

ORDINANCE NO: 04-2017

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINGTON, KING COUNTY, WASHINGTON, AUTHORIZING THE CITY MANAGER TO ACQUIRE, DISPOSE, OR LEASE CERTAIN REAL PROPERTY INTERESTS BY NEGOTIATED VOLUNTARY DONATION, NEGOTIATED VOLUNTARY PURCHASE, UNDER THREAT OF CONDEMNATION, BY CONDEMNATION, BY SETTLING CONDEMNATION LITIGATION OR ENTERING ADMINISTRATIVE SETTLEMENTS, AND TO PAY ELIGIBLE RELOCATION AND REESTABLISHMENT BENEFITS TO AFFECTED PARTIES AS NECESSARY FOR THE PURPOSE OF INSTALLING AND MAINTAINING CERTAIN INTERSECTION AND ROAD IMPROVEMENTS ON SE 272ND STREET, COVINGTON, WA.

WHEREAS, the City of Covington has reviewed and approved specific project plans for installing and maintaining certain intersection and road improvements on SE 272nd Street, Covington, WA; and

WHEREAS, the City has determined that it must acquire certain property and/or property rights in order to construct the improvements; and

WHEREAS, on June 14, 2016, the City Council approved and adopted the City of Covington Acquisition and Relocation Policy, Procedures, and Guidelines; and

WHEREAS, in order to acquire the property rights determined to be necessary for the project, the City of Covington must acquire by voluntary donation, voluntary negotiated purchase, or by condemnation certain property rights in the property described in Exhibits A for public purposes, and to pay eligible relocation and re-establishment benefits to affected parties; and

WHEREAS, the City of Covington will shortly commission appraisals to determine the fair market value of the property rights and will attempt to negotiate with the owners of the property rights a negotiated purchase, but if necessary may need to acquire some or all of the property rights by condemnation; and

WHEREAS, the funds necessary to acquire the fair market value of the property rights shall be paid from City of Covington funds; and

WHEREAS, prior to the City Council's action on this ordinance, the City provided requisite notice to property owners in the manner provided for in RCW 8.12.005 and RCW 8.25.290;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINGTON, KING COUNTY, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The City Manager 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 Exhibits A and for the payment of eligible relocation and re-establishment costs, said property to be used for the construction of the 272nd Street Project ("Project"). In accordance with City of Covington's adopted Real Property Acquisition and Relocation Policies, Procedures and Guidelines, the acquisition price of the property 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 property exceeds the City of Covington's approved budget for the Project right-of-way acquisition, then the City Manager shall obtain approval from the City Council before acquisition of the property by purchase or condemnation.

SECTION 2. The City Manager 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 Exhibits 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.

SECTION 3. The City Council of the City of Covington deems the Project to be a public use for a public purpose. The City Council deems it necessary and in the best interests of the citizens residing within the City of Covington boundaries to acquire the property rights identified in Exhibits A as being necessary for the Project. The City Council finds that the public health, safety, necessity, convenience, and welfare demand and require acquisition of the property described in Exhibits A and the City Council directs that all or any portion of the property identified in Exhibits A be immediately acquired by voluntary agreement, or in lieu of agreement, that said property be condemned, appropriated, taken, and damaged for the construction, operation, and maintenance of the Project and that eligible parties be paid relocation and reestablishment costs associated with displacement from the property.

SECTION 4. In addition to the authority granted the City Manager in Section 1 above, condemnation proceedings are hereby authorized by the City Council and the authority is hereby delegated to the City Manager to take action as related to such condemnation proceedings to acquire all or any portion of the property or property rights described in the attached Exhibits A for the purpose of constructing, owning and operating the Project. The City Manager is also authorized to make minor amendments to the legal descriptions of property described in the attached Exhibits 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 5. The funds necessary to acquire the property by purchase or to pay just compensation adjudged due after condemnation shall be paid from the City of Covington's Capital Improvement Program funds.

SECTION 6. This ordinance shall be in full force and effect five days after its passage, approval, and publication as provided by law. A summary of this ordinance may be published in lieu of publishing the ordinance in its entirety.

