

RESOLUTION NO. R2017-03
To Acquire Real Property Interests Required for the Puyallup Station Improvements Project

| MEETING: | DATE: | TYPE OF ACTION: | STAFF CONTACT: |
|-------------------|------------|--------------------|---|
| Capital Committee | 01/12/2017 | Recommend to Board | Ahmad Fazel, DECM Executive Director |
| Board | 01/26/2017 | Final Action | Kevin Workman, Director of Real Property Ken Lee, Senior Project Manager |

PROPOSED ACTION

Authorizes the chief executive officer to acquire or lease certain real property interests, including acquisition by condemnation, and to reimburse eligible relocation and reestablishment expenses incurred by affected owners and tenants as necessary for the Puyallup Station Improvements project.

KEY FEATURES SUMMARY

- Authorizes the acquisition of 15 properties located in Puyallup for the Puyallup Station Improvements project.
- The properties are needed to construct a parking garage with approximately 500 stalls, approximately 170 surface parking stalls along the north side of 3rd Avenue NW, a pedestrian bridge crossing over 5th Street NW, and ramp and street improvements to meet current Americans with Disabilities Act (ADA) requirements.
- The legal descriptions of the real properties identified in this requested action are included in Exhibit A.

BACKGROUND

In November 2008, the voter-approved Sound Transit 2 (ST2) Plan included funding for access improvements to the Puyallup Sounder Station. During the process of refining the projects included in the ST2 plan, the Sound Transit Board responded to community concerns by calling for a Sounder Access and Demand Study. The Study evaluated potential access improvements to eight existing Sounder stations including Puyallup. The study provided a range of potential access improvement projects that Sound Transit could implement to allow riders to use alternative modes of travel to the Puyallup Station.

On April 28, 2016, the Sound Transit Board selected the project to be built for the Puyallup Station Access Improvement project. The project will build a new 5 story, approximately 503-space parking garage located at the Eagles site and approximately 166 surface parking stalls along the north side of 3rd Avenue Northwest (including 98 new surface stalls plus 68 currently leased Eagles stalls). The garage will bring the new parking total to 669 stalls. Additional project improvements include traffic mitigation, sidewalks, pedestrian lighting, and bicycle improvements, and a pedestrian bridge over 5th Street NW.

Every day 1,500 people ride the Sounder Train or Express Bus from the Puyallup Sounder Station. Eleven roundtrip Sounder trains stop at the station. Parking is usually full early in the morning and commuters heading to and from Puyallup Station experience congestion. Sound Transit plans to provide 13 roundtrips by 2017 and predicts continued increases in ridership. As ridership and service increase, easy and reliable access to the station will continue to be important.

The project completed environmental review in compliance with the National Environmental Policy Act (NEPA) and State Environmental Policy Act (SEPA) with approval of a NEPA Documented Categorical Exclusion on February 10, 2016, by the Federal Transit Administration and a SEPA Determination of Nonsignificance issued by Sound Transit on February 17, 2016.

FISCAL IMPACT

There is sufficient authorized project allocation to date in the right-of-way phase of the project to fund this action. Consistent with the current estimate at completion for real property acquisition, future acquisitions of remaining certified properties are within the authorized project allocation to date.

The table below does not include the expected cost of this action, however, costs may be discussed with Board members in executive session.

| Puyallup Station Improvements | 2017 TIP | Board Approvals | This Action | Board Approved Plus Action | Uncommitted / (Shortfall) |
|--------------------------------------|-----------------|------------------------|--------------------|-----------------------------------|----------------------------------|
| Agency Administration | 1,223 | 528 | | 528 | 695 |
| Preliminary Engineering | 2,996 | 2,528 | | 2,528 | 468 |
| Final Design | | | | | |
| Third Party Agreements | 105 | | | | 105 |
| Right of Way | 6,555 | 501 | | 501 | 6,054 |
| Construction | | | | | |
| Construction Services | 130 | | | | 130 |
| Vehicles | | | | | |
| Total Current Budget | 11,009 | 3,557 | | 3,557 | 7,452 |

SMALL BUSINESS/DBE PARTICIPATION

Not applicable to this action.

