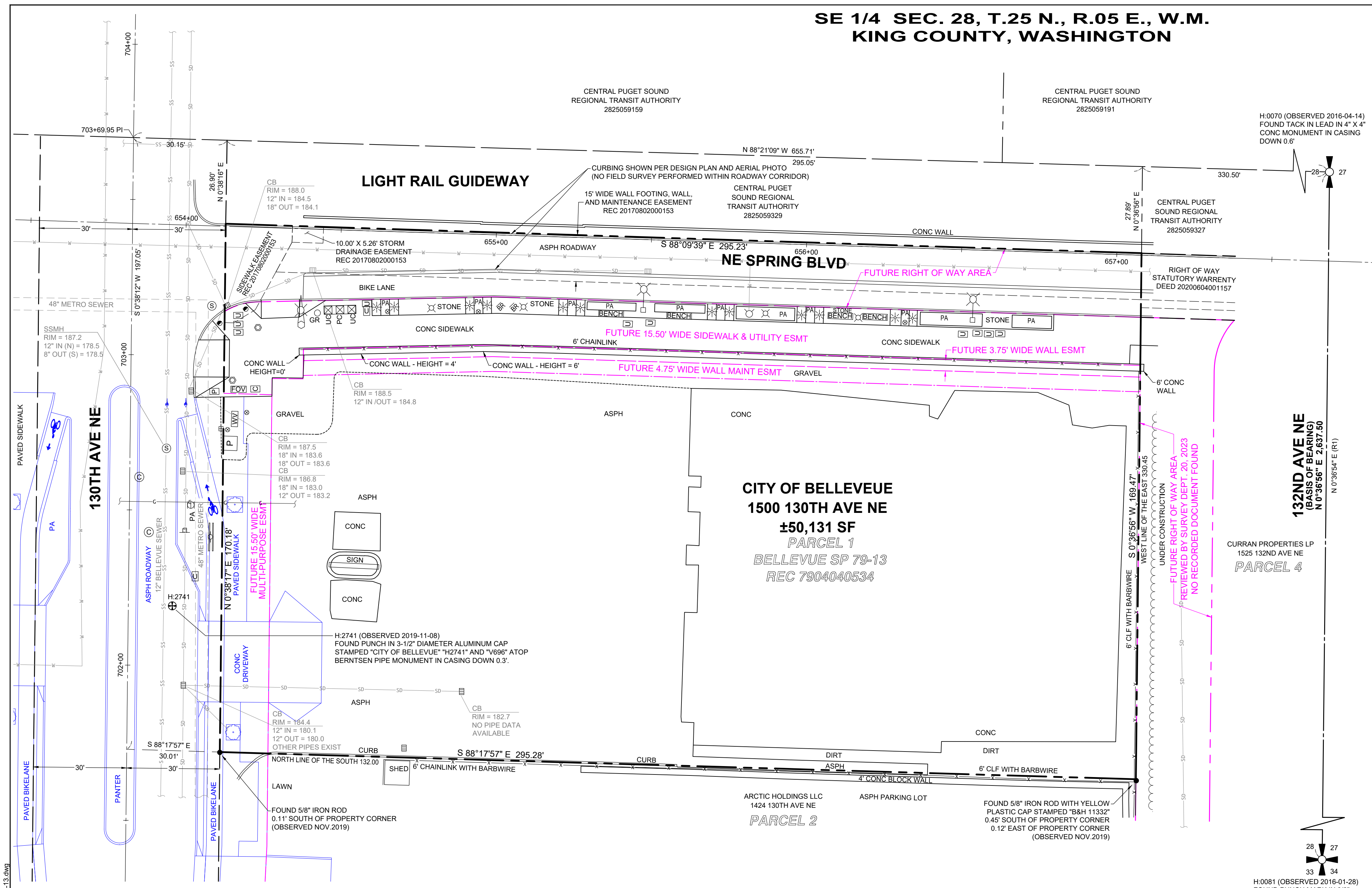


SE 1/4 SEC. 28, T.25 N., R.05 E., W.M.
KING COUNTY, WASHINGTON



NOTES:

