



RESOLUTION NO. R2016-21

Surplus Property Declaration for Airport Link, South 200th Link, and East Link Extensions Parcels

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:
Capital Committee	08/11/2016	Recommend to Board	Ahmad Fazel, DECM Executive Director
Board	08/25/2016	Final Action	Kevin Workman, Real Property Director Greg Sancewich, Sr. Real Property Agent

PROPOSED ACTION

Approves the chief executive officer's declarations that certain real properties acquired for the Airport Link, South 200th Link, and East Link Extensions are surplus and are no longer needed for a transit purpose.

KEY FEATURES SUMMARY

- In accordance with Sound Transit's Real Property Excess, Surplus, and Disposition Policy, the chief executive officer is authorized to declare real property that is excess and will no longer be needed for transit use as surplus. When the fair market value is in excess of \$200,000 and less than \$5,000,000, such declaration may be approved by the Capital Committee. The parcels included in this action have not yet been appraised, but with one exception, are estimated to have values between \$200,000 and \$5,000,000. One may be valued in excess of \$5,000,000.
- This action approves the chief executive officer's surplus declaration that Sound Transit owned parcels, located adjacent to the Airport Link, South 200th Link, and East Link light rail alignments in the cities of SeaTac and Bellevue are no longer required for a transit purpose.
- The surplus properties consists of 14 parcels along these alignments. The parcels identified in this action are included in Exhibit A.
- These parcels are not considered suitable for transit-oriented development. Sound Transit intends to competitively market the property for sale to interested parties.

BACKGROUND

In 2005, the Sound Transit Board authorized acquisition of parcels of land for construction, operations, and maintenance of the Airport Link Project of Central Link Light Rail. The project utilized the properties for staging, aerial guideway construction and for a kiss and ride/community access point serving the Airport Link pedestrian bridge.

In 2011, the Sound Transit Board authorized acquisition of parcels of land for construction, operations, and maintenance of the South 200th Link Extension. The project utilized the properties for staging and aerial guideway construction.

In 2013, the Sound Transit Board authorized acquisition of parcels of land for construction, operations, and maintenance of the East Link Extension. The project acquired the properties under landscape and structural setback buffers required by the City of Bellevue, per City of Bellevue Ordinance 6102.

In 2013, the Sound Transit Board adopted a Real Property Excess, Surplus, and Disposition Policy that delegated authority to the chief executive officer to establish an internal review process and appoint an internal Real Property Utilization Committee. In accordance with Federal Transit Administration (FTA) requirements, the Committee reviews and categorizes Sound Transit's excess

real property inventory and recommends excess real properties to be declared surplus. The internal review process includes consideration of requests and referrals from outside parties, such as developers, non-profit organizations, and local jurisdictions.

The properties in this action are identified as excess to Sound Transit needs by the Real Property Utilization Committee. On the recommendation of the Committee, the Chief Executive Officer has declared the properties surplus.

FISCAL INFORMATION

The agency's long term financial plan has assumed the sale of surplus property as a source of additional revenue to the subareas. To the extent that surplus properties are not sold, revenue and financial capacity is reduced and the agency incurs ongoing maintenance costs.

SMALL BUSINESS PARTICIPATION

Not applicable to this action.

PUBLIC INVOLVEMENT

Not applicable to this action.

TIME CONSTRAINTS

A one month delay would not create a significant impact to the project schedule.

PRIOR BOARD/COMMITTEE ACTIONS

Resolution No. R2005-15: 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.

Resolution No. R2011-06: Authorized the chief executive officer to acquire, dispose, or lease certain real property interests, including acquisition by condemnation, and to pay eligible relocation and re-establishment benefits to affected parties as necessary for a portion of the South Link – Airport Station to South 200th Street project.

Resolution No. R2013-14: Authorized the chief executive officer to acquire, dispose, or lease certain real property interests, including acquisition by condemnation, and to pay eligible relocation and re-establishment benefits to affected parties as necessary for a portion of the East Link Extension.

Resolution No. R2013-30: Adopted a Real Property Excess, Surplus, and Disposition Policy and superseding Resolution No. R99-35.

ENVIRONMENTAL REVIEW

JI 6/23/2016

LEGAL REVIEW

JB 8/8/2016

RESOLUTION NO. R2016-21

A RESOLUTION of the Board of the Central Puget Sound Regional Transit Authority approving the chief executive officer's declarations that certain real properties acquired for the Airport Link, South 200th Link and East Link Light Rail projects are surplus and no longer needed for a transit purpose.

