

City of Tacoma

Declaration of Surplus Property

Date: December 18, 2013

Department **Public Works**
Division **Facilities, Real Property Services**
Contact Name **Gloria Fletcher** Phone **(253) 502-8573**

Description of Surplus

Property Real Property General Office Other

Describe Items and location or attach list:

Declaring 13 parcels, located within the Tacoma Rail Mountain Division Right-of-Way between East D Street and Puyallup Avenue in Tacoma, Washington, totaling approximately 10.82 acres, as surplus to the needs of Tacoma Rail – Mountain Division, subject to a perpetual easement for continued Tacoma Rail Mountain Division railroad operations. The property is approved for sale to Sound Transit to accommodate the continued operations of commuter rail service. This property will be sold via negotiated sale and is described in Exhibit "A" and depicted on Exhibit B.

Estimated Value: \$4,000,000

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

Date

Kurtis D. Kingsolver, P.E.
Public Works Director/City Engineer

Date

ACTION TO BE TAKEN

Internal Use Only - Purchasing Department

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

PSA Date: N/A
To Central Puget Sound Regional Transit Authority
Address 401 South Jackson Street
City/State/Zip Seattle, WA 98104-2826

Sale Price \$4,000,000
Less Commission n/a
Net Proceeds \$4,000,000

EXHIBIT A

IN PIERCE COUNTY, WASHINGTON:

That portion of the right of way, extra width property, track and appurtenances located thereon of the Chehalis Western Railroad conveyed to the City of Tacoma on August 11, 1995 and recorded under recording number 9508180647, county of Pierce, State of Washington, described as follows:

PARCEL A:

BLOCKS 7522, 7524, and 7526, TACOMA LAND COMPANY'S FIRST ADDITION TO THE CITY OF TACOMA, W.T., ACCORDING TO THE PLAT THEREOF RECORDED JULY 7, 1884, RECORDS OF PIERCE COUNTY AUDITOR.

EXCEPT THE NORTH 97 FEET THEREOF.

ALSO EXCEPT THAT PORTION THEREOF AFFECTING BLOCK 7526 OF SAID PLAT CONDEMNED IN PIERCE COUNTY SUPERIOR COURT CAUSE NUMBER 61287 AND RECORDED UNDER RECORDING NUMBER 934858.

TOGETHER WITH THAT PORTION OF VACATED EAST "E" STREET AND EAST "F" STREET, ABUTTING THEREON AND ATTACHED THERETO BY OPERATION OF LAW, AS VACATED BY CITY OF TACOMA ORDINANCE NOS. 3127, 3128, AND 23949, WHICH WAS RECORDED UNDER RECORDING NUMBER 8710260132.

ALSO TOGETHER WITH THAT PORTION OF THE VACATED ALLEY ABUTTING THEREON AND ATTACHED THERETO BY OPERATION OF LAW, AS VACATED BY CITY OF TACOMA ORDINANCE NO.11399 AND RECORDED UNDER RECORDING NUMBER 1216812.

SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL B:

THE SOUTHERLY 53 FEET OF BLOCK 7528, THE TACOMA LAND COMPANY'S FIRST ADDITION TO TACOMA, W.T., ACCORDING TO THE PLAT THEREOF RECORDED JULY 7, 1884, RECORDS OF PIERCE COUNTY AUDITOR.

TOGETHER WITH THAT PORTION OF VACATED MCKINLEY AVENUE, ABUTTING THEREON AND ATTACHED THERETO BY OPERATION OF LAW, AS VACATED BY CITY OF TACOMA ORDINANCE NO. 3152.

SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL C:

THE SOUTHERLY 53 FEET OF BLOCK 7530, TACOMA LAND COMPANY'S FIRST ADDITION TO TACOMA, W.T., ACCORDING TO THE PLAT THEREOF RECORDED JULY 7, 1884, RECORDS OF PIERCE COUNTY AUDITOR.