PUBLIC INVOLVEMENT

Public outreach on the Puyallup Station Improvements project has taken place over the past several years. Outreach activities have included meetings with communities, property owners, businesses, stakeholders, local jurisdictions, and agencies.

Sound Transit has utilized an extensive community outreach effort to ensure that potentially affected property owners and community members have opportunities to engage in the decision-making process.

In compliance with state law regarding public notification, Sound Transit mailed certified letters to property owners affected by this action on January 10, 2017. Legal notices of this proposed Board action were published in the Tacoma News Tribune and Seattle Times newspapers on January 13, and 20, 2017.

TIME CONSTRAINTS

A one-month delay would not significantly impact the timing of this project.

PRIOR BOARD/COMMITTEE ACTIONS

Resolution No. R2016-14: Authorizing the chief executive officer to acquire or lease certain real property interests, including acquisition by condemnation, and to reimburse eligible relocation and reestablishment expenses incurred by affected owners and tenants as necessary for the Puyallup Station Access Improvement Project.

Resolution No. R2016-07: Selected the bicycle, pedestrian, and parking access improvements to be built for the Puyallup Access Improvement Project.

Motion No. M2014-64: (1) Identified the Preferred Alternative for the Puyallup Station Access Improvement Project to advance into environmental review, and; (2) approved Gate Two: Identify Alternatives and Gate Three: Identify Preferred Alternative within Sound Transit's Phase Gate process.

ENVIRONMENTAL REVIEW

JI 11/7/2016

LEGAL REVIEW

JV 1/6/2017

RESOLUTION NO. R2017-03

A RESOLUTION of the Board of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to acquire or lease certain real property interests, including acquisition by condemnation, and to reimburse eligible relocation and reestablishment expenses incurred by affected owners and tenants as necessary for the Puyallup Station Improvements 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; and

WHEREAS, in order to use the property determined to be necessary for the construction, operation and maintenance of project improvements required under the voter approved high capacity transportation system plans, it is necessary for Sound Transit to acquire by negotiated purchase or to condemn certain rights in the property for public purposes; and

WHEREAS, Sound Transit has identified certain real properties as necessary for the construction and permanent location of the Puyallup Station Improvements project and such properties are reasonably described in Exhibit A of this resolution; and

WHEREAS, in order to use the properties determined to be necessary for the construction, operation and maintenance, and permanent location of the Puyallup Station Improvements project, it is necessary for Sound Transit to acquire by negotiated purchase or to condemn certain lands and rights in property for public purposes; and

WHEREAS, Sound Transit has commissioned or will commission appraisals to determine the fair market value of the properties, and will 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 properties by voluntary purchase or to pay just compensation adjudged due after condemnation 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 or lease of interests in the real properties described in Exhibit A (said property to be used for the Puyallup Station Improvements project). In accordance with Sound Transit's Real Property Acquisition and Relocation Policies, Procedures

and Guidelines, the acquisition price of the properties may not exceed the fair market value to be determined through the appraisal process; provided that in the event the total of the acquisition, costs of the properties for the Puyallup Station Improvements project exceeds Sound Transit's authorized project allocation for right-of-way acquisition (plus contingency), then the chief executive officer must obtain approval from the appropriate committee or the Board, per Resolution No. 78-2, before the acquisition of the properties for the Puyallup Station Improvements project by purchase or by condemnation to the extent permitted by law.

SECTION 2. The chief executive officer or his designee is hereby authorized to settle condemnation litigation or enter administrative settlements (a settlement in lieu of initiating condemnation litigation) for the acquisition of interests in the real properties 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 may not exceed authorized project allocation. For all other settlements proposed, the chief executive officer must obtain prior approval of the appropriate committee or the Board, per Resolution No. 78-2.

