



INFORMATIONAL MEMORANDUM

TO: Transportation & Infrastructure Services Committee
FROM: Hari Ponnekanti, Public Works Director/City Engineer
BY: Griffin Lerner, Public Works Analyst
CC: Mayor Allan Ekberg
DATE: November 3, 2023
SUBJECT: 35th Ave South
Street Vacation Amendment
Resolution Setting Public Hearing

ISSUE

Approve a Resolution and set a Public Hearing date for December 4, 2023, to amend Ordinance 1978 vacating 35th Ave South.

BACKGROUND

In October of 2001, City Council adopted Ordinance 1978, vacating a portion of 35th Ave South adjacent to Sabey Data Center. This vacation included a condition that the vacated portion of 35th Ave South remain open to pedestrian traffic. In October of 2005, Council subsequently adopted Ordinance 2101, vacating a portion of 124th Street. As a result, the vacated portion of 35th Ave South does not connect to any other facility.

DISCUSSION

In 2021, Sabey applied for and obtained a construction permit to physically secure the perimeter of the Intergate East Campus in an effort to curb crime and theft from vehicles parked on the campus. Because this fencing impedes pedestrian access, the Sabey Corporation is requesting that the City remove the pedestrian easement from Ordinance 1978 in light of the crime concerns as well as prior vacations disconnecting the adjacent road from useable pedestrian access. To remove these easements, the City Council must approve a Resolution setting a Public Hearing date of December 4, 2023, to consider the proposed amendment.

FINANCIAL IMPACT

None.

RECOMMENDATION

Council is being asked to consider this item at the November 13, 2023 Committee of the Whole meeting and set a subsequent Public Hearing date of December 4, 2023.

ATTACHMENTS: Draft Resolution setting Public Hearing for 12/4/23
Vicinity Map
Ordinance 1978
Sabey Letter to the City
Incident Reports

DRAFT

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, FIXING THE TIME FOR A PUBLIC HEARING FOR VACATION OF RIGHT-OF-WAY WITHIN THE CITY OF TUKWILA DEDICATED FOR STREET PURPOSES, GENERALLY DESCRIBED AS 35TH AVE SOUTH, LYING BETWEEN THE SOUTHERNLY MARGIN OF SOUTH 124TH STREET AND NORTHERNLY OF THE NORTH LINE OF LOT 4 OF PLAT OF DONALDSON ADDITION.

WHEREAS, the Sabey Corporation has petitioned the City to vacate 35th Ave South, lying between the southernly margin of South 124th Street and northernly of the North line of Lot 4 of Plat of Donaldson Addition; and

WHEREAS, pursuant to RCW 35.79.010, a public hearing on a street vacation must be set by resolution;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. A public hearing regarding the requested vacation of 35th Ave South, lying between the southernly margin of South 124th Street and northernly of the North line of Lot 4 of Plat of Donaldson Addition, more particularly described on the attached map, shall be held before the Tukwila City Council in the City Council Chambers at Tukwila City Hall, 6200 Southcenter Boulevard, Tukwila, Washington, on December 4, 2023 at 7:00 P.M., which is not less than 20, nor more than 60 days from the date of passage of this resolution, at which time all persons interested in said right-of-way vacation are invited to appear and be heard.

Section 2. The City Clerk is directed to post written notice of pendency of the public hearing in three public places in the City of Tukwila and in one additional conspicuous place on the right-of-way sought to be vacated at least 20 days prior to the date set for the public hearing.

PASSED BY THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, at a Special Meeting thereof this _____ day of _____, 2023.

ATTEST/AUTHENTICATED:

Christy O'Flaherty, MMC
City Clerk

Cynthia Delostrinos Johnson
Council President

APPROVED AS TO FORM BY:

Filed with the City Clerk: _____
Passed by the City Council: _____
Resolution Number: _____

Office of the City Attorney

Attachment: Map



King County
Metro South Base

Sahale Snacks

NORSPEC Dismantling

Component Supply
Center (King Co Metro)

Sabey Data Centers
- Seattle Building 4

Shippers Transport
Express Tukwila

Master Auto Body

Laughlin Supply
Electrical supply store

B

B-C
Ordinance # 2101
S 124th St. Vacation

C

King County
Metro Interim Base

Sabey Data Centers
- Seattle Building 5

Premium
Parking - P5521

35th Ave S

S 124th St

Chimera

A-B
Ordinance # 1978
35th Ave S. Vacation

CellNetix Pathology &
Laboratories - Tukwila

El Pollo Real
Mexican

USCIS Application
Support Center (ASC)

Leostella

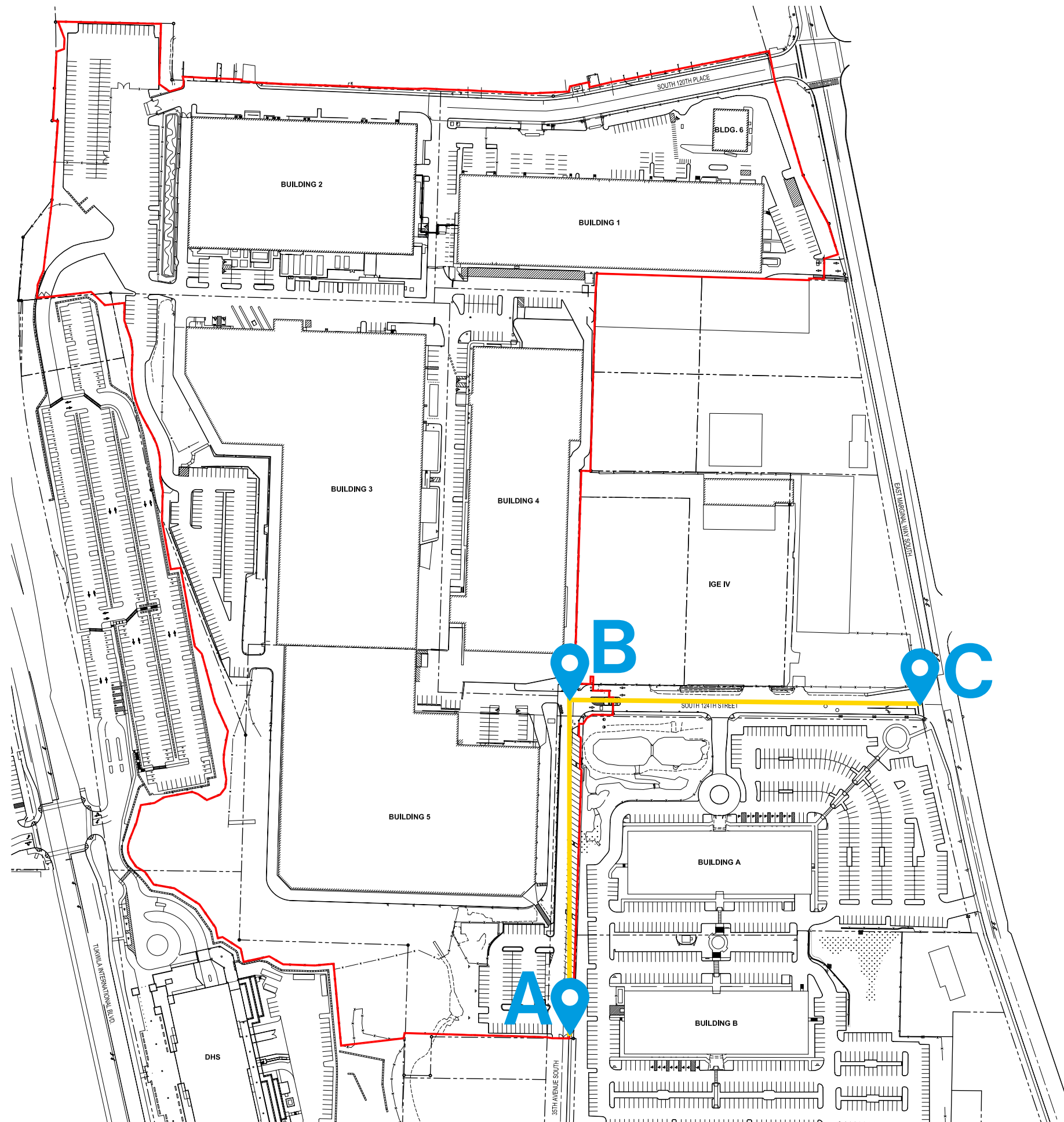
Beauty salon

S 126th St

S 126th St

S 126th St

E Marginal Way S



CAPITAL IMPROVEMENT:
**INTERGATE.EAST
 SECURED
 PERIMETER**

3355 S 120TH PL
 TUKWILA, WA 98168

MARK	DATE	DESCRIPTION
ISSUE:		

PROGRESS DATE: 7/23/21
 DRAWN BY: TLS
 CHECKED BY:
 APPROVED BY:

PROJECT NO:
 FILE: IGE - SECURED PERMETER 7-23-21

All drawings and written material appearing herein constitute the original and unpublished work of the Sabey Corporation and the same may not be duplicated, used or disclosed without the written consent of the Sabey Corporation.

**SITE PLAN
 PROJECT
 OVERVIEW**



20020708001548

TUKWILA
PAGE 001 OF 017 CORD
07/08/2002 15:44
KING COUNTY, WA

35.00

**CITY OF TUKWILA
DOCUMENT RECORDING
COVER SHEET**

Return Address:

CITY OF TUKWILA
Bob Baker, CMC,
Deputy City Clerk
Office of the City Clerk
6200 Southcenter Blvd
Tukwila, WA 98188
(206) 433-1800

Document Title(s): Ordinance #1978, including copies of Exhibits A-E
**Original documents (Exhibits A-E recorded
Individually, under separate cover, as required by King
County)**

Parties: City of Tukwila

Other: N/A

Legal Description: N/A

Assessor's Property Tax Parcel #: N/A

2002 070 8001548



City of Tukwila

Washington

Ordinance No. 1978

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, VACATING THE NORTHERLY 623.85 FEET OF 35TH AVENUE SOUTH FROM SOUTH 126TH STREET, LOCATED IN THE CITY OF TUKWILA; AMENDING THE OFFICIAL STREET MAP OF THE CITY; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Tukwila conducted public hearings on October 16 and November 6, 2000, for the purpose of considering the vacation of certain property located in the City of Tukwila, as described above, and

WHEREAS, TMC Chapter 11 60 identifies street vacation procedures including a public hearing by resolution, Department of Community Development and Public Works review and comment, and forwarding all relevant information to City Council, all of which have been done, and

WHEREAS, after the conclusion of the public hearing the City Council found that the property should be vacated subject to certain conditions, and

WHEREAS, the condition specified in the Council Motion of November 6, 2000, regarding easements to Seattle City Light, Val Vus Sewer District, King County Water District No 125 and Puget Sound Energy has been fulfilled, and

WHEREAS, an appraisal and compensation of \$85,780 have been provided to the City in accordance with TMC Chapter 11 60, and

WHEREAS, a 50-foot easement with 35 feet of pavement (matching the current width) shall be granted to the owner of property identified as Assessors Parcels 206360-0005, 0020, 0025, 0030, 0035, and 0036 for the purposes of ingress and egress and utilities if the parcels of the property redevelop and the land use changes from residential to a permitted use within the Zoning Code, and such easement shall run with the land and shall be binding on all parties having or acquiring any right, title, or interest in the land described herein, or any part thereof, as long as the present facility or any business replacing it shall need the use of these parcels for the purposes described above; and

WHEREAS, provision shall be made for emergency access to the southerly portion of the vacated area from South 126th Street and 35th Avenue South; and

WHEREAS, the vacated portion of 35th Avenue South is to remain open to pedestrian traffic, and such condition shall run with the land and shall be binding on all parties having or acquiring any right, title, or interest in the land described herein;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Vacation. The following property located in the City of Tukwila is hereby vacated.

