

1
2
3
4 **ORDINANCE NO. 1847**
5 **CITY OF PACIFIC, WASHINGTON**
6
7

8 **AN ORDINANCE** of the City of Pacific authorizing the City Attorney of the City
9 of Sumner, acting as Special Counsel to the City of Pacific, to acquire by negotiation and/or
10 to prosecute an action in the Superior Court of the State of Washington in and for Pierce
11 County under the right of eminent domain for acquisition of certain rights in real estate for
12 the purpose of providing transportation system improvements known as the 136th
13 Avenue/Valentine Avenue Improvement Project, increasing public safety by widening the
14 road and the construction of curb, gutter and sidewalk, and declaring an emergency.
15

16 WHEREAS, this being a joint project with the City of Sumner, the project is in
17 accordance with the the 136th Avenue/Valentine Avenue Road Interlocal Agreement
18 whereby the City of Sumner has been designated as the manager for the project; and
19

20 WHEREAS, the purpose of this action is to acquire Right-Of-Way Easements to
21 improve 136th/Valentine Avenues located within the two cities to a three-lane road with
22 traffic signals, sidewalks, bike lanes, and planter strips within the Sumner city limits and a
23 pedestrian trail within Pacific's city limits and to enhance the safety for the public along
24 this vital roadway; and
25

26 WHEREAS, the City of Pacific's limits are the start of Valentine Avenue from 16th
27 Street East ending at County Line Road South; while the limits for the City of Sumner are
28 the start of 136th Avenue at 24th Street East in the City of Sumner to the Sumner's northern
29 boundary ending at 16th Street East and providing for the taking and/or damaging of said
30 lands consistent with this purposes, and directing compensation for the same shall be paid
31 by the 136th Avenue/Valentine Avenue Improvement Project CIP # 08-02; and declaring
32 the taking of said lands, properties, interests, and rights herein described to be for a public
33 purpose and use; and
34

35 WHEREAS, the funding of this project is through various grants which set forth
36 milestones for expenditures of the funds that are tied to specific provisions that if the
37 milestones are not met both the City of Pacific and the City of Sumner would be required
38 to return the entire \$4.9 million construction grant of which a significant portion has
39 already been spent in the design and right-of-way acquisition process; and
40

41 WHEREAS, if the milestones set forth in the grants are not met the funds will be
42 withdrawn resulting in a significant negative impact on the City of Pacific and the City of
43 Sumner's general fund sand certain utility funds as grant funds in the amount of
44 approximately \$1 million have already been expended and would be required to be
45 reimbursed. Additionally, the full \$4.9 million construction grant would be lost and the
46

1 Cities would then either need to find new grant funding or absorb the loss through City
2 budgets to complete the project; **NOW THEREFORE,**

3 **THE CITY COUNCIL OF THE CITY OF PACIFIC, WASHINGTON**
4 **DO ORDAIN AS FOLLOWS:**
5

6 **Section 1.** That the City Attorney of the City of Sumner, as Special Counsel to
7 the City of Pacific, his agents or assigns, is hereby delegated the authority and is directed
8 to acquire by negotiation, to purchase, and/or to institute and prosecute to determination in
9 the Superior Court of the State of Washington in and for Pierce County an action on behalf
10 of and in the name of the City of Pacific for acquisition and condemnation of certain
11 property and property interests for the purpose of acquiring right-of-way for the 136th
12 Avenue/Valentine Avenue Improvement Project CIP # 08-02. The City of Pacific's
13 portion of the project consists of rebuilding and widening Valentine Avenue to three (3)
14 lanes from 16th Street East to Pacific's County Line Road. The project includes a
15 pedestrian trail on the west side of Valentine Avenue and a sidewalk on the east side of
16 Valentine Avenue between 16th Street East and County Line Road. Said lands being more
17 particularly described in Exhibits A attached hereto and by this reference incorporated
18 herein as though fully set forth.
19

20 **Section 2.** The City Council hereby finds and declares that the acquisition of
21 the rights herein described are for a public use and are necessary for public purposes.
22

23 **Section 3.** Nothing in this ordinance shall be construed as a waiver by the City
24 of Pacific of its right to decline to take and pay for such rights of properties in lands herein
25 described, should it so elect, after the amount of damages has been ascertained and within
26 the time allowed by law.

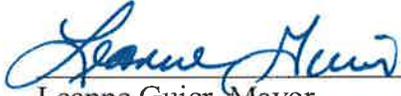
27 **Section 4.** That compensation for the lands, rights, and easements herein to
28 be taken, and/or damaged, and all other costs associated with acquiring by negotiation
29 and/or to prosecution of an eminent domain action for acquisition of the property
30 described herein shall be paid in accordance with the 136th Avenue/Valentine Avenue
31 Improvement Project Interlocal Agreement, all in the manner provided by law.
32

33 **Section 5.** Severability. Should any provision of this ordinance or its
34 application to any person or circumstance be held invalid, the remainder of the ordinance
35 or the application of the provision to other persons or circumstances shall not be affected.
36

37 **Section 6.** Declaration of Emergency. The City Council hereby finds and
38 declares that a public emergency exists and that this ordinance is a public emergency
39 ordinance necessary for the protection of the public safety and the resultant loss of nearly
40 \$4.9 million that would be required to be returned to various funding agencies and should,
41 therefore, take effect immediately upon passage by a majority vote plus one of the whole
42 membership of the Council, and that the same is not subject to a referendum (RCW
43 35A.12.130). The facts upon which this public emergency is based include all recitals set
44 out in this ordinance as well as those facts contained in the legislative record.
45

1 **Section 7.** Effective Date. In accordance with RCW 35A.12.130, this
2 ordinance, as a public emergency ordinance, shall take effect and be in force immediately
3 upon adoption by a majority plus one of the City Council.
4

5 Passed by the City Council and approved by the Mayor of the City of Pacific,
6 Washington, at a regular meeting thereof this 12th day of August, 2013.
7
8
9

10
11
12
13
14

Leanne Guier, Mayor

15 Attest:

16
17
18
19
20

Betty J. Garrison, MMC, ^{Interim Acting} ~~in the absence of a~~ City Clerk

21 Approved as to form:

22
23
24
25
26

Kenyon Luce, City Attorney

27
28
29 **First Reading:** August 12, 2013
30 **Date Adopted:** August 12, 2013
31 **Date of Publication:** August 23, 2013
32 **Effective Date:** August 12, 2013
33

ATTACHMENT

A

Table of Contents – Exhibit A

Map #	Parcel #	Property Owner(s)	Page(s)
8	3355400460	Robert Olver (King County)	1 - 2
23	4495400212	Allwest Properties Management LLC	3 - 6
17	4495400040	Beane Parson LLC	7 - 14
18	4495400026		
86	0420013052	Hilling, Scroggins & Kuehn	15 - 16
88	0420013054	Robert Hilling & K.R. Scroggins	17 - 28
87	0420013053		
40	4495400063	LCI Partners LLC	29 - 32
19	4495400025	Tarlochan and Amandeep Mann	33 - 36
121	4495400477	Norwood Lane 1& 2 LLC	37 - 41
119	4495400475	Norwood Lane 3 LLC	
103	4495400630	Pacstor LLC (A-1 Corporation Inc.)	42 - 48
125	4495400662	PCM Holdings LLC	49 - 52
106	4495400461	Petro Pacific Assoc. LLC	53 - 56
21	4495400032	R & R Development Group LLC	57 - 60
60	4495400270	Sumner Capital LLC	61 - 64
91	0420013056	Larry & Peggy Thomas	65 - 68

**EXHIBIT A
RIGHT-OF-WAY DESCRIPTION
ROBERT, FELIX, PERLEY & RAYMOND OLVER PROPERTY
TAX PARCEL NO. 335540-046-0**

ALL THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A SURFACE BRASS MONUMENT AT THE INTERSECTION OF VALENTINE AVENUE SE (136TH AVENUE EAST) AND COUNTY LINE ROAD SE, SAID MONUMENT BEING AT HIGHWAY ENGINEER'S STATION (HEREINAFTER REFERRED TO AS HES) 1079+64.84 ON THE A-LINE AS SHOWN ON RIGHT-OF-WAY PLANS "VALENTINE AVENUE SE" ON FILE AT THE CITY OF PACIFIC; THENCE ALONG SAID A-LINE NORTH 01°59'41" EAST, 29.61 FEET TO HES 1079+94.45; THENCE WESTERLY TO A POINT OPPOSITE HES 1079+94.45 AND 20.00 FEET LEFT FROM SAID A-LINE, SAID POINT BEING THE SOUTHEAST CORNER OF SAID PARCEL; THENCE ALONG THE SOUTH LINE OF SAID PARCEL NORTH 89°08'11" WEST, 14.74 FEET TO A POINT OPPOSITE HES 1079+94.16 AND 34.73 FEET LEFT FROM SAID A-LINE AND THE TRUE POINT OF BEGINNING OF THIS LINE DESCRIPTION AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 28.00 FEET (FROM WHICH THE RADIUS CENTER BEARS NORTH 42°54'29" WEST); THENCE NORTHEASTERLY AND NORTHERLY ALONG SAID CURVE 22.04 FEET THROUGH A CENTRAL ANGLE OF 45°05'51" TO A POINT OPPOSITE HES 1080+14.00 AND 26.50 FEET LEFT FROM SAID A-LINE; THENCE NORTH 01°59'41" EAST, 40.34 FEET TO THE NORTH LINE OF SAID PARCEL AND A POINT OPPOSITE HES 1080+54.33 AND 26.50 FEET LEFT FROM SAID A-LINE AND THE TERMINUS OF THIS LINE DESCRIPTION.

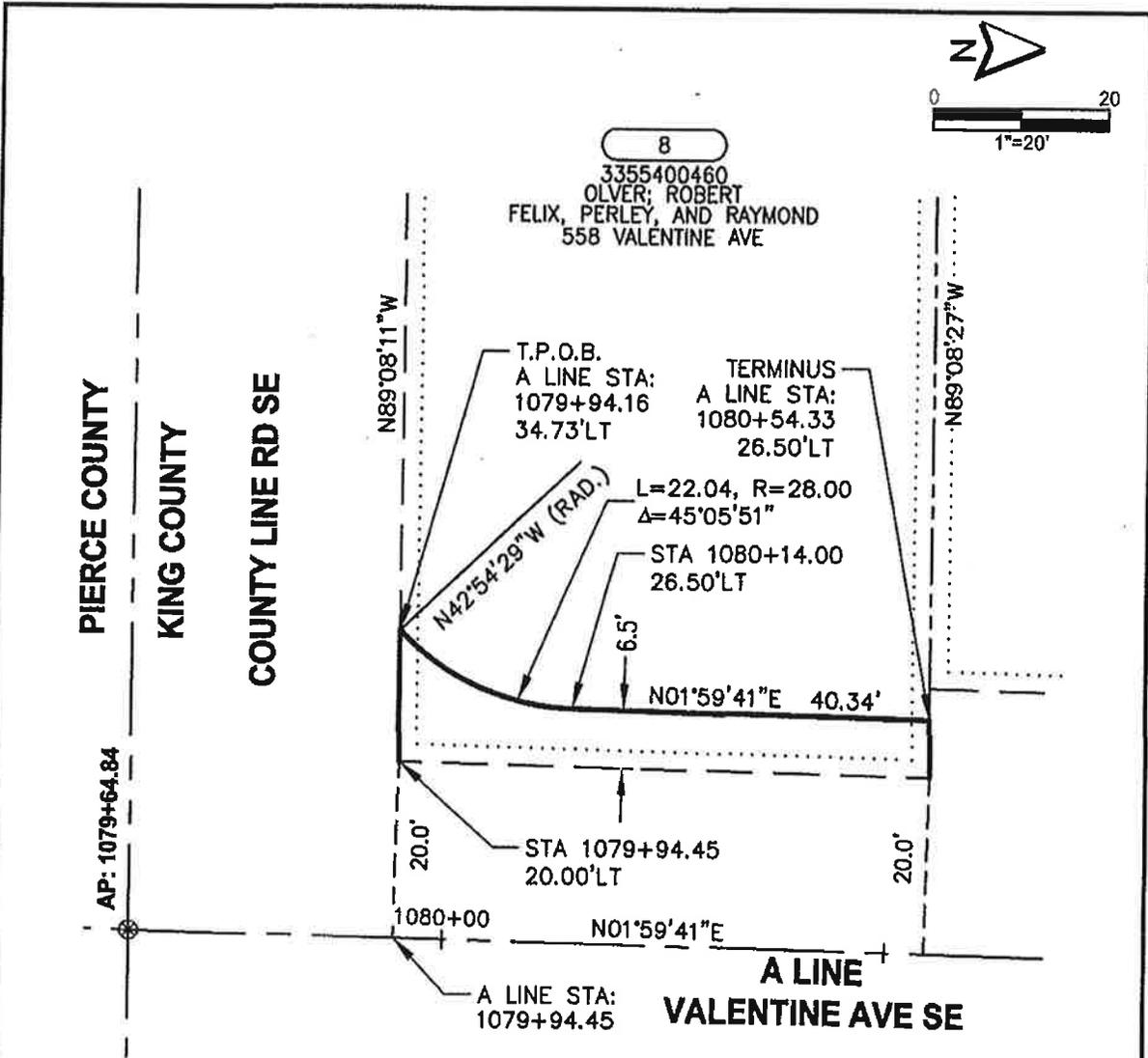
CONTAINING 440 SQUARE FEET, MORE OR LESS.

PARCEL (PER PLAT CERTIFICATE ORDER NO. 1334220 CHICAGO TITLE COMPANY)

THAT PORTION OF LOT 4, BLOCK 56, C.D. HILLMAN'S PACIFIC CITY DIV. NO. 3 ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 14 OF PLATS, PAGE 28, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4 IN BLOCK 56, REFERRED TO AS THE TRUE POINT OF BEGINNING; THENCE NORTH 60 FEET TO A POINT OF THE EAST BOUNDARY LINE OF SAID LOT 4; THE WEST 165 FEET; THENCE SOUTH 60 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SAID LOT 4; THENCE EAST ALONG SAID SOUTHERLY BOUNDARY LINE, 165 FEET TO THE TRUE POINT OF BEGINNING.





TAX PARCEL NO.	PROPERTY OWNER	TOTAL AREA	R/W	REMAINDER
3355400460	OLVER; ROBERT, FELIX, PERLEY, & RAYMOND	9,900 S.F.	440 S.F.	9,460 S.F.



Exhibit B
TPN 3355400460
R/W ACQUISITION

**EXHIBIT A
RIGHT-OF-WAY DESCRIPTION
ALLWEST PROPERTY MANAGEMENT LLC PROPERTY
TAX PARCEL NO. 449540-021-2**

ALL THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A SURFACE BRASS MONUMENT AT THE INTERSECTION OF VALENTINE AVENUE SE (136TH AVENUE EAST) AND THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 1, BLOCK 61 OF C.D. HILLMAN'S PACIFIC CITY DIVISION NO. 4 ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGE 36, RECORDS OF PIERCE COUNTY AUDITOR, SAID MONUMENT BEING AT HIGHWAY ENGINEER'S STATION (HEREINAFTER REFERRED TO AS HES) 1052+85.70 ON THE A-LINE AS SHOWN ON RIGHT-OF-WAY PLANS "VALENTINE AVENUE SE" ON FILE AT THE CITY OF PACIFIC; THENCE ALONG SAID A-LINE NORTH 02°47'26" EAST, 1,844.03 FEET TO HES 1071+29.73; THENCE EASTERLY TO A POINT OPPOSITE HES 1071+29.73 AND 20.00 FEET RIGHT FROM SAID A-LINE, SAID POINT BEING THE SOUTHWEST CORNER OF SAID PARCEL; THENCE ALONG THE SOUTH LINE OF SAID PARCEL SOUTH 88°42'08" EAST, 10.00 FEET TO A POINT OPPOSITE HES 1071+29.99 AND 30.00 FEET RIGHT FROM SAID A-LINE AND THE TRUE POINT OF BEGINNING OF THIS LINE DESCRIPTION; THENCE NORTH 02°47'26" EAST, 180.08 FEET TO THE NORTH LINE OF SAID PARCEL AND TO A POINT OPPOSITE HES 1073+10.07 AND 30.00 FEET RIGHT FROM SAID A-LINE AND THE TERMINUS OF THIS LINE DESCRIPTION.

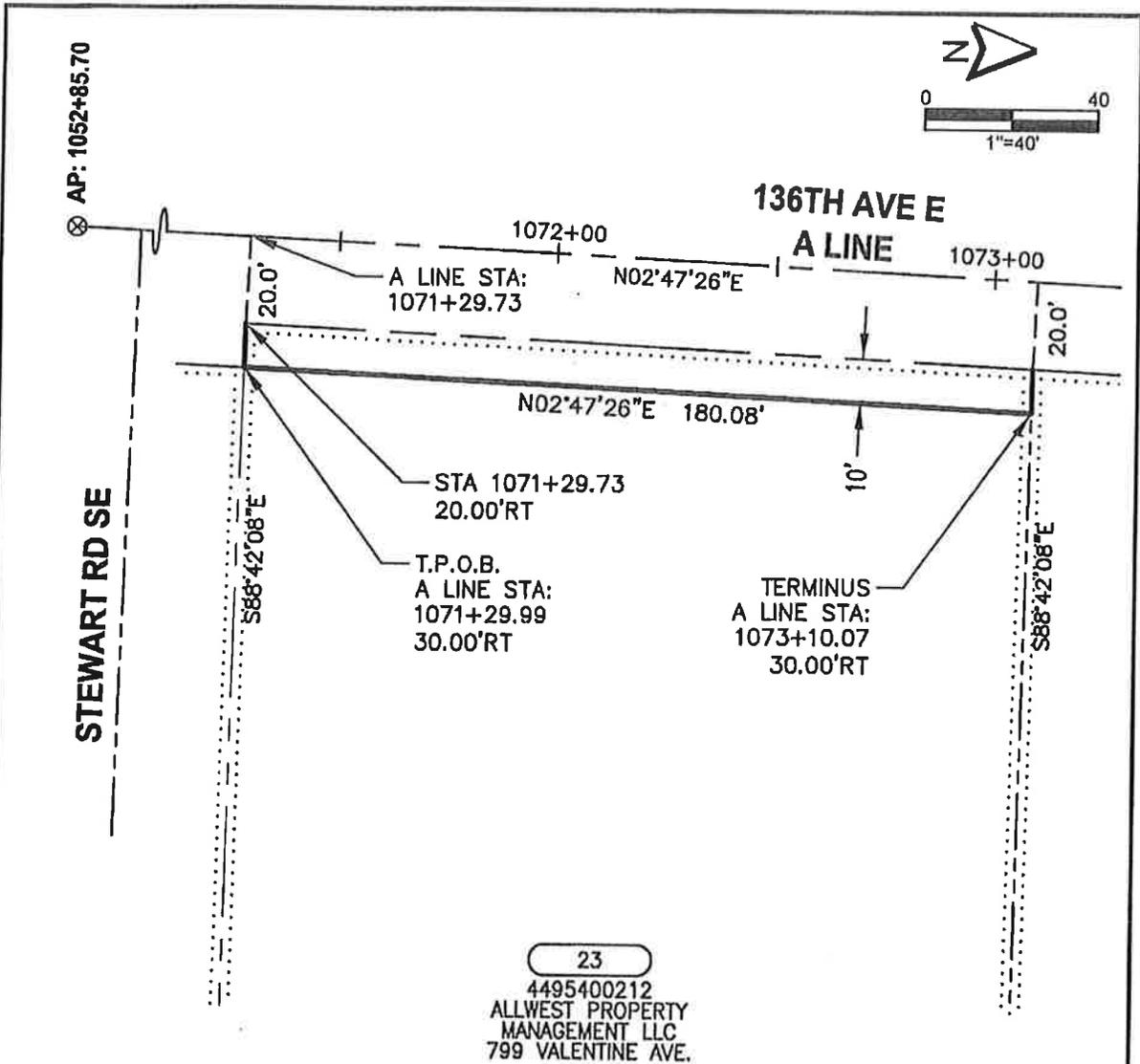
CONTAINING 1,800 SQUARE FEET, MORE OR LESS.

PARCEL (PER PLAT CERTIFICATE ORDER NO. 4365948 CHICAGO TITLE COMPANY)

PARCEL A, BOUNDARY LINE ADJUSTMENT 200811045005, ACCORDING TO THE SURVEY THEREOF RECORDED NOVEMBER 4, 2008, RECORDS OF PIERCE COUNTY AUDITOR.

SITUATE IN THE CITY OF PACIFIC, COUNTY OF PIERCE, STATE OF WASHINGTON.





23
 4495400212
 ALLWEST PROPERTY
 MANAGEMENT LLC
 799 VALENTINE AVE.

TAX PARCEL NO.	PROPERTY OWNER	TOTAL AREA	R/W	REMAINDER
4495400212	ALLWEST PROPERTY MANAGEMENT LLC	87,120 S.F.	1,800 S.F.	85,320 S.F.

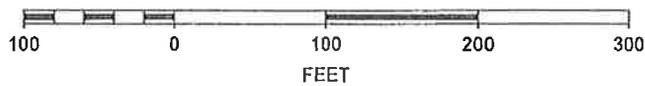


Exhibit B
 TPN 4495400212
 R/W DEDICATION

Chicago Title Order No. 4365948



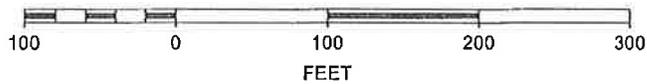
SCALE 1 : 1,412



Chicago Title Order No. 4365948



SCALE 1 : 1,412



**EXHIBIT A
RIGHT-OF-WAY DESCRIPTION
BEANE-PARSONS LLC PROPERTY
TAX PARCEL NO. 449540-002-6**

ALL THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A SURFACE BRASS MONUMENT AT THE INTERSECTION OF VALENTINE AVENUE SE (136TH AVENUE EAST) AND THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 1, BLOCK 61 OF C.D. HILLMAN'S PACIFIC CITY DIVISION NO. 4 ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGE 36, RECORDS OF PIERCE COUNTY AUDITOR, SAID MONUMENT BEING AT HIGHWAY ENGINEER'S STATION (HEREINAFTER REFERRED TO AS HES) 1052+85.70 ON THE A-LINE AS SHOWN ON RIGHT-OF-WAY PLANS "VALENTINE AVENUE SE" ON FILE AT THE CITY OF PACIFIC; THENCE ALONG SAID A-LINE NORTH 02°47'26" EAST, 2036.15 FEET TO HES 1073+21.85; THENCE WESTERLY TO A POINT OPPOSITE HES 1073+21.85 AND 30.00 FEET LEFT FROM SAID A-LINE, SAID POINT BEING THE SOUTHEAST CORNER OF SAID PARCEL; THENCE ALONG THE SOUTH LINE OF SAID PARCEL NORTH 88°12'47" WEST, 3.50 FEET TO A POINT OPPOSITE HES 1073+21.79 AND 33.50 FEET LEFT FROM SAID A-LINE AND THE TRUE POINT OF BEGINNING OF THIS LINE DESCRIPTION; THENCE NORTH 02°47'26" EAST, 10.51 FEET TO THE NORTH LINE OF SAID PARCEL AND TO A POINT OPPOSITE HES 1073+32.30 AND 33.50 FEET LEFT FROM SAID A-LINE AND THE TERMINUS OF THIS LINE DESCRIPTION.

CONTAINING 36 SQUARE FEET, MORE OR LESS.

PARCEL (PER PLAT CERTIFICATE ORDER NO. 4365959 CHICAGO TITLE COMPANY)

THE SOUTH HALF OF LOT 2, BLOCK 57, C.D. HILLMAN'S PACIFIC CITY DIVISION NO. 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGE 36, RECORDS OF PIERCE COUNTY AUDITOR.

EXCEPT THE NORTH 151.33 FEET OF THE EAST 120 FEET THEREOF.

ALSO EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF PACIFIC BY QUIT CLAIM DEED RECORDED UNDER RECORDING NUMBER 200807020714.

SITUATE IN THE CITY OF PACIFIC, COUNTY OF PIERCE, STATE OF WASHINGTON.



