



CITY OF
TUMWATER

**GENERAL GOVERNMENT COMMITTEE
MEETING AGENDA**

**Online via Zoom and In Person at
Tumwater City Hall, Council Conference
Room, 555 Israel Rd. SW, Tumwater, WA
98501**

**Wednesday, May 20, 2026
11:00 AM**

1. Call to Order
2. Roll Call
- [3.](#) Approval of Minutes: General Government Committee, April 15, 2026
- [4.](#) Service Provider Agreement with ICF Jones & Stokes LLC for the Bush Prairie Habitat Conservation Plan - Phase 4 Amendment 1 (Community Development Department)
- [5.](#) Resolution No. R2026-004, Black Lake Belmore Rd SW Annexation (Community Development Department)
6. Additional and Future Items
7. Adjourn

Meeting Information

All committee members will be attending remotely. The public are welcome to attend in person, by telephone or online via Zoom.

Watch Online

<https://us02web.zoom.us/j/87927807992?pwd=qEH5F8bP1r4D2re9D5Zgsi930lJJj1.1>

Listen by Telephone

Call (253) 215-8782, listen for the prompts and enter the Webinar ID 879 2780 7992 and Passcode 691711.

Public Comment

The public may submit comments by sending an email to council@ci.tumwater.wa.us, no later than 5:00 p.m. the day before the meeting. Comments are submitted directly to the Committee members and will not be read individually into the record of the meeting.

Post Meeting

Video of this meeting will be recorded and posted on our City Meeting page: <https://tumwater-wa.municodemeetings.com>.

Accommodations

The City of Tumwater takes pride in ensuring that people with disabilities are able to take part in, and benefit from, the range of public programs, services, and activities offered by the City. To request an

accommodation or alternate format of communication, please contact the City's ADA Coordinator directly, call (360) 754-4129 or email ADACoordinator@ci.tumwater.wa.us. For vision or hearing impaired services, please contact the Washington State Relay Services at 7-1-1 or 1-(800)-833-6384.

MEETING MINUTES

TUMWATER GENERAL GOVERNMENT COMMITTEE
April 15, 2026



CONVENE: 11:00 a.m.

PRESENT: Chair Eileen Swarthout and Councilmembers Brandon Weedon and Joan Cathey

Staff: City Administrator Paul Simmons, Assistant City Administrator Kelly Adams, City Attorney Karen Kirkpatrick, Finance Director Troy Niemeyer, and Administrative Assistant Jessica Lee

APPROVAL OF MINUTES: **Councilmember Cathey moved, seconded by Councilmember Weedon, to approve the minutes of March 11, 2026, as presented. A voice vote approved the motion.**

SERVICE PROVIDER AGREEMENT – PIONEER TECHNOLOGIES CORPORATION: Assistant Administrator Adams presented a Service Provider Agreement with Pioneer Technologies Corporation for environmental assessment work related to brownfield redevelopment sites, including properties in the Brewery District. The work includes Phase II environmental assessments to better understand site conditions and support future redevelopment and funding opportunities. The agreement utilizes U.S. Environmental Protection Agency (EPA) grant funding and focuses on advancing work at priority sites, including the warehouse area and surrounding City-owned properties.

Committee members discussed prior work completed, benefits to property owners and the community, and the importance of advancing redevelopment efforts.

MOTION: **Councilmember Weedon moved, seconded by Councilmember Cathey, to place the Service Provider Agreement with Pioneer Technologies Corporation on the April 21, 2026, City Council consent calendar with a**

**recommendation to approve and authorize the Mayor to sign.
A voice vote approved the motion unanimously.**

ADDITIONAL ITEMS: Committee members discussed adding a future agenda item to review the committee work plan and expressed interest in receiving updates on Brewery District progress. Staff noted upcoming agenda items and clarified that meetings may be canceled if only one non-urgent item is scheduled.