SECTION 3. The Sound Transit Board deems the Puyallup Station Improvements 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 interests in the real properties identified in Exhibit A as being necessary for the demolition of certain encroaching structures necessary for the construction, operation and maintenance, and permanent location of the Puyallup Station Improvements project.

SECTION 4. The Sound Transit Board of Directors finds that the public health, safety, necessity, convenience, and welfare demand and require that interests in the real properties described in Exhibit A be immediately acquired, condemned, appropriated, taken and damaged for the construction, operation, and permanent location of the Puyallup Station Improvements 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 property 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 removing encroaching structures necessary to construct the Puyallup Station Improvements project. The chief executive officer is also authorized to make minor amendments to the legal description 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 January 26, 2017.



Dave Somers
Board Chair

ATTEST:



Kathryn Flores
Board Administrator



RESOLUTION NO. R2017-03
EXHIBIT A

PUYALLUP STATION ACCESS IMPROVEMENT PROJECT

| ROW ID | TAX PARCEL NO. | ADDRESS |
|---------------|-----------------------|--|
| PSI014 | 0420281000 | VANCOUVER DOOR COMPANY |
| PSI015 | 5920000100 | CARL GRAYUM WILMOTT JR. AND VICTORIA L. NOGGLE |
| PSI016 | 5920000111 | NWTG, LLC |
| PSI017 | 5920000122 | WAYNE K. SUMMERS |
| PSI018 | 5920000131 | NORMA M. JEFFERS AND WAYNE K. SUMMERS |
| PSI019 | 5920000132 | SOO-HUI UM |
| PSI020 | 5870200230 | SUNGCHUN & AJ, LLC |
| PSI021 | 5870000151 | PUYALLUP SCHOOL DISTRICT 3 |
| PSI022 | 5870000050 | PUYALLUP SCHOOL DISTRICT 3 |
| PSI023 | 5870000090 | JANE B. HOSTVEDT AKA JANE B. JONES |
| PSI024 | 7940300050 | 108 INVESTORS, LLC |
| PSI025 | 0420272026 | CITY OF PUYALLUP |
| PSI026 | 7060000020 | CITY OF PUYALLUP |
| PSI027 | 0420273133 | CORNFORTH CAMPBELL MOTOR'S INC., WHO ACQUIRED TITLE AS WILEN CORNFORTH MOTORS, INC. |
| PSI028 | 9999999140 | CITY OF PUYALLUP AND PIERCE COUNTY |

RESOLUTION NO. R2017-03
EXHIBIT A

PUYALLUP STATION ACCESS IMPROVEMENTS PROJECT

| R/W No. | Owner/Contact | Parcel # | Address |
|---------|------------------------------|------------|---|
| PSI014 | VANCOUVER DOOR COMPANY, INC. | 0420281000 | 203 5 TH ST NW PUYALLUP, WA 98371 |

BEGINNING AT A POINT 271 FEET EAST AND 150 FEET NORTH OF THE INTERSECTION OF THE CENTER OF 5TH STREET NORTHWEST (FORMERLY SOUTH ASH STREET) AND MAIN AVENUE (FORMERLY MAIN STREET) IN THE CITY OF PUYALLUP;

THENCE RUN WEST 111 FEET; THENCE NORTH 138 FEET; THENCE EAST 87.33 FEET; THENCE NORTH 78 FEET, MORE OR LESS, TO SOUTHWEST CORNER OF NORTHERN PACIFIC RAILROAD COMPANY'S DEPOT GROUNDS;

THENCE SOUTH 75°10' EAST TO THE NORTHWEST CORNER OF BLOCK 5, PUYALLUP, J.P. STEWART'S ADDITION, ACCORDING TO PLAT RECORDED IN BOOK 1 OF PLATS AT PAGE 39, RECORDS OF PIERCE COUNTY, WASHINGTON;

