

SOUND TRANSIT

RESOLUTION NO. R98-50

Acquisition of certain Real Property, by Purchase or Condemnation, and payment of eligible relocation and re-establishment benefits to affected parties for Tacoma-to-Seattle Commuter Rail Project

BACKGROUND AND COMMENTS

Meeting:	Date:	Type of Action:	Staff Contact:	Phone:
Executive Committee Board	11/6/98	Discussion and Recommendation	Jeri Cranney	689-4934
	11/12/98	Discussion/Possible Action	Larry Ellington	689-7442

ACTION:

The Board of the Central Puget Sound Regional Transit Authority is requested to authorize and to delegate authority to the Executive Director to acquire, dispose, or lease all real property interests by voluntary agreement or by condemnation and to pay eligible relocation and re-establishment benefits to affected parties as necessary for commuter rail stations in Puyallup, Sumner, Auburn and Kent, Washington, as necessary for the construction and operation of the Tacoma to Seattle Commuter Rail Project ("the Project").

BACKGROUND:

In order to build and operate a high capacity transit system consisting of commuter rail service, light rail service, and a program of regional bus service, HOV improvements, and park-and-ride facilities throughout the central Puget Sound region, it will be necessary for Sound Transit to acquire real property. Sound Transit's authorizing legislation provides the agency with the power of eminent domain to accomplish such acquisitions. The acquisition of real property will, in some cases, result in the displacement of property owners, tenants and businesses. The Tacoma-to-Seattle Commuter Rail Environmental Assessment identified the locations of nine (9) commuter rail stations and identified the real property necessary for construction and operation of the stations. The real properties ("Properties") identified in this request (Exhibit "A") are consistent with the Environmental Assessment for the Tacoma to Seattle Commuter Rail Project and with the property needs identified through preliminary design for the stations.

Since issuance of the Finding of No Significant Impact (FONSI) by the Federal Transit Administration for the project in June 1998, Sound Transit has commissioned appraisals and environmental investigative studies of each of the Properties. In many cases these evaluations have been completed and fair market value has been established according to the Sound Transit's Real Property Policy, Procedures and Guidelines ("Real Estate Policy") adopted by the Board on April 23, 1998. Discussions with the property owners, business owners and tenants to acquire property and accomplish the relocation of occupants are underway. These discussions will

continue in earnest in an effort to achieve negotiated agreements to purchase the Properties and relocate the occupants.

Pursuant to applicable state and Federal law, and consistent with Sound Transit's Real Estate Policy, representatives and staff from Sound Transit will meet individually with each property owner to explain the acquisition process and negotiate agreements. Property owners will be afforded reasonable time to consider Sound Transit's offer to purchase.

Sound Transit may not always be able to acquire necessary real property by negotiated agreement. In these cases, it will be important that Sound Transit be able to move forward expeditiously to file condemnation actions. Each anticipated condemnation action would be considered on a case-by-case basis. Real estate staff and legal counsel will work closely together and with the property owner and their representatives to assure alternatives for reaching mutual agreement have been considered. Settlements of condemnation litigation and administrative settlements in lieu of litigation would be authorized based on legal counsel recommendation for amounts reasonably approximating fair market value and within authorized budgets.

Consistent with Sound Transit's Real Estate Policy and applicable state and federal law, Sound Transit will also negotiate with each legal occupant of the Properties to establish eligibility and identify assistance for the relocation and re-establishment expenses associated with moving to a new location.

Staff will continue to inform the Executive Director and Board members regularly on the status of any condemnation case(s) prior to filing, completed voluntary acquisitions and relocation agreements reached. Staff would return to the Executive Committee or the Board, according to resolution 78-1, if negotiated purchases, relocation agreements, condemnation litigation settlements, or administrative settlements (settlements in lieu of filing condemnation) exceed the authorized budget amounts.

RELEVANT BOARD POLICIES AND PREVIOUS ACTIONS TAKEN:

- Sound Move
- Resolution 78-1
- Approved Real Property Acquisition and Relocation Policies, Procedures and Guidelines on April 23, 1998.
- 1998 Budget, adopted by Resolution 101, December 11, 1997
- Adoption of Motion 98-43 wherein staff was directed to begin the property acquisition process and station design process for the Tacoma-to-Seattle Commuter Rail Project upon receipt of a Finding of No Significant Impact (FONSI) from the Federal Transit Administration (FTA) in June 1998.

FUNDING:

Funding for acquisition and relocation is included in the estimated Right-of-Way acquisition cost for each Commuter Rail station which is part of the overall Sounder Commuter Rail budget.

EXECUTIVE SUMMARY:

In accordance with Sound Transit’s Real Estate Policy, the acquisition price of the Properties will be based upon an appraisal of fair market value, as determined by a formal appraisal process including a review of the appraisal. In some cases, Sound Transit’s purchase offer may not be deemed acceptable to the Seller and efforts to acquire the property through negotiation may prove unsuccessful. In order to acquire the Properties and to meet the schedule and budget for the Project, Sound Transit may need to rely upon its power of eminent domain. Condemnation litigation can be a lengthy process and the ability to file the suit in a timely manner is crucial to our overall success.

In accordance with Sound Transit’s Real Estate Policy, staff is committed to reaching agreements with all parties through negotiated settlement and avoiding prolonged litigation whenever possible. Negotiations with property owners to purchase property voluntarily would continue up until trial whenever possible.

COST:

The total acquisition price of the Properties will be based upon appraisals of fair market value. Pursuant to Sound Transit’s Real Estate Policy cost for reimbursement of eligible relocation and re-establishment expenses will be determined based upon the displaced parties’ relocation plan and the actual costs incurred.

Funding for property acquisition and relocation is included in the estimated Right-of-Way acquisition cost for each station, as part of the overall Sounder Commuter Rail budget.

TACOMA-SEATTLE COMMUTER RAIL RIGHT-OF-WAY BUDGET					
Station		Kent	Auburn	Sumner	Puyallup
1998 Approved Budget	Right-of-Way (YOE)	\$3,301,000	\$4,378,000	\$2,206,000	\$5,508,000
1998 Approved Budget	Contingency (YOE)	\$1,005,000	\$1,676,000	\$1,005,000	\$1,343,000

The proposed 1999 budget includes \$350,000 for legal services associated with condemnation actions.

LEGAL REVIEW:

The Background and Comments and Resolution have been reviewed and approved by the Legal Department.

ALTERNATIVES:

- Seek Board or Executive Committee approval for each real property acquisition, relocation agreement, condemnation action and/or settlement of litigation.

CONSEQUENCES OF DELAY:

The timely acquisition, by negotiation or condemnation, of real property together with the relocation of businesses, tenants and residents, is necessary for the successful completion of the Tacoma-to-Seattle segment of the Sounder Commuter Rail line. Delay in authorization will result in delay of acquisition and vacation of property, which could negatively affect the construction schedule of the Sounder project.

SOUND TRANSIT

RESOLUTION NO. R98-50

A RESOLUTION of the Board of the Central Puget Sound Regional Transit Authority authorizing the Executive Director to acquire, dispose, or lease certain real property interests by negotiated purchase or by condemnation and to pay eligible relocation and re-establishment benefits to affected parties as necessary for the construction and operation of commuter rail stations for the Tacoma to Seattle Commuter Rail Project.