2002 070 8991545

All that portion of the right-of-way for 35th Avenue South lying between the southerly margin of South 124th Street and northerly of the north line of Lot 4 of the plat of Donaldson Addition, as recorded in Volume 20 of Plats of page 46, records of King County, Washington, extended easterly to the easterly margin of 35th Avenue South

Section 2. Easements. See Exhibit "A" for easement to the City of Seattle See Exhibit "B" for easement to Puget Sound Energy, Inc See Exhibit "C" for easement to Val Vue Sewer District See Exhibit "D" for easement to King County Water District No 125 See Exhibit "E" for ingress and egress to Assessors Parcels 206360-0005, 0020, 0025, 0030, 0035, and 0036

Section 3. Duties of City Clerk. The City Clerk is hereby directed to record a certified copy of this ordinance with King County, upon determination by the City Public Works Director that the conditions referenced above have been satisfied.

Section 4. Amendment of Official Street Map. Upon the recording of a certified copy of the ordinance, the City Public Works Director shall amend the City's official street map to be consistent with this ordinance

Section 5. Severability. If any section, subsection, paragraph, sentence, clause or phrase of this ordinance or its application to any person or situation should be held to be invalid or unconstitutional for any reason by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this ordinance or its application to any other person or situation

Section 6. Effective Date. This ordinance or a summary thereof shall be published in the official newspaper of the City, and shall take effect and be in full force and effect five (5) days after passage and publication as provided by law, provided that the vacation specified above shall not become effective until the conditions contained herein have been fully satisfied and all documents have been recorded with King County Records

PASSED BY THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, at a Regular Meeting thereof this 15th day of October, 2001.

Steven M Mullet
Steven M Mullet, Mayor

ATTEST/AUTHENTICATED

Jane E. Cantu
Jane E Cantu, CMC, City Clerk

APPROVED AS TO FORM

By [Signature]
Office of the City Attorney

FILED WITH THE CITY CLERK 10/11/01
PASSED BY THE CITY COUNCIL: 10/10/01
PUBLISHED: 10/19/01
EFFECTIVE DATE: 10/24/01
ORDINANCE NO 1978

COPY

2002 070 8001548

EXHIBIT "A"
TO CITY OF TUKWILA STREET
VACATION OF 35TH AVENUE SOUTH.

EASEMENT (Overhead and Underground)
PM#230410-3-012

THIS EASEMENT GRANTS to the City of Seattle (hereafter referred to as Grantee), its successors and assigns, the right, privilege and authority to install, construct, erect, alter, improve, repair, energize, operate and maintain electric overhead and underground distribution facilities, which consist of poles with braces, guys and anchors, crossarms, transformers, ducts, vaults, manholes, cabinets, containers, conduits, wires and other necessary or convenient appurtenances to make said underground and overhead installations an integrated electric system. All such electric system is to be located across, over, upon and under the following described lands and premises situated in the County of King, State of Washington, to wit:

All that portion of the right of way for 35th Avenue South lying between the Southerly margin of South 124th St and North line of Lot 4 in the plat of Donaldson Addition, as recorded in Volume 20 of Plats at page 46, records of King County Washington, extended Easterly to the Easterly margin of 35th Avenue South, in the City of Tukwila, King County, Washington (Located in the Southwest 1/4 of Section 10, Township 23 North, Range 4 East of W M)

Together with the right at all times to the Grantee, its successors and assigns, of ingress to and egress from said lands across adjacent lands abutting the described easement area for the purpose of installing, constructing, reconstructing, repairing, renewing, altering, changing, patrolling, energizing and operating said electric system, and the right at any time to remove all or any part of said electric system from said lands

Also the right to the Grantee, its successors and assigns, at all times to cut and trim brush, trees or other plants standing or growing upon said lands or adjacent lands which, in the opinion of the Grantee, interfere with the maintenance or operation of the system, or constitute a menace or danger to said electric system

It is further covenanted and agreed that no structure or fire hazards will be erected or permitted within the above described easement area without prior written approval from the Grantee, its successors and assigns; that no digging will be done or permitted within the easement area which will in any manner disturb the facilities or their solidity or unearth any portion thereof, and that no blasting or discharge of any explosives will be permitted within fifty (50) feet of said lines and appurtenances.

The City of Seattle is to be responsible, as provided by law, for any damage through its negligence in the construction, maintenance and operation of said electric system across, over, upon and under the property granted in this easement or adjacent land thereto.

The rights, title, privileges and authority hereby granted shall continue and be in force until such time as the Grantee, its successors and assigns shall permanently remove said poles, wires and appurtenances from said lands or shall otherwise permanently abandon said electric system, at which time all such rights, title, privileges and authority hereby granted shall terminate.

Exhibit A

2002 070 8001548

RETURN ADDRESS:
Puget Sound Energy, Inc.
Attn: ROW Department
PO Box 90868 OBC-11N
Bellevue, WA 98009-9869

EXHIBIT "B"

EASEMENT

REFERENCE #:
GRANTOR: INTERNATIONAL GATEWAY EAST LLC
GRANTEE: PUGET SOUND ENERGY, INC.
SHORT LEGAL: SW 10-23-04
ASSESSOR'S PROPERTY TAX PARCEL:

COPY

2002 070 800 1548

For and in consideration of One Dollar (\$1.00) and other valuable consideration in hand paid, INTERNATIONAL GATEWAY EAST LLC, a Washington limited liability company ("Grantor" herein), hereby conveys and warrants to PUGET SOUND ENERGY, INC., a Washington Corporation ("Grantee" herein), for the purposes hereinafter set forth, a nonexclusive perpetual easement over, under, along across and through the following described real property ("Property" herein) in KING County, Washington:

ALL THAT PORTION OF THE RIGHT OF WAY FOR 35TH AVENUE SOUTH LYING BETWEEN THE SOUTHERLY MARGIN OF SOUTH 124TH STREET AND NORTHERLY OF THE NORTH LINE OF LOT 4 OF PLAT OF DONALDSON ADDITION, AS RECORDED IN VOLUME 20 OF PLATS OF PAGE 46, RECORDS OF KING COUNTY, WASHINGTON EXTENDED EASTERLY TO THE EASTERLY MARGIN OF 35TH AVENUE SOUTH.

Except as may be otherwise set forth herein Grantee's rights shall be exercised upon that portion of the Property ("Easement Area" herein) described as follows:

AN EASEMENT AREA TEN FEET IN WIDTH HAVING FIVE FEET ON EACH SIDE OF THE CENTER LINE OF THE NATURAL GAS PIPELINE(S) INSTALLED IN THE ABOVE DESCRIBED REAL PROPERTY.

1. **Purpose.** Grantee shall have the right to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of gas and electricity. Such systems may include, but are not limited to

Underground facilities. Pipes, pipelines, mains, laterals, conduits, regulators and feeders for gas; fiber optic cable and other lines, cables and facilities for communications; semi-buried or ground-mounted facilities and pads, manholes, meters, fixtures, attachments and any and all other facilities or appurtenances necessary or convenient to any or all of the foregoing

Following the initial construction of all or a portion of its systems, Grantee may, from time to time, construct such additional facilities as it may require for such systems. Grantee shall have the right of access to the Easement Area over and across the Property to enable Grantee to exercise its rights hereunder. Grantee shall compensate Grantor for any damage to the Property caused by the exercise of such right of access by Grantee.

2. **Easement Area Clearing and Maintenance.** Grantee shall have the right to reasonably cut, remove and dispose of any and all brush, trees or other vegetation in the Easement Area. Grantee shall also have the right to control, on a continuing basis and by any prudent and reasonable means, the establishment and growth of brush, trees or other vegetation in the Easement Area.

3. **Trees Outside Easement Area.** Grantee shall have the reasonable right to cut, trim, remove and dispose of any trees located on the Property outside the Easement Area that could, in Grantee's reasonable judgment, interfere with or create a hazard to Grantee's systems. Grantee shall, prior to the exercise of such right, identify such trees and make a reasonable effort to give Grantor prior notice that such trees will be cut, trimmed, removed or disposed of (except that Grantee shall have no obligation to identify such trees or give Grantor such prior notice when trees are cut, trimmed, removed or otherwise disposed of in response to emergency conditions). Grantor shall be entitled to no compensation for trees cut, trimmed, removed or disposed of except for the actual market value of merchantable timber (if any) cut and removed from the Property by Grantee, or if Grantee acts unreasonably.

4. **Grantor's Use of Easement Area.** Grantor reserves the right to use the Easement Area for any purpose not inconsistent with the rights herein granted, provided, however, Grantor shall not construct or maintain any buildings, structures or other objects on the Easement Area.

5. **Indemnity.** Grantee agrees to indemnify Grantor from and against liability incurred by Grantor as a result of Grantee's negligence in the exercise of the rights herein granted to Grantee, but nothing herein shall require Grantee to indemnify Grantor for that portion of any such liability attributable to the negligence of Grantor or the negligence of others.

6/98 Gas Easement
31736
204074

EXHIBIT B 1/2

EASEMENT EXHIBIT "C"

GRANTOR, INTERNATIONAL GATEWAY EAST LLC, for and in consideration of One Dollar (\$1.00) and other valuable considerations, the receipt of which is hereby acknowledged, grants and conveys to GRANTEE, VAL VUE SEWER DISTRICT, King County, Washington, a municipal corporation, an easement and right-of-way, over, across, along, through, and under the real property situated in King County, Washington as described on Exhibit A and illustrated on Exhibit B, attached hereto

For the purposes of constructing, installing, reconstructing, replacing, repairing, maintaining and operating a sewer pipeline and lines and all necessary connections and appurtenances thereto, together with the right of ingress and egress therefrom for the purpose of enjoying the easement, and also granting to Grantees and to those acting under or for Grantees the use of such additional area immediately adjacent to the above easement as shall be required for the construction of the sewer pipeline or lines in the easement, such additional area to be held to a minimum necessary for that purpose, and immediately after the completion of the construction and installation, or any subsequent entry upon the easement, Grantees shall restore the premises as near as may be to its condition immediately before such construction or entry.

IN WITNESS WHEREOF, Grantor has hereunder set its hand this 21ST day of Sept. 2001.

