

RESOLUTION NO. R2012-03
Property Acquisition for the South Link - Airport to South 200th Street Project

| MEETING: | DATE: | TYPE OF ACTION: | STAFF CONTACT: | PHONE: |
|-------------------|--------------|-------------------------|---|---------------|
| Capital Committee | 2/9/12 | Recommendation to Board | Ahmad Fazel, DECM Executive Director | 206-398-5389 |
| Board | 2/23/12 | Final Action | Roger Hansen, Real Property Director | 206-689-3366 |

PROPOSED ACTION

Authorizes 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.

KEY FEATURES

- Authorizes acquisition, disposal, or lease of six temporary real property interests in the City of SeaTac for temporary relocation of overhead electrical transmission for the South Link – Airport to South 200th Project.
- The real properties identified in this requested action are included in Exhibit A.

PROJECT DESCRIPTION

South Link – Airport to South 200th Street project 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 within the City of SeaTac. The project includes an elevated station at South 200th Street with off-street auto and bicycle parking, a passenger drop-off area, and bus transfer facilities.

FISCAL INFORMATION



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.

Project Budget

| South Link-Airport to S 200th | 2012 TIP | Board Approvals | This Action | Board Approved Plus Action | Uncommitted / (Shortfall) |
|-------------------------------|----------------|-----------------|-------------|----------------------------|---------------------------|
| Agency Administration | 16,064 | 2,215 | | 2,215 | 13,849 |
| Preliminary Engineering | 5,878 | 5,743 | | 5,743 | 135 |
| Final Design | 20,005 | 4,238 | | 4,238 | 15,767 |
| Right of Way | 43,549 | 13,511 | | 13,511 | 30,038 |
| Construction | 275,725 | 1,600 | - | 1,600 | 274,125 |
| Construction Services | 15,135 | - | | - | 15,135 |
| Third Party Agreements | 6,885 | 904 | | 904 | 5,981 |
| Vehicles | - | - | | - | - |
| Total Current Budget | 383,241 | 28,210 | - | 28,210 | 355,031 |

Phase Detail

Construction

| | | | | | |
|--------------------|---------------|---------------|----------|---------------|---------------|
| Right of Way | 43,549 | 13,511 | - | 13,511 | 30,038 |
| Total Phase | 43,549 | 13,511 | - | 13,511 | 30,038 |

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.

Project Budget is located on page 42 of the Proposed 2012 Transit Improvement Plan (TIP) as amended and adopted by resolution of the ST Board in December 2011 (Resolution R2011-18, approved 12/15/11).

SMALL BUSINESS PARTICIPATION

Not applicable for this action.

EQUAL EMPLOYMENT WORKFORCE PROFILE

Not applicable for this action.

BACKGROUND

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 partial property acquisitions for temporary relocation of Puget Sound Energy electrical transmission lines necessary for the construction of 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.

This action will consist of acquiring approximately 6 temporary construction easements.

ENVIRONMENTAL COMPLIANCE

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 NEPA re-evaluation of the changes proposed from the design refinement work was issued on June 24, 2011. A SEPA addendum was issued on July 5, 2011.

Jl 01/23/2012

PRIOR BOARD/COMMITTEE ACTIONS

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.

TIME CONSTRAINTS

A one month delay in approving this action could impact the schedule for acquisition of necessary easements for Puget Sound Energy to relocate its transmission lines for the project. All easements must be acquired by June 2012 to maintain project schedule. Delay in acquiring the necessary easements would consequently delay the relocation work by approximately nine months due to the limited window of time during which outages on the existing lines may be scheduled. Delay in completion of this relocation work to 2013 would have significant impacts on the cost and schedule of the South Link project.

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 February 6, 2012. Legal notices of this proposed Board action will be published in the Seattle Times newspaper on February 10 and 17, 2012.

LEGAL REVIEW

JW 2/2/12

RESOLUTION NO. R2012-03

A RESOLUTION of the Board of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer (1) 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 Station to South 200th Street project.

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, which includes extension of Link light rail to South 200th Street; 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 Link – Airport to South 200th Street project 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 locations of the South Link – Airport to South 200th Street,

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 Link – Airport to South 200th Street Project) 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 Link – Airport to South 200th Street Project 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 Link – Airport to South 200th Street Project 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 Link – Airport to South 200th Street 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 Sound Transit's boundaries to acquire the property identified in Exhibit A as being necessary for the construction, operation, and permanent location of the S 200th Street station and adjacent guideway, 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 Link – Airport to South 200th Street Project.

