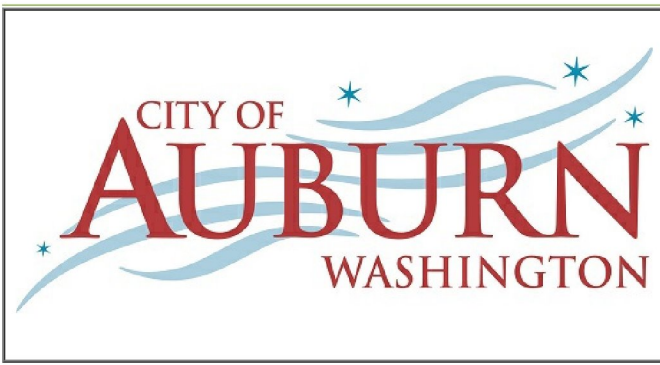


	City Council Study Session PWCD SFA January 22, 2024 - 5:30 PM City Hall Council Chambers AGENDA Watch the meeting LIVE! Watch the meeting video Meeting videos are not available until 72 hours after the meeting has concluded.
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I. CALL TO ORDER

II. PUBLIC PARTICIPATION

A. Public Participation

The Auburn City Council Study Session Meeting scheduled for Monday, January 22, 2024 at 5:30 p.m. will be held in person and virtually.

Virtual Participation Link:

To view the meeting virtually please click the below link, or call into the meeting at the phone number listed below. The link to the Virtual Meeting is:

<https://www.youtube.com/user/watchauburn/live/?nomobile=1>

To listen to the meeting by phone or Zoom, please call the below number or click the link:

Telephone: 253 215 8782

Toll Free: 877 853 5257

Zoom: <https://us06web.zoom.us/j/89671686125>

B. Roll Call

III. AGENDA MODIFICATIONS

IV. ANNOUNCEMENTS, REPORTS, AND PRESENTATIONS

A. REDI Report Out

V. AGENDA ITEMS FOR COUNCIL DISCUSSION

A. Department Overview - Police (Caillier) (30 Minutes)

VI. PUBLIC WORKS AND COMMUNITY DEVELOPMENT DISCUSSION ITEMS

A. 2023 End of Year Capital Projects Wrap Up and 2024 Preview (Gaub) (15 Minutes)

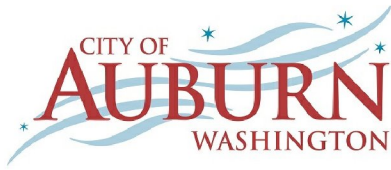
B. Engineering Design Standards Update (Gaub) (15 Minutes)

C. Ordinance No. 6931 (Gaub) (20 Minutes)

An Ordinance providing for the acquisition by Eminent Domain of Property located near or adjacent to Auburn Way South within the City of Auburn, Washington for Roadway Widening Improvements for Project No. CP1622, Auburn Way South Widening – Hemlock Street SE to Poplar Street SE; declaring public use and necessity; and providing for severability and an effective date

VII. ADJOURNMENT

Agendas and minutes are available to the public at the City Clerk's Office, on the City website (<http://www.auburnwa.gov>), and via e-mail. Complete agenda packets are available for review at the City Clerk's Office.



AGENDA BILL APPROVAL FORM

Agenda Subject:

Department Overview - Police (Caillier) (30 Minutes)

Department:

Police

Attachments:

[Police Department Overview presentation](#)

Date:

January 17, 2024

Budget Impact:

Current Budget: \$0

Proposed Revision: \$0

Revised Budget: \$0

Administrative Recommendation:

For discussion only.

Background for Motion:**Background Summary:**

Police Department overview presentation to City Council members.

Reviewed by Council Committees:

Councilmember: Cheryl Rakes

Staff:

Mark Caillier

Meeting Date: January 22, 2024

Item Number:



POLICE DEPARTMENT OVERVIEW

Auburn Police Department

AUBURN VALUES

S E R V I C E
E N V I R O N M E N T
E C O N O M Y
C H A R A C T E R
S U S T A I N A B I L I T Y
W E L L N E S S
C E L E B R A T I O N

MARK CAILLIER
CHIEF OF POLICE
MCAILLIER@AUBURNWA.GOV
253-876-1931

AUBURN POLICE DEPARTMENT

AUBURN
VALUES

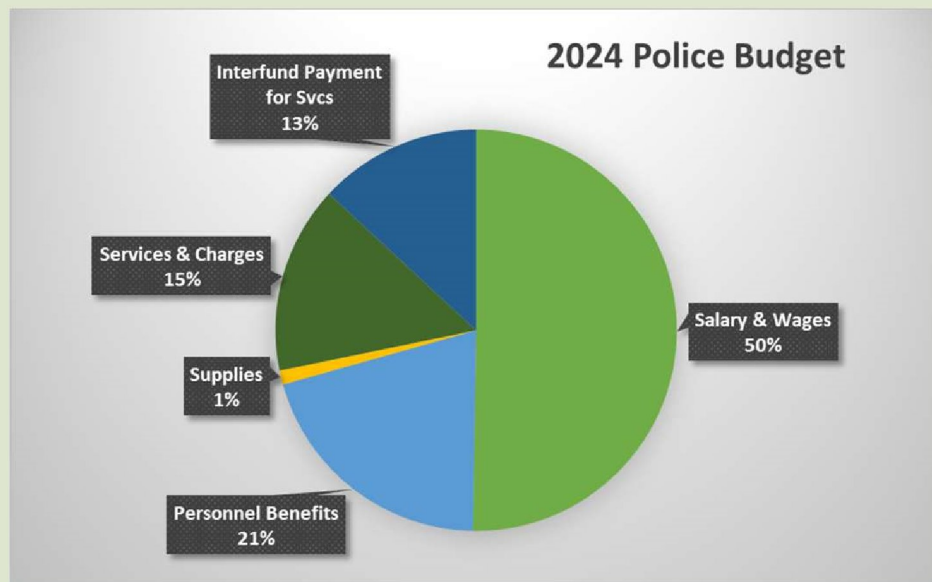
S E R V I C E
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C H A R A C T E R
S U S T A I N A B I L I T Y
W E L L N E S S
C E L E B R A T I O N

AUBURN PD



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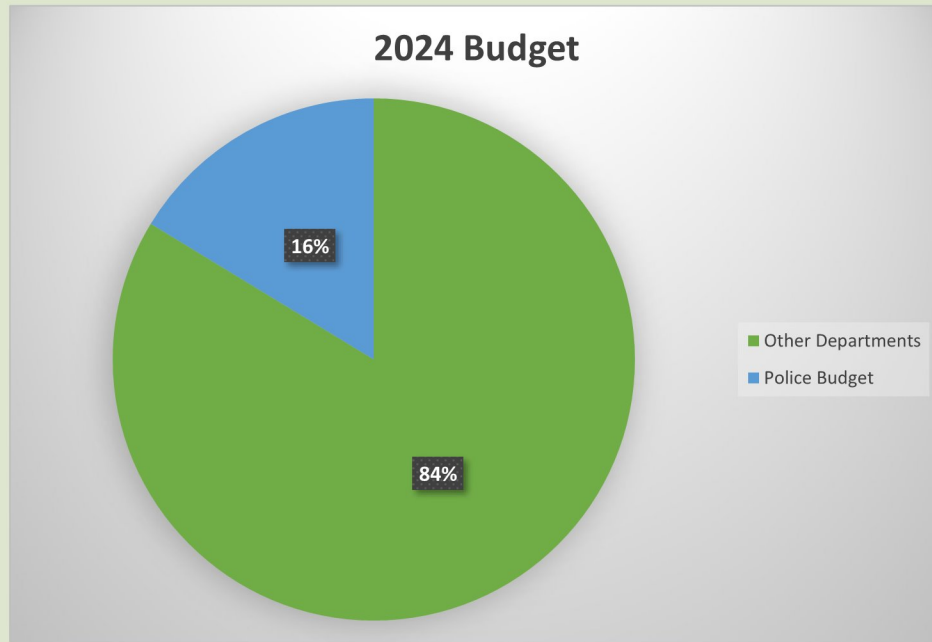
BUDGET



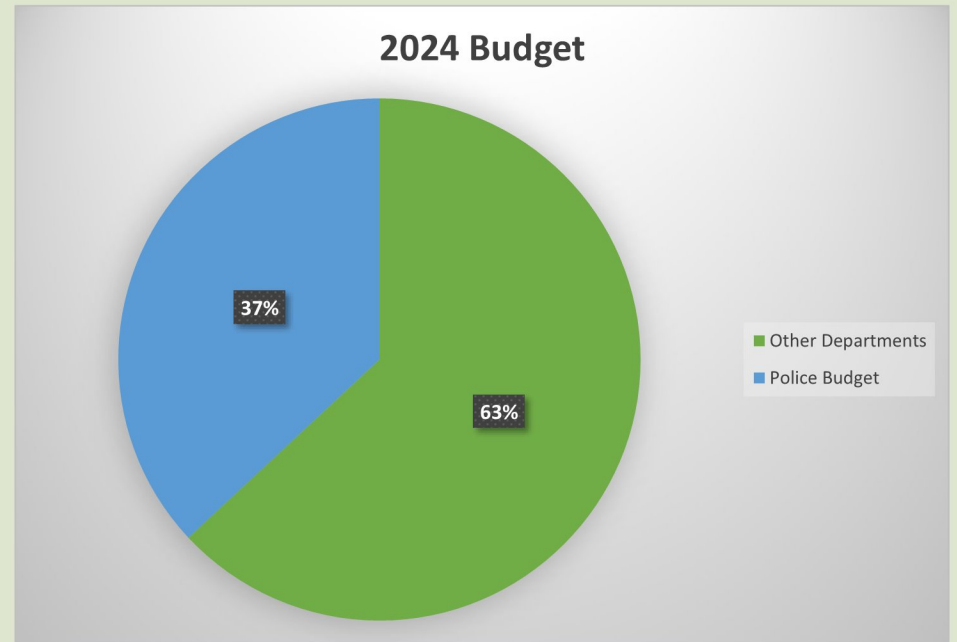
	2024 Budget
Salary & Wages	18,695,420
Personnel Benefits	7,586,046
Supplies	421,240
Services & Charges	5,625,200
Interfund Payment for Svcs	4,873,400
Total	37,201,306

BUDGET

Overall Budget \$228,306,122



General Fund \$100,657,289



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AUBURN PD

Commission Staff (118)

- 1 Chief of Police
- 1 Assistant Chief
- 5 Commanders
- 13 Sergeants
- 57 Patrol
- 11 Community Programs
- 5 Special Ops (Mall, SRO)
- 5 Traffic
- 20 Detectives
- 2 positions are Supernumerary

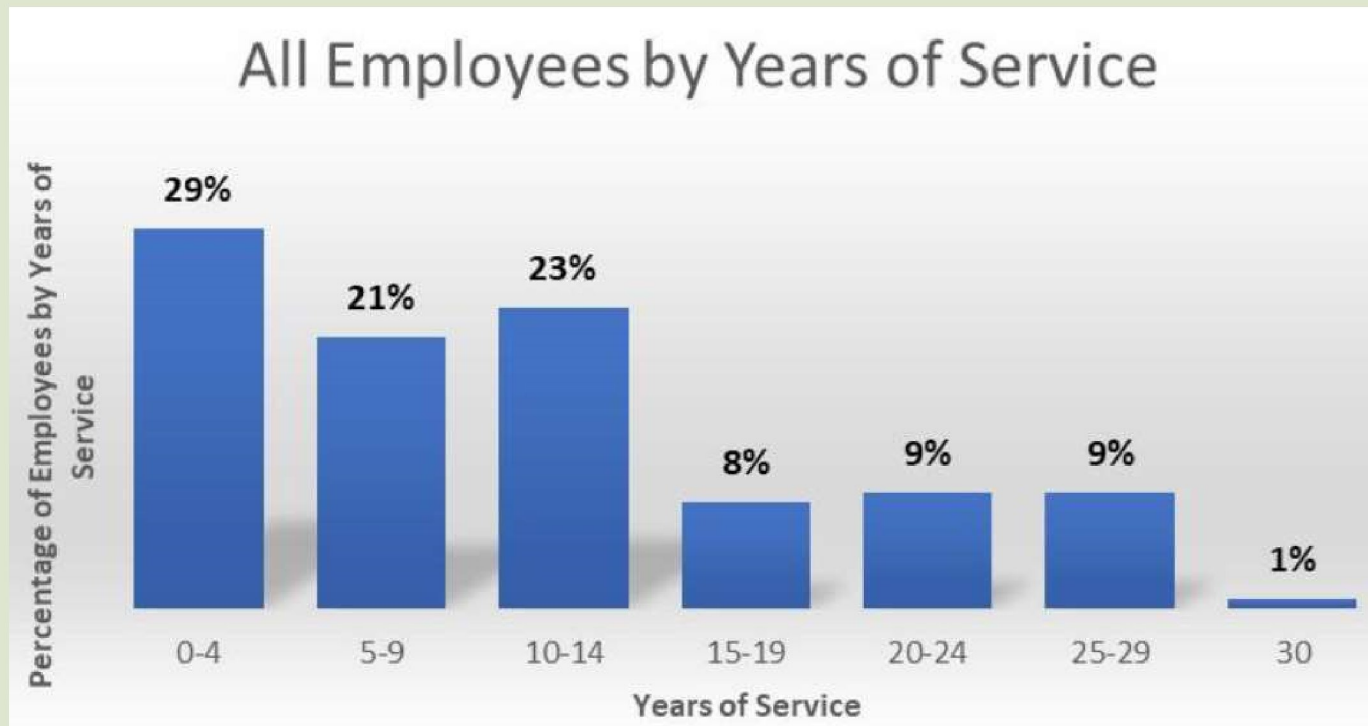
Non-Commissioned (22)

- 2 Parking Enforcement
- 2 Police Services Supervisors
- 8 Police Services Specialists
- 2 Evidence/Property Technicians
- 3 Admin Assistants
- 1 Crime Analyst
- 1 Public Information Officer
- 2 Animal Control
- 1 Police Wellness Program Designer

RECRUITING/HIRING

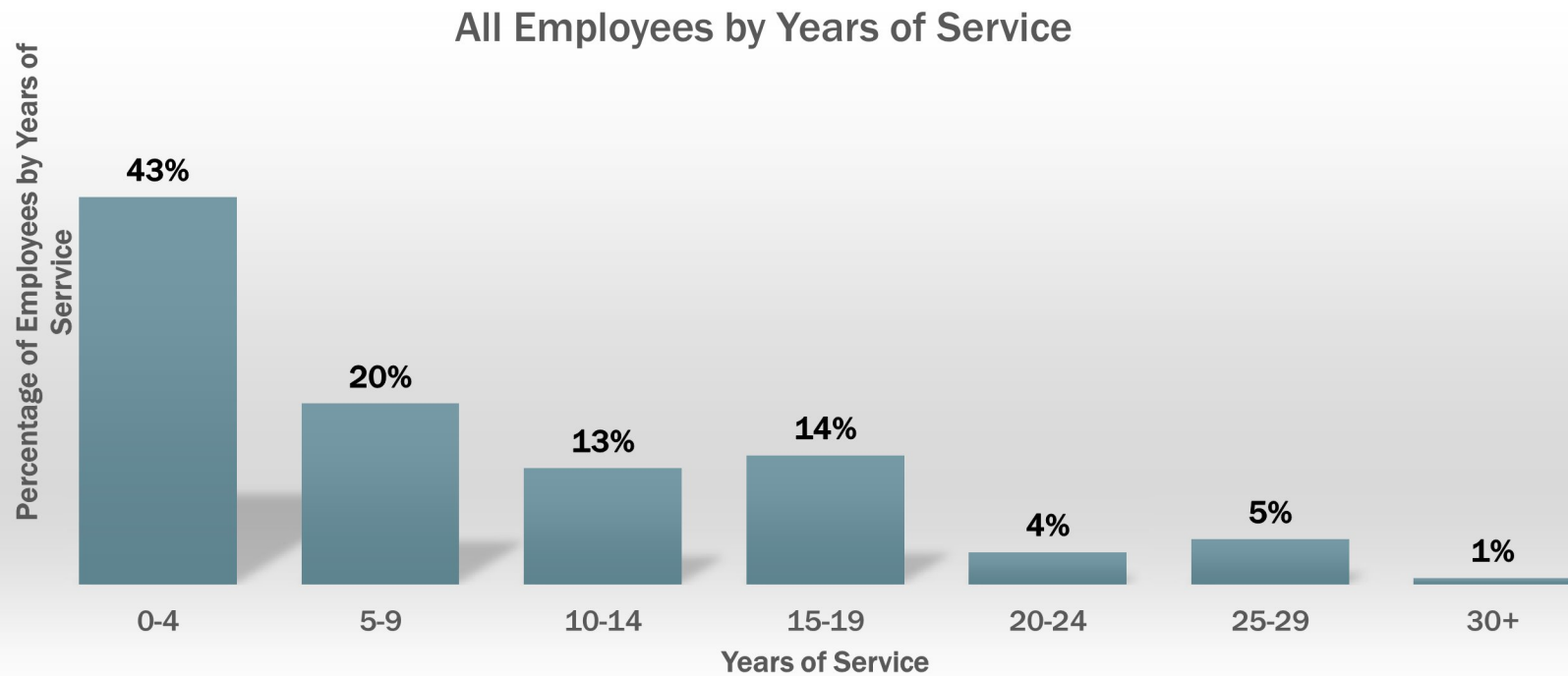
- **Since 2022, Hired 46 new employees**
 - 9 Lateral Officers, 29 Entry Level
 - 5 Records Specialists
 - 2 Evidence Custodians
 - 1 Police Wellness Program Designer
 - Currently have 6 vacancies

AUBURN PD IN 2020



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AUBURN PD IN 2024



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DIVISIONS

Patrol

Investigations

Administrative
Services

Inspectional
Services

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PATROL DIVISION



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PATROL DIVISION

- **Largest Division In the Department**
- **57 Patrol Officers and 8 Sergeants**
- **3 Patrol K9's**
- **3 School Resource Officers**
- **2 Mall Officers**

PATROL DIVISION

- **4-10 Hour Shifts**
- **Tue-Fri or Fri-Mon (Always overlapping on Friday (training/special assignment))**
- **Bid for shifts every year**
- **Rotate days off every 4 months**

PATROL DIVISION

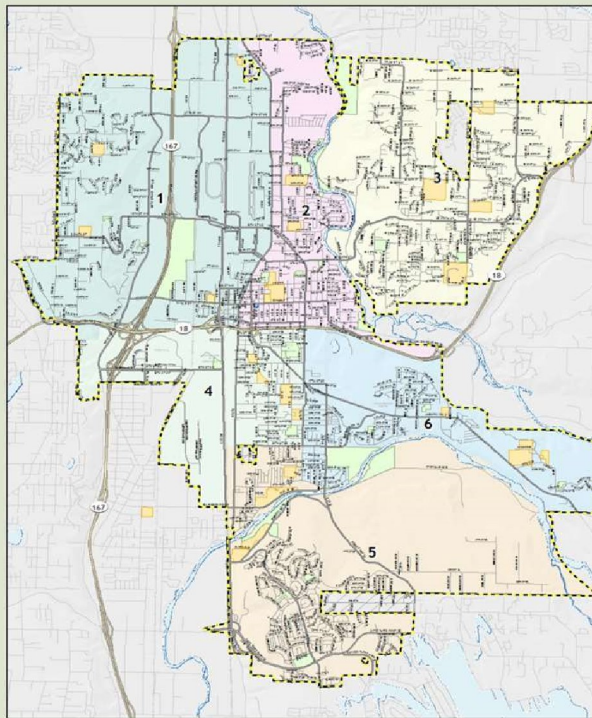
- **Day 0600-1600**
- **Mid-Shift 1100-2100**
- **Swing 1600-0200**
- **Graveyard 2030-0630**

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PATROL DIVISION

- 6 Patrol Districts (Call volume, population, geographic features)
- Officer bids district for the year (Ownership, knowledge, problem solving)
- 3 Substations (Lea Hill, Muckleshoot, Mall)
- 1 Office space (Copper Gate)

PATROL DIVISION



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PATROL DIVISION

Uniforms (L.A. Blue, wool, metal badge, metal name plate, arm patches)

Jumpsuit (one piece, arms patches, cloth name tag, external vest carrier)

Duty Belt (nylon or leather, holster, duty weapon, magazines, radio, handcuffs, taser, pepper spray, baton, flashlight, body camera)

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PATROL DIVISION

- Patrol Vehicles (Ford SUV)
- Light bar and siren
- Mobile radio
- Computer
- Axon camera system
- Printer

PATROL DIVISION

- **Priority 1 = Life Threatening (Under 4 minutes)**
- **Priority 2 = Crime in progress/hazardous**
- **Priority 3 = Non-hazardous, not in progress**
- **Priority 4 = Information only/area check**

PATROL DIVISION

	2017	2018	2019	2020	2021	2022	6 yr avg	% above/below 6 yr avg
Calls for Service	97,843	96,884	86,062	73,998	72,944	69,072	82,801	-16.6%

	2017	2018	2019	2020	2021	2022	6 yr avg	% above/below 6 yr avg
Arrests	5,115	5,092	4,606	3,629	2,990	2,343	3,963	-40.9%
Bookings	3,002	3,218	2,893	1,652	1,320	1,768	2,309	-23.4%



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INVESTIGATIONS DIVISION

- **1 Commander**
- **3 Sergeants**
- **20 Detectives**
- **Divided into Major Crimes, Property, SIU**

INVESTIGATIONS DIVISION

Investigation--Cases Assigned

	2018	2019	2020	2021	2022	5 yr avg
Major Crimes	1279	1292	1258	1222	1219	1254
Property Crimes	2628	2575	3215	2092	2171	2536
SIU	495	330	240	1406	2070	908

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INVESTIGATIONS DIVISION

- 1 Major Crimes Sergeant
- 2 Cold Case Homicide Detectives (**1 vacant**)
- 4 Detectives Assigned to (Robbery, Rape, Assault, Homicide) (**1 vacant**)
- 2 Detectives Assigned to DV cases (**1 vacant**)

INVESTIGATIONS DIVISION

Person Crimes	2017	2018	2019	2020	2021	2022	6 year avg
Homicide	3	1	5	7	5	13	6
Robbery	117	122	125	125	136	129	126
Forcible Rape	53	50	47	32	47	42	45
Aggravated Assault	199	198	221	208	184	252	210

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INVESTIGATIONS DIVISION

- **1 Property Crimes Sergeant**
- **5 Property Crimes Detectives (3 Vacant)**

INVESTIGATIONS DIVISION

Property Crimes	2017	2018	2019	2020	2021	2022	6 year avg
Burglary	722	615	547	587	611	795	646
Fraud/Forgery	514	504	485	794	341	346	497
Vehicle Theft	692	637	580	697	902	1,205	786
Larceny	2,880	2,818	2,760	2,922	3,269	3,468	3020
Theft from Vehicle	969	973	924	808	1,182	892	958

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INVESTIGATIONS DIVISION

- 1 Sergeant Assigned to Special Investigations
- Gangs, Narcotics, Emphasis patrols
- 5 Detectives (**2 vacant**)
- 1 Detective Assigned to Valley Narcotics Enforcement Team (DEA)
- 1 Detective Assigned to Tacoma Narcotics Enforcement Team (DEA)

ADMINISTRATIVE SERVICES

- **1 Commander oversees:**
- **Records Unit (2 supervisors, 8 specialists)**
- **Traffic Unit (1 Sergeant, 4 Officers, 2 Parking)**
- **Community Services Unit (1 Sergeant, 11 Officers, 2 Animal Control)**

RECORDS UNIT

- **WACIC Transactions to Include Inquiries**
- **Entering Court Orders**
- **Warrants**
- **Concealed Pistol Licenses Issued**
- **Firearm Background Checks and Transfers**
- **Public Records Request**

TRAFFIC UNIT

- Traffic enforcement throughout the City
- Collision Investigations (Fatality, Serious Injury)
- Respond to online complaints
- School Zone Camera enforcement
- Parking Enforcement

COMMUNITY SERVICES

- 4 Bicycle Officers--Downtown, Parks, special details
- 4 Community Resource Team (CRT)—Work with Code Enforcement, Anti-Homelessness, Apartment/Rental management
- 1 MIT Officer
- 1 Training/Accreditation Officer
- 1 Training Academy Officer
- 2 Animal Control Officers

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TRAINING

- 24 Hours of In-service Training Required Each Year
- 6 Sessions of Defensive Tactics (2 Hours Each)
- 10 Hours of Range Training
- 10 Patrol Tactics/Building Searches
- 20 Hours In-Service (Ethics, Bias Based Policing, Legal Updates)
- EVOC Every 2 Years
- CPR/First Aid Every Other Year
- Crisis Intervention Training
- Reality Based Training(De-Escalation Every December)

INSPECTIONAL SERVICES

- Internal Investigations
- Supervisory Investigations
- Supervisory Inquiries
- Use of Force Incidents
- Vehicle Pursuits
- Commendations
- Grant Management/Outside Investigations
- Public Record Requests

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REGIONAL TEAMS AND TASK FORCES

- Valley SWAT
- Valley Civil Disturbance Unit
- Valley Independent Investigation Team
- Valley Narcotics Enforcement Team
- Tahoma Narcotics Enforcement Team

VALLEY SWAT

- VALLEY SWAT (Auburn, Kent, Renton, Federal Way, Tukwila, Des Moines, Port of Seattle.)
- Each Agency Provides 1 Commander and 6 Operators
- Pre-Planned Operations
- In Progress Incidents



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VALLEY CIVIL DISTURBANCE UNIT

- Auburn, Kent, Renton, Federal Way, Tukwila, Port of Seattle
- Respond to protests, planned events, riots



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NARCOTICS TASK FORCES

- All have DEA contingent and funding
- Valley (VNET) includes Auburn, Kent, Renton, Federal Way, Tukwila, and WSP
- Tahoma (TNET) includes Auburn, Puyallup, Bonney Lake, Lakewood, Pierce Co SO, DOC

VALLEY COMMUNICATIONS

- Regional 911 center on Lea Hill
- Auburn is an owner city
- Mayor sits on the administrative board
- Police Chief sits on the operations board
- Has their own director and budget

SCORE

- **South Correctional Entity**
- **Located in Des Moines**
- **Regional misdemeanor facility**
- **Auburn is one of six owner cities**
- **Burien, SeaTac, Tukwila, Renton, Des Moines**

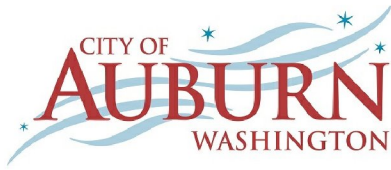
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POLICE ADVISORY COMMITTEE (PAC)

- **Approximately 25 members from all aspects of the Auburn Community**
- **Provide input on policies/activity of PD**
- **Provide feedback from community on any police related issue**
- **Involved in our promotional process**

CHALLENGES AHEAD

- Hiring and Retention
- Facilities
- Work-Load and The Need To Increase Unobligated Patrol Time
- Lack of Tenure Creates Challenges For Mentoring and Training
- Need to Develop a Succession Plan for Future Leaders



AGENDA BILL APPROVAL FORM

Agenda Subject:

2023 End of Year Capital Projects Wrap Up and 2024 Preview
(Gaub) (15 Minutes)

Date:

January 17, 2024

Department:

Public Works

Attachments:

[Capital Projects Status Report](#)
[Presentation](#)

Budget Impact:

Current Budget: \$0
Proposed Revision: \$0
Revised Budget: \$0

Administrative Recommendation:

For discussion only.

Background for Motion:**Background Summary:**

The purpose of this discussion is to inform the Council and Public of the overall status of the City's Capital Project program managed by the Public Works Department - Engineering Services Division.

Engineering Services is currently managing 37 projects, totaling approximately \$100 million in total project costs. Of these projects, 29 are in design and 8 are under construction.

Reviewed by Council Committees:

Councilmember: Tracy Taylor

Staff:

Ingrid Gaub

Meeting Date: January 22, 2024

Item Number:

Capital Project Status Report

Public Works Department - Engineering General Services Division

Construction Projects

Project Number	Project Name & Description	Current Budget	Construction Start	Construction Finish	Project Manager	Recent Progress	Design Consultant	Contractor
CP2234	Marchini Meadows Pond Upgrades Remove root intrusions on neighbor's property and build 10' max. height wall to provide maintainable slopes in the pond.	\$800,000	QTR 3 (JUL-SEP) 23	QTR 4 (OCT-DEC) 23	Steven Sturza	Construction is underway.	KPFF	Key Peninsula Construction LLC
CP2231	Lake Tapps Pkwy/SumnerTapps Hwy E Preservation The project will grind and overlay the Lake Tapps Parkway/Sumner-Tapps Highway E corridor from the intersection of Lake Tapps Parkway with Lakeland Hills Way to the intersection of Sumner-Tapps Highway E with 16th Street E (the Auburn City limit).	\$1,479,356 Includes Federal Grant Funds	QTR 1 (JAN-MAR) 24	QTR 2 (APR-JUN) 24	Nahom Kahsay	Bids were opened on October 26, 2023. The City received five total bids and awarded the contract to lowest responsive bidder, Miles Resources, LLC, on November 15, 2023. Construction work is anticipated to begin in January 2024.	N/A	Miles Resources, LLC

Project Number	Project Name & Description	Current Budget	Construction Start	Construction Finish	Project Manager	Recent Progress	Design Consultant	Contractor
CP2201	Airport T-Hangar Upgrades The current wait time for enclosed hangar space at the Auburn Municipal Airport (Airport) is estimated at 15 years. The Airport plans to install interior walls and exterior doors on a row of existing "open" hangars (Hangar Row G) in order to address a portion of this demand and increase revenue at the Airport. This project will also remove and replace the existing canvas roll-up canvas doors on Hangar Row J which are beyond their useful life.	\$2,037,000 Include State Loan and FAA Grant Funds	QTR 4 (OCT-DEC) 23	QTR 1 (JAN-MAR) 24	Seth Wickstrom	Construction is underway.	KPFF	General Mechanical, Inc.
CP2129	Auburn Way S (SR 164) Southside Sidewalk Construct approximately 1,700 feet of new sidewalk along the south side of Auburn Way S between Howard Road and the existing sidewalk that begins to the west of the intersection with Muckleshoot Plaza. The project will also install a rectangular rapid flashing beacon (RRFB) where Auburn Way S intersects Howard Rd (near Frugal's Restaurant).	\$936,122 Includes State Grant and MIT Funds	QTR 2 (APR-JUN) 23	QTR 1 (JAN-MAR) 24	Seth Wickstrom	Construction is nearly complete with minor corrections and work remaining.	N/A	Reed Trucking & Excavating

Project Number	Project Name & Description	Current Budget	Construction Start	Construction Finish	Project Manager	Recent Progress	Design Consultant	Contractor
CP2125	D Street SE and 23rd Street SE Storm Improvements Project The purpose of this project is to eliminate localized flooding and make better use of available capacity in the 21st St SE Regional Infiltration Storm Pond by extending and connecting existing storm drainage infrastructure in the area south of 21st St SE at D Street SE and at K Street SE.	\$6,256,232	QTR 4 (OCT-DEC) 23	QTR 3 (JUL-SEP) 24	Lauren Kirk	Construction is underway.	Conсор	Active Construction , Inc.
CP2117	A Street Loop The project will construct a new one-way (eastbound) roadway connection between A Street SW/S Division Street and A Street SE. The new intersection with A Street SE will allow an unsignalized right-turn movement onto southbound A Street SE, providing an alternative to the intersection of 3rd Street SE and A Street SE, which does not meet adopted LOS standards.	\$2,395,000 Includes Federal Grant Funds	QTR 3 (JUL-SEP) 23	QTR 3 (JUL-SEP) 24	Matt Larson	The construction work has been suspended for the procurement of long lead-time materials. It is anticipated that the work will begin in January 2024.	Otak	Reed Trucking & Excavating Inc.