WHEREAS, a Regional Transit Authority (“RTA”), hereinafter referred to as Sound Transit has been created for the Pierce, King, and Snohomish County region by action of their respective county councils pursuant to RCW 81.112.030; and

WHEREAS, on November 5, 1996, Central Puget Sound area voters approved local funding for *Sound Move*, the ten-year plan for regional high-capacity transit in the Central Puget Sound Region; and

WHEREAS, *Sound Move* provided for the implementation of high capacity commuter rail service between Tacoma and Seattle, and further provided for the construction, operation and permanent location of nine (9) rail stations in Tacoma, Puyallup, Sumner, Auburn, Kent, Tukwila and Seattle, Washington; and

WHEREAS, in June 1998, the Federal Transit Administration (“FTA”) conducted an environmental evaluation of the proposed locations for the nine (9) Commuter Rail Stations and issued a finding of no significant environmental impact. In compliance with the State Environmental Policy Act, Chapter 43.21 RCW, and the implementing regulations set forth in WAC 197-11, Sound Transit considered and adopted the FTA’s finding of no significant environmental impact for the Tacoma-Seattle commuter rail project; and

WHEREAS, after consideration of the finding of no significant environmental impact, and public and governmental comments, Sound Transit has identified certain real properties as necessary to the construction and operation for station locations in Puyallup, Sumner, Auburn and Kent, Washington which properties are reasonably described in Exhibit A attached hereto; and

WHEREAS, in order to acquire the properties determined to be necessary for the construction, operation and permanent location of the Tacoma to Seattle Commuter Rail stations, it is necessary for Sound Transit to acquire by negotiated purchase or to condemn certain lands and rights in property for public purposes, and to pay eligible relocation and re-establishment benefits to affected parties; and

WHEREAS, Sound Transit has commissioned appraisals to determine the fair market value of the properties and will continue to negotiate in good faith with the owners of the properties authorized to be acquired by negotiated purchase or condemned with the intent of reaching agreements for the voluntary acquisition of the property for fair market value; and

WHEREAS, the funds necessary to acquire the property by voluntary purchase or to pay just compensation adjudged due after condemnation and the funds necessary to pay eligible relocation and re-establishment costs shall be paid from Sound Transit general funds.

NOW, THEREFORE, BE IT RESOLVED by the Board of the Central Puget Sound Regional Transit Authority as follows:

SECTION 1. The Executive Director is hereby authorized to execute such agreements as are customary and necessary for the acquisition, lease, or disposal of the real property interests described in Exhibit "A", and for the payment of eligible relocation and re-establishment costs, said property to used for the construction of the Tacoma to Seattle Commuter Rail Stations in Puyallup, Sumner, Auburn and Kent, Washington. In accordance with Sound Transit's adopted Real Property Acquisition and Relocation Policies, Procedures and Guidelines, the acquisition price of the properties shall not exceed the fair market value to be determined through the appraisal process; provided that in the event the total of the acquisition, relocation and re-establishment costs of the properties at any particular station exceeds Sound Transit's approved budget for right-of-way acquisition (plus contingency) for that station location, then the Executive Director shall obtain approval from the Executive Committee or the Board, per Resolution 78-1, before the acquisition of the property for that station by purchase or by condemnation and the payment of eligible relocation and re-establishment costs.

SECTION 2. The Executive Director is hereby authorized to settle condemnation litigation or enter administrative settlements (a settlement in lieu of initiating condemnation litigation) for the acquisition of the real property interests described in Exhibit "A". Such settlements shall be made only upon the recommendation of legal counsel, for amounts deemed to be a reasonable estimation of fair market value, and shall not exceed established budgets. For all other settlements proposed, the Executive Director shall obtain prior approval of the Executive Committee or the Board, per Resolution 78-1.

SECTION 3. The Sound Transit Board of Directors deems the Tacoma to Seattle Commuter Rail Stations to be constructed in Puyallup, Sumner, Auburn and Kent, Washington;

to be a public use for a public purpose. The Board deems it necessary and in the best interests of the citizens residing within Sound Transit's boundaries to acquire the property identified herein as being necessary for the construction, operation and permanent location of the Tacoma to Seattle Commuter Rail Stations. The Board directs that all, any portion thereof, of the property identified herein be immediately acquired by voluntary agreement, or in lieu of agreement, that said properties be condemned, appropriated, taken and damaged for the construction, operation of the Tacoma to Seattle Commuter Rail Stations, said properties being described in Exhibit "A" incorporated herein by reference and that eligible parties be paid relocation and re-establishment costs associated with displacement from the properties.

SECTION 4. The Sound Transit Board of Directors finds that the public health, safety, necessity, convenience and welfare demand and require that the above-described properties be immediately acquired, condemned, appropriated, taken and damaged for the construction, operation and permanent location of the Tacoma to Seattle Commuter Rail Stations in Puyallup, Sumner, Auburn and Kent, Washington.

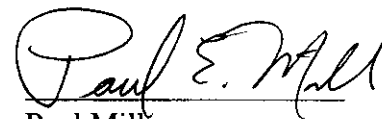
SECTION 5. Sound Transit has complied with the State Environmental Policy Act and the guidelines of WAC Chapter 197-11 with respect to this resolution authorizing condemnation proceedings.

SECTION 6. In addition to the authority granted the Executive Director in Section 1 above, condemnation proceedings are hereby authorized to acquire all, or any portion thereof, of the properties and property rights and/or rights in the properties described in the attached Exhibit "A" for the purpose of constructing, owning and operating the Tacoma to Seattle Commuter Rail Stations in Puyallup, Sumner, Auburn and Kent, Washington.

SECTION 7. The funds necessary to acquire the property by purchase or to pay just compensation adjudged due after condemnation shall be paid from Sound Transit general funds.

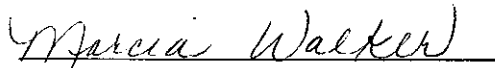
ADOPTED by the Board of the Central Puget Sound Regional Transit

Authority at a regular meeting thereof held on the 12th day of November, 1998.



Paul Miller
Board Chair

ATTEST:



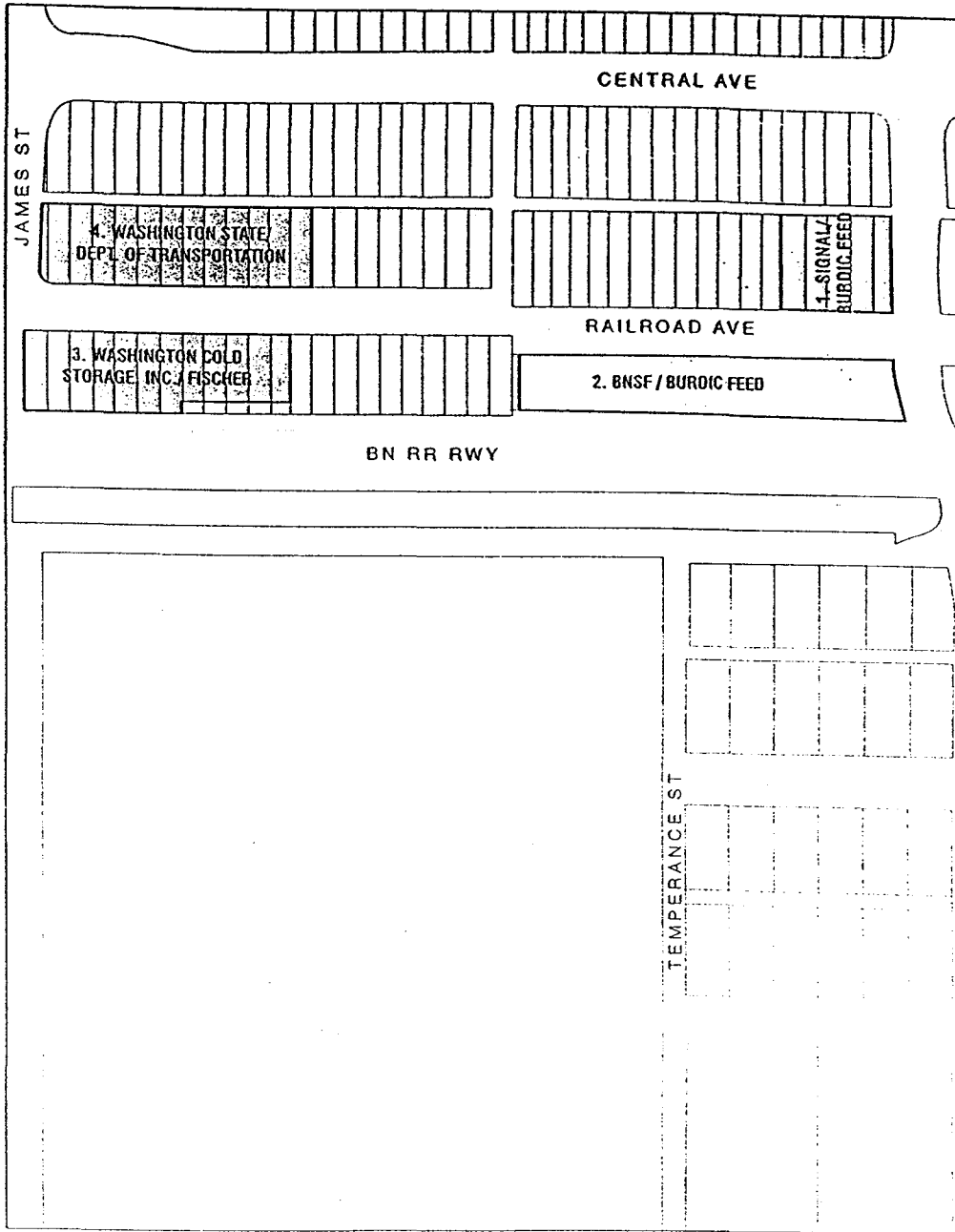
Marcia Walker
Board Administrator

EXHIBIT "A"

**List of Properties
Southend Commuter Rail Stations
as of 11/3/98**

Station	Owner/Contact	Parcel #	Site Address
Kent	1. Signal Electric, Inc./Burdic Feed, Inc.	917960 1585 04	203 E Smith St, Kent
	2. BNSF/Burdic Feed, Inc.	242204 9167.02	301 Railroad Ave N, Kent
Kent	3. Washington Cold Storage, Inc./ Fischer Properties	184970 0005 03	621 Railroad Ave N, Kent
		242204 9168 01	N Railroad Pioneer, Kent
Kent	4. Washington State/Dept. of Transportation, Francis Cal, Property Management	184970 0050 07	200 E. James St, Kent
		184970 0070 03	600 Railroad Ave N, Kent
		184970 0080 01	Railroad Ave N, Kent
		184970 0105 02	Railroad Ave N, Kent
		184970 0110 05	Railroad Ave N, Kent
Auburn	5. Berg Properties, LLC/Donald Berg	147740 0006 08	102 C St SW, Auburn
		147740 0045 01	220 C St SW, Auburn
		554730 0025 04	24 1/2 C St SW, Auburn
		554730 0270 06	102 C St SW, Auburn
Auburn	6. Eugene L. and Grace S. Hagerty/ Duane and Shirley Wickham	781570 0170 09	23 A St SW, Auburn
		781570 0182 05	100 B St SW, Auburn
Auburn	7. Eugene L. and Grace S. Hagerty/ Joseph E. Bartkowski	781570 0190 05	100 A St SW, Auburn
		781570 0195 00	120 1st St SW, Auburn
Auburn	8. Community Health Centers of King County/ Jayne Leet	781570 0185 02	101 A St SW, Auburn
		781570 0215 06	100 A St SW, Auburn
Auburn	9. Jimmy and Anita Tang	781570 0210 01	121 2nd St SW, Auburn
Auburn	10. Lewis E. Thompson/Darleen J. DeRocher	781570 0220 09	123 A St SW, Auburn
Auburn	11. Aeronautical Machinists, Inc.	781570 0420 07	202 B St SW Auburn
		781570 0440 03	150 3rd St SW, Auburn
		781570 0441 02	200 B St SW, Auburn
		781570 0445 08	200 A St SW, Auburn
Sumner	12. City of Sumner/Michael R. Wilson	042024 309 2	711 Narrow Ave, Sumner
		568000 001 0	Academy & Narrow, Sumner
		568000 002 0	Harrison & RR Tracks, Sumner
		798510 008 0	Narrow St, Sumner
Puyallup	13. The Lexington Company, Inc.	042028 105 4	3rd & W Main, Puyallup West Main, Puyallup
Puyallup	14. Vancouver Door Company/Margie Huston	794010 036 0	203 5th St NW, Puyallup
Puyallup	15. Alvin L. and Margie V. Neeley	794010 028 0	315 W Main Ave, Puyallup
		794010 029 0	
		794010 030 0	
		794010 031 0	
Puyallup	16. William D. and Donna R. Olson	794030 001 1	2nd St NW & W Stewart, Puyallup
Puyallup	17. Donovan (D.R.) and Mary Ann Larson	794030 001 2	2nd St NW & W Stewart, Puyallup
Puyallup	18. Warren and Dorothy Hunt	794030 001 3	2nd St NW & W Stewart, Puyallup
Puyallup	19. West Stewart Associates/ Don Linkem	794030 002 0	120 W Stewart Ave, Puyallup
		794030 003 0	
Puyallup	20. Thomas McMullen	794040 014 1	2nd St. NW & West Stewart, Puyallup
Puyallup	21. Delmar Capps	794040 015 0	224 W Stewart Ave, Puyallup
Puyallup	22. Van Halder, LLC	794040 016 0	308 W Stewart Ave, Puyallup
		794070 002 0	

Kent Station



A

2011.05.04

Station	Owner/Contact	Parcel: #	Site Address
Kent	1. Signal Electric, Inc./Burdic Feed, Inc. BNSF/Burdic Feed, Inc.	A: 917960 1585 04 B: 242204 9167 02	203 E Smith St, Kent 301 Railroad Ave N, Kent

DESCRIPTION:

PARCEL A:

LOTS 1, 2, 3, 4 END 5, BLOCK 17, WASHINGTON CENTRAL IMPROVEMENTS COMPANY'S FIRST ADDITION TO THE TOWN OF KENT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 97, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION OF LOT 1 IN BLOCK 17 OF WASHINGTON CENTRAL IMPROVEMENT CO.'S FIRST ADDITION TO THE TOWN OF KENT, AS PER PLAT RECORDED IN VOLUME. 3 OF PLATS, PAGE 97, RECORDS OF KING COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 1.95 FEET; THENCE SOUTH 87°40'01" WEST, A DISTANCE OF 29.85 FEET, THENCE SOUTH 85°45'28" WEST, A DISTANCE OF 11.95 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE EASTERLY ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, AS CONVEYED TO THE CITY OF KENT BY QUIT CLAIM DEED RECORDED UNDER RECORDING NO. 8604170192.

PARCEL B:

THAT PORTION OF THE BURLINGTON NORTHERN RAILROAD COMPANY SEATTLE LINE BRANCH IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF BLOCK 17, WASHINGTON CENTRAL IMPROVEMENT COMPANY'S FIRST ADDITION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 97, RECORDS OF KING COUNTY;

THENCE SOUTH 89°01'22" WEST 68.09 FEET, MORE OR LESS TO THE WEST LINE OF RAILROAD AVENUE AND THE TRUE POINT OF BEGINNING; THENCE SOUTHERLY ALONG THE WESTERLY BOUNDARY OF RAILROAD AVENUE 492.00 FEET TO THE NORTH LINE OF EAST SMITH STREET; THENCE SOUTH 89°01'22" WEST 74.87 FEET, MORE OR LESS, TO A POINT IN A LINE 8.5 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF THE MOST EASTERLY TRACK OF SAID BURLINGTON NORTHERN RAILROAD COMPANY, THENCE NORTHERLY PARALLEL WITH AND DISTANT 8.5 FEET EASTERLY OF SAID TRACK CENTERLINE 515 FEET; THENCE NORTH 89°01'22" EAST 73.68 FEET, MORE OR LESS, TO THE WESTERLY BOUNDARY LINE OF SAID RAILROAD AVENUE; THENCE SOUTHERLY ALONG SAID WESTERLY BOUNDARY LINE 23 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

EXCEPT ANY PORTION THEREOF LYING WITHIN VACATED PIONEER STREET;

AND EXCEPT THE NORTH 10 FEET OF THE REMAINDER LYING SOUTH OF VACATED PIONEER STREET.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

Station	Owner/Contact	Parcel #	Site Address
Kent	Washington Cold Storage, Inc./ Richard W. Fischer President, Fischer Properties	184970 0005 03	621 Railroad Ave N, Kent
	Washington Cold Storage, Inc.	242204 9168 01	N Railroad Pioneer, Kent

DESCRIPTION:

LOTS 1 THROUGH 7, INCLUSIVE, AND THE EAST 90 FEET OF THE NORTH 26 FEET OF LOT 8, BLOCK 1, CROSS' ADDITION TO THE CITY OF KENT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18 OF PLATS, PAGE 9, RECORDS OF KING COUNTY, WASHINGTON;

SITUATE IN THE COUNTY OF KING STATE OF WASHINGTON.