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

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

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

WHEREAS, Sound Transit Board by Resolution Nos. R2005-15, R2011-06 and R2013-14, authorized the Chief Executive Officer 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 portions of the Airport Link, South 200th Link and East Link Light Rail systems; and

WHEREAS, Sound Transit acquired several properties between 2005 and 2014, located in SeaTac and Bellevue, WA for the construction of the Airport Link, South 200th Link and East Link Light Rail systems; and

WHEREAS, the subject real properties will no longer be required for a transit purpose upon completion of the project; and

WHEREAS, the subject properties were acquired using Federal Transit Administration (FTA) funds and therefore Sound Transit is required to consult with FTA regarding the manner of disposition; and

WHEREAS, the subject real properties generally depicted and described in attached Exhibit A has been declared surplus by the Chief Executive Officer; and

WHEREAS, Sound Transit's Real Property Disposition Policy, Procedures, and Guidelines authorize the Capital Committee to approve the surplus property declaration if the value of the property exceeds \$200,000 but is less than \$5,000,000; and

WHEREAS, the subject properties described in Exhibit A are each valued in excess of \$200,000 and less than \$5,000,000.

NOW THEREFORE BE IT RESOLVED by the Board of the Central Puget Sound Regional Transit Authority that the subject properties described in Exhibit A are no longer needed for a transit purpose and are declared surplus.

ADOPTED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on August 25, 2016.



Dow Constantine
Board Chair

ATTEST:



Kathryn Flores
Board Administrator



RESOLUTION NO. R2016-21
EXHIBIT A

SURPLUS IN SEATAC AND BELLEVUE

ROW ID	TAX PARCEL NO.	ADDRESS
AL109	2823049049	2810 S 176 TH ST, SEATAC
AL109.1	2823049193	17400 INTERNATIONAL BLVD, SEATAC
SL106	3323049210	EAST SIDE OF 28 TH AVE, NORTH OF SOUTH 188 TH ST., SEATAC
SL108	3323049181	2806 SOUTH 188 TH STREET, SEATAC
EL155	3210700080	1018 111 TH PLACE SE, BELLEVUE WA
EL157	3210700070	1016 111 TH PLACE SE, BELLEVUE WA
EL159	3210700060	1014 111 TH PLACE SE, BELLEVUE WA
EL161	3210700040	1006 111 TH PLACE SE, BELLEVUE WA
EL162	3210700030	1002 111 TH PLACE SE, BELLEVUE WA
EL163	3210700020	932 111 TH PLACE SE, BELLEVUE WA
EL164	3210700010	924 111 TH PLACE SE, BELLEVUE WA
EL165	3210600220	918 111 TH PLACE SE, BELLEVUE WA
EL166	3210600210	912 111 TH PLACE SE, BELLEVUE WA
EL167	3210600200	906 111 TH PLACE SE, BELLEVUE WA

RESOLUTION NO. R2016-21
EXHIBIT A

SURPLUS IN SEATAC AND BELLEVUE

R/W No.	Owner/Contact	Parcel #	Address
AL109	SOUND TRANSIT	2823049049	2810 S 176 TH STREET SEATAC, WA 98158

PARCEL A

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 THE 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.

PARCEL B

THAT PORTION OF THE EAST ½ OF THE WEST ½ OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 28, TOWNSHIP 23 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH LINE OF THE SOUTH 30.00 FEET OF SAID SUBDIVISION AT A POINT 90.00 FEET EAST OF THE INTERSECTION OF SAID NORTH LINE WITH THE WEST LINE OF THE EAST ½ OF THE WEST ½ OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION;

THENCE NORTH PARALLEL WITH SAID WEST LINE 150.00 FEET;

THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF SAID SECTION, 140 FEET TO THE EAST LINE OF THE WEST 230.00 FEET OF THE EAST ½ OF THE WEST ½ OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION;

THENCE SOUTH ALONG SAID EAST LINE 150 FEET TO THE NORTH LINE OF THE SOUTH 30.00 FEET OF SAID SUBDIVISION;

THENCE WESTERLY ALONG SAID NORTH LINE 140 FEET TO THE POINT OF BEGINNING.