THENCE SOUTH ALONG WEST BOUNDARY LINE OF SAID ADDITION TO NORTHWEST CORNER OF LOT 18 IN SAID BLOCK 5;

THENCE WEST 28 FEET, MORE OR LESS, TO PLACE OF BEGINNING, AND BEING SITUATED IN SECTION 28, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN; ALSO BEGINNING AT A POINT 166 FEET NORTH AND 30 FEET EAST OF A STONE MONUMENT AT THE INTERSECTION OF THE CENTERLINE OF MAIN AVENUE (FORMERLY MAIN STREET) AND 5TH STREET N.W. (FORMERLY SOUTH ASH STREET), IN THE CITY OF PUYALLUP;

THENCE RUN NORTH ALONG EAST SIDE OF SAID 5TH STREET N.W., 339.95 FEET, MORE OR LESS, TO SOUTHERLY BOUNDARY LINE OF RIGHT OF WAY OF NORTHERN PACIFIC RAILWAY COMPANY;

THENCE SOUTH 75°10' EAST ALONG SOUTHERLY BOUNDARY LINE OF SAID RIGHT OF WAY OF NORTHWEST CORNER OF A TRACT OF LAND CONVEYED BY J. P. STEWART AND MARGARET A. STEWART TO NORTHERN PACIFIC RAILWAY COMPANY BY DEED DATED AUGUST 22, 1877 AND RECORDED SEPTEMBER 5, 1877 IN BOOK 6 OF DEEDS AT PAGE 100, RECORDS OF PIERCE COUNTY, WASHINGTON;

THENCE RUN SOUTH ALONG WEST BOUNDARY LINE OF SAID TRACT 82.76 FEET; THENCE RUN SOUTH ON SAME COURSE 78 FEET TO A POINT 258 FEET NORTH OF NORTH LINE OF SAID MAIN AVENUE;

THENCE WEST 87.33 FEET; THENCE SOUTH 122 FEET; THENCE WEST 130 FEET TO PLACE OF BEGINNING.

| R/W No. | Owner/Contact | Parcel # | Address |
|---------|---|------------|--|
| PSI015 | CARL GRAYUM WILMOTT JR. AND VICTORIA L. NOGGLE | 5920000100 | 721 WEST STEWART PUYALLUP, WA 98371 |

LOT 11, MILLER'S HOMESTEAD RESERVE ADDITION TO PUYALLUP, WASHINGTON, ACCORDING TO PLAT RECORDED IN VOLUME 9 OF PLATS AT PAGE 42, IN PIERCE COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

| 7R/W No. | Owner/Contact | Parcel # | Address |
|----------|---------------|------------|--|
| PSI016 | NWTG, LLC | 5920000111 | 717 WEST STEWART AVE PUYALLUP, WA 98371 |

LOT 12 AND THE WEST 32.95 FEET OF LOT 13, MILLER'S HOMESTEAD RESERVE ADDITION TO PUYALLUP, WASHINGTON, ACCORDING TO PLAT RECORDED IN BOOK 9 OF PLATS, PAGE 42, IN PIERCE COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

| R/W No. | Owner/Contact | Parcel # | Address |
|---------|------------------|------------|--|
| PSI017 | WAYNE K. SUMMERS | 5920000122 | 707 WEST STEWART AVE PUYALLUP, WA 98371 |

THE EAST 18.7 FEET OF LOT 13 AND THE WEST 43.3 FEET OF LOT 14, MILLER'S HOMESTEAD RESERVE ADDITION TO PUYALLUP, ACCORDING TO PLAT RECORDED IN VOLUME 9 OF PLATS, PAGE 42, RECORDS OF THE PIERCE COUNTY AUDITOR. SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

| R/W No. | Owner/Contact | Parcel # | Address |
|---------|---------------------------------------|------------|--|
| PSI018 | NORMA M. JEFFERS AND WAYNE SUMMERS | 5920000131 | XXX WEST STEWART AVE PUYALLUP, WA 98371 |