**EXHIBIT A
RIGHT-OF-WAY DESCRIPTION
BEANE-PARSONS LLC PROPERTY
TAX PARCEL NO. 449540-004-0**

ALL THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A SURFACE BRASS MONUMENT AT THE INTERSECTION OF VALENTINE AVENUE SE (136TH AVENUE EAST) AND THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 1, BLOCK 61 OF C.D. HILLMAN'S PACIFIC CITY DIVISION NO. 4 ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGE 36, RECORDS OF PIERCE COUNTY AUDITOR, SAID MONUMENT BEING AT HIGHWAY ENGINEER'S STATION (HEREINAFTER REFERRED TO AS HES) 1052+85.70 ON THE A-LINE AS SHOWN ON RIGHT-OF-WAY PLANS "VALENTINE AVENUE SE" ON FILE AT THE CITY OF PACIFIC; THENCE ALONG SAID A-LINE NORTH 02°47'26" EAST, 2198.04 FEET TO HES 1074+83.74; THENCE WESTERLY TO A POINT OPPOSITE HES 1074+83.74 AND 30.00 FEET LEFT FROM SAID A-LINE, SAID POINT BEING THE SOUTHEAST CORNER OF SAID PARCEL; THENCE ALONG THE SOUTH LINE OF SAID PARCEL NORTH 88°26'44" WEST, 3.50 FEET TO A POINT OPPOSITE HES 1074+83.67 AND 33.50 FEET LEFT FROM SAID A-LINE AND THE TRUE POINT OF BEGINNING OF THIS LINE DESCRIPTION; THENCE NORTH 02°47'26" EAST, 131.87 FEET TO THE NORTH LINE OF SAID PARCEL AND TO A POINT OPPOSITE HES 1076+15.54 AND 33.50 FEET LEFT FROM SAID A-LINE AND THE TERMINUS OF THIS LINE DESCRIPTION.

CONTAINING 462 SQUARE FEET, MORE OR LESS.

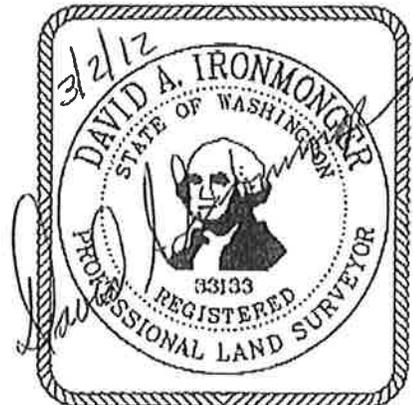
PARCEL (PER PLAT CERTIFICATE ORDER NO. 4365957 CHICAGO TITLE COMPANY)

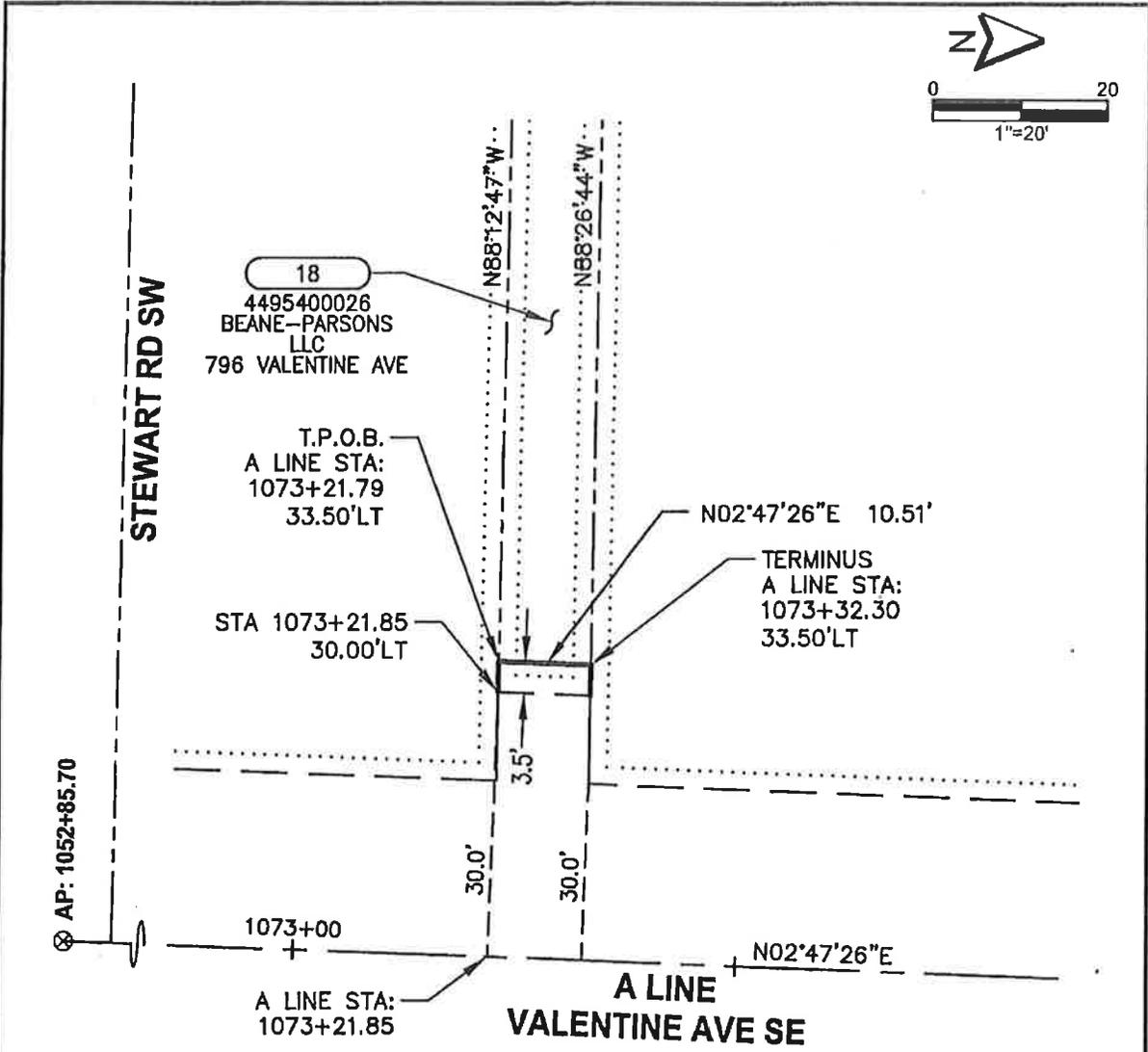
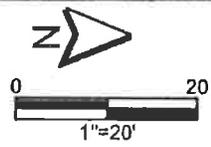
THE NORTH HALF OF LOT 2, BLOCK 57, C.D. HILLMAN'S PACIFIC CITY DIVISION NO. 4, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 36, RECORDS OF PIERCE COUNTY AUDITOR.

EXCEPT THE NORTH 30 FEET THEREOF.

ALSO EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF PACIFIC BY QUIT CLAIM DEED RECORDED MARCH 18, 2004 UNDER RECORDING NUMBER 200403180304.

SITUATE IN THE CITY OF PACIFIC, COUNTY OF PIERCE,
STATE OF WASHINGTON.





TAX PARCEL NO.	PROPERTY OWNER	TOTAL AREA	R/W	REMAINDER
4495400026	BEANE-PARSONS LLC	53,914 S.F.	36 S.F.	53,878 S.F.

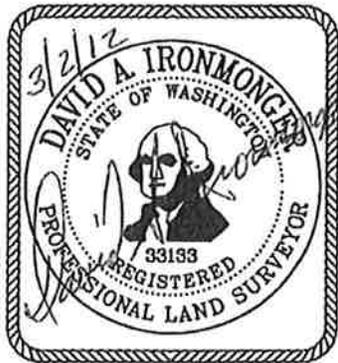
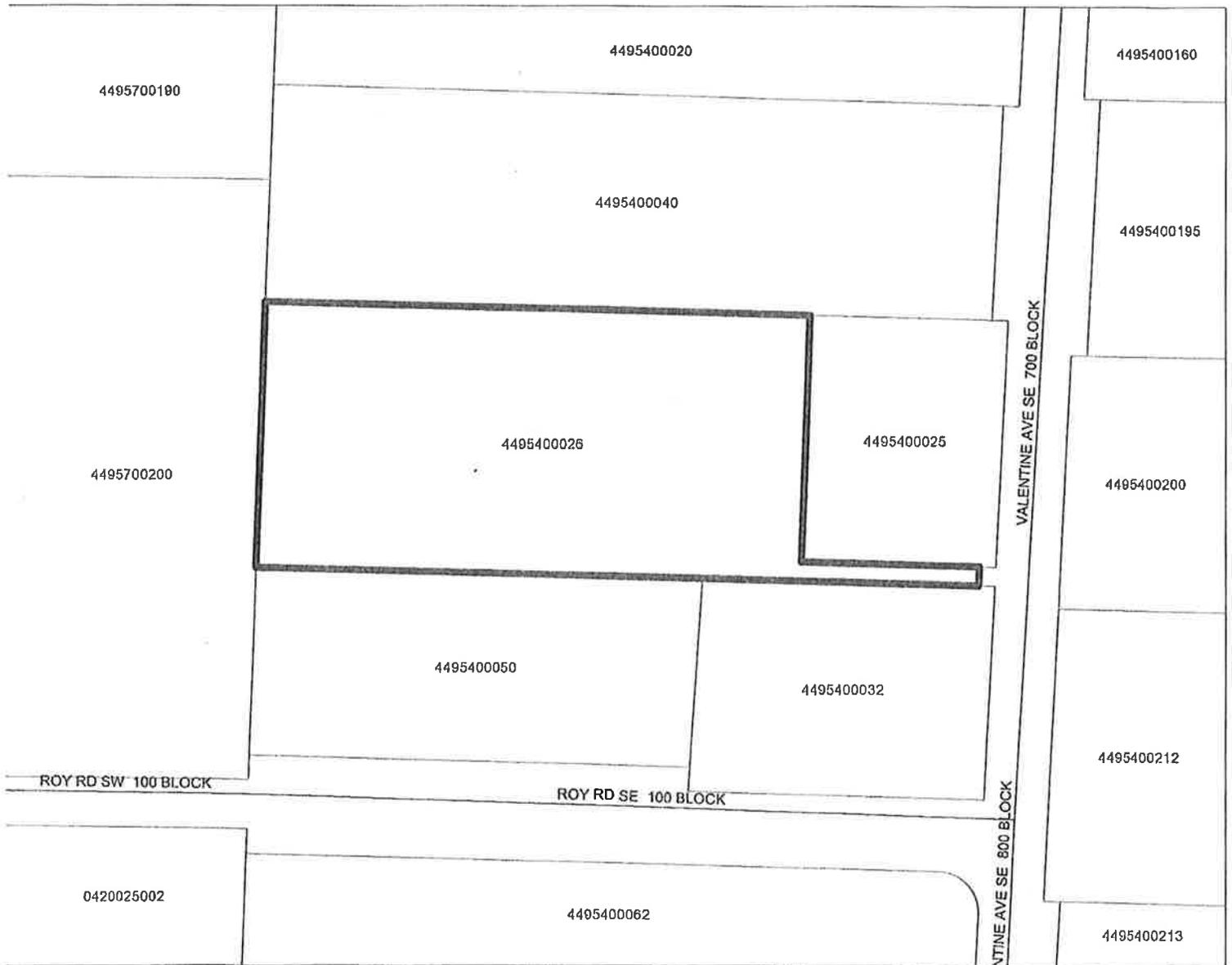
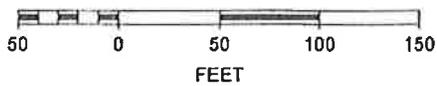


Exhibit B
TPN 4495400026
R/W ACQUISITION

Chicago Title Order No. 4365959



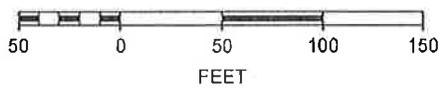
SCALE 1 : 1,056

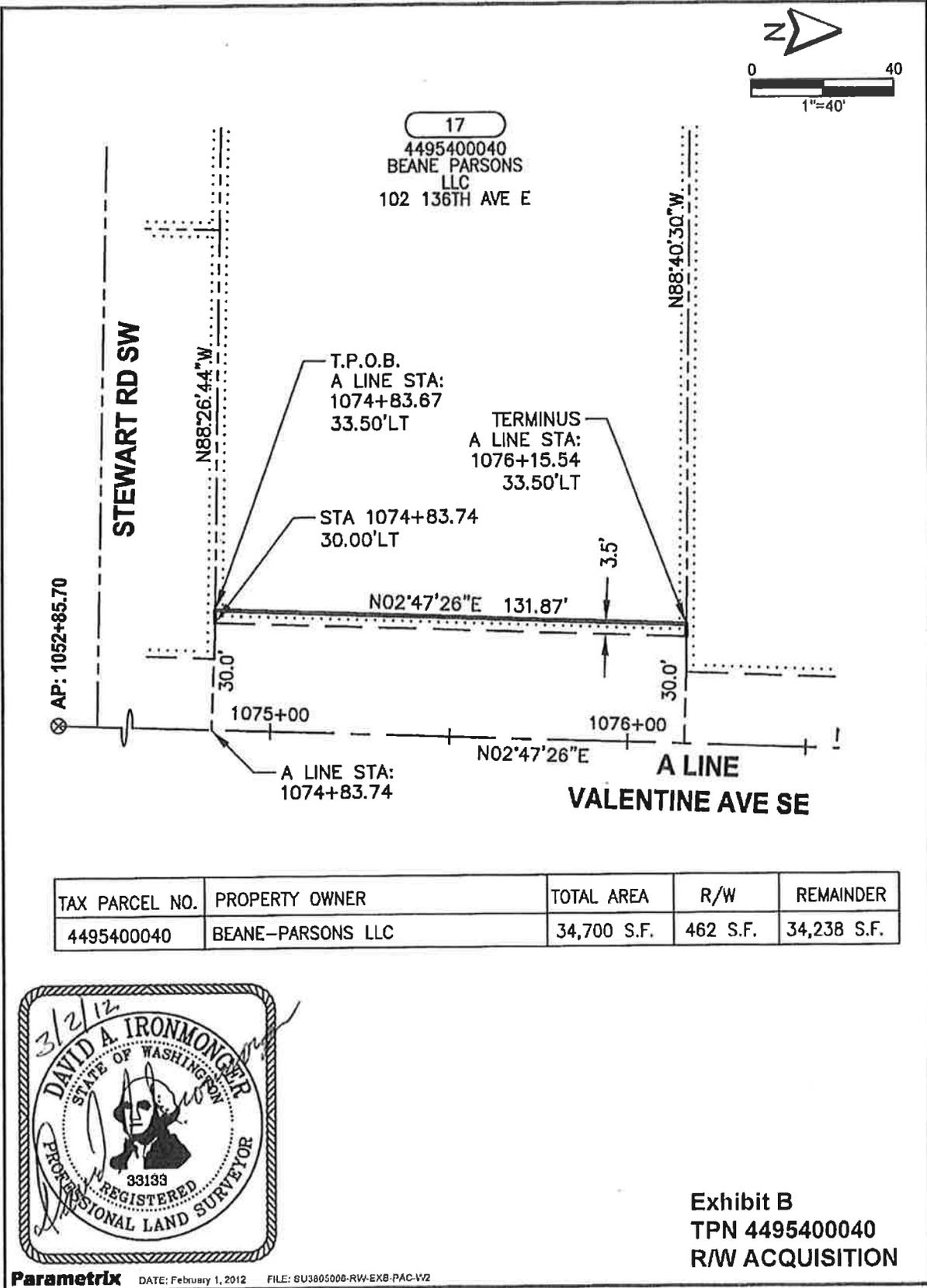


Chicago Title Order No. 4365959

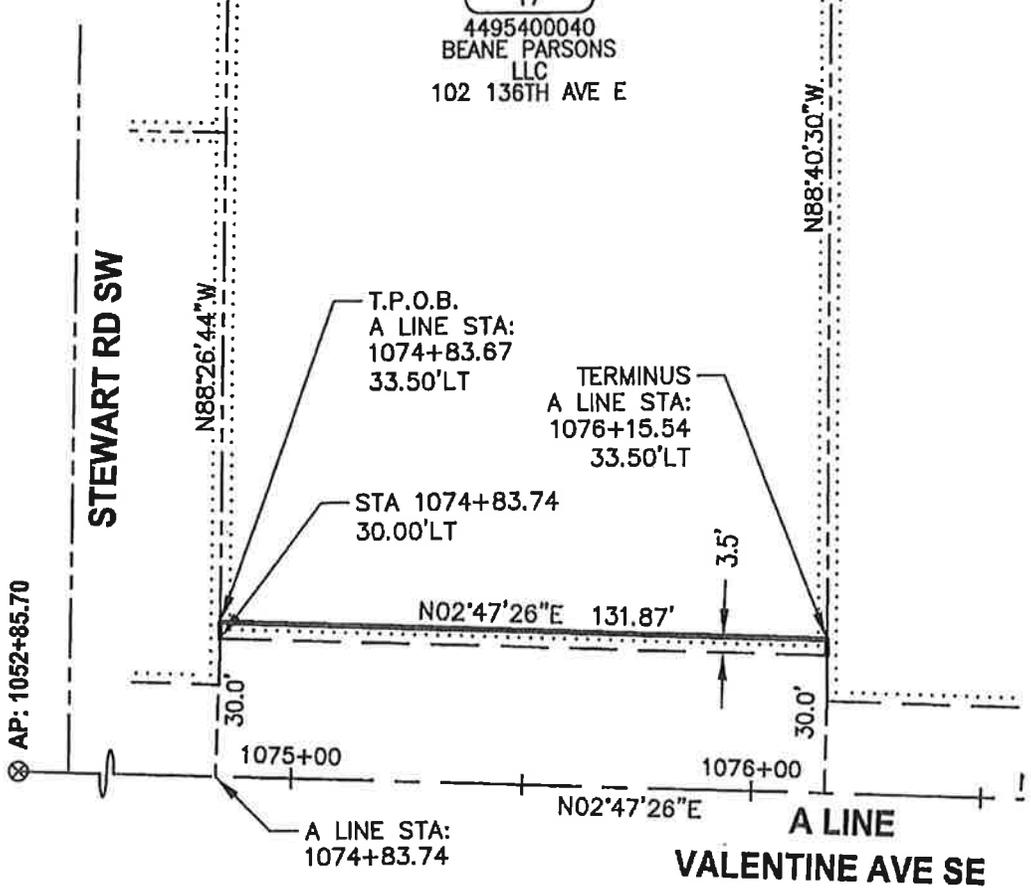
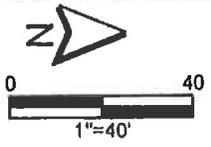


SCALE 1 : 1,056





17
 4495400040
 BEANE PARSONS
 LLC
 102 136TH AVE E



TAX PARCEL NO.	PROPERTY OWNER	TOTAL AREA	R/W	REMAINDER
4495400040	BEANE-PARSONS LLC	34,700 S.F.	462 S.F.	34,238 S.F.

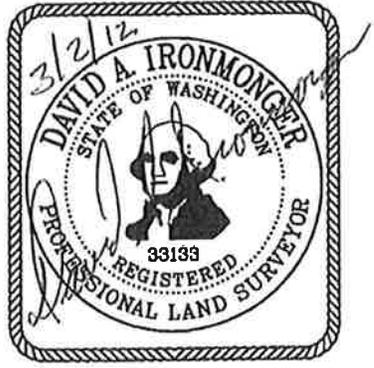
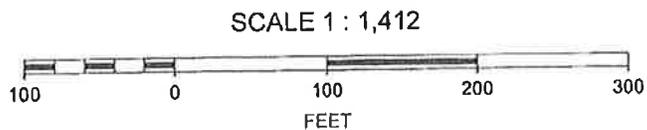
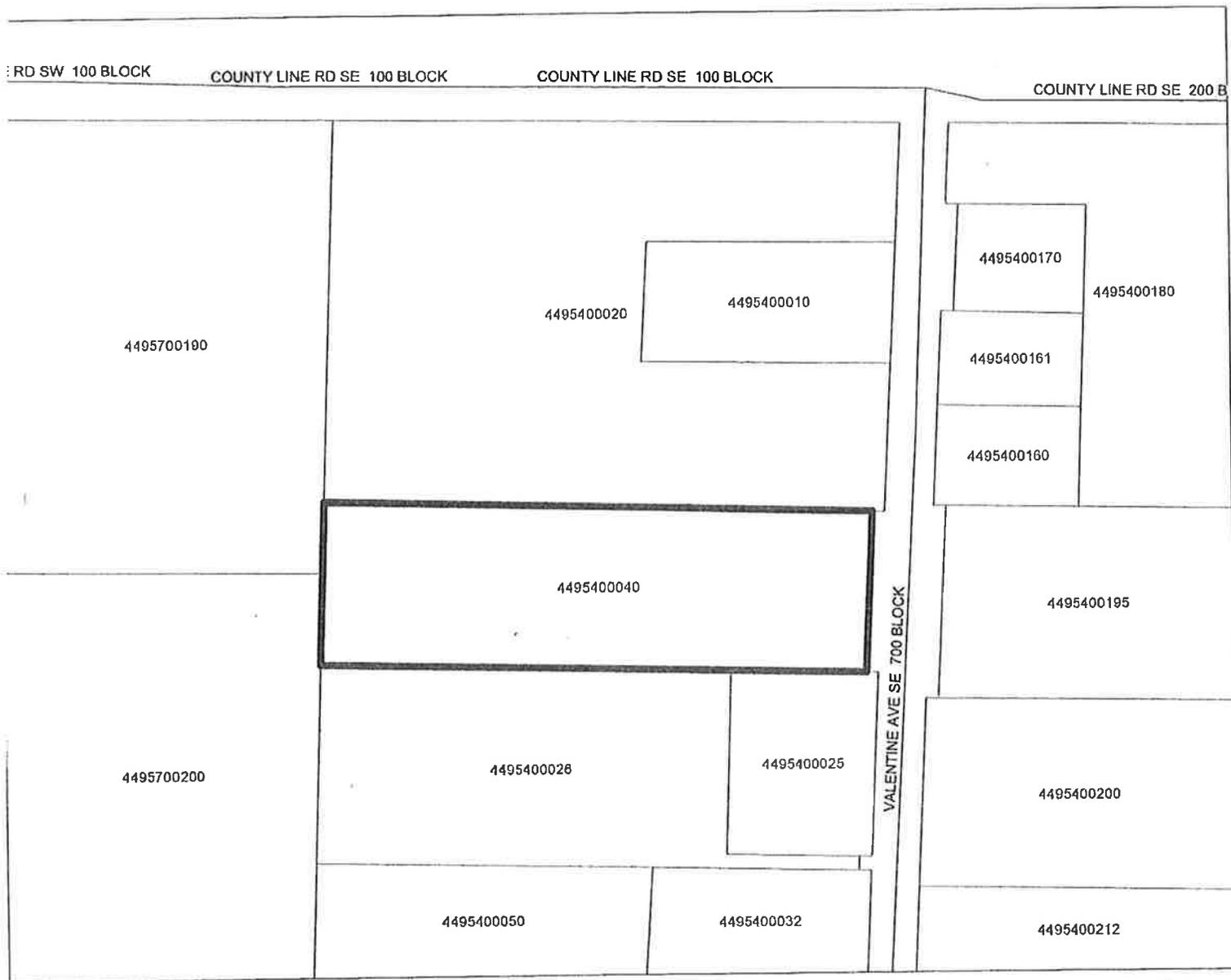


Exhibit B
 TPN 4495400040
 R/W ACQUISITION

Chicago Title Order No. 4365957



Chicago Title Order No. 4365957



SCALE 1 : 1,412



**EXHIBIT A
RIGHT OF WAY DESCRIPTION
HILLING, SCROGGINS AND KUEHN PROPERTY
TAX PARCEL NO. 042001-3-052**

ALL THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., FROM WHICH THE NORTHWEST CORNER OF SAID SECTION BEARS NORTH 01°46'14" EAST, 2628.76 FEET; THENCE SOUTH 82°44'31" EAST, 617.27 FEET TO THE A-LINE ALIGNMENT OF VALENTINE AVENUE SE (136TH AVENUE EAST) AT HIGHWAY ENGINEER'S STATION (HEREINAFTER REFERRED TO AS HES) 1000+00.00 ON THE A-LINE AS SHOWN ON RIGHT-OF-WAY PLANS "VALENTINE AVENUE SE" ON FILE AT THE CITY OF PACIFIC; THENCE ALONG SAID A-LINE NORTH 00°41'58" EAST, 2677.63 FEET TO AN ANGLE POINT IN SAID A-LINE AT HES 1026+77.63; THENCE CONTINUING ALONG SAID A-LINE NORTH 00°48'16" EAST, 1740.18 FEET TO AN ANGLE POINT IN SAID A-LINE AT HES 1044+17.81; THENCE CONTINUING ALONG SAID A-LINE NORTH 01°47'58" EAST, 707.21 FEET TO HES 1051+25.02; THENCE EASTERLY TO A POINT OPPOSITE HES 1051+25.02 AND 30.00 FEET RIGHT FROM SAID A-LINE, SAID POINT BEING THE SOUTHWEST CORNER OF SAID PARCEL; THENCE ALONG THE SOUTH LINE OF SAID PARCEL SOUTH 88°25'31" EAST, 2.13 FEET TO A POINT OPPOSITE HES 1051+25.03 AND 32.13 FEET RIGHT FROM SAID A-LINE AND THE TRUE POINT OF BEGINNING OF THIS LINE DESCRIPTION; THENCE NORTH 12°34'34" EAST, 20.31 FEET TO A POINT OPPOSITE HES 1051+44.98 AND 35.92 FEET RIGHT FROM SAID A-LINE; THENCE NORTH 01°02'21" EAST, 32.01 FEET TO A POINT OPPOSITE HES 1051+76.99 AND 35.50 FEET RIGHT FROM SAID A-LINE; THENCE NORTH 01°47'58" EAST, 35.54 FEET TO A POINT OPPOSITE HES 1052+12.53 AND 35.50 FEET RIGHT FROM SAID A-LINE; THENCE SOUTH 88°12'02" EAST, 8.00 FEET TO A POINT OPPOSITE HES 1052+12.53 AND 43.50 FEET RIGHT FROM SAID A-LINE; THENCE NORTH 01°47'58" EAST, 12.55 FEET TO THE NORTH LINE OF SAID PARCEL AND TO A POINT OPPOSITE HES 1052+25.07 AND 43.50 FEET RIGHT FROM SAID A-LINE AND THE TERMINUS OF THIS LINE DESCRIPTION.

