

# CITY COUNCIL WORKSHOP

April 2, 2024

6:00 P.M.



[www.ci.bonney-lake.wa.us](http://www.ci.bonney-lake.wa.us)

## AGENDA

**Location:** Bonney Lake Justice & Municipal Center, 9002 Main Street East, Bonney Lake, Washington.

The public is invited to attend Council Meetings and Workshops in person, via conference call or over the internet. The information for attending is provided below.

Council Workshop options:

In-Person: Bonney Lake Justice & Municipal Center at 9002 Main Street East in Bonney Lake

By phone: 323-792-6234 (Meeting ID: 384 308 606#)

By internet: Teams meeting link: [TEAMS](#) (Meeting ID: 222 580 150 033) **The City will be turning off all public cameras and microphones when attending online until the start of the citizen commenting section and will then turn them back off after the citizen commenting section is finished - Only staff and presenters will be visible and unmuted during the entire meeting.**

### I. CALL TO ORDER: Mayor Terry Carter

A. Pledge of Allegiance

**II. ROLL CALL:** Mayor Terry Carter, Deputy Mayor Dan Swatman, Councilmember Angela Baldwin, Councilmember Gwendolyn Fullerton, Councilmember Kerri Hubler, Councilmember J. Kelly McClimans, Councilmember Dan Roach.

### III. AGENDA ITEMS:

Page 3 A. **Proclamation:** Parks Appreciation Day.

B. **Proclamation:** Arbor Day.

C. **Presentation:** Veterans Memorial Dr./Angeline RAB.

D. **Council Open Discussion:**

Page 5 E. **Review Of Council Minutes:** March 19, 2024, City Council Workshop and March 26, 2024, City Council Meeting.

Page 13 F. **Discussion: AB24-21 – Resolution R24-21** - A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing The Transfer Of Funds From The General Fund To The Water Fund To Purchase The Reed Property For Park Purposes And Amending Resolution 2734 Declaring The Reed Property Surplus To The City's Needs.

### IV. EXECUTIVE SESSION:

*Pursuant to RCW 42.30.110 (i), To Discuss Potential Litigation With Legal Counsel.*

### V. ADJOURNMENT

*For citizens with disabilities requesting translators or adaptive equipment for communication purposes, the City requests notification as early as possible prior to the meeting regarding the type of service or equipment needed.*

The City Council may act on items listed on this agenda, or by consensus give direction for future action.  
The Council may also add and take action on other items not listed on this agenda.





# Proclamation

**WHEREAS**, Parks, playgrounds, nature trails, open spaces, community and cultural centers, and historic sites make a community attractive and desirable place to live, work, play, and visit and contribute to our ongoing economic vitality; and

**WHEREAS**, Parks are a place where people can reflect, exercise, play, socialize, and have fun; and

**WHEREAS**, public parks and open spaces help build a sense of community and are places where everyone is welcome; and

**WHEREAS**, numerous jurisdictions, cities, and organizations, including Bonney Lake, have joined together to create an event that encourages citizens to celebrate the value and enhanced quality of life that parks bring to our communities; and

**WHEREAS**, many businesses, benefactors, organizations and donors have provided sponsorships and donations to support this event that will bring citizens together to support their local parks; and

**WHEREAS**, thousands of citizens throughout Pierce County will volunteer their time to clean-up and beautify parks and open spaces on Saturday, April 20, 2024

**NOW, THEREFORE**, I, Terry Carter, Mayor of the City of Bonney Lake, Pierce County, Washington, proclaim April 20, 2024, as:

## ***Parks Appreciation Day!***

**And encourage all citizens to celebrate by participating in this event and assisting to clean up and beautify Bonney Lake's parks, trails, and open spaces.**

**Dated this 2nd day of April 2023**

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Mayor Terry Carter



# Proclamation

**WHEREAS**, Arbor Day is a day to celebrate trees and promote their well-being.; and

**WHEREAS**, Saturday April 26th has been set aside as the official Arbor Day in the City of Bonney Lake; and

**WHEREAS**, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitat for wildlife; and

**WHEREAS**, trees are a renewable resource giving us paper, wood for homes, and beauty to our community; and

**WHEREAS**, trees, wherever they are planted, are a source of joy and renewal.

**NOW, THEREFORE**, I, Terry Carter, Mayor of the City of Bonney Lake, Washington, do hereby proclaim April 26, 2024, as:

## *Arbor Day in the City of Bonney Lake*

**And urge all citizens and property owners to celebrate Arbor Day; and to support efforts to protect our trees and woodlands; and to plant trees to gladden the heart and promote the well-being of this and future generations.**

**Dated this 2nd day of April 2024**

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Mayor Terry Carter

**CITY COUNCIL WORKSHOP  
MEETING**

**March 19, 2024  
6:00 P.M.**



[www.ci.bonney-lake.wa.us](http://www.ci.bonney-lake.wa.us)

**DRAFT MINUTES**

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**Location:** Bonney Lake Justice & Municipal Center, 9002 Main Street East, Bonney Lake, Washington.

Audio starts at: **I. CALL TO ORDER:** Deputy Mayor Terry Carter  
06:00

A. Pledge of Allegiance

Audio starts at: **II. Roll Call:** Administrative Specialist II Debbie McDonald called the roll. In addition to  
6:01 Deputy Mayor Carter, other elected officials attending were Councilmember Angela Baldwin, Councilmember Gwendolyn Fullerton, Councilmember Kerri Hubler, Councilmember J. Kelly McClimans, Councilmember Dan Roach, and Councilmember Dan Swatman.

Staff members in attendance at the physical location were City Administrator John Vodopich, Administrative Services Director Chuck McEwen, Deputy City Attorney-Prosecutor Dena Burke, Interim Public Services Director Jason Sullivan, Assistant Police Chief Ryan Boyle, Human Resource Manager Bryan Sandler, Legal Specialist II Carol Paul, Administrative Specialist II Debbie McDonald, and City Attorney Jennifer Robertson.

Staff members in virtual attendance: Chief Finance Officer Cherie Reiersen, Assistant Police Chief James Keller, City Clerk Sadie Schaneman, Assistant to the City Administrator Leslie Harris, Recreation & Special Events Manager David Wells, Finance & Payroll Accountant Patti McCann, Records & Disclosure Coordinator Kandice Besaw, and Legal Specialist I Kristin Visnaw.

Audio starts at: **III. AGENDA ITEMS:**  
6:02

A. **Preview of Council Minutes:** March 5, 2024, City Council Workshop, March 12, 2024, City Council Meeting.

The draft minutes were forwarded with no corrections to the March 26, 2024, meeting for approval.

Audio starts at: **IV. MAYOR CANDIDATE SPEECHES/INTERVIEWS:**  
6:03

A. No Advance Materials (15 minutes per candidate.)

Deputy Mayor Carter went over the interview process. He explained that at the conclusion of the interviews the Council will go into an executive session and return to the meeting to open the floor for nominations and voting.

**Councilmember McClimans moved to allow all candidates to stay in Chambers during the interview process. Councilmember Roach seconded the motion.**

**Motion approved 7 – 0.**

The applicants were interviewed in the following order:

- Terry Carter
- Kerri Hubler
- Justin Evans
- Broderick Ford
- Chris Blanco
- Esteban Carbajal

Candidate Broderick Ford was absent when called to approach the Council for interviewing.

Audio starts at:  
7:08

**V. EXECUTIVE/CLOSED SESSION:**

Pursuant to RCW 42.30.110(1)(h). Deputy Mayor Carter announced an executive session, with action to follow, to evaluate the qualifications of a candidate for appointment to elective office. Deputy Mayor Carter announced the meeting would last 10 minutes. The meeting began at 7:08 p.m.

Deputy Mayor Carter requested a 15-minute continuation at 7:18 p.m., a 5-minute continuation at 7:33 p.m. and the session concluded at 7:38 p.m.

Audio starts at:  
7:39

**VI. SELECTION AND APPOINTMENT FOR CANDIDATE TO MAYOR VACANCY:**

City Attorney Robertson walked through the nomination and voting process.

