

**SOUND TRANSIT  
STAFF REPORT**

**RESOLUTION NO. R2004-01**

**Property Acquisition and/or Relocation of Affected Properties for Link Light Rail  
Convention Place Segments**

<b>Meeting:</b>	<b>Date:</b>	<b>Type of Action:</b>	<b>Staff Contact:</b>	<b>Phone:</b>
Finance Committee	3/4/04	Discussion/Possible Action to Recommend Board Approval	Agnes Govern, Interim Chief Administrative Officer	(206) 398-5037
Board	3/11/04	Action	<b>Scott Kirkpatrick, Link Real Estate Program Manager</b>	(206) 398-5264

**OBJECTIVE OF ACTION**

To acquire real property interests required for Link Light Rail Contract Segments C510, C530, and D720.

**ACTION**

Authorizes the Chief Executive Officer to acquire, dispose, or lease certain real property interests by negotiated purchase, by condemnation (including settlement), condemnation litigation, or entering administrative settlements, and to pay eligible relocation and re-establishment benefits to affected owners and tenants as necessary for a portion of the Central Link Light Rail Project In the vicinity of Convention Place Station and the Downtown Seattle Transit Tunnel.

**KEY FEATURES**

- By Resolution Nos. R2000-13, R2001-16, R2002-03, R2003-04, R2003-12, R2003-16, and R2003-71, property acquisition was previously authorized for Link Light Rail Segments D700, D710, D720, D730, D740, MB810 and properties in Segments D750 and D760. This resolution authorizes the purchase of all of the property interests needed in C510, C530, and D720 identified as necessary.
- This action also authorizes the Chief Executive Officer to transfer property rights acquired to the City of Seattle, King County, or Washington State Department of Transportation as necessary for street or highway rights of way.
- The real properties identified in this requested action are included in Exhibit A. (Copy of Exhibit A is on file with the Board Administrator.)

**BUDGET IMPACT SUMMARY**

There is no action outside of the Board-adopted budget; there are no contingency funds required, no subarea impacts, or funding required from other parties other than what is already assumed in the financial plan.

## BUDGET DISCUSSION

The total 2004 adopted budget for the Central Link Initial Segment is \$2.07 billion. Within that budget, line item budgets have been identified for Contract Segments C510 and C530 within the right-of-way phase. This resolution will authorize the expenditure of funds necessary for the acquisition of additional properties within the right-of-way budget for these segments. Expenditures to date for property acquisition are within the adopted budget.

The acquisition costs of specific parcels are appropriate for discussion with Board members in executive session.

## REVENUE, SUBAREA, AND FINANCIAL PLAN IMPACTS

The proposed action is consistent with the current Board Adopted budget and is affordable within the agency's current long-term financial plan and subarea financial capacity. The action will have no new revenue impacts on Sound Transit.

## BUDGET TABLE

**Action Item:** Acquire real property interest required for Link Light Rail Contract Segments C510 and C530 in the Initial Segment.

**(Year of Expenditure \$000)**

Initial Segment	Adopted FY2004 Budget (A)	Committed To Date (B)	This Action (C)	Total Committed & Action (D)	Uncommitted (Shortfall) (E)
1 Agency Administration	226,780	108,821		108,821	117,959
2 Preliminary Engineering	35,000	33,290		33,290	1,710
3 Final Design	123,523	115,418		115,418	8,106
4 Right of Way	233,016	130,392	-	130,392	102,624
5 Construction	1,171,837	290,847		290,847	880,990
6 Construction Services	82,737	38,913		38,913	43,824
7 Third Party Agreements	58,800	56,126		56,126	2,674
8 Vehicles	138,307	131,799		131,799	6,508
9 Contingency				-	-
10 <b>Total Current Budget</b>	<b>2,070,000</b>	<b>905,606</b>	-	<b>905,606</b>	<b>1,164,394</b>
<b>Phase Budget Detail</b>					
11 Segments C510, C530	3,406	104	-	104	3,302
12 Other Segments	229,610	130,288	-	130,288	99,322
13 <b>Total Phase</b>	<b>233,016</b>	<b>130,392</b>	-	<b>130,392</b>	<b>102,624</b>