ADJOURNMENT: **With there being no further business, Chair Swarthout adjourned the meeting at 11:25 a.m.**

Prepared by Jessica Lee Administrative Assistant

TO: General Government Committee
 FROM: Brad Medrud, Community Development Director
 DATE: May 20, 2026
 SUBJECT: Service Provider Agreement with ICF Jones & Stokes LLC for the Bush Prairie Habitat Conservation Plan - Phase 4 Amendment 1

1) Recommended Action:

Place Amendment 1 to the Service Provider Agreement with ICF Jones & Stokes, LLC for Phase 4 of the Bush Prairie Habitat Conservation Plan on the June 2, 2026, City Council consent calendar with a recommendation to approve and authorize the Mayor to sign.

2) Background:

Working together with the Port of Olympia and large group of stakeholders, the City is working on the HCP Phase 4 Grant tasks and looking to complete the implementation tasks of the HCP Phase 3 Grant by preparing the Bush Prairie Habitat Conservation Plan (HCP) with consultant assistance from ICF Jones & Stokes, LLC. The HCP is required as part the City and Port’s incidental take permit application with U.S. Fish and Wildlife for the Olympia subspecies of the Mazama pocket gopher, the streak-horned lark, the Oregon spotted frog, and the Oregon vesper sparrow.

The goal of the HCP is to allow responsible growth to occur in the City, while providing superior species protection over what an ad-hoc, case by case permitting approach is currently providing. It is the intent of the HCP to cover all actions by private and public landowners that require City development approvals.

The HCP will allow operations and maintenance, recurring activities, and development to occur in some areas frequented by endangered species, offsetting any habitat loss with other, contiguous mitigation sites.

If the Bush Prairie HCP were not completed, development in a large portion of the City from small additions to single-family houses to larger development, as well as the City and Port’s ongoing operations and maintenance activities would require individual HCPs and incidental take permits U.S. Fish and Wildlife.

The amendment to the HCP Phase 4 Service Provider Agreement with ICF Jones & Stokes, LLC will extend the term of the agreement, provide additional services described in the Service Provider Agreement, and increase the compensation paid to the consultant for providing the additional services for public engagement as well as completing the HCP and the NEPA/SEPA Environmental Review process during the extended term to allow the City and the Port to complete the HCP.

3) Policy Support:

Comprehensive Plan Conservation Element Goal C-1: Support active measures to protect and enhance Tumwater’s natural environment.

Comprehensive Plan Conservation Element Policy C-15.2: Protect, preserve, and restore

habitats for species identified as endangered, threatened, or sensitive by the State or federal government, giving special consideration to measures necessary to preserve or enhance suitable habitat.

4) Alternatives:

None.

5) Fiscal Notes:

The attached amendment to the Service Provider Agreement is part of the Phase 4 HCP federal grant administered by WDFW and an internally funded work program task.

6) Attachments:

A. Service Provider Agreement with ICF Jones & Stokes, LLC for the Bush Prairie Habitat Conservation Plan Phase 4 Amendment 1

**FIRST AMENDMENT
TO
SERVICE PROVIDER AGREEMENT
FOR
BUSH PRAIRIE HABITAT CONSERVATION PLAN PHASE 4**

This First Amendment ("Amendment") is dated effective this _____ day of _____, 2026, and is entered into by and between the CITY OF TUMWATER, a Washington municipal corporation ("CITY"), and ICF JONES & STOKES, INC., a Delaware corporation ("SERVICE PROVIDER").

A. The CITY and the SERVICE PROVIDER entered into a Service Provider Agreement dated effective February 25, 2025, whereby the SERVICE PROVIDER agreed to provide services related to the preparation of a Habitat Conservation Plan ("Agreement").

B. Section 14 of the Agreement provided that the Agreement may only be amended by written agreement signed by the parties.

C. The CITY and the SERVICE PROVIDER desire to amend the Agreement to continue the services described in Section 1 of the Agreement, extend the term of the agreement, provide additional services described in Exhibit A-1, and increase the compensation paid to the SERVICE PROVIDER for providing the additional services during the extended term.

NOW, THEREFORE, the parties agree to the following terms and conditions:

1. TERM.

Section 2 of the Agreement shall be amended to extend the term of the Agreement until December 31, 2027.

2. SCOPE OF SERVICES.

Section 1 of the Agreement shall be amended to include the additional services detailed in Exhibit A-1 attached hereto and incorporated herein.

