

## **EXHIBIT LIST**

**HEARING DATE:** Thursday, December 6, 2018, at 9:00 am.

**FILE NUMBER:** HEX2018-028 (SV 124.1389)

**FILE NAME:** 5 South G LLC - Petitioner

EXHIBIT NUMBER	EXHIBIT DESCRIPTION	SUBMITTED BY	A	E	W	COMMENT
EX. 1	Preliminary Staff Report	City of Tacoma, Real Property Services (COT, RPS)	X			
EX. 2	Aerial Maps (2)	COT, RPS	X			
EX. 3	Petitioner Letter & Map Exhibit	COT, RPS	X			
EX. 4	Plat Map (Map of New Tacoma)	COT, RPS	X			
EX. 5	Plat Map (The Tacoma Land Company's 3 <sup>rd</sup> Addition)	COT, RPS	X			
EX. 6	City of Tacoma Ordinance Nos. 26801 & 27183	COT, RPS	X			
EX. 7	Tacoma Water (Water Supply)	COT, RPS	X			
EX. 8	RPS (LID) – In Lieu Fee \$1,258.66	COT, RPS	X			
EX. 9	PSE – 3 <sup>rd</sup> Party Easement Request	COT, RPS	X			
EX. 10	Traffic Engineering – Email Comment	COT, RPS	X			
EX. 11	PDS, Site Development – Email Comment	COT, RPS	X			
EX. 12	Environmental Services – Email Comment	COT, RPS	X			
EX. 13	Comcast – Email Comment	COT, RPS	X			
EX. 14	Tacoma Fire – Email Comment	COT, RPS	X			
EX. 15	Pierce Transit – Email Comment	COT, RPS	X			
EX. 16	Century Link – Email Comment	COT, RPS	X			
EX. 17	PS – Long Range Planning – Email Comment	COT, RPS	X			

### KEY

**A = Admitted**

**E = Excluded**

**W = Withdrawn**

ORIGINAL

## **RESPONDENT EXHIBIT LIST**

**HEARING DATE:** Thursday, December 6, 2018, at 9:00 am.

**FILE NUMBER:** HEX2018-028 (SV 124.1389)

**FILE NAME:** *5 South G LLC - Petitioner*

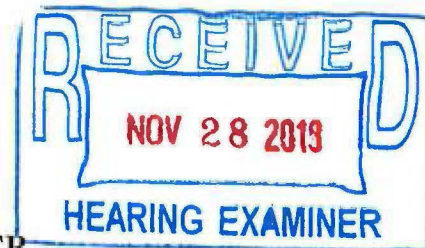
EXHIBIT NUMBER	EXHIBIT DESCRIPTION	SUBMITTED BY	A	E	W	COMMENT
EX. 18	Click! Network – Comments via Email	COT, RPS	X			
EX. 19	COT, RPS: Email with RCW 58.17.212 Petitioner: Documentation of Property Transfer	COT, RPS/ Petitioner	X			Exhibit number assigned at hrg. Record closed upon hard copy submission 12/6/2018.

### **KEY**

**A = Admitted**

**E = Excluded**

**W = Withdrawn**



**PRELIMINARY REPORT**  
**PREPARED FOR THE HEARING EXAMINER**  
**BY REAL PROPERTY SERVICES**

For the Hearing to be Held  
Thursday, December 6, 2018 at 9:00 AM

**PETITIONER: 5 SOUTH G, LLC, ALSO APPEARING AS  
5 SOUTH G STREET, LLC, AND  
PREVIOUSLY KNOWN AS 112<sup>TH</sup> AVENUE  
PROFESSIONAL PLAZA, LLC**

**FILE NO. 124.1389**

**A. SUMMARY OF REQUEST:**

Real Property Services has received a petition to vacate the westerly portion South 1<sup>st</sup> Street, lying between South G Street and Tacoma Avenue South, to facilitate a new senior housing development. The area is shown on the attached maps, Exhibit 2.

**B. GENERAL INFORMATION:**

**1. Legal Description of Vacation:**

That portion of Right-of-Way lying North of the North line of Lot 1, Block 113 of the plat of Tacoma Land Company's Third Addition to Tacoma W.T. recorded on July 21st, 1885, in the Office of the Auditor of Pierce County, Washington and South of the South line of Lot 6, Block 13, of the Map of New Tacoma, Washington Territory, recorded on February 3, 1875, in the Office of the County Auditor, being more particularly described as follows;

BEGINNING at the Northwest corner of said Lot 1;  
THENCE North 21°31'15" West, 82.49 feet to the Southwest corner of said Lot 6;  
THENCE South 07°29'24" East, 80.03 feet to the North line of that portion of Right-of-Way vacated per City of Tacoma Ordinance Number 26801, recorded under Auditor's File Number 200207100671, records of Pierce County, Washington;  
THENCE North 82°30'36" East, 20.00 feet along said North line to the POINT OF BEGINNING.

**Exhibit 1**

ORIGINAL



**2. Notification:**

9.22.060 NOTICE OF PUBLIC HEARING The Public Works Department shall cause a 30-day notice to be given of the pendency of the petition by written notice posted in three of the most public places in the City, a like notice in a conspicuous place on the street or alley sought to be vacated, a like notice in a newspaper of general circulation in the City, and a like notice to the legal property owners of all property abutting the right of way requested for vacation as enumerated on the applicant's vacation petition, and to any other interested parties of record. In addition to posting notices of the hearing, the Public Works Department shall mail a copy of the notice to all owners and occupants of the property which lies within 300 feet of the street or alley to be vacated. The said notice shall contain the statement that a petition has been filed to vacate the street or alley described in the notice, together with a statement of the time and place fixed for the hearing of the petition.

In all cases where the proceeding is initiated by the City Council without a petition having been signed by the owners of more than two-thirds of the property abutting upon the part of the street or alley sought to be vacated, notice shall be sent as provided above. Failure to send notice by mail to any such property owner where the current address for such property owner is not a matter of public record shall not invalidate any proceedings in connection with the proposed street vacation.

**C. PUBLIC NOTICE:**

Real Property Services in conjunction with the City of Tacoma Clerk's office issued the following public notice:

The Public Hearing Notices were posted on November 1, 2018, and the yellow public notice signs were posted on October 31, 2018:

1. Placed yellow public notice sign at the southeast corner of the intersection of South G Street and Division Avenue.
2. Place yellow public notice sign 130 feet south of the southeast corner of the intersection of South G Street and Division Avenue.
3. Public notice memo placed into the glass display case located on the first floor of the Municipal building abutting the Finance Department.
4. Public notice memo advertised on the City of Tacoma web site at address:  
<http://www.cityoftacoma.org/page.aspx?nid=596>
5. Public Notice advertised in the Daily Index newspaper.
6. Public Notice mailed to all parties of record within the **300** feet of vacation request.
7. Public Notice advertised on Municipal Television Channel 12.



**D. PURPOSE OF REQUEST:**

The Petitioner plans on acquiring the westerly portion South 1<sup>st</sup> Street, lying between South G Street and Tacoma Avenue South, to facilitate a new senior housing development.

**E. HISTORY:**

The City acquired the right-of-way in the Map of New Tacoma, Washington Territory, recorded on February 3, 1875, and said plat abuts the plats of Tacoma Land Company's Third Addition to Tacoma W.T. on July 21st, 1885, and both were filed in the Office of the Pierce County Auditor.

Two portions of South 1<sup>st</sup> Street, between South G Street and Tacoma Avenue South were previously vacated under City of Tacoma Ordinance Nos. 26801, in 2002, and 28183, in 2004. Ordinance No. 26801 also vacated an easterly 32 foot wide by 100 foot long portion of South G Street.

During review of this petition, Real Property Services initially requested the petitioner obtain the signature of the abutting property owner to the south, First Presbyterian Church; but, after further consideration and review by the City Surveyor and the City's Legal department, it was determined that because of the location of the northerly plat line of Tacoma Land Company's Third Addition to Tacoma, W.T., which is also the southerly boundary of South 1<sup>st</sup> Street as shown on the Map of New Tacoma, First Presbyterian Church was not required to sign the petition to achieve 100 joiner.

First Presbyterian Church owns property that is in the plat of Tacoma Land Company's Third Addition to Tacoma, W.T., and the original platters of that land did not dedicate any of their property for the South 1<sup>st</sup> Street right of way.

**F. PHYSICAL LAND CHARACTERISTICS:**

The proposed South 1<sup>st</sup> Street vacate area is 80 feet wide, and westerly of the private asphalt paved area that has the look of a residential street right of way with sidewalk, curb and gutter. The gate onsite was installed after the 2004 street vacation under City of Tacoma Ordinance No. 28183.

**G. APPLICABLE SECTIONS OF THE OFFICIAL CODE OF THE CITY OF TACOMA:**

9.22.010 PETITION TO VACATE AUTHORIZED: The owners of an interest in any real estate abutting on any street or alley who may desire to vacate any street or alley, or any part thereof, shall petition to the City Council to make vacation in the manner hereafter provided in this chapter and pursuant to RCW 35.79 or the City Council may itself initiate by Resolution such vacation procedure. The City Council shall require the petitioners to compensate the City in an amount which equals one-half of the appraisal value of the area vacated; provided that if the street or alley has been a public right of way for 25 years or more, the City shall be compensated in an amount equal to the full appraised value of the area vacated; provided that when the vacation is initiated by the City or the City Council deems it to be in the best interest of the City, all or any portion of

such compensation may be waived. Except as provided below, one-half of the revenue received hereunder shall be devoted to the acquisition, improvement, and maintenance of public open space land and one-half may be devoted to transportation projects and the management and maintenance of other City owned lands and unimproved rights-of-way.

In the case of vacations of rights-of-way in the tide flats area, defined as easterly of the Thea Foss Waterway (inclusive of the Murray Morgan Bridge), northerly of State Route 509 and westerly of Marine View Drive, the total revenue received hereunder shall be devoted to transportation projects in the tide flats area.

9.22.040 PUBLIC'S RIGHT TO TRAVEL – UTILITIES: Vacation of any portion of a street that is designated as an arterial under Section 11.05.490 of the Municipal Code shall be of a minor nature only and shall not unreasonably limit the public's right to travel upon said street or interfere with the ancillary right to occupy said street for utility purposes.

CRITERIA: Section 9.22.070 of the Official Code of the City of Tacoma. The following criteria have been considered:

1. That the vacation will provide a public benefit and/or will be for a public purpose.
2. That the right-of-way vacation shall not adversely affect the street pattern or circulation of the immediate area or the community as a whole.
3. That the public need shall not be adversely affected.
4. That the right-of-way is not contemplated or needed for future public use.
5. That no abutting owner becomes landlocked or his access will not be substantially impaired; i.e., there must be an alternative mode of ingress and egress, even if less convenient.
6. That vacation of right-of-way shall not be in violation of RCW 35.79.035

**Regarding the above Criteria, Real Property Services finds the following:**

1. The vacation is a public benefit because it places the property on the tax rolls and facilitates private improvements.
2. City of Tacoma Traffic Engineering has been consulted regarding this petition and does not object.
3. The petition has been considered by City staff and outside quasi-governmental agencies and it does not adversely affect the public need; and
4. The right of way is not needed for future public use.
5. No abutting owner becomes landlocked nor will their access be substantially impaired.
6. The vacated area is not close to a body of water as contemplated under RCW 35.79.035.

## **H. ADDITIONAL INFORMATION:**

The area to be vacated has not been assessed for sanitary sewers and is subject to a Connection Charge In-Lieu-of-Assessment per T.M.C. 12.08.350. Should the petitioner wish to clear this item from title, please contact Public Works Department, Real Property Services, for the assessment amount. Please note that the ordinance establishing the rate of assessment is updated every few years, and the amount quoted may increase in the future. When the petitioner has submitted a development plan, an in lieu of amount will be computed.

## **I. PROJECT RECOMMENDATIONS:**

As part of the City's review process for street vacation petitions, notice of this application was mailed to various City departments as well as many outside quasi-governmental agencies. These agencies, as noted below, have provided comments and recommended conditions to the Real Property Services Division. These comments, where appropriate, have been incorporated in the "Recommended Conditions of Approval" section of this preliminary report.

Preliminary Report – Exhibit 1  
Aerial Maps (2) – Exhibit 2  
Petitioner letter & Map Exhibit – Exhibit 3  
Plat Map (Map of New Tacoma) – Exhibit 4  
Plat Map (The Tacoma Land Company's 3<sup>rd</sup> Addition) – Exhibit 5  
City of Tacoma Ordinance Nos. 26801 & 27183 – Exhibit 6

### Recommended Conditions

Payment of Fees  
Tacoma Water (Water Supply) – Exhibit 7  
RPS (LID) – In-Lieu Fee \$1,258.66 - Exhibit 8  
PSE – 3<sup>rd</sup> Party Easement Request – Exhibit 9

### Advisory Comments

Traffic Engineering – No Objection - Exhibit 10  
PDS, Site Development – No Objection – Exhibit 11  
Environmental Services – No Objection – Exhibit 12  
Comcast – No Objection – Exhibit 13  
Tacoma Fire– No Objection – Exhibit 14  
Pierce Transit – No Objection – Exhibit 15  
CenturyLink – No Objection - Exhibit 16  
PDS – Long Range Planning – No Objection – Exhibit 17  
Tacoma Power/ Click! Network – No Objection – Exhibit 18



**J. RECOMMENDED CONDITIONS OF APPROVAL:**

Should this street vacation request be approved, the Real Property Services Division recommends that the following conditions be made conditions of approval for this street vacation petition.

**1. PAYMENT OF FEES**

The petitioner shall compensate the City in an amount equal to the full appraised value of the area vacated. One-half of the revenue received shall be devoted to the acquisition, improvement and maintenance of public open space land and one-half may be devoted to transportation projects and /or management and maintenance of other City owned lands and unimproved rights-of-way. *TMC 9.22.010*

**2. TACOMA WATER**

- a. Please contact Jesse Angel at 253-502-8280 regarding Tacoma Water's comments. (Note: Comments were provided by Shelly Shaffer: 253-502-8740/sshaffer@cityoftacoma.org)
- b. Tacoma Water has no objection; however, if the water main has not be relocated by the completion of the street vacation petition, a 20 foot easement will need to be reserved over the length of the main for the water main, fire hydrant, service laterals, and meters.

**3. Real Property Services (RPS) – In-Lieu**

- a. Please contact Ronda Cornforth at (253) 591-5052 regarding RPS In-Lieu comments.
- b. An In-Lieu amount of \$1,258.66 is due for sanitary sewer.

The amount is not required to be paid at this time; however, if the Petitioner chooses not to pay, it will be an obligation on title and the In-lieu amount may increase.

**4. PUGET SOUND ENERGY (PSE)**

- a. Please contact Megan Holt at 253-476-6417 regarding PSE's comments.
- b. PSE has no objection; however, it requests a 3<sup>rd</sup> party easement be created to protect its 2" PE IP gas main within the proposed vacate area.