CONTAINING 628 SQUARE FEET, MORE OR LESS.

PARCEL (PER PLAT CERTIFICATE ORDER NO. 4365923 CHICAGO TITLE COMPANY) BEGINNING AT A POINT 73.00 FEET SOUTH AND 134.672 RODS WEST OF THE CENTER OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE W.M., IN PIERCE COUNTY, WASHINGTON; THENCE SOUTH 100 FEET; THENCE EAST 18.50 RODS; THENCE NORTH 100 FEET; THENCE WEST 18.50 RODS TO THE POINT OF BEGINNING.

EXCEPT 136TH AVENUE EAST.

ALSO EXCEPT THAT PORTION THEREOF CONVEYED TO PIERCE COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 9102280134.

(ALSO KNOWN AS PARCEL A, BOUNDARY LINE ADJUSTMENT RECORDED UNDER RECORDING NUMBER 9210070421.)

ALSO EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF PACIFIC BY STATUTORY WARRANTY DEED RECORDED UNDER RECORDING NUMBER 200708190195.

SITUATE IN THE CITY OF PACIFIC, COUNTY OF PIERCE, STATE OF WASHINGTON.



**EXHIBIT A
UTILITY EASEMENT DESCRIPTION
HILLING, SCROGGINS AND KUEHN PROPERTY
TAX PARCEL NO. 042001-3-052**

AN EASEMENT OF VARYING WIDTH BEING THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., FROM WHICH THE NORTHWEST CORNER OF SAID SECTION BEARS NORTH 01°46'14" EAST, 2628.76 FEET; THENCE SOUTH 82°44'31" EAST, 517.27 FEET TO THE A-LINE ALIGNMENT OF VALENTINE AVENUE SE (136TH AVENUE EAST) AT HIGHWAY ENGINEER'S STATION (HEREINAFTER REFERRED TO AS HES) 1000+00.00 ON THE A-LINE AS SHOWN ON RIGHT-OF-WAY PLANS "VALENTINE AVENUE SE" ON FILE AT THE CITY OF PACIFIC; THENCE ALONG SAID A-LINE NORTH 00°41'58" EAST, 2677.63 FEET TO AN ANGLE POINT IN SAID A-LINE AT HES 1026+77.63; THENCE CONTINUING ALONG SAID A-LINE NORTH 00°48'16" EAST, 1740.18 FEET TO AN ANGLE POINT IN SAID A-LINE AT HES 1044+17.81; THENCE CONTINUING ALONG SAID A-LINE NORTH 01°47'58" EAST, 707.21 FEET TO HES 1051+25.02; THENCE EASTERLY TO A POINT OPPOSITE HES 1051+25.02 AND 30.00 FEET RIGHT FROM SAID A-LINE, SAID POINT BEING THE SOUTHWEST CORNER OF SAID PARCEL; THENCE ALONG THE SOUTH LINE OF SAID PARCEL SOUTH 88°25'31" EAST, 12.31 FEET TO A POINT OPPOSITE HES 1051+25.07 AND 42.31 FEET RIGHT FROM SAID A-LINE AND THE TRUE POINT OF BEGINNING OF THIS LINE DESCRIPTION; THENCE NORTH 12°34'34" EAST, 19.37 FEET TO A POINT OPPOSITE HES 1051+44.10 AND 45.94 FEET RIGHT FROM SAID A-LINE; THENCE NORTH 01°02'21" EAST, 32.85 FEET TO A POINT OPPOSITE HES 1051+77.05 AND 45.50 FEET RIGHT FROM SAID A-LINE; THENCE NORTH 01°47'58" EAST, 48.03 FEET TO THE NORTH LINE OF SAID PARCEL AND TO A POINT OPPOSITE HES 1052+25.08 AND 45.50 FEET RIGHT FROM SAID A-LINE AND THE TERMINUS OF THIS LINE DESCRIPTION.

CONTAINING 903 SQUARE FEET, MORE OR LESS.

PARCEL (PER PLAT CERTIFICATE ORDER NO. 4385923 CHICAGO TITLE COMPANY) BEGINNING AT A POINT 73.00 FEET SOUTH AND 134.672 RODS WEST OF THE CENTER OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE W.M., IN PIERCE COUNTY, WASHINGTON; THENCE SOUTH 100 FEET; THENCE EAST 18.50 RODS; THENCE NORTH 100 FEET; THENCE WEST 18.50 RODS TO THE POINT OF BEGINNING.

EXCEPT 136TH AVENUE EAST.

ALSO EXCEPT THAT PORTION THEREOF CONVEYED TO PIERCE COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 9102280134.

(ALSO KNOWN AS PARCEL A, BOUNDARY LINE ADJUSTMENT RECORDED UNDER RECORDING NUMBER 9210070421.)

ALSO EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF PACIFIC BY STATUTORY WARRANTY DEED RECORDED UNDER RECORDING NUMBER 200706190195.

SITUATE IN THE CITY OF PACIFIC, COUNTY OF PIERCE, STATE OF WASHINGTON.



**EXHIBIT A
RIGHT-OF-WAY DESCRIPTION
HILLING AND SCROGGINS PROPERTY
TAX PARCEL NO. 042001-3-053**

ALL THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., FROM WHICH THE NORTHWEST CORNER OF SAID SECTION BEARS NORTH 01°46'14" EAST, 2628.76 FEET; THENCE SOUTH 82°44'31" EAST, 517.27 FEET TO THE A-LINE ALIGNMENT OF VALENTINE AVENUE SE (136TH AVENUE EAST) AT HIGHWAY ENGINEER'S STATION (HEREINAFTER REFERRED TO AS HES) 1000+00.00 ON THE A-LINE AS SHOWN ON RIGHT-OF-WAY PLANS "VALENTINE AVENUE SE" ON FILE AT THE CITY OF PACIFIC; THENCE ALONG SAID A-LINE NORTH 00°41'58" EAST, 2677.63 FEET TO AN ANGLE POINT IN SAID A-LINE AT HES 1026+77.63; THENCE CONTINUING ALONG SAID A-LINE NORTH 00°48'16" EAST, 1740.18 FEET TO AN ANGLE POINT IN SAID A-LINE AT HES 1044+17.81; THENCE CONTINUING ALONG SAID A-LINE NORTH 01°47'58" EAST, 600.36 FEET TO HES 1050+18.17; THENCE EASTERLY TO A POINT OPPOSITE HES 1050+18.17 AND 30.00 FEET RIGHT FROM SAID A-LINE, SAID POINT BEING THE SOUTHWEST CORNER OF SAID PARCEL; THENCE ALONG THE WEST LINE OF SAID PARCEL NORTH 01°47'58" EAST, 95.68 FEET TO A POINT OPPOSITE HES 1051+13.85 AND 30.00 FEET RIGHT FROM SAID A-LINE AND THE TRUE POINT OF BEGINNING OF THIS LINE DESCRIPTION; THENCE NORTH 12°34'34" EAST, 11.38 FEET TO THE NORTH LINE OF SAID PARCEL AND TO A POINT OPPOSITE HES 1051+25.03 AND 32.13 FEET RIGHT FROM SAID A-LINE AND THE TERMINUS OF THIS LINE DESCRIPTION.

CONTAINING 12 SQUARE FEET, MORE OR LESS.

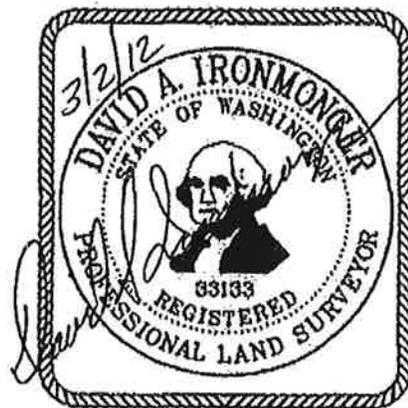
PARCEL (PER PLAT CERTIFICATE ORDER NO. 4365922 CHICAGO TITLE COMPANY)

BEGINNING AT A POINT 173.00 FEET SOUTH AND 134.672 RODS WEST OF THE CENTER OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M.; THENCE SOUTH 106.85 FEET; THENCE EAST 18.50 RODS; THENCE NORTH 106.85 FEET; THENCE WEST 18.50 RODS TO THE POINT OF BEGINNING, IN PIERCE COUNTY, WASHINGTON.

EXCEPT THE WEST 30 FEET FOR 136TH AVENUE EAST.

(ALSO KNOWN AS PARCEL 'B', BOUNDARY LINE ADJUSTMENT 9210070421).

SITUATE IN THE CITY OF PACIFIC, COUNTY OF PIERCE, STATE OF WASHINGTON.



**EXHIBIT A
UTILITY EASEMENT DESCRIPTION
HILLING AND SCROGGINS PROPERTY
TAX PARCEL NO. 042001-3-053**

AN EASEMENT 10 FEET IN WIDTH BEING THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., FROM WHICH THE NORTHWEST CORNER OF SAID SECTION BEARS NORTH 01°48'14" EAST, 2628.76 FEET; THENCE SOUTH 82°44'31" EAST, 517.27 FEET TO THE A-LINE ALIGNMENT OF VALENTINE AVENUE SE (136TH AVENUE EAST) AT HIGHWAY ENGINEER'S STATION (HEREINAFTER REFERRED TO AS HES) 1000+00.00 ON THE A-LINE AS SHOWN ON RIGHT-OF-WAY PLANS "VALENTINE AVENUE SE" ON FILE AT THE CITY OF PACIFIC; THENCE ALONG SAID A-LINE NORTH 00°41'58" EAST, 2677.83 FEET TO AN ANGLE POINT IN SAID A-LINE AT HES 1026+77.63; THENCE CONTINUING ALONG SAID A-LINE NORTH 00°48'16" EAST, 1740.18 FEET TO AN ANGLE POINT IN SAID A-LINE AT HES 1044+17.81; THENCE CONTINUING ALONG SAID A-LINE NORTH 01°47'58" EAST, 600.36 FEET TO HES 1050+18.17; THENCE EASTERLY TO A POINT OPPOSITE HES 1050+18.17 AND 30.00 FEET RIGHT FROM SAID A-LINE, SAID POINT BEING THE SOUTHWEST CORNER OF SAID PARCEL; THENCE ALONG THE SOUTH LINE OF SAID PARCEL SOUTH 88°25'31" EAST, 10.00 FEET TO A POINT OPPOSITE HES 1050+18.21 AND 40.00 FEET RIGHT FROM SAID A-LINE AND THE TRUE POINT OF BEGINNING OF THIS LINE DESCRIPTION; THENCE NORTH 01°47'58" EAST, 94.69 FEET TO A POINT OPPOSITE HES 1051+12.90 AND 40.00 FEET RIGHT FROM SAID A-LINE; THENCE NORTH 12°34'34" EAST, 12.38 FEET TO THE NORTH LINE OF SAID PARCEL AND TO A POINT OPPOSITE HES 1051+25.07 AND 42.31 FEET RIGHT FROM SAID A-LINE AND THE TERMINUS OF THIS LINE DESCRIPTION.

EXCEPT ANY PORTION THEREOF LYING WITHIN 136TH AVE E (VALENTINE AVE SE) RIGHT-OF-WAY.

CONTAINING 1,071 SQUARE FEET, MORE OR LESS.

PARCEL (PER PLAT CERTIFICATE ORDER NO. 4365922 CHICAGO TITLE COMPANY)

BEGINNING AT A POINT 173.00 FEET SOUTH AND 134.672 RODS WEST OF THE CENTER OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M.; THENCE SOUTH 106.85 FEET; THENCE EAST 18.50 RODS; THENCE NORTH 106.85 FEET; THENCE WEST 18.50 RODS TO THE POINT OF BEGINNING, IN PIERCE COUNTY, WASHINGTON.

EXCEPT THE WEST 30 FEET FOR 136TH AVENUE EAST. (ALSO KNOWN AS PARCEL 'B', BOUNDARY LINE ADJUSTMENT 9210070421).

SITUATE IN THE CITY OF PACIFIC, COUNTY OF PIERCE, STATE OF WASHINGTON.



**EXHIBIT A
UTILITY EASEMENT DESCRIPTION
KENNETH AND ANITA SCROGGINS TRUST PROPERTY
TAX PARCEL NO. 042001-3-054**

AN EASEMENT 10 FEET IN WIDTH BEING THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., FROM WHICH THE NORTHWEST CORNER OF SAID SECTION BEARS NORTH 01°46'14" EAST, 2628.76 FEET; THENCE SOUTH 82°44'31" EAST, 517.27 FEET TO THE A-LINE ALIGNMENT OF VALENTINE AVENUE SE (136TH AVENUE EAST) AT HIGHWAY ENGINEER'S STATION (HEREINAFTER REFERRED TO AS HES) 1000+00.00 ON THE A-LINE AS SHOWN ON RIGHT-OF-WAY PLANS "VALENTINE AVENUE SE" ON FILE AT THE CITY OF PACIFIC; THENCE ALONG SAID A-LINE NORTH 00°41'58" EAST, 2677.63 FEET TO AN ANGLE POINT IN SAID A-LINE AT HES 1026+77.63; THENCE CONTINUING ALONG SAID A-LINE NORTH 00°48'16" EAST, 1740.18 FEET TO AN ANGLE POINT IN SAID A-LINE AT HES 1044+17.81; THENCE CONTINUING ALONG SAID A-LINE NORTH 01°47'58" EAST, 585.36 FEET TO HES 1050+03.17; THENCE EASTERLY TO A POINT OPPOSITE HES 1050+03.17 AND 30.00 FEET RIGHT FROM SAID A-LINE, SAID POINT BEING THE MOST WESTERLY SOUTHWEST CORNER OF SAID PARCEL; THENCE ALONG THE SOUTH LINE OF SAID PARCEL SOUTH 88°25'31" EAST, 10.00 FEET TO A POINT OPPOSITE HES 1050+03.21 AND 40.00 FEET RIGHT FROM SAID A-LINE AND THE TRUE POINT OF BEGINNING OF THIS LINE DESCRIPTION; THENCE NORTH 01°47'58" EAST, 15.00 FEET TO THE NORTH LINE OF SAID PARCEL AND TO A POINT OPPOSITE HES 1050+18.21 AND 40.00 FEET RIGHT FROM SAID A-LINE AND THE TERMINUS OF THIS LINE DESCRIPTION.

EXCEPT ANY PORTION THEREOF LYING WITHIN 136TH AVENUE E (VALENTINE AVENUE SE) RIGHT-OF-WAY.

CONTAINING 150 SQUARE FEET, MORE OR LESS.

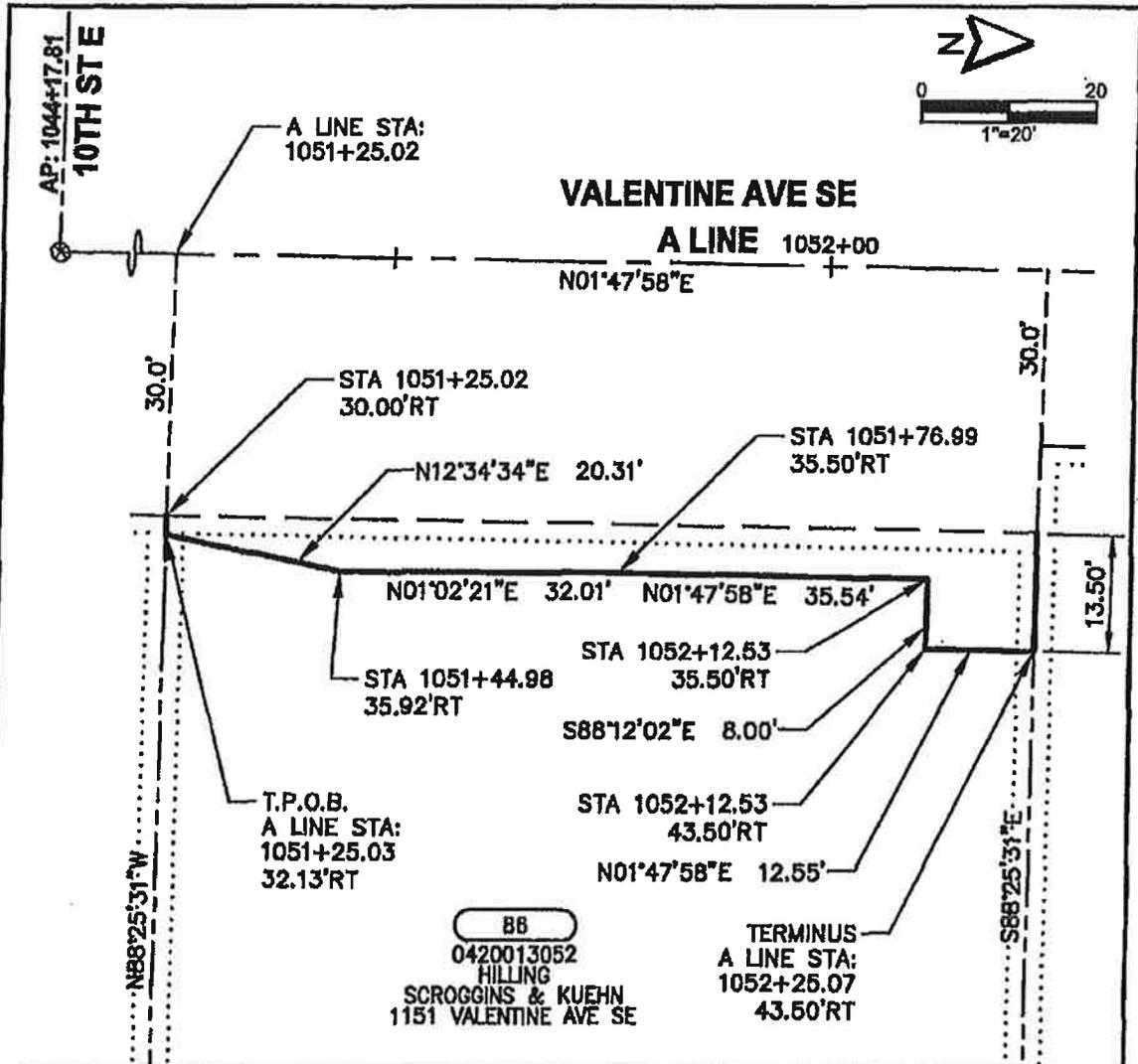
PARCEL (PER PLAT CERTIFICATE ORDER NO. 4365921 CHICAGO TITLE COMPANY)

BEGINNING AT A POINT 279.85 FEET SOUTH AND 134.672 RODS WEST OF THE CENTER OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M.; THENCE SOUTH 15.00 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO PIERCE COUNTY FIRE PROTECTION DISTRICT NO. 1 BY DEED RECORDED UNDER AUDITOR'S NO. 9410240571; THENCE EAST ALONG THE NORTH LINE OF SAID TRACT 98.94 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT, 84.66 FEET TO THE SOUTHEAST CORNER OF SAID TRACT OF LAND; THENCE EAST 209.05 FEET; THENCE NORTH 99.85 FEET; THENCE WEST 18.50 RODS TO THE POINT OF BEGINNING.



EXCEPT THE WEST 30 FEET FOR 136TH AVENUE EAST.

SITUATE IN THE CITY OF PACIFIC, COUNTY OF PIERCE, STATE OF WASHINGTON.



TAX PARCEL NO.	PROPERTY OWNER	TOTAL AREA	R/W	REMAINDER
0420013052	HILLING, SCROGGINS & KUEHN	27,878 S.F.	628 S.F.	27,250 S.F.

TOTAL AREA (S.F.) PER PIERCE COUNTY ASSESSOR'S WEBSITE.



