RECORD LEGAL DESCRIPTION:

(AS PER FIRST CHICAGO TITLE COMPANY OF WASHINGTON
COMMITMENT NO. 0026584-06, DATED OCTOBER 16, 2014, AT 8:00 A.M.)

THAT PORTION OF GOVERNMENT LOT 5, SECTION 5, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, INKING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MEANDER CORNER BETWEEN SECTIONS 5 AND 8, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

THENCE NORTH 89°39'00" EAST 760.00 FEET;

THENCE NORTH 00°21'00" WEST 146.00 FEET TO THE INTERSECTION OF THE NORTHERLY LINE OF THE ALLEY AND THE WESTERLY LINE OF 3RD STREET AS SAID LINES WERE ESTABLISHED BY DEED TO THE CITY OF KIRKLAND, RECORDED UNDER RECORDING NUMBER 3883807, AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°39'00" WEST ALONG THE NORTHERLY LINE OF SAID ALLEY 100.00 FEET;

THENCE NORTH 00°21'00" WEST 22.00 FEET;

THENCE SOUTH 89°39'00" WEST PARALLEL WITH THE NORTHERLY LINE OF SAID ALLEY 200.68 FEET TO THE EASTERLY LINE
OF 2ND STREET;

THENCE NORTH 00°21'00" WEST ALONG SAID EASTERLY LINE 105.13 FEET TO THE SOUTHEASTERLY LINE OF 1ST AVENUE
AS CONVEYED TO THE CITY OF KIRKLAND BY SAID DEED;

THENCE NORTH 70°04'15" EAST ALONG SAID SOUTHEASTERLY LINE 95.52 FEET;

THENCE NORTH 89°39'00" EAST 210.986 FEET TO THE WESTERLY LINE OF SAID 3RD STREET;

THENCE SOUTH 00°21'00" EAST ALONG SAID WESTERLY LINE 160.00 FEET TO THE TRUE POINT OF BEGINNING;

(BEING KNOWN AS A PORTION OF BLOCK 108 OF BURKE & FARRAR'S KIRKLAND BUSINESS CENTER DIVISION NO. 26, ACCORDING TO THE UNRECORDED PLAT THEREOF).

SCHEDULE B SPECIAL EXCEPTIONS

(AS PER FIRST CHICAGO TITLE COMPANY OF WASHINGTON
COMMITMENT NO. 0026584-06, DATED OCTOBER 16, 2014, AT 8:00 A.M.)

1. ANY RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY A SURVEY RECORDED UNDER RECORDING NO. 9202219004:

SIDEWALKS ENCROACH ONTO SAID PREMISES.

ITEMS 2-9 ARE NOT SURVEY RELATED.

ZONING INFORMATION:

ZONE CBD 1B (COMMERCIAL BUSINESS DISTRICT)

THIRD AND MAIN STREET: WITHIN 40 FEET OF THIRD AND MAIN STREET, ALL STORIES ABOVE THE SECOND STORY SHALL MAINTAIN AN AVERAGE SETBACK OF AT LEAST 10 FEET FROM THE FRONT PROPERTY LINE

(SEE CITY OF KIRKLAND ZONING CODE 50.05 USER GUIDE SECTION 50.10 FOR BUILDING REQUIREMENTS AND SETBACKS)

NOTE: SETBACKS: CURRENT SETBACK REQUIREMENTS SUBJECT TO SITE PLAN REVIEW. CURRENT SETBACKS MAY DIFFER FROM THOSE IN EFFECT DURING DESIGN/CONSTRUCTION OF EXISTING IMPROVEMENTS.

PARKING: HANDICAP = _
STALLS = ___

FLOOD ZONE DESIGNATION:

THE SUBJECT PROPERTY LIES WITHIN ZONE AH, (FLOOD DEPTH SOF 1 TP 3 FEET (USUALLY AREA'S OF PONDING) BASE FLOOD ELEVATIONS DETERMINED AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 53033C0365 F, REVSED DATE MAY 16, 1995

NO EVIDENCE OF CURRENT EARTH MOVING WORK, CONSTRUCTION OR ADDITIONS.