**K. ADVISORY COMMENTS:**

**5. NO OBJECTION**

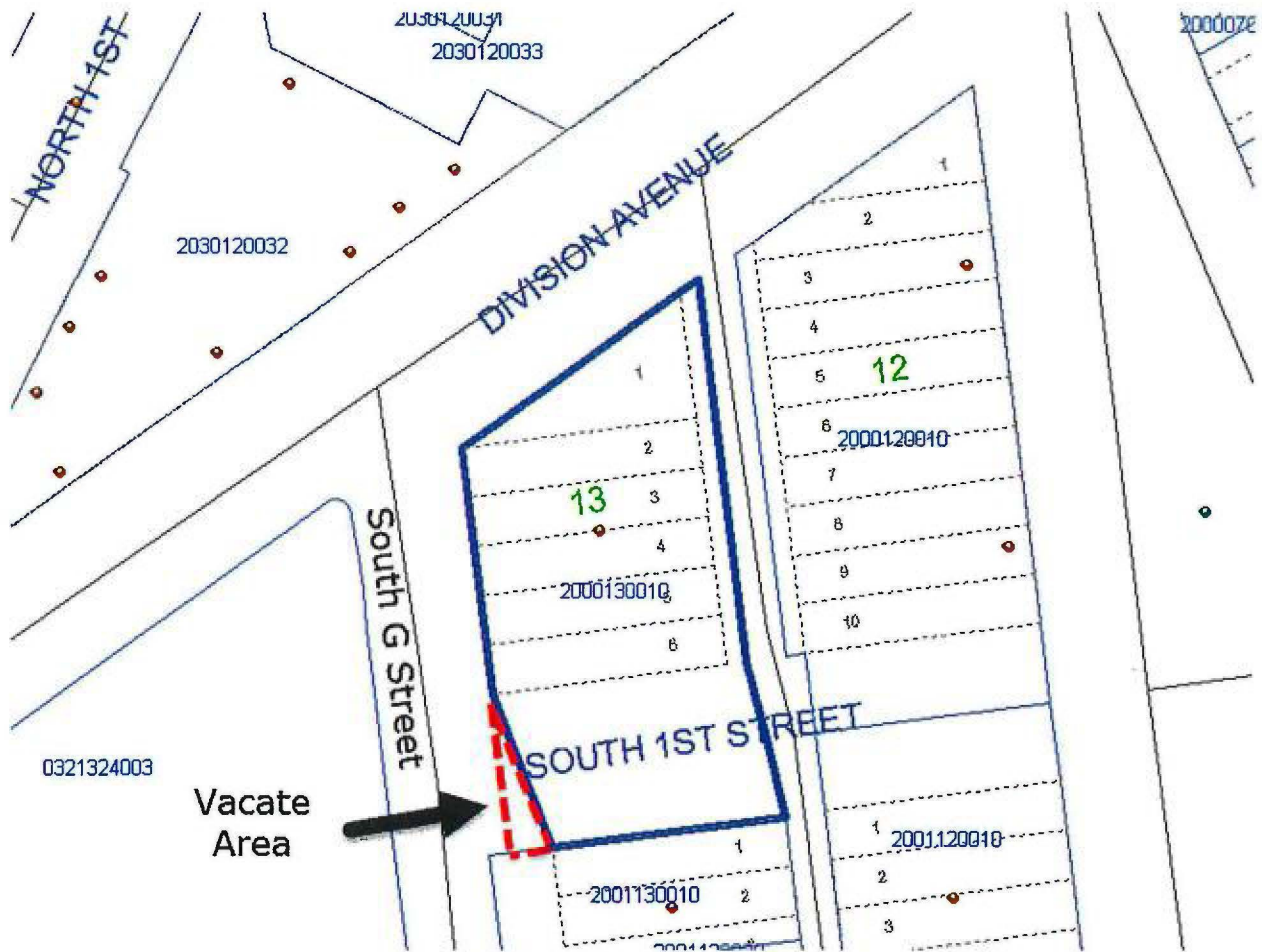
No objection or additional comment was received from PW Traffic Engineering; PDS, Site Development; Environmental Services, Science & Engineering, Comcast; Tacoma Fire; Pierce Transit; CenturyLink; PDS, Long Range Planning; Tacoma Power/Click! Network.

ATTACHMENT: Vacation Jacket containing all pertinent maps and papers.



**NOT TO SCALE**

## Exhibit 2



CITY OF TACOMA

STREET VACATION NO. 124.1389

WESTERLY PORTION OF SOUTH 1st STREET, LYING BETWEEN SOUTH G ST. & TACOMA AVE S.

SE 1/4 SEC. 32, T21N, R3E

NOT TO SCALE



October 8, 2018

Troy Stevens  
Sr. Real Estate Specialist  
City of Tacoma  
747 Market Street, Room 737  
Tacoma, WA 98402

Re: ROW vacation – 5 S G Street

Petitioner: 112<sup>th</sup> St Professional Plaza, LLC  
Contact: Kim Orr (206.484.9541)  
Parcel No.: 2000130010  
Parcel Address: 5 S G Street

Dear Troy:

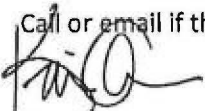
For your review and use, please find attached an annotated site diagram for the proposed 5 S G Street ROW vacation.

As the property line for the land parcel is oddly-shaped and does not parallel G Street at its SW corner, it is our preference to straighten the property. The land area for this request is approximately 800sf.

Additionally, per your request, the following responses correlate to the "Conditions" section of the Petition to Vacate Right of Way application:

- 1) Will the Vacation provide a public benefit, and/or will it be for a public purpose? Yes. It will allow for the sidewalk to parallel S G Street. Without the vacation, there will be a permanent "jog" in the sidewalk at the time the land parcels to the south are developed.
- 2) Will the ROW vacation adversely affect the traffic pattern of the immediate area of the community as a whole? No. There will be no change in the traffic pattern.
- 3) Will the greater public good be adversely affected by this vacation? No
- 4) Will the ROW be needed for future public use? Not that I know of.
- 5) Will any abutting owner become landlocked or will access be substantially impaired if this vacation is granted (there must be alternative ingress and egress even if less convenient)? No
- 6) Will the vacation of the ROW be in violation of RCW 35.79.035 (limitation of vacation abutting bodies of water)? No

Call or email if there are any questions.



Kim Orr  
Development Manager

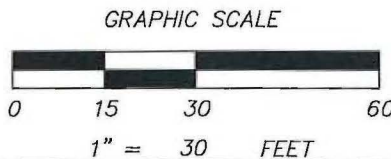
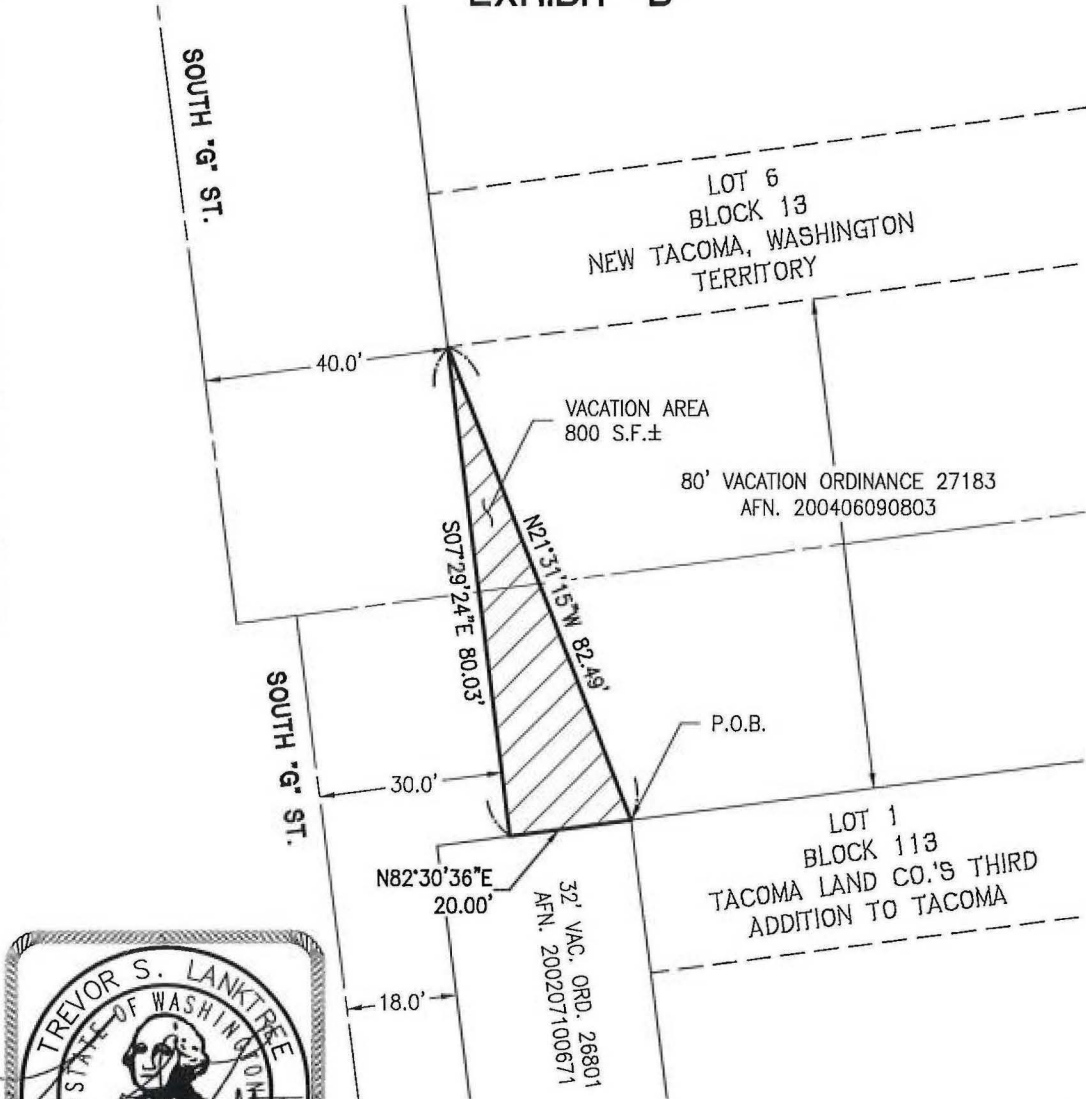
pc: file/enclosure



**Rush Development Company, Inc.**  
253-858-3636 x 104 or 206.484.9541 (cell)  
6622 Wollochet Drive NW, Gig Harbor, WA 98335  
Gig Harbor | Seattle  
[korr@therushcompanies.com](mailto:korr@therushcompanies.com)

**Exhibit 3**

# EXHIBIT "B"



SCALE:  
HORIZONTAL 1"=30' VERTICAL N/A



**LANKTREE  
LAND SURVEYING, INC.**

25510 74TH AVENUE SOUTH  
KENT, WA 98032  
PHONE: (253) 653-6423  
FAX: (253) 793-1616  
WWW.LANKTREELANDSURVEYING.COM

For:

**RUSH  
G STREET TACOMA**

Title:

**RIGHT-OF-WAY  
VACATION**

JOB NUMBER

**2532**

2532L.001.DOC

SHEET

**1 of 1**

DESIGNED XXX DRAWN TSL CHECKED XXX APPROVED TSL DATE 8/30/18

Description and explanation  
of the  
Plat of New Tacoma.





1

Description & explanation of the plat  
of New Tacoma.

The initial point of the survey is at the point of intersection of center line of S 9<sup>th</sup> Street and the section line. The common boundary of sec 4 & 5 T 20 N R 3 E W. M.

At this initial point a stone monument marked ~~IX~~ is planted, from which a stone monument marked A bears S 56° 22' E 50 ft distant, and a stone monument marked B bears N 39° 56' E 49.5 ft distant.

The section line aforesaid being assumed, as the meridian line for all purposes relating to the annexed plat.

This initial point is situated on the aforesaid section line at a point 991.6 ft south from the closing corner of said section line on the 5<sup>th</sup> standard parallel north.

From the initial point South 9<sup>th</sup> St bears N 81° 22' E and S 81° 22' W —



The centre line of A St intersects the centre line of South 9<sup>th</sup> Street at a point 1085.95 ft easterly from the initial point at which intersection a stone monument marked A1x is planted from which a stone monument marked C bears N 53°30' W 49 ft distant and a stone monument marked D bears S 36°30' W 49.5 ft as witnesses to the intersection.

The centre line of Tacoma Ave. intersects the centre line of S 9<sup>th</sup> St at a point 740.5 ft westerly from the initial point.

The following streets have a direction parallel to the direction of S 9<sup>th</sup> Street  
South 1<sup>st</sup> street West of Tacoma Ave

"	2 <sup>nd</sup>	"	"	"	"	"	"
"	3 <sup>rd</sup>	"	"	"	"	"	"
"	4 <sup>th</sup>	"	"	"	"	"	"
"	5 <sup>th</sup>	"	"	"	"	"	"
"	6 <sup>th</sup>	"	"	"	"	Tacoma	"
"	7 <sup>th</sup>	"	"	"	"	"	"
"	8 <sup>th</sup>	"	"	"	"	"	"
"	9 <sup>th</sup>	"	"	"	"	"	"
"	10 <sup>th</sup>	St					
"	11 <sup>th</sup>	St					
"	12 <sup>th</sup>	St					



South 13<sup>th</sup> St West of Tacoma Ave.

" 14<sup>th</sup> St " "

" 15<sup>th</sup> St " "

" 16<sup>th</sup> St " "

" 17<sup>th</sup> St " "

" 18<sup>th</sup> St " "

" 19<sup>th</sup> St " "

" 20<sup>th</sup> St " "

" 21<sup>st</sup> St " "

" 22<sup>nd</sup> St " "

" 23<sup>rd</sup> St " "

" 24<sup>th</sup> St " "

" 25<sup>th</sup> St " "

The following streets Avenues and  
allies have a direction perpendicular  
to the direction of South 9<sup>th</sup> Street  
Cliff ave. from a point 195.36 ft

North of the Center line of S 12<sup>th</sup> Street  
A. Street South of S 8<sup>th</sup> Street

Pacific Avenue South of South 7<sup>th</sup> Street  
Railroad St. " " " " "

C. Street " " " " "

D. Street " " " " "

E. Street " " " " "

Tacoma Ave South of Division Ave.

G. St. South of " "

Yakima Ave South of " "





J St South of Division Ave.

J St " " " "

K St " " " "

L " " " " "

M " " " " "

N " " " " "

O " " " " "

P " " " " "

Q " " " " "

and all the alleys lying intermediate between the above named streets.

The direction of Division Ave is defined by a straight line which extends from a point on the center line of Tacoma Ave. 2295.83 ft Northerly from its intersection with the center line of South 6<sup>th</sup> Street to a point on the center line South 6<sup>th</sup> Street 4350 ft Westerly from its intersection with the center line of Tacoma Ave.

Where the center line of Tacoma Ave. intersects the center line of Division Ave. the direction of Tacoma Ave changes and its direction North of Division Avenue is defined by straight

line passing through a point in the center line of N 6<sup>th</sup> St 4350 ft distant from the intersection of the center lines of S 6<sup>th</sup> St and Division Ave (being the same point heretofore given as one of the points in establishing the direction of Division Ave.) the distance between the center lines of Division Ave and N 6<sup>th</sup> St measured on the center line of Tacoma Ave being 2295.83 ft. —

The direction of N 6<sup>th</sup> St is defined by a straight line extending from the point of intersection of the center lines of S 6<sup>th</sup> St and Division Ave. (being the same point heretofore given as one of the points in establishing the direction of Division Avenue.) to a point in the center line of Tacoma 2295.83 ft Northerly from its intersection with the center line of Division Ave.

The following streets have a direction parallel to the direction of N 6<sup>th</sup> Street

North	1 <sup>st</sup>	St
"	2 <sup>nd</sup>	"
N	3 <sup>rd</sup>	"

ARCHIVE NUMBER  
0045016

North 4<sup>th</sup> Street  
" 5<sup>th</sup> Street  
" 7<sup>th</sup> "  
" 8<sup>th</sup> "  
" 9<sup>th</sup> "  
" 10<sup>th</sup> "  
" 11<sup>th</sup> "  
" 12<sup>th</sup> "  
" 13<sup>th</sup> "  
" 14<sup>th</sup> "  
" 15<sup>th</sup> "

The following streets and Avenues  
and alleys have a direction parallel to  
the direction of Tacoma Ave.

B St North of Division Ave.  
C " " "  
D " " "  
E " " "  
F " " "  
G " " "  
H " " "  
I " " "  
J " " "  
K St. " " "  
L St. " " "  
M St. " " "  
N " " "  
O " " "

N. 7<sup>th</sup> St.  
Division Ave.

Yakima Ave N<sup>th</sup> of

ARCHIVE NUMBER  
0045017



1  
1  
1  
7  
7  
St. North of Ironson Ave  
2 St. " " " "  
3 " " " "

and all alleys lying intermediate  
between the above named streets.

The names of the streets and avenues  
are noted on the plat.

The alleys are not named and include  
all passageways which are not  
designated as streets or avenues or their  
prolongations.

The position of the center lines of  
all the avenues, streets and alleys  
is marked by a red line and the distances  
in feet and hundredths of a foot on the  
center lines between any two consecutive  
points on those lines where the center lines  
of other streets avenues or alleys intersect  
or meet them are noted in black figures  
placed between the points on the on the line  
the distances between which it is intended  
to designate, excepting, however, on the center  
line of 5<sup>th</sup> St. between its intersection  
with the center line of J. St. and of the alley  
lying between C & J Sts in which case



the distances on said center line of S 9<sup>th</sup> St. between the initial point of the survey and its intersection with the center line of J. St. and the alley above mentioned respectively are noted (the distances being respectfully 105 ft and 169.95 ft) and excepting also on that part of the center line of Pacific Ave. which extends Northerly from S 7<sup>th</sup> St. in which case the figures noted along the center line indicate the distances in feet and hundredths of a foot between two consecutive points on the said center line where the direction of the line changes.

The change of direction at the points where they occur on the said line are noted in degrees and minutes. Which degrees & minutes note the exterior angle formed by the two intersecting lines.

All the Avenues & Streets have a width of eighty (80) ft. the margins of said streets and avenues lying forty (40) ft distant on either side of their respective center lines excepting in the cases of Tacoma Ave. Yakima Ave. Division Ave. and that part of Pacific Avenue lying south of a point on the said

Pacific Ave. Marked A on the plat in which cases the Avenues have a width of one hundred (100) ft the margins of said avenues lying 50 ft on either side of the center line of said Avenues; and excepting also in the following cases.

1<sup>st</sup> In the case of that part of Pacific Ave. the center line of which lies between the points marked A and B in which case the marginal lines of the avenues extend from points on a line perpendicular to the center line of that part of the avenue lying South of point A and 50 ft distant from it on either side; through points on a line perpendicular at the point B to that part of the center line lying between the points A & B and Forty (40) feet distant from said point B.