Project Number	Project Name & Description	Current Budget	Construction Start	Construction Finish	Project Manager	Recent Progress	Design Consultant	Contractor
CP2021	Well 4 Facility Improvements The project includes a comprehensive investigation and evaluation of the well operation. The consultant design team has already determined that the soft starter settings needed to be adjusted for the generator to function as designed and a new VFD or generator are not needed. The team has also determined which aging mechanical and electrical components need to be replaced. The remaining scope of this project includes the replacement of these aging mechanical and electrical components.	\$1,227,791	QTR 4 (OCT-DEC) 23	QTR 2 (APR-JUN) 24	Nahom Kahsay	Construction is underway.	Carollo	General Mechanical, Inc.

CP1603	Coal Creek Springs Transmission Main Repair The project will construct a second, parallel transmission pipeline over the White River suspended from a new pedestrian bridge.	\$5,709,000	QTR 3 (JUL-SEP) 23	QTR 4 (OCT-DEC) 24	Seth Wickstrom	The construction work has been suspended for the procurement of long lead-time materials. It is anticipated that the work will resume in February 2024. The contractor may be onsite periodically to perform minor work activities.	Jacobs	Pivetta Brothers Construction , Inc
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Construction Projects Summary	Number of Projects	Total Budget
	8	\$20,840,501

Design Projects

Project Number	Project Name & Description	Current Budget	Construction Start	Construction Finish	Project Manager	Recent Progress	Design Consultant	Contractor
CP2332	Lea Hill SRTS The project will complete sidewalk gaps on Lea Hill in the vicinity of Hazelwood Elementary School, Lea Hill Elementary School and Rainier Middle School.	\$997,477 Includes Federal Grant Funds	QTR 4 (OCT-DEC) 24	QTR 4 (OCT-DEC) 25	Seth Wickstrom	Preparing grant funding documents to begin design work. Design survey is underway.	TBD	TBD
CP2331	1st Street NE and R St NE Sewer Replacement Replace approximately 500 LF of sewer main located along the back yard property lines of residential properties between 1st Street NE and 2nd Street NE, east of R Street NE.	\$450,000 Utility Funds	QTR 2 (APR-JUN) 25	QTR 3 (JUL-SEP) 25	Seth Wickstrom	Design survey is underway.	N/A	TBD
CP2329	Coal Creek Springs Flowmeters Replacement The existing flow meters at the three collector vaults at the Coal Creek Springs water source have long been non-operational and the vaults are consistently inundated with water. The project will identify the cause and rectify three malfunctioning flow meters to re-instrument the Collectors with new flow meters as well as address issues with water inundation in the flow meter vaults.	\$150,000	QTR 1 (JAN-MAR) 24	QTR 1 (JAN-MAR) 24	Shelbi Meyer	Design is underway.	Conсор	TBD

Project Number	Project Name & Description	Current Budget	Construction Start	Construction Finish	Project Manager	Recent Progress	Design Consultant	Contractor
CP2328	A Street SE Preservation (37th Street SE to Lakeland Hills Way) The project will grind and overlay A Street SE from 37th Street SE to the intersection with Lakeland Hills Way (the southern paving limit is to the north of the Lakeland Hills intersection which is included in the regional application for East Valley Highway widening). The project also includes ADA upgrades to curb ramps, pedestrian push buttons, replacement of vehicle detection at signalized intersections and channelization.	\$2,034,000	QTR 1 (JAN-MAR) 25	QTR 3 (JUL-SEP) 25	Aleksey Koshman	Design is underway.	N/A	TBD
CP2327	2024 Arterial Preservation The 2024 Arterial Preservation project will perform asphalt pavement patching (removal and replacement of damaged pavement) on Arterial and Collector streets as part of the City's Arterial and Collector Street Preservation Program.	\$1,682,000	QTR 2 (APR-JUN) 24	QTR 3 (JUL-SEP) 24	Shelbi Meyer	Design is underway and is 30% complete.	N/A	TBD

Project Number	Project Name & Description	Current Budget	Construction Start	Construction Finish	Project Manager	Recent Progress	Design Consultant	Contractor
CP2323	2024 Storm Repair and Replacement The 2024 Storm Repair and Replacement project involves upgrades and improvements to various stormwater sites within the City of Auburn. Some of the major improvements include upsizing a storm pipe and adding a catch basin, adding an access ramp to a pond, replacing or retrofitting storm filter vault lids, adding fountain-style aerators to a pond, enhancing pond security with chain link fences, and rectifying runoff issues near a residential property.	\$520,000	QTR 2 (APR-JUN) 24	QTR 4 (OCT-DEC) 24	Aleksey Koshman	Design is underway.	N/A	TBD
CP2321	Downtown Infrastructure Improvements This project will construct infrastructure improvements in Downtown Auburn that will support existing development and future re-development activities and to replace infrastructure that is at or near the end of its useful service life. This project will also demolish the existing Auburn Avenue Theater and initiate the design of a new 290 to 310 seat (up to 10,300 SF) performing arts theater with the option of completing the design and constructing the new theater if funding becomes available.	\$5,765,066 Includes State and County Grant Funds	QTR 1 (JAN-MAR) 25	QTR 3 (JUL-SEP) 25	Matt Larson	Otak has been selected as the design consultant for this project. Consultant contract negotiations are underway. It is anticipated that design work will begin in February 2024.	Otak	TBD

Project Number	Project Name & Description	Current Budget	Construction Start	Construction Finish	Project Manager	Recent Progress	Design Consultant	Contractor
CP2319	Lea Hill Road/104th Avenue SE Roundabout The project will construct a roundabout at the Lea Hill Road intersection with 104th Avenue SE. The roundabout will replace the existing span-wire signal. The project is needed to improve traffic operations and safety at the intersection. Additionally the existing water mains will be replaced.	\$4,025,000	QTR 1 (JAN-MAR) 27	QTR 2 (APR-JUN) 28	Jeffrey Bender	Conсор Engineering has been selected as the design consultant for this project. Consultant contract negotiations are underway. It is anticipated that design work will begin in January 2024.	TBD	TBD
CP2317	2024 Neighborhood Improvements This project will construct neighborhood improvements intended to improve safety, accessibility, and non-motorized connectivity. The project includes installation of new street lighting, construction of new sidewalks, replacement of existing sidewalks, and implementation of traffic calming measures.	\$1,714,000	QTR 1 (JAN-MAR) 24	QTR 4 (OCT-DEC) 24	Aleksey Koshman	Design is underway and is 30% complete.	N/A	TBD
CP2315	R Street SE Preservation - 33rd St SE to 37th St SE The project will provide roadway improvements along R St SE from 33rd St SE to 37th St SE. Improvements include gridding and overlaying the roadway pavement, new street lighting, a non-motorized multi-use path, and associated underground utilities improvements.	\$775,000	QTR 1 (JAN-MAR) 24	QTR 3 (JUL-SEP) 24	Kim Truong	Design is underway and is 90% complete.	HDR	TBD

Project Number	Project Name & Description	Current Budget	Construction Start	Construction Finish	Project Manager	Recent Progress	Design Consultant	Contractor
CP2313	Auburn Way South Roundabout Center Design This project will design of the landscape, lighting, irrigation, and structural installation of the Enhancements (artwork) to be installed in the center island of the roundabout. The City will install the Enhancements and construct improvements needed to accommodate the Enhancements as part of the project construction.	\$150,000	QTR 1 (JAN-MAR) 24	QTR 2 (APR-JUN) 24	Jeffrey Bender	Preliminary design concept is being developed. Interlocal Agreement for cost sharing with Muckleshoot Indian Tribe is being drafted.	Parametrix	TBD
CP2311	E Valley Hwy Widening The project will widen E Valley Hwy between Lakeland Hills Way and Terrace View Drive to a four-/five-lane roadway. The project will include a trail along the east side, lighting and storm improvements.	\$1,900,000 Includes Federal Grant Funds	QTR 2 (APR-JUN) 27	QTR 4 (OCT-DEC) 28	Lauren Kirk	Consultant selection process is underway. Construction funding has not been secured. City will apply for grants where available.	TBD	TBD
CP2309	2023 City Safety Pedestrian Crossing Enhancements The project will install RRFBs at four locations around the City, at the SE 304th Street/116th Avenue intersection, on R Street SE to the north of 37th Street SE, at the S 296th Street/57th Place S intersection, and at M Street SE/33rd Street SE.	\$600,000	QTR 1 (JAN-MAR) 24	QTR 3 (JUL-SEP) 24	Jeffrey Bender	Design is underway and is 60% complete.	N/A	TBD

Project Number	Project Name & Description	Current Budget	Construction Start	Construction Finish	Project Manager	Recent Progress	Design Consultant	Contractor
CP2308	R Street SE/21st Street SE Roundabout The project will construct a single lane roundabout at the intersection of R Street SE and 21st Street SE.	\$2,110,000 Includes Federal Grant Funds	QTR 1 (JAN-MAR) 25	QTR 4 (OCT-DEC) 25	Kim Truong	HDR, Inc. has been selected as the design consultant for this project. Consultant contract negotiations are underway. It is anticipated that design work will begin in January 2024.	HDR, Inc.	TBD
CP2301	104th Ave SE PRV Replacement Replacing existing pressure reducing valve (PRV) due to inadequate maintenance access and corrosion.	\$425,000	QTR 1 (JAN-MAR) 24	QTR 3 (JUL-SEP) 24	Shelbi Meyer	Design is underway and is 60% complete.	N/A	TBD
CP2219	Reservoirs 4 and 8 Seismic Retrofits This project will install 4 seismic control valves at 4 of City of Auburn's reservoir sites. Furthermore, the air vents for 3 of the reservoirs will be retrofitted or replaced.	\$1,683,800 Includes State Grant Funds	QTR 1 (JAN-MAR) 24	QTR 3 (JUL-SEP) 24	Aleksey Koshman	Design is underway and is 60% complete.	Parametrix	TBD

Project Number	Project Name & Description	Current Budget	Construction Start	Construction Finish	Project Manager	Recent Progress	Design Consultant	Contractor
CP2213	Runway and Taxiway Improvements and RSA Grading Rehabilitate the runway and taxiway pavement, upgrade taxiway lighting to LED, update lights on the side of the runway that provide guidance to pilots during decent, extend the safety area at the south end of the runway by regrading a small portion of the King County Park & Ride, and survey of existing facilities for the Airport Geographic Information System (AGIS) phase.	\$4,801,743 Includes Federal & State Grant Funds	QTR 1 (JAN-MAR) 24	QTR 4 (OCT-DEC) 24	Seth Wickstrom	Bids were opened on December 12, 2023. The City received 2 total bids and awarded the contract to lowest responsive bidder, Tucci & Sons Inc, on January 8, 2024.	Century West	TBD
CP2211	49th Street NE (Auburn Way N to D Street NE) The project will complete the buildout of 49th Street NE between Auburn Way N and D Street NE to complete the roadway cross section. The project will widen the roadway, where required, to provide a complete three lane section matching the existing cross section to the east of D Street NE.	\$1,027,000	QTR 1 (JAN-MAR) 24	QTR 4 (OCT-DEC) 24	Steven Sturza	Design is underway and is 60% complete. Property Acquisition process is beginning.	BCRA	TBD
CP2210	M Street NE Widening (Main to 4th Street NE) The project will widen M Street NE to a 4/5 lane section between Main Street and 4th Street NE. The project will also replace the signal at Main/M Street.	\$4,806,000	QTR 1 (JAN-MAR) 25	QTR 1 (JAN-MAR) 26	Nahom Kahsay	Consultant selection process is underway.	TBD	TBD

Project Number	Project Name & Description	Current Budget	Construction Start	Construction Finish	Project Manager	Recent Progress	Design Consultant	Contractor
CP2207	10th St NW/A Street NW Intersection Improvements The project will construct a new traffic signal at the intersection in place of the existing stop control on the 10th Street NW approach.	\$1,215,000	QTR 1 (JAN-MAR) 24	QTR 3 (JUL-SEP) 24	Nahom Kahsay	Design is underway and is 90% complete.	N/A	TBD
CP2123	C Street SW Preservation This Project will grind and overlay C Street SW between W Main Street and the GSA signal (approximately 2,000 feet to the south of 15th Street SW). As part of the project, non-ADA compliant curb ramps and pedestrian push buttons will be upgraded, and c-curbing and vehicle detection loops will be replaced as needed. There are also, water, storm and sewer improvements along a portion of C St SW.	\$4,503,009 Includes Federal Grant Funds	QTR 1 (JAN-MAR) 24	QTR 3 (JUL-SEP) 24	Kim Truong	Design is underway and is 90% complete. Federal environmental permitting process is complete.	N/A	TBD
CP2116	R Street SE/29th Street SE Intersection Improvement The project will provide roadway improvements along R St SE from 33rd St SE to 22nd St SE. Improvements include adding a second southbound lane to address level of service deficiencies, street lighting and a non-motorized multi-use path. The project will also include underground utility work, as well as preservation of the project limits.	\$7,440,000	QTR 1 (JAN-MAR) 26	QTR 4 (OCT-DEC) 26	Kim Truong	Preliminary design concept is being developed.	HDR	TBD

Project Number	Project Name & Description	Current Budget	Construction Start	Construction Finish	Project Manager	Recent Progress	Design Consultant	Contractor
CP2110	Regional Growth Center Access Improvements The project would improve the 3rd Street NE/4th Street NE intersections with Auburn Ave and Auburn Way N. The project will improve non-motorized access and traffic operations and circulation. The project adds the northbound left-turn lane and a northbound/southbound crosswalk at 3rd St/Auburn Ave, and removes the split phase operations at 4th St/Auburn Way N.	\$3,931,500 Includes Sound Transit and State Transportation Improvement Board (TIB) Funds	QTR 2 (APR-JUN) 24	QTR 4 (OCT-DEC) 24	Seth Wickstrom	Design is complete and the design team is finalizing the construction plans and other contract documents. Design approval process with State Transportation Improvement Board (TIB) and Sound Transit is underway. Property acquisition process is underway.	TranspoGroup	TBD
CP2107	PW M&O Facility Improvements Phase 1 This project will enclose the existing 8 bay fleet covered parking area by installing full height mechanically operated doors. This project will also expand the existing PW M&O main building for a new Central Stores. The existing building will be reconfigured to increase the fleet maintenance area. To accommodate the addition, an existing 8" watermain will need to be relocated and upsized (12") to improve fire flow to the building.	\$3,006,000	QTR 1 (JAN-MAR) 24	QTR 2 (APR-JUN) 24	Lauren Kirk	Design is underway.	Page & Beard Architects	TBD
CP2101	2023 Local Streets Preservation The project will design and construct the following: full-depth pavement replacement, grind/overlay, and utility improvements.	\$2,864,866 Includes Federal Grant Funds	QTR 1 (JAN-MAR) 24	QTR 4 (OCT-DEC) 24	Aleksey Koshman	Design is underway and is 90% complete.	KPFF	TBD

Project Number	Project Name & Description	Current Budget	Construction Start	Construction Finish	Project Manager	Recent Progress	Design Consultant	Contractor
CP2022	Garden Avenue Realignment The project will create a new east/west connection between Garden Ave (102nd Ave SE) and 104th Ave SE and remove the existing Garden Ave connection to 8th St NE and replace it with a permanent cul-de-sac. The project will also demolish an existing building and acquire the ROW needed for the roadway. Utility improvements include storm drainage needed to support the roadway surface; approx. 1500 ft of new/replaced watermain; and approx. 220 ft of sewer line.	\$2,256,000	QTR 1 (JAN-MAR) 24	QTR 3 (JUL-SEP) 24	Kim Truong	Design is underway and is 90% complete. Environmental permitting process is completed. Property acquisition process is underway.	N/A	TBD
CP2018	S. 330th St and 46th Place S Storm Improvements Relocate existing storm system located on private property, into approximately 350 linear feet of new 24-inch storm pipe within the public right-of-way. Improvements will include replacing existing outfall structure and connections of private drainage pipes.	\$689,051	QTR 3 (JUL-SEP) 24	QTR 3 (JUL-SEP) 24	Lauren Kirk	Environmental permitting process is underway.	N/A	TBD
CP2009	Rainier Ridge Pump Station This project will replace the Rainier Ridge Sewer Pump Station and its associated force main (approximately 725 ft).	\$4,850,109	QTR 2 (APR-JUN) 24	QTR 4 (OCT-DEC) 25	Nahom Kahsay	Design is underway and is 60% complete.	Kennedy Jenks	TBD

Project Number	Project Name & Description	Current Budget	Construction Start	Construction Finish	Project Manager	Recent Progress	Design Consultant	Contractor
CP1622	Auburn Way South Improvements - Hemlock St SE to Poplar St SE Roadway widening to create a five-lane cross section with two general purpose travel lanes in each direction, and a two-way center left-turn lane. Additionally, curb and gutter, 10 foot sidewalks, illumination, transit stop improvements, storm water improvements, water main extension, and access management (where feasible) with accommodation for U-turns are proposed.	\$12,898,001 Includes Federal Grant Funds	QTR 2 (APR-JUN) 24	QTR 3 (JUL-SEP) 25	Jeffrey Bender	Design is underway and is 90% complete. Property acquisition process is underway.	Parametrix	TBD

Design Projects Summary	Number of Projects	Total Budget
	29	\$79,269,622

ENGINEERING SERVICES

CAPITAL PROJECT STATUS - 2023 YEAR END WRAP UP & 2024 PREVIEW

MATT LARSON AND JACOB SWEETING
CITY COUNCIL STUDY SESSION
JANUARY 22, 2024

Public Works Department

Engineering Services • Airport Services • Maintenance & Operations Services

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AUBURN
VALUES

SERVICE
ENVIRONMENT
ECONOMY
CHARACTER
SUSTAINABILITY
WELLNESS
CELEBRATION

CAPITAL PROJECT STATUS REPORTS

- **Public Works Engineering Services Manages City Capital Projects**
 - Transportation
 - Airport
 - Water, Sewer, & Storm Utilities
 - Facilities
 - Parks
- **Reports Provided to City Council (Capital Project Status – CPS)**
 - Projects in design or construction
 - Description
 - Cost
 - Status

CAPITAL PROJECT STATUS REPORTS

- Quarterly Discussion Item at Public Works Special Focus Study Session
 - Feature Capital Project
 - Review/Discussion of CPS Report
 - Year End Wrap Up and Preview
- Capital Project Status available online:
https://www.auburnwa.gov/city_hall/public_works/capital_projects

CAPITAL PROJECTS – 2023 STATS

- Preserved approximately 11.5 lanes miles of pavement
- Installed over 4,000 linear feet of sidewalk
- Upgraded 12 curb ramps to meet Americans with Disabilities Act (ADA) requirements
- Added an Enhanced Pedestrian Crossing with Rectangular Rapid Flashing Beacons (RRFBs) and Raised Crosswalk
- Enhanced an Existing Pedestrian Crossing by Installing Rectangular Rapid Flashing Beacons (RRFBs)
- Replaced nearly 1,400 linear feet of stormwater conveyance pipe and Improved an Existing Stormwater Detention Facility

CAPITAL PROJECTS – CURRENT STATUS

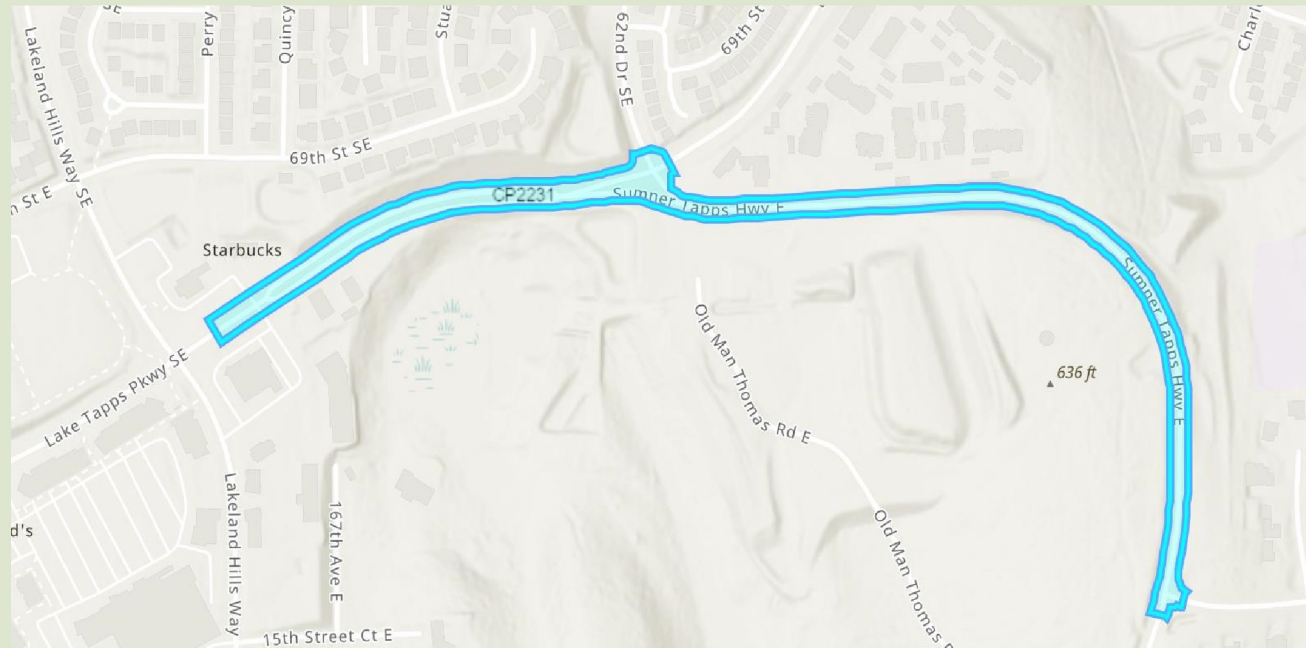
37 Active Capital Projects (Approximate total project value \$100 million)

- **29 in Design Phase (Approximate total project value \$79 million)**
- **8 in Construction Phase (Approximate total project value \$21 million)**

UNDER CONSTRUCTION IN 2024...



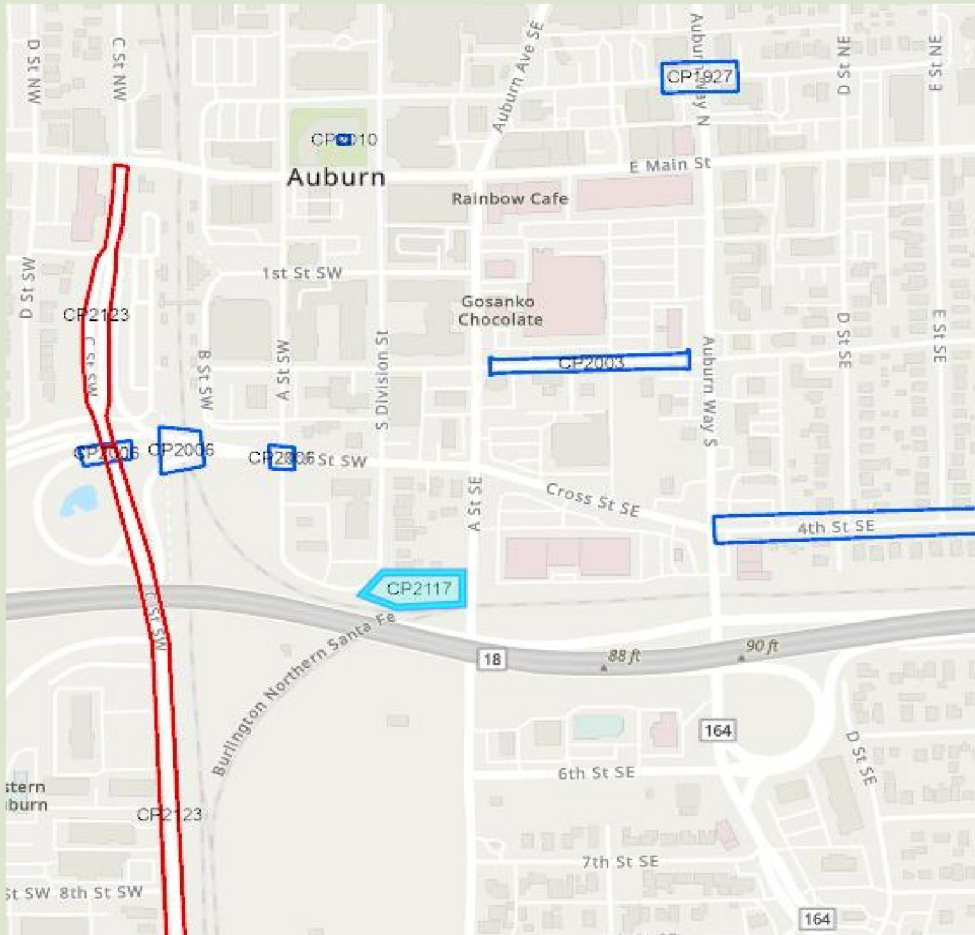
LAKE TAPPS PKWY/SUMNER-TAPPS HWY E PRESERVATION (CP2231)



- Page 1 of 15 in CPS Report
- Replaces top 2-inches of roadway asphalt on Lake Tapps Pkwy and Sumner-Tapps Hwy from Lakeland Hills Way to the City Limit at 16th Street E.



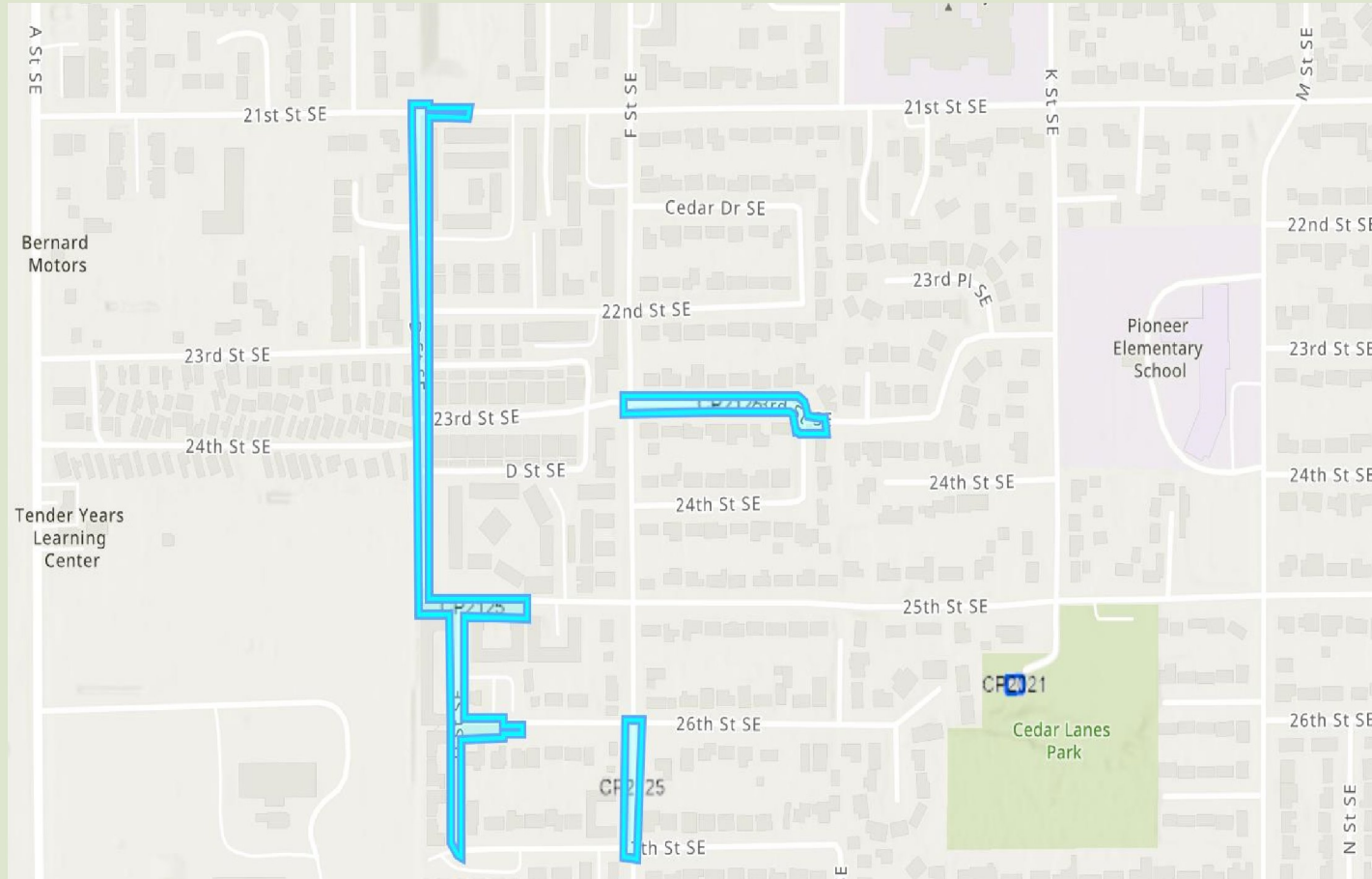
A STREET LOOP (CP2117)



- Page 3 of 15 in CPS Report
- New one-way (eastbound) roadway connection between A Street SW/S Division Street and A Street SE.

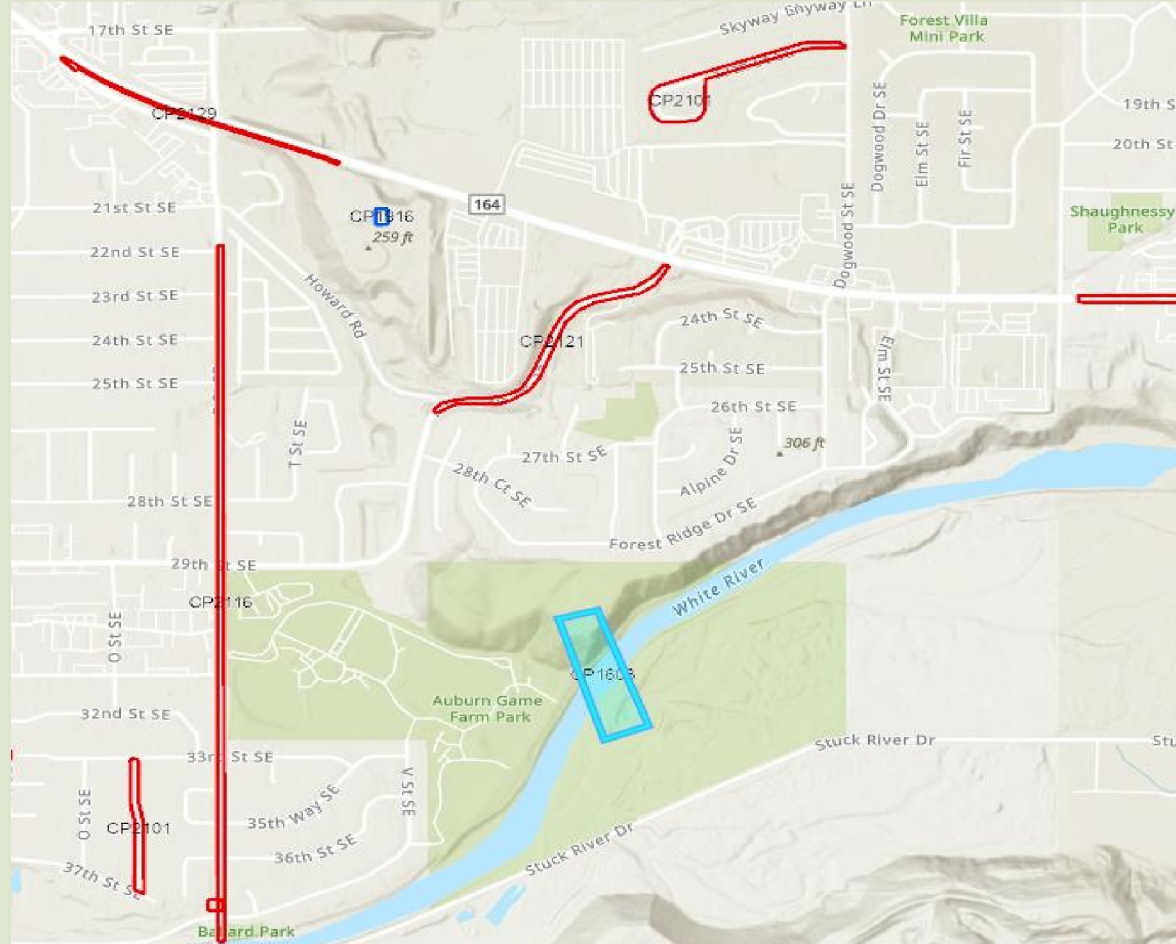


D STREET SE AND 23RD STREET SE STORM IMPROVEMENTS (CP2125)



- Page 3 of 15 in CPS Report
- Eliminates areas of localized flooding
- Makes better use of available capacity in Regional Infiltration Storm Pond at 21st St SE.
- Improves water and sewer utility infrastructure
- Restores existing roadway pavement
- Replaces the section of existing gravel roadway on D St SE, between 24th St SE and 25th St SE with asphalt pavement.

