Name: Soos Creek Investments, LLC

**ROW File No.:** K-1

**Tax Parcel Number:** 662340-0183

#### The Property

The property consists of approximately 19,800 SF of land with a two-story commercial building, parking, and landscaping, located at the southwest corner of 108<sup>th</sup> Ave SE and SE 192<sup>nd</sup> in the city of Renton.

#### **Project Need**

The project needs space to construct a RapidRide station and sidewalk improvements which, due to the slope of the property, require the construction of a retaining wall for support. The required property rights include 954 SF of temporary construction access along with 353 SF of permanent easement, which will be used to maintain the retaining wall.

#### **Property Negotiations**

The acquisition agent originally made contact with the property owner on February 1, 2023, and met on-site with the owner for the appraisal inspection on February 8, 2023. Owner expressed concerns related to trash at the existing flag-only bus stop adjacent to his property and other concerns about loitering and vandalism. On July 11, 2023, the owner expressed that he did not want the proposed improvements on his property and that he was willing to go through eminent domain to prevent it. Nevertheless, the acquisition agent was able to secure an in-person meeting and present the offer on December 4, 2024, which the owner agreed to review. The acquisition agent followed up with phone calls throughout January and February 2025, and no in-person meeting was conducted due to both the travel and then health issues of the property owner. In April the owner indicated that he did plan to respond to the offer but had been busy; the acquisition agent offered to provide someone to assist reviewing the offer, but the owner responded to a request for response letter in May saying that he did not agree with the right-of-way lines as shown and does not agree with moving the bus stop from its existing location. Despite follow-ups in July, the project owner has become unresponsive. On July 11, Metro sent a letter indicating that it was pursuing a condemnation ordinance but hoped to continue negotiations with the property owner.

#### **Status**

Negotiations are at impasse for this acquisition. The project team sent an impasse letter on August 22, informing the property owner that Metro was proceeding to seek a condemnation ordinance, and intends to follow up with notices regarding the upcoming Council Committee and full Council meetings related to the ordinance immediately to give the owner opportunity to offer comment.

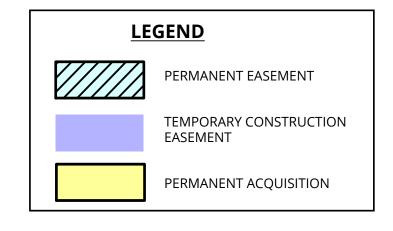
The letter requests continued negotiations to settle if possible. <u>Acquisition through condemnation</u> will only be used as a last resort to maintain the project schedule and goals.

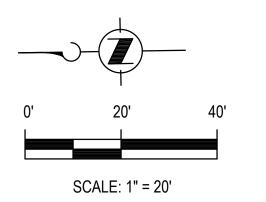
- UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET. RIGHT-OF-WAY AND PROPERTY LINES WITHIN PROJECT FOOTPRINT HAVE BEEN RESOLVED BASED ON TITLE REPORTS AND PUBLICLY
- AVAILABLE DOCUMENTS. BOUNDARY LINES OUTSIDE OF THE PROJECT FOOTPRINT ARE BASED ON PUBLICLY AVAILABLE GIS DATA AND SHOULD NOT BE RELIED UPON FOR DESIGN DECISIONS. REFER TO SHEET 2C1.00 FOR ALIGNMENT TABLES AND SHEET

### ROW AND ALIGNMENT LEGEND

RIGHT OF WAY (EXISTING)
RIGHT OF WAY (PROPOSED)
PROPERTY LINE (EXISTING)
CITY LIMIT / BOUNDARY (EXISTING)
TEMPORARY CONSTRUCTION EASEMEN
ACCESS EASEMENT (EXISTING)
- CONSTRUCTION CENTERLINE
EXISTING CENTERLINE
PERMANENT EASEMENT
FEE
PROJECT PARCEL NO.
1 123456-1234
EL NO.

					RIGHT-OF-	WAY TABLE					
PROJECT PARCEL NO.	PROPERTY OWNER	DWG NO.	PARCEL NO.	PARCEL ADDRESS	OWNERSHIP TOTAL (SF)	FEE (SF)	PERMANENT EASEMENT (SF)	TEMPORARY CONSTRUCTION	MUTUAL BENEFIT TEMPORARY CONSTRUCTION EASEMENT (SF)	TOTAL TEMPORARY CONSTRUCTION EASEMENT (SF)	REMAINDER (SF)
1	SOOS CREEK INVESTMENTS LLC	2C1.01	6623400183	19201 108TH AVE SE	19,800	0	353	955	0	955	19,800





Cacobs   Gacobs   G						
	$\wedge$					(425) 453-5000 1100 112TH AVE NE, SUITE 500 BELLEVUE, WA 98004
No. REVISION BY APP'D DATE	$\triangle$					
	No.	REVISION	BY	APP'D	DATE	



DESIGNED:	APPROVED:
K. FERGUSON	G. FRANCO
DRAWN:	
C. WILCOX	
CHECKED:	PROJECT NO:
M. SKINNER	1134237
CHECKED:	CONTRACT NO:
K. CHANG YUEN	KC001396

King County METRO

METRO TRANSIT CAPITAL DIVISION

# **RAPIDRIDE I LINE**

KENT SEGMENT ROW, SURVEY CONTROL & ALIGNMENT PLAN BEGIN TO 108TH 57+00

2C1.01 SHEET NO: OF 14 786

Name: SDM Plaza LLC. ROW File No.: K-48

Tax Parcel Number: 202205-9171

#### The Property

The property consists of approximately 12,160 SF of land with a single-story commercial building with parking, located on 104<sup>th</sup> Ave SE just north of SE 256<sup>th</sup> St in the city of Kent.

#### **Project Need**

This property shares a driveway with the property to the north (K-47, from which the team has already acquired property rights, and which is not subject to this ordinance). That shared driveway needs to be reconstructed as part of the project work. In addition, the proposed new sidewalk is right on the edge of the right-of-way line, so the project needs access to this property to build the sidewalk without trespassing. Finally, the property shares a second driveway with the parcel to the south (K-49), which is owned by this same property owner and also requires reconstruction. The required property rights include 480 SF of temporary construction access but are crucial to the project, largely because the driveway reconstruction is required to support the planned improvements on the adjacent parcel to the north (already acquired) as well as the property immediately to the south (K-49), where roadway lane widening begins for the construction of a BAT lane.

#### **Property Negotiations**

The property owner accompanied the appraiser and acquisition agent on the initial appraisal inspection on September 3, 2024, and the acquisition agent made the initial offer on December 5, 2024. The acquisition agent has been in contact with the owner, who has expressed concerns about tenant impacts due to the driveway reconstructions and other construction impacts, and requested that the project purchased his entire property. The owner indicated that he has consulted his own appraiser but has not provided a written counteroffer with support, although he did state that he felt the project would damage his properties in the amount of approximately \$200,000. During repeated meetings and discussions with the property owner, he indicated that he wanted to settle both K-48 and K-49 at the same time, but as of April 4, 2025 the acquisition agent lost contact with the property owner.

#### Status

As discussed in the "Project Need" section above, these two property acquisitions are critical to the construction of the BAT lane planned for 104<sup>th</sup> Ave SE. Negotiations are at impasse for these two acquisitions. The project team sent an impasse letter on August 22, informing the property

owner that Metro was proceeding to seek a condemnation ordinance, and intends to follow up with notices regarding the upcoming Council Committee and full Council meetings related to the ordinance immediately to give the owner opportunity to offer comment. The letter requests continued negotiations to settle if possible. <u>Acquisition through condemnation will only be used as a last resort to maintain the project schedule and goals</u>.

#### **Property Summary**

Name: SDM Plaza LLC. ROW File No.: K-49

Tax Parcel Number: 202205-9131

#### **The Property**

The property consists of approximately 19,100 SF of land with a single-story commercial building with parking, located on 104<sup>th</sup> Ave SE just north of SE 256<sup>th</sup> St in the city of Kent.

#### **Project Need**

As discussed above, this property shares both ownership and a driveway with property K-48. The project needs temporary access to the shared driveway for reconstruction purposes, as well as additional property to accommodate roadway widening for the construction of a BAT lane. The required property rights include 537 SF of temporary construction easement, along with 1,198 SF of fee acquisition.

#### **Property Negotiations and Status**

This property owner also owns property K-48. The project team addressed negotiations for both properties with this property owner. Please refer to the Property Summary for K-48 for additional information.

				RIC	GHT-OF-WAY T	ABLE					
PROJECT PARCEL NO.	PROPERTY OWNER	DWG NO.	PARCEL NO.	PARCEL ADDRESS	OWNERSHIP TOTAL (SF)	FEE (SF)	PERMANENT EASEMENT (SF)	COMPENSABLE TEMPORARY CONSTRUCTION	MUTUAL BENEFIT TEMPORARY CONSTRUCTION	TOTAL TEMPORARY CONSTRUCTION	REMAINDER (SF)
								EASEMENT (SF)	EASEMENT (SF)	EASEMENT (SF)	
43A	GRIFFIN FAMILY LLC	2C1.44	2022059243	25240 104TH AVE SE	33,450	0	0	350	0	350	33,450
43	TAYLOR KENT LLC	2C1.44	2022059214	25260 104TH AVE SE	22,500	0	0	129	0	129	22,500
47	DIVINE MANAGEMENT LLC	2C1.44	2022059188	25441 104TH AVE SE	14,683	0	0	88	0	88	14,683
48	SDM PLAZA LLC	2C1.44	2022059171	25445 104TH AVE SE	12,160	0	0	480	0	480	12,160

- 1. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET.
  2. RIGHT-OF-WAY AND PROPERTY LINES WITHIN PROJECT FOOTPRINT HAVE BEEN RESOLVED BASED ON TITLE REPORTS AND PUBLICLY AVAILABLE DOCUMENTS. BOUNDARY LINES OUTSIDE OF THE PROJECT FOOTPRINT ARE BASED ON PUBLICLY AVAILABLE GIS
- DATA AND SHOULD NOT BE RELIED UPON FOR DESIGN DECISIONS.

