way dedication North 89°02'06" West 2.78 feet;

Thence continuing along said Right of Way dedication South 00°57'54" West 9.54 feet;

Thence continuing along said Right of Way dedication South 33°15'36" West 3.22 feet;

Thence continuing along said Right of Way dedication South 00°57'18" West 345.36 feet;

Thence North 89°02'42" West 15.00 feet;

Thence North 00°57'18" East 135.91 feet;

Thence North 08°32'59" East 60.53 feet;

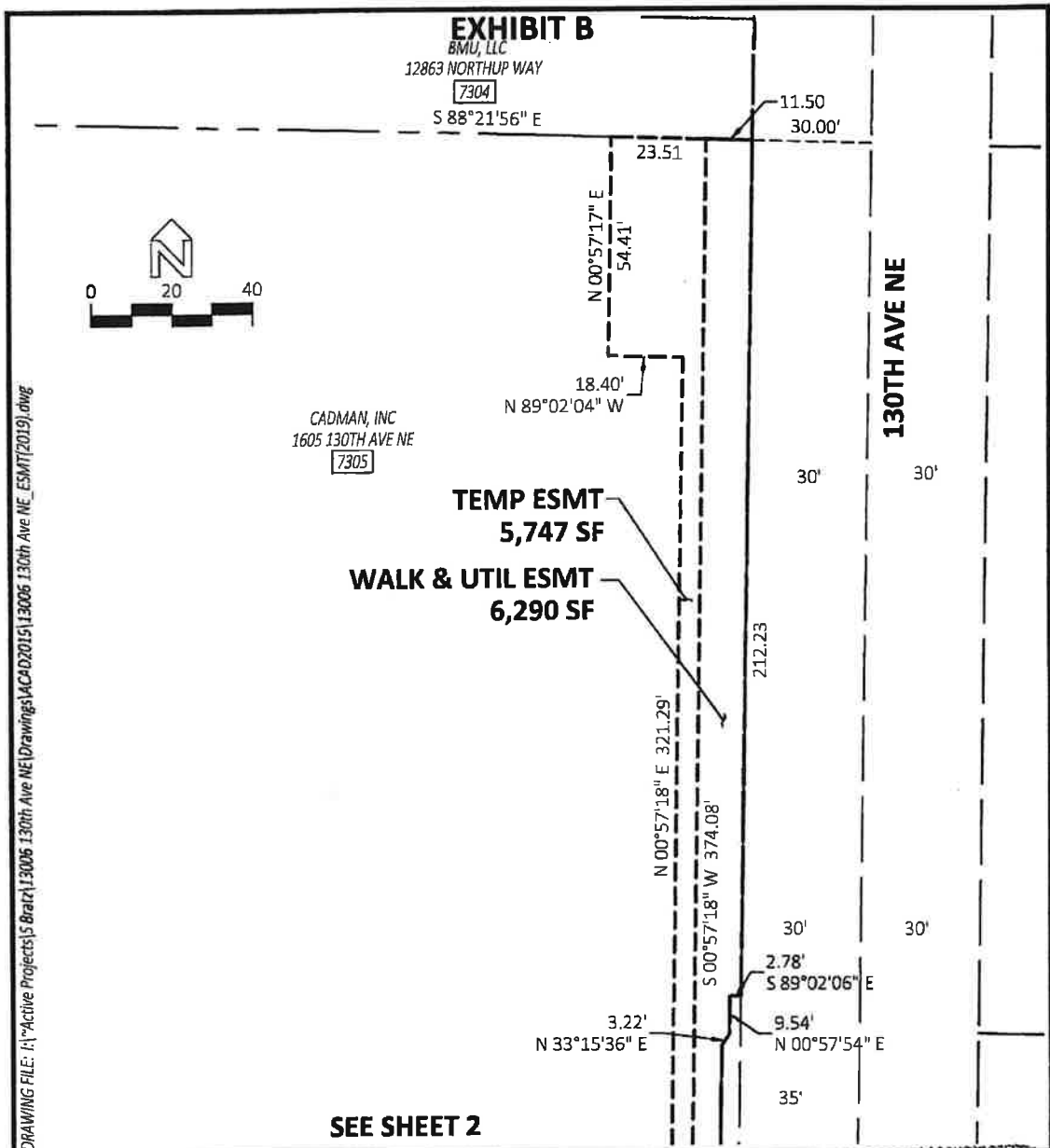
Thence North 00°57'18" East 374.08 feet to the North line of said Parcel;

Thence South 88°21'56" East along said North line 11.50 feet to the Point of Beginning.

Containing 6,290 square feet more or less.

DSD  
1/7/20





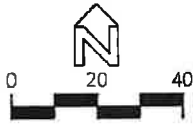
SHEET 1 OF 3  
**EASEMENT EXHIBIT**  
**BELLEVUE, WA**  
**PARCEL 7305, NE1/4 S28-T25N-R05E, W.M.**

DATE: 1/6/20 DRAWN BY: Sbratz PROJECT: 13006

 Land Survey Division  
 Finance & Asset Management

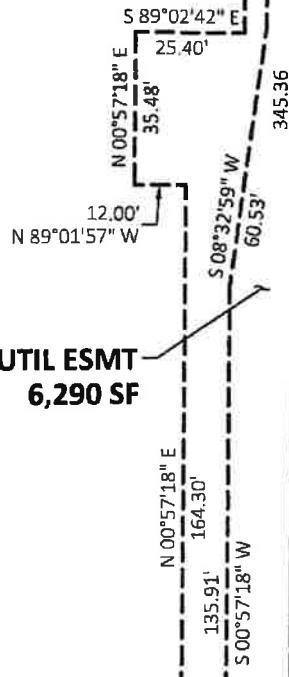


SEE SHEET 1 EXHIBIT B



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CADMAN, INC  
1605 130TH AVE NE  
7305



WALK & UTIL ESMT  
6,290 SF

N 00°57'18" E  
130TH AVE NE

35' 30'

N 00°57'18" E  
130TH AVE NE

SEE SHEET 3

SHEET 2 OF 3  
EASEMENT EXHIBIT  
BELLEVUE, WA

PARCEL 7305, NE1/4 S28-T25N-R05E, W.M.

DATE: 1/6/20

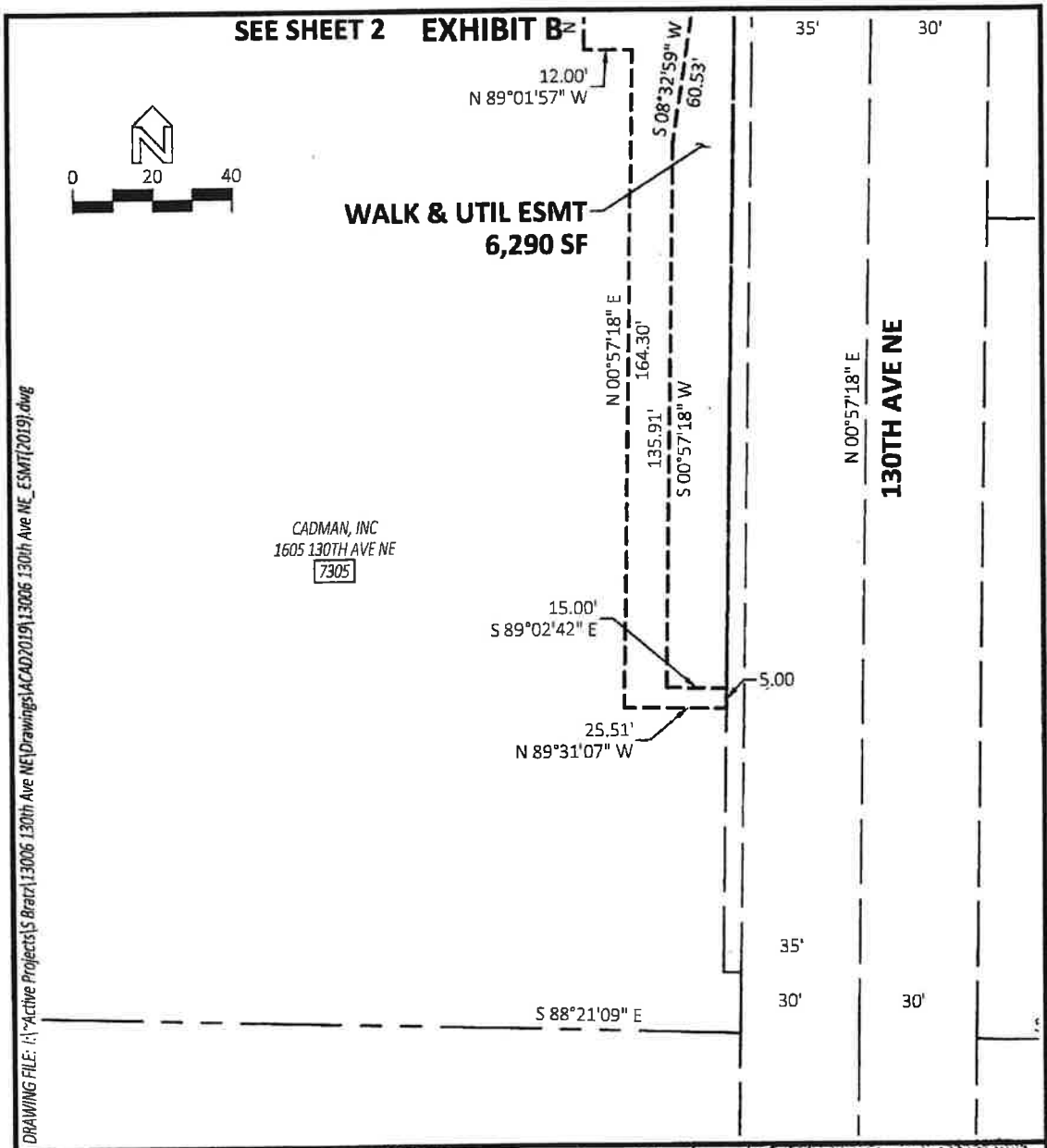
DRAWN BY: Sbratz

PROJECT: 13006



Land Survey Division  
Finance & Asset Management





SHEET 3 OF 3

**EASEMENT EXHIBIT**


**BELLEVUE, WA**

**PARCEL 7305, NE1/4 S28-T25N-R05E, W.M.**


DATE: 1/6/20

DRAWN BY: Sbratz

PROJECT: 13006



Land Survey Division  
Finance & Asset Management



**Exhibit A**

**Parcel 7305**

**Sidewalk Easement**

1605 130TH AVE NE  
Tax Parcel Number: 282505-9041

That portion of the Southwest Quarter of the Southeast Quarter of the Northeast Quarter of Section 28, Township 25 North, Range 5 East, W.M., in King County, Washington, except the East 30.0 feet thereof conveyed for Right-of-Way under recording numbers 2961143, 5341388, and 5341390 described as follows:

Commencing at the Southeast corner of Grantor's parcel being a point on the West Margin of 130th Avenue NE and the Northerly ROW of the Eastlink Rail Corridor as conveyed in Fee by the decree under recording number 20160725000522;

Thence North 00°57'18" East along said West Margin 71.03 feet;

Thence North 89°02'42" West 12.00 feet to the Point of Beginning;

Thence continuing North 89°02'42" West 3.00 feet;

Thence South 00°57'18" West 14.80 feet to the Westerly line of the Sidewalk easement dedicated in said decree AFN 20160725000522;

Thence North 12°24'28" East along said Westerly line 15.10 feet to the Point of Beginning;

Containing an area of 22 square feet.

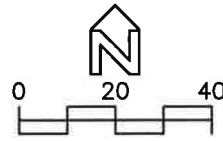
7305\_Cadman\_Esmt.doc  
12/31/19 S.Bratz

✓ DD 12/31/19



# EXHIBIT B

Line Table		
No.	Bearing	Length
L39	S88°11'38"E	22.74'
L40	S1°47'31"W	19.06'
L43	S12°24'28"W	37.58'
L44	N0°57'18"E	71.03'
L45	S0°57'18"W	14.80'
L46	N89°02'42"W	15.00'
L47	S89°02'42"E	4.51'
L48	N89°02'42"W	3.00'
L49	N12°24'28"E	15.10'



DRAWING FILE: I:\Active Projects\Bratz\13092 Spring Blvd & NE 15th St - 116th to 120th Drawings\ACAD 2019\13092 SPRING BLVD ZONE 4.dwg

CADMAN INC  
1605 130TH AVE NE

**7305**

EL-290

130th Ave NE  
Addnl Sidewalk  
Esmt 3,911 sqft

Spring Z4  
Sidewalk/Util Esmt  
add 22 sqft

320 sq ft of  
ST Fee Take  
Exb 1  
20170802000152

ST Fee Take  
20170802000152  
Exb 1

130th Ave NE  
ST Sidewalk Esmt  
20170802000152  
asn 4,030 sqft

1304 sqft of  
ST Fee Take Exb 1  
20170802000152  
for 130th Ave NE

10' PSE POWERLINE ESMT  
2781424

ST sidewalk  
esmt - asn  
20170802000152  
Exb 2

5341390

N 0° 57' 18" E 1312.22' 706+00

705+00

704+00

907+

Sidewalk/Util  
Esmt

15.5'

905+00

EASTLINK RAIL CORRIDOR

703+69.96 PI

906+00

✓ PJA 12/31/19

## EASEMENT EXHIBIT

BELLEVUE, WA

PARCEL 7305, NE1/4 S28-T25N-R05E, W.M.