- PURPOSE OF THIS SURVEY: THIS SURVEY WAS PERFORMED IN NOVEMBER, 2019 AND UPDATED IN OCTOBER, 2023 IN SUPPORT OF A PLANNING AND DEVELOPMENT PROCUREMENT PROCESS AND IS INTENDED TO BE USED FOR THIS PURPOSE.
- METHODOLOGY: FIELD MEASUREMENTS FOR THIS SURVEY WERE PERFORMED USING A LEICA TS16 TOTAL STATION, A LEICA GS18 GPS RECEIVER AND A LEICA RTC360 LASER SCANNER. THIS SURVEY COMPLIES WITH THE "MINIMUM LINEAR CLOSURE" PER WAC 332-130-090.
- RIGHT OF WAY AND PROPERTY LINES SHOWN HEREON ARE BASED ON ALTA / NSPS LAND TITLE SURVEY, ON FILE AT THE CITY OF BELLEVUE, SURVEY PROJECT: 19111, DATED 11/20/2019.
- EASEMENTS SHOWN HEREON PER FIRST AMERICAN TITLE INSURANCE COMPANY, LIMITED LIABILITY CERTIFICATE, ORDER NUMBER 4209-4112177, DATED OCTOBER 12, 2023 USED FOR LAND DESCRIPTION AND ENCUMBRANCES OF RECORD.
- FUTURE EASEMENTS AND RIGHT OF WAY LINES SHOWN HEREON ARE BASED ON CITY OF BELLEVUE RIGHT OF WAY PLANS, SURVEY PROJECT: 13092, DATED 10/23/2020.
- FUTURE 130TH AVENUE N.E. IMPROVEMENTS SHOWN PER DESIGN PLANS TITLED "130TH AVENUE NE - BEL-RED ROAD TO NE 20TH STREET" BEARING AN APPROVAL / STAMPED DATE OF APRIL 20, 2023.
- UNDERGROUND UTILITIES SHOWN HEREON DO NOT REPRESENT ALL UTILITIES THAT EXIST WITHIN THE SURVEYED AREA AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. THEY ARE BASED ON A COMBINATION OF READILY AVAILABLE GIS AND CIVIL DESIGN INFORMATION AND REPRESENT APPROXIMATE EXISTING CONDITIONS AS OF THE DATE OF THIS MAP. FIELD VERIFICATION WAS NOT PERFORMED TO VALIDATE UTILITY LOCATIONS.

TITLE NOTES

REFER TO FIRST AMERICAN TITLE INSURANCE COMPANY, LIMITED LIABILITY CERTIFICATE, ORDER NO. 4209-4112177, DATED OCTOBER 12, 2023

EXHIBIT "A"

LEGAL DESCRIPTION:

LOT 1, SHORT PLAT NO. 79-13, RECORDED UNDER RECORDING NUMBER 7904040534, BEING A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