  3. REFER TO SHEET 2C1.00 FOR ALIGNMENT TABLES AND SHEET 2C0.01 FOR SURVEY CONTROL.

### **ROW AND ALIGNMENT LEGEND**

-- - RIGHT OF WAY (EXISTING)

RIGHT OF WAY (PROPOSED)

— — PROPERTY LINE (EXISTING)

CITY LIMIT / BOUNDARY (EXISTING)

TEMPORARY CONSTRUCTION EASEMENT

······ ACCESS EASEMENT (EXISTING)

CONSTRUCTION CENTERLINE

EXISTING CENTERLINE

123456-1234

PERMANENT EASEMENT

FEE

PROJECT PARCEL NO.

PARCEL NO. —

PERMANENT EASEMENT

TEMPORARY CONSTRUCTION EASEMENT

PERMANENT ACQUISITION

# 0' 20' 40' SCALE: 1" = 20'

NOTES:

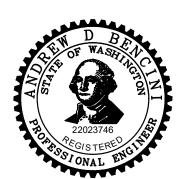
1. FOR PARCEL NUMBER (48) 202205-9171 SEE SHEET 2C1.45.

REVISION

BY APP'D

DATE

Jacobs (425) 453-5000
1100 112TH AVE NE, SUITE 500
BELLEVUE, WA 98004



DESIGNED:	APPROVED:
A. BENCINI	G. FRANCO
DRAWN:	
T. ALSAQABI	
CHECKED:	PROJECT NO:
N. CHING	1134237
CHECKED:	CONTRACT NO:
K. CHANG YUEN	KC001396

King County

METRO

METRO TRANSIT CAPITAL DIVISION

### **RAPIDRIDE I LINE**

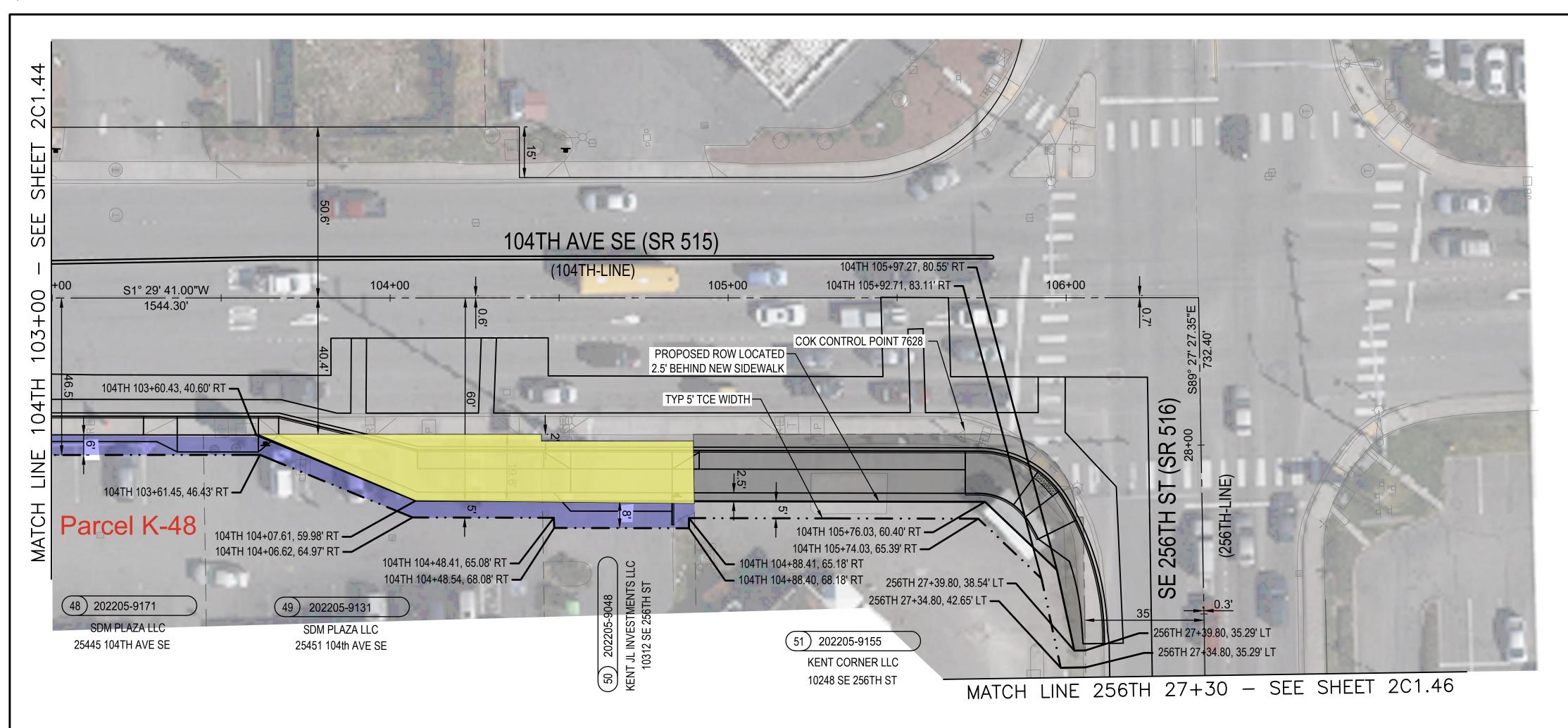
KENT SEGMENT
ROW, SURVEY CONTROL & ALIGNMENT PLAN
104TH 98+00 TO 104TH 103+00

DRAWING NO:

2C1.44

SHEET NO: OF

57 786



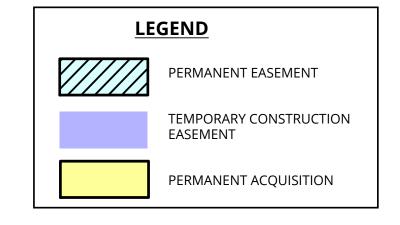
				RIGH"	Г-OF-WAY TABI	LE					
PROJECT PARCEL NO.	PROPERTY OWNER	DWG NO.	PARCEL NO.	PARCEL ADDRESS	OWNERSHIP TOTAL (SF)	FEE (SF)	PERMANENT EASEMENT (SF)	COMPENSABLE TEMPORARY CONSTRUCTION EASEMENT (SF)	MUTUAL BENEFIT TEMPORARY CONSTRUCTION EASEMENT (SF)	TEMPORARY CONSTRUCTION	REMAINDER (SF)
48	SDM PLAZA LLC	2C1.45	2022059171	25445 104TH AVE SE	12,160	0	0	480	0	480	12,160
49	SDM PLAZA LLC	2C1.45	2022059131	25451 104TH AVE SE	19,100	1,198	0	537	0	537	17,902
50	KENT JL INVESTMENTS LLC	2C1.45	2022059048	10312 SE 256TH ST	14,600	798	0	345	0	345	13,802
51	KENT CORNER LLC	2C1.45	2022059155	10248 SE 256TH ST	12,447	2,626	0	718	0	718	9,821

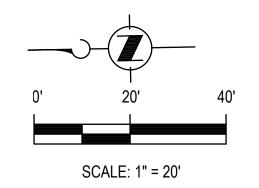
- UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET.
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- DATA AND SHOULD NOT BE RELIED UPON FOR DESIGN DECISIONS.

  3. REFER TO SHEET 2C1.00 FOR ALIGNMENT TABLES AND SHEET 2C0.01 FOR SURVEY CONTROL.

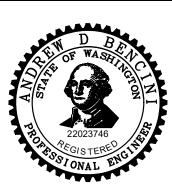
### **ROW AND ALIGNMENT LEGEND**

	RIGHT OF WAY (EXISTING)
	RIGHT OF WAY (PROPOSED)
	PROPERTY LINE (EXISTING)
	CITY LIMIT / BOUNDARY (EXISTING)
<del></del>	TEMPORARY CONSTRUCTION EASEMENT
• • • • • • • • • •	ACCESS EASEMENT (EXISTING)
	CONSTRUCTION CENTERLINE
	EXISTING CENTERLINE
	PERMANENT EASEMENT
	FEE
	PROJECT PARCEL NO.
	123456-1234
PARCEL N	0. —





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					<b>Jacobs</b> (425) 453-5000 1100 112TH AVE NE, SUITE 500 BELLEVUE, WA 98004
$\overline{\wedge}$					
No.	REVISION	BY	APP'D	DATE	



DESIGNED:	APPROVED:
	l spane
A. BENCINI	G. FRANCO
DRAWN:	
T. ALSAQABI	
CHECKED:	PROJECT NO:
N. CHING	1134237
CHECKED:	CONTRACT NO:
K. CHANG YUEN	KC001396
14 517 415 15211	1,0001000

