

ORDINANCE NO. 621

AN ORDINANCE of the City Council of the City of Lakewood, Washington, authorizing the acquisition of real property under threat of condemnation or by condemnation for the purpose of constructing roadway improvements; authorizing payment thereof from the City's General Fund or from such other monies that the City may have available or attain for the acquisition; providing for severability; declaring a statement of urgency and emergency; and establishing an effective date.

WHEREAS, the City of Lakewood has identified a roadway project to maintain and improve Gravelly Lake Drive – 100th Street SW to Bridgeport Way (“Project”) in compliance with goals announced in the City's Comprehensive Plan; and

WHEREAS, the Project involves public and traffic safety improvements, and

WHEREAS, the City has determined that the acquisition of certain rights and interests from the real property, located at 9923 Gravelly Lake Drive SW, Lakewood, Washington, 98499, identified as Pierce County Tax Parcel No. 0219022153, and legally described on Exhibit A, attached hereto and incorporated by reference (“Parcel 0219022153”), is necessary to accomplish and construct the Project; and

WHEREAS, the City has determined that the acquisition of certain rights and interests from the real property, located at 9815 Gravelly Lake Drive SW, Lakewood, Washington, 98499, identified as Pierce County Tax Parcel No. 0219022076, and legally described on Exhibit C, attached hereto and incorporated by reference (“Parcel 0219022076”), is necessary to accomplish and construct the Project; and

WHEREAS, the City has determined that the acquisition of certain rights and interests from the real property, located at 9638 Gravelly Lake Drive SW, Lakewood, Washington, 98499, identified as Pierce County Tax Parcel No. 0219022008, and legally described on Exhibit E,

attached hereto and incorporated by reference ("Parcel 0219022008"), is necessary to accomplish and construct the Project; and

WHEREAS, the City has determined that the acquisition of certain rights and interests from the real property, located at 9627 to 9635 Gravelly Lake Drive SW, Lakewood, Washington, 98499, identified as Pierce County Tax Parcel No. 9420000010, and legally described on Exhibit G, attached hereto and incorporated by reference ("Parcel 9420000010"), is necessary to accomplish and construct the Project; and

WHEREAS, the City has determined that the acquisition of certain rights and interests from the real property, located at 9618 Gravelly Lake Drive SW, Lakewood, Washington, 98499, identified as Pierce County Tax Parcel No. 0219022168, and legally described on Exhibit I, attached hereto and incorporated by reference ("Parcel 0219022168"), is necessary to accomplish and construct the Project; and

WHEREAS, the City has determined that the acquisition of certain rights and interests from the real property, located at 9616 Gravelly Lake Drive SW, Lakewood, Washington, 98499, identified as Pierce County Tax Parcel No. 0219022081, and legally described on Exhibit K, attached hereto and incorporated by reference ("Parcel 0219022081"), is necessary to accomplish and construct the Project; and

WHEREAS, the City has determined that the acquisition of certain rights and interests from the real property, located at 9601 Gravelly Lake Drive SW, Lakewood, Washington, 98499, identified as Pierce County Tax Parcel No. 0219022143, and legally described on Exhibit M, attached hereto and incorporated by reference ("Parcel 0219022143"), is necessary to accomplish and construct the Project; and

WHEREAS, the City has determined that the acquisition of certain rights and interests from the real property, located at 9522 to 9537 Gravelly Lake Drive SW, Lakewood, Washington, 98499, identified as Pierce County Tax Parcel No. 5140001061, and legally described on Exhibit O, attached hereto and incorporated by reference ("Parcel 5140001061"), is necessary to accomplish and construct the Project; and

WHEREAS, the City has complied with the notice requirements set forth in RCW 8.25.290 by providing notice to the owners of Parcels 0219022153, 0219022076, 0219022008, 9420000010, 0219022168, 0219022081, 0219022143 and 5140001061 of the planned final action of adopting this Ordinance, and through publication once per week for two weeks, prior to enactment of this Ordinance; and

WHEREAS, payment of just compensation and costs of litigation should be made from the City's general fund or from such other monies that the City may have available or attain for the acquisition;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON DO ORDAIN as follows:

Section 1. Incorporation of Recitals. The recitals set forth above are hereby adopted and incorporated herein as if set forth in full.

Section 2. Public Use and Necessity Declared. The City Council of the City of Lakewood finds and declares that: i) the construction of the Project improvements for roadway and traffic safety is a public use; ii) the acquisition of the rights and interests in the Real Property Take legally described and depicted on Exhibits A, B, C, D, E, F, G, H, I, J, K, L, M, N, O and P is necessary for the construction of the Project; and iii) the construction of the Project is in the best interests of the citizens, motorists and pedestrians within the City of Lakewood.

Section 3. Acquisition. The City Council of the City of Lakewood authorizes the acquisition, condemnation and taking of the Real Property Take as legally described and depicted on Exhibits A, B, C, D, E, F, G, H, I, J, K, L, M, N, O and P. The City Council authorizes the acquisition of the Real Property Take under threat of condemnation or by initiation of legal action for condemnation to acquire the Real Property Take as necessary for the commencement and completion of the Project, subject to the making or paying of just compensation to the owners thereof in the manner provided by law.

Section 4. Reservation of Rights. Nothing in this ordinance limits the City in its identification and acquisition of property and property rights necessary for this public purpose. The City reserves the right to acquire additional or different properties as needed for the Project.

Section 5. Authorization of City Manager to Condemn Real Property Take. The City Manager, by and through his designees, is authorized and directed to begin and prosecute actions and proceedings in the manner provided by law to condemn, take, damage and appropriate the Real Property Take necessary to carry out the provisions of this ordinance. In conducting said condemnation proceedings, the Lakewood City Attorney, by and through her designees, is hereby authorized to enter into stipulations for the Real Property Take. Such settlements shall be made only upon the recommendation of legal counsel and for amounts deemed to be reasonable estimation of fair market value.

Section 6. Authorization of City Manager to Negotiate Acquisition. The City Manager is hereby authorized to settle condemnation litigation or enter into settlements as necessary for the acquisition of the Real Property Take legally described and depicted in Exhibits A, B, C, D, E, F, G, H, I, J, K, L, M, N, O and P. Such settlements shall be made only upon the recommendation of legal counsel and for amounts deems to be reasonable estimation of fair market value.