(B) Committed to Date amounts are from the Link Program Cost Summary Report (HQ Reports) for January 2004 + board motions not yet included in report as follows:

	Final Design	Construction	Construct Svcs	Third Parties	Vehicles
Commitments through January 2004	114,894	132,888	11,151	40,619	-
Other board motions	523	157,959	27,762	15,507	131,799
Total phase commitments	115,418	290,847	38,913	56,126	131,799

11 In accordance with Sound Transit policy, budgets for specific parcels will be discussed with Board members in executive session.

Contract Budget	Current Approved Contract Value (F)	Spent to Date (G)	Proposed Action (H)	Proposed Total Contract Value (I)
14 Contract Amount				-
15 Contingency				-
16 <b>Total</b>	-	-	-	-
17 Percent Contingency	0%	0%	0%	0%

## **M/W/DBE – SMALL BUSINESS PARTICIPATION**

Not applicable for this action.

## **HISTORY OF PROJECT**

In order to build and operate a high-capacity transit system consisting of commuter rail service, light rail service, and a program of regional express bus service, HOV improvements, and park-and-ride facilities throughout the Central Puget Sound region, it is necessary for Sound Transit to acquire real property. Sound Transit's authorizing legislation grants the agency the power of eminent domain to accomplish such acquisitions.

Certain property has been identified as necessary for the Central Link Light Rail alignment segments based upon the current level of design. The proposed action would authorize the acquisition of interests in 14 parcels and the payment of relocation benefits to eligible affected owners and tenants. Properties will be acquired and relocation assistance provided to affected owners and tenants in order to meet the Central Link construction schedule.

As part of this action, Sound Transit would authorize the acquisition of property from King County, and the Washington State Department of Transportation. Public agencies are not expressly covered under Sound Transit's adopted policies for property acquisition and relocation. This action would approve, if needed, payment for relocation assistance to public agencies that own or occupy these properties in the same manner in which private individuals receive payment under Sound Transit's adopted policies and procedures.

In addition, this action would authorize the disposition of property to the Washington State Department of Transportation, King County, and The City of Seattle for street or highway rights of way purposes as necessary to meet project development or permitting requirements.

### **Prior Board or Committee Actions and Relevant Board Policies**

<b>Motion or Resolution Number</b>	<b>Summary of Action</b>	<b>Date of Action</b>
M2003-71	Approval to execute contract with LaBonde Land, Inc. to procure real estate acquisition, relocation and project management services for Contract Segments D750/760 (Tukwila Freeway Route).	7/3/03
R2003-16	Approval of acquisition and relocation of property from Boeing Access Road to South 154 <sup>th</sup> Street and interests in 48 additional properties in Rainier Valley.	9/11/03
R2003-12	Approval to settle condemnation litigation or enter into administrative settlements for the acquisition of real property interests in Contract Segments D720, D730, D740, D750, D760.	6/12/03
R2003-04	Approval of acquisition and relocation of additional properties along segments D730, D740, 750 and 760.	4/24/03
R2002-03	Approval of acquisition and relocation of additional properties along segments D710, D720, D730 and D740	12/13/01
R2001-16	Board adopted initial segment for Central Link project	4/23/98
R2000-13	Approval of acquisition and relocation of properties along segments D700 and MB810	8/17/00

## **CONSEQUENCES OF DELAY**

Design and construction schedules for Central Link assume the availability of the specific properties when needed for construction. Significant delay in Board approval could affect the timely acquisition of the property and the relocation of affected businesses.

## **PUBLIC INVOLVEMENT**

Sound Transit Project Development, Community Outreach, and Real Estate staff continue to meet with property owners, business owners, and tenants along Pine Street to discuss the light rail project, real estate acquisition, and relocation processes, and to listen to concerns about the project. Current outreach efforts have focused on keeping them informed of the upcoming construction and the early utility relocation of the Pine Street Stub Tunnel.