DATE: 12/31/19 DRAWN BY: SBratz PROJECT: 13092



Land Survey Division  
Finance & Asset Management



**Exhibit A 7310**

**Sidewalk & Utility Easement**

Tax Parcel Numbers: 2825059054, 2825059098

THAT PORTION OF THE SOUTH 164.54 FEET OF THE EAST 490 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON; EXCEPT COUNTY ROAD;

AND EXCEPT THAT PORTION CONVEYED TO CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY, A REGIONAL TRANSIT AUTHORITY, DBA SOUND TRANSIT AS PER KING COUNTY SUPERIOR COURT CAUSE NO. #16-2-09032-0, AND IT WAS RECORDED UNDER RECORDING NO. 20171109001373;

TOGETHER WITH THE EAST 245 FEET OF THE NORTH 117 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON; EXCEPT COUNTY ROAD;

ALL DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL BEING ON THE WESTERLY RIGHT OF WAY OF 130TH AVENUE NE;

THENCE SOUTH 00°38'16" WEST ALONG SAID RIGHT OF WAY 173.47 FEET;

THENCE NORTH 19°17'55" WEST 33.91 FEET;

THENCE NORTH 04°16'06" WEST 92.82 FEET;

THENCE NORTH 00°38'16" EAST 49.46 FEET TO THE NORTH LINE OF SAID PARCEL;

THENCE SOUTH 88°21'09" EAST ALONG SAID NORTH LINE 19.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,582 SQUARE FEET, MORE OR LESS.

*JMD 1-17-20*





**Exhibit A 7310**

**Temporary Construction Easement**

Tax Parcel Numbers: 2825059054, 2825059098, 2825059126

THAT PORTION OF THE SOUTH 164.54 FEET OF THE EAST 490 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON; EXCEPT COUNTY ROAD;

AND EXCEPT THAT PORTION CONVEYED TO CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY, A REGIONAL TRANSIT AUTHORITY, DBA SOUND TRANSIT AS PER KING COUNTY SUPERIOR COURT CAUSE NO. #16-2-09032-0, AND IT WAS RECORDED UNDER RECORDING NO. 20171109001373;

TOGETHER WITH THE EAST 245 FEET OF THE NORTH 117 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON; EXCEPT COUNTY ROAD;

AND TOGETHER WITH THE SOUTH 83 FEET OF THE NORTH 200 FEET OF THE EAST 245 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON; EXCEPT COUNTY ROAD;

ALL DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL BEING ON THE WESTERLY RIGHT OF WAY OF 130TH AVENUE NE;

THENCE SOUTH 00°38'16" WEST ALONG SAID RIGHT OF WAY 173.47 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°38'16" WEST ALONG SAID RIGHT OF WAY 176.35 FEET TO THE SOUTH LINE OF SAID SOUTH 83 FEET;

THENCE NORTH 88°17'57" WEST ALONG SAID SOUTH LINE 2.02 FEET;

THENCE NORTH 00°38'16" EAST 59.48 FEET;

THENCE NORTH 67°40'37" WEST 19.37 FEET;

THENCE NORTH 00°38'16" EAST 28.31 FEET;

THENCE NORTH 51°32'19" EAST 11.60 FEET;

THENCE NORTH 00°38'17" EAST 48.71 FEET;

THENCE NORTH 18°15'24" WEST 54.36 FEET;

THENCE NORTH 00°38'16" EAST 55.63 FEET;

THENCE NORTH 58°14'28" WEST 24.99 FEET;

THENCE NORTH 00°38'16" EAST 73.76 FEET;

THENCE NORTH 89°00'47" WEST 2.00 FEET;

THENCE NORTH  $00^{\circ}38'22''$  EAST 5.98 FEET TO THE SOUTH EDGE OF THE SCC DEDICATION;  
THENCE SOUTH  $88^{\circ}21'09''$  EAST ALONG THE SOUTH EDGE OF THE SCC DEDICATION 32.52  
FEET;

THENCE SOUTH  $00^{\circ}38'16''$  WEST 49.46 FEET;

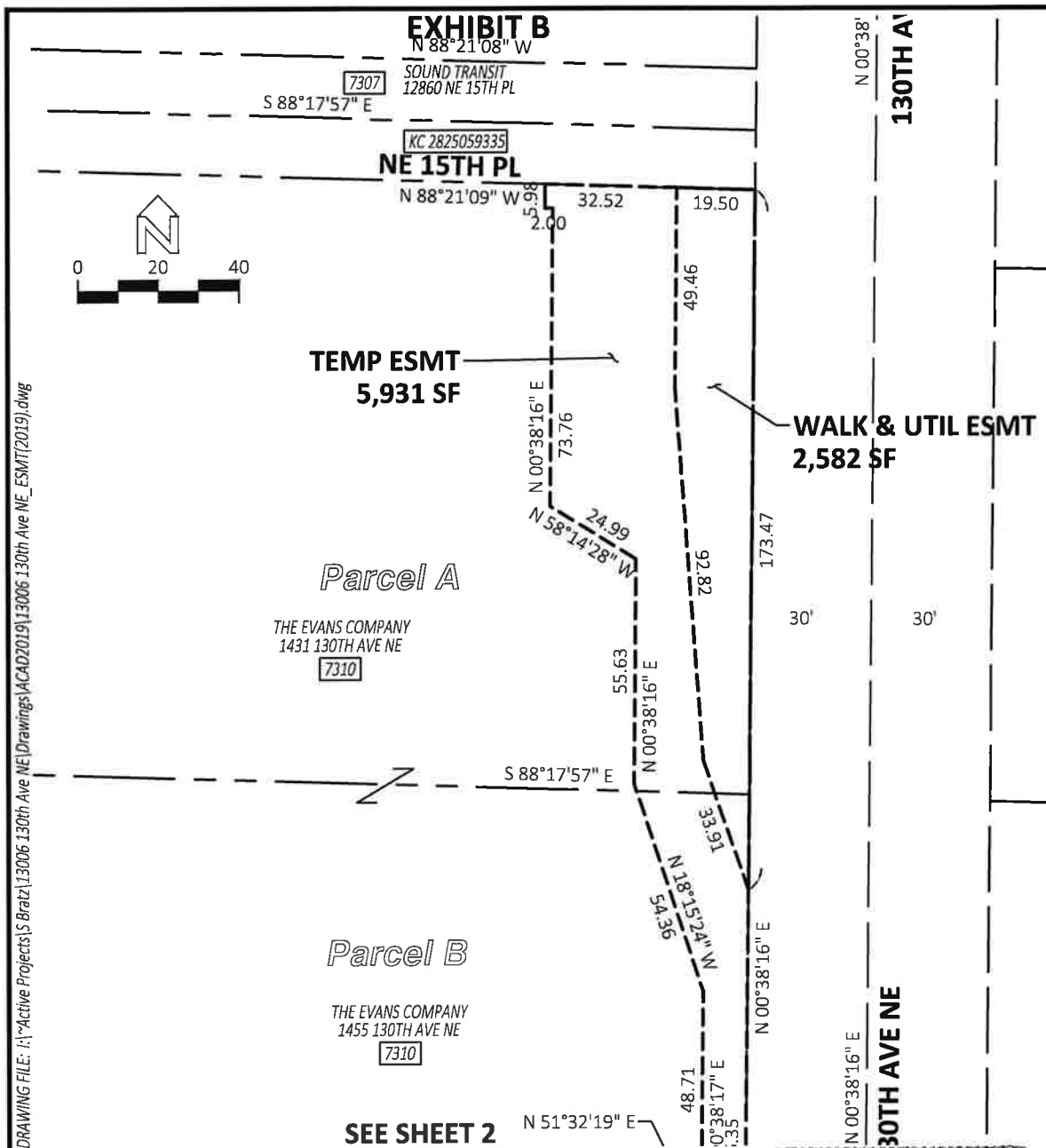
THENCE SOUTH  $04^{\circ}16'06''$  EAST 92.82 FEET;

THENCE SOUTH  $19^{\circ}17'55''$  EAST 33.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,931 SQUARE FEET, MORE OR LESS.

JMD 1-17-20





SHEET 1 OF 2  
**EASEMENT EXHIBIT**

**BELLEVUE, WA**  
**PARCEL 7310, SE1/4 S28-T25N-R05E, W.M.**

**BELLEVUE, WA**

**PARCEL 7310, SE1/4 S28-T25N-R05E, W.M.**

DATE: 1/17/20

DRAWN BY: Sbratz

PROJECT: 13006



Land Survey Division  
Finance & Asset Management





**Exhibit A 7311**

**Temporary Construction Easement**

Tax Parcel Number: 2825059289

THAT PORTION OF LOT 2 CITY OF BELLEVUE SHORT PLAT NO. 79-08 RECORDED JULY 10, 1979 UNDER RECORDING NUMBER 7907100849, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2 BEING ON THE WESTERLY RIGHT OF WAY OF 130TH AVENUE NORTHEAST;  
THENCE SOUTH 00°38'16" WEST ALONG SAID RIGHT OF WAY 129.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2;  
THENCE NORTH 88°14'46" WEST ALONG THE SOUTH LINE OF SAID LOT 2 19.02 FEET;  
THENCE NORTH 00°38'16" EAST 43.65 FEET;  
THENCE NORTH 57°04'18" EAST 20.40 FEET;  
THENCE NORTH 00°38'16" EAST 47.04 FEET;  
THENCE NORTH 51°25'00" WEST 11.41 FEET;  
THENCE NORTH 00°38'16" EAST 19.86 FEET TO THE NORTH LINE OF SAID LOT 2;  
THENCE SOUTH 88°17'57" EAST ALONG SAID NORTH LINE 11.02 FEET TO THE POINT OF BEGINNING.  
CONTAINING 1,311 SQUARE FEET, MORE OR LESS.

*Jmb 1-17-20*



S 88°17'57" E



7310

11.01

7311

N 51°25'00" W

2.02

N 57°04'18" E  
20.40

19.02

19.02

7312

**130TH AVE NE**

30°

30

30'

30'

30'

30

**BELLEVUE, WA**

JMD 1-17-20

PROJECT: 13006



**Land Survey Division  
Finance & Asset Management**



**Exhibit A 7312**

**Temporary Construction Easement**

Tax Parcel Number: 2825059300

THAT PORTION OF LOT 2, CITY OF BELLEVUE SHORT PLAT NO. 82-04, RECORDED MAY 10, 1982 UNDER RECORDING NUMBER 8205109001, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