Parametrix DATE: March 7, 2012 FILE: 6U2805000-RW-EXB-PAGE1

Exhibit B
TPN 0420013052
R/W ACQUISITION

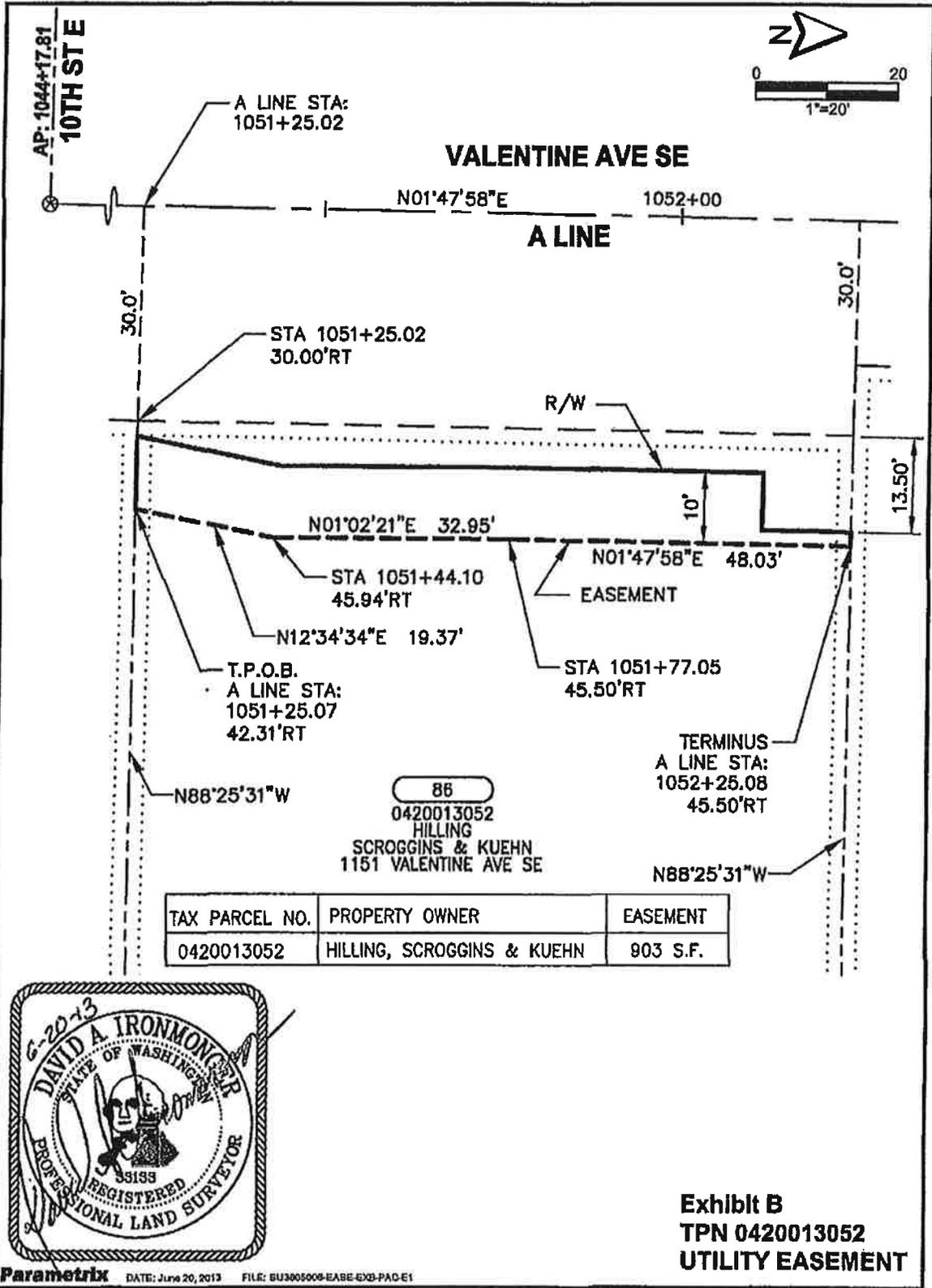
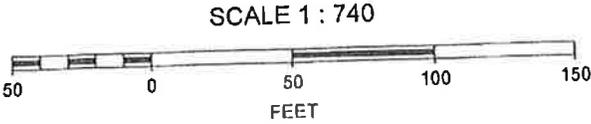
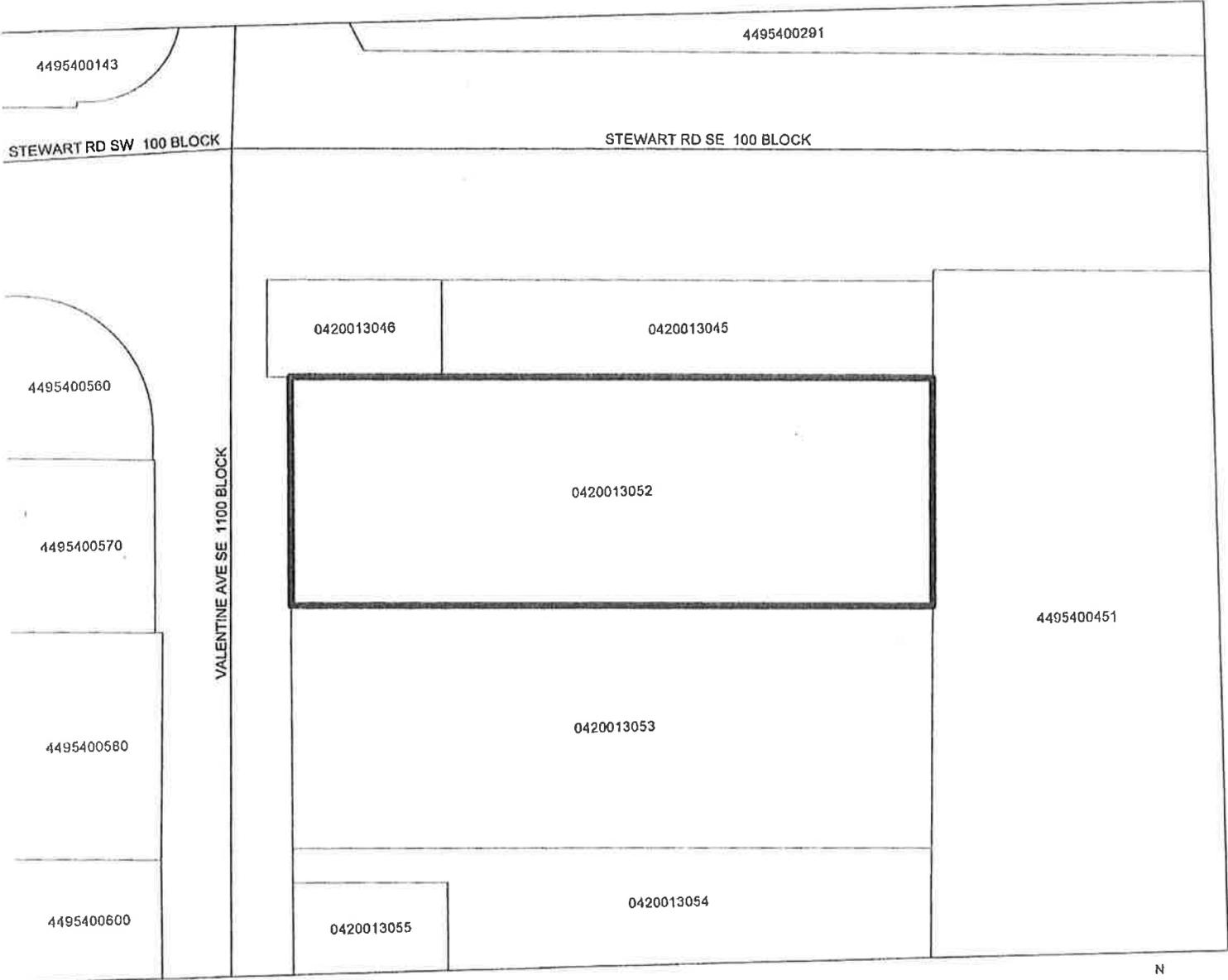


Exhibit B
TPN 0420013052
UTILITY EASEMENT

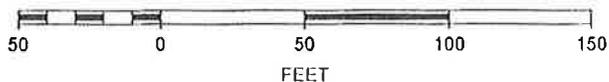
Chicago Title Order No. 4365923

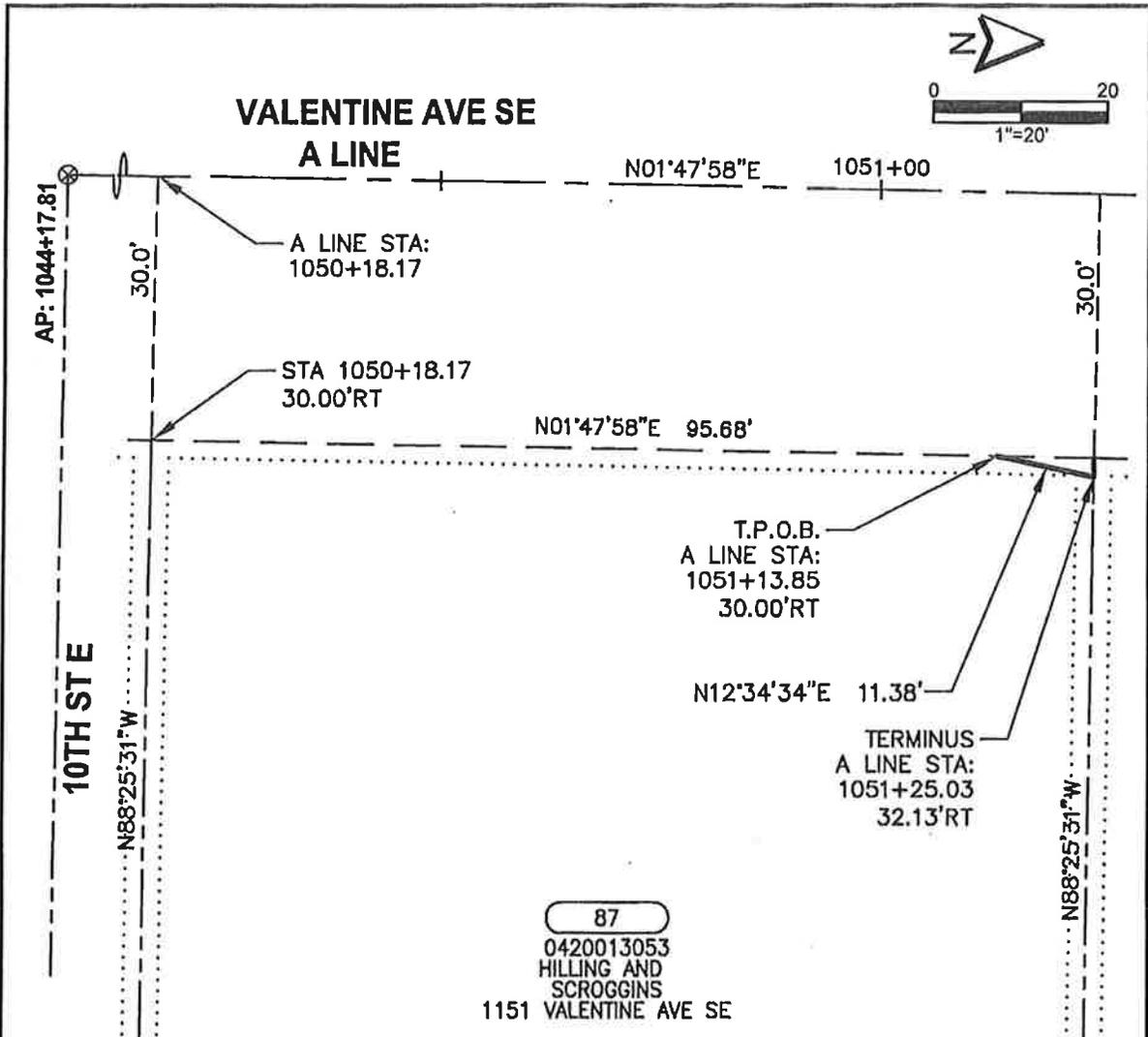


Chicago Title Order No. 4365923



SCALE 1 : 740





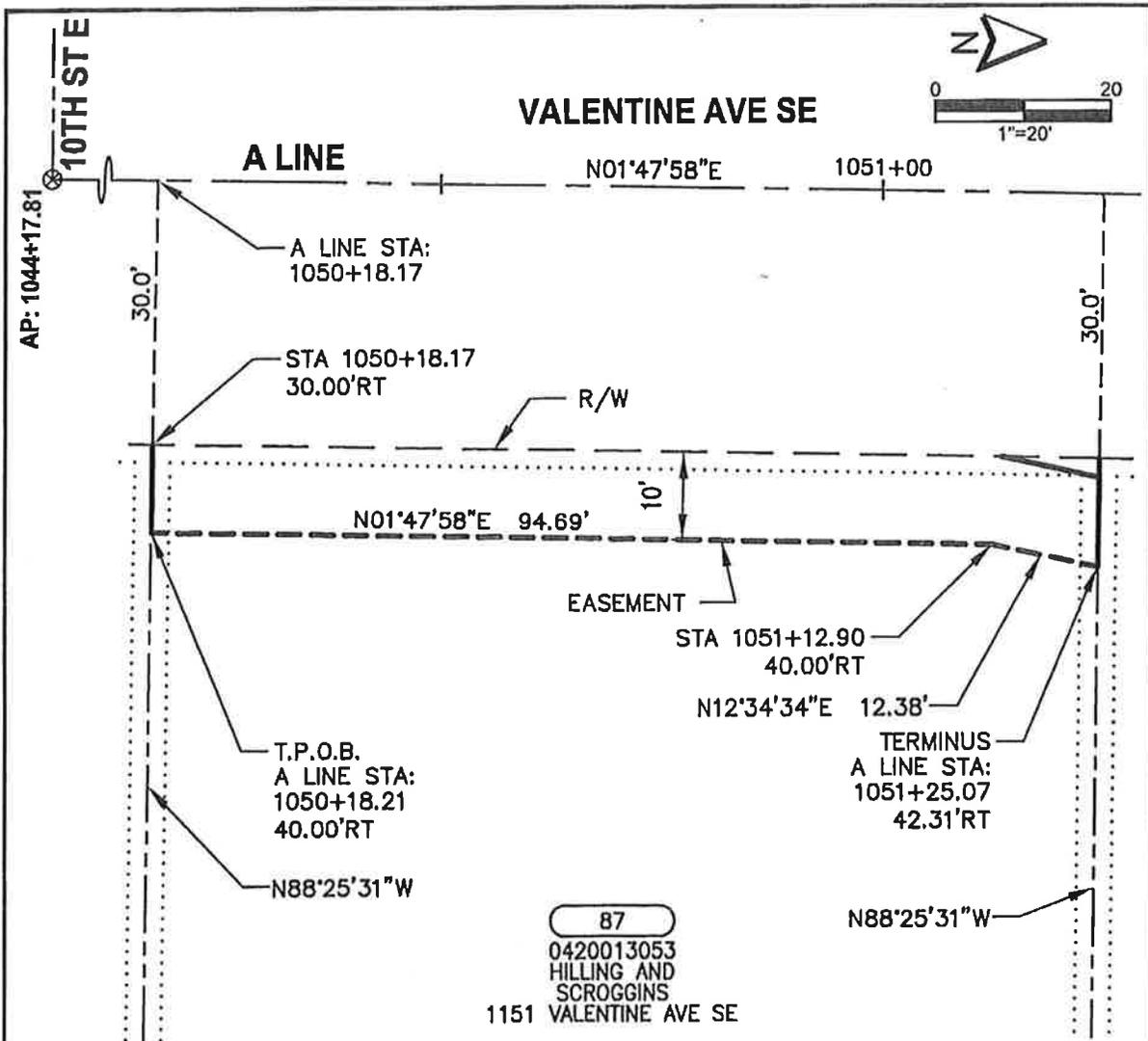
87
 0420013053
 HILLING AND
 SCROGGINS
 1151 VALENTINE AVE SE

TAX PARCEL NO.	PROPERTY OWNER	TOTAL AREA	R/W	REMAINDER
0420013053	HILLING AND SCROGGINS	29,620 S.F.	12 S.F.	29,608 S.F.

TOTAL AREA (S.F.) PER PIERCE COUNTY ASSESSOR'S WEBSITE.



Exhibit B
TPN 0420013053
R/W ACQUISITION



TAX PARCEL NO.	PROPERTY OWNER	EASEMENT
0420013053	HILLING AND SCROGGINS	1,071 S.F.



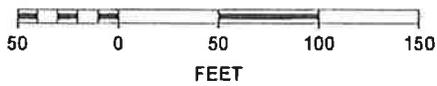
Exhibit B
TPN 0420013053
EASEMENT

OLD

Chicago Title Order No. 4365922



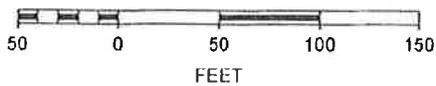
SCALE 1 : 1,056

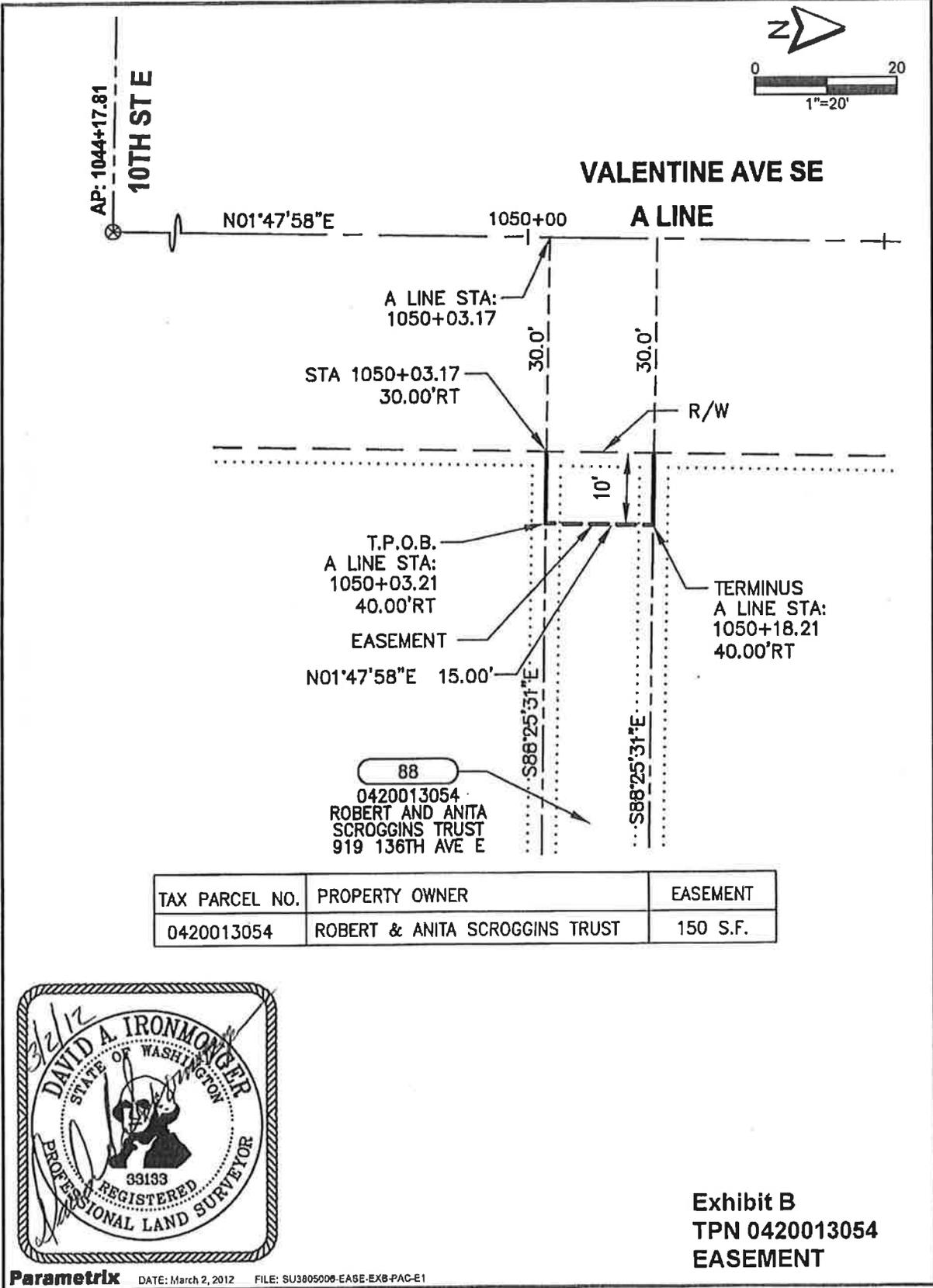


Chicago Title Order No. 4365922



SCALE 1 : 1,056





TAX PARCEL NO.	PROPERTY OWNER	EASEMENT
0420013054	ROBERT & ANITA SCROGGINS TRUST	150 S.F.



Exhibit B
TPN 0420013054
EASEMENT

**EXHIBIT A
RIGHT-OF-WAY DESCRIPTION
LCI PARTNERS LLC PROPERTY
TAX PARCEL NO. 449540-006-3**

ALL THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A SURFACE BRASS MONUMENT AT THE INTERSECTION OF VALENTINE AVENUE SE (136TH AVENUE EAST) AND THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 1, BLOCK 61 OF C.D. HILLMAN'S PACIFIC CITY DIVISION NO. 4 ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGE 36, RECORDS OF PIERCE COUNTY AUDITOR, SAID MONUMENT BEING AT HIGHWAY ENGINEER'S STATION (HEREINAFTER REFERRED TO AS HES) 1052+85.70 ON THE A-LINE AS SHOWN ON RIGHT-OF-WAY PLANS "VALENTINE AVENUE SE" ON FILE AT THE CITY OF PACIFIC; THENCE ALONG SAID A-LINE NORTH 02°47'26" EAST, 1396.68 FEET TO HES 1066+82.38; THENCE WESTERLY TO A POINT OPPOSITE HES 1066+82.38 AND 30.00 FEET LEFT FROM SAID A-LINE, SAID POINT BEING THE SOUTHEAST CORNER OF SAID PARCEL; THENCE ALONG THE SOUTH LINE OF SAID PARCEL SOUTH 89°01'44" WEST, 3.50 FEET TO A POINT OPPOSITE HES 1066+82.15 AND 33.50 FEET LEFT FROM SAID A-LINE AND THE TRUE POINT OF BEGINNING OF THIS LINE DESCRIPTION; THENCE NORTH 02°47'26" EAST, 275.34 FEET TO THE NORTH LINE OF SAID PARCEL AND TO A POINT OPPOSITE HES 1069+57.49 AND 33.50 FEET LEFT FROM SAID A-LINE AND THE TERMINUS OF THIS LINE DESCRIPTION.

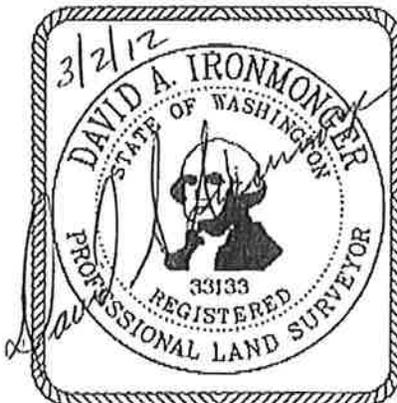
CONTAINING 963 SQUARE FEET, MORE OR LESS.

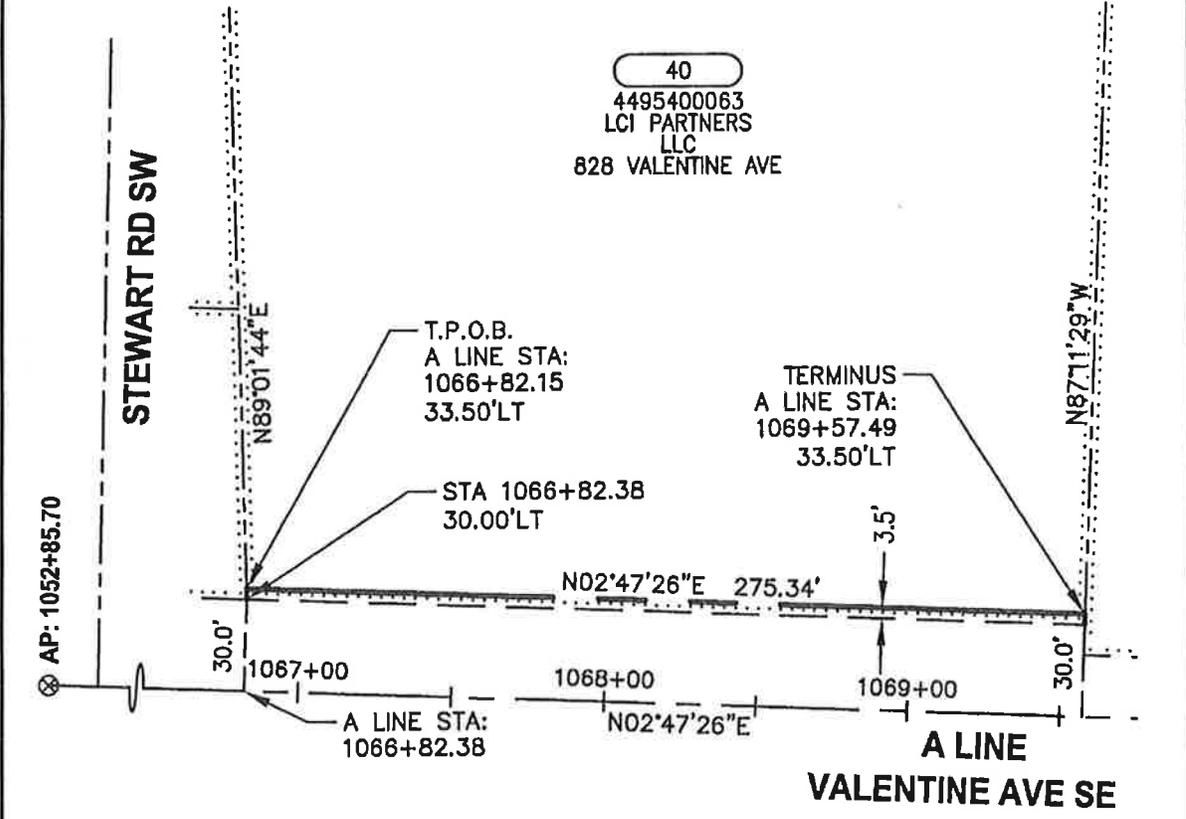
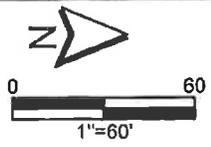
PARCEL (PER PLAT CERTIFICATE ORDER NO. 4365962 CHICAGO TITLE COMPANY)

PARCEL B, CITY OF PACIFIC BOUNDARY LINE ADJUSTMENT 200103305006, ACCORDING TO THE MAP THEREOF RECORDED MARCH 30, 2001, RECORDS OF PIERCE COUNTY AUDITOR, WASHINGTON.

EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF PACIFIC BY QUIT CLAIM DEED RECORDED MAY 7, 2009, UNDER RECORDING NUMBER 200905070160.

