



ATTACHMENT B
Offer Letter and Draft Utility Easement

King County

Department of Natural Resources and Parks
Wastewater Treatment Division

Environmental and Community Services Section

King Street Center, KSC-NR-0505
201 South Jackson Street
Seattle, WA 98104-3855

January 10, 2023

Sent via e-mail

Tax Parcel Numbers: 112505-9060

Project Parcel ID: 43

City of Redmond
Attn: Terry Marpert-Real Property Specialist
3NFN
PO Box 97010
Redmond, WA 98073-9710

Offer Letter to Purchase Property Rights - *Lake Hills Trunk Sewer Upgrade Project*

Dear Terry:

King County Wastewater Treatment Division (the “County”) is currently working on the Lake Hills Trunk Sewer Upgrade Project (the “Project”) to replace its existing Lake Hills Trunk (LHT) regional sewer line that serves the City of Bellevue (COB) and City of Redmond (COR).

King County Wastewater Treatment Division is upgrading a regional sewer line that serves Redmond. The sewer pipes that serve the surrounding neighborhood are reaching capacity and need replacing. The acquisition from the subject property is as a result of The Lake Hills and NW Sammamish sewer pipeline nearing the end of its service life after serving Redmond for 50 years. The County will upgrade approximately 4.5 miles of the sewer line to meet the needs of the growing community. Construction is set to begin in 2024.

In order to construct the Project, the County requires additional property rights on properties owned by the COR Parks Department. The property rights are for the purposes of “constructing, reconstructing, installing, repairing, replacing, operating, and maintaining public utilities, including but not limited to water line and public fire hydrant, sanitary sewer pipeline and storm drainage.

The County is pleased to make this offer to the COR for the purchase a 2,734 square foot Utility Easement on parcel number 112505-9060/ID43 in the amount of \$ 10,358. The just compensation amount is based on an appraisal that was completed by Bates Mckee and Eric Mckee of Mckee Appraisal, dated November 19, 2021.

City of Redmond
January 10, 2023

Enclosed in this offer is the Utility Easement documents along with the W-9 form. Once the fully executed documents and the W-9 is received and the easement is recorded by the County, a check will be mailed to your attention at the address above.

We look forward to discussing the terms of this offer with you or your authorized representative. Please direct any questions or concerns that you may have regarding this offer to me at 206.263.0879 or sbotts@kingcounty.gov.

Thank you for your consideration of this offer, and we look forward to your response.

Sincerely,



Steve Botts
Real Property Agent III
King County Wastewater Division

Enclosures:

Project Newsletter
Utility Easement (Tax Parcel 112505-9060)
King County Substitute W9 Form

Please Return To:
City of Redmond – MS: 3NFN
Finance Dept – Real Property
P.O. Box 97010
Redmond, WA 98073-9710

WASHINGTON STATE COUNTY AUDITOR/RECORDER INDEXING FORM

Document Title(s) (or transactions contained therein):

EASEMENT (UTILITY)

Reference Number(s) of Documents assigned or released:

Additional reference numbers on page ____ of document

Grantor(s): (Last name first, then first name and initials)

1. CITY OF REDMOND

2.

Grantee(s): (Last name first, then first name and initials)

1. KING COUNTY

2.

Additional names on page __ of document

Legal Description: (abbreviated form i.e. lot, block, plat name, section-township-range)

PORION OF THE SOUTHWEST QUARTER OF SECTION 2 AND THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON

Additional legal is on Exhibit A of document

Assessor's Property Tax Parcel Account Number(s):

112505-9060

City of Redmond Reference:

Project Number: **112505-9060**

Permit Number:

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

UTILITY EASEMENT

THE GRANTOR, City of Redmond, a municipal corporation of the State of Washington, for and in consideration of a sum or other valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and grants to the Grantee, the King County, a political subdivision of the State of Washington, its successors and assigns, a permanent, non-exclusive easement, over, under, in, along, across and upon, certain land ("easement area") legally described as:

See Exhibit "A" attached hereto and incorporated herein by reference,

and as graphically depicted on Exhibit "B", for the purposes of constructing, reconstructing, installing, repairing, replacing, operating and maintaining Sanitary sewer pipe or pipes, together with all necessary appurtenant facilities or equipment. over, upon, under, through and across the described easement area, together with the right to keep said easement area free of obstructions, along with the right of ingress and egress thereto to enable Grantee to exercise its rights hereunder. This easement is granted subject to the following terms and conditions:

1. When in the process of performing any work in the easement area, Grantee shall use construction procedures so that Grantors' access to its property is not blocked.
2. The Grantee shall, upon completion of any work within the property covered by the easement, restore the easement area, and any private improvements disturbed, damaged or destroyed, during execution of the work, as nearly as practical to the condition as existed immediately before the commencement of the work or entry by the Grantee.
3. Grantors shall retain the right to use the easement area as long as such use does not interfere with the easement rights granted to the Grantee. Grantors shall not, however, have the right to:
 - (a) Erect or maintain any buildings or structures within the easement area; or
 - (b) Plant trees, shrubs or vegetation having root patterns, which may cause damage to or interfere with the utilities placed within the easement area by the Grantee, or
 - (c) Develop, landscape, or beautify the easement area in any way, which would unreasonably increase the cost to the Grantee of constructing in, maintaining or restoring the easement area and any private improvements therein.

This easement shall be recorded with the King County Recorder, shall run with the land described herein, and shall be binding upon the parties, their heirs, successors in interest and assigns.

Grantor covenants that it is the lawful owner of the above-described property and has authority to convey such easement.

Dated this _____ day of _____, 20____.

CITY OF REDMOND, A WASHINGTON MUNICIPAL CORPORATION

By: _____

Its: _____

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that _____ signed this instrument as _____ of the City of Redmond, a Washington Municipal Corporation and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: _____.

(Signature of Notary)

(Print or stamp name of Notary)

Notary Public in and for the State of Washington,
residing at _____

My Appointment Expires: _____

(Use this space for notarial stamp/seal)

Dated this _____ day of _____, 20_____.

KING COUNTY

By: _____

Its: _____

STATE OF WASHINGTON)
) ss
COUNTY OF KING)

I hereby certify that I know or have satisfactory evidence that _____ is the _____ for the King County Department of Natural Recourses, Wastewater Treatment Division, is that person who appeared before me, acknowledged that he/she signed this instrument on behalf of King County, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the free and voluntary act of King County for the uses and purposes mentioned in this instrument.

Dated: _____.

(Signature of Notary)

(Print or stamp name of Notary)

Notary Public in and for the State of Washington,
residing at _____

My Appointment Expires: _____

(Use this space for notarial stamp/seal)

PROJECT PARCEL NO. 43
PARCEL TAX IDENTIFICATION NO. 112505-9060
PERMANENT EASEMENT DESCRIPTION

A TRACT OF LAND WITHING THE FOLLOWING DESCRIBED PARCEL:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 2 AND THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING SOUTHERLY OF THE SOUTHERLY LINE OF NORTHERN PACIFIC RAILWAY COMPANY RIGHT-OF-WAY, AND NORTHEASTERLY OF THE NORTHEASTERLY LINE OF STATE HIGHWAY NO. 2-D.

EXCEPT THAT PORTION LYING NORTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 11;
THENCE SOUTH 88°06'37" EAST, ALONG THE SECTION LINE COMMON TO SECTIONS 2 AND 11, A DISTANCE OF 1,873.72 FEET;
THENCE SOUTH 46°23'23" WEST 158.22 FEET;
THENCE SOUTHWESTERLY ALONG SAID HIGHWAY 364.80 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 46°23'23" EAST TO THE SOUTHERLY LINE OF NORTHERN PACIFIC RAILWAY COMPANY RIGHT-OF-WAY AND TERMINUS OF SAID LINE.

EXCEPT SAMMAMISH WATERWAY DISTRICT NO. 3.

AND EXCEPT THAT PORTION CONVEYED TO WILLIS E. CAMPBELL, ET AL BY DEED RECORDED UNDER RECORDING NO. 9101291015 AND DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON, LYING NORTHEASTERLY OF THE REDMOND-KIRKLAND ROAD, DESCRIBED AS FOLLOWS:

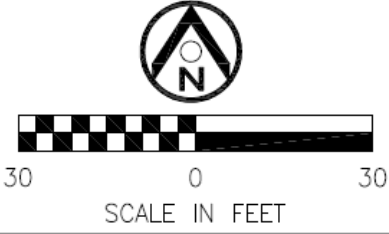
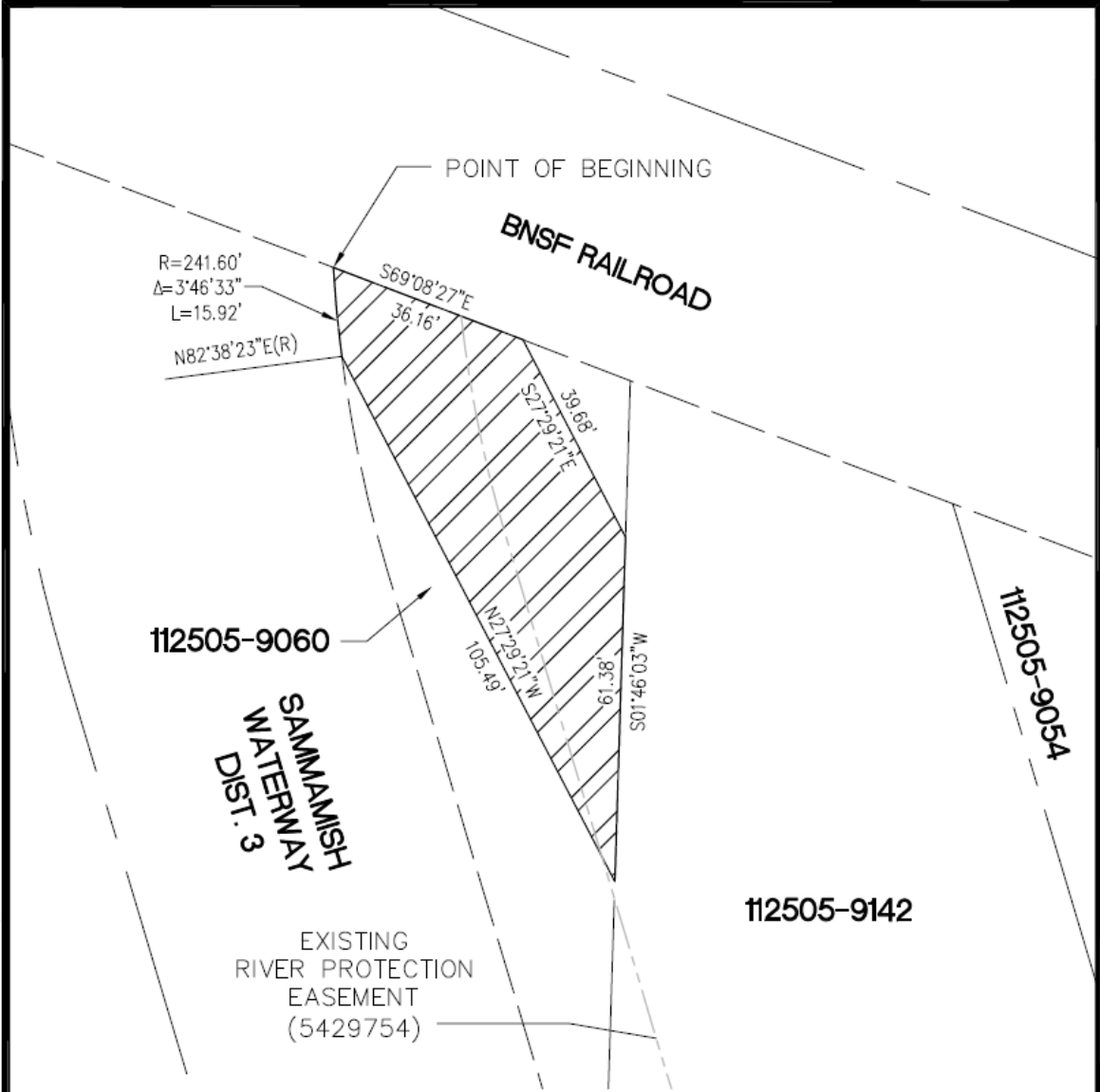
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 11;
THENCE SOUTH 88°06'37" EAST, ALONG THE SECTION LINE COMMON TO SECTIONS 2 AND 11, A DISTANCE OF 1,873.72 FEET;
THENCE SOUTH 46°23'23" WEST 160.23 FEET TO THE NORTHEASTERLY MARGIN OF THE REDMOND-KIRKLAND ROAD;
THENCE SOUTH 43°36'37" EAST, ALONG SAID NORTHEASTERLY MARGIN, 188.47 FEET TO ENGINEERS STATION 187+41.14;
THENCE NORTH 46°23'23" EAST 20.00 FEET;
THENCE SOUTH 43°36'37" EAST, ALONG SAID NORTHEASTERLY MARGIN, 176.53 FEET;
THENCE NORTH 46°23'23" EAST 25.00 FEET TO A POINT ON A 600.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, FROM WHICH POINT, THE CENTER OF SAID CURVE BEARS NORTH 38°51'56" EAST AND THE TRUE POINT OF BEGINNING;
THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°55'39", AN ARC DISTANCE OF 93.49 FEET;
THENCE NORTH 33°50'07" EAST 121.73 FEET;
THENCE NORTH 11°52'00" WEST 76.31 FEET TO A POINT WHICH BEARS NORTH 46°23'23" EAST FROM THE TRUE POINT OF BEGINNING;
THENCE SOUTH 46°23'23" WEST 178.37 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SAID TRACT DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL;
THENCE SOUTH 69°08'27" EAST ALONG THE SOUTHERLY LINE OF SAID RAILWAY RIGHT-
OF-WAY, A DISTANCE OF 36.16 FEET;
THENCE SOUTH 27°29'21" EAST, A DISTANCE OF 39.68 FEET TO THE EAST LINE OF SAID
PARCEL;
THENCE SOUTH 01°46'03" WEST ALONG SAID EAST LINE, A DISTANCE OF 61.38 FEET;
THENCE NORTH 27°29'21" WEST A DISTANCE OF 105.49 FEET TO THE WEST LINE OF SAID
PARCEL AND THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 241.60
FEET;
THENCE ALONG THE ARC OF SAID CURVE, AND SAID WEST LINE, THROUGH A CENTRAL
ANGLE OF 3°46'33", AN ARC LENGTH OF 15.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,437 SQUARE FEET OR 0.06 ACRES, MORE OR LESS.