SECTION 7. If any provision of this ordinance is determined to be invalid or unenforceable for any reason, the remaining provisions of this ordinance shall remain in full force and effect.

PASSED by the City Council on the 23rd day of May, 2017, and signed in authentication thereof.



for Mayor Jeff Wagner

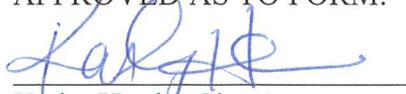
PUBLISHED: May 26, 2017
EFFECTIVE: May 31, 2017

ATTESTED:



Sharon Scott, City Clerk

APPROVED AS TO FORM:



Kathy Hardy, City Attorney

EXHIBIT A

PARCEL 362205-9184
CITY OF KENT, WA

RIGHT-OF-WAY ACQUISITION DESCRIPTION

THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 22 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY WASHINGTON;

EXCEPT THAT PORTION CONVEYED TO KING COUNTY FOR ROADWAY PURPOSES BY INSTRUMENT RECORDED UNDER RECORDING NO. 1400465;

AND EXCEPT THAT PORTION CONDEMNED BY THE STATE OF WASHINGTON UNDER KING COUNTY CAUSE NO. 90-2-24267-6

LYING NORTH OF THE NORTH 50.00 FEET OF SAID SECTION 36.

CONTAINING 4,713 SQUARE FEET, MORE OR LESS.

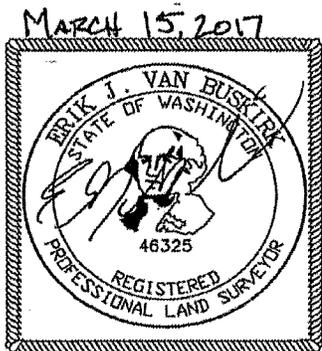


EXHIBIT A

PARCEL 362205-9184
CITY OF KENT, WA

UTILITY EASEMENT DESCRIPTION

THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 22 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY WASHINGTON;

EXCEPT THAT PORTION CONVEYED TO KING COUNTY FOR ROADWAY PURPOSES BY INSTRUMENT RECORDED UNDER RECORDING NO. 1400465;

AND EXCEPT THAT PORTION CONDEMNED BY THE STATE OF WASHINGTON UNDER KING COUNTY CAUSE NO. 90-2-24267-6

DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 22 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY WASHINGTON;

THENCE S 00°03'58" E, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 50.01 FEET, SAID DISTANCE BEING 50.00 FEET SOUTH OF THE S.R. 516 CENTERLINE AND THE POINT OF BEGINNING;

THENCE CONTINUING S 00°03'58" E, ALONG SAID EAST LINE, A DISTANCE OF 20.00 FEET TO A POINT LYING 70.00 FEET SOUTH SAID CENTERLINE;

THENCE N 89°12'37" W, PARALLEL WITH SAID CENTERLINE, A DISTANCE OF 1.99 FEET;

THENCE N 87°39'59" W, PARALLEL WITH SAID CENTERLINE, A DISTANCE OF 466.00 FEET;

THENCE N 02°20'01" E, MEASURED AT RIGHT ANGLES, A DISTANCE OF 20.00 FEET TO THE SOUTHERLY MARGIN OF SAID S.R. 516;

THENCE S 87°39'59" E, ALONG SAID SOUTHERLY MARGIN, A DISTANCE OF 231.06 FEET;
THENCE CONTINUING S 87°39'59" E, PARALLEL WITH THE CENTERLINE OF S.R. 516, A DISTANCE OF 234.66 FEET;

THENCE S 89°12'37" E, PARALLEL WITH SAID CENTERLINE, A DISTANCE OF 1.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,351 SQUARE FEET, MORE OR LESS.