On February 11, 2004, downtown Seattle leaders were briefed on all of Link's downtown construction activities. As a result of that meeting, a detailed technical briefing on the Pine Street Stub Tunnel was presented to Pine Street stakeholders on February 19, 2004, by the Seattle Department of Transportation Director, Grace Crunican, and Sound Transit Link Director, Ahmad Fazel.

Sound Transit staff has also worked closely with King County Metro and the City of Seattle to develop a Downtown Community Outreach Plan for the retrofit of the Downtown Seattle Transit Tunnel, and the construction and utility relocation along Pine St.

## **LEGAL REVIEW**

JLB

## **SOUND TRANSIT**

### **RESOLUTION NO. R2004-01**

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 by negotiated purchase, by condemnation (including settlement), by condemnation litigation, or by administrative settlement; and to pay eligible relocation and re-establishment benefits to affected parties as necessary for a portion of the Central Link Light Rail Project in the vicinity of Convention Place Station and the Downtown Seattle Transit Tunnel.

WHEREAS, a Regional Transit Authority, 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, at a general election held within the Central Puget Sound Regional Transit Authority district, the voters approved local funding for Sound Move, the ten-year plan for high capacity transit in the Central Puget Sound Region; 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, 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 a portion of the Central Link Light Rail Project is in the vicinity of Convention Place Station and the Downtown Seattle Transit Tunnel; and

WHEREAS, Sound Transit has identified certain real properties as necessary for the construction and permanent location of the Central Link Light Rail Project in the vicinity of Convention Place Station and the Downtown Seattle Transit Tunnel are reasonably described in Exhibit A of this resolution; and

WHEREAS, in order to acquire the properties determined to be necessary for the construction, operation, and permanent location of a portion of the Central Link Light Rail

Project in the vicinity of Convention Place Station and the Downtown Seattle Transit Tunnel, 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 Central Link Light Rail Project in the vicinity of Convention Place Station and the Downtown Seattle Transit Tunnel, incorporated herein by reference), and for the payment of eligible relocation and re-establishment costs. In accordance with Sound Transit's 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 or as provided in Section 2 herein; provided that in the event the total of the acquisition, relocation, and re-establishment costs of the properties for a portion of the Central Link Light Rail Project in the vicinity of Convention Place Station and the Downtown Seattle Transit Tunnel 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 of Directors, per Resolution No. 78-1, before the acquisition of the property for a portion of the Central Link Light Rail Project in the vicinity of Convention Place Station and the Downtown Seattle Transit Tunnel 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 of Directors, per Resolution No. 78-1.

SECTION 3. The Sound Transit Board of Directors deems the Central Link Light Rail Project in the vicinity of Convention Place Station and the Downtown Seattle Transit Tunnel to be a public use for a public purpose. The Board of Directors 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 Central Link Light Rail Project in the vicinity of Convention Place Station and the Downtown Seattle Transit Tunnel, and that 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

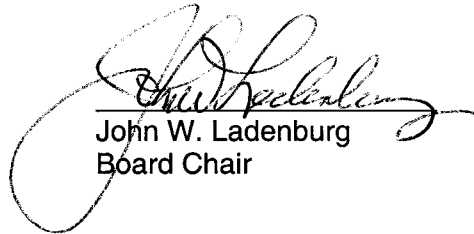
construction, operation, and permanent location of the Central Link Light Rail Project in the vicinity of Convention Place Station and the Downtown Seattle Transit Tunnel.

SECTION 5. In addition to the authority granted to 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, not owned by a public entity, for the purpose of constructing, owning, and operating a permanent location of a portion of the Central Link Light Rail Project in the vicinity of Convention Place Station and the Downtown Seattle Transit Tunnel. 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.

SECTION 7. The Chief Executive Officer is authorized to execute all documents necessary to sell and convey to the Washington State Department of Transportation, King County, and the City of Seattle those property interests acquired pursuant to this resolution that will become part of the portion of the Central Link Light Rail Project in the vicinity of Convention Place Station and the Downtown Seattle Transit Tunnel.