Deputy Mayor Carter opened the floor for nominations. Councilmember McClimans nominated Deputy Mayor Terry Carter. Councilmember Fullerton also nominated Deputy Mayor Terry Carter. Deputy Mayor Carter closed the nominations and Councilmembers Baldwin, Fullerton and McClimans expressed that all candidates had strong skills that would benefit the city but felt that Deputy Mayor Carter would be the best choice. He has been taking training classes, had staff support, has acted professionally with all of the Council, and they would be voting based on what interactions and actions they have seen and had with Deputy Mayor Carter and not base things off of any past actions that were not current.

**Councilmembers voted on the nomination of Deputy Mayor Terry Carter as the new Mayor for the City of Bonney Lake.**

**Appointing Deputy Mayor Carter as Mayor approved 4-3.  
Councilmember Hubler, Roach and Swatman voted no.**

Mayor Elect Carter thanked all who participated in the process and praised the candidates for their effort and qualifications.

Audio starts at:  
7:51

## **VII. ADMINISTERING THE OATH OF OFFICE TO APPOINTED MAYOR:**

Deputized Deputy City Clerk Chuck McEwen invited Mayor Elect Carter to come forward and receive the Oath of Office. Deputy City Clerk McEwen administered the oath of Office to Terry Carter in his newly elected capacity of Mayor. Mayor Carter took his seat on the Council table.

Mayor Carter called for nominations from the Council for the position of Deputy Mayor nominations.

**Councilmember Baldwin nominated Councilmember Swatman for Deputy Mayor. Councilmember McClimans nominated Councilmember Fullerton for Deputy Mayor.**

Hearing no further nominations, Mayor Carter called for a vote of the Council for the first nomination of Councilmember Swatman as Deputy Mayor.

**Councilmembers unanimously voted 6-0 for Councilmember Swatman to be the new Deputy Mayor.**

Audio starts at:  
7:55

## **VIII. CITIZEN COMMENTS: Comments For Items On The Agenda Only.**

*For efficient use of city resources, comments will be a short summary and not verbatim. Video recordings will be uploaded to the city's YouTube channel and an audio recording to the state digital archives for review of all the comments.*

Justin Evans, 17806 111th St Ct E: Congratulated Mayor Carter and wished him luck.

Dan Decker, 20401 70th St E, Bonney Lake: Congratulated Mayor Carter and thanked the Council for electing him. Asked Council to be careful of what they are saying during meetings and to use decorum.

Pacific Police Chief Hendrickson, 133 3<sup>rd</sup> Ave SE, Pacific: Congratulated Mayor Carter on his new position.

Pierce County Councilmember Dave Morell, 930 Tacoma Ave S. RM 1046, Tacoma: Congratulated Mayor Carter and stated the City will now have an open Council seat.

**IX. ADJOURNMENT:**

**At 8:00 p.m. the Meeting was adjourned by Mayor Carter with the common consent of the City Council.**

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Sadie A. Schaneman, City Clerk

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Terry Carter, Mayor

Items presented to Council at the March 19, 2024, Workshop:

- (1) *Training Certificates* – Terry Carter.

*Note: Unless otherwise indicated, all documents submitted at City Council meetings and workshops are on file with the City Clerk. For detailed information on agenda items, please view the corresponding Agenda Packets, which are posted on the city website and on file with the City Clerk.*



# CITY COUNCIL MEETING

March 26, 2024  
6:00 P.M.  
DRAFT MINUTES



www.ci.bonney-lake.wa.us

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**Location:** The physical location of the Council Meeting was at the Bonney Lake Justice & Municipal Center, 9002 Main Street East, Bonney Lake, Washington. The public was also given the option to call in or attend virtually the Council Meeting.

Audio starts at:  
06:00:00

- I. CALL TO ORDER** – Mayor Carter, called the meeting to order at 6:00 p.m.
- A. Pledge of Allegiance: Mayor Carter led the audience in the Pledge of Allegiance.
- B. Roll Call: Records and Disclosure Coordinator Kandice Besaw called the roll. In addition to Mayor Terry Carter, elected officials attending were Deputy Mayor Dan Swatman, Councilmember Gwendolyn Fullerton, Councilmember Kerri Hubler and Councilmember Dan Roach. Councilmember Angela Baldwin and Councilmember J. Kelly McClimans were not in attendance.

