

**ORDINANCE NO. O2025-015**

**AN ORDINANCE**, authorizing the City Attorney of the City of Tumwater or his or her designee to prosecute one or more actions in the Superior Court of the State of Washington in and for Thurston County, under the right of eminent domain for the purpose of acquiring real property and related interests and improvements necessary for the X Street Roundabout project; directing that compensation for the same shall be paid from such funds as have been designated for such project or from the General Fund of the City of Tumwater; and declaring the taking of such real property and related interests and improvements to be necessary for a public use.

**WHEREAS**, it is the City Council's desire to assure public safety and promote proper growth and development within the City; and

**WHEREAS**, the Capitol Boulevard Corridor Plan, adopted by City Council with Ordinance No. O2013-025, prescribes improvements to the transportation system including roundabouts at select intersections; and

**WHEREAS**, the Capitol Boulevard Corridor Feasibility Study completed preliminary engineering for the transportation system improvements recommended in the Capitol Boulevard Corridor Plan, including the X Street Roundabout; and

**WHEREAS**, in order to assure public safety and mobility, it is the City's intent to construct the X Street Roundabout project, located at or about the intersection of X Street SW and Capitol Boulevard SE, including a roundabout, public and private utility improvements, permanent signing, stormwater management, driveway adjustments, illumination, and removal of existing traffic signals, traffic signal cabinet, and cement concrete pavement ("Project"); and

**WHEREAS**, the Project contributes to the public safety by improving public rights-of-way to meet the increased traffic demands on Capitol Boulevard SW, create safer non-motorized access and facilities, and facilitate the movement of traffic through the placement of roundabouts at designated locations within the Project area; and

**WHEREAS**, the City of Tumwater is actively negotiating to purchase the property necessary for the Project pursuant to Chapter 8.26 RCW, but time is of the essence to begin construction of the Project. The City Council accordingly provides the authority for the City to initiate acquisitions through its power of eminent domain as set forth herein and pursuant to Chapter 8.12 RCW.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TUMWATER, STATE OF WASHINGTON, DO ORDAIN AS FOLLOWS:**

**Section 1. Condemnation Authorized.** The City Attorney of the City of Tumwater or his or her designee is hereby authorized to initiate in the Superior Court of the State of Washington in and for Thurston County one or more actions in the name of the City of Tumwater for acquisition of real property and related interests and improvements necessary for the Project (“Necessary Property Rights”). In so doing, the City Attorney or his or her designee is authorized to utilize legal descriptions and depictions of the Necessary Property Rights condemned herein in a format more precise than the general depictions set forth in **Exhibit A**. The City Attorney or his or her designee is further authorized to approve and enter into any and all such agreements, stipulations, and orders necessary to carry out the provisions of this ordinance, including the payment of just compensation as agreed to with the property owners, or as ordered by the Court.

The Project and Necessary Property Rights are generally depicted on the attached Exhibit A. The Project generally includes construction of a roundabout, including shared-use paths, public and private utility improvements, permanent signing, stormwater management, driveway adjustments, illumination, and removal of existing traffic signals, traffic signal cabinet, and cement concrete pavement.

**Section 2. Declaration of Public Use and Necessity.** The condemnation of the Necessary Property Rights is for the public use of the Project. The City Council expressly declares the acquisition of the Required Property Rights to be necessary for the Project.

**Section 3. Condemnation Action May Be Dismissed.** Nothing in this ordinance shall be construed as a waiver by the City of Tumwater of its rights to decline to take and pay for such Necessary Property Rights herein described, should it so elect, after the amount of damages has been ascertained and within the time allowed by law.

**Section 4. Compensation.** The compensation for the Necessary Property Rights herein to be taken and/or damaged shall be paid from such funds as have been designated for the Project or otherwise from the General Fund of the City of Tumwater, all in the manner provided by law.

**Section 5. Severability.** If any section, subsection, sentence, clause, phrase, or other portion of this ordinance, or its application to any person, is, for any reason, declared invalid, in whole or in part by any court or agency of competent jurisdiction, said decision shall not affect the validity of the remaining portions hereof.