SITUATE IN THE CITY OF PACIFIC, COUNTY OF PIERCE, STATE OF WASHINGTON.





TAX PARCEL NO.	PROPERTY OWNER	TOTAL AREA	R/W	REMAINDER
4495400063	LCI PARTNERS LLC	124,146 S.F.	963 S.F.	123,183 S.F.

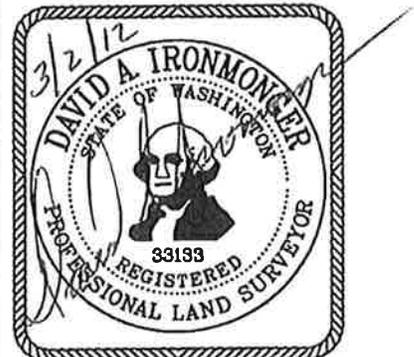
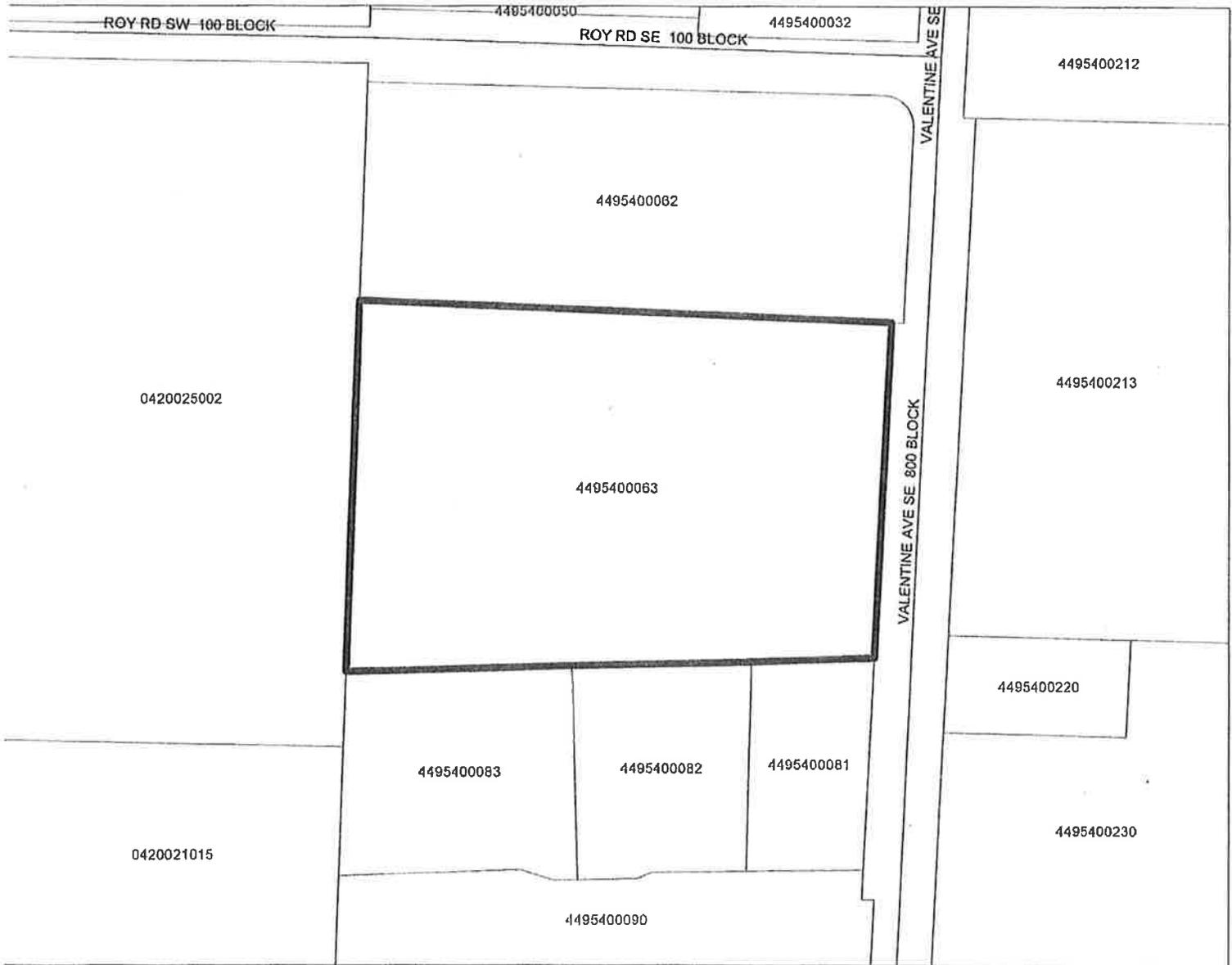
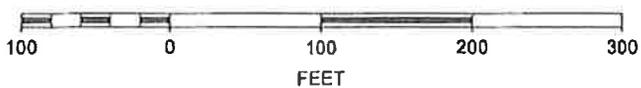


Exhibit B
 TPN 4495400063
 R/W ACQUISITION

Chicago Title Order No. 4365962



SCALE 1 : 1,412



Chicago Title Order No. 4365962



SCALE 1 : 1,412



**EXHIBIT A
RIGHT-OF-WAY DESCRIPTION
TARLOCHAN AND AMANDEEP MANN PROPERTY
TAX PARCEL NO. 449540-002-5**

ALL THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

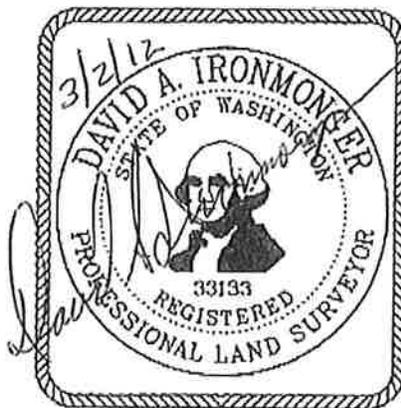
COMMENCING AT A SURFACE BRASS MONUMENT AT THE INTERSECTION OF VALENTINE AVENUE SE (136TH AVENUE EAST) AND THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 1, BLOCK 61 OF C.D. HILLMAN'S PACIFIC CITY DIVISION NO. 4 ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGE 36, RECORDS OF PIERCE COUNTY AUDITOR, SAID MONUMENT BEING AT HIGHWAY ENGINEER'S STATION (HEREINAFTER REFERRED TO AS HES) 1052+85.70 ON THE A-LINE AS SHOWN ON RIGHT-OF-WAY PLANS "VALENTINE AVENUE SE" ON FILE AT THE CITY OF PACIFIC; THENCE ALONG SAID A-LINE NORTH 02°47'26" EAST, 2046.89 FEET TO HES 1073+32.59; THENCE WESTERLY TO A POINT OPPOSITE HES 1073+32.59 AND 20.00 FEET LEFT FROM SAID A-LINE, SAID POINT BEING THE SOUTHEAST CORNER OF SAID PARCEL; THENCE ALONG THE SOUTH LINE OF SAID PARCEL NORTH 88°26'44" WEST, 13.50 FEET TO A POINT OPPOSITE HES 1073+32.30 AND 33.50 FEET LEFT FROM SAID A-LINE AND THE TRUE POINT OF BEGINNING OF THIS LINE DESCRIPTION; THENCE NORTH 02°47'26" EAST, 151.37 FEET TO THE NORTH LINE OF SAID PARCEL AND TO A POINT OPPOSITE HES 1074+83.67 AND 33.50 FEET LEFT FROM SAID A-LINE AND THE TERMINUS OF THIS LINE DESCRIPTION.

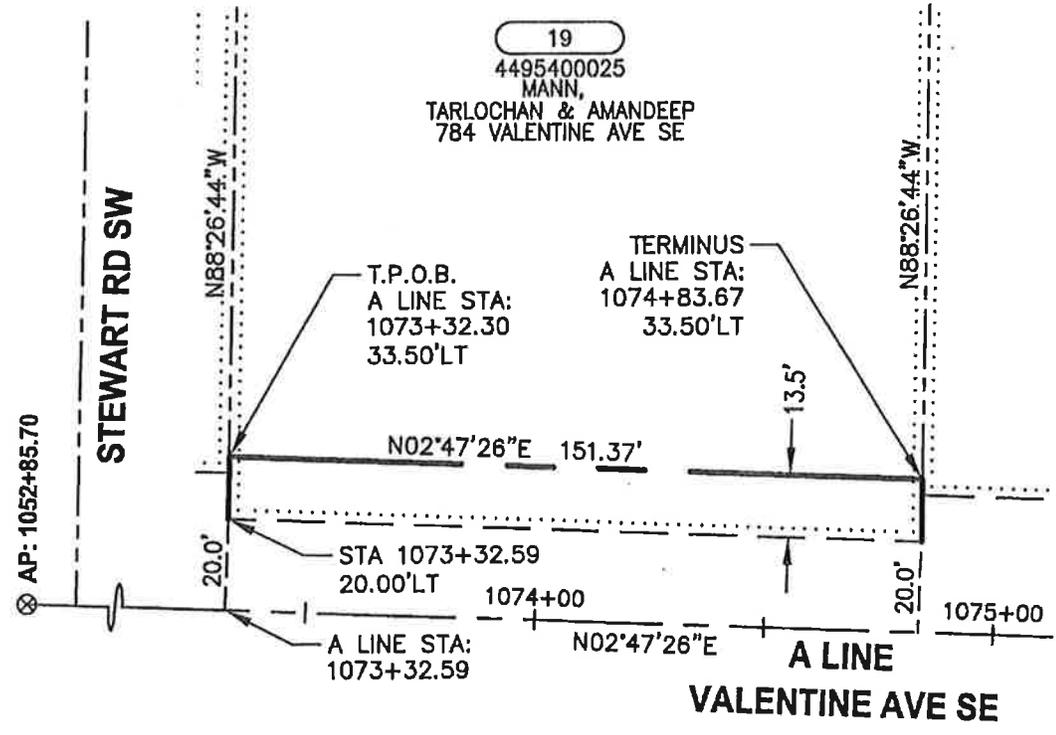
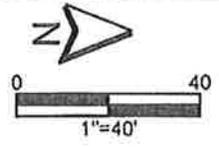
CONTAINING 2,042 SQUARE FEET, MORE OR LESS.

PARCEL (PER PLAT CERTIFICATE ORDER NO. 4365958 CHICAGO TITLE COMPANY)

THE NORTH 151.33 FEET OF THE EAST 120 FEET OF THE SOUTH HALF OF LOT 2, BLOCK 57, C.D. HILLMAN'S PACIFIC CITY DIVISION NO. 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGE 36 AND 37, RECORDS OF PIERCE COUNTY AUDITOR.

SITUATE IN THE CITY OF PACIFIC, COUNTY OF PIERCE, STATE OF WASHINGTON.



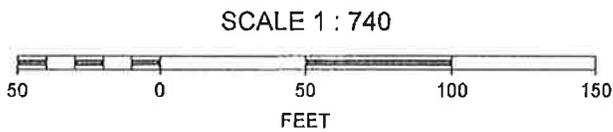


TAX PARCEL NO.	PROPERTY OWNER	TOTAL AREA	R/W	REMAINDER
4495400025	MANN, TARLOCHAN & AMANDEEP	18,156 S.F.	2,042 S.F.	16,114 S.F.



Exhibit B
 TPN 4495400025
 R/W ACQUISITION

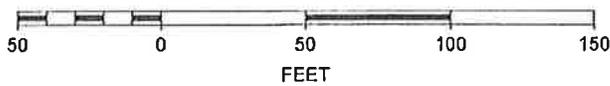
Chicago Title Order No. 4365958



Chicago Title Order No. 4365958



SCALE 1 : 740



**EXHIBIT A
UTILITY EASEMENT DESCRIPTION
NORWOOD LANE 1 AND 2 LLC PROPERTY
TAX PARCEL NO. 449540-047-5**

AN EASEMENT 10 FEET IN WIDTH BEING THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

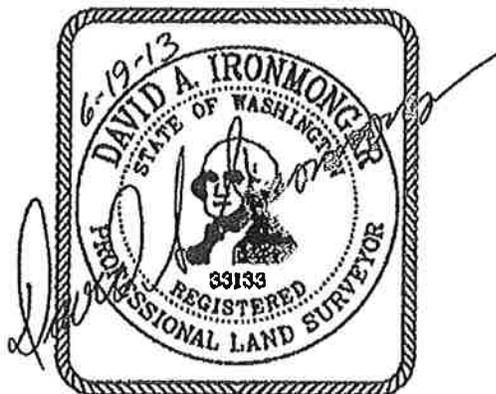
COMMENCING AT THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., FROM WHICH THE NORTHWEST CORNER OF SAID SECTION BEARS NORTH 01°46'14" EAST, 2628.76 FEET; THENCE SOUTH 82°44'31" EAST, 517.27 FEET TO THE A-LINE ALIGNMENT OF VALENTINE AVENUE SE (136TH AVENUE EAST) AT HIGHWAY ENGINEER'S STATION (HEREINAFTER REFERRED TO AS HES) 1000+00.00 ON THE A-LINE AS SHOWN ON RIGHT-OF-WAY PLANS "VALENTINE AVENUE SE" ON FILE AT THE CITY OF PACIFIC; THENCE ALONG SAID A-LINE NORTH 00°41'58" EAST, 2677.63 FEET TO AN ANGLE POINT IN SAID A-LINE AT HES 1026+77.63; THENCE CONTINUING ALONG SAID A-LINE NORTH 00°48'16" EAST, 1285.16 FEET TO HES 1039+62.79; THENCE EASTERLY TO A POINT OPPOSITE HES 1039+62.79 AND 30.00 FEET RIGHT FROM SAID A-LINE, SAID POINT BEING THE SOUTHWEST CORNER OF SAID PARCEL; THENCE ALONG THE SOUTH LINE OF SAID PARCEL SOUTH 87°15'44" EAST, 10.00 FEET TO A POINT OPPOSITE HES 1039+62.45 AND 40.00 FEET RIGHT FROM SAID A-LINE AND THE TRUE POINT OF BEGINNING OF THIS LINE DESCRIPTION; THENCE NORTH 00°48'16" EAST, 158.44 FEET TO THE NORTH LINE OF SAID PARCEL AND TO A POINT OPPOSITE HES 1041+20.89 AND 40.00 FEET RIGHT FROM SAID A-LINE AND THE TERMINUS OF THIS LINE DESCRIPTION.

CONTAINING 1,584 SQUARE FEET, MORE OR LESS

PARCEL (PER PLAT CERTIFICATE ORDER NO. 4366916 CHICAGO TITLE COMPANY)

LOT 1, PIERCE COUNTY SHORT PLAT NUMBER 9006130253, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 13, 1990, RECORDS OF PIERCE COUNTY AUDITOR.

SITUATE IN THE CITY OF PACIFIC, COUNTY OF PIERCE, STATE OF WASHINGTON.



**EXHIBIT A
UTILITY EASEMENT DESCRIPTION
NORWOOD LANE 3 LLC PROPERTY
TAX PARCEL NO. 449540-047-7**

AN EASEMENT 10 FEET IN WIDTH BEING THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., FROM WHICH THE NORTHWEST CORNER OF SAID SECTION BEARS NORTH 01°46'14" EAST, 2628.76 FEET; THENCE SOUTH 82°44'31" EAST, 517.27 FEET TO THE A-LINE ALIGNMENT OF VALENTINE AVENUE SE (136TH AVENUE EAST) AT HIGHWAY ENGINEER'S STATION (HEREINAFTER REFERRED TO AS HES) 1000+00.00 ON THE A-LINE AS SHOWN ON RIGHT-OF-WAY PLANS "VALENTINE AVENUE SE" ON FILE AT THE CITY OF PACIFIC; THENCE ALONG SAID A-LINE NORTH 00°41'58" EAST, 2877.63 FEET TO AN ANGLE POINT IN SAID A-LINE AT HES 1026+77.63; THENCE CONTINUING ALONG SAID A-LINE NORTH 00°48'16" EAST, 1129.52 FEET TO HES 1038+07.15; THENCE EASTERLY TO A POINT OPPOSITE HES 1038+07.15 AND 30.00 FEET RIGHT FROM SAID A-LINE, SAID POINT BEING THE SOUTHWEST CORNER OF SAID PARCEL; THENCE ALONG THE SOUTH LINE OF SAID PARCEL SOUTH 86°58'12" EAST, 10.00 FEET TO A POINT OPPOSITE HES 1038+06.75 AND 40.00 FEET RIGHT FROM SAID A-LINE AND THE TRUE POINT OF BEGINNING OF THIS LINE DESCRIPTION; THENCE NORTH 00°48'16" EAST, 155.70 FEET TO THE NORTH LINE OF SAID PARCEL AND TO A POINT OPPOSITE HES 1039+62.45 AND 40.00 FEET RIGHT FROM SAID A-LINE AND THE TERMINUS OF THIS LINE DESCRIPTION.

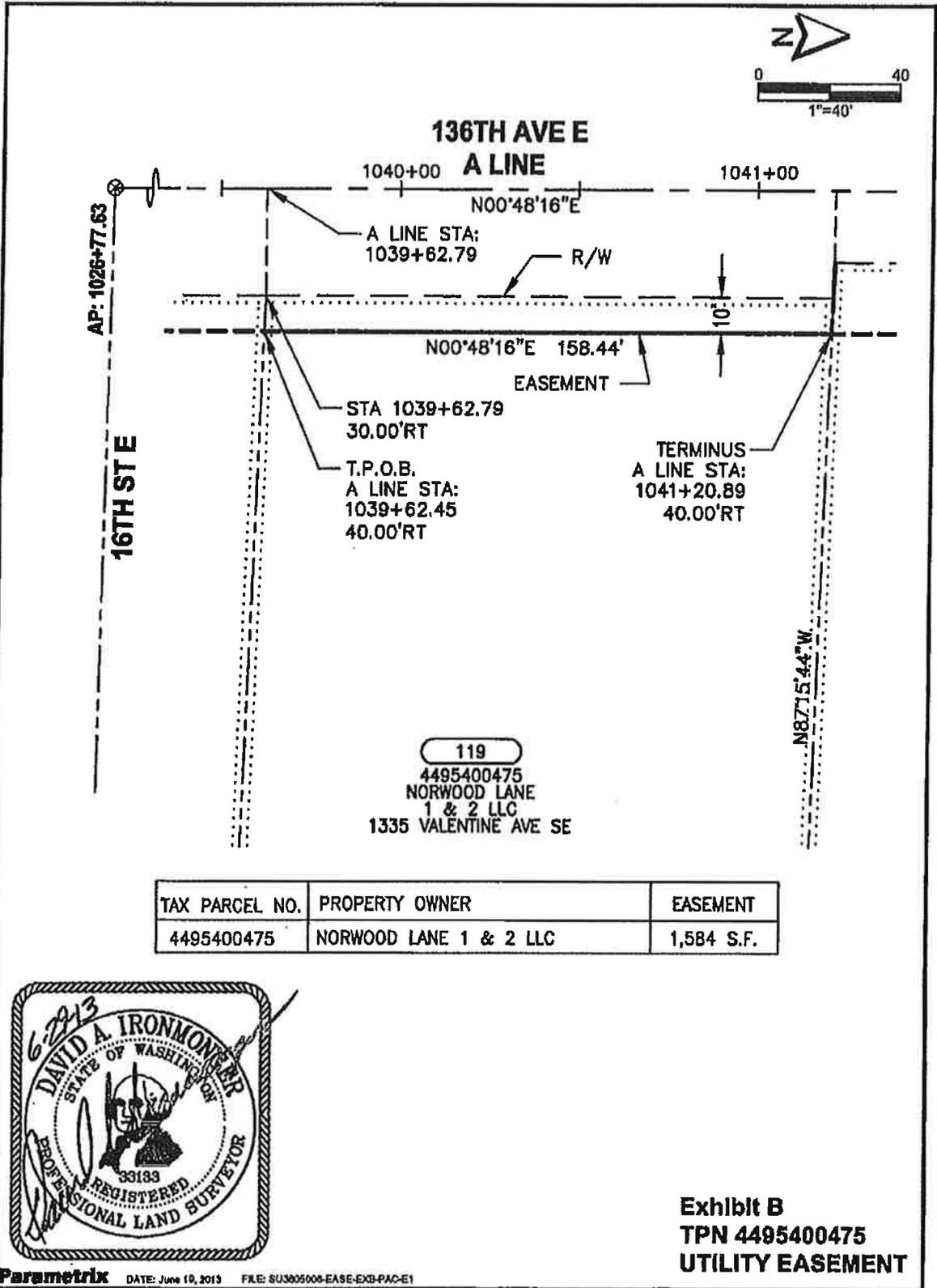
CONTAINING 1,557 SQUARE FEET, MORE OR LESS

PARCEL (PER PLAT CERTIFICATE ORDER NO. 4365915 CHICAGO TITLE COMPANY)

LOT 3, PIERCE COUNTY SHORT PLAT NUMBER 9006130253, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 13, 1990, RECORDS OF PIERCE COUNTY AUDITOR.

SITUATE IN THE CITY OF PACIFIC, COUNTY OF PIERCE, STATE OF WASHINGTON.



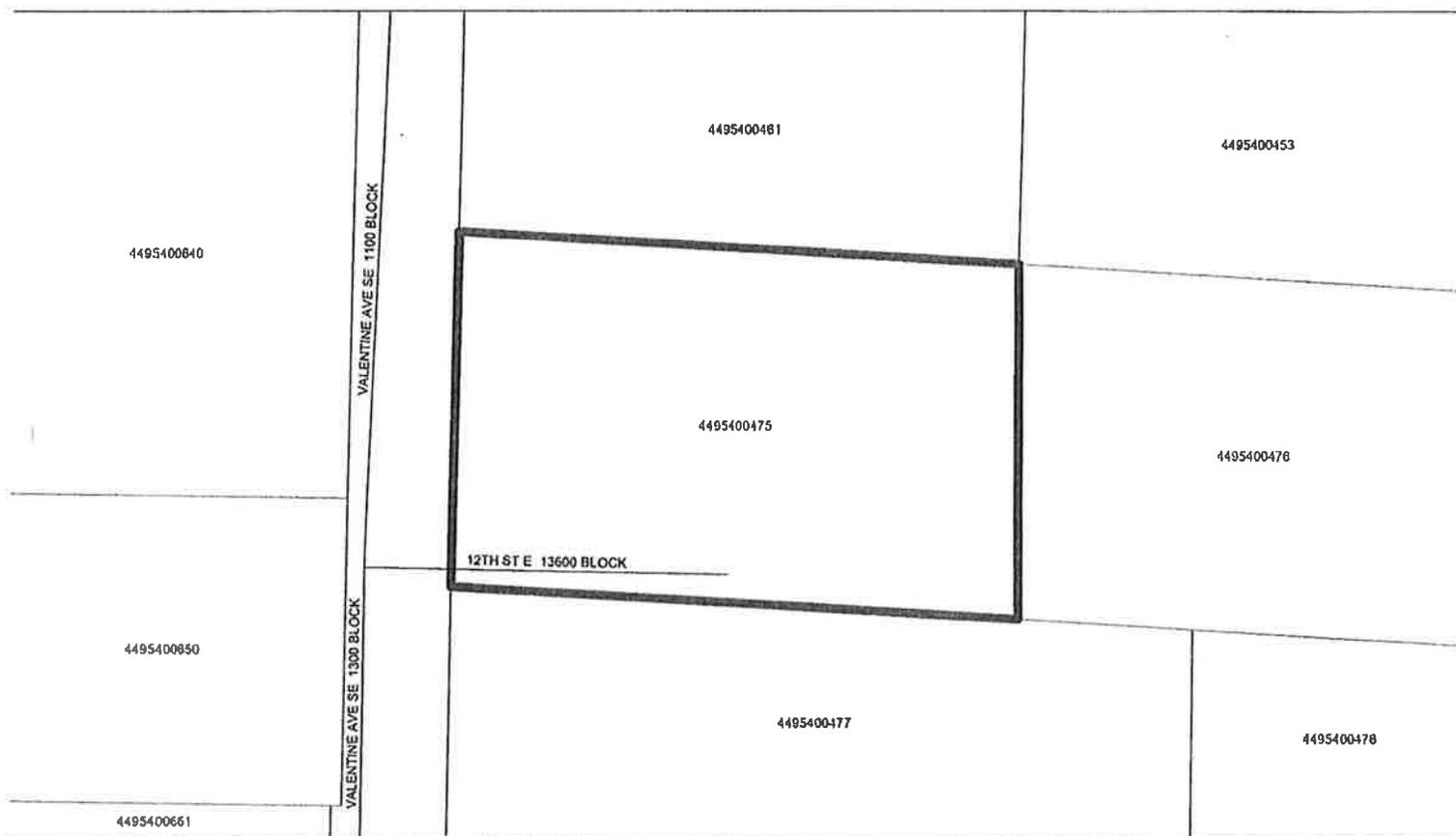


TAX PARCEL NO.	PROPERTY OWNER	EASEMENT
4495400475	NORWOOD LANE 1 & 2 LLC	1,584 S.F.