Section 7. Compensation. The compensation to be paid to the owners of the Real Property Take acquired through this condemnation action shall be paid from the City's General Fund or from such other monies that the City may have available or attain for the acquisition.

Section 8. Severability. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of this Ordinance of the application of the provision to other persons or circumstance shall not be affected.


Section 9. Statement of Urgency & Emergency: Pursuant to RCW 35A.11.090(2), this ordinance is not subject to initiative and referendum as it is necessary for immediate preservation of public peace, health and safety, and for the support of city government and its existing public institutions. The City Council hereby finds that it has received federal discretionary grant funding in the amount of \$1,358,000 for the Project. The City's ability to obligate and secure such federal funding for the Project is threatened by delay, and all due haste is necessary to ensure proper certification of the right-of-way by the Washington State Department of Transportation. Therefore, the City Council adopts this statement of urgency and emergency relating to the effective date of this ordinance, and finds and determines that the thirty (30) day period RCW 35A.11.090 shall not apply to this ordinance. The City Council acknowledges that this statement of urgency requires a unanimous vote of the council and upon adoption of said unanimous vote, shall become effective immediately.

Section 10. Emergency; Effective Date. This Ordinance, as stated in Section 9 Statement of Urgency/Emergency above, is a public emergency ordinance necessary for the protection of the public health, public safety, public property, or public peace, shall take effect and be in full force immediately upon its adoption. Pursuant to Matson v. Clark County Board of Commissioners, 79 Wn.App. 641, 904 P.2d 317 (1995), underlying facts necessary to support

this emergency declaration are included in the recitals and in Section 9 set forth above, which are adopted by reference.

ADOPTED by the City Council this 5th day of October, 2015.

CITY OF LAKEWOOD


Don Anderson, Mayor

Attest:


Alice M. Bush, MMC, City Clerk

Approved as to Form:

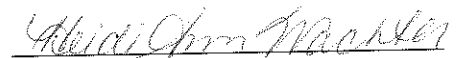

Heidi Ann Wachter, City Attorney

EXHIBIT A
PARCEL NO. 0219022153
RIGHT OF WAY ACQUISITION

ALL THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", LYING WEST OF A LINE THAT IS 38.00 FEET EASTERLY OF AND PARALLEL WITH THE CENTERLINE OF GRAVELLY LAKE DRIVE SOUTHWEST.

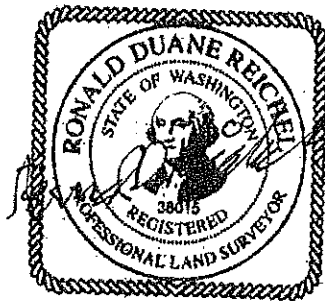
CONTAINING 866 SQUARE FEET, MORE OR LESS.

PARCEL "A":
(PER TICOR TITLE COMPANY ORDER NO. 6482549, DATED OCTOBER 18, 2011)

BEGINNING AT THE EASTERLY RIGHT OF WAY LINE OF GRAVELLY LAKE DRIVE AT ITS INTERSECTION WITH A LINE PARALLEL WITH AND 1,070.49 FEET SOUTH OF THE NORTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 19 NORTH, RANGE 2 EAST OF THE W.M., PIERCE COUNTY, WASHINGTON;
THENCE ON SAID PARALLEL LINE EAST 120.00 FEET, MORE OR LESS, TO A POINT 1,121.10 FEET WEST OF THE INTERSECTION OF SAID PARALLEL LINE WITH THE EAST LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER;
THENCE AT RIGHT ANGLES TO SAID PARALLEL LINE, SOUTH 146.19 FEET TO THE NORTH RIGHT OF WAY LINE OF LAKE STEILACOOM AVENUE AS NOW EXISTING; THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE 92.15 FEET;
THENCE CONTINUE ALONG SAID RIGHT OF WAY NORTH 58°20'59" WEST 47.85 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF GRAVELLY LAKE DRIVE WHICH POINT IS 121.75 FEET SOUTHERLY ALONG SAID EASTERLY LINE FROM THE POINT OF BEGINNING;
THENCE NORTHERLY ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO PIERCE COUNTY IN DEED RECORDED UNDER AUDITOR'S NO. 8710150348;

ALSO EXCEPT THAT PORTION CONVEYED TO CITY OF LAKEWOOD IN DEED RECORDED UNDER AUDITOR'S NO. 201108150744.