**Section 6. Effective Date.** This Ordinance shall be published in the official newspaper of the City and shall take effect and be in full force five (5) days after the date of publication.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

CITY OF TUMWATER

\_\_\_\_\_  
Debbie Sullivan, Mayor

ATTEST:

\_\_\_\_\_  
Melody Valiant, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Karen Kirkpatrick, City Attorney

Published:\_\_\_\_\_

Effective Date:\_\_\_\_\_

**EXHIBIT A**  
**ELEONORE BLACKWELL**  
**TPN 12702222500**

**PARCEL:**

THE WEST 165 FEET OF THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 2 WEST, W.M. LYING NORTH OF EAST W STREET AND SOUTH OF A LINE RUNNING NORTH 89°01'30" EAST FROM A POINT ON THE WEST LINE OF SAID SECTION 2, 1650.10 FEET NORTH OF ITS WEST QUARTER CORNER; EXCEPTING THEREFROM THE WEST 36 FEET FOR CAPITOL BOULEVARD;

IN THURSTON COUNTY, WASHINGTON.

**RIGHT OF WAY DEDICATION DESCRIPTION:**

BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL, SAID POINT BEING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY MARGIN OF CAPITOL BLVD AND THE NORTH RIGHT-OF-WAY MARGIN OF EAST W STREET; THENCE NORTHERLY ALONG SAID EAST MARGIN, NORTH 02°11'41" EAST, 37.93 FEET; THENCE SOUTH 12°12'10" EAST, 22.22 FEET; THENCE SOUTH 44°15'57" EAST, 10.87 FEET; THENCE SOUTH 67°35'09" EAST, 22.65 FEET TO THE NORTH RIGHT-OF-WAY MARGIN OF SAID EAST W STREET; THENCE WESTERLY ALONG SAID NORTH MARGIN, NORTH 89°36'59" WEST, 34.67 FEET TO THE POINT OF BEGINNING;

CONTAINING 338 SQUARE FEET, MORE OR LESS;

SITUATE IN THE COUNTY OF THURSTON, STATE OF WASHINGTON.

**TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION:**

COMMENCING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL, SAID POINT BEING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY MARGIN OF CAPITOL BLVD AND THE NORTH RIGHT-OF-WAY MARGIN OF EAST W STREET; THENCE NORTHERLY ALONG SAID EAST MARGIN, NORTH 02°11'41" EAST, 37.93 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 12°12'10" EAST, 22.22 FEET; THENCE SOUTH 44°15'57" EAST, 10.87 FEET; THENCE SOUTH 67°35'09" EAST, 22.65 FEET TO THE NORTH RIGHT-OF-WAY MARGIN OF SAID EAST W STREET; THENCE LEAVING SAID NORTH LINE, NORTH 00°26'28" EAST, 10.58 FEET; THENCE NORTH 73°35'25" WEST, 21.46 FEET; THENCE NORTH 07°14'18" WEST, 21.57 FEET; THENCE NORTH 02°11'57" EAST, 49.75 FEET; THENCE SOUTH 88°46'49" EAST, 5.65 FEET; THENCE NORTH 00°29'52" EAST, 10.00 FEET TO THE NORTH LINE OF THE ABOVE DESCRIBED PARCEL; THENCE WESTERLY ALONG SAID NORTH LINE, NORTH 88°46'49" WEST, 15.36 FEET TO THE EAST RIGHT-OF-WAY MARGIN OF CAPITOL BLVD; THENCE SOUTHERLY ALONG SAID EAST MARGIN, SOUTH 02°11'41" WEST, 59.86 FEET TO THE POINT OF BEGINNING;

CONTAINING 1,075 SQUARE FEET, MORE OR LESS;

SITUATE IN THE COUNTY OF THURSTON, STATE OF WASHINGTON.

PREPARED BY: PAUL E. BOUGHAL JR., PLS  
MTN2COAST, LLC  
10/22/2025



**EXHIBIT A**  
**CAPITOL CITY PROPERTIES LLC**  
**TPN 56600000100**

**PARCEL:**

PARCEL A OF BOUNDARY LINE ADJUSTMENT NO. BLA 7250, AS RECORDED JUNE 8, 1992 UNDER RECORDING NO. 9206080272;

IN THURSTON COUNTY, WASHINGTON.