2<sup>nd</sup> Where the margin of Jefferson Street bounds Block N 1707 in which case the common boundary of the block and street extends from the point where the western margin produced northward of that part of Jefferson St lying between S 19<sup>th</sup> & S 21<sup>st</sup> Sts intersects the Northern





Ordinance #23104 - VACATING PORTION OF  
 AIR RIGHTS OF BIK 1620/1621 - AF# 8502220185  
 Ordinance #23089 - VACATING PORTION OF - AF# 8502220185  
 Ordinance #23081 - VACATING PORTION OF - AF# 8502220185  
 Ordinance #23055 - VACATING PORTION OF - AF# 8502220185  
 Ordinance #23051 - VACATING PORTION OF - AF# 8502220185  
 Ordinance #23049 - VACATING PORTION OF - AF# 8502220185  
 Ordinance #23047 - VACATING PORTION OF - AF# 8502220185  
 Ordinance #23045 - VACATING PORTION OF - AF# 8502220185  
 Ordinance #23043 - VACATING PORTION OF - AF# 8502220185  
 Ordinance #23041 - VACATING PORTION OF - AF# 8502220185  
 Ordinance #23039 - VACATING PORTION OF - AF# 8502220185  
 Ordinance #23037 - VACATING PORTION OF - AF# 8502220185  
 Ordinance #23035 - VACATING PORTION OF - AF# 8502220185  
 Ordinance #23033 - VACATING PORTION OF - AF# 8502220185  
 Ordinance #23031 - VACATING PORTION OF - AF# 8502220185  
 Ordinance #23029 - VACATING PORTION OF - AF# 8502220185  
 Ordinance #23027 - VACATING PORTION OF - AF# 8502220185  
 Ordinance #23025 - VACATING PORTION OF - AF# 8502220185  
 Ordinance #23023 - VACATING PORTION OF - AF# 8502220185  
 Ordinance #23021 - VACATING PORTION OF - AF# 8502220185  
 Ordinance #23019 - VACATING PORTION OF - AF# 8502220185  
 Ordinance #23017 - VACATING PORTION OF - AF# 8502220185  
 Ordinance #23015 - VACATING PORTION OF - AF# 8502220185  
 Ordinance #23013 - VACATING PORTION OF - AF# 8502220185  
 Ordinance #23011 - VACATING PORTION OF - AF# 8502220185  
 Ordinance #23009 - VACATING PORTION OF - AF# 8502220185  
 Ordinance #23007 - VACATING PORTION OF - AF# 8502220185  
 Ordinance #23005 - VACATING PORTION OF - AF# 8502220185  
 Ordinance #23003 - VACATING PORTION OF - AF# 8502220185  
 Ordinance #23001 - VACATING PORTION OF - AF# 8502220185

Ordinance #23104 - VACATING PORTION OF  
 AIR RIGHTS OF BIK 1620/1621 - AF# 8502220185

Ordinance #23089 - VACATING PORTION OF  
 AIR RIGHTS OF BIK 1620/1621 - AF# 8502220185

Ordinance #23947 - VAC.  
 BETWEEN BIKS 1620/1621  
 AF# 8502220185

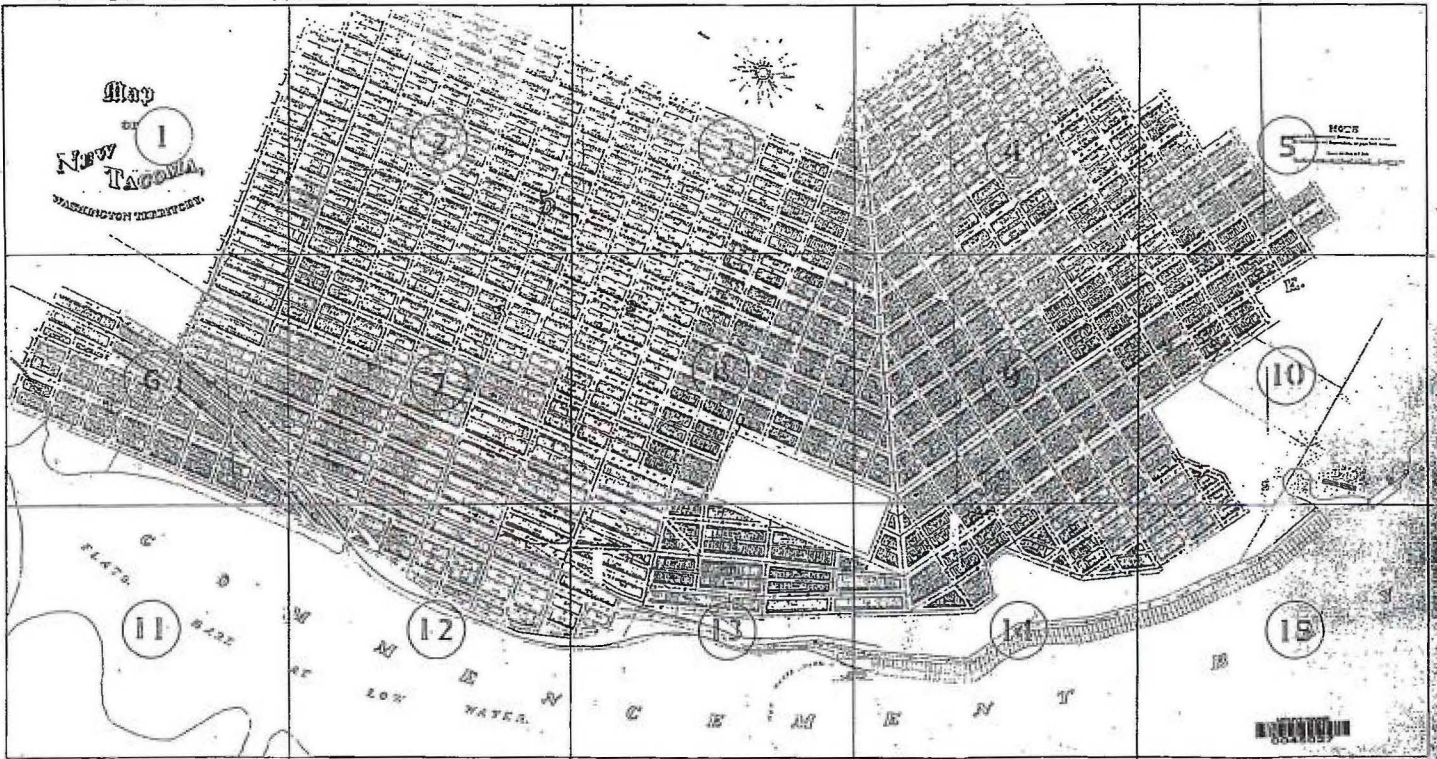
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 Ordinance #23203 - VACATING PORTION OF  
 AIR RIGHTS OF BIK 1620/1621 - AF# 8502220185  
 Ordinance #23201 - VACATING PORTION OF  
 AIR RIGHTS OF BIK 1620/1621 - AF# 8502220185  
 Ordinance #23199 - VACATING PORTION OF  
 AIR RIGHTS OF BIK 1620/1621 - AF# 8502220185  
 Ordinance #23197 - VACATING PORTION OF  
 AIR RIGHTS OF BIK 1620/1621 - AF# 8502220185

Ordinance #23549 - VACATING PORTION OF  
 AIR RIGHTS OF BIK 1620/1621 - AF# 8502220185

Ordinance #20861 - VACATING PORTION OF  
 AIR RIGHTS OF BIK 1620/1621 - AF# 8502220185

Ordinance #20861 - VACATING PORTION OF  
 AIR RIGHTS OF BIK 1620/1621 - AF# 8502220185

Ordinance #20861 - VACATING PORTION OF  
 AIR RIGHTS OF BIK 1620/1621 - AF# 8502220185



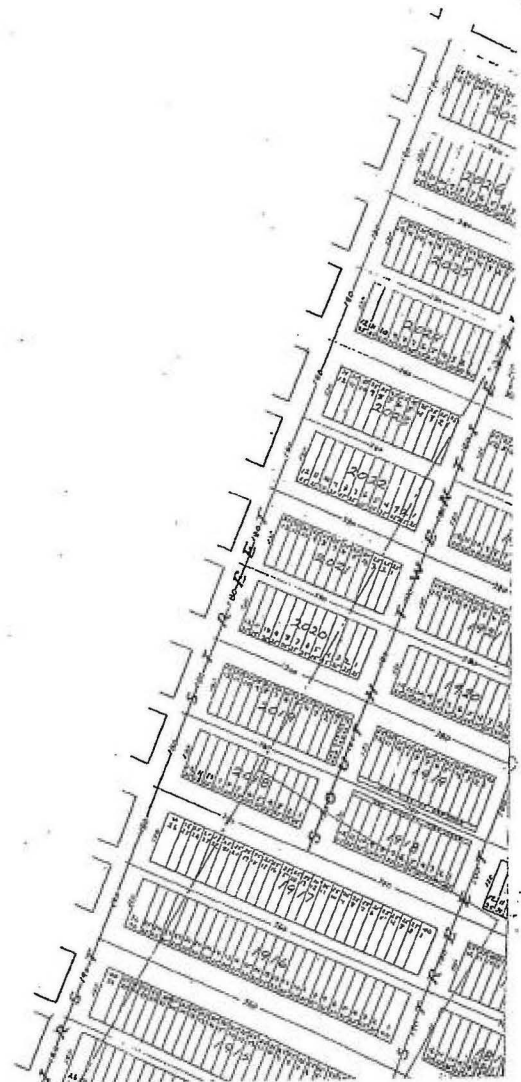
Map

OF

1

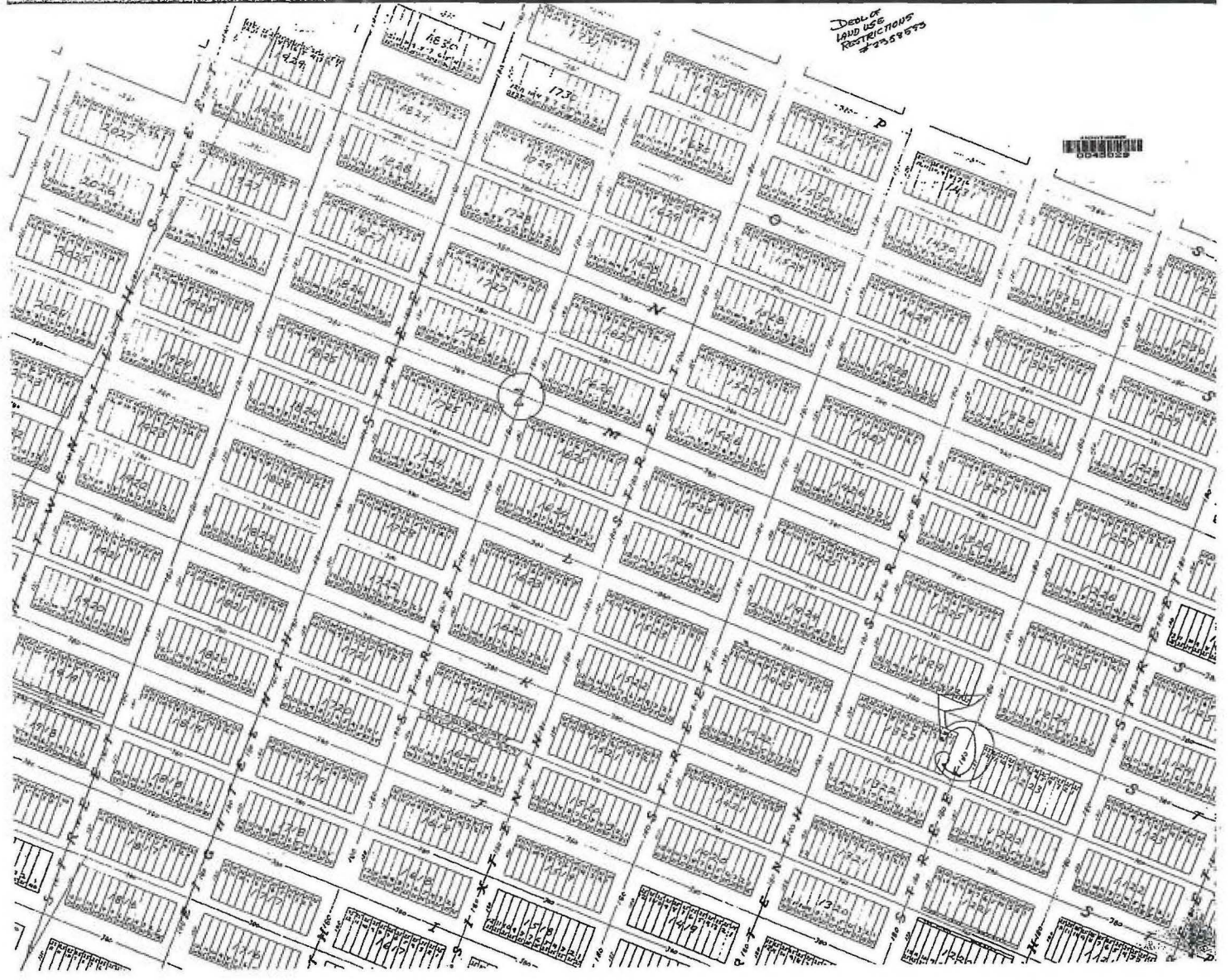
NEW  
TACOMA,

WASHINGTON TERRITORY.