LOT 14, EXCEPT THE WEST 43.3 FEET TOGETHER WITH THE WEST 13.87 FEET OF LOT 15, MILLER'S HOMESTEAD RESERVE ADDITION TO PUYALLUP, WASHINGTON, ACCORDING TO PLAT RECORDED IN VOLUME 9 OF PLATS AT PAGE 42, IN PIERCE COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

| R/W No. | Owner/Contact | Parcel # | Address |
|---------|---------------|------------|--|
| PSI019 | SOO-HUI UM | 5920000132 | 703 WEST STEWART PUYALLUP, WA 98371 |

LOTS 15 AND 16, MILLER'S HOMESTEAD RESERVE ADDITION TO PUYALLUP, ACCORDING TO PLAT RECORDED IN BOOK 9 OF PLATS AT PAGE 42, IN PIERCE COUNTY, WASHINGTON. EXCEPT THE WEST 13.87 FEET OF LOT 15 OF SAID PLAT; ALSO EXCEPT THAT PORTION OF LOT 16, CONVEYED TO THE CITY OF PUYALLUP BY DEED RECORDED SEPTEMBER 15, 1993 UNDER RECORDING NO. 9309150541. SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

| R/W No. | Owner/Contact | Parcel # | Address |
|---------|--------------------|------------|--|
| PSI020 | SUNGCHUN & AJ, LLC | 5870200230 | 615 WEST STEWART PUYALLUP, WA 98371 |

LOT 2 AND THE SOUTH 10 FEET OF LOT 3, BLOCK 4, A.J. MILLER'S SECOND ADDITION TO THE TOWN OF PUYALLUP, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 34, RECORDS OF PIERCE COUNTY AUDITOR. SITUATE IN THE CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON.

| R/W No. | Owner/Contact | Parcel # | Address |
|---------|-------------------------------|------------|-------------------------------------|
| PSI021 | PUYALLUP SCHOOL DISTRICT 3 | 5870000151 | 105 7TH ST SW PUYALLUP, WA 98371 |

LOTS 1 TO 8, INCLUSIVE, BLOCK 5, PLAT OF A. J. MILLER'S ADDITION TO PUYALLUP, W.T., 1888, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 1 OF PLATS, PAGE 130, IN PIERCE COUNTY, WASHINGTON; AND

LOTS 1 TO 12, INCLUSIVE, BLOCK 6, PLAT OF A. J. MILLER'S ADDITION TO PUYALLUP, W.T., 1888, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 1 OF PLATS, PAGE 130, IN PIERCE COUNTY, WASHINGTON; AND

LOTS 1 TO 17, INCLUSIVE, BLOCK 1, MAPLEWOOD ADDITION TO THE TOWN OF PUYALLUP, WASHINGTON TERRITORY, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 3 OF PLATS, PAGE 44, IN PIERCE COUNTY, WASHINGTON; AND

LOTS 1 TO 17, INCLUSIVE, BLOCK 6, MAPLEWOOD ADDITION TO THE TOWN OF PUYALLUP, WASHINGTON TERRITORY, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 3 OF PLATS, PAGE 44, IN PIERCE COUNTY, WASHINGTON; AND

LOTS 1 TO 17, INCLUSIVE, BLOCK 7, MAPLEWOOD ADDITION TO THE TOWN OF PUYALLUP, WASHINGTON TERRITORY, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 3 OF PLATS, PAGE 44, IN PIERCE COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF 2ND AVENUE NORTHWEST LYING BETWEEN SAID BLOCKS 5 AND 6 IN THE PLAT OF A. J. MILLER'S ADDITION TO PUYALLUP, W.T., 1888, VACATED PURSUANT TO CITY OF PUYALLUP ORDINANCE NO. 1364, RECORDED UNDER RECORDING NO. 1915105; AND