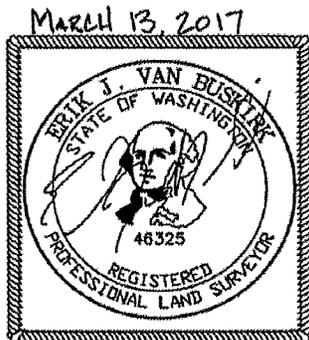


EXHIBIT A

PARCEL 362205-9184
CITY OF KENT, WA

WALL EASEMENT DESCRIPTION

THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 22 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY WASHINGTON;

EXCEPT THAT PORTION CONVEYED TO KING COUNTY FOR ROADWAY PURPOSES BY INSTRUMENT RECORDED UNDER RECORDING NO. 1400465;

AND EXCEPT THAT PORTION CONDEMNED BY THE STATE OF WASHINGTON UNDER KING COUNTY CAUSE NO. 90-2-24267-6

DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 22 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY WASHINGTON;

THENCE S 00°03'58" E, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 50.01 FEET, SAID DISTANCE BEING 50.00 FEET SOUTH OF THE S.R. 516 CENTERLINE AND THE POINT OF BEGINNING;

THENCE CONTINUING S 00°03'58" E, ALONG SAID EAST LINE, A DISTANCE OF 50.02 FEET TO A POINT LYING 100.01 FEET SOUTH SAID CENTERLINE;

THENCE S 89°57'11" W, A DISTANCE OF 30.47 FEET TO A POINT LYING 101.20 FEET SOUTH OF SAID CENTERLINE;

THENCE N 00°00'54" W, A DISTANCE OF 51.24 FEET TO A POINT LYING 50.00 FEET SOUTH OF SAID CENTERLINE;

THENCE S 87°39'59" E, PARALLEL WITH SAID CENTERLINE, A DISTANCE OF 29.03 FEET;

THENCE S 89°12'37" E, PARALLEL WITH SAID CENTERLINE, A DISTANCE OF 1.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,541 SQUARE FEET, MORE OR LESS.

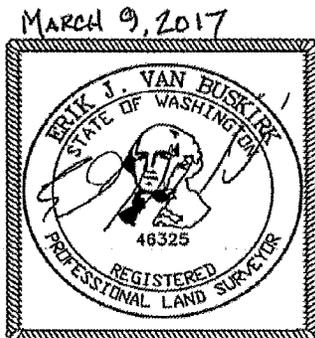


EXHIBIT A

PARCEL 252205-9131
MULTICARE HEALTH SYSTEM

RIGHT-OF-WAY ACQUISITION DESCRIPTION

THAT PORTION OF LOTS 2 AND 3, KING COUNTY BOUNDARY LINE ADJUSTMENT NO. S92L0022, RECORDED UNDER RECORDING NO. 9208060760, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF COVINGTON BY STATUTORY WARRANTY DEED RECORDED UNDER RECORDING NO. 20050209001292;

AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF COVINGTON BY STATUTORY WARRANTY DEED RECORDED UNDER RECORDING NO. 20050209001293;

AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF COVINGTON BY STATUTORY WARRANTY DEED RECORDED UNDER RECORDING NO. 20080520001597 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL;

THENCE N 87°39'59 W, ALONG THE NORTHERLY MARGIN OF S.R. 516 AS IT EXISTS ON MARCH 8, 2017, TO THE MOST EASTERLY MARGIN OF WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NO. 20080520001597;

THENCE N 2°20'01" E, ALONG SAID EASTERLY MARGIN AND ITS EXTENSION THEREOF, A DISTANCE OF 10.00 FEET;

THENCE S 87°39'59 E, BEING 10.00 NORTH OF AND PARALLEL WITH SAID NORTHERLY MARGIN, A DISTANCE OF 408.33 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 22 NORTH, RANGE 5 EAST, W.M.;

THENCE S 1°44'49" W, ALONG SAID EAST LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,084 SQUARE FEET, MORE OR LESS.

