MEGA BLOCK DESCRIPTION

PORTIONS OF BLOCK 1 AND BLOCK 2, INCLUSIVE, OF THE PLAT OF EDEN ADDITION TO THE CITY OF SEATTLE, RECORDED IN VOLUME 1 OF PLATS, PAGE 61A, RECORDS OF KING COUNTY AND PORTIONS OF BROAD STREET AS ESTABLISHED BY CONDEMNATION ORDINANCE NOS. 50890 AND 84452, AND PORTIONS OF 8TH AVENUE NORTH AND MERCER STREET, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE MONUMENTED INTERSECTION OF ROY ST. AND DEXTER AVE. NORTH;

THENCE SOUTH 01°28′04″ WEST ALONG THE CENTERLINE OF SAID DEXTER AVE. NORTH, A DISTANCE OF 42.73 FEET;

THENCE, AT A RIGHT ANGLE, SOUTH 88°31′56″ EAST, A DISTANCE OF 53.00 FEET TO A POINT ON THE EAST MARGIN OF SAID DEXTER AVE. NORTH AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 88°32′41″ EAST AND PARALLEL WITH THE CENTERLINE OF ROY STREET, A DISTANCE OF 120.08 FEET;

THENCE NORTH 88°20′14″ EAST, A DISTANCE OF 69.37 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTH, WITH A CENTER THAT BEARS NORTH 01°38′28″ WEST AND A RADIUS OF 35.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°00′53″ AND A DISTANCE OF 18.95 FEET TO THE SOUTH MARGIN OF ROY ST;

THENCE ALONG SAID SOUTH MARGIN SOUTH 88°32′41″ EAST, A DISTANCE OF 62.10 FEET TO AN ANGLE POINT OF SAID SOUTH MARGIN;

THENCE SOUTH 88°33′04″ EAST AND CONTINUING ALONG SAID SOUTH MARGIN, A DISTANCE OF 67.29 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, WITH A CENTER THAT BEARS NORTH 23°15′55″ EAST AND A RADIUS OF 100.00 FEET;

THENCE ALONG SAID CURVE AND DEPARTING SAID SOUTH MARGIN THROUGH A CENTRAL ANGLE OF 19°00′48″ AND A DISTANCE OF 33.18 FEET;

THENCE SOUTH 85°44′53″ EAST, A DISTANCE OF 55.09 FEET;

THENCE SOUTH 88°35′57″ EAST, A DISTANCE OF 123.52 FEET;

THENCE SOUTH 01°43′01″ WEST, A DISTANCE OF 160.63 FEET;

THENCE NORTH 88°48′50″ WEST, A DISTANCE OF 87.32 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, WITH A CENTER THAT BEARS SOUTH 01°18′52″ WEST AND A RADIUS OF 1,062.95 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8°15′13″ AND A DISTANCE OF 153.12;

THENCE SOUTH 82°13′57″ WEST, A DISTANCE OF 23.51 FEET;

THENCE SOUTH 69°41′18″ WEST, A DISTANCE OF 41.48 FEET;

THENCE SOUTH 78°53′26″ WEST, A DISTANCE OF 25.75 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, WITH A CENTER THAT BEARS NORTH 11°48′03″ WEST AND A RADIUS OF 1,700.67 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 5°23′59″ AND A DISTANCE OF 160.28 FEET;

THENCE SOUTH 84°21′54″ WEST, A DISTANCE OF 32.96 FEET TO A POINT ON THE NORTH MARGIN OF MERCER STREET;

THENCE SOUTH 84°21′54″ WEST, A DISTANCE OF 12.52 FEET;

THENCE NORTH 57°22′25″ WEST, A DISTANCE OF 2.98 FEET TO A POINT ON THE NORTH MARGIN OF MERCER STREET;

THENCE NORTH 57°22′25″ WEST, A DISTANCE OF 17.16 FEET TO A POINT ON THE EAST MARGIN OF DEXTER AVENUE NORTH;

THENCE CONTINUING ALONG SAID EAST MARGIN NORTH 01°28′04″ EAST, A DISTANCE OF 221.57 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING AN AREA OF 104,771 SQUARE FEET OR 2.4052 ACRES, MORE OR LESS;