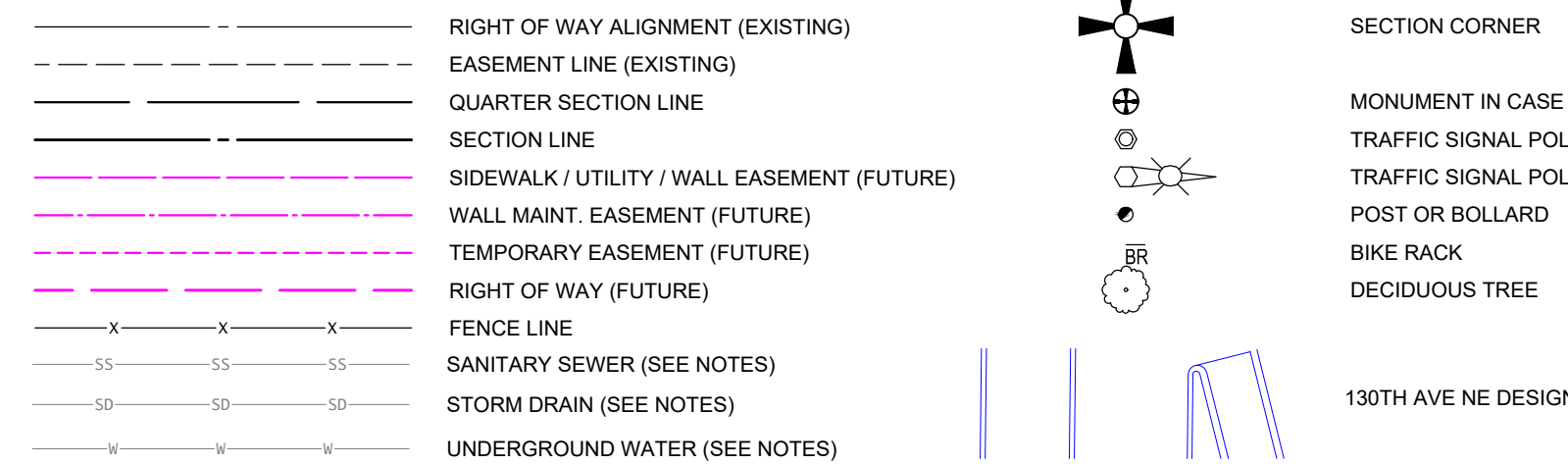
EXCEPT THAT PORTION CONDEMNED UNDER DECREE OF APPROPRIATION FILED JUNE 30, 2017 UNDER KING COUNTY SUPERIOR COURT CASE NO. 16-2-14164-1, RECORDED UNDER RECORDING 20170802000153.

NOTE: EASEMENTS SHOWN HEREON FILED UNDER REC. NO. 20170802000153 (SCC NO. 16-2-14164-1 SEA) ARE PER LEGAL DESCRIPTION REFERENCE. SAID EASEMENTS BENEFIT SOUND TRANSIT AND INCLUDE A SIDEWALK AND UTILITY EASEMENT, DRAINAGE EASEMENT AND A WALL FOOTING AND MAINTENANCE EASEMENT. SEE SAID DOCUMENT FOR FULL PARTICULARS.