INTERNATIONAL GATEWAY EAST LLC,
by Sabey Corporation, Manager

J. N. Harmon
James N. Harmon, CFO of Sabey Corporation

STATE OF WASHINGTON)
) ss
COUNTY OF KING)

On this 21ST day of September, 2001, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared JAMES N. HARMON, to me known to be the person who signed as CFO of SABEY CORPORATION, the Manager of International Gateway East LLC, the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be his/her free and voluntary act and deed and the free and voluntary act and deed of INTERNATIONAL GATEWAY EAST LLC for the uses and purposes therein mentioned; and on oath stated that he was authorized to execute the said instrument on behalf of said INTERNATIONAL GATEWAY EAST LLC.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.

MARY A. HALL
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES 12-19-01

Mary A Hall
NOTARY PUBLIC in and for the State of
Washington, residing at Seattle
Printed Name: MARY A HALL
My Appointment Expires: 12-19-01

2002 070 8001548

EXHIBIT C 1/5

COPY

SANITARY SEWER EASEMENT
RECORDING NO. 7508130483
PORTION TO BE EXTINGUISHED

All that portion of the above-referenced sanitary sewer easement, lying Westerly of the Easterly 172 feet of Lot 22, Block 8 of Riverton, a replat of part of Riverside Interurban Tracts, as per plat recorded in Volume 13 of Plats, Page 36, records of King County, Washington.

2002 070 8001548

Unofficial
Document

EXHIBIT C 2/5

LEGAL DESCRIPTION

RIGHT-OF-WAY VACATION

All that portion of the right-of-way for 35th Avenue South lying between the Southerly margin of South 124th Street and Northerly of the North line of Lot 4 of the plat of Donaldson Addition, as recorded in Volume 20 of Plats of page 46, records of King County, Washington extended Easterly to the Easterly margin of 35th Avenue South

2602 070 8001548

Unofficial Document

EXHIBIT C 3/5

EXHIBIT A

Legal Description

Sewer Easement

That part of the Southwest quarter of the Southwest quarter of Section 10, Township 23 North, Range 4 East of Willamette Meridian, King County, Washington,

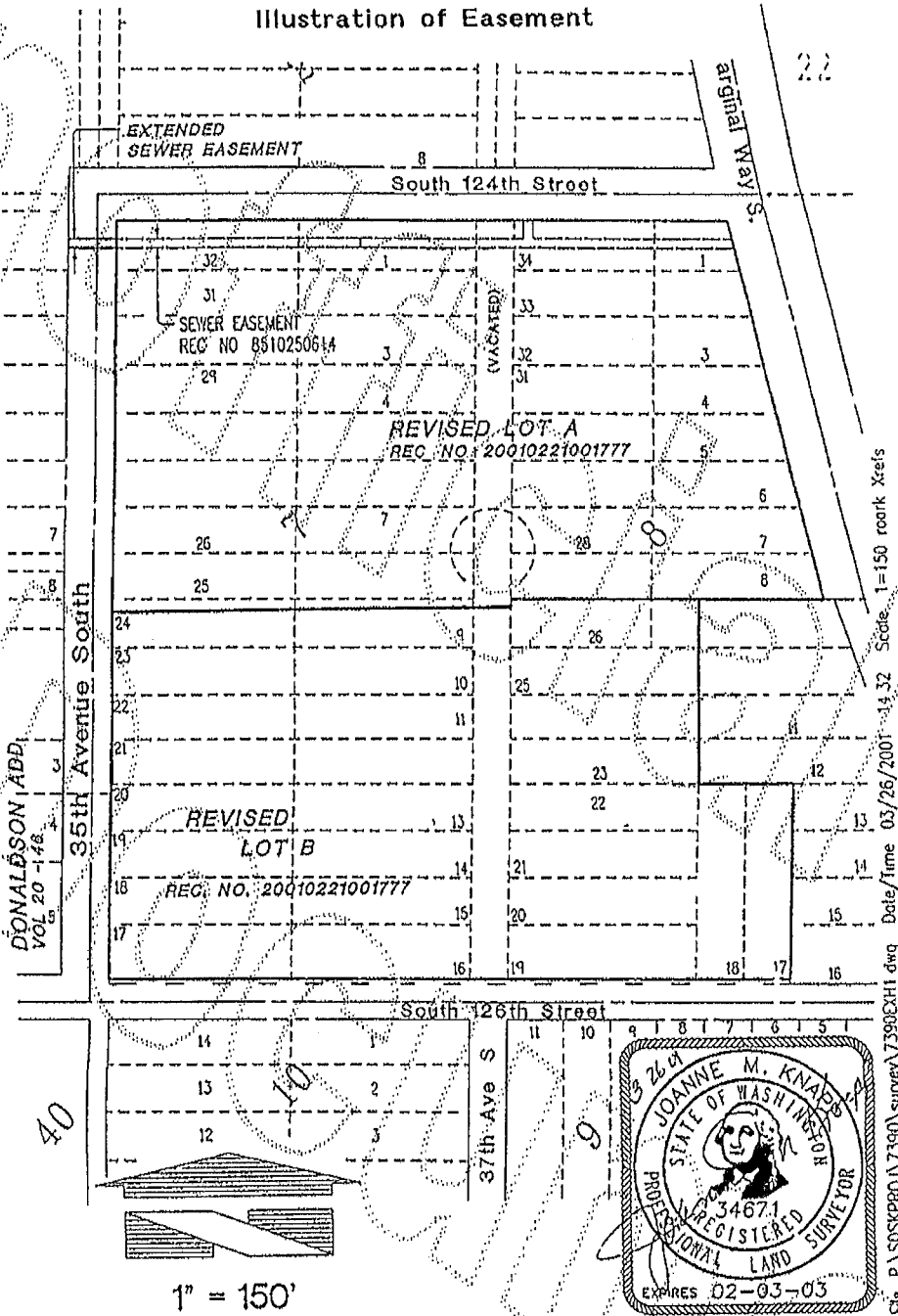
A 10-foot wide strip of land across Proposed Vacated 35th Avenue South as extended Westerly from Sewer Easement recorded under Recording No 8510250614.

2002 070 8091548

EXHIBIT C 415

EXHIBIT B

Illustration of Easement



2002 070 8001548

<p>Scale:</p> <p>Horizontal Vertical</p> <p>BARGHAUSEN CONSULTING ENGINEERS, INC.</p> <p>18215 72ND AVENUE SOUTH KENT, WA 98032 (425)251-6222 (425)251-3782 FAX</p> <p>CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES</p>	<p>For: SABEY CORPORATION 101 ELLIOTT AVE. W, SUITE 330 SEATTLE, WA 98119-4220</p>	<p>Job Number 7390</p>
	<p>Title: CITY OF TUKWILA SEWER EASEMENT</p>	<p>Sheet EXHIBIT C 5/5 1 of 1</p>
<p>Designed _____</p>	<p>Drawn RVR</p>	<p>Checked JMK</p>
<p>Approved JMK</p>	<p>Date 5-26-01</p>	

Recording Requested By and
When Recorded Mail To:

EXHIBIT "D"

King County Water District #125
2849 South 150th Street
Seattle, WA 98168

2002 070 8001548

Document Title(s) (or transactions contained therein). 1 Easement for Water Mains 2 3. 4.
Reference Number(s) of Documents assigned or released: (on page ____ of document(s))
Grantor(s) (Last name first, then first name and initials 1 International Gateway East LLC, by Sabey Corporation, Manager 2. 3 4. 5. <input type="checkbox"/> Additional names on page ____ of document.
Grantee(s) (Last name first, then first name and initials) 1 King County Water District No 125 2 3. 4 5. <input type="checkbox"/> Additional names on page ____ of document.
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range) Portion of the Southwest quarter of the Southwest quarter of Section 10, Township 23 North, Range 4 East, W.M., King County, Washington <input type="checkbox"/> Additional legal is on page <u>4</u> of document
Assessor's Property Tax Parcel/Account Number: N/A
The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

EXHIBIT D 1/5

EASEMENT FOR WATER MAINS
Group Health Cooperative

International Gateway East LLC, by Sabey Corporation, Manager (the "grantor"), for and in consideration of one dollar (\$1.00) and other good and valuable consideration, hereby dedicates, conveys and grants to King County Water District No 125, King County, Washington (the "grantee") and its successors and assigns a permanent easement for water mains and appurtenances thereto under upon and through the following described property situated in King County, Washington, legally described as follows:

See Attached Legal Description and Exhibit

1. That grantee shall have the right without prior institution of any suit or proceeding at law, at times as may be necessary, to enter upon said property and adjoining property owned by the grantor and his assigns and successors to install, lay, construct, renew, operate and maintain mains and necessary facilities and other equipment for the purposes of serving the property and other properties with water and other utility service. The grantee agrees to restore the property to its condition prior to any disturbance from construction, maintenance or repair of such facilities.
2. The grantor covenants that no structure or obstruction, including fences, shall be erected over, upon or within and no trees, bushes or other shrubbery shall be planted in the area of ground for which the easement in favor of grantee has been provided herein
3. This easement and the covenants herein shall be covenants running with the land and shall be binding on the successors, heirs and assigns of both parties hereto.
4. The grantor warrants that the grantor has good title to the above property and warrants the grantee title to and quiet enjoyment of the easement conveyed hereto

DATED this 6th day of June, 2001

GRANTOR(S):

International Gateway East LLC,
by Sabey Corporation, Manager

By

Its

J. M. Adams
cfo

EXHIBIT: D 2/5

2602 070 8001548

(Individual Acknowledgment)

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that _____ signed this instrument and acknowledged it to be _____ (his/her) free and voluntary act for the uses and purposes mentioned in the instrument

Dated _____

Signature of Notary Public _____

Title _____

My appointment expires _____

(Corporate Acknowledgment)

STATE OF WASHINGTON)
) ss
COUNTY OF KING)

I certify that I know or have satisfactory evidence that James N. Harmon signed this instrument, on oath stated that he (~~XXXXXX~~) was authorized to execute the instrument and acknowledged it as the Chief Financial Officer of Sabey Corporation, Manager of

* _____ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument. *International Gateway East LLC

Dated June 6, 2001

MARY A. HALL
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES 12-19-01

Signature of Notary Public Mary A Hall

Title Notary Public

My appointment expires 12/19/01

2002 070 8001548

EXHIBIT D 3/5

LEGAL DESCRIPTION

WATER MAIN EASEMENT

That portion of the Southwest quarter of the Southwest quarter of Section 10, Township 23 North, Range 4 East of the Willamette Meridian, King County, Washington, lying within a 15-foot wide strip of land, being 7.50 feet both sides of the following described line:

BEGINNING at the intersection of the South right-of-way line of South 124th Street and a line 25 feet West of, perpendicular to, and parallel with the East right-of-way line of Proposed Vacated 35th Avenue South;

THENCE along said parallel line, South 01° 46' 02" West, 280.00 feet;

THENCE South 88° 13' 58" East, 25.00 feet;

THENCE North 88° 13' 58" West, 25.00 feet;

THENCE along said parallel line, South 01° 46' 02" West, 114.00 feet;

THENCE South 88° 13' 58" East, 25.00 feet;

THENCE North 88° 13' 58" West, 25.00 feet;

