

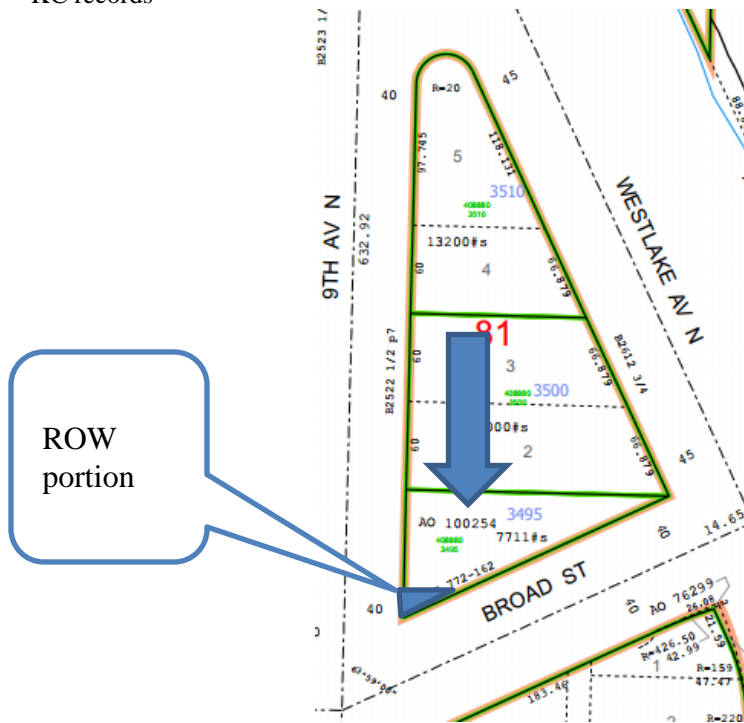
EXCESS PROPERTY DESCRIPTION
Parcel at 900 Broad Street
March 12, 2014

The Seattle Department of Transportation (SDOT), as the Jurisdictional Department of this City owned property has identified the following information about this excess property.

Property Name: 900 Broad Street

PMA	Parcel Size	Parcel #	Address	Zoning	2014 Est Value*	Legal Description
4193	7,711*	408880-3495	900 Broad Street 98109 900 Roy Street*	SM-85	\$1,100,000 - \$1,300,000	Lot 1, block 81, Lake Union Shore lands add, less portion for Street to be dedicated.

*KC records



Map:

History:

In the 1971 the property was purchased as a part of the future Bay Freeway project. The property had been held until a final decision had been made regarding Mercer Corridor, of which is scheduled to be complete in the near future, and this property is excess to the Department of Transportation's use for transportation purposes. A portion will be retained for street right of way.

Ordinances:

Ord. [99377](#), Recording 197104230427, Right of Way and Limited Access Plans for the Bay Freeway, Findings of the City Council.

Ord. [99545](#), 10/19/1970, an ordinance relating to the Engineering Department, authorizing the acquisition of property and property rights necessary for the Bay Freeway; making a reimbursable appropriation from the Arterial City Street Fund for such purpose.

Ord. [100059](#), 6/28/1971, An ordinance relating to the Engineering Department; authorizing completion of right of way acquisition for, execution of demolition contracts in connection with and construction of the Bay Freeway project and making a partially reimbursable appropriation. Related: CF 268017, 269856, Ord. 99377, 99545, 95227, 99662

Ord. [100254](#), 9/7/1971, AN ORDINANCE accepting deeds from Allen J. Kleinsasser and others to a portion of Lots 1, 2, 7 and 8, block 12, Eden Addition No. 2 to the City of Seattle, and other Properties for limited access highway purposes. (Bay Freeway) (Lot1 Block 81 of Lake Union Shore Lands, May 27, 1971 from J.S. Brace Inc. a Washington Corporation

Acquisition Deeds:

STATUTORY WARRANTY DEED Dated 5/13/1971 from J.S. BRACE, INC. To SEATTLE TRANSPORTATION DEPARTMENT, Recording Number AF 197105210127.

Other:

Limited Access Plans, 4/23/1971 KC Records 197104230427 Right of Way and Limited Access Plans for the Bay Freeway, Findings of the City Council, and Ordinance 99377.

7/11/1991, Interdepartmental Agreement: - Management of Property between Seattle Engineering Department and Department of Administrative Services, dated July 11, 1991.

Acquisition Fund Source: Arterial City Street Fund

Jurisdictional Department's estimated market value: \$1,100,000 to \$1,300,000. The value of the property is based upon a comparative market analysis performed by Real Estate Services using comparable sales of similar properties sold between spring 2013 and spring 2014. The range of value is due to unknown development costs.

Destination of funds upon sale: Mercer Corridor West Capital Improvement Program

Current easements, covenants and restrictions: None

Recommended easements, covenants and restrictions upon Transfer: A portion of the property used for sidewalks, will be dedicated to the street right of way.

Potential problems with property and possible measures to mitigate their recurrence: none

Neighborhood: South Lake Union

Legal Descriptions:

Existing Parcel:

Lot 1, block 81, Lake Union Shore lands Add, Records of King County, WA

Excess Parcel Legal Description

Lot 1, block 81, Lake Union Shore lands Add, Records of King County, WA, less street.
(Additional description to be determined upon survey)

Parcel to be dedicated to street

Legal to be determined

Building Information:

Masonry Construction

Built in 1941

5,595 Square feet

Currently use includes a coffee shop and parking, Urban City Coffee