2-20-14

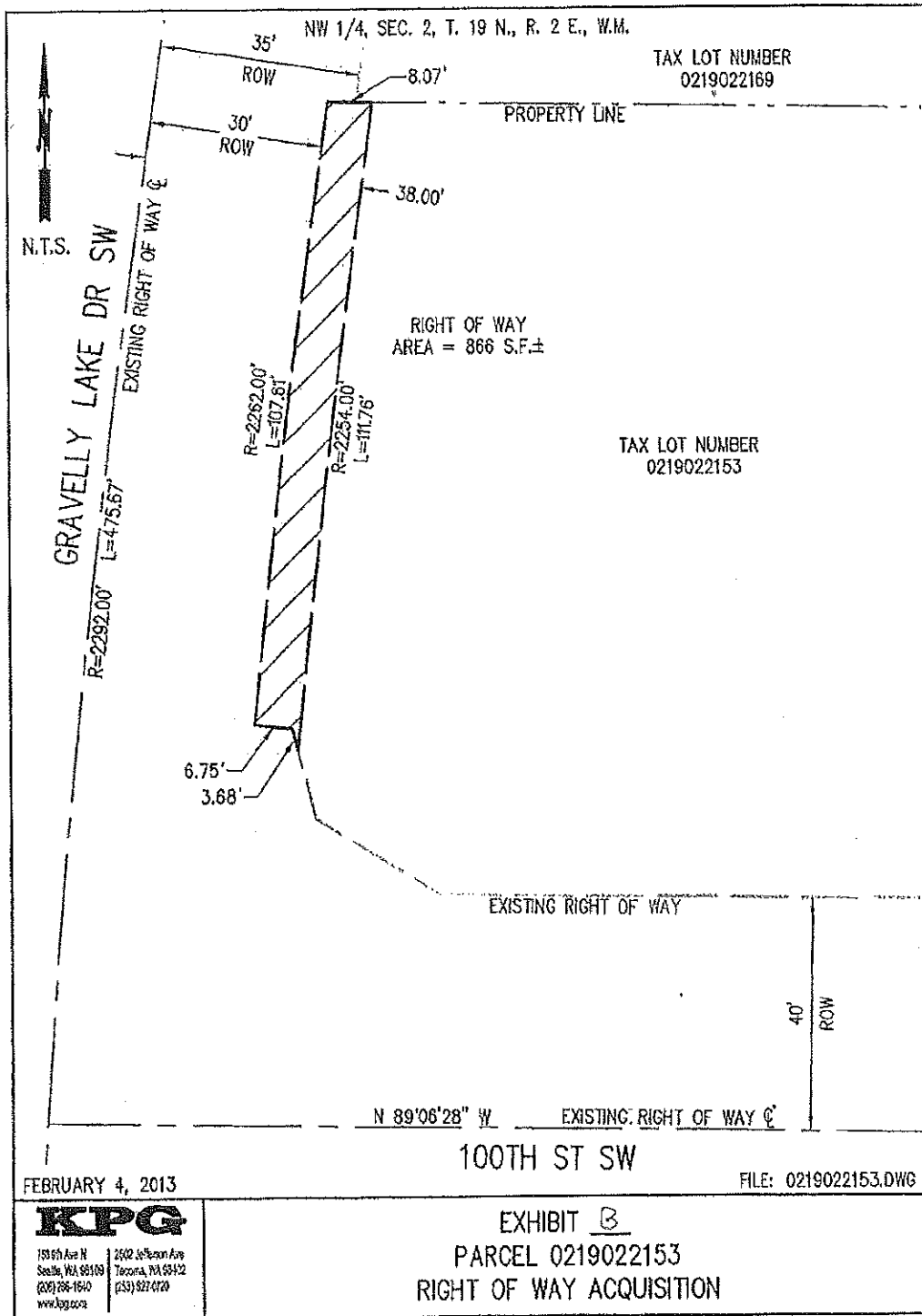


EXHIBIT C
PARCEL NO. 0219022076
RIGHT OF WAY ACQUISITION

ALL THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", LYING WESTERLY OF A LINE THAT IS 38.00 FEET EASTERLY OF AND PARALLEL WITH THE CENTERLINE OF GRAVELLY LAKE DRIVE
SOUTHWEST.

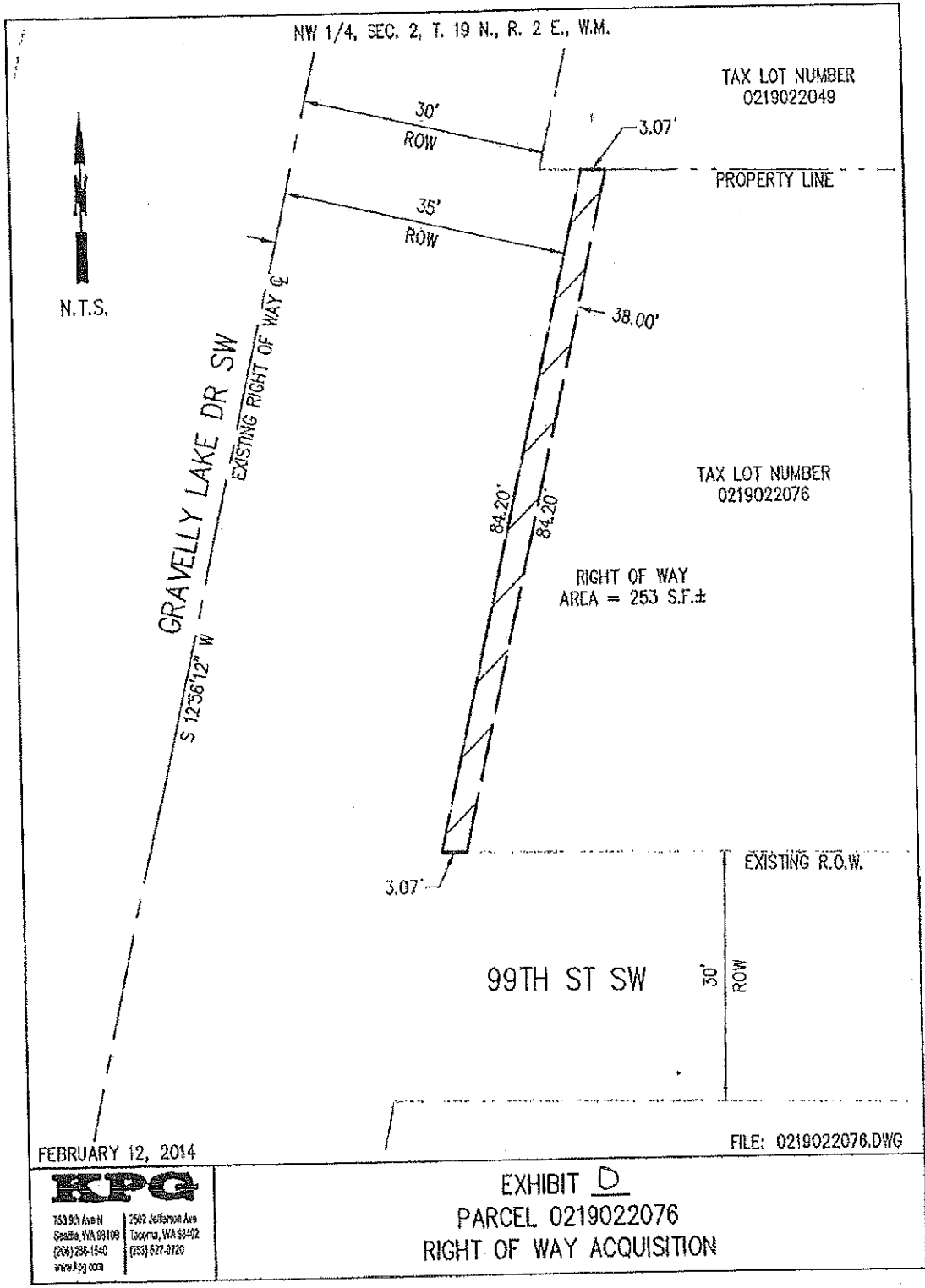
CONTAINING 253 SQUARE FEET, MORE OR LESS.