R/W No.	Owner/Contact	Parcel #	Address
AL109.1	SOUND TRANSIT	2823049193	17400 INTERNATIONAL BLVD. SEATAC, WA 98158

GRANTOR'S ENTIRE PARCEL:

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 N88°25'29"W ALONG THE SOUTH LINE OF SAID SECTION 664.65 FEET;
 THENCE N01°19'50"E 340.00 FEET;
 THENCE N88°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 S01°23'04"W ALONG SAID EAST LINE 160.05' TO THE NORTH LINE OF THE SOUTH 179.95 FEET IN WIDTH OF SAID SECTION;
 THENCE N88°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 N88°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 N01°44'29"W ALONG SAID HIGHWAY MARGIN 340.13 FEET;
 THENCE S88°13'10"E 292.94 FEET;
 THENCE S01°23'04"W 178.46 FEET;
 THENCE S88°25'29"E 3.53 FEET TO THE POINT OF BEGINNING;
 EXCEPT THAT PORTION CONVEYED TO CITY OF SEATAC BY DEED RECORDED DECEMBER 16, 1996 UNDER RECORDING NO. 9612161138.

FEE TAKE AREA ACQUIRED BY SOUND TRANSIT:

THAT PORTION OF THE ABOVE DESCRIBED GRANTOR'S PARCEL DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28;
 THENCE N88°25'29"W ALONG THE SOUTH LINE OF SAID SECTION 664.65 FEET;
 THENCE N01°19'50"E 340.00 FEET;
 THENCE N88°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;
 THENCE S01°23'04"W ALONG SAID EAST LINE 137.52 FEET TO A POINT IN THE NORTH LINE OF THE SOUTH 202.48 FEET IN WIDTH OF SAID SECTION 28, AND THE POINT OF BEGINNING;
 THENCE CONTINUE S01°23'04"W ALONG SAID EAST LINE 22.48' TO THE NORTH LINE OF THE SOUTH 179.95 FEET IN WIDTH OF SAID SECTION;
 THENCE N88°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 N88°25'29"W ALONG SAID NORTH LINE 129.96 FEET TO THE EAST MARGIN OF PACIFIC HIGHWAY SOUTH AS CONVEYED TO CITY OF SEATAC BY DEED RECORDED UNDER RECORDING NO. 9612161138;
 THENCE N01°45'05"W ALONG SAID HIGHWAY MARGIN 21.66 FEET TO THE ANGLE POINT OF SAID MARGIN AS CONVEYED TO CITY OF SEATAC BY SAID DEED;
 THENCE N11°13'00"W ALONG SAID HIGHWAY MARGIN 0.53 FEET TO A POINT BEARING N88°29'46"W FROM THE POINT OF BEGINNING;
 THENCE S88°29'46"E 271.26 FEET TO THE POINT OF BEGINNING.

7R/W No.	Owner/Contact	Parcel #	Address
SL106	SOUND TRANSIT	3323049210	EAST SIDE OF 28 TH AVENUE NORTH OF SOUTH 188 TH STREET SEATAC, WA 98158

GRANTOR'S ENTIRE PARCEL:

PER QUIT CLAIM DEED 9408261211

LOT 1 OF KING COUNTY SHORT PLAT NUMBER 777035, ACCORDING TO THE SHORT PLAT RECORDED UNDER RECORDING NUMBER 7802700794, SAID SHORT PLAT BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON,

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1;
 THENCE N03°11'24"E, ALONG THE EASTERLY MARGIN OF 28TH AVENUE SOUTH, 260.82 FEET;
 THENCE N88°10'06"E, ALONG THE NORTH LINE OF SAID LOT 1, 152.54 FEET;
 THENCE S01°36'35"E, ALONG THE EAST LINE OF SAID LOT 1, 109.80 FEET;
 THENCE S41°29'37"W, 196.34 FEET TO THE SOUTH LINE OF SAID LOT 1;
 THENCE S88°10'06"W, ALONG SAID SOUTH LINE 40 FEET TO THE POINT OF BEGINNING, AS CONDEMNED IN FAVOR OF THE PORT OF SEATTLE IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 85-2-00054-4;

FEE TAKE AREA ACQUIRED BY SOUND TRANSIT:

THAT PORTION OF ABOVE DESCRIBED GRANTOR'S PARCEL DESCRIBED AS FOLLOWS, BEING A PORTION OF LOT 1 OF KING COUNTY SHORT PLAT NUMBER 777035, ACCORDING TO THE SHORT PLAT RECORDED UNDER RECORDING NUMBER 7802700794, SAID SHORT PLAT BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1;
 THENCE S89°37'48"E ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 40 FEET TO THE SOUTHWEST CORNER OF GRANTOR'S PARCEL AND THE TRUE POINT OF BEGINNING;
 THENCE CONTINUE S89°37'48"E ALONG SAID SOUTH LINE A DISTANCE OF 72.28 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 776.75 FEET, TO WHICH POINT A RADIAL LINE BEARS N71°51'58"W;
 THENCE NORTHEASTERLY, TO THE RIGHT ALONG SAID CURVE, THROUGH AN ANGLE OF 10°19'34" AN ARC LENGTH OF 139.99 FEET TO THE EAST LINE OF SAID LOT 1 (AND EAST LINE OF GRANTOR'S PARCEL) AT A POINT DISTANT 128.99 FEET NORTHERLY MEASURED ALONG SAID EAST LINE FROM THE SOUTHWEST CORNER OF SAID LOT 1;
 THENCE N03°02'21"W ALONG SAID EAST LINE A DISTANCE OF 22.42 FEET TO THE NORTHEAST CORNER OF GRANTOR'S PARCEL, BEING 109.80 FEET SOUTHERLY OF THE NORTHEAST CORNER OF SAID LOT 1 AS MEASURED ALONG THE EAST LINE THEREOF;
 THENCE S40°03'15"W A DISTANCE OF 196.39 FEET TO THE TRUE POINT OF BEGINNING.

GRANTOR'S ENTIRE PARCEL:

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

COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE N01°42'50"E, ALONG THE WEST LINE THEREOF, 925 FEET;
THENCE S89°39'32"E, 20 FEET TO THE **TRUE POINT OF BEGINNING**;
THENCE CONTINUING S89°39'32"E, 329.76 FEET TO A POINT DISTANT N89°39'32"W, 100 FEET
FROM THE WESTERLY MARGIN OF PACIFIC HIGHWAY SOUTH;
THENCE S03°12'32"E, ON A LINE PARALLEL WITH SAID WESTERLY MARGIN, 100.19 FEET;
THENCE N89°39'32"W, 338.31 FEET TO THE SAID EAST MARGIN OF 28TH AVENUE SOUTH;
THENCE N01°42'50"E, ALONG SAID EAST MARGIN, 100.03 FEET TO THE TRUE POINT OF
BEGINNING.

EXCEPT THAT PORTION THEREOF LYING WESTERLY OF A LINE BEGINNING AT A POINT ON THE
NORTH LINE OF SAID PARCEL, 40 FEET EAST OF THE NORTHWEST CORNER THEREOF;
THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO THE SOUTHWESTERLY CORNER OF SAID
PARCEL AND THE TERMINUS OF SAID LINE, AS CONDEMNED IN FAVOR OF THE PORT OF
SEATTLE IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 85-2-00054-4;

TOGETHER WITH AN EASEMENT FOR ROAD PURPOSES OVER THE FOLLOWING:
BEGINNING AT THE SOUTHWEST CORNER OF ABOVE DESCRIBED PARCEL;
THENCE S89°39'32"E ALONG THE SOUTH LINE THEREOF, 68 FEET;
THENCE IN A SOUTHWESTERLY DIRECTION TO A POINT ON THE EAST MARGIN OF 28TH
AVENUE SOUTH WHICH LIES S01°42'50"W, 70 FEET FROM THE POINT OF BEGINNING;
THENCE N01°42'50"E, 70 FEET TO THE POINT OF BEGINNING.

