

From: [Kim Yeager](#)
To: [Brett Sheffield](#)
Subject: FW: Mill Parkway - Easement/Yakima,WA
Date: Thursday, February 4, 2021 3:33:42 PM
Attachments: [image002.png](#)
[image003.png](#)
[Guidance Documents for Sidewalk Improvement Projects.pdf](#)

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For At-Grade Public Crossing Mill Parkway updates:

As per BNSF, Unfortunately we don't have a formal exhibit with the standards illustrated, but I've summarized the clearance requirements below:

- Signal Masts installed 5'3" from face of curb.
- Sidewalks wrapped behind roadway gate signal masts. Edge of sidewalk installed 4'0" from center of signal mast.
- Proposed pedestrian gates 5'3" from face of curb.

Union Pacific has a published document showing their sidewalk standards. I've attached for reference, but please note we have some minor differences in clearances. This should give the County a better idea of what BNSF is looking for.

Kim

Kim Yeager

Real Estate Manager/Designated Broker

Iron Horse Real Estate

Railroad Property Management & Land Management

111 University Parkway | Suite 200 | Yakima, WA 98901 |

| P 509.834.2533 | | C 509.388.6602 | | F 509.453.9349 |

kyeager@ihdllc.com

From: Kim Yeager <kyeager@ihdllc.com>
Sent: Thursday, February 4, 2021 9:25 AM
To: Semenick, Stephen <Stephen.Semenick@BNSF.com>
Subject: RE: Mill Parkway - Easement/Yakima,WA
Importance: High

EXTERNAL EMAIL

Thank you...**Yakima County has asked if you could please provide the "BNSF Standards" for the first two revisions so that they get it correct?**

This is excerpt from the BNSF Public Projects Manual:



Kim

From: Semenick, Stephen <Stephen.Semenick@BNSF.com>
Sent: Monday, February 1, 2021 5:16 PM
To: Kim Yeager <kyeager@ihdllc.com>

Subject: RE: Mill Parkway - Easement/Yakima,WA

Kim,

I've completed review of the proposed Mill St crossing (closing/relocating the existing Butterfield crossing). A few comments on the signal layout, shown on page 14 of 26 on the plan set:

- BNSF standard requires sidewalks to be located behind the roadway gate signal mast. The center of the signal mast shall be placed 5'3" from face of curb. The edge of sidewalk shall be 4' from center of signal mast to account for the roadway gates counterweight. This would apply to the northeast and southwest quadrants.
- The pedestrian gates located in the southeast and northwest quadrants are OK, but I'd recommend the agency include exit gates as well. These exit gates would serve as an option for a pedestrian/bicyclist who is within the crossing while an activation occurs.
- What is the height of center median?

Thanks,

Steve

From: Kim Yeager <kyeager@ihdlc.com>

Sent: Tuesday, January 5, 2021 9:35 AM

To: Semenick, Stephen <Stephen.Semenick@BNSF.com>

Subject: FW: Mill Parkway - Easement/Yakima,WA

Importance: High

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EXTERNAL EMAIL

Good Morning Stephen...

Wanted to check back in on the Engineering Review, Yakima County is anxious to have their C&M Agreement executed, as the Easement is fully signed.

I'm holding off to execute the Agreements to have your final approval on Engineering.

Thank you,

Kim

Kim Yeager

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| P 509.834.2533 | | C 509.388.6602 | | F 509.453.9349 |

kyeager@ihdlc.com

From: Kim Yeager

Sent: Tuesday, December 22, 2020 12:25 PM

To: Semenick, Stephen <Stephen.Semenick@BNSF.com>

Subject: RE: Mill Parkway - Easement/Yakima,WA

Here you go...

Kim

From: Semenick, Stephen <Stephen.Semenick@BNSF.com>

Sent: Tuesday, December 22, 2020 12:10 PM

To: Kim Yeager <kyeager@ihdlc.com>

Subject: RE: Mill Parkway - Easement/Yakima,WA

Kim,

Do you have a copy of the engineering plans showing the layout of the crossing? All I saw on the previous email was an exhibit showing real estate information. I'm looking for something that would include lane widths, signal clearance distances from roadway, etc..

Thanks!

Steve

From: Kim Yeager <kyeager@ihdlc.com>

Sent: Wednesday, December 16, 2020 1:26 PM

To: Semenick, Stephen <Stephen.Semenick@BNSF.com>

Cc: Sharman, Tim <Tim.Sharman@am.jll.com>

Subject: FW: Mill Parkway - Easement/Yakima,WA

Importance: High

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EXTERNAL EMAIL

Just need your final sign off on the Engineering Plans for the Yakima County Public Crossing.

