

**SOUND TRANSIT
STAFF REPORT**

RESOLUTION NO. R2005-15

To Acquire Real Property Interests Required for Airport Link

Meeting:	Date:	Type of Action:	Staff Contact:	Phone:
Finance Committee	8/04/05	Discussion/Possible Action to Recommend Board Approval	Phil O'Dell, Director, Project Delivery Support Services	(206) 398-5013
Board	8/11/05	Action	Roger Hansen, Link Sr. Real Estate Representative	(206) 689-3366

ACTION

Authorizes the Chief Executive Officer to proceed with property appraisals and, upon issuance of the Airport Link Record of Decision by the Federal Transit Administration, to acquire, dispose, or lease certain real property interests by negotiated purchase, by condemnation, by settling condemnation litigation or entering administrative settlements, and to pay eligible relocation and re-establishment benefits to affected parties as necessary for the Airport Link project of the Central Link Light Rail Project.

KEY FEATURES

- Certain property has been identified as necessary for the Airport Link Project based upon the current level of design. The proposed action authorizes acquisition of real property interests required by the Link Light Rail Airport Project from South 154th Street to SeaTac International Airport upon issuance of the Record of Decision by the Federal Transit Administration.
- Board authorization for this action prior to issuance of the Record of Decision is to expedite the acquisition process. Offers to purchase will not be made until after issuance of the Record of Decision but will be able to be made without delay after it is issued. The Airport Link Record of Decision from the Federal Transit Administration is anticipated to be issued in August or September of 2005. The Airport Link segment is expected to receive funding from the Federal Transit Administration and purchase of property cannot occur until after the Record of Decision is issued.
- The real properties identified in this request action are included in Exhibit A (Attached).

BUDGET IMPACT SUMMARY

Project Name: Airport Link
Current Project Phase: Preliminary Engineering
Projected Completion Date: December 2009

Action Outside of Adopted Budget:	✓	Comments on Checked Items
This Project		
This Phase		
This Task		
Budget Amendment Required		

Key Financial Indicators:	✓	Comments on Checked Items
Contingency Funds Required		
Funding required from other parties (other than what is assumed in financial plan)		

Not checked = action is assumed in current Board-adopted budget. No budget action or adjustment to financial plan required.

BUDGET AND FINANCIAL PLAN DISCUSSION

The total amended capital budget for the Airport Link Project is \$243.6 million. Within that budget, line item budgets have been identified in the right of way phase for properties needed from South 154th Street to the Airport .The proposed action is consistent within those amounts, and is affordable within the agency’s current long-term financial plan and subarea financial capacity. The action will have no new revenue impact on Sound Transit beyond the amended budget for Airport Link.

The acquisition costs of specific parcels is appropriate for discussion in executive session.

BUDGET TABLE

Action Item: Acquire real property interests required for the Link Light Rail Airport Link project.

(Year of Expenditure \$000)

Airport Link	Amended 2005 Budget (A)	Committed To Date (B)	This Action (C)	Total Committed & Action (D)	Uncommitted (Shortfall) (E)
1 Agency Administration	5,000	3,167		3,167	1,833
2 Preliminary Engineering	8,000	7,082		7,082	918
3 Final Design	13,500	10,170		10,170	3,330
4 Right of Way	23,000	2,116		2,116	20,884
5 Construction	158,000	-		-	158,000
6 Construction Services	10,500	2		2	10,498
7 Third Party Agreements	2,600	1,159		1,159	1,441
8 Vehicles	17,000	-		-	17,000
9 Contingency	6,000	-		-	6,000
10 Total Current Budget	243,600	23,695	-	23,695	219,905
Right of Way Phase Detail					
11 Airport Link Right of Way	21,730	2,116		2,116	19,614
12 ROW unallocated contingency	1,270	-		-	1,270
13 Total Phase	23,000	2,116	-	2,116	20,884

(A) AMENDED 2005 BUDGET reflects proposed Board Resolution R2005-16 for Airport Link Project Identification, which would add \$225M to complete final design and construction to extend light rail to the SeaTac International Airport.