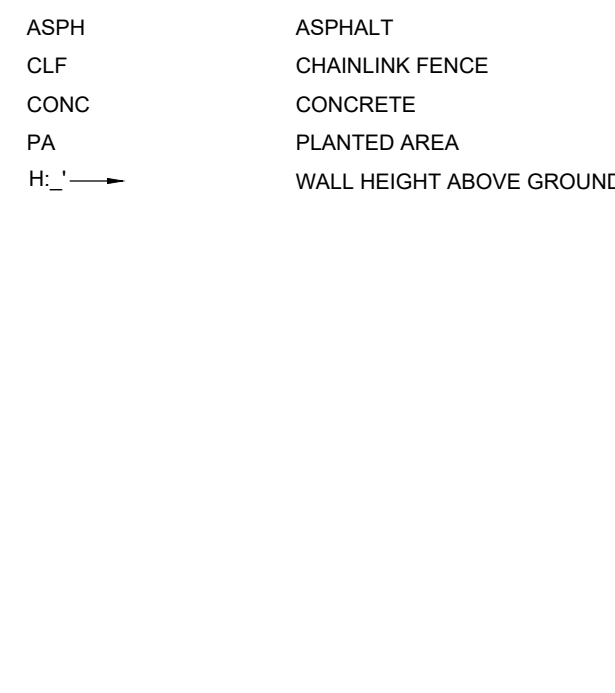
SCHEDULE B - SPECIAL EXCEPTIONS

- EXCEPTION 7: SUBJECT TO AN ELECTRICAL EASEMENT TO THE BENEFIT OF PUGET SOUND POWER & LIGHT COMPANY FOR THE PURPOSE OF CONSTRUCTING, IMPROVING AND MAINTAINING FACILITIES NECESSARY FOR ELECTRICAL TRANSMISSION, AS FILED UNDER AUDITOR'S FILE NUMBER, 5244610, SAID EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE.