**RIGHT OF WAY DEDICATION DESCRIPTION:**

THAT PORTION OF THE ABOVE DESCRIBED PARCEL LYING NORTH AND WEST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE CENTERLINE INTERSECTION OF CAPITOL BOULEVARD AND EAST X STREET, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 2 WEST, W.M.;  
THENCE NORTHERLY ALONG THE CENTERLINE OF CAPITOL BOULEVARD AND THE WEST LINE OF SAID NORTHWEST QUARTER, NORTH 02°11'41" EAST, 96.75 FEET;  
THENCE SOUTH 87°48'19" EAST, 36.00 FEET TO THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL AND THE POINT OF BEGINNING;  
THENCE EASTERLY ALONG THE SOUTH LINE OF THE ABOVE DESCRIBED PARCEL, SOUTH 89°32'15" EAST, 12.55 FEET;  
THENCE NORTH 15°06'44" WEST, 9.92 FEET;  
THENCE NORTH 01°54'38" EAST, 93.59 FEET;  
THENCE NORTH 67°23'47" EAST, 25.57 FEET TO THE NORTH LINE OF THE ABOVE DESCRIBED PARCEL AND THE TERMINUS OF THIS LINE DESCRIPTION;

CONTAINING 1,189 SQUARE FEET, MORE OR LESS.

SITUATE IN THE COUNTY OF THURSTON, STATE OF WASHINGTON.

**TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION:**

THAT PORTION OF THE ABOVE DESCRIBED PARCEL DESCRIBED AS FOLLOWS:

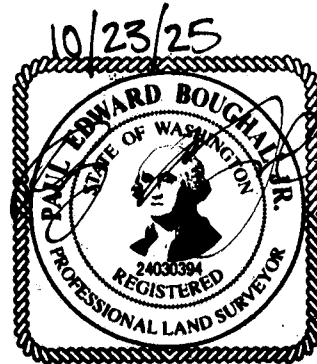
COMMENCING AT THE CENTERLINE INTERSECTION OF CAPITOL BOULEVARD AND EAST X STREET, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 2 WEST, W.M.;  
THENCE NORTHERLY ALONG THE CENTERLINE OF CAPITOL BOULEVARD AND THE WEST LINE OF SAID NORTHWEST QUARTER, NORTH 02°11'41" EAST, 96.75 FEET;  
THENCE SOUTH 87°48'19" EAST, 36.00 FEET TO THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL;  
THENCE EASTERLY ALONG THE SOUTH LINE OF THE ABOVE DESCRIBED PARCEL, SOUTH 89°32'15" EAST, 12.55 FEET;

THENCE NORTH 15°06'44" WEST, 2.90 FEET AND THE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 15°06'44" WEST, 7.02 FEET;  
THENCE NORTH 01°54'38" EAST, 93.59 FEET;  
THENCE NORTH 67°23'47" EAST, 25.57 FEET TO THE NORTH LINE OF THE ABOVE DESCRIBED  
PARCEL;  
THENCE LEAVING SAID NORTH LINE, SOUTH 01°23'44" EAST, 10.73 FEET;  
THENCE SOUTH 67°25'10" WEST, 21.29 FEET;  
THENCE SOUTH 04°41'58" WEST, 51.66 FEET;  
THENCE SOUTH 01°49'45" WEST, 39.78 FEET TO THE POINT OF BEGINNING;

CONTAINING 497 SQUARE FEET, MORE OR LESS.

SITUATE IN THE COUNTY OF THURSTON, STATE OF WASHINGTON.

PREPARED BY: PAUL E. BOUGHAL JR., PLS  
MTN2COAST, LLC  
10/22/2025



**EXHIBIT A**  
**NUT TREE, LLC**  
**TPN 12703140500**

**PARCEL:**

THE NORTH 270 FEET OF THE EAST 180 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 2 WEST, W.M.;

EXCEPTING THE NORTH 30 FEET FOR WEST X STREET AND THE EAST 30 FEET FOR CAPITOL BOULEVARD;

ALSO EXCEPTING THOSE PORTIONS CONVEYED TO THE CITY OF TUMWATER BY DEEDS RECORDED UNDER AUDITOR'S FILE NO. 1101265 AND 9510250095;

IN THURSTON COUNTY, WASHINGTON.