We are set to record the Memorandum of Easement as of today – all funds received by JLL/Cathy Benton, email attached.

Would like to button this one up with your Engineering Approval.

Thanks so much,

Kim

Kim Yeager

Real Estate Manager/Designated Broker

Iron Horse Real Estate

Railroad Property Management & Land Management

111 University Parkway | Suite 200 | Yakima, WA 98901 |

| P 509.834.2533 | C 509.388.6602 | F 509.453.9349 |

kyeager@ihdlc.com

From: Kim Yeager

Sent: Monday, June 29, 2020 1:41 PM

To: 'donald.karls@bnsf.com' <donald.karls@bnsf.com>

Cc: 'Semenick, Stephen' <Stephen.Semenick@BNSF.com>; 'Sharman, Tim' <Tim.Sharman@am.jll.com>

Subject: FW: Mill Parkway - Easement/Yakima,WA

Mill Parkway Public Crossing Key Details:

- BNSF Northwest Division
- Yakima Valley Subdivision – LS 0446 – Moxee Branch Line
- Removal of Public Crossing – DOT #098-468E (Butterfield Road) MP 2.52

- Installation of New Public Crossing – DOT #971-846E MP 2.45
- All other Operating Approvals have been obtained. Don Karl's Approval attached.
- Petition has been signed by BNSF/CWA, Order Established.
- **Engineering Review is in process by BNSF Public Projects.**
- Easement & Memorandum of Easement Signed and ready to Execute (MOE to be recorded).
- C&M Agreement ready to execute.

We'd like to have Economic Development Approval to go along with final package to BNSF for final signatures.

Any questions just let me know,

Kim

Kim Yeager

Real Estate Manager/Designated Broker

Iron Horse Real Estate

Railroad Property Management & Land Management

Columbia Basin Railroad – Central Washington Railroad

111 University Parkway | Suite 200 | Yakima, WA 98901 |

| P 509.834.2533 | | C 509.388.6602 | | F 509.453.9349 |

kyeager@ihdlc.com

From: Kim Yeager

Sent: Monday, June 29, 2020 12:31 PM

To: Bardue, Mary Kaye <MaryKaye.Bardue@BNSF.com>; 'Bardue, Mary Kaye (US)' <MaryKaye.Bardue@am.jll.com>

Cc: 'Semenick, Stephen' <Stephen.Semenick@BNSF.com>; 'Sharman, Tim' <Tim.Sharman@am.jll.com>

Subject: FW: Mill Parkway - Easement/Yakima,WA

Hi Mary Kaye –

Sorry I didn't know until now that you were the sole contact for Washington Economic Development...thought it was Reeve. My apologies.

Hope all is well with you and your family. Thanks in advance for your review and approval.

Let me know if you have any questions,

Kim

Kim Yeager

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Iron Horse Real Estate

Railroad Property Management & Land Management

111 University Parkway | Suite 200 | Yakima, WA 98901 |

| P 509.834.2533 | | C 509.388.6602 | | F 509.453.9349 |

kyeager@ihdlc.com

From: Kim Yeager

Sent: Wednesday, June 17, 2020 8:04 PM

To: 'Geary, Reeve' <Reeve.Geary@BNSF.com>

Cc: Semenick, Stephen <Stephen.Semenick@BNSF.com>

Subject: FW: Mill Parkway - Easement/Yakima,WA

Hi Reeve,

RE: Public Crossing Approval

Hope this email finds you and your family well during this pandemic time...our office is working remotely from home, but are certainly able to keep things in motion. Thanks in advance for your review and approval on this project.

As per the email below from Tim Sharman, JLL, they would like to have BNSF Economic Development approval on the new Public Crossing – Mill Parkway for LS 0446 – Moxee Branch – Station of Terrace Heights, MP 2.45, which is leased by Central Washington Railroad, which is why you're receiving the request from my office.

Yakima County has proposed this Public Crossing (back in 2019) and received approval from BNSF Public Projects – Stephen Stepanick, (Owner) and Central Washington Railroad (Lessee) as per attached UTC Petition/Order.

I've also enclosed the following for your reference:

Yakima County Plans

Legal Description

Yakima County Offer

Easement Appraisal

Let me know if you need any additional information.

Thanks so much,

Kim

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kyeager@ihdlc.com

From: Sharman, Tim <Tim.Sharman@am.jll.com>

Sent: Tuesday, June 16, 2020 9:39 AM

To: Kim Yeager <kyeager@ihdlc.com>

Cc: Semenick, Stephen <Stephen.Semenick@BNSF.com>

Subject: RE: Mill Parkway - Easement/Yakima,WA

Thanks Kim.