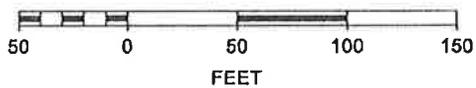


Exhibit B
TPN 4495400475
UTILITY EASEMENT

Chicago Title Order No. 4365916



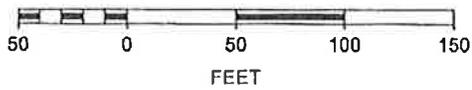
SCALE 1 : 1,014



Chicago Title Order No. 4365916

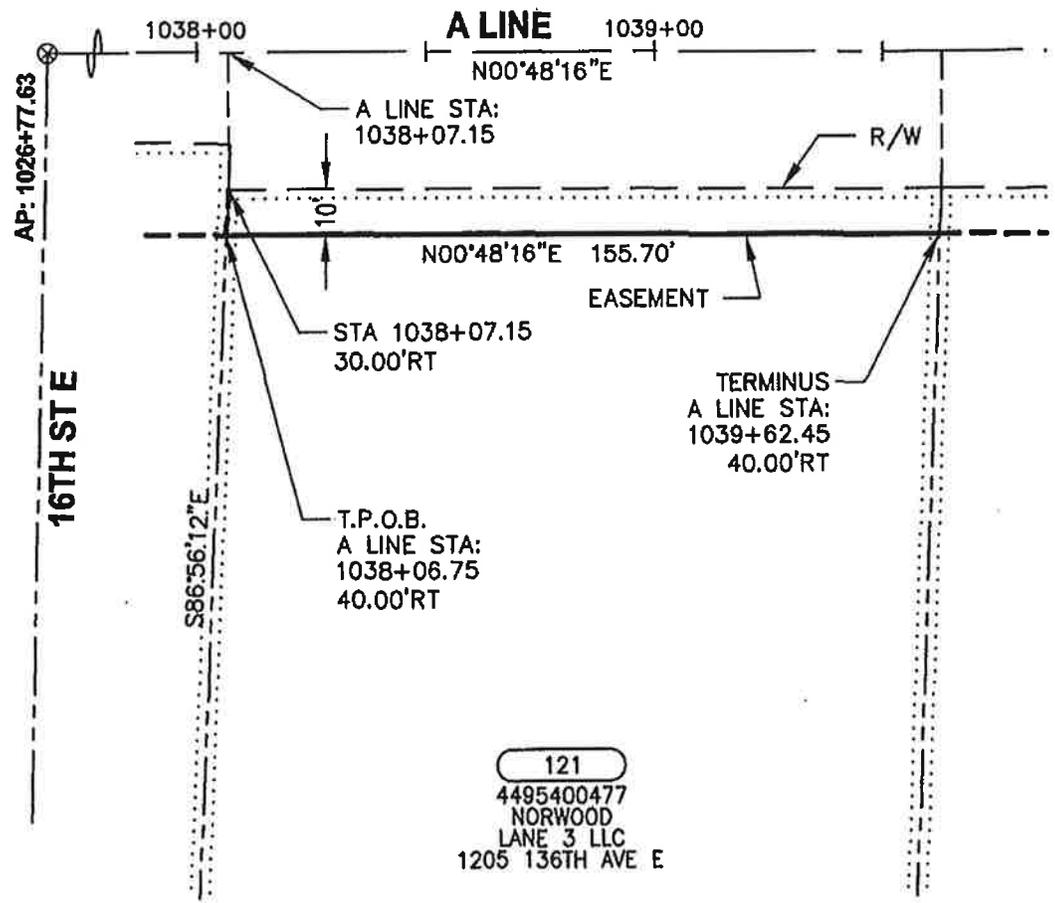


SCALE 1 : 1,014





136TH AVE E



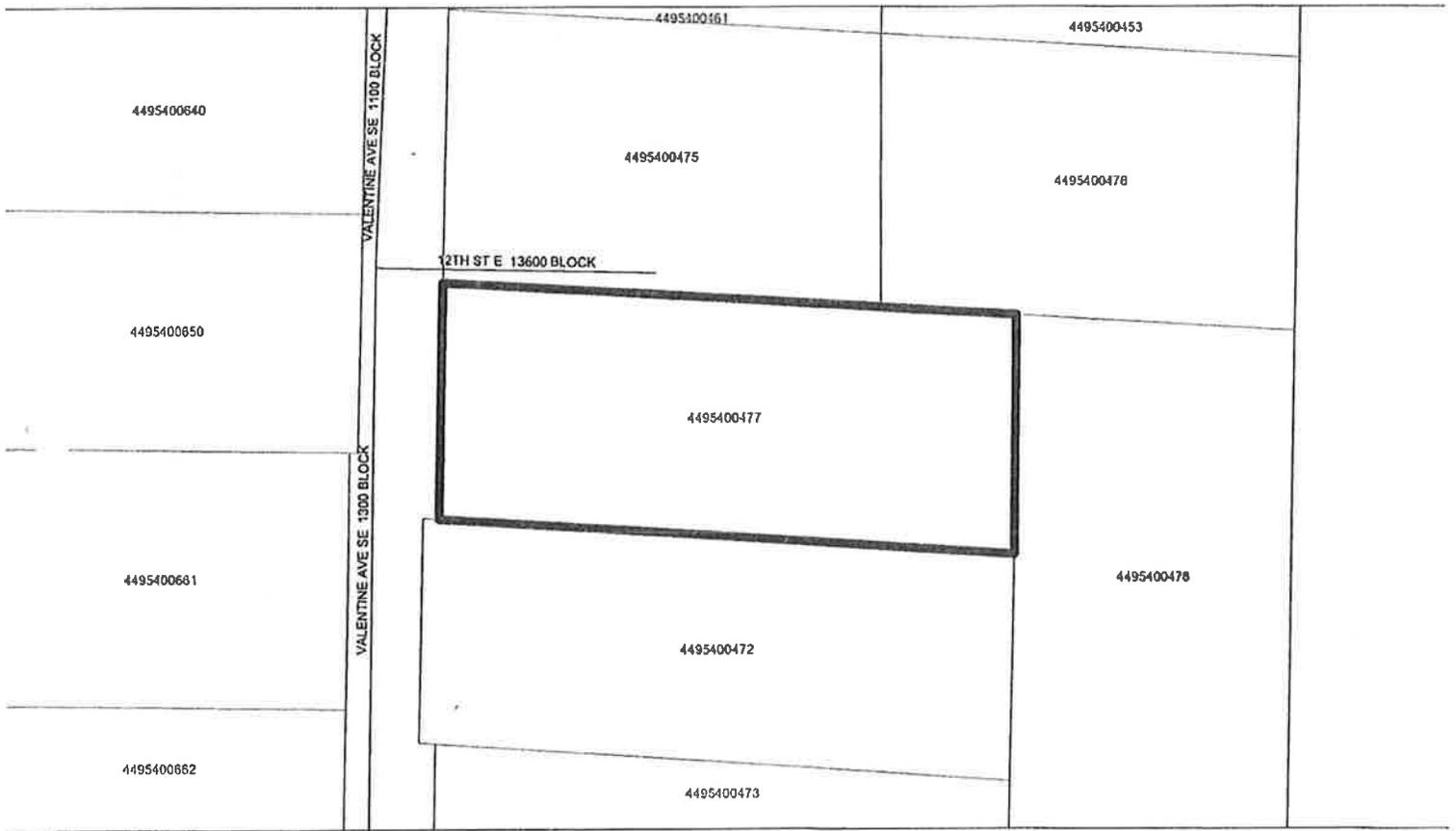
121
 4495400477
 NORWOOD
 LANE 3 LLC
 1205 136TH AVE E

TAX PARCEL NO.	PROPERTY OWNER	EASEMENT
4495400477	NORWOOD LANE 3 LLC	1,557 S.F.

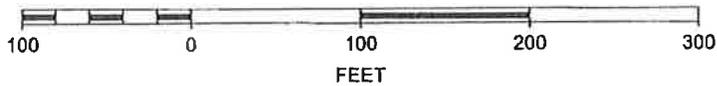


Exhibit B
TPN 4495400477
UTILITY EASEMENT

Chicago Title Order No. 4365915



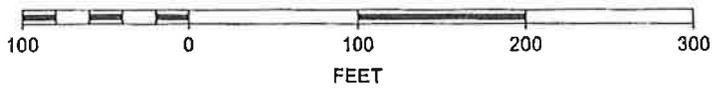
SCALE 1 : 1,304



Chicago Title Order No. 4365915



SCALE 1 : 1,304



**EXHIBIT A
RIGHT-OF-WAY DESCRIPTION
A-1 CORPORATION INC. PROPERTY
TAX PARCEL NO. 449540-063-0**

ALL THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., FROM WHICH THE NORTHWEST CORNER OF SAID SECTION BEARS NORTH 01°46'14" EAST, 2628.76 FEET; THENCE SOUTH 82°44'31" EAST, 517.27 FEET TO THE A-LINE ALIGNMENT OF VALENTINE AVENUE SE (136TH AVENUE EAST) AT HIGHWAY ENGINEER'S STATION (HEREINAFTER REFERRED TO AS HES) 1000+00.00 ON THE A-LINE AS SHOWN ON RIGHT-OF-WAY PLANS "VALENTINE AVENUE SE" ON FILE AT THE CITY OF PACIFIC; THENCE ALONG SAID A-LINE NORTH 00°41'58" EAST, 2677.63 FEET TO AN ANGLE POINT IN SAID A-LINE AT HES 1026+77.63; THENCE CONTINUING ALONG SAID A-LINE NORTH 00°48'16" EAST, 1740.18 FEET TO AN ANGLE POINT IN SAID A-LINE AT HES 1044+17.81; THENCE CONTINUING ALONG SAID A-LINE NORTH 01°47'58" EAST, 19.92 FEET TO HES 1044+37.73; THENCE WESTERLY TO A POINT OPPOSITE HES 1044+37.73 AND 20.00 FEET LEFT FROM SAID A-LINE, SAID POINT BEING THE SOUTHEAST CORNER OF SAID PARCEL; THENCE ALONG THE SOUTH LINE OF SAID PARCEL NORTH 88°25'31" WEST, 13.50 FEET TO A POINT OPPOSITE HES 1044+37.68 AND 33.50 FEET LEFT FROM SAID A-LINE AND THE TRUE POINT OF BEGINNING OF THIS LINE DESCRIPTION; THENCE NORTH 01°47'58" EAST, 275.67 FEET TO THE NORTH LINE OF SAID PARCEL AND TO A POINT OPPOSITE HES 1047+13.35 AND 33.50 FEET LEFT FROM SAID A-LINE AND THE TERMINUS OF THIS LINE DESCRIPTION.

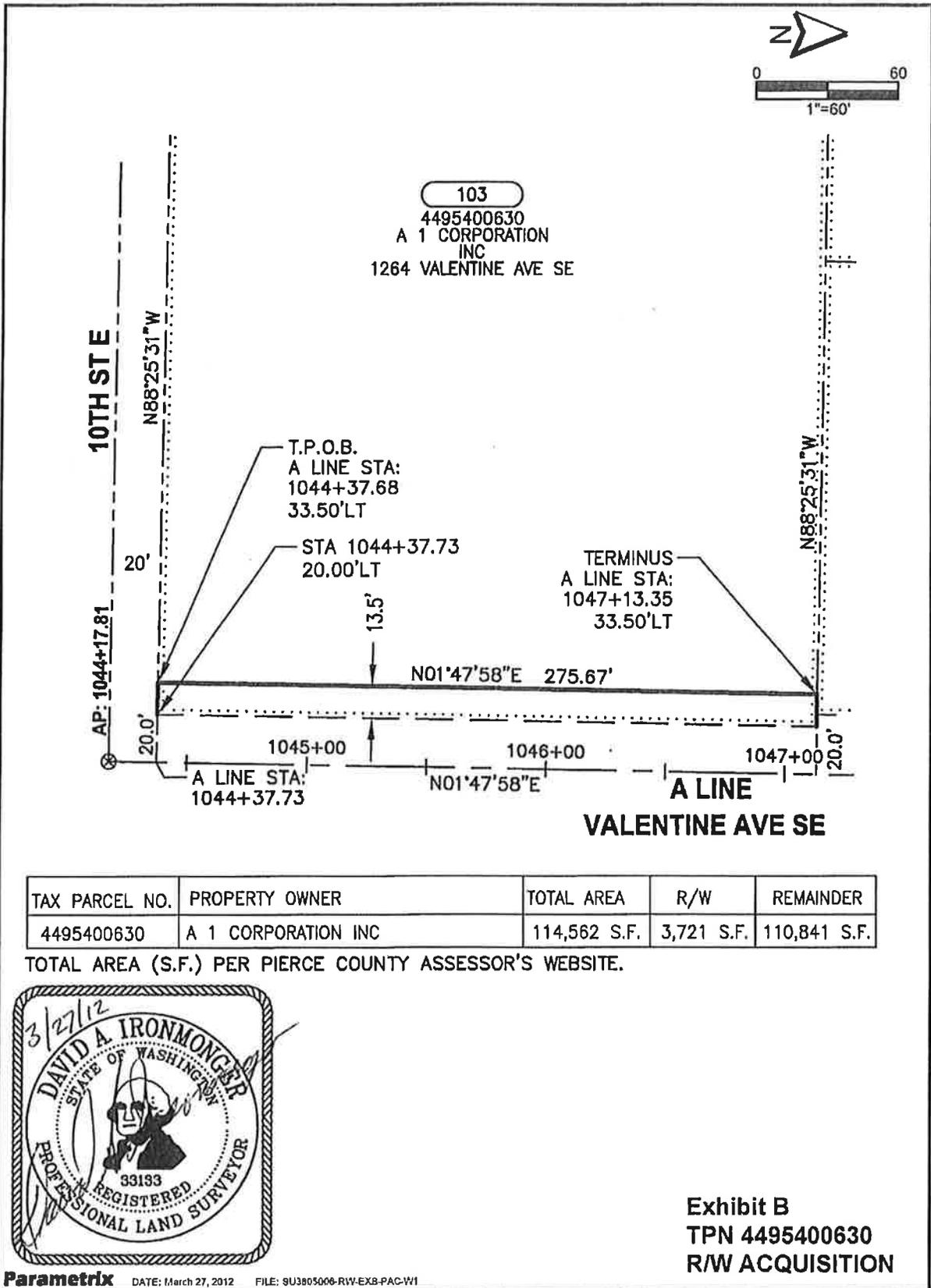
CONTAINING 3,721 SQUARE FEET, MORE OR LESS.

PARCEL (PER PLAT CERTIFICATE ORDER NO. 4365930 CHICAGO TITLE COMPANY)

THE EAST 415.89 FEET OF LOT 3, BLOCK 62, C.D. HILLMAN'S PACIFIC CITY DIVISION NO. 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGE 36, RECORDS OF PIERCE COUNTY AUDITOR.

SITUATE IN THE CITY OF PACIFIC, COUNTY OF PIERCE, STATE OF WASHINGTON.





TAX PARCEL NO.	PROPERTY OWNER	TOTAL AREA	R/W	REMAINDER
4495400630	A 1 CORPORATION INC	114,562 S.F.	3,721 S.F.	110,841 S.F.

TOTAL AREA (S.F.) PER PIERCE COUNTY ASSESSOR'S WEBSITE.

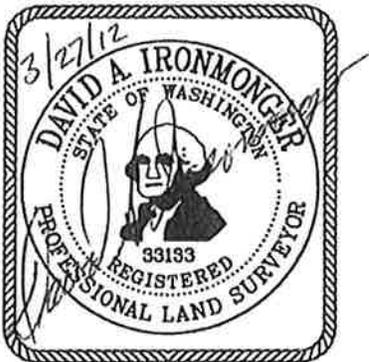


Exhibit B
 TPN 4495400630
 R/W ACQUISITION

Chicago Title Order No. 4365930



SCALE 1 : 1,412



Chicago Title Order No. 4365930



SCALE 1 : 1,412



**EXHIBIT A
RIGHT-OF-WAY DESCRIPTION
PCM HOLDINGS LLC PROPERTY
TAX PARCEL NO. 449540-066-2**

ALL THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., FROM WHICH THE NORTHWEST CORNER OF SAID SECTION BEARS NORTH 01°46'14" EAST, 2628.76 FEET; THENCE SOUTH 82°44'31" EAST, 517.27 FEET TO THE A-LINE ALIGNMENT OF VALENTINE AVENUE SE (136TH AVENUE EAST) AT HIGHWAY ENGINEER'S STATION (HEREINAFTER REFERRED TO AS HES) 1000+00.00 ON THE A-LINE AS SHOWN ON RIGHT-OF-WAY PLANS "VALENTINE AVENUE SE" ON FILE AT THE CITY OF PACIFIC; THENCE ALONG SAID A-LINE NORTH 00°41'58" EAST, 2677.63 FEET TO AN ANGLE POINT IN SAID A-LINE AT HES 1026+77.63; THENCE CONTINUING ALONG SAID A-LINE NORTH 00°48'16" EAST, 827.44 FEET TO HES 1035+05.07; THENCE WESTERLY TO A POINT OPPOSITE HES 1035+05.07 AND 25.00 FEET LEFT FROM SAID A-LINE, SAID POINT BEING THE SOUTHEAST CORNER OF SAID PARCEL; THENCE ALONG THE SOUTH LINE OF SAID PARCEL NORTH 88°51'06" WEST, 8.50 FEET TO A POINT OPPOSITE HES 1035+05.13 AND 33.50 FEET LEFT FROM SAID A-LINE AND THE TRUE POINT OF BEGINNING OF THIS LINE DESCRIPTION; THENCE NORTH 00°48'16" EAST, 178.57 FEET TO THE NORTH LINE OF SAID PARCEL AND TO A POINT OPPOSITE HES 1036+83.70 AND 33.50 FEET LEFT FROM SAID A-LINE AND THE TERMINUS OF THIS LINE DESCRIPTION.

CONTAINING 1,518 SQUARE FEET, MORE OR LESS.

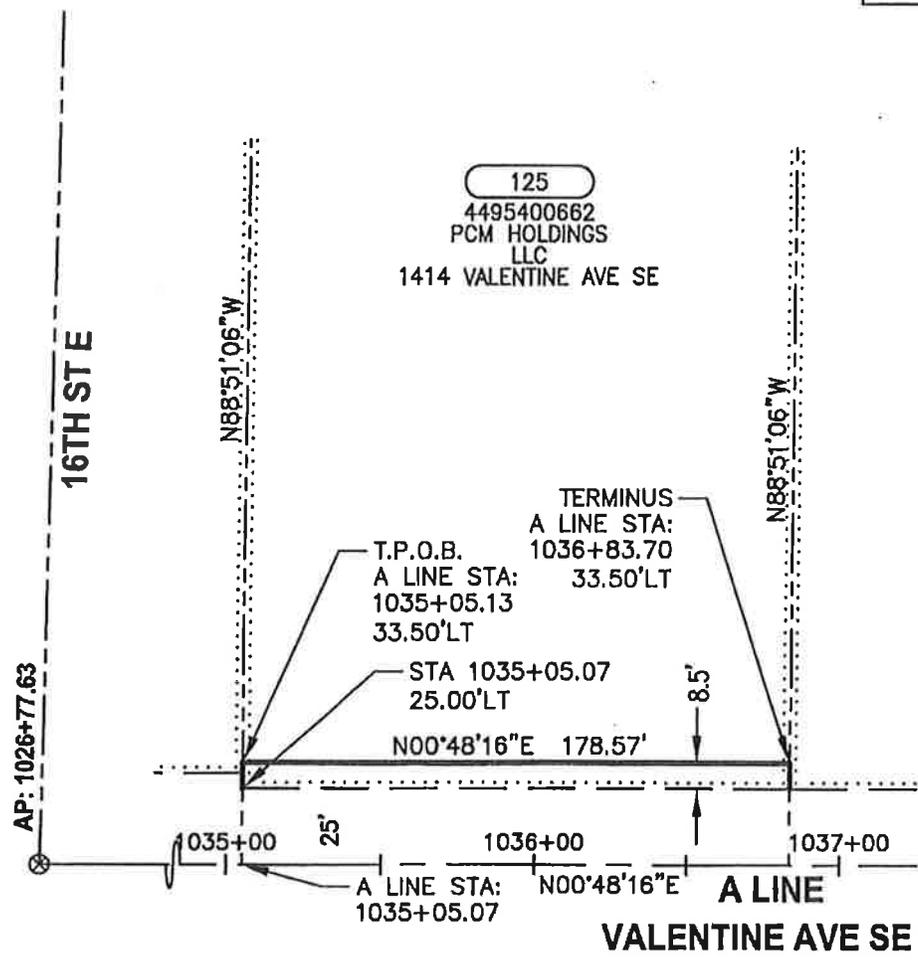
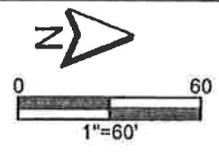
PARCEL (PER PLAT CERTIFICATE ORDER NO. 4365935 CHICAGO TITLE COMPANY)

LOT 2, PIERCE COUNTY SHORT PLAT NUMBER 9508290917, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 29, 1995, RECORDS OF PIERCE COUNTY AUDITOR.

EXCEPT THAT PORTION THEREOF CONVEYED TO PIERCE COUNTY BY QUIT CLAIM DEED RECORDED AUGUST 11, 1995, UNDER RECORDING NUMBER 9508110039.

SITUATE IN THE CITY OF PACIFIC, COUNTY OF PIERCE, STATE OF WASHINGTON.





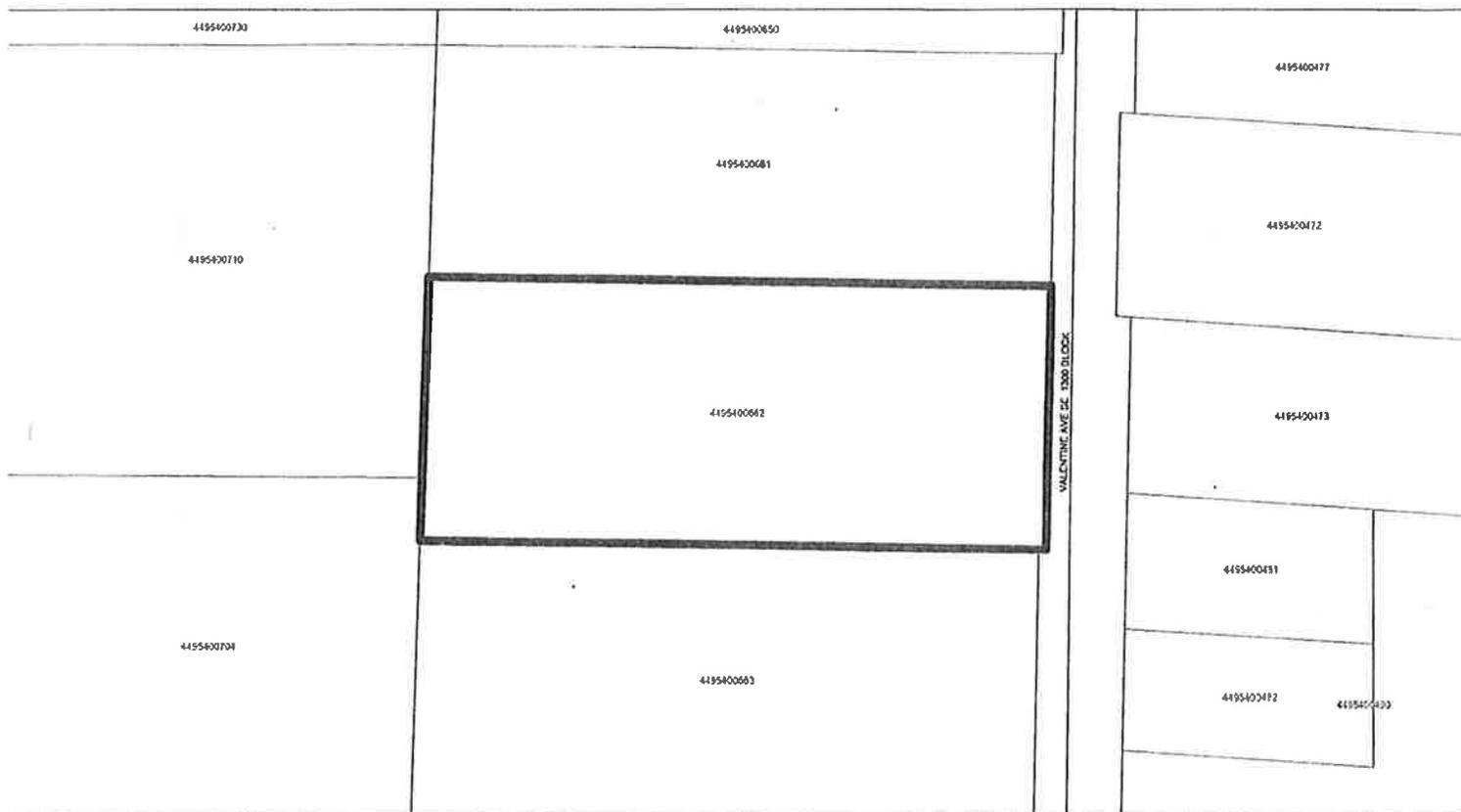
TAX PARCEL NO.	PROPERTY OWNER	TOTAL AREA	R/W	REMAINDER
4495400662	PCM HOLDINGS LLC	75,929 S.F.	1,518 S.F.	74,411 S.F.