- EXCEPTION 8: SUBJECT TO AN ELECTRICAL EASEMENT TO THE BENEFIT OF PUGET SOUND POWER & LIGHT COMPANY FOR THE PURPOSE OF CONSTRUCTING, IMPROVING AND MAINTAINING FACILITIES NECESSARY FOR ELECTRICAL TRANSMISSION, AS FILED UNDER AUDITOR'S FILE NUMBER, 5463584, SAID EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE.

LEGEND

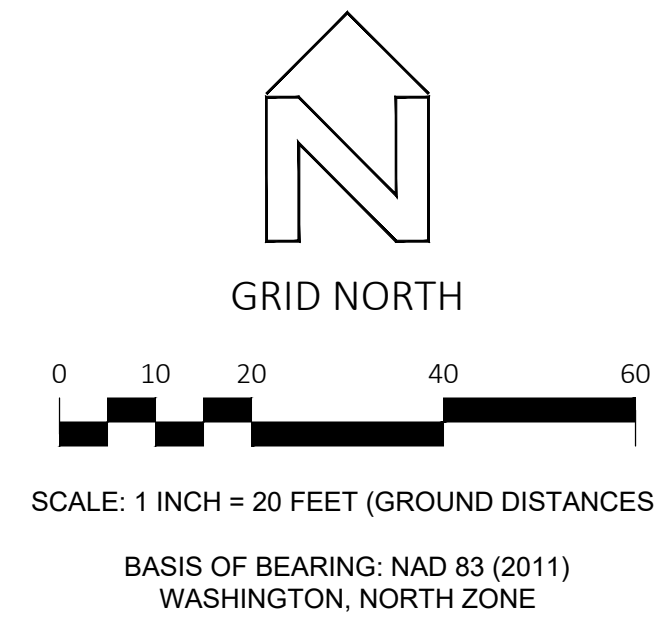
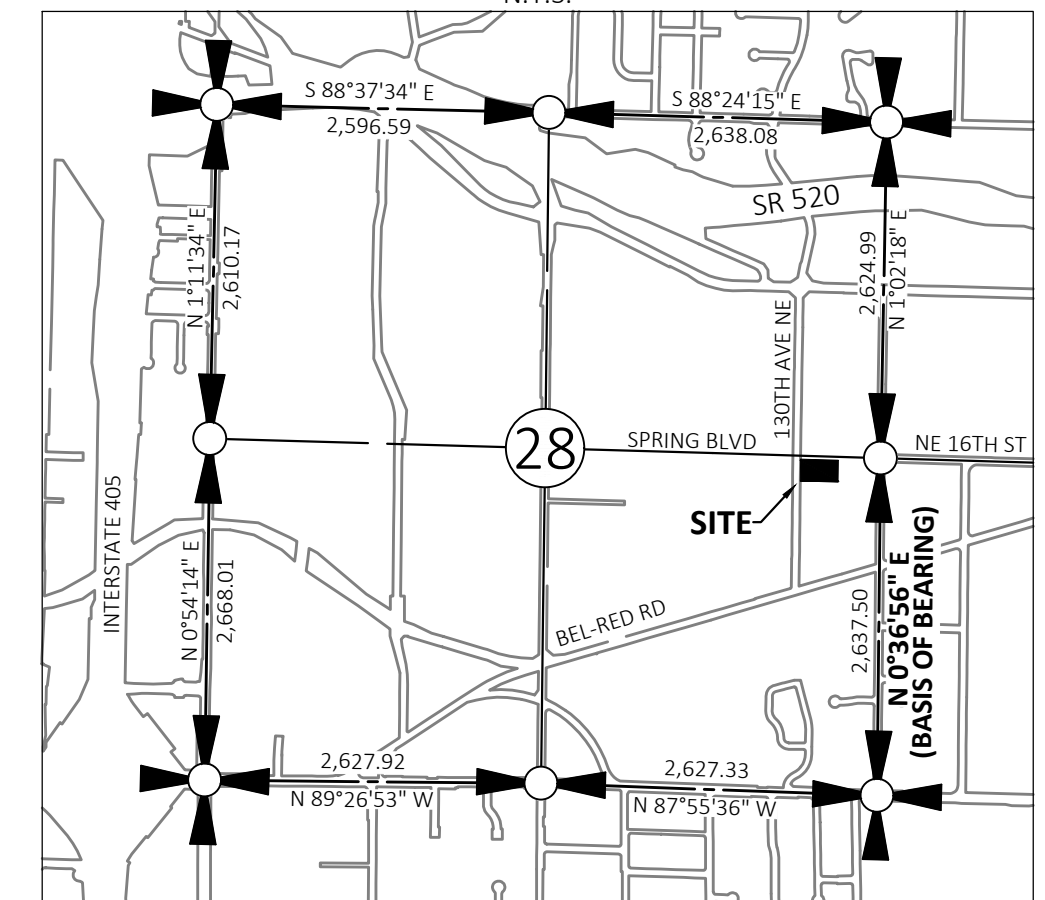