PARCEL "A":
(PER TICOR TITLE COMPANY ORDER NO. 6482547, DATED OCTOBER 18, 2011)

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 19 NORTH, RANGE 2 EAST OF THE W.M., IN PIERCE COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 128.32 FEET EAST AND 165.66 FEET SOUTH OF THE INTERSECTION OF THE SOUTH LINE OF LAKE GROVE STREET (SOUTH 98TH STREET) AND THE EASTERLY LINE OF GRAVELLY LAKE DRIVE; RUNNING THENCE SOUTH 82.83 FEET, MORE OR LESS, TO THE NORTH LINE OF SOUTH 99TH STREET;
THENCE WEST ALONG THE NORTH LINE OF 99TH STREET A DISTANCE OF 181.48 FEET, MORE OR LESS, TO THE EASTERLY LINE OF GRAVELLY LAKE DRIVE;
THENCE NORTH 12 DEGREES 06' EAST ALONG SAID EASTERLY LINE OF SAID GRAVELLY LAKE DRIVE, 84.7 FEET, MORE OR LESS, TO INTERSECTION OF A LINE DRAWN WEST FROM THE POINT OF BEGINNING AND PARALLEL WITH THE NORTH LINE OF SOUTH 99TH STREET;
THENCE EAST 163.76 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;
EXCEPT THAT PORTION CONVEYED TO PIERCE COUNTY FOR GRAVELLY LAKE DRIVE IN DEED RECORDED UNDER AUDITOR'S NO. 8703060377.



2-20-14



NW 1/4, SEC. 2, T. 19 N., R. 2 E., W.M.

TAX LOT NUMBER
0219022049

PROPERTY LINE

TAX LOT NUMBER
0219022076

RIGHT OF WAY
AREA = 253 S.F. ±

EXISTING R.O.W.

99TH ST SW

30'
ROW

FEBRUARY 12, 2014

FILE: 0219022076.DWG

KPG
 753 9th Ave N | 2502 Jefferson Ave
 Seattle, WA 98109 | Tacoma, WA 98402
 (206) 296-1540 | (253) 627-0720
 www.kpg.com

EXHIBIT D
 PARCEL 0219022076
 RIGHT OF WAY ACQUISITION

EXHIBIT E
PARCEL NO. 0219022008
RIGHT OF WAY ACQUISITION

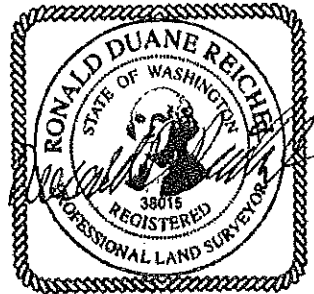
ALL THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", LYING EASTERLY OF A LINE THAT IS 36.00 FEET WESTERLY OF AND PARALLEL WITH THE CENTERLINE OF GRAVELLY LAKE DRIVE SOUTHWEST.

CONTAINING 96 SQUARE FEET, MORE OR LESS.

PARCEL "A":
(PER TICOR TITLE COMPANY ORDER NO. 6482533, DATED OCTOBER 18, 2011)

THAT PORTION OF SECTION 2, TOWNSHIP 19 NORTH, RANGE 2 EAST OF THE W.M., IN PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING ON THE EASTERLY LINE OF THE PACIFIC TRACTION COMPANY'S RIGHT OF WAY 405.53 FEET SOUTH OF ITS INTERSECTION WITH THE NORTH LINE OF SAID SECTION;
THENCE EAST PARALLEL TO THE NORTH LINE OF SAID SECTION 390.6 FEET TO THE WEST LINE OF GRAVELLY LAKE DRIVE;
THENCE SOUTH 12 DEGREES 06' WEST 96.13 FEET;
THENCE WEST PARALLEL TO THE NORTH LINE OF SAID SECTION, 373.2 FEET TO SAID PACIFIC TRACTION COMPANY'S RIGHT OF WAY;
THENCE NORTH 1 DEGREE 40'20" EAST 98.04 FEET TO BEGINNING.

EXCEPT PORTION CONVEYED TO PIERCE COUNTY IN DEED RECORDED APRIL 10, 1987 UNDER AUDITOR'S NO. 8704100307.



2-20-14

NW 1/4, SEC. 2, T. 19 N., R. 2 E., W.M.

TAX LOT NUMBER
0219022168

PROPERTY LINE



N.T.S.

RIGHT OF WAY
AREA = 96 S.F.±

TAX LOT NUMBER
0219022008

36.00'

96.08'

96.08'

EXISTING RIGHT OF WAY

PROPERTY LINE

35'
ROW

30'
ROW

TAX LOT NUMBER
0219022021

S 125° 12' W

EXISTING RIGHT OF WAY
GRAVELLY LAKE DR SW

FEBRUARY 4, 2013

FILE: 0219022008.DWG

KPG

133 9th Ave N
Spokane, WA 99209
(509) 284-1540
www.kpg.com

2502 3rd Avenue Ave
Tacoma, WA 98402
(253) 821-8729

EXHIBIT F
PARCEL 0219022008
RIGHT OF WAY ACQUISITION

EXHIBIT G
PARCEL NO. 942000010
RIGHT OF WAY ACQUISITION

ALL THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", LYING WESTERLY OF A LINE THAT IS 38.00 FEET EASTERLY OF AND PARALLEL WITH THE CENTERLINE OF GRAVELLY LAKE DRIVE SOUTHWEST.