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 Link – Airport to South 200th Street Project. 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 February 23, 2012.



Pat McCarthy
Board Chair

ATTEST:



Marcia Walker
Board Administrator

**RESOLUTION NO. R2012-03
EXHIBIT A**

South Link PSE Easements

| R/W No. | TAX PARCEL No. | OWNER / CONTACT |
|----------------|-----------------------|------------------------|
| SL114.1 | 3323049208 | Alaska Airlines |
| SL123.1 | 0422049003 | Port of Seattle |
| SL124.1 | 4436800005 | Port of Seattle |
| SL125.1 | 4436400015 | Port of Seattle |
| SL126.1 | 0422049218 | Port of Seattle |
| SL127.1 | 0422049139 | Port of Seattle |

EXHIBIT "A"

SOUTH LINK PSE EASEMENTS

| R/W NO. | OWNER/CONTACT | PARCEL # | SITE ADDRESS |
|---------|-----------------|------------|---|
| SL114.1 | ALASKA AIRLINES | 3323049208 | 2651 SOUTH 192ND STREET SEATAC, WA 98188 |

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, AS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33, AS ESTABLISHED PURSUANT TO THE KING COUNTY SUPERIOR COURT CAUSE NUMBER 635681; THENCE NORTH 3°11'34" EAST ALONG THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 640.91 FEET; THENCE PERPENDICULAR TO SAID EAST LINE, NORTH 86°48'26" WEST A DISTANCE OF 280.00 FEET; THENCE SOUTH 36°04'38" WEST A DISTANCE OF 80.00 FEET; THENCE SOUTH 69°48'58" WEST A DISTANCE OF 280.00 FEET; THENCE SOUTH 15°00'00" EAST A DISTANCE OF 450.00 FEET; THENCE SOUTH 2°17'50" WEST, PERPENDICULAR TO THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 12.00 FEET TO SAID SOUTH LINE; THENCE SOUTH 87°42'10" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 439.35 FEET TO THE POINT OF BEGINNING.

EXCEPT THE EAST 80.00 FEET AND THE SOUTH 42 FEET THEREOF.

SUBJECT TO AN EASEMENT FOR UNDERGROUND UTILITIES OVER THE NORTH 15.00 FEET OF SAID PARCEL.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF THE ABOVE-EXCEPTED EAST 80.00 FEET, LYING WEST OF THE WEST LINE OF 28TH AVENUE SOUTH; TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF THE ABOVE-EXCEPTED SOUTH 42 FEET, LYING NORTH OF THE NORTH LINE OF SOUTH 192ND STREET.

| R/W NO. | OWNER/CONTACT | PARCEL # | SITE ADDRESS |
|---------|-----------------|------------|---|
| SL123.1 | PORT OF SEATTLE | 0422049003 | 19215 28 TH AVENUE SOUTH SEATAC, WA 98188 |

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 22 NORTH, RANGE 4 EAST WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LOTS 3, 4, 5, AND 6, BLOCK 1, LOWE'S TERRACE NO. 5, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 49 OF PLATS, PAGE 9, IN KING COUNTY, WASHINGTON, AND LOTS 1 AND 2, BLOCK 1, LOWE'S TERRACE NO. 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 48 OF PLATS, PAGE 63, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 4;
THENCE NORTH 87°28' 53" WEST ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 1,518.03 FEET;

THENCE SOUTH 2°31'07" WEST 30.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING THE INTERSECTION OF THE WEST MARGIN OF 28TH AVENUE SOUTH AND THE SOUTH MARGIN OF SOUTH 192ND STREET;
 THENCE SOUTH 1°07'26" EAST ALONG THE WEST MARGIN OF 28TH AVENUE SOUTH, A DISTANCE OF 729.15 FEET;
 THENCE NORTH 87°31'55" WEST, 10.02 FEET;
 THENCE SOUTH 1°07'26" EAST ALONG THE EAST BOUNDARY OF SAID LOTS 1 AND 2 IN LOWE'S TERRACE NO. 4, A DISTANCE OF 76.88 FEET;
 THENCE NORTH 87°31'55" WEST, 340.67 FEET;
 THENCE NORTH 1°07'26" WEST, 806.34 FEET TO THE SOUTH MARGIN OF SAID SOUTH 192ND STREET;
 THENCE SOUTH 87°28'53" EAST ALONG SAID SOUTH MARGIN, A DISTANCE OF 350.71 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 99-2-53106-0 (KENT), PURSUANT TO JUDGMENT AND DECREE OF APPROPRIATION RECORDED UNDER RECORDING NUMBER 20000830001388.