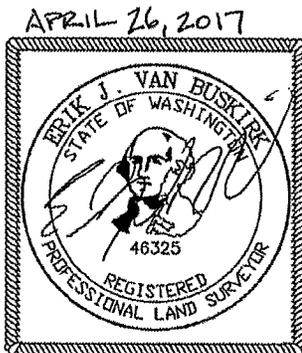


EXHIBIT A

CONVEYANCE OF AFN: 20160815001535
YOU OLD POOP, LLC

RIGHT-OF-WAY ACQUISITION DESCRIPTION

THAT PORTION CONVEYED TO THE CITY OF COVINGTON BY DEED RECORDED UNDER RECORDING NO. 20160815001535;

SAID PORTION BEING THE NORTH 22.00 FEET OF PARCEL A, CITY OF COVINGTON BOUNDARY LINE ADJUSTMENT NO. LU 16-0004/006, RECORDED UNDER RECORDING NO. 20160614900002, IN KING COUNTY, WASHINGTON.

CONTAINING 11,617 SQUARE FEET, MORE OR LESS.

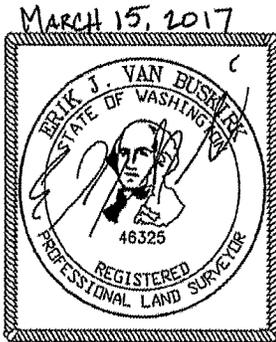


EXHIBIT A

PARCEL 312206-9021
YOU OLD POOP, LLC

UTILITY EASEMENT DESCRIPTION

THAT PORTION OF PARCEL A, CITY OF COVINGTON BOUNDARY LINE ADJUSTMENT NO. LU 16-0004/006, RECORDED UNDER RECORDING NO. 20160614900002, IN KING COUNTY, WASHINGTON.

EXCEPT THAT PORTION OF PARCEL A CONVEYED TO THE CITY OF COVINGTON BY DEED RECORDED UNDER RECORDING NO. 20160815001535;

DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL;

THENCE S 89°12'37" E, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 225.67 FEET;

THENCE S 00°47'23" W, MEASURED AT RIGHT ANGLES, A DISTANCE OF 18.00 FEET;

THENCE N 89°12'37" W, PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 225.40 FEET TO THE WEST BOUNDARY OF SAID PARCEL;

THENCE N 00°03'58" W, ALONG SAID WEST BOUNDARY, A DISTANCE OF 18.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,060 SQUARE FEET, MORE OR LESS.

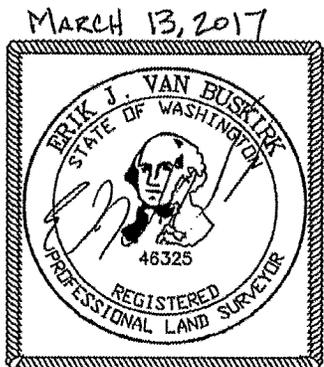


EXHIBIT A
PARCEL 312206-9021
YOU OLD POOP, LLC

WALL EASEMENT DESCRIPTION

THAT PORTION OF PARCEL A, CITY OF COVINGTON BOUNDARY LINE ADJUSTMENT NO. LU 16-0004/006, RECORDED UNDER RECORDING NO. 20160614900002, IN KING COUNTY, WASHINGTON.

EXCEPT THAT PORTION OF PARCEL A CONVEYED TO THE CITY OF COVINGTON BY DEED RECORDED UNDER RECORDING NO. 20160815001535;

DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL;

THENCE S 89°12'37" E, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 15.17 FEET;

THENCE S 00°47'23" W, MEASURED AT RIGHT ANGLES, A DISTANCE OF 47.80 FEET TO A POINT LYING 99.80 FEET SOUTH OF SAID CENTERLINE;

THENCE S 89°57'11" W, A DISTANCE OF 14.45 FEET TO A POINT LYING 101.01 FEET SOUTH OF SAID CENTERLINE ON THE WEST BOUNDARY OF SAID PARCEL;

THENCE N 00°03'58" W, ALONG SAID WEST BOUNDARY, A DISTANCE OF 48.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 710 SQUARE FEET, MORE OR LESS.