FEE TAKE AREA ACQUIRED BY SOUND TRANSIT:

THAT PORTION OF ABOVE DESCRIBED GRANTOR'S PARCEL DESCRIBED AS FOLLOWS, BEING
A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33,
TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE N01°45'44"E, ALONG THE WEST LINE THEREOF, 925 FEET;
THENCE S89°37'48"E PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 20
FEET TO THE EAST MARGIN OF 28TH AVENUE SOUTH;
THENCE CONTINUING S89°37'48"E A DISTANCE OF 40 FEET TO THE **TRUE POINT OF
BEGINNING**, BEING THE NORTHWEST CORNER OF ABOVE DESCRIBED GRANTOR'S PARCEL;
THENCE CONTINUING S89°37'48"E, 72.28 FEET TO THE BEGINNING OF A NON-TANGENT CURVE
HAVING A RADIUS OF 776.75 FEET, TO WHICH POINT A RADIAL LINE BEARS N71°51'58"W;
THENCE SOUTHWESTERLY, TO THE LEFT ALONG SAID CURVE, THROUGH AN ANGLE OF
7°36'22" AN ARC LENGTH OF 103.12 FEET TO THE SOUTH LINE OF GRANTOR'S PARCEL, SAID
SOUTH LINE BEING A LINE PARALLEL WITH AND DISTANT 100 FEET SOUTHERLY, MEASURED
AT RIGHT ANGLES, FROM THE LAST ABOVE DESCRIBED COURSE OF 72.28 FOOT LENGTH;
THENCE N89°37'48"W ALONG SAID SOUTH LINE A DISTANCE OF 89.85 FEET TO THE EAST
MARGIN OF 28TH AVENUE SOUTH, BEING THE SOUTHWEST CORNER GRANTOR'S PARCEL;
THENCE N23°21'45"E ALONG THE WEST LINE OF GRANTOR'S PARCEL A DISTANCE OF 108.63
FEET TO THE TRUE POINT OF BEGINNING.

GRANTOR'S ENTIRE PARCEL:

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

THE NORTH 560 FEET OF THE FOLLOWING:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33;
THENCE N01°42'50"E, ALONG THE WEST LINE THEREOF, 925 FEET;
THENCE S89°39'32"E, PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION, 350.74 FEET TO A POINT DISTANT N89°39'32"W 100 FEET FROM THE WESTERLY MARGIN OF PACIFIC HIGHWAY SOUTH (STATE ROAD NO. 1), AS CONDEMNED ON APRIL 6, 1925 UNDER KING COUNTY SUPERIOR COURT CAUSE NUMBER 181371;
THENCE S03°12'32"E PARALLEL WITH SAID WESTERLY MARGIN, 250 FEET;
THENCE S89°39'32"E 100 FEET TO SAID WESTERLY MARGIN OF SAID PACIFIC HIGHWAY SOUTH (STATE ROAD NO. 1);
THENCE S03°12'32"E ALONG SAID WESTERLY MARGIN, AND ITS EXTENSION SOUTHERLY, TO THE SOUTH LINE OF SAID SUBDIVISION;
THENCE N89°39'32"W ALONG SAID SOUTH LINE, TO THE POINT OF BEGINNING;
EXCEPT THE WEST 20 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD ON MARCH 27, 1894 UNDER RECORDING NUMBER 126437;
AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON FOR PACIFIC HIGHWAY SOUTH (STATE ROAD NO. 1) BY DEED RECORDED ON JUNE 13, 1947 UNDER RECORDING NUMBER 3695692;
AND EXCEPTING FROM THE ABOVE PARCEL THE FOLLOWING DESCRIBED PROPERTY:

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

COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE N01°42'50"E, ALONG THE WEST LINE THEREOF, 364.84 FEET;
THENCE S89°39'32"E ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION 244.64 FEET TO THE **TRUE POINT OF BEGINNING** OF THIS DESCRIPTION;
THENCE N01°42'50"E, 213 FEET;
THENCE N46°42'50"E 28 FEET;
THENCE S89°39'32"E 116.35 FEET TO A POINT TO BE DESIGNATED AS POINT "A";
THENCE N03°12'32"W 78.36 FEET;
THENCE S89°39'32"E 97 FEET TO THE WESTERLY MARGIN OF PACIFIC HIGHWAY SOUTH (STATE ROAD NO. 1), AS CONDEMNED BY THE STATE OF WASHINGTON ON APRIL 6, 1925 UNDER KING COUNTY SUPERIOR COURT CAUSE NUMBER 181371;
THENCE S03°12'32"E ALONG SAID WESTERLY MARGIN 71.46 FEET;
THENCE CONTINUING ALONG SAID MARGIN S86°47'28"W, 15 FEET TO THE WESTERLY MARGIN OF SAID HIGHWAY AS CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED ON JUNE 13, 1947 UNDER RECORDING NUMBER 3695692;
THENCE S03°12'32"E, ALONG SAID WESTERLY MARGIN, 238.69 FEET;
THENCE N89°39'32"W 238 FEET TO THE **TRUE POINT OF BEGINNING**;
AND FURTHER EXCEPTING FROM SAID NORTH 560 FOOT PARCEL THE FOLLOWING DESCRIBED PROPERTY:

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

COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE N01°42'50"E, ALONG THE WEST LINE THEREOF, 925 FEET;
THENCE S89°39'32"E 20 FEET TO THE EAST MARGIN OF 28TH AVENUE SOUTH, AS CONVEYED TO KING COUNTY BY DEED RECORDED ON MARCH 27, 1894, UNDER RECORDING NUMBER 126437 AND THE **TRUE POINT OF BEGINNING** OF THIS DESCRIPTION;

THENCE CONTINUING S89°39'32"E 329.76 FEET TO A POINT DISTANT N89°39'32"W 100 FEET FROM THE WESTERLY MARGIN OF PACIFIC HIGHWAY SOUTH (STATE ROAD NO. 1), AS CONDEMNED BY THE STATE OF WASHINGTON ON APRIL 6, 1925 UNDER KING COUNTY SUPERIOR COURT CAUSE NUMBER 181371;
 THENCE S03°12'32"E, ON A LINE PARALLEL WITH SAID WESTERLY MARGIN, 100.19 FEET;
 THENCE N89°39'32"W, 338.31 FEET TO THE SAID EAST MARGIN OF 28TH AVENUE SOUTH;
 THENCE N01°42'50"E, ALONG SAID EAST MARGIN, 100.03 FEET TO THE TRUE POINT OF BEGINNING.

FEE TAKE AREA ACQUIRED BY SOUND TRANSIT:

THAT PORTION OF ABOVE DESCRIBED GRANTOR'S PARCEL DESCRIBED AS FOLLOWS, BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;
 THENCE N01°45'44"E ALONG THE WEST LINE THEREOF 925 FEET;
 THENCE S89°37'48"E, PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION, 20 FEET TO THE EAST MARGIN OF 28TH AVENUE SOUTH AS CONVEYED TO KING COUNTY BY DEED RECORDED ON MARCH 27, 1894, UNDER RECORDING NUMBER 126437;
 THENCE S01°45'44"W ALONG SAID EAST MARGIN A DISTANCE OF 100.03 FEET TO THE **TRUE POINT OF BEGINNING**, BEING THE NORTHWEST CORNER OF ABOVE DESCRIBED GRANTOR'S PARCEL;
 THENCE S89°37'48"E, PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION AND ALONG THE NORTH LINE OF SAID GRANTOR'S PARCEL, A DISTANCE OF 89.85 FEET TO THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 776.75 FEET, TO WHICH POINT A RADIAL LINE BEARS N79°28'20"W;
 THENCE SOUTHWESTERLY, TO THE LEFT, ALONG SAID CURVE THROUGH AN ANGLE OF 8°01'25" AN ARC LENGTH OF 108.77 FEET;
 THENCE ON A TANGENT LINE S02°31'15"W A DISTANCE OF 63.32 FEET;
 THENCE S01°53'24"W A DISTANCE OF 288.74 FEET TO THE SOUTH LINE OF GRANTOR'S PARCEL, SAID SOUTH LINE BEING THE SOUTH LINE OF THE NORTH 560 FEET OF THE SOUTH 925 FEET OF SAID SUBDIVISION, SAID 925 FEET BEING MEASURED ALONG THE WEST LINE THEREOF;
 THENCE N89°37'48"W ALONG SAID SOUTH LINE A DISTANCE OF 79.38 FEET TO THE EAST MARGIN OF 28TH AVENUE SOUTH, THE SAME BEING THE WEST LINE OF GRANTOR'S PARCEL;
 THENCE N01°45'44"E ALONG SAID EAST MARGIN 460.12 FEET TO THE TRUE POINT OF BEGINNING.

