

RESOLUTION NO. R2013-26

To Acquire Real Property Interests Required for the S 200th Link Extension

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:	PHONE:
Capital Committee	11/14/2013	Recommend to Board	Ahmad Fazel, DECM Executive Director	(206) 398-5389
Board	11/21/2013	Final Action	Miles Haupt, Project Director Roger Hansen, Real Property Director	(206) 370-5501 (206) 689-3366

PROPOSED ACTION

Authorizes the chief executive officer to acquire, dispose, or lease certain real property interests including acquisition by condemnation, and pay eligible relocation and re-establishment benefits to affected owners and tenants as necessary for the S. 200th Link Extension.

KEY FEATURES SUMMARY

- Authorizes acquisition, disposal, or lease of 21 real property interests in the City of SeaTac for construction of road improvements for the S. 200th Link Extension.
- Sound Transit will pay eligible relocation and re-establishment benefits to affected owners and tenants as necessary.
- The real properties identified in this requested action are included in Exhibit A.

BACKGROUND

S. 200th Link Extension is a 1.6-mile light rail extension on an aerial guideway alignment from the SeaTac/Airport Station to South 200th Street along 28th Avenue South, in the City of SeaTac. The project also includes an elevated station at South 200th Street with off street parking, a passenger drop-off area, bus transfer facilities, and pedestrian and bicycle improvements.

On July 28, 2011, the Board established the scope, schedule, and budget for South Link project to begin operation of light rail service to South 200th Street by September 2016. The proposed action would authorize 21 partial property acquisitions for construction of road improvements necessary for the project. Sound Transit's authorizing legislation grants the Agency the power of eminent domain to accomplish such acquisitions when efforts to reach agreement with property owners are unsuccessful.

Environmental compliance pursuant to the National Environmental Policy Act (NEPA) and the State Environmental Policy Act (SEPA) for Airport Link was completed with the Central Link Final Environmental Impact Statement (EIS) issued in November 1999 and Airport Link Environmental Assessment/SEPA Addendum (EA) on May 26, 2005. The Federal Transit Administration issued a Record of Decision for Airport Link on September 13, 2005. A SEPA addendum was issued on July 5, 2011.

Certain property interests have been identified as necessary for construction of the S. 200th Link Extension. The proposed action would authorize the acquisition of 21 property interests from commercial properties, by condemnation, if necessary, to the extent permitted by law, as needed for the construction, operation and maintenance of the S. 200th Link Extension and the payment of relocation benefits to eligible affected owners and tenants. Sound Transit's authorizing legislation

grants the agency the power of eminent domain to accomplish such acquisitions when efforts to reach agreement with property owners are unsuccessful.

The parcels identified in Exhibit A are in the vicinity of the intersection of South 200th Street and International Blvd near the light rail alignment identified in the S. 200th Link Extension.

FISCAL IMPACT

In accordance with Sound Transit policy, budgets for specific parcels will be discussed with the Board in executive session. Consistent with the current estimate at completion for real property acquisition, this action and acquisitions of remaining certified properties are affordable within the adopted project budget.

S 200th Link Extension		2013 TIP	Board Approvals	This Action	Board Approved Plus Action	Uncommitted / (Shortfall)
Agency Administration		15,864	6,487		6,487	9,377
Preliminary Engineering		5,702	5,698		5,698	3
Final Design		6,811	8,748		8,748	(1,938)
Right of Way		43,549	39,484	-	39,484	4,065
Construction		286,909	193,506		193,506	93,403
Construction Services		17,322	16,434		16,434	888
Third Party Agreements		7,085	5,604		5,604	1,481
Vehicles		-	-		-	-
Total Current Budget		383,241	275,961	-	275,961	107,280

Phase Detail - Right of Way					
ROW Phase		43,549	39,484	-	4,065
Total Phase		43,549	39,484	-	4,065

Contract Detail	Board Approvals to Date	Current Approved Contract Status	Proposed Action	Proposed Total for Board Approval
Contract Amount	-	-	-	-
Contingency	-	-	-	-
Total	-	-	-	-
Percent Contingency	0%	0%	0%	0%

Notes:

Amounts are expressed in Year of Expenditure \$000s.