DESCRIPTION:

THE EAST 90 FEET OF LOTS 9, 10, 11 AND 12, BLOCK 1, CROSS' ADDITION TO THE CITY OF KENT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18 OF PLATS, PAGE 9, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

Station	Owner/Contact	Parcel #	Site Address
Kent	Washington State/Dept. of Transportation Francis Cal Manager, Property Management	184970 0050 07	200 E. James St., Kent
		184970 0070 03	600 Railroad Ave. N., Kent
		184970 0080 01	Railroad Ave N., Kent
		184970 0105 02	Railroad Ave N., Kent
		184970 0110 05	Railroad Ave N., Kent

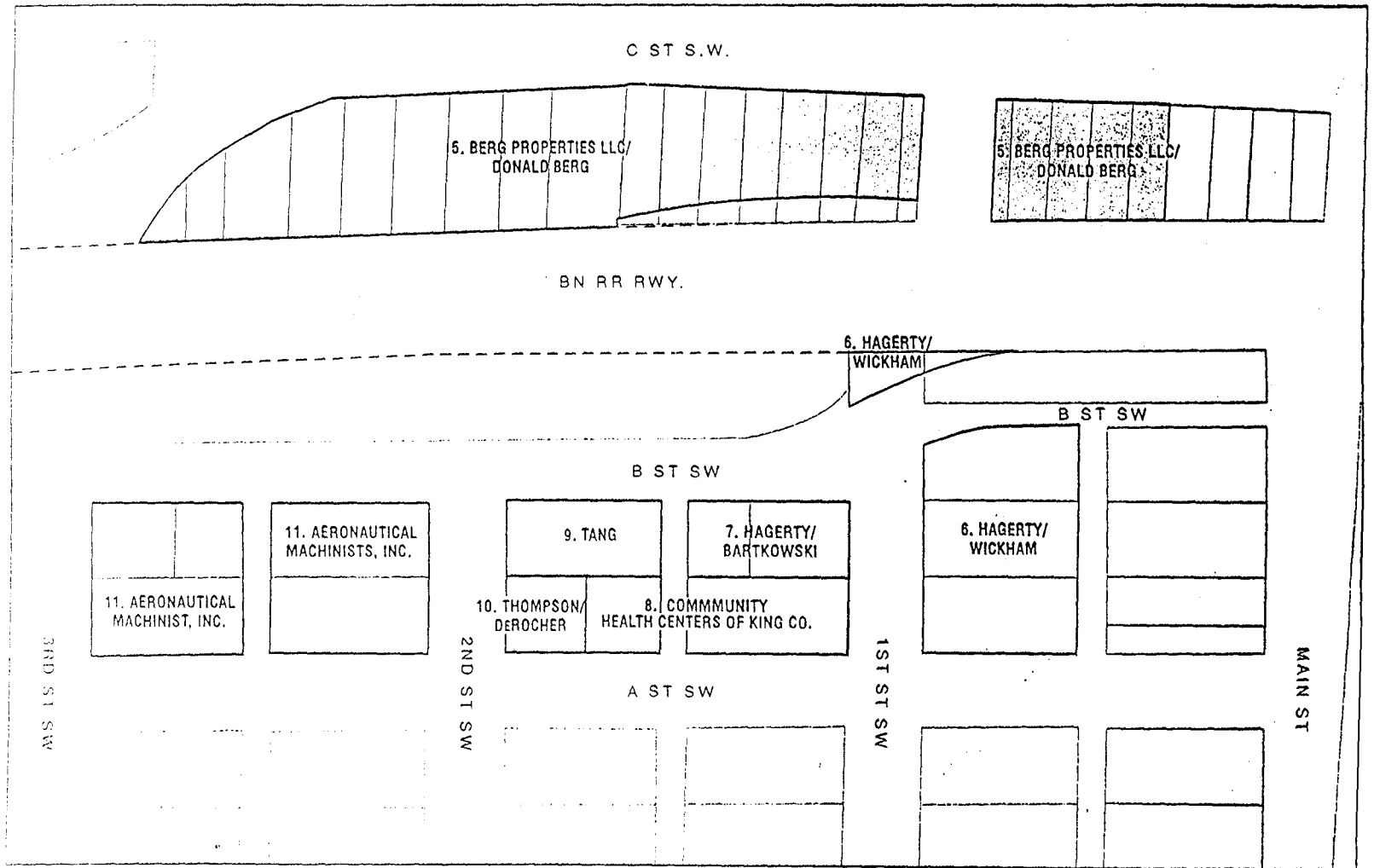
DESCRIPTION:

LOTS 1 THROUGH 13, BLOCK 2, CROSS' ADDITION TO THE CITY OF KENT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18 OF PLATS, PAGE 9, RECORDS OF KING COUNTY, WASHINGTON; EXCEPT THOSE PORTIONS OF LOTS 1 AND 2 LYING NORTHWESTERLY AND NORTHERLY OF THE FOLLOWING DESCRIBE LINE

BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID LOT 2 A DISTANCE OF 21.67 FEET NORTHERLY FROM THE SOUTHWEST CORNER THEREOF: THENCE NORTHERLY, NORTHEASTERLY AND EASTERLY, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.0 FEET AND A CENTRAL ANGLE OF 96°01'46" AN ARC DISTANCE OF 33.52 FEET; THENCE TANGENT TO SAID CURVE SOUTH 83°46'38" EAST 80.25 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 1 THAT IS 5.05 FEET NORTHERLY FROM THE SOUTHEAST CORNER THEREOF AND THE END OF THIS LINE DESCRIPTION.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

Auburn Station



Station	Owner/Contact	Parcel: #	Site Address
Auburn	Berg Properties, LLC	A: 554730 0025 04	24 1/2 C St. SW, Auburn
		B: 554730 0270 06	102 C St. SW, Auburn
		C: 147740 0006 08	102 C St. SW, Auburn
		D: 147740 0045 01	220 C St. SW, Auburn

DESCRIPTION:

PARCEL A:

LOTS 5-8, BLOCK 1, MILNER ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PACE 39, RECORDS OF KING COUNTY WASHINGTON;

TOGETHER WITH THE EAST 10.00 FEET OF C STREET SOUTHWEST (FORMERLY THOMPSON STREET) ABUTTING SAID LOTS, VACATED BY ORDINANCE NO. 192 OF THE TOWN OF AUBURN, APPROVED FEBRUARY 7, 1912; AND THE NORTH 10.0 FEET OF 1ST STREET SOUTHWEST (FORMERLY TYNDALE AVENUE) ABUTTING SAID LOT 8, VACATED BY ORDINANCE NO. 236 OF THE TOWN OF AUBURN, APPROVED JUNE 2, 1915.

PARCEL B:

LOTS 1-8, BLOCK 6, MILNER ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 39, RECORDS OF KING COUNTY, WASHINGTON;

TOGETHER WITH THE VACATED EAST 10 FEET OF C STREET SOUTHWEST ADJOINING WHICH ATTACHED BY OPERATION OF LAW;

TOGETHER WITH THE SOUTH 10 FEET OF VACATED 1ST STREET SOUTHWEST ADJOINING WHICH ATTACHED BY OPERATION OF LAW.