- I will need economic development approval so please provide.
- Do you have the comps that were part of the appraisal you can send me?

thanks

Tim Sharman

Vice President

Jones Lang LaSalle

225 108th Ave NE, Suite 550

Bellevue, WA 98004

Tel + 1-206-748-9420

From: Kim Yeager <kyeager@ihdlc.com>

Sent: Friday, June 12, 2020 3:22 PM

To: Sharman, Tim <Tim.Sharman@am.jll.com>

Cc: Semenick, Stephen <Stephen.Semenick@BNSF.com>

Subject: [EXTERNAL] RE: Mill Parkway - Easement/Yakima,WA

1. The offer letter states the permanent easement area is 8,766/sf. The appraisal states the impact area is 3,766/sf. (see insert below)
 - a. This is a “Scribner’s Error” - all other reference is 8,766/SF. I’ve asked for a “corrected page”.
2. Also, you state that there is a temporary easement area that you color coded, but there are no dimensions to illustrate the area?
 - a. No Temporary Easement Requested.
3. If there is a temporary area, what is the area and the dimensions, how long is the area needed and why isn’t the appraisal stating the value for the temporary area?
 - a. N/A
4. The offer letter does not state they will pay for the temporary area?
 - a. N/A
5. The legal description you provided in word does not have the total square footage calculated at the bottom of the “call”?
 - a. Have requested an updated Legal Description to include the total SF/”call”.
6. Was there a survey done to accompany the legal description that you can send me?
 - a. I’ve requested, if they have one I’ll send to you.
7. What is the status of the fully executed C&M agreement?
 - a. The C&M Agreement is out for signatures at this time, will forward as soon as fully signed by CWR/Yakima County.
8. When do you want me to prepare the draft easement document to send (to Michelle?) for review?
 - a. At your earliest convenience.
9. I have 2 approvals, one from Brig Temple and one from Tim Marshall. I noticed I don’t have the approval from Dave Cyr. Can you please forward his approval?
 - a. Attached.
10. With respect to the approvals above in item 8, BNSF normally requires “economic development” and “engineering” approvals. Have you successfully processed other easements like this through BNSF without economic development and engineering? Just not sure if I will be asked to get those at the last minute.
 - a. CWR has always received Engineering Approval for Public Crossings from BNSF Engineering Dept. – Stephen would review/approve.
 - b. We can obtain Economic Development Approval if you feel is necessary, we have never been required in the past.

I’ll be back in touch with follow up items,

Kim

Kim Yeager

Real Estate Manager/Designated Broker

Iron Horse Real Estate

Railroad Property Management & Land Management

Central Washington Railroad – Columbia Basin Railroad

111 University Parkway | Suite 200 | Yakima, WA 98901 |

| P 509.834.2533 | | C 509.388.6602 | | F 509.453.9349 |

kveager@ihdlc.com

From: Kim Yeager

Sent: Monday, June 8, 2020 4:00 PM

To: Sharman, Tim <Tim.Sharman@am.jll.com>

Cc: Semenick, Stephen <Stephen.Semenick@BNSF.com>

Subject: RE: Mill Parkway - Easement/Yakima,WA

Thanks Tim...

I'll get these items addressed quickly and back to you as soon as possible.

Note:

- #2/#3/#4 – Sorry had Temporary Easement & Temporary Construction License mixed up. They do not need Temporary Easement.
- #10 – BNSF has always provided the Engineering Review, at least for the last 14 years. We've never had to obtain "Economic Development" approvals, but can certainly request if you feel is necessary.