**Councilmember Roach moved to excuse the absence of Councilmembers Baldwin and McClimans. Councilmember Hubler seconded the motion.**

**Motion approved 4-0.**

Staff members in attendance at the physical location were City Administrator John Vodopich, Chief of Police Mark Berry, Administrative Services Director Chuck McEwen, Interim Public Services Director Jason Sullivan, Assistant to City Administrator Leslie Harris, Deputy City Attorney-Prosecutor Dena Burke, Interim Judicial Branch Manager Geri Resch, City Clerk Sadie Schaneman, Records and Disclosure Coordinator Kandice Besaw and City Attorney Jennifer Robertson.

Staff members in virtual attendance using the City’s Teams conference line were Chief Finance Officer Cherie Reiersen, Judge Joanna Daniels, and Legal Specialist II Carol Paul.

- C. Agenda Modifications: None.
- D. Announcements, Appointments and Presentations:

1. **Presentation:** Greater Bonney Lake Historical Society.  
*Mark Hamilton, Historical Society Member*  
Speaking about the history of Bonney Lake, Mark Hamilton of the Historical Society also shared their ambitions to open a full-time museum and the need for the city's help with a long-term lease and the use of the modular at the former Public Works Center.

Audio starts at:  
06:02:05

Thanking the historical society for their support of the city and for preserving the stories, Mayor Carter, Deputy Mayor Swatman, and Councilmember Fullerton expressed their readiness to work with them.

2. **Announcement:** Statement from Mayor Carter.

Mayor Carter spoke about the events surrounding the selection of a new mayor, stating that he was made aware of the derogatory remarks made on social media and would like to clear the air on a few items.

Mayor Carter shared that the Clerks' department was thinking ahead and had an oath of office and placard for all possibilities and/or outcomes and the clerks' should be commended for their thoughtfulness.

Council's process was public and transparent. This was the first time with this type of situation and council relied heavily on the RCW and city attorney. Mayor Carter advised council to come up with a code for the future as to not have a repeat. Council worked through arguments and disagreements in open public, they investigated the applicants and chose who was best suited for this time.

He has also been meeting with staff and will continue working towards the goals and visions they have together.

Lastly, Mayor Carter thanked previous Mayor Michael McCullough and all for having grace during this transition. He looks forward to working with everyone along with the community and is ready to get back to city business.

**II. PUBLIC HEARINGS, CITIZEN COMMENTS & CORRESPONDENCE:**

A. Public Hearing: None.

B. Citizen Comments: *For efficient use of city resources, comments will be a short summary and not verbatim. Video recordings will be uploaded to the city's YouTube channel and an audio recording to the state digital archives for review of all the comments.*

Ron Walker, 10407 174<sup>th</sup> Ave E, Bonney Lake: Mentioned the 75th anniversary of the city and noted the historical markers placed across the community, saying he would like the city to take part in maintaining them.

Winona Jacobson, 3915 25<sup>th</sup> Street SE, Puyallup: Shared the importance of preserving the stories with the Historical society.

Dan Decker, 20401 70th St E, Bonney Lake: Spoke on RCW's, Roberts Rules of Order and City Ordinances.

C. Correspondence: None.

Audio starts at:  
6:41:00

**III. COUNCIL COMMITTEE REPORTS:**

- A. Finance Committee: Deputy Mayor Swatman reported the Finance Committee met in person and virtually today at 5:00 p.m. The Committee went thru personnel updates; discussed the recreation program and approved their minutes.
- B. Community Development Committee: Deputy Mayor Swatman reported the Community Development Committee did not meet and is expected to have their next meeting in person and virtually at 3:30 p.m. on April 2, 2024.
- C. Public Safety Committee: Councilmember Hubler reported the Public Safety Committee did not meet and is expected to have their next meeting in person and virtually at 3:30 p.m. on April 9, 2024.
- D. Other Reports: None.