THENCE along said parallel line, South 01° 46' 02" West, 36.78 feet;

THENCE North 88° 13' 58" West, 25.00 feet;

THENCE South 88° 13' 58" East, 25.00 feet;

THENCE along said parallel line, South 01° 46' 02" West, 7.00 feet;

THENCE South 43° 13' 58" East, 14.14 feet to a line 15 feet West of, perpendicular to, and parallel with said East right-of-way line,

THENCE along said parallel line, South 01° 46' 02" West, 125.49 feet;

THENCE South 88° 13' 58" East, 15.00 feet;

THENCE North 88° 13' 58" West, 15.00 feet;

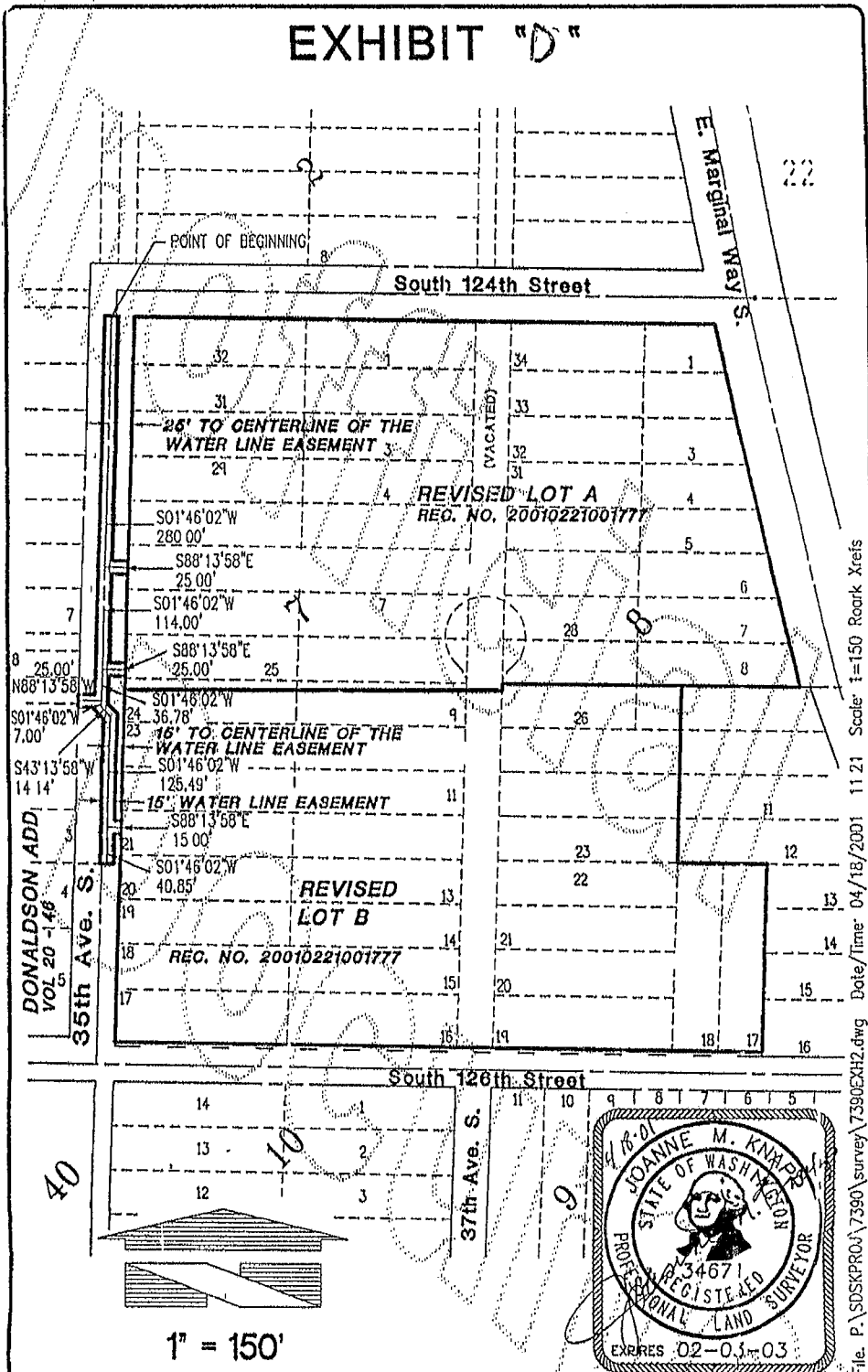
THENCE South 01° 46' 02" West, 40.85 feet to a point of terminus, said point being the intersection of said 15-foot offset line and the extension Easterly of the South line of Lot 3 of Donaldson Addition recorded in Volume 20 of Plats, page 46, King County, Washington.

The sidelines of said strip shall be shortened or lengthened to meet at angle points and to terminate on the extended said South right-of-way line of South 124th Street, the extended South line and East line of said Lot 3 of Donaldson Addition, and the East right-of-way of Proposed Vacated 35th Avenue South.

2002 070 8001548

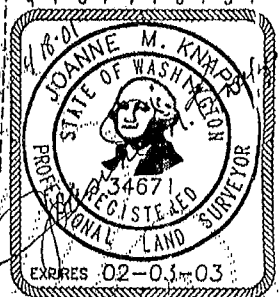
EXHIBIT D 4/5

EXHIBIT "D"



2002 07D 8001548

DONALDSON ADD
VOL. 20-146



File: P:\SDSKPROJ\7390\survey\7390EXH2.dwg Date/Time: 04/18/2001 11:21 Scale: 1=150 Rook Xreis

Scale: Horizontal Vertical		For: SABEY CORPORATION 101 ELLIOTT AVE. W, SUITE 330 SEATTLE, WA 98119-4220		Job Number: 7390	
		18215 72ND AVENUE SOUTH KENT, WA 98032 (425)251-8222 (425)251-8782 FAX		Sheet: EXHIBIT D 5/5 1 of 1	
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES		Title: CITY OF TUKWILA WATERLINE EASEMENT			
Designed _____		Drawn RVR		Checked JMK	
		Approved JMK		Date 4-18-01	

EXHIBIT "E"

2002 070 8091548

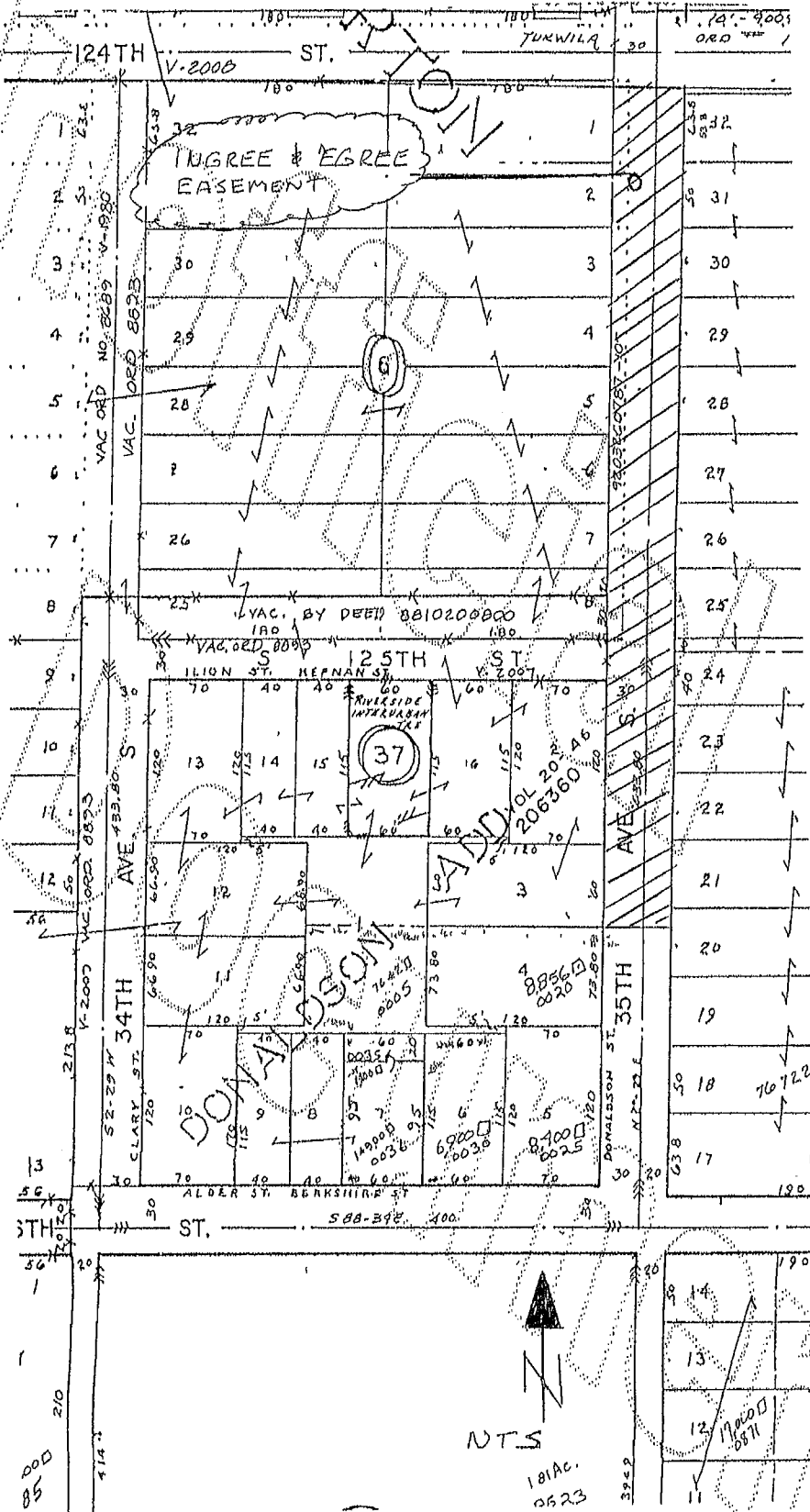


Exhibit E

October 12, 2021

Ms. Nora Gierloff
City of Tukwila, DCD Director
6300 Southcenter Blvd., #100
Tukwila, WA 98188

Dear Ms. Gierloff,

Sabey Corporation (“Sabey”) is asking for your approval to physically secure our Intergate East Campus with perimeter fencing due to the ongoing, frequent crime and theft from our staff and customer vehicles. We are attaching a 12-month review of the crime incidents to illustrate the magnitude of problems we have experienced.

We would appreciate your review and consideration of the following:

In Ordinance No. 1978 (yr. 2002) pedestrian access is discussed in the summary prior to the Ordinance but is not included as a condition of the Ordinance. We are attaching a copy of Ordinance No. 1978 (yr. 2002) for ease of reference.

Secondly, in 2005 Ordinance No. 2101 vacation of South 124th Street from the City of Tukwila was approved which makes this a private street to be maintained by Sabey without public access. We are attaching a copy of Ordinance No. 2101 for ease of reference as well.

We are also attaching a copy of the site plan we would like to move forward to a pre-application meeting with the City of Tukwila to gain concept approval to secure access to our site because of the safety concerns mentioned above. Please let me know if you have any questions or need clarification on this request.