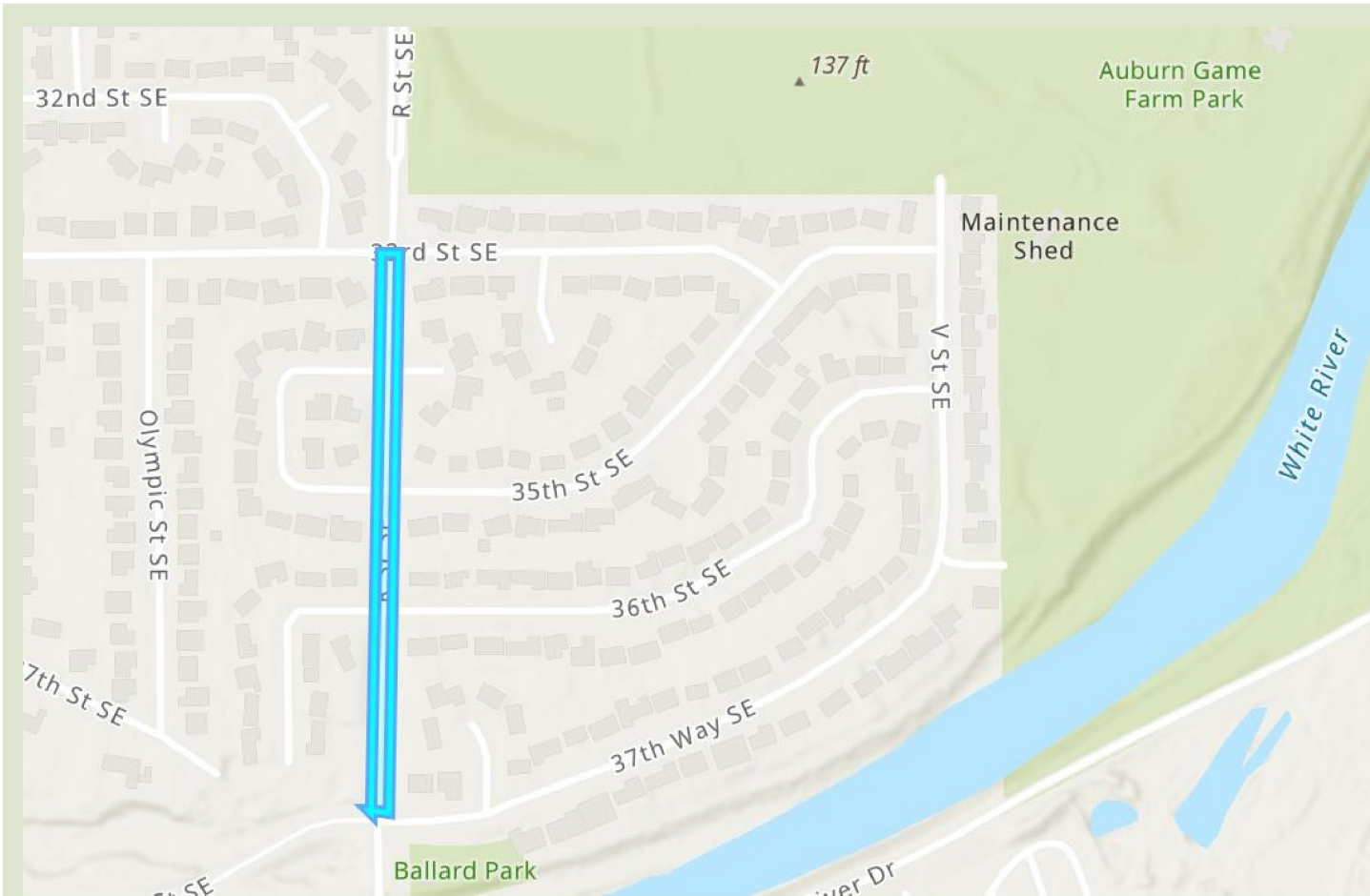
COAL CREEK SPRINGS TRANSMISSION MAIN REPLACEMENT (CP1603)



- Page 4 of 15 in CPS Report
- Replaces the existing 100-year-old water main
- New utility & pedestrian bridge over the White River
- Pedestrian connection between Game Farm Park and Game Farm Wilderness Park

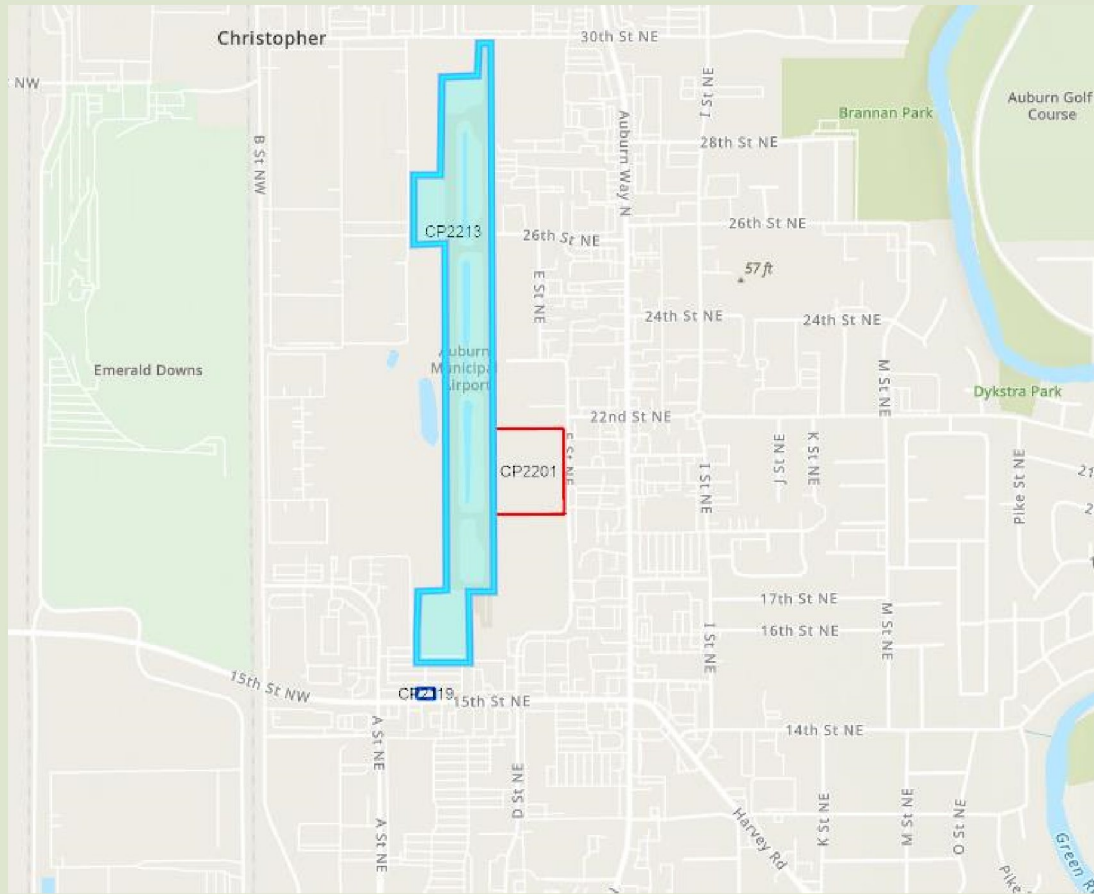


R STREET SE PRESERVATION - 33RD STREET SE TO 37TH STREET SE (CP2315)



- Page 8 of 15 in CPS Report
- Roadway improvements along R St SE from 33rd St SE to 37th St SE.
- Patch and replace top 2-inches of roadway pavement
- Re-paint roadway to include center turn lane
- New street lighting
- Non-motorized multi-use path
- Other underground utility improvements within the project area

RUNWAY AND TAXIWAY IMPROVEMENTS AND RSA GRADING (CP2213)

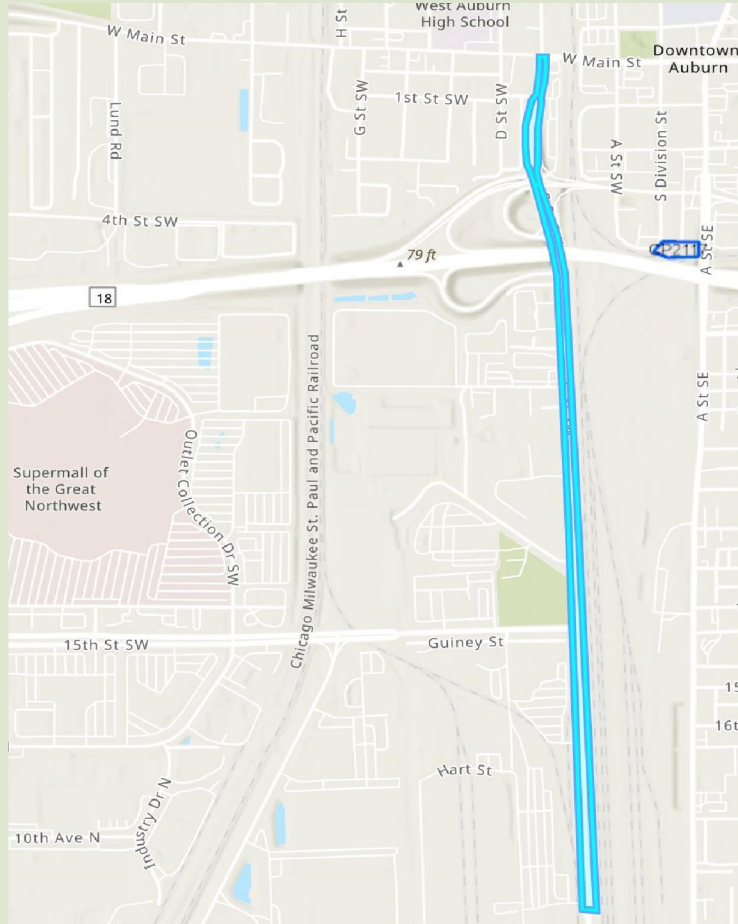


- Page 11 of 15 in CPS Report
- Upgrades the taxiway and runway lighting
- Extends the runway safety area at the south end
- Preservation of the existing runway and taxiway pavement

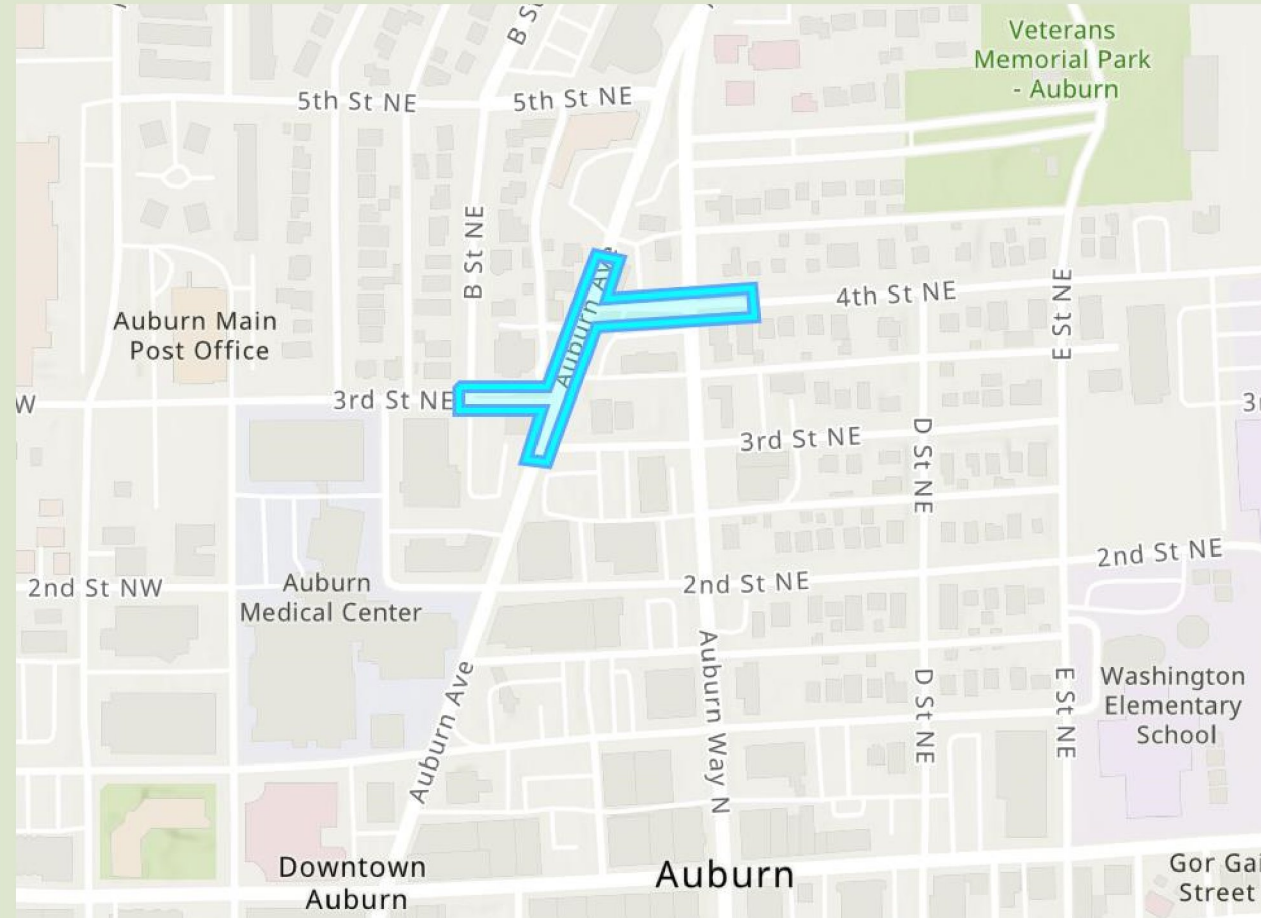


C STREET SW PRESERVATION (CP2123)

- Page 12 of 15 in CPS Report
- Patches and replaces roadway surface pavement on C Street SW between W Main Street and the GSA signal.
- Improvements to water, storm, and sewer utilities within the project area.

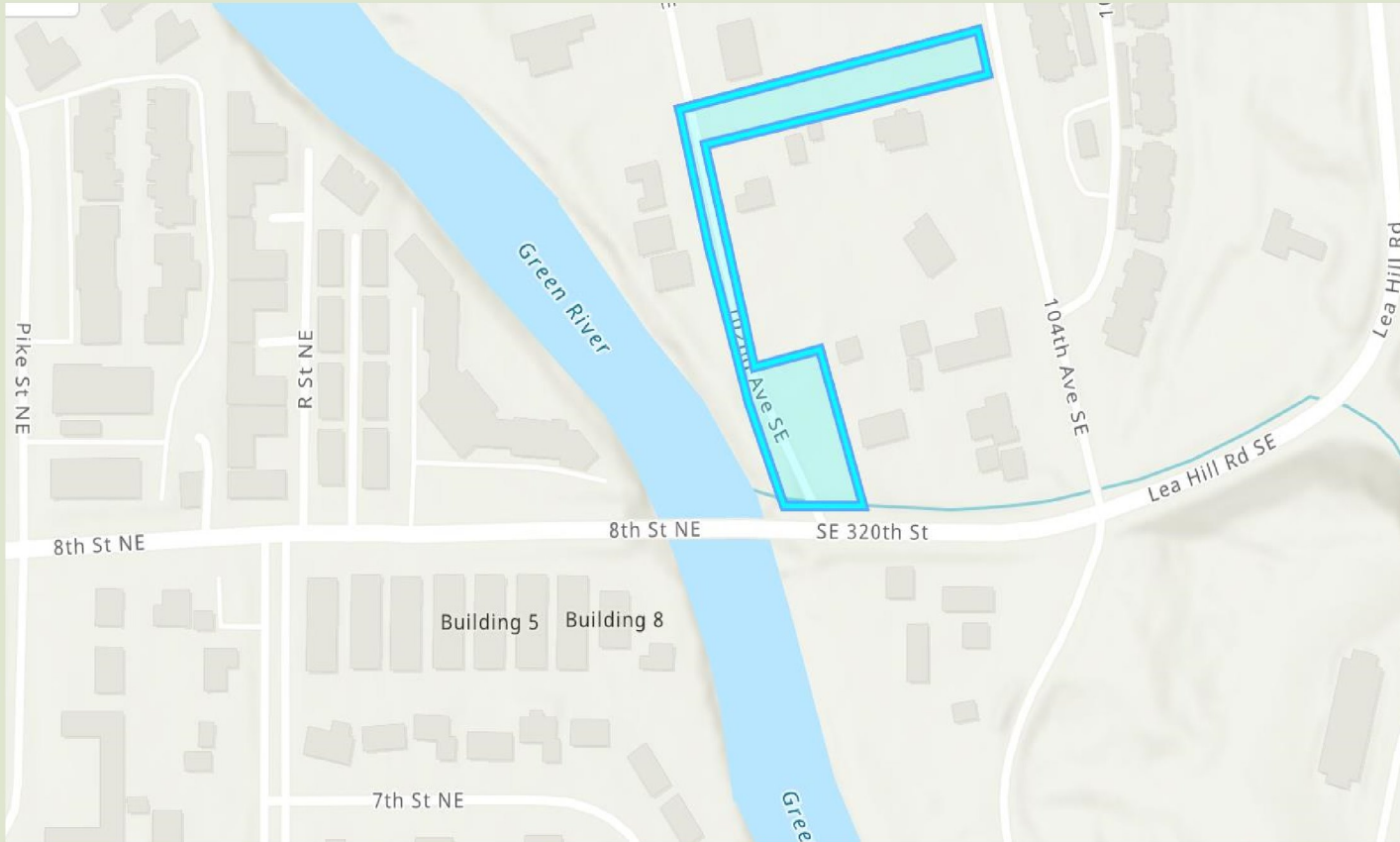


REGIONAL GROWTH CENTER ACCESS IMPROVEMENTS (CP2110)



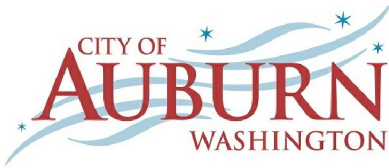
- Page 13 of 15 in CPS Report
- Improves the 3rd Street NE/4th Street NE corridor between Auburn Ave and Auburn Way N:
 - Non-motorized Access Improvements
 - Traffic Operations and Circulation
 - Stormwater within the project area
 - Traffic Signals
 - Street Lighting

GARDEN AVENUE REALIGNMENT (CP2022)



- Page 14 of 15 in CPS Report
- Creates a new east/west connection between 102nd Ave SE (Garden Ave) and 104th Ave SE.
- Eliminates the existing Garden Ave connection to 8th St NE and replaces it with a permanent cul-de-sac.
- Utility improvements include storm drainage needed to support the roadway surface; new water and sewer mains

QUESTIONS?



AGENDA BILL APPROVAL FORM

Agenda Subject:

Engineering Design Standards Update (Gaub) (15 Minutes)

Date:

January 9, 2024

Department:

Public Works

Attachments:

[Presentation](#)

Budget Impact:

Current Budget: \$0

Proposed Revision: \$0

Revised Budget: \$0

Administrative Recommendation:

For discussion only.

Background for Motion:**Background Summary:**

Per Chapter 12.04 (Public Works Construction) of the Auburn City Code (ACC), all Public Work construction contracts of the City and work within the public right of way must conform to the City's Engineering Design Standards (EDS). The EDS are developed, published, and periodically updated by the City Engineer.

Updates to the EDS are scheduled to be published in February 2024. Per ACC 12.04.010, the City Engineer will consult with City Council regarding changes to EDS that are "policy issues or [have] broad citywide implications". The proposed 2024 changes to requirements associated with the following standards will be discussed: Retaining wall requirements, upsizing water mains, water main velocities, private fire hydrants, and hydraulic analysis requirements. More specific information on each of the topics is provided below.

The current EDS do not restrict private development projects from building walls in the public right of way. Additionally, the current EDS requires that walls built by private development projects that support private property be owned and maintained by the developer. These requirements have led to challenges for developers and the City with privately owned walls being built in the right of way. The revised EDS will restrict developers from constructing walls in the right of way and walls that support the right of way unless a deviation is approved.

The current EDS requires that any new water service or upsized water service connection to an existing water main requires upsizing that water main, if it doesn't already meet the minimum pipe size established in the EDS. The City has found that in many instances this has led to segmented water system upgrades that make it more challenging and costly to address future water main replacement needs and it doesn't always address the wholistic deficiencies in the water system that are created as a result of the development. The revised EDS create a more consistent, equitable approach to water main upsizing requirements that are based on pressure, demand, and velocity constraints.

The current EDS limits flow velocities in water mains under all demand conditions. This has led to inconsistencies in pipe size allowances for the various development types. The revised EDS align more with Department of Health recommendations of allowing higher velocities during short duration events such as fighting fires.

The current EDS states that all water mains, including those installed on private property for the sole purpose of fire protection shall be publicly owned. This requires the City to maintain those water mains that only provide benefit to that private property. The revised EDS will include a new section for private fire hydrants and water mains. This new section will require that all fire hydrants and water mains that are installed on private property solely for fire protection shall be privately owned and maintained by the benefitting property.

The current EDS states that hydraulic modeling shall be conducted demonstrating the water system meets the fire flow demands placed on it from a proposed development. This has led to confusion as to the type of modeling needed and to what extent. The revised EDS clarify this requirement by establishing a more detailed hydraulic analysis process that has more clearly defined requirements.

Reviewed by Council Committees:

Councilmember: Tracy Taylor

Staff: Ingrid Gaub

Meeting Date: January 22, 2024

Item Number:

ENGINEERING SERVICES

DESIGN STANDARDS UPDATE

JACOB SWEETING, CITY ENGINEER,
RYAN VONDRAK, UTILITIES
ENGINEERING MANAGER
CITY COUNCIL STUDY SESSION
JANUARY 22, 2024

Public Works Department

Engineering Services • Airport Services • Maintenance & Operations Services

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AUBURN
VALUES

S E R V I C E
E N V I R O N M E N T
E C O N O M Y
C H A R A C T E R
S U S T A I N A B I L I T Y
W E L L N E S S
C E L E B R A T I O N

DESIGN STANDARDS OVERVIEW

- Auburn City Code Chapter 12.04
- All public works contracts and work in the City rights-of-way shall be per the Engineering Construction Standards and Engineering Design Standards
- City Engineer shall develop, implement, and publish the engineering design standards, in consultation w/City Council on policy issues or broad citywide implications
- Engineering Design Standards (EDS) include:
 - Manual of engineering design requirements related to utility and transportation infrastructure
 - Surface Water Management Manual - Department of Ecology Stormwater Management Manual for Western Washington and Auburn's Supplemental Manual
- Current EDS was published in June 2023
- Updated EDS scheduled to be published February 2024

WALLS

■ Purpose:

- Reduce deviation requests and right of way use permit processing.
- Reduce risk to City of having private walls in the right of way.
- Developer placing wall outside right of way may reduce developable land area.

■ Current Design Standards:

- Do not restrict private development projects from being constructed in the right of way and require that walls constructed by private development that support adjacent private property are owned and maintained by the developer.

■ Proposed Design Standards:

- Private development projects may not construct walls in the right of way or that support the right of way except through deviation.

WATER MAIN UPSIZING

- **Purpose:**

- Create a more equitable approach to water main upsizing, placing the focus more on pressure, demand, and velocity constraints.

- **Current Design Standards:**

- Requires that any new water service or upsized water service connection to an existing water main requires upsizing that water main, if it doesn't already meet the minimum pipe size established in the EDS.

- **Proposed Design Standards:**

- Water main upsizing is required when the existing water main does not meet the minimum new main sizing requirements in the EDS and/or it fails to meet minimum pressure requirements, fire flow requirements, or pipe velocity constraints.

WATER MAIN VELOCITIES

- **Purpose:**

- Reduce inconsistencies in water main sizing requirements, placing the focus more on pressure, demand, and velocity constraints.

- **Current Design Standards:**

- EDS limits flow velocities in water mains under all demand conditions.

- **Proposed Design Standards:**

- Flow velocities may be exceeded during short duration events such as fighting fires.

PRIVATE FIRE HYDRANTS

- **Purpose:**

- Place responsibility for maintaining fire hydrant and water mains installed only for fire protection of private property on the property owner, while maintaining integrity of the publicly owned system.

- **Current Design Standards:**

- No mention of Private Fire Hydrants. All water mains installed on private property will be publicly owned and maintained.

- **Proposed Design Standards:**

- Fire hydrants and water mains installed on private property solely for the purpose of providing fire protection shall be privately owned and maintained by the benefitting property.

HYDRAULIC ANALYSIS

- **Purpose:**

- Aide in identifying water system impacts through a more detailed analysis of the development and establishes a uniform approach to analyzing those impacts.

- **Current Design Standards:**

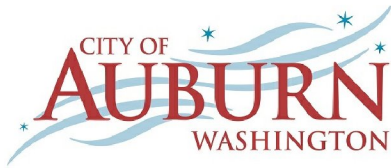
- Developers are responsible for providing hydraulic modeling that demonstrates the system meets fire flow requirements and the City may perform the modeling at a cost.

- **Proposed Design Standards:**

- Modifies hydraulic modeling to a new term, hydraulic analysis and provides guidance on what information is needed for a hydraulic analysis. Identifies that a hydraulic analysis is required for developments making new or modified connection(s) to existing main(s) that do not meet the minimum main sizing requirements in the EDS.

DESIGN STANDARDS UPDATE

Questions?



AGENDA BILL APPROVAL FORM

Agenda Subject:

Ordinance No. 6931 (Gaub) (20 Minutes)

Date:

January 17, 2024

Department:

Public Works

Attachments:

[Ordinance No. 6931 W/Attachment 1](#)

[Presentation](#)

[Project Vicinity Map](#)

Budget Impact:

Current Budget: \$0

Proposed Revision: \$0

Revised Budget: \$0

Administrative Recommendation:

For discussion only.

Background for Motion:**Background Summary:**

The City is in the process of negotiating acquisition of property rights needed for City Project CP1622 - Auburn Way South Hemlock to Poplar Widening (Project). Ordinance No. 6931 declares public use and necessity regarding the Project and authorizes condemnation action for properties for which negotiations have not yet led to agreement and closing. Property owners have been given notice of the ordinance in accordance with state law.

This project will widen Auburn Way South from Hemlock Street SE to Poplar Street SE to include two vehicle travel lanes in each direction and a center turn lane or median. The roadway widening will connect to the roundabout recently constructed by the Auburn School District with the re-construction of Chinook Elementary School. The project will also construct new 10-foot wide sidewalks, street lighting, surface water management, transit stop improvements, noise walls, an enhanced pedestrian crossing, and re-alignment of Poplar Street SE. Project construction is planned to start later this year.

Reviewed by Council Committees:

Councilmember: Tracy Taylor

Staff:

Ingrid Gaub

Meeting Date: January 22, 2024

Item Number:

ORDINANCE NO. 6931

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, PROVIDING FOR THE ACQUISITION BY EMINENT DOMAIN OF PROPERTY LOCATED NEAR OR ADJACENT TO AUBURN WAY SOUTH WITHIN THE CITY OF AUBURN, WASHINGTON FOR ROADWAY WIDENING IMPROVEMENTS FOR PROJECT NO. CP1622, AUBURN WAY SOUTH WIDENING – HEMLOCK STREET SE TO POPLAR STREET SE; DECLARING PUBLIC USE AND NECESSITY; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, efforts are being made to obtain property rights which need to be acquired in connection with the Project, including having the property appraised and negotiating reasonable amounts of compensation to be paid for the property to be acquired; and

WHEREAS, the City of Auburn is a noncharter optional municipal code city incorporated and organized under Title 35A RCW, and authorized to acquire and/or appropriate title to lands and other real property through the exercise of eminent domain within and without its corporate limits for public purposes pursuant to Chapter 8.12 RCW; and

WHEREAS, in the interest of improving Auburn Way South, the City of Auburn has identified a street improvement project, Project No. CP1622, Auburn Way South Widening – Hemlock Street SE to Poplar Street SE (the “Project”), in compliance with the goals set forth in the City's Comprehensive Plan; and

WHEREAS, the Project involves widening and other improvements to Auburn Way South to serve the public, for which the acquisition of certain real property and/or real property rights is necessary for the completion of the public uses of the Project; and

WHEREAS, for this Project, the City determined that acquisition of certain specific rights and interests from the real properties and owners, identified in this paragraph, is necessary to accomplish and construct the Project, as follows:

Tax Parcel #	Owner Name	Situs Address
212105-9077-04	Pind LLC Dr. Jasbir Khera	3240 Auburn Way S. Auburn, WA 98092
212105-9157-07	James Jeong Sung Ja Jeong	3312 Auburn Way S. Auburn, WA 98092
212105-9159-05	James Jeong Sung Ja Jeong	3366 Auburn Way S. Auburn, WA 98092
212105-9067-06	Puget Sound Energy	3614 Auburn Way S. Auburn, WA 98092
212105-9019-05	Clearwater Ridge Inc	3702 Auburn Way S. Auburn, WA 98092
212105-9068	Audrey Nguyen Thai Nguyen Thai and Audrey Nguyen, LLC	3415 Auburn Way S. Auburn, WA 98092
212105-9108	Transformation Center Church	3535 Auburn Way S. Auburn, WA 98092
212105-9113-00	Auburn Way TNC LLC Karl Neiders	3605 Auburn Way S. Auburn, WA 98092
212105-9109-06	Auburn Way TNC LLC Karl Neiders	3607 Auburn Way S. Auburn, WA 98092
212105-9035-05	Auburn Way TNC LLC Karl Neiders	3611 Auburn Way S. Auburn, WA 98092
212105-9081-08	Alfredo Garcia Alfonso Garcia	3621 Auburn Way S. Auburn, WA 98092
212105-9103-02	Mythili Ramachandran	2431 Poplar St. SE Auburn, WA 98092

and;

WHEREAS, the real properties identified above are all located within the City of Auburn, Washington and are referred to in this Ordinance as the "Parcels," and those specific rights and interests needed by the City of Auburn for the Project are referred to in this Ordinance as the "Real Property Take"; and

WHEREAS, the legal definition of the Parcels, and the legal definition and survey drawings of the Real Property Take(s) needed from each of them, are set forth in Attachment 1 attached to and incorporated into this Ordinance by reference; and

WHEREAS, the City appraised the fair market value of the Real Property Take; and

WHEREAS, the City negotiated in good faith with the owners of the Parcels for the acquisition of the Real Property Take; and

WHEREAS, the City to date has been unable to reach a negotiated resolution with said owners, and

WHEREAS, while this Ordinance authorizes condemnation, the City Council does hereby express its intent that negotiations continue in regard to the Real Property Take; and

WHEREAS, the City complied with the notice requirements set forth in RCW 8.25.290 by providing notice to the every property owner of record as indicated on the tax rolls of the county to the address provided on such tax rolls, for each property potentially subject to condemnation, at least fifteen days before the final action adopting this ordinance, and through publication once per week for two weeks, prior to the passage of a motion adopting this Ordinance and authorizing condemnation as provided herein; 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 AUBURN, 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 Auburn finds and declares that: (i) the Project for roadway widening and other improvement purposes is a public use; (ii) the acquisition of the rights and interests in the Real Property Take legally described and depicted in Attachment 1 is necessary for the construction of the Project; and (iii) the acquisition of the Real Property Take and the construction of the Project are in the best interests of the residents and taxpayers of the City of Auburn.