3. COMPENSATION.

In consideration of the SERVICE PROVIDER continuing to provide the services described in Section 1 of the Agreement and providing the additional services described in Exhibit A-1 during the extended term of the Agreement, Section 4.C.

shall be amended to increase the compensation paid to the SERVICE PROVIDER by an additional amount not to exceed FOUR HUNDRED FORTY-FIVE THOUSAND ONE HUNDRED SEVEN AND 91/100 Dollars (\$445,107.91) as described in Exhibit B-1. The total amount payable to the SERVICE PROVIDER pursuant to the original Agreement and this First Amendment shall be an amount not to exceed NINE HUNDRED FIFTY-FOUR THOUSAND ONE HUNDRED SEVEN AND 91/100 DOLLARS (\$954,107.91).

The amount of the compensation that can be paid in 2026 as part of this amendment is limited to TWO HUNDRED THOUSAND AND NO/100 DOLLARS (\$200,000).

4. FULL FORCE AND EFFECT.

All other terms and conditions of the Agreement not modified by this Amendment shall remain in full force and effect.

Exhibit A-1 Scope of Services

The following summarizes the scope and key assumptions associated with each remaining task reflected in the cost estimate.

Task 1. Continued Public Engagement

Task 1 includes continued stakeholder coordination and public engagement support necessary to advance the HCP and NEPA process through completion.

This task includes:

- Ongoing coordination with key stakeholders, USFWS, other agencies, and the public.
- Preparation for and participation in scheduled stakeholder meetings.
- Development of presentation materials and meeting summaries.
- Coordination with Cascadia to plan and execute in-person meetings.
- Follow-up documentation and response coordination following stakeholder discussions.

Cascadia will provide logistical and outreach support consistent with prior phases of the project.

Assumptions

- Engagement activities are limited to scheduled meetings and anticipated coordination events.
- No large-scale public controversy or additional public outreach campaigns beyond the planned NEPA public review process.
- Cascadia support remains consistent with prior scope and level of effort.

Task 2. Complete HCP

Task 2 includes completion of the Habitat Conservation Plan through preparation of a revised Administrative Draft that USFWS determines is sufficient to initiate NEPA.

The anticipated steps include:

- Finalization and submission of the Administrative Draft HCP to USFWS.
- Three-month USFWS review (including HCP team, Section 7 review, and Solicitor).
- Incorporation of USFWS comments and revision into revised Administrative Draft HCP.

- Ongoing coordination with USFWS to resolve comments and refine the document.
- Preparation of a Screencheck Draft HCP for agency-level refinement.

The outcome of Task 2 is a revised Administrative Draft HCP that USFWS determines is sufficiently complete to initiate NEPA. Public release of the HCP occurs only in conjunction with publication of the Draft EA under Task 3.

Assumptions:

- USFWS review of Administrative Draft HCP lasts approximately three months.
- Comments are anticipated to be minor to moderate in nature due to prior coordination.
- One additional agency-level screen check review prior to NEPA initiation.
- WDFW review coordinated through USFWS.
- Two in-person coordination meetings with USFWS and/or stakeholders.
- Revisions do not require substantive restructuring of the conservation strategy.

Task 3. Complete NEPA/SEPA

NEPA is assumed to proceed under an Environmental Assessment (EA) pathway. USFWS ultimately determines the appropriate level of review. If USFWS determines that an Environmental Impact Statement (EIS) is required, schedule and cost would require refinement.

A 12-month EA timeline is assumed, consistent with federal review timelines and agency capacity.

Under this pathway, ICF will initiate NEPA following USFWS confirmation that the Administrative Draft HCP is sufficient to proceed. The NEPA effort will include development of the purpose and need statement and alternatives, preparation of an Administrative Draft EA, incorporation of agency comments, and preparation of a Draft EA for public release. Following publication, the project will move through public review, response to comments, preparation of a Final EA, and support for issuance of the decision document.