Sincerely,

SABEY CORPORATION



Mikel Hansen
Chief Operating Officer

INCIDENT REPORT



Date of Incident: 11/26/2020
Time of Incident: 2300-2330

1. Client: Sabey Data Center	Address: 3355 S. 120 th Pl. Tukwila, WA		Post: Mobile
2. Client Notified:	Time: 0730	Name: Property Management Email List	Title: Property Management
3.G4S Notified:	Time: 0730	Name: Joseph Breaux	Title: Sr District Manager
4. Police Notified:	Time:	Officers Name:	RPT#/Badge#:
5. Persons Involved/Witnesses (Insert category of relationship letter opposite name in * column. A. Employee B. Client Employee C. Other)			
*	Name/Position Title	Phone #	Organization Name & Address
A			
B			
C.			
6. Description of Property/Equipment DHS Black gate, Barricade wire.			
7. Description of incident. On 11/26/2020 at or about 2315 it was reported that the wire on the barricade was cut as well as the yellow chain on the black DHS gate. When reviewing the footage, we see a subject comes down the hill from the black DHS gate down the hill. He is riding a motorcycle. He stops on the other side of the barricade for a few minutes and then drives through it. He drives around the parking lot around building 4. Goes behind building 4 and up the hill towards the south upper parking. Eventually leaving through the top exit towards the residential area.			
END OF REPORT			

Signature: Capt A Hair	Date: 11.27.2020 Time: 1000
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INCIDENT REPORT



Date of Incident: FEB.8.2021

Time of Incident: 02:30 AM

1. Client: Sabey		Address: 12500 Tukwila International BLVD Tukwila, WA 98168		Post: Sabey Closed Patrol	
2. Client Notified: Yes		Time: 06:45 AM	Name: Security Captain		Title: Captain Andrew Hair
3. G4S Notified: No		Time: N/A	Name: N/A		Title: N/A
4. Police Notified: Yes		Time: 02:30 AM	Officers Name: SGT Sean Rita		RPT#/Badge#:
5. Persons Involved/Witnesses (Insert category of relationship letter opposite name in * column. A. Employee B. Client Employee C. Other)					
*	Name/Position Title	Phone #	Organization Name & Address		
A	SGT S. Rita	206-390-0748	Sabey Closed Patrol Security		
B					
C					
6. Description of Property/Equipment. Department of Homeland Security, North parking lot					
7. Description of incident.					
<p>On 8 February 2021 at approx. 02:30 AM while the Department of Homeland Security north parking lot and noticed two unattended bags. One was a black suitcase and the other was a pink and grey backpack. I did not observe these bags on previous patrols. I inspected the Davey Tree and Kemp West vehicles and found no signs of theft or damage and did not see any persons on or near the property. I then contacted the Tukwila Police Department and asked for an officer to inspect the bags. I received a call from Officer Hodgson who informed me TPD generally does not take property into their custody unless it is involved in a crime and to contact him if there is anything suspicious after I inspected the bags. I carefully opened and briefly inspected the bags. I found articles of clothing, personal hygiene items and children's toys. I have attached pictures of the contents. The bags are located near the forested area, on the middle level of the parking area. The bags are located near a noticeable footpath into the forested area. I did not see any individuals or signs of a campsite in the area. End of report.</p> <p style="text-align: center;">END OF REPORT</p>					

	Signature: SGT S. Rita	Date: 02.8.2021	Time: 6:30 AM
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INCIDENT REPORT



Date of Incident: NOV.8.2020

Time of Incident: 19:40 PM

1. Client: Sabey	Address: 12500 Tukwila International BLVD Tukwila, WA 98168	Post: Sabey Closed Patrol	
2. Client Notified: Yes	Time: 06:30 AM	Name: Security Captain Title: Captain Andrew Hair	
3. G4S Notified: No	Time: N/A	Name: N/A Title: N/A	
4. Police Notified: Yes	Time: 19:50 PM	Officers Name: SGT Sean Rita RPT#/Badge#:	
5. Persons Involved/Witnesses (Insert category of relationship letter opposite name in * column. A. Employee B. Client Employee C. Other)			
*	Name/Position Title	Phone #	Organization Name & Address
A	SGT S. Rita	206-390-0748	Sabey Closed Patrol Security
B			
C			
6. Description of Property/Equipment. Department of Homeland Security, North parking lot, Davey Tree Truck and Kemp West Truck			
7. Description of incident. On 8 November 2020 at approx. 19:40 PM I was patrolling the Department of Homeland Security north parking lot and noticed a Kemp West truck had a slightly open cargo door. I inspected the door and truck and noticed another open door and one door that had the handle extended. I contacted Officer Singh and asked if he had noticed this while he was patrolling DHS. I inspected the truck for approximately 3-5 minutes before resuming patrol where I noticed a door open on a Davey Tree truck. This door had been secured and I had a view of this truck during my initial patrol. I then contacted Officer Singh for backup and Tukwila PD to inform them we may have someone actively breaking into the trucks. Officer Singh and I patrolled the area including IGW, IGE and the surrounding roads and did not see any signs of suspicious activity or any persons. Tukwila PD arrived at approx. 2010hrs and inspected the vehicle. He informed me to have the employees of Davey Tree and Kemp West contact them in the morning if anything was stolen. I also attempted to contact Sarah Marques at approx. 2010hrs to see if she was able to pull up the video stream but was unable to get ahold of her. Pictures are attached. The officer informed me there is no incident number for this since no report was taken. End of report.			
END OF REPORT			

	Signature: SGT S. Rita	Date: 11.8.2020	Time: 6:30 AM
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INCIDENT REPORT



Date of Incident: 06.23.2021

Time of Incident: 04:30 AM

1. Client: Sabey		Address: 3355 120 th Pl S Tukwila, WA 98168		Post: Sabey Closed Patrol	
2. Client Notified: Yes		Time: 06:45 AM	Name: Security Captain		Title: Captain Andrew Hair
3. G4S Notified: No		Time: N/A	Name: N/A		Title: N/A
4. Police Notified: Yes		Time: 04:40 AM	Officers Name:		RPT#/Badge#:
5. Persons Involved/Witnesses (Insert category of relationship letter opposite name in * column. A. Employee B. Client Employee C. Other) S/O Lemlemayehu					
*	Name/Position Title	Phone #	Organization Name & Address		
A	SGT S. Rita	206-390-0748	Sabey Closed Patrol Security		
B					
C					
6. Description of Property/Equipment. Upper South Parking, Toyota Highlander WA BQH2183, Hyundai Sonata WA AKW8039.					
7. Description of incident.					
<p>On 23 June 2021 at approx. 04:30 AM I received a call from the S/O Lemlemayehu at SDC5 reporting that two individuals appeared to be peering in and attempting to break into vehicles at the SDC5 upper parking lot. The S/O informed me one individual appeared to run into the adjacent forest and another individual left the camera frame.</p> <p>I responded and upon my arrival noticed one individual (male, brown hair, dark pants, approx. 5'10 – 5'11, 175 lbs, light heavy scruff). The individual was also wearing heavy duty gloves. I did a quick inspection of the vehicles and noticed two gas panels were slightly open on two vehicles. I did not notice any other damage upon arrival. After inspecting the vehicles in the parking lot, I spoke with the individual described above and he asked where the “SAR’S” was. I asked what he was doing here, which he said he was lost. I informed him he needed to leave and the individual left without issue. I patrolled IGE II found no signs of damage or theft in any of the vehicles.</p> <p>I returned to SDC5 and entered the office to review the footage to see if any theft or damage occurred. While in the office, a red sedan pulled up and an individual wearing a face mask and dark clothing got out of the vehicle and started looking at parked vehicles. I told the S/O to call 911 and I went outside. As I went up the stairs I shouted “Hey!” the individual got back into the vehicle and the vehicle took off at a high rate of speed. I was able to get a partial plate and I believe the plate was: BQS1538. The vehicle was a small, two door red sedan (possibly a Toyota). The individual who was driving appeared to be Asian, black hair and wore a face mask. The individuals left the property and did not return for the rest of my shift.</p> <p>Upon inspection of the vehicles and review of the security footage, we discovered the individuals were able to break into the S/O’s car and stole her wallet. The individual shot out her window with a handgun of some sort at about 0505. The other vehicle broken into was a Hyundai Sonata (LIC: AKW8039) at about 0425. The individuals accessed the interior of the vehicle and the trunk. I am unsure of what was stolen. Captain Hair will be filing the report with Tukwila Police Department. S/O Lemlemayehu filed her own report with the police department and was the main contact with Tukwila Police for this incident as it occurred.</p>					
END OF REPORT					

	Signature: SGT S. Rita	Date: 06.23.2021	Time: 6:40 AM
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INCIDENT REPORT



Date of Incident: June.29.2021

Time of Incident: 04:30 AM

1. Client: Sabey		Address: 3433 S 120th PI Tukwila, WA 98168		Post: Sabey Closed Patrol	
2. Client Notified: Yes		Time: 06:45 AM	Name: Security Captain		Title: Captain Andrew Hair
3. G4S Notified: No		Time: N/A	Name: N/A		Title: N/A
4. Police Notified: Yes		Time: 04:50 AM	Officers Name: SGT Sean Rita		RPT#/Badge#:
5. Persons Involved/Witnesses (Insert category of relationship letter opposite name in * column. A. Employee B. Client Employee C. Other)					
*	Name/Position Title	Phone #	Organization Name & Address		
A	SGT S. Rita	206-390-0748	Sabey Closed Patrol Security		
B					
C					
6. Description of Property/Equipment. Intergate East Facilities mailbox (near BLDG 4)					
7. Description of incident.					
<p>On 29 June 2021 at approx. 04:28 AM I received a call from SDC5 regarding an individual who appeared to be breaking into the mailbox near BLDG 4. Upon my arrival to IGE I found the mailbox open, with it appearing to be forced open. A silver Nissan sedan also drove by the individual and may be involved. After arriving to IGE I noticed the Nissan leaving the parking lot near BLDG 1 and was able to obtain the LIC: BVZ9593. I spoke with some employees at Sahale who were outside and reported to me they saw a woman walking near the mailboxes and leaving the property.</p> <p>I noticed this individual walking on E Marginal Way by IGE II. I was able to speak with her momentarily. She stated she got lost and turned around and saw the silver Nissan but stated she had no association. After speaking with SDC5, it was determined that it appeared a female described wearing a black top, jean shorts and a green bag was on camera breaking into the mailbox, and the Nissan driving by her while she was at the mailbox. This appears to be the same female I had spoken with.</p> <p>When I was speaking with her, the Nissan drove by and parked off the side of the road and watched our interaction. At this point I returned to my vehicle, feeling unsafe and left the area. SDC5 called Tukwila PD to inform them of the incident and has the incident number. The last direction the woman was walking was southbound on 37th Ave S. The woman I spoke with is described as a Hispanic female, approx. 5'6, wearing a black tank top, jean shorts, a white face mask and carrying a green bag.</p> <p>Captain Hair arrived at approx. 0500hrs and took pictures of the mailbox. I informed him of the situation further.</p>					
END OF REPORT					