**RIGHT OF WAY DESCRIPTION:**

COMMENCING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY MARGIN OF WEST X STREET; THENCE EASTERLY ALONG SAID SOUTHERLY MARGIN, SOUTH 87°38'57" EAST, 70.56 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 83°19'42" EAST, 13.38 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT WHOSE RADIUS BEARS SOUTH 006°40'18" WEST, 33.50 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°35'24", AN ARC DISTANCE OF 27.24 FEET; THENCE SOUTH 36°44'19" EAST, 22.77 FEET; THENCE SOUTH 09°46'46" EAST, 17.12 FEET; THENCE SOUTH 02°17'05" WEST, 90.79 FEET; THENCE SOUTH 87°48'19" EAST, 11.03 FEET; THENCE SOUTH 04°38'42" EAST, 10.93 FEET; THENCE SOUTH 01°47'42" WEST, 90.69 FEET TO THE SOUTH LINE OF THE ABOVE DESCRIBED PARCEL; THENCE EASTERLY ALONG SAID SOUTH LINE, SOUTH 87°38'57" EAST, 5.97 FEET TO THE WESTERLY RIGHT-OF-WAY MARGIN OF CAPITOL BLVD AS DEDICATED IN DEED RECORDED UNDER AFN 9510250095; THENCE NORTHERLY ALONG SAID MARGIN, NORTH 02°11'41" EAST, 216.08 FEET; THENCE NORTH 42°48'59" WEST, 33.93 FEET TO THE SOUTHERLY RIGHT-OF-WAY MARGIN OF WEST X STREET; THENCE WESTERLY ALONG SAID SOUTHERLY MARGIN, NORTH 87°38'57" WEST, 49.44 FEET TO THE POINT OF BEGINNING;

CONTAINING 3,554 SQUARE FEET, MORE OR LESS;

SITUATE IN THE COUNTY OF THURSTON, STATE OF WASHINGTON.



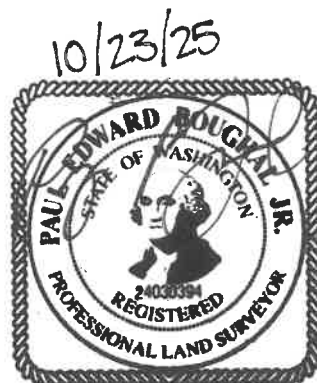
**TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION:**

BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY MARGIN OF WEST X STREET; THENCE EASTERLY ALONG SAID SOUTHERLY MARGIN, SOUTH 87°38'57" EAST, 70.56 FEET; THENCE SOUTH 83°19'42" EAST, 13.38 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT WHOSE RADIUS BEARS SOUTH 006°40'18" WEST, 33.50 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°35'24", AN ARC DISTANCE OF 27.24 FEET; THENCE SOUTH 36°44'19" EAST, 22.77 FEET; THENCE SOUTH 09°46'46" EAST, 17.12 FEET; THENCE SOUTH 02°17'05" WEST, 90.79 FEET; THENCE SOUTH 87°48'19" EAST, 11.03 FEET; THENCE SOUTH 04°38'42" EAST, 10.93 FEET; THENCE SOUTH 01°47'42" WEST, 90.69 FEET TO THE SOUTH LINE OF THE ABOVE DESCRIBED PARCEL; THENCE WESTERLY ALONG SAID SOUTH LINE, NORTH 87°38'57" WEST, 18.22 FEET; THENCE NORTH 02°17'49" EAST, 208.38 FEET; THENCE NORTH 87°42'51" WEST, 64.38 FEET; THENCE NORTH 02°35'15" EAST, 21.69 FEET; THENCE NORTH 87°38'57" WEST, 55.95 FEET TO THE WEST LINE OF THE ABOVE DESCRIBED PARCEL; THENCE NORTHERLY ALONG SAID WEST LINE, NORTH 2°11'41" EAST, 10.00 FEET, TO THE POINT OF BEGINNING;

CONTAINING 4,511 SQUARE FEET, MORE OR LESS;

SITUATE IN THE COUNTY OF THURSTON, STATE OF WASHINGTON.