ADOPTED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on March 11, 2004.

  
John W. Ladenburg  
Board Chair

ATTEST:

  
Marcia Walker  
Board Administrator



# ACQUISITIONS

## Contract Segment

### **D720-Beacon Hill Tunnel to South Walden Street.....1**

<b>R/W #</b>	<b>Tax Parcel #</b>	<b>Owner/Contact</b>
RV-13.2	3464500005	Cederstrand Rentals, LLC

### **C510-and 530 Downtown Tunnel, Convention Place Station.....1**

<b>R/W #</b>	<b>Tax Parcel #</b>	<b>Owner/Contact</b>
BW-26.1		WSDOT
BW-32	8809700010	Opus Building
CP-003	0660001025	King County
CP-004.2		WSDOT
CP-005	0659000220	8 <sup>th</sup> & Pine Joint Venture
CP-005.1	6195000020	Washington State Trade ET AL
CP-005.2	6195000030	Hedreen Hotel LLC
TBE-001	0660000900	Tower Tristar LLC
TBE-001.1	0660000804	Pine Center LLC
TBE-001.2	0660000820	Pine Center LLC
TBE-002	0660000865	Trendwest Resorts Inc.
TBE-005	0660000955	SLT Realty Limited Partnership
CP-004		WSDOT/Metro
CP-004.1		WSDOT; City of Seattle

**EXHIBIT "A"**  
**720-Beacon Hill Tunnel to South Walden Street**

Segment	Order No.	R/W No.	Owner/Contact	Parcel #	Site Address
720	69166	RV-13.2	Cederstrand Rentals, LLC	346450-0005-07	

ALL UNITS, HORTON CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF RECORDED UNDER KING COUNTY RECORDING NO. 8010310710, AND ALL AMENDMENTS THERETO; SAID UNITS ARE LOCATED ON SURVEY MAP AND PLANS FILED IN VOLUME 48 OF CONDOMINIUMS, AT PAGES 77 THROUGH 79, INCLUSIVE, IN KING COUNTY, WASHINGTON.

**C510 and C530 Downtown Tunnel, Convention Place Station**

Segment	Order No.	R/W No.	Owner/Contact	Parcel #	Site Address
510	863507	BW-26.1	WSDOT		

THOSE PORTIONS OF LOTS 6, 7 AND 8 IN BLOCK 283 OF SEATTLE TIDE LANDS, ACCORDING TO THE OFFICIAL MAPS ON FILE IN THE OFFICE OF THE COMMISSIONER OF PUBLIC LANDS IN OLYMPIA, WASHINGTON, AND OF LOTS 1 THROUGH 22 IN BLOCK 282 IN SAID SEATTLE TIDE LANDS;  
 TOGETHER WITH THAT PORTION OF VACATED SOUTH VERMONT STREET ADJOINING OR ABUTTING SAID BLOCKS 282 AND 283, WHICH UPON VACATION, ATTACHED TO SAID PREMISES BY OPERATION OF LAW;

AND THAT PORTION OF SOUTH ROYAL BROUGHAM WAY (SOUTH CONNECTICUT STREET) ADJOINING SAID BLOCK 282 ON THE SOUTH;

ALL AS CONVEYED TO THE STATE OF WASHINGTON BY DEEDS RECORDED UNDER RECORDING NOS. 8805030703 AND 9209231310.

EXCEPT THE FOLLOWING PORTIONS THEREOF:

- A. THAT PORTION LYING WEST OF THE SOUTHERLY EXTENSION OF THE EAST LINE OF THE WEST 270 FEET OF LOT 11 IN SAID BLOCK 282
- B. THAT PORTION LYING EAST OF THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 13 IN SAID BLOCK 282.
- C. THAT PORTION LYING SOUTH OF THE SOUTH MARGIN OF SOUTH ROYAL BROUGHAM WAY (SOUTH CONNECTICUT STREET).
- D. THAT PORTION LYING WITHIN THE PLAT COLUMBIA AND PUGET SOUND RAILROAD A REPLAT OF PART OF SAID BLOCK 283 IN SAID SEATTLE TIDE LANDS, ACCORDING TO PLAT RECORDED IN VOLUME 12 OF PLATS AT PAGE(S)88, IN KING COUNTY, WASHINGTON