3(B) Final Design COMMITTED TO DATE includes \$6.69M civil and architectural design services (Board Motion M2005-37, approved 4/14/05) and \$1.06M systems engineering design services (Board Motion M2005-65, approved 6/23/05), which have been deferred until Board Resolution R2005-16 to amend the Airport Link budget is adopted by the ST Board.

Contract Budget	Board Approvals to Date (F)	Current Approved Contract Value (G)	Proposed Action (H)	Proposed Total for Board Approval (I)	Proposed Contract Value (J)
14 Contract Amount	2,200	2,200	-	-	-
15 Contingency	-	-	-	-	-
16 Total Contract	2,200	2,200	-	-	-
17 Percent Contingency	0%	0%	0%	0%	0%

16(H) In accordance with Sound Transit policy, budgets for specific parcels will be discussed with Board members in Executive Session.

M/W/DBE – SMALL BUSINESS PARTICIPATION

Not applicable for this action.

PROJECT DESCRIPTION and BACKGROUND for PROPOSED ACTION

Sound Transit and the Port of Seattle (POS) have collaborated to physically integrate the light rail extension with the POS's planned capital improvements in the same corridor and intend to adopt a common project schedule that integrates the design and construction of Sound Transit's light rail facilities with the POS's capital projects. Sound Transit and the POS intend to deliver light rail and POS facilities through an integrated construction packaging plan, as summarized in the preliminary project implementation plan presented to the Sound Transit Board on February 10, 2005.

As part of this action, Sound Transit would authorize, subject to issuance of the Record of Decision, the acquisition of property from the City of SeaTac, the Port of Seattle and the Washington State Department of Transportation. Except as noted below, this action would approve, if required, 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. Property transactions with the Port of Seattle will be handled under the terms and conditions currently being negotiated in the Memorandum of Agreement between the Port of Seattle and Sound Transit. Transactions involving the

Washington State Department of Transportation will be addressed under the procedure prescribed in the Land Bank Credit agreement between Washington State Department of Transportation and Sound Transit.

The Airport Link Project is part of the Central Link Light Rail Project adopted by the Sound Transit Board in November of 1999. This Board action was supported by the Central Link Light Rail Project Final Environmental Impact Statement (November 1999). The Record of Decision (ROD) issued early in 2000 for the Central Link Light Rail line included the completion of the line through Sea-Tac Airport to South 200th Street in the City of SeaTac. Since that time, the Airport Link Project scope has been modified from the alignment and station locations selected by the Board in November 1999. An Environmental Assessment (EA) under the National Environmental Policy Act (NEPA) was issued on May 26, 2005 to address these modifications. This Environmental Assessment also serves as an Addendum under the State Environmental Policy Act (SEPA). On July 14, 2005, by Resolution No.R2005-16, the Sound Transit Board selected the Airport Link alignment and station locations and selected the portion of Airport Link to be constructed and operated as part of the Central Link Light Rail Project by the end of 2009. The Airport Link Record of Decision from the Federal Transit Administration is anticipated to be issued in August or September of 2005. The Airport Link segment is expected to receive funding from the Federal Transit Administration and purchase of property cannot occur until after the Record of Decision is issued.

Prior Board or Committee Actions and Relevant Board Policies

Motion or Resolution Number	Summary of Action	Date of Action
R2005-16	Selected the Airport Link alignment and station locations and selected the portion of Airport Link to be constructed and operated as part of the Central Link Light Rail Project by the end of 2009	7/14/05

CONSEQUENCES OF DELAY

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

PUBLIC INVOLVEMENT

From 1998 through June, 2005, Sound Transit staff attended Southeast Seattle, Tukwila and Airport community meetings, conducted walking tours, organized public work sessions and open houses, met individually with property owners and tenants upon request, and walked door-to-door to explain route alternatives to residents and business owners. In coordination with the Cities of Seattle, Tukwila and SeaTac and the Port of Seattle, staff held workshops and open houses to discuss route impacts, property acquisition and relocation, station design, street design, safety, traffic circulation, station area planning, and various alternatives in Rainier Valley, Beacon Hill, Tukwila and the City of SeaTac.