PREPARED BY: PAUL E. BOUGHAL JR., PLS  
MTN2COAST, LLC  
10/22/2025



**EXHIBIT A**  
**RDK INVESTMENTS, LLC**  
**TPN 551000000100**

**PARCEL:**

LOT 1 OF HOLM'S ADDITION TO TUMWATER, AS RECORDED IN VOLUME 11 OF PLATS, PAGE 86;  
  
IN THURSTON COUNTY, WASHINGTON.

**RIGHT OF WAY DEDICATION DESCRIPTION:**

BEGINNING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY MARGIN OF CAPITOL BLVD S; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 1, NORTH 87°38'57" WEST, 11.50 FEET; THENCE NORTH 02°43'31" EAST, 82.74 FEET; THENCE NORTH 56°32'00" WEST, 4.66 FEET; THENCE NORTH 56°32'00" WEST, 5.12 FEET; THENCE NORTH 02°43'42" EAST, 20.00 FEET; THENCE NORTH 61°17'17" EAST, 9.59 FEET; THENCE NORTH 02°07'17" EAST, 99.95 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE EASTERLY ALONG SAID NORTH LINE, SOUTH 87°32'49" EAST, 10.81 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY MARGIN OF CAPITOL BLVD S; THENCE SOUTHERLY ALONG SAID WESTERLY MARGIN, SOUTH 02°11'41" WEST, 212.67 FEET TO THE POINT OF BEGINNING;

CONTAINING 2,523 SQUARE FEET, MORE OR LESS;

SITUATE IN THE COUNTY OF THURSTON, STATE OF WASHINGTON.

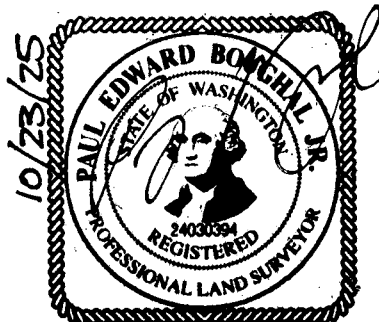
**TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION:**

COMMENCING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY MARGIN OF CAPITOL BLVD S; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 1, NORTH 87°38'57" WEST, 11.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 87°38'57" WEST, 5.00 FEET; THENCE NORTH 02°11'41" EAST, 73.26 FEET; THENCE NORTH 10°44'43" EAST, 12.02 FEET; THENCE SOUTH 56°32'00" EAST, 4.66 FEET; THENCE SOUTH 02°43'31" WEST, 82.74 FEET TO THE POINT OF BEGINNING;

CONTAINING 445 SQUARE FEET, MORE OR LESS;

SITUTATE IN THE COUNTY OF THURSTON, STATE OF WASHINGTON.

PREPARED BY:     PAUL E. BOUGHAL JR., PLS  
                         MTN2COAST, LLC  
                         10/22/2025



**EXHIBIT A**  
**SCHWAB PROPERTIES LTD**  
**TPN 72850300100**

**PARCEL:**

PARCEL A OF CITY OF TUMWATER BOUNDARY LINE ADJUSTMENT NO. BLA 98-7382 TW RECORDED JANUARY 21, 1999 UNDER RECORDING NO. 3205999 AND 3206000;

IN THURSTON COUNTY, WASHINGTON.