Section 3. Acquisition. The City Council of the City of Auburn authorizes the acquisition, condemnation and taking of the Real Property Take as legally described and depicted in Attachment 1 hereto. 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 owner(s) 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, and may adopt additional ordinances in the future authorizing acquisition by eminent domain of properties not included in Attachment 1 herein but likewise necessary for the Project, which is a public use.

Section 5. Authority of Mayor. The Mayor, by and through her designees, is authorized to continue negotiations for the acquisition of property and property rights, initiate and prosecute such causes of actions and legal proceedings in the manner provided by law to condemn, take, damage and appropriate the Real Property Take, and take such other actions and implement such administrative procedures as may in her discretion be necessary to carry out the provisions of this ordinance. In conducting said negotiations and initiating and prosecuting said condemnation proceedings, the Auburn City Attorney, by and through her designees, and/or special counsel Bob C. Sterbank and Kinnon W. Williams of Foster Garvey PC, are hereby authorized to enter into stipulations for the Real Property Take. Settlement of any actions by the Mayor shall be made only upon the recommendation of legal counsel.

Section 6. 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 7. Severability. If any section, subsection, sentence, clause, phrase or work of this ordinance should be held to be invalid or unconstitutional by a court or competent jurisdiction, such invalidity or unconstitutionality thereof shall not affect the constitutionality or validity of any other section, subsection, sentence, clause, phrase or word of this ordinance, nor its application to other persons or circumstances.

Section 8. Effective Date. This ordinance shall be in full force and effect five (5) days after publication of a summary of this ordinance in the City's official newspaper. The summary shall consist of this ordinance's title.

Section 9. Corrections by City Clerk. Upon approval of the City Attorney, the Auburn City Clerk is authorized to make necessary corrections to this Ordinance, including the correction of clerical errors in the body of this Ordinance or attachments/exhibit(s) hereto; ordinance, section, or subsection numbering; or references to other local, state, or federal laws, codes, rules, or regulations.

INTRODUCED: _____
PASSED: _____
APPROVED: _____

ATTEST:

NANCY BACKUS, MAYOR

Shawn Campbell, City Clerk

APPROVED AS TO FORM:

Harry Boesche, Acting City Attorney

PUBLISHED: _____

ATTACHMENT 1

Property Owners / Tax Parcels / ROW Way Take

Property Owner: Pind LLC
Tax Parcel: 212105-9077-04

EXHIBIT A
PARCEL LEGAL DESCRIPTION
Tax Parcel 212105-9077-04

PARCEL B, CITY OF AUBURN LOT LINE ADJUSTMENT NO. LLA-0037-90, RECORDED UNDER RECORDING NUMBER 9102210877, IN KING COUNTY, WASHINGTON.

FA No.
Parcel No. 212105-9077-04

EXHIBIT B
RIGHT OF WAY ACQUISITION AREA
LEGAL DESCRIPTION
Tax Parcel 212105-9077-04

THAT PORTION OF PARCEL B, CITY OF AUBURN LOT LINE ADJUSTMENT NO. LLA-0037-90, RECORDED UNDER RECORDING NUMBER 9102210877, IN KING COUNTY, WASHINGTON;

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL, SAID POINT ALSO BEING THE NORTH MARGIN OF AUBURN WAY SOUTH (PRIMARY STATE HIGHWAY NO. 5);

THENCE ALONG THE WEST LINE OF SAID PARCEL, NORTH 01°09'36" EAST 16.02 FEET;

THENCE DEPARTING SAID WEST LINE, SOUTH 88°57'31" EAST 10.00 FEET;

THENCE SOUTH 00°57'18" WEST 4.00 FEET TO A LINE PARALLEL WITH AND 12.00 FEET NORTH OF SAID NORTH MARGIN;

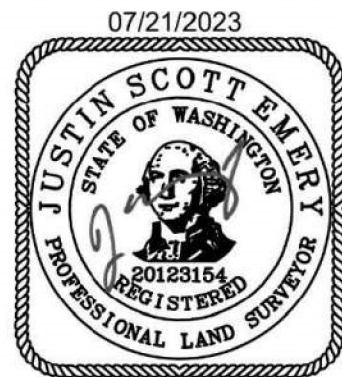
THENCE ALONG SAID PARALLEL LINE, SOUTH 89°02'42" EAST 115.38 FEET TO THE EAST LINE OF SAID PARCEL;

THENCE ALONG SAID EAST LINE, SOUTH 01°37'47" WEST 6.00 FEET TO THE NORTH MARGIN OF AUBURN WAY SOUTH (PRIMARY STATE HIGHWAY NO. 5);

THENCE ALONG SAID NORTH MARGIN, SOUTH 01°37'47" WEST 6.00 FEET;

THENCE CONTINUING ALONG SAID NORTH MARGIN, NORTH 89°02'42" WEST 125.29 FEET TO THE POINT OF BEGINNING.

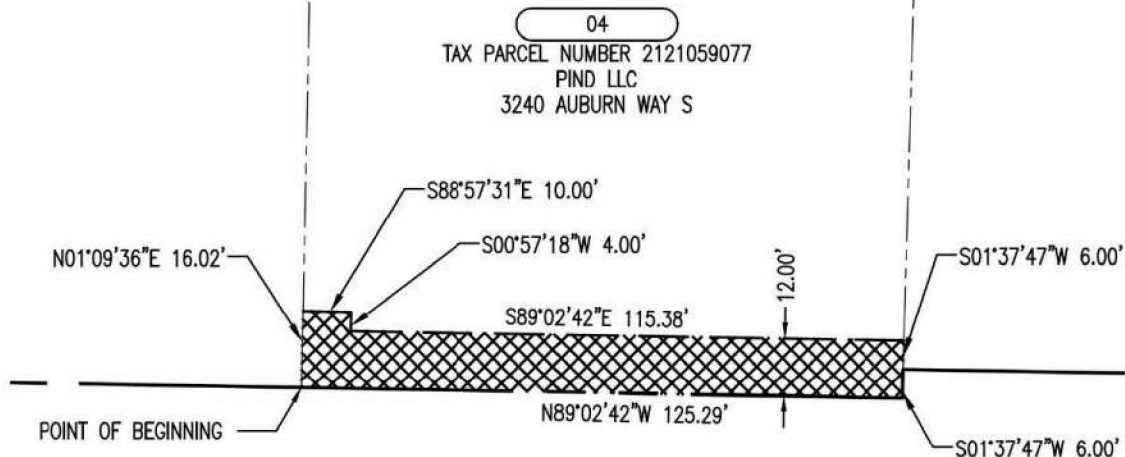
SAID RIGHT OF WAY CONTAINS 1,544 SQUARE FEET, MORE OR LESS



FA No.
Parcel No. 212105-9077-04

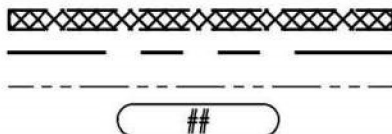
EXHIBIT C
RIGHT OF WAY ACQUISITION AREA DRAWING
Tax Parcel 212105-9077-04

**A PORTION OF THE SW 1/4 OF SW 1/4,
 SEC. 21, T. 21 N, R. 05 E, W.M.
 CITY OF AUBURN, KING COUNTY, WASHINGTON**

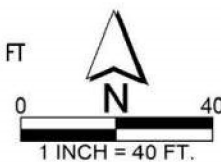


**AUBURN WAY SOUTH
 (PRIMARY STATE HIGHWAY NO. 5)**

LEGEND



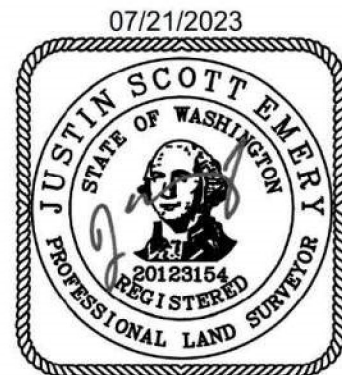
RIGHT OF WAY ACQUISITION AREA=1,544 SQ FT
 RIGHT OF WAY
 PARCEL LINE
 PARCEL NUMBER



Parametrix

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 WWW.PARAMETRIX.COM
 PROJECT NUMBER 214-1931-044



FA No.
 Parcel No. 212105-9077-04

EXHIBIT D
TEMPORARY CONSTRUCTION EASEMENT AREA
LEGAL DESCRIPTION
Tax Parcel 212105-9077-04

THAT PORTION OF PARCEL B, CITY OF AUBURN LOT LINE ADJUSTMENT NO. LLA-0037-90, RECORDED UNDER RECORDING NUMBER 9102210877, IN KING COUNTY, WASHINGTON;

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL, SAID POINT ALSO BEING THE NORTH MARGIN OF AUBURN WAY SOUTH (PRIMARY STATE HIGHWAY NO. 5);

THENCE ALONG THE WEST LINE OF SAID PARCEL, NORTH 01°09'36" EAST 16.02 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID WEST LINE, SOUTH 88°57'31" EAST 10.00 FEET;

THENCE SOUTH 00°57'18" WEST 4.00 FEET TO A LINE PARALLEL WITH AND 12.00 FEET NORTH OF SAID NORTH MARGIN;

THENCE ALONG SAID PARALLEL LINE, SOUTH 89°02'42" EAST 115.38 FEET TO THE EAST LINE OF SAID PARCEL;

THENCE ALONG SAID EAST LINE, NORTH 01°37'47" EAST 5.00 FEET TO A LINE PARALLEL WITH AND 17.00 FEET NORTH OF SAID NORTH MARGIN;

THENCE ALONG SAID PARALLEL LINE, NORTH 89°02'42" WEST 125.43 FEET TO THE WEST LINE OF SAID PARCEL;

THENCE ALONG SAID WEST LINE, SOUTH 01°09'36" WEST 0.98 FEET TO THE POINT OF BEGINNING.

SAID TEMPORARY CONSTRUCTION EASEMENT CONTAINS 587 SQUARE FEET, MORE OR LESS

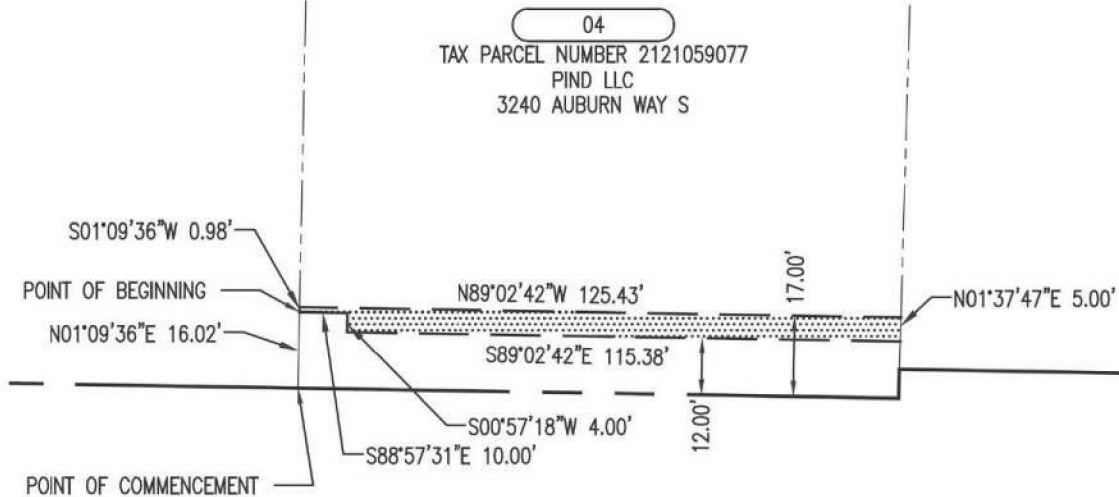
07/21/2023



FA No.
Parcel No.: 212105-9077-04

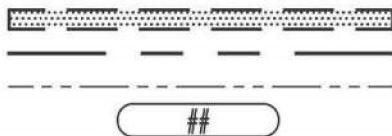
EXHIBIT E
TEMPORARY CONSTRUCTION EASEMENT DRAWING
Tax Parcel 212105-9077-04

**A PORTION OF THE SW 1/4 OF SW 1/4,
SEC. 21, T. 21 N, R. 05 E, W.M.
CITY OF AUBURN, KING COUNTY, WASHINGTON**

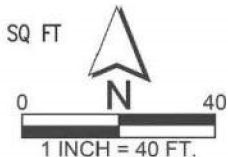


**AUBURN WAY SOUTH
(PRIMARY STATE HIGHWAY NO. 5)**

LEGEND



TEMPORARY CONSTRUCTION EASEMENT AREA=587 SQ FT
RIGHT OF WAY
PARCEL LINE
PARCEL NUMBER



07/21/2023

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PROJECT NUMBER 214-1931-044



FA No.
Parcel No.: 212105-9077-04

Property Owners: James and Sung Ja Jeong
Tax Parcels: 212105-9157-07 and 212105-9159-05

EXHIBIT A
PARCEL LEGAL DESCRIPTION
Tax Parcel 212105-9157-07

LOT A OF LOT LINE ADJUSTMENT NO. LLA-0007-99, RECORDED UNDER KING COUNTY RECORDING
NUMBER 9903252129, IN KING COUNTY, WASHINGTON.

FA No.
Parcel No. 212105-9157-07

EXHIBIT A
PARCEL LEGAL DESCRIPTION
Tax Parcel 212105-9159-05

LOT B OF LOT LINE ADJUSTMENT NO. LLA-0007-99, RECORDED UNDER KING COUNTY RECORDING NUMBER 9903252129, IN KING COUNTY, WASHINGTON.

FA No.
Parcel No. 212105-9159-05

EXHIBIT B
RIGHT OF WAY ACQUISITION AREA
LEGAL DESCRIPTION
Tax Parcel 212105-9157-07

THAT PORTION OF LOT A OF LOT LINE ADJUSTMENT NO. LLA-0007-99, RECORDED UNDER KING COUNTY RECORDING NUMBER 9903252129, IN KING COUNTY, WASHINGTON.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT, SAID POINT ALSO BEING THE NORTH MARGIN OF AUBURN WAY SOUTH (PRIMARY STATE HIGHWAY NUMBER 5);

THENCE ALONG THE WEST LINE OF SAID LOT, NORTH 01°37'47" EAST 6.00 FEET TO A LINE PARALLEL WITH AND 6.00 FEET NORTH OF SAID NORTH MARGIN;

THENCE ALONG SAID PARALLEL LINE, SOUTH 89°02'42" EAST 92.49 FEET;

THENCE NORTH 00°57'19" EAST 4.00 FEET TO A LINE PARALLEL WITH AND 10.00 FEET NORTH OF SAID NORTH MARGIN;

THENCE ALONG SAID PARALLEL LINE, SOUTH 89°02'42" EAST 10.00 FEET;

THENCE SOUTH 00°57'19" WEST 4.00 FEET TO A LINE PARALLEL WITH AND 6.00 FEET NORTH OF SAID NORTH MARGIN;

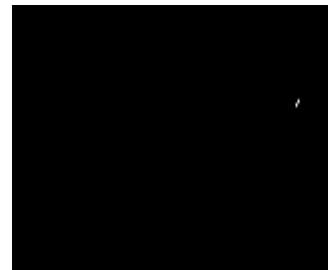
THENCE ALONG SAID PARALLEL LINE, SOUTH 89°02'42" EAST 141.43 FEET TO THE EAST LINE OF SAID LOT;

THENCE ALONG SAID EAST LINE SOUTH 01°27'02" WEST 6.00 FEET TO THE NORTH MARGIN OF AUBURN WAY SOUTH (PRIMARY STATE HIGHWAY NUMBER 5);

THENCE ALONG SAID NORTH MARGIN NORTH 89°02'42" WEST 243.93 FEET TO THE POINT OF BEGINNING.

SAID RIGHT OF WAY CONTAINS 1,504 SQUARE FEET, MORE OR LESS

07/21/2023



FA No.
Parcel No. 212105-9157-07

EXHIBIT B
RIGHT OF WAY ACQUISITION AREA
LEGAL DESCRIPTION
Tax Parcel 212105-9159-05

THAT PORTION OF LOT B OF LOT LINE ADJUSTMENT NO. LLA-0007-99, RECORDED UNDER KING COUNTY RECORDING NUMBER 9903252129, IN KING COUNTY, WASHINGTON.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT, SAID POINT ALSO BEING THE NORTH MARGIN OF AUBURN WAY SOUTH (PRIMARY STATE HIGHWAY NUMBER 5);

THENCE ALONG THE WEST LINE OF SAID LOT, NORTH 01°27'02" EAST 6.00 FEET TO A LINE PARALLEL WITH AND 6.00 FEET NORTH OF SAID NORTH MARGIN;

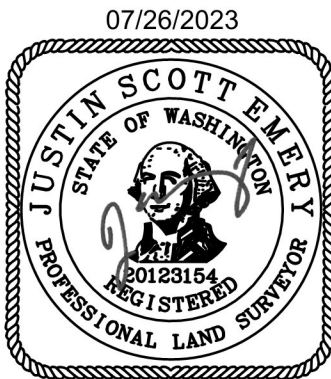
THENCE ALONG SAID PARALLEL LINE, SOUTH 89°02'42" EAST 33.12 FEET;

THENCE SOUTH 89°39'22" EAST 46.89 FEET TO THE EAST LINE OF SAID LOT;

THENCE ALONG SAID EAST LINE, SOUTH 01°27'02" WEST 6.50 FEET TO THE NORTH MARGIN OF AUBURN WAY SOUTH (PRIMARY STATE HIGHWAY NUMBER 5);

THENCE ALONG SAID NORTH MARGIN, NORTH 89°02'42" WEST 80.00 FEET TO THE POINT OF BEGINNING.

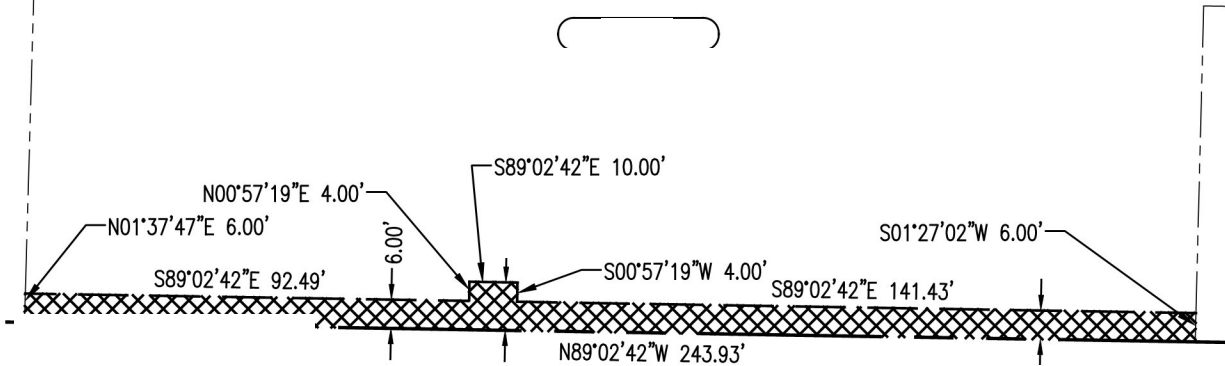
SAID RIGHT OF WAY CONTAINS 492 SQUARE FEET, MORE OR LESS



FA No.
Parcel No. 212105-9159-05

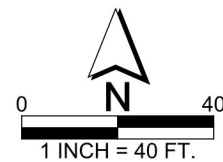
EXHIBIT C
RIGHT OF WAY ACQUISITION AREA DRAWING
Tax Parcel 212105-9157-07

A PORTION OF THE SW 1/4 OF SW 1/4,
SEC. 21, T. 21 N, R. 05 E, W.M.
CITY OF AUBURN, KING COUNTY, WASHINGTON



AUBURN WAY SOUTH
(PRIMARY STATE HIGHWAY NO. 5)

LEGEND

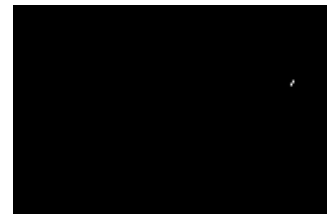


07/21/2023

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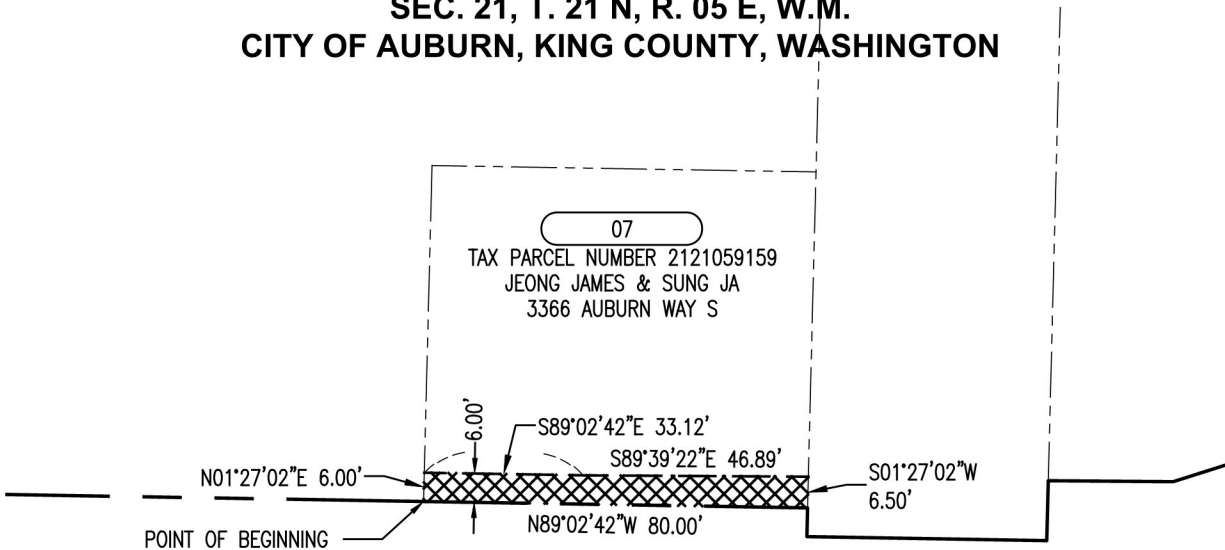
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P 253.604.6600
WWW.PARAMETRIX.COM



FA No.
Parcel No. 212105-9157-07

EXHIBIT C
RIGHT OF WAY ACQUISITION AREA DRAWING
Tax Parcel 212105-9159-05

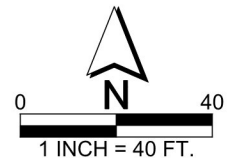
**A PORTION OF THE SW 1/4 OF SW 1/4,
 SEC. 21, T. 21 N, R. 05 E, W.M.
 CITY OF AUBURN, KING COUNTY, WASHINGTON**



**AUBURN WAY SOUTH
 (PRIMARY STATE HIGHWAY NO. 5)**

LEGEND

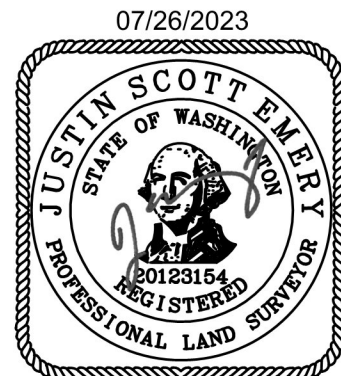
	RIGHT OF WAY ACQUISITION AREA=492 SQ FT
	RIGHT OF WAY
	PARCEL LINE
	PARCEL NUMBER



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 PROJECT NUMBER 214-1931-044



FA No.
 Parcel No. 212105-9159-05

EXHIBIT D
TEMPORARY CONSTRUCTION EASEMENT AREA
LEGAL DESCRIPTION
Tax Parcel 212105-9157-07

THAT PORTION OF LOT A OF LOT LINE ADJUSTMENT NO. LLA-0007-99, RECORDED UNDER KING COUNTY RECORDING NUMBER 9903252129, IN KING COUNTY, WASHINGTON.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT, SAID POINT ALSO BEING THE NORTH MARGIN OF AUBURN WAY SOUTH (PRIMARY STATE HIGHWAY NUMBER 5);

THENCE ALONG THE WEST LINE OF SAID LOT, NORTH 01°37'47" EAST 6.00 FEET TO THE POINT OF BEGINNING AND A LINE PARALLEL WITH AND 6.00 FEET NORTH OF SAID NORTH MARGIN;

THENCE ALONG SAID PARALLEL LINE, SOUTH 89°02'42" EAST 92.49 FEET;

THENCE NORTH 00°57'19" EAST 4.00 FEET TO A LINE PARALLEL WITH AND 10.00 FEET NORTH OF SAID NORTH MARGIN;

THENCE ALONG SAID PARALLEL LINE, SOUTH 89°02'42" EAST 10.00 FEET;

THENCE SOUTH 00°57'19" WEST 4.00 FEET TO A LINE PARALLEL WITH AND 6.00 FEET NORTH OF SAID NORTH MARGIN;

THENCE ALONG SAID PARALLEL LINE, SOUTH 89°02'42" EAST 141.43 FEET TO THE EAST LINE OF SAID LOT;

THENCE ALONG SAID EAST LINE NORTH 01°27'02" EAST 6.00 FEET TO A LINE PARALLEL WITH AND 12.00 FEET NORTH OF SAID NORTH MARGIN;

THENCE ALONG SAID PARALLEL LINE, NORTH 89°02'42" WEST 243.90 FEET TO THE WEST LINE OF SAID LOT;

THENCE ALONG SAID WEST LINE, SOUTH 01°37'47" WEST 6.00 FEET TO THE POINT OF BEGINNING.

SAID TEMPORARY CONSTRUCTION EASEMENT
CONTAINS 1,423 SQUARE FEET, MORE OR LESS

07/21/2023



FA No.
Parcel No: 212105-9157-07

EXHIBIT D
TEMPORARY CONSTRUCTION EASEMENT AREA
LEGAL DESCRIPTION
Tax Parcel 212105-9159-05

THAT PORTION OF LOT B OF LOT LINE ADJUSTMENT NO. LLA-0007-99, RECORDED UNDER KING COUNTY RECORDING NUMBER 9903252129, IN KING COUNTY, WASHINGTON.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT, SAID POINT ALSO BEING THE NORTH MARGIN OF AUBURN WAY SOUTH (PRIMARY STATE HIGHWAY NUMBER 5);

THENCE ALONG THE WEST LINE OF SAID LOT, NORTH 01°27'02" EAST 6.00 FEET TO THE POINT OF BEGINNING AND A LINE PARALLEL WITH AND 6.00 FEET NORTH OF SAID NORTH MARGIN;

THENCE ALONG SAID PARALLEL LINE, SOUTH 89°02'42" EAST 33.12 FEET;

THENCE SOUTH 89°39'22" EAST 46.89 FEET TO THE EAST LINE OF SAID LOT;

THENCE ALONG SAID EAST LINE, NORTH 01°27'02" EAST 5.50 FEET TO A LINE PARALLEL WITH AND 12.00 FEET NORTH OF SAID NORTH MARGIN;

THENCE ALONG SAID PARALLEL LINE, NORTH 89°02'42" WEST 80.00 FEET TO THE WEST LINE OF SAID LOT;

THENCE ALONG SAID WEST LINE SOUTH 01°27'02" WEST 6.00 FEET TO THE POINT OF BEGINNING.