Board Approvals = Committed To-Date + Contingency, and includes pending Board actions.

2013 TIP = Project budget located on page 35 of the Adopted 2013 Transit Improvement Plan (TIP)

(A) "SHORTFALL" to the 2013 TIP for the Final Design phase reflects adopted Board Motion M2013-89 for Huitt-Zollars to provide additional design services for S 200th Link Extension Phase 3 work, which will be funded from surplus budget within the Construction phase.

SMALL BUSINESS PARTICIPATION

Not applicable to this action.

EQUAL EMPLOYMENT WORKFORCE PROFILE

Not applicable to this action.

PUBLIC INVOLVEMENT

Community Outreach staff has been closely involved with the construction management team in the progression of the South Link – Airport to S 200th Street project. Staff attends weekly internal meetings, bi-weekly meetings with partnering jurisdictions and other discussions as needed.

Public involvement and informational materials have been created for this project and include a fact sheet that includes high-level project information such as schedule, project scope and benefits, and project location and design.

In compliance with state law regarding public notification, Sound Transit mailed certified letters to property owners affected by this action on November 5, 2013. Legal notices of this proposed Board action will be published in the Seattle Times newspaper on November 8 and 15, 2013.

TIME CONSTRAINTS

A short delay would not affect project construction timelines. A significant delay could result in a delay to the project construction schedule.

PRIOR BOARD/COMMITTEE ACTIONS

Resolution No. R2012-03: Authorized the chief executive officer to (1) acquire, dispose, or lease certain real property by negotiated purchase, by condemnation to the extent permitted by law (including settlement of condemnation litigation), or entering into administrative settlements, and (2) to pay eligible relocation and re-establishment benefits to affected owners and tenants as necessary for the South Link – Airport Station to South 200th Street project.

Resolution No. R2011-06: Authorized the chief executive officer to acquire, dispose, or lease certain real property by negotiated purchase, by condemnation (including settlement of condemnation litigation), or entering into administrative settlements, and to pay eligible relocation and re-establishment benefits to affected owners and tenants as necessary for the South Link – Airport to South 200th Street Project.

ENVIRONMENTAL REVIEW

JI 11/7/2013

LEGAL REVIEW

JW 11/8/2013

RESOLUTION NO. R2013-26

A RESOLUTION of the Board of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to acquire, dispose, or lease certain real property interests, including acquisition by condemnation, and pay eligible relocation and re-establishment benefits to affected owners and tenants as necessary for the South 200th Link Extension.

WHEREAS, the Central Puget Sound Regional Transit Authority, hereinafter referred to as Sound Transit, has been created for the Pierce, King, and Snohomish Counties region by action of their respective county councils pursuant to RCW 81.112.030; and

WHEREAS, Sound Transit is authorized to plan, construct, and permanently operate a high-capacity system of transportation infrastructure and services to meet regional public transportation needs in the Central Puget Sound region; and

WHEREAS, in general elections held within the Central Puget Sound Regional Transit Authority district on November 5, 1996 and November 4, 2008, voters approved local funding to implement a regional high-capacity transportation system for the Central Puget Sound region; and

WHEREAS, environmental compliance pursuant to the National Environmental Policy Act (NEPA) and the State Environmental Policy Act (SEPA) for Airport Link was completed with the Central Link Final Environmental Impact Statement (EIS) issued in November 1999 and Airport Link Environmental Assessment/SEPA Addendum (EA) on May 26, 2005. The Federal Transit Administration issued a Record of Decision for Airport Link on September 13, 2005 and a NEPA re-evaluation of the changes proposed from the design refinement work was issued on June 24, 2011 and a SEPA addendum was issued on July 5, 2011; and

WHEREAS, in order to acquire the properties determined to be necessary for the construction, operation and maintenance of project improvements required under Sound Move and ST2, it is necessary for Sound Transit to acquire by negotiated purchase or to condemn certain rights in the property for public purposes, and to pay eligible relocation and re-establishment benefits to affected parties; and