TOGETHER WITH THAT PORTION OF MAIN STREET LYING BETWEEN THE EASTERLY RIGHT OF WAY OF 7TH STREET NORTHWEST AND THE WESTERLY RIGHT OF WAY OF 6TH STREET SOUTHWEST, VACATED PURSUANT TO CITY OF PUYALLUP ORDINANCE NO. 2582, RECORDED UNDER RECORDING NO. 9902030864; AND

TOGETHER WITH THAT PORTION OF 2ND AVENUE SOUTHWEST (FORMERLY ORCHARD STREET) LYING BETWEEN SAID BLOCKS 1 AND 6 IN MAPLEWOOD ADDITION TO THE TOWN OF PUYALLUP, WASHINGTON TERRITORY, VACATED PURSUANT TO CITY OF PUYALLUP ORDINANCE NOS. 450 AND 1072, RECORDED UNDER RECORDING NOS. 327484 AND 1372964, RESPECTIVELY; AND TOGETHER WITH THE ALLEY LYING BETWEEN SAID BLOCKS 6 AND 7 IN MAPLEWOOD ADDITION TO THE TOWN OF PUYALLUP, WASHINGTON TERRITORY, VACATED PURSUANT TO CITY OF PUYALLUP ORDINANCE NOS. 415 AND 794.

| R/W No. | Owner/Contact | Parcel # | Address |
|---------|----------------------------|------------|---|
| PSI022 | PUYALLUP SCHOOL DISTRICT 3 | 5870000050 | 522 2 ND AVE. NW PUYALLUP, WA 98371 |

LOT 6, BLOCK 1, PLAT OF A. J. MILLER'S ADDITION TO PUYALLUP, PIERCE COUNTY, W.T., 1888, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 130, RECORDS OF PIERCE COUNTY AUDITOR. TOGETHER WITH THAT PORTION OF VACATED ALLEY ABUTTING THEREON AND ATTACHED THERETO BY OPERATION OF LAW, AS VACATED BY CITY OF PUYALLUP ORDINANCE NO. 2914 AND RECORDED UNDER RECORDING NUMBER 200812240065. SITUATE IN THE CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON.

| R/W No. | Owner/Contact | Parcel # | Address |
|---------|---------------------------------------|------------|---|
| PSI023 | JANE B. HOSTVEDT AKA JANE B. JONES | 5870000090 | 504 2 ND AVE. NW PUYALLUP, WA 98371 |

THE EAST 54 FEET OF THE NORTH 114 FEET OF LOT 10 IN BLOCK 1 OF PLAT OF A.J. MILLER'S ADDITION TO PUYALLUP, PIERCE COUNTY, W.T., ACCORDING TO PLAT RECORDED IN VOLUME 1 OF PLATS AT PAGE(S) 130, IN PUYALLUP, PIERCE COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

| R/W No. | Owner/Contact | Parcel # | Address |
|---------|--------------------|------------|--------------------------------------|
| PSI024 | 108 INVESTORS, LLC | 7940300050 | 218 N MERIDIAN PUYALLUP, WA 98371 |

LOTS 1 AND 2, BLOCK 10, J. P. STEWART'S THIRD ADDITION TO PUYALLUP, W.T., ACCORDING TO PLAT RECORDED IN BOOK 2 OF PLATS, PAGE 132, IN PIERCE COUNTY, WASHINGTON; EXCEPT THE EAST 4 FEET OF SAID LOT 2, IN BLOCK 10, CONVEYED TO THE PUBLIC FOR MERIDIAN STREET.

| R/W No. | Owner/Contact | Parcel # | Address |
|---------|------------------|------------|-----------------------------------|
| PSI025 | CITY OF PUYALLUP | 0420272026 | XXX E. MAIN PUYALLUP, WA 98371 |

A CERTAIN TRIANGULAR PIECE OF LAND WITHIN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., IN PIERCE COUNTY WASHINGTON, LYING SOUTH OF LOTS 10 AND 11, BLOCK 2, J.P. STEWART'S ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 39, IN PIERCE COUNTY WASHINGTON, AND BEING EAST OF RAINIER STREET AND SOUTH OF THE NORTHERN PACIFIC RAIL ROAD RIGHT OF WAY AND NORTH OF MAIN STREET.