SAID TEMPORARY CONSTRUCTION EASEMENT CONTAINS 468 SQUARE FEET, MORE OR LESS

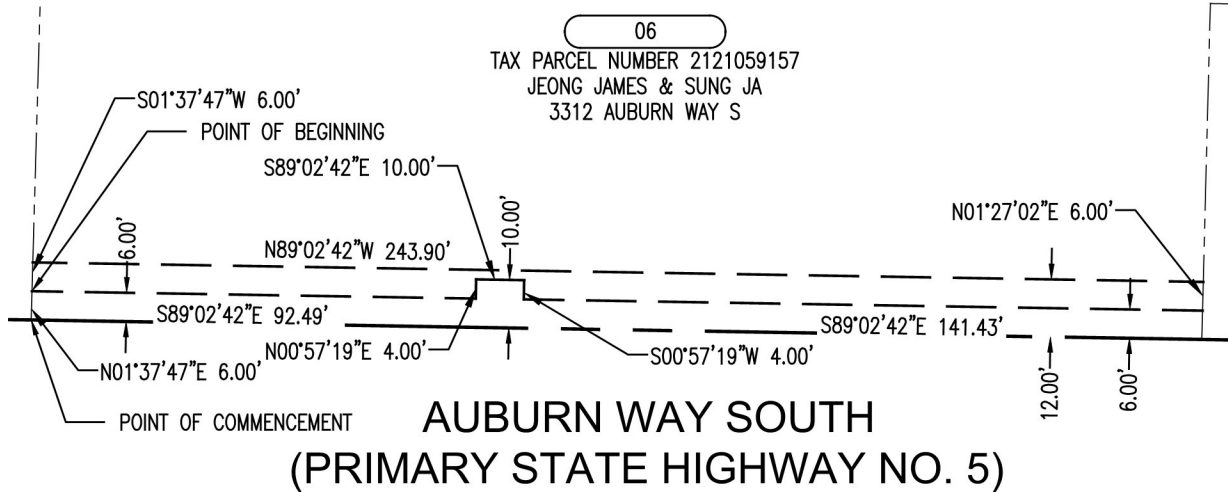


07/26/2023

FA No.
Parcel No: 212105-9159-05

EXHIBIT E
TEMPORARY CONSTRUCTION EASEMENT DRAWING
Tax Parcel 212105-9157-07

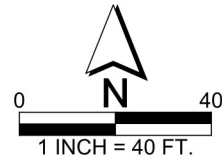
**A PORTION OF THE SW 1/4 OF SW 1/4,
SEC. 21, T. 21 N, R. 05 E, W.M.
CITY OF AUBURN, KING COUNTY, WASHINGTON**



LEGEND



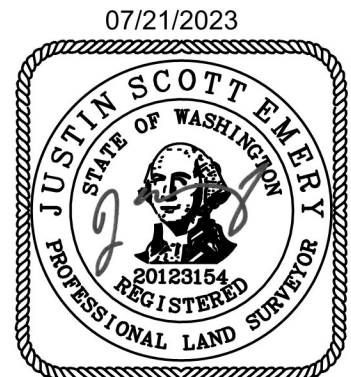
TEMPORARY CONSTRUCTION EASEMENT AREA=1,423 SQ FT
RIGHT OF WAY
PARCEL LINE
PARCEL NUMBER



Parametrix

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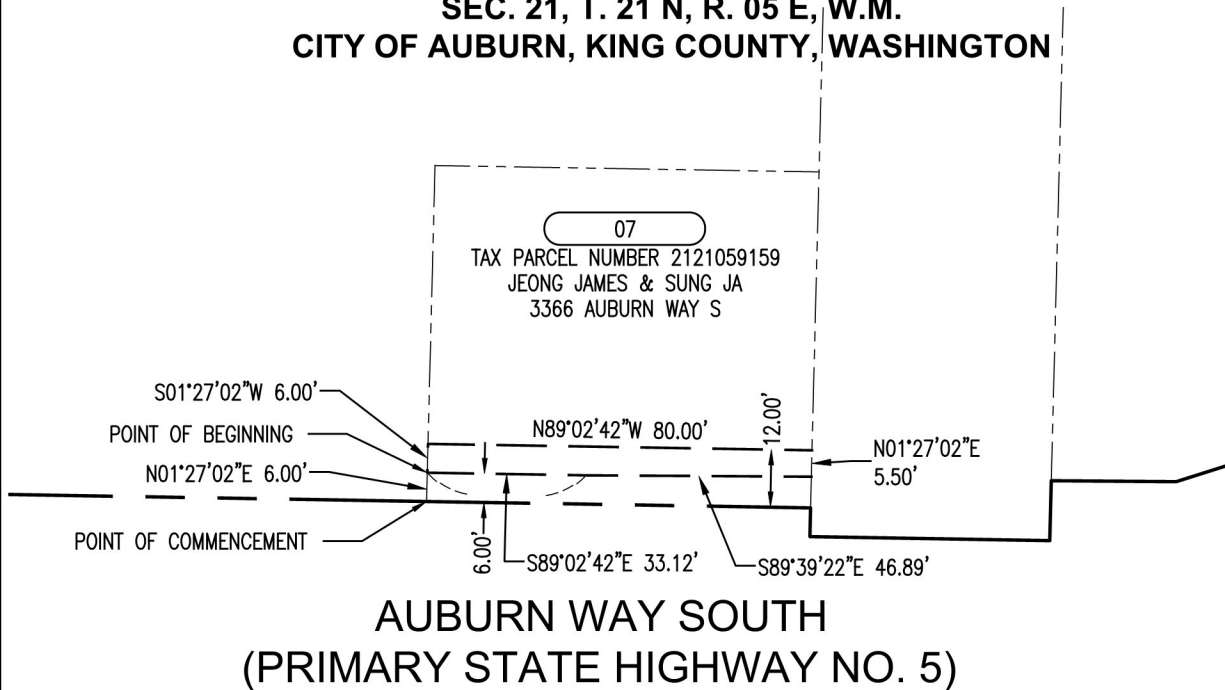
1019 39TH AVENUE SE, SUITE 100 | PUYALLUP, WA 98374
P 253.604.6600
WWW.PARAMETRIX.COM
PROJECT NUMBER 214-1931-044



FA No.
Parcel No: 212105-9157-07

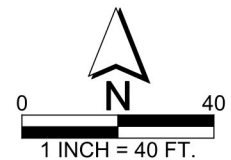
EXHIBIT E
TEMPORARY CONSTRUCTION EASEMENT DRAWING
Tax Parcel 212105-9159-05

**A PORTION OF THE SW 1/4 OF SW 1/4,
 SEC. 21, T. 21 N, R. 05 E, W.M.
 CITY OF AUBURN, KING COUNTY, WASHINGTON**



LEGEND

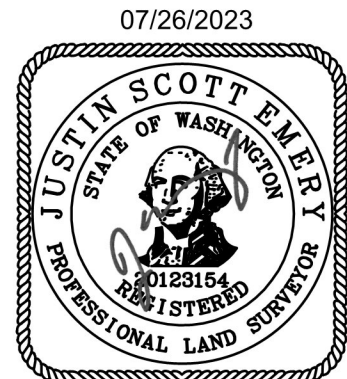
	TEMPORARY CONSTRUCTION EASEMENT AREA=468 SQ FT
	RIGHT OF WAY
	PARCEL LINE
	PARCEL NUMBER



Parametrix

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 P 253.604.6600
 WWW.PARAMETRIX.COM
 PROJECT NUMBER 214-1931-044



FA No.
 Parcel No: 212105-9159-05

Property Owner: Puget Sound Energy

Tax Parcel: 212105-9067-06

EXHIBIT A
PARCEL LEGAL DESCRIPTION
Tax Parcel 212105-9067-06

LOT 4, CITY OF AUBURN SHORT PLAT NO. SPL0003-96, RECORDED UNDER RECORDING NO. 9703060507,
RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THE SOUTH 6.0 FEET THEREOF FOR ENUMCLAW-AUBURN ROAD (A.K.A. AUBURN WAY S.),
PRIMARY STATE HIGHWAY NO. 5.

FA No.
Parcel No. 212105-9067-06

EXHIBIT B
RIGHT OF WAY ACQUISITION AREA
LEGAL DESCRIPTION
Tax Parcel 212105-9067-06

THAT PORTION OF LOT 4, CITY OF AUBURN SHORT PLAT NO. SPL0003-96, RECORDED UNDER RECORDING NO. 9703060507, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THE SOUTH 6.0 FEET THEREOF FOR ENUMCLAW-AUBURN ROAD (A.K.A. AUBURN WAY S.), PRIMARY STATE HIGHWAY NO. 5.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4, SAID POINT BEING ON THE NORTH MARGIN OF AUBURN WAY SOUTH (PRIMARY STATE HIGHWAY NO. 5);

THENCE ALONG WEST LINE OF SAID LOT 4, NORTH 01°12'34" EAST, 15.50 FEET;

THENCE DEPARTING SAID WEST LINE, ALONG A LINE PARALLEL WITH AND 15.50 FEET NORTHERLY FROM SAID NORTH MARGIN SOUTH 89°02'42" EAST, 21.83 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 621.00 FEET;

THENCE CONTINUING EASTERLY ALONG THE ARC OF SAID TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10°12'52", AN ARC DISTANCE OF 110.71 FEET TO THE EAST LINE OF SAID LOT 4;

THENCE ALONG SAID EAST LINE SOUTH 01°12'34" WEST 14.53 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4, SAID POINT BEING ON SAID NORTH MARGIN AND ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 609.14 FEET, THE RADIAL LINE OF WHICH BEARS NORTH 10°44'22" EAST;

THENCE WESTERLY ALONG SAID NORTH MARGIN, ALONG THE ARC OF SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 09°47'04", AN ARC DISTANCE OF 104.02 FEET;

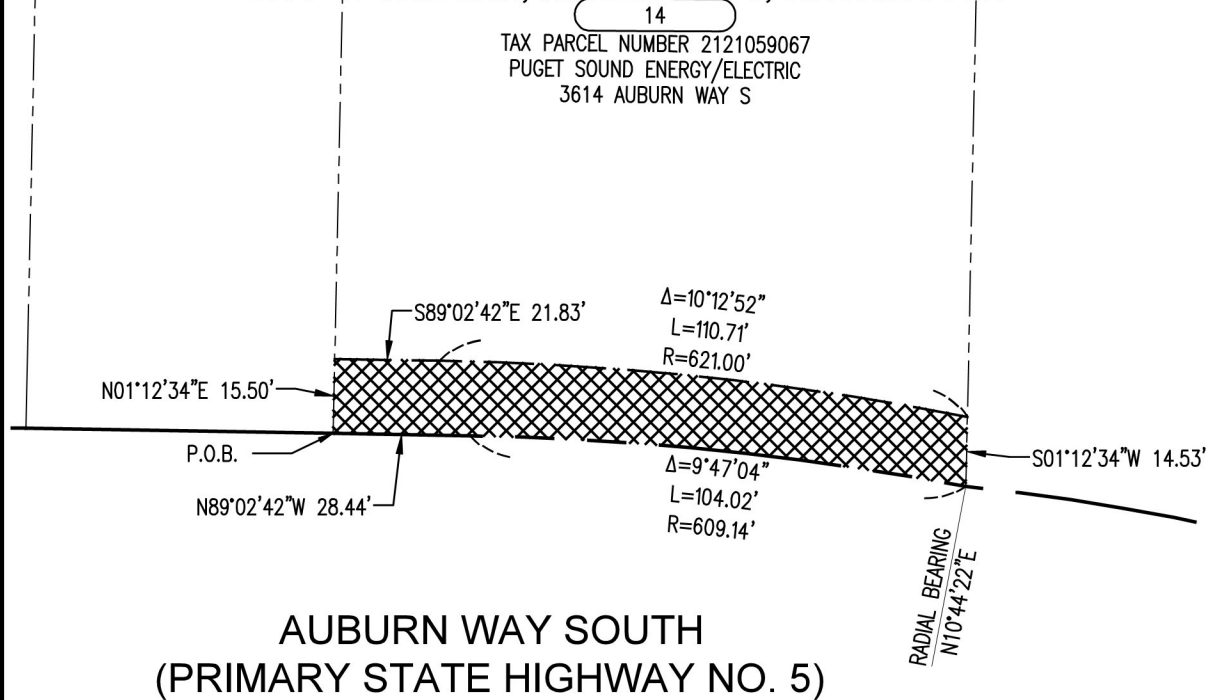
THENCE CONTINUING ALONG SAID NORTH MARGIN NORTH 89°02'42" WEST, 28.44 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

RIGHT OF WAY ACQUISITION AREA CONTAINS
1,991 SQUARE FEET, MORE OR LESS

FA No.
Parcel No. 212105-9067-06

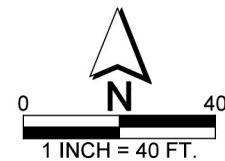
EXHIBIT C
RIGHT OF WAY ACQUISITION AREA DRAWING
Tax Parcel 212105-9067-06

**A PORTION OF THE SE 1/4 OF SW 1/4,
 SEC. 21, T. 21 N, R. 05 E, W.M.
 CITY OF AUBURN, KING COUNTY, WASHINGTON**



LEGEND

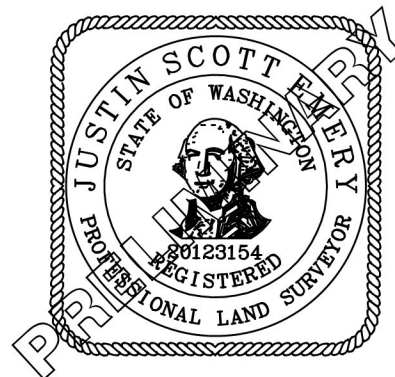
	RIGHT OF WAY ACQUISITION AREA=1,991 SQ FT
	RIGHT OF WAY
	PARCEL LINE
	POINT OF BEGINNING
	PARCEL NUMBER



Parametrix

ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

1019 39TH AVENUE SE, SUITE 100 | PUYALLUP, WA 98374
 P 253.604.6600
 WWW.PARAMETRIX.COM
 PROJECT NUMBER 214-1931-044



FA No.
 Parcel No. 212105-9067-06

EXHIBIT D
TEMPORARY CONSTRUCTION EASEMENT LEGAL DESCRIPTION AREA
Tax Parcel 212105-9067-06

THAT PORTION OF LOT 4, CITY OF AUBURN SHORT PLAT NO. SPL0003-96, RECORDED UNDER RECORDING NO. 9703060507, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THE SOUTH 6.0 FEET THEREOF FOR ENUMCLAW-AUBURN ROAD (A.K.A. AUBURN WAY S.), PRIMARY STATE HIGHWAY NO. 5.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL, SAID POINT BEING ON THE NORTH MARGIN OF AUBURN WAY SOUTH (PRIMARY STATE HIGHWAY NO. 5);

THENCE DEPARTING SAID NORTH MARGIN ALONG THE WEST LINE OF SAID PARCEL NORTH 01°12'34" EAST, 15.50 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID WEST LINE, ON A LINE PARALLEL WITH AND 15.50 FEET NORTHERLY FROM SAID NORTH MARGIN SOUTH 89°02'42" EAST, 21.83 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 621.00 FEET;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°12'52", AN ARC DISTANCE OF 110.71 FEET TO THE EAST LINE OF SAID PARCEL;

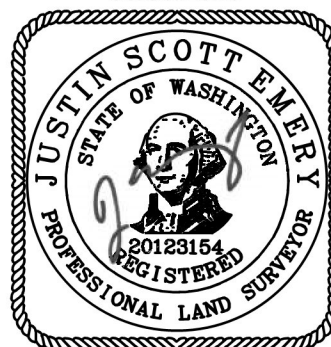
THENCE ALONG SAID EAST LINE NORTH 01°12'34" EAST 13.19 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 634.02, THE RADIAL LINE OF WHICH BEARS NORTH 10°57'48" EAST;

THEN DEPARTING SAID EAST LINE, WESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 10°00'28", AN ARC DISTANCE OF 110.74 FEET;

THENCE NORTH 89°02'42" WEST, 21.78 FEET TO THE WEST LINE OF SAID PARCEL;

THENCE ALONG SAID WEST LINE SOUTH 01°12'34" WEST 13.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

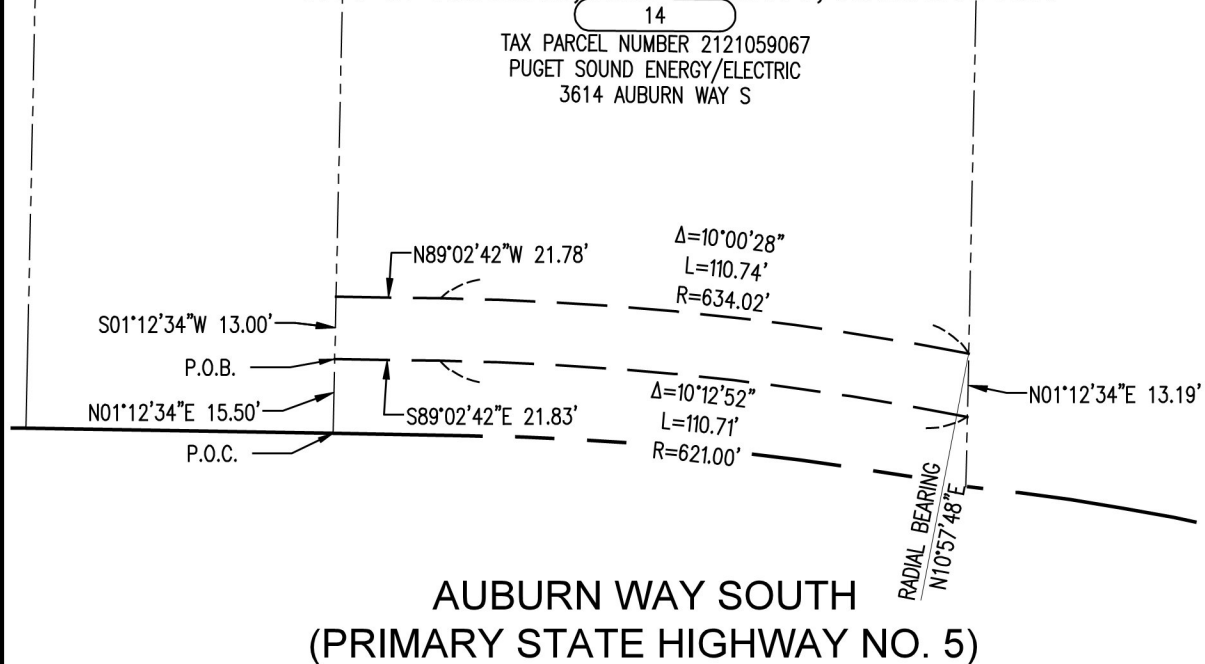
TEMPORARY CONSTRUCTION EASEMENT AREA
CONTAINS 1,723 SQUARE FEET, MORE OR LESS



FA No.
Parcel No: 212105-9067-06

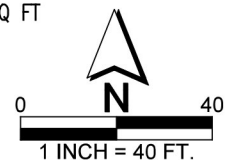
EXHIBIT E
TEMPORARY CONSTRUCTION EASEMENT DRAWING
Tax Parcel 212105-9067-06

**A PORTION OF THE SE 1/4 OF SW 1/4,
 SEC. 21, T. 21 N, R. 05 E, W.M.
 CITY OF AUBURN, KING COUNTY, WASHINGTON**



LEGEND

	TEMPORARY CONSTRUCTION EASEMENT AREA=1,723 SQ FT
	RIGHT OF WAY
	PARCEL LINE
	P.O.C. POINT OF COMMENCEMENT
	P.O.B. POINT OF BEGINNING
	PARCEL NUMBER



08/08/2023

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P 253.604.6600

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PROJECT NUMBER 214-1931-044



FA No.
 Parcel No: 212105-9067-06

Property Owner: Clearwater Ridge, Inc.

Tax Parcel: 212105-9019-05

EXHIBIT A
PARCEL LEGAL DESCRIPTION
Tax Parcel 212105-9019-05

PARCEL A:

THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING NORTH OF THE AUBURN-ENUMCLAW HIGHWAY;
EXCEPT THE WEST 132 FEET THEREOF;
AND EXCEPT THAT PORTION CONVEYED TO CITY OF AUBURN BY DEED RECORDED UNDER RECORDING NUMBER 9010051336 FOR STREET PURPOSES.

PARCEL B:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 5 EAST, W.H., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21,
TOWNSHIP 22 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;
THENCE NORTH 1°12'8" EAST ALONG THE WEST LINE OF SAID SUBDIVISION 450 FEET;
THENCE SOUTH 51°46'00" EAST 751.58 FEET TO THE SOUTH LINE OF SAID SUBDIVISION;
THENCE NORTH 88°32'44" WEST ALONG THE SOUTH LINE 600 FEET TO THE POINT OF BEGINNING;. (ALSO KNOWN AS LOT 1, AUBURN SHORT PLAT NUMBER SP-6-76, RECORDED UNDER RECORDING NUMBER 7606080776, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON).

EXHIBIT B
RIGHT OF WAY ACQUISITION AREA
LEGAL DESCRIPTION

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY:

PARCEL A:

THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING NORTH OF THE AUBURN-ENUMCLAW HIGHWAY;

EXCEPT THE WEST 132 FEET THEREOF;

AND EXCEPT THAT PORTION CONVEYED TO CITY OF AUBURN BY DEED RECORDED UNDER RECORDING NUMBER 9010051336 FOR STREET PURPOSES.

PARCEL B:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 5 EAST, W.H., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21,

TOWNSHIP 22 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

THENCE NORTH 1°12'8" EAST ALONG THE WEST LINE OF SAID SUBDIVISION 450 FEET;

THENCE SOUTH 51°46'00" EAST 751.58 FEET TO THE SOUTH LINE OF SAID SUBDIVISION;

THENCE NORTH 88°32'44" WEST ALONG THE SOUTH LINE 600 FEET TO THE POINT OF BEGINNING;.

(ALSO KNOWN AS LOT 1, AUBURN SHORT PLAT NUMBER SP-6-76, RECORDED UNDER RECORDING NUMBER 7606080776, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON).

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL, SAID POINT BEING ON THE NORTHERLY MARGIN OF AUBURN WAY SOUTH (PRIMARY STATE HIGHWAY NO. 5);

THENCE ALONG THE WEST LINE OF THE ABOVE-DESCRIBED PROPERTY, NORTH 01°12'34" EAST 14.53 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 620.99 FEET, THE RADIAL LINE OF WHICH BEARS NORTH 11°10'10" EAST;

THENCE DEPARTING SAID WEST LINE, EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°58'49" FOR AN ARC LENGTH OF 86.49 FEET;

THENCE SOUTH 19°08'58" WEST 13.32 FEET TO SAID NORTHERLY MARGIN AND TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 609.14 FEET, THE RADIAL LINE OF WHICH BEARS NORTH 18°27'30" EAST;

THENCE WESTERLY ALONG SAID NORTHERLY MARGIN, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°43'07" FOR AN ARCE LENGTH OF 82.06 FEET TO THE POINT OF BEGINNING 1;

ALSO;

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL, SAID POINT BEING ON THE NORTHERLY MARGIN OF AUBURN WAY SOUTH (PRIMARY STATE HIGHWAY NO. 5);

THENCE EASTERLY ALONG SAID NORTHERLY MARGIN, ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 609.14 FEET, THE RADIAL LINE OF WHICH BEARS NORTH 10°44'22" EAST, THROUGH A CENTRAL ANGLE OF 12°42'31" FOR AN ARC LENGTH OF 135.11 FEET TO THE POINT OF BEGINNING 2;

THENCE DEPARTING SAID NORTHERLY MARGIN, NORTH 23°26'53" EAST 4.08 FEET;

THENCE SOUTH 63°37'57" EAST 58.97 FEET;

THENCE SOUTH 72°06'56" EAST 26.90 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 619.00 FEET, THE RADIAL LINE OF WHICH BEARS NORTH 32°05'53" EAST;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°21'09" FOR AN ARC LENGTH OF 133.45 FEET;

THENCE SOUTH 45°32'58" EAST 35.87 FEET;

THENCE SOUTH 44°27'02" WEST 8.00 FEET TO THE NORTHERLY MARGIN OF AUBURN WAY SOUTH (PRIMARY STATE HIGHWAY NO. 5);

THENCE ALONG SAID NORTHERLY MARGIN, NORTH 45°32'58" WEST 28.62 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 609.14 FEET;

THENCE CONTINUING ALONG SAID NORTHERLY MARGIN AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°00'09" FOR AN ARC LENGTH OF 223.29 FEET TO POINT OF BEGINNING 2.

SAID RIGHT OF WAY CONTAINS
3,003 SQUARE FEET, MORE OR LESS

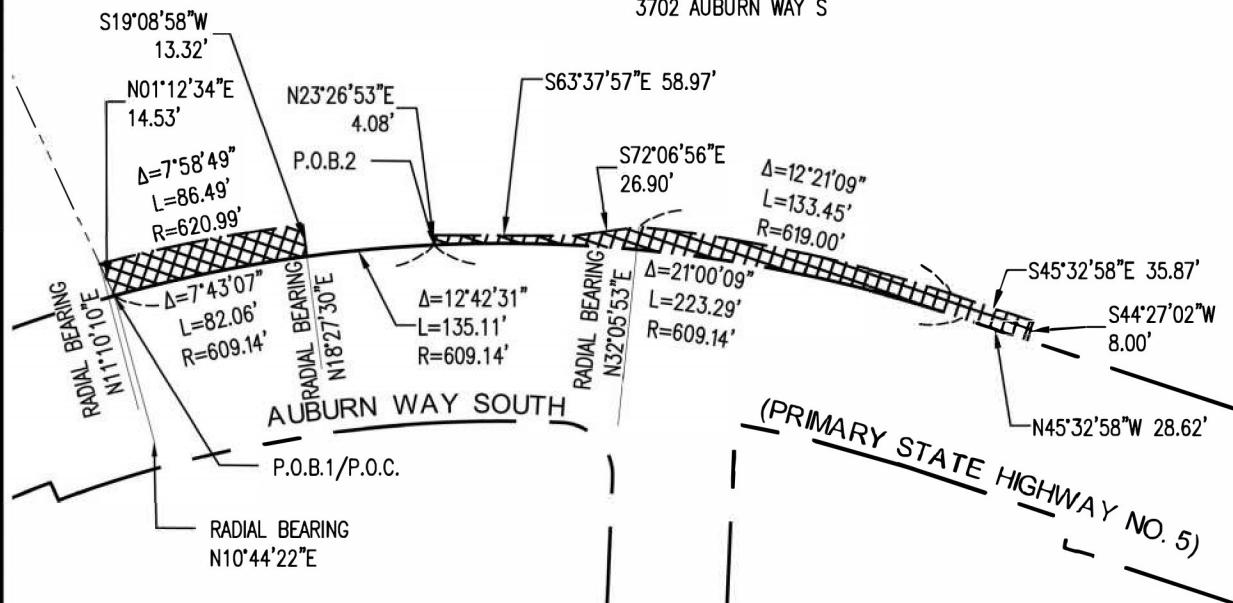


EXHIBIT C
RIGHT OF WAY ACQUISITION AREA DRAWING
Tax Parcel 212105-9019-05

**A PORTION OF THE SE 1/4 OF SW 1/4,
 SEC. 21, T. 21 N, R. 05 E, W.M.
 CITY OF AUBURN, KING COUNTY, WASHINGTON**

15

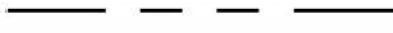
TAX PARCEL NUMBER 2121059019
 CLEARWATER RIDGE INC
 3702 AUBURN WAY S



LEGEND



RIGHT OF WAY ACQUISITION AREA=3,003 SQ FT



RIGHT OF WAY



PARCEL LINE

P.O.C.

POINT OF COMMENCEMENT

P.O.B.

POINT OF BEGINNING



PARCEL NUMBER



0 80
 1 INCH = 80 FT.

08/01/2023



Parametrix

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 P 253.604.6600
 WWW.PARAMETRIX.COM
 PROJECT NUMBER 214-1931-044

FA No.
 Parcel No. 212105-9019-05

EXHIBIT D
TEMPORARY CONSTRUCTION EASEMENT AREA
LEGAL DESCRIPTION
Tax Parcel 212105-9019-05

THAT PORTION OF THE FOLLOWING DESCRIBES PROPERTY:

PARCEL A:

THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING NORTH OF THE AUBURN-ENUMCLAW HIGHWAY;
EXCEPT THE WEST 132 FEET THEREOF;
AND EXCEPT THAT PORTION CONVEYED TO CITY OF AUBURN BY DEED RECORDED UNDER RECORDING NUMBER 9010051336 FOR STREET PURPOSES.

PARCEL B:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 5 EAST, W.H., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 22 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;
THENCE NORTH 1°12'8" EAST ALONG THE WEST LINE OF SAID SUBDIVISION 450 FEET;
THENCE SOUTH 51°46'00" EAST 751.58 FEET TO THE SOUTH LINE OF SAID SUBDIVISION;
THENCE NORTH 88°32'44" WEST ALONG THE SOUTH LINE 600 FEET TO THE POINT OF BEGINNING;. (ALSO KNOWN AS LOT 1, AUBURN SHORT PLAT NUMBER SP-6-76, RECORDED UNDER RECORDING NUMBER 7606080776, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON).

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL, SAID POINT BEING ON THE NORTHERLY MARGIN OF AUBURN WAY SOUTH (PRIMARY STATE HIGHWAY NO. 5);

THENCE ALONG THE WEST LINE OF THE ABOVE-DESCRIBED PROPERTY, NORTH 01°12'34" EAST 14.53 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WEST LINE, NORTH 01°12'34" EAST 13.18 FEET;

THENCE DEPARTING SAID WEST LINE, SOUTH 58°49'08" EAST 24.35 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 612.85 FEET, THE RADIAL LINE OF WHICH BEARS NORTH 12°59'23" EAST;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°13'30" FOR AN ARCE LENGTH OF 66.59 FEET;

THENCE NORTH 52°12'23" EAST 4.68 FEET;

THENCE SOUTH 86°15'39" EAST 45.82 FEET;

THENCE SOUTH 06°10'58" EAST 22.93 FEET;

THENCE SOUTH 73°51'14" EAST 13.09 FEET;

THENCE SOUTH 10°59'58" WEST 9.26 FEET;

THENCE SOUTH 63°37'57" EAST 28.88 FEET;

THENCE SOUTH 76°01'38" EAST 41.55 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 629.00 FEET, THE RADIAL LINE OF WHICH BEARS NORTH 32°05'53" EAST;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°08'57" FOR AN ARC LENGTH OF 100.44 FEET;

THENCE SOUTH 41°14'50" WEST 5.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 624.00 FEET, THE RADIAL LINE OF WHICH BEARS NORTH 41°14'50" EAST;

THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°12'12" FOR AN ARC LENGTH OF 34.89 FEET;

THENCE SOUTH 45°32'58" EAST 35.87 FEET;

THENCE NORTH 44°27'02" EAST 23.70 FEET;

THENCE SOUTH 28°37'33" EAST 49.47 FEET;

THENCE SOUTH 40°05'21" WEST 22.36 FEET TO THE NORTHERLY MARGIN OF AUBURN WAY SOUTH (PRIMARY STATE HIGHWAY NO. 5);

THENCE ALONG SAID NORTHERLY MARGIN, NORTH 45°32'58" WEST 49.03 FEET;

THENCE DEPARTING SAID NORTHERLY MARGIN, NORTH 44°27'02" EAST 8.00 FEET;

THENCE NORTH 45°32'58" WEST 35.87 FEET TO THE BEGINNING OF A TANGENT CURVE TO LEFT, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 619.00 FEET;

THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°21'09" FOR AN ARC LENGTH OF 133.45 FEET;

THENCE NORTH 72°06'56" WEST 26.90 FEET;

THENCE NORTH 63°37'57" WEST 58.97 FEET;

THENCE SOUTH 23°26'53" WEST 4.08 FEET TO THE NORTHERLY MARGIN OF AUBURN WAY SOUTH (PRIMARY STATE HIGHWAY NO. 5) AND TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 609.14 FEET, THE RADIAL LINE OF WHICH BEARS NORTH 23°26'53" EAST;

THENCE ALONG SAID NORTHERLY MARGIN AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°59'23" FOR AN ARC LENGTH OF 53.05 FEET;

THENCE DEPARTING SAID NORTHERLY MARGIN, NORTH 19°08'58" EAST 13.32 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 620.99 FEET, THE RADIAL LINE OF WHICH BEARS NORTH 19°08'58" EAST;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°58'49" FOR AN ARC LENGTH OF 86.49 FEET TO THE POINT OF BEGINNING.

SAID TEMPORARY CONSTRUCTION EASEMENT CONTAINS 5,485 SQUARE FEET, MORE OR LESS

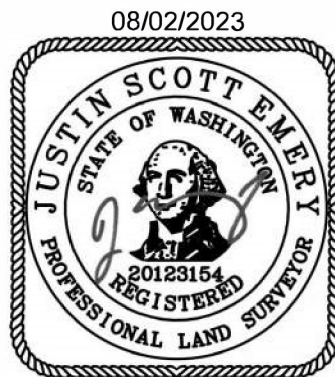
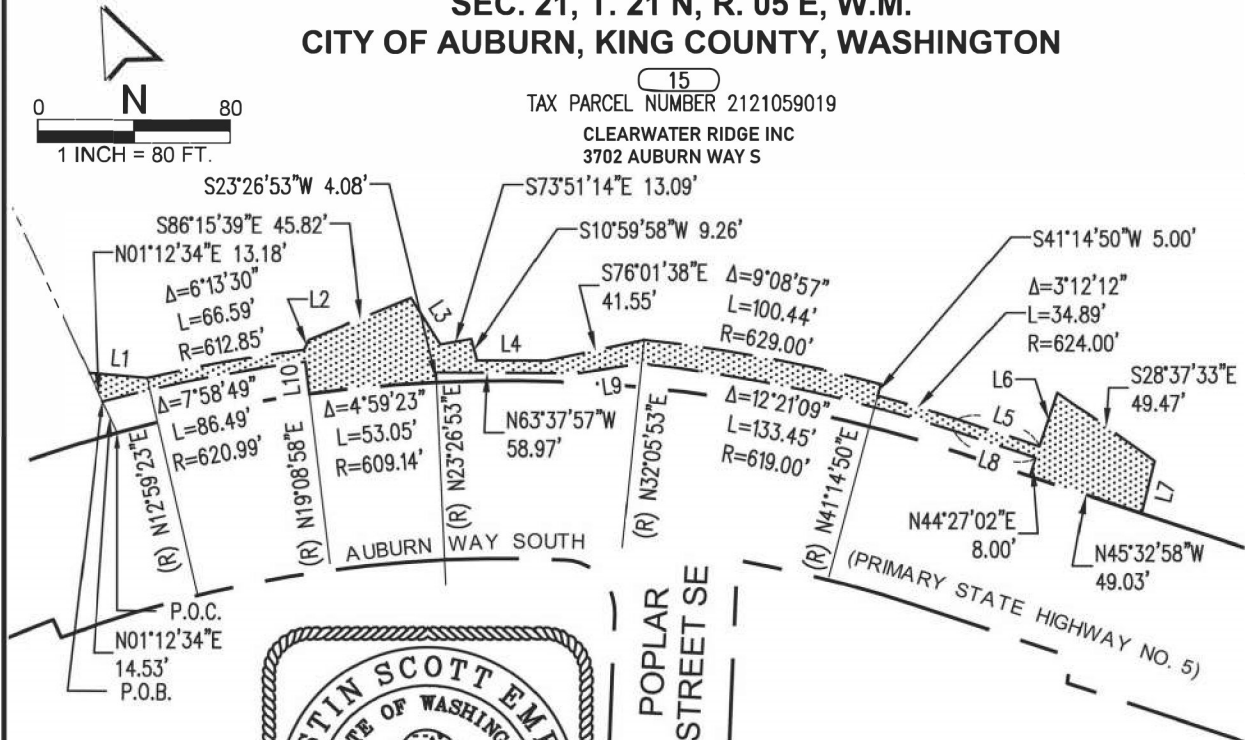


EXHIBIT E
TEMPORARY CONSTRUCTION EASEMENT DRAWING
Tax Parcel 212105-9019-05
A PORTION OF THE SE 1/4 OF SW 1/4,
SEC. 21, T. 21 N, R. 05 E, W.M.
CITY OF AUBURN, KING COUNTY, WASHINGTON



LEGEND

08/02/2023



TEMPORARY CONSTRUCTION
 EASEMENT AREA=5,485 SQ FT



RIGHT OF WAY



PARCEL LINE

P.O.C.