WHEREAS, Sound Transit has identified certain real properties as necessary for the construction and permanent location of the South 200th Link Extension Project are reasonably described in Exhibit A of this resolution; and

WHEREAS, in order to acquire the properties determined to be necessary for the light rail construction, operation and maintenance in the Angle Lake neighborhood of SeaTac, 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 or will commission 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 chief executive officer 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 (said property to be used for the South 200th Link Extension) and incorporated herein by reference, and for the payment of eligible relocation and re-establishment costs. 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 for the South 200th Link

Extension exceeds Sound Transit's approved budget for right-of-way acquisition (plus contingency), then the chief executive officer shall obtain approval from the appropriate committee or the Board, per Resolution No. 78-2, before the acquisition of the property for the South 200th Link Extension by purchase or by condemnation and the payment of eligible relocation and re-establishment costs.

SECTION 2. The chief executive officer or her designee 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 finding of legal counsel that the settlement is consistent with the law and is reasonable, prudent, and in the public interest. Such settlements shall not exceed established project budgets. For all other settlements proposed, the chief executive officer shall obtain prior approval of the appropriate committee or the Board, per Resolution No. 78-2.

SECTION 3. The Sound Transit Board deems the South 200th Link Extension, 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 in Exhibit A as being necessary for the construction, operation, and permanent location of the South 200th Link Extension, parties be paid relocation and re-establishment costs associated with displacements 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 properties described in Exhibit A be immediately acquired, condemned, appropriated, taken and damaged for the construction, operation, and permanent location of the South 200th Link Extension.

SECTION 5. In addition to the authority granted the chief executive officer 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 those of the properties described in Exhibit A to

the extent permitted by law, for the purpose of constructing, owning, and operating a permanent location of the South 200th Link Extension and light rail guideway. The chief executive officer is also authorized to make minor amendments to the legal descriptions of the properties described in Exhibit A, as may be necessary to correct scrivener's errors and/or to conform the legal description to the precise boundaries of the property required for the Project.

SECTION 6. 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 November 21, 2013.



Pat McCarthy
Board Chair

ATTEST:



Marcia Walker
Board Administrator

**RESOLUTION NO. R2013-26
SOUTH 200th LINK EXTENSION
S447 CONTRACT**

EXHIBIT A

R/W No	Tax Parcel No	Owner
SL134.1	0422049234	Sunny Mony/Rajan Inc. 2
SL134.2	3445000018	Charles J. Michael
SL142	3445000014	C. H. L. Land Investments, Inc.
SL143.2	3445000070	Skyway, LLC
SL160	3445000115	Alaska Airlines Inc.
SL161	3445000097	Alaska Airlines Inc.
SL162	3445000091	Jong G. Kim and Hyun S. Kim
SL163	3445000130	PFHC Investments, LLC
SL164	3445000126	Fife Motel Inc.
SL165	3445000125	Garden Villa Apartments Limited Partnership
SL165.1	0322049026	GM Brentwood, LLC
SL165.2	0322049030	Daljit Banga
SL165.3	3445000085	Highline School District 401
SL166	3445000031	City of SeaTac
SL167	3445000038	City of SeaTac
SL168	3445000039	City of SeaTac
SL169	3445000049	USA-Department of Justice, Bureau of Prisons
SL170	6389000030	Port of Seattle
SL171	3445000046	Day Management Corporation
SL172	7727600020	Port of Seattle
SL173	0422049032	LIT Industrial Limited Partnership

**RESOLUTION NO. R2013-26
SOUTH 200th LINK EXTENSION
S447 CONTRACT**

EXHIBIT A

R/W No.	Owner/Contact	Parcel #	Address
SL134.1	Sunny Mony/Rajan Inc. 2	0422049234	19924 International Blvd SeaTac, WA 98188

LOT 4 KING COUNTY SHORT PLAT 775001 RECORDED UNDER RECORDING NO. 7509160522 RECORDS OF KING COUNTY, WASHINGTON. EXCEPT THAT PORTION CONDEMNED IN KING COUNTY SUPERIOR CAUSE NUMBER 99-2-10010-7 KNT, SUBJECT TO EASEMENT FOR INGRESS AND EGRESS.