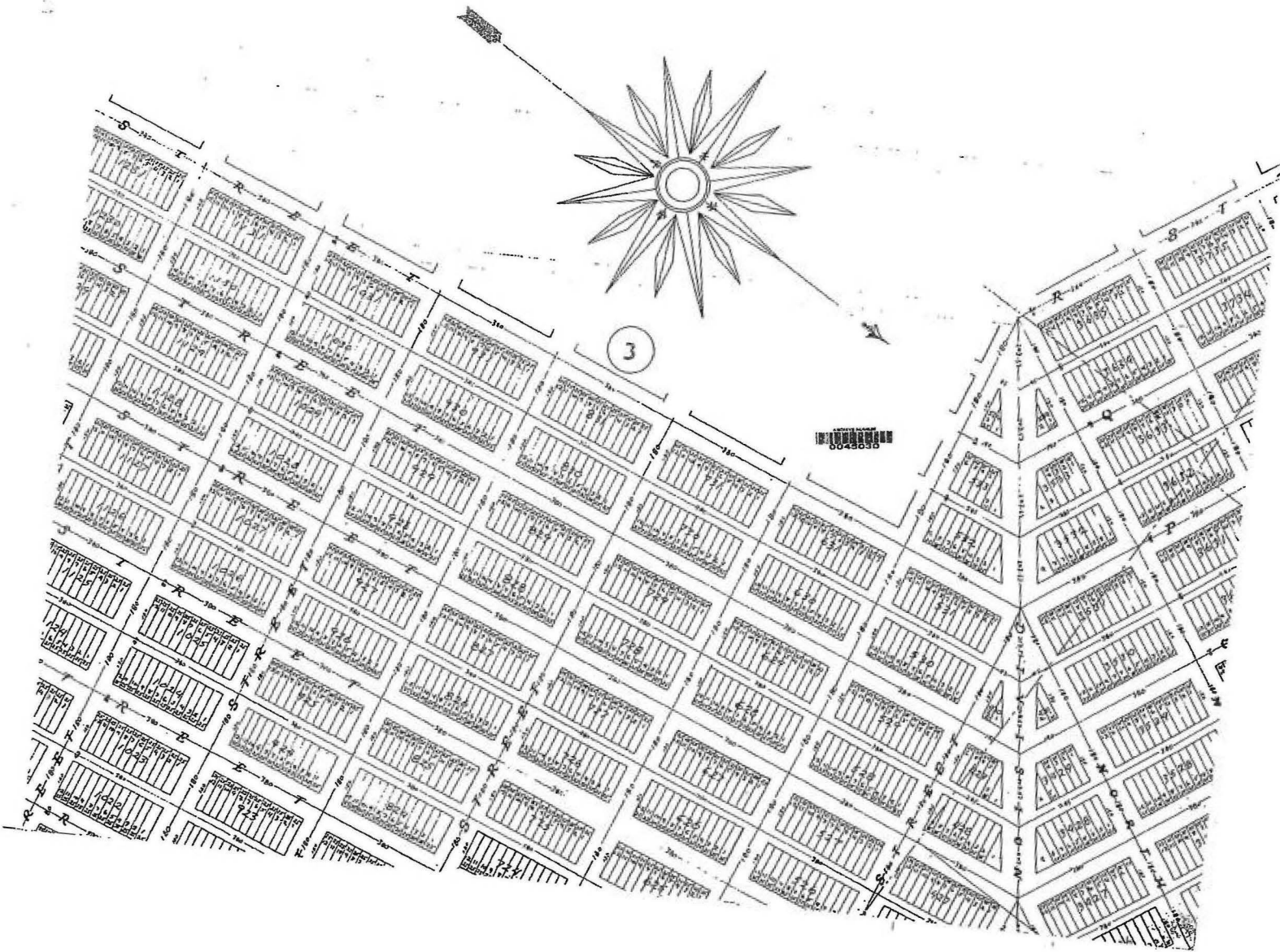




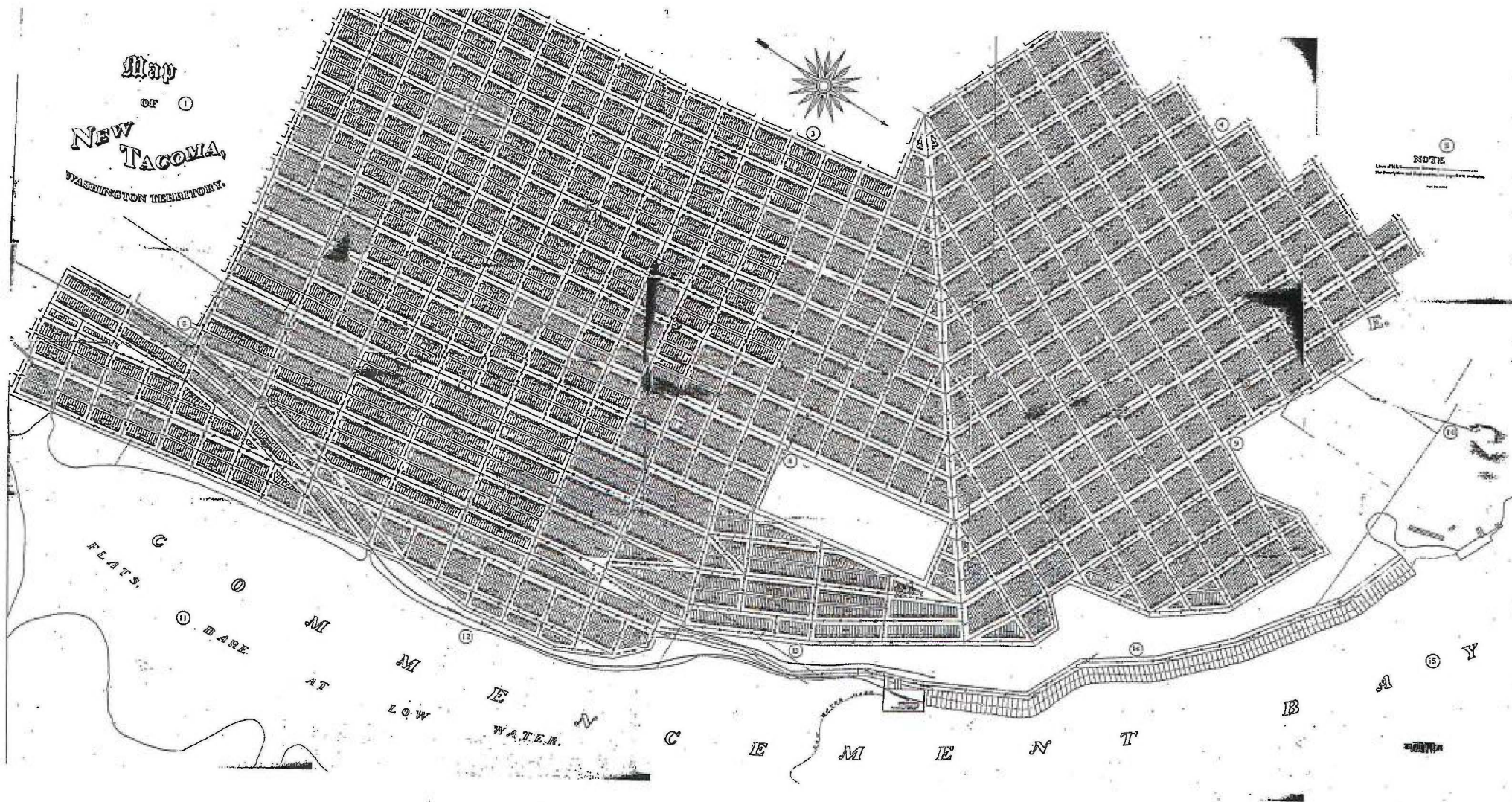
DEED OF  
LAND USE  
RESTRICTIONS  
#2058573







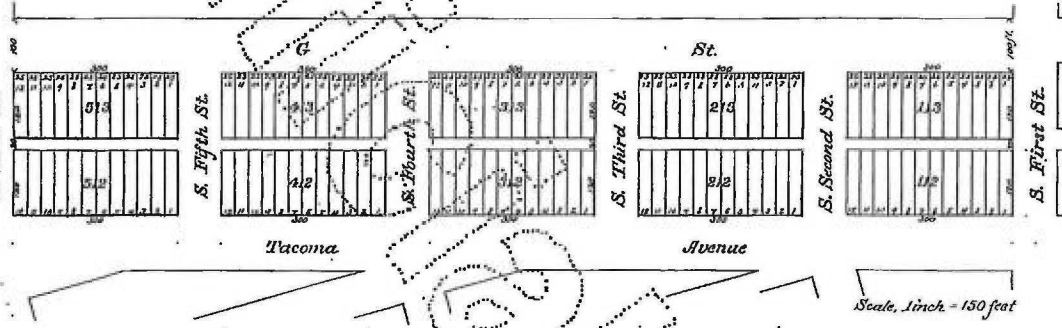
Map  
OF  
NEW  
TACOMA,  
WASHINGTON TERRITORY.



NOTE  
Lines of 1/4 Section and 1/2 Section  
are shown by thin lines and are not to be used for  
any purpose.



THE TACOMA LAND COMPANYS  
THIRD ADDITION  
TO  
TACOMA  
W. T.



Filed July 21<sup>st</sup> 1885  
W. H. Kelley  
Auditor General  
W.T.

For reference only

Know all men by these presents that whereas, the Tacoma Land Company, a corporation created by and existing under the laws of the State of Pennsylvania, on the third day of February, Eighteen Hundred and eighty-five, caused to be filed in the office of the Auditor General of the Territory of Washington, a certain map or plat of certain lands then owned by said corporation, and said map is entitled "Map of New Tacoma, Washington Territory" and whereas, the following described tract or area as shown upon said map, and by the said, the Tacoma Land Company, is hereby excepted from the effect of filing said map and reserved for such future disposition by said corporation as it should deem best, to wit: "All that area bounded by Tacoma and Columbia Avenues, and South First and South Sixth Streets" and whereas, the said, the Tacoma Land Company is desirous of establishing an official map of so much of said area as is hereinafter described.

Therefore, the said, the Tacoma Land Company does hereby declare that the annexed map, entitled "Map of Tacoma Land Company's Third Addition to Tacoma, W.T." together with the description and explanation hereinafter set forth is hereby declared to be the true plat of the said "the Tacoma Land Company's Third Addition to Tacoma, W.T."

The following is a description and explanation of said plat or map. The Tacoma Land Company's Third Addition to Tacoma, W.T. embraces so much of the aforesaid area as is represented on said first mentioned map by the following description, beginning at a point formed by the intersection of the Northernly line of South Sixth Street, with a prolongation of the Westernly line of Tacoma Avenue, thence Easterly along the Northernly line of South Sixth Street three hundred and sixty feet to the Westernly line of Tacoma Avenue, thence Northernly along the Westernly line of Tacoma Avenue, thence Easterly along the Northernly line of South First Street three hundred and sixty feet to a point where said line intersects a prolongation of the Westernly line of S. Street, thence Southernly along said last mentioned line thirteen hundred feet to the point of beginning.

The names of all streets and avenues are noted on the annexed map. The alleys are not named and include all passage ways which are not designated as streets or avenues or their prolongations. S. Street, as represented on the annexed map, has a width of one hundred feet. All the other streets represented thereon have a width of eighty feet. All the alleys have a width of twenty feet. The blocks include only such areas of the accompanying map as are numbered in large black figures and are bounded and enclosed by a continuous black line formed by the marginal line of the streets and avenues and alleys thereon described. The blocks are subdivided into lots as shown on the annexed map, the lengths of the lines forming the blocks being noted in small black figures, and the designated number of each lot being noted thereon in red figures. The outside boundaries of the Tacoma Land Company's Third Addition to Tacoma, W.T. is shown on the annexed map by a continuous broken black line, corresponding to the foregoing line of description.

In testimony whereof, the Tacoma Land Company, in pursuance and by virtue and authority, of a Resolution of its Board of Directors, duly passed and entered upon its records on the thirtieth day of March A.D. 1885, has, on this thirtieth day of March in the year One Thousand Eight Hundred and eighty-five, by the President thereof, hereunto set the name, and affixed the corporate seal of said Company, at Philadelphia, in the State of Pennsylvania.

W. H. Kelley  
Auditor General

W. H. Kelley  
Auditor General

State of Pennsylvania  
City and County of Philadelphia

and designated, a Commissioner of Pledges and for the State of Pennsylvania duly appointed and commissioned by the Governor of Washington Territory, a certain map or plat of the Territory of Washington, and said map is entitled "Map of New Tacoma, Washington Territory" and whereas, the following described tract or area as shown upon said map, and by the said, the Tacoma Land Company, is hereby excepted from the effect of filing said map and reserved for such future disposition by said corporation as it should deem best, to wit: "All that area bounded by Tacoma and Columbia Avenues, and South First and South Sixth Streets" and whereas, the said, the Tacoma Land Company is desirous of establishing an official map of so much of said area as is hereinafter described.





200207100671 5 pg

7-10-2002 02:14pm \$23.00  
PIERCE COUNTY, WASHINGTON

When Recorded, Return To:

City of Tacoma City Clerk's Office  
General Services Department  
747 Market Street, Room 220  
Tacoma WA 98402-3769

**DOCUMENT TITLE: ORDINANCE NO. 26801**

I, DORIS SORUM, City Clerk of the City of Tacoma, Pierce County, Washington, do hereby certify that the attached is a full, true and correct copy of Ordinance No. 26801.

WITNESS MY HAND and the Seal of said City this 24<sup>th</sup> day of June 2002.

*Doris Sorum*

DORIS SORUM  
City Clerk

**Grantor:** City of Tacoma, a Municipal Corporation

**Grantee:** First Presbyterian Church

**Legal Description:** Vacating the east 32 feet of the 100-foot G Street right-of-way, between South First and South Second Streets; and the east 120 feet of South First Street, between South G Street and Tacoma Avenue South, to expand the on-site parking lot and create a pedestrian courtyard between the church and south chapel. (First Presbyterian Church; File No. 124.1138)

**Reference Number:**

**Assessor's Parcel Number:** N/A

Page 1 of 5

**Exhibit 6**



Amended 4/10/01

## ORDINANCE NO. 26801

1 AN ORDINANCE vacating that portion of the rights-of-way of "G" Street  
2 and South First Street, more particularly, the East 32 feet of  
3 "G" Street between South 1st Street and South 2nd Street,  
4 abutting Lots 1-12, inclusive, Block 113, MAP OF THE TACOMA  
5 LAND COMPANY'S THIRD ADDITION TO TACOMA, W.T.,  
6 according to the plat thereof recorded July 21, 1885, records of  
7 Pierce County, Washington; and together with South 1st Street  
8 lying between Lot 10, Block 12, NEW TACOMA ADDITION,  
9 according to the plat thereof, records of Pierce County,  
10 Washington, and Lot 1, Block 112, MAP OF TACOMA LAND  
11 COMPANY'S THIRD ADDITION TO TACOMA, W.T., according to  
12 the plat thereof recorded July 21, 1885, records of Pierce County,  
13 Washington; all lying within the Southeast Quarter of Section 32,  
14 Township 21 North, Range 3 East, Willamette Meridian.

15 Retaining and reserving therein an easement for public utilities,  
16 specifically for Tacoma Water, for an existing water main over the  
17 south 20 feet of the north half of the requested vacation area in  
18 South First Street to allow continued operation and maintenance  
19 of an existing 4-inch cast iron water main for Tacoma Water; and  
retaining and reserving therein an easement for public utilities,  
specifically for Tacoma Power, for power facilities on the



1  
2 west 10 feet together with the west 30 feet of the south 5 feet of  
the South First Street vacation.

3 WHEREAS all steps and proceedings required by law and by  
4 resolution of the City Council to vacate the portion of the street  
5 hereinafter named have been duly taken and performed; Now,  
6 Therefore,

7 BE IT ORDAINED BY THE CITY OF TACOMA:

8 Section 1. That the City Council hereby adopts the Hearing  
9 Examiner's Findings, Conclusions, and Recommendations as contained  
10 in the Hearing Examiner's Report and Recommendation to the City  
11 Council bearing File No. 124.1138, and dated February 16, 2001, which  
12 Report is on file in the office of the City Clerk.

13 Section 2. That a portion of the rights-of-way of "G" Street and  
14 South 1st Street, and more particularly described as follows:

15 The East 32 feet of "G" Street between South 1st Street and  
16 South 2nd Street, abutting Lots 1-12, inclusive, Block 113, MAP  
17 OF THE TACOMA LAND COMPANY'S THIRD ADDITION TO  
18 TACOMA, W.T., according to the plat thereof recorded July 21,  
1885, records of Pierce County, Washington; AND

19 TOGETHER with South 1st Street lying between Lot 10, Block 12,  
20 NEW TACOMA ADDITION, according to the plat thereof, records  
21 of Pierce County, Washington, and Lot 1, Block 112, MAP OF  
22 TACOMA LAND COMPANY'S THIRD ADDITION TO TACOMA,  
W.T., according to the plat thereof recorded July 21, 1885,





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2 records of Pierce County, Washington; all lying within the  
3 Southeast Quarter of Section 32, Township 21 North, Range 3  
4 East, Willamette Meridian.

5 is hereby vacated, and the land so vacated is hereby surrendered and  
6 attached to the property bordering thereon, respectively, as a part  
7 thereof, and all right or title of the City of Tacoma in and to the portion of  
8 the streets so vacated does hereby vest in the owners of the property  
9 abutting thereon, all in the manner provided by law; provided however,  
10 that there is hereby retained and reserved, pursuant to statutes of the  
11 State of Washington, the following easement, to wit:


12 Retaining and reserving therein an easement for public utilities,  
13 specifically for Tacoma Water, for an existing water main over the  
14 south 20 feet of the north half of the requested vacation area in  
15 South First Street to allow continued operation and maintenance  
16 of an existing 4-inch cast iron water main for Tacoma Water; and  
17 retaining and reserving therein an easement for public utilities,  
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specifically for Tacoma Power, for power facilities on the west 10 feet together with the west 30 feet of the south 5 feet of the South First Street vacation.

Provided, further, that there shall be no driveways from the parking lot to "G" Street, and the curb on "G" Street shall be moved to create 29 angle parking spaces on the street and the usable public right-of-way will not be reduced.