ABBREVIATIONS



HORIZONTAL CONTROL / VICINITY MAP:

SECTION 28
T.25 N., R.05 E., W.M.
N.T.S.



NO.	DATE	BY	APPR.	REVISIONS

JMDELANEY	11/13/2023	DATE
DVOGT	11/13/2023	DATE

CITY OF BELLEVUE
Land Survey Division
Finance & Asset
Management

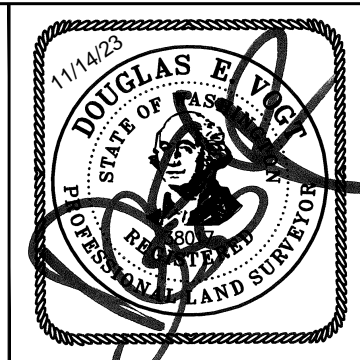


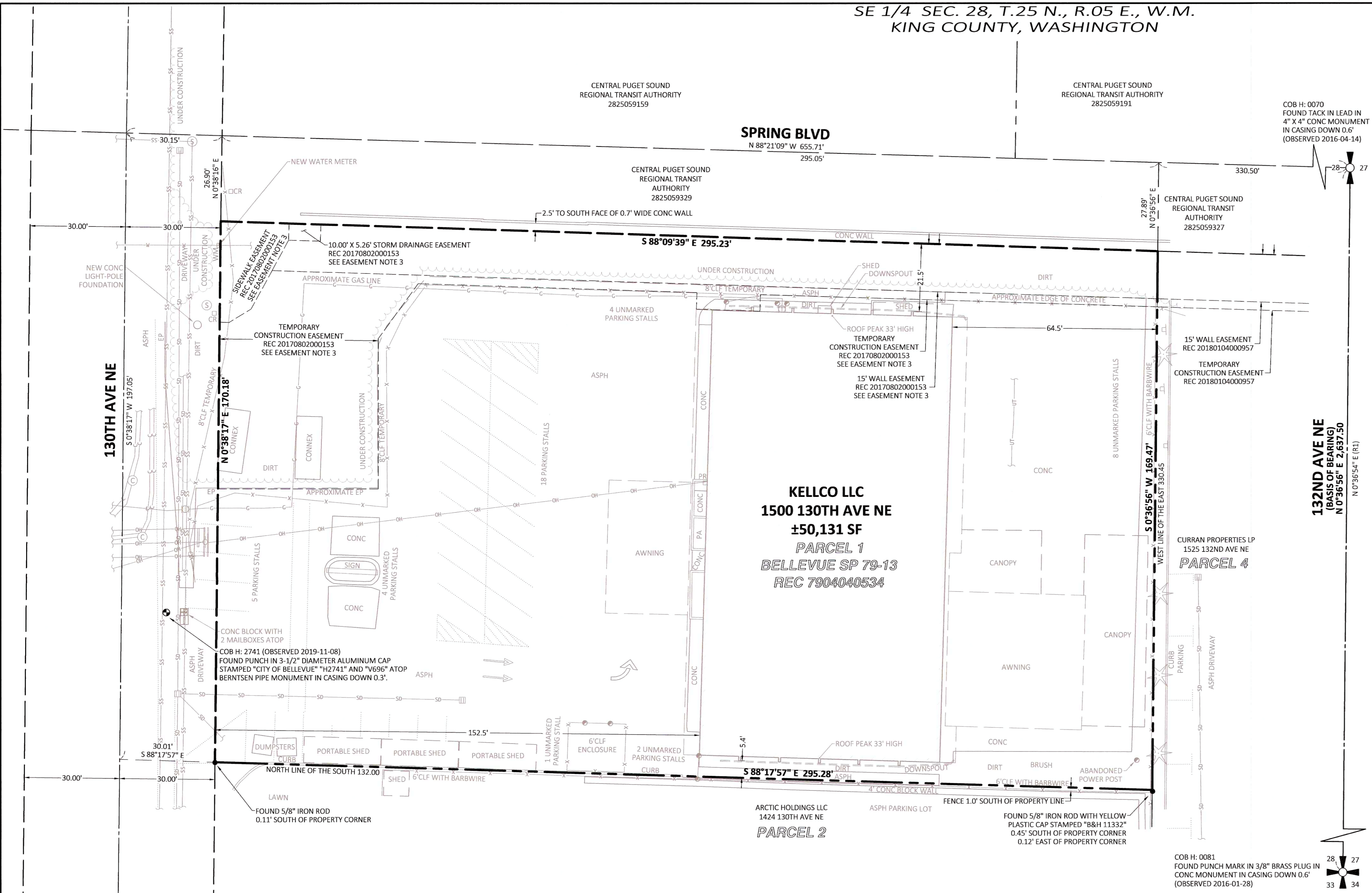
EXHIBIT MAP
CITY OF BELLEVUE - 1500 130TH AVENUE NORTHEAST
BELLEVUE, WA 98005

EXHIBIT MAP
CITY OF BELLEVUE - 1500 130TH AVE NE
BELLEVUE, WA 98005
SE 1/4 S28-T25N-R05E, W.M.

PROJECT: 23067	SHEET 1 OF 1
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SAVE DATE: 11/14/2023 DRAWING FILE: I:\Active Projects\2023\23067 - Kelly Property ALTA\CADD\1500-130TH Survey Exhibit 2023-11-13.dwg

SE 1/4 SEC. 28, T.25 N., R.05 E., W.M.
KING COUNTY, WASHINGTON



PROPERTY DESCRIPTION

Refer to First American Title Insurance Company, ALTA Policy Commitment Title Report No. 4209-2687008, dated October 24, 2018, Exhibit "A"
 Vested Owner: KELLCO LLC, A WASHINGTON LIMITED LIABILITY COMPANY
 Real property in the County of King, State of Washington, described as follows:
 LOT 1, SHORT PLAT NO. 79-13, RECORDED UNDER RECORDING NUMBER 7904040534, BEING A PORTION OF THE NORTH HALF 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 THAT PORTION CONDEMNED UNDER DECREE OF APPROPRIATION FILED JUNE 30, 2017 UNDER KING COUNTY SUPERIOR COURT CASE NO. 16-2-14164-1, RECORDED UNDER RECORDING NO. 20170802000153.
 Tax Parcel Number: 282505905806
 Situs Address: 1500 130th Avenue NE, Bellevue, WA 98005