**RIGHT OF WAY DESCRIPTION:**

BEGINNING AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY MARGIN OF X STREET; THENCE WESTERLY ALONG THE NORTH LINE OF THE ABOVE DESCRIBED PARCEL, NORTH 89°16'04" WEST, 194.81 FEET TO THE BEGINNING OF A CURVE TO THE LEFT WHOSE RADIUS BEARS, SOUTH 00°43'56" WEST, 30.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°04'28", AN ARC DISTANCE OF 5.27 FEET; THENCE SOUTH 46°57'53" WEST, 33.28 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WHOSE RADIUS BEARS, SOUTH 76°43'41" EAST, 30.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°04'37", AN ARC DISTANCE OF 5.80 FEET; THENCE SOUTH 02°11'41" WEST, 167.34 FEET TO THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE NORTH 16°52'32" EAST, 29.56 FEET; THENCE NORTH 2°11'41" EAST, 109.01 FEET; THENCE NORTH 24°37'37" EAST, 13.50 FEET; THENCE SOUTH 87°47'42" EAST, 10.06 FEET; THENCE NORTH 35°57'34" EAST, 45.52 FEET; THENCE NORTH 57°14'12" EAST, 9.80 FEET; THENCE NORTH 87°03'16" EAST, 22.98 FEET; THENCE SOUTH 89°16'04" EAST, 31.22 FEET; THENCE SOUTH 89°16'04" EAST, 113.89 FEET TO THE EAST LINE OF THE ABOVE DESCRIBED PARCEL; THENCE NORTHERLY ALONG SAID EAST LINE, NORTH 2°11'41" EAST, 3.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 3,115 SQUARE FEET, MORE OR LESS;

SITUATE IN THE COUNTY OF THURSTON, STATE OF WASHINGTON.

**TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION 1:**

COMMENCING AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY MARGIN OF X STREET; THENCE SOUTHERLY ALONG THE EAST LINE OF THE ABOVE DESCRIBED PARCEL, SOUTH 2°11'41" WEST, 3.00 FEET; THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF THE ABOVE DESCRIBED PARCEL, NORTH 89°16'04" WEST, 113.89 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 78°03'56" WEST, 12.21 FEET; THENCE SOUTH 88°44'29" WEST, 30.19 FEET; THENCE SOUTH 84°39'30" WEST, 14.94 FEET; THENCE SOUTH 00°48'18" WEST, 24.25 FEET; THENCE SOUTH 46°21'46" WEST, 31.65 FEET; THENCE SOUTH 78°23'26" WEST, 21.17 FEET; THENCE SOUTH 02°04'30" WEST, 36.62 FEET; THENCE SOUTH 02°06'31" WEST, 100.92 FEET TO THE SOUTH LINE OF THE ABOVE DESCRIBED PARCEL; THENCE WESTERLY ALONG SAID SOUTH LINE, NORTH 88°18'20" WEST, 11.55 FEET TO THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE NORTH 16°52'32" EAST, 29.56 FEET; THENCE NORTH 02°11'41" EAST, 109.01 FEET; THENCE NORTH 24°37'37" EAST, 13.50 FEET; THENCE SOUTH 87°47'42" EAST, 10.06 FEET; THENCE NORTH 35°57'34" EAST, 45.52 FEET; THENCE NORTH 57°14'12" EAST, 9.80 FEET; THENCE NORTH 87°03'16" EAST, 22.98 FEET; THENCE SOUTH 89°16'04" EAST, 31.22 FEET TO THE POINT OF BEGINNING;

CONTAINING 1,646 SQUARE FEET, MORE OR LESS;

SITUATE IN THE COUNTY OF THURSTON, STATE OF WASHINGTON.

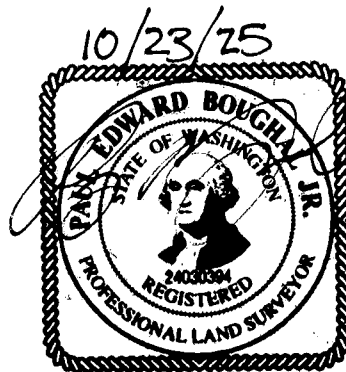
**TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION 2:**

COMMENCING AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY MARGIN OF X STREET; THENCE SOUTHERLY ALONG THE EAST LINE OF THE ABOVE DESCRIBED PARCEL, SOUTH 02°11'41" WEST, 3.00 FEET; THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF THE ABOVE DESCRIBED PARCEL, NORTH 89°16'04" WEST, 117.19 FEET, THENCE SOUTH 00°43'56" WEST 5.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89°59'42" EAST, 44.94 FEET; THENCE SOUTH 00°00'12" EAST, 35.00 FEET; THENCE SOUTH 89°59'42" WEST, 5.00 FEET; THENCE NORTH 00°00'12" WEST, 30.00 FEET; THENCE SOUTH 89°59'42" WEST, 40.00 FEET; THENCE NORTH 00°43'56" EAST, 5.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 375 SQUARE FEET, MORE OR LESS;

SITUATE IN THE COUNTY OF THURSTON, STATE OF WASHINGTON.