NO CHANGES IN ROAD RIGHT OF WAY PER THE CITY OF BELLEVUE.

NO EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP.

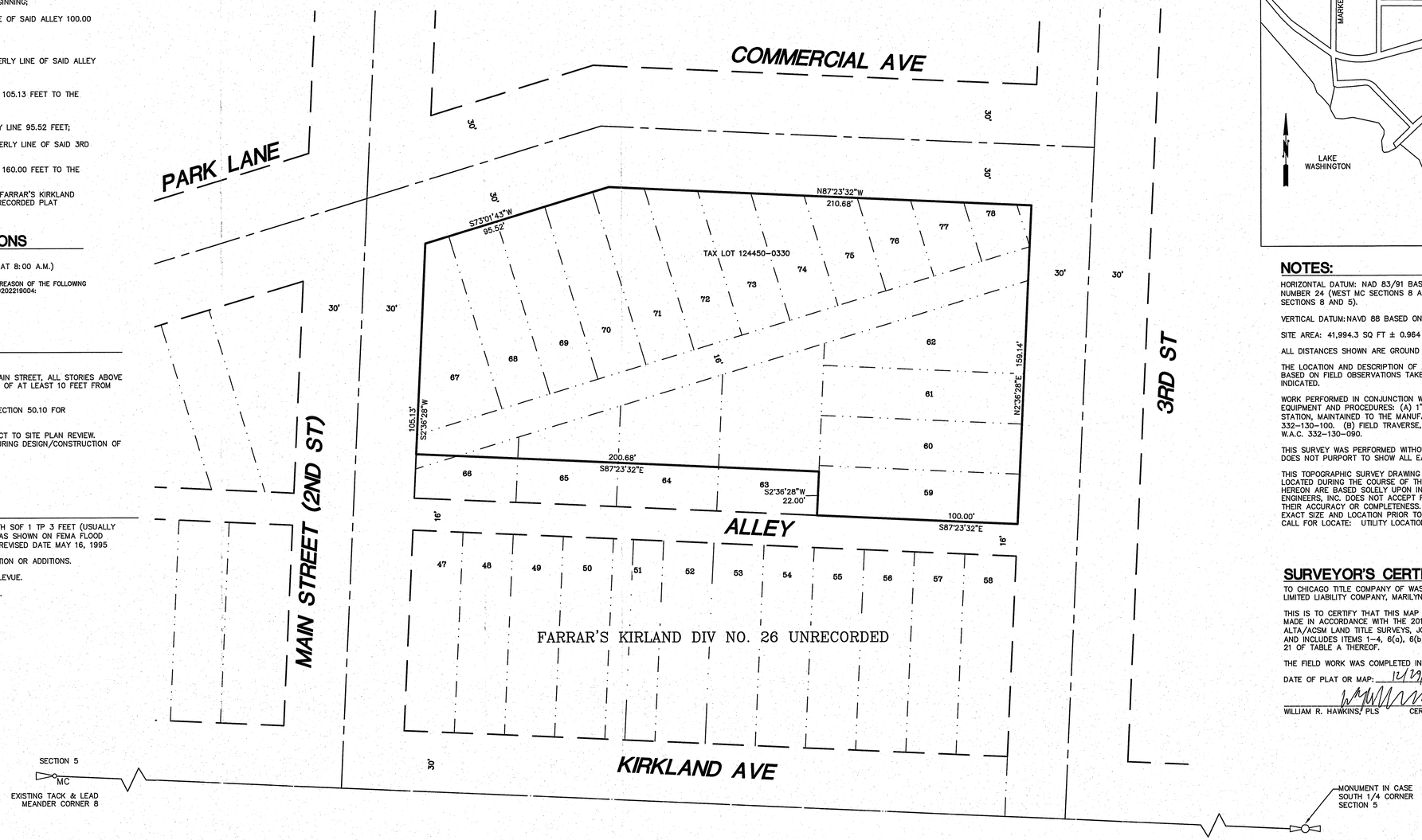
NO EVIDENCE OF WETLANDS.