Segment	Order No.	R/W No.	Owner/Contact	Parcel #	Site Address
	508868	BW-32	Union Station Associates, LLC, A Washington LLC et al	880970 0010-	

UNITS 1, 2, 3, 4, 5 AND 6 AND THE BASE UNIT (ALL UNITS) OF UNION STATION, A CONDOMINIUM, ACCORDING TO DECLARATION THEREOF RECORDED UNDER KING COUNTY RECORDING NO. 9807280839, AND ANY AMENDMENTS(S) THERETO; SAID UNITS ARE LOCATED ON SURVEY MAP AND PLANS FILED IN VOLUME 150 OF CONDOMINIUMS, AT PAGES 37 THROUGH 45, IN KING COUNTY, WASHINGTON

Segment	Order No.	R/W No.	Owner/Contact	Parcel #	Site Address
	404729	CP-003	King County	066000-1025-00	906 Pine Street Seattle WA 98101

PARCEL A:

LOTS 1 THROUGH 12 IN BLOCK 32 OF SECOND ADDITION TO THE TOWN OF SEATTLE AS LAID OFF BY THE HEIRS OF SARAH A. BELL, DECEASED (COMMONLY KNOWN AS HEIRS OF SARAH A. BELL'S 2<sup>ND</sup> ADDITION TO THE CITY OF SEATTLE), ACCORDING TO PLAT RECORDED IN VOLUME 1 OF PLATS AT PAGE(S) 121, IN KING COUNTY, WASHINGTON;

EXCEPT THE SOUTHEASTERLY 7 FEET THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 57057 FOR WIDENING PINE STREET, AS PROVIDED BY CITY OF SEATTLE ORDINANCE NO. 14500.

PARCEL B:

LOTS 4, 5, AND 6 IN BLOCK 44 OF SECOND ADDITION TO THE TOWN OF SEATTLE AS LAID OFF BY HEIRS OF SARAH A. BELL, DECEASED ( COMMONLY KNOWN AS HEIRS OF SARAH A. BELL'S 2<sup>ND</sup> ADDITION TO THE CITY OF SEATTLE), ACCORDING TO PLAT RECORDED IN VOLUME 1 OF PLATS AT PAGE(S) 121, IN KING COUNTY, WASHINGTON.

Segment	Order No.	R/W No.	Owner/Contact	Parcel #	Site Address
		CP-4.2	WSDOT		

THAT PORTION OF PINE STREET, AND THAT PORTION OF LOTS 11 AND 12 AND THE ALLEY ADJOINING, ALL WITHIN BLOCK 44, SECOND ADDITION TO THE TOWN OF SEATTLE AS LAID OFF BY THE HEIRS OF SARAH A. BELL DECEASED (COMMONLY KNOWN AS HEIRS OF SARAH A. BELL'S 2<sup>ND</sup> ADDITION TO THE CITY OF SEATTLE) AS RECORDED IN VOLUME 1 OF PLATS, PAGE 121, RECORDS OF KING COUNTY, WASHINGTON, SAID PORTION ALL LYING WITHIN THE SR5 LIMITED ACCESS RIGHT-OF-WAY AS DELINEATED ON WASHINGTON STATE DEPARTMENT OF HIGHWAYS, "SR5 SEATTLE FREEWAY, JACKSON ST. TO OLIVE WAY, SHEET 6 OF 9 SHEETS DATED FEBRUARY 17, 1959, REVISED JUNE 29, 2001, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 10 OF SAID BLOCK 44;