Passed JUN 11 2002

  
Mayor

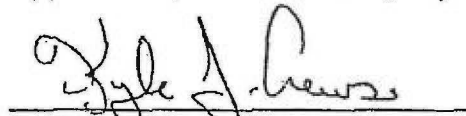
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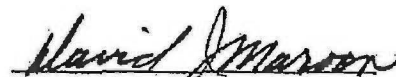
  
City Clerk

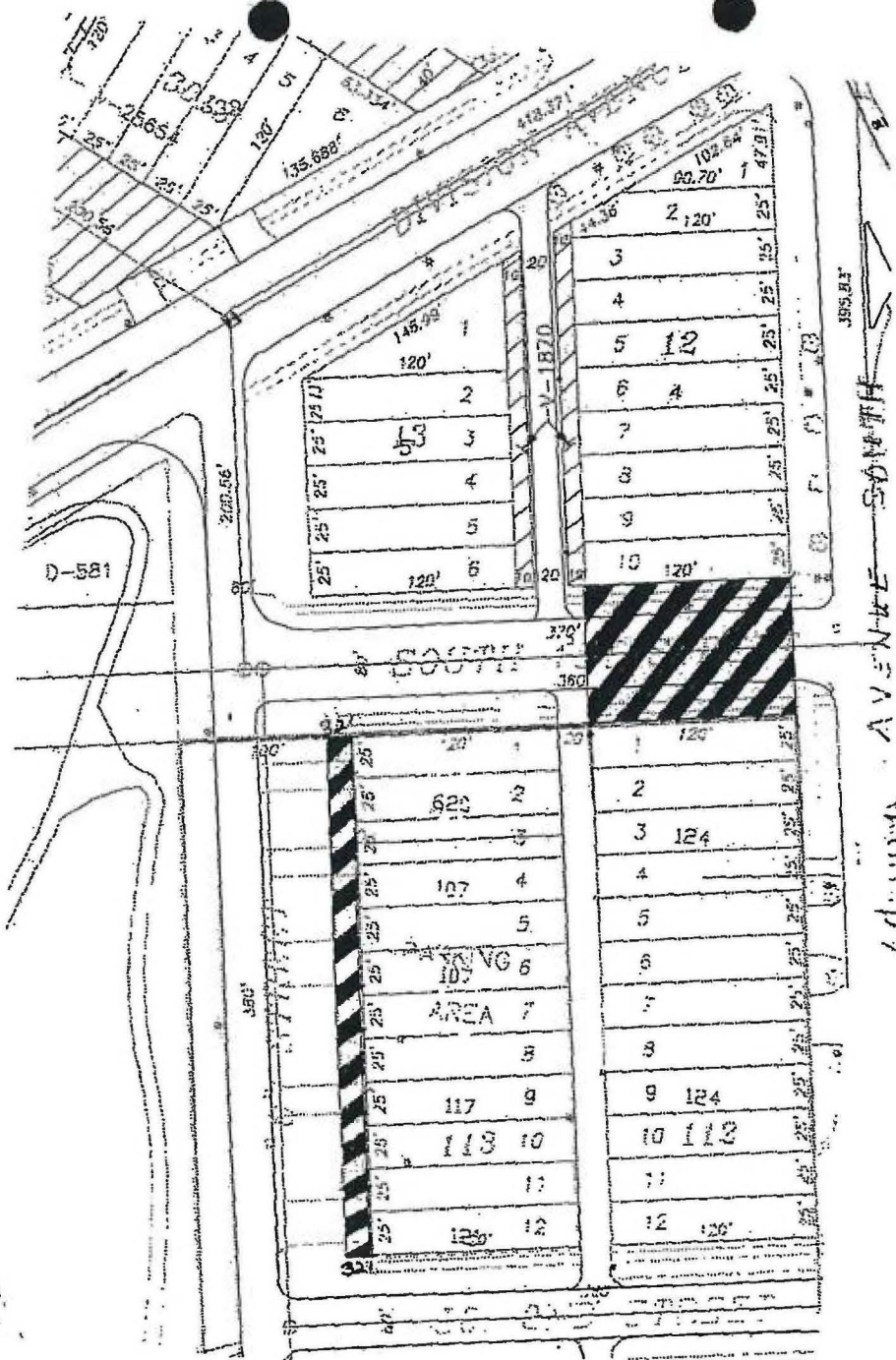
Location: South 1st Street and "G" Street  
Petitioner: First Presbyterian Church  
Vacation Request #124.1138

Approved as to form and legality:

Property description approved:

  
Assistant City Attorney

  
Chief Surveyor  
Public Works Department



STREET VACATION NO. 124.1138

FIRST PRESBYTERIAN CHURCH

SOUTH 1<sup>ST</sup> AND "G" STREETS

SE32-T21N-R3E, W. M.

NOT TO SCALE





200406090803 5 PGS  
06-09-2004 03:33pm \$23.00  
PIERCE COUNTY. WASHINGTON


When Recorded, Return To:

City of Tacoma City Clerk's Office  
General Services Department  
747 Market Street, Room 220  
Tacoma WA 98402-3769

**DOCUMENT TITLE: ORDINANCE NO. 27183**

I, DORIS SORUM, City Clerk of the City of Tacoma, Pierce County, Washington, do hereby certify that the attached is a full, true and correct copy of Ordinance No. 27183.

WITNESS MY HAND and the Seal of said City this 4th day of June 2004.

  
DORIS SORUM,  
City Clerk

**Grantor:** City of Tacoma, a Municipal Corporation

**Grantee:** Tacoma Bible Presbyterian Church

**Legal Description:** Vacating South 1<sup>st</sup> Street from South G Street to the alley between Tacoma Avenue South and South G Street for parking. (Tacoma Bible Presbyterian Church; File No. 124.1193)

**Reference Number:** *E-3445*

**Assessor's Parcel Number:** N/A

Page 1 of 5

MAPPED

*E-3445*



## ORDINANCE NO. 27183

1 AN ORDINANCE vacating South 1st Street from South G Street to  
2 the alley lying between Tacoma Avenue South and South G  
3 Street.

4 Retaining and reserving therein an easement for existing public  
5 utilities located within the subject right-of-way, and specifically  
6 retaining and reserving a 30-foot storm and sanitary sewer  
7 easement centered within the proposed street vacation; an  
8 easement, of a width determined necessary by Tacoma Water,  
9 shall be retained over the vacated area for existing water mains,  
10 services and fire hydrants; all as set forth in the City of Tacoma  
11 Hearing Examiner's Report and Recommendation to the City  
12 Council, dated November 3, 2003.

13 WHEREAS all steps and proceedings required by law and by  
14 resolution of the City Council to vacate the portion of the street  
15 hereinafter named have been duly taken and performed; Now,  
16 Therefore,  
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BE IT ORDAINED BY THE CITY OF TACOMA:

Section 1. That the City Council hereby adopts the Hearing Examiner's Findings, Conclusions, and Recommendations as contained in the Hearing Examiner's Report and Recommendation to the City Council bearing File No. 124.1193, and dated November 3, 2003, which Report is on file in the office of the City Clerk.

Section 2. That a portion of South 1st Street from South G Street to the alley lying between Tacoma Avenue and South G Street, more particularly described as follows:

That portion of South 1st Street lying East of a line drawn from the Southwest corner of Lot 6, Block 13, NEW TACOMA ADDITION TO TACOMA, as recorded on February 3, 1875, records of Pierce County, Washington, and the Northwest corner of Lot 1, Block 113, TACOMA LAND COMPANY'S THIRD ADDITION TO TACOMA, as recorded on July 21, 1885, records of Pierce County, Washington; and West of a line drawn from the Southwest corner of the alley abutting said Lot 6 as vacated per Vacation Ordinance No. 1870 and the Northeast corner of said Lot 1, all lying within the Southeast Quarter of Section 32, Township 21 North, Range 3 East, W.M.





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3 is hereby vacated, and the land so vacated is hereby surrendered and  
4 attached to the property bordering thereon, respectively, as a part  
5 thereof, and all right or title of the City in and to the portion of the streets  
6 so vacated does hereby vest in the owners of the property abutting  
7 thereon, all in the manner provided by law; provided, however, that there  
8 is hereby retained and reserved, pursuant to statutes of the state of  
9 Washington, the following easements, to wit:  
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12 Retaining and reserving therein an easement for existing public  
13 utilities located within the subject right-of-way, and specifically  
14 retaining and reserving a 30-foot storm and sanitary sewer  
15 easement centered within the proposed street vacation; an  
16 easement, of a width determined necessary by Tacoma Water,  
17 shall be retained over the vacated area for existing water mains,  
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106




1 services and fire hydrants; all as set forth in the City of Tacoma  
2 Hearing Examiner's Report and Recommendation to the City  
3 Council, dated November 3, 2003.

4 Passed MAY 11 2004

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7  
8 Mayor

9 Attest:


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11   
12 City Clerk

13  
14 Location: South 1st Street from South G Street to the alley lying  
15 between Tacoma Avenue South and South G Street

16 Petitioner: Tacoma Bible Presbyterian Church

17 Vacation Request #124.1193

18 Approved as to form and legality:

19   
20 Assistant City Attorney

Property description approved:

21   
22 Chief Surveyor  
23 Public Works Department

**Stevens, Troy**

---

**From:** Shaffer, Shelly  
**Sent:** Monday, September 10, 2018 1:27 PM  
**To:** Muller, Gregory  
**Cc:** Angel, Jesse  
**Subject:** RE: Street Vacation 124.1389 - Updated Request for Comment DUE September 12, 2018  
- 112th Avenue Professional Plaza (Rush Dev.)

Greg,

Previous comments still apply. Therefore, Tacoma Water has the following comments:

Existing water main and services in S 1<sup>st</sup> Street are scheduled to be abandoned and a new water main installed by private contract for the project at 5 S G Street. If the street vacation is completed prior to the completion of the new water main and before the abandonment of the existing water main, then a 20-foot water main easement shall be reserved over the entire length of the water main, fire hydrant, service laterals and meters and within the proposed street vacation. The petitioners Professional Land Surveyor shall prepare and submit the legal description of the easement to Tacoma Water for review and processing. This easement would remain in effect until the existing water main in S 1<sup>st</sup> Street is abandoned.

Continue working with Jesse Angel for the extension of a permanent water main which will be constructed by private contract. The developer of the privately financed project will be responsible for all costs and expenses incurred by Tacoma Water for preparation of plans and specifications, construction inspection, testing, flushing, sampling of the mains, and other related work necessary to complete the new water main construction to Tacoma Water standards and specifications. The engineering charge for the preparation of plans and specifications will be estimated by Tacoma Water. The developer will be required to pay a deposit in the amount of the estimated cost. The actual costs for the work will be billed against the developer's deposit. The new mains will be installed by and at the expense of the developer. If needed, the developer shall be required to provide a 20-foot wide easement over the entire length of the water main, fire hydrant, service laterals and meters. The developers Professional Land Surveyor shall prepare and submit the legal description of the easement to Tacoma Water for review and processing. Prior to construction, a second deposit in the estimated amount for construction inspection, testing, and sampling will be due to Tacoma Water. Upon completion of the project, the developer will either be refunded the unused amount of the deposit or billed the cost overrun. Approximate design time is ten weeks. Jesse Angel can be reached at [jangel@cityoftacoma.org](mailto:jangel@cityoftacoma.org) or (253)502-8280.

Thanks,

*Shelly Shaffer*  
LID Representative  
**Tacoma Water**  
(253)502-8740  
[sshaffer@cityoftacoma.org](mailto:sshaffer@cityoftacoma.org)

---

**From:** Muller, Gregory  
**Sent:** Tuesday, August 28, 2018 3:28 PM  
**To:** Shaffer, Shelly  
**Cc:** Angel, Jesse

**Exhibit 7**



**Subject:** FW: Street Vacation 124.1389 - Updated Request for Comment DUE September 12, 2018 - 112th Avenue Professional Plaza (Rush Dev.)

Good afternoon, Shelly.

Forwarding for your review a revised Street Vacation request. The area to be vacated has been significantly reduced (prior request for review attached for comparison). I've attached the prior request along with your response to it. Please let me know if that response is still valid or update it as needed.

Thank you – please let me know if you have any questions.

Respectfully,

Greg Muller, Real Estate Officer  
Tacoma Public Utilities  
Phone: (253) 502-8256  
Fax: (253) 502-8539

---

**From:** Stevens, Troy

**Sent:** Tuesday, August 28, 2018 12:41 PM

**To:** Adams, Monica (Pierce Transit) <[madams@piercetransit.org](mailto:madams@piercetransit.org)>; Atkinson, Chris <[catkinson@ci.tacoma.wa.us](mailto:catkinson@ci.tacoma.wa.us)>; Atkinson, Stephen <[satkinson@ci.tacoma.wa.us](mailto:satkinson@ci.tacoma.wa.us)>; Barnett, Elliott <[elliott.barnett@ci.tacoma.wa.us](mailto:elliott.barnett@ci.tacoma.wa.us)>; Spencer, William <[WSpencer@ci.tacoma.wa.us](mailto:WSpencer@ci.tacoma.wa.us)>; Boudet, Brian <[BBOUDET@ci.tacoma.wa.us](mailto:BBOUDET@ci.tacoma.wa.us)>; Brock, Stephanie <[sbrock@ci.tacoma.wa.us](mailto:sbrock@ci.tacoma.wa.us)>; Cantrel, Aaron <[Aaron\\_Cantrel@cable.comcast.com](mailto:Aaron_Cantrel@cable.comcast.com)>; Cornforth, Ronda <[rcornforth@cityoftacoma.org](mailto:rcornforth@cityoftacoma.org)>; Erickson, Ryan <[RErickso@ci.tacoma.wa.us](mailto:RErickso@ci.tacoma.wa.us)>; Fletcher, Gloria <[GFletcher@ci.tacoma.wa.us](mailto:GFletcher@ci.tacoma.wa.us)>; Greg Hunt <[greg.hunt@centurylink.com](mailto:greg.hunt@centurylink.com)>; Holt, Megan ([megan.holt@pse.com](mailto:megan.holt@pse.com)) <[megan.holt@pse.com](mailto:megan.holt@pse.com)>; Howatson, James <[JHOWATSO@ci.tacoma.wa.us](mailto:JHOWATSO@ci.tacoma.wa.us)>; Johnson, David (PDS) <[DJohnson2@ci.tacoma.wa.us](mailto:DJohnson2@ci.tacoma.wa.us)>; Kammerzell, Jennifer <[jkammerzell@ci.tacoma.wa.us](mailto:jkammerzell@ci.tacoma.wa.us)>; Kidd, Brennan <[bkidd@ci.tacoma.wa.us](mailto:bkidd@ci.tacoma.wa.us)>; Kristen McIvor <[kristenm@piercecountycd.org](mailto:kristenm@piercecountycd.org)>; Larson, Chris <[CLARSON@ci.tacoma.wa.us](mailto:CLARSON@ci.tacoma.wa.us)>; Lynett, Kristin <[kristin.lynett@cityoftacoma.org](mailto:kristin.lynett@cityoftacoma.org)>; Muller, Gregory <[GMuller@ci.tacoma.wa.us](mailto:GMuller@ci.tacoma.wa.us)>; Newton, Corey <[cnewton@ci.tacoma.wa.us](mailto:cnewton@ci.tacoma.wa.us)>; Parvey, James <[JPARVEY@ci.tacoma.wa.us](mailto:JPARVEY@ci.tacoma.wa.us)>; Seaman, Chris <[cseaman@ci.tacoma.wa.us](mailto:cseaman@ci.tacoma.wa.us)>; Site Development <[SiteDevelopment@ci.tacoma.wa.us](mailto:SiteDevelopment@ci.tacoma.wa.us)>; Stringer, Shawn <[SStringe@ci.tacoma.wa.us](mailto:SStringe@ci.tacoma.wa.us)>; Torres, Andrew <[ATORRES@ci.tacoma.wa.us](mailto:ATORRES@ci.tacoma.wa.us)>; Trohimovich, Merita <[MPollard@ci.tacoma.wa.us](mailto:MPollard@ci.tacoma.wa.us)>

**Cc:** Stevens, Troy <[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)>

**Subject:** Street Vacation 124.1389 - Updated Request for Comment DUE September 12, 2018 - 112th Avenue Professional Plaza (Rush Dev.)

Agency Reviewer,

Please review the attached **updated** memo and map and letter exhibits for proposed Street Vacation Petition 124.1389, as requested by 112 Ave Professional Plaza (Rush Dev.), and provide comments for your respective utility/agency **on or before September 12, 2018**. Responses received later than September 12, 2018 risk NOT being incorporated into the vacation action.

Please email me with any questions you may have.

Please note: In the event that conditions do not comport to **RCW 35.79.030, which limits conditions of the vacation to the bounds of the proposed vacate area**, a representative from your respective utility will be required to attend the public hearing to present the perceived merits of your conditions. Failure to attend may result in the automatic dismissal of any such condition that does not comport to statute.

**Troy Stevens, MSML**  
City of Tacoma, Public Works  
Sr. Real Estate Specialist  
(253) 591-5535  
[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)

## Stevens, Troy

---

**From:** Muller, Gregory  
**Sent:** Monday, September 10, 2018 1:57 PM  
**To:** Stevens, Troy  
**Subject:** Street Vacation 124.1389 - Updated Request for Comment DUE September 12, 2018 - 112th Avenue Professional Plaza (Rush Dev.)  
**Attachments:** RE: Street Vacation 124.1389 - Comments DUE May 18, 2018 - 112th Avenue Professional Plaza (Rush Dev.); RE: Street Vacation 124.1389 - Comments DUE May 18, 2018 - 112th Avenue Professional Plaza (Rush Dev.); No Conflict.doc; RE: Street Vacation 124.1389 - Updated Request for Comment DUE September 12, 2018 - 112th Avenue Professional Plaza (Rush Dev.)

Troy,

No change in responses. Tacoma Water is still the only utility that has infrastructure in the reduced area proposed for vacation and their prior comments remain valid.

Thank you!

Greg Muller, Real Estate Officer  
Tacoma Public Utilities  
253.502.8256

---

**From:** Muller, Gregory  
**Sent:** Thursday, May 17, 2018 10:46 AM  
**To:** Stevens, Troy <[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)>  
**Subject:** RE: Street Vacation 124.1389 - Comments DUE May 18, 2018 - 112th Avenue Professional Plaza (Rush Dev.)

Good morning, Troy.

Following are the comments received regarding this street vacation request:

Tacoma Power/Click!:

No infrastructure in the area proposed for vacation and no easement reservation requested.

Tacoma Water:

Tacoma Water does have infrastructure in the right-of-way proposed for vacation. However, the applicant's project will lead to abandonment and replacement – so this is a timing issue based on which comes first – the street vacation or installation of developer's utility infrastructure. See attached e-mail for specifics.