(BEING KNOWN AS A PORTION OF PARCEL 1E AS DESCRIBED IN CITY OF SEATAC LOT LINE ADJUSTMENT NUMBER LLA 0005-92, RECORDED UNDER RECORDING NUMBER 9208069007.

| R/W NO. | OWNER/CONTACT | PARCEL # | SITE ADDRESS |
|---------|-----------------|------------|-----------------|
| SL124.1 | PORT OF SEATTLE | 4436800005 | NO SITE ADDRESS |

THOSE PORTIONS OF LOTS 1 AND 2, BLOCK 1, LOWES TERRACE NO 4, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 48 OF PLATS, PAGE 63, RECORDS OF KING COUNTY, WASHINGTON, AND THOSE PORTIONS OF LOTS 3 THRU 6, BLOCK 1, LOWE'S TERRACE NO 5, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 49 OF PLATS, PAGE 9, RECORDS OF KING COUNTY, WASHINGTON, LYING SOUTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 22 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN; THENCE NORTH 87°28'53" WEST ALONG THE NORTH LINE OF SAID SECTION 4 A DISTANCE OF 1518.03 FEET; THENCE SOUTH 02°31'07" WEST A DISTANCE OF 30.00 FEET; THENCE SOUTH 01°07'26" EAST A DISTANCE OF 729.15 FEET; THENCE NORTH 87°31'55" WEST A DISTANCE OF 10.02 FEET; THENCE SOUTH 01°07'26" EAST A DISTANCE OF 76.88 FEET TO THE BEGINNING OF SAID LINE; THENCE NORTH 87°31'55" WEST A DISTANCE OF 340.67 FEET; THENCE NORTH 01°07'26" WEST A DISTANCE OF 76.88 FEET TO THE NORTH LINE OF SAID PLAT OF LOWE'S TERRACE NO. 5 AND THE TERMINATION OF SAID LINE;

TOGETHER WITH LOTS 7 THROUGH 12, BLOCK 1, SAID PLAT OF LOWE'S TERRACE NO. 5;

TOGETHER WITH LOTS 13 THROUGH 18, BLOCK 1, LOWE'S TERRACE NO. 6 ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 49 OF PLATS, PAGE 27, RECORDS OF KING COUNTY, WASHINGTON;

TOGETHER WITH THOSE STREETS VACATED BY CITY OF SEATAC ORDINANCE NO. 98-1044, WHICH ATTACHED TO SAID REAL PROPERTY BY OPERATION OF LAW;

EXCEPT THOSE PORTIONS THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 99-2-53106-0 (KENT), PURSUANT TO THE JUDGMENT RECORDED UNDER RECORDING NUMBER 20000830001388.

| R/W NO. | OWNER/CONTACT | PARCEL # | SITE ADDRESS |
|---------|-----------------|------------|-----------------|
| SL125.1 | PORT OF SEATTLE | 4436400015 | NO SITE ADDRESS |

LOTS 22 THROUGH 25, BLOCK 5, LOWE'S TERRACE NO. 4 AS RECORDED IN VOLUME 50 OF PLATS AT PAGE 17, RECORDS OF KING COUNTY, WA

ALSO LOTS 6 THROUGH 21, BLOCK 5, LOWE'S TERRACE NO. 5, AS RECORDED VOLUME 50 OF PLATS, AT PAGE 45, RECORDS OF KING COUNTY, WA.

ALSO LOTS 1 THROUGH 5, BLOCK 6, LOWE'S TERRACE NO. 6 AS RECORDED IN VOLUME 49 OF PLATS, AT PAGE 27, RECORDS OF KING COUNTY, WA.