King County

METRO

METRO TRANSIT CAPITAL DIVISION

## **RAPIDRIDE I LINE**

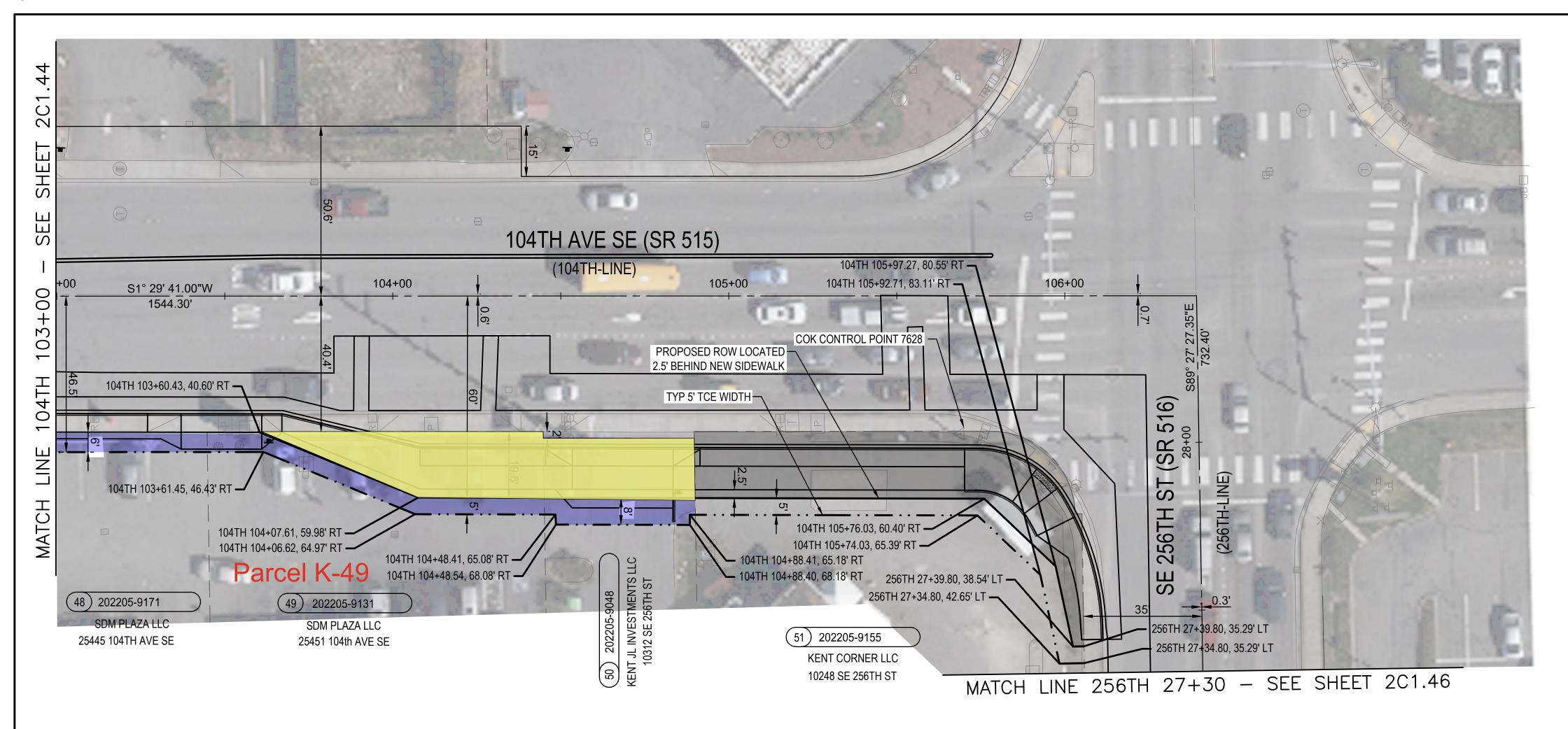
KENT SEGMENT
ROW, SURVEY CONTROL & ALIGNMENT PLAN
104TH 103+00 TO 256TH 27+40

DRAWING NO:

2C1.45

SHEET NO: OF

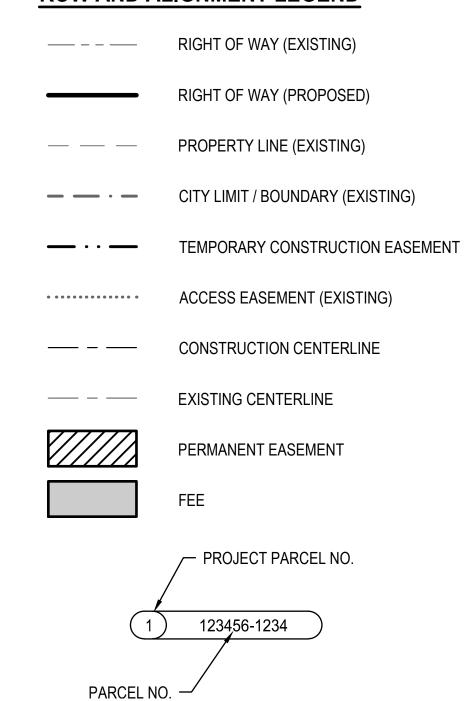
58 786

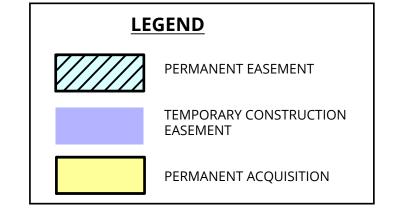


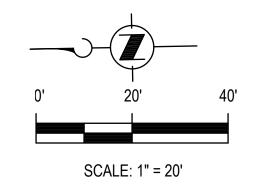
				RIGH"	Γ-OF-WAY TAB	BLE					
PROJECT PARCEL NO.	PROPERTY OWNER	DWG NO.	PARCEL NO.	PARCEL ADDRESS	OWNERSHIP TOTAL (SF)	FEE (SF)	PERMANENT EASEMENT (SF)	TEMPORARY CONSTRUCTION	TEMPORARY CONSTRUCTION	TOTAL TEMPORARY CONSTRUCTION EASEMENT (SF)	REMAINDER (SF)
48	SDM PLAZA LLC	2C1.45	2022059171	25445 104TH AVE SE	12,160	0	0	480	0	480	12,160
49	SDM PLAZA LLC	2C1.45	2022059131	25451 104TH AVE SE	19,100	1,198	0	537	0	537	17,902
50	KENT JL INVESTMENTS LLC	2C1.45	2022059048	10312 SE 256TH ST	14,600	798	0	345	0	345	13,802
51	KENT CORNER LLC	2C1.45	2022059155	10248 SE 256TH ST	12,447	2,626	0	718	0	718	9,821

- UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET.
   RIGHT-OF-WAY AND PROPERTY LINES WITHIN PROJECT FOOTPRINT HAVE BEEN DESCRIVED BASED ON TITLE PEROPES AND PUBLICLY
- HAVE BEEN RESOLVED BASED ON TITLE REPORTS AND PUBLICLY AVAILABLE DOCUMENTS. BOUNDARY LINES OUTSIDE OF THE PROJECT FOOTPRINT ARE BASED ON PUBLICLY AVAILABLE GIS DATA AND SHOULD NOT BE RELIED UPON FOR DESIGN DECISIONS.
- 3. REFER TO SHEET 2C1.00 FOR ALIGNMENT TABLES AND SHEET 2C0.01 FOR SURVEY CONTROL.

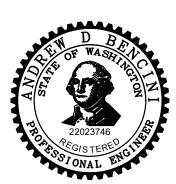
### **ROW AND ALIGNMENT LEGEND**







		_			7000bc (455) 457 5000
					<b>Jacob</b> (425) 453-5000 1100 112TH AVE NE, SUITE 500 BELLEVUE, WA 98004
No.	REVISION	BY	APP'D	DATE	



DESIGNED:	APPROVED:
A. BENCINI	G. FRANCO
DRAWN:	
T. ALSAQABI	
CHECKED:	PROJECT NO:
N. CHING	1134237
CHECKED:	CONTRACT NO:
K. CHANG YUEN	KC001396

King County

METRO

METRO TRANSIT CAPITAL DIVISION

### **RAPIDRIDE I LINE**

KENT SEGMENT
ROW, SURVEY CONTROL & ALIGNMENT PLAN
104TH 103+00 TO 256TH 27+40

DRAWING NO:

2C1.45

SHEET NO: OF

58 786

Name: HBH1, LLC ROW File No.: K-52

Tax Parcel Number: 116400-0110

#### The Property

The property consists of approximately 23,274 SF of land consisting of a single-story commercial building with parking and landscaping, and a business sign for a non-operating business, located on the southeast corner of SE 256<sup>th</sup> St and 101<sup>st</sup> Ave SE in the city of Kent.

#### **Project Need**

This property is needed to construct a RapidRide station that will align with the proposed BAT lane terminating west of the intersection. The station was sited on this property to accommodate the locations of business driveways and other site conditions affecting the surrounding properties as well as serious safety concerns. Building the new station as close to the intersection/existing crossing as possible will deter people from illegally crossing the five lanes of SE 256<sup>th</sup> St, which is of greater than usual concern due to the presence of the Kent Meridian High School across the street. The required property rights include 1,157 SF of temporary construction easement, as well as 839 SF of fee acquisition.

#### **Property Negotiations**

The acquisition agent met on-site with the property owner on April 17, 2024, for the initial appraisal inspection. The property owner expressed frustration about tenants refusing to move out and preventing redevelopment despite not paying rent, and inquired whether the project could make trade-offs to benefit his redevelopment goals. The acquisition agent made an initial offer on November 1, 2024. The property owner rejected the initial offer based on valuation, and was unwilling to meet or discuss the acquisition with the team despite multiple contacts throughout January and February 2025. The owner does not want impacts on his property due to his development goals. The owner has offered no additional data to support his conclusions of value, despite the team's suggestions that a revised offer would be considered if it were supported by data. The owner's attorney responded on February 5 again rejecting the offer and stating that the project would result in damage to the remainder of the property and significant loss in terms of development plans. The acquisition agent sent an impasse letter on March 21, 2025.

#### Status

These two property negotiations are officially at impasse. After reviewing the need for these properties with the project team, in late March 2025 the real estate lead declared negotiations to be at an impasse and recommended seeking authority from the County Council to use eminent

domain to acquire the necessary property rights. The project team sent an impasse letter on August 22, informing the property owner that Metro was proceeding to seek a condemnation ordinance, and intends to follow up with notices regarding the upcoming Council Committee and full Council meetings related to the ordinance immediately to give the owner opportunity to offer comment. The letter requests continued negotiations to settle if possible. <u>Acquisition through condemnation will only be used as a last resort to maintain the project schedule and goals.</u>

#### **Property Summary**

Name: HBH1, LLC ROW File No.: K-54

Tax Parcel Number: 116400-0010

#### **The Property**

The property consists of approximately 14,268 SF of land consisting of a single-story residential duplex building with driveway and yard, located on SE 256<sup>th</sup> St in the city of Kent. The project team has been informed that the property is undergoing redevelopment into a commercial property.