EXHIBIT A

PARCEL 312206-9023
ERNEST J. RODRIGUEZ

RIGHT-OF-WAY ACQUISITION DESCRIPTION

THE NORTH 22.00 FEET OF THE FOLLOWING DESCRIBED PARCEL:

PARCEL A:

THAT PORTION OF THE EAST 132 FEET OF THE WEST 792 FEET OF GOVERNMENT LOT 1, SECTION 31, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING NORTHERLY OF THE NORTHERN PACIFIC RAILWAY COMPANY'S RIGHT-OF-WAY;

EXCEPT THAT PORTION THEREOF LYING WITHIN THE LIMITS OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID GOVERNMENT LOT 1;

AND EXCEPT THE NORTH 324 FEET THEREOF.

PARCEL B:

THAT PORTION OF THE NORTH 324 FEET OF THE EAST 264 FEET OF THE WEST 792 FEET OF GOVERNMENT LOT 1, SECTION 31, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 264 FEET OF THE WEST 194 FEET OF THE EAST 254 FEET OF THE WEST 792 FEET OF SAID GOVERNMENT LOT 1;

AND EXCEPT THE NORTH 30 FEET HERETOFORE ACQUIRED BY KING COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER RECORDING NO. 1168232.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

CONTAINING 1,540 SQUARE FEET, MORE OR LESS.



EXHIBIT A

PARCEL 312206-9048
CHRISTOPHER M. ALQUIST

RIGHT-OF-WAY ACQUISITION DESCRIPTION

THE NORTH 22.00 FEET OF THE FOLLOWING DESCRIBED PARCEL:

THE NORTH 264 FEET OF THE WEST 194 FEET OF THE EAST 254 FEET OF THE WEST 792 FEET OF GOVERNMENT LOT 1, SECTION 31, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 30 FEET CONVEYED TO KING COUNTY FOR ROAD (S.S.H. NUMBER 5-A) BY DEED RECORDED UNDER RECORDING NUMBER 1168232.

CONTAINING 4,268 SQUARE FEET, MORE OR LESS.



EXHIBIT A

PARCEL 312206-9048
CHRISTOPHER M. ALQUIST

WALL EASEMENT DESCRIPTION

THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL:

THE NORTH 264 FEET OF THE WEST 194 FEET OF THE EAST 254 FEET OF THE WEST 792 FEET OF GOVERNMENT LOT 1, SECTION 31, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 30 FEET CONVEYED TO KING COUNTY FOR ROAD (S.S.H. NUMBER 5-A) BY DEED RECORDED UNDER RECORDING NUMBER 1168232.

SAID PORTION BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL;

THENCE S 00°03'58" E, ALONG THE EAST LINE OF SAID BOUNDARY, A DISTANCE OF 22.00 FEET TO A POINT LYING 52.00 FEET SOUTH OF THE CENTERLINE OF S.R. 516;

THENCE CONTINUING S 00°03'58" E, ALONG THE EAST LINE OF SAID BOUNDARY, A DISTANCE OF 10.00 FEET TO A POINT LYING 62.00 FEET SOUTH OF SAID CENTERLINE;

THENCE N 89°12'37" W, PARALLEL WITH SAID CENTERLINE, 98.06 FEET;

THENCE N 00°47'23" E, MEASURED AT RIGHT ANGLES, A DISTANCE OF 10.00 FEET TO A POINT LYING 52.00 FEET SOUTH OF SAID CENTERLINE;

THENCE S 89°12'37" E, PARALLEL WITH SAID CENTERLINE, A DISTANCE OF 97.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 980 SQUARE FEET, MORE OR LESS.