Greg  
#8256

---

**From:** Stevens, Troy  
**Sent:** Friday, May 04, 2018 12:55 PM  
**To:** Adams, Monica (Pierce Transit); Atkinson, Chris; Atkinson, Stephen; Barnett, Elliott; Spencer, William; Boudet, Brian;



Brock, Stephanie; Cantrel, Aaron; Cornforth, Ronda; Erickson, Ryan; Fletcher, Gloria; Greg Hunt; Holt, Megan ([megan.holt@pse.com](mailto:megan.holt@pse.com)); Howatson, James; Johnson, David (PDS); Kammerzell, Jennifer; Kidd, Brennan; Kristen McIvor; Larson, Chris; Lynett, Kristin; Muller, Gregory; Newton, Corey; Parvey, James; Seaman, Chris; Simpson, Sue; Site Development; Stringer, Shawn; Torres, Andrew; Trohimovich, Merita

**Cc:** Stevens, Troy

**Subject:** Street Vacation 124.1389 - Comments DUE May 18, 2018 - 112th Avenue Professional Plaza (Rush Dev.)

Agency Reviewer,

Please review the attached memo and map and letter exhibits for proposed Street Vacation Petition 124.1389, as requested by 112 Ave Professional Plaza (Rush Dev.), and provide comments for your respective utility/agency **on or before May 18, 2018**. Responses received later than May 18, 2018 risk NOT being incorporated into the vacation action.

Please email me with any questions you may have.

Please note: In the event that conditions do not comport to **RCW 35.79.030, which limits conditions of the vacation to the bounds of the proposed vacate area**, a representative from your respective utility will be required to attend the public hearing to present the perceived merits of your conditions. Failure to attend may result in the automatic dismissal of any such condition that does not comport to statute.

**Troy Stevens**

City of Tacoma, Public Works  
Sr. Real Estate Specialist  
(253) 591-5535  
[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)

## Stevens, Troy

---

**From:** Cornforth, Ronda  
**Sent:** Monday, November 26, 2018 2:12 PM  
**To:** Stevens, Troy  
**Cc:** Cornforth, Ronda  
**Subject:** RE: Street Vacation 124.1389 - Updated Request for Comment DUE September 12, 2018 - 112th Avenue Professional Plaza (Rush Dev.)

Please add an Advisory Comment that \$1,258.66 for In-Lieu Sewer Assessment can be paid under this vacation or will be a required element at time of development.

---

**From:** Stevens, Troy  
**Sent:** Monday, November 26, 2018 12:45 PM  
**To:** Cornforth, Ronda <[rcornforth@cityoftacoma.org](mailto:rcornforth@cityoftacoma.org)>  
**Subject:** FW: Street Vacation 124.1389 - Updated Request for Comment DUE September 12, 2018 - 112th Avenue Professional Plaza (Rush Dev.)

Hi,

Would you like to give me an LID amount on this one?

Thank you,

**Troy Stevens, MSML**  
City of Tacoma, Public Works  
Sr. Real Estate Specialist  
(253) 591-5535  
[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)

---

**From:** Stevens, Troy  
**Sent:** Tuesday, August 28, 2018 12:41 PM  
**To:** Adams, Monica (Pierce Transit); Atkinson, Chris; Atkinson, Stephen; Barnett, Elliott; Spencer, William; Boudet, Brian; Brock, Stephanie; Cantrel, Aaron; Cornforth, Ronda; Erickson, Ryan; Fletcher, Gloria; Greg Hunt; Holt, Megan ([megan.holt@pse.com](mailto:megan.holt@pse.com)); Howatson, James; Johnson, David (PDS); Kammerzell, Jennifer; Kidd, Brennan; Kristen McIvor; Larson, Chris; Lynett, Kristin; Muller, Gregory; Newton, Corey; Parvey, James; Seaman, Chris; Site Development; Stringer, Shawn; Torres, Andrew; Trohimovich, Merita  
**Cc:** Stevens, Troy  
**Subject:** Street Vacation 124.1389 - Updated Request for Comment DUE September 12, 2018 - 112th Avenue Professional Plaza (Rush Dev.)

Agency Reviewer,

Please review the attached **updated** memo and map and letter exhibits for proposed Street Vacation Petition 124.1389, as requested by 112 Ave Professional Plaza (Rush Dev.), and provide comments for your respective utility/agency **on or before September 12, 2018**. Responses received later than **September 12, 2018** risk NOT being incorporated into the vacation action.

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**Troy Stevens, MSML**  
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Sr. Real Estate Specialist  
(253) 591-5535  
[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)



## Stevens, Troy

---

**From:** Holt, Megan <megan.holt@pse.com>  
**Sent:** Monday, November 26, 2018 2:03 PM  
**To:** Stevens, Troy  
**Subject:** RE: Street Vacation 124.1389 - Updated Request for Comment DUE September 12, 2018  
- 112th Avenue Professional Plaza (Rush Dev.)

Hi Troy,

I apologize no one got back to you on this one. PSE does maintain a 2" PE IP gas main within the proposed vacate area. We did get a gas easement in 2004 to cover the vacation of South 1<sup>st</sup> Street.

Will the City be reserving an easement for existing utilities?

**Megan Holt SR/WA**  
Sr. Real Estate Representative  
**Puget Sound Energy, Inc.**  
253-476-6417 (O) | 253-495-1427 (C)

---

**From:** Stevens, Troy [<mailto:tstevens@ci.tacoma.wa.us>]  
**Sent:** Monday, November 26, 2018 12:41 PM  
**To:** Holt, Megan  
**Subject:** FW: Street Vacation 124.1389 - Updated Request for Comment DUE September 12, 2018 - 112th Avenue Professional Plaza (Rush Dev.)

Hi Megan,

Do you have anything for me on this one?

Thanks,

**Troy Stevens, MSML**  
City of Tacoma, Public Works  
Sr. Real Estate Specialist  
(253) 591-5535  
[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)

---

**From:** Stevens, Troy  
**Sent:** Tuesday, August 28, 2018 12:41 PM  
**To:** Adams, Monica (Pierce Transit); Atkinson, Chris; Atkinson, Stephen; Barnett, Elliott; Spencer, William; Boudet, Brian;

Brock, Stephanie; Cantrel, Aaron; Cornforth, Ronda; Erickson, Ryan; Fletcher, Gloria; Greg Hunt; Holt, Megan ([megan.holt@pse.com](mailto:megan.holt@pse.com)); Howatson, James; Johnson, David (PDS); Kammerzell, Jennifer; Kidd, Brennan; Kristen McIvor; Larson, Chris; Lynett, Kristin; Muller, Gregory; Newton, Corey; Parvey, James; Seaman, Chris; Site Development; Stringer, Shawn; Torres, Andrew; Trohimovich, Merita

**Cc:** Stevens, Troy

**Subject:** Street Vacation 124.1389 - Updated Request for Comment DUE September 12, 2018 - 112th Avenue Professional Plaza (Rush Dev.)

Agency Reviewer,

Please review the attached **updated** memo and map and letter exhibits for proposed Street Vacation Petition 124.1389, as requested by 112 Ave Professional Plaza (Rush Dev.), and provide comments for your respective utility/agency **on or before September 12, 2018**. Responses received later than **September 12, 2018** risk NOT being incorporated into the vacation action.

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**Troy Stevens, MSML**  
City of Tacoma, Public Works  
Sr. Real Estate Specialist  
(253) 591-5535  
[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)

## Stevens, Troy

---

**From:** Holt, Megan <megan.holt@pse.com>  
**Sent:** Tuesday, November 27, 2018 10:58 AM  
**To:** Stevens, Troy  
**Subject:** Street Vacation 124.1389  
**Attachments:** 20181127103821064.pdf

Hi Troy,

Attached is a PSE gas map showing the location of the 2" gas main within the proposed vacate area. You are correct, the 2004 easement only covers the gas main within the area of S. 1st St. that was vacated at that time. The area we will need covered by easement appears to be within the south half of the proposed vacate area. Let me know if you have other questions or need additional information.

Thanks

Megan Holt SR/WA  
Sr. Real Estate Representative  
Puget Sound Energy, Inc.  
253-476-6417 (O) | 253-495-1427 (C)



633

2" MPE  
2017  
2

30'W

38'W

3'W

2" PE IP 28'S  
855521

34'S 8'W

55'S

57'S

2" PE  
1984

835336

2" PE IP 9'-5" W

62'N

5/8"

41/4"

15'W

252'S

S 1ST ST

2" PE IP 22'S

835336

4" CI Casing

DEACT 4" CI 22'S 835336

20'W

27'S

1 1/4" PE IP 8' W

845203

107'S

108'W

108'S

108'W

20

5

620

107

124

247'W

2" MPE IP 36'W  
9405981

196'S

ACOMA AVES

1" 23'S

30'E

2" 116'S

3/4

17'S

2" 142'S

1 1/4"

145'S

2" MPE IP 36'W  
9405981

No electric grid information available  
S236056, Q239059  
11-26-2018

Scale 1:750

Lat\Long=47.2631, -122.4477



PSE PUGET SOUND ENERGY  
The Energy To Do Great Things

The information on the attached maps is subject to change without notice. Puget Sound Energy makes no warranty, expressed or implied, concerning the suitability of this information for any purpose. Recipient agrees to not disclose this confidential information to any other person or entity, unless authorized in writing by Puget Sound Energy. This map is not to be used for determining the actual location of any PSE facilities (call 811).\*

## Stevens, Troy

---

**From:** Daniels, Tyler  
**Sent:** Monday, September 17, 2018 11:02 AM  
**To:** Stevens, Troy  
**Cc:** Kammerzell, Jennifer; Brown, Dana  
**Subject:** RE: Street Vacation 124.1389 - Updated Request for Comment DUE September 12, 2018 - 112th Avenue Professional Plaza (Rush Dev.)

Troy,

I apologize for the delay, but Traffic Engineering has no objections to the vacation request for the triangular portion of ROW that would allow this parcel to have a more square shape.

### Tyler Daniels

Traffic Engineer  
City of Tacoma, Public Works  
Engineering Division  
747 Market Street, Room 644  
Tacoma, WA 98402  
253-591-5554 (direct)  
[tdaniels@cityoftacoma.org](mailto:tdaniels@cityoftacoma.org)

---

**From:** Kammerzell, Jennifer  
**Sent:** Friday, August 31, 2018 1:25 PM  
**To:** Daniels, Tyler <[tdaniels@ci.tacoma.wa.us](mailto:tdaniels@ci.tacoma.wa.us)>; Brown, Dana <[dbrown2@ci.tacoma.wa.us](mailto:dbrown2@ci.tacoma.wa.us)>  
**Subject:** FW: Street Vacation 124.1389 - Updated Request for Comment DUE September 12, 2018 - 112th Avenue Professional Plaza (Rush Dev.)

Tyler – do you have a memo written already?

### *Jennifer Kammerzell*

Senior Engineer  
City of Tacoma - Public Works Dept.

voice: 253.591.5511  
[jkammerzell@cityoftacoma.org](mailto:jkammerzell@cityoftacoma.org)  
[www.cityoftacoma.org](http://www.cityoftacoma.org)

---

**From:** Stevens, Troy  
**Sent:** Tuesday, August 28, 2018 12:41 PM  
**To:** Adams, Monica (Pierce Transit) <[madams@piercetransit.org](mailto:madams@piercetransit.org)>; Atkinson, Chris <[catkinson@ci.tacoma.wa.us](mailto:catkinson@ci.tacoma.wa.us)>; Atkinson, Stephen <[satkinson@ci.tacoma.wa.us](mailto:satkinson@ci.tacoma.wa.us)>; Barnett, Elliott <[elliott.barnett@ci.tacoma.wa.us](mailto:elliott.barnett@ci.tacoma.wa.us)>; Spencer, William <[WSpencer@ci.tacoma.wa.us](mailto:WSpencer@ci.tacoma.wa.us)>; Boudet, Brian <[BBOUDET@ci.tacoma.wa.us](mailto:BBOUDET@ci.tacoma.wa.us)>; Brock, Stephanie <[sbrock@ci.tacoma.wa.us](mailto:sbrock@ci.tacoma.wa.us)>; Cantrel, Aaron <[Aaron\\_Cantrel@cable.comcast.com](mailto:Aaron_Cantrel@cable.comcast.com)>; Cornforth, Ronda <[rcornforth@cityoftacoma.org](mailto:rcornforth@cityoftacoma.org)>; Erickson, Ryan <[RErickso@ci.tacoma.wa.us](mailto:RErickso@ci.tacoma.wa.us)>; Fletcher, Gloria <[GFletcher@ci.tacoma.wa.us](mailto:GFletcher@ci.tacoma.wa.us)>; Greg Hunt <[greg.hunt@centurylink.com](mailto:greg.hunt@centurylink.com)>; Holt, Megan (<[megan.holt@pse.com](mailto:megan.holt@pse.com)> <[megan.holt@pse.com](mailto:megan.holt@pse.com)>); Howatson, James <[JHOWATSO@ci.tacoma.wa.us](mailto:JHOWATSO@ci.tacoma.wa.us)>; Johnson, David (PDS) <[DJohnson2@ci.tacoma.wa.us](mailto:DJohnson2@ci.tacoma.wa.us)>; Kammerzell, Jennifer <[jkammerzell@ci.tacoma.wa.us](mailto:jkammerzell@ci.tacoma.wa.us)>; Kidd, Brennan <[bkidd@ci.tacoma.wa.us](mailto:bkidd@ci.tacoma.wa.us)>; Kristen McIvor <[kristenm@piercecountycd.org](mailto:kristenm@piercecountycd.org)>; Larson, Chris

<CLARSON@ci.tacoma.wa.us>; Lynett, Kristin <kristin.lynett@cityoftacoma.org>; Muller, Gregory  
<GMuller@ci.tacoma.wa.us>; Newton, Corey <cnewton@ci.tacoma.wa.us>; Parvey, James  
<JPARVEY@ci.tacoma.wa.us>; Seaman, Chris <cseaman@ci.tacoma.wa.us>; Site Development  
<SiteDevelopment@ci.tacoma.wa.us>; Stringer, Shawn <SStringe@ci.tacoma.wa.us>; Torres, Andrew  
<ATORRES@ci.tacoma.wa.us>; Trohimovich, Merita <MPollard@ci.tacoma.wa.us>

Cc: Stevens, Troy <tstevens@ci.tacoma.wa.us>

**Subject:** Street Vacation 124.1389 - Updated Request for Comment DUE September 12, 2018 - 112th Avenue  
Professional Plaza (Rush Dev.)

Agency Reviewer,

Please review the attached **updated** memo and map and letter exhibits for proposed Street Vacation Petition 124.1389, as requested by 112 Ave Professional Plaza (Rush Dev.), and provide comments for your respective utility/agency **on or before September 12, 2018**. Responses received later than **September 12, 2018** risk NOT being incorporated into the vacation action.

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**Troy Stevens, MSML**  
City of Tacoma, Public Works  
Sr. Real Estate Specialist  
(253) 591-5535  
[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)



## Stevens, Troy

---

**From:** Perkins, Trevor  
**Sent:** Monday, September 17, 2018 10:44 AM  
**To:** Stevens, Troy  
**Subject:** RE: Street Vacation 124.1389 - Updated Request for Comment DUE September 12, 2018 - 112th Avenue Professional Plaza (Rush Dev.)

Troy,

Site Development has no objection to the proposed street vacation.

Thank you,

Trevor Perkins  
Site Development Group  
City of Tacoma  
253-591-5747

---

**From:** Brock, Stephanie  
**Sent:** Sunday, September 16, 2018 3:48 PM  
**To:** Perkins, Trevor <[tperkins@ci.tacoma.wa.us](mailto:tperkins@ci.tacoma.wa.us)>; Criswell, Larry <[LCriswel@ci.tacoma.wa.us](mailto:LCriswel@ci.tacoma.wa.us)>; Marescalco, Frank <[fmarescalco@ci.tacoma.wa.us](mailto:fmarescalco@ci.tacoma.wa.us)>  
**Cc:** Stevens, Troy <[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)>  
**Subject:** FW: Street Vacation 124.1389 - Updated Request for Comment DUE September 12, 2018 - 112th Avenue Professional Plaza (Rush Dev.)

Help!!!! I know I'm late in getting this to you, but can you take a look at this and provide comments to Troy ASAP??? All three of you had projects up here, so I scattershot this.

*Stephanie E. Brock, P.E.  
City of Tacoma  
Site Development Group  
We work with the community to plan and permit a safe, sustainable, livable city.*

---

**From:** Stevens, Troy  
**Sent:** Tuesday, August 28, 2018 12:41 PM  
**To:** Adams, Monica (Pierce Transit); Atkinson, Chris; Atkinson, Stephen; Barnett, Elliott; Spencer, William; Boudet, Brian; Brock, Stephanie; Cantrel, Aaron; Cornforth, Ronda; Erickson, Ryan; Fletcher, Gloria; Greg Hunt; Holt, Megan ([megan.holt@pse.com](mailto:megan.holt@pse.com)); Howatson, James; Johnson, David (PDS); Kammerzell, Jennifer; Kidd, Brennan; Kristen McIvor; Larson, Chris; Lynett, Kristin; Muller, Gregory; Newton, Corey; Parvey, James; Seaman, Chris; Site Development; Stringer, Shawn; Torres, Andrew; Trohimovich, Merita  
**Cc:** Stevens, Troy  
**Subject:** Street Vacation 124.1389 - Updated Request for Comment DUE September 12, 2018 - 112th Avenue Professional Plaza (Rush Dev.)

