



DATE: August 12, 2013

TO: Kurtis D. Kingsolver, P.E.,
Interim P.W. Director/City Engineer

FROM: Dylan Harrison, Real Estate Officer

SUBJECT: **Declaration of Surplus Property – Mountain Division
WSDOT – I-5 - M Street to Portland Avenue Project - HOV**

REFERENCE: **P2013-064/S020**

Mr. Kingsolver,

On June 25, 2013, Washington State Department of Transportation (“WSDOT”) submitted an offer to Real Property Services to purchase 2,115 square feet of Tacoma Rail Mountain Division (“TRMW”) rail right-of-way, consisting of two irregular shaped parcels adjacent to the interchange of I-5/I-705/SR-7 in Tacoma, Washington, subject to a perpetual easement for continued TRMW operations under the highway overcrossing and an easement for storm and sanitary sewer.

Selling fee simple title to WSDOT, while retaining necessary easement rights, is consistent with other TRMW property rights in the area and will provide additional revenue to the TRMW account.

WSDOT has offered to pay \$10,500 for fee simple rights, subject to a perpetual easement for continued TRMW railroad operations under the highway overcrossing and an easement for existing storm and sewer lines. This amount reflects a value established by that WSDOT Administrative Offer Summary #2, prepared by Darin A. Shedd, MAI, on May 28, 2013.

On July 29, 2013, internal notification of the surplus sale was provided to all City departments, and no responses were received within the two week comment period.

To proceed with the sale of the above referenced property to WSDOT, Real Property Services recommends the property be declared surplus by executing of the enclosed Declaration of Surplus Property Certification.

Please contact me with any questions or concerns.

Sincerely,


Dylan Harrison,
Real Estate Officer
(253) 502-8836

DJH/407

Encl. Declaration of Surplus Property Certification – P2013-013/S020

cc: Gloria Fletcher
Conor McCarthy


City of Tacoma
Declaration of Surplus Property

Date: August 12, 2013

Department **Public Works**
 Division **Facilities, Real Property Services**
 Contact Name **Dylan Harrison** Phone **(253) 502-8836**

Description of Surplus			
<input type="checkbox"/> Property	<input checked="" type="checkbox"/> Real Property	<input type="checkbox"/> General Office	<input type="checkbox"/> Other
Describe Items and location or attach list:			
<p>Declaring two, fee owned, irregular shaped, parcels within the Washington State Department of Transportation I-5/I-705/SR-7 Interchange in Tacoma, Washington, totaling approximately 2,115 square feet, as surplus to the needs of Tacoma Rail – Mountain Division, subject to a perpetual easement for continued Tacoma Rail Mountain Division railroad operations under the highway overcrossing and an easement for storm and sanitary sewer. The property is approved for sale to Washington State Department of Transportation to accommodate the Interstate 5 – M Street to Portland Avenue Project (I-5 Widening Project). This property will be sold via negotiated sale and is described in Exhibit “A” and depicted in Exhibit “B”. No tax parcel number -- Railroad Right-of-Way.</p>			
Estimated Value: \$10,500			
Accounting (for Proceeds deposit): Fund 4120 - PW Tacoma Rail Mountain Division			


I hereby certify the asset listed as surplus to the needs of the City of Tacoma according to Section 1.06.280 of the Administrative Code.



 T.C. Broadnax
 City Manager

8-30-13

 Date



 Kufis D. Kingsolver, P.E.
 Interim P.W. Director/City Engineer

8/29/13

 Date

ACTION TO BE TAKEN
Internal Use Only - Purchasing Department

- Formal Bid (Over \$10,000) _____
- Auction _____
- Informal Bid _____
- X – Other: Negotiated Sale

PSA Date: N/A
 To: Washington State – Department of Transportation
 Address: P.O. Box 47338
 City/State/Zip: Olympia, WA 98504-7338