REFERENCES:

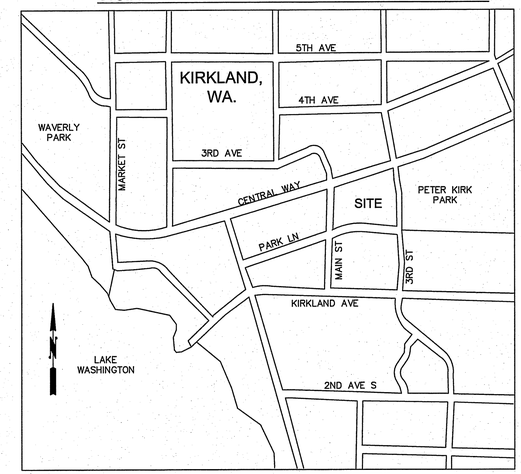
RECORD OF SURVEY RECORDING NO. 9202219004

RECORD OF SURVEY RECORDING NO. 8009159002

RECORD OF SURVEY RECORDING NO. 20021002900009



VICINITY MAP NTS



NOTES:

HORIZONTAL DATUM: NAD 83/91 BASED ON FOUND CITY OF KIRKLAND MONUMENTS NUMBER 24 (WEST MC SECTIONS 8 AND 5) AND NUMBER 23 (1/4 CORNER SECTIONS 8 AND 5).

VERTICAL DATUM: NAVD 88 BASED ON SAME MONUMENTS

SITE AREA: 41,994.3 SQ FT ± 0.964 ACRES ±

ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

THE LOCATION AND DESCRIPTION OF ALL SURVEY MARKERS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS TAKEN IN DECEMBER, 2014, UNLESS OTHERWISE INDICATED.

WORK PERFORMED IN CONJUNCTION WITH THIS SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES: (A) 1" TRIMBLE S6 SERIES ELECTRONIC TOTAL STATION, MAINTAINED TO THE MANUFACTURER'S SPECIFICATIONS PER W.A.C. 332-130-100. (B) FIELD TRAVERSE, EXCEEDING REQUIREMENTS SET FORTH IN W.A.C. 332-130-090.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS.

THIS TOPOGRAPHIC SURVEY DRAWING ACCURATELY PRESENTS SURFACE FEATURES LOCATED DURING THE COURSE OF THIS SURVEY. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED SOLELY UPON INFORMATION PROVIDED BY OTHERS AND PACE ENGINEERS, INC. DOES NOT ACCEPT RESPONSIBILITY OR ASSUME LIABILITY FOR THEIR ACCURACY OR COMPLETENESS. CONTRACTOR/ENGINEERS SHALL VERIFY EXACT SIZE AND LOCATION PRIOR TO CONSTRUCTION.
CALL FOR LOCATE: UTILITY LOCATION SERVICE: 811

SURVEYOR'S CERTIFICATE

TO CHICAGO TITLE COMPANY OF WASHINGTON, ADRIENNE ALEXANDRA LLC, A WASHINGTON LIMITED LIABILITY COMPANY, MARILYN DIANNE DILLARD, TBD AND TBD.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6(a), 6(b), 7(a), 7(b1), 7(c) 8, 9, 11(a), 13, 14, 16, 17-18 AND 19, 21 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED IN DECEMBER, 2014.