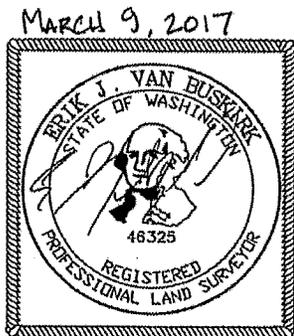


EXHIBIT A

PARCEL 312206-9024
DARREL L. ISHAM

RIGHT-OF-WAY ACQUISITION DESCRIPTION

THE NORTH 22.00 FEET OF THE FOLLOWING DESCRIBED PARCEL:

THAT PORTION OF THE EAST 264 FEET OF THE WEST 1056 FEET OF GOVERNMENT LOT 1,
SECTION 31, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M., LYING NORTHERLY OF THE
NORTHERN PACIFIC RAILROAD RIGHT-OF-WAY;

EXCEPTING THERE FROM THE NORTH 30 FEET THEREOF HERETOFORE ACQUIRED BY KING
COUNTY FOR ROAD PURPOSES.

CONTAINING 5,809 SQUARE FEET, MORE OR LESS.

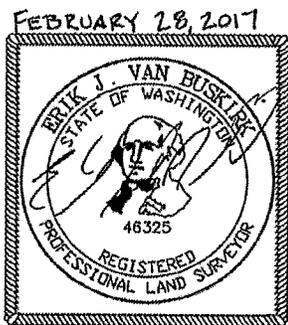


EXHIBIT A

PARCEL 312206-9022
JANICE L. BELL

RIGHT-OF-WAY ACQUISITION DESCRIPTION

THE NORTH 22.00 FEET OF THE FOLLOWING DESCRIBED PARCEL:

THE WEST 80 FEET OF THAT PORTION OF GOVERNMENT LOT 1, SECTION 31, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING EAST OF A LINE 1025 FEET EAST AND PARALLEL TO THE WEST BOUNDARY LINE OF SAID GOVERNMENT LOT 1 AND LYING NORTHERLY OF A LINE 353.50 FEET SOUTH OF AND PARALLEL TO THE SOUTHERLY MARGIN OF SECONDARY STATE HIGHWAY NO. 5-A;

EXCEPT SAID SECONDARY STATE HIGHWAY NO. 5-A;

AND EXCEPT THE EAST 3 FEET OF THE SOUTH 167.5 FEET THEREOF.

CONTAINING 1,760 SQUARE FEET, MORE OR LESS.

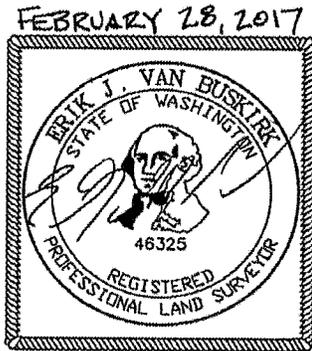


EXHIBIT A

PARCEL 312206-9045
EDMUND M. LEARNED
DONITA ED-N-LEARNED FAMILY TRUST

RIGHT-OF-WAY ACQUISITION DESCRIPTION

THE NORTH 22.00 FEET OF THE FOLLOWING DESCRIBED PARCEL:

THAT PORTION OF GOVERNMENT LOT 1, SECTION 31, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING EAST OF A LINE 1133.00 FEET EAST OF AND PARALLEL TO THE WEST BOUNDARY LINE OF SAID GOVERNMENT LOT 1 AND LYING NORTHERLY OF A LINE 353.50 FEET SOUTH OF AND PARALLEL TO THE SOUTHERLY MARGIN OF SECONDARY STATE HIGHWAY NO. 5-A;

EXCEPT SAID SECONDARY STATE HIGHWAY NO. 5-A;

AND EXCEPT THE WEST 3 FEET OF THE NORTH 186 FEET THEREOF.

CONTAINING 4,264 SQUARE FEET, MORE OR LESS.



EXHIBIT A

PARCEL 312206-9050
STEVEN M. AND ANN E. LATIMER

RIGHT-OF-WAY ACQUISITION DESCRIPTION

THE NORTH 22.00 FEET OF THE FOLLOWING DESCRIBED PARCEL:

THE NORTH 250 FEET OF THAT PORTION OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE EAST 30 FEET THEREOF;

AND EXCEPT THAT PORTION LYING WITHIN STATE HIGHWAY NO. 5, AS DEEDED TO KING COUNTY UNDER RECORDING NO. 1168234.

CONTAINING 2,997 SQUARE FEET, MORE OR LESS.