Agency Reviewer,

**Exhibit 11**

Please review the attached **updated** memo and map and letter exhibits for proposed Street Vacation Petition 124.1389, as requested by 112 Ave Professional Plaza (Rush Dev.), and provide comments for your respective utility/agency **on or before September 12, 2018**. Responses received later than **September 12, 2018** risk NOT being incorporated into the vacation action.

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**Troy Stevens, MSML**  
City of Tacoma, Public Works  
Sr. Real Estate Specialist  
(253) 591-5535  
[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)

## Stevens, Troy

---

**From:** Rossi, Rod  
**Sent:** Tuesday, August 28, 2018 2:01 PM  
**To:** Stevens, Troy  
**Subject:** RE: Street Vacation 124.1389 - Updated Request for Comment DUE September 12, 2018 - 112th Avenue Professional Plaza (Rush Dev.)  
**Attachments:** ESSE-CUW2-MPC6004-S\_Exchange\_08-28-2018\_13-58-41.pdf

ES response attached

Rod Rossi, PMP  
City of Tacoma, Environmental Services  
Science & Engineering Division  
326 East D Street  
Tacoma, WA 98421  
253.502.2127

---

**From:** Trohimovich, Merita  
**Sent:** Tuesday, August 28, 2018 12:42 PM  
**To:** Rossi, Rod <[rrossi@ci.tacoma.wa.us](mailto:rrossi@ci.tacoma.wa.us)>  
**Subject:** FW: Street Vacation 124.1389 - Updated Request for Comment DUE September 12, 2018 - 112th Avenue Professional Plaza (Rush Dev.)

Merita Trohimovich, P.E.  
Principal Engineer  
City of Tacoma Surface Water  
Center for Urban Waters  
326 East D Street  
Tacoma, WA 98421  
253-502-2103

---

**From:** Stevens, Troy  
**Sent:** Tuesday, August 28, 2018 12:41 PM  
**To:** Adams, Monica (Pierce Transit); Atkinson, Chris; Atkinson, Stephen; Barnett, Elliott; Spencer, William; Boudet, Brian; Brock, Stephanie; Cantrel, Aaron; Cornforth, Ronda; Erickson, Ryan; Fletcher, Gloria; Greg Hunt; Holt, Megan ([megan.holt@pse.com](mailto:megan.holt@pse.com)); Howatson, James; Johnson, David (PDS); Kammerzell, Jennifer; Kidd, Brennan; Kristen McIvor; Larson, Chris; Lynett, Kristin; Muller, Gregory; Newton, Corey; Parvey, James; Seaman, Chris; Site Development; Stringer, Shawn; Torres, Andrew; Trohimovich, Merita  
**Cc:** Stevens, Troy  
**Subject:** Street Vacation 124.1389 - Updated Request for Comment DUE September 12, 2018 - 112th Avenue Professional Plaza (Rush Dev.)

Agency Reviewer,

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**Troy Stevens, MSML**  
City of Tacoma, Public Works  
Sr. Real Estate Specialist  
(253) 591-5535  
[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)



City of Tacoma

Memorandum

**TO: ALL CONCERNED AGENCIES & DEPARTMENTS**

**FROM: TROY STEVENS**  
**PUBLIC WORKS /REAL PROPERTY SERVICES**

**SUBJECT: STREET VACATION REQUEST NO. 124.1389**

**DATE: August 28, 2018**

Real Property Services has received a petition from 112<sup>th</sup> Ave Professional Plaza (Rush Dev.) to vacate a westerly portion of South 1<sup>st</sup> Street, lying between South G Street and Tacoma Avenue South, to facilitate a senior housing project, as shown on the vicinity maps attached to this email.

In order to be considered, your comments must be received by **Real Property Services, TMB, Room 737, by September 12, 2018**. If your comments are not received by that date, it will be understood that the office you represent has no interest in this matter.

Attachment(s)  
AT&T Broadband  
Pierce Transit  
Puget Sound Energy  
CenturyLink Communications  
Fire Department  
Police Department  
TPU/Power/T&D  
TPU/Water/LID  
PW/Director (3)  
PW/BLUS (2)  
PW/Construction  
PW/Engineering  
PW/Engineering/LID  
PW/Engineering/Traffic  
PW/Environmental Services  
PW/Solid Waste  
PW/Street & Grounds  
Tacoma Economic Development  
Click! Network

RESPONSE

X No Objections

       Comments Attached

8/28/18 Date

*R. W. Davis* Signature

ES - SEE Department

## Stevens, Troy

---

**From:** Cantrel, Aaron R <Aaron\_Cantrel@comcast.com>  
**Sent:** Tuesday, August 28, 2018 2:55 PM  
**To:** Stevens, Troy  
**Subject:** RE: Street Vacation 124.1389 - Updated Request for Comment DUE September 12, 2018  
- 112th Avenue Professional Plaza (Rush Dev.)  
**Attachments:** Comcast Comments-SV 124.1389.pdf

Comcast comments attached.

**From:** Stevens, Troy <[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)>  
**Sent:** Tuesday, August 28, 2018 12:41 PM  
**To:** Adams, Monica (Pierce Transit) <[madams@piercetransit.org](mailto:madams@piercetransit.org)>; Atkinson, Chris <[catkinson@ci.tacoma.wa.us](mailto:catkinson@ci.tacoma.wa.us)>; Atkinson, Stephen <[satkinson@ci.tacoma.wa.us](mailto:satkinson@ci.tacoma.wa.us)>; Barnett, Elliott <[elliott.barnett@ci.tacoma.wa.us](mailto:elliott.barnett@ci.tacoma.wa.us)>; Spencer, William <[WSpencer@ci.tacoma.wa.us](mailto:WSpencer@ci.tacoma.wa.us)>; Boudet, Brian <[BBOUDET@ci.tacoma.wa.us](mailto:BBOUDET@ci.tacoma.wa.us)>; Brock, Stephanie <[sbrock@ci.tacoma.wa.us](mailto:sbrock@ci.tacoma.wa.us)>; Cantrel, Aaron R <[Aaron\\_Cantrel@cable.comcast.com](mailto:Aaron_Cantrel@cable.comcast.com)>; Cornforth, Ronda <[rcornforth@cityoftacoma.org](mailto:rcornforth@cityoftacoma.org)>; Erickson, Ryan <[RErickso@ci.tacoma.wa.us](mailto:RErickso@ci.tacoma.wa.us)>; Fletcher, Gloria <[GFletcher@ci.tacoma.wa.us](mailto:GFletcher@ci.tacoma.wa.us)>; Greg Hunt <[greg.hunt@centurylink.com](mailto:greg.hunt@centurylink.com)>; Holt, Megan ([megan.holt@pse.com](mailto:megan.holt@pse.com)) <[megan.holt@pse.com](mailto:megan.holt@pse.com)>; Howatson, James <[JHOWATSO@ci.tacoma.wa.us](mailto:JHOWATSO@ci.tacoma.wa.us)>; Johnson, David (PDS) <[DJohnson2@ci.tacoma.wa.us](mailto:DJohnson2@ci.tacoma.wa.us)>; Kammerzell, Jennifer <[jkammerzell@ci.tacoma.wa.us](mailto:jkammerzell@ci.tacoma.wa.us)>; Kidd, Brennan <[bkidd@ci.tacoma.wa.us](mailto:bkidd@ci.tacoma.wa.us)>; Kristen McIvor <[kristenm@piercecountycd.org](mailto:kristenm@piercecountycd.org)>; Larson, Chris <[CLARSON@ci.tacoma.wa.us](mailto:CLARSON@ci.tacoma.wa.us)>; Lynett, Kristin <[kristin.lynett@cityoftacoma.org](mailto:kristin.lynett@cityoftacoma.org)>; Muller, Gregory <[GMuller@ci.tacoma.wa.us](mailto:GMuller@ci.tacoma.wa.us)>; Newton, Corey <[cnewton@ci.tacoma.wa.us](mailto:cnewton@ci.tacoma.wa.us)>; Parvey, James <[JPARVEY@ci.tacoma.wa.us](mailto:JPARVEY@ci.tacoma.wa.us)>; Seaman, Chris <[cseaman@ci.tacoma.wa.us](mailto:cseaman@ci.tacoma.wa.us)>; Site Development <[SiteDevelopment@ci.tacoma.wa.us](mailto:SiteDevelopment@ci.tacoma.wa.us)>; Stringer, Shawn <[SStringe@ci.tacoma.wa.us](mailto:SStringe@ci.tacoma.wa.us)>; Torres, Andrew <[ATORRES@ci.tacoma.wa.us](mailto:ATORRES@ci.tacoma.wa.us)>; Trohimovich, Merita <[MPollard@ci.tacoma.wa.us](mailto:MPollard@ci.tacoma.wa.us)>  
**Cc:** Stevens, Troy <[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)>  
**Subject:** [EXTERNAL] Street Vacation 124.1389 - Updated Request for Comment DUE September 12, 2018 - 112th Avenue Professional Plaza (Rush Dev.)

Agency Reviewer,

Please review the attached **updated** memo and map and letter exhibits for proposed Street Vacation Petition 124.1389, as requested by 112 Ave Professional Plaza (Rush Dev.), and provide comments for your respective utility/agency **on or before September 12, 2018**. Responses received later than September 12, 2018 risk NOT being incorporated into the vacation action.

Please email me with any questions you may have.

Please note: In the event that conditions do not comport to **RCW 35.79.030, which limits conditions of the vacation to the bounds of the proposed vacate area**, a representative from your respective utility will be required to attend the public hearing to present the perceived merits of your conditions. Failure to attend may result in the automatic dismissal of any such condition that does not comport to statute.

**Troy Stevens, MSML**  
City of Tacoma, Public Works  
Sr. Real Estate Specialist  
(253) 591-5535  
[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)

**Exhibit 13**





City of Tacoma

Memorandum

**TO: ALL CONCERNED AGENCIES & DEPARTMENTS**

**FROM: TROY STEVENS**  
**PUBLIC WORKS /REAL PROPERTY SERVICES**

**SUBJECT: STREET VACATION REQUEST NO. 124.1389**

**DATE: August 28, 2018**

Real Property Services has received a petition from 112<sup>th</sup> Ave Professional Plaza (Rush Dev.) to vacate a westerly portion of South 1<sup>st</sup> Street, lying between South G Street and Tacoma Avenue South, to facilitate a senior housing project, as shown on the vicinity maps attached to this email.

In order to be considered, your comments must be received by **Real Property Services, TMB, Room 737, by September 12, 2018**. If your comments are not received by that date, it will be understood that the office you represent has no interest in this matter.

Attachment(s)  
AT&T Broadband  
Pierce Transit  
Puget Sound Energy  
CenturyLink Communications  
Fire Department  
Police Department  
TPU/Power/T&D  
TPU/Water/LID  
PW/Director (3)  
PW/BLUS (2)  
PW/Construction  
PW/Engineering  
PW/Engineering/LID  
PW/Engineering/Traffic  
PW/Environmental Services  
PW/Solid Waste  
PW/Street & Grounds  
Tacoma Economic Development  
Click! Network

RESPONSE

X No Objections

X Comments Attached

8-28-18 Date

Dawn Carter Signature

Planning & Design Department

\* Comcast has no facilities  
within this Vacation Request

## Stevens, Troy

---

**From:** Seaman, Chris  
**Sent:** Tuesday, August 28, 2018 12:53 PM  
**To:** Stevens, Troy  
**Subject:** RE: Street Vacation 124.1389 - Updated Request for Comment DUE September 12, 2018 - 112th Avenue Professional Plaza (Rush Dev.)

Troy,

Tacoma Fire has no objections or advisory comments.

Regards,  
**CHRIS SEAMAN, P.E.**  
Senior Engineer  
Tacoma Fire Department | Prevention Division  
901 Fawcett Avenue | Tacoma, WA 98402  
253.591.5503 | [cseaman@cityoftacoma.org](mailto:cseaman@cityoftacoma.org)



---

**From:** Stevens, Troy  
**Sent:** Tuesday, August 28, 2018 12:41 PM  
**To:** Adams, Monica (Pierce Transit); Atkinson, Chris; Atkinson, Stephen; Barnett, Elliott; Spencer, William; Boudet, Brian; Brock, Stephanie; Cantrel, Aaron; Cornforth, Ronda; Erickson, Ryan; Fletcher, Gloria; Greg Hunt; Holt, Megan ([megan.holt@pse.com](mailto:megan.holt@pse.com)); Howatson, James; Johnson, David (PDS); Kammerzell, Jennifer; Kidd, Brennan; Kristen McIvor; Larson, Chris; Lynett, Kristin; Muller, Gregory; Newton, Corey; Parvey, James; Seaman, Chris; Site Development; Stringer, Shawn; Torres, Andrew; Trohimovich, Merita  
**Cc:** Stevens, Troy  
**Subject:** Street Vacation 124.1389 - Updated Request for Comment DUE September 12, 2018 - 112th Avenue Professional Plaza (Rush Dev.)

Agency Reviewer,

Please review the attached **updated** memo and map and letter exhibits for proposed Street Vacation Petition 124.1389, as requested by 112 Ave Professional Plaza (Rush Dev.), and provide comments for your respective utility/agency **on or before September 12, 2018**. Responses received later than **September 12, 2018** risk NOT being incorporated into the vacation action.

Please email me with any questions you may have.

Please note: In the event that conditions do not comport to **RCW 35.79.030, which limits conditions of the vacation to the bounds of the proposed vacate area**, a representative from your respective utility will be required to attend the public hearing to present the perceived merits of your conditions. Failure to attend may result in the automatic dismissal of any such condition that does not comport to statute.

**Troy Stevens, MSML**  
City of Tacoma, Public Works  
Sr. Real Estate Specialist  
(253) 591-5535

**Exhibit 14**

## Stevens, Troy

---

**From:** Monica Adams <madams@piercetransit.org>  
**Sent:** Thursday, September 27, 2018 10:41 AM  
**To:** Stevens, Troy  
**Subject:** RE: Street Vacation 124.1389 - Updated Request for Comment DUE September 12, 2018 - 112th Avenue Professional Plaza (Rush Dev.)

Hello Troy,  
Apologies for the delay. No comments from Pierce Transit on this one.  
Have a good day,  
-Monica

**Monica Adams, PMP**  
Project Manager  
T: 253.581.8130 | C: 253.320.5009  
3701 96th St. SW, Lakewood, WA 98499



---

**From:** Stevens, Troy <[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)>  
**Sent:** Thursday, September 27, 2018 10:32 AM  
**To:** Monica Adams <[madams@piercetransit.org](mailto:madams@piercetransit.org)>  
**Subject:** RE: Street Vacation 124.1389 - Updated Request for Comment DUE September 12, 2018 - 112th Avenue Professional Plaza (Rush Dev.)

Monica,

Any comment on this one? Please see attached.

Thank you,

**Troy Stevens, MSML**  
City of Tacoma, Public Works  
Sr. Real Estate Specialist  
(253) 591-5535  
[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)

---

**From:** Monica Adams [<mailto:madams@piercetransit.org>]  
**Sent:** Tuesday, August 28, 2018 12:42 PM  
**To:** Stevens, Troy  
**Subject:** Automatic reply: Street Vacation 124.1389 - Updated Request for Comment DUE September 12, 2018 - 112th Avenue Professional Plaza (Rush Dev.)

I'll be out of the office until Tuesday, Sept 4th with little or no access to email. If you have questions about bus stops, please contact Tina Vaslet at [TVaslet@piercetransit.org](mailto:TVaslet@piercetransit.org). If you have questions about a capital/construction project, please contact Ashley at [ADegraffenreid@piercetransit.org](mailto:ADegraffenreid@piercetransit.org). Otherwise, I'll respond to your email as soon as practical.



## Stevens, Troy

---

**From:** Eich, Tamara <Tamara.Eich@centurylink.com>  
**Sent:** Thursday, September 27, 2018 11:53 AM  
**To:** Stevens, Troy  
**Cc:** Hutton, Mary  
**Subject:** RE: Street Vacation 124.1389 - Comments DUE May 18, 2018 - 112th Avenue Professional Plaza (Rush Dev.)

Thanks for letting us know; we still approve.

### **T.J. EICH**

PHOENIX, ARIZONA  
NETWORK REAL ESTATE | ROW  
[TAMARA.EICH@CENTURYLINK.COM](mailto:TAMARA.EICH@CENTURYLINK.COM)

---

**From:** Stevens, Troy [tstevens@ci.tacoma.wa.us]  
**Sent:** Thursday, September 27, 2018 10:41 AM  
**To:** Mary Hutton  
**Cc:** Eich, Tamara  
**Subject:** FW: Street Vacation 124.1389 - Comments DUE May 18, 2018 - 112th Avenue Professional Plaza (Rush Dev.)