PARCEL C:

LOTS 1-4, BLOCK 1, CENTRAL ADDITION TO AUBURN, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 69, RECORDS OF KING COUNTY, WASHINGTON.

PARCEL D: REGISTERED LAND

LOTS 5-7, BLOCK 1, CENTRAL ADDITION TO AUBURN, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 69, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION OF SAID LOTS 6 AND 7 CONVEYED TO CITY OF AUBURN BY DEED RECORDED UNDER RECORDING NO. 4302102;

TOGETHER WITH THAT PORTION OF STREET RIGHT-OF-WAY ADJACENT AS VACATED BY THE CITY OF AUBURN ORDINANCE NO. 2825 AS RECORDED UNDER RECORDING NO. 7507100564, BEING A RE-RECORD OF 7407230559.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

Station	Owner/Contact	Parcel #	Site Address
Auburn	Eugene L. and Grace S. Hagerty/Duane and Shirley Wickham	A: 781570 0170 09 B: 781570 0182 05	23 A St. SW, Auburn 100 B St. SW, Auburn

DESCRIPTION:

PARCEL A:

LOTS 4, 5 AND 6, BLOCK 3, TOWN OF SLAUGHTER; ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS PAGE 56, RECORDS OF KING COUNTY, WASHINGTON; EXCEPT THAT PORTION OF SAID LOT 4 AS CONVEYED TO THE CITY OF AUBURN FOR B STREET SOUTHWEST UNDER RECORDING NO. 7103100350.

PARCEL B:

THAT PORTION OF THE FORMER D STREET SOUTHWEST (FORMERLY RAILROAD STREET) AS SHOWN IN TOWN OF SLAUGHTER, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 56, RECORDS OF KING COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY EXTENSION OF THE SOUTHERLY MARGIN OF FIRST STREET SOUTHWEST WITH THE EASTERLY MARGIN OF THE RIGHT-OF-WAY OF NORTHERN PACIFIC RAILWAY COMPANY, AS CONVEYED UNDER RECORDING NO. 1256 IN VOLUME 24 OF DEEDS, PAGE 295, RECORDS OF KING COUNTY; THENCE EAST, ALONG THE WESTERLY EXTENSION OF FIRST STREET SOUTHWEST, A DISTANCE OF 42.38 FEET TO THE FIRST POINT OF CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 223.50 FEET, A RADIAL BEARING OF SOUTH 66°05'59" WEST AND A CENTRAL ANGLE OF 06°05'39"; THENCE NORTHWESTERLY, ALONG SAID CURVE, A DISTANCE OF 23.77 FEET TO THE FIRST POINT OF TANGENCY; THENCE NORTH 29°59'40" WEST A DISTANCE OF 3.60 FEET TO THE SECOND POINT OF CURVE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 226.50 FEET, A RADIAL BEARING OF NORTH 60°00'20" EAST AND A CENTRAL ANGLE OF 29°42'50"; THENCE NORTHWESTERLY, ALONG SAID CURVE, A DISTANCE OF 117.46 FEET TO THE SECOND POINT OF TANGENCY, SAID POINT OF TANGENCY BEING ON THE EASTERLY MARGIN OF SAID RIGHT-OF-WAY OF NORTHERN PACIFIC RAILWAY COMPANY; THENCE SOUTH 00°16'50" EAST A DISTANCE OF 136.55 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

Station	Owner/Contact	Parcel #	Site Address
Auburn	Eugene L. and Grace S. Hagerty/Joseph E. Bartkowski	781570 0190 05 781570 0195 00	100 A St. SW, Auburn 120 1st St. SW, Auburn

DESCRIPTION:

LOT 2, BLOCK 4, TOWN OF SLAUGHTER, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 56, RECORDS OF KING COUNTY, WASHINGTON; TOGETHER WITH THAT PORTION OF VACATED ALLEY ADJOINING AS VACATED BY CITY OF AUBURN ORDINANCE NO. 3207, RECORDED UNDER RECORDING NO. 7711100781, AS WOULD ATTACH BY OPERATION OF LAW.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

Station	Owner/Contact	Parcel #	Site Address
Auburn	Community Health Centers of King County/Jayne Leet	781570 0185 02 781570 0215 06	101 A St. SW, Auburn 100 A St. SW, Auburn

DESCRIPTION:

LOT 1 AND THE NORTH 60 FEET OF LOT 6, BLOCK 4, TOWN OF SLAUGHTER, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 56, RECORDS OF KING COUNTY, WASHINGTON; TOGETHER WITH THAT PORTION OF VACATED ALLEY ADJOINING AS VACATED BY CITY OF AUBURN ORDINANCE NO. 3207 RECORDED UNDER RECORDINO NO. 7711100781 AS WOULD ATTACH BY OPERATION OF LAW.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

Station	Owner/Contact	Parcel #	Site Address
Auburn	Jimmy and Anita Tang	781570 0210 01	121 2nd St. SW, Auburn

DESCRIPTION:

LOT 5, BLOCK 4, TOWN OP SLAUGHTER, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS , PAGE 56, RECORDS OF KING COUNTY, WASHINGTON; TOGETHER WITH THAT PORTION OF THE ALLEY AS VACATED BY CITY OF AUBURN ORDINANCE NO 3207 RECORDED UNDER RECORDING NO. 7711100781 AS WOULD ATTACH BY OPERATION OF LAW.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

Station	Owner/Contact	Parcel #	Site Address
Auburn	Lewis E. Thompson/Darleen J. DeRocher	781570 0220 09	123 A St. SW, Auburn

DESCRIPTION:

THE SOUTH 60 FEET OF LOT 6, BLOCK 4, TOWN OF SLAUGHTER, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 56, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

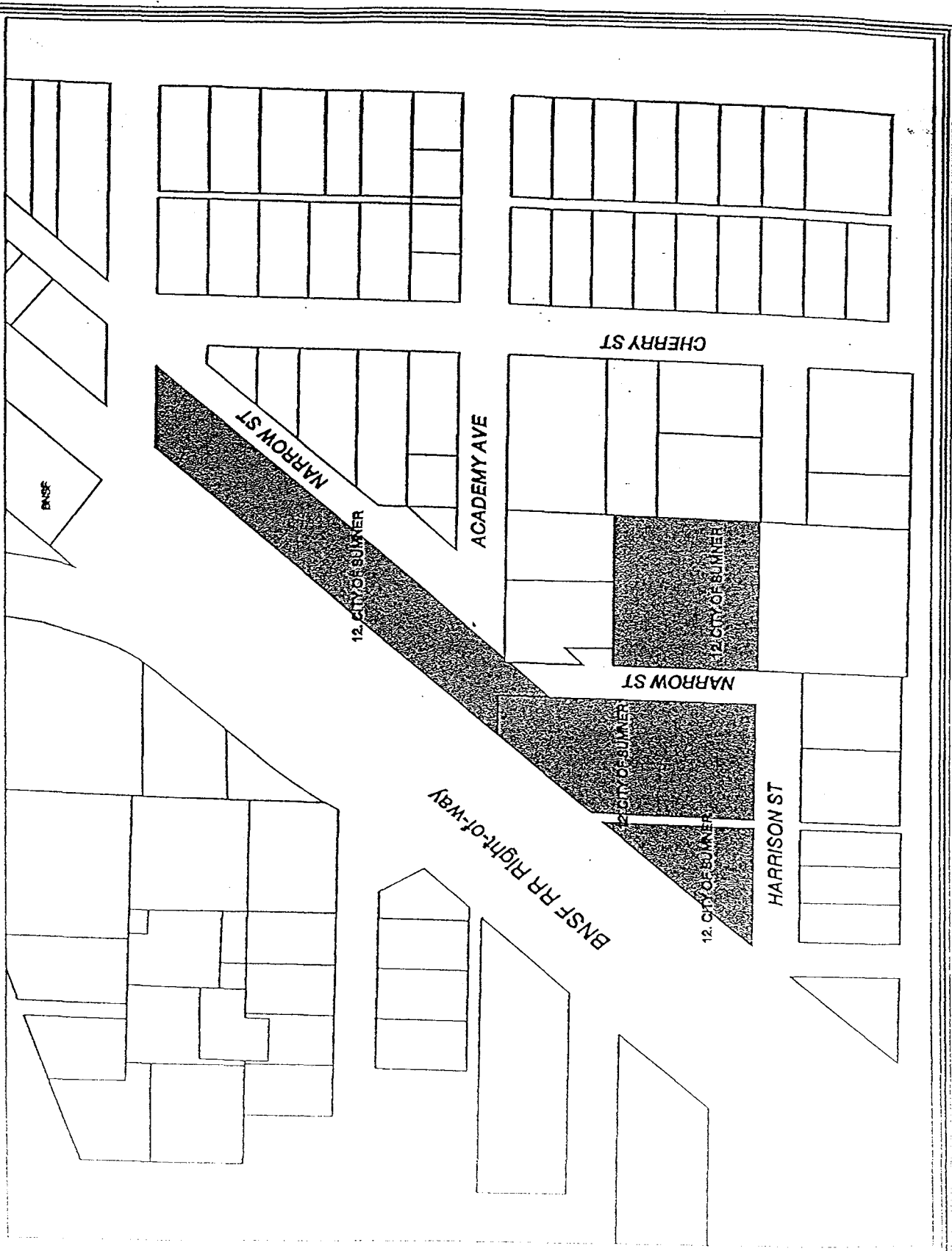
Station	Owner/Contact	Parcel #	Site Address
Auburn	Aeronautical Machinists Inc.	781570 0420 07 781570 0440 03 781570 0441 02 781570 0445 08	202 B St SW Auburn 150 3rd St SW, Auburn 200 B St SW, Auburn 200 A St SW, Auburn