Audio starts at:  
6:42:07

**IV. CONSENT AGENDA:**

- A. **Approval of Corrected Minutes**: March 5, 2024, City Council Workshop, March 12, 2024, City Council Meeting.
- B. **Approval of Accounts Payable and Utility Refund Checks/Vouchers: Accounts Payable check/vouchers #96459 to #96508, and wire transfers #38568728, #38568728, #2024020202, #2024021301, #2024031001, #2024031002 in the amount of \$285,837.19. Voids: None.**
- C. **Approval of Payroll**: March 1 – 15, 2024 for checks #34955 - 34958 including Direct Deposits and Electronic Transfers totaling \$753,196.37. Voids: None.
- D. **AB24-24 – Resolution 3202** - A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing The Mayor To Sign The Janssen Settlement Participation Form.

**Councilmember Fullerton moved to approve the Consent Agenda.  
Councilmember Roach seconded the motion.**

**Consent Agenda approved 4 - 0.**

**V. FINANCE COMMITTEE ISSUES:**

Audio starts at:  
6:43:00

- A. **AB24-23 – Resolution 3201** - A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing The Mayor To Sign The Interlocal Agreement Between Pierce County And City Of Bonney Lake For Opioid Settlement Funds.

**Deputy Mayor Swatman moved to approve Resolution 3201. Councilmember Hubler seconded the Motion.**

Council discussed and shared their concerns, including:

- Best use of the settlement funds.
- Ways to work with other communities and pool the monies.
- Councilmember v. Staff to sit on Board.

**Resolution 3201 approved 4 – 0.**

**VI. COMMUNITY DEVELOPMENT COMMITTEE ISSUES:** None.

**VII. PUBLIC SAFETY COMMITTEE ISSUES:** None.

**VIII. FULL COUNCIL ISSUES:** None.

**IX. CLOSED/EXECUTIVE SESSION:** None.

**X. ADJOURNMENT:**

**At 6:51 p.m. the Meeting was adjourned by Mayor Carter with the common consent of the City Council.**

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Sadie A. Schaneman, CMC, City Clerk

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Terry Carter, Mayor

Items presented to Council at the March 26, 2024, Meeting for the record: None.

*Note: Unless otherwise indicated, all documents submitted at City Council meetings and workshops are on file with the City Clerk. For detailed information on agenda items, please view the corresponding Agenda Packets, which are posted on the city website and on file with the City Clerk.*

**City of Bonney Lake, Washington**  
**City Council Agenda Bill (AB)**

<b>Department/Staff Contact:</b> Public Services Department Jason Sullivan Interim Public Services Director	<b>Meeting/Workshop Date:</b> April 2, 2024	<b>Agenda Bill Number:</b> AB24-21
<b>Agenda Item Type:</b> Discussion	<b>Ordinance/Resolution Number:</b> R24-21	<b>Sponsor:</b>

**Agenda Subject:** Reed Property Acquisition

**Full Title/Motion:** A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing The Transfer Of Funds From The General Fund To The Water Fund To Purchase The Reed Property For Park Purposes And Amending Resolution 2734 Declaring The Reed Property Surplus To The City’s Needs.

**Administrative Recommendation:** Approve

**Background Summary:** The Reed Property was acquired in April 2010 as a potential source of water rights utilizing Water System Development Charges (SDC) funds. Exploratory investigations did not result in sufficient quantities of groundwater to warrant pursuing a water right on the property. Following the determination that there was insufficient groundwater to support the development of the property as a municipal water source, the City declared the property surplus in April of 2019. The sale of the property was intended to reimburse the Water Fund for the previously expended SDC funds used to complete water infrastructure projects. On September 12, 2023, the City Council authorized the Mayor to sign a Memorandum of Understanding (MOU) with the Mount Rainier Athletic Club (MRAC) regarding a potential private – public partnership for use of the Reed Property. The goal of the MOU is to develop a framework that will eventually lead to a long-term ground lease and the development of the property by MRAC with multi-sports fields and other athletic facilities. Item 2.1.A of section 4 of the MOU provides that the City agrees to take the steps necessary to transfer the property from the Water Utility ownership into General Fund ownership including appropriating the funding for the transfer of ownership. This provision also provides that the City agreed to determine the fair market value of the property. The fair market value of the property was determined by an appraisal in August of 2023 and is based on what the Water Fund would receive if the property was sold. Transferring of the property from the Water Utility Fund to the General Fund is the same as if the property were to be sold to a private entity as it is a transfer of ownership between two parties. The fair market value is required to be utilized so that the Water Utility recoups the SDCs expended to purchase the property. The Water Utility collected those SDC funds for water infrastructure projects and now that the property is no longer being used for a water purposes, those funds must be paid back in order to complete other water related infrastructure projects.