TOGETHER WITH THOSE PORTIONS OF VACATED STREETS ADJOINING AS VACATED BY ORDINANCE 98-1044, RECORDING NUMBER 9904151044, WHICH ATTACHED TO SAID REAL PROPERTY BY OPERATION OF LAW.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

| R/W NO. | OWNER/CONTACT | PARCEL # | SITE ADDRESS |
|---------|-----------------|------------|--|
| SL126.1 | PORT OF SEATTLE | 0422049218 | 19453 28 TH AVENUE S. SEATAC, WA 98188 |
| SL127.1 | | 0422049139 | 19521 28 TH AVENUE S. SEATAC, WA 98188 |

ROW SL126.1

PARCEL A:

THE NORTH 110 FEET OF THE EAST 200 FEET OF THAT PORTION OF THE SOUTH 10 ACRES OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 22 NORTH, RANGE 4 EAST, W.M. IN KING COUNTY, WASHINGTON, LYING WEST OF 28TH AVENUE SOUTH;

EXCEPT THE EAST 33 FEET THEREOF CONVEYED TO THE CITY OF SEATAC BY DEED UNDER RECORDING NUMBER 20000414001694:

TOGETHER WITH THE NORTH HALF OF THAT PORTION OF VACATED SOUTH 195TH PLACE CONVEYED BY THE CITY OF SEATAC BY DEED RECORDED UNDER RECORDING NUMBER 20000414001695;

ROW SL127.1

PARCEL B:

THE SOUTH 160 FEET OF THAT PORTION OF THE SOUTH 10 ACRES OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 22 NORTH, RANGE 4 EAST, W.M. IN KING COUNTY, WASHINGTON, LYING EASTERLY OF LOWE'S TERRACE NO. 5, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 49 OF PLATS, PAGE 9, IN KING COUNTY, WASHINGTON.

EXCEPT THAT PORTION THEREOF LYING EASTERLY OF THE WESTERLY MARGIN OF THE JOHN RASMUSSEN COUNTY ROAD NO. 366, (NOW 28TH AVENUE SOUTH);

AND EXCEPT THAT PORTION LYING WITHIN THE PLAT OF RICKARD HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 71 OF PLATS, PAGE 79, IN KING COUNTY, WASHINGTON;

EXCEPT THE EAST 33 FEET THEREOF CONVEYED TO THE CITY OF SEATAC BY DEED
UNDER RECORDING NUMBER 20000414001694;

TOGETHER WITH THE SOUTH HALF OF THAT PORTION OF VACATED SOUTH 195TH PLACE
CONVEYED BY THE CITY OF SEATAC BY DEED RECORDED UNDER RECORDING NUMBER
20000414001695.

**RESOLUTION NO. R2012-03
EXHIBIT A**

South Link PSE Easements

| R/W No. | TAX PARCEL No. | OWNER / CONTACT |
|----------------|-----------------------|------------------------|
| SL114.1 | 3323049208 | Alaska Airlines |
| SL123.1 | 0422049003 | Port of Seattle |
| SL124.1 | 4436800005 | Port of Seattle |
| SL125.1 | 4436400015 | Port of Seattle |
| SL126.1 | 0422049218 | Port of Seattle |
| SL127.1 | 0422049139 | Port of Seattle |

EXHIBIT "A"

SOUTH LINK PSE EASEMENTS

| R/W NO. | OWNER/CONTACT | PARCEL # | SITE ADDRESS |
|---------|-----------------|------------|---|
| SL114.1 | ALASKA AIRLINES | 3323049208 | 2651 SOUTH 192ND STREET SEATAC, WA 98188 |

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, AS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33, AS ESTABLISHED PURSUANT TO THE KING COUNTY SUPERIOR COURT CAUSE NUMBER 635681; THENCE NORTH 3°11'34" EAST ALONG THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 640.91 FEET; THENCE PERPENDICULAR TO SAID EAST LINE, NORTH 86°48'26" WEST A DISTANCE OF 280.00 FEET; THENCE SOUTH 36°04'38" WEST A DISTANCE OF 80.00 FEET; THENCE SOUTH 69°48'58" WEST A DISTANCE OF 280.00 FEET; THENCE SOUTH 15°00'00" EAST A DISTANCE OF 450.00 FEET; THENCE SOUTH 2°17'50" WEST, PERPENDICULAR TO THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 12.00 FEET TO SAID SOUTH LINE; THENCE SOUTH 87°42'10" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 439.35 FEET TO THE POINT OF BEGINNING.

EXCEPT THE EAST 80.00 FEET AND THE SOUTH 42 FEET THEREOF.

