

CITY OF WEST RICHLAND

3801 W. Van Giesen ❖ West Richland, WA 99353 ❖ (509) 967-3431 ❖ FAX (509) 967-5706 ❖ www.westrichland.org

TRANSPORTATION IMPACT FEE MITIGATION AGREEMENT

THIS AGREEMENT is entered into this _____ day of _____, 2004, by and between the **City of West Richland**, Hereinafter referred to as the "City", and Allied Activities, Inc., referred to as the "Landowner" of a parcel of land in the SE 1/4 of the SE 1/4 of Section 1, T 9 N, R 27 E, W.M..

Under the terms of this agreement, the parties do hereby agree as follows:

- 1) The Transportation Impact Fee, as defined by Resolution 02-04, shall apply to the parcel of land once platted for development.
- 2) The Developer shall receive credit against the aforementioned Transportation Impact Fee for the following item:
 - a) The Developer shall deed over to the City of West Richland road right-of-way along the south boundary of the SE 1/4 of the SE 1/4 of Section 1, T 9 N, R 27 E, W.M. for Paradise Way.

LEGAL DESCRIPTION PARADISE WAY R/W PARCEL # 1-0197-100-0001-000

A STRIP OF LAND 35.00 FEET WIDE LYING IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 9 NORTH RANGE 27 EAST, W. M. CITY OF WEST RICHLAND, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 1, SAID POINT BEING THE REAL POINT OF BEGINNING; THENCE SOUTH 88° 31' 31" WEST ALONG THE SOUTHERN LINE OF SAID SECTION 1293.67 FEET; THENCE NORTH 00° 25' 16" EAST 35.00 FEET; THENCE NORTH 88° 31' 31" EAST 1293.67 FEET TO A POINT ON THE EASTERLY LINE OF SAID SECTION 1 THAT IS 35 FEET PERPENDICULAR TO THE SOUTH LINE OF SAID SECTION; THENCE SOUTH 00°25' 16" WEST 35.00 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 1; SAID POINT OF BEGINNING.

Comprising 45,278 square feet, more or less, subject to all existing easements and right-of-way of record.

- 3) The City and the Developer agree that the total credit value for the aforementioned deeded road right-of-way, is estimated to be \$14,000.

4) The City shall issue the Developer a \$14,000 credit against the Transportation Impact Fee for future development in the parcel of land in the SE 1/4 of the SE 1/4 of Section 1, T 9 N, R 27 E, W.M..

CITY OF WEST RICHLAND

Jerry A. Peltier, Mayor

ATTEST:

Dawnee Doggett, City Clerk

APPROVE TO FORM:

Terry Tanner, City Attorney

PARCEL # 1-0197-100-0001-000
DEVELOPERS / LAND OWNERS

THOMAS BROMELY, PRESIDENT
ALLIED ACTIVITIES, INC.

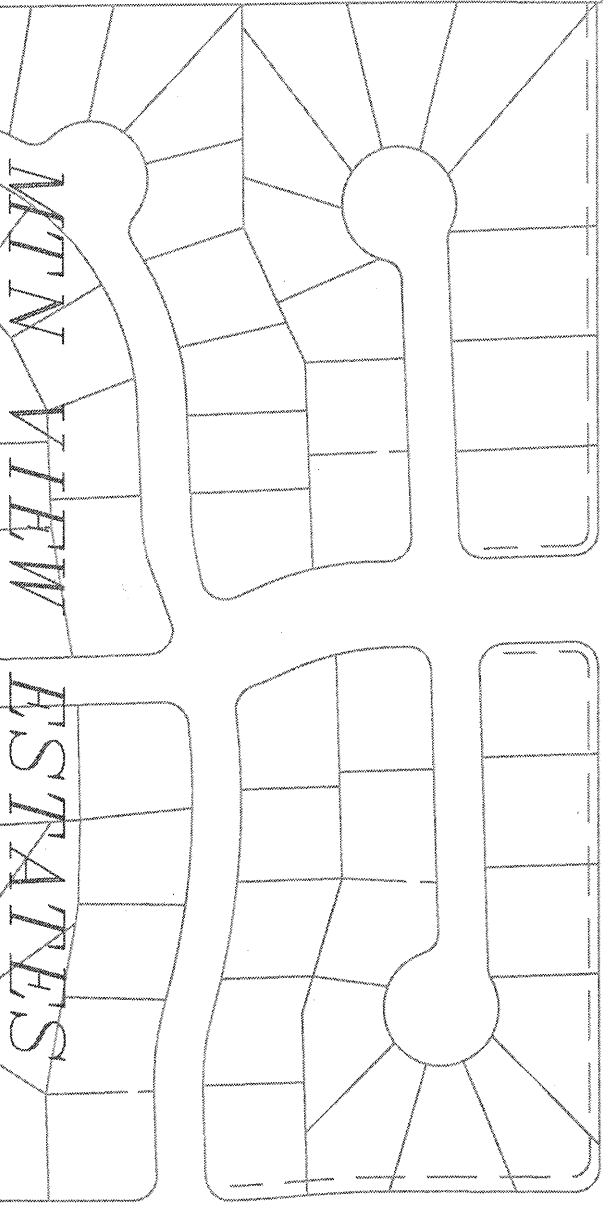
BROMMELY RIGHT-OF-WAY EXHIBIT

35' RIGHT-OF-WAY
AND 10' UTILITY EASEMENT

226

KRULL

146
1217



MTN VIEW

ESTATES