**Attachments:** Resolution R24-21

<b>BUDGET INFORMATION</b>			
Budget Amount	Current Balance	Required Expenditure	Budget Balance
<b>Budget Explanation:</b>			

<b>COMMITTEE, BOARD &amp; COMMISSION REVIEW</b>			
<b>Council Committee Review:</b>  Date: _____  Forward to: _____	<b>Approvals:</b> Chair/Councilmember: _____ Councilmember _____ Councilmember _____	<b>Yes</b>	<b>No</b>
		<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Commission/Board Review:</b> <b>Hearing Examiner Review:</b>			

<b>COUNCIL ACTION</b>	
Workshop Date(s): _____	Public Hearing Date(s): _____
Meeting Date(s): _____	Tabled to Date: _____

<b>APPROVALS</b>		
<b>Director:</b> <i>Jason Sullivan</i>	<b>Mayor:</b> <i>Terry Carter</i>	<b>Date Reviewed                      by City Attorney:</b> (if applicable):

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**RESOLUTION NO. R24-21**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, AUTHORIZING THE TRANSFER OF FUNDS FROM THE GENERAL FUND TO THE WATER FUND TO PURCHASE THE REED PROPERTY FOR PARK PURPOSES AND AMENDING RESOLUTION 2734 DECLARING THE REED PROPERTY SURPLUS TO THE CITY'S NEEDS.**

**WHEREAS**, on April 13, 2010, the City Council adopted Resolution 2026 acquiring the property located at 7109-7111 Barkubein East, Buckley WA 98321 (hereinafter Reed Property) as a potential source of water rights utilizing Water System Development Charges (SDC) funds; and

**WHEREAS**, on April 9, 2019, the City Council adopted Resolution 2734 declaring the Reed Property surplus; and

**WHEREAS**, on June 13, 2023, the City Council adopted Resolution 3165 directing staff to develop an agreement with Mount Rainier Futbol Club/Mount Rainier Athletic Club (MRFC/MRAC) to establish a public-private partnership for the development of park and recreation facilities; and

**WHEREAS**, on September 12, 2023, the City Council authorized the Mayor to sign a Memorandum of Understanding (MOU) with the MRAC regarding a potential private – public partnership for use of the Reed Property; and

**WHEREAS**, under item 2.1.A of section 4 of the MOU the City agreed to take the steps necessary to transfer the property from the Water Utility ownership into General Fund ownership including appropriating the funding for the transfer of ownership; and

**WHEREAS**, under item 2.1.A of section 4 of the MOU the City agreed to determine to the fair market value of the property; and

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, WASHINGTON DOES HEREBY RESOLVE AS FOLLOWS:**

**Section 1. Property Transfer.** The Mayor is authorized to transfer \_\_\_\_\_, which is equal to the fair market value of the Reed Property as determined by the August 25, 2023, appraisal, from the General Fund to the Water Utility for the purchase of the Reed Property.

**Section 2. Rescinding Surplus Declaration.** Exhibit A of Resolution 2734 is hereby amended to remove the Reed Property. A copy of the revised Exhibit A is attached to this Resolution as Exhibit A.

**PASSED** by the City Council this 9th day of April 2024.

\_\_\_\_\_  
Terry Carter, Mayor

AUTHENTICATED:

\_\_\_\_\_  
Sadie A. Schaneman, CMC, City Clerk

**EXHIBIT A**

**Reed Farm**

Parcel Number: 0520261042

Address: 7109 Barkubein Road East

Acreage/Square Footage: 2.48 acres/108,029 square feet

Assessed Valuation \$660,800.00

Described As: Section 26 Township 20 Range 05 Quarter 14 : PARCEL B OF BLA  
2014-07-28-5001 DESC AS FOLL COM AT SW COR OF SD DLC TH N 3 DEG 47  
MIN 53 SEC E 270 FT TH S 86 DEG 12 MIN 7 SEC E 233.13 FT TO POB TH S 3  
DEG 39 MIN 32 SEC W 221 FT TH N 88 DEG 38 MIN 30 SEC E 72.48 FT TH S 85  
DEG 40 MIN E 351.60 FT TH N 7 DEG 24 MIN 12 SEC E 255.85 FT TH N 87 DEG 21  
MIN 16 SEC W 440.55 FT TH S 3 DEG 39 MIN 32 SEC W 28.71 FT TO POB ALSO  
EXC THAT POR CY TO P CO PER ETN 4092778 EASE OF REC OUT OF 1-700, 1-  
009, & 1-002 SEG 2015-0065 DX8/14/14DX