	Signature: SGT S. Rita	Date: 03.29.2021	Time: 6:30 AM
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INCIDENT REPORT



Date of Incident: 6/25/2021

Time of Incident: 1450

1. Client: Sabey Data Center		Address: 3355 S. 120 th Pl. Tukwila, WA		Post: SDC building 5	
2. Client Notified: Yes		Time: 2000	Name: Jerry Himmelsbach		Title: Facilities Engineer
Fire 3.G4S Notified: Yes		Time: 2114	Name: Andrew Hair		Title: Site Supervisor
4. Police Notified: Yes		Time: 2023	Officers Name: Jessica Armstrong		RPT#/Badge#:
5. Persons Involved/Witnesses (Insert category of relationship letter opposite name in * column. A. Employee B. Client Employee C. Other)					
*	Name/Position Title	Phone #	Organization Name & Address		
A	S/O Kenneth Adam	206-730-3809	Sabey Data Center 3355 S. 120 th Pl. Tukwila, WA		
B	S/O Shawn Singh	206-390-0748	Sabey Data Center 3355 S. 120 th Pl. Tukwila, WA		
C.	Gerald Hemmelsbach	206-919-0172	Sabey Data Center 3355 S. 120 th Pl. Tukwila, WA		
6. Description of Property/Equipment. Site Mailboxes					
<p>7. At about 2000 I was informed that the mailboxes had been broken into by Sabey Engineer Garald Hemmelsbach. I then started to look at our video footage to find out what time the boxes were broken into. At about 1447 a white van is seen to enter the property from 120th ST. It then stops next to the mail boxes and apparently sees the mailman drive on site and proceed to park next to Building 1. They then wait for the mailman to leave site at about 1450 before opening the mailbox with some type of tool that is handed to the female subject at about 1453. They then take all the mail that was in the boxes. At about 1455 they leave property on 120th ST. We were able to get the plate number of the van B79437F.</p> <p>At about 2023 Tukwila Police was contacted. At about 2031 Jessica Armstrong from TPD arrived on site and made contacte with S/O Singh. At 2040 she came down to the Seurity Office to review the video that we had as well as the picture of the licence plate of the white van. We were then inforemed that the van was reported stolen and that it was seen at a Koles. When I had all the information that I could find/get I then called S/S Hair and informed him as to what had happened.</p> <p style="text-align: center;">END OF REPORT</p>					

	Signature: Kenneth J. Adam II	Date: 6/28/2021	Time: 0635
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INCIDENT REPORT



Date of Incident: 7/3/2021

Time of Incident: 1806

1. Client: Sabey Data Center	Address: 3355 S. 120 th Pl. Tukwila, WA		Post: SDC building 5
2. Client Notified: Yes	Time: 1806	Name: Anthony Rowe	Title: Night Engineer
Fire 3.G4S Notified: Yes	Time: 1823	Name: Andrew Hair	Title: Site Supervisor
4. Police Notified: Yes	Time: 1818	Officers Name: T. Matsuyuama Patrol Division	RPT#/Badge#: Case Number 21-3359
5. Persons Involved/Witnesses (Insert category of relationship letter opposite name in * column. A. Employee B. Client Employee C. Other)			
*	Name/Position Title	Phone #	Organization Name & Address
A	S/O Kenneth Adam	253-970-5341	Sabey Data Center 3355 S. 120 th Pl. Tukwila, WA
B	Engineer Anthony Rowe	206-496-9209	Sabey Data Center 3355 S. 120 th Pl. Tukwila, WA
C.			
6. Description of Property/Equipment. Mailboxes broken into again			
7. Description of incident			
<p>At 1809 I was waved down by Anthony Rowe as the mailboxes had just been broken into and the van was leaving as I was pulling up. When I went into the video to see what time and where they came from, I found them on camera at 1806 as they were turning into the property from 120th. They then arrive at the mailbox at 1807 and proceed to take whatever mail was in the boxes. We see two suspects exit the van, Toyota plate number 397-XSO or Q one Black male and one Black female. They then walk up to the mailbox and act like they belong and open the boxes. At 1809 they leave the mailbox with what they were able to grab and leave site. As they were leaving I was pulling up and seen them leaving. At that time I seen that the mailboxes were open again and I know they were not open when I drove by a few minutes before. At 1812 I started to look at footage to have it ready when the TPD showed up. We then called them at 1818. They arrived on site at 1900 and that is when I gave them all the info that I had gathered.</p> <p style="text-align: center;">END OF REPORT</p>			

Signature: S/O Kenneth J. Adam II	Date: 7/3/2021 Time: 1915
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INCIDENT REPORT



Date of Incident: FEB.24.2021

Time of Incident: 23:05hrs

1. Client: Sabey	Address 3355 s 120 th PL Tukwila, WA 98168		Post: Sabey Closed Patrol
2. Client Notified: Yes	Time: 23:05hrs	Name: MS S/O Furest	Title: Security Officer
3. G4S Notified: Yes	Time: 23:05hrs	Name: S/O Ali	Title: Security Officer
4. Police Notified: N/A	Time: N/A	Officers Name:	RPT#/Badge#:

5. Persons Involved/Witnesses (Insert category of relationship letter opposite name in * column. A. Employee B. Client Employee C. Other)

*	Name/Position Title	Phone #	Organization Name & Address
A	S/O Peneueta	206-390-0748	Sabey Closed Patrol Security
B	S/O Furest	N/A	Microsoft Security
C	S/O Ali	206-730-3809	Sabey Security

6. Description of Property/Equipment.
Inter Gate East BLDG 5 SE park. lot

7. Description of incident.

On Feb.24.21 at approx. 2300 hrs., I arrived at IGE 5 SE park. Lot to find two cars in the parking lot. The first car I noticed was a Ford diesel truck that had a man inside with the car running. Thinking it was a tenant technician I had moved on to the next car that I seen which was a white minivan. The pilot lights being on I had initially thought the car belonged to a security guard or employee of bldg. 5 so I had circled the parking lot. Coming back to the van I had discovered 3 gasoline tanks underneath the Microsoft owned vehicle and that some type of fluid was leaking from under the vehicle. When I got out of the vehicle to further inspect, I found a man hiding behind the van, trying to avoid me. Immediately I tell him to leave and radio Sabey front desk security to inform the Microsoft security guard of the event and to make his way down to the parking lot. As I am parked in front of the van talking to S/O Fasil, the man in the truck speeds out of the parking lot and makes his way to the parking lot of IGE II. I get out of the car and am talking to the man that is taking his time getting into the van to buy time for the Microsoft guard to get to the scene. I take pictures of the man and the plates of the minivan. The truck speeds from the IGE II lot, back to the IGE 5 SE parking lot and tries to ram the Sabey vehicle out of the way for the minivan to have room to flee the scene. I back out of the way slowly, as to still buy time for the MS security guard to get the plates of the truck, as he only had plates installed on the back of his truck. But before the MS guard could get to the scene, I had backed up enough for the Minivan to get out and both cars fled the scene. No one was hurt, the only damage to property was the MS owned vehicle, and the pics that I have taken of the mini van was given to the MS guard for his reports.

The build of the man in the Minivan was an older white gentleman early to late 50's, and the man in the truck was a middle aged white man red hair he never exited his vehicle so the description is what was seen from the truck window.

END OF REPORT

	Signature: Officer Peneueta	Date: 02.8.2021	Time: 6:30 AM
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12201 Tukwila International Boulevard, 4th Floor Seattle, WA 98168-5121
 Phone: 206-281-8700 Fax: 206-282-9951

INCIDENT REPORT
Email to Incident@sabey.com ASAP

Date of Incident: 05/27/2021	Time: 4:45pm	Report Prepared By: Mike Anderson
Type of Incident (Personal Injury?): _____ Was Medical Attention Required/Administered: _____		
Type of Incident (Property Damage?): _____Auto Theft and Vandalism_ What Property Was Damaged: Auto/Theft_____		
Other Incident (please explain) _____		
Location of Incident: ___IGE and IGE II_____ Weather conditions:___Rain/Sun Mix_____		
Police Report: Yes Filed by Josh Simpson with Providence Infusion Pharmacy – Report number and information being obtained	Officer Name: TBD	Case Number: TBD
Pictures or Video Taken?		

Description of Incident
(Include a Complete List of Loss)
 Attach additional pages if necessary

<p>IGE II Incident: On 27 May 2021 at approx. 18:40, I was finishing my first patrol of IGE II and discovered a CellNetix car with a broken window. Appears to be a hole in the window, rest of the window is still intact. The car is a grey Pontiac Vibe license plate number B99862R; vehicle ID: 971NX. This was discovered after two previous incidents on IGE the same day that had to do with cars being broken into. Discovered that this vehicle was not on any cameras. End of report.</p>
<p>IGE Incident: On 27 May 2021 at approx. 18:10, I was recently clocked in and briefed by S/O Adam about a possible stolen catalytic converter in upper SDC 5 parking lot. I get a call from Josh Simpson from providence that his car got broken into. I arrive to Josh in the back-parking lot of Providence at 18:17 and documented my findings. His car is a grey Subaru WRX which appeared to have had the passenger’s side window smashed in. Josh stated that the thief may have taken an old phone from the center console. I then give Josh the number for Tukwila PD non-emergency to make a report. Tukwila PD Arrived at 1640 to speak with Josh Simpson.</p>
<p>MA: These incidents were tracked after the fact there were no visible plates on the suspects vehicle. SDC Security is still investigating to find any additional information. Cellnetix has been notified at this time and I am working on an email to Providence after I finish this incident report. I have attached the links to the videos that I was sent and will upload anything additional I find on this email chain.</p>

Contact Involved

Name:	Address:
Home Phone:	Work Phone:
Reason for visit?	
What was your involvement in the incident?	
Where were you located at the time of the incident?	

Witness Information

Name:	Address:
Home Phone:	Work Phone:
What was your involvement in the incident?	
Where were you located at the time of the incident?	
What did you see?	

Witness Information

Name:	Address:
Home Phone:	Work Phone:
What was your involvement in the incident?	
Where were you located at the time of the incident?	

Witness Information

Name:	Address:
Home Phone:	Work Phone:
What was your involvement in the incident?	
Where were you located at the time of the incident?	
What did you see?	

SABEY

Contact Involved

Name:	Address:
Home Phone:	Work Phone:
Reason for visit?	
What was your involvement in the incident?	
Where were you located at the time of the incident?	

Witness Information

Name:	Address:
Home Phone:	Work Phone:
What was your involvement in the incident?	
Where were you located at the time of the incident?	
What did you see?	

Witness Information

Name:	Address:
Home Phone:	Work Phone:
What was your involvement in the incident?	
Where were you located at the time of the incident?	

Witness Information

Name:	Address:
Home Phone:	Work Phone:
What was your involvement in the incident?	
Where were you located at the time of the incident?	
What did you see?	