Public Review and HCP Integration

Consistent with federal practice, USFWS will publish the proposed HCP concurrently with the Draft EA. Public review therefore applies simultaneously to both documents. The NEPA phase includes a 30-day public comment period (assumed under EA), preparation of written responses to public comments (assume 60 days), coordination

with USFWS regarding any updates to the HCP resulting from comments, preparation of the Final EA, and support for the decision document. Any HCP refinements necessary as a result of the NEPA process are included in this task.

All public comment response efforts are included under Task 3 (Complete NEPA/SEPA). The HCP team will provide technical input as needed.

Assumptions

- EA-level NEPA pathway.
- Approximately 12 months from initiation to Final EA.
- 30-day public comment period.
- 60 days for preparation of responses to public comments.
- Federal Register publication timing may extend overall schedule.
- Public comments are anticipated to result primarily in clarification rather than substantive changes to the conservation strategy.
- If substantive changes to the HCP are required following public review, additional schedule and cost may be required.

Exhibit B-1 – Budget

See Attached Budget Exhibit B-1.

Exhibit B-1

Bush Prairie HCP

Task	Consulting Staff														ICF Production Staff				Subcontractors			Subtotal	Sub Mark-up: 10%	Labor Total	Direct Costs	Total Price	
	Employee Name	Zippin David	Haney Jared	Simon Kathryn	Bartley Deborah	Poyant Margaret	Ramirez Manuel	Wright Sharon	Poyant Margaret	Hall Stephen	Pace Erin	Larsen Andrew	Trapp Kyle	Neely Ronald	Lundstrom Kristen	McCrory Christine	Ha Anthony	Janssen Nicholas	Krippner	EcoNorthwest	Cascadia						Subtotal
Project Role	HCP PD	HCP PM	HCP PC	NEPA PD	NEPA PM	NEPA PC	NEPA Built En Lead	Geology, Wetlands, and Water Lead	NEPA Wildlife Lead	NEPA Land Use and Rec Lead	NEPA Cultural Lead	NEPA Archaeo	NEPA Cultural Senior Review	Editor	Support Editor	Pub Spec	GIS Lead	Prairie Biologist Sub	EcoNorthwest Economic Sub	Public Engagement Sub	Subtotal	Sub Mark-up: 10%	Labor Total	Direct Costs	Total Price		
Labor Classification	Sr Proj Dir	Assoc Consult II	Assoc Consult I	Proj Dir	Sr Consult III	Assoc Consult II	Sr Consult II	Consultant II	Mng Consult	Assoc Consult II	Env Tech II	Env Tech II	Assoc Consult II	Sr Consult II	Assoc Consult II	Consultant I	Sr Consult I				Subtotal	Sub Mark-up: 10%	Labor Total	Direct Costs	Total Price		
Task 1: Continued Public Engagement																											
1.1 Plan and Prep for Stakeholder Meetings	4.0	10.0	10.0																								
1.2 Conduct Meetings	2.0	10.0	10.0																								
1.3 Meeting Follow up		8.0	8.0																								
1.4 Stakeholder Outreach	0.0	2.0	0.0																								
Task 2: Complete HCP																											
2.1 HCP PM and Meetings	12.0	60.0	60.0																								
2.2 Admin Draft HCP - Deliver to USFWS 3/15/2026	4.0	30.0	30.0											2.00	8.00	2.00	4.00										
2.3 Screencheck Public Draft - September 2026	8.0	50.0	50.0											8.00		4.00	16.00										
2.4 Section 508 Compliance HCP																40.00											
2.5 Final Public Draft HCP	4.0	40.0	40.0											4.00		2.00	16.00										
Task 3: Complete NEPA/SEPA																											
3.1 NEPA PM and Meetings				8.0	121.0	105.0	25.0	33.0	8.0	8.0	8.0	0.0	8.0														
3.2 NEPA Scope of Analysis					8.0	8.0		8.0	8.0	8.0	8.0		8.0														
3.3 Admin Draft EA				20.0				84.0	60.0	64.0	20.0	4.0	20.0			54.00	16.00	60.00									
3.4 Revised Admin Draft EA					24.0	24.0		20.0	15.0	16.0	4.0	2.0	4.0			20.00											
3.5 Public Draft EA					16.0	16.0		6.0	4.0	4.0	2.0	2.0	2.0			8.00	40.00										
3.6 Admin Final EA	4.0	40.0	40.0	20.0	52.0	60.0	24.0	24.0	20.0	24.0	4.0	2.0	4.0			26.00	16.00	8.00									
3.7 Revised Admin Final EA					24.0	20.0		8.0	8.0	8.0	4.0	2.0	4.0			16.00											
3.8 Public Final EA					16.0	16.0		4.0	4.0	4.0	2.0	2.0	2.0			8.00	8.00										
3.9 SEPA				4.0	32.0	16.0		4.0	4.0	4.0	2.0	2.0	2.0			2.00											
Total hours	2,169.0	38.0	250.0	248.0	52.0	293.0	265.0	49.0	191.0	131.0	140.0	54.0	16.0	54.0	14.0	140.0	130.0	104.0									
Billing Rates		\$350.00	\$150.00	\$130.00	\$295.00	\$220.00	\$150.00	\$195.00	\$170.00	\$240.00	\$150.00	\$120.00	\$120.00	\$150.00	\$195.00	\$150.00	\$160.00	\$180.00									
Subtotal		\$13,300.00	\$37,500.00	\$32,240.00	\$15,340.00	\$64,460.00	\$39,750.00	\$9,555.00	\$32,470.00	\$31,440.00	\$21,000.00	\$6,480.00	\$1,920.00	\$8,100.00	\$313,555.00	\$2,730.00	\$21,000.00	\$20,800.00	\$18,720.00								
Escalation (Assumed 70% of hours) @3%	3/1/27 - 2/28/28	\$279.30	\$787.50	\$677.04	\$322.14	\$1,353.66	\$834.75	\$200.66	\$681.87	\$660.24	\$441.00	\$136.08	\$40.32	\$170.10	\$6,584.66	\$57.33	\$441.00	\$436.80	\$393.12								
Subtotal (including escalation)		\$13,579.30	\$38,287.50	\$32,917.04	\$15,662.14	\$65,813.66	\$40,584.75	\$9,755.66	\$33,151.87	\$32,100.24	\$21,441.00	\$6,616.08	\$1,960.32	\$8,270.10	\$320,139.66	\$2,787.33	\$21,441.00	\$21,236.80	\$19,113.12								
Other Direct Costs																											
521.00 Meals, and Lodging																										\$1,500.00	
522.00 Airfares																										\$2,200.00	
529.00 Other Reimbursable Expenses																										\$1,200.00	
Mark-up on Direct Expenses :	10%																									\$490.00	
Direct expense subtotal																										\$5,390.00	
Total price																										\$445,107.91	