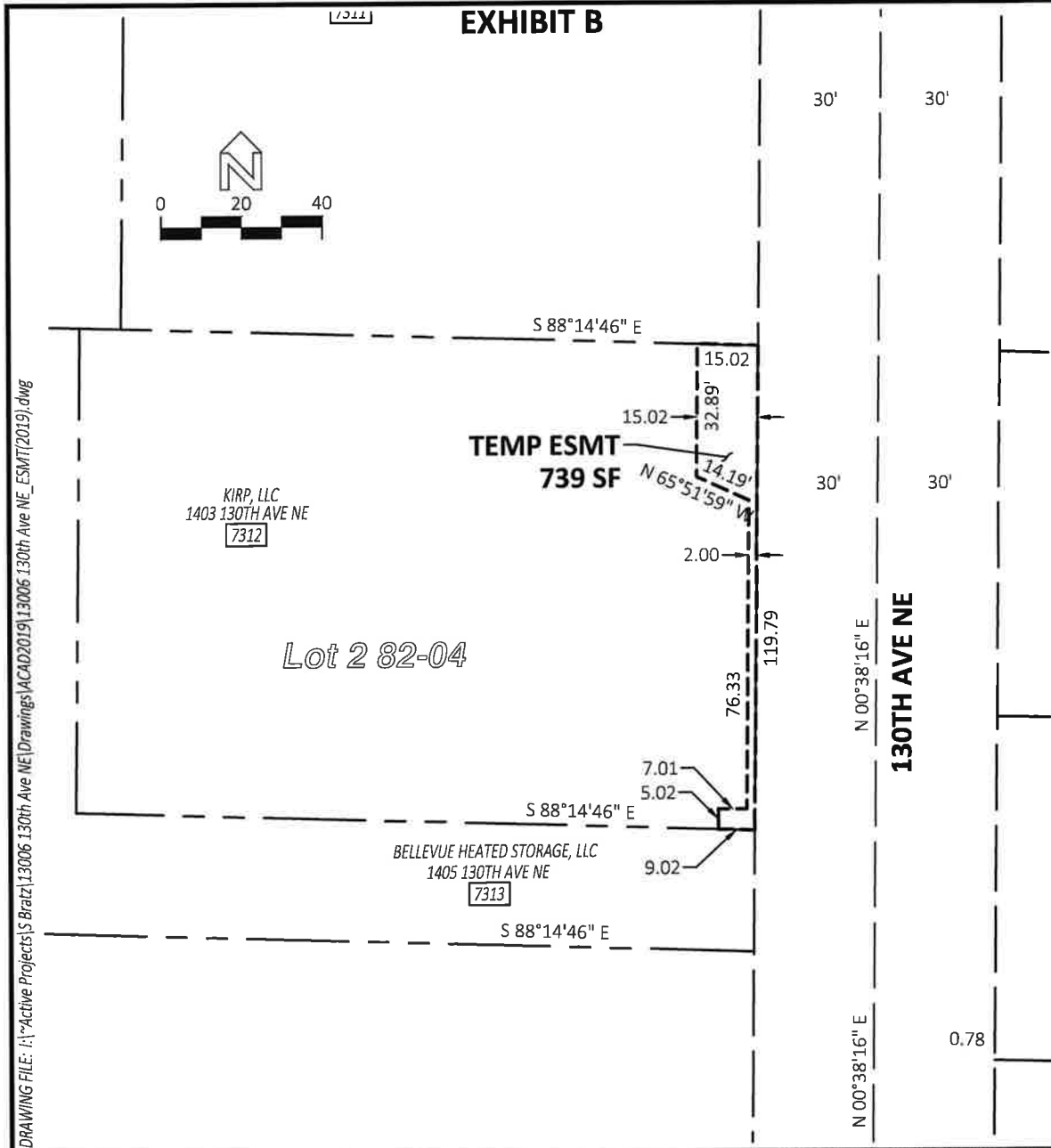
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2 BEING THE POINT OF BEGINNING;  
THENCE SOUTH 00°38'16" WEST ALONG THE WESTERLY RIGHT OF WAY OF 130<sup>TH</sup> AVENUE NE 119.79 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2;  
THENCE SOUTH 88°14'46" WEST ALONG THE SOUTH LINE OF SAID LOT 2 9.02 FEET;  
THENCE NORTH 00°38'16" EAST 5.02 FEET;  
THENCE SOUTH 89°22'01" EAST 7.01 FEET;  
THENCE NORTH 00°38'16" EAST 76.33 FEET;  
THENCE NORTH 65°51'59" WEST 14.19 FEET;  
THENCE NORTH 00°38'16" EAST 32.89 FEET TO THE NORTH LINE OF SAID LOT 2;  
THENCE SOUTH 88°14'46" EAST ALONG SAID NORTH LINE 15.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 739 SQUARE FEET, MORE OR LESS.

*JMD 1-17-20*



# EXHIBIT B



## EASEMENT EXHIBIT

BELLEVUE, WA

PARCEL 7312, SE1/4 S28-T25N-R05E, W.M.

DATE: 1/14/20

DRAWN BY: Sbratz

PROJECT: 13006



Land Survey Division  
Finance & Asset Management





**Exhibit A 7313**

**Temporary Construction Easement**

Tax Parcel Number: 2825059147

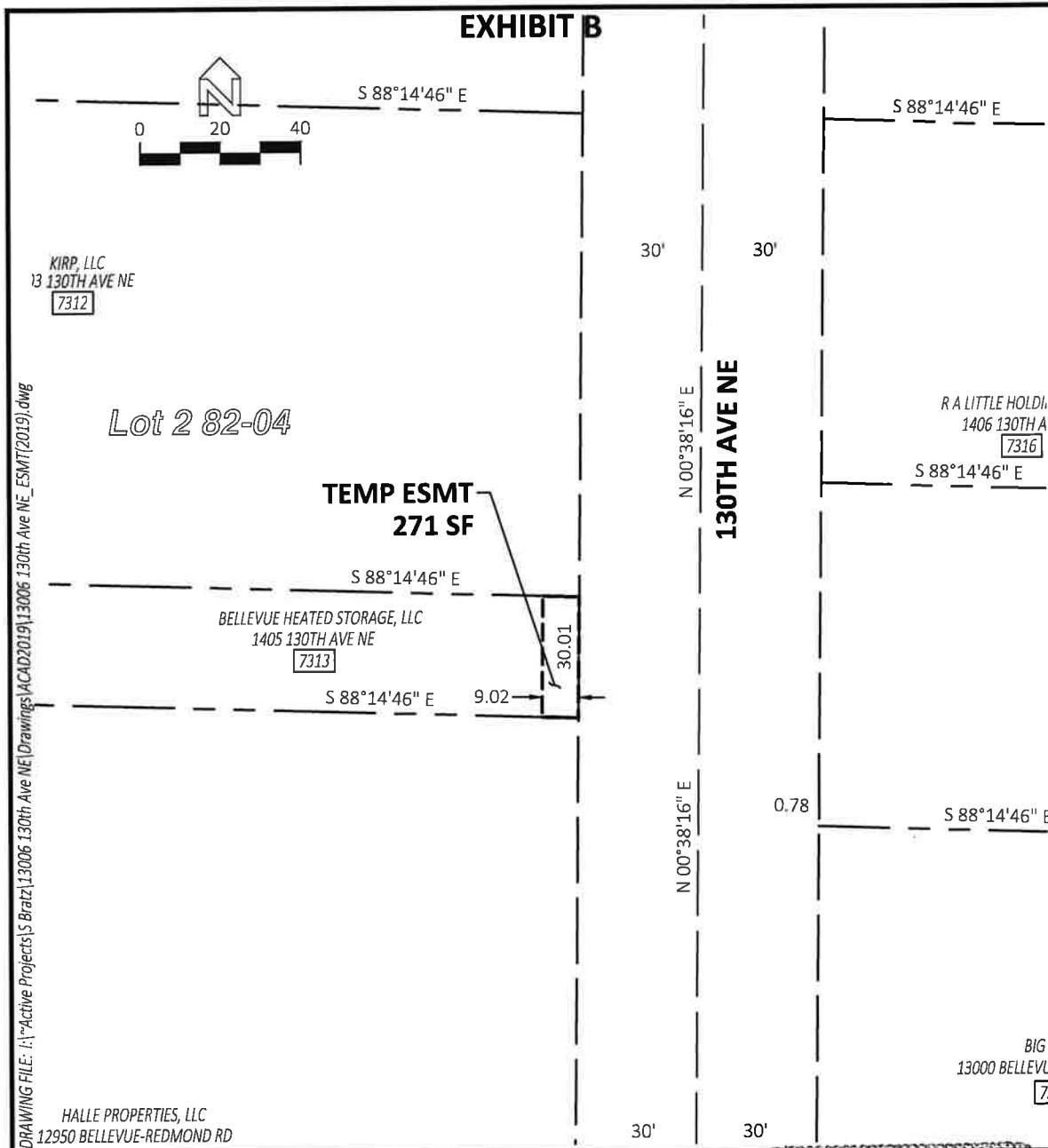
THE EAST 9.02 FEET ADJOINING 130TH AVENUE NE OF LOT A, CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. BLA-98-7163, RECORDED ON NOVEMBER 17, 1998 AS RECORDING NUMBER 9811179022, IN THE OFFICIAL RECORDS OF KING COUNTY, WASHINGTON.

CONTAINING 271 SQUARE FEET, MORE OR LESS.

*JMD 1-17-20*



# EXHIBIT B



## EASEMENT EXHIBIT

BELLEVUE, WA

PARCEL 7313, SE1/4 S28-T25N-R05E, W.M.

DATE: 1/14/20

DRAWN BY: Sbratz

PROJECT: 13006



Land Survey Division  
Finance & Asset Management



**Exhibit A 7314**

**Sidewalk & Utility Easement**

Tax Parcel Number: 282505906606

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TAX PARCEL BEING ON THE WESTERLY RIGHT OF WAY OF 130TH AVENUE NE, ALSO BEING THE SOUTHEAST CORNER OF LOT A, CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. BLA-98-7163, RECORDED ON NOVEMBER 17, 1998 AS RECORDING NUMBER 9811179022, IN THE OFFICIAL RECORDS OF KING COUNTY, WASHINGTON.;

THENCE SOUTH 00°38'16" WEST ALONG SAID RIGHT OF WAY 38.72 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°38'16" WEST ALONG SAID RIGHT OF WAY 174.66 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A DELTA ANGLE OF 38°19'47" AN ARC LENGTH OF 16.72 FEET SAID CURVE BEING THE WESTERLY LINE OF THE DEED OF DEDICATION RECORDED UNDER AFN 7401180374;

THENCE SOUTH 73°48'56" WEST ALONG THE NORTHERLY LINE OF A BEL RED ROAD RIGHT OF WAY DEDICATION DEED RECORDED UNDER AFN 7607270685 A DISTANCE OF 6.80 FEET;

THENCE NORTH 51°38'59" EAST 11.45 FEET;

THENCE NORTH 00°38'16" EAST 118.21 FEET;

THENCE NORTH 03°12'44" EAST 66.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 465 SQUARE FEET, MORE OR LESS.

*JMD 1-17-20*



**Exhibit A 7314**

**Temporary Construction Easement**

Tax Parcel Number: 282505906606

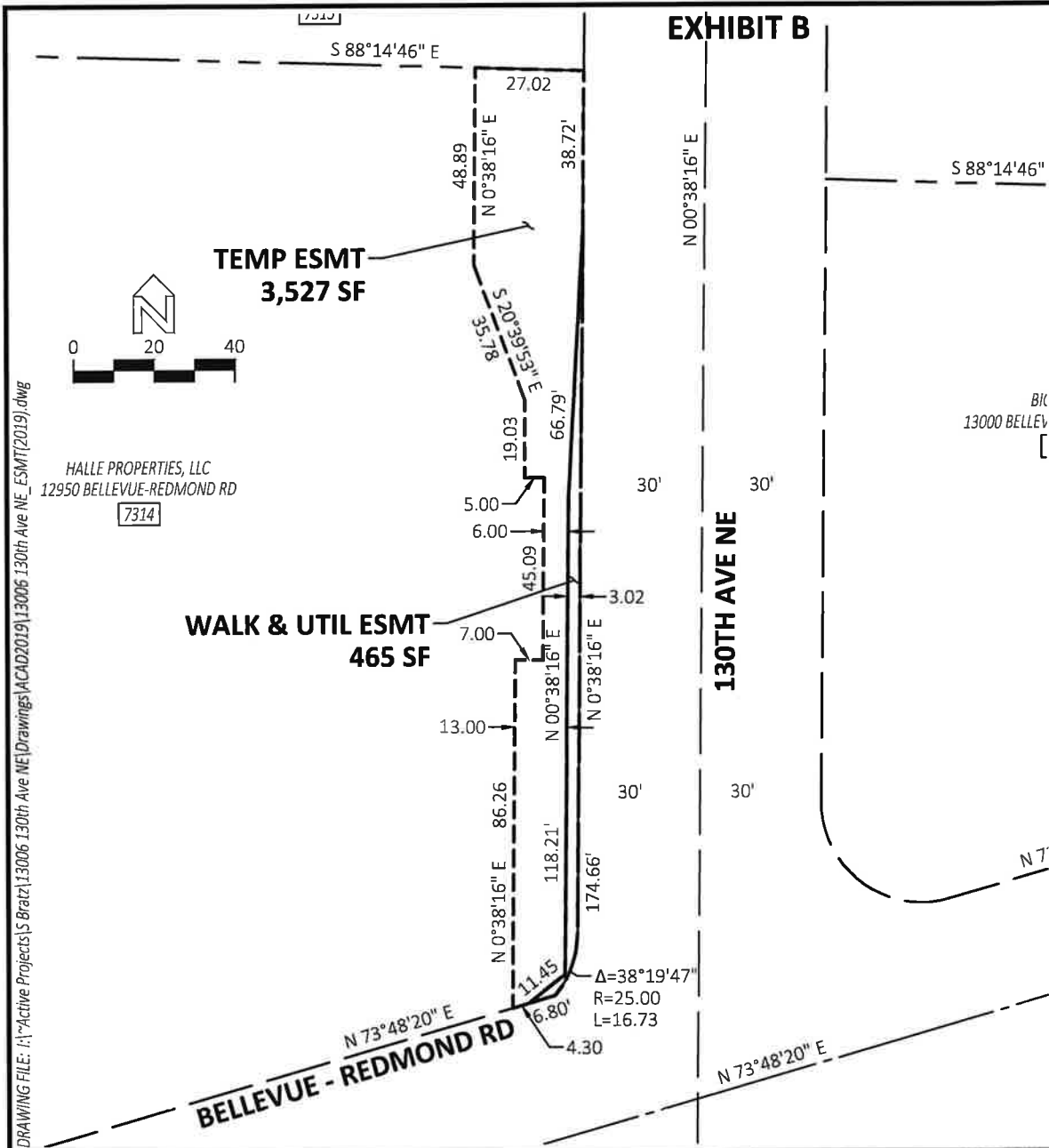
THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TAX PARCEL BEING ON THE WESTERLY RIGHT OF WAY OF 130TH AVENUE NE, ALSO BEING THE SOUTHEAST CORNER OF LOT A, CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. BLA-98-7163, RECORDED ON NOVEMBER 17, 1998 AS RECORDING NUMBER 9811179022, IN THE OFFICIAL RECORDS OF KING COUNTY, WASHINGTON, BEING THE POINT OF BEGINNING;  
THENCE SOUTH 00°38'16" WEST ALONG SAID RIGHT OF WAY 38.72 FEET;  
THENCE SOUTH 03°12'44" WEST 66.79 FEET;  
THENCE SOUTH 00°38'16" WEST 118.21 FEET;  
THENCE SOUTH 51°38'59" WEST 11.45 FEET TO A POINT ON THE NORTHERLY LINE OF A BEL RED ROAD RIGHT OF WAY DEDICATION DEED RECORDED UNDER AFN 7607270685;  
THENCE SOUTH 73°48'20" WEST ALONG SAID LINE 4.30 FEET;  
THENCE NORTH 00°38'16" EAST 86.26 FEET;  
THENCE SOUTH 89°24'18" EAST 7.00 FEET;  
THENCE NORTH 00°38'16" EAST 45.09 FEET;  
THENCE NORTH 89°05'46" WEST 5.00 FEET;  
THENCE NORTH 00°38'16" EAST 19.03 FEET;  
THENCE NORTH 20°39'53" WEST 35.78 FEET;  
THENCE NORTH 00°38'16" EAST 48.89 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT A;  
THENCE SOUTH 88°14'46" EAST ALONG SAID SOUTH LINE 27.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,527 SQUARE FEET, MORE OR LESS.