Materials about the light rail project were translated into ten different languages, as well as prepared in Braille and other accessible formats and non-English hotlines were established to inform special populations and promote communication.

Sound Transit project development, community outreach, and real estate staff continue to meet with property owners, business owners, and tenants adjacent to the route and stations in Beacon Hill, Rainier Valley, Tukwila and SeaTac to discuss light rail project progress and design, real estate acquisition and relocation processes, and to listen to individual and neighborhood concerns about the project.

LEGAL REVIEW

JW 7/15/05

SOUND TRANSIT

RESOLUTION NO. R2005-15

A RESOLUTION of the Board of the Central Puget Sound Regional Transit Authority authorizing the Chief Executive Officer to proceed with property appraisals and, upon issuance of the Airport Link Record of Decision by the Federal Transit Administration, to acquire, dispose, or lease certain real property interests by negotiated purchase, by condemnation, by settling condemnation litigation or entering administrative settlements, and to pay eligible relocation and re-establishment benefits to affected parties as necessary for the Airport Link Project of the Central Link Light Rail Project.

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 high capacity transit in the Central Puget Sound Region; and

WHEREAS, the Airport Link Project is part of the Central Link Light Rail Project defined in Sound Move plan approved by voters in 1996; 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, Sound Transit has identified certain real properties necessary for the construction and permanent location of the Central Link Light Rail Project from South 154th Street to Sea-Tac International Airport; and

WHEREAS, pursuant to the National Environmental Policy Act (NEPA) and the State Environmental Policy Act (SEPA), Sound Transit, the Port of Seattle and the Federal Transit Administration issued the Airport Link Environmental Assessment/SEPA Addendum (EA) on May 26, 2005; and

WHEREAS, the EA is an update to the Central Link Final Environmental Impact Statement (EIS) issued in November 1999 and the Tukwila Freeway Route Supplemental EIS issued in November 2001 and discusses the environmental effects of extending light rail from the Tukwila International Blvd. Station in Tukwila to Sea-Tac Airport and to South 200th Street in the City of SeaTac; and

WHEREAS, the Federal Transit Administration is expected to issue a Record of Decision on the Airport Link Project in August or September 2005 and right-of-way acquisition will not be authorized to commence until after publication of the Record of Decision; and

WHEREAS, by Resolution No. R2005-16, the Sound Transit Board of Directors authorized the construction and operation of the Airport Link as an extension of the Central Link Light Rail Project.

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

SECTION 1. The Chief Executive Officer is authorized to proceed with appraisals for the properties identified in the attached Exhibit A

SECTION 2. 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 and for the payment of eligible relocation and re-establishment costs, said property to be used for the construction of the Airport Link Project, after issuance of the Record of Decision by the Federal Transit Administration. 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 exceeds Sound Transit's approved budget for the Central Link Light Rail Project right-of-way acquisition, then approval shall be obtained from the appropriate committee or the Board, per Resolution No. 78-1, before the acquisition of the property by purchase or by condemnation and the payment of eligible relocation and re-establishment costs.

SECTION 3. The Chief Executive Officer 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, after issuance of the Record of Decision by the Federal Transit Administration for the Airport Link Project. 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 Chief Executive Officer shall obtain prior approval of the appropriate committee or the Board, per Resolution No. 78-1.