THENCE S 30°37'59" E ALONG THE EASTERLY LINE OF SAID LOTS 10 AND 11, THE SAME BEING THE WESTERLY LINE OF BOREN AVENUE AND THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF SR5, A DISTANCE OF 70.05 FEET TO AN ANGLE POINT OF SAID LIMITED ACCESS RIGHT-OF-WAY LINE, BEING A POINT DISTANCE 110 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE SOUTHBOUND BASELINE OF SR5 AND BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUE S 30°37'59" E ALONG THE EASTERLY LINE OF SAID LOT 11 A DISTANCE OF 46.10 FEET TO A LINE PARALLEL WITH AND 76 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE SOUTHBOUND BASELINE OF SR 5;

THENCE S16°53'28"W ALONG SAID PARALLEL LINE A DISTANCE OF 116.50 FEET TO A POINT ON A LINE PARALLEL WITH AND 18 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF PINE STREET;

THENCE S 59°22'23"W ALONG SAID PARALLEL LINE A DISTANCE 50.34 FEET TO THE LIMITED ACCESS RIGHT-OF-WAY LINE OF SR5, BEING A LINE PARALLEL WITH AND DISTANT 110 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE SOUTHBOUND BASELINE OF SR5;

THENCE N16°53'28"E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 184.76 FEET TO THE TRUE POINT OF BEGINNING.

Segment	Order No.	R/W No.	Owner/Contact	Parcel #	Site Address
		CP-005	8 <sup>th</sup> & Pine Joint Venture	065900-0220-08	724 Pine Street Seattle WA 98101

THE SOUTHEASTERLY 57 FEET OF LOT 11 AND THE NORTHWESTERLY 3 FEET OF LOT 12, BLOCK 4, ADDITION TO THE TOWN OF SEATTLE, AS LAID OFF BY THE HEIRS OF SARAH A. BELL, DECEASED, COMMONLY KNOWN AS HEIRS OF SARAH OF SARAH A. BELL'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 103, IN KING COUNTY, WASHINGTON.

Segment	Order No.	R/W No.	Owner/Contact	Parcel #	Site Address
		CP-005.1	Washington State Trade ET AL	619500-0020-08	800 Convention Place Seattle WA 98101

NORTHWEST BLOCK LOTS 1 THROUGH 12 , INCLUSIVE, BLOCK 66 , ADDITION TO THE TOWN OF SEATTLE, AS LAID OUT BY A.A. DENNY, COMMONLY KNOWN AS A.A. DENNY'S 5<sup>TH</sup> ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 89, IN KING COUNTY, WASHINGTON  
TOGETHER WITH VACATED ALLEY LYING WITHIN SAID BLOCK WHICH ATTACHED THERETO BY OPERATION OF LAW;

EXCEPT THE NORTHWESTERLY 7 FEET OF SAID LOTS 1 AND 2, AS CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 57057 FOR WIDENING OF PINE STREET AS PROVIDED IN ORDINANCE NUMBER 14500 OF THE CITY OF SEATTLE

AND EXCEPT THAT PORTION OF SAID LOT 11 AS CONDEMNED UNDER CITY OF SEATTLE ORDINANCE NUMBER 10051 FOR PIKE STREET;

EXCEPT THE SOUTHEASTERLY 10 FEET OF SAID LOT 12 AS CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 41394 FOR THE WIDENING OF PIKE STREET.

Segment	Order No.	R/W No.	Owner/Contact	Parcel #	Site Address
	80443	CP-005.2	Hadreen Hotel LLC	619500-0030-06	

THE AIR UNIT OF THE NORTHWEST BLOCK CONDOMINIUM CREATED UNDER THAT CERTAIN NORTHWEST BLOCK CONDOMINIUM DECLARATION DATED AUGUST 31, 1999, AND RECORDED ON AUGUST 31, 1999, UNDER KING COUNTY, WASHINGTON RECORDING NO. 19990831000503, IN VOLUME 158 OF CONDOMINIUMS, PAGES 61-62, AS AMENDED BY FIRST AMENDMENT TO NORTHWEST BLOCK CONDOMINIUM DECLARATION DATED JULY 28, 2000, RECORDED UNDER KING COUNTY RECORDING NO. 20000731000995