*JMD 1-17-20*





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### EASEMENT EXHIBIT

BELLEVUE, WA

PARCEL 7314, SE1/4 S28-T25N-R05E, W.M.

DATE: 1/17/20

DRAWN BY: Sbratz

PROJECT: 13006



Land Survey Division  
Finance & Asset Management



**Exhibit A 7315**

**Sidewalk & Utility Easement**

Tax Parcel Number: 282505918908

**AN EASEMENT OVER:**

THAT PORTION OF THE EAST 227.75 FEET OF THE WEST 257.75 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING NORTHERLY OF THE NORTHERLY MARGIN OF NORTHEAST BELLEVUE-REDMOND ROAD, CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NO. 2544478;

EXCEPT THE NORTH 175 FEET OF THE WEST 110 FEET THEREOF,  
AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF BELLEVUE BY DEED RECORDED UNDER RECORDING NO. 7301260506;

**DESCRIBED AS FOLLOWS:**

BEGINNING AT A POINT ON THE WEST LINE OF SAID EAST 227.75 FEET WHERE IT INTERSECTS THE SOUTH LINE OF SAID NORTH 175 FEET BEING THE POINT OF BEGINNING;  
THENCE SOUTH  $00^{\circ}38'16''$  WEST ALONG SAID WEST LINE BEING THE EASTERLY MARGIN OF 130TH AVENUE NE 153.72 FEET TO THE BEGINNING OF A CURVE TO THE LEFT WITH A RADIUS OF 25.00 FEET BEING THE NORTHEASTERLY EDGE OF THE AREA CONVEYED TO BELLEVUE UNDER RECORDING NO. 7301260506;  
THENCE ALONG SAID CURVE THROUGH A DELTA ANGLE OF  $100^{\circ}03'44''$  AN ARC LENGTH OF 43.66 FEET;  
THENCE NORTH  $16^{\circ}02'55''$  WEST 4.59 FEET;  
THENCE SOUTH  $73^{\circ}57'05''$  WEST 4.65 FEET TO A POINT ON A CURVE THE CENTER OF WHICH BEARS NORTH  $07^{\circ}38'55''$  WEST 18.00 FEET;  
THENCE ALONG SAID CURVE THROUGH A DELTA ANGLE OF  $98^{\circ}12'15''$  AN ARC LENGTH OF 30.85 FEET;  
THENCE NORTH  $00^{\circ}37'49''$  EAST 128.05 FEET;  
THENCE NORTH  $03^{\circ}39'05''$  WEST 29.51 FEET TO THE SOUTH LINE OF SAID NORTH 175 FEET;  
THENCE NORTH  $88^{\circ}14'46''$  WEST ALONG SAID SOUTH LINE 0.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 526 SQUARE FEET, MORE OR LESS.

*SMO 1-17-20*



**Exhibit A 7315**

**Temporary Construction Easement**

Tax Parcel Number: 282505918908

AN EASEMENT OVER:

THAT PORTION OF THE EAST 227.75 FEET OF THE WEST 257.75 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING NORTHERLY OF THE NORTHERLY MARGIN OF NORTHEAST BELLEVUE-REDMOND ROAD, CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NO. 2544478;

EXCEPT THE NORTH 175 FEET OF THE WEST 110 FEET THEREOF,  
AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF BELLEVUE BY DEED RECORDED UNDER RECORDING NO. 7301260506;

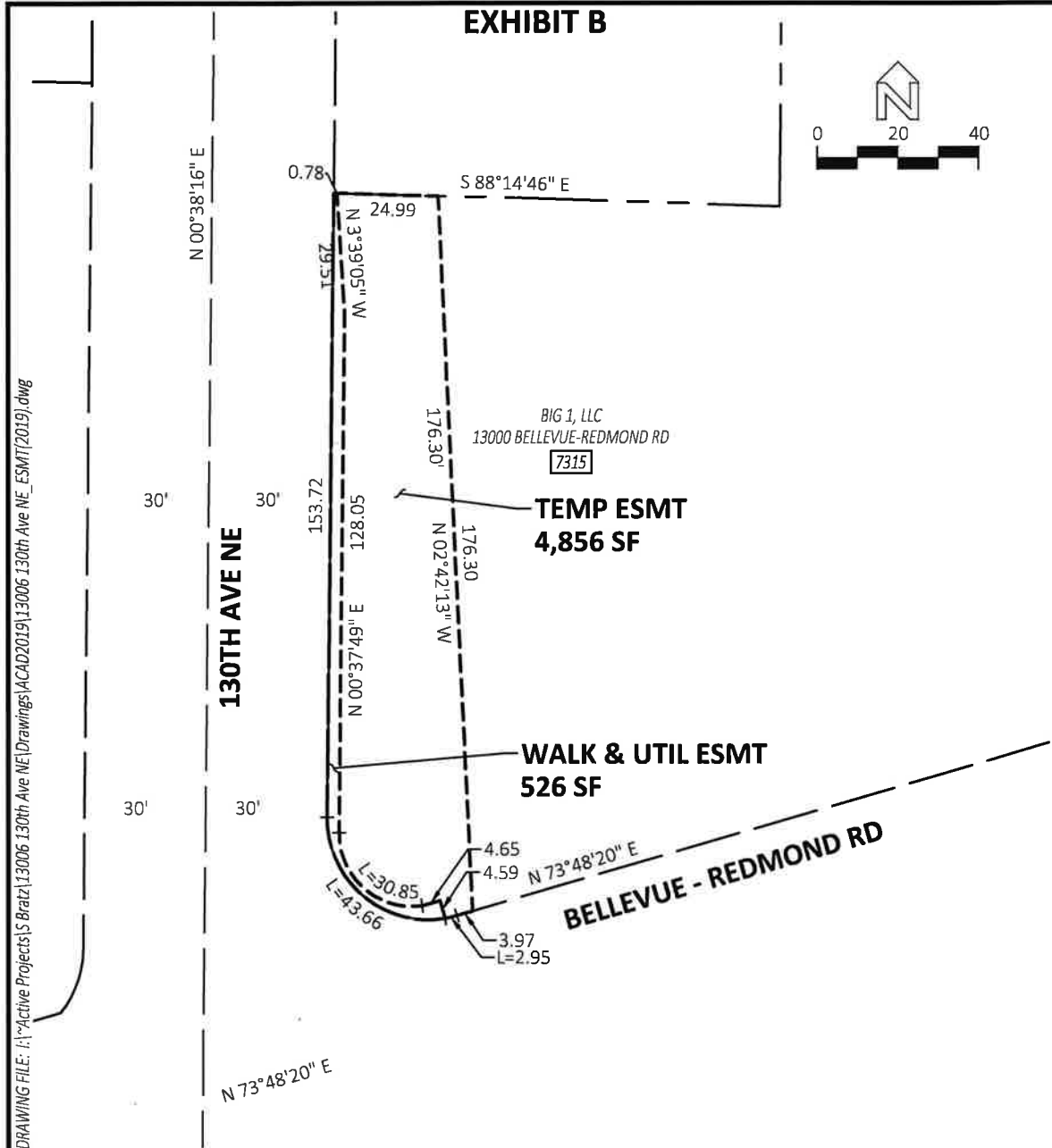
DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF SAID EAST 227.75 FEET WHERE IT INTERSECTS THE SOUTH LINE OF SAID NORTH 175 FEET;  
THENCE SOUTH  $88^{\circ}14'46''$  EAST ALONG SAID SOUTH LINE 0.78 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUING SOUTH  $88^{\circ}14'46''$  EAST ALONG SAID SOUTH LINE 24.99 FEET;  
THENCE SOUTH  $02^{\circ}42'13''$  EAST 176.30 FEET TO THE NORTHERLY MARGIN OF NORTHEAST BELLEVUE-REDMOND ROAD;  
THENCE SOUTH  $73^{\circ}48'20''$  WEST ALONG SAID MARGIN 3.97 FEET TO A POINT ON A CURVE TO THE RIGHT THE CENTER OF WHICH BEARS NORTH  $16^{\circ}11'40''$  WEST 25.00 FEET;  
THENCE WESTERLY ALONG SAID CURVE THROUGH A DELTA ANGLE OF  $06^{\circ}46'11''$  AN ARC LENGTH OF 2.95 FEET;  
THENCE LEAVING THE MARGIN OF NORTHEAST BELLEVUE-REDMOND ROAD NORTH  $16^{\circ}02'55''$  WEST 4.59 FEET;  
THENCE SOUTH  $73^{\circ}57'05''$  WEST 4.65 FEET TO A POINT ON A CURVE THE CENTER OF WHICH BEARS NORTH  $07^{\circ}38'55''$  WEST 18.00 FEET;  
THENCE ALONG SAID CURVE THROUGH A DELTA ANGLE OF  $98^{\circ}12'15''$  AN ARC LENGTH OF 30.85 FEET;  
THENCE NORTH  $00^{\circ}37'49''$  EAST 128.05 FEET;  
THENCE NORTH  $03^{\circ}39'05''$  WEST 29.51 FEET TO THE POINT OF BEGINNING

CONTAINING 4,856 SQUARE FEET, MORE OR LESS.

JMD 1-17-20



**BELLEVUE, WA**

**PARCEL 7315, SE1/4 S28-T25N-R05E, W.M.**

DATE: 1/14/20

DRAWN BY: Sbratz

PROJECT: 13006



Land Survey Division  
Finance & Asset Management





**Exhibit A 7316**

**Sidewalk & Utility Easement**

Tax Parcel Numbers: 282505917009 and 282505919906

AN EASEMENT OVER:

THE NORTH 175.00 FEET OF THE EAST 110.00 FEET OF THE WEST 140.00 FEET OF THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST 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;

DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID EAST 110.00 FEET WHERE IT INTERSECTS THE SOUTH LINE OF SAID NORTH 175.00 FEET BEING THE POINT OF BEGINNING;  
THENCE NORTH  $00^{\circ}38'16''$  EAST ALONG SAID WEST LINE BEING THE EASTERLY MARGIN OF 130TH AVENUE NE 10.33 FEET;  
THENCE SOUTH  $03^{\circ}39'05''$  EAST 10.38 FEET TO THE SOUTH LINE OF SAID NORTH 175 FEET;  
THENCE NORTH  $88^{\circ}14'46''$  WEST ALONG SAID SOUTH LINE 0.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 4 SQUARE FEET, MORE OR LESS.