SECTION 4. The Sound Transit Board of Directors deems the Central Link Light Rail Project to be a public use for a public purpose. The Board deems it necessary and in the best interests of the citizens residing within the Sound Transit district boundaries to acquire the property identified herein as being necessary for the construction, operation and maintenance of the Central Link Light Rail Project. The Board directs that, upon publication of the Record of Decision by the Federal Transit Administration for the Airport Link Project, all or any portion 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 and maintenance of the Central Link Light Rail Project, 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.

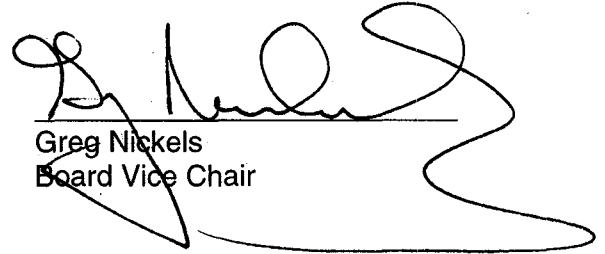
SECTION 5. The Sound Transit Board of Directors finds that the public health, safety, necessity, convenience and welfare demand and require that the above-described properties be immediately acquired, condemned, appropriated, taken and damaged for the construction, operation and maintenance of the Central Link Light Rail Project after issuance of the Record of Decision by the Federal Transit Administration for the Airport Link Project.

SECTION 6. In addition to the authority granted the Chief Executive Officer in Section 2 above, and subject to issuance of the Record of Decision by the Federal Transit Administration for the Airport Link Project, condemnation proceedings are hereby authorized and the authority is hereby delegated to the Chief Executive Officer to take action as related to such condemnation proceedings 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 Central Link Light Rail. The Chief Executive Officer is also authorized to make minor amendments to the legal descriptions of properties described in the attached 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 7. The Chief Executive Officer is hereby authorized, upon issuance of the Record of Decision by the Federal Transit Administration for the Airport Link Project, to execute such agreements as are customary and necessary for the acquisition, lease, or disposal of the real property interests described in the attached Exhibit A that are owned by public agencies, which include the City of SeaTac, Port of Seattle and Washington State Department of Transportation in the same manner that private individuals receive payment under Sound Transit's adopted Real Property Acquisition and Relocation Policies, Procedures and Guidelines.

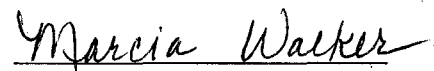
Section 8. The funds necessary to acquire the property by purchase or to pay just compensation adjudged due after condemnation shall be paid from Sound Transit general funds.

ADOPTED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on August 25, 2005.



Greg Nickels
Board Vice Chair

ATTEST:



Marcia Walker
Board Administrator

ACQUISITIONS

Contract Segment

C770 South 154th Street Station to South 160th Street

R/W #	Tax Parcel #	Owner/Contact
WSDOT-001	Right-of-Way	Washington State, Department of Transportation
AL-102	Right-of-Way	City of SeaTac, Public Works Department
AL-101	3842600139	Corinthian, LLC
WSDOT SR518-2	Right-of-Way	Washington State, Department of Transportation
POS-001	2823049016	Port of Seattle

C780 South 160th Street to SeaTac Airport Station

R/W #	Tax Parcel #	Owner/Contact
AL-104	Right-of-Way	City of SeaTac, Public Works Department
POS-002	2823049053	Port of Seattle
AL-108	Right-of Way	City of SeaTac, Public Works Department
AL-109	2823049049	James T. Cassan & Doris O. Cassan
AL-109.1	2823049095	Scandia, LLC
AL-109.2	2823049050	Puget Sound Energy & Electric

EXHIBIT "A"

**C770-780 Airport Link
 South 154th Street Station to SeaTac Airport Station**

Segment	Order No.	R/W No.	Owner/Contact	Parcel #	Site Location
C770	None	WSDOT-01	Washington State Department of Transportation	Street Right-of-Way	Portion of International Blvd. Limited Access Area (SR-99)

Segment	Order No.	R/W No.	Owner/Contact	Parcel #	Site Address
C770	None	AL-102	City of SeaTac	Street Right-of-Way	32 nd Avenue South

Segment	Order No.	R/W No.	Owner/Contact	Parcel #	Site Address
C770	161619	AL-101	Corinthian LLC, a Washington Limited Liability Company	384260-0139-07	3039 South 154 th Street SeaTac, WA 98188

THE NORTH 322.0 FEET OF TRACT 1, BLOCK 2, KERR'S SUNNYDALE 5 ACRE GARDEN TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 35, IN KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 10 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING NUMBER 2486158.