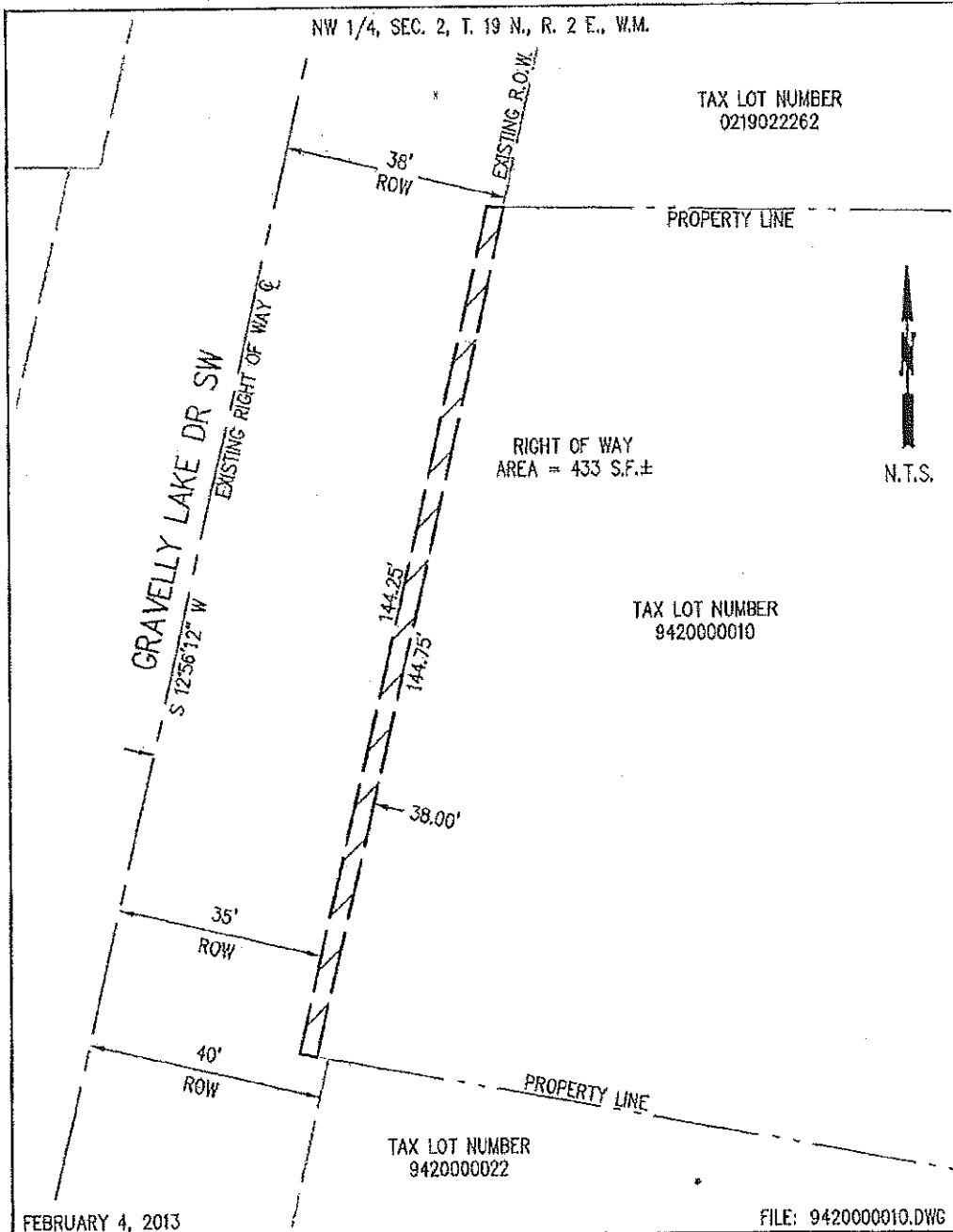
CONTAINING 433 SQUARE FEET, MORE OR LESS.

PARCEL "A":
(PER TICOR TITLE COMPANY ORDER NO. 6482545, DATED OCTOBER 18, 2011)

LOTS 1 AND 2, WEST'S SECOND ADDITION, PIERCE COUNTY, WASHINGTON, ACCORDING TO PLAT RECORDED IN BOOK 14 OF PLATS AT PAGE 3, IN PIERCE COUNTY, WASHINGTON; EXCEPT THAT PORTION CONVEYED TO PIERCE COUNTY IN DEEDS RECORDED UNDER AUDITOR'S NOS. 8702040185 AND 8702040186.
TOGETHER WITH THE FOLLOWING PORTIONS OF LOT 3 OF SAID PLAT OF WEST'S SECOND ADDITION, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 3;
RUN THENCE NORTH 12 DEGREES 06'03" EAST ALONG THE EAST LINE OF SAID LOT 3, 53.78 FEET TO THE TRUE POINT OF BEGINNING;
THENCE USING AFOREMENTIONED EAST LINE AS A MERIDIAN, NORTH 78 DEGREES 09'30" WEST 82.53 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 3;
THENCE EAST ALONG SAID NORTH LINE OF LOT 3, 84.40 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 12 DEGREES 06'03" WEST ALONG AFOREMENTIONED EAST LINE OF SAID LOT 3, 17.32 FEET TO THE TRUE POINT OF BEGINNING;
ALSO: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3;
THENCE SOUTH 12 DEGREES 06'03" WEST 18.31 FEET ALONG THE EAST LINE OF SAID LOT 3 TO THE POINT OF BEGINNING;
THENCE NORTH 78 DEGREES 09'30" WEST 87.24 FEET TO THE NORTH LINE OF SAID LOT 3;
THENCE NORTH 90 DEGREES WEST 48.20 FEET ALONG SAID NORTH LINE OF SAID LOT 3 TO THE EASTERLY RIGHT OF WAY LINE OF A 35 FOOT WIDE RIGHT OF WAY FROM THE CENTERLINE OF GRAVELLY LAKE DRIVE;
THENCE SOUTH 80 DEGREES 40'13" EAST 134.52 FEET TO THE EAST LINE OF SAID LOT 3;
THENCE NORTH 12 DEGREES 06'03" EAST 4.00 FEET ALONG SAID EAST LINE OF SAID LOT 3 TO THE POINT OF BEGINNING;
EXCEPT PORTION CONVEYED TO PIERCE COUNTY BY DEEDS RECORDED UNDER AUDITOR'S NOS. 8612110209 AND 8702040184.



2-20-14



KPG
 153 9th Ave N
 Seattle, WA 98109
 (206) 298-1646
 www.kpg.com

2502 Jefferson Ave
 Tacoma, WA 98402
 (253) 437-8700

EXHIBIT H
 PARCEL 9420000010
 RIGHT OF WAY ACQUISITION

EXHIBIT I
PARCEL NO. 0219022168
RIGHT OF WAY ACQUISITION

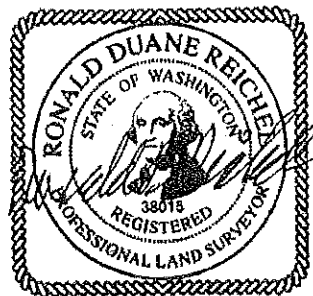
ALL THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", LYING EASTERLY OF A LINE THAT IS 36.00 FEET WESTERLY OF AND PARALLEL WITH THE CENTERLINE OF GRAVELLY LAKE DRIVE SOUTHWEST.

CONTAINING 102 SQUARE FEET, MORE OR LESS.