Kim

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Iron Horse Real Estate

Railroad Property Management & Land Management

111 University Parkway | Suite 200 | Yakima, WA 98901 |

| P 509.834.2533 | | C 509.388.6602 | | F 509.453.9349 |

kyeager@ihdlc.com

From: Sharman, Tim <Tim.Sharman@am.jll.com>

Sent: Wednesday, June 3, 2020 6:51 PM

To: Kim Yeager <kyeager@ihdlc.com>

Cc: Semenick, Stephen <Stephen.Semenick@BNSF.com>

Subject: RE: Mill Parkway - Easement/Yakima,WA

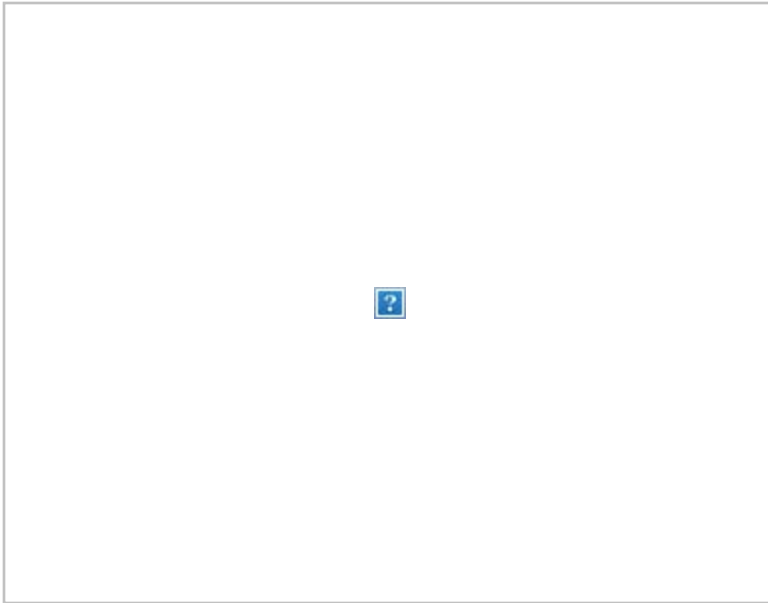
Kim,

I have reviewed the package you sent me today and I have some follow up questions. They are:

1. The offer letter states the permanent easement area is 8,766/sf. The appraisal states the impact area is 3,766/sf. (see insert below)
2. Also, you state that there is a temporary easement area that you color coded, but there are no dimensions to illustrate the area?
3. If there is a temporary area, what is the area and the dimensions, how long is the area needed and why isn't the appraisal stating the value for the temporary area?
4. The offer letter does not state they will pay for the temporary area?
5. The legal description you provided in word does not have the total square footage calculated at the bottom of the "call"?
6. Was there a survey done to accompany the legal description that you can send me?
7. What is the status of the fully executed C&M agreement?
8. When do you want me to prepare the draft easement document to send (to Michelle?) for review?
9. I have 2 approvals, one from Brig Temple and one from Tim Marshall. I noticed I don't have the approval from Dave Cyr. Can you please forward his approval?
10. With respect to the approvals above in item 8, BNSF normally requires "economic development" and "engineering" approvals. Have you successfully processed other easements like this through BNSF without economic development and engineering? Just not

sure if I will be asked to get those at the last minute.

Thanks



Tim Sharman

Vice President

Jones Lang LaSalle

225 108th Ave NE, Suite 550

Bellevue, WA 98004

Tel + 1-206-748-9420

From: Kim Yeager <kyeager@ihdlc.com>

Sent: Wednesday, June 3, 2020 2:20 PM

To: Sharman, Tim <Tim.Sharman@am.jll.com>

Cc: Semenick, Stephen <Stephen.Semenick@BNSF.com>

Subject: [EXTERNAL] Mill Parkway - Easement/Yakima,WA

Tim,

Email with info was sent back on February 10th from Yakima County...as shown below.

Let me know what else you need from me.

1. Can you please color code the area that will be the permanent easement area? How many square feet in the PE area? (Attached)
2. The C&M says there is a temporary license. If yes, can you please color code that as well and how many square feet in the temporary? How long will they need the temporary? (Attached)
3. Was there an appraisal done for the takings? (Attached)
4. I will need a legal description in "word" format that describes the permanent area. (Attached)

For your reference, WUTC has assigned the Mill Parkway Petition - Crossing #971-846E.

Let me know if you need anything else.

Kim

Kim Yeager

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Iron Horse Real Estate

Railroad Property Management & Land Management

111 University Parkway | Suite 200 | Yakima, WA 98901 |
| P 509.834.2533 | | C 509.388.6602 | | F 509.453.9349 |
kyeager@ihdllc.com

From: Michele Pescador <michele.pescador@co.yakima.wa.us>
Sent: Monday, February 10, 2020 4:10 PM
To: Sharman, Tim <Tim.Sharman@am.jll.com>; Stephen.Semenick@BNSF.com
Cc: Kim Yeager <kyeager@ihdllc.com>; Brett Sheffield <brett.sheffield@co.yakima.wa.us>
Subject:

Good Afternoon Tim and Stephen,
Attached is Yakima County's offer for the replacement crossing easement as part of Phase 1 for the East West Corridor. Included is the Appraisal, applicable plan sheets and Pay Authorizations necessary to process payment.
Let me know if there is anything additional I can provide to you at this time.
Thank you in advance for your coordination. I can be reached at the number/email below, or my cell is 509-406-0406.
Have a great night and talk soon.

Michele

Michele Pescador
Yakima County Public Services
Right of Way Manager
509-574-2332
michele.pescador@co.yakima.wa.us

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