#### **Project Need**

This property is needed to construct new sidewalk, a bike lane and the new RapidRide station. The required property rights include 860 SF of temporary construction easement, as well as 904 SF of fee acquisition.

#### **Property Negotiations and Status**

This property owner also owns the property directly to the east, property K-52. The project team addressed negotiations for both properties with this property owner. Please refer to the Property Summary for K-52 for additional information.

RIGHT-OF-WAY TABLE											
PROJECT PARCEL NO.	PROPERTY OWNER	DWG NO.	PARCEL NO.	PARCEL ADDRESS	OWNERSHIP TOTAL (SF)	FEE (SF)	PERMANENT EASEMENT (SF)	COMPENSABLE TEMPORARY CONSTRUCTION EASEMENT (SF)	MUTUAL BENEFIT TEMPORARY CONSTRUCTION EASEMENT (SF)	TOTAL TEMPORARY CONSTRUCTION EASEMENT (SF)	REMAINDER (SF)
52	HBH1 LLC	2C1.47 2C1.48	1164000110	25607 101ST AVE SE	23,274	839	78	1,080	0	1,080	22,435

- UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET. RIGHT-OF-WAY AND PROPERTY LINES WITHIN PROJECT FOOTPRINT HAVE BEEN RESOLVED BASED ON TITLE REPORTS AND PUBLICLY AVAILABLE DOCUMENTS. BOUNDARY LINES OUTSIDE OF THE PROJECT FOOTPRINT ARE BASED ON PUBLICLY AVAILABLE GIS
- DATA AND SHOULD NOT BE RELIED UPON FOR DESIGN DECISIONS. REFER TO SHEET 2C1.00 FOR ALIGNMENT TABLES AND SHEET 2C0.01 FOR SURVEY CONTROL.

### ROW AND ALIGNMENT LEGEND

 RIGHT OF WAY (EXISTING)
 RIGHT OF WAY (PROPOSED)
 PROPERTY LINE (EXISTING)

_	_	 CITY LIMIT / BOUNDARY (EXISTING)
		\ /

<del></del>	TEMPORARY CONSTRUCTION EASEMENT

• • • • • • • • • •	ACCESS EASEMENT	(EXISTING)

CONSTRUCTION CENTERLINE

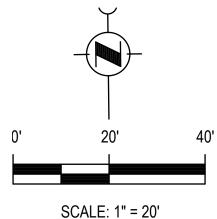






PARCEL NO.

**LEGEND** PERMANENT EASEMENT TEMPORARY CONSTRUCTION EASEMENT PERMANENT ACQUISITION



SCALE: 1" = 20'

$\wedge$					1100 112TH AVE NE, SUITE 500 BELLEVUE, WA 98004
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No.	REVISION	BY	APP'D	DATE	

SEE SHEET 2C1.48.

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DESIGNED:	APPROVED:
A. BENCINI	G. FRANCO
DRAWN:	
T. ALSAQABI	
CHECKED:	PROJECT NO:
N. CHING	1134237
CHECKED:	CONTRACT NO:
K. CHANG YUEN	KC001396

King County

METRO

METRO TRANSIT CAPITAL DIVISION

### **RAPIDRIDE I LINE**

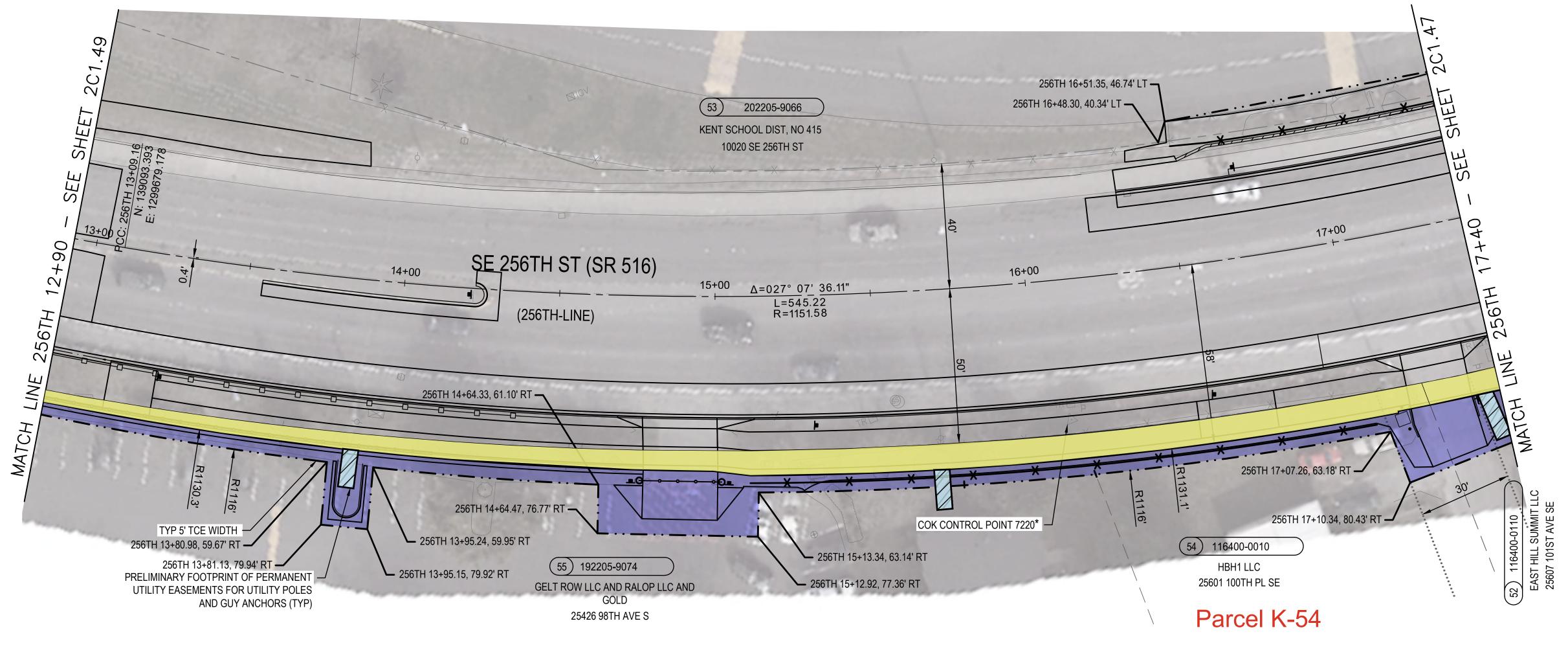
KENT SEGMENT ROW, SURVEY CONTROL & ALIGNMENT PLAN 256TH 17+40 TO 256TH 22+40

2C1.47 SHEET NO: OF 60

C:\Users\Cwilcox\AppData\Loca\\Temp\AcPublish\_10348 PLOTTED: May 13, 2025-11:43:29am By CWILCOX XREFS: X-TOPO.dwg; X-LEGEND.dwg; X-SHEETCUTS IMAGES: Renton2Aubum\_Prelim1ftPixels.jpg;

NOTES:

1. FOR PARCEL NUMBER (53) 202205-9066



- UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET. RIGHT-OF-WAY AND PROPERTY LINES WITHIN PROJECT FOOTPRINT HAVE BEEN RESOLVED BASED ON TITLE REPORTS AND PUBLICLY AVAILABLE DOCUMENTS. BOUNDARY LINES OUTSIDE OF THE
- PROJECT FOOTPRINT ARE BASED ON PUBLICLY AVAILABLE GIS DATA AND SHOULD NOT BE RELIED UPON FOR DESIGN DECISIONS. REFER TO SHEET 2C1.00 FOR ALIGNMENT TABLES AND SHEET

### **ROW AND ALIGNMENT LEGEND**

2C0.01 FOR SURVEY CONTROL.

	RIGHT OF WAY (EXISTING)
	RIGHT OF WAY (PROPOSED)
	PROPERTY LINE (EXISTING)
	CITY LIMIT / BOUNDARY (EXISTING)
<b>—··</b> —	TEMPORARY CONSTRUCTION EASEMENT
• • • • • • • • • •	ACCESS EASEMENT (EXISTING)
— – —	CONSTRUCTION CENTERLINE
— – —	EXISTING CENTERLINE
	PERMANENT EASEMENT
	FEE
	PROJECT PARCEL NO.
(1)	123456-1234
PARCEL NO.	. —

RIGHT-OF-WAY TABLE											
PROJECT PARCEL	PROPERTY	DWONO	DADOEL NO	DADOEL ADDDEOG	OWNERSHIP	FFF (OF)	PERMANENT	COMPENSABLE TEMPORARY	MUTUAL BENEFIT TEMPORARY	TOTAL TEMPORARY	
NO.	OWNER	DWG NO.	PARCEL NO.	PARCEL ADDRESS	TOTAL (SF)	FEE (SF)	EASEMENT (SF)	CONSTRUCTION EASEMENT (SF)	CONSTRUCTION EASEMENT (SF)	CONSTRUCTION EASEMENT (SF)	REMAINDER (SF)
53	KENT SCHOOL DIST, NO 415	2C1.47 2C1.48	2022059066	10020 SE 256TH ST	1,766,794	0	0	960	0	960	1,766,794
54	HBH1 LLC	2C1.48	1164000010	25601 100TH PL SE	14,268	904	0	860	0	860	13,364
55	PMI KENT LLC	2C1.48 2C1.49	1922059074	25426 98TH AVE S	452,588	2,185	127	2,910	0	2,910	450,403

# **LEGEND** PERMANENT EASEMENT TEMPORARY CONSTRUCTION EASEMENT PERMANENT ACQUISITION

SCALE: 1" = 20'

### NOTES:

1. FOR PARCEL NUMBER (52) 116400-0110 SEE SHEET 2C1.47.

BY APP'D DATE

\* BOUNDARY MONUMENT TO BE REPLACED WITH DNR PERMIT

REVISION

	<b>Jacobs</b> (425) 453-5000 1100 112TH AVE NE, SUITE 500 BELLEVUE, WA 98004	D D OF WAS
		22023746
		PEGISTERS
e l		ONAL

	DESIGNED:
D BE	A. BENCINI
OF WASHING	DRAWN:
D BEAN CINI	T. ALSAQABI
	CHECKED:
22023746  REGISTERED THE STONAL ENGINE	N. CHING
STONAL ENG	CHECKED:
	K. CHANG YUEN

APPROVED: G. FRANCO	
	King County
PROJECT NO:	METRO
1134237	
CONTRACT NO:	
KC001396	

METRO TRANSIT CAPITAL DIVISION

### **RAPIDRIDE I LINE**

KENT SEGMENT ROW, SURVEY CONTROL & ALIGNMENT PLAN 256TH 12+90 TO 256TH 17+40

2C1.48 SHEET NO: OF 62 786



Name: TLC Properties, Inc.