PREPARED BY: PAUL E. BOUGHAL JR., PLS  
MTN2COAST, LLC  
10/22/2025



## **EXHIBIT A**

### **STEVEN PROCHNAU REVOCABLE TRUST**

**TPN 12702222800**

**PARCEL:**

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 2 WEST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 2, NORTH 0°25'45" EAST 1325.38 FEET FROM ITS WEST QUARTER CORNER; RUNNING THENCE SOUTH 89°42' EAST 30 FEET TO THE INTERSECTION OF THE NORTH LINE OF EAST X STREET WITH THE EAST LINE OF CAPITOL BOULEVARD AND THE INITIAL POINT OF THIS DESCRIPTION; THENCE NORTH 0°25'45" EAST ALONG SAID EAST LINE OF CAPITOL BOULEVARD 78 FEET; THENCE NORTH 88°47'45" EAST 125 FEET AND SOUTH 0°25'45" WEST 75 FEET TO SAID NORTH LINE OF EAST X STREET; THENCE SOUTH 88°47'45" WEST ALONG SAID NORTH LINE OF STREET 125 FEET TO SAID INITIAL POINT;

EXCEPTING THEREFROM THE WEST 6 FEET AS DEEDED TO THE CITY OF TUMWATER BY DEEDS RECORDED UNDER RECORDING NOS. 1111658, 1111659, AND 1120988;

ALSO EXCEPTING THEREFROM THAT PORTION DEEDED TO THE CITY OF TUMWATER BY DEED RECORDED UNDER RECORDING NO. 9509110161;

IN THURSTON COUNTY, WASHINGTON.

**RIGHT OF WAY DEDICATION DESCRIPTION:**

THAT PORTION OF THE ABOVE DESCRIBED PARCEL LYING SOUTH AND WEST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE CENTERLINE INTERSECTION OF CAPITOL BOULEVARD AND EAST X STREET, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 2 WEST, W.M.;  
THENCE NORTHERLY ALONG THE CENTERLINE OF CAPITOL BOULEVARD AND THE WEST LINE OF SAID NORTHWEST QUARTER, NORTH 02°11'41" EAST, 96.75 FEET;  
THENCE SOUTH 87°48'19" EAST, 36.00 FEET TO THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL AND THE POINT OF BEGINNING;  
THENCE EASTERLY ALONG THE NORTH LINE OF THE ABOVE DESCRIBED PARCEL, SOUTH 89°32'15" EAST, 12.55 FEET;  
THENCE SOUTH 22°10'15" EAST, 43.16 FEET;  
THENCE SOUTH 01°14'58" EAST, 9.51 FEET;  
THENCE SOUTH 42°22'23" EAST, 6.40 FEET;  
THENCE SOUTH 56°33'22" EAST, 10.34 FEET;  
THENCE SOUTH 74°44'40" EAST, 25.28 FEET;  
THENCE SOUTH 89°16'04" EAST, 50.14 FEET TO THE EAST LINE OF THE ABOVE DESCRIBED PARCEL AND THE TERMINUS OF THIS LINE DESCRIPTION;

CONTAINING 2,218 SQUARE FEET, MORE OR LESS;

SITUATE IN THE COUNTY OF THURSTON, STATE OF WASHINGTON.

**TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION:**

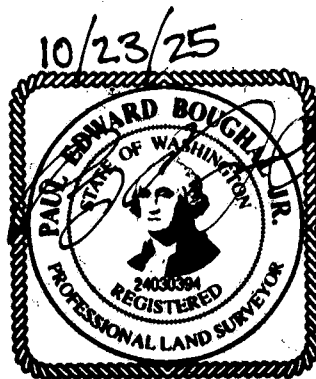
THAT PORTION OF THE ABOVE DESCRIBED PARCEL DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF CAPITOL BOULEVARD AND EAST X STREET, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 2 WEST, W.M.;  
THENCE NORTHERLY ALONG THE CENTERLINE OF CAPITOL BOULEVARD AND THE WEST LINE OF SAID NORTHWEST QUARTER, NORTH 02°11'41" EAST, 96.75 FEET;  
THENCE SOUTH 87°48'19" EAST, 36.00 FEET TO THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL;  
THENCE EASTERLY ALONG THE NORTH LINE OF THE ABOVE DESCRIBED PARCEL, SOUTH 89°32'15" EAST, 12.55 FEET TO THE POINT OF BEGINNING;  
THENCE SOUTH 22°10'15" EAST, 43.16 FEET;  
THENCE SOUTH 01°14'58" EAST, 9.51 FEET;  
THENCE SOUTH 42°22'23" EAST, 6.40 FEET;  
THENCE SOUTH 56°33'22" EAST, 10.34 FEET;  
THENCE SOUTH 74°44'40" EAST, 25.28 FEET;  
THENCE SOUTH 89°16'04" EAST, 50.14 FEET TO THE EAST LINE OF THE ABOVE DESCRIBED PARCEL;  
THENCE NORTHERLY ALONG SAID EAST LINE, NORTH 02°11'41" EAST, 5.39 FEET;  
THENCE NORTH 89°10'00" WEST, 50.01 FEET;  
THENCE NORTH 41°55'57" WEST, 7.68 FEET;  
THENCE NORTH 86°38'27" WEST, 28.03 FEET;  
THENCE NORTH 42°22'23" WEST, 6.01 FEET;  
THENCE NORTH 01°14'58" WEST, 9.33 FEET;  
THENCE NORTH 20°08'43" WEST, 15.97 FEET;  
THENCE NORTH 88°03'35" EAST, 32.03 FEET;  
THENCE NORTH 01°56'25" WEST, 10.00 FEET;  
THENCE SOUTH 88°03'35" WEST, 35.32 FEET;  
THENCE NORTH 20°08'43" WEST, 2.38 FEET;  
THENCE NORTH 28°04'20" WEST, 14.56 FEET TO THE NORTH LINE OF THE ABOVE DESCRIBED PARCEL AND THE POINT OF BEGINNING;

CONTAINING 874 SQUARE FEET, MORE OR LESS.

SITUATE IN THE COUNTY OF THURSTON, STATE OF WASHINGTON.

PREPARED BY: PAUL E. BOUGHAL JR., PLS  
MTN2COAST, LLC  
10/22/2025



## EXHIBIT A

### Parcel: Slater Enterprises Phase III, LLC 12703112000

The South 176.2 feet of the East 150 feet of the Northeast quarter of the Northeast quarter of Section 3, Township 17 North, Range 2 West, W.M.;

Excepting therefrom the East 30 feet for Capitol Boulevard;

Also excepting therefrom the South 30 feet for West "X" Street;

And also excepting therefrom that portion conveyed to the City of Tumwater by deed recorded September 18, 1995 under Recording No. 9509180191;

In Thurston County, Washington

### Right of Way:

The South 176.2 feet of the East 150 feet of the Northeast quarter of the Northeast quarter of Section 3, Township 17 North, Range 2 West, W.M.;

Excepting therefrom the East 30 feet for Capitol Boulevard;

Also excepting therefrom the South 30 feet for West "X" Street;

And also excepting therefrom that portion conveyed to the City of Tumwater by deed recorded September 18, 1995 under Recording No. 9509180191;

In Thurston County, Washington

Containing 17,305 sq.ft.



(Description prepared by or under the direction of Rynea L. Edwards on 06-29-2023)

## EXHIBIT A

### Parcel: Slater Enterprises Phase III, LLC 12703112400

The North 50 feet the South 226.2 feet of the East 150 feet of the Northeast quarter of the Northeast quarter of Section 3,

Township 17 North, Range 2 West, W.M.;

Excepting therefrom the East 30 feet for Capitol Boulevard;

In Thurston County, Washington

### Right of Way:

The North 50 feet the South 226.2 feet of the East 150 feet of the Northeast quarter of the Northeast quarter of Section 3,

Township 17 North, Range 2 West, W.M.;

Excepting therefrom the East 30 feet for Capitol Boulevard;

In Thurston County, Washington

Containing 5,999 sq.ft.



(Description prepared by or under the direction of Rynea L. Edwards on 06-29-2023)