DATE OF PLAT OR MAP: 12/29/14

WILLIAM R. HAWKINS, PLS CERTIFICATE No. 33130

ENCROACHMENTS

1. S.W. CORNER PARCEL CONCRETE CURB 0.67' & 0.59' N. OF PROPERTY LINE.
2. W. PARCEL LINE 0.13', 0.34', 0.37' AND 0.45' E. EDGE OF BACK OF WALK.
3. N.E. CORNER PARCEL S. 0.08' TO BACK OF WALK FROM N. PROPERTY LINE.
4. S.E. CORNER PARCEL @ BUILDING CORNER 0.46' CONC CURB E. OF PROPERTY LINE
5. S.E. CORNER PARCEL @ BUILDING CORNER 0.39' & 0.50 CONC CURB N. OF PROPERTY LINE

WILLIAM R. HAWKINS STATE OF WASHINGTON 33130 REGISTERED PROFESSIONAL LAND SURVEYOR 12/29/14

PORTION OF: SW 1/4 SW 1/4 SECTION 5, T. 25 N., R. 5 E., W.M.

CAD/CALC WRH					
DRAWN DMB					
PLAT CHK WRH					
	SYM	REVISION	DATE	BY	APP'D

PACE
An Engineering Services Company
11255 Kirkland Way, Suite 300
Kirkland, WA 98033
p. 425.827.2014 | f. 425.827.5043
Civil | Structural | Planning | Survey
paceengrs.com

PARK LANE
113 3RD STREET
KIRKLAND, WA 98033

DATE	2008
SCALE	1" = 30'
SURVEY TEAM	BL/GH
FIELD BOOK	& ELEC.
DWG FILE	:\FILE

A.L.T.A./A.C.S.M. LAND TITLE SURVEY
FOR
CONTINENTAL PROPERTIES

PROJECT NO.
14567.10

SHEET 1 OF 1

FILE NAME: P:\P14\14567.10 CONTINENTAL PARK LANE\CAD\SURVEY\CSD 2014\REF5\14567-ALTA.DWG
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PLOT TIME: 12/29/2014
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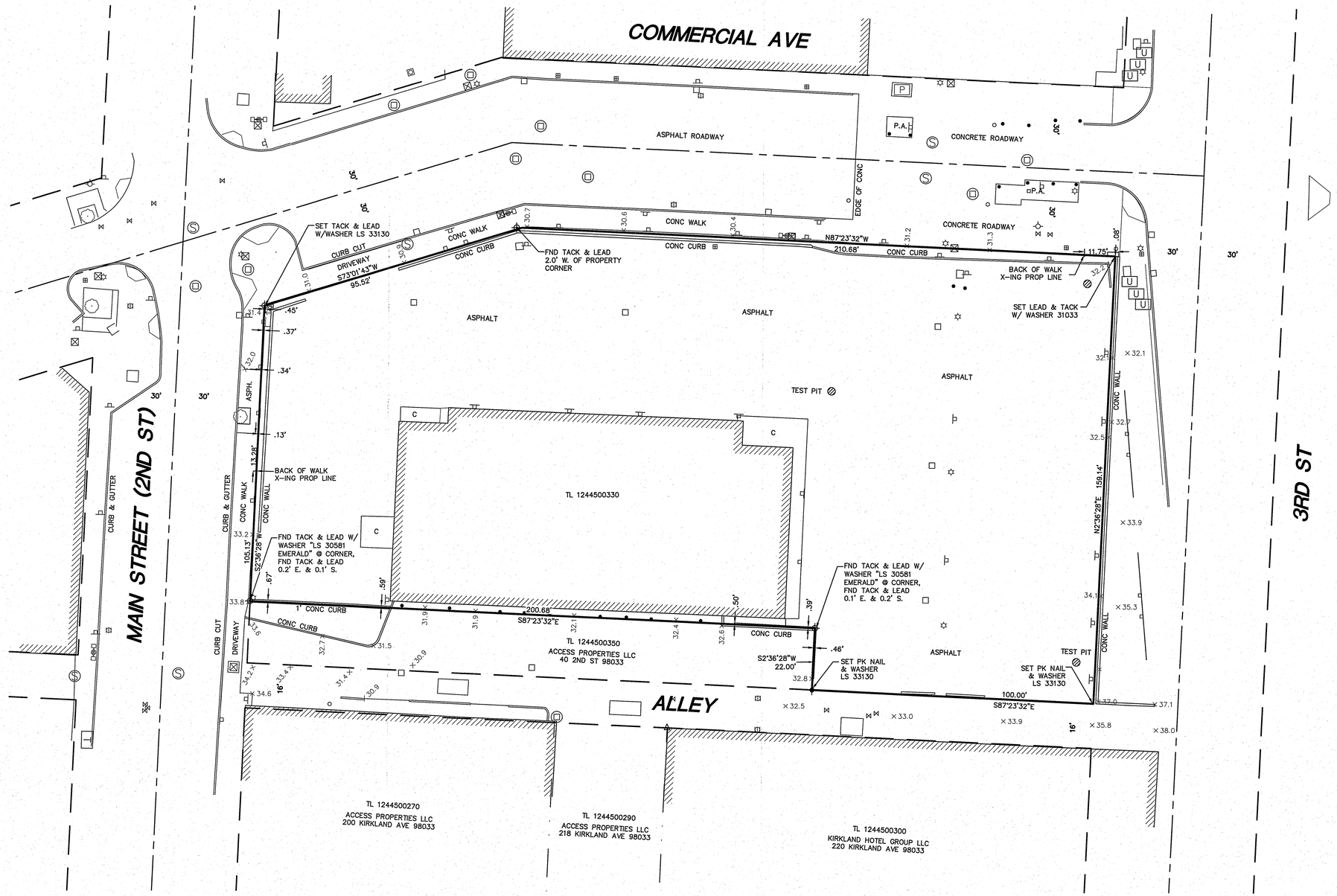