SUBJECT TO AN EASEMENT FOR UNDERGROUND UTILITIES OVER THE NORTH 15.00 FEET OF SAID PARCEL.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF THE ABOVE-EXCEPTED EAST 80.00 FEET, LYING WEST OF THE WEST LINE OF 28TH AVENUE SOUTH; TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF THE ABOVE-EXCEPTED SOUTH 42 FEET, LYING NORTH OF THE NORTH LINE OF SOUTH 192ND STREET.

| R/W NO. | OWNER/CONTACT | PARCEL # | SITE ADDRESS |
|---------|-----------------|------------|---|
| SL123.1 | PORT OF SEATTLE | 0422049003 | 19215 28 TH AVENUE SOUTH SEATAC, WA 98188 |

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 22 NORTH, RANGE 4 EAST WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LOTS 3, 4, 5, AND 6, BLOCK 1, LOWE'S TERRACE NO. 5, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 49 OF PLATS, PAGE 9, IN KING COUNTY, WASHINGTON, AND LOTS 1 AND 2, BLOCK 1, LOWE'S TERRACE NO. 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 48 OF PLATS, PAGE 63, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 4;
THENCE NORTH 87°28' 53" WEST ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 1,518.03 FEET;

THENCE SOUTH 2°31'07" WEST 30.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING THE INTERSECTION OF THE WEST MARGIN OF 28TH AVENUE SOUTH AND THE SOUTH MARGIN OF SOUTH 192ND STREET;
 THENCE SOUTH 1°07'26" EAST ALONG THE WEST MARGIN OF 28TH AVENUE SOUTH, A DISTANCE OF 729.15 FEET;
 THENCE NORTH 87°31'55" WEST, 10.02 FEET;
 THENCE SOUTH 1°07'26" EAST ALONG THE EAST BOUNDARY OF SAID LOTS 1 AND 2 IN LOWE'S TERRACE NO. 4, A DISTANCE OF 76.88 FEET;
 THENCE NORTH 87°31'55" WEST, 340.67 FEET;
 THENCE NORTH 1°07'26" WEST, 806.34 FEET TO THE SOUTH MARGIN OF SAID SOUTH 192ND STREET;
 THENCE SOUTH 87°28'53" EAST ALONG SAID SOUTH MARGIN, A DISTANCE OF 350.71 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 99-2-53106-0 (KENT), PURSUANT TO JUDGMENT AND DECREE OF APPROPRIATION RECORDED UNDER RECORDING NUMBER 20000830001388.

(BEING KNOWN AS A PORTION OF PARCEL 1E AS DESCRIBED IN CITY OF SEATAC LOT LINE ADJUSTMENT NUMBER LLA 0005-92, RECORDED UNDER RECORDING NUMBER 9208069007.

| R/W NO. | OWNER/CONTACT | PARCEL # | SITE ADDRESS |
|---------|-----------------|------------|-----------------|
| SL124.1 | PORT OF SEATTLE | 4436800005 | NO SITE ADDRESS |

THOSE PORTIONS OF LOTS 1 AND 2, BLOCK 1, LOWES TERRACE NO 4, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 48 OF PLATS, PAGE 63, RECORDS OF KING COUNTY, WASHINGTON, AND THOSE PORTIONS OF LOTS 3 THRU 6, BLOCK 1, LOWE'S TERRACE NO 5, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 49 OF PLATS, PAGE 9, RECORDS OF KING COUNTY, WASHINGTON, LYING SOUTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 22 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN; THENCE NORTH 87°28'53" WEST ALONG THE NORTH LINE OF SAID SECTION 4 A DISTANCE OF 1518.03 FEET;
 THENCE SOUTH 02°31'07" WEST A DISTANCE OF 30.00 FEET; THENCE SOUTH 01°07'26" EAST A DISTANCE OF 729.15 FEET; THENCE NORTH 87°31'55" WEST A DISTANCE OF 10.02 FEET; THENCE SOUTH 01°07'26" EAST A DISTANCE OF 76.88 FEET TO THE BEGINNING OF SAID LINE; THENCE NORTH 87°31'55" WEST A DISTANCE OF 340.67 FEET; THENCE NORTH 01°07'26" WEST A DISTANCE OF 76.88 FEET TO THE NORTH LINE OF SAID PLAT OF LOWE'S TERRACE NO. 5 AND THE TERMINATION OF SAID LINE;