TOGETHER WITH THAT PORTION OF VACATED EAST "I" STREET, ABUTTING THEREON AND ATTACHED THERETO BY OPERATION OF LAW, AS VACATED BY CITY OF TACOMA ORDINANCE NO. 3129.

ALSO TOGETHER WITH THAT PORTION OF VACATED MCKINLEY AVENUE, ABUTTING THEREON AND ATTACHED THERETO BY OPERATION OF LAW, AS VACATED BY CITY OF TACOMA ORDINANCE NO. 3152.

SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL D:

BLOCK 7532, TACOMA LAND COMPANY'S FIRST ADDITION TO TACOMA, W.T., ACCORDING TO THE PLAT THEREOF RECORDED JULY 7, 1884, RECORDS OF PIERCE COUNTY AUDITOR.

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 7532; THENCE SOUTHERLY ALONG THE EASTERLY SIDE OF SAID BLOCK 45.5 FEET; THENCE WESTERLY ALONG A STRAIGHT LINE TO A POINT ON THE EAST LINE OF BLOCK 7530 OF SAID ADDITION, WHICH IS 77 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE NORTHERLY ALONG SAID EAST LINE 77 FEET TO THE SOUTHERLY LINE OF 25TH STREET; THENCE EASTERLY ALONG SAID SOUTHERLY LINE AND THE NORTH LINE OF SAID BLOCK 7532 TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF VACATED EAST "I" STREET, ABUTTING THEREON AND ATTACHED THERETO BY OPERATION OF LAW, AS VACATED BY CITY OF TACOMA ORDINANCE NO. 3129.

SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL E:

PORTION OF THE TACOMA LAND COMPANY'S FIRST ADDITION TO TACOMA, W.T., ACCORDING TO PLAT FILED FOR RECORD JULY 7, 1884, IN THE OFFICE OF THE COUNTY AUDITOR, DESCRIBED AS FOLLOWS:

BLOCKS 7534 AND 7536 TOGETHER WITH THAT PORTION OF EAST "K" STREET, LYING BETWEEN BLOCKS 7534 AND 7536, AND BETWEEN THE SOUTH LINE OF SOUTH 25TH STREET AND THE NORTH LINE OF THE ALLEY RUNNING EAST AND WEST ALONG THE SOUTH SIDE OF SAID BLOCKS, PRODUCED ACROSS SAID EAST "K" STREET, AS VACATED BY ORDINANCE NO. 3153, OF THE CITY OF TACOMA. EXCEPT FROM SAID VACATED PORTION OF EAST "K" STREET THAT PORTION OF THE WESTERLY HALF THEREOF ABUTTING THAT PORTION OF SAID BLOCK 7534 WHICH LIES SOUTH OF A

LINE DRAWN PARALLEL WITH AND 85 FEET SOUTH OF THE NORTHERLY LINE OF SAID BLOCK.

TOGETHER WITH THAT PORTION OF THE NORTHERLY HALF OF VACATED ALLEY BETWEEN SAID BLOCK 7534 AND BLOCK 7633, SAID TACOMA LAND COMPANY'S FIRST ADDITION TO TACOMA, W.T., LYING WESTERLY OF THE MOST EASTERLY RIGHT OF WAY LINE OF THE NORTHERN PACIFIC RAILWAY, AS VACATED BY ORDINANCE NO. 271 OF THE CITY OF TACOMA.

EXCEPT FROM SAID BLOCK 7534, THAT PORTION OF WHICH LIES SOUTH OF A LINE DRAWN PARALLEL WITH AND 85 FEET SOUTH OF THE NORTHERLY LINE OF SAID BLOCK AND EASTERLY OF THE MOST EASTERLY RIGHT OF WAY LINE OF THE NORTHERN PACIFIC RAILWAY, AS EXCEPTED IN DEED RECORDED NOVEMBER 20, 1906 UNDER AUDITOR'S FEE NO. 226957.