Parcel Number: 0520261041

Address: 7111 Barkubein Road East

Acreage/Square Footage: 17.62 acres/767,527 square feet

Assessed Valuation \$376,200.00

Described As: Section 26 Township 20 Range 05 Quarter 14 : PARCEL A OF BLA  
2014-07-28-5001 DESC AS COM AT NW COR OF MICHAEL CONNELL DLC TH S  
86 DEG 12 MIN 7 SEC E 233.79 FT TO POB TH S 3 DEG 39 MIN 32 SEC W 60.38 FT  
TH S 85 DEG 33 MIN 44 SEC E 1,165.82 FT TH N 49 DEG 24 MIN 26 SEC E 105.65  
FT TO N LI OF SD DLC TH CONT N 49 DEG 47 MIN 26 SEC E 19.66 FT TH N 89  
DEG 41 MIN 37 SEC E 173.85 FT TH N 3 DEG 39 MIN 11 SEC E 524.31 FT TH N 85  
DEG 33 MIN 44 SEC W 1,429.56 FT TH S 3 DEG 39 MIN 32 SEC W 566.38 FT TO  
POB EXC FOLL COM AT SW COR OF SD DLC TH N 3 DEG 47 MIN 53 SEC E 270  
FT TH S 86 DEG 12 MIN 7 SEC E 233.13 FT TO POB TH S 3 DEG 39 MIN 32 SEC W  
221 FT TH N 88 DEG 38 MIN 30 SEC E 72.48 FT TH S 85 DEG 40 MIN E 351.60 FT  
TH N 7 DEG 24 MIN 12 SEC E 255.85 FT TH N 87 DEG 21 MIN 16 SEC W 440.55 FT  
TH S 3 DEG 39 MIN 32 SEC W 28.71 FT TO POB ALSO EXC THAT POR CY TO P  
CO PER ETN 4092778 EASE OF REC OUT OF 1-700, 1-009, & 1-002 SEG 2015-0065  
DX8/14/14DX



**Smith**

Parcel Number: 0519022023

Address: 22123 SR 410 East

Acreage/Square Footage: 3.48 acres/151,589 square feet

Assessed Valuation \$442,000

Described As: Section 02 Township 19 Range 05 Quarter 21 THAT POR OF ELY 264 FT OF GOVT LOT 3 LY NLY OF STATE HWY LESS N 510 FT THEREOF EXC THAT POR CYD TO STATE OF WASH PER ETN 4226332 EASE OF RECORD PER ETN 573735 (DCGRES10-7-82) DC6/1/10DX

**Compass Pointe**

Parcel Number: 0519021032

Address: 22405 SR 410 East

Acreage/Square Footage: 20.83 acres/907,355 square feet

Assessed Valuation \$1,830,500.00

Described As: Section 02 Township 19 Range 05 Quarter 12 BEG 15 FT S & 120 FT E OF NW COR OF LOT 2 TH N 89 DEG 24 MIN E ALG S LI OF CO RD 140 FT TH S 407 FT TH E 791 FT TH S 832.63 FT TO NLY LI OF STATE HWY TH N 85 DEG 24 MIN W ALG NLY LI SD HWY 1046.2 FT TH N 00 DEG 20 MIN W 629.75 FT TH N 89 DEG 24 MIN E 120 FT TH N 515 FT TO BEG EXC RD ALSO EXC THAT POR CYD TO STATE OF WASH PER ETN 4226242 SEG F 9007 (DC3306CA9-11-86) DC6/1/10DX T/E 1977 BENDX PARAMOUNT S#MB0520AB 24X60 (P43320-50000) CT 6/00