Segment	Order No.	R/W No.	Owner/Contact	Parcel #	Site Address
	508812	TBE-001	Tower 801 LLC, A Washington Limited Liability Company	066000-0900-02	801 Pine Street Seattle WA 98101

LOTS 5 AND 6 IN BLOCK 30 OF SECOND ADDITION TO THE TOWN OF SEATTLE, AS LAID OFF BY HEIRS OF SARAH A. BELL (DECEASED) COMMONLY KNOWN AS HEIRS OF SARAH A. BELL'S 2<sup>ND</sup> ADDITION TO THE CITY OF SEATTLE, ACCORDING TO PLAT RECORDED IN VOLUME 1 OF PLATS AT PAGE(S) 121, IN KING COUNTY, WASHINGTON;

EXCEPT THE NORTHWESTERLY 7 FEET OF SAID LOT 6 THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 57057 FOR PINE STREET;

AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF SEATTLE FOR STREET PURPOSES BY DEED RECORDED UNDER RECORDING NO. 7202250079.

Segment	Order No.	R/W No.	Owner/Contact	Parcel #	Site Address
	404731	TBE-001.1	Pine Center LLC, A Washington Limited Liability Company	066000-0804-09	

LOTS 1 AND 2 IN BLOCK 29 OF SECOND ADDITION TO THE TOWN OF SEATTLE AS LAID OFF BY THE HEIRS OF SARAH A. BELL, (DECEASED) COMMONLY KNOWN AS HEIRS OF SARAH A. BELL'S 2<sup>ND</sup> ADDITION TO THE CITY OF SEATTLE, ACCORDING TO PLAT RECORDED IN VOLUME 1 OF PLAT(S) AT PAGE 121, IN KING COUNTY, WASHINGTON;  
EXCEPT THAT PORTION OF SAID LOT 1 CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 53540 FOR WIDENING OF PINE STREET.

Segment	Order No.	R/W No.	Owner/Contact	Parcel #	Site Address
		TBE-001.2	Pine Center LLC	066000-0820-09	

LOTS 3 AND 4 IN BLOCK 29 OF SECOND ADDITION TO THE TOWN OF SEATTLE, AS LAID OFF BY THE HEIRS OF SARAH A. BELL, DECEASED, COMMONLY KNOWN AS THE HEIRS OF SARAH A BELL'S SECOND ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 121, RECORDS OF KING COUNTY, WASHINGTON

Segment	Order No.	R/W No.	Owner/Contact	Parcel #	Site Address
	505407	TBE-002	Trendwest Resorts Inc	066000-0865-05	1600 9 <sup>th</sup> Avenue Seattle WA 98101

LOT 12 IN BLOCK 29 OF SECOND ADDITION TO THE TOWN OF SEATTLE AS LAID OFF BY THWE HEIRS OF SARAH A. BELL, DECEASED (COMMONLY KNOWN AS HEIRS OF SARAH A. BELL'S 2<sup>ND</sup> ADDITIONTO THE CITY OF SEATTLE), ACCORDING TO PLAT RECORDED IN VOLUME 1 OF PLATS AT PAGE(S) 121, IN KING COUNTY, WASHINGTON;

EXCEPT THE SOUTHEASTERLY 7 FEET THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 57057 FOR THE WIDENING OF PINE STREET, AS PROVIDED BY CITY OF SEATTLE ORDINANCE NO. 14500;

ALSO EXCEPT THAT PORTION OF THE SOUTHWESTERLY 2 FEET CONVEYED TO THE CITY OF SEATTLE, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON, BY DEED RECORDED UNDER RECORDING NO. 9905250697.

Segment	Order No.	R/W No.	Owner/Contact	Parcel #	Site Address
		TBE-005	Seattle Theatre Group, A Washington nonprofit Corporation	066000-0955-	901 Pine Street Seattle WA 98101

LOTS 3, 4, 5 AND 6, BLOCK 31, SECOND ADDITION TO THE CITY OF SEATTLE, AS LAID OFF BY THE HEIRS OF SARAH A . BELL, DECEASED, (COMMONLY KNOWN AS HEIRS OF SARAH A. BELL'S SECOND ADDITION TO THE CITY OF SEATTLE), ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLYME 1 OF PLATS, PAGE 121, IN KING COUNTY, WASHINGTON,

EXCEPT THE NORTHWESTERLY 7 FEET OF SAID LOT 6 AS CONDEMNED BY THE CITY OF SEATTLE IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 57057, AS PROVIDED FOR IN ORDINANCE NUMBER 14500 OF SAID CITY.