JMD 1-17-20



**Exhibit A 7316**

**Temporary Construction Easement**

Tax Parcel Numbers: 282505917009 and 282505919906

AN EASEMENT OVER:

THE NORTH 175.00 FEET OF THE EAST 110.00 FEET OF THE WEST 140.00 FEET OF THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST 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;

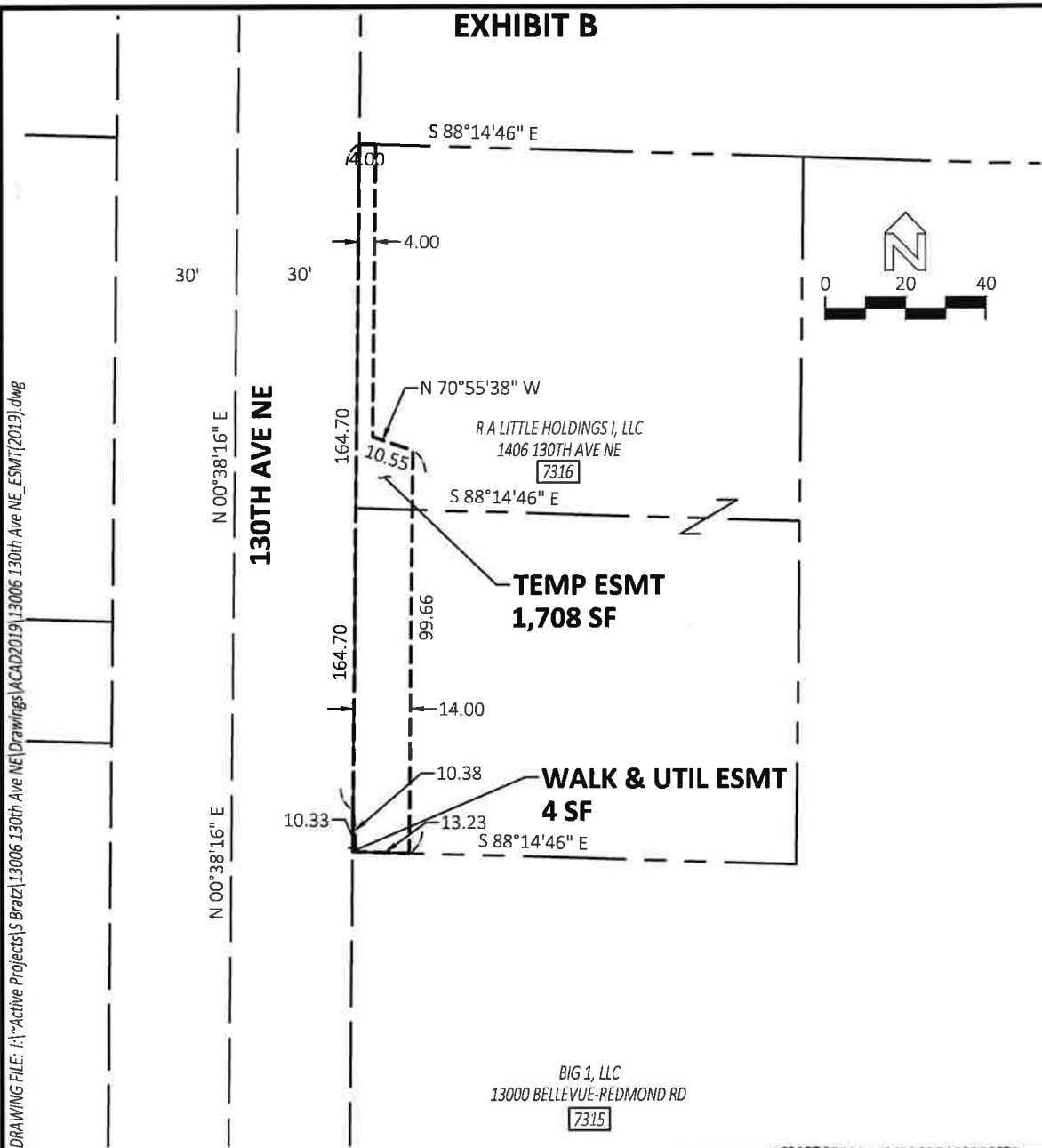
DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF SAID EAST 110.00 FEET WHERE IT INTERSECTS THE SOUTH LINE OF SAID NORTH 175.00 FEET;  
THENCE NORTH 00°38'16" EAST ALONG SAID WEST LINE BEING THE EASTERLY MARGIN OF 130TH AVENUE NE 10.33 FEET BEING THE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 00°38'16" EAST ALONG SAID EASTERLY MARGIN 164.70 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER;  
THENCE SOUTH 88°14'46" EAST ALONG SAID NORTH LINE 4.00 FEET;  
THENCE SOUTH 00°38'16" WEST 72.23 FEET;  
THENCE SOUTH 70°55'38" EAST 10.55 FEET;  
THENCE SOUTH 00°38'16" EAST 99.66 FEET TO THE SOUTH LINE OF SAID NORTH 175.00 FEET;  
THENCE NORTH 88°14'46" WEST ALONG SAID SOUTH LINE 13.23 FEET;  
THENCE NORTH 03°39'05" WEST 10.38 FEET TO THE EASTERLY MARGIN OF 130TH AVENUE NE AND THE POINT OF BEGINNING.

CONTAINING 1,708 SQUARE FEET, MORE OR LESS.

JMD 1-17-20





## EASEMENT EXHIBIT

BELLEVUE, WA

PARCEL 7316, SE1/4 S28-T25N-R05E, W.M.

DATE: 1/17/20

DRAWN BY: Sbratz

PROJECT: 13006



Land Survey Division  
Finance & Asset Management



**Exhibit A 7317**

**Temporary Construction Easement**

Tax Parcel Numbers: 282505917900

AN EASEMENT OVER:

THE SOUTH 164.56 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;  
EXCEPT THE WESTERLY 30 FEET THEREOF CONVEYED TO THE CITY OF BELLEVUE BY DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 5341395;

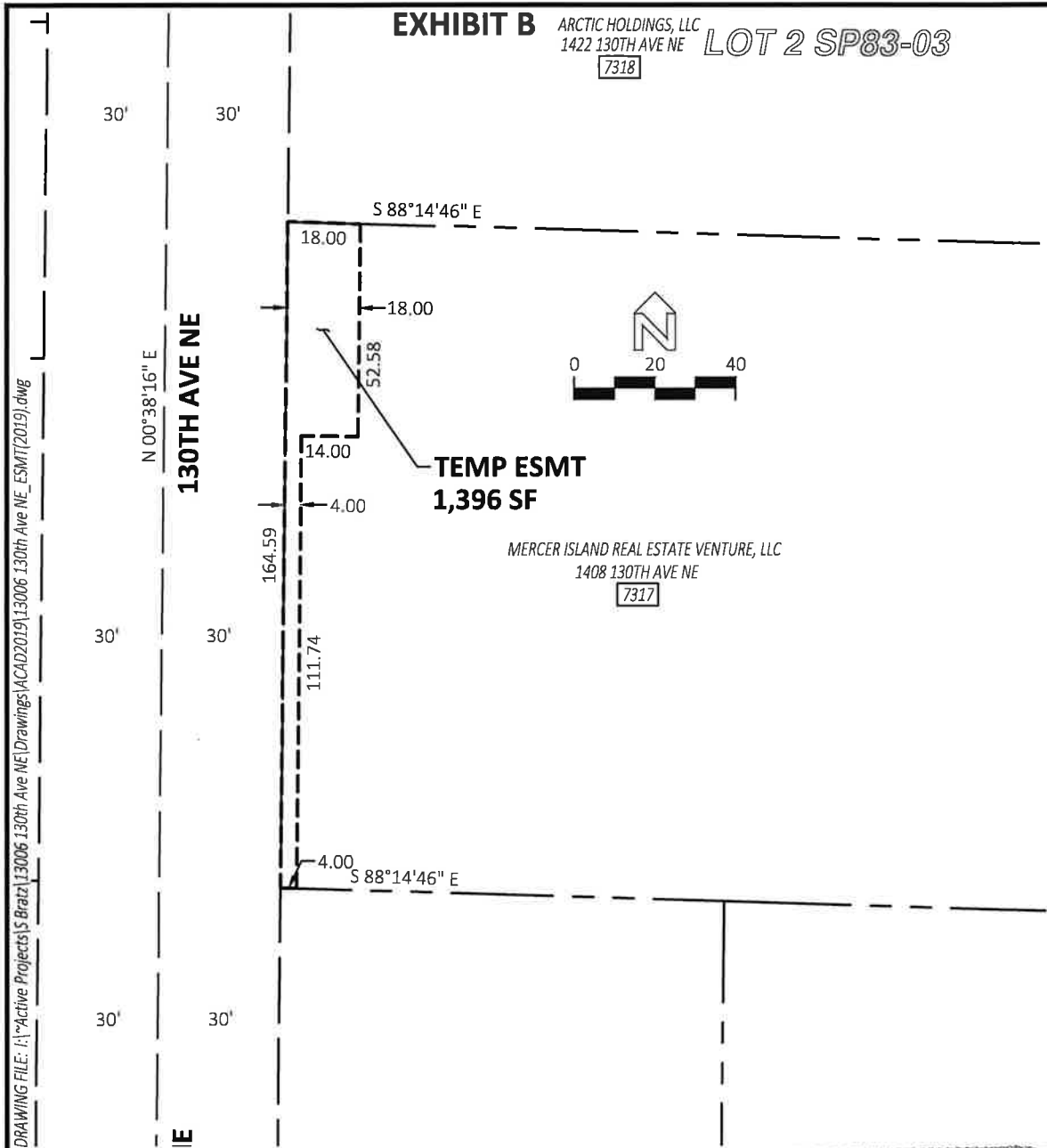
DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL BEING A POINT ON THE EASTERLY MARGIN OF 130TH AVENUE NE AND THE POINT OF BEGINNING;  
THENCE NORTH 00°38'16" EAST ALONG SAID EASTERLY MARGIN 164.59 FEET;  
THENCE SOUTH 88°14'46" EAST ALONG THE NORTH LINE OF SAID PARCEL 18.00 FEET;  
THENCE SOUTH 00°38'16" WEST 52.58 FEET;  
THENCE SOUTH 89°21'44" EAST 14.00 FEET;  
THENCE SOUTH 00°38'16" WEST 111.74 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER;  
THENCE NORTH 88°14'46" WEST ALONG SAID SOUTH LINE 4.00 FEET OT THE POINT OF BEGINNING.

CONTAINING 1,396 SQUARE FEET, MORE OR LESS.

JMD 1-17-20





## EASEMENT EXHIBIT

BELLEVUE, WA

PARCEL 7317, SE1/4 S28-T25N-R05E, W.M.