**ROW File No.:** K-80

Tax Parcel Number: 382800-0460

#### The Property

The property consists of approximately 7,980 SF of land consisting mainly of billboard advertising sign, located on Central Avenue S in the city of Kent.

#### **Project Need**

This property is needed to accommodate sidewalk widening allowing the coach front door to deploy its wheelchair ramp and meeting ADA requirements. The project team was also required by the FTA to add a passenger shelter here, after the initial design did not include one. The required property rights include 266 SF of temporary construction easement, as well as 81 SF of fee acquisition.

#### **Property Negotiations**

The acquisition agent made an initial offer on February 23, 2023, and then a revised offer on March 26, 2024, reflecting the addition of a shelter at the direction of the FTA. Despite an initial negative reaction to the project and the proposed improvements, the property owner has continued to engage frequently with the acquisition agent over the past year and a half. To address property owner concerns, the design was again revised in March 2025, after which the owner inquired whether he could donate the requested property and whether Metro could add deed restrictions on advertising within the shelter. The agent provided updated documents to reflect Metro's proposed deed restrictions on June 6, 2025, and then have received no further responses from the property owner representative.

#### **Status**

Negotiations for this property are at impasse and the project team sent an impasse letter on August 22, informing the property owner that Metro was proceeding to seek a condemnation ordinance, and intends to follow up with notices regarding the upcoming Council Committee and full Council meetings related to the ordinance immediately to give the owner opportunity to offer comment. However, given the extensive engagement with the property owner representative, Metro intends to continue communications and offering settlement versus proceeding to a court action. Acquisition through condemnation will only be used as a last resort to maintain the project schedule and goals.

- 1. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET.
- RIGHT-OF-WAY AND PROPERTY LINES WITHIN PROJECT FOOTPRINT HAVE BEEN RESOLVED BASED ON TITLE REPORTS AND PUBLICLY AVAILABLE DOCUMENTS. BOUNDARY LINES OUTSIDE OF THE PROJECT FOOTPRINT ARE BASED ON PUBLICLY AVAILABLE GIS DATA AND SHOULD NOT BE RELIED UPON FOR DESIGN DECISIONS.
- 3. REFER TO SHEET 2C1.00 FOR ALIGNMENT TABLES AND SHEET 2C0.01 FOR SURVEY CONTROL.

### **ROW AND ALIGNMENT LEGEND**

 RIGHT OF WAY (EXISTING)
RIGHT OF WAY (PROPOSED)
 PROPERTY LINE (EXISTING)

CITY LIMIT / BOUNDARY (EXISTING)TEMPORARY CONSTRUCTION EASEMENT

ACCESS EASEMENT (EXISTING)

CONSTRUCTION CENTERLINE

EXISTING CENTERLINE

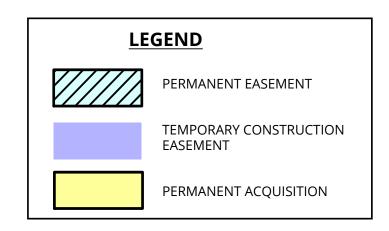
PERMANENT EASEMENT

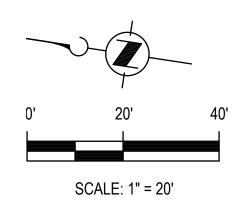
PROJECT PARCEL NO.

123456-1234

PARCEL NO. -

					RIGHT-OF-W	VAY TABLE					
PROJECT PARCEL NO.	PROPERTY OWNER	DWG NO.	PARCEL NO.	PARCEL ADDRESS	OWNERSHIP TOTAL (SF)	FEE (SF)	PERMANENT EASEMENT (SF)	COMPENSABLE TEMPORARY CONSTRUCTION EASEMENT (SF)	MUTUAL BENEFIT TEMPORARY CONSTRUCTION EASEMENT (SF)	TOTAL TEMPORARY CONSTRUCTION EASEMENT (SF)	REMAINDER (SF)
80	TLC PROPERTIES INC	2C1.73	3828000460	518 CENTRAL AVE S	7,980	81	0	266	0	266	7,899
81	WILLIAM H JOHNSTON	2C1.73	3828000465	530 CENTRAL AVE S	15,000	0	0	94	0	94	15,000
81A	7-ELEVEN	2C1.73	3828000231	511 CENTRAL AVE S	18,416	0	0	83	0	83	18,416
82	PLEASURES PEAK LLC	2C1.73	3828000255	519 CENTRAL AVE S	9,600	64	0	481	0	481	9,536





					<b>Jacobs</b> (425) 453-5000 1100 112TH AVE NE, SUITE 500 BELLEVUE, WA 98004	
No.	REVISION	BY	APP'D	DATE		

519 CENTRAL AVE S



DESIGNED:	APPROVED:
B. MAGEE	G. FRANCO
D. WAGEE	G. FRANCO
DRAWN:	
C. WILCOX	
C. WILCOX	
CHECKED:	PROJECT NO:
M. SKINNER	1134237
IVI. SKIININEK	1134237
CHECKED:	CONTRACT NO:
K. CHANG YUEN	KC001396
N. OHANO TOLIN	VC001930
<u> </u>	

King County

METRO

METRO TRANSIT CAPITAL DIVISION

### **RAPIDRIDE I LINE**

KENT SEGMENT
ROW, SURVEY CONTROL & ALIGNMENT PLAN
CEN 36+00 TO CEN 41+00

DRAWING NO:

2C1.73

SHEET NO: OF

87 786

Name: Pleasure's Peak LLC (now dissolved and quitclaimed to Kim Nelson, owner)

**ROW File No.:** K-82

Tax Parcel Number: 382800-0255

#### The Property

The property consists of approximately 10,913 SF of land consisting of a single story commercial building with parking, located on Central Avenue S in the city of Kent.

#### **Project Need**

This property is needed to accommodate sidewalk widening to meet ADA requirements. The project team was also required by the FTA to add a passenger shelter here as a condition to receive federal funding, after the initial design did not include one, as well as additional sidewalk widening. The required property rights include 481 SF of temporary construction easement, as well as 64 SF of fee acquisition.

#### **Property Negotiations**

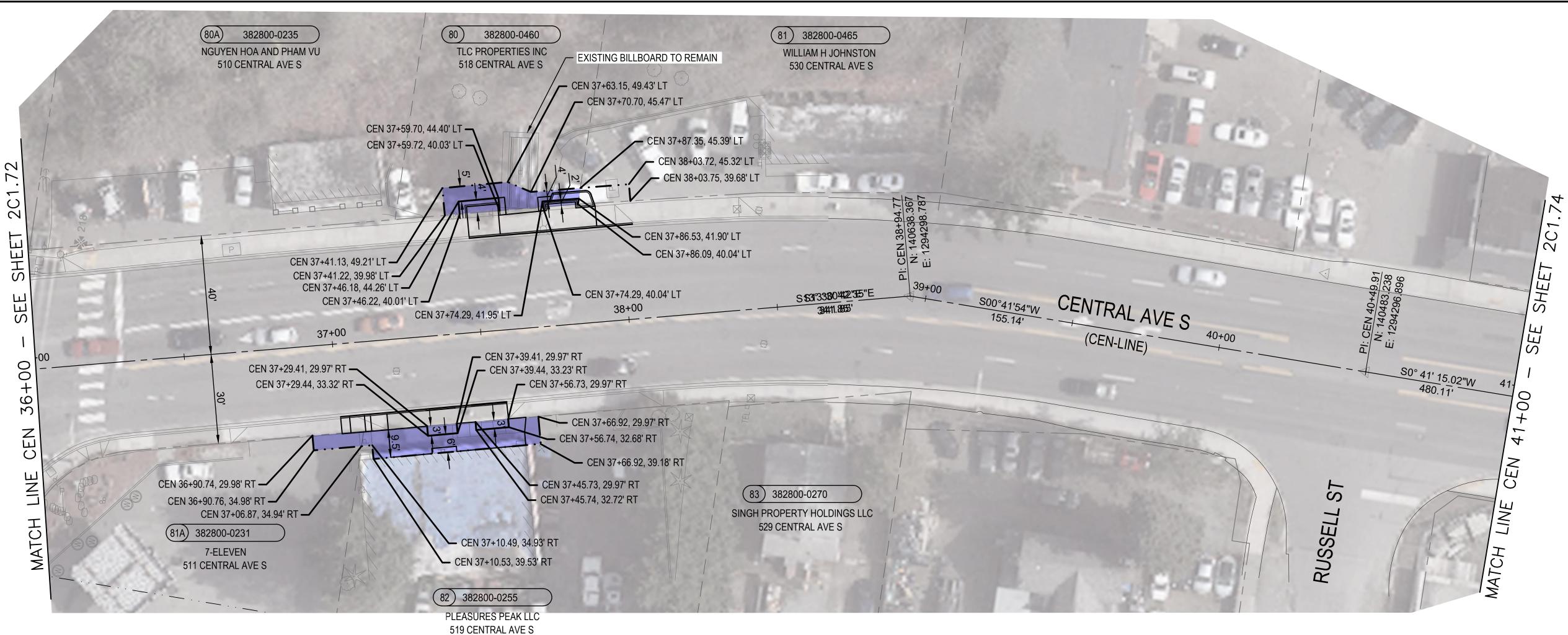
The acquisition agent originally made contact with the property owner in August 2021 and engaged in extensive discussions with her. The design related to this property paused in October 2021 when the FTA required Metro to install shelters at every RapidRide stop (the original design at this location did not include a shelter). The property owner remained engaged and during that time was in contact with the acquisition agent, Metro's senior environmental planner, Metro customer service, and Metro's project manager for I Line. Redesign was finalized in February 2024, and the new design required a much smaller acquisition area. The acquisition agent made an initial offer on May 3, 2024, for \$4,128.