ALSO EXCEPT FROM SAID BLOCK 7534, THAT PORTION RELEASED AND QUIT CLAIMED TO NORTHERN PACIFIC RAILWAY COMPANY BY INSTRUMENT RECORDED JANUARY 26, 1909, UNDER AUDITOR'S FEE NO. 284257.

EXCEPT THE NORTH 30 FEET OF SAID BLOCKS 7534 AND 7536 AND SAID VACATED EAST "K" STREET.

TOGETHER WITH PORTIONS OF THE TACOMA LAND COMPANY'S SEVENTH ADDITION TO THE CITY OF TACOMA, WASHINGTON, ACCORDING TO PLAT RECORDED IN BOOK 6 OF PLATS AT PAGE 79, DESCRIBED AS FOLLOWS:

LOTS 8 TO 12, INCLUSIVE, BLOCK 7536;
EXCEPT THE NORTH 30 FEET THEROF.

SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL F:

BLOCK 7538, TACOMA LAND COMPANY'S SEVENTH ADDITION TO TACOMA, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 6 OF PLATS, PAGE 79, RECORDS OF PIERCE COUNTY AUDITOR.

SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL G:

BLOCK 7538, THE INDIAN ADDITION TO THE CITY OF TACOMA, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGES 30 AND 31, RECORDS OF PIERCE COUNTY AUDITOR.

TOGETHER WITH THE WEST HALF OF EAST "M" STREET ADJOINING, LYING BETWEEN BLOCKS 7538 AND 7540 OF SAID PLAT AND BETWEEN THE SOUTH LINE OF SOUTH 25TH STREET AND THE NORTH LINE OF THE ALLEY RUNNING EAST AND WEST ALONG THE SOUTH SIDE OF SAID BLOCKS, PRODUCED ACROSS SAID "M" STREET, AS VACATED BY ORDER OF THE BOARD OF PIERCE COUNTY COMMISSIONERS, RECORDED UNDER RECORDING NUMBER 286957A.

SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL H:

LOTS 1 TO 12, INCLUSIVE, BLOCK 7540, THE INDIAN ADDITION TO THE CITY OF TACOMA, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGES 30 AND 31, RECORDS OF PIERCE COUNTY AUDITOR.

TOGETHER WITH THE EAST HALF OF THE EAST "M" STREET ADJOINING, LYING BETWEEN BLOCKS 7538 AND 7540 OF SAID PLAT AND BETWEEN THE SOUTH LINE OF SOUTH 25TH STREET AND THE NORTH LINE OF THE ALLEY RUNNING EAST AND WEST ALONG THE SOUTH SIDE OF SAID BLOCKS, PRODUCED ACROSS SAID "M" STREET, AS VACATED BY ORDER OF THE BOARD OF PIERCE COUNTY COMMISSIONERS, RECORDED UNDER RECORDING NUMBER 286947A.

ALSO TOGETHER WITH THE WEST HALF OF EAST "N" STREET ADJOINING, LYING BETWEEN BLOCKS 7540 AND 7542 OF SAID PLAT AND BETWEEN THE SOUTH LINE OF SOUTH 25TH STREET AND THE NORTH LINE OF THE ALLEY RUNNING EAST AND WEST ALONG THE SOUTH SIDE OF SAID BLOCKS, PRODUCED ACROSS SAID "N" STREET, AS VACATED BY ORDER OF THE BOARD OF PIERCE COUNTY COMMISSIONERS, RECORDED UNDER RECORDING NUMBER 286957A.

ALSO TOGETHER WITH THE NORTH HALF OF ALLEY ABUTTING LOTS 11 AND 12, BETWEEN BLOCK 7540 AND 7639 OF SAID PLAT, AND THE NORTH HALF OF ALLEY ABUTTING THE WEST HALF OF VACATED EAST "N" STREET (VACATED BY ORDER OF PIERCE COUNTY COMMISSIONERS, RECORDED UNDER RECORDING NUMBER 286957A), AS VACATED BY ORDINANCE NO. 26688, RECORDED UNDER RECORDING NUMBER 200012180082.

SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL I:

LOTS 1 TO 27, INCLUSIVE, BLOCK 7542, THE INDIAN ADDITION TO THE CITY OF TACOMA, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGES 30 AND 31, RECORDS OF PIERCE COUNTY AUDITOR.

EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF TACOMA BY QUIT CLAIM DEED RECORDED NOVEMBER 27, 1972 UNDER RECORDING NUMBER 2475097.

TOGETHER WITH THE EAST HALF OF EAST "N" STREET ADJOINING, LYING BETWEEN BLOCKS 7540 AND 7542 OF SAID PLAT AND BETWEEN THE SOUTH LINE OF SOUTH 25TH STREET AND THE NORTH LINE OF THE ALLEY RUNNING EAST AND WEST ALONG THE SOUTH SIDE OF SAID BLOCKS, PRODUCED ACROSS SAID "N" STREET, AS VACATED BY ORDER OF THE BOARD OF PIERCE COUNTY COMMISSIONERS, RECORDED UNDER RECORDING NUMBER 286957A.

ALSO TOGETHER WITH THAT PORTION OF THE VACATED ALLEY, ABUTTING THEREON AND ATTACHED THERETO BY OPERATION OF LAW, AS VACATED BY CITY OF TACOMA ORDINANCE NO. 26688 AND RECORDED UNDER RECORDING NUMBER 200012180082.

SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL J:

THAT PORTION OF LOTS 2, 3, 4, AND 5, BLOCK 7546, INDIAN ADDITION TO THE CITY OF TACOMA, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGES 30 AND 31, RECORDS OF PIERCE COUNTY AUDITOR, LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE;

BEGINNING AT A POINT ON THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTHWEESTERLY TO A POINT ON A LINE PARALLEL TO AND 30 FEET EASTERLY FROM THE WESTERLY LINE OF SAID BLOCK, SAID POINT BEING 60 FEET NORTHERLY FROM THE SOUTHERLY LINE OF SAID BLOCK; THENCE SOUTHERLY PARALLEL TO SAID WESTERLY LINE OF THE SOUTHERLY LINE OF SAID BLOCK.

SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL K:

LOTS 1 THROUGH 10, INCLUSIVE, AND LOT 13, BLOCK 7645, THE INDIAN ADDITION TO THE CITY OF TACOMA, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGES 30 AND 31, RECORDS OF PIERCE COUNTY AUDITOR.

EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF TACOMA BY QUIT CLAIM DEED RECORDED NOVEMBER 27, 1972 UNDER RECORDING NUMBER 2475097.

SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL L:

THAT PORTION OF LOTS 8 THROUGH 29, INCLUSIVE, BLOCK 7548, THE INDIAN ADDITION TO THE CITY OF TACOMA, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGES 30 AND 31, RECORDS OF PIERCE COUNTY AUDITOR, LYING SOUTHERLY OF A LINE 50 FEET NORTHERLY AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF THE MAIN TRACK OF THE CHEHALIS WESTERN RAILROAD RUNNING ACROSS SAID BLOCK.

TOGETHER WITH THAT PORTION OF LOTS 13 THROUGH 33 OF SAID BLOCK LYING SOUTHERLY OF THE CENTERLINE OF THE MAIN TRACK OF THE CHEHALIS WESTERN RAILROAD AND NORTHERLY OF THE INTERSTATE 5 RIGHT OF WAY.

TOGETHER WITH THAT PORTION OF VACATED PUYALLUP AVENUE, ABUTTING THEREON AND ATTACHED THERETO BY OPERATION OF LAW, AS VACATED BY THE CITY OF TACOMA ORDINANCE NO. 23114 AND RECORDED UNDER RECORDING NUMBER 8504290222.

SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON

EXHIBIT B

TACOMA RAIL MOUNTAIN DIVISION EAST D STREET TO PUYALLUP AVE IN TACOMA