DATE: 1/14/20

DRAWN BY: Sbratz

PROJECT: 13006



Land Survey Division  
Finance & Asset Management



**Exhibit A 7318**

**Temporary Construction Easement**

Tax Parcel Number: 282505930309

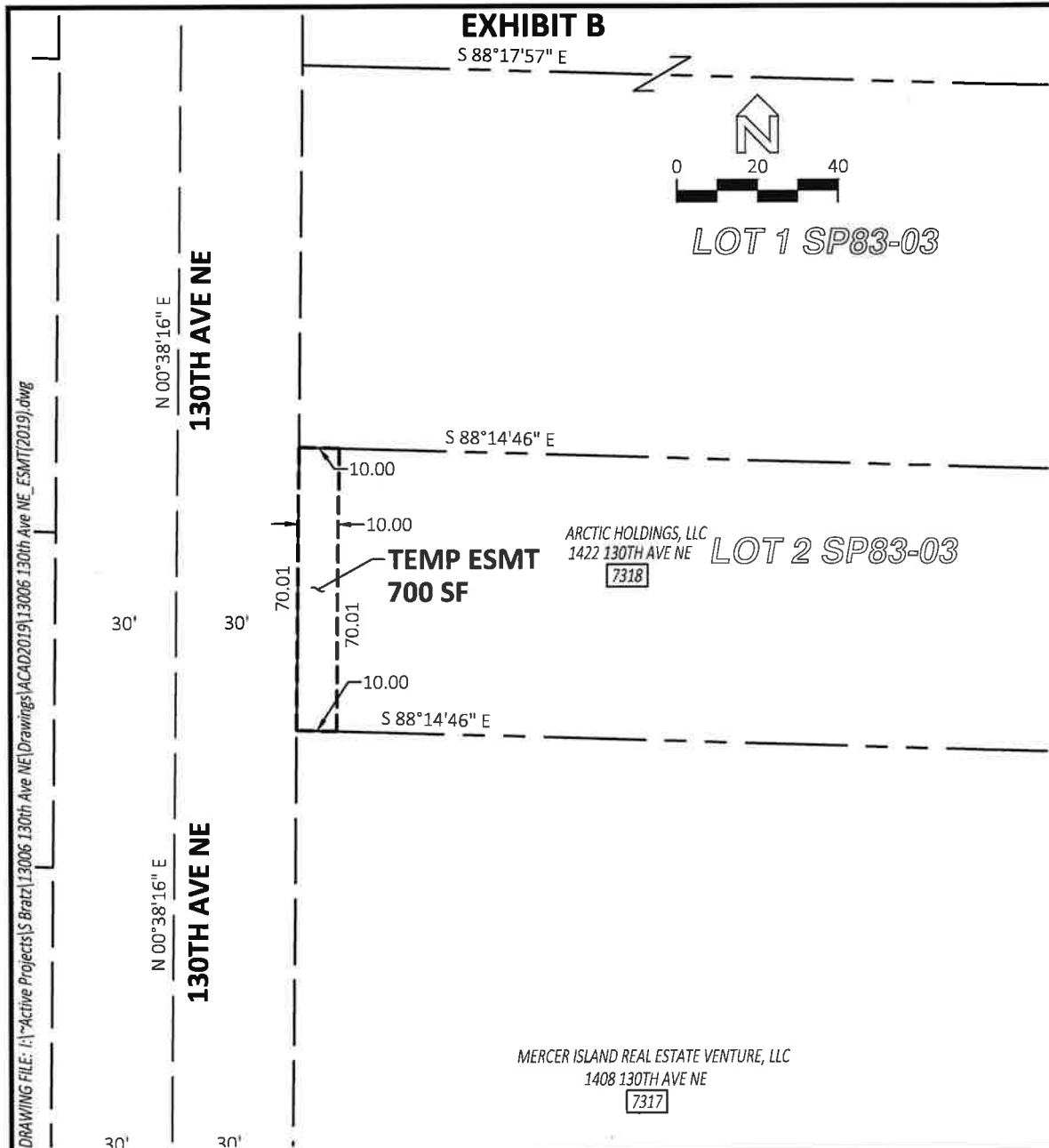
THAT PORTION OF LOT 2, CITY OF BELLEVUE SHORT PLAT NO. 83-03, RECORDED SEPTEMBER 16, 1983 UNDER RECORDING NUMBER 8309169002, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

THE WESTERLY 10.00 FEET OF SAID LOT 2 ADJOINING 130TH AVENUE NE;

CONTAINING 700 SQUARE FEET, MORE OR LESS.

JMD 1-17-20





## EASEMENT EXHIBIT

BELLEVUE, WA

PARCEL 7318, SE1/4 S28-T25N-R05E, W.M.

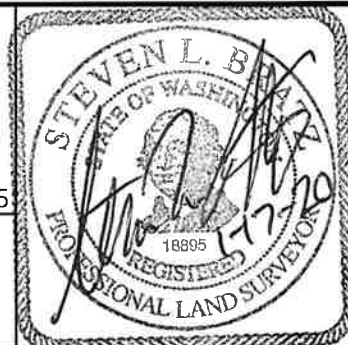
DATE: 1/14/20

DRAWN BY: Sbratz

PROJECT: 13006



Land Survey Division  
Finance & Asset Management



**Exhibit A 7319**

**Sidewalk and Utility Easement**

Tax Parcel Number: 282505902704

THAT PORTION OF THE FOLLOWING;

LOT 1 OF CITY OF BELLEVUE SHORT PLAT NO. 83-03 AS RECORDED SEPTEMBER 16, 1983  
UNDER RECORDING NO. 8309169002, RECORDS OF KING COUNTY, WASHINGTON;

TOGETHER WITH PARCEL 2 OF CITY OF BELLEVUE SHORT PLAT NO. 79-13 AS RECORDED APRIL  
04, 1979 UNDER RECORDING NO. 7904040534, RECORDS OF KING COUNTY, WASHINGTON;

(ALSO KNOWN AS CITY OF BELLEVUE LOT COMBINATION NO. 96-3314, AS RECORDED  
OCTOBER 23, 1996 UNDER RECORDING NO. 9610231080, IN KING COUNTY, WASHINGTON

DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 2 BEING ON THE EASTERLY RIGHT  
OF WAY OF 130TH AVENUE NE AND THE POINT OF BEGINNING;

THENCE SOUTH 00°38'16" WEST ALONG SAID RIGHT OF WAY 155.89 FEET;

THENCE NORTH 20°56'29" EAST 34.08 FEET;

THENCE NORTH 02°52'28" EAST 93.79 FEET;

THENCE NORTH 00°40'09" EAST 29.93 FEET TO THE NORTH LINE OF SAID PARCEL 2;

THENCE NORTH 88°17'57" WEST ALONG SAID NORTH LINE 15.50 FEET TO THE POINT OF  
BEGINNING.

CONTAINING 1,934 SQUARE FEET, MORE OR LESS.

JMD 1-17-20





**Exhibit A 7319**

**Temporary Construction Easement**

Tax Parcel Number: 282505902704

THAT PORTION OF THE FOLLOWING;

LOT 1 OF CITY OF BELLEVUE SHORT PLAT NO. 83-03 AS RECORDED SEPTEMBER 16, 1983  
UNDER RECORDING NO. 8309169002, RECORDS OF KING COUNTY, WASHINGTON;

TOGETHER WITH PARCEL 2 OF CITY OF BELLEVUE SHORT PLAT NO. 79-13 AS RECORDED APRIL  
04, 1979 UNDER RECORDING NO. 7904040534, RECORDS OF KING COUNTY, WASHINGTON;

(ALSO KNOWN AS CITY OF BELLEVUE LOT COMBINATION NO. 96-3314, AS RECORDED  
OCTOBER 23, 1996 UNDER RECORDING NO. 9610231080, IN KING COUNTY, WASHINGTON

DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL 2 BEING ON THE EASTERLY  
RIGHT OF WAY OF 130TH AVENUE NE;

THENCE SOUTH 00°38'16" WEST ALONG SAID RIGHT OF WAY 157.36 FEET TO THE POINT OF  
BEGINNING;

THENCE NORTH 20°56'29" EAST 34.08 FEET;

THENCE NORTH 02°52'28" EAST 93.79 FEET;

THENCE NORTH 00°40'09" EAST 29.93 FEET TO THE NORTH LINE OF SAID PARCEL 2;

THENCE SOUTH 88°17'57" EAST ALONG SAID NORTH LINE 21.50 FEET;

THENCE SOUTH 00°38'16" WEST 93.22 FEET;

THENCE SOUTH 27°03'44" WEST 76.39 FEET;

THENCE SOUTH 00°38'16" WEST 64.27 FEET TO THE SOUTH LINE OF SAID LOT 1;

THENCE NORTH 88°14'46" WEST ALONG SAID SOUTH LINE 3.00 FEET TO THE EASTERLY RIGHT  
OF WAY OF 130TH AVENUE NE;

THENCE NORTH 00°38'16" EAST ALONG SAID RIGHT OF WAY 70.63 FEET TO THE POINT OF  
BEGINNING.

CONTAINING 3,088 SQUARE FEET, MORE OR LESS.

*JMD 1-17-20*



S 88°17'57" E

DRAWING FILE: I:\~Active Projects\3006 130th Ave NE\Drawings\ACAD2019\13006 130th Ave NE\_ESMT(2019).dwg

30'

30'

N 00°38'16" E

**130TH AVE NE**

**-WALK & UTIL ESMT**  
**1,934 SF**

**TEMP ESMT**  
**3,088 SF**

ARCTIC HOLDINGS, LLC  
1424 130TH AVE NE  
7319

PARCEL 2  
SP79-13

LOT 1 SP83-03

ARCTIC HOLDINGS, LLC  
1422 130TH AVE NE  
7318

LOT 2 SP83-03

## EASEMENT EXHIBIT

**BELLEVUE, WA**

**PARCEL 7319, SE1/4 S28-T25N-R05E, W.M.**

DATE: 1/14/20

DRAWN BY: Sbratz

PROJECT: 13006



Land Survey Division  
Finance & Asset Management



**Exhibit A 7321**

**Sidewalk Utility Easement**

Tax Parcel Number: 282505912406

THE WEST 11.50 FEET OF:

LOT C, CITY OF BELLEVUE SHORT PLAT NUMBER 75-18 (REVISED), RECORDED UNDER  
RECORDING NUMBER 7612230730, IN KING COUNTY, WASHINGTON.

CONTAINING 2,530 SQUARE FEET, MORE OR LESS.

*JMD 1-22-20*



**Exhibit A 7321**

**Temporary Construction Easement**

Tax Parcel Number: 282505912406

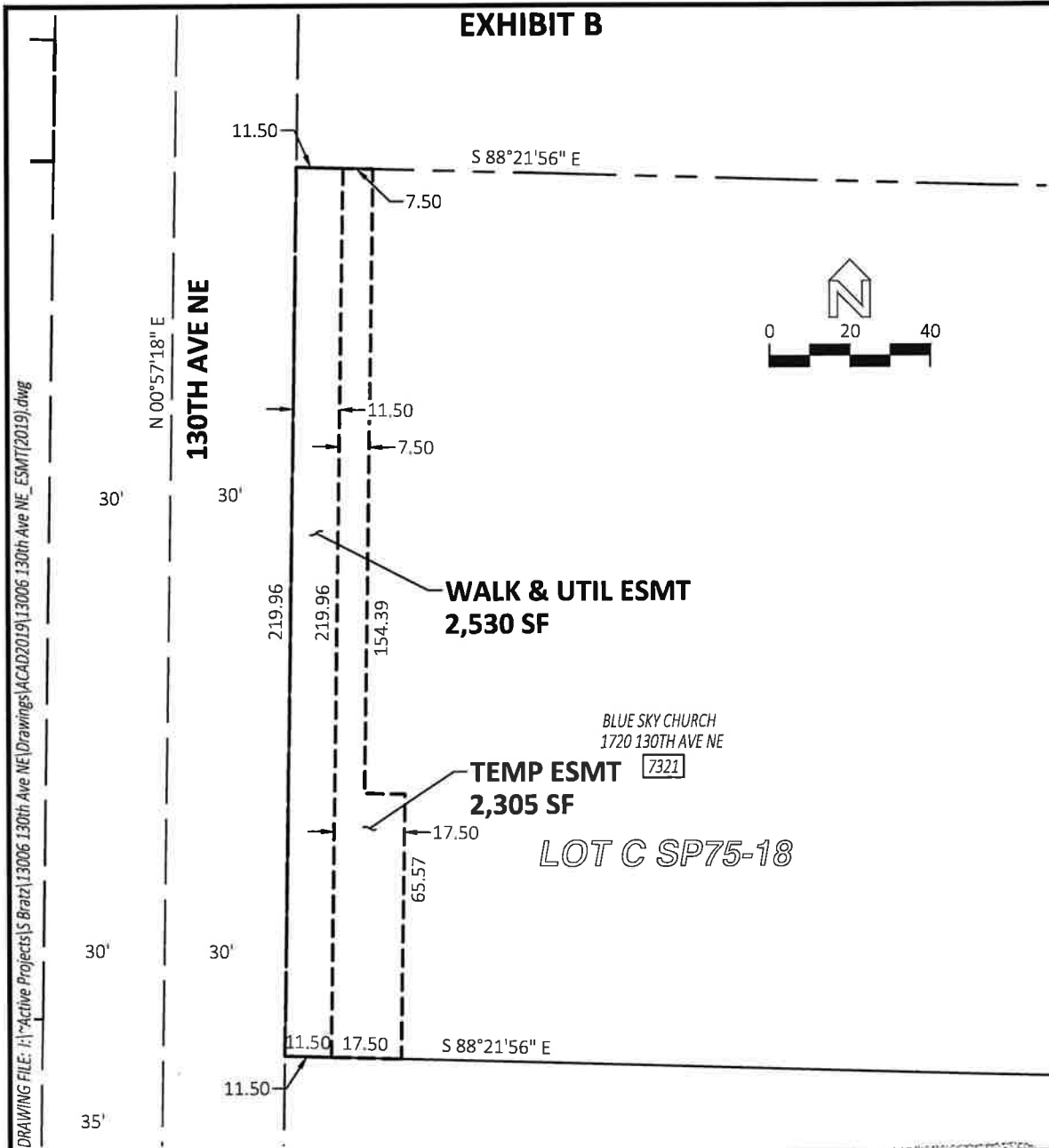
THE EAST 7.50 FEET OF THE WEST 18.00 FEET TOGETHER WITH THE SOUTH 65.57 FEET OF THE  
EAST 10.00 FEET OF THE WEST 28.00 FEET OF:

LOT C, CITY OF BELLEVUE SHORT PLAT NUMBER 75-18 (REVISED), RECORDED UNDER  
RECORDING NUMBER 7612230730, IN KING COUNTY, WASHINGTON.