TOGETHER WITH LOTS 7 THROUGH 12, BLOCK 1, SAID PLAT OF LOWE'S TERRACE NO. 5;

TOGETHER WITH LOTS 13 THROUGH 18, BLOCK 1, LOWE'S TERRACE NO. 6 ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 49 OF PLATS, PAGE 27, RECORDS OF KING COUNTY, WASHINGTON;

TOGETHER WITH THOSE STREETS VACATED BY CITY OF SEATAC ORDINANCE NO. 98-1044, WHICH ATTACHED TO SAID REAL PROPERTY BY OPERATION OF LAW;

EXCEPT THOSE PORTIONS THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 99-2-53106-0 (KENT), PURSUANT TO THE JUDGMENT RECORDED UNDER RECORDING NUMBER 20000830001388.

| R/W NO. | OWNER/CONTACT | PARCEL # | SITE ADDRESS |
|---------|-----------------|------------|-----------------|
| SL125.1 | PORT OF SEATTLE | 4436400015 | NO SITE ADDRESS |

LOTS 22 THROUGH 25, BLOCK 5, LOWE'S TERRACE NO. 4 AS RECORDED IN VOLUME 50 OF PLATS AT PAGE 17, RECORDS OF KING COUNTY, WA

ALSO LOTS 6 THROUGH 21, BLOCK 5, LOWE'S TERRACE NO. 5, AS RECORDED VOLUME 50 OF PLATS, AT PAGE 45, RECORDS OF KING COUNTY, WA.

ALSO LOTS 1 THROUGH 5, BLOCK 6, LOWE'S TERRACE NO. 6 AS RECORDED IN VOLUME 49 OF PLATS, AT PAGE 27, RECORDS OF KING COUNTY, WA.

TOGETHER WITH THOSE PORTIONS OF VACATED STREETS ADJOINING AS VACATED BY ORDINANCE 98-1044, RECORDING NUMBER 9904151044, WHICH ATTACHED TO SAID REAL PROPERTY BY OPERATION OF LAW.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

| R/W NO. | OWNER/CONTACT | PARCEL # | SITE ADDRESS |
|---------|-----------------|------------|--|
| SL126.1 | PORT OF SEATTLE | 0422049218 | 19453 28 TH AVENUE S. SEATAC, WA 98188 |
| SL127.1 | | 0422049139 | 19521 28 TH AVENUE S. SEATAC, WA 98188 |

ROW SL126.1

PARCEL A:

THE NORTH 110 FEET OF THE EAST 200 FEET OF THAT PORTION OF THE SOUTH 10 ACRES OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 22 NORTH, RANGE 4 EAST, W.M. IN KING COUNTY, WASHINGTON, LYING WEST OF 28TH AVENUE SOUTH;

EXCEPT THE EAST 33 FEET THEREOF CONVEYED TO THE CITY OF SEATAC BY DEED UNDER RECORDING NUMBER 20000414001694:

TOGETHER WITH THE NORTH HALF OF THAT PORTION OF VACATED SOUTH 195TH PLACE CONVEYED BY THE CITY OF SEATAC BY DEED RECORDED UNDER RECORDING NUMBER 20000414001695;

ROW SL127.1

PARCEL B:

THE SOUTH 160 FEET OF THAT PORTION OF THE SOUTH 10 ACRES OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 22 NORTH, RANGE 4 EAST, W.M. IN KING COUNTY, WASHINGTON, LYING EASTERLY OF LOWE'S TERRACE NO. 5, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 49 OF PLATS, PAGE 9, IN KING COUNTY, WASHINGTON.

EXCEPT THAT PORTION THEREOF LYING EASTERLY OF THE WESTERLY MARGIN OF THE JOHN RASMUSSEN COUNTY ROAD NO. 366, (NOW 28TH AVENUE SOUTH);

AND EXCEPT THAT PORTION LYING WITHIN THE PLAT OF RICKARD HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 71 OF PLATS, PAGE 79, IN KING COUNTY, WASHINGTON;

EXCEPT THE EAST 33 FEET THEREOF CONVEYED TO THE CITY OF SEATAC BY DEED
UNDER RECORDING NUMBER 20000414001694;

TOGETHER WITH THE SOUTH HALF OF THAT PORTION OF VACATED SOUTH 195TH PLACE
CONVEYED BY THE CITY OF SEATAC BY DEED RECORDED UNDER RECORDING NUMBER
20000414001695.