TO: General Government Committee
FROM: Dana Bowers, Associate Planner
DATE: May 20, 2026
SUBJECT: Resolution No. R2026-004, Black Lake Belmore Rd SW Annexation

1) Recommended Action:

Place Resolution No. R2026-004, Black Lake Belmore SW Rd Annexation on the June 2, 2026, City Council meeting for a public hearing and consideration with a recommendation for adoption.

2) Background:

Staff have prepared Resolution No. R2026-004, Black Lake Belmore Rd SW Annexation to establish the intent of the City to annex parcels 12705220200 and 12706110201 on Black Lake Belmore Rd SW, which are currently in Tumwater’s urban growth area in unincorporated Thurston County.

The following steps to approve the annexation have been completed:

- On July 15, 2025, the City Council accepted the proposed annexation petitions and required the assumption of existing City indebtedness by the area to be annexed.
- On January 28, 2026, the Thurston County Assessor certified that the sixty percent petitions were legally sufficient.

Staff are requesting that the General Government Committee set the date for the public hearing on Resolution No. R2026-004, Black Lake-Belmore Rd SW Annexation for the June 2, 2026, City Council meeting.

3) Policy Support:

Goal LU-2: Ensure development occurs in an orderly, effective, and cost-efficient manner to best utilize available land and public services, conserve natural resources, protect and enhance critical areas and open space, address equity and climate change, and reduce sprawl.