CONTAINING 2,305 SQUARE FEET, MORE OR LESS.

Jmb 1-22-20





## EASEMENT EXHIBIT

BELLEVUE, WA

PARCEL 7321, NE1/4 S28-T25N-R05E, W.M.

DATE: 1/14/20

DRAWN BY: Sbratz

PROJECT: 13006



Land Survey Division  
Finance & Asset Management



**Exhibit A 7322**

**Sidewalk Utility Easement**

Tax Parcel Number: 2825059202

THAT PORTION OF:

THE WEST HALF OF THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M. IN KING COUNTY, WASHINGTON,

LYING EAST OF THE WEST 30 FEET AS CONVEYED TO THE CITY OF BELLEVUE FOR STREET UNDER RECORDING NO. 5341389;

EXCEPT THE NORTH 310.00 FEET OF THE WEST 200.00 FEET THEREOF;

AND EXCEPT THAT PORTION LYING WITHIN THE NORTH 243.01 FEET OF THE WEST HALF OF THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28;

DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHWEST CORNER OF SAID PARCEL BEING ON THE EASTERLY RIGHT OF WAY OF 132ND AVENUE NORTHEAST;

THENCE NORTH 00°57'18" EAST ALONG SAID RIGHT OF WAY 346.10 FEET TO THE NORTH LINE OF SAID PARCEL;

THENCE SOUTH 88°22'42" EAST ALONG SAID NORTH LINE 15.60 FEET;

THENCE SOUTH 05°24'44" WEST 52.71 FEET;

THENCE SOUTH 00°57'18" WEST 293.51 FEET TO THE SOUTH LINE OF SAID PARCEL;

THENCE NORTH 88°21'56" WEST ALONG SAID SOUTH LINE 11.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,088 SQUARE FEET, MORE OR LESS.

JMD 1-22-20



**Exhibit A 7322**

**Temporary Construction Easement**

Tax Parcel Number: 2825059202

THAT PORTION OF:

THE WEST HALF OF THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M. IN KING COUNTY, WASHINGTON,  
LYING EAST OF THE WEST 30 FEET AS CONVEYED TO THE CITY OF BELLEVUE FOR STREET UNDER RECORDING NO. 5341389;  
EXCEPT THE NORTH 310.00 FEET OF THE WEST 200.00 FEET THEREOF;  
AND EXCEPT THAT PORTION LYING WITHIN THE NORTH 243.01 FEET OF THE WEST HALF OF THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28;

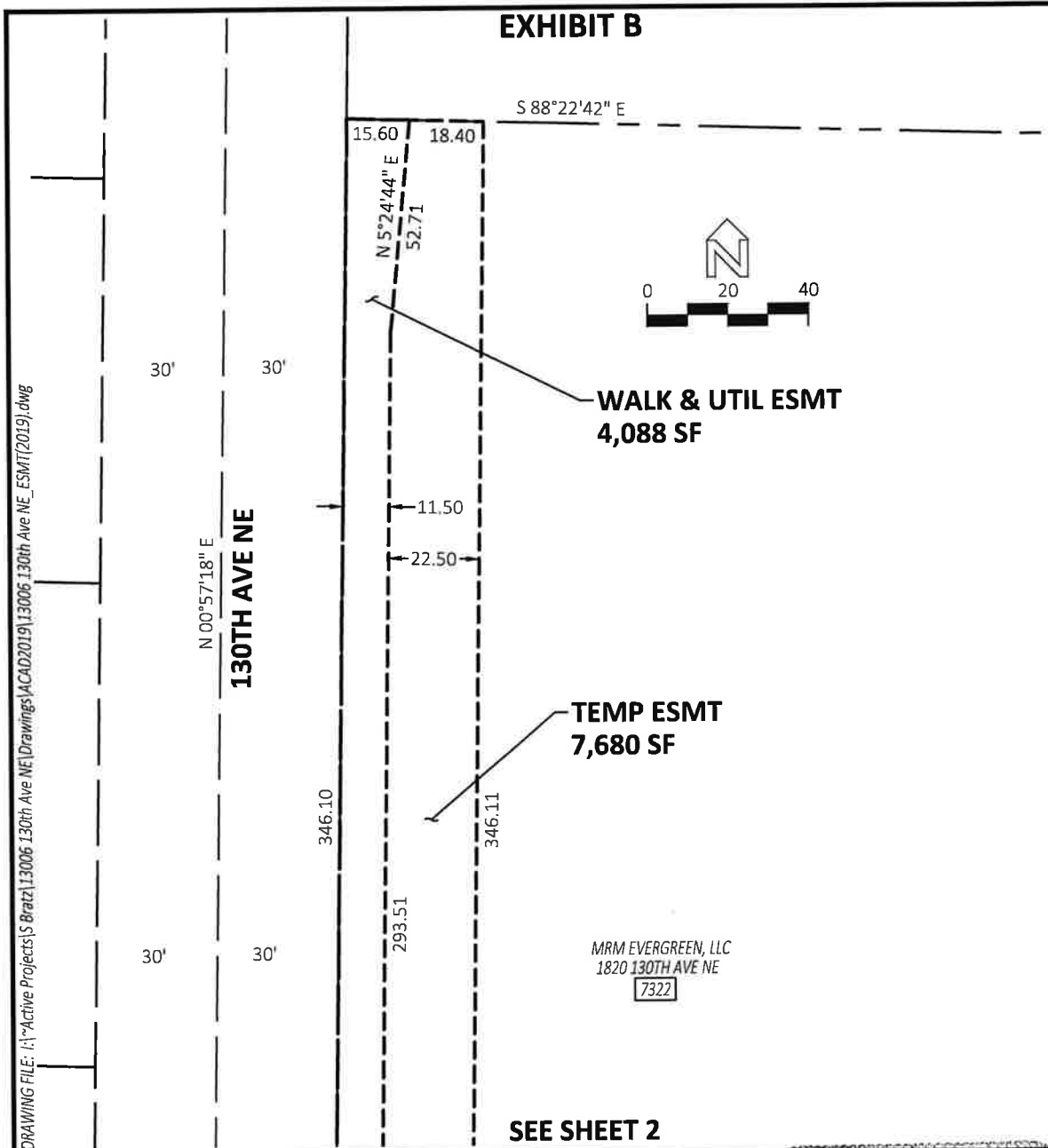
DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL BEING ON THE EASTERLY RIGHT OF WAY OF 132ND AVENUE NORTHEAST;  
THENCE SOUTH 88°21'56" EAST ALONG SAID SOUTH LINE 11.50 FEET TO THE POINT OF BEGINNING;  
THENCE NORTH 00°57'18" EAST 293.51 FEET;  
THENCE NORTH 05°24'44" EAST 52.71 FEET TO THE NORTH LINE OF SAID PARCEL;  
THENCE SOUTH 88°22'42" EAST ALONG SAID NORTH LINE 18.40 FEET;  
THENCE SOUTH 00°57'18" WEST 346.11 FEET TO THE SOUTH LINE OF SAID PARCEL;  
THENCE NORTH 88°21'56" WEST ALONG SAID SOUTH LINE 22.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,680 SQUARE FEET, MORE OR LESS.

JMD 1-22-20





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SHEET 1 OF 2

**EASEMENT EXHIBIT**

**BELLEVUE, WA**

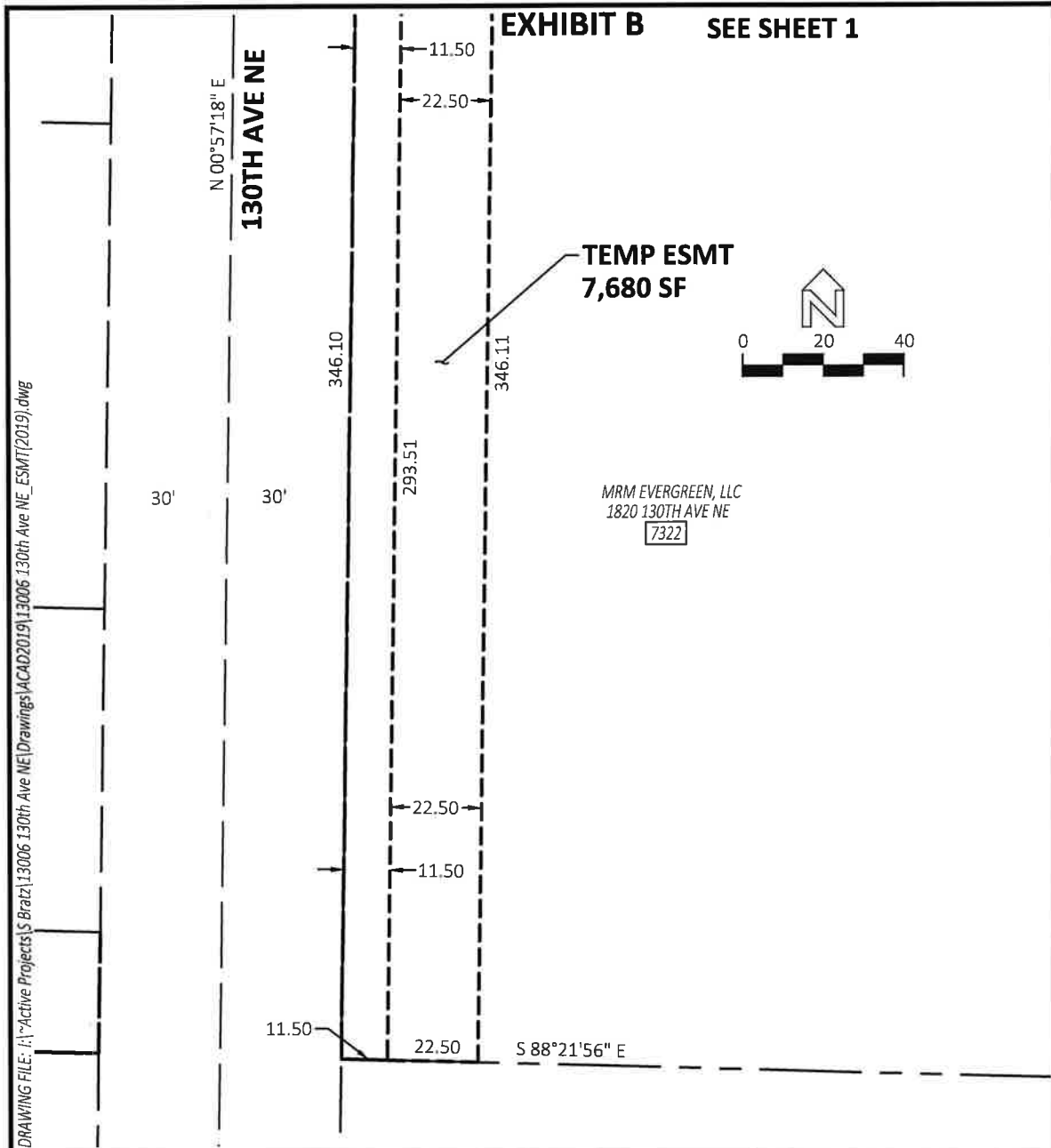
**PARCEL 7322, NE1/4 S28-T25N-R05E, W.M.**

DATE: 1/14/20      DRAWN BY: Sbratz      PROJECT: 13006

 Land Survey Division  
Finance & Asset Management







SHEET 2 OF 2  
**EASEMENT EXHIBIT**  
**BELLEVUE, WA**  
**PARCEL 7322, NE1/4 S28-T25N-R05E, W.M.**

DATE: 1/14/20

DRAWN BY: Sbratz

PROJECT: 13006



Land Survey Division  
 Finance & Asset Management



**Exhibit A 7323**

**Sidewalk Utility Easement**

Tax Parcel Number: 2825059203

THAT PORTION OF THE FOLLOWING PARCEL:

THE NORTH 80.00 FEET OF THE WEST 200.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE WEST HALF OF THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON,

LYING EAST OF THE WEST 30 FEET AS CONVEYED TO THE CITY OF BELLEVUE FOR STREET BY DEED RECORDED UNDER RECORDING NO. 5341389;

EXCEPT THAT PORTION THEREOF LYING WITHIN THE NORTH 230 FEET OF THE WEST 230 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28;

DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL BEING ON THE EASTERLY RIGHT OF WAY OF 130TH AVENUE NORTHEAST;

THENCE NORTH  $00^{\circ}57'18''$  EAST ALONG SAID RIGHT OF WAY 80.01 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;

THENCE SOUTH  $88^{\circ}22'42''$  EAST ALONG THE NORTH LINE OF SAID PARCEL 18.50 FEET;

THENCE SOUTH  $00^{\circ}57'18''$  WEST 42.85 FEET;

THENCE SOUTH  $05^{\circ}25'41''$  WEST 37.23 FEET TO THE SOUTH LINE OF SAID PARCEL;

THENCE NORTH  $88^{\circ}22'42''$  WEST ALONG SAID SOUTH LINE 15.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,426 SQUARE FEET, MORE OR LESS.