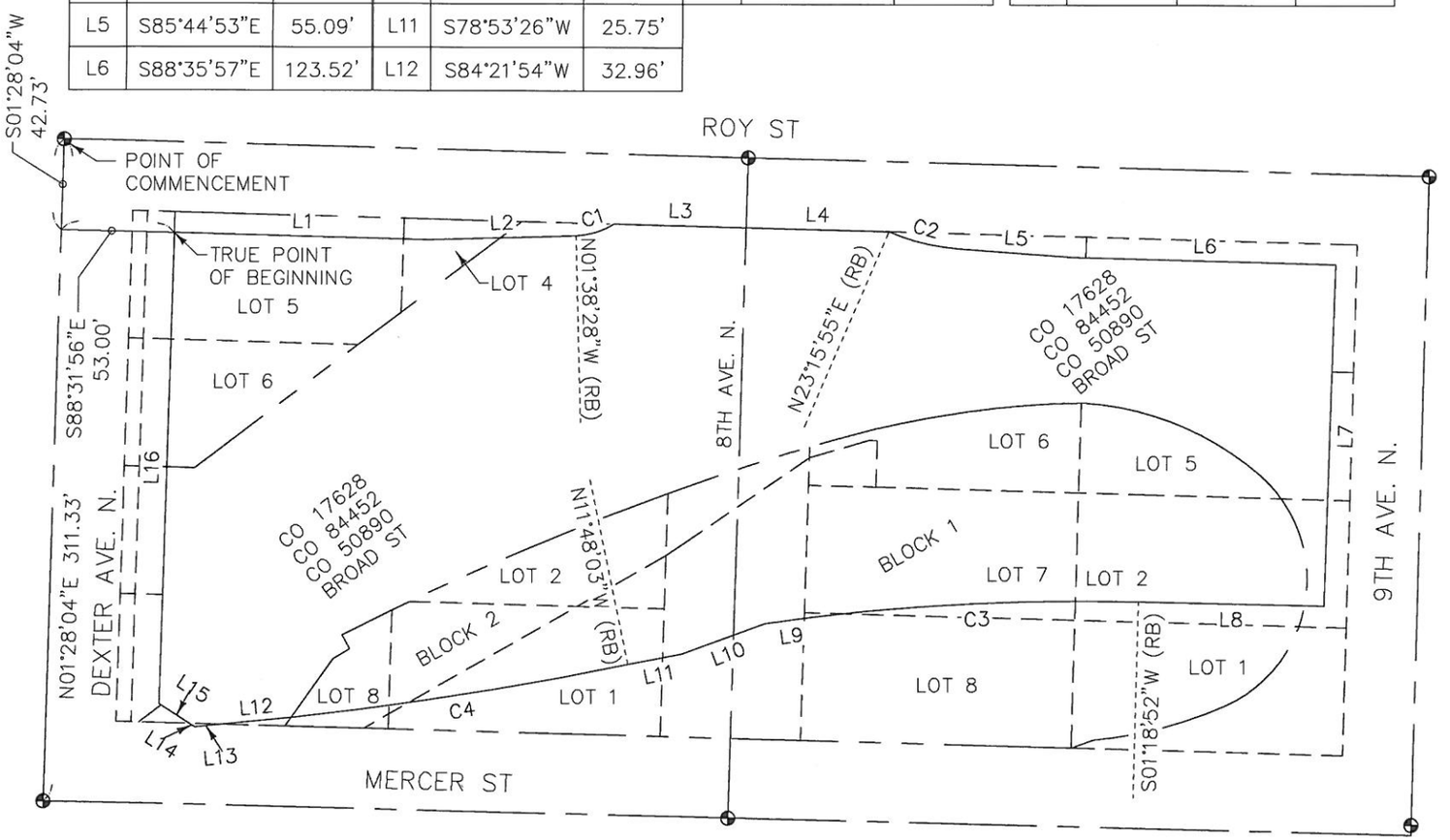
SITUATE IN THE CITY OF SEATTLE, KING COUNTY, WASHINGTON.

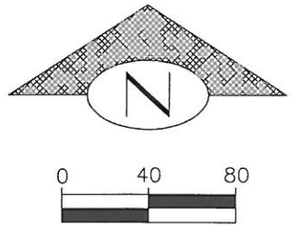
KPFF
MERCER WEST
OLIVER Q. ROBAR, P.L.S.
BRH JOB NO. 2010053.24
JUNE 10, 2015

BUSH, ROED & HITCHINGS, INC.
2009 MINOR AVENUE EAST
SEATTLE, WA 98102
(206) 323-4144

LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S88°32'41"E	120.08'	L7	S01°43'01"W	160.63'	L13	S84°21'54"W	12.52'
L2	N88°20'14"E	69.37'	L8	N88°48'50"W	87.32'	L14	N57°22'25"W	2.98'
L3	S88°32'41"E	62.10'	L9	S82°13'57"W	23.51'	L15	N57°22'25"W	17.16'
L4	S88°33'04"E	67.29'	L10	S69°41'18"W	41.48'	L16	N01°28'04"E	221.57'
L5	S85°44'53"E	55.09'	L11	S78°53'26"W	25.75'			
L6	S88°35'57"E	123.52'	L12	S84°21'54"W	32.96'			

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	35.00'	31°00'53"	18.95'
C2	100.00'	19°00'48"	33.18'
C3	1062.95'	8°15'13"	153.12'
C4	1700.67'	5°23'59"	160.28'





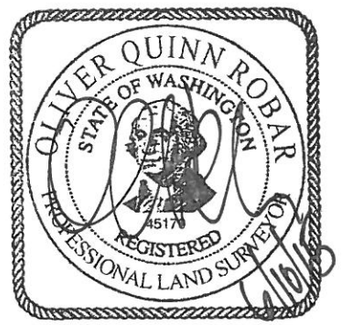


EXHIBIT DRAWING
MEGA BLOCK
PREPARED FOR: KPFF

BRH

BUSH, ROED & HITCHINGS, INC.

CIVIL ENGINEERS & LAND SURVEYORS
2009 MINOR AVE. EAST
SEATTLE, WA 98102 (206) 323-4144

BRH JOB NO. 2010053.24 06/10/2015
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