R/W No.	Owner/Contact	Parcel #	Address
SL134.2	Charles J. Michael	3445000018	20008 International Blvd SeaTac, WA 98198

THAT PORTION OF TRACT 2, HOMESTEAD PARK FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 88, IN KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE EAST LINE OF STATE HIGHWAY NO. 1 WITH THE SOUTH LINE OF SOUTH 200TH STREET;
THENCE EAST ALONG SAID SOUTH LINE 150 FEET;
THENCE SOUTH 150 FEET;
THENCE WEST PARALLEL TO SAID SOUTH LINE OF SOUTH 200TH STREET TO THE EAST LINE OF SAID STATE HIGHWAY NO. 1;
THENCE NORTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING;
EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER KING COUNTY RECORDING NUMBER [8701220885](#).
ALSO EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF SEATAC, A MUNICIPAL CORPORATION BY DEED RECORDED UNDER KING COUNTY RECORDING NUMBER [9705090222](#).

R/W No.	Owner/Contact	Parcel #	Address
SL142	C. H. L. Land Investments, Inc.	3445000014	20023 International Blvd SeaTac, WA 98198

THAT PORTION OF TRACT 2, HOMESTEAD PARK FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 88, IN KING COUNTY WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING ON THE EASTERLY LINE OF MICHIGAN AVENUE, AS SHOWN UPON SAID PLAT AT A POINT WHICH IS 200 FEET SOUTH OF THE SOUTH LINE OF THE J.A. MANION ROAD;
THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID J.A. MANION ROAD, 215 FEET, MORE OR LESS, TO THE WESTERLY LINE OF STATE ROAD NO. 1;
THENCE SOUTH ALONG SAID WESTERLY LINE TO THE SOUTH LINE OF SAID TRACT 2;
THENCE WEST ALONG SAID SOUTH LINE TO THE EAST LINE OF MICHIGAN AVENUE;
THENCE NORTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING;

TOGETHER WITH THE NORTH 80 FEET OF THE PORTION OF TRACT 7, HOMESTEAD PARK FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 88, RECORDS OF KING COUNTY, WASHINGTON, LYING WEST OF STATE HIGHWAY NO. 1; EXCEPT THAT PORTION THEREOF LYING WITHIN THE RIGHT OF WAY OF 28TH AVENUE SOUTH, AS ESTABLISHED IN VOLUME 8 OF ROADS, ON PAGE 123.

R/W No.	Owner/Contact	Parcel #	Address
SL143.2	Skyway, LLC	3445000070	20045 International Blvd SeaTac, WA 98198

THE SOUTH 250 FEET OF THAT PORTION OF TRACT 7 OF HOMESTEAD PARK FIVE ACRE TRACTS, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 88, RECORDS OF KING COUNTY, LYING WESTERLY OF STATE HIGHWAY NO. 1; EXCEPT THE WEST 5 FEET THEREOF LYING WITHIN 28TH AVENUE SOUTH, AS CONVEYED AUGUST 8, 1893, TO KING COUNTY BY DEED FILED IN VOLUME 8 OF ROAD DEEDS, PAGE 123; SITUATED IN THE CITY OF SEATAC, COUNTY OF KING, STATE OF WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Address
SL160	Alaska Airlines Inc.	3445000115	20313 28 th Ave S SeaTac, WA 98198

TRACK 14, HOMESTEAD PARK FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 88, IN KING COUNTY WASHINGTON. EXCEPT PORTIONS CONVEYED TO KING COUNTY FOR ROAD.