INCIDENT REPORT



Date of Incident: FEB.12.2021

Time of Incident: 18:30 PM

1. Client: Sabey	Address: 12500 Tukwila International BLVD Tukwila, WA 98168	Post: Sabey Closed Patrol	
2. Client Notified: NO	Time: 18:30 PM	Name: Security Captain Title: Captain Andrew Hair	
3. G4S Notified: NO	Time: N/A	Name: N/A Title: N/A	
4. Police Notified: Yes	Time: 18:30 PM	Officers Name: S/O Singh RPT#/Badge#:	
5. Persons Involved/Witnesses (Insert category of relationship letter opposite name in * column. A. Employee B. Client Employee C. Other)			
*	Name/Position Title	Phone #	Organization Name & Address
A	S/O Singh	206-407-4852	Sabey Closed Patrol Security
B			
C			
6. Description of Property/Equipment. Department of Homeland Security, main entrance			
7. Description of incident.			
<p>On 12 February 2021 at approx. 18:30 PM, I drove to the main entrance of DHS after patrolling IGE II and I immediately notice a man with a black jacket and blue jeans on the property. I approached the man and after a brief conversation, it was clear that he was under the influence. I asked if he needed any assistance or directions, but he was incoherent. He walked away from me and began defecating in the bushes. I called Tukwila non-emergency and they sent Officer Wells to scene. After talking to him for a bit, Officer Wells called an ambulance and they took him off the scene at 1920. No other issues or property damage. Case number: 21-730. End of report.</p> <p style="text-align: center;">END OF REPORT</p>			

Signature: S/O Singh	Date: 02.12.2021	Time: 6:30 PM
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INCIDENT REPORT



Date of Incident: 2/20/2021

Time of Incident: 2030-0100

1. Client: Sabey Data Center		Address: 3355 S. 120 th Pl. Tukwila, WA		Post: SDC building 5	
2. Client Notified: 2/22/2021		Time: 1600	Name: Ryan Monson		Title: Operations Manager
3.G4S Notified: 2/22/2021 2/23/2021		Time: 1600 0600	Name: Brandon Varice Andrew Hair		Title: Security Officer Title: Securiry Supervisor
4. Police Notified: N/A		Time:	Officers Name:		RPT#/Badge#:
5. Persons Involved/Witnesses (Insert category of relationship letter opposite name in * column. A. Employee B. Client Employee C. Other)					
*	Name/Position Title	Phone #	Organization Name & Address		
A	N/A				
B					
C.					
6. Description of Property/Equipment. Multiple Vehicles in Upper South Parking.					
<p>7. Description of incident: On 02/20/21 at or about 2030 till 0045 on 2/21/2021 a suspect was prowling vehicles in the upper south parking. Subject was wearing a black hooded sweatshirt and dark colored pants. At about 2100 he put on an orange vest or jacket that he found in the Microsoft truck. I was not able to see his face during the incident due to it being dark. He damaged several vehicles. Including the two Microsoft vehicles, a white vehicle belonging to David Tommasini from INAP, a black newer model sedan, a red smaller hatchback, and a tan van belonging to Security Officer Stahley. The vehicle belonging to David Tommasini had damage to the front end, Passenger side window, and back lights. The Microsoft vehicles were gone through and items were taken out of them. No obvious damage to the vehicles. No damage was reported from the other vehicles involved to SDC Security or staff. Below is a time line of the incident.</p> <p>At about 2030 Subject is seen coming on property through IGE II building A. He walks to the south parking area. 2036 Walks by stairs heading towards the Microsoft Truck. 2044 to 2104 Seen at the Microsoft Truck. He enters the vehicle and eventually comes out the passanger side. 2106 Puts on the orange vest or jacket that he found in the Microsoft truck. 2110-2158 Moves to the black newer model sedan. Looking around and under the vehicle. Pulling on the hood and door. He spends several minutes under the vehicle. 2158-2159 Looking at the Gray Van belonging to the Security Officer Stahly. Tugs at the hood. 2159-2203 Goes back to the Microsoft Truck and looks around it. 2203-2206 Goes to the white car belonging to David Tommasini. Looking in the windows. 2206-2208 A truck is seen at the top of the parking lot on the other side of the Ballards. Subject hurries over to the wooded area by the retaining pond until that vehicle leaves. 2208-2216 Subject goes to the small red hatchback and looks in the vehicle. 2216-2234 Subject goes back to the black car and hides around it as Mobile Patrol is in the area. When Mobile Patrol is in the upper parking area the subject darts around the black vehicle to hide from the view of Mobile Patrol. 2234-2239 Subject moves to the Gray Van and tugs at the hood of the vehicle. 2239-2250 Subject moves back to the black car. Looking around the vehicle. 2250-2328 Subject goes into the Microsoft Van. He enters first through the drivers side door. A person is seen arriving at about 2255 going down the stairs. The mobile patrol does a patrol in the area as the subject is in the Van. 2214 the red car leave site. Subject is seen going into the back of the Microsoft Van during this time. At 2324 he is seen taking a long silver pole out of the back of the Microsoft Van. 2328-2350 Seen walking between the white car and the Microsoft Truck. Collecting items that he took out of the Microsoft Vehicles in the</p>					

back of the Microsoft truck. Using the pole on the front end of the white car to possibly pop the hood. Eventually throwing the pole in the bushes next to the white car.

2350-0021 At the white car on the passenger side. Looking as if he is messing with the driver's window or side mirror. Attempting to pull at it. Works his way towards the back of the vehicle. Seen messing with the rear light until the alarm goes off at 0020. He walks away from the car.

0023-0034 Brings over bucket and bag to the front of the white car. Messing with the front end of the vehicle.

0034 Goes back into the Microsoft truck as Mobile Patrol arrives for a patrol

0040 Mobile Patrol Officer Singh finds the bucket and backpack from Microsoft on the ground in front of the white vehicle. Subject can be seen hiding behind the Microsoft Van while Officer Singh takes the items to the main security office. When Officer Singh goes down the stairs the subject looks to where the items were at and walks off property going up the hill past the ballards at 0044. Officer Singh notices him and watches as he leaves property.

END OF REPORT

Capt Andrew Hair	Signature:	Date: 2/23/2021 Time: 1026
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INCIDENT REPORT



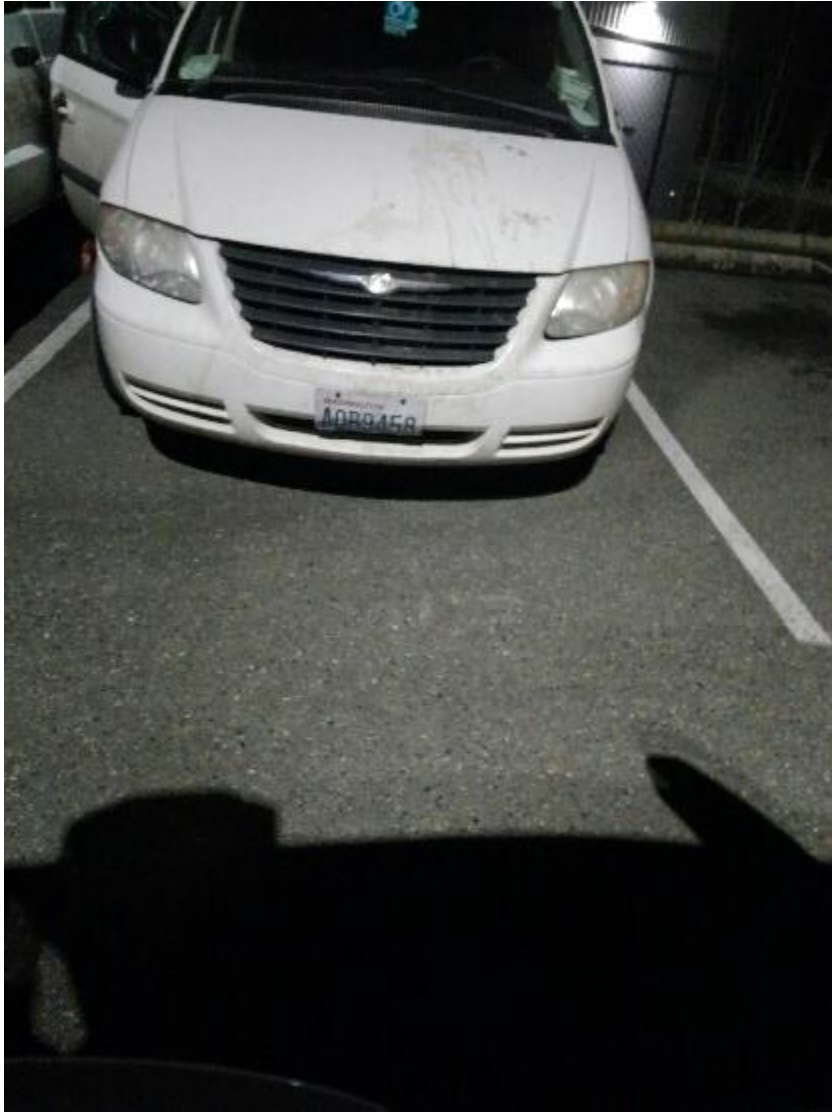
Date of Incident: 2/24/2021

Time of Incident: 2245-2310

1. Client: Sabey Data Center		Address: 3355 S. 120 th Pl. Tukwila, WA		Post: SDC building 5	
2. Client Notified: Yes		Time: 0600	Name: Ryan Monson		Title: Operations Manager
Fire 3.G4S Notified: Yes		Time: 0600	Name: Joseph Beaux, Ed Billington, Christopher Neil		Title: Operations Manager
4. Police Notified:		Time:	Officers Name:		RPT#/Badge#:
5. Persons Involved/Witnesses (Insert category of relationship letter opposite name in * column. A. Employee B. Client Employee C. Other)					
*	Name/Position Title	Phone #	Organization Name & Address		
A					
B					
C.					
6. Description of Property/Equipment. Fire alarm sounded with strobes going off, Trouble alarm in CP 3 Z28 first floor					
7. Description of incident:					
<p>At about 2245 till about 2310 we had an incident in the Upper South Parking of fuel being stolen out of the Microsoft truck. This is an overview based on what was seen on the footage as well as the information provided by the Mobile Security Officer Peneueta.</p> <p>At about 2237 two vehicles can be seen coming onto property. One white van (see attached pictures) and one Ford diesel truck. At few minutes later the vehicles go up into the Upper South Parking. The white goes and backs into the parking spot next to the Microsoft truck. The Ford truck goes and backs into a spot on west side of the parking lot next to the retaining pond.</p> <p>You can see a subject coming out of the van and start to pull on the gas cap of the Microsoft truck. When he is unable to get into the gas cap you can see the subject pulling something out of the side door of the van. He lays under the Microsoft Truck. (later found out from Microsoft that he drilled holes in the gas tank and drained it)</p> <p>At about 2302 Sabey Mobile Patrol Officer Peneueta is seen arriving and doing a patrol of the parking area. He notices the two vehicles. He stops at the van at about 2304 to make contact parking the patrol car in front of the van. The subject is seen trying to hide around his van while Officer Peneueta attempts to make contact. Officer Peneueta makes contact with the subject at the front of the vehicle. Officer Peneueta gets back into his vehicle and contacts Microsoft Security.</p> <p>At about 2307 the Ford truck comes back and intimidates Mobile Officer Peneueta to get his vehicle out of the way so the van can leave as well. The truck is seen inching towards the patrol car in an attempt to make him back off. Officer Peneueta backs up and lets the vehicles leave without further incident. (see incident report from Officer Peneueta).</p> <p>The two vehicles leave via 124th.</p> <p style="text-align: center;">END OF REPORT</p>					