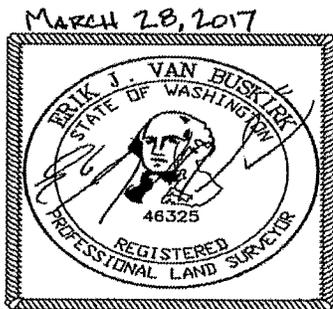


EXHIBIT A

PARCEL 312206-9040
BEACH HOUSE INVESTMENTS, LLC

RIGHT-OF-WAY ACQUISITION DESCRIPTION

THE NORTH 22.00 FEET OF THE OF THE EAST 30.00 FEET OF THE FOLLOWING DESCRIBED PARCEL:

THAT PORTION OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, STATE OF WASHINGTON, LYING NORTH OF THE NORTHERN PACIFIC RAILROAD RIGHT-OF-WAY;

EXCEPT THE NORTH 250 FEET LYING WEST OF THE EAST 30 FEET THEREOF;

AND EXCEPT THAT PORTION LYING WITHIN STATE HIGHWAY NO. 5, AS DEEDED TO KING COUNTY UNDER RECORDING NO. 1168234.

CONTAINING 660 SQUARE FEET, MORE OR LESS.

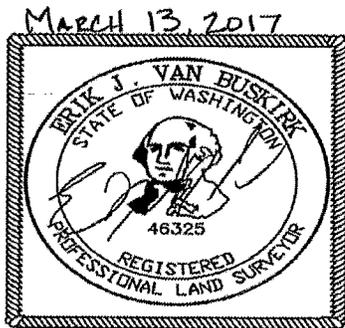


EXHIBIT A

PARCEL 312206-9043
WILLIAM T. GREEN

RIGHT-OF-WAY ACQUISITION DESCRIPTION

THE NORTH 22.00 FEET OF THE FOLLOWING DESCRIBED PARCEL:

THAT PORTION OF THE WEST HALF OF THE EAST HALF OF THE WEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER IN SECTION 31, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING NORTHERLY OF THE NORTHERN PACIFIC RAILROAD RIGHT-OF-WAY;

TOGETHER WITH THE EAST 15.00 FEET OF THE EAST HALF OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER IN SECTION 31 TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING NORTH OF JENKINS CREEK;

EXCEPTING THAT PORTION LYING WITHIN STATE HIGHWAY NO. 5.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

CONTAINING 2,159 SQUARE FEET, MORE OR LESS.

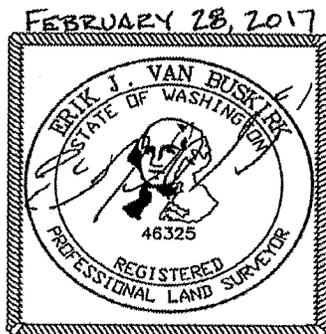


EXHIBIT A

PARCEL 312206-9031
HENRY F. LOBBAN

RIGHT-OF-WAY ACQUISITION DESCRIPTION

THE NORTH 22.00 FEET OF THE FOLLOWING DESCRIBED PARCEL:

PARCEL A:

THAT PORTION OF THE EAST HALF OF THE EAST HALF OF THE WEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER IN SECTION 31, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING NORTHERLY OF THE NORTHERN PACIFIC RAILROAD RIGHT-OF-WAY;

EXCEPT THE WEST 15 FEET OF THE EAST HALF OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER IN SECTION 31, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING NORTH OF JENKINS CREEK;

EXCEPTING THAT PORTION LYING WITHIN STATE HIGHWAY NO. 5.

PARCEL B:

THE WEST 15 FEET OF THAT PORTION OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER IN SECTION 31, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING NORTHERLY OF THE NORTHERN PACIFIC RAILROAD RIGHT-OF-WAY;

EXCEPTING THAT PORTION LYING WITHIN STATE HIGHWAY NO. 5.

CONTAINING 1,829 SQUARE FEET, MORE OR LESS.