DESCRIPTION:

LOTS 1, 2, 5 AND 6, BLOCK 9, TOWN OF SLAUGHTER, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 56, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

Sumner Station



Scale in Feet
0 110



September 02, 1998

City of Sumner, 900 West Main Street, Sumner, IA 50246
City Engineer: [Name]

12 CITY OF SUMNER

Station	Owner/Contact	Parcel: #	Site Address
Sumner	City of Sumner/Michael R. Wilson	A: 042024 309 2 B: 568000 001 0 568000 002 0 798510 008 0	711 Narrow Ave., Sumner Academy & Narrow, Sumner Harrison & RR Tracks, Sumner Narrow St., Sumner

DESCRIPTION:

PARCEL A:

FROM A POINT ON THE SOUTH BOUNDARY OF THE WM. K. KINCAID DONATION LAND CLAIM IN SECTION 24, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON, 186.045 FEET EAST OF AN IRON MONUMENT THAT MARKS THE SOUTHWEST CORNER OF SAID DONATION LAND CLAIM; THENCE RUN EASTERLY ALONG SAID SOUTH LINE OF SAID DONATION LAND CLAIM, 175.065 FEET TO THE SOUTHWEST CORNER OF BLOCK 11 OF SUPPLEMENTARY MAP OF THE TOWN OF SUMNER, ACCORDING TO PLAT RECORDED IN BOOK 1 OF PLATS AT PAGE 101; THENCE NORTH ALONG THE WEST LINE OF BLOCKS 11 AND 10 OF SAID PLAT 342.28 FEET; THENCE WESTERLY PARALLEL TO ACADEMY STREET, 175.28 FEET TO THE EAST LINE OF NARROW STREET; THENCE SOUTH 341.58 FEET TO THE PLACE OF BEGINNING, IN SUMNER, PIERCE COUNTY, WASHINGTON.

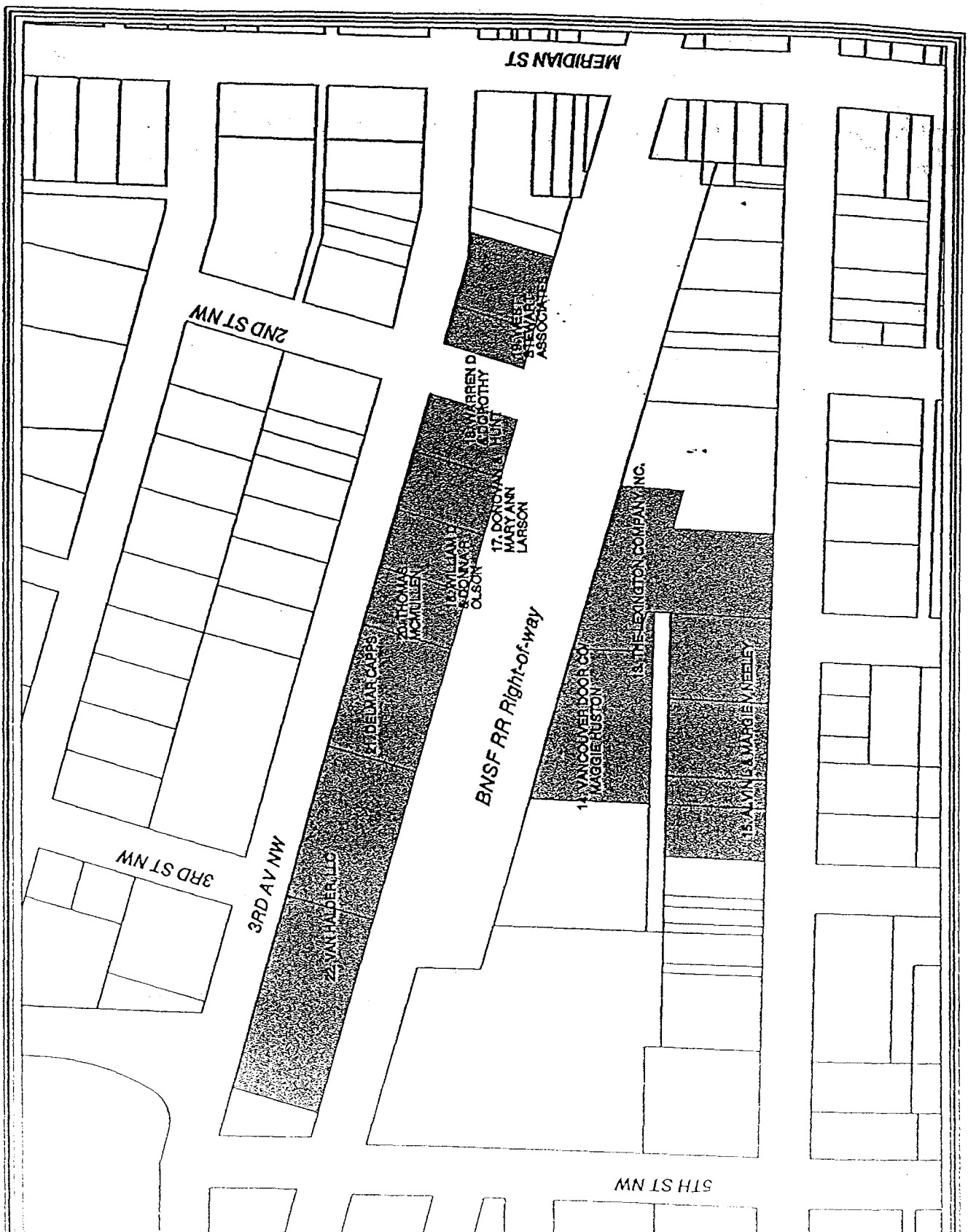
PARCEL B:

THAT PORTION OF BLOCKS 1 AND 2 OF MCKINNON'S ADDITION TO THE TOWN OF SUMNER, ACCORDING TO PLAT RECORDED IN BOOK 11 OF PLATS AT PAGE 1, AND BLOCK 5 OF SUPPLEMENTARY MAP OF THE TOWN OF SUMNER, ACCORDING TO PLAT RECORDED IN BOOK 1 OF PLATS AT PAGE 101, AND THAT PORTION OF VACATED ACADEMY AVENUE DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF MAPLE AVENUE AND THE WEST RIGHT-OF-WAY LINE OF NARROW STREET, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE SOUTHWESTERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 600.0 FEET, MORE OR LESS, TO AN ANGLE POINT; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HARRISON (COLLEGE) STREET, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 275.0 FEET, MORE OR LESS, TO A POINT ON A LINE DRAWN PARALLEL WITH AND DISTANT 70.0 FEET SOUTHEASTERLY OF BURLINGTON NORTHERN RAILWAY COMPANY'S (FORMERLY NORTHERN PACIFIC RAILWAY COMPANY) HEREINAFTER DESCRIBED SEATTLE BRANCH LINE MAIN TRACK CENTERLINE, AS NOW LOCATED AND CONSTRUCTED; THENCE NORTHEASTERLY ALONG SAID PARALLEL LINE TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF MAPLE AVENUE; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 85.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN SUMNER, PIERCE COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

Puyallup Station



November 02, 1998

Prepared by: [Name] and [Name], [Firm Name], [Address], [City], [State], [Zip]

Project No. [Number]

Station	Owner/Contact	Parcel #	Site Address
Puyallup	The Lexington Company, Inc.	042028 105 4	3rd & W. Main, Puyallup West Main, Puyallup

DESCRIPTION:

THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE WESTERLY ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 28 A DISTANCE OF 100.0 FEET; THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 109.1 FEET; THENCE NORTH 76°10' WEST A DISTANCE OF 400.0 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE SOUTHERLY PARALLEL WITH THE EAST LINE OF SAID SECTION 28 A DISTANCE OF 72.42 FEET; THENCE NORTH 76°10' WEST A DISTANCE OF 48.27 FEET; THENCE SOUTHERLY PARALLEL WITH SAID EAST LINE OF SECTION 28 A DISTANCE OF 121.44 FEET; THENCE WESTERLY PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28 A DISTANCE OF 100.0 FEET; THENCE NORTHERLY PARALLEL WITH SAID EAST LINE OF SECTION 28 A DISTANCE OF 147.92 FEET; THENCE NORTH 76°10' WEST A DISTANCE OF 48.28 FEET THENCE NORTHERLY PARALLEL WITH SAID EAST LINE OF SECTION 28 A DISTANCE OF 72.42 FEET; THENCE SOUTH 76°10' EAST TO THE TRUE POINT OF BEGINNING, IN PUYALLUP, PIERCE COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

Station	Owner/Contact	Parcel: #	Site Address
Puyallup	Vancouver Door Company/ Margie Huston	C: 794010 036 0 D: 794010 037 0	203 5th St. NW, Puyallup

DESCRIPTION:

PARCEL C:

LOTS 19, 20 AND 21 AND THE FRACTIONAL LOT LYING EAST OF THE SOUTH END OF SAID LOT 19, BLOCK 5, PUYALLUP, J. P. STEWART'S ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 39, IN PUYALLUP, PIERCE COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL D:

LOTS 22, 23, AND 24, BLOCK 5, PUYALLUP, J.P. STEWART'S ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 39, IN PUYALLUP, PIERCE COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

Station	Owner/Contact	Parcel: #	Site Address
Puyallup	Alvin L. and Margie V. Neeley	A: 794010 031 0 B: 794010 030 0 D: 794010 028 0 E: 794010 029 0	315 W Main Ave., Puyallup

DESCRIPTION:

PARCEL A:

LOT 16 IN BLOCK 5 OF PUYALLUP, J. P. STEWART'S ADDITION, ACCORDING TO PLAT RECORDED IN BOOK 1 OF PLATS OT PAGE 39, IN PUYALLUP, PIERCE COUNTY, WASHINGTON.

PARCEL B:

THE WESTERLY 32 FEET OF LOT 15 IN BLOCK 5 OF PUYALLUP, J. P. STEWART'S ADDITION, ACCORDING TO PLAT RECORDED IN BOOK 1 OF PLATS AT PAGE 39, IN PUYALLUP, PIERCE COUNTY, WASHINGTON.

PARCEL C:

AN EASEMENT FOR INGRESS AND EGRESS TO AND FROM THE REAL PROPERTY AFORESAID, ON, OVER AND ACROSS THE EASTERLY 28 FEET OF LOT 15 IN BLOCK 5 OF PUYALLUP, J.P. STEWART'S ADDITION, ACCORDING TO PLAT RECORDED IN BOOK 1 OF PLATS AT PAGE 39, IN PUYALLUP, PIERCE COUNTY, WASHINGTON.

PARCEL D:

LOTS 12 AND 13 IN BLOCK 5 OF PUYALLUP, J.P. STEWART'S ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME 1 OF PLATS AT PAGE(S) 39, IN PUYALLUP, PIERCE COUNTY, WASHINGTON; EXCEPT THE WEST 3 FEET OF LOT 13 IN BLOCK 5 OF SAID PLAT.

PARCEL E:

THE WESTERLY 3 FEET OF LOT 13, ALL OF LOT 14, AND THE EASTERLY 28 FEET OF LOT 15 IN BLOCK 5 OF PUYALLUP, J.P. STEWART'S ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME 1 OF PLATS AT PAGE(S) 39, IN PUYALLUP, PIERCE COUNTY, WASHINGTON.

Station	Owner/Contact	Parcel: #	Site Address
Puyallup	William D. and Donna R. Olson	A: 794030 001 1	Comer 2nd St. NW & W Stewart, Puyallup

DESCRIPTION:

PARCEL A:

THE EAST 71.25 FEET OF THE WEST 142.50 FEET OF THE FOLLOWING DESCRIBED TRACT:

LOTS 1, 2 AND 3 OF BLOCK 8 OF J.P. STEWART'S 3RD ADDITION TO THE CITY OF PUYALLUP, ACCORDING TO PLAT RECORDED IN VOLUME 2 OF PLATS AT PAGE 132, IN PUYALLUP, PIERCE COUNTY, WASHINGTON;

TOGETHER WITH THE VACATED STREET RIGHT-OF-WAY BETWEEN SAID BLOCKS 8 AND 12;

TOGETHER WITH LOTS 1 AND 2 IN BLOCK 12 OF J.P. STEWART'S 4TH ADDITION TO THE CITY OF PUYALLUP, ACCORDING TO PLAT RECORDED IN VOLUME 1 OF PLATS AT PAGE 42, IN PUYALLUP, PIERCE COUNTY, WASHINGTON;

AND TOGETHER WITH 10 FOOT WIDE STRIP OF LAND LYING ADJACENT TO AND SOUTHWESTERLY OF THE HEREIN DESCRIBED PROPERTY;

(ALSO KNOWN AS PARCEL B OF RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 9209140584.)

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

Station	Owner/Contact	Parcel #	Site Address
Puyallup	Donovan (D.R.) and Mary Ann Larson	794030 001 2	Corner 2nd St. NW & W Stewart, Puyallup

DESCRIPTION:

THE EAST 71.25 FEET OF THE WEST 213.75 FEET OF THE FOLLOWING DESCRIBED TRACT:

LOTS 1, 2 AND 3 OF BLOCK 8 OF J.P. STEWART'S 3RD ADDITION TO THE CITY OF PUYALLUP, ACCORDING TO PLAT RECORDED IN VOLUME 2 OF PLATS AT PAGE 132, IN PUYALLUP, PIERCE COUNTY, WASHINGTON;

TOGETHER WITH THE VACATED STREET RIGHT-OF-WAY BETWEEN SAID BLOCKS 8 AND 12;

TOGETHER WITH LOTS 1 AND 2 IN BLOCK 12 OF J.P. STEWART'S 4TH ADDITION TO THE CITY OF PUYALLUP, ACCORDING TO PLAT RECORDED IN VOLUME 1 OF PLATS AT PAGE 42, IN PUYALLUP, PIERCE COUNTY, WASHINGTON;

AND TOGETHER WITH A 10-FOOT WIDE STRIP OF LAND LYING ADJACENT TO AND SOUTHWESTERLY OF THE HEREIN DESCRIBED PROPERTY;

(ALSO KNOWN AS PARCEL C OF RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 9209140584.)