POINT OF COMMENCEMENT

P.O.B.

POINT OF BEGINNING



PARCEL NUMBER

Parametrix

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P 253.604.6600

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PROJECT NUMBER 214-1931-044

LINE TABLE

LINE NO.	LENGTH	DIRECTION
L1	24.35'	S58°49'08"E
L2	4.68'	N52°12'23"E
L3	22.93'	S06°10'58"E
L4	28.88'	S63°37'57"E
L5	35.87'	S45°32'58"E
L6	23.70'	N44°27'02"E
L7	22.36'	S40°05'21"W
L8	35.87'	N45°32'58"W
L9	26.90'	N72°06'56"W
L10	13.32'	N19°08'58"E

FA No.

Parcel No.: 212105-9019-05

**Property Owners: Audrey and Thai Nguyen,
Thai and Audrey Nguyen, LLC
Tax Parcel: 212105-9068**

EXHIBIT A
PARCEL LEGAL DESCRIPTION
Tax Parcel 212105-9068

THE NORTH 225 FEET OF THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON.

EXCEPT THE NORTH 30 FEET THEREOF FOR ROAD.

AND EXCEPT THE PORTION DEDICATED TO THE CITY OF AUBURN UNDER KING COUNTY RECORDING NUMBER 20090923000635.

SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON.

FA No.
Parcel No.: 212105-9068

EXHIBIT B
TEMPORARY CONSTRUCTION EASEMENT AREA
LEGAL DESCRIPTION
Tax Parcel 212105-9068

THAT PORTION OF THE NORTH 225 FEET OF THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON.

EXCEPT THE NORTH 30 FEET THEREOF FOR ROAD.

AND EXCEPT THE PORTION DEDICATED TO THE CITY OF AUBURN UNDER KING COUNTY RECORDING NUMBER 20090923000635.

SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE-DESCRIBED PROPERTY, SAID POINT ALSO BEING THE SOUTH MARGIN OF AUBURN WAY SOUTH (PRIMARY STATE HIGHWAY NUMBER 5);

THENCE ALONG SAID SOUTH MARGIN, SOUTH 89°02'42" EAST 162.86 FEET TO EAST LINE OF THE ABOVE-DESCRIBED PROPERTY;

THENCE ALONG SAID EAST LINE, SOUTH 01°27'02" WEST 15.00 TO A LINE PARALLEL WITH AND 15.00 FEET SOUTH OF SAID SOUTH MARGIN;

THENCE ALONG SAID PARALLEL LINE, NORTH 89°02'42" WEST 89.74 FEET;

THENCE NORTH 00°57'18" EAST 10.00 FEET TO A LINE PARALLEL WITH AND 5.00 FEET SOUTH OF SAID SOUTH MARGIN;

THENCE ALONG SAID PARALLEL LINE, NORTH 89°02'42" WEST 73.04 FEET TO THE WEST LINE OF THE ABOVE-DESCRIBED PROPERTY;

THENCE ALONG SAID WEST LINE, NORTH 01°29'26" EAST 5.00 FEET TO THE POINT OF BEGINNING.

SAID TEMPORARY CONSTRUCTION EASEMENT
CONTAINS 1,712 SQUARE FEET, MORE OR LESS

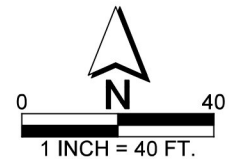
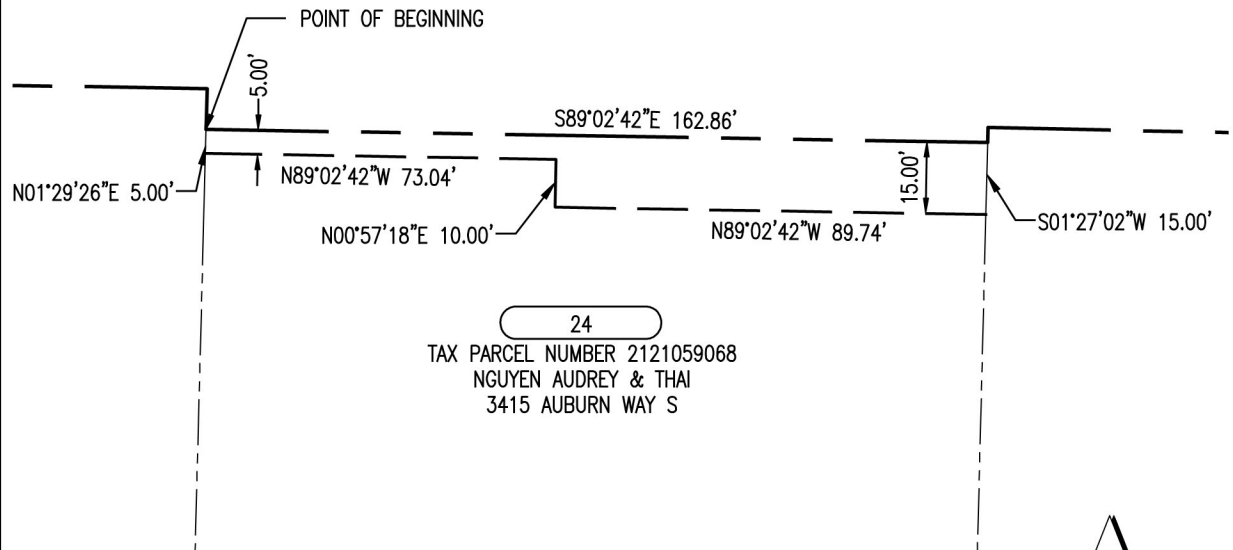
07/25/2023



FA No.
Parcel No.: 212105-9068

EXHIBIT C
TEMPORARY CONSTRUCTION EASEMENT
A PORTION OF THE SW 1/4 OF SW 1/4,
SEC. 21, T. 21 N, R. 05 E, W.M.
CITY OF AUBURN, KING COUNTY, WASHINGTON

AUBURN WAY SOUTH
(PRIMARY STATE HIGHWAY NO. 5)



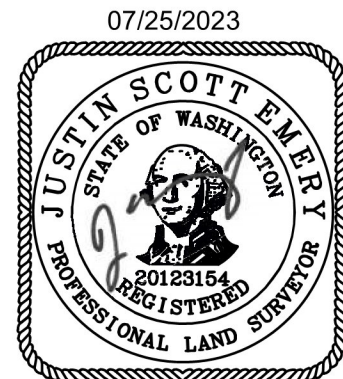
LEGEND

	TEMPORARY CONSTRUCTION EASEMENT AREA=1,712 SQ FT
	RIGHT OF WAY
	PARCEL LINE
	PARCEL NUMBER

Parametrix

ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

1019 39TH AVENUE SE, SUITE 100 | PUYALLUP, WA 98374
P 253.604.6600
WWW.PARAMETRIX.COM
PROJECT NUMBER 214-1931-044



FA No.
Parcel No.: 212105-9068

Property Owner: Transformation Center Church
Tax Parcel: 212105-9108

EXHIBIT A
PARCEL LEGAL DESCRIPTION
Tax Parcel 212105-9108

LOT 1, CITY OF AUBURN SHORT PLAT NO. 13-0003, RECORDED UNDER RECORDING NO. 20130926900002, RECORDS OF KING COUNTY, WASHINGTON;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

EXCEPT THAT PORTION GRANTED RIGHT OF WAY BY THE RIGHT OF WAY DEDICATION DEED, RECORDED UNDER RECORDING NO. 20220617000931, RECORDS OF KING COUNTY, WASHINGTON.

FA No.
Parcel No.: 212105-9108

EXHIBIT B
TEMPORARY CONSTRUCTION EASEMENT AREA
LEGAL DESCRIPTION
Tax Parcel 212105-9108

THAT PORTION OF LOT 1, CITY OF AUBURN SHORT PLAT NO. 13-0003, RECORDED UNDER RECORDING NO. 20130926900002, RECORDS OF KING COUNTY, WASHINGTON;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

EXCEPT THAT PORTION GRANTED RIGHT OF WAY BY THE RIGHT OF WAY DEDICATION DEED, RECORDED UNDER RECORDING NO. 20220617000931, RECORDS OF KING COUNTY, WASHINGTON.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 5.50 FEET OF THE NORTH 21.00 FEET OF SAID LOT 1.

ALSO,

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1;

THENCE ALONG THE NORTH LINE OF SAID LOT 1, NORTH 89°02'42" WEST 62.50 FEET TO A POINT OF BEGINNING;

THENCE CONTINUING ALONG THE NORTH LINE OF SAID LOT 1, NORTH 89°02'42" WEST 42.08 FEET;

THENCE SOUTH 00°39'34" WEST 15.00 FEET TO A LINE PARALLEL WITH AND 15.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1;

THENCE ALONG SAID PARALLEL LINE, SOUTH 89°02'42" EAST 42.08 FEET;

THENCE NORTH 00°39'34" EAST 15.00 FEET TO THE POINT OF BEGINNING.

SAID TEMPORARY CONSTRUCTION EASEMENT CONTAINS 747 SQUARE FEET, MORE OR LESS



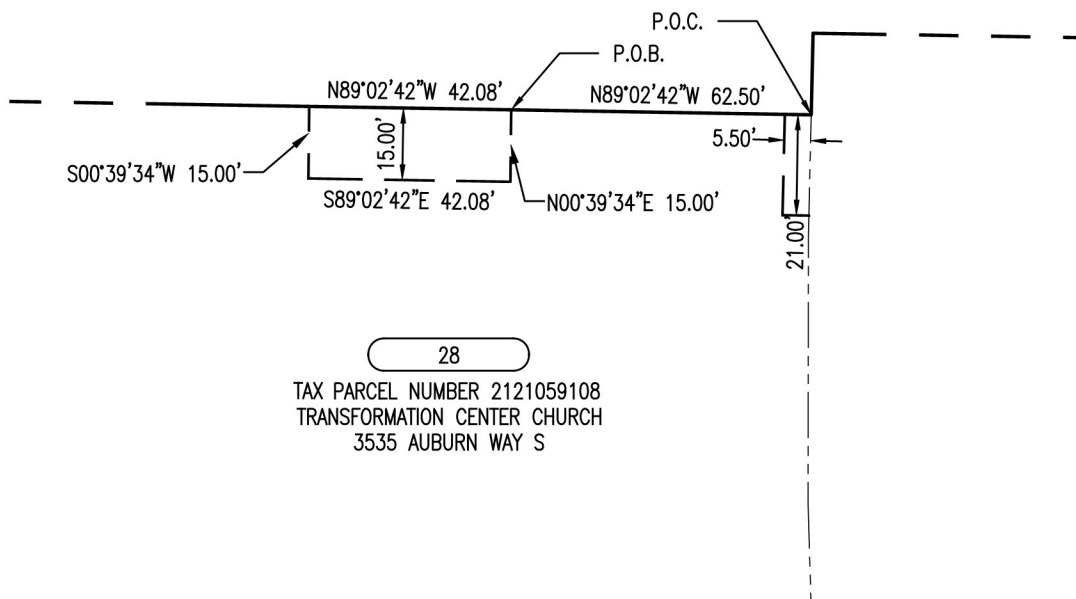
06/06/2023

FA No.
Parcel No.: 212105-9108

EXHIBIT C
TEMPORARY CONSTRUCTION EASEMENT DRAWING
Tax Parcel 212105-9108

**A PORTION OF THE SE 1/4 OF SW 1/4,
 SEC. 21, T. 21 N, R. 05 E, W.M.
 CITY OF AUBURN, KING COUNTY, WASHINGTON**

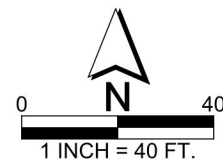
**AUBURN WAY SOUTH
 (PRIMARY STATE HIGHWAY NO. 5)**



28
 TAX PARCEL NUMBER 2121059108
 TRANSFORMATION CENTER CHURCH
 3535 AUBURN WAY S

LEGEND

	TEMPORARY CONSTRUCTION EASEMENT
	RIGHT OF WAY
	PARCEL LINE
	POINT OF COMMENCEMENT
	POINT OF BEGINNING
	PARCEL NUMBER



Parametrix

ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

1019 39TH AVENUE SE, SUITE 100 | PUYALLUP, WA 98374
 P 253.604.6600
 WWW.PARAMETRIX.COM
 PROJECT NUMBER 214-1931-044



06/06/2023

FA No.
 Parcel No.: 212105-9108

Property Owner: Auburn Way TNC LLC
Tax Parcels: 212105-9113-00, 212105-9109-06,
and 212105-9035-05

EXHIBIT A
PARCEL LEGAL DESCRIPTION
Tax Parcel 212105-9113-00

THE WEST HALF OF THE FOLLOWING DESCRIBED PROPERTY:

THE WEST HALF OF THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING EASTERLY OF THE WEST 10 FEET OF SAID SUBDIVISION;

EXCEPT THE NORTH 30 FEET THEREOF FOR AUBURN WAY SOUTH (ALSO KNOWN AS P.S.H. NUMBER 5 AND AUBURN-ENUMCLAW ROAD), AS CONVEYED TO KING COUNTY BY DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 934964;

AND EXCEPT THE WEST 15 FEET THEREOF CONVEYED TO THE CITY OF AUBURN FOR STREET PURPOSES, BY DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 6160982;

TOGETHER WITH THAT PORTION OF VACATED RIGHT-OF-WAY PURSUANT TO CITY OF AUBURN ORDINANCE NUMBER 5770 AND RECORDED AS RECORDING NUMBER 20040102002178, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 300 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 21 WITH THE WEST LINE OF THE EAST 10.00 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21;

THENCE ALONG SAID WEST LINE NORTH 00°37'14" EAST, 299.59 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00°36,52" EAST, 56.28 FEET;

THENCE SOUTH 02°26'05" EAST, 64.85 FEET;

THENCE SOUTH 25°44'04" EAST, 23.24 FEET;

THENCE SOUTH 09°17'13" EAST, 19.45 FEET;

THENCE SOUTH 03°11'38" EAST, 80.12 FEET;

THENCE NORTH 87°01'35" EAST, 11.36 FEET TO THE EAST LINE OF THE WEST 25.00 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21;

THENCE ALONG SAID EAST LINE NORTH 00°37'14" EAST, 282.49 FEET TO THE SOUTH MARGIN OF AUBURN WAY SOUTH;

THENCE ALONG SAID SOUTH MARGIN NORTH 89°43'46" WEST, 35.00 FEET TO THE AFOREMENTIONED WEST LINE OF THE EAST 10.00 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21;

THENCE ALONG SAID WEST LINE SOUTH 00°37'14" WEST, 42.02 FEET TO THE TRUE POINT OF BEGINNING.

EXHIBIT A
PARCEL LEGAL DESCRIPTION
Tax Parcel 212105-9109-06

THE EAST HALF OF THE FOLLOWING DESCRIBED PROPERTY:

THE WEST HALF OF THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING EASTERLY OF THE WEST 10 FEET OF SAID SUBDIVISION;

EXCEPT THE NORTH 30 FEET THEREOF FOR AUBURN WAY SOUTH (ALSO KNOWN AS P.S.H. NUMBER 5 AND AUBURN-ENUMCLAW ROAD), AS CONVEYED TO KING COUNTY BY DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 934964;

AND EXCEPT THE WEST 15 FEET THEREOF CONVEYED TO THE CITY OF AUBURN FOR STREET PURPOSES, BY DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 6160982;

AND ALSO EXCEPT FROM SAID EAST HALF OF THAT PORTION, IF ANY, LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION;
THENCE SOUTH 89°33'45" EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION 168.09 FEET TO THE TRUE POINT OF BEGINNING OF SAID DESCRIBED LINE;
THENCE NORTH 0°33'33" WEST 305.28 FEET TO THE SOUTH LINE OF THE NORTH 30 FEET OF SAID SUBDIVISION AND THE TERMINUS OF THIS DESCRIBED LINE.

FA No.
Parcel No.: 212105-9109-06

EXHIBIT A
PARCEL LEGAL DESCRIPTION
Tax Parcel 212105-9035-05

EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST
QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 5 EAST, W.M.,
IN KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 30 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED
UNDER RECORDING NUMBER 934964.

FA No.
Parcel No. 212105-9035-05

EXHIBIT B
RIGHT OF WAY ACQUISITION AREA
LEGAL DESCRIPTION
Tax Parcel 212105-9113-00

THAT PORTION OF THE WEST HALF OF THE FOLLOWING DESCRIBED PROPERTY:

THE WEST HALF OF THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING EASTERLY OF THE WEST 10 FEET OF SAID SUBDIVISION;

EXCEPT THE NORTH 30 FEET THEREOF FOR AUBURN WAY SOUTH (ALSO KNOWN AS P.S.H. NUMBER 5 AND AUBURN-ENUMCLAW ROAD), AS CONVEYED TO KING COUNTY BY DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 934964;

AND EXCEPT THE WEST 15 FEET THEREOF CONVEYED TO THE CITY OF AUBURN FOR STREET PURPOSES, BY DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 6160982;

TOGETHER WITH THAT PORTION OF VACATED RIGHT-OF-WAY PURSUANT TO CITY OF AUBURN ORDINANCE NUMBER 5770 AND RECORDED AS RECORDING NUMBER 20040102002178, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 300 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 21 WITH THE WEST LINE OF THE EAST 10.00 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21;
THENCE ALONG SAID WEST LINE NORTH 00°37'14" EAST, 299.59 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 00°36'52" EAST, 56.28 FEET;
THENCE SOUTH 02°26'05" EAST, 64.85 FEET;
THENCE SOUTH 25°44'04" EAST, 23.24 FEET;
THENCE SOUTH 09°17'13" EAST, 19.45 FEET;
THENCE SOUTH 03°11'38" EAST, 80.12 FEET;
THENCE NORTH 87°01'35" EAST, 11.36 FEET TO THE EAST LINE OF THE WEST 25.00 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21;
THENCE ALONG SAID EAST LINE NORTH 00°37'14" EAST, 282.49 FEET TO THE SOUTH MARGIN OF AUBURN WAY SOUTH;
THENCE ALONG SAID SOUTH MARGIN NORTH 89°43'46" WEST, 35.00 FEET TO THE AFOREMENTIONED WEST LINE OF THE EAST 10.00 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21;

THENCE ALONG SAID WEST LINE SOUTH 00°37'14" WEST, 42.02 FEET TO THE TRUE POINT OF BEGINNING.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY, SAID POINT ALSO BEING ON THE SOUTH MARGIN OF AUBURN WAY SOUTH (PRIMARY STATE HIGHWAY NUMBER 5);

THENCE ALONG THE WEST LINE OF THE ABOVE DESCRIBED PROPERTY, SOUTH 01°18'49" WEST 4.02 FEET;

THENCE DEPARTING SAID WEST LINE SOUTH 87°39'40" EAST 22.00 FEET;

THENCE SOUTH 00°57'18" WEST 2.00 FEET;

THENCE SOUTH 87°39'37" EAST 69.44 FEET TO THE EAST LINE OF THE ABOVE DESCRIBED PROPERTY;

THENCE ALONG SAID EAST LINE NORTH 01°16'12" EAST 8.23 FEET TO THE SOUTH MARGIN OF AUBURN WAY SOUTH;

THENCE ALONG SAID SOUTH MARGIN NORTH 89°02'42" WEST 91.43 FEET TO THE POINT OF BEGINNING.

SAID RIGHT OF WAY CONTAINS 607 SQUARE FEET, MORE OR LESS



07/20/2023

EXHIBIT B
RIGHT OF WAY ACQUISITION AREA
LEGAL DESCRIPTION
Tax Parcel 212105-9109-06

THAT PORTION OF THE EAST HALF OF THE FOLLOWING DESCRIBED PROPERTY:

THE WEST HALF OF THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING EASTERLY OF THE WEST 10 FEET OF SAID SUBDIVISION;

EXCEPT THE NORTH 30 FEET THEREOF FOR AUBURN WAY SOUTH (ALSO KNOWN AS P.S.H. NUMBER 5 AND AUBURN-ENUMCLAW ROAD), AS CONVEYED TO KING COUNTY BY DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 934964;

AND EXCEPT THE WEST 15 FEET THEREOF CONVEYED TO THE CITY OF AUBURN FOR STREET PURPOSES, BY DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 6160982;

AND ALSO EXCEPT FROM SAID EAST HALF OF THAT PORTION, IF ANY, LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION;
THENCE SOUTH 89°33'45" EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION 168.09 FEET TO THE TRUE POINT OF BEGINNING OF SAID DESCRIBED LINE;
THENCE NORTH 0°33'33" WEST 305.28 FEET TO THE SOUTH LINE OF THE NORTH 30 FEET OF SAID SUBDIVISION AND THE TERMINUS OF THIS DESCRIBED LINE.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY, SAID POINT ALSO BEING ON THE SOUTH MARGIN OF AUBURN WAY SOUTH (PRIMARY STATE HIGHWAY NUMBER 5);

THENCE ALONG THE WEST LINE OF THE ABOVE DESCRIBED PROPERTY, SOUTH 01°16'12" WEST 8.23 FEET;

THENCE DEPARTING SAID WEST LINE SOUTH 87°39'47" EAST 11.21 FEET TO A LINE PARALLEL WITH AND 8.50 FEET SOUTH OF THE SOUTH MARGIN OF AUBURN WAY SOUTH;

THENCE ALONG SAID PARALLEL LINE SOUTH 89°02'42" EAST 70.21 FEET TO THE EAST LINE OF THE ABOVE DESCRIBED PROPERTY;

THENCE ALONG SAID EAST LINE NORTH 01°14'59" EAST 8.50 FEET TO THE SOUTH MARGIN OF AUBURN WAY SOUTH;

FA No.
Parcel No.: 212105-9109-06

THENCE DEPARTING SAID EAST LINE ALONG SAID SOUTH MARGIN NORTH 89°02'42" WEST 81.42 FEET
TO THE POINT OF BEGINNING.

SAID RIGHT OF WAY CONTAINS 691 SQUARE FEET, MORE OR LESS

07/21/2023



FA No.
Parcel No.: 212105-9109-06

EXHIBIT B
RIGHT OF WAY ACQUISITION AREA
LEGAL DESCRIPTION
Tax Parcel 212105-9035-05

THAT PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 30 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING NUMBER 934964.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE-DESCRIBED PROPERTY, SAID POINT ALSO BEING THE SOUTH MARGIN OF AUBURN WAY SOUTH (PRIMARY STATE HIGHWAY NO. 5);

THENCE ALONG SAID SOUTH MARGIN, SOUTH 89°02'42" EAST 162.84 FEET TO THE EAST LINE OF THE ABOVE-DESCRIBED PROPERTY;

THENCE ALONG SAID EAST LINE, SOUTH 01°12'34" WEST 6.50 FEET TO A LINE PARALLEL WITH AND 6.50 FEET SOUTH OF SAID SOUTH MARGIN;

THENCE ALONG SAID PARALLEL LINE, NORTH 89°02'42" WEST 147.22 FEET;

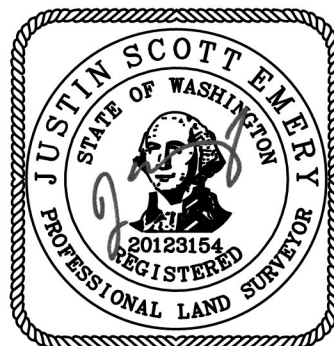
THENCE SOUTH 00°57'18" WEST 2.00 FEET TO A LINE PARALLEL WITH AND 8.50 FEET SOUTH OF SAID SOUTH MARGIN;

THENCE ALONG SAID PARALLEL LINE, NORTH 89°02'42" WEST 15.64 FEET TO THE WEST LINE OF THE ABOVE-DESCRIBED PROPERTY;

THENCE ALONG SAID WEST LINE, NORTH 01°14'59" EAST 8.50 FEET TO THE POINT OF BEGINNING.

SAID RIGHT OF WAY ACQUISITION CONTAINS 1,090 SQUARE FEET, MORE OR LESS

07/20/2023

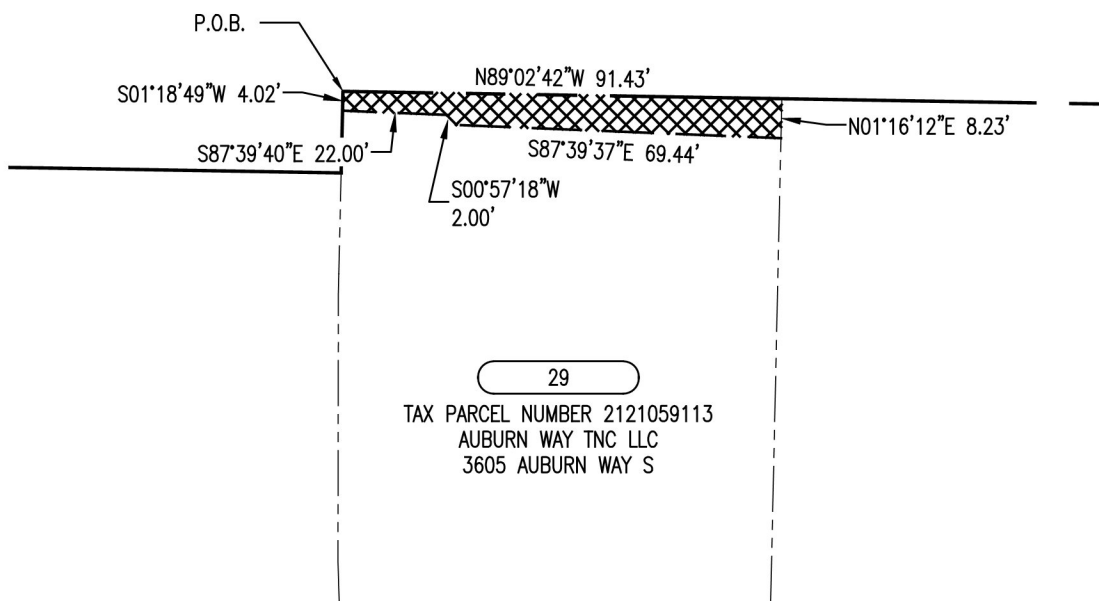


FA No.
Parcel No. 212105-9035-05

EXHIBIT C
RIGHT OF WAY ACQUISITION AREA DRAWING
Tax Parcel 212105-9113-00

**A PORTION OF THE SE 1/4 OF SW 1/4,
 SEC. 21, T. 21 N, R. 05 E, W.M.
 CITY OF AUBURN, KING COUNTY, WASHINGTON**

AUBURN WAY SOUTH
 (PRIMARY STATE HIGHWAY NO. 5)



LEGEND



RIGHT OF WAY ACQUISITION AREA=607 SQ FT



RIGHT OF WAY



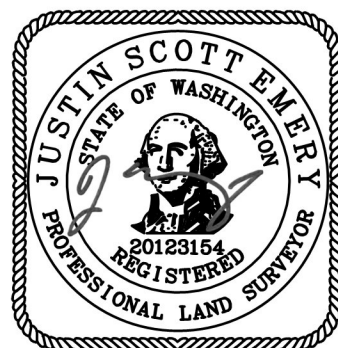
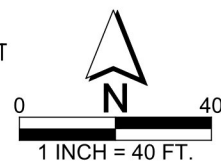
PARCEL LINE

P.O.B.



POINT OF BEGINNING

PARCEL NUMBER



07/20/2023

Parametrix

ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

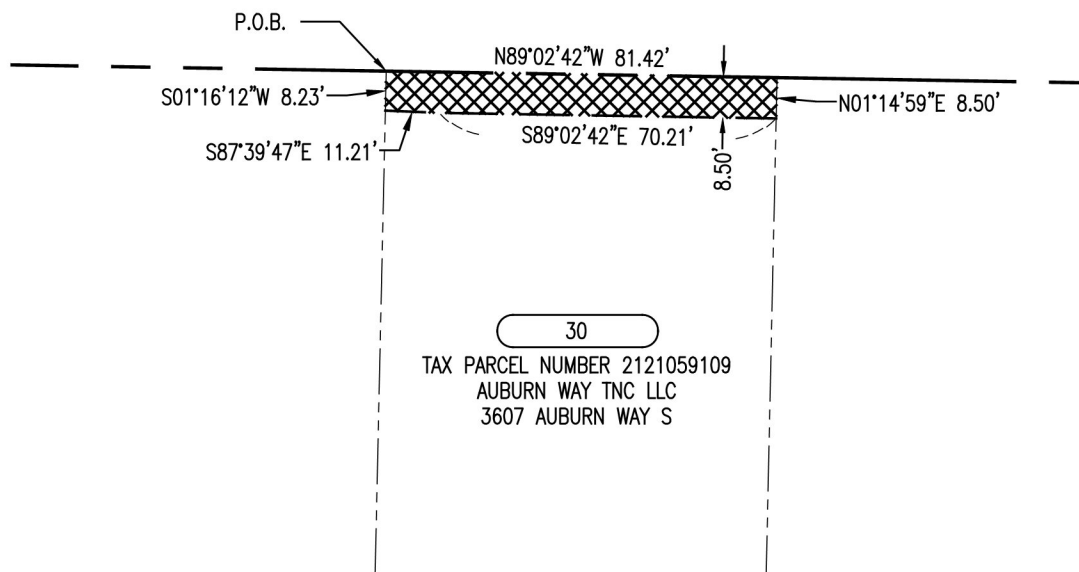
1019 39TH AVENUE SE, SUITE 100 | PUYALLUP, WA 98374
 P 253.604.6600

WWW.PARAMETRIX.COM
 PROJECT NUMBER 214-1931-044

FA No.
 Parcel No. 212105-9113-00

EXHIBIT C
RIGHT OF WAY ACQUISITION AREA DRAWING
Tax Parcel 212105-9109-06

A PORTION OF THE SE 1/4 OF SW 1/4,
SEC. 21, T. 21 N, R. 05 E, W.M.
CITY OF AUBURN, KING COUNTY, WASHINGTON
AUBURN WAY SOUTH
(PRIMARY STATE HIGHWAY NO. 5)



LEGEND



RIGHT OF WAY ACQUISITION AREA=691 SQ FT



RIGHT OF WAY



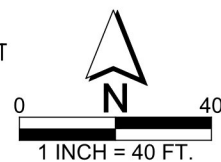
PARCEL LINE

P.O.B.