FYI

---

**From:** Stevens, Troy  
**Sent:** Thursday, September 27, 2018 10:29 AM  
**To:** 'Eich, Tamara'  
**Subject:** RE: Street Vacation 124.1389 - Comments DUE May 18, 2018 - 112th Avenue Professional Plaza (Rush Dev.)  
**Importance:** High

Tamara,

The petitioner updated their request and reduced the area. I imagine your comments won't change; but, please confirm based on the attachment.

**Troy Stevens, MSML**  
City of Tacoma, Public Works  
Sr. Real Estate Specialist  
(253) 591-5535  
[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)

---

**From:** Eich, Tamara [<mailto:Tamara.Eich@centurylink.com>]  
**Sent:** Friday, May 11, 2018 1:44 PM  
**To:** Stevens, Troy  
**Subject:** RE: Street Vacation 124.1389 - Comments DUE May 18, 2018 - 112th Avenue Professional Plaza (Rush Dev.)

Your vacate request has been approved by CenturyLink. See attached letter.

**T.J. EICH**  
CENTURYLINK

**Exhibit 16**

PHOENIX, ARIZONA  
NETWORK REAL ESTATE | ROW  
[TAMARA.EICH@CENTURYLINK.COM](mailto:TAMARA.EICH@CENTURYLINK.COM)

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This communication is the property of CenturyLink and may contain confidential or privileged information. Unauthorized use of this communication is strictly prohibited and may be unlawful. If you have received this communication in error, please immediately notify the sender by reply e-mail and destroy all copies of the communication and any attachments.

## Stevens, Troy

---

**From:** Barnett, Elliott  
**Sent:** Tuesday, August 28, 2018 3:33 PM  
**To:** Stevens, Troy  
**Cc:** Boudet, Brian  
**Subject:** RE: Street Vacation 124.1389 - Updated Request for Comment DUE September 12, 2018  
- 112th Avenue Professional Plaza (Rush Dev.)

Hi Troy,

For Long Range Planning – no objections.

I'm glad to see that the developers have accommodated Traffic's interest in maintaining the width of G St overall.

### Elliott Barnett, Planner

City of Tacoma PDS  
(253) 591-5389

---

**From:** Stevens, Troy  
**Sent:** Tuesday, August 28, 2018 12:41 PM  
**To:** Adams, Monica (Pierce Transit); Atkinson, Chris; Atkinson, Stephen; Barnett, Elliott; Spencer, William; Boudet, Brian; Brock, Stephanie; Cantrel, Aaron; Cornforth, Ronda; Erickson, Ryan; Fletcher, Gloria; Greg Hunt; Holt, Megan ([megan.holt@pse.com](mailto:megan.holt@pse.com)); Howatson, James; Johnson, David (PDS); Kammerzell, Jennifer; Kidd, Brennan; Kristen McIvor; Larson, Chris; Lynett, Kristin; Muller, Gregory; Newton, Corey; Parvey, James; Seaman, Chris; Site Development; Stringer, Shawn; Torres, Andrew; Trohimovich, Merita  
**Cc:** Stevens, Troy  
**Subject:** Street Vacation 124.1389 - Updated Request for Comment DUE September 12, 2018 - 112th Avenue Professional Plaza (Rush Dev.)

Agency Reviewer,

Please review the attached **updated** memo and map and letter exhibits for proposed Street Vacation Petition 124.1389, as requested by 112 Ave Professional Plaza (Rush Dev.), and provide comments for your respective utility/agency **on or before September 12, 2018**. Responses received later than **September 12, 2018** risk NOT being incorporated into the vacation action.

Please email me with any questions you may have.

Please note: In the event that conditions do not comport to **RCW 35.79.030, which limits conditions of the vacation to the bounds of the proposed vacate area**, a representative from your respective utility will be required to attend the public hearing to present the perceived merits of your conditions. Failure to attend may result in the automatic dismissal of any such condition that does not comport to statute.

**Troy Stevens, MSML**  
City of Tacoma, Public Works  
Sr. Real Estate Specialist  
(253) 591-5535  
[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)

**Exhibit 17**





Date: 08/29/18

To: Greg Muller

RE: Street Vacation 124.1389

Response Letter

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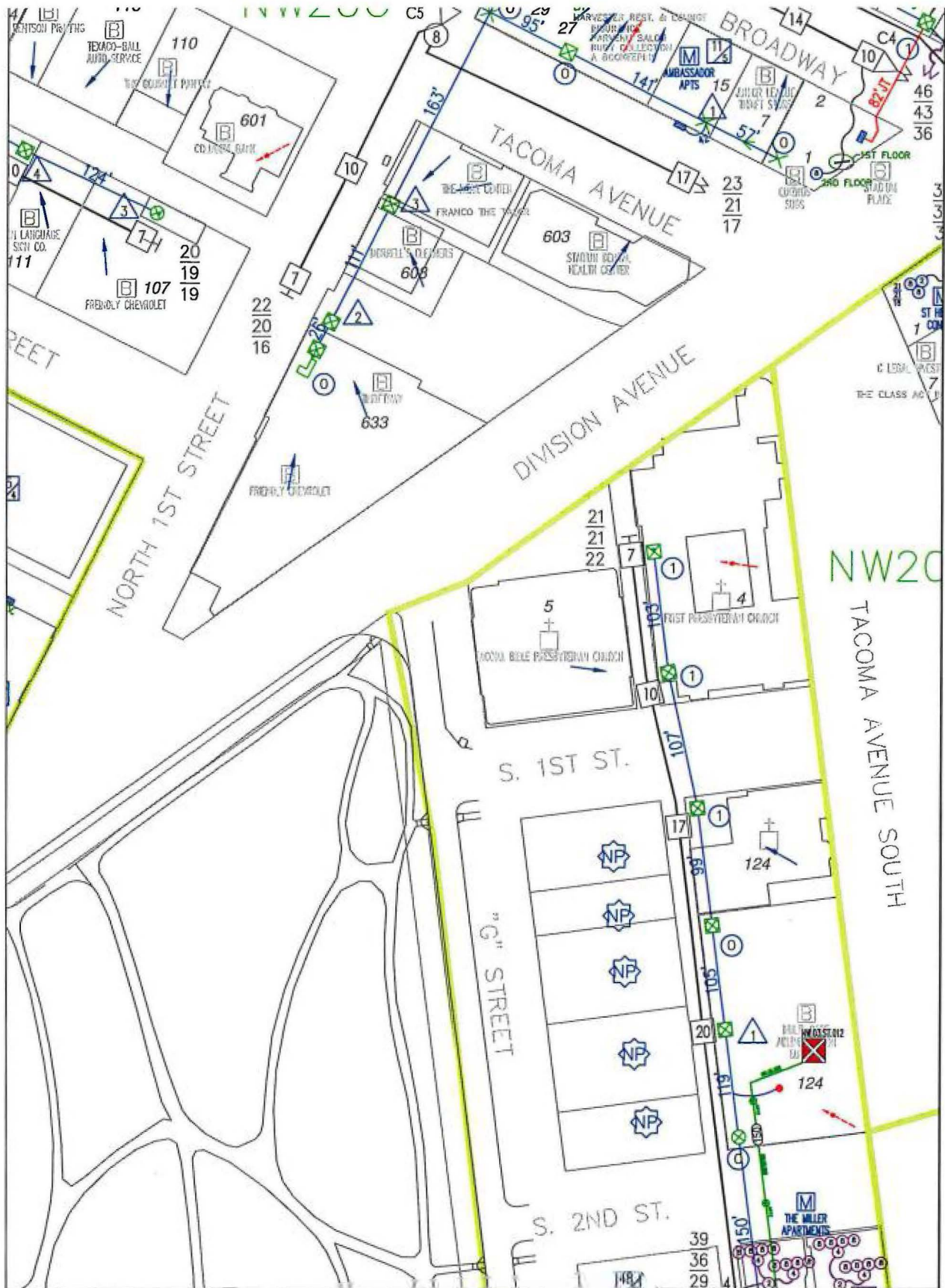
Thank you for the notice of construction work to be done. Click! Network has reviewed the area in question. We do not have underground facilities in this area.

Please contact me at 253-502-8869 if there are any questions regarding our facilities. If I am not available, please contact Kim Quinones at 253-502-8131.

Thank you,

Regina Collier  
Click! Telecom Planning & Design Technician  
253-502-8869

**Exhibit 18**



CONSTRUCTION NOTES:  
1.



# CONFLICT MAP 5 'G' ST

**TACOMA POWER**  
TACOMA PUBLIC UTILITIES

DATE  
05/07/18

DRAWN  
RC

CIP  
4852

NODE  
NW37

POWER REF DWG #

## Meyers, Aundrea

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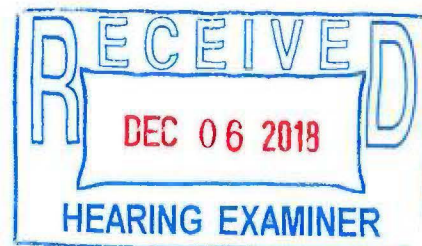
**From:** Stevens, Troy  
**Sent:** Thursday, December 6, 2018 11:02 AM  
**To:** Hearing Examiner  
**Cc:** Rogers, Susie; 'Chris Dewald (CDewald@therushcompanies.com)'  
(CDewald@therushcompanies.com)  
**Subject:** SV124.1389 - 5 South G, LLC - Hearing Follow-up - RCW 58.17.212  
**Attachments:** RCW 58.17.212 - Vacation of subdivision - Procedure.pdf

Dear Mr. Examiner,

Per your request at the 5 South G, LLC hearing this morning in City Council chambers, please see attached RCW 58.17.212 regarding acquisition of street or road right of way that is to be vacated within a subdivision. Please pay special attention to the 4<sup>th</sup> paragraph where it starts, "When the road or street..."

Thank you very much,

**Troy Stevens, MSML**  
City of Tacoma, Public Works  
Sr. Real Estate Specialist  
(253) 591-5535  
[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)





**RCW 58.17.212****Vacation of subdivision—Procedure.**

Whenever any person is interested in the vacation of any subdivision or portion thereof, or any area designated or dedicated for public use, that person shall file an application for vacation with the legislative authority of the city, town, or county in which the subdivision is located. The application shall set forth the reasons for vacation and shall contain signatures of all parties having an ownership interest in that portion of the subdivision subject to vacation. If the subdivision is subject to restrictive covenants which were filed at the time of the approval of the subdivision, and the application for vacation would result in the violation of a covenant, the application shall contain an agreement signed by all parties subject to the covenants providing that the parties agree to terminate or alter the relevant covenants to accomplish the purpose of the vacation of the subdivision or portion thereof.

When the vacation application is specifically for a county road or city or town street, the procedures for road vacation or street vacation in chapter 36.87 or 35.79 RCW shall be utilized for the road or street vacation. When the application is for the vacation of the plat together with the roads and/or streets, the procedure for vacation in this section shall be used, but vacations of streets may not be made that are prohibited under \*RCW 35.79.030, and vacations of roads may not be made that are prohibited under RCW 36.87.130.

The legislative authority of the city, town, or county shall give notice as provided in RCW 58.17.080 and 58.17.090 and shall conduct a public hearing on the application for a vacation and may approve or deny the application for vacation of the subdivision after determining the public use and interest to be served by the vacation of the subdivision. If any portion of the land contained in the subdivision was dedicated to the public for public use or benefit, such land, if not deeded to the city, town, or county, shall be deeded to the city, town, or county unless the legislative authority shall set forth findings that the public use would not be served in retaining title to those lands.

Title to the vacated property shall vest with the rightful owner as shown in the county records. If the vacated land is land that was dedicated to the public, for public use other than a road or street, and the legislative authority has found that retaining title to the land is not in the public interest, title thereto shall vest with the person or persons owning the property on each side thereof, as determined by the legislative authority. When the road or street that is to be vacated was contained wholly within the subdivision and is part of the boundary of the subdivision, title to the vacated road or street shall vest with the owner or owners of property contained within the vacated subdivision.

This section shall not be construed as applying to the vacation of any plat of state-granted tide or shore lands.

[ 1987 c 354 § 3.]

**NOTES:**

**\*Reviser's note:** After amendment by 1987 c 228 § 1, RCW **35.79.030** no longer prohibited vacations of streets. Limitations on vacations of streets abutting bodies of water are now found in RCW **35.79.035**.

## Meyers, Aundrea

---

**From:** Chris Dewald <CDewald@therushcompanies.com>  
**Sent:** Thursday, December 6, 2018 1:44 PM  
**To:** Stevens, Troy  
**Cc:** Hearing Examiner  
**Subject:** File Number 124.1389 - 5 South G , LLC  
**Attachments:** 20180427 Memo of name change adn property conveyance.pdf

Troy,

Attached is the requested documentation substantiating the transfer of the property from 112<sup>th</sup> Street Professional to 5 South G, LLC.

Let me know if you need anything else.

**Thank You!**

**Christopher J. DeWald** / Vice President - Development

cdewald@TheRushCompanies.com  
d (253)432-7063/ c (253) 732-6729

 **Rush Development Company, Inc.**  
253-858-3636  
6622 Wollochet Drive NW, Gig Harbor, WA 98335  
Gig Harbor | Seattle | Woodinville  
[www.therushcompanies.com](http://www.therushcompanies.com)



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AFTER RECORDING MAIL TO:

Mario D. Parisio  
Harlowe & Falk LLP  
One Tacoma Avenue North, Suite 300  
Tacoma, WA 98403

201805040711 MBALLAR 4 PGS  
05/04/2018 04:17:16 PM \$77.00  
AUDITOR, Pierce County, WASHINGTON

## MEMORANDUM OF NAME CHANGE

Grantor: 112<sup>th</sup> Street Professional Plaza, LLC  
Grantee: 5 South G LLC  
Legal Description Lots 1-6, Blk 13, New Tacoma  
Additional Legal Description on page 3  
Assessor's Tax Parcel No. 2000130010  
Reference Nos. of Documents Released or Assigned: N/A

**Name and Address of Grantor:** 112<sup>th</sup> Street Professional Plaza, LLC  
6622 Wollochet Drive NW  
Gig Harbor, WA 98335

**Name and Address of Grantee:** 5 South G LLC  
6622 Wollochet Drive NW  
Gig Harbor, WA 98335

**Legal Description of Property:** See Exhibit A Attached

**Purpose of this Memorandum:** The purpose of this Memorandum is to provide recorded notice that the Grantor, as record owner of the Property described on Exhibit A, has changed its legal name to that of Grantee, by filing the Certificate of Amendment to its Certificate of Formation as attached as Exhibit B.

EXHIBIT 19



## EXHIBIT A

Lots 1 through 6, inclusive, Block 13, New Tacoma, Washington Territory, according to the plat thereof filed for record February 3, 1875, in the Office of the County Auditor;

Together with that portion of the alley vacated under Ordinance No. 1870 of the City of Tacoma which attached to said lots by operation of law;

And together with that portion of South 1st Street vacated by Ordinance No. 27183, recorded under Recording No. 200406090803, lying east of a line drawn from the southwest corner of Lot 6, Block 13, New Tacoma, Washington Territory, according to the plat thereof filed for record February 3, 1875, in the Office of the County Auditor, and the northwest corner of Lot 1, Block 113, Tacoma Land Company's Third Addition to Tacoma, according to the plat thereof recorded on July 21, 1885, in the Office of the County Auditor, and west of a line drawn from the southwest corner of the alley abutting said Lot 6, as vacated per Vacation Ordinance No. 1870, and the northeast corner of said Lot 1.

Situate in the County of Pierce, State of Washington.



EXHIBIT B

FILED  
Secretary of State  
State of Washington  
Date Filed: 04/17/2018  
Effective Date: 04/17/2018  
UBI No: 602 555 796

CERTIFICATE OF AMENDMENT  
TO  
CERTIFICATE OF FORMATION  
OF  
112<sup>TH</sup> STREET PROFESSIONAL PLAZA, LLC

The undersigned hereby executes this Certificate of Amendment for the purpose of amending the Certificate of Formation of the above captioned limited liability company pursuant to RCW 25.15.076.

1. Name. The name of the limited liability company, before the name change set forth herein, is "112<sup>TH</sup> Street Professional Plaza, LLC".
2. Amendment. The Certificate of Formation is amended to change the name of the Company to "5 South G LLC".

DATED this 11 day of April, 2018.

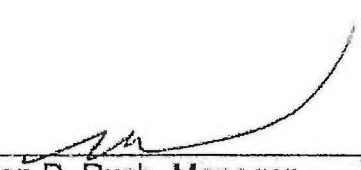
  
Gordon D. Rush, Manager

EXHIBIT 19