TOTAL AREA (S.F.) PER PIERCE COUNTY ASSESSOR'S WEBSITE.

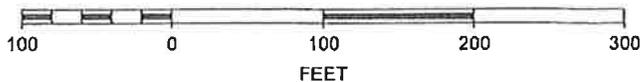


Exhibit B
TPN 4495400662
R/W ACQUISITION

Chicago Title Order No. 4365935



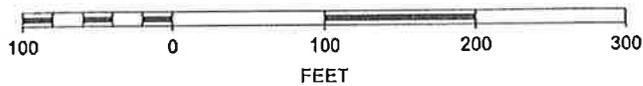
SCALE 1 : 1,412



Chicago Title Order No. 4365935



SCALE 1 : 1,412



**EXHIBIT A
UTILITY EASEMENT DESCRIPTION
PETRO PACIFIC ASSOCIATES LLC PROPERTY
TAX PARCEL NO. 449540-046-1**

AN EASEMENT 10 FEET IN WIDTH BEING THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL LYING PARALLEL WITH AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., FROM WHICH THE NORTHWEST CORNER OF SAID SECTION BEARS NORTH 01°48'14" EAST, 2628.76 FEET; THENCE SOUTH 82°44'31" EAST, 517.27 FEET TO THE A-LINE ALIGNMENT OF VALENTINE AVENUE SE (136TH AVENUE EAST) AT HIGHWAY ENGINEER'S STATION (HEREINAFTER REFERRED TO AS HES) 1000+00.00 ON THE A-LINE AS SHOWN ON RIGHT-OF-WAY PLANS "VALENTINE AVENUE SE" ON FILE AT THE CITY OF PACIFIC; THENCE ALONG SAID A-LINE NORTH 00°41'58" EAST, 2677.63 FEET TO AN ANGLE POINT IN SAID A-LINE AT HES 1026+77.63; THENCE CONTINUING ALONG SAID A-LINE NORTH 00°48'16" EAST, 1443.93 FEET TO HES 1041+21.57; THENCE EASTERLY TO A POINT OPPOSITE HES 1041+21.57 AND 20.00 FEET RIGHT FROM SAID A-LINE, SAID POINT BEING THE SOUTHWEST CORNER OF SAID PARCEL; THENCE ALONG THE SOUTH LINE OF SAID PARCEL SOUTH 87°15'44" EAST, 10.00 FEET TO A POINT OPPOSITE HES 1041+21.23 AND 30.00 FEET RIGHT FROM SAID A-LINE AND THE TRUE POINT OF BEGINNING OF THIS LINE DESCRIPTION; THENCE NORTH 00°48'16" EAST, 296.24 FEET TO THE NORTH LINE OF SAID PARCEL AND TO A POINT OPPOSITE HES 1044+17.47 AND 30.00 FEET RIGHT FROM SAID A-LINE AND THE TERMINUS OF THIS LINE DESCRIPTION.

EXCEPT THAT PORTION OF SAID PARCEL BEING A UTILITY EASEMENT AS RECORDED UNDER RECORDING NUMBER 9608220619, RECORDS OF SAID COUNTY.

CONTAINING 2,763 SQUARE FEET, MORE OR LESS.

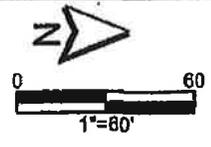
PARCEL (PER PLAT CERTIFICATE ORDER NO. 4365917 CHICAGO TITLE COMPANY)

THAT PORTION OF LOT 2, BLOCK 61, C.D. HILLMAN'S PACIFIC CITY DIVISION NO. 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGES 36 AND 37, RECORDS OF PIERCE COUNTY AUDITOR, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

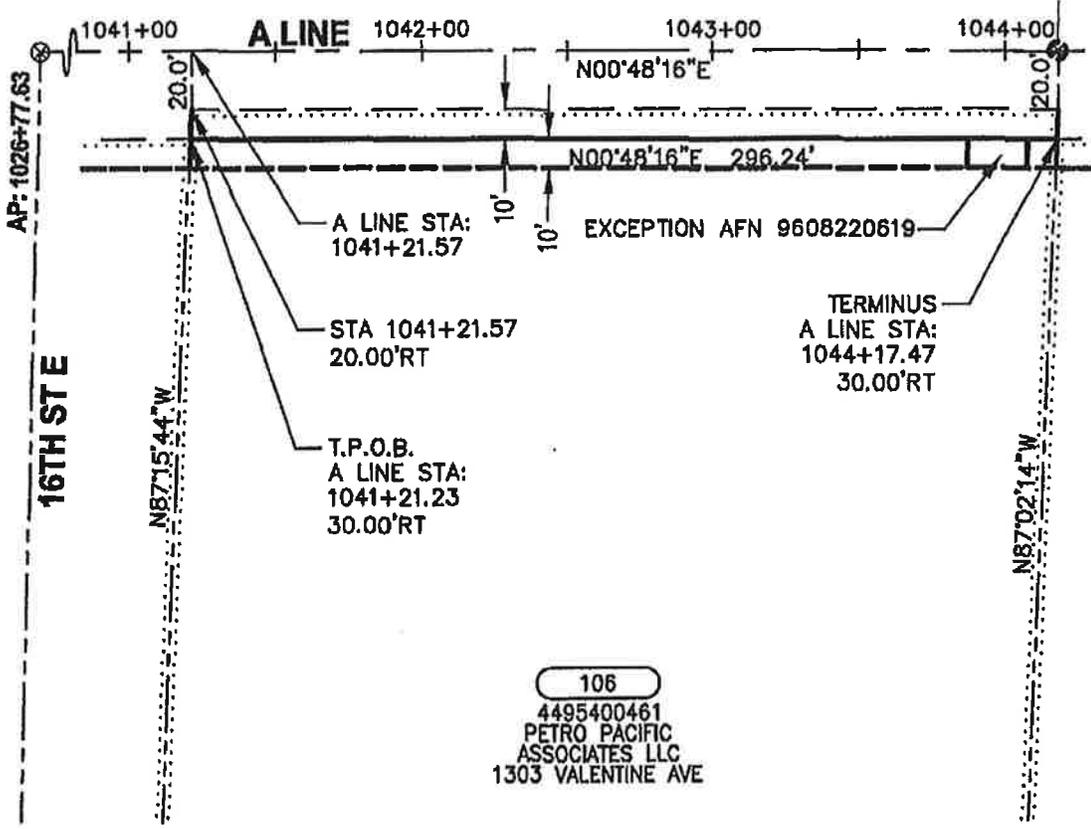
BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 2, NORTH 89°06'00" WEST, 259.90 FEET FROM THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00°02'00" WEST, 288.0 FEET, MORE OR LESS TO THE SOUTH LINE OF SAID LOT 2 AND THE TERMINUS OF THIS LINE.

SITUATE IN THE CITY OF PACIFIC, COUNTY OF PIERCE, STATE OF WASHINGTON.





VALENTINE AVE SE

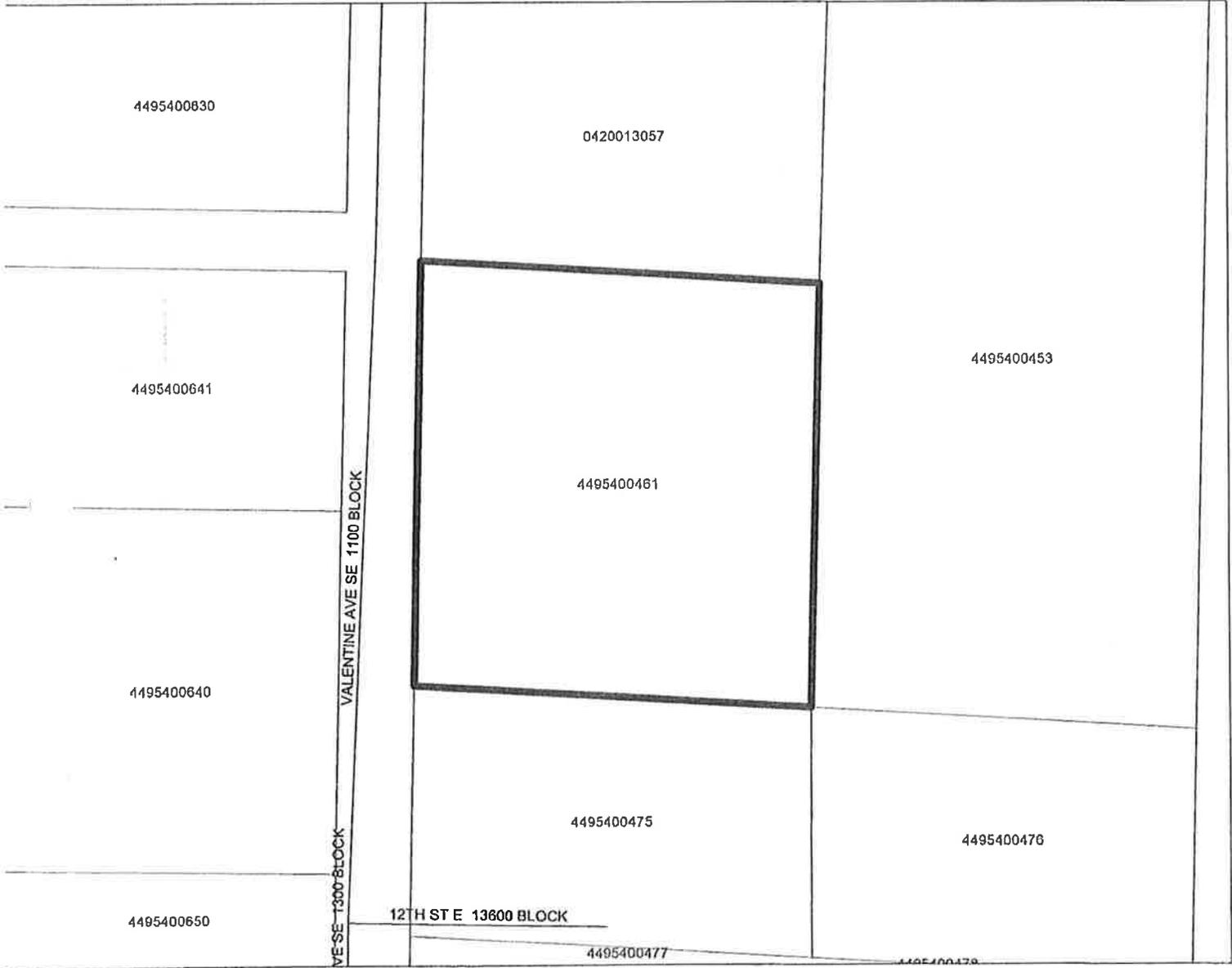


TAX PARCEL NO.	PROPERTY OWNER	EASEMENT
4495400461	PETRO PACIFIC ASSOCIATES LLC	2,763 S.F.



Exhibit B
TPN 4495400461
UTILITY EASEMENT

Chicago Title Order No. 4365917



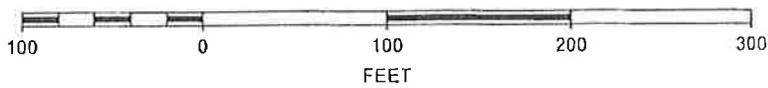
SCALE 1 : 1,162



Chicago Title Order No. 4365917



SCALE 1 : 1,162



**EXHIBIT A
RIGHT-OF-WAY DESCRIPTION
R AND R DEVELOPMENT GROUP LLC PROPERTY
TAX PARCEL NO. 449540-003-2**

ALL THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL LYING SOUTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A SURFACE BRASS MONUMENT AT THE INTERSECTION OF VALENTINE AVENUE SE (136TH AVENUE EAST) AND THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 1, BLOCK 61 OF C.D. HILLMAN'S PACIFIC CITY DIVISION NO. 4 ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGE 36, RECORDS OF PIERCE COUNTY AUDITOR, SAID MONUMENT BEING AT HIGHWAY ENGINEER'S STATION (HEREINAFTER REFERRED TO AS HES) 1052+85.70 ON THE A-LINE AS SHOWN ON RIGHT-OF-WAY PLANS "VALENTINE AVENUE SE" ON FILE AT THE CITY OF PACIFIC; THENCE ALONG SAID A-LINE NORTH 02°47'26" EAST, 1901.61 FEET TO HES 1071+87.31; THENCE WESTERLY TO A POINT OPPOSITE HES 1071+87.31 AND 20.00 FEET LEFT FROM SAID A-LINE, SAID POINT BEING THE SOUTHEAST CORNER OF SAID PARCEL; THENCE ALONG THE SOUTH LINE OF SAID PARCEL NORTH 87°58'40" WEST, 83.69 FEET TO A POINT OPPOSITE HES 1071+86.19 AND 103.68 FEET LEFT FROM SAID A-LINE AND THE TRUE POINT OF BEGINNING OF THIS LINE DESCRIPTION; THENCE NORTH 02°01'20" EAST, 6.87 FEET TO A POINT OPPOSITE HES 1071+93.06 AND 103.77 FEET LEFT FROM SAID A-LINE; THENCE SOUTH 87°58'40" EAST, 34.68 FEET TO A POINT OPPOSITE HES 1071+93.52 AND 69.10 FEET LEFT FROM SAID A-LINE AND THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 48.50 FEET; THENCE EASTERLY AND NORTHEASTERLY ALONG SAID CURVE 40.29 FEET THROUGH A CENTRAL ANGLE OF 47°35'57" TO A POINT OPPOSITE HES 1072+09.80 AND 33.50 FEET LEFT FROM SAID A-LINE; THENCE NORTH 02°47'26" EAST, 111.99 FEET TO THE NORTH LINE OF SAID PARCEL AND TO A POINT OPPOSITE HES 1073+21.79 AND 33.50 FEET LEFT FROM SAID A-LINE AND THE TERMINUS OF THIS LINE DESCRIPTION.

CONTAINING 2,473 SQUARE FEET, MORE OR LESS.

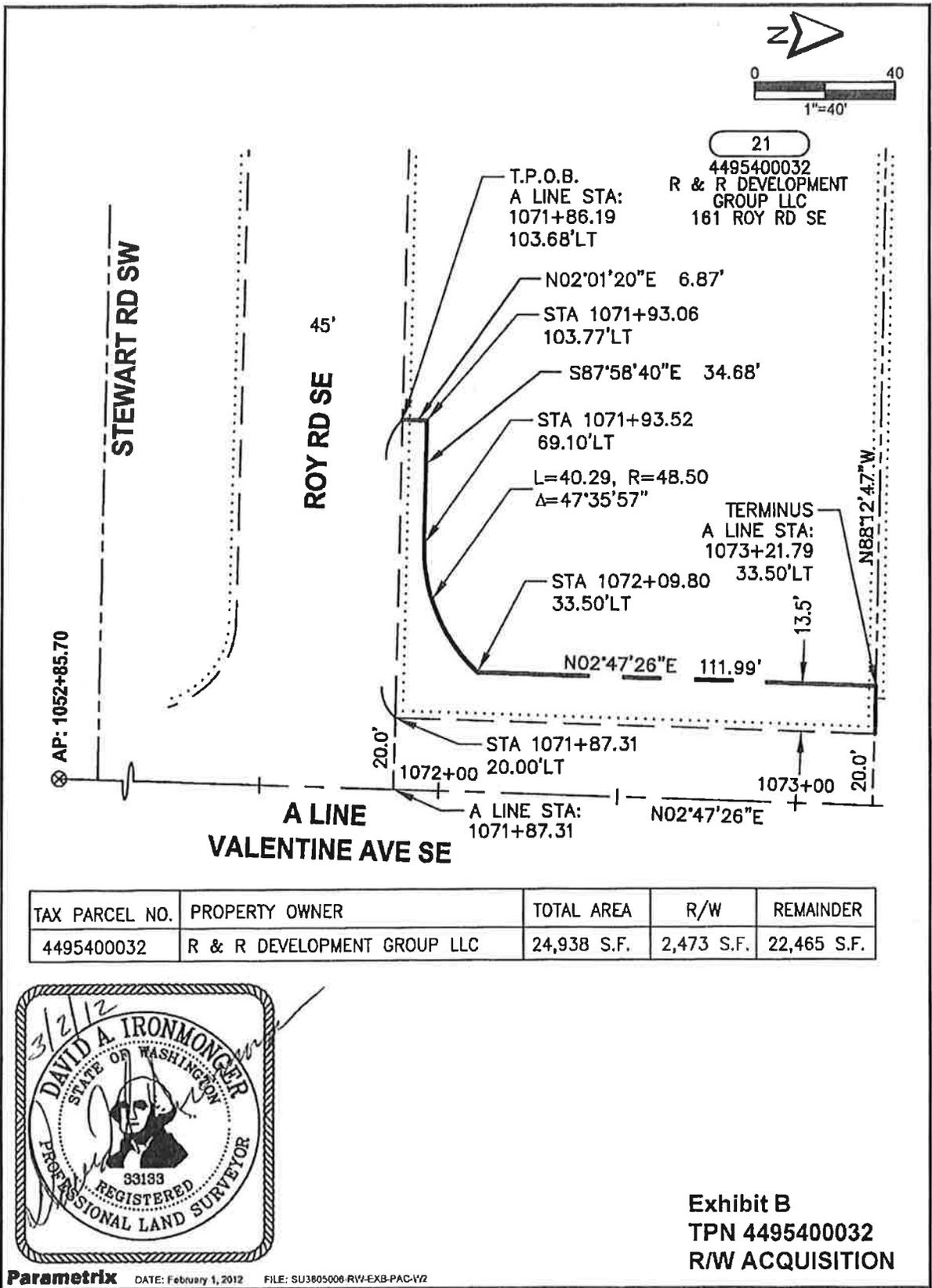
PARCEL (PER PLAT CERTIFICATE ORDER NO. 4365960 CHICAGO TITLE COMPANY)

THE EAST 175 FEET OF THE NORTH HALF OF LOT 3, BLOCK 57, C.D. HILLMAN'S PACIFIC CITY DIVISION NO. 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGE 36, RECORDS OF PIERCE COUNTY AUDITOR.

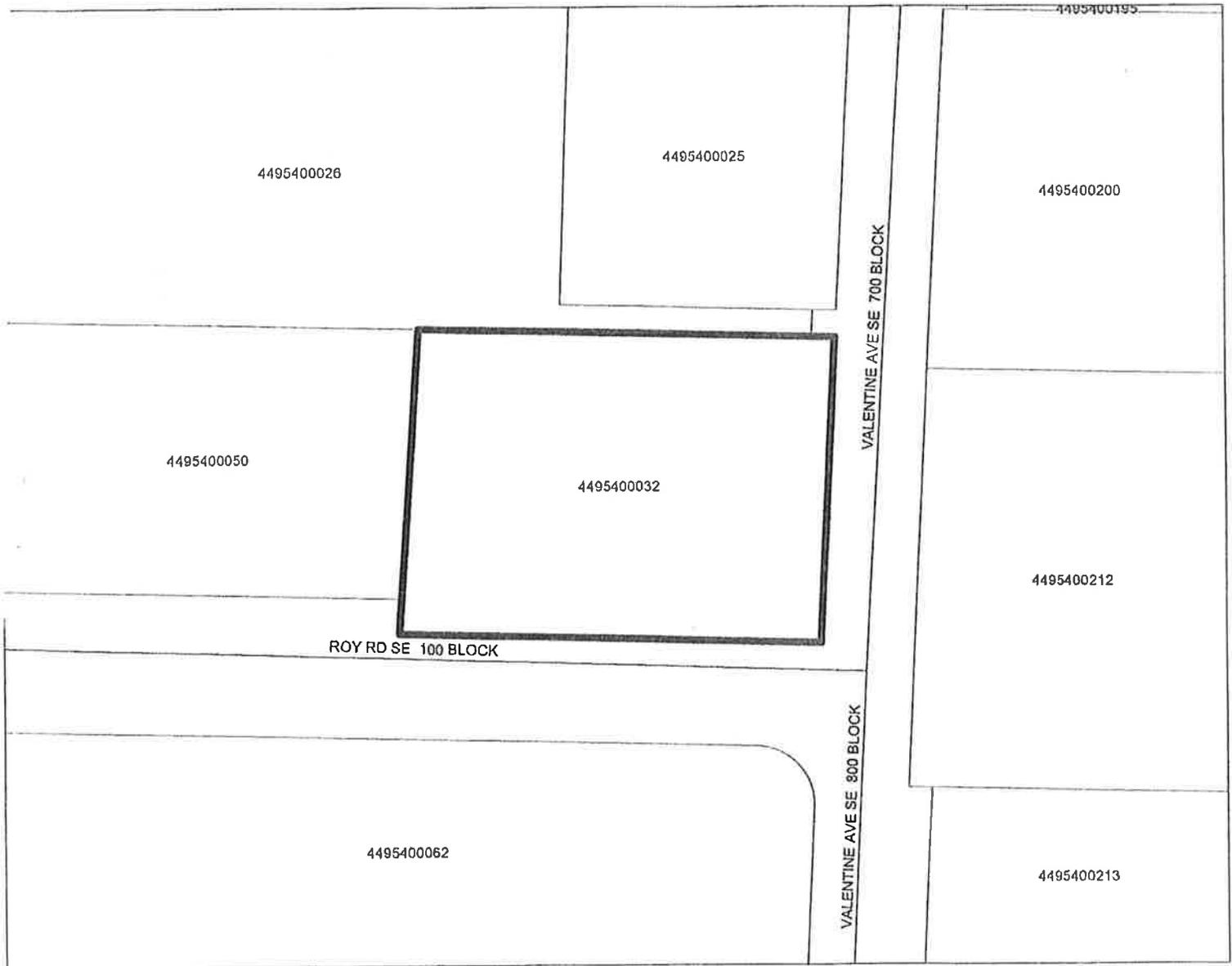
EXCEPT THE SOUTH 30 FEET THEREOF FOR SECOND STREET EAST.

SITUATE IN THE CITY OF PACIFIC, COUNTY OF PIERCE, STATE OF WASHINGTON.