R/W No.	Owner/Contact	Parcel #	Address
SL161	Alaska Airlines Inc.	3445000097	26 th Ave S SeaTac, WA 98168

THAT PORTION OF SOUTH HALF OF TRACT 11, LYING WEST OF THE EAST 250 FEET THEREOF, HOMESTEAD PARK FIVE ACRE TRACTS, ACCORDING TO THE PLAT RECORDED IN VOLUME 7, OF PLATS, PAGE 88, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Address
SL162	Jong G. Kim and Hyun S. Kim	3445000091	Pacific Hwy S. SeaTac, WA 98198

THAT PORTION OF LOTS 10 AND 15 OF HOMESTEAD FIVE ACRE TRACTS, AS PER PLAT RECORDED IN VOLUME 7, OF PLATS, PAGE 88, IN KING COUNTY, WASHINGTON; LYING WESTERLY OF STATE ROAD NO. 1 (PACIFIC HIGHWAY SOUTH), AS CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER RECORDING NO. 2014205. EXCEPT THE SOUTH 15 FEET OF LOT 15 CONVEYED TO KING COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER RECORDING NO. 5086651; AND EXCEPT THAT PORTION OF SAID PREMISES LYING WITHIN 28TH AVE. S AS ESTABLISHED IN VOLUME 8 OF COMMISSIONS RECORDS ON PAGE 135; SITUATE IN THE CITY OF SEATAC, COUNTY OF KING, STATE OF WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Address
SL163	PFHC Investments, LLC	3445000130	20406 International Blvd SeaTac, WA 98198

LOT 1 OF SHORT PLAT NO. SPL 004-96, AS RECORDED APRIL 9, 1998 UNDER RECORDING NO. 9804099001, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Address
SL164	Fife Motel Inc.	3445000126	20440 International Blvd SeaTac, WA 98198

THE WEST 178 FEET OF TRACTS 17 AND 24, AND THAT PORTION OF TRACT 23 LYING EAST OF STATE HIGHWAY NO. 1, ALL IN HOMESTEAD PARK FIVE ACRE TRACTS, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 88, RECORDS OF KING COUNTY AUDITOR; EXCEPT THE NORTH 15 FEET OF SAID LOT 17, CONVEYED TO KING COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER AUDITOR'S FILE NO. 5004209. SITUATED IN THE CITY OF SEATAC, COUNTY OF KING, STATE OF WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Address
SL165	Garden Villa Apartments Limited Partnership	3445000125	3035 S 204 th St SeaTac, WA 98198

TRACTS 17 AND 24, HOMESTEAD PARK FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7, OF PLATS, PAGE 88, IN KING COUNTY, WASHINGTON; EXCEPT THE WESTERLY 178 FEET THEREOF; ALSO EXCEPT THE NORTH 15 FEET OF LOT 17 CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING NUMBER 5004209.

R/W No.	Owner/Contact	Parcel #	Address
SL165.1	GM Brentwood, LLC	0322049026	3231 S 204 th St SeaTac, WA 98198

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 22 NORTH, RANGE 4 EAST, WILLIAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON; EXCEPT THE NORTHERLY 30 FEET THEREOF CONVEYED TO KING COUNTY BY DEEDS RECORDED UNDER RECORDING NUMBERS 2541197 AND 7901260746, AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER RECORDING NUMBER 5524608.

R/W No.	Owner/Contact	Parcel #	Address
SL165.2	Daljit Banga	0322049030	20330 32 nd Ave S SeaTac, WA 98198

PORTION OF THE WEST 125 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 22 NORTH, RANGE 4 EAST, W M, IN KING COUNTY, WASHINGTON, LYING SOUTH OF THUNDERBIRD MANOR, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 64 OF PLATS, PAGE 23, RECORDS OF KING COUNTY, WASHINGTON, EXCEPT THE SOUTH 30 FEET CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING NUMBERS 2545415 AND 5240565, AND EXCEPT THE WEST 30 FEET OF SAID PREMISES.

R/W No.	Owner/Contact	Parcel #	Address
SL165.3	Highline School District 401	3445000085	3030 S 204 th St SeaTac, WA 98198

LOTS 9 AND 16 HOMESTEAD PARK FIVE ACRE TRACTS VOLUME 7 OF PLATS PAGE 88 IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Address
SL166	City of SeaTac	3445000031	20012 26 th Ave S SeaTac, WA 98198

THE NORTH 75 FEET OF THE SOUTH 225 FEET OF THE WEST 105 FEET OF TRACT 3, HOMESTEAD PARK FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 88, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Address
SL167	City of SeaTac	3445000038	20018 26 th Ave S SeaTac WA 98198

THE SOUTH 150 FEET OF THE WEST 105 FEET OF TRACT 3, HOMESTEAD PARK FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 88, IN KING COUNTY, WASHINGTON; EXCEPT THE SOUTH 75 FEET THEREOF.