| R/W No. | Owner/Contact | Parcel # | Address |
|---------|------------------|------------|-----------------------------------|
| PSI026 | CITY OF PUYALLUP | 7060000020 | XXX E. MAIN PUYALLUP, WA 98371 |

PARCEL B, CITY OF PUYALLUP BOUNDARY LINE REVISION NO. 00-84-015, RECORDED UNDER RECORDING NUMBER 200009125003 IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON.

| R/W No. | Owner/Contact | Parcel # | Address |
|---------|---|------------|---|
| PSI027 | CORNFORTH CAMPBELL MOTOR'S INC., WHO ACQUIRED TITLE AS WILEN CORNFORTH MOTORS, INC. | 0420273133 | 107 3 RD ST SE PUYALLUP, WA 98371 |

BEGINNING AT A POINT ON THE NORTH LINE OF PIONEER AVENUE WHICH IS 30 FEET NORTH AND 300 FEET WEST FROM THE INTERSECTION OF THE CENTERLINE OF PIONEER AVENUE AND THE CENTERLINE OF FOURTH STREET S.E., IN THE CITY OF PUYALLUP; THENCE WEST ALONG THE NORTH LINE OF PIONEER AVENUE 90 FEET; THENCE NORTH 416.2 FEET TO THE SOUTH LINE OF SPRING STREET; THENCE SOUTHEASTERLY ALONG SAID SOUTH LINE 92.9 FEET, MORE OR LESS, TO A LINE DRAWN PARALLEL TO AND 270 FEET WEST OF THE WEST LINE OF FOURTH STREET S.E.; THENCE ALONG SAID PARALLEL LINE SOUTH 392.75 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ALL IN SECTION 27, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE W.M., IN PIERCE COUNTY, WASHINGTON; EXCEPT THE SOUTH 232.55 FEET THEREOF, AND EXCEPT THE FOLLOWING DESCRIBED TRACT OF LAND:

BEGINNING AT A POINT 24.79 FEET SOUTH OF THE INTERSECTION OF THE EAST LINE OF 3RD STREET SOUTHEAST WITH THE SOUTHERLY LINE OF SPRING STREET IN THE CITY OF PUYALLUP; THENCE NORTHEASTERLY ALONG A CURVE WITH A RADIUS OF 19.00 FEET AND DELTA OF 105°4' A DISTANCE OF 34.84 FEET TO THE SOUTHERLY LINE OF SPRING STREET; THENCE NORTH 74°56' WEST 24.79 FEET; THENCE SOUTH 24.79 FEET TO THE PLACE OF BEGINNING;

TOGETHER WITH THAT PORTION OF VACATED THIRD STREET S.E., VACATED BY THE CITY OF PUYALLUP, ORDINANCE NO. 2093, DATED OCTOBER 6, 1986 ATTACHED TO SAID PREMISES BY OPERATION OF LAW.

| R/W No. | Owner/Contact | Parcel # | Address |
|---------|---------------------------------------|------------|----------------------------------|
| PSI028 | CITY OF PUYALLUP AND PIERCE COUNTY | 9999999140 | STREET ROW PUYALLUP, WA 98371 |

THAT PORTION OF SECTER AVENUE NORTHWEST (3RD AVENUE NORTHWEST) LYING WITHIN THE PLAT OF A. J. MILLER'S ADDITION TO PUYALLUP, PIERCE COUNTY, W.T., 1888, ACCORDING TO THE PLAT RECORDED IN BOOK 1 OF PLATS AT PAGE 130, RECORDS OF PIERCE COUNTY, WASHINGTON, WHICH LIES WESTERLY OF THE WEST MARGIN OF 5TH STREET NORTHWEST AND EASTERLY OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 4 IN BLOCK 3 OF SAID PLAT.