Capt A. Hair	Signature:	Date: 2.25.2021 Time: 0745
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INCIDENT REPORT



Date of Incident: 04/12/2021

Time of Incident: 0230

1. Client: Sabey Data Center		Address: 3355 S. 120 th Pl. Tukwila, WA		Post: N Lobby	
2. Client Notified: Yes		Time: 0930	Name: Ryan Abel/Ryan Monson		Title: Facility Engineer
3. G4S Notified: Yes		Time: 0700	Name: Andrew Hair		Title: Security Supervisor
4. Police Notified: No		Time:	Officers Name:		RPT#/Badge#:
5. Persons Involved/Witnesses (Insert category of relationship letter opposite name in * column. A. Employee B. Client Employee C. Other)					
*	Name/Position Title	Phone #	Organization Name & Address		
A	Greg Wren	2067956895	Tata Consulting (Microsoft)		
B					
C.					
6. Description of Property/Equipment. Greg Wren personal vehicle.					
7. Description of incident. On 4/12/2021 at about 0213 I can see via the reviewed camera footage that a black truck comes into the Upper South Parking and parks next to Greg personal vehicle. We can see someone come out of the truck and look around Greg's vehicle. The subject is wearing a hoodie and jeans. He can be seen going under the vehicle a couple times. The truck leaves at about 0231. Seen on Camera leaving via 124 th at about 0232. Greg Wren notified us at about 0700 that he had damage around his tail pipe. Like someone was trying to get to a converter. Our night officer notified mobile patrol at 0227 of a suspicious vehicle. At about 0235 Mobile Patrol investigates the vehicle and the other vehicles in the Upper South Parking lot. Sgt Rita does not go under the vehicle to check for damage. He looks at the windows, door, and steering columns. Not finding any damage Sgt Rita leaves about 10 min later. END OF REPORT					

Capt A. Hair	Signature:	Date: Time: 04/12/2021 1000
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INCIDENT REPORT



Date of Incident: 10/7/2020

Time of Incident: 2300-0700

1. Client: Sabey Data Center		Address: 3355 S. 120 th Pl. Tukwila, WA		Post: N Lobby	
2. Client Notified: Yes		Time: 0800	Name: Ryan Able		Title: Assistant Manager
3.G4S Notified: N/A		Time:	Name:		Title:
4. Police Notified: N/A		Time:	Officers Name:		RPT#/Badge#:
5. Persons Involved/Witnesses (Insert category of relationship letter opposite name in * column. A. Employee B. Client Employee C. Other)					
*	Name/Position Title	Phone #	Organization Name & Address		
A	Gregory Wren		TCS Microsoft		
B					
C.					
6. Description of Property/Equipment.					
7. Description of incident.					
Between 10.6.2020 2300 to 10.7.2020 0700. Gregory Wren of TCS Microsoft vehicle was broken into at the upper south parking. In the diagonal parking between SDC building 5 and IGE II. The driver back window was smashed in. Gregory stated that he was last at his vehicle at about 2300 last night. He had several things stolen out of his vehicle. Two umpire bags with about \$400 dollars in gear. Owners manual for his vehicle, Various CD's, a new seat cover, and some cloths. He is going to file a police report.					
END OF REPORT					

Sec Capt Hair	Signature:	Date: Time: 10.7.2020 0800
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CONDITION REPORT

Security Unit Reporting: Mobile Patrol

Client: Sabey
Date: 25 May 2021

Address: IGE
Time: 01:40 AM

The following condition was noted and is brought to your attention for information or corrective action, as appropriate:

At approx. 01:40 AM I received a call from the Security Officer at SDC5 informing me of potential car prowlers in the upper parking lot while en route to IGE for routine patrol. The S/O updated me on the vehicle's location as I was driving. The vehicle left the parking lot at approx. 01:42 AM on S 124th and turned right (southbound) onto E Marginal Way. I saw this vehicle leave our property. I did not see a front license plate, so I turned around into IGE II to get a view of the back of the vehicle. The driver then took off at a high rate of speed and I was unable to see the rear license plate.

After the driver had left the vicinity, I inspected the vehicles in the upper parking lot and did not notice any obvious signs of theft or damage. I reviewed the footage of the vehicles path through IGE and from the Meraki recordings determined the vehicle entered IGE at approx. 01:36 AM from S 120th street, proceeded through IGE, entered the upper parking lot, peered into vehicles and left the property at approx. 01:42 AM. I asked the SDC5 S/O to review footage on the cameras I do not have access to.

While inspecting vehicles near BLDG 1, I noticed an open trunk on a vehicle in front of the N entrance to Sahale Snacks. With the assistance of another employee, I was able to locate the vehicles owner who informed me nothing was taken or damaged. After reviewing the security footage, it does not appear the vehicle had stopped near BLDG 1. I did not notice any signs of damage or theft on any vehicle at IGE or IGE II and did not see any security footage showing the vehicle travel through IGE II. The police were not contacted as the vehicle was leaving and no signs of theft or damage were seen. End of Report.

Reported by Sean Rita, SGT, Sabey Mobile Patrol

DO NOT WRITE BELOW THIS LINE SECURITY OFFICER INSTRUCTIONS: Use this form to inform the Client and Branch Management of maintenance conditions that may warrant attention but that do not meet Incident Report criteria. This form should be used to report a problem or condition such as a loose door knob, a broken chair, a stiff lock, etc.

“Address” should be the client site or facility.

“Time” entries should reflect the 24-hour clock (1310, 1630, 2210, etc.)

“Location” should reflect the area within the Site or facility. Items reported should be noted in the Daily Activity Report



CONDITION REPORT

Security Unit Reporting: Mobile Patrol

Client: Sabey

Address: IGE

Date: 25 May 2021

Time: 21:20hrs

The following condition was noted and is brought to your attention for information or corrective action, as appropriate:

At approx. 21:20hrs I was parked near BLDG 4 at IGE observing the property and watching the Meraki Security cameras when a blue Dodge Challenger entered the property and traveled westbound between BLDG's 2 & 3, towards Providence. I observed the vehicle turn to the rear parking lot behind BLDG 5 and the vehicle began burning out and doing donuts. I immediately informed SDC5 over radio and began traveling to intercept the vehicle. I made contact with the driver shortly after who made a joke about buying the vehicle. I informed him that this was private property, it was extremely dangerous to do stunts like that with people walking and driving around our property and that he is not allowed back on our property.

I radioed SDC5 the license plate of the vehicle, but I believe the radio cut out, so I am unsure if the full plate was recorded. I was not able to write down the plate as my full attention was on maintaining a safe distance from the vehicle. I followed the vehicle out of our property, they entered and exited on S 120th Street. End of Report.

Reported by Sean Rita, SGT, Sabey Mobile Patrol

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CONDITION REPORT

Security Unit Reporting: Mobile Patrol

Client: Sabey **Address: IGE II**

Date: Aug. 29, 2020 **Time: 18:42**

The following condition was noted and is brought to your attention for information or corrective action, as appropriate:

On Aug. 29,2020 at 18:42 I noticed the black gate between DHS public parking and IGE is damaged. I manually opened the other gate so no more damage would happen. I called the 24 on call engineer line and informed them of the problem. The on call engineer called back and I informed him of the problem. He said he would investigate the problem. No other issues to report.

In the past this same set of lights have been out due to a timer issue FYI.

Reported by: S/O Stahly, Sabey Mobile Patrol

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CONDITION REPORT

Security Unit Reporting: Mobile Patrol

Client: Sabey

Address: IGE

Date: 7 Oct. 2020

Time: 18:00hrs

The following condition was noted and is brought to your attention for information or corrective action, as appropriate:

I was pulled aside by the neighbors that live close to the SE parking lot of IGE BLDG 5, and they proceeded to tell me that their house was robbed and the wooden blockade located in the parking lot was vandalized and pulled out of the ground. The wooden blockades are loose and the bolts holding it down, have been broken off. The neighbors have asked that Sabey please increase lighting in the area to increase deterrence. The on call engineer was not called at this was not an immediate emergency.

Reported by: Samson Peneueta, S/O, Sabey Mobile Patrol

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CONDITION REPORT

Security Unit Reporting: Mobile Patrol

Client: Sabey
Date: 26 NOV 2020

Address: DHS
Time: 11:05 PM

The following condition was noted and is brought to your attention for information or corrective action, as appropriate:

On 26 November 2020 at approx. 11:30 PM, I was driving back to DHS from IGE/IGE II and I discovered that the new line wire barrier had been cut. I investigated further and noticed that the black gate at DHS (top of hill) had also had its chain cut. I quickly checked for any persons/vehicles near the property. I also checked for any break ins/missing items from DHS. Nothing had been taken or broken into. The gate just off property, (other side of 120th) Seattle Metro? There gate chain was also broken.

Reported by: S/O Singh, Sabey Mobile Patrol

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"Address" should be the client site or facility.

"Time" entries should reflect the 24-hour clock (1310, 1630, 2210, etc.)

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CONDITION REPORT

Security Unit Reporting: Mobile Patrol

Client: Sabey

Address: DHS

Date: 17 March 2021

Time: 1955 hrs

The following condition was noted and is brought to your attention for information or corrective action, as appropriate:

Arrived on site and found glass around the Kemp West trucks parked on the S end of the lowered parking lots. The glass was from a Kemp West truck and the Tenant had already placed cardboard over the window. No other damage or any signs of illegal activities found on said truck as well as the surrounding vehicles. Pics in phone.

Reported by S/O Peneueta Sabey Mobile Patrol

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CONDITION REPORT

Security Unit Reporting: Mobile Patrol

Client: Sabey
Date: 27 July 2021

Address: IGE
Time: 01:40 AM

The following condition was noted and is brought to your attention for information or corrective action, as appropriate:

I arrived on site at approx. 0200hrs when I discovered a suspicious truck parked next to the exterior generators outside of IGE bldg.2. He immediately speeds off the premises as soon as they see's the security vehicle. The vehicle was a dark blue Chevy pick up truck with tinted windows and landscaping tools in the flatbed. I successfully made sure the vehicle left the property and did not enter any other Sabey properties. I was not able to identify the vehicles license plates, as I was not able to get close enough to the car.

After patrolling the immediate area as well as IGE II to search for any signs of illegal activity, I discovered nothing. I also inspected the exterior generators and surrounding area to find no signs of illegal activity or property damages.

I reported the incident to the Tukwila non emergency line and asked for a unit to patrol through the area, on top of trespassing the vehicle. I did not receive a call back. Prolonged patrols were conducted throughout the remainder of the shift.

End of Report

Reported by SGT Peneueta, Sabey Mobile Patrol

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