R/W No.	Owner/Contact	Parcel #	Address
SL168	City of SeaTac	3445000039	No site address

THE SOUTH 75 FEET OF THE WEST 105 FEET OF TRACT 3, HOMESTEAD PARK FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 88, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Address
SL169	USA	3445000049	20011 26 th Ave S SeaTac, WA 98198

THE EAST 267 FEET OF THE WEST 516 FEET OF TRACT 4, HOMESTEAD PARK FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 88, IN KING COUNTY, WASHINGTON;
EXCEPT THE NORTH 30 FEET THEREOF CONVEYED TO KING COUNTY FOR SOUTH 200TH STREET BY DEED RECORDED UNDER RECORDING NUMBER 4836090.

THE WEST 75 FEET OF THE EAST 342 FEET OF THE WEST 516 FEET TRACT 4, HOMESTEAD PARK FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 88, IN KING COUNTY, WASHINGTON;
EXCEPT THE NORTH 30 FEET THEREOF CONVEYED TO KING COUNTY FOR SOUTH 200TH STREET BY DEED RECORDED UNDER RECORDING NUMBER 4836101.

THE EAST 129 FEET OF TRACT 4, HOMESTEAD PARK FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 88, IN KING COUNTY, WASHINGTON;
EXCEPT THE SOUTH 100 FEET THEREOF; AND EXCEPT THE NORTH 120 FEET THEREOF.

THAT PORTION OF TRACT 4, HOMESTEAD PARK FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 88, IN KING COUNTY, WASHINGTON;
DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF 26TH AVENUE SOUTH AND SOUTH 200TH STREET;
THENCE SOUTH 90 FEET ALONG THE WEST LINE OF 26TH AVENUE SOUTH;
THENCE WEST 129 FEET, MORE OR LESS;
THENCE NORTH 90 FEET TO SOUTH 200TH STREET;
THENCE EAST 129 FEET TO THE POINT OF BEGINNING.

R/W No.	Owner/Contact	Parcel #	Address
SL170	Port of Seattle	6389000030	19743 26 th Ave S SeaTac, WA 98188

LOT 1-18, OLYMPUS HOME ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 52 OF PLATS, PAGE 34, IN KING COUNTY, WASHINGTON.
TOGETHER THAT PORTION OF VACATED S. 197TH STREET;
AND TOGETHER WITH THAT PORTION OF VACATED 26TH AVE. S. ADJOINING.

R/W No.	Owner/Contact	Parcel #	Address
SL171	Day Management Corporation	3445000046	2415 S 200 th St SeaTac, WA 98198

THE WEST 174 FEET OF TRACT 4, HOMESTEAD PARK FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 88, RECORDS OF KING COUNTY, WASHINGTON;
EXCEPT THAT PORTION THEREOF DEEDED OF KING COUNTY FOR ROAD PURPOSES BY DEEDS RECORDED UNDER RECORDING NOS. 794546, 4838302 AND 7902150818.
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Address
SL172	Port of Seattle	7727600020	2420 S. 200 th St. SeaTac, WA 98188

THE EASTERLY 143 FEET OF THE SOUTH QUARTER OF THE FOLLOWING DESCRIBED TRACT:
THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4,
TOWNSHIP 22 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY,
WASHINGTON;

EXCEPT THE SOUTH 30 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD BY DEED
RECORDED UNDER KING COUNTY RECORDING NUMBER 48360996;

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 89 DEGREES 09'00" WEST 577.07 FEET AND SOUTH 0 DEGREES
51'00" EAST 1341.97 FEET FROM THE NORTH QUARTER CORNER OF SECTION.