LEGEND

- WATER VALVE
- HYDRANT
- WATER METER
- MANHOLES (SS/SD)
- CB
- POWER/UTILITY POLE
- GUY ANCHOR
- POWER TRANSFORMER
- POWER/TELEPHONE VAULT
- POWER METER
- TELEPHONE/TV RISER
- GAS VALVE
- GAS METER
- STREET LIGHT
- LUMINAIRE
- SPOT ELEVATION
- SIGN
- MAILBOX
- ROCKERY
- CONIFEROUS TREE
- DECIDUOUS TREE
- FOUND CASED MONUMENT
- SET MAGNETIC NAIL W/ WASHER
- SET 5/8" IRON REBAR W/ _____ PLASTIC CAP STAMPED L.S. #_____ UNLESS OTHERWISE STATED.
- CENTER LINES
- PROPERTY LINES
- RIGHT-OF-WAY LINES
- LOT LINES
- DITCH LINE
- FLOW LINE
- WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- GAS LINE
- UNDERGROUND POWER LINES
- UNDERGROUND TELEPHONE LINES
- UNDERGROUND CABLE TV LINES
- UNDERGROUND FIBER OPTIC LINES
- OVERHEAD POWER LINES
- OVERHEAD UTILITY LINES
- CHAIN LINK FENCE
- WIRE FENCE
- WOOD FENCE

GRAPHIC SCALE

20 0 20 40

(IN FEET)
1 inch = 20 ft.

PORTION OF: SW 1/4 SW 1/4 SECTION 5, T. 25 N., R. 5 E., W.M.

WILLIAM R. HAWKINS
STATE OF WASHINGTON
33130
REGISTERED
PROFESSIONAL LAND SURVEYOR
12/29/14

CAD/CALC WRH					
DRAWN DMB					
PLAT CHK WRH	SYM	REVISION	DATE	BY	APP'D

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A.L.T.A./A.C.S.M. LAND TITLE SURVEY
FOR
CONTINENTAL PROPERTIES

PROJECT NO.
14567.10

SHEET 1 OF 1

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