



ACCEPTANCE LETTER

Eric Davis, Registered Agent
Western Washington Corporation of Seventh Day Adventists
32229 Weyerhaeuser Way S
Federal Way, WA 98001-9347

**SUBJECT: Henderson Blvd. – Eskridge Blvd. Intersection Improvements
Project No. 1846G
Property Address: 1717 Eskridge Blvd. SE, Olympia WA 98501
Thurston County Tax Parcel No. 09890042000**

We accept the offer made in the City of Olympia’s (City) ***offer of compensation and settlement letter***, dated April 12, 2019, attached hereto and incorporated by reference (the “Offer Letter”), to acquire a portion of our real property consisting of 1,297 square feet for the above-referenced project, subject to the terms and conditions set forth below. We hereby conditionally accept \$4,950.00 along with the items and conditions outlined in the Offer Letter as compensation for the proposed Statutory Warranty Deed described in the Offer Letter.

At reasonable times, the City’s representatives may enter on our property for making surveys and studies to complete the intersection design and improvement project.

Closing the transaction is contingent on the City obtaining Title Insurance in a form and manner acceptable to the City, if the City so chooses to do so. The closing of the transaction is also contingent on the property being free of all other encumbrances and liabilities not acceptable to the City. We understand that final closing and disbursement will be after recording of the deed by the City. Furthermore, we understand that the closing is contingent upon approval by the Olympia City Council.


This letter and the acceptance of the Offer Letter does not create a binding agreement between the parties hereto. Such a binding agreement would occur only if the parties elect to execute a purchase and sale agreement (the “Agreement”) reflecting the terms and conditions set forth herein. Absent the execution of such an Agreement, each party hereto specifically reserves the right to withdraw from or terminate negotiations at any time, for any reason and neither party will have any liability of any kind to the other because of such withdrawal or termination.

The terms contained herein may be subject to approval and/or ratification by any lender of the property owner. While the owners' lender, if any, will be notified of this transaction, formal approval to move forward has not been granted at this time.

DATED this 25th day of April, 2019.

Owner:

**WESTERN WASHINGTON CORPORATION
OF SEVENTH DAY ADVENTISTS**, a religious
organization and Washington public benefit
corporation

By: 
Name [please print]: Gerald S. Russell

Title: VP Finance



VIA CERTIFIED MAIL OR HAND DELIVER

April 12, 2019

Eric Davis, Registered Agent
Western Washington Corporation of Seventh Day Adventists
32229 Weyerhaeuser Way S.
Federal Way, WA 98001-9347

Dear Mr. Davis:

**SUBJECT: Offer Letter – Henderson Blvd.-- Eskridge Blvd. Intersection Improvements
Project No. 1846G
1717 Eskridge Blvd. SE, Olympia, WA 98501
Thurston County Tax Parcel No. 09890042000**

This is an offer of compensation from the City of Olympia to purchase property rights from you to make improvements at 1717 Eskridge Blvd. SE.

Background

The intersection at Henderson Blvd. and Eskridge Blvd. will surpass appropriate levels of service thresholds by 2024. The City has committed to the Cain Road Area Neighborhood Association (CRANA) that the City would begin design in 2018 to include existing pedestrian safety concerns raised by nearby residents.

During the design phase, the City discovered that the existing sidewalk along the southerly margin of Eskridge Blvd., abutting the Seventh Day Adventists' parcel, was not within existing Right-of-Way. The City seeks to correct that issue and to obtain additional Right-of-Way for constructing a compact roundabout.

Acquisition of a small portion of certain properties will enable the City to complete the design and construction of a much-needed compact roundabout at this busy intersection, benefitting the traveling public, nearby residents, the church, pedestrians, bicyclists and motorists who use the intersection.

Offer Information

In order to complete the improvements, the City needs to purchase property rights from you. The enclosed exhibit shows the property identified for purchase.

Your property has been examined by a Washington State Certified Appraiser and qualified Review Appraiser who have carefully considered all the elements that contribute to the market value of your property. By law, they must disregard any general increase or decrease in value caused by the project itself.

The City's offer for the purchase of the property rights is as follows:

Lands Conveyed (Statutory Warranty Deed 1,297 S.F.) :	\$3,450
Landscaping and improvements	<u>\$1,500</u>
Total	\$4,950

If you wish to evaluate this offer, please employ well-qualified evaluators so that any resulting report is useful in deciding whether or not to accept the City's offer. If the evaluation produces a written report, you may submit it to the City for review and consideration. Pursuant to RCW 8.25.020, the City may reimburse you up to \$750.00 for the costs of an evaluation upon submission of paid bills or receipts.

If you accept this offer, please sign and date the enclosed Acceptance Letter and Statutory Warranty Deed. The Deed will need to be notarized. You may visit a notary of your choice or your acquisition agent can meet with you and notarize the documents if you desire.

Once the City receives the signed documents, an escrow account may be established with Thurston County Title Company. The City will determine the necessity of escrow. If escrow is necessary, Thurston County Title Company will coordinate with you about the time, place and details related to closing the transaction. When escrow is not necessary, the City will coordinate with you about closing the transaction. Payment will be made available to you after closing.

If mutual agreement regarding this offer cannot be reached through voluntary negotiations, the City of Olympia, acting in the public interest, may use its right of eminent domain to acquire the above-referenced property or property rights for public use. A condemnation suit will determine the just compensation to be paid for the property to ensure your rights as an individual property owner and the rights of all City of Olympia taxpayers are equally protected.

Contact and Negotiation Information


An on-site meeting may be helpful to discuss specific issues relative to your property and to answer any questions you may have. If you have questions or concerns or would like to schedule a meeting, please contact me, at 360-753-8389 or via e-mail at khorton@ci.olympia.wa.us


Sincerely,

KRISTINA HORTON, PLS
City Surveyor
Public Works Engineering

Enclosures
ec: to file

Receipt of this letter is hereby acknowledged. I understand that this acknowledgment does not signify my acceptance or rejection of this offer.

Signature  Date 4/25/19

Signature  Date 4/25/19