Segment	Order No.	R/W No.	Owner/Contact	Parcel #	Site Location
C770	None	WSDOT-518-2	State of Washington Department of Transportation	Right-of-Way	Portions of State Route -518

Segment	Order No.	R/W No.	Owner/Contact	Parcel #	Site Location
C770 -780	None	POS-001	Port of Seattle	282304-9016-00	Portions of Seattle Tacoma International Airport

ALL OR PORTIONS OF THE FOLLOWING THAT ARE PORT OF SEATTLE PROPERTY IN SECTIONS: 21, 28, AND 33; OF TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., ALL SITUATE IN COUNTY OF KING, STATE OF WASHINGTON.

Segment	Order No.	R/W No.	Owner/Contact	Parcel #	Site Location
C770	None	AL-104	City of SeaTac	Street Right-of-Way	South 170 th Street

Segment	Order No.	R/W No.	Owner/Contact	Parcel #	Site Address
C780	None	POS-002	Port of Seattle	282304-9053-04	17001 International Blvd. SeaTac, WA 98188

THAT PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 28 WITH THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 1 (50 FEET FROM ITS CENTERLINE);

THENCE FROM SAID POINT OF BEGINNING ALONG SAID SOUTH LINE NORTH 88°47'53" WEST 422.35 FEET TO A POINT THEREON THAT IS 69.58 FEET FROM THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28;

THENCE FROM A TANGENT THAT BEARS NORTH 56°22'04" WEST ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 373.00 FEET AND A CENTRAL ANGLE OF 13°47'35", AN ARC LENGTH OF 89.79 FEET TO A POINT ON THE WEST LINE OF LAST SAID SUBDIVISION, DISTANT THEREON NORTH 01°29'34"EAST 56.77 FEET FROM THE SOUTHWEST CORNER THEREOF;

THENCE ALONG SAID WEST LINE NORTH 01°29'34"EAST 547.36 FEET TO THE SOUTHERLY LINE OF SOUTH 170TH STREET AS DEEDED TO KING COUNTY UNDER RECORDING NO. 88111100985;

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE FROM A TANGENT THAT BEARS SOUTH 88°53'39"EAST ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2080.76 FEET AND A CENTRAL ANGLE OF 00°58'32", AN ARC LENGTH OF 35.43 FEET;

THENCE NON-TANGENT TO THE PRECEDING CURVE NORTH 89°21'45"EAST 408.03 FEET;
THENCE SOUTH 89°07'42" EAST 121.80 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 1;

THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE FROM A TANGENT THAT BEARS SOUTH 11°18'54" WEST ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 5780.00 FEET AND A CENTRAL ANGLE OF 06°10'41", AN ARC LENGTH OF 623.26 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED PROPERTY BEING THE INTERSECTION OF THE SOUTH MARGIN OF SOUTH 170TH STREET AND THE WEST MARGIN OF STATE ROAD NO. 1; THENCE ALONG SAID WEST MARGIN AND A 5,780.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 06°10'34" AN ARC DISTANCE AN ARC DISTANCE OF 623.05 FEET TO THE SOUTHERLY PROPERTY LINE OF SAID PROPERTY;

THENCE ALONG SAID SOUTHERLY LINE NORTH 88°49'15" WEST 1.37 FEET TO A NON-TANGENT CURVE, FROM WHICH RADIUS POINT BEARS SOUTH 84°52'50" EAST;