Chicago Title Order No. 4365960



SCALE 1 : 740



Chicago Title Order No. 4365960



SCALE 1 : 740



**EXHIBIT A
UTILITY EASEMENT DESCRIPTION
SUMNER CAPITAL LLC PROPERTY
TAX PARCEL NO. 449540-027-0**

AN EASEMENT 10 FEET IN WIDTH BEING A PORTION OF THE HEREINAFTER DESCRIBED PARCEL LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A SURFACE BRASS MONUMENT AT THE INTERSECTION OF VALENTINE AVENUE SE (136TH AVENUE EAST) AND THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 1, BLOCK 61 OF C.D. HILLMAN'S PACIFIC CITY DIVISION NO. 4 ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGE 36, RECORDS OF PIERCE COUNTY AUDITOR, SAID MONUMENT BEING AT HIGHWAY ENGINEER'S STATION (HEREINAFTER REFERRED TO AS HES) 1052+85.70 ON THE A-LINE AS SHOWN ON RIGHT-OF-WAY PLANS "VALENTINE AVENUE SE" ON FILE AT THE CITY OF PACIFIC; THENCE ALONG SAID A-LINE NORTH 02°47'28" EAST, 555.92 FEET TO HES 1058+41.62; THENCE EASTERLY TO A POINT OPPOSITE HES 1058+41.62 AND 30.00 FEET RIGHT FROM SAID A-LINE, SAID POINT BEING THE SOUTHWEST CORNER OF SAID PARCEL; THENCE ALONG THE SOUTH LINE OF SAID PARCEL SOUTH 87°48'31" EAST, 10.00 FEET TO A POINT OPPOSITE HES 1058+41.72 AND 40.00 FEET RIGHT FROM SAID A-LINE AND THE TRUE POINT OF BEGINNING OF THIS LINE DESCRIPTION; THENCE NORTH 02°47'28" EAST, 282.73 FEET TO THE NORTH LINE OF SAID PARCEL AND TO A POINT OPPOSITE HES 1061+24.45 AND 40.00 FEET RIGHT FROM SAID A-LINE AND THE TERMINUS OF THIS LINE DESCRIPTION.

CONTAINING 2,827 SQUARE FEET, MORE OR LESS.

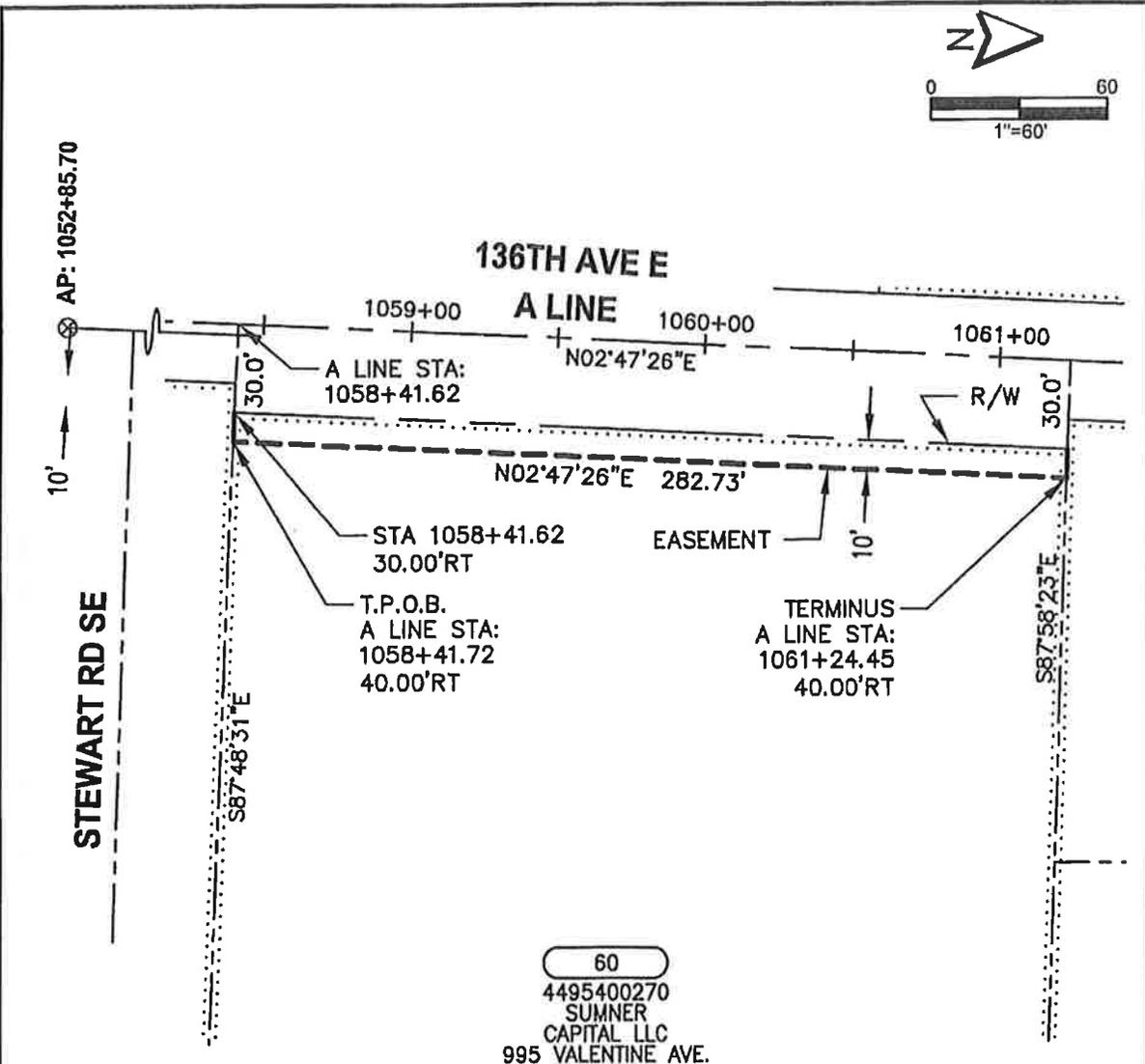
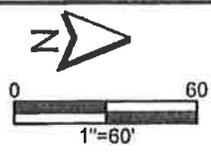
PARCEL (PER PLAT CERTIFICATE ORDER NO. 4385941 CHICAGO TITLE COMPANY)

LOT 7, BLOCK 58, C.D. HILLMAN'S PACIFIC CITY DIVISION NO. 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGE 36, RECORDS OF PIERCE COUNTY AUDITOR.

EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF PACIFIC BY QUIT CLAIM DEED RECORDED AUGUST 24, 2005 UNDER RECORDING NUMBER 200508240445.

SITUATE IN THE CITY OF PACIFIC, COUNTY OF PIERCE, STATE OF WASHINGTON.





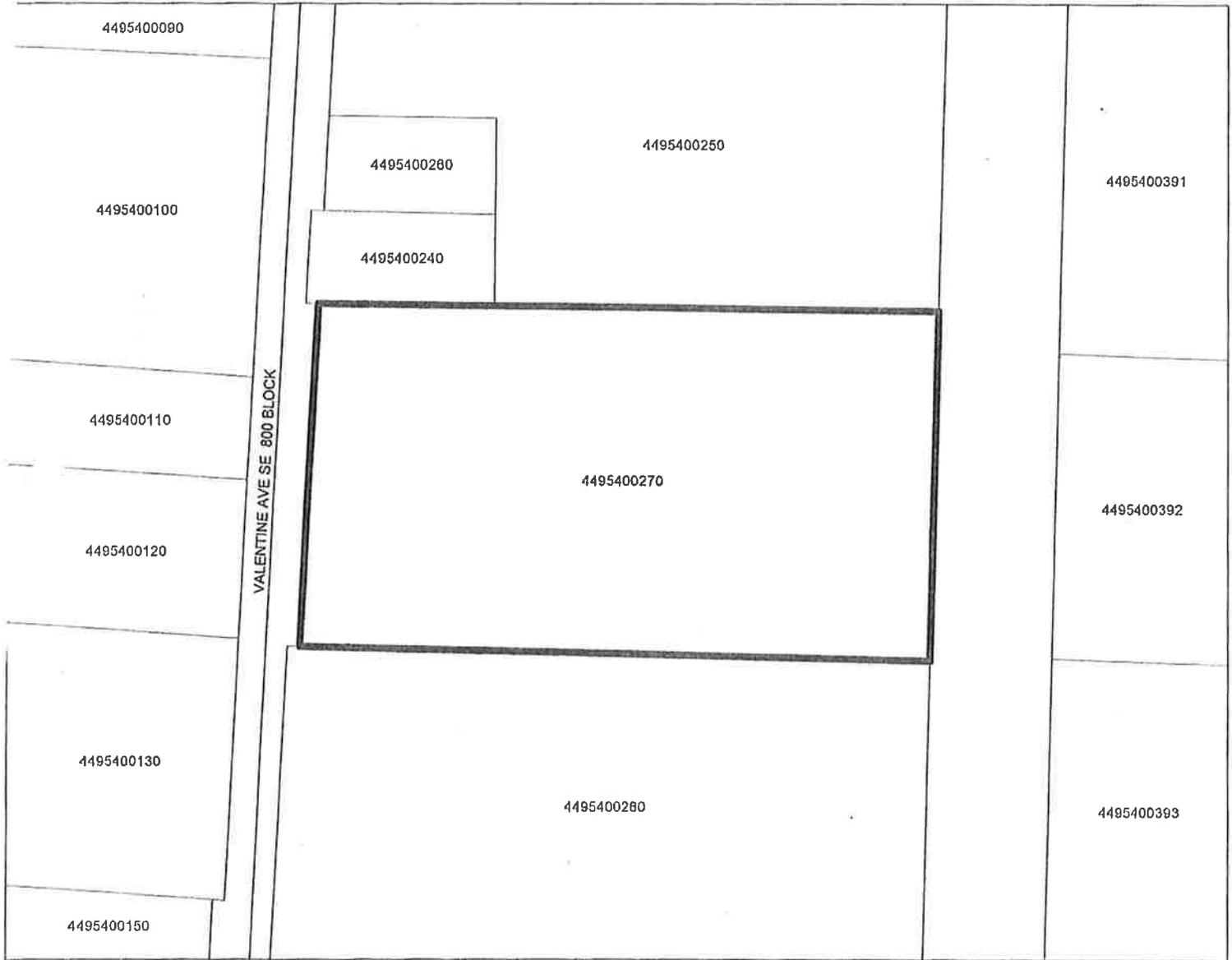
60
 4495400270
 SUMNER
 CAPITAL LLC
 995 VALENTINE AVE.

TAX PARCEL NO.	PROPERTY OWNER	EASEMENT
4495400270	SUMNER CAPITAL LLC	2,827 S.F.

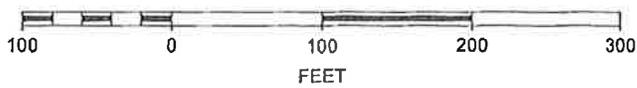


Exhibit B
TPN 4495400270
EASEMENT

Chicago Title Order No. 4365941



SCALE 1 : 1,412



Chicago Title Order No. 4365941



SCALE 1 : 1,412



**EXHIBIT A
UTILITY EASEMENT DESCRIPTION
LARRY AND PEGGY THOMAS PROPERTY
TAX PARCEL NO. 042001-3-056**

AN EASEMENT 10 FEET IN WIDTH BEING THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., FROM WHICH THE NORTHWEST CORNER OF SAID SECTION BEARS NORTH 01°46'14" EAST, 2628.76 FEET; THENCE SOUTH 82°44'31" EAST, 517.27 FEET TO THE A-LINE ALIGNMENT OF VALENTINE AVENUE SE (136TH AVENUE EAST) AT HIGHWAY ENGINEER'S STATION (HEREINAFTER REFERRED TO AS HES) 1000+00.00 ON THE A-LINE AS SHOWN ON RIGHT-OF-WAY PLANS "VALENTINE AVENUE SE" ON FILE AT THE CITY OF PACIFIC; THENCE ALONG SAID A-LINE NORTH 00°41'58" EAST, 2677.63 FEET TO AN ANGLE POINT IN SAID A-LINE AT HES 1026+77.63; THENCE CONTINUING ALONG SAID A-LINE NORTH 00°48'16" EAST, 1740.18 FEET TO AN ANGLE POINT IN SAID A-LINE AT HES 1044+17.81; THENCE CONTINUING ALONG SAID A-LINE NORTH 01°47'58" EAST, 191.72 FEET TO HES 1046+09.53; THENCE EASTERLY TO A POINT OPPOSITE HES 1046+09.53 AND 30.00 FEET RIGHT FROM SAID A-LINE, SAID POINT BEING THE SOUTHWEST CORNER OF SAID PARCEL; THENCE ALONG THE SOUTH LINE OF SAID PARCEL SOUTH 88°25'31" EAST, 10.00 FEET TO A POINT OPPOSITE HES 1046+09.57 AND 40.00 FEET RIGHT FROM SAID A-LINE AND THE TRUE POINT OF BEGINNING OF THIS LINE DESCRIPTION; THENCE NORTH 01°47'58" EAST, 309.00 FEET TO THE NORTH LINE OF SAID PARCEL AND TO A POINT OPPOSITE HES 1049+18.57 AND 40.00 FEET RIGHT FROM SAID A-LINE AND THE TERMINUS OF THIS LINE DESCRIPTION.

CONTAINING 3,090 SQUARE FEET, MORE OR LESS.

PARCEL (PER PLAT CERTIFICATE ORDER NO. 4365919 CHICAGO TITLE COMPANY)

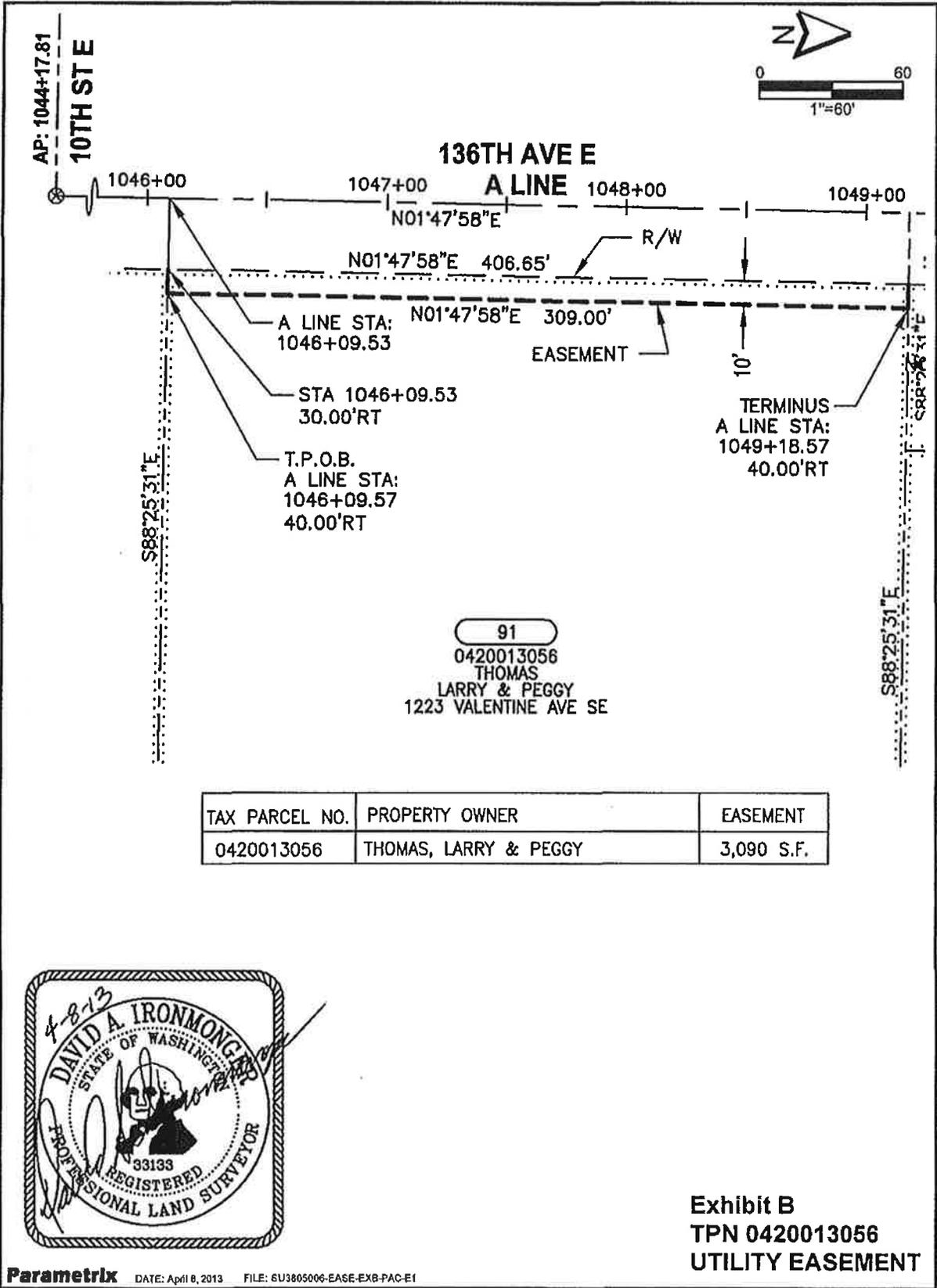
BEGINNING AT A POINT 379.50 FEET SOUTH AND 134.672 RODS WEST OF THE CENTER OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON; THENCE SOUTH 309.00 FEET; THENCE EAST 18.50 RODS; THENCE NORTH 309.00 FEET; THENCE WEST 18.50 RODS TO THE POINT OF BEGINNING.

EXCEPT THE WEST 30 FEET FOR RIGHT OF WAY FOR 136TH AVENUE.

ALSO EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF PACIFIC BY STATUTORY WARRANTY DEED RECORDED AUGUST 10, 2005 UNDER RECORDING NUMBER 200508100318.

SITUATE IN THE CITY OF PACIFIC, COUNTY OF PIERCE, STATE OF WASHINGTON.

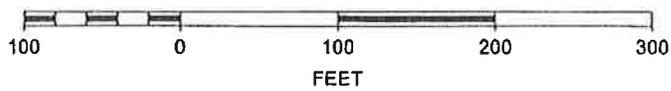




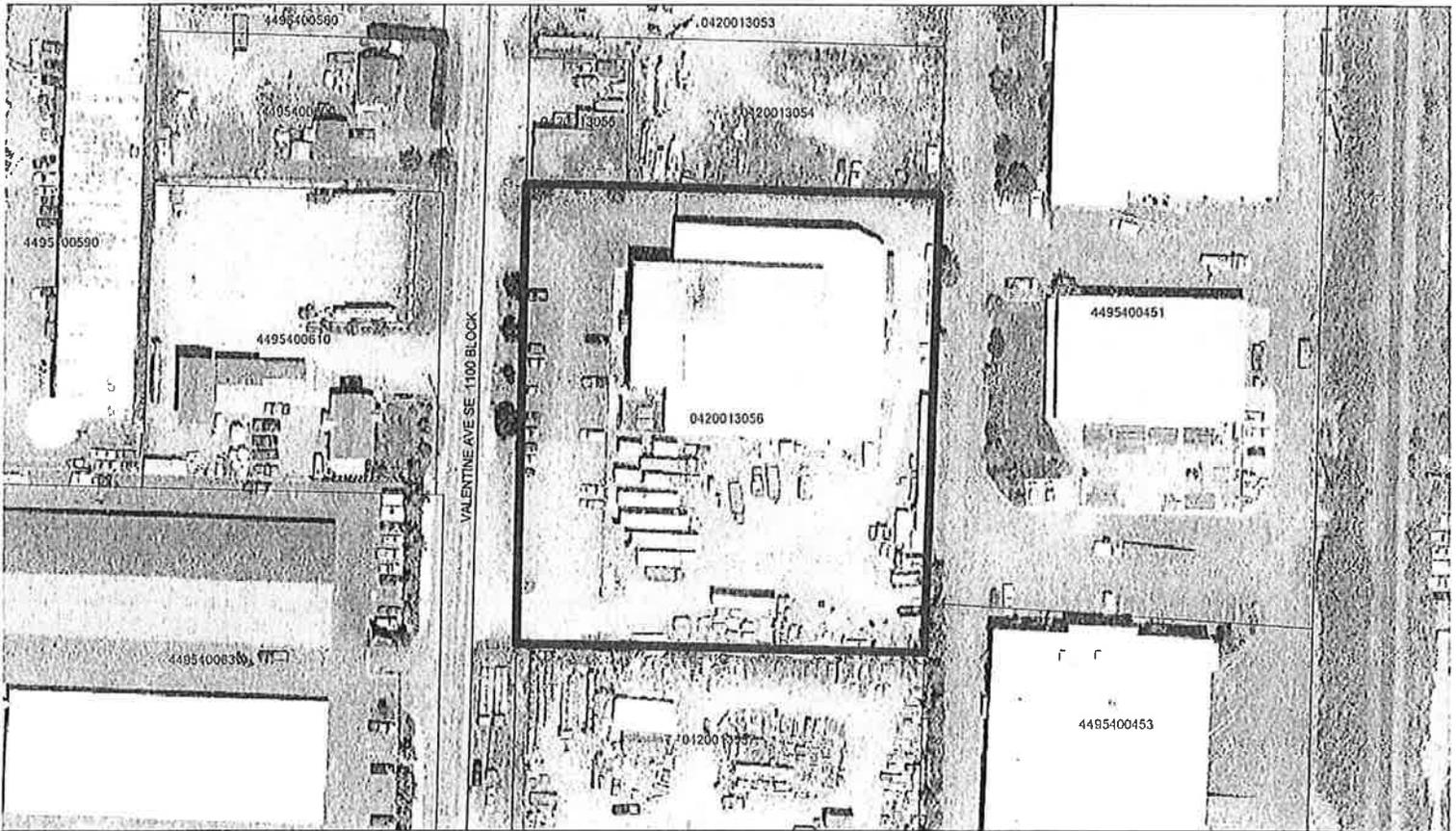
Chicago Title Order No. 4365919



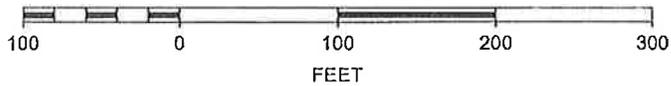
SCALE 1 : 1,412



Chicago Title Order No. 4365919



SCALE 1 : 1,412



STATE OF WASHINGTON, COUNTY OF KING }
AFFIDAVIT OF PUBLICATION

PUBLIC NOTICE

Linda M Mills, being first duly sworn on oath that she is the Legal Advertising Representative of the

Auburn Reporter

a weekly newspaper, which newspaper is a legal newspaper of general circulation and is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a weekly newspaper in King County, Washington. The Auburn Reporter has been approved as a Legal Newspaper by order of the Superior Court of the State of Washington for King County.

The notice in the exact form annexed was published in regular issues of the Auburn Reporter (and not in supplement form) which was regularly distributed to its subscribers during the below stated period. The annexed notice, a:

Public Notice

was published on August 23, 2013.

The full amount of the fee charged for said foregoing publication is the sum of \$115.56.

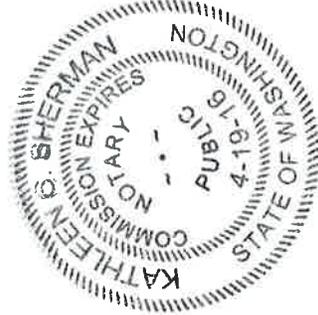

Linda M. Mills

Legal Advertising Representative, Auburn Reporter

Subscribed and sworn to me this 23rd day of August, 2013.



Kathleen C. Sherman, Notary Public for the State of Washington, Residing in Buckley, Washington



SUMMARY OF ORDINANCE NO. 13-1847

City of Pacific, Washington
On the 12th day of August 2013, the City Council of the City of Pacific, Washington, passed Ordinance No. 13-1847. A summary of the content of said ordinance, consisting of the title, provides as follows:

ORDINANCE NO. 13-1847
AN ORDINANCE OF THE CITY OF PACIFIC AUTHORIZING THE CITY ATTORNEY OF THE CITY OF SUMNER, ACTING AS SPECIAL COUNSEL TO THE CITY OF PACIFIC, TO ACQUIRE BY NEGOTIATION AND/OR TO PROSECUTE AN ACTION IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR PIERCE COUNTY UNDER THE RIGHT OF EMINENT DOMAIN FOR ACQUISITION OF CERTAIN RIGHTS IN REAL ESTATE FOR THE PURPOSE OF PROVIDING TRANSPORTATION SYSTEM IMPROVEMENTS KNOWN AS THE 136TH AVENUE/VALENTINE AVENUE IMPROVEMENT PROJECT, INCREASING PUBLIC SAFETY BY WIDENING THE ROAD AND THE CONSTRUCTION OF CURB, GUTTER AND SIDEWALK, AND DECLARING AN EMERGENCY.

The full text of this ordinance will be mailed upon request, in accordance with the City's fee schedule.

Dated the 14th day of August 2013.

Betty Garrison, MMC,
Interim Acting City Clerk
Published in Auburn Reporter on August 23, 2013. #858947.