JMD 1-22-20



**Exhibit A 7323**

**Temporary Construction Easement**

Tax Parcel Number: 2825059203

THAT PORTION OF THE FOLLOWING PARCEL:

THE NORTH 80.00 FEET OF THE WEST 200.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE WEST HALF OF THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON,

LYING EAST OF THE WEST 30 FEET AS CONVEYED TO THE CITY OF BELLEVUE FOR STREET BY DEED RECORDED UNDER RECORDING NO. 5341389;

EXCEPT THAT PORTION THEREOF LYING WITHIN THE NORTH 230 FEET OF THE WEST 230 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28;

DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL BEING ON THE EASTERLY RIGHT OF WAY OF 130TH AVENUE NORTHEAST;

THENCE SOUTH 88°22'42" EAST ALONG THE NORTH LINE OF SAID PARCEL 18.50 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 88°22'42" EAST ALONG SAID NORTH LINE 9.50 FEET;

THENCE SOUTH 00°57'18" WEST 80.01 FEET TO THE SOUTH LINE OF SAID PARCEL;

THENCE NORTH 88°22'42" WEST ALONG SAID SOUTH LINE 12.40 FEET;

THENCE NORTH 05°25'41" EAST 37.23 FEET;

THENCE NORTH 00°57'18" EAST 42.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 814 SQUARE FEET, MORE OR LESS.

JMD 1-22-20



**EXHIBIT B**

30' 30' 30' 30'

N 00°57'18" E

**130TH AVE NE**

S 88°22'42" E

CAMMIHR INVESTMENTS, LLC  
1960 130TH AVE NE  
7325

0 20 40

N

PARCEL B

S 88°22'42" E

18.50 9.50 42.85 9.50 80.01 80.01

**WALK & UTIL ESMT  
1,426 SF**

MRM EVERGREEN, LLC  
1950 130TH AVE NE  
7323

S 5°25'41" W 37.23 15.60 12.40

**TEMP ESMT  
814 SF**

S 88°22'42" E

DRAWING FILE: I:\Active Projects\13006 130th Ave NE\Drawings\ACAD2019\13006 130th Ave NE\_ESMT(2019).dwg



**Exhibit A 7324**

**Sidewalk Utility Easement**

Tax Parcel Number: 282505921704

THE WEST 21.50 FEET LESS THE EAST 3.00 FEET OF THE SOUTH 11.68 FEET THEREOF, ALL OF THE FOLLOWING DESCRIBED PARCEL:

THE NORTH 230.00 FEET OF THE WEST 230.00 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;  
EXCEPT THE WEST 30 FEET THEREOF CONVEYED TO THE CITY OF BELLEVUE FOR STREET BY DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 5341389;  
AND EXCEPT THAT PORTION LYING NORTHERLY OF THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 520 AS CONVEYED TO THE STATE OF WASHINGTON BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 6619454;  
AND EXCEPT THAT PORTION OF THE NORTH 230.00 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 30 FEET OF SAID SUBDIVISION WITH THE SOUTH LINE OF SAID NORTH 230.00 FEET;  
THENCE SOUTH 88°22'29" EAST ALONG SAID SOUTH LINE 136.00 FEET;  
THENCE NORTH 1°37'31" EAST 92.00 FEET;  
THENCE NORTH 88°22'29" WEST 137.08 FEET TO THE EAST LINE OF THE WEST 30 FEET OF SAID SUBDIVISION;  
THENCE SOUTH 0°57'20" WEST 92.01 FEET TO THE POINT OF BEGINNING;

CONTAINING 1,455 SQUARE FEET, MORE OR LESS.

JMD 1-22-20



**Exhibit A 7324**

**Temporary Construction Easement**

Tax Parcel Number: 282505921704

THE EAST 16.50 FEET OF THE WEST 38.00 FEET TOGETHER WITH THE EAST 3.00 FEET OF THE SOUTH 11.68 FEET OF THE WEST 21.50 FEET THEREOF, ALL OF THE FOLLOWING DESCRIBED PARCEL:

THE NORTH 230.00 FEET OF THE WEST 230.00 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;  
EXCEPT THE WEST 30 FEET THEREOF CONVEYED TO THE CITY OF BELLEVUE FOR STREET BY DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 5341389;  
AND EXCEPT THAT PORTION LYING NORTHERLY OF THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 520 AS CONVEYED TO THE STATE OF WASHINGTON BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 6619454;  
AND EXCEPT THAT PORTION OF THE NORTH 230.00 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 30 FEET OF SAID SUBDIVISION WITH THE SOUTH LINE OF SAID NORTH 230.00 FEET;  
THENCE SOUTH 88°22'29" EAST ALONG SAID SOUTH LINE 136.00 FEET;  
THENCE NORTH 1°37'31" EAST 92.00 FEET;  
THENCE NORTH 88°22'29" WEST 137.08 FEET TO THE EAST LINE OF THE WEST 30 FEET OF SAID SUBDIVISION;  
THENCE SOUTH 0°57'20" WEST 92.01 FEET TO THE POINT OF BEGINNING;

CONTAINING 1,508 SQUARE FEET, MORE OR LESS.

JMD 1-22-20



**NE 20TH ST**

DRAWING FILE: I:\~Active Projects\13006 130th Ave NE\Drawings\ACAD2019\13006 130th Ave NE\_ESMT(2019).dwg

CAMMIHR INVESTMENTS, LLC  
13013 NE 20TH ST

PARCEL A

**-WALK & UTIL ESMT**  
**1,455 SF**

CAMMIHR INVESTMENTS, LLC  
1960 130TH AVE NE

PARCEL B

## EASEMENT EXHIBIT

**BELLEVUE, WA**

**PARCEL 7324, NE1/4 S28-T25N-R05E, W.M.**

DATE: 1/14/20

DRAWN BY: Sbratz

PROJECT: 13006



Land Survey Division  
Finance & Asset Management



**Exhibit A 7325**

**Sidewalk Utility Easement**

Tax Parcel Number: 282505923304

THE WEST 18.50 FEET OF THE FOLLOWING DESCRIBED PARCEL:

THAT PORTION OF THE NORTH 230.00 FEET OF THE NORTHEAST QUARTER OF THE  
SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 25 NORTH,  
RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON,  
DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 30 FEET OF SAID  
SUBDIVISION AS CONVEYED TO THE CITY OF BELLEVUE BY DEED RECORDED UNDER  
RECORDING NUMBER 5341389, WITH THE SOUTH LINE OF SAID NORTH 230.00 FEET;  
THENCE SOUTH 88°22'29" EAST ALONG SAID SOUTH LINE 136.00 FEET;  
THENCE NORTH 1°37'31" EAST 92.00 FEET;  
THENCE NORTH 88°22'29" WEST 137.08 FEET TO THE EAST LINE OF THE WEST 30 FEET OF SAID  
SUBDIVISION;  
THENCE SOUTH 0°57'20" WEST 92.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,702 SQUARE FEET, MORE OR LESS.

JMD 1-22-20





**Exhibit A 7325**

**Temporary Construction Easement**

Tax Parcel Number: 282505923304

THAT PORTION OF THE NORTH 230.00 FEET OF THE NORTHEAST QUARTER OF THE  
SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 25 NORTH,  
RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON,  
DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 30 FEET OF SAID  
SUBDIVISION AS CONVEYED TO THE CITY OF BELLEVUE BY DEED RECORDED UNDER  
RECORDING NUMBER 5341389, WITH THE SOUTH LINE OF SAID NORTH 230.00 FEET;  
THENCE SOUTH 88°22'42" EAST ALONG SAID SOUTH LINE 18.50 FEET TO THE POINT OF  
BEGINNING;

THENCE NORTH 00°57'18" EAST 92.01 FEET TO THE NORTH LINE OF THE PARCEL;

THENCE SOUTH 88°22'42" EAST ALONG SAID NORTH LINE 19.50 FEET;

THENCE SOUTH 00°57'18" WEST 14.96 FEET;

THENCE SOUTH 59°36'44" WEST 11.71 FEET;

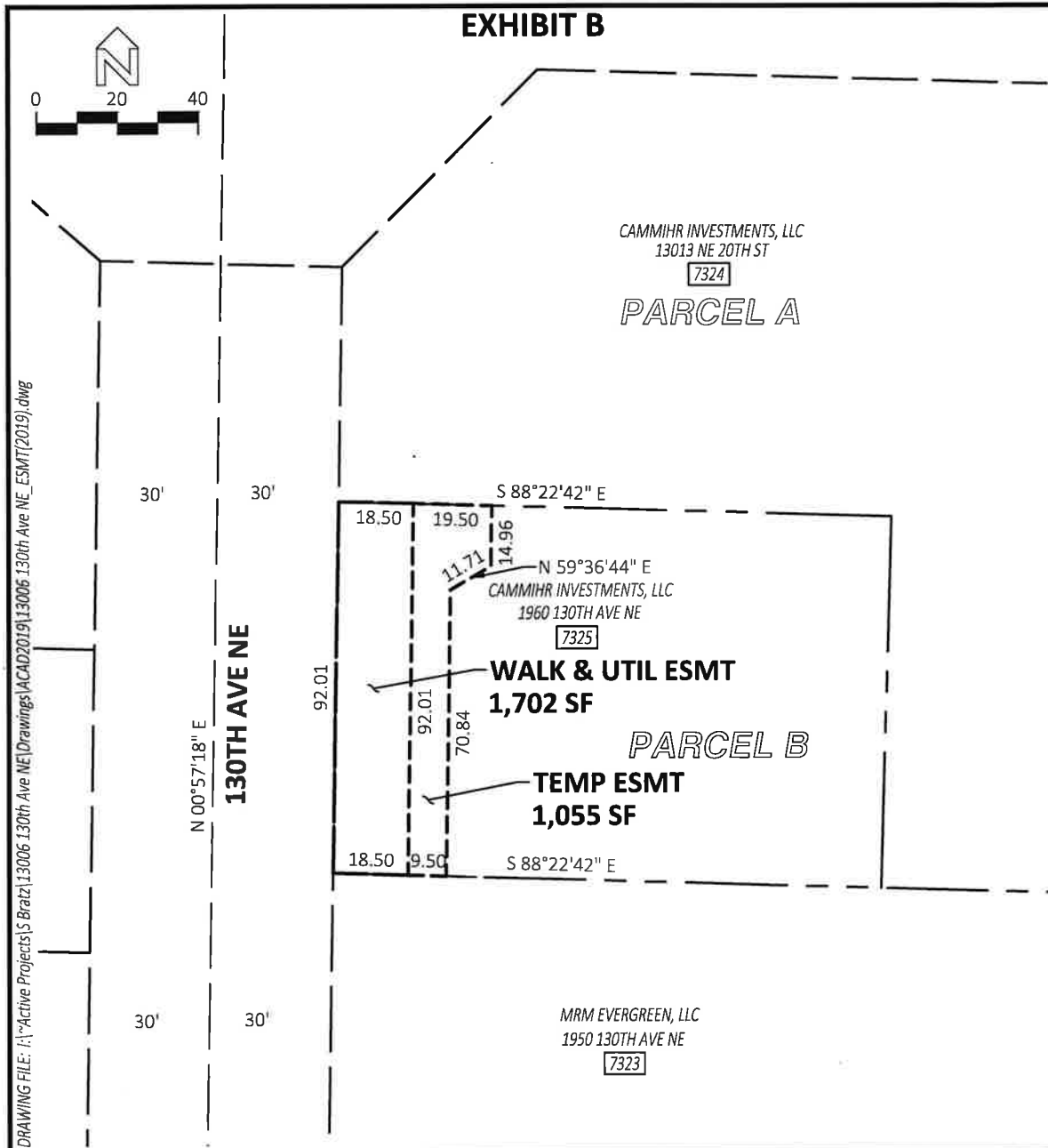
THENCE SOUTH 00°57'18" WEST 70.84 FEET TO THE SOUTH LINE OF THE PARCEL;

THENCE NORTH 88°22'42" WEST ALONG SAID SOUTH LINE 9.50 FEET TO THE POINT OF  
BEGINNING.

CONTAINING 1,055 SQUARE FEET, MORE OR LESS.

JMD 1-22-20





## EASEMENT EXHIBIT

BELLEVUE, WA

PARCEL 7325, NE1/4 S28-T25N-R05E, W.M.

DATE: 1/14/20

DRAWN BY: Sbratz

PROJECT: 13006



Land Survey Division  
 Finance & Asset Management