EASEMENT NOTES

- Refer to First American Title Insurance Company, ALTA Policy Commitment Title Report No. 4209-2687008, dated October 24, 2018, Schedule B - EXCEPTIONS
- Paragraph 6: Subject to an electrical easement to the benefit of Puget Sound Power & Light Company for the purpose of constructing, improving and maintaining facilities necessary for electrical transmission, as filed under auditor's file number, 5244610, said easement is blanket in nature and not plottable.
 - Paragraph 7: Subject to an electrical easement to the benefit of Puget Sound Power & Light Company for the purpose of constructing, improving and maintaining facilities necessary for electrical transmission, as filed under auditor's file number, 5463584, said easement is blanket in nature and not plottable.
 - Paragraph 9: Subject to a sidewalk, storm drainage, wall and temporary construction easements to the benefit of Central Puget Sound Regional Transit Authority, recorded under recording number 20170802000153, said wall easement restricts access to Spring Blvd, as plotted herein.

SURVEY REFERENCES

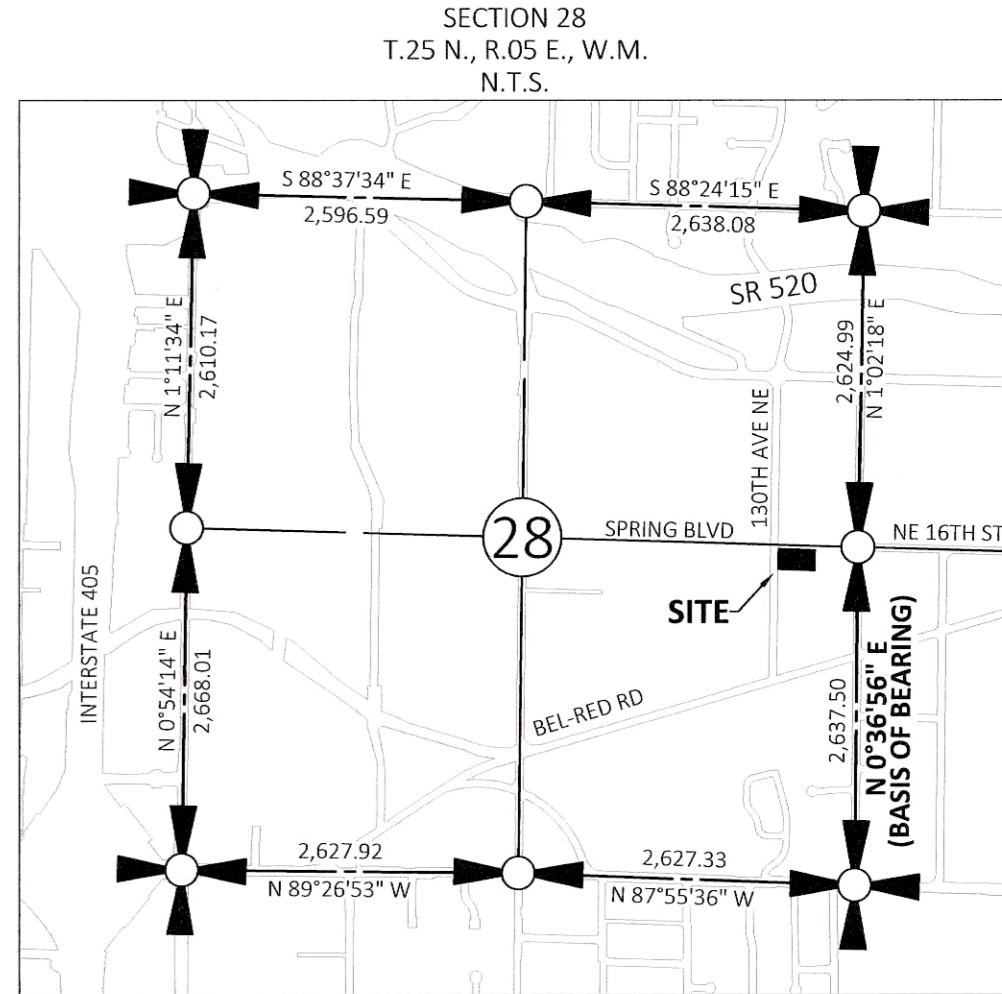
(R1) City of Bellevue Short Plat No.79-13, King County recording No.7904040534