PARCEL "A":
(PER TICOR TITLE COMPANY ORDER NO. 6482532, DATED OCTOBER 18, 2011)

COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF THE PACIFIC TRACTION COMPANY WITH A LINE PARALLEL WITH AND 311.49 FEET SOUTH OF THE NORTH LINE OF SECTION 2, TOWNSHIP 19 NORTH, RANGE 2 EAST OF THE W.M., IN PIERCE COUNTY, WASHINGTON;
THENCE PARALLEL WITH THE SAID NORTH LINE EAST 251.58 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED RECORDED IN BOOK 886 OF DEEDS AT PAGE 697, UNDER RECORDING NO. 1470969;
THENCE NORTH AT RIGHT ANGLES TO SAID LINE, 6 FEET TO A LINE PARALLEL WITH AND 305.49 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 2;
THENCE EAST ALONG SAID PARALLEL LINE 157.72 FEET TO THE WESTERLY LINE OF GRAVELLY LAKE DRIVE;
THENCE ON SAID WESTERLY LINE SOUTH 12 DEGREES 06' WEST 102.27 FEET TO A LINE WHICH IS 405.53 FEET SOUTH OF THE NORTH LINE OF SAID SECTION;
THENCE WEST ALONG SAID PARALLEL LINE 390.60 FEET TO THE EAST LINE OF PACIFIC TRACTION COMPANY RIGHT OF WAY; THENCE IN A NORTHERLY DIRECTION 94.04 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO PIERCE COUNTY BY DEED RECORDED MARCH 11, 1987 UNDER RECORDING NO. 8703110303.



2-20-14

NW 1/4, SEC. 2, T. 19 N., R. 2 E., W.M.

TAX LOT NUMBER
0219022081

PROPERTY LINE



N.T.S.

RIGHT OF WAY
AREA = 102 S.F.±

TAX LOT NUMBER
0219022168

PROPERTY LINE

TAX LOT NUMBER
0219022008

30'
ROW

35'
ROW

EXISTING RIGHT OF WAY &
GRAVELLY LAKE DR SW

EXISTING RIGHT OF WAY
102.30'
102.30'
36.00'

S 12°56'12" W

FEBRUARY 4, 2013

FILE: 0219022168.DWG

KPG

353 1st Ave N
Seattle, WA 98109
(206) 288-1640
www.kpg.com

2502 Jefferson Ave
Tacoma, WA 98402
(253) 627-9723

EXHIBIT J
PARCEL 0219022168
RIGHT OF WAY ACQUISITION

EXHIBIT K
PARCEL NO. 0219022081
RIGHT OF WAY ACQUISITION

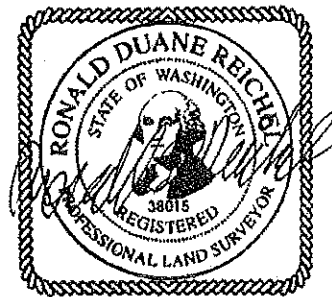
ALL THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", LYING EASTERLY OF A LINE THAT IS 38.00 FEET WESTERLY OF AND PARALLEL WITH THE CENTERLINE OF GRAVELLY LAKE DRIVE SOUTHWEST.

CONTAINING 540 SQUARE FEET, MORE OR LESS.

PARCEL "A":
(PER TICOR TITLE COMPANY ORDER NO. 6482531, DATED OCTOBER 18, 2011)

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 19 NORTH, RANGE 2 EAST OF THE W.M., IN PIERCE COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF GRAVELLY LAKE DRIVE, SAID POINT BEING 217.49 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 2; THENCE WEST ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 235 FEET; THENCE SOUTH A DISTANCE OF 94.04 FEET; THENCE EAST ALONG A LINE PARALLEL WITH SAID NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 61.15 FEET; THENCE NORTH A DISTANCE OF 6.0 FEET; THENCE EAST A DISTANCE OF 157.72 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF SAID GRAVELLY LAKE DRIVE; THENCE NORTHEASTERLY ALONG SAID WEST LINE OF SAID GRAVELLY LAKE DRIVE A DISTANCE OF 90.13 FEET TO THE POINT OF BEGINNING, BEING A PART OF TRACT 39, PARK LODGE ACRES, ACCORDING TO THE UNRECORDED PLAT THEREOF.



2-20-14

NW 1/4, SEC. 2, T. 19 N., R. 2 E., W.M.

TAX LOT NUMBER
0219026009

ROW VARIES

PROPERTY LINE

6.14'

30'

ROW



N.T.S.

RIGHT OF WAY
AREA = 540 S.F.±

TAX LOT NUMBER
0219022081

EXISTING RIGHT OF WAY &
GRAVELLY LAKE DR SW

89.99'

89.99'

36.00'

PROPERTY LINE

S 12°56'12" W

6.14'

35'

ROW

EXISTING RIGHT OF WAY

TAX LOT NUMBER
0219022168

FEBRUARY 4, 2013

FILE: 0219022081.DWG

KPG

7639th Ave N
Seattle, WA 98119
(206) 466-1640
www.kpg.com

2530 Jefferson Ave
Tacoma, WA 98502
(253) 427-6720

EXHIBIT L
PARCEL 0219022081
RIGHT OF WAY ACQUISITION

EXHIBIT M
PARCEL NO. 0219022143
RIGHT OF WAY ACQUISITION

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", LYING NORTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE;

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "A", SAID CORNER ALSO BEING ON THE SOUTH MARGIN OF MOUNT TACOMA DRIVE SOUTHWEST;

THENCE SOUTH 00° 52' 44" WEST ALONG THE EAST SIDE OF SAID PARCEL "A", 8.00 FEET TO A LINE THAT IS 38.00 FEET SOUTH OF AND PARALLEL WITH THE CENTERLINE OF SAID MOUNT TACOMA DRIVE SOUTHWEST AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 89° 07' 16" WEST ALONG SAID PARALLEL LINE, 85.91 FEET;

THENCE SOUTH 54° 44' 00" WEST, 33.52 FEET;

THENCE SOUTH 22° 44' 21" WEST, 9.19 FEET TO A LINE THAT IS 38.00 FEET EAST OF AND PARALLEL WITH THE CENTERLINE OF GRAVELLY LAKE DRIVE SOUTHWEST;

THENCE SOUTH 12° 56' 12" WEST ALONG SAID PARALLEL LINE, 106.54 FEET TO THE SOUTH LINE OF SAID PARCEL "A" AND THE TERMINUS OF SAID LINE DESCRIPTION.