POINT OF BEGINNING



PARCEL NUMBER



Parametrix

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1019 39TH AVENUE SE, SUITE 100 | PUYALLUP, WA 98374

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PROJECT NUMBER 214-1931-044

07/21/2023

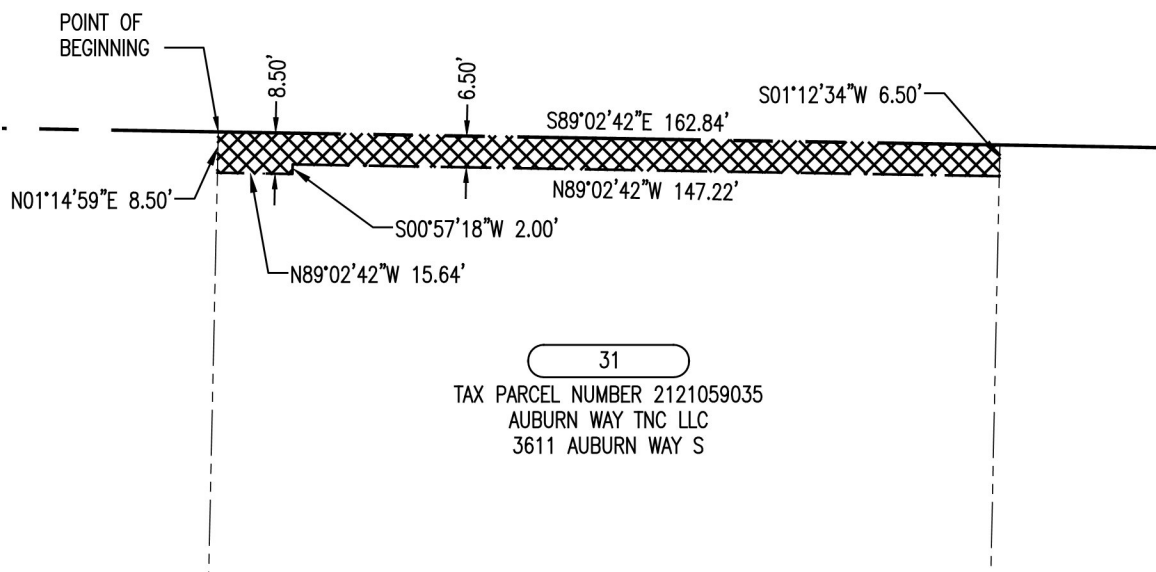


FA No.
Parcel No.: 212105-9109-06

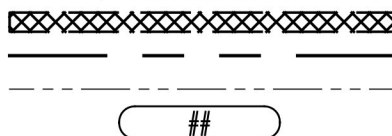
EXHIBIT C
RIGHT OF WAY ACQUISITION AREA DRAWING
Tax Parcel 212105-9035-05

**A PORTION OF THE SE 1/4 OF SW 1/4,
 SEC. 21, T. 21 N, R. 05 E, W.M.
 CITY OF AUBURN, KING COUNTY, WASHINGTON**

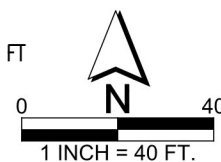
AUBURN WAY SOUTH
 (PRIMARY STATE HIGHWAY NO. 5)



LEGEND



RIGHT OF WAY ACQUISITION AREA=1,090 SQ FT
 RIGHT OF WAY
 PARCEL LINE
 PARCEL NUMBER

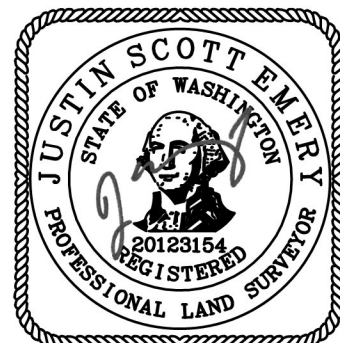


07/20/2023

Parametrix

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 P 253.604.6600
 WWW.PARAMETRIX.COM
 PROJECT NUMBER 214-1931-044



FA No.
 Parcel No. 212105-9035-05

EXHIBIT D
TEMPORARY CONSTRUCTION EASEMENT AREA
LEGAL DESCRIPTION
Tax Parcel 212105-9113-00

THAT PORTION OF THE WEST HALF OF THE FOLLOWING DESCRIBED PROPERTY:

THE WEST HALF OF THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING EASTERLY OF THE WEST 10 FEET OF SAID SUBDIVISION;

EXCEPT THE NORTH 30 FEET THEREOF FOR AUBURN WAY SOUTH (ALSO KNOWN AS P.S.H. NUMBER 5 AND AUBURN-ENUMCLAW ROAD), AS CONVEYED TO KING COUNTY BY DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 934964;

AND EXCEPT THE WEST 15 FEET THEREOF CONVEYED TO THE CITY OF AUBURN FOR STREET PURPOSES, BY DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 6160982;

TOGETHER WITH THAT PORTION OF VACATED RIGHT-OF-WAY PURSUANT TO CITY OF AUBURN ORDINANCE NUMBER 5770 AND RECORDED AS RECORDING NUMBER 20040102002178, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 300 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 21 WITH THE WEST LINE OF THE EAST 10.00 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21;
THENCE ALONG SAID WEST LINE NORTH 00°37'14" EAST, 299.59 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 00°36,52" EAST, 56.28 FEET;
THENCE SOUTH 02°26'05" EAST, 64.85 FEET;
THENCE SOUTH 25°44'04" EAST, 23.24 FEET;
THENCE SOUTH 09°17'13" EAST, 19.45 FEET;
THENCE SOUTH 03°11'38" EAST, 80.12 FEET;
THENCE NORTH 87°01'35" EAST, 11.36 FEET TO THE EAST LINE OF THE WEST 25.00 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21;
THENCE ALONG SAID EAST LINE NORTH 00°37'14" EAST, 282.49 FEET TO THE SOUTH MARGIN OF AUBURN WAY SOUTH;
THENCE ALONG SAID SOUTH MARGIN NORTH 89°43'46" WEST, 35.00 FEET TO THE AFOREMENTIONED WEST LINE OF THE EAST 10.00 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21;

THENCE ALONG SAID WEST LINE SOUTH 00°37'14" WEST, 42.02 FEET TO THE TRUE POINT OF BEGINNING.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY, SAID POINT ALSO BEING ON THE SOUTH MARGIN OF AUBURN WAY SOUTH (PRIMARY STATE HIGHWAY NUMBER 5);

THENCE ALONG THE WEST LINE OF THE ABOVE DESCRIBED PROPERTY, SOUTH 01°18'49" WEST 4.02 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WEST LINE, SOUTH 01°18'49" WEST 33.98 FEET TO A LINE PARALLEL WITH AND 38.00 FEET SOUTH OF THE SOUTH MARGIN OF AUBURN WAY SOUTH;

THENCE ALONG SAID PARALLEL LINE SOUTH 89°02'42" EAST 32.55 FEET;

THENCE NORTH 00°57'18" EAST 25.00 FEET TO A LINE PARALLEL WITH AND 13.00 FEET SOUTH OF THE SOUTH MARGIN OF AUBURN WAY SOUTH;

THENCE ALONG SAID PARALLEL LINE SOUTH 89°02'42" EAST 59.05 FEET TO THE EAST LINE OF THE ABOVE DESCRIBED PROPERTY;

THENCE ALONG SAID EAST LINE, NORTH 01°16'12" EAST 4.77 FEET;

THENCE DEPARTING SAID EAST LINE NORTH 87°39'26" WEST 69.44 FEET;

THENCE NORTH 00°57'18" EAST 2.00 FEET;

THENCE NORTH 87°39'40" WEST 22.00 FEET TO THE POINT OF BEGINNING.

SAID TEMPORARY CONSTRUCTION EASEMENT CONTAINS 1,393 SQUARE FEET, MORE OR LESS



EXHIBIT D
TEMPORARY CONSTRUCTION EASEMENT AREA
LEGAL DESCRIPTION
Tax Parcel 212105-9109-06

THAT PORTION OF THE EAST HALF OF THE FOLLOWING DESCRIBED PROPERTY:

THE WEST HALF OF THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING EASTERLY OF THE WEST 10 FEET OF SAID SUBDIVISION;

EXCEPT THE NORTH 30 FEET THEREOF FOR AUBURN WAY SOUTH (ALSO KNOWN AS P.S.H. NUMBER 5 AND AUBURN-ENUMCLAW ROAD), AS CONVEYED TO KING COUNTY BY DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 934964;

AND EXCEPT THE WEST 15 FEET THEREOF CONVEYED TO THE CITY OF AUBURN FOR STREET PURPOSES, BY DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 6160982;

AND ALSO EXCEPT FROM SAID EAST HALF OF THAT PORTION, IF ANY, LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION;
THENCE SOUTH 89°33'45" EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION 168.09 FEET TO THE TRUE POINT OF BEGINNING OF SAID DESCRIBED LINE;
THENCE NORTH 0°33'33" WEST 305.28 FEET TO THE SOUTH LINE OF THE NORTH 30 FEET OF SAID SUBDIVISION AND THE TERMINUS OF THIS DESCRIBED LINE.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY, SAID POINT ALSO BEING ON THE SOUTH MARGIN OF AUBURN WAY SOUTH (PRIMARY STATE HIGHWAY NUMBER 5);

THENCE ALONG THE WEST LINE OF THE ABOVE DESCRIBED PROPERTY, SOUTH 01°16'12" WEST 8.23 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID WEST LINE, SOUTH 87°39'47" EAST 11.21 FEET TO A LINE PARALLEL WITH AND 8.50 FEET SOUTH OF SAID SOUTH MARGIN;

THENCE ALONG SAID PARALLEL LINE, SOUTH 89°02'42" EAST 70.21 FEET TO THE EAST LINE OF THE ABOVE DESCRIBED PROPERTY;

THENCE ALONG SAID EAST LINE, SOUTH 01°14'59" WEST 12.00 FEET TO A LINE PARALLEL WITH AND 20.50 FEET SOUTH OF SAID SOUTH MARGIN;

FA No.
Parcel No.: 212105-9109-06

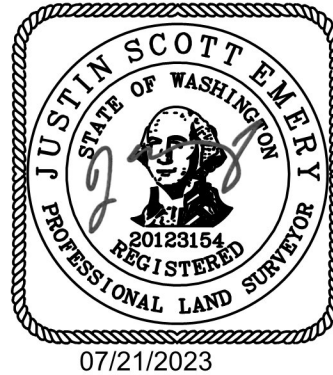
THENCE ALONG SAID PARALLEL LINE, NORTH 89°02'42" WEST 10.85 FEET;

THENCE NORTH 01°00'17" EAST 7.50 FEET TO A LINE PARALLEL WITH AND 13.00 FEET SOUTH OF SAID SOUTH MARGIN;

THENCE ALONG SAID PARALLEL LINE, NORTH 89°02'42 WEST 70.54 FEET TO THE WEST LINE OF THE ABOVE DESCRIBED PROPERTY;

THENCE ALONG SAID WEST, LINE NORTH 01°16'12" EAST 4.77 FEET TO THE POINT OF BEGINNING.

SAID TEMPORARY CONSTRUCTION EASEMENT AREA CONTAINS 449 SQUARE FEET, MORE OR LESS



FA No.
Parcel No.: 212105-9109-06

EXHIBIT D
TEMPORARY CONSTRUCTION EASEMENT AREA
LEGAL DESCRIPTION
Tax Parcel 212105-9035-05

THAT PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 30 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING NUMBER 934964.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE ABOVE-DESCRIBED PROPERTY, SAID POINT ALSO BEING THE SOUTH MARGIN OF AUBURN WAY SOUTH (PRIMARY STATE HIGHWAY NO. 5);

THENCE ALONG THE WEST LINE OF THE ABOVE-DESCRIBED PROPERTY, SOUTH 01°14'59" WEST 8.50 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WEST LINE, SOUTH 01°14'59" WEST 12.00 FEET TO A LINE PARALLEL WITH AND 20.50 FEET SOUTH OF SAID SOUTH MARGIN;

THENCE ALONG SAID PARALLEL LINE, SOUTH 89°02'42" EAST 40.00 FEET;

THENCE SOUTH 00°57'18" WEST 4.00 FEET TO A LINE PARALLEL WITH AND 24.50 FEET SOUTH OF SAID SOUTH MARGIN;

THENCE ALONG SAID PARALLEL LINE, SOUTH 89°02'42" EAST 70.00 FEET;

THENCE NORTH 00°57'18" EAST 4.00 FEET TO A LINE PARALLEL WITH AND 20.50 FEET SOUTH OF SAID SOUTH MARGIN;

THENCE ALONG SAID PARALLEL LINE, SOUTH 89°02'42" EAST 52.86 FEET TO THE EAST LINE OF THE ABOVE-DESCRIBED PROPERTY;

THENCE ALONG SAID EAST LINE, NORTH 01°12'34" EAST 14.00 FEET TO A LINE PARALLEL WITH AND 6.50 FEET SOUTH OF SAID SOUTH MARGIN;

THENCE ALONG SAID PARALLEL LINE, NORTH 89°02'42" WEST 147.22 FEET;

THENCE SOUTH 00°57'18" WEST 2.00 FEET TO A LINE PARALLEL WITH AND 8.50 FEET SOUTH OF SAID SOUTH MARGIN;

THENCE ALONG SAID PARALLEL LINE, NORTH 89°02'42" WEST 15.64 FEET TO THE POINT OF BEGINNING.

FA No.
Parcel No.: 212105-9035-05

SAID TEMPORARY CONSTRUCTION EASEMENT CONTAINS 2,529 SQUARE FEET, MORE OR LESS

07/20/2023

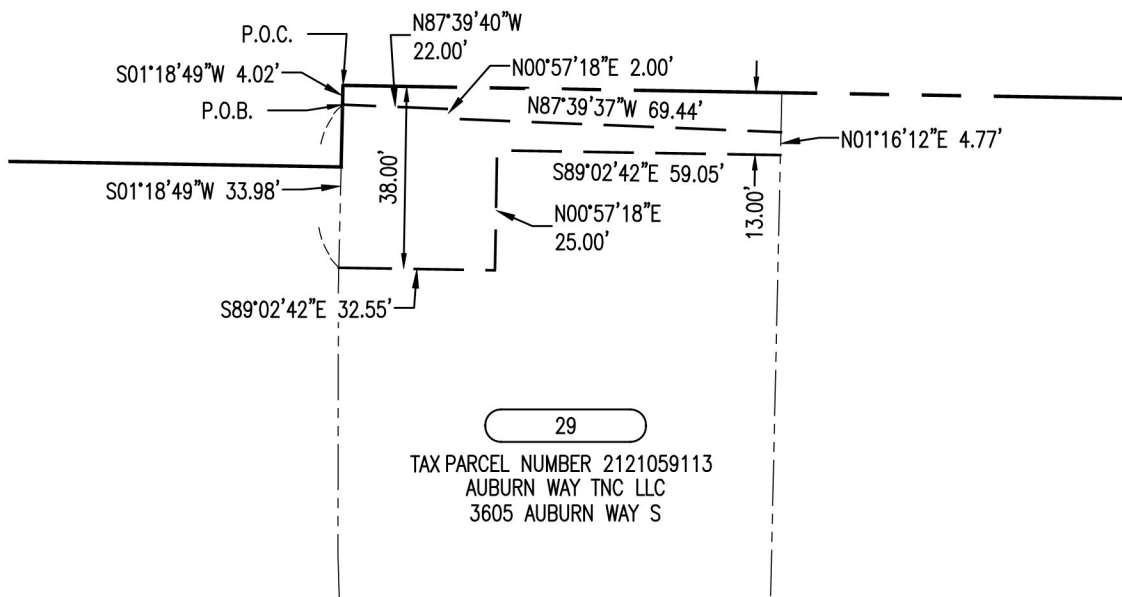


FA No.
Parcel No.: 212105-9035-05

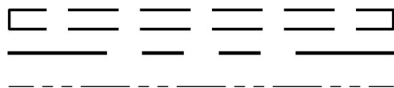
EXHIBIT E
TEMPORARY CONSTRUCTION EASEMENT DRAWING
Tax Parcel 212105-9113-00

**A PORTION OF THE SE 1/4 OF SW 1/4,
 SEC. 21, T. 21 N, R. 05 E, W.M.
 CITY OF AUBURN, KING COUNTY, WASHINGTON**

AUBURN WAY SOUTH
 (PRIMARY STATE HIGHWAY NO. 5)



LEGEND



P.O.C.

P.O.B.



TEMPORARY CONSTRUCTION EASEMENT AREA=1,393 SQ FT

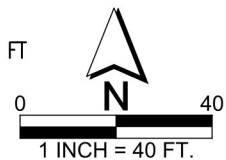
RIGHT OF WAY

PARCEL LINE

POINT OF COMMENCEMENT

POINT OF BEGINNING

PARCEL NUMBER

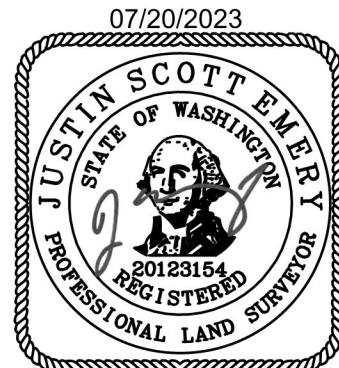


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 PROJECT NUMBER 214-1931-044



FA No.
 Parcel No.: 212105-9113-00

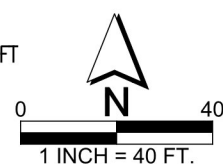
**A PORTION OF THE SE 1/4 OF SW 1/4,
SEC. 21, T. 21 N, R. 05 E, W.M.
CITY OF AUBURN, KING COUNTY, WASHINGTON**

30

TAX PARCEL NUMBER 2121059109
AUBURN WAY TNC LLC
3607 AUBURN WAY S

##

PARCEL NUMBER



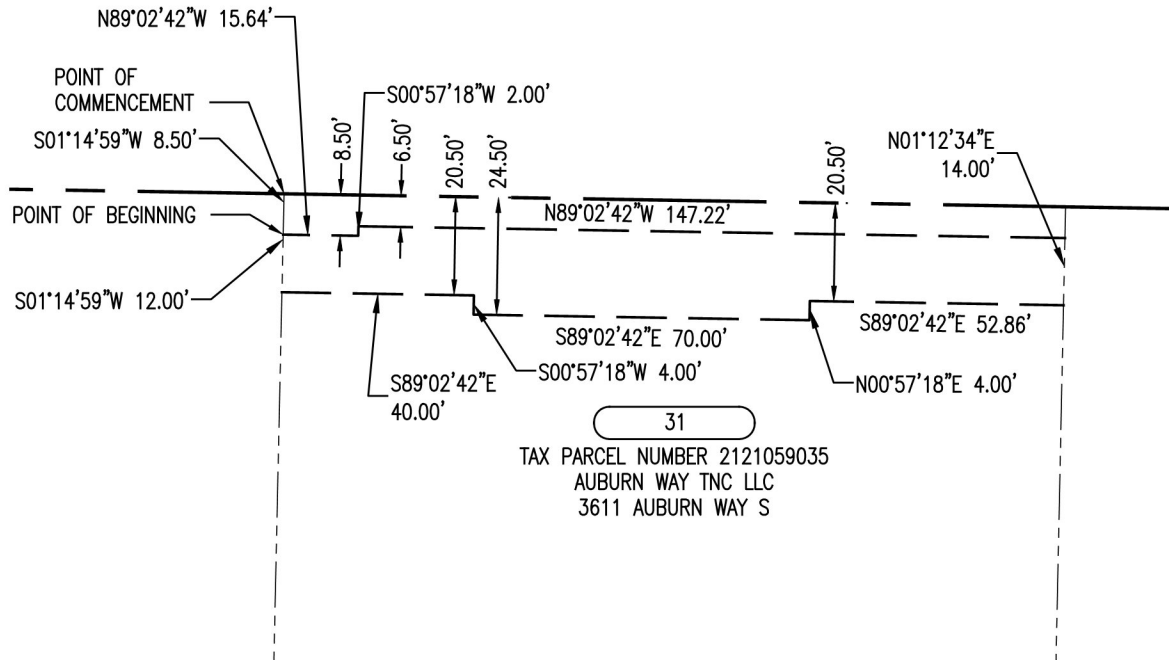
JUSTIN SCOTT EMERY
STATE OF WASHINGTON
20123154
REGISTERED
PROFESSIONAL LAND SURVEYOR

Page 154 of 184

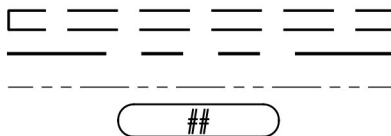
EXHIBIT E
TEMPORARY CONSTRUCTION EASEMENT DRAWING
Tax Parcel 212105-9035-05

**A PORTION OF THE SE 1/4 OF SW 1/4,
 SEC. 21, T. 21 N, R. 05 E, W.M.
 CITY OF AUBURN, KING COUNTY, WASHINGTON**

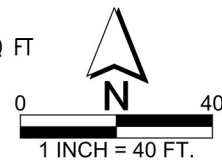
AUBURN WAY SOUTH
 (PRIMARY STATE HIGHWAY NO. 5)



LEGEND



TEMPORARY CONSTRUCTION EASEMENT AREA=2,529 SQ FT
 RIGHT OF WAY
 PARCEL LINE
 PARCEL NUMBER



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07/20/2023



FA No.
 Parcel No.: 212105-9035-05

Property Owners: Alfredo and Alfonso Garcia
Tax Parcel: 212105-9081-08

EXHIBIT A
PARCEL LEGAL DESCRIPTION
Tax Parcel 212105-9081-08

THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY MARGIN OF THE AUBURN-ENUMCLAW PAVED HIGHWAY AS ESTABLISHED BY DEED TO KING COUNTY RECORDED UNDER RECORDING NUMBER 960216, WITH THE WESTERLY LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;

THENCE EASTERLY AND SOUTHEASTERLY, ALONG SAID SOUTHERLY MARGIN AND ALONG THE SOUTHWESTERLY MARGIN OF SAID HIGHWAY, A DISTANCE OF 320 FEET;

THENCE WEST 260 FEET, MORE OR LESS, TO SAID WESTERLY LINE OF THE EAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;

THENCE NORTHERLY, ALONG SAID WESTERLY LINE, 30 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

EXCEPT THE WEST 75 FEET THEREOF;

AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF AUBURN BY DEED RECORDED UNDER RECORDING NUMBER 20050309001891.

FA No.
Parcel No. 212105-9081-08

EXHIBIT B
RIGHT OF WAY ACQUISITION AREA
LEGAL DESCRIPTION
Tax Parcel 212105-9081-08

THAT PORTION OF THE PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY MARGIN OF THE AUBURN-ENUMCLAW PAVED HIGHWAY AS ESTABLISHED BY DEED TO KING COUNTY RECORDED UNDER RECORDING NUMBER 960216, WITH THE WESTERLY LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;
THENCE EASTERLY AND SOUTHEASTERLY, ALONG SAID SOUTHERLY MARGIN AND ALONG THE SOUTHWESTERLY MARGIN OF SAID HIGHWAY, A DISTANCE OF 320 FEET;
THENCE WEST 260 FEET, MORE OR LESS, TO SAID WESTERLY LINE OF THE EAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;
THENCE NORTHERLY, ALONG SAID WESTERLY LINE, 30 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;
EXCEPT THE WEST 75 FEET THEREOF;
AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF AUBURN BY DEED RECORDED UNDER RECORDING NUMBER 20050309001891.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST CORNER OF THE ABOVE-DESCRIBED PROPERTY, SAID POINT ALSO BEING THE SOUTHWESTERLY MARGIN OF AUBURN WAY SOUTH (PRIMARY STATE HIGHWAY NUMBER 5);

THENCE ALONG THE SOUTH LINE OF THE ABOVE-DESCRIBED PROPERTY, SOUTH 79°17'32" WEST 120.07 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 03°57'30" WEST 9.75 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 123.76 FEET, THE RADIAL LINE OF WHICH BEARS SOUTH 85°53'38" WEST;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°34'03" FOR AN ARC LENGTH OF 46.59 FEET;

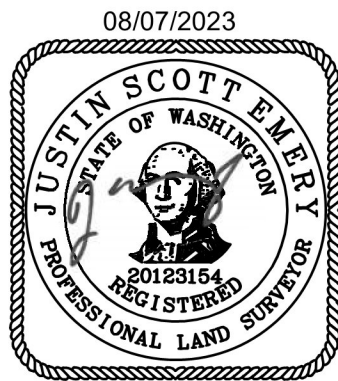
THENCE NORTH 32°01'31" WEST 24.78 FEET;

THENCE NORTH 15°20'37" EAST 3.00 FEET TO THE SOUTH MARGIN OF AUBURN WAY SOUTH (PRIMARY STATE HIGHWAY NUMBER 5) AND TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 535.14 FEET, THE RADIAL LINE OF WHICH BEARS NORTH 15°20'37" EAST;

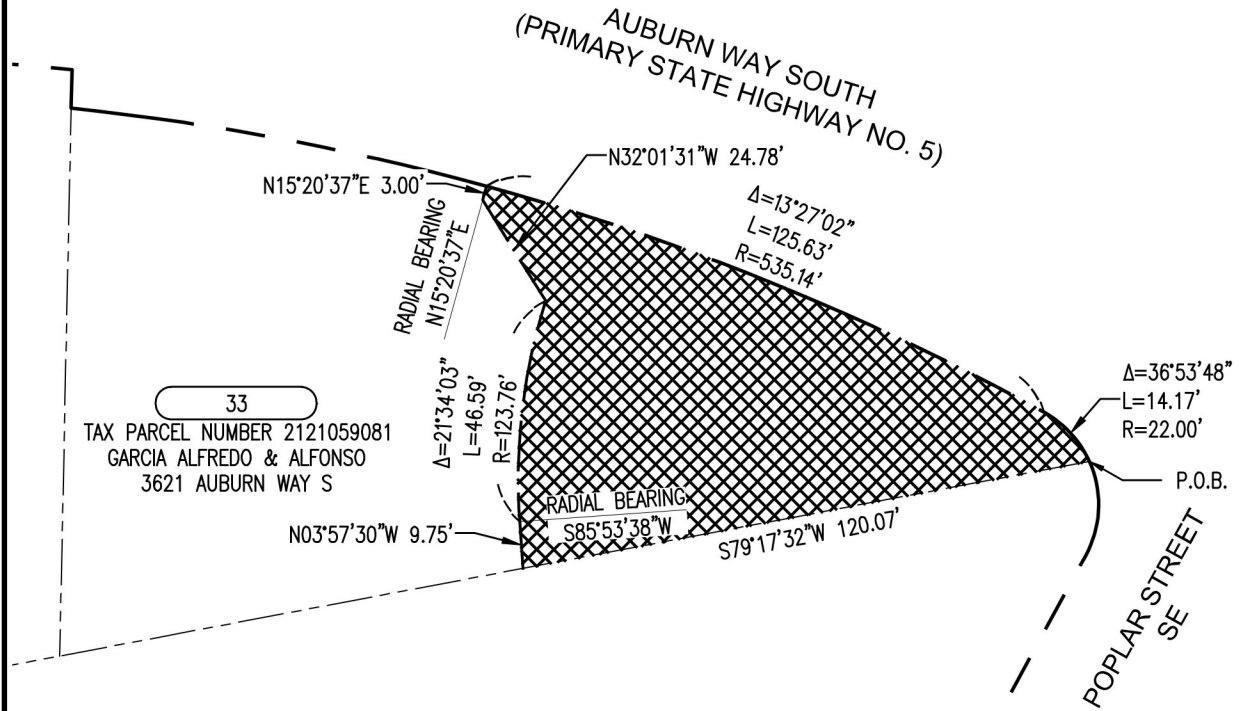
THENCE SOUTHEASTERLY ALONG SAID SOUTH MARGIN AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $13^{\circ}27'02''$ FOR AN ARC LENGTH OF 125.63 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 22.00 FEET;

THENCE CONTINUING ALONG SAID SOUTH MARGIN AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $36^{\circ}53'48''$ FOR AN ARC LENGTH OF 14.17 FEET TO THE POINT OF BEGINNING.

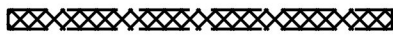
SAID RIGHT OF WAY CONTAINS 5,208 SQUARE FEET, MORE OR LESS



**EXHIBIT C
RIGHT OF WAY
A PORTION OF THE SE 1/4 OF SW 1/4,
SEC. 21, T. 21 N, R. 05 E, W.M.
CITY OF AUBURN, KING COUNTY, WASHINGTON**



LEGEND



RIGHT OF WAY ACQUISITION AREA=5,208 SQ FT



RIGHT OF WAY



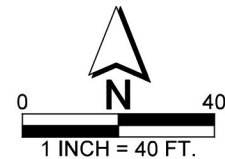
PARCEL LINE

P.O.B.



POINT OF BEGINNING

PARCEL NUMBER



08/07/2023



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PROJECT NUMBER 214-1931-044

FA No.
Parcel No. 212105-9081-08

EXHIBIT D
TEMPORARY CONSTRUCTION EASEMENT AREA
LEGAL DESCRIPTION
Tax Parcel 212105-9081-08

THAT PORTION OF THE PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY MARGIN OF THE AUBURN-ENUMCLAW PAVED HIGHWAY AS ESTABLISHED BY DEED TO KING COUNTY RECORDED UNDER RECORDING NUMBER 960216, WITH THE WESTERLY LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;
THENCE EASTERLY AND SOUTHEASTERLY, ALONG SAID SOUTHERLY MARGIN AND ALONG THE SOUTHWESTERLY MARGIN OF SAID HIGHWAY, A DISTANCE OF 320 FEET;
THENCE WEST 260 FEET, MORE OR LESS, TO SAID WESTERLY LINE OF THE EAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;
THENCE NORTHERLY, ALONG SAID WESTERLY LINE, 30 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;
EXCEPT THE WEST 75 FEET THEREOF;
AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF AUBURN BY DEED RECORDED UNDER RECORDING NUMBER 20050309001891.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH CORNER OF THE ABOVE-DESCRIBED PROPERTY, SAID POINT ALSO BEING THE SOUTH MARGIN OF AUBURN WAY SOUTH (PRIMARY STATE HIGHWAY NUMBER 5);

THENCE ALONG THE WEST LINE OF THE ABOVE-DESCRIBED PROPERTY, SOUTH 01°12'34" WEST 6.35 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID WEST LINE, SOUTH 81°31'59" EAST 86.79 FEET;

THENCE SOUTH 32°01'31" EAST 24.78 FEET TO A POINT ON NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 123.76 FEET, THE RADIAL LINE OF WHICH BEARS NORTH 72°32'19" WEST;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°34'03" FOR AN ARC LENGTH OF 46.59 FEET;

THENCE SOUTH 03°57'30" EAST 9.75 FEET TO THE SOUTH LINE OF THE ABOVE-DESCRIBED PROPERTY;

THENCE ALONG SAID SOUTH LINE, SOUTH 79°17'32" WEST 10.07 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 03°57'30" WEST 10.92 FEET;

THENCE NORTH 03°42'36" WEST 62.27 FEET TO A POINT ON NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 525.14 FEET, THE RADIAL LINE OF WHICH BEARS NORTH 14°50'47" EAST;

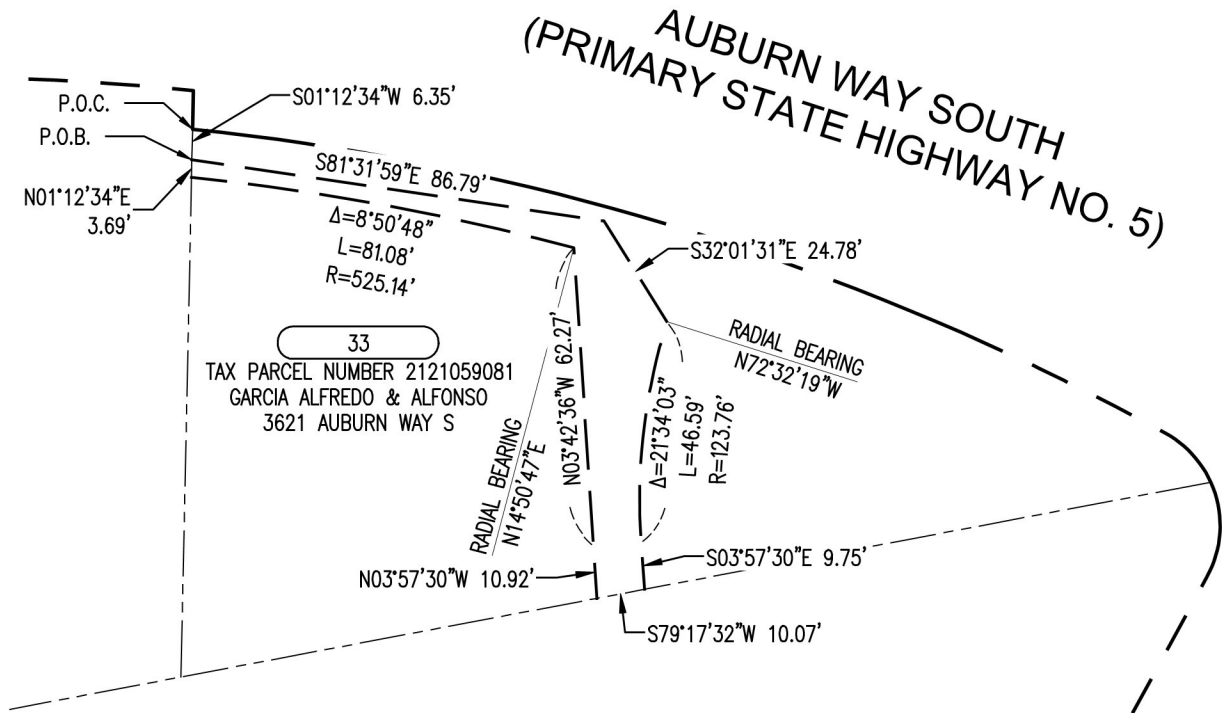
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8°50'48" FOR AN ARC LENGTH OF 81.08 FEET TO THE WEST LINE OF THE ABOVE-DESCRIBED PROPERTY;

THENCE ALONG SAID WEST LINE, NORTH 01°12'34" EAST 3.69 FEET TO THE POINT OF BEGINNING.