GENERAL NOTES

ZONING For this property is BR-RC-1, (Bel-Red Residential/Commercial) per City of Bellevue Ordinance No.5875.
PARKING This site contains approximately 42 parking stalls based on apparent usage of land during the time of this survey. Due to the nature of automotive repair and the circumstances of the impacting temporary construction easement a precise parking stall count cannot be guaranteed.
 Regular, Striped Stalls: 23
 Regular, Unstriped Stalls:19
METHODOLOGY Field measurements for this survey were performed using a Leica TS16 total station and a Leica RTC360 laser scanner. This survey complies with the "minimum linear closure" PER WAC 332-130-090.
STORM AND SANITARY SEWER Lines shown hereon are based field located surface facilities together with utility as-builts and City of Bellevue GIS data.
UNDERGROUND UTILITIES Lines shown hereon are based on field located paint marks as placed on the ground by a utility locate service together with field located surface facilities, utility as-builts and City of Bellevue GIS data. Water service appears to have been recently moved to the northwest corner of the property and run with plastic pipe that was untraceable by the utility locate service.
 Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Washington, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

All topographic items depicted hereon were located by The City of Bellevue land survey division utilizing field survey procedures in accordance with the ALTA Field Survey Standards. All boundary and Survey Control Monuments depicted hereon were computed and located by The City of Bellevue land survey division in accordance with ALTA Survey Standards.

HORIZONTAL CONTROL / VICINITY MAP:



LEGEND

	QUARTER CORNER		RIGHT OF WAY CENTERLINE EXISTING
	SECTION CORNER		EXISTING EASEMENT LINE
	MONUMENT		QUARTER SECTION LINE
	IRON ROD (FOUND)		SECTION LINE
	CONIFEROUS TREE		PROPERTY LINE
	MAILBOX		RIGHT OF WAY EXISTING
	SIGN		TRAFFIC STRIPING
	POST OR BOLLARD		FENCE LINE
	WATER METER		BUILDING OVERHANG
	SEWER MANHOLE		BUILDING FOOTPRINT
	STORM CATCH BASIN		UNDERGROUND GAS LINE
	POWER RISER		UNDERGROUND COMMUNICATION LINE
	GAS VALVE		SANITARY SEWER PIPE
	COMMUNICATIONS MANHOLE		STORM DRAIN PIPE
	CONDUIT RISER		UNDERGROUND WATER PIPE
	ASPHALT		UNDERGROUND UTILITY LINE
	CITY OF BELLEVUE		OVERHEAD UTILITY LINE
	CONCRETE		

SURVEYOR'S CERTIFICATE:

To First American Title Insurance Company:
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 6, 7C, 8, 9, 11, 16, 17, 18 and 19 of Table A thereof. The field work was completed in November, 2019.
 November 20, 2019
 Steven L. Bratz, PLS
 Washington License No. 18895

Steven L. Bratz

NO.	DATE	BY	APPR.	REVISIONS

ALTA/NSPS LAND TITLE SURVEY
KELLCO LLC - 1500 130TH AVENUE NORTHEAST
BELLEVUE, WA 98005



ALTA/NSPS LAND TITLE SURVEY
 KELCO LLC - 1500 130TH AVE NE
 CITY OF BELLEVUE, WASHINGTON 98005
 SE 1/4 S28-T25N-R05E, W.M.

DRAWN BY: Sbratz	DATE: 11/20/19
PROJECT: 19111	SHEET: 1 OF 1

DRAWING FILE: I:\Active Projects\Delaney\19111 - Zone 4 Spring Blvd - Kelly Property Purchase Drawings\19111-ALTA.dwg