The acquisition agent has engaged in extensive contact and negotiations with the owner, who was not receptive to the proposed improvements or the project team's offer. The owner submitted a verbal counteroffer in the amount of (\$300,000) without supporting documentation or justification, an increase of 7,168% above the County's independent appraised value of \$4,128

Throughout over three dozen contacts or contact attempts with the property owner, the owner has maintained her objection to locating the station at her property, despite the unsuitability of nearby alternative locations. Recently, the project team learned that the property is in foreclosure, and a revised offer letter was returned unclaimed. The acquisition agent is working to re-establish contact and has successfully contacted both the original attorney for the foreclosure action as well as representatives for the lender, requesting that she be kept informed when the property transfers ownership.

#### **Status**

Negotiations for this property are considered at impasse. The acquisition is complicated due to the foreclosure action; in addition, the property owner quitclaimed the property to herself from the LLC prior to filing bankruptcy, which further complicates the foreclosure action and its timing. The acquisition agent will continue monitoring the legal actions but Metro could proceed with condemnation during the foreclosure action, to secure the 64 square feet (and the temporary construction easement) needed to construct the RapidRide improvements. Still, however, acquisition through condemnation will only be used as a last resort to maintain the project schedule and goals.



	RIGHT-OF-WAY TABLE										
PROJECT PARCEL NO.	PROPERTY OWNER	DWG NO.	PARCEL NO.	PARCEL ADDRESS	OWNERSHIP TOTAL (SF)	FEE (SF)	PERMANENT EASEMENT (SF)	COMPENSABLE TEMPORARY CONSTRUCTION EASEMENT (SF)	MUTUAL BENEFIT TEMPORARY CONSTRUCTION EASEMENT (SF)	TOTAL TEMPORARY CONSTRUCTION EASEMENT (SF)	REMAINDER (SF)
80	TLC PROPERTIES INC	2C1.73	3828000460	518 CENTRAL AVE S	7,980	81	0	266	0	266	7,899
81	WILLIAM H JOHNSTON	2C1.73	3828000465	530 CENTRAL AVE S	15,000	0	0	94	0	94	15,000
81A	7-ELEVEN	2C1.73	3828000231	511 CENTRAL AVE S	18,416	0	0	83	0	83	18,416
82	PLEASURES PEAK LLC	2C1.73	3828000255	519 CENTRAL AVE S	9,600	64	0	481	0	481	9,536

- UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET.
- 2. RIGHT-OF-WAY AND PROPERTY LINES WITHIN PROJECT FOOTPRINT HAVE BEEN RESOLVED BASED ON TITLE REPORTS AND PUBLICLY AVAILABLE DOCUMENTS. BOUNDARY LINES OUTSIDE OF THE PROJECT FOOTPRINT ARE BASED ON PUBLICLY AVAILABLE GIS DATA AND SHOULD NOT BE RELIED UPON FOR DESIGN DECISIONS.
- REFER TO SHEET 2C1.00 FOR ALIGNMENT TABLES AND SHEET 2C0.01 FOR SURVEY CONTROL.

### ROW AND ALIGNMENT LEGEND

RIGHT OF WAY (EXISTING) RIGHT OF WAY (PROPOSED) PROPERTY LINE (EXISTING)

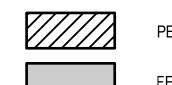
TEMPORARY CONSTRUCTION EASEMENT

CITY LIMIT / BOUNDARY (EXISTING)

ACCESS EASEMENT (EXISTING)

EXISTING CENTERLINE

CONSTRUCTION CENTERLINE



PERMANENT EASEMENT

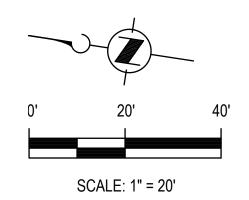


- PROJECT PARCEL NO.

123456-1234

PARCEL NO.

**LEGEND** PERMANENT EASEMENT TEMPORARY CONSTRUCTION EASEMENT PERMANENT ACQUISITION



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$\triangle$					(425) 453-5000 1100 112TH AVE NE, SUITE 500 BELLEVUE, WA 98004	QQ QQ
					BELLEVUE, WA 98004	
$\triangle$						الإيا
						10
No.	REVISION	BY	APP'D	DATE		•

Parcel K-82



DESIGNED:	APPROVED:
B. MAGEE	G. FRANCO
DRAWN:	
C. WILCOX	
CHECKED:	PROJECT NO:
M. SKINNER	1134237
CHECKED:	CONTRACT NO:
K. CHANG YUEN	KC001396

King County

METRO

METRO TRANSIT CAPITAL DIVISION

### **RAPIDRIDE I LINE**

KENT SEGMENT ROW, SURVEY CONTROL & ALIGNMENT PLAN CEN 36+00 TO CEN 41+00

2C1.73 SHEET NO: OF 87

Name: L&S Swift, LLC ROW File No.: K-87

Tax Parcel Number: 346280-0232

#### The Property

The property consists of approximately 196,368 SF of land consisting of a single-story commercial building with parking, located on Central Avenue S in the city of Kent.

#### **Project Need**

This property is needed to accommodate sidewalk widening to construct a RapidRide station and to reconstruct the driveway. The required property rights include 1,597 SF of temporary construction easement, as well as 1,199 SF of fee acquisition.

#### **Property Negotiations**

The acquisition agent originally made substantive contact with the property owners in October 2023, when the owner accompanied the agent and appraiser on an appraisal inspection. The owner initially raised concerns about the placement of a station in front of his property, citing concerns about security, litter, and other issues he was concerned that a bus stop would bring. The acquisition agent made an initial offer on May 14, 2024. The owner raised additional concerns related to his tenant trucking company regarding the location of the mid-block crossing in the roadway and the impacts the project improvements would have on the ability of the trucks to access the property. After meeting with the ownership team, tenant representatives and other interested parties on-site to discuss the design, the project team re-designed the proposed station with input from the city of Kent to ensure adequate turning radii for the large trucks. The property owners' proposed solution is to install a signalized intersection, which is not included in the project scope or budget and not supported by the city of Kent. After the project team presented the revised design concept, the ownership was still not supportive and continued to advocate for a signalized intersection. The acquisition agent presented a revised offer based on the project team's redesign on May 30, 2025. The owners have stated that they have followed up with both the Kent staff and with the Mayor.

After more than three dozen substantive contacts with the property owners, the agent has been unable to reach a mutual agreement. In addition, the project team has not received a counteroffer on the May 30 revised offer, nor had contact with the identified decision-maker since the day the offer was presented.

#### **Status**

Negotiations are at impasse for this acquisition. Despite substantial design revisions to accommodate the access and turning radius concerns, the property owners remain firmly against the proposed improvements, particularly the mid-block crossing. The project team sent an impasse letter on August 22, and intends to follow up with notices regarding the upcoming Council Committee and full Council meetings related to the ordinance immediately to give the owners opportunity to offer comment. The letter requests continued negotiations to settle if possible. Acquisition through condemnation will only be used as a last resort to maintain the project schedule and goals.

	RIGHT-OF-WAY TABLE										
PROJECT PARCEL NO.	PROPERTY OWNER	DWG NO.	PARCEL NO.	PARCEL ADDRESS	OWNERSHIP TOTAL (SF)	FEE (SF)	PERMANENT EASEMENT (SF)	COMPENSABLE TEMPORARY CONSTRUCTION EASEMENT (SF)	MUTUAL BENEFIT TEMPORARY CONSTRUCTION EASEMENT (SF)	TOTAL TEMPORARY CONSTRUCTION EASEMENT (SF)	REMAINDER (SF)
87	L&S SWIFT	2C1.82	3462800232	1720 CENTRAL AVE S	196,368	1,199	0	1,597	0	1,597	195,169
88	AFFORDABLE SELF STORAGE KENT	2C1.82	3462800175	1721 CENTRAL AVE S	198,755	610	0	631	0	631	198,145

- UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET.
   RIGHT-OF-WAY AND PROPERTY LINES WITHIN PROJECT FOOTPRINT HAVE BEEN RESOLVED BASED ON TITLE REPORTS AND PUBLICLY AVAILABLE DOCUMENTS. BOUNDARY LINES OUTSIDE OF THE PROJECT FOOTPRINT ARE BASED ON PUBLICLY AVAILABLE GIS
  - DATA AND SHOULD NOT BE RELIED UPON FOR DESIGN DECISIONS.

    3. REFER TO SHEET 2C1.00 FOR ALIGNMENT TABLES AND SHEET 2C0.01 FOR SURVEY CONTROL.

### **ROW AND ALIGNMENT LEGEND**

---- RIGHT OF WAY (EXISTING)

RIGHT OF WAY (PROPOSED)

— — · — CITY LIMIT / BOUNDARY (EXISTING)

— · · — TEMPORARY CONSTRUCTION EASEMENT

PROPERTY LINE (EXISTING)

ACCESS EASEMENT (EXISTING)

— CONSTRUCTION CENTERLINE

— — EXISTING CENTERLINE

PERMANENT EASEMENT

FEE

PROJECT PARCEL NO.