THENCE SOUTH 4 DEGREES 12'00" EAST 384.86 FEET;

THENCE NORTH 89 DEGREES 35'20" EAST 628.11 FEET;

THENCE NORTH 2 DEGREES 22'50" WEST 385.17 FEET;

THENCE SOUTH 89 DEGREES 30'20" WEST 640.31 FEET TO POINT OF BEGINNING.

THE SOUTH HALF OF THE SOUTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF
THE NORTHWEST QUARTER OF THE SECTION 4, TOWNSHIP 22 NORTH, RANGE 4 EAST
WILLAMETTE MERIDIAN IN KING COUNTY, WASHINGTON

EXCEPT THE EAST 343 FEET THEREOF;

AND EXCEPT THE SOUTH 30 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD BY DEED
RECORDED UNDER KING COUNTY RECORDING NUMBER 4836096;

AND EXCEPT ANY PORTION THEREOF LYING NORTHERLY OF THE SOUTH LINE OF A TRACT
CONVEYED TO JOHN S. CUNNINGHAM AND FLORA CUNNINGHAM, HIS WIFE BY INSTRUMENT
RECORDED UNDER RECORDING NUMBER 4011473.

THE WESTERLY 200 FEET OF THE EASTERLY 343 FEET OF THE SOUTH QUARTER CORNER OF
THE FOLLOWING DESCRIBED TRACT:

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4,
TOWNSHIP 22 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY,
WASHINGTON.

EXCEPT THE SOUTH 30 FEET THEREOF FOR SOUTH 200TH STREET;

EXCEPT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 89 DEGREES 09'00" WEST 577.07 FEET AND SOUTH 0 DEGREES
51'00" EAST 1341.97 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION;

THENCE SOUTH 4 DEGREES 12'00" EAST 384.86 FEET;

THENCE NORTH 89 DEGREES 35'20" EAST 628.11 FEET;

THENCE NORTH 2 DEGREES 22'50" WEST 385.17 FEET;

THENCE SOUTH 89 DEGREES 30'20" WEST 640.31 FEET TO POINT OF BEGINNING.

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE
NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE
SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 22 NORTH,
RANGE 4, EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, EXCEPT THE NORTH
62 FEET OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER
OF THE NORTHWEST QUARTER.

TOGETHER WITH THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE
SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, LYING NORTH OF THAT CERTAIN
TRACT CONVEYED TO MYRVIN L. BOND ACCORDING TO THE DEED RECORDED UNDER
RECORDING NUMBER 3052613.

THE WEST 3½ ACRES OF THE SOUTH 25 ACRES OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 22 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON; FEET THEREOF, AND LYING WITHIN THE PLAT OF SHAW TERRACE PARK.

LOTS 1 THROUGH 10, BLOCKS 1 AND 2 INCLUSIVE, BLOCK 1, AND LOTS 1 THROUGH 10, INCLUSIVE, BLOCK 2. VACATED PLATE OF SHAW TERRACE PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 62 OF PLATS, PAGE 71, IN KING COUNTY, WASHINGTON.

TOGETHER WITH THOSE PORTIONS OF 25TH AVENUE SOUTH AND SOUTH 197TH STREET VACATED BY ORDINANCE NUMBER 5820 RECORDED UNDER RECORDING NUMBER 8201210706 WHICH ATTACHED BY OPERATION OF THE LAW.

R/W No.	Owner/Contact	Parcel #	Address
SL173	LIT Industrial	0422049032	2315 S 200th St SeaTac, WA 98198

THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 4, TOWNSHIP 22 NORTH, RANGE 4 EAST, W.M.;
EXCEPT THE NORTH 30 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING NO. 4838302;
EXCEPT A NORTHEASTERLY PORTION CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING NO. 742318.
ALSO EXCEPT THAT PORTION APPROPRIATED FOR A PUBLIC PARK BY DECREE ENTERED FEBRUARY 16, 1972 IN KING COUNTY SUPERIOR COURT CAUSE NO. 740450;
TOGETHER WITH EASEMENT FOR INGRESS AND EGRESS RECORDED UNDER RECORDING NO, 8609160568, IN KING COUNTY, WASHINGTON.