PERMANENT EASEMENT AREA
(2,437 SQ FT - 0.06 AC)


LHT/NWLSI SEWER UPGRADE PROJECT
 PERMANENT EASEMENT
 EXHIBIT FOR PROJECT PARCEL NO. 43
 PARCEL TAX IDENTIFICATION NO. 112505-9060

1 ALLIANCE
 GEOMATICS
 SURVEYING & MAPPING
 MBE/DBE

1261A 120TH Ave NE
 BELLEVUE, WA 98005 OFFICE: 425-502-8171

DRAWN BY: M. GROOT DATE: 12/02/21

mark.groot 12/02/21 1:28pm - C:\DWM\14-087-NR-AME-NELS-SEWER\Draw\08-240\Exhibit\14-087 - EOP - 112505-9060 - Perm.dwg

 KING COUNTY SUBSTITUTE W-9	Request for Taxpayer Identification number and Certification	Give form to King County. Do not send to IRS.																				
Name (as shown on Invoice)																						
Business Type <input type="checkbox"/> Association <input type="checkbox"/> C-Corporation <input type="checkbox"/> S-Corporation <input type="checkbox"/> Disregarded Entity <input type="checkbox"/> Division <input type="checkbox"/> Government <input type="checkbox"/> Individual <input type="checkbox"/> Limited Liability Company: Enter tax classification (C=C-Corporation, S=S-Corporation, P=Partnership) ▶ _____ <input type="checkbox"/> Non Profit <input type="checkbox"/> Partnership <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Trust/Estate																						
Business Registration Information Enter where you are registered to do business and the corresponding State Registration Number State: _____ Registration Number: _____																						
Purchasing Location Information Physical Address City , State, and Zip																						
Remittance Information Remit Address (if different than above) City , State, and Zip																						
Tax Reporting Name and Tax Identification Number or Social Security Number Enter your Tax reporting Name and address. The Tax Identification number provided must match the name given on the "Tax Reporting Name" line. For individuals, this is your social security number (SSN). Tax Reporting Name Tax Reporting Address Tax Reporting City, State, and Zip																						
Tax Identification Number, Employer Identification Number or Social Security Number (enter numbers only): <table border="1" style="width:100%; height: 20px; border-collapse: collapse;"> <tr> <td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td> </tr> </table>																						
Under penalties of perjury, I certify that: 1. The number shown on this form is my correct tax reporting name and identification number. 2. I am a U.S. citizen, U.S. person or U.S. Business Entity. 3. I am not subject to backup withholding due to failure to report interest and dividend income. 4. I am exempt from FATCA reporting. Certification instructions. If you are not a U.S. citizen, U.S. person or U.S. Business Entity, you must cross out item 2 above. You will need to provide a completed King County W9 form as well as a copy of your W-8. Sign Here ▶ _____ Print Name of Signer _____ Date Signed _____																						