Segment	Order No.	R/W No.	Owner/Contact	Parcel #	Site Address
		CP-004	WSDOT; City of Seattle	066000-1700-02	

THAT PORTION OF PINE STREET AND TERRY AVENUE AND LOTS 1, 2, 3,10,11 AND 12 AND THE ALLEY ADJOINING, THERETO, ALL IN BLOCK 44, SECOND ADDITION TO THE TOWN OF SEATTLE AS LAID OFF BY THE HEIRS OF SARAH A. BELL DECEASED, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF

PLATS, PAGE 121, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 10; THENCE SOUTH 30°38'18"EAST, ALONG THE EASTERLY LINE OF SAID LOTS 10, 11, AND 12, TO A POINT OPPOSITE HIGHWAY ENGINEER'S STATION 2233+60+ ON THE LINE SURVEY OF SR5, SEATTLE FREEWAY; JACKSON STREET TO OLIVE WAY AND 110 FEET NORTHWESTERLY THEREFROM; THENCE SOUTH 16°54'20" WEST, PARALLEL WITH SAID LINE SURVEY, TO A POINT ON A LINE THAT IS PARALLEL WITH AND 18 FEET NORTHWESTERLY OF, MEASURED AT RIGHT ANGLES TO, THE CENTERLINE OF PINE STREET; THENCE SOUTH 59°21'55" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 153.07 FEET TO THE CENTERLINE OF TERRY AVENUE; °THENCE SOUTH 59°21'30" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 33 FEET TO THE SOUTHEASTERLY PROLONGATION OF THE WESTERLY MARGIN OF TERRY AVENUE; THENCE NORTH 30°37'28" WEST, ALONG SAID WESTERLY MARGIN, A DISTANCE OF 194.93 FEET; THENCE NORTH 59°22'07" EAST, A DISTANCE OF 66 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 3; THENCE NORTH 59°22'21" EAST, ALONG THE NORTHERLY LINE OF SAID LOTS 3 AND 10, A DISTANCE OF 256.09 FEET TO THE POINT OF BEGINNING.

Segment	Order No.	R/W No.	Owner/Contact	Parcel #	Site Address
		CP-004.1	WSDOT; City of Seattle, in trust for the public		

THAT PORTION OF LOT 6 IN BLOCK 45 OF SECOND ADDITION TO THE TOWN OF SEATTLE AS LAID OFF BY THE HEIRS OF SARAH A. BELL, DECEASED (COMMONLY KNOWN AS HEIRS OF SARAH A. BELL'S 2<sup>ND</sup> ADDITION TO THE CITY F SEATTLE), ACCORDING TO PLAT RECORDED IN VOLUME 1 OF PLATS AT PAGE 121, IN KING COUNTY, WASHINGTON, AND THOSE PORTIONS OF TERRY AVENUE AND PINE STREET, ALL LYING NORTHWESTERLY OF A LINE 110 FEET NORTHWESTERLY OF A LINE PARALLEL WITH THE SOUTH BOUND CENTERLINE OF PRIMARY STATE HIGHTWAY NO.1, SEATTLE FREEWAY; JACKSON STREET TO LOIVE WAY, LYING NORTHEASTERLY OF THE NORTHEASTERLY LINE OF BLOCK 31 OF SAID PLAT, AND LYING NORTHEASTERLY OF THE NORTHEASTERLY LINE OF SAID BLOCK 31 EXTENDEN NORTHWESTERLY, AND LYING SOUTHEASTERLY OF ALINE PARALLEL WITH AND 18 FEET NORTHWESTERLY OF THE CENTERLINE OF PINE STREET.