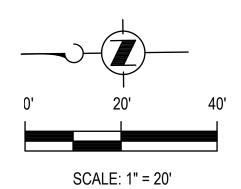
1 123456-1234

PARCEL NO. -

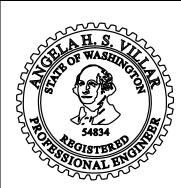
PERMANENT EASEMENT

TEMPORARY CONSTRUCTION EASEMENT

PERMANENT ACQUISITION



		Josepha			
$\overline{\wedge}$					<b>Jacobs</b> (425) 453-5000 1100 112TH AVE NE, SUITE 500 BELLEVUE, WA 98004
No.	REVISION	BY	APP'D	DATE	



	DESIGNED:	APPROVED:	
	B. MAGEE	G. FRANCO	
1	DRAWN:		
	DIVWIII.		
	0.14/11.007		
	C. WILCOX		
	CHECKED:	PROJECT NO:	
	M. SKINNER	1134237	
	CHECKED:	CONTRACT NO:	
	K. CHANG YUEN	KC001396	

King County
METRO

METRO TRANSIT CAPITAL DIVISION

### **RAPIDRIDE I LINE**

KENT SEGMENT
ROW, SURVEY CONTROL & ALIGNMENT PLAN
CEN 81+00 TO CEN 86+00

DRAWING NO:

2C1.82

SHEET NO: OF

96 786

Name: Hwa S. Nam and Chi Yun Pak

**ROW File No.:** A-10

Tax Parcel Number: 613190-0010

#### The Property

The property consists of approximately 14,651 SF of land consisting of a single-story commercial convenience store, located on the northeast corner of Auburn Way N and 37<sup>th</sup> St NE in the city of Auburn.

#### **Project Need**

This property is needed to construct a RapidRide station, sidewalk improvements and reconstruct the driveway. The required property rights include 1,087 SF of temporary construction easement, as well as 394 SF of fee acquisition. Throughout the design process, the project was proposing to close the property's driveway onto Auburn Way North; however, at 90% design the station location was shifted as far to the south as possible to allow the second driveway to remain open. Given the use of the property (convenience store), the project team felt that the closure of the second driveway might have negative impacts on the property and its business.

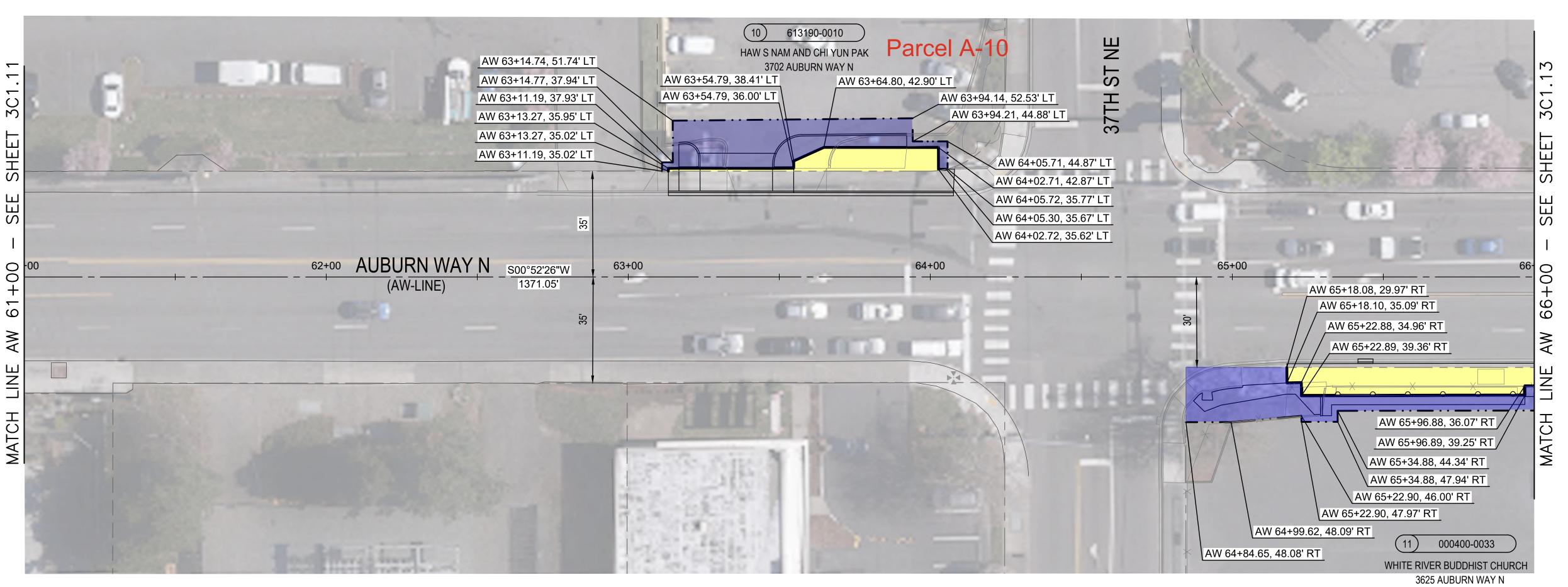
#### **Property Negotiations**

The acquisition agent made the initial substantive contact with the property owner by telephone, in August 2023, after an initial contact wherein the owner was offered and requested communication be made in Korean. The acquisition was assigned to a Korean-speaking acquisition agent. The agent met in-person with the property owner near her home on August 8, where the agent explained the elements of the project and the need for appraisal; the owner and her son attended the appraisal inspection on September 26 where she stated she did not want the project on her property and felt the project would negatively impact her tenants. The offer was sent certified on January 9, 2024, after the owner refused to meet and again stated that she declined to participate and did not want the project on her property.

Over a period of more than a year, the acquisition agent has made no fewer than fifteen contacts with the property owner to discuss the proposed acquisition and the project impacts, and a Metro staff member has also attempted to engage with the property owner. Thus far the team has been unsuccessful in engaging the property owner in negotiations and ceased communication at the owner's request in October 2024.

#### Status

This property negotiation is officially at impasse and the property owner has clearly communicated that she does not want further communication from Metro. The project design team prepared an engineering memo detailing the basis for the proposed improvements and need for this property to achieve project goals. In January 2025, after reviewing the need for this property with the project team, the real estate lead declared negotiations to be at an impasse and recommended seeking authority from the County Council to use eminent domain to acquire the necessary property rights. The project team sent an impasse letter on August 26, informing the property owner that Metro was proceeding to seek a condemnation ordinance, and intends to follow up with notices regarding the upcoming Council Committee and full Council meetings related to the ordinance immediately to give the owner opportunity to offer comment. The letter requests continued negotiations to settle if possible. Acquisition through condemnation will only be used as a last resort to maintain the project schedule and goals.



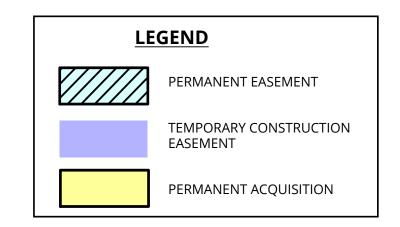
### ROW AND ALIGNMENT GENERAL NOTES

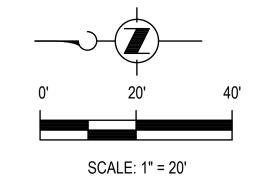
- 1. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET.
- 2. RIGHT-OF-WAY AND PROPERTY LINES WITHIN THE PROJECT FOOTPRINT HAVE BEEN RESOLVED BASED ON TITLE REPORTS AND PUBLICLY AVAILABLE DOCUMENTS. BOUNDARY LINES OUTSIDE OF THE PROJECT FOOTPRINT ARE BASED ON PUBLICLY AVAILABLE GIS DATA AND SHOULD NOT BE RELIED UPON FOR DESIGN DECISIONS.
- 3. REFER TO SHEET 3C1.00 FOR ALIGNMENT TABLES AND LEGEND. REFER TO SHEET 3C0.01 FOR SURVEY CONTROL.

### **ROW AND ALIGNMENT LEGEND**

	RIGHT OF WAY (EXISTING)
	RIGHT OF WAY / PERMANENT EASEMENT (PROPOSED)
	PROPERTY LINE (EXISTING)
- ·	CITY LIMIT / BOUNDARY (EXISTING)
<u> </u>	TEMPORARY CONSTRUCTION EASEMENT
••••••	PI EXTENSION LINE
	PERMANENT EASEMENT
	FEE
/	PROJECT PARCEL NO.
1)	123456-1234

	RIGHT-OF-WAY TABLE										
PROJECT PARCEL NO.	PROPERTY OWNER	DWG NO.	PARCEL NO.	PARCEL ADDRESS	OWNERSHIP TOTAL (SF)	FEE (SF)	PERMANENT EASEMENT (SF)	COMPENSABLE TEMPORARY CONSTRUCTION EASEMENT (SF)	MUTUAL BENEFIT TEMPORARY CONSTRUCTION EASEMENT (SF)	TOTAL TEMPORARY CONSTRUCTION EASEMENT (SF)	REMAINDER (SF)
10	HAW S NAM AND CHI YUN PAK	3C1.12	6131900010	3702 AUBURN WAY N	14,651	394	0	1,087	0	1,087	14,257
11	WHITE RIVER BUDDHIST CHURCH	3C1.12	0004000033	3625 AUBURN WAY N	166,723	830	0	1,242	0	1,241	165,893



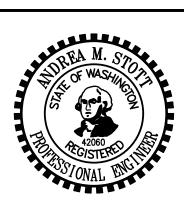


PROJECT REF: FAC22-0022
THESE PLANS ARE APPROVED FOR CONFORMANCE
WITH THE CITY OF AUBURN REQUIREMENTS.

