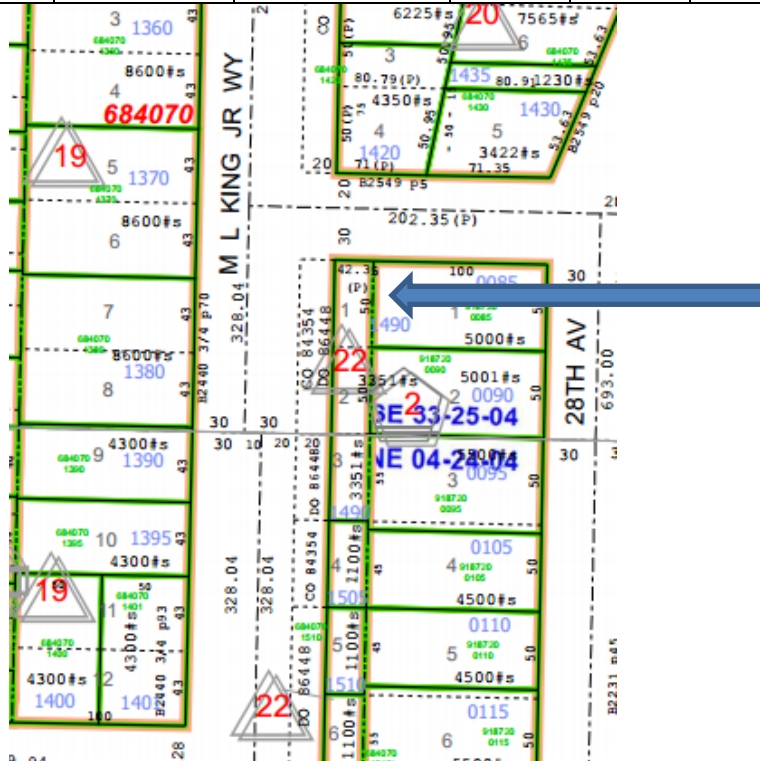


EXCESS PROPERTY DESCRIPTION
December 16, 2013

The Department of Finance and Administrative Services, as the Jurisdictional Department of this City owned property has identified the following information about this Surplus property, subject to further review by the City Council.

Property Name: Snippet at 158 Martin Luther King Jr Way Lot 1

PMA #	Size	Parcel #	Address	Zoning	KC Value	Legal Description
3640	1,100	6840701490	158 MLK Jr. Way lot 1	SF 5000	\$1,000	Lot 1 blk 22, Poncin Gamma Add, less street, Seattle Ord 81721



Map

History:

In 1949 it was determined that new road way be built. In 1953 these properties were acquired by the City. In 1957 the portion no longer needs was identified. In 1988 an ordinance authorizing the sale was passed. Additional process to dispose of real property was adopted.

7/7/1949, ORD [78109](#), An ordinance providing for the laying off, opening, widening, extending and establishing of 27th Avenue South between Bayview Street and Jackson Street; of Temple Place South between Jackson Street and Yesler Way; of Temple Place between East Jefferson Street and East Cherry Street; of 28th Avenue North from East Harrison Street to East Roy Street; providing for the establishing of the curb grades of Empire Way from McClellan Street to College Street; and of the aforesaid Avenues, Place and approaches thereto; providing for the condemnation, appropriation, taking and damaging of land and other property necessary therefor and for the making of the necessary slopes for cuts and fills upon the property abutting on said streets and approaches thereto; providing for the condemnation, appropriation and taking of land and other property in fee simple for general municipal purposes; and providing that the entire cost of such improvement shall be paid from the City Street Fund, except as herein otherwise provided.

7/7/1949, ORD [78110](#), An ordinance relating to the acquisition of right of way for 26th Avenue South and other streets and avenues, as contemplated by Ordinance No. 60444; repealing said Ordinance; providing for the dismissal of Eminent Domain proceedings, and for payment of costs appertaining thereto; abandoning any unexpended

balances of rights of way appropriations made by Ordinances numbered 69512, 69608, 70292, 71026, 71294 and 74886, and ratifying and confirming all actions taken, pursuant to said ordinances.

2/3/1953, ORD [81721](#) An ordinance accepting a deed from A. A. Tremper as Treasurer of King County, for a portion of Block 22, Gamma Poncin's Addition, for general municipal purposes, and placing the property under the jurisdiction of the City Engineer.

12/11/1956, ORD [85733](#), An ordinance authorizing the City Engineer to negotiate for and to acquire by purchase property and property rights necessary for the widening of Empire Way between East Cherry Street and Yesler Way and of Empire Way South between Yesler Way and Dearborn Street pending condemnation proceedings under Ordinance 84354; and making an appropriation from the City Street Fund therefor and to pay certain agreed condemnation awards when accepted by the City Council.

9/9/1957, ORD [86448](#), An ordinance setting aside certain properties for street purposes in connection with Empire Way and Empire Way South, certain other property in such vicinity for general municipal purposes, and repealing Section 2 of Ordinance 83095.

5/16/1988, ORD [113958](#), AN ORDINANCE authorizing the sale of certain real property in Block 22, Gamma Poncin's Addition to the City of Seattle, considered surplus to the needs of the City.

Acquisition Deeds:

2/16/1953, Fee simple/Fee title Transfer Dated 2/16/1953 From KING COUNTY To SEATTLE ENGINEERING DEPARTMENT, Recording Number AF 4315587.

Acquisition Fund Source: General Fund

Jurisdictional Department's estimated market value: The ordinance authorizing the sale of the land requires the property be sold to the abutting property owner. The value of the land is based upon the value of the adjacent less a discount for the reservation of a slope easement that requires the adjunct property owner to maintain the slope at their expense.

Destination of funds upon sale: A portion to the Facility Services Sub-fund for expenses relating to sale of property, the remainder to general fund.

Current easements, covenants and restrictions: Steep slope.

Recommended easements, covenants and restrictions upon Transfer: FAS proposes that the property be transferred with a Covenant on the Deed stipulating that the steep slope be maintained to be maintained to prevent slides, and to maintain vegetation according to current best management practices and if needed under permit from the Department of Planning and Development or their successor organization.

Potential problems with property and possible measures to mitigate their recurrence:

Parcel contains steep slopes.

Neighborhood: Central

Legal Description: Portions of lot 1 Block 22, of Gamma Poncin's Addition as recorded in King County Plats, Volume 20 page 51, except the west 20 feet as established by City of Seattle ordinance 80448.