Sale Price: \$10,500
 Less Commission: n/a
 Net Proceeds: _____

EXHIBIT A

All that portion of the following described Parcel "A" described as beginning at a point opposite Highway Engineer's Station (hereinafter referred to as HES) 3438+73.10 P.O.S. on the SR 5 line survey of SR 5, TACOMA AVENUE TO PUYALLUP RIVER BRIDGE VICINITY, and 67.51 feet, more or less, Northerly therefrom, said point being equal to Railroad Engineer's Station (hereinafter referred to as RES) RY 25+22.30 on the TACOMA RAIL line survey of SR 5, TACOMA AVENUE TO PUYALLUP RIVER BRIDGE VICINITY, and 12 feet Southwesterly therefrom; thence Easterly to a point opposite HES 3438+91.36 P.O.S. on said SR 5 line survey and 67.50 feet Northerly therefrom, said point being equal to RES RY 25+28.70 on said TACOMA RAIL line survey and 4.68 feet Northeasterly therefrom; thence Southeasterly to a point opposite HES 3438-84.87 P.O.S. on said SR 5 line survey and 38.41 feet Northerly therefrom, said point being equal to RES RY 25+53.29 on said TACOMA RAIL line survey and 12 feet Southeasterly therefrom; thence Westerly to a point opposite HES 3438+90.46 P.O.S. on said SR 5 line survey and 38.25 feet Northerly therefrom, said point being equal to RES RY 25+55.52 on said TACOMA RAIL line survey and 6.97 feet Southwesterly therefrom; thence Northwesterly, parallel with said TACOMA RAIL line survey, to the point of beginning.

TOGETHER WITH all that portion of the following described Parcel "A" described as beginning at a point opposite Highway Engineer's Station (hereinafter referred to as HES) 3439+20± P.O.C. on the SR 5 line survey of SR 5, TACOMA AVENUE TO PUYALLUP RIVER BRIDGE VICINITY, and 43 feet, more or less, Southerly therefrom, said point being equal to Railroad Engineer's Station (hereinafter referred to as RES) RY 26+41± on the TACOMA RAIL line survey of SR 5, TACOMA AVENUE TO PUYALLUP RIVER BRIDGE VICINITY, and 12 feet Southwesterly therefrom, said point being on the Northerly line of Block 8116 of said Parcel "A"; thence Southeasterly to a point opposite HES 3439+28.83 P.O.C. on said SR 5 line survey and 62.58 feet Southerly therefrom, said point being equal to RES RY 26+61.75 S.T. on said TACOMA RAIL line survey and 12 feet Southwesterly therefrom; thence Southeasterly to a point opposite HES 3439+56.76 P.O.C. on said SR 5 line survey and 128.33 feet Southerly therefrom, said point being equal to RES RY 27+35 on said TACOMA RAIL line survey and 12 feet Southwesterly therefrom; thence Southwesterly to a point opposite HES 3439+51.50 P.O.C. on said SR 5 line survey and 130.72 feet Southerly therefrom, said point being equal to RES RY 27+35 on said TACOMA RAIL line survey and 18 feet Southwesterly therefrom; thence Southeasterly to a point opposite HES 3439+57± P.O.C. on said SR 5 line survey and 143 feet, more or less, Southerly therefrom, said point being equal to RES RY 27+49± on said TACOMA RAIL line survey and 18 feet Southwesterly therefrom, said point being on the Easterly line of said Block 8116 ; thence Northerly to a point opposite HES 3439+61± P.O.C. on said SR 5 line survey and 63 feet, more or less, Southerly therefrom, said point being equal to RES RY 26+76± on said TACOMA RAIL line survey and 18 feet Northeasterly therefrom, said point also being on the Easterly line of said Block 8116; thence Northwesterly to a point opposite HES 3439+54.53 P.O.C. on said SR 5 line survey and 47.63 feet Southerly therefrom, said point being equal to RES RY 26+61.75 S.T. on said TACOMA RAIL line survey and 18 feet Northeasterly therefrom; thence Northwesterly to a point opposite HES 3439+53± P.O.C. on said SR 5 line survey and 44 feet, more or less, Southerly therefrom,

said point being equal to RES RY 26+56± on said TACOMA RAIL line survey and 18 feet Northeasterly therefrom, said point being on the Northerly line of said Block 8116; thence Westerly to the point of beginning.

PARCEL "A":

Lot 10 of Block 8115 and Lots 12 and 13 of Block 8116, Tacoma Land Company's First Addition to Tacoma, W.T., according to Plat filed for record July 7, 1884 in the office of the Pierce County Auditor, in Pierce County, Washington,

Except that portion thereof conveyed to the State of Washington by Deed dated December 10, 1964 and recorded under Auditor's No. 2085795.

The lands herein described contain an area of 2115 square feet, more or less, the specific details concerning all of which are to be found on sheet 3 of that certain plan entitled SR 5, TACOMA AVENUE TO PUYALLUP RIVER BRIDGE VICINITY, now of record and on file in the office of the Secretary of Transportation at Olympia, approved and adopted August 30, 2002, revised May 23, 2013.