EXHIBIT A

PARCEL 312206-9065
HENRY F. LOBBAN

RIGHT-OF-WAY ACQUISITION DESCRIPTION

THE NORTH 22.00 FEET OF THE FOLLOWING DESCRIBED PARCEL:

LOT 1 OF KING COUNTY SHORT PLAT NO. 1180023, ACCORDING TO THE SHORT PLAT
RECORDED UNDER RECORDING NO. 8206250687, IN KING COUNTY, WASHINGTON.

CONTAINING 3,327 SQUARE FEET, MORE OR LESS.

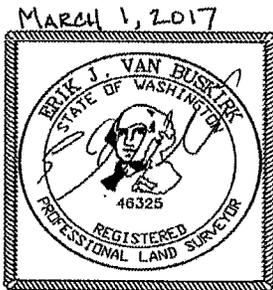


EXHIBIT A

PARCEL 312206-9053
RON HEDIN JR.

RIGHT-OF-WAY ACQUISITION DESCRIPTION

THE NORTH 22.00 FEET OF THE FOLLOWING DESCRIBED PARCEL:

LOT 2 OF KING COUNTY SHORT PLAT NO. 1180023, ACCORDING TO THE SHORT PLAT
RECORDED UNDER RECORDING NO. 8206250687, IN KING COUNTY, WASHINGTON.

CONTAINING 3,657 SQUARE FEET, MORE OR LESS.



EXHIBIT A

PARCEL 302206-9091
KENT SCHOOL DISTRICT 415

RIGHT-OF-WAY ACQUISITION DESCRIPTION

THE SOUTH 22.00 FEET OF THE FOLLOWING DESCRIBED PARCEL:

NEW PARCEL A OF CITY OF COVINGTON LOT LINE ADJUSTMENT NO. LU14-0021,
RECORDED UNDER RECORDING NO. 20150226900020, IN KING COUNTY, WASHINGTON;

TOGETHER WITH AN UNDIVIDED INTEREST IN TRACT X OF KING COUNTY SHORT PLAT
NO. 379052 RECORDED UNDER RECORDING NO. 8002070862, IN KING COUNTY,
WASHINGTON.

CONTAINING 7,352 SQUARE FEET, MORE OR LESS.



EXHIBIT A

PARCEL 312206-9005
PEACE LUTHERAN CHURCH

RIGHT-OF-WAY ACQUISITION DESCRIPTION

THE NORTH 22.00 FEET, ADJACENT WITH S.R. 516 (STATE HIGHWAY 5-A), OF THE FOLLOWING DESCRIBED PARCEL:

THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING NORTH OF THE NORTHERN PACIFIC RAILROAD RIGHT-OF-WAY;

LESS THE EAST 20 FEET THEREOF;

AND LESS THE NORTH 500 FEET OF THE EAST 330 FEET THEREOF;

AND LESS THE NORTH 30 FEET THEREOF FOR ROAD.

CONTAINING 7,369 SQUARE FEET, MORE OR LESS.

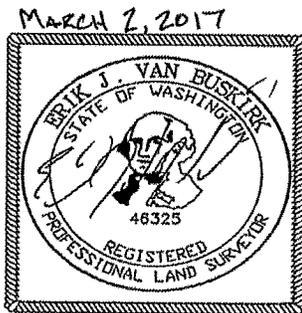


EXHIBIT A

PARCEL 312206-9037
PEACE LUTHERAN CHURCH

RIGHT-OF-WAY ACQUISITION DESCRIPTION

THE NORTH 22.00 FEET OF THE FOLLOWING DESCRIBED PARCEL:

THAT PORTION OF THE NORTH 500 FEET OF THE EAST HALF OF THE EAST HALF OF THE
NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 22
NORTH, RANGE 6 EAST, W.M., KING COUNTY, WASHINGTON;

EXCEPT THE EAST 20 FEET THEREOF FOR ROAD;

AND EXCEPT THAT PORTION IN STATE HIGHWAY 5-A.

CONTAINING 6,820 SQUARE FEET, MORE OR LESS.