CONTAINING 1,266 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER TICOR TITLE COMPANY ORDER NO. 6482543, DATED OCTOBER 18, 2011)

BEGINNING ON A LINE PARALLEL WITH AND 30 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 19 NORTH, RANGE 2 EAST OF THE W.M., IN PIERCE COUNTY, WASHINGTON, AT A POINT 746.07 FEET WEST OF ITS INTERSECTION WITH THE EAST LINE OF SAID SUBDIVISION;

THENCE ON SAID PARALLEL LINE WEST 264.67 FEET TO THE EASTERLY LINE OF GRAVELLY LAKE DRIVE; THENCE ON SAID LINE OF DRIVE SOUTHERLY 143.67 FEET TO A LINE PARALLEL WITH AND 170.49 FEET SOUTH OF SAID NORTH LINE;

THENCE PARALLEL WITH SAID NORTH LINE EAST 294.77 FEET TO A LINE AT RIGHT ANGLES TO SAID NORTH LINE AND PASSING THROUGH THE POINT OF BEGINNING; THENCE NORTH 140.49 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF LYING EAST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 19 NORTH, RANGE 2 EAST OF THE W.M., 839.65 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 170.49 FEET;

THENCE WEST 54.67 FEET TO THE POINT OF BEGINNING OF SAID LINE;

THENCE NORTH 140.56 FEET TO THE TERMINATION POINT.

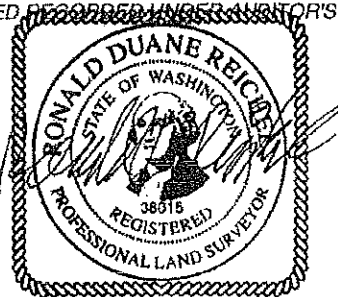
SAID LINE BEING THE WEST LINE OF PROPERTY CONVEYED TO NORMAN L. IVERSON, AS TRUSTEE, IN DEED RECORDED UNDER AUDITOR'S NO. 1774982;

ALSO EXCEPT TRACT OF LAND CONVEYED TO PIERCE COUNTY FOR ADDITIONAL RIGHT OF WAY FOR GRAVELLY LAKE DRIVE AND MT. TACOMA DRIVE IN DEED RECORDED UNDER AUDITOR'S NO. 2188197;

ALSO EXCEPT TRACT OF LAND CONVEYED TO PIERCE COUNTY FOR ADDITIONAL RIGHT OF WAY FOR GRAVELLY LAKE DRIVE AND MOUNT TACOMA DRIVE IN DEED RECORDED UNDER AUDITOR'S NO. 2359712.

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Page 1 of 1
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TACOMA · SEATTLE



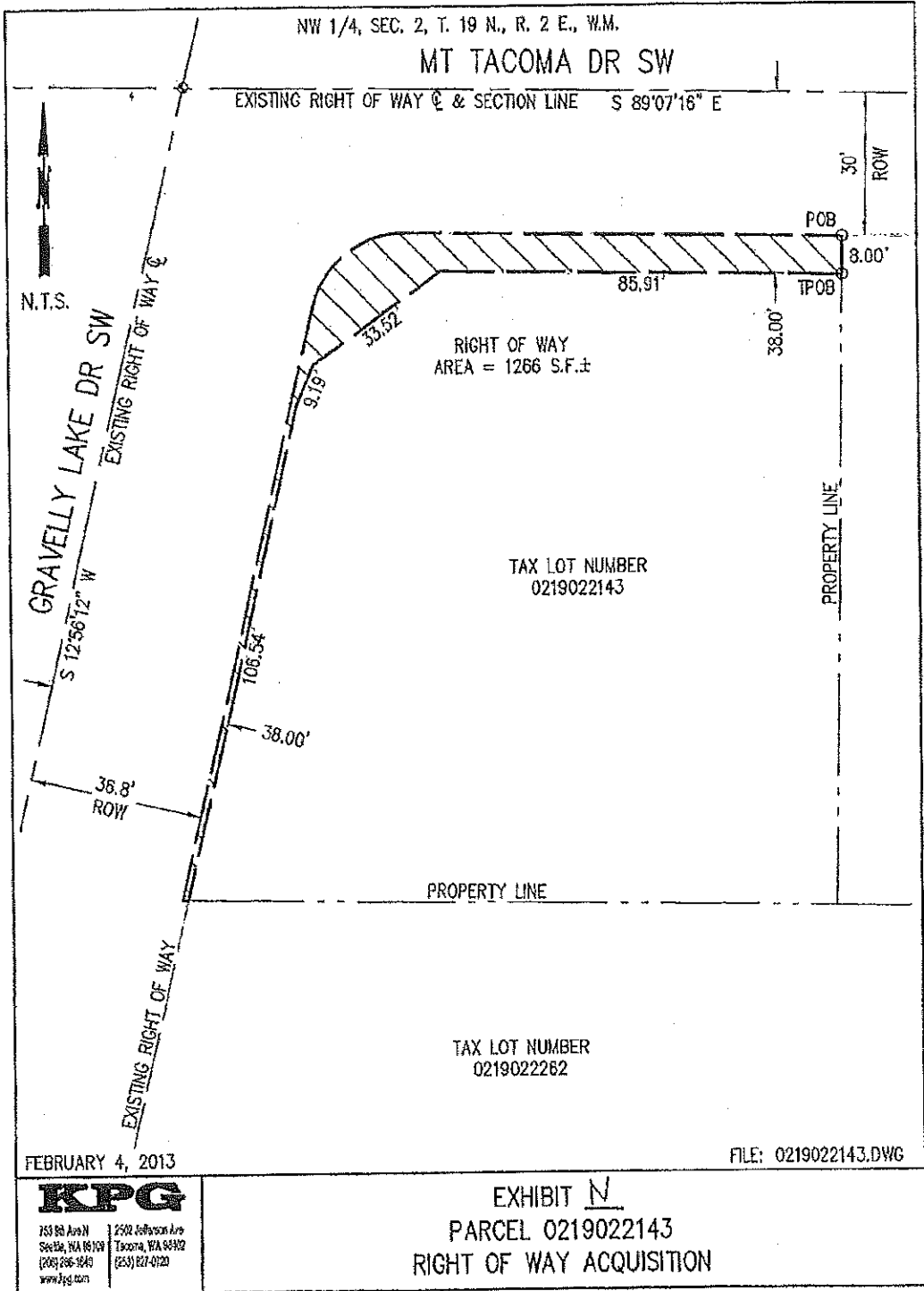


EXHIBIT 0
PARCEL NO. 5140001061
RIGHT OF WAY ACQUISITION

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE;