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

Station	Owner/Contact	Parcel #	Site Address
Puyallup	Warren and Dorothy Hunt	794030 001 3	Corner 2nd St. NW & W Stewart Puyallup

DESCRIPTION:

LOTS 1, 2 AND 3 OF BLOCK 8 OF J.P. STEWART'S 3RD ADDITION TO THE CITY OF PUYALLUP, ACCORDING TO PLAT RECORDED IN VOLUME 2 OF PLATS AT PAGE 132, IN PUYALLUP, PIERCE COUNTY, WASHINGTON;

TOGETHER WITH THE VACATED STREET RIGHT-OF-WAY BETWEEN SAID BLOCKS 8 AND 12;

TOGETHER WITH LOTS 1 AND 2 IN BLOCK 12 OF J.P. STEWART'S 4TH ADDITION TO THE CITY OF PUYALLUP, ACCORDING TO PLAT RECORDED IN VOLUME 1 OF PLATS AT PAGE 42, IN PUYALLUP, PIERCE COUNTY, WASHINGTON;

AND TOGETHER WITH A 10-FOOT WIDE STRIP OF LAND LYING ADJACENT TO AND SOUTHWESTERLY OF THE HEREIN DESCRIBED PROPERTY;

EXCEPT THE WEST 213.75 FEET THEREOF;

(ALSO KNOWN AS PARCEL D OF RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 9209140584.)

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

Station	Owner/Contact	Parcel #	Site Address
Puyallup	West Stewart Associates/Don Linkem	794030 002 0 794030 003 0	120 W Stewart Ave Puyallup

DESCRIPTION:

PARCEL A:

LOTS 1-4, BLOCK 9, STEWART'S THIRD ADDITION TO PUYALLUP, W.T., ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 132, IN PUYALLUP, PIERCE COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

Station	Owner/Contact	Parcel #	Site Address
Puyallup	Thomas McMullen	794040 014 1	2nd St. NW & West Stewart Puyallup

DESCRIPTION:

THE WEST 71.25 FEET OF THE FOLLOWING DESCRIBED TRACT:

LOTS 1, 2 AND 3, BLOCK 8, J.P. STEWART'S 3RD ADDITION TO THE CITY OF PUYALLUP, ACCORDING TO PLAT RECORDED IN VOLUME 2 OF PLATS AT PAGE 132, IN PUYALLUP, PIERCE COUNTY, WASHINGTON;

TOGETHER WITH THE VACATED STREET RIGHT-OF-WAY BETWEEN SAID BLOCKS 8 AND 12;

TOGETHER WITH LOTS 1 AND 2, BLOCK 12, J.P. STEWART'S 4TH ADDITION TO THE CITY OF PUYALLUP, ACCORDING TO PLAT RECORDED IN VOLUME 1 OF PLATS AT PAGE 42, IN PUYALLUP, PIERCE COUNTY, WASHINGTON;

AND TOGETHER WITH A 10-FOOT WIDE STRIP OF LAND LYING ADJACENT TO AND SOUTHWESTERLY OF THE HEREIN DESCRIBED PROPERTY;

(ALSO KNOWN AS REVISED PARCEL A OF RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 9209140584.)

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

Station	Owner/Contact	Parcel #	Site Address
Puyallup	Delmar Capps	794040 015 0	224 W Stewart Ave Puyallup

DESCRIPTION:

LOTS 3 TO 7, BLOCK 12, J.P, STEWART'S 4TH ADDITION TO PUYALLUP, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 42, IN PUYALLUP, PIERCE COUNTY, WASHINGTON;

ALSO, THAT STRIP OF LAND LYING BETWEEN THE ABOVE DESCRIBED PROPERTY AND THE NORTH BOUNDARY OF THE NORTHERN PACIFIC RAILWAY COMPANY RIGHT-OF-WAY AND BETWEEN THE EAST LINE OF SAID LOT 3 AND THE WEST LINE OF SAID LOT 7, EXTENDED SOUTHERLY, IN PUYALLUP, PIERCE COUNTY, WASHINGTON,

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

Station	Owner/Contact	Parcel #	Site Address
Puyallup	Van Halder, LLC	794040 016 0 794070 002 0	308 W Stewart Ave Puyallup

DESCRIPTION:

PARCEL A:

LOTS 3 TO 9, INCLUSIVE, IN BLOCK 13 OF J.P. STEWART'S, SEVENTH ADDITION TO THE TOWN OF PUYALLUP, W.T., ACCORDING TO PLAT RECORDED IN BOOK 2 OF PLATS AT PAGE 102, IN PUYALLUP, PIERCE COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF VACATED MORTON STREET ADJOINING OR ABUTTING THEREON, WHICH UPON VACATION, ATTACHED TO SAID PREMISES BY OPERATION BY LAW,

PARCEL B:

LOTS 8 TO 12, INCLUSIVE, IN BLOCK 12 OF J.P. STEWART'S 4TH ADDITION TO PUYALLUP, ACCORDING TO PLAT RECORDED IN BOOK 1 OF PLATS AT PAGE 42, IN PUYALLUP, PIERCE COUNTY, WASHINGTON,

TOGETHER WITH THAT PORTION OF VACATED MORTON STREET ADJOINING OR ABUTTING THEREON, WHICH UPON VACATION, ATTACHED TO SAID PREMISES BY OPERATION BY LAW.

PARCEL C:

A STRIP OF LAND IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSH 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, LYING BETWEEN LOTS 8 TO 12, INCLUSIVE, IN BLOCK 12 OF J.P. STEWART'S 4TH ADDITION TO PUYALLUP, ACCORDING TO PLAT RECORDED IN BOOK 1 OF PLATS AT PAGE 42, AND LOTS 3 TO 9, INCLUSIVE, IN BLOCK 13 OF J.P. STEWART'S SEVENTH ADDITION TO THE TOWN OF PUYALLUP, W.T., ACCORDING TO PLAT RECORDED IN BOOK 2 OF PLATS AT PAGE 102,

TOGETHER WITH THAT PORTION OF VACATED MORTON STREET ADJOINING OR ABUTTING; THEREON, WHICH UPON VACATION, ATTACHED TO SAID PREMISES BY OPERATION OF LAW, AND THE NORTHERN PACIFIC RAILWAY COMPANY'S RIGHT OF WAY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF LOT 3 IN BLOCK 13 OF J.P. STEWART'S SEVENTH ADDITION TO THE TOWN OF PUYALLUP, W.T., ACCORDING TO PLAT RECORDED IN BOOK 2 OF PLATS AT PAGE 102; THENCE ON A PROLONGATION OF THE LINE BETWEEN LOTS 2 AND 3 IN SAID BLOCK 13 SOUTHWESTERLY TO THE NORTH LINE OF THE NORTHERN PACIFIC RAILWAY COMPANY'S RIGHT OF WAY; THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF SAID RIGHT OF WAY TO THE EXTENSION OF THE LINE BETWEEN LOTS 7 AND 8 IN BLOCK 12 OF J.P. STEWART'S 4TH ADDITION TO PUYALLUP, ACCORDING TO PLAT RECORDED IN BOOK 1 OF PLATS AT PAGE 42; THENCE NORTHEASTERLY ALONG SAID EXTENDED LINE TO THE MOST SOUTHERLY CORNER OF LOT 8 IN SAID BLOCK 12; THENCE NORTHWESTERLY ALONG THE SOUTH LINE OF SAID BLOCK 12 AND ITS EXTENSION TO THE MOST SOUTHERLY CORNER OF BLOCK 13 OF J.P. STEWART'S SEVENTH ADDITION TO THE TOWN OF PUYALLUP, W.T., AND ALONG THE SOUTH LINE OF SAID BLOCK 13 TO THE PLACE OF BEGINNING, IN PUYALLUP, PIERCE COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.