

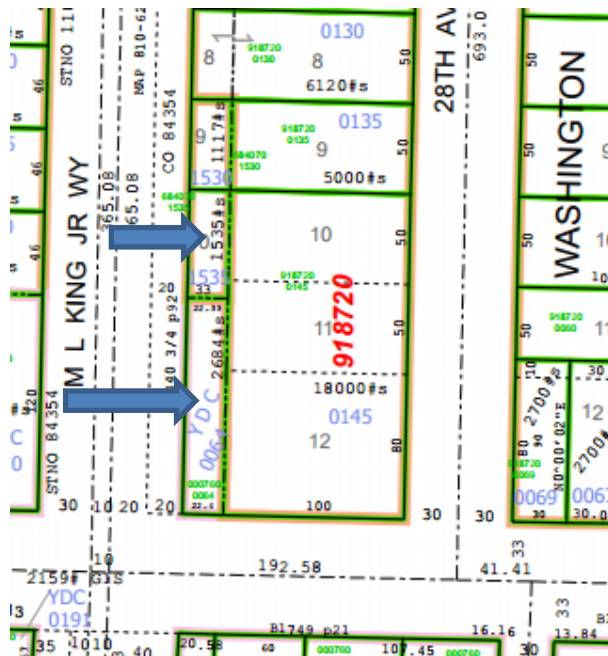
EXCESS PROPERTY DESCRIPTION
December 18, 2013

The Department of Finance and Administrative Services, as the Jurisdictional Department of this City owned property has identified the following information about this excess property.

Property Name: Parcel at 100 Martin Luther King Jr. Way

PMA	Subject Parcel	Size	Parcel #	Address	Zoning	KC Value	Legal Description
4330	1524	1,535*	6840701535	100 MLK	LR2	**NA	Lot 10, block 22, Gamma Poncin's Add, less street per Seattle Ord. 84354
4330	23	2,684*	0007600064	2715 E Yesler	LR2	**NA	Yesler DC NO 42 & 47, N 120 feet of E 42.4 feet of TR 27, Sarah B. Yesler Donation Claim Tracts, and per Seattle Ord. 84354

*King County Records



Map:

History:

These properties were acquired by the City to be used for the establishment and extension of Temple Place, which was renamed as Empire Way, and then renamed to Martin Luther King Jr. Way South. The properties were acquired under condemnation. A portion of the property was accepted for street purposes, and a portion was identified to be used for general municipal purposes. There are two tax parcels that have been identified as a single property management area, as it is adjacent to an existing multifamily building.

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.

8/15/1955 Ordinance [84354](#); An ordinance providing for the laying off, opening, widening, extending and establishing of Empire Way between East Cherry Street and Yesler Way; and of Empire Way South between Yesler Way and Dearborn Street; providing for the establishing of curb grades on Empire Way from East Cherry Street to Yesler Way; of Empire Way South from Yesler Way to Dearborn Street; and of the 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 upon said street and approaches thereto; providing for the renaming of portions of Temple Place, Temple Place South, and 27th Avenue South; 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 hererin otherwise provided.

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.

3/4/1957, ORD [85958](#), An ordinance relating to the acquisition of property by condemnation for the widening of Empire Way and Empire Way South as contemplated by Ordinance No. 84354; and amending Section 1 of Ordinance No. 84463, by increasing the appropriation therein provided.

4/23/1957, ORD [86087](#), An ordinance accepting the condemnation awards for the widening and establishing of Empire Way and Empire Way South between East Cherry Street and Dearborn Street under Ordinance 84354, King County Cause No. 499340, and making an appropriation from the City Street Fund therefor in addition to that made available by Ordinance 85733.

Acquisition Deeds:

Acquisition Fund Source: General Fund

Jurisdictional Department's estimated market value: 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: Partial steep slopes

Recommended easements, covenants and restrictions upon Transfer:

FAS proposes that the property be transferred with a covenant on the Deed stipulating that the slope be maintained according to regulations from under the Department of Planning and Development or their successor organization.

FAS proposes that the property be sold and transferred to the adjacent property owner with a Covenant on the Deed requiring property be merged with adjacent property tax lot.

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

Parcel may contain steep slopes. A covenant will be included with the deed transferring the property. A portion of the property may be maintained by the adjacent property owner.

Neighborhood: Central

Legal Descriptions:

That portion of lot 10 Block 22, of Gamma Poncin's Addition as recorded in King County Plats, Volume 20 page 51, except the west 20 feet.

That portion of un platted tract of land known as a portion of Tract 27, Sarah B. Yesler's Tracts, unrecorded ,
bounded as follows:

On the north by the south line of Lot10, Block 22, Gamma Poncin's Addition to the City of Seattle, as recorded
in Volume 20, page 51 of King County Plats,

On the east by the west line of Lots 11 and 12, Block 2 Washington Place Addition to the City of Seattle as
recorded Volume 7, Page 10 of King County Plats,

On the south by the north margin of Yelser Way as now established,

On the west by the east margin of Empire Way, as established in Section 2 of City of Seattle Ordinance 84354.