R/W No.	Owner/Contact	Parcel #	Address
SL108	SOUND TRANSIT	3323049181	2806 SOUTH 188 TH STREET SEATAC, WA 98158

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 23 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST MARGIN OF 28TH AVENUE SOUTH, AS ORIGINALLY ESTABLISHED 40 FEET IN WIDTH, WITH A LINE 50 FEET NORTH OF AND PARALLEL TO THE CENTERLINE OF SOUTH 188TH STREET;

THENCE EAST ALONG SAID 50 FOOT PARALLEL LINE A DISTANCE OF 120 FEET;
 THENCE NORTH 01°42'50" EAST PARALLEL WITH THE EAST LINE OF SAID 28TH AVENUE SOUTH A DISTANCE OF 120 FEET;
 THENCE WEST PARALLEL TO THE SAID 50 FOOT PARALLEL LINE TO THE EAST MARGIN OF 28TH AVENUE SOUTH;
 THENCE SOUTH ALONG SAID EAST MARGIN TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF SEA-TAC BY DEED RECORDED UNDER RECORDING NUMBER 9702120544 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER;
 THENCE NORTH 01°50'02" EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 50.01 FEET;
 THENCE SOUTH 89°33'30" EAST, 20.01 FEET TO THE EASTERLY MARGIN OF 28TH AVENUE SOUTH (LOVELOCK ROAD) AND THE TRUE POINT OF BEGINNING;
 THENCE NORTH 01°50'02" EAST ALONG SAID EASTERLY MARGIN, 25.01 FEET; THENCE SOUTH 89°33'30" EAST, 20.01;
 THENCE SOUTH 01°50'02" WEST, 25.01 TO NORTHERLY MARGIN OF SOUTH 188TH STREET;
 THENCE NORTH 89°33'30" WEST ALONG SAID NORTHERLY MARGIN, 20.01 TO THE TRUE POINT OF BEGINNING.

R/W No.	Owner/Contact	Parcel #	Address
EL155	SOUND TRANSIT	3210700080	1018 111 th Place SE Bellevue, WA 98004

LOT 12, BLOCK 3, HEARTHSTONE ADD. PART NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 65 OF PLATS, PAGE(S) 77 AND 78, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Address
EL157	SOUND TRANSIT	3210700070	1016 111 th Place SE Bellevue, WA 98004

LOT 11, BLOCK 3, HEARTHSTONE ADD. PART NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 65 OF PLATS, PAGE(S) 77 AND 78, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Address
EL159	SOUND TRANSIT	3210700060	1014 111 th PLACE SE BELLEVUE, WA 98004

LOT 10 BLOCK 3, HEARTHSTONE ADD. PART NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 65 OF PLATS, PAGE(S) 77 AND 78, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Address
EL161	SOUND TRANSIT	3210700040	1006 111 TH PLACE SE BELLEVUE, WA 98004

LOT 8, BLOCK 3, HEARTHSTONE ADD. PART NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 65 OF PLATS, PAGE(S) 77 AND 78, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Address
EL162	SOUND TRANSIT	3210700030	1002 111 TH PLACE SE BELLEVUE, WA 98004

LOT 7, BLOCK 3, HEARTHSTONE ADD. PART NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 65 OF PLATS, PAGE(S) 77 AND 78, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Address
EL163	SOUND TRANSIT	3210700020	932 111 TH PLACE SE BELLEVUE, WA 98004

LOT 6, BLOCK 3, HEARTHSTONE ADD. PART NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 65 OF PLATS, PAGE(S) 77 AND 78, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Address
EL164	SOUND TRANSIT	3210700010	924 111 TH PLACE SE BELLEVUE, WA 98004

LOT 5, BLOCK 3, HEARTHSTONE ADD. PART NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 65 OF PLATS, PAGE(S) 77 AND 78, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Address
EL165	SOUND TRANSIT	3210600220	918 111 TH PLACE SE BELLEVUE, WA 98004

LOT 4, BLOCK 3, HEARTHSTONE ADD. PART NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 62 OF PLATS, PAGE(S) 29, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Address
EL166	SOUND TRANSIT	3210600210	912 111 TH PLACE SE BELLEVUE, WA 98004

LOT 3, BLOCK 3, HEARTHSTONE ADD. PART NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 62 OF PLATS, PAGE(S) 29, IN KING COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Address
EL167	SOUND TRANSIT	3210600200	906 111 TH PLACE SE BELLEVUE, WA 98004

LOT 2, BLOCK 3, HEARTHSTONE ADD. PART NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 62 OF PLATS, PAGE(S) 29, IN KING COUNTY, WASHINGTON.