Policy LU-2.5 Ensure new annexations adhere to the goals and policies agreed to by Tumwater and Thurston County.

4) Alternatives:

None.

5) Fiscal Notes:

Fiscal impacts of the proposed annexations were discussed at the July 15, 2025, City Council meeting.

6) Attachments:

A. Resolution No. R2026-004

RESOLUTION NO. R2026-004

A RESOLUTION of the City Council, of the City of Tumwater, Washington, establishing intent to annex parcels 12705220200 and 12706110201 located adjacent to Black Lake Belmore Road SW in Thurston County, Washington, to the City of Tumwater.

WHEREAS, on April 25, 2025, pursuant to RCW 35A.14.120, Terrence Hess, the owner of not less than ten percent in value according to the assessed valuation for general taxation of the properties described in Exhibit “A” and depicted in Exhibit “B”, notified the Tumwater City Council of his request for annexation of such properties to the City of Tumwater (TUM-25-0453 and TUM-25-0454); and

WHEREAS, on July 9, 2025, Tumwater staff briefed the General Government Committee on the ten percent annexation petitions, and the Committee placed the petitions on the City Council consideration calendar on July 15, 2025; and

WHEREAS, on July 15, 2025, at a regularly scheduled meeting, the City Council met with the initiating party, accepted the petitions to annex, determined the proposed annexation boundaries, and stated that the properties within the newly annexed area will assume a proportionate share of existing City indebtedness; and

WHEREAS, from July 31, 2025, to December 12, 2025, Tumwater staff coordinated with property owners and Thurston County to correct the legal description of the petition and to clarify the ownership of the property; and

WHEREAS, on January 23, 2026, Tumwater staff reviewed two sixty percent petitions for Annexation, found the petitions consistent with the County-wide Planning Policies, the Thurston County-Tumwater Joint Plan, and the Growth Management Act; and

WHEREAS, on January 23, 2026, Tumwater staff routed completed applications to the Assessor for review and a Determination of Sufficiency; and

WHEREAS, on January 28, 2026, the Thurston County Assessor certified that the sixty percent petitions to annex met the sufficiency requirements of RCW 35A.01.040, including the requirement that they be signed by owners of more than sixty percent in value according to the assessed valuation for general taxation of said properties; and

WHEREAS, on January 28, 2026, Tumwater City Clerk, after the legal description was corrected and the signature obtained on the documents met the requirements of sixty percent in value according to the assessed valuation for general

taxation of the properties and was verified by the Thurston County Assessor, filed the sixty percent petition with the City Council; and

WHEREAS, on May 20, 2026, the Tumwater General Government Committee scheduled a public hearing with the City Council on Resolution No. R2026-004, establishing intent to annex parcels 12705220200 and 12706110201 located adjacent to Black Lake Belmore Road SW, for June 2, 2026; and

WHEREAS, on May 22, 2026, the Tumwater City Clerk posted and published a Notice of Public Hearing on the petition for annexation establishing intent to annex parcels 12705220200 and 12706110201 located adjacent to Black Lake Belmore Road SW, in the manner provided by law; and

WHEREAS, on June 2, 2026, a duly noticed public hearing on approval of Resolution No. R2026-004, establishing intent to annex parcels 12705220200 and 12706110201 located adjacent to Black Lake-Belmore Road SW was held in the City Council Chambers of the City Hall; and

WHEREAS, on June 2, 2026, the City Council, having determined that annexing parcels 12705220200 and 12706110201 located adjacent to Black Lake-Belmore Road SW to the City of Tumwater would be in the public interest, for the public welfare, and in the best interest of the City of Tumwater and the residents thereof;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TUMWATER AS FOLLOWS:

Section 1. The Tumwater City Council hereby declares its intent to annex the properties described in Exhibit “A” and depicted in Exhibit “B” attached hereto and by this reference incorporated herein as if fully set forth.

Section 2. It is hereby further declared that upon annexation, the properties described in Section 1 above shall be subject to existing indebtedness of the City of Tumwater.

Section 3. Zone districts and land use designations shall be applied to the properties described in Section 1 that are consistent with the Tumwater Comprehensive Plan.