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "A", SAID CORNER ALSO BEING THE INTERSECTION OF EASTERLY MARGIN OF GRAVELLY LAKE DRIVE SOUTHWEST AND THE CENTERLINE OF VACATED SOUTH 96TH STREET;

THENCE SOUTH 25° 50' 02" WEST ALONG SAID MARGIN, 73.32 FEET TO THE TRUE POINT OF BEGINNING;

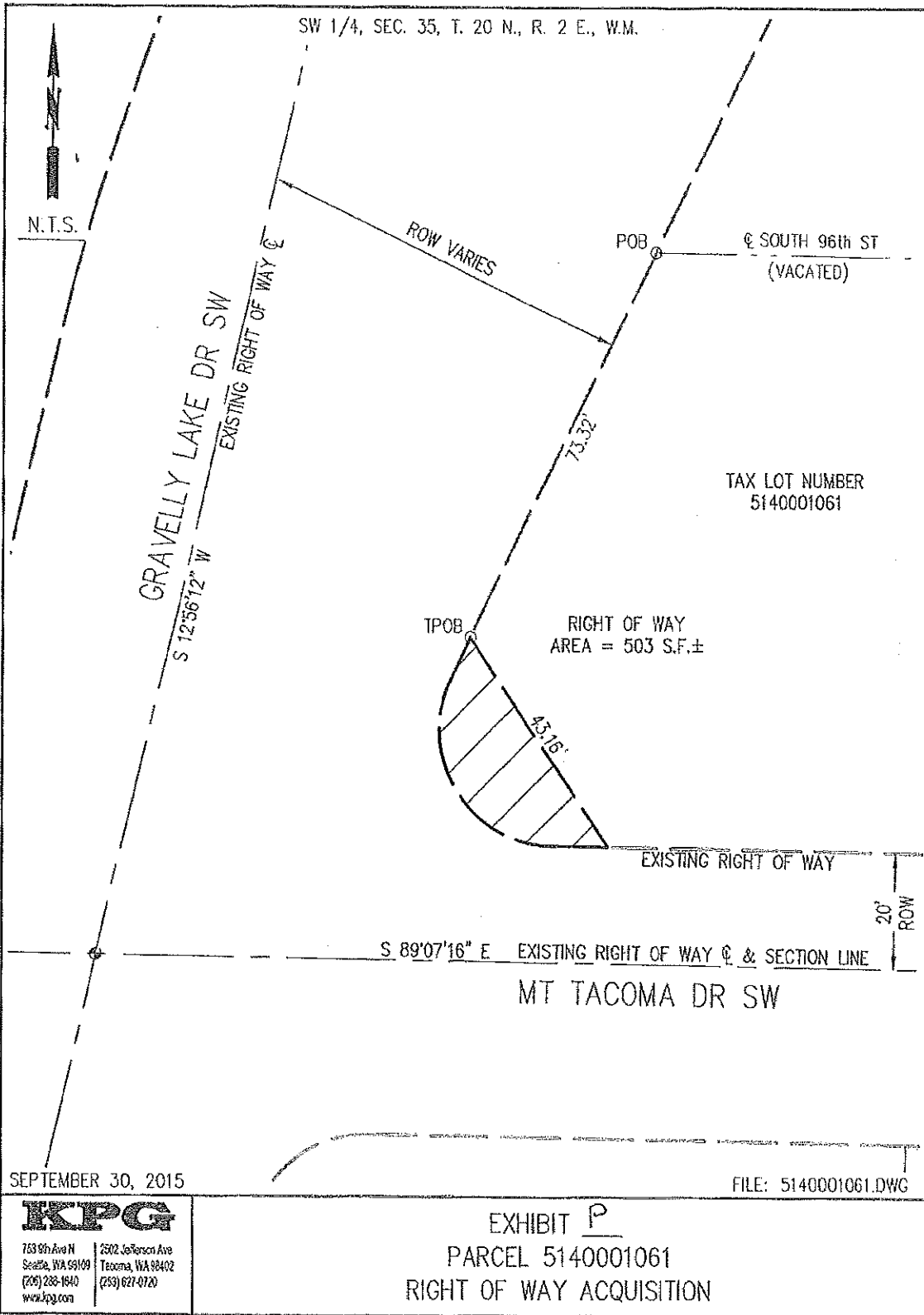
THENCE SOUTH 33° 34' 00" EAST, 43.16 FEET TO THE NORTH MARGIN OF MOUNT TACOMA DRIVE SOUTHWEST AND TERMINUS OF SAID LINE DESCRIPTION.

CONTAINING 503 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER TICOR TITLE COMPANY ORDER NO. 6482542, DATED OCTOBER 14, 2011)

LOTS 20 TO 32, INCLUSIVE, BLOCK 19, LAKEWOOD SUBDIVISION NO. 1, ACCORDING TO PLAT RECORDED IN BOOK 9 OF PLATS AT PAGE 120, IN PIERCE COUNTY, WASHINGTON, TOGETHER WITH SOUTH HALF OF 96TH STREET IN SAID PLAT, ABUTTING SAID LOTS ON THE NORTH, VACATED BY RESOLUTION NO. 4932 OF PIERCE COUNTY COMMISSIONERS. EXCEPT PORTION CONVEYED TO PIERCE COUNTY FOR USE OF THE PUBLIC AS A COUNTY ROAD IN DEED RECORDED UNDER AUDITOR'S NO. 1740526. EXCEPT PORTIONS CONVEYED TO PIERCE COUNTY FOR USE OF THE PUBLIC AS A COUNTY ROAD IN DEEDS RECORDED UNDER AUDITOR'S NOS. 1667445, 1667446 AND 1713926. EXCEPT PORTION CONVEYED TO PIERCE COUNTY FOR RIGHT OF WAY FOR GRAVELLY LAKE DRIVE SW IN DEED RECORDED UNDER AUDITOR'S NO. 8704090365.



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EXHIBIT P
PARCEL 5140001061
RIGHT OF WAY ACQUISITION