DEV REVIEW ENGINEER: \_\_\_\_\_\_

DATE: \_\_\_\_\_\_

					Tooks
$\overline{\wedge}$					100 112TH AVE NE, SUITE 50 BELLEVUE, WA 98004
$\wedge$					
No.	REVISION	BY	APP'D	DATE	



DE	ESIGNED:	APPROVED:	
Α.	STOTT	G. FRANCO	
DE	RAWN:		
	VAVVIV.		
C.	WILCOX		
_	HECKED:	PROJECT NO:	
Cr	TECKED.	PROJECT NO.	
G	STEPHAN	1134237	
_			
CF	HECKED:	CONTRACT NO:	
ĸ	CHANG YUEN	KC001396	
11.	011/11/0 1021	NC001330	

King County
METRO

METRO TRANSIT CAPITAL DIVISION

# RAPIDRIDE I LINE

AUBURN SEGMENT
ROW, SURVEY CONTROL & ALIGNMENT PLAN
AW 61+00 TO AW 66+00

DRAWING NO:

3C1.12

SHEET NO: OF

19 288

Name: GPS Properties LLC

**ROW File No.:** A-24

Tax Parcel Number: 333990-0305

#### The Property

The property consists of approximately 68,543 SF of land consisting of a single-story commercial building and parking, located on the southeast corner of Auburn Way N and 10<sup>th</sup> St NE in the city of Auburn.

#### **Project Need**

This property is needed to construct a RapidRide station, utility relocation and landscape restoration. The required property rights include 592 SF of temporary construction easement, as well as 517 SF of fee acquisition.

#### **Property Negotiations**

The appraisal for this property was conducted in July 2023, and the acquisition agent made an initial offer on November 17, 2023, for \$17,820. The property owner initially rejected the offer and countered that his frontage was worth \$100,000; the acquisition agent explained that public projects require supporting information to justify settlements and suggested that he provide a written counteroffer with justification. The property owner indicated that he would share the information with his family. At an in-person meeting in March 2024, the owner shared that he intends to redevelop the property and was concerned about the project impacting that plan; the acquisition agent suggested that the project purchase the needed 517 SF as a permanent easement, which would allow him to retain ownership of the property for the purpose of development standards, including setbacks. Auburn approved converting the purchase to a permanent easement on June 3. The property owner did verbally counteroffer for \$50,000 at one point but has not provided any support or an appraisal to justify settlement.

The acquisition agent has made numerous attempts to meet with and have discussions with the property owner, some successful, throughout this time period. However, no formal counteroffer was ever proposed by the property owner or acceptance given on the team's offer, despite the property owner indicating that in concept he would grant a permanent easement. The acquisition agent sent an impasse letter in September 2024 but continued to try to engage with the owner. Despite more than two dozen contacts over the course of more than a year and a half, and the owner's assertion that he was working with the city of Auburn to ensure that the proposed improvements will not interfere with redevelopment, the acquisition agent lost touch with the property owner and his son in February 2025. A second impasse letter was sent in March 2025.

#### **Status**

This property negotiation is officially at impasse. After reviewing the need for this property with the project team, in early May 2025 the real estate lead declared negotiations to be at an impasse and recommended seeking authority from the County Council to use eminent domain to acquire the necessary property rights. The project team sent an update letter on August 22 informing the property owner that Metro was proceeding to seek a condemnation ordinance and intends to follow up with notices regarding the upcoming Council Committee and full Council meetings related to the ordinance immediately to give the owners opportunity to offer comment. The letter requests continued negotiations to settle if possible. Acquisition through condemnation will only be used as a last resort to maintain the project schedule and goals.

OTHSTAK

AW 150+03.41, 41.83' RT AW 150+05.63, 41.78' RT

AW 150+05.64, 42.45' RT AW 150+13.77, 46.03' RT

AW 150+03.47, 61.82' RT

(26A) 072105-9052

923 AUBURN WAY N

←PI STA: 149+05.63

N: 118780.925

S +00

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L=240.20

Δ=012° 20' 53"

R=1114.54

PT STA: 150+25.27

N: 118681.041

E: 1295921.098

150+00

**AUBURN WAY N** 

(AW-LINE)

AW 150+54.98, 53.58' RT

AW 150+60.48, 54.09' RT

AW 150+58.57, 61.22' RT

AW 150+58.70, 75.37' RT

SHOULD NOT BE RELIED UPON FOR DESIGN DECISIONS. REFER TO SHEET 3C1.00 FOR ALIGNMENT TABLES AND LEGEND. REFER TO SHEET 3C0.01 FOR SURVEY CONTROL.

RIGHT OF WAY (EXISTING)

FOOTPRINT ARE BASED ON PUBLICLY AVAILABLE GIS DATA AND

AVAILABLE DOCUMENTS. BOUNDARY LINES OUTSIDE OF THE PROJECT

### **ROW AND ALIGNMENT LEGEND**

RIGHT OF WAY / PERMANENT EASEMENT (PROPOSED)

PROPERTY LINE (EXISTING)

CITY LIMIT / BOUNDARY (EXISTING)

TEMPORARY CONSTRUCTION EASEMENT

PI EXTENSION LINE 

PERMANENT EASEMENT

FEE

- PROJECT PARCEL NO. 123456-1234

PARCEL NO.

RIGHT-OF-WAY TABLE								

AW 152+27.96, 37.44' LT

152+00

AW 152+27.97, 34.27' LT

AW 152+21.97, 34.27' LT

AW 152+13.65, 29.73' LT

S33°17'00"W

309.27'

R=15.00'-

\ R=15.00'−

AW 152+04.55, 54.27' RT

AW 151+96.10, 58.01' RT

R=15.00'-

R=15.00'-\

AW 151+20.36, 61.86' RT

AW 151+20.48, 75.38' RT

AW 151+90.45, 39.10' LT

AW 151+90.49, 29.70' LT

333990-0305

SINGH BALBIR 926 AUBURN WAY N

151+00

ST NE

10TH PRIVAT

Parcel A-24

AW 152+83.77, 37.24' LT

AW 152+04.81, 59.27' RT

AW 152+04.63, 64.28' RT

AW 151+86.18, 61.74' RT

\ AW 151+81.18, 61.73' RT

AW 151+71.27, 57.97' RT

AW 151+61.36, 54.22' RT

M-4 LLC 905 AUBURN WAY N

072105-9010

AW 152+83.77, 34.31' LT

AW 152+94.96, 34.31' LT

AW 152+94.96, 29.87' LT

AW 153+18.00, 52.09' RT

AW 153+08.45, 54.41' RT

AW 153+07.40, 39.33' LT

AW 153+07.41, 29.86' LT

S36°17'24"W

150.82'

AW 153+20.45, 52.08' RT

AW 153+20.42, 60.42' RT

AW 153+78.81, 66.55' RT

AW 153+71.16, 50.58' RT

AW 153+68.93, 66.76' RT

AW 153+61.33, 50.89' RT

PI STA: 153+34.53

N: 118422.506

E: 1295751.379

AW 152+82.65, 60.28' RT

AW 152+82.63, 65.81' RT

(26C) 072105-9053

M-4 LLC

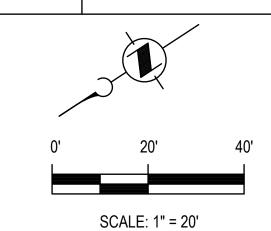
901 AUBURN WAY N

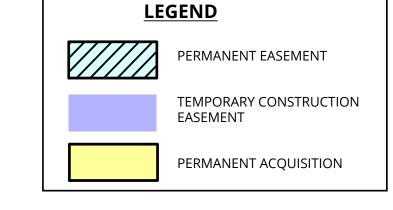
AW 152+61.24, 59.35' RT

AW 152+61.35, 65.11' RT

153+00

					RIGHT-UF-V	WAT IABLE					
PROJECT PARCEL NO.	PROPERTY OWNER	DWG NO.	PARCEL NO.	PARCEL ADDRESS	OWNERSHIP TOTAL (SF)	FEE (SF)	PERMANENT EASEMENT (SF)	COMPENSABLE TEMPORARY CONSTRUCTION EASEMENT (SF)	MUTUAL BENEFIT TEMPORARY CONSTRUCTION EASEMENT (SF)	TOTAL TEMPORARY CONSTRUCTION EASEMENT (SF)	REMAINDER (SF)
24	SINGH BALBIR	3C1.32	3339900305	926 AUBURN WAY N	68,543	0	517	592	0	592	68,026
26A	M-4 LLC	3C1.32	0721059052	923 AUBURN WAY N	40,040	143	721	1,364	0	1,364	39,897
26B	M-4 LLC	3C1.32	0721059010	905 AUBURN WAY N	94,525	679	1,931	1,521	0	1,521	93,846
26C	M-4 LLC	3C1.32	0721059053	901 AUBURN WAY N	52,272	11	341	437	0	437	52,261





PROJECT REF: <u>FAC22-0022</u> THESE PLANS ARE APPROVED FOR CONFORMANCE WITH THE CITY OF AUBURN REQUIREMENTS

**DEV REVIEW ENGINEER** 

METRO TRANSIT CAPITAL DIVISION

RAPIDRIDE I LINE

**AUBURN SEGMENT** ROW, SURVEY CONTROL & ALIGNMENT PLAN AW 149+00 TO AW 154+00

RAWING NO: 3C1.32 SHEET NO: OF 39 288

BY APP'D DATE REVISION



DESIGNED:	APPROVED:	
A. STOTT	G. FRANCO	
DRAWN:		left Vina Country
C. WILCOX		<b>King County</b>
CHECKED:	PROJECT NO:	- METDO
G. STEPHAN	1134237	METRO
CHECKED:	CONTRACT NO:	
K. CHANG YUEN	KC001396	