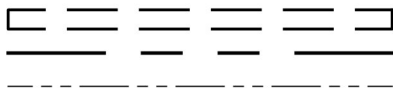
SAID TEMPORARY CONSTRUCTION EASEMENT CONTAINS 1,279 SQUARE FEET, MORE OR LESS



EXHIBIT E
TEMPORARY CONSTRUCTION EASEMENT
A PORTION OF THE SE 1/4 OF SW 1/4,
SEC. 21, T. 21 N, R. 05 E, W.M.
CITY OF AUBURN, KING COUNTY, WASHINGTON



LEGEND



P.O.C.

P.O.B.

##

TEMPORARY CONSTRUCTION EASEMENT AREA=1,279 SQ FT

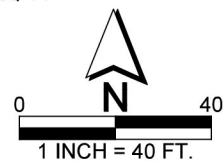
RIGHT OF WAY

PARCEL LINE

POINT OF COMMENCEMENT

POINT OF BEGINNING

PARCEL NUMBER



11/09/2023

Parametrix

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PROJECT NUMBER 214-1931-044



FA No.

Parcel No.: 212105-9081-08

EXHIBIT F
PERMANENT EASEMENT
LEGAL DESCRIPTION
Parcel No. 212105-9081-08

THAT PORTION OF THE PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY MARGIN OF THE AUBURN-ENUMCLAW PAVED HIGHWAY AS ESTABLISHED BY DEED TO KING COUNTY RECORDED UNDER RECORDING NUMBER 960216, WITH THE WESTERLY LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;

THENCE EASTERLY AND SOUTHEASTERLY, ALONG SAID SOUTHERLY MARGIN AND ALONG THE SOUTHWESTERLY MARGIN OF SAID HIGHWAY, A DISTANCE OF 320 FEET;

THENCE WEST 260 FEET, MORE OR LESS, TO SAID WESTERLY LINE OF THE EAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;

THENCE NORTHERLY, ALONG SAID WESTERLY LINE, 30 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

EXCEPT THE WEST 75 FEET THEREOF;

AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF AUBURN BY DEED RECORDED UNDER RECORDING NUMBER 20050309001891.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE-DESCRIBED PROPERTY, SAID POINT ALSO BEING THE SOUTH MARGIN OF AUBURN WAY SOUTH (PRIMARY STATE HIGHWAY NUMBER 5);

THENCE ALONG THE WEST LINE OF THE ABOVE-DESCRIBED PROPERTY, SOUTH 01°12'34" WEST 6.35 FEET;

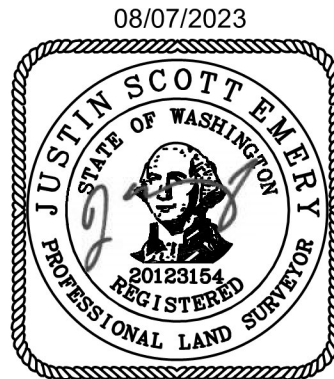
THENCE DEPARTING SAID WEST LINE, SOUTH 81°31'59" EAST 86.79 FEET;

FA No.
Parcel No. 212105-9081-08

THENCE NORTH 15°20'37" EAST 3.00 FEET TO THE SOUTH MARGIN OF AUBURN WAY SOUTH (PRIMARY STATE HIGHWAY NUMBER 5) AND TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 535.14 FEET, THE RADIAL LINE OF WHICH BEARS NORTH 15°20'37" EAST;

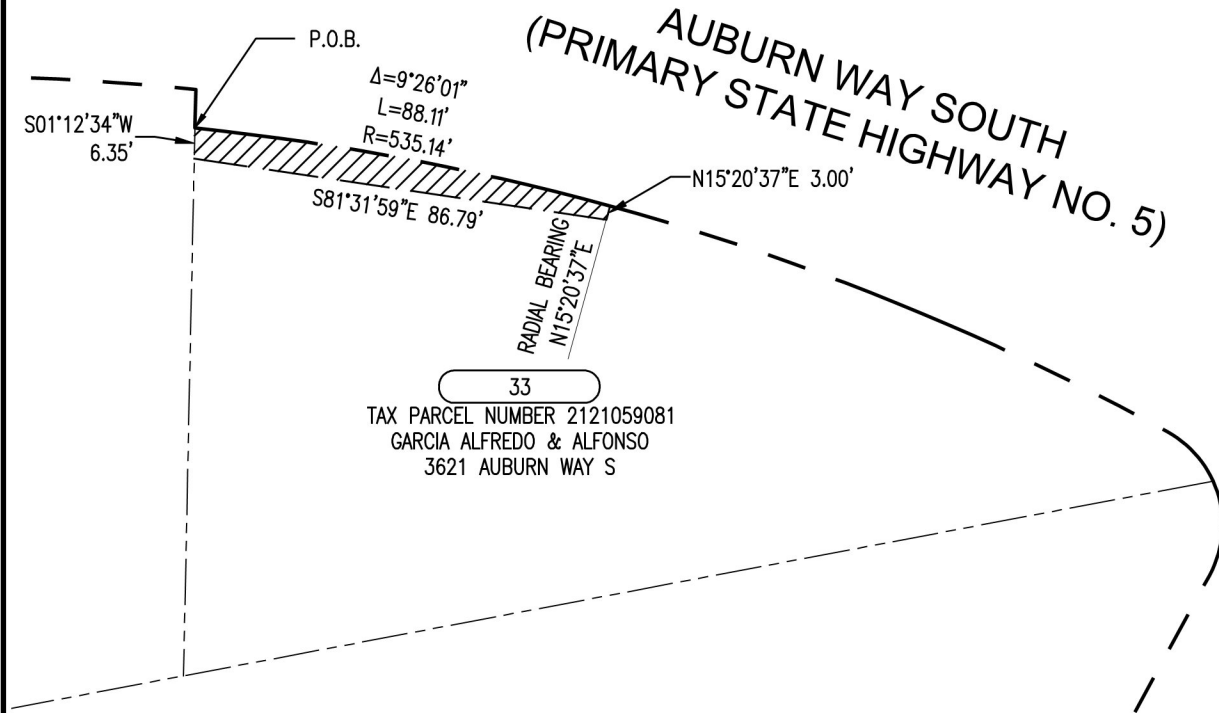
THENCE NORTHWESTERLY ALONG SAID SOUTH MARGIN AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9°26'01" FOR AN ARC LENGTH OF 88.11 FEET TO THE POINT OF BEGINNING.

SAID PERMANENT EASEMENT CONTAINS 511 SQUARE FEET, MORE OR LESS



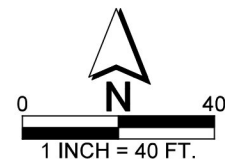
FA No.
Parcel No. 212105-9081-08

EXHIBIT G
PERMANENT EASEMENT
A PORTION OF THE SE 1/4 OF SW 1/4,
SEC. 21, T. 21 N, R. 05 E, W.M.
CITY OF AUBURN, KING COUNTY, WASHINGTON



LEGEND

	PERMANENT EASEMENT AREA=511 SQ FT
	RIGHT OF WAY
	PARCEL LINE
	POINT OF BEGINNING
	PARCEL NUMBER



08/07/2023



Parametrix

ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

1019 39TH AVENUE SE, SUITE 100 | PUYALLUP, WA 98374
P 253.604.6600
WWW.PARAMETRIX.COM
PROJECT NUMBER 214-1931-044

FA No.
Parcel No. 212105-9081-08

Property Owner: Mythili Ramachandran

Tax Parcel: 212105-9103-02

EXHIBIT A
PARCEL LEGAL DESCRIPTION
Tax Parcel 212105-9103-02

NEW PARCEL A, CITY OF AUBURN BOUNDARY LINE ADJUSTMENT NO. BLA-16-0006, RECORDED
OCTOBER 11, 2016 UNDER RECORDING NUMBER 20161011900005, IN KING COUNTY, WASHINGTON.

FA No.
Parcel No. 212105-9103-02

EXHIBIT B
RIGHT OF WAY ACQUISITION AREA
LEGAL DESCRIPTION
Tax Parcel 212105-9103-02

THAT PORTION OF NEW PARCEL A, CITY OF AUBURN BOUNDARY LINE ADJUSTMENT NO. BLA-16-0006, RECORDED OCTOBER 11, 2016 UNDER RECORDING NUMBER 20161011900005, IN KING COUNTY, WASHINGTON.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH CORNER OF SAID PARCEL, SAID POINT ALSO BEING THE WEST MARGIN OF POPLAR STREET SE;

THENCE ALONG THE SOUTHWEST LINE OF SAID PARCEL, NORTH 44°56'43" WEST 5.21 FEET TO A LINE PARALLEL WITH AND 5.00 FEET WEST OF SAID WEST MARGIN;

THENCE ALONG SAID PARALLEL LINE, NORTH 28°36'09" EAST 27.98 FEET;

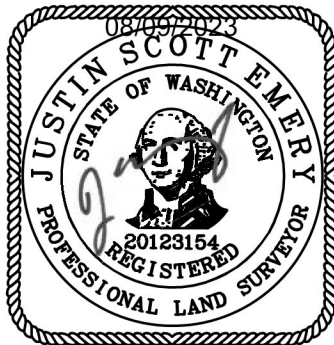
THENCE NORTH 03°57'30" WEST 179.55 FEET TO THE NORTH LINE OF SAID PARCEL;

THENCE ALONG SAID NORTH LINE, NORTH 79°17'32" EAST 120.07 FEET TO THE WEST MARGIN OF POPLAR STREET SE AND A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 22.00 FEET, THE RADIAL LINE OF WHICH BEARS NORTH 65°41'27" EAST;

THENCE ALONG SAID WEST MARGIN AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°54'42" FOR AN ARC LENGTH OF 20.32 FEET;

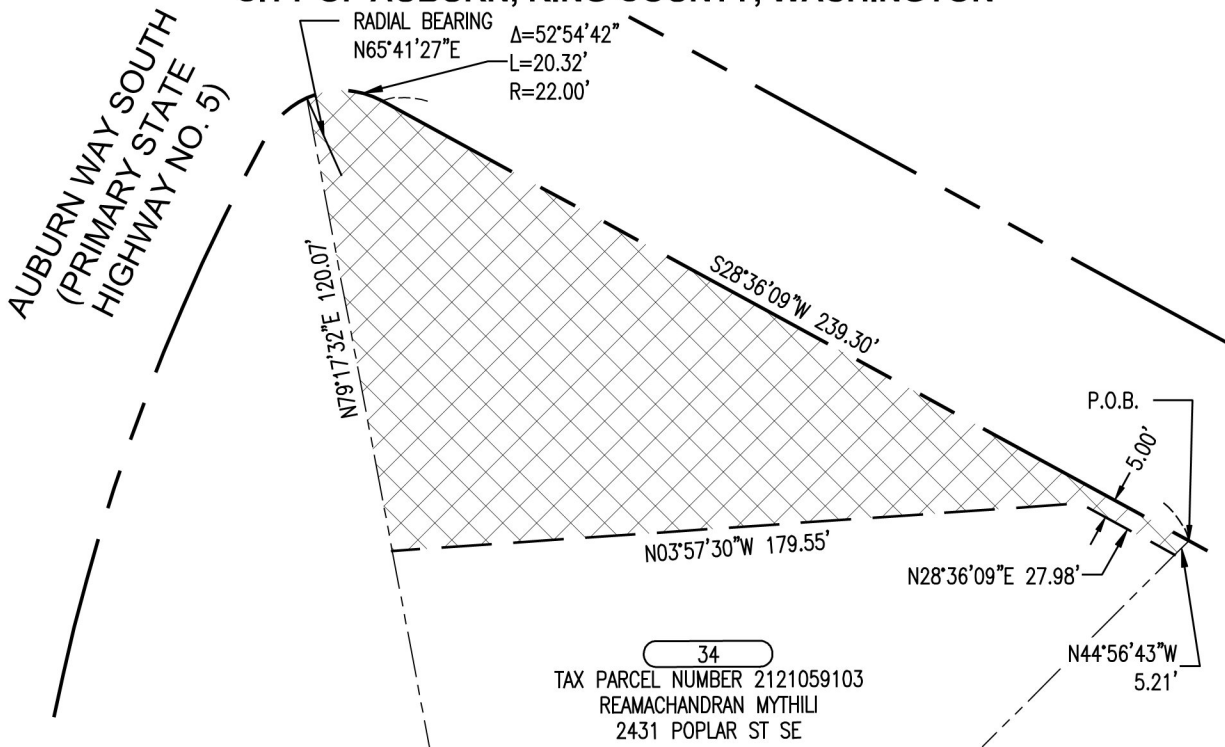
THENCE CONTINUING ALONG SAID WEST MARGIN, SOUTH 28°36'09" WEST 239.30 FEET TO THE POINT OF BEGINNING.

SAID RIGHT OF WAY CONTAINS 12,363 SQUARE FEET, MORE OR LESS

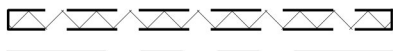


FA No.
Parcel No. 212105-9103-02

EXHIBIT C
RIGHT OF WAY ACQUISITION AREA DRAWING
Tax Parcel 212105-9103-02
A PORTION OF THE SE 1/4 OF SW 1/4,
SEC. 21, T. 21 N, R. 05 E, W.M.
CITY OF AUBURN, KING COUNTY, WASHINGTON



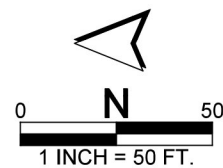
LEGEND



P.O.B.



RIGHT OF WAY ACQUISITION AREA=12,363 SQ FT
 RIGHT OF WAY
 PARCEL LINE
 POINT OF BEGINNING
 PARCEL NUMBER



08/09/2023



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FA No.
 Parcel No. 212105-9103-02

EXHIBIT D
TEMPORARY CONSTRUCTION EASEMENT AREA
LEGAL DESCRIPTION
Tax Parcel 212105-9103-02

THAT PORTION OF NEW PARCEL A, CITY OF AUBURN BOUNDARY LINE ADJUSTMENT NO. BLA-16-0006, RECORDED OCTOBER 11, 2016 UNDER RECORDING NUMBER 20161011900005, IN KING COUNTY, WASHINGTON.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH CORNER OF SAID PARCEL, SAID POINT ALSO BEING THE WEST MARGIN OF POPLAR STREET SE;

THENCE ALONG THE SOUTHWEST LINE OF SAID PARCEL, NORTH 44°56'43" WEST 5.21 FEET TO THE POINT OF BEGINNING AND A LINE PARALLEL WITH AND 5.00 FEET WEST OF SAID WEST MARGIN;

THENCE ALONG SAID PARALLEL LINE, NORTH 28°36'09" EAST 27.98 FEET;

THENCE NORTH 03°57'30" WEST 179.55 FEET TO THE NORTH LINE OF SAID PARCEL;

THENCE ALONG SAID NORTH LINE, SOUTH 79°17'32" WEST 10.07 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 03°57'30" EAST 175.44 FEET TO A LINE PARALLEL WITH AND 15.00 FEET WEST OF SAID WEST MARGIN;

THENCE ALONG SAID PARALLEL LINE, SOUTH 28°36'09" WEST 22.10 FEET TO THE SOUTHWEST LINE OF SAID PARCEL;

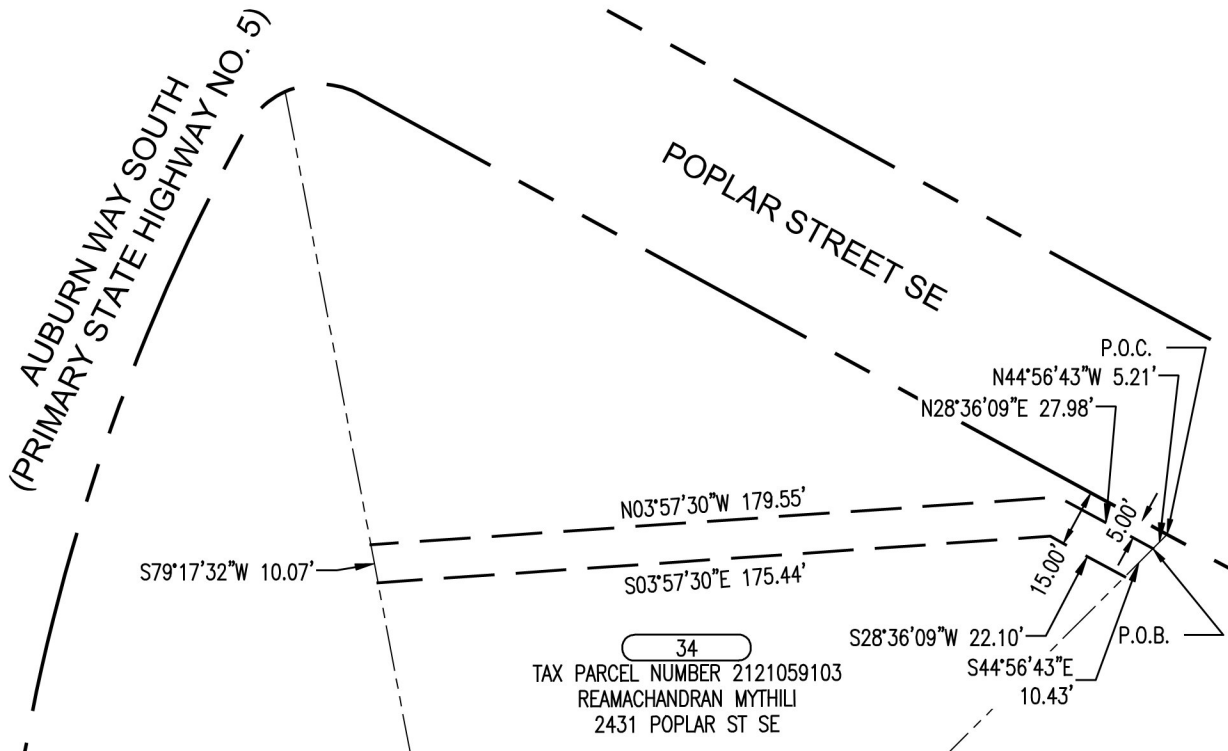
THENCE ALONG SAID SOUTHWEST LINE, SOUTH 44°56'43" EAST 10.43 FEET TO THE POINT OF BEGINNING.

SAID TEMPORARY CONSTRUCTION EASEMENT CONTAINS 2,025 SQUARE FEET, MORE OR LESS

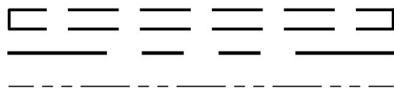
08/09/2023



EXHIBIT E
TEMPORARY CONSTRUCTION EASEMENT
A PORTION OF THE SE 1/4 OF SW 1/4,
SEC. 21, T. 21 N, R. 05 E, W.M.
CITY OF AUBURN, KING COUNTY, WASHINGTON



LEGEND



P.O.C.

P.O.B.



TEMPORARY CONSTRUCTION EASEMENT AREA=2,025 SQ FT

RIGHT OF WAY

PARCEL LINE

POINT OF COMMENCEMENT

POINT OF BEGINNING

PARCEL NUMBER



0 N 50
1 INCH = 50 FT.

08/09/2023

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PROJECT NUMBER 214-1931-044



FA No.

Parcel No.: 212105-9103-02

ENGINEERING SERVICES
ORDINANCE 6931

JACOB SWEETING
CITY COUNCIL STUDY SESSION
JANUARY 22, 2024

Public Works Department

Engineering Services • Airport Services • Maintenance & Operations Services

AUBURN
VALUES

S E R V I C E
E N V I R O N M E N T
E C O N O M Y
C H A R A C T E R
S U S T A I N A B I L I T Y
W E L L N E S S
C E L E B R A T I O N

ORDINANCE 6931 - SUMMARY

- Establishes that:
 - Project CP1622 – Auburn Way South Widening is a public use
 - Acquisition of property rights included in ordinance are necessary for the project
 - Acquisition of the property rights and construction of the project are in the best interests of the City
- Authorizes:
 - Acquisition through condemnation with just compensation paid to owners

PROJECT CP1622 BACKGROUND

- Auburn Way South/SR164 has a history of:
 - Congestion
 - Pedestrian Access and Safety Concerns
 - Event Traffic
- 2009 WSDOT SR-164 Corridor Study
 - Additional vehicle travel lanes
 - Provide sidewalks and pedestrian crossings
 - Add signals or roundabouts
 - Accommodate transit
 - Implement in segments



Washington State
Department of Transportation

Strategic Planning and Programming Division
Urban Planning Office

STATE ROUTE 164 CORRIDOR PLANNING STUDY

Auburn
(Milepost 0.31)
interchange with State Route 18

to

Enumclaw
(Milepost 15.13)
junction with State Route 410



September 2009

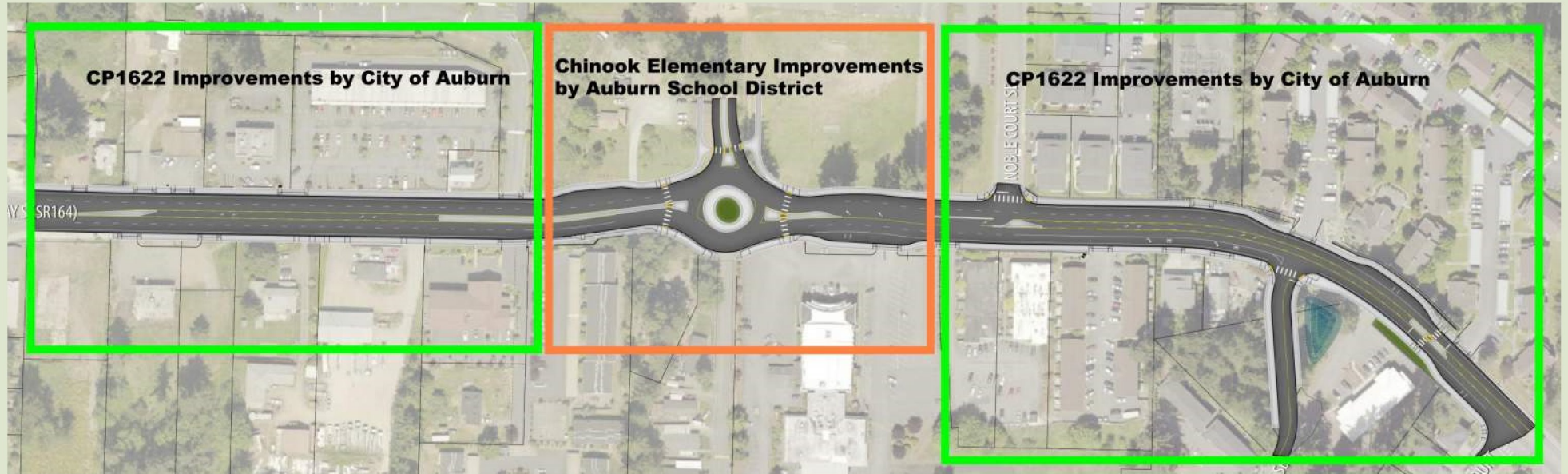
AUBURN WAY SOUTH PROJECTS

Map showing Auburn Way South projects and completion dates:

- CP1706 - Sidewalks, Complete 2019
- CP1218 - Widening, Complete 2019
- CP2219 - Sidewalks, Complete 2023/24
- Riverwalk Sidewalks - Complete 2023
- CP1118, CP1119 - Widening, Complete 2015
- ASD Chinook RAB - Complete 2022
- CP1622 - AWS Widening Hemlock to Poplar - Underway

Key locations and streets marked include: Muckleshoot Casino, Dogwood St SE, Hemlock St SE, Chinook Elem., Poplar St SE, and SR18.

PROJECT CP1622 - SUMMARY



PROJECT CP1622 - SUMMARY



- Wide sidewalks on both sides of roadway
- New street lighting
- Widen to 5-lanes with 2 lanes in each direction and center lane or median

PROJECT CP1622 - SUMMARY



- Re-align Poplar Street
- Transit pull-outs
- Enhanced pedestrian crossing

PROPERTY NEEDS AND STATUS

- Property rights needed from 29 different properties owned by 22 different parties.
- Needed rights vary from permanent right-of-way to temporary construction easements.
- As of 1/17/24:
 - Agreements have been reached with 11 property owners.
 - Tentative agreements have been reached with 2 property owners.
 - Discussions have slowed or stalled with 9 property owners.
- No property owners have indicated they are contesting acquisitions and remaining discussions are focused on compensation and clearing encumbrances

WHY IS ORDINANCE NEEDED?

- Project includes Federal funding for construction that must be authorized within certain deadlines.
- Completing the property acquisition phase is required to authorize construction funding.
- If property is not acquired and construction funding is not authorized within deadlines, funding could be lost.
- Condemnation ordinance helps pursue timely acquisition of property rights.

PROJECT SCHEDULE

2024

2025

2026

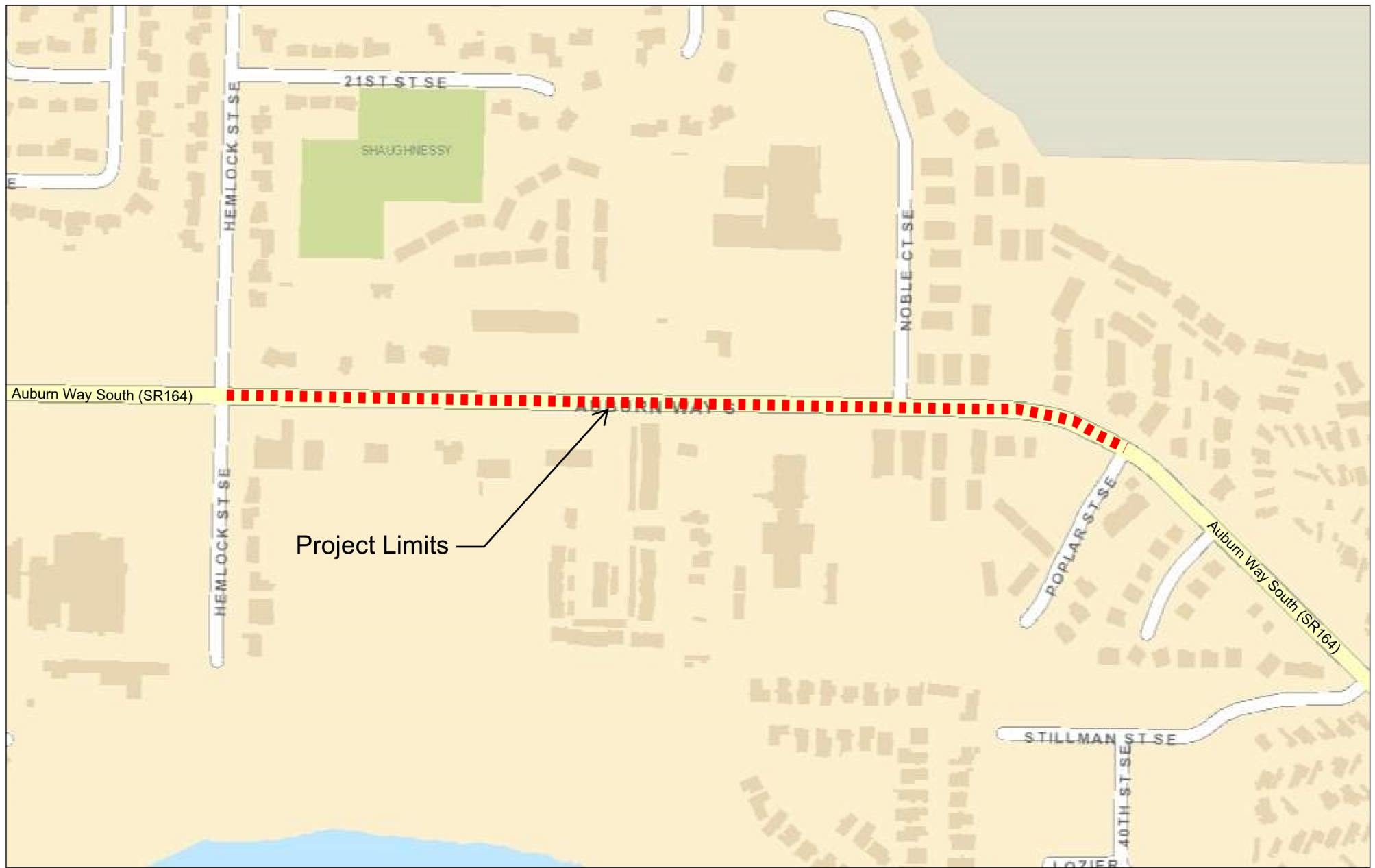
- January/February 2024, Property Negotiations/Closing
- March/April 2024, File Condemnation
- October 2024, ROW Certification & Construction Grant Funding Authorization
- November 2024, Advertise for Construction Contract Bids
- December 2024, Award Contract
- February 2025, Start Construction
- February 2026, Construction Substantially Complete

NEXT STEPS

- **Consideration and adoption of Ordinance 6931 on February 5th**
- **Negotiations and closings continue.**
- **Questions?**

Auburn Way S (SR-164) - Hemlock to Poplar

Printed Date: 6/5/2019
Map Created by City of Auburn eGIS
Imagery Date: May 2015



Project Limits

666.7 0 333.3 666.7 Feet

NAD_1983_StatePlane_Washington_North_FIPS_4601_Feet

1in = 333 ft

1:4,000



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Information shown is for general reference purposes only and does not necessarily represent exact geographic or cartographic data as mapped. The City of Auburn makes no warranty as to its accuracy.