THENCE ALONG A 5,780.26 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 04°29'30", AN ARC DISTANCE OF 453.16 FEET;

THENCE RADIAL NORTH 80°23'20" WEST 5.00 FEET;

THENCE NORTH 09°40'32" EAST 13.01 FEET;

THENCE RADIAL TO THE PREVIOUSLY DESCRIBED CURVE SOUTH 80°15'36" EAST 5.00 FEET;

THENCE CONTINUING ALONG SAID 5,780.26 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 00°58'39", AN ARC DISTANCE OF 98.62 FEET;
 THENCE NORTH 03°47'31"EAST 28.19 FEET;
 THENCE NORTH 42°38'24"WEST 39.13 FEET;
 THENCE NORTH 00°55'40"EAST 0.86 FEET TO THE SOUTH MARGIN OF SAID STREET;
 THENCE ALONG SAID MARGIN SOUTH 89°07'42"EAST 36.88 FEET TO THE POINT OF BEGINNING.

Segment	Order No.	R/W No.	Owner/Contact	Parcel #	Site Location
C780	None	AL-108	City of SeaTac	Street Right-of-Way	Portion of International Blvd. (SR-99)

Segment	Order No.	R/W No.	Owner/Contact	Parcel #	Site Address
C780	161620	AL-109	James T. Cassan & Doris O. Cassan H/W	282304-9049-01	2810 South 176 th Street SeaTac, WA 98188

THAT PORTION OF THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 23 NORTH, RANGE 4 EAST, W. M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE COUNTY ROAD, BEING THE NORTH LINE OF THE SOUTH 30 FEET OF SAID SUBDIVISION, AND THE EAST LINE OF STATE ROAD NO. 1;
 THENCE NORTH ALONG THE RIGHT OF WAY OF SAID STATE ROAD NO. 1, A DISTANCE OF 115.2 FEET;
 THENCE EASTERLY 48 FEET ON A LINE PARALLEL WITH THE COUNTY ROAD TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION;
 THENCE SOUTHERLY ALONG SAID EAST LINE 115 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF COUNTY ROAD;
 THENCE WEST ALONG THE RIGHT OF WAY OF SAID COUNTY ROAD A DISTANCE OF 41 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

AND THAT PORTION OF THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID TRACT WITH THE NORTH MARGINAL LINE OF SAID COUNTY ROAD ON THE SOUTH SIDE OF SAID TRACT;
 THENCE NORTH ALONG THE WEST LINE OF SAID TRACT 115 FEET;
 THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID TRACT 20 FEET;
 THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID TRACT 115 FEET, MORE OR LESS, TO THE NORTH LINE OF COUNTY ROAD;
 THENCE WEST ALONG SAID COUNTY ROAD TO THE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTH 30 FEET OF SAID SUBDIVISION WHICH IS 20 FEET EAST OF THE WEST LINE OF THE EAST HALF OF THE

WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION;
 THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 70 FEET;
 THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID EAST HALF 150 FEET;
 THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 140 FEET, MORE OR LESS, TO THE EAST LINE OF STATE ROAD NO. 1;
 THENCE SOUTHERLY ALONG SAID EAST LINE 35 FEET, MORE OR LESS, TO A POINT 115.2 FEET NORTHERLY FROM THE INTERSECTION OF SAID ROAD LINE WITH THE NORTH LINE OF THE SOUTH 30 FEET OF SAID SECTION;
 THENCE EAST PARALLEL WITH SAID SECTION LINE 68 FEET, MORE OR LESS, TO THE EAST LINE OF THE WEST 20 FEET OF SAID EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER;
 THENCE SOUTH ALONG SAID LINE 115 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT PORTION THEREOF CONDEMNED BY THE CITY OF SEATAC FOR ROAD PURPOSES BY ORDER ENTERED SEPTEMBER 29, 1995 IN KING COUNTY SUPERIOR COURT CASE NO. 95-2-19000-6, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY, BEING AT THE INTERSECTION OF THE NORTH MARGIN OF SOUTH 176TH STREET AND EAST MARGIN OF STATE ROAD NO. 1;
 THENCE ALONG SAID EAST MARGIN NORTH 01°44'11" WEST 150.25 FEET TO THE NORTHERLY PROPERTY LINE;
 THENCE ALONG SAID NORTHERLY LINE SOUTH 88°25'11" EAST 8.44 FEET;
 THENCE SOUTH 01°44'47" EAST 93.71 FEET;
 THENCE SOUTH 10°50'35" EAST 36.64 FEET;
 THENCE SOUTH 45°07'46" EAST 30.13 FEET TO THE NORTH MARGIN OF SAID STREET;
 THENCE ALONG SAID MARGIN NORTH 88°25'11" WEST 35.00 FEET TO THE POINT OF BEGINNING.

Segment	Order No.	R/W No.	Owner/Contact	Parcel #	Site Address
C780	161621	AL-109.1	Scandia, LLC, a Washington Limited Liability Company	282304-9095-04	17400 International Blvd. SeaTac WA

THAT PORTION OF THE SE ¼ OF THE SE ¼ OF SECTION 28, TOWNSHIP 23 NORTH, RANGE 4 EAST OF W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION; THENCE N 88°25'29"W ALONG THE SOUTH LINE OF SAID SECTION 664.65 FEET; THENCE N 1°19'50" E 340.00 FEET; THENCE N 88°25'29" W 102.47 FEET TO THE EAST LINE OF THE WEST 230.00 FEET IN WIDTH OF THE EAST HALF (E ½) OF THE WEST HALF (W ½) OF THE SE ¼ OF THE SE ¼ OF SAID SECTION AND THE POINT OF BEGINNING; THENCE S 1°23'04" W ALONG SAID EAST LINE 160.05 FEET TO THE NORTH LINE OF THE SOUTH 179.95 FEET IN WIDTH OF SAID SECTION; THENCE N 88°25'29" W ALONG SAID NORTH LINE 140.00 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO RALPH J. HARRIS AND MARGARETE ANN HARRIS BY INSTRUMENT RECORDED UNDER KING COUNTY AUDITOR'S FILE NO. 4394433, THENCE CONTINUING N 88°25' 29" W ALONG SAID NORTH LINE 137.93 FEET TO THE EAST MARGIN OF PACIFIC HIGHWAY SOUTH, PRESENTLY 100.00 FEET IN WIDTH, THENCE N 1°44'29" W ALONG SAID HIGHWAY MARGIN 340.13 FEET; THENCE S 88°13'10"E 292.94 FEET; THENCE 1°23'04"W 178.46 FEET; THENCE S 88°25'29"E 3.53 FEET TO THE POINT OF BEGINNING.

Segment	Order No.	R/W No.	Owner/Contact	Parcel #	Site Address
C780	None	AL-109.2	Puget Sound Energy & Electric	282304-9050-07	2830 S. 176 th Street SeaTac WA

THE SOUTH 192 FEET AS MEASURED ALONG THE EAST LINE OF THE FOLLOWING PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M.;

BEGINNING AT A POINT WHICH IS SOUTH 00°37'00" EAST 792.5 FEET AND SOUTH 89°50'00" WEST 101.82 FEET FROM THE NORTHEAST CORNER OF THE SUBDIVISION; THENCE NORTH 89°50'00" EAST 101.82 FEET; THENCE SOUTH 00°37'00" EAST 494.64 FEET TO THE NORTH LINE OF COUNTY ROAD (SOUTH 176TH STREET); THENCE WEST ALONG SAID NORTH LINE 102.34 FEET; THENCE NORTHERLY TO THE POINT OF BEGINNING.