Section 4. The Aquifer Protection Overlay Zone shall be applied to the properties described in Section 1 above.

Section 5. Upon the Thurston County Boundary Review Board’s approval of this annexation, the city attorney is directed to prepare an ordinance for council consideration annexing said properties to the City of Tumwater.

Section 6. Severability. The provisions of this Resolution are declared separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section, or portion of this Resolution or the invalidity of the application thereof to any person or circumstance, shall not affect the validity of the remainder of the Resolution, or the validity of its application to other persons or circumstances.

Section 7. Effective Date. This Resolution shall become effective immediately upon adoption and signature as provided by law.

RESOLVED this ___ day of _____, 20____.

CITY OF TUMWATER

Leatta Dalhoff, Mayor

ATTEST:

Melody Valiant, City Clerk

APPROVED AS TO FORM:

Karen Kirkpatrick, City Attorney

Exhibit "A"Property #1

5901 Black Lake-Belmore Road SW, Tumwater, WA
 Thurston County Assessor Number: 12705220200
 Approximate Number of Acres: 9.72 (10.75 total annexation area)

LEGAL DESCRIPTION

The South half of the North half of the Northwest quarter of the Northwest quarter of Section 5, Township 17 North, Range 2 West, W.M.; Except the East 30 feet for county road known as Belmore-Black Lake Road, as conveyed to Thurston County by deed recorded April 10, 1953 under Auditor's file No. 522295;

TOGETHER WITH an easement for ingress and egress over the South 30 feet of the East 239 feet of the South half of the North half of Government Lot 8 and over the South 20 feet of the West 652.51 feet of the East 932.51 feet of the South half of the North half of Government Lot 8 in Section 6, Township 17 North, Range 2 West, W.M.

EXCEPTING any portion thereof lying South of an agreed boundary established as the South line thereof which is described as follows:

Commencing at a concrete Monument marking the Northwest corner of Section 5, Township 17 North, Range 2 West, W.M.; thence South 00° 00' 37" East along the Section line between said Section 5 and Section 6 for a distance of 651.38 feet; thence North 89° 39' 41" East for a distance of 1276.90 feet, more or less, to the West right of way line of the Belmore-Black Lake County Road and the Eastern terminus and point of beginning of this description; thence South 89° 38' 41" West to and extending through the shorelands lying in front of, adjacent to, and abutting upon Government Lot 8, Section 6, Township 17 North, Range 2 West, W.M.

EXCEPTING ALSO that portion thereof (if any) lying North of the following described line:

Commencing at a concrete Monument marking the Northwest corner of Section 5, Township 17 North, Range 2 West, W.M.; thence South 00° 00' 37" East along the section line between said Section 5 and Section 6 for a distance of 325.38 feet; thence North 89° 39' 41" East for a distance of 1276.90 feet, more or less, to the West right of way line of the Belmore-Black Lake County Road and the Eastern terminus and point of beginning of this description; thence South 89-38-41 West to and extending through the shorelands lying in front of, adjacent to, and abutting upon Government Lot 8, Section 6, Township 17 North, Range 2 West, W.M., ALSO Resolution No. R2026-004 – Page 4 of 6

EXCEPTING county road known as Belmore-Black Lake Road along the East line of the Northwest quarter of the Northwest quarter of Section 5.

In Thurston County, Washington

Property #2

5917 Black Lake-Belmore Road SW, Tumwater, WA
Thurston County Assessor Number: 12706110201
Approximate Number of Acres: 1.03 (10.75 total annexation area)

LEGAL DESCRIPTION

That portion of Government Lot 8, Section 6, Township 12 North, Range 2 West, W.M., Described as follows:

Commencing at the Northeast Corner of said Section 6, Thence South 00°00'37" East 651.38 feet to a point East Line of Said Government Lot 8 Which is the true point of Beginning: Thence South 89° 38'41": West 150 feet; Thence North 00°00'37" West 326 feet; Thence North 89° 38'41" East 150 feet to the East line of Said Government Lot 8; Thence South 00°00'37 East 326 feet to the true point of Beginning; Except The South 30 feet.

Exhibit "B"

