

SEATTLE CITY COUNCIL

Legislative Summary

CB 118559

Record No.	: CB 1185	59	Туре	: Ordinance (Ord) 124917		Passed	
Version	: 1			129717	In Control:	City Clerk	
					File Created:	11/03/201	5
					Final Action:	12/01/201	5
Title		Ambaum, And White Center & longer required purpose; author County, the sa and the sale of and Glendale & brokered sales Administrative General Mana to execute all p	lover, Dakota, Substation pro d for providing orizing the sale le of the former The former An Substations for to be manage e Services or the ger and Chief necessary doct	y Light Department; c Delridge, Dumar, Fau perties as surplus to the public utility service of the former White (er Ambaum Substation adover, Dakota, Delric fair market value three d by the Department on the City Light Department Executive Officer of the uments to accomplish a	ntleroy, Glendale, e City's needs and or other municipal Center Substation to to the City of Bur Ige, Dumar, Fauntle ough negotiated or f Finance and ent; and authorizin he City Light Depa	and no o King ien, eroy, g the rtment	
		to deposit the	proceeds in the	e City Light Fund.			
						<u>Date</u>	
 Notes 	:			Filed	with City Clerk:		
				Mayo	or's Signature:		
Sponsors	: Licata			Veto	ed by Mayor:		
				Veto	Overridden:		
				Veto	Sustained:		
Attachments	:	2					
Drafter	: patrick.w	igren@seattle.g	IOV				
				Filing Requiren	nents/Dept Action:		
					,		
story of Legi	slative Fil	6		Legal Notice Publishe	ed: 🗌 Yes	□ No	
r- Acting Body: n:		Date:	Action:	Sent To:	Due Date:	Return Date:	Resul
Full Council Action Te Note		11/09/2015 ouncil Bill (CB) wa		Budget Commit Budget Committee	tee		
Budget Com Action Te		11/16/2015 ommittee recomm	•	ouncil pass the Council Bill	(CB).		Pass
ice of the City Cle	_			Page 1			d on 12/2

Leaislative	Summar	y Continued	(CB	118559)

In Favor: 7 Chair Licata, Member Bagshaw, Member Burgess, Member Godde Member O'Brien, Member Rasmussen, Member Sawant Opposed: 0 Absent(NV): 1 Okamoto 1 Full Council 11/23/2015 passed	
Absent(NV): 1 Okamoto 1 Full Council 11/23/2015 passed	en,
1 Full Council 11/23/2015 passed	
	Pass
Action Text: The Council Bill (CB) was passed by the following vote and the President signed the Bill: Notes:	
In Favor: 9 Councilmember Bagshaw, Council President Burgess, Councilmer Godden, Councilmember Harrell, Councilmember Licata, Councilm O'Brien, Okamoto, Councilmember Rasmussen, Councilmember S	nember
Opposed: 0	
1 City Clerk 11/30/2015 submitted for Mayor Mayor's signature	
Action Text: The Council Bill (CB) was submitted for Mayor's signature. to the Mayor Notes:	.
1 Mayor 12/01/2015 Signed	
Action Text: The Council Bill (CB) was Signed. Notes:	
1 Mayor 12/01/2015 returned City Clerk	
Action Text: The Council Bill (CB) was returned to the City Clerk Notes:	
1 City Clerk 12/01/2015 attested by City Clerk	
Action Text: The Ordinance (Ord) was attested by City Clerk. Notes:	

1 **CITY OF SEATTLE** ORDINANCE 2 3 COUNCIL BILL 4 5 AN ORDINANCE relating to the City Light Department; declaring the former Ambaum, 6 Andover, Dakota, Delridge, Dumar, Fauntleroy, Glendale, and White Center Substation 7 properties as surplus to the City's needs and no longer required for providing public utility service or other municipal purpose; authorizing the sale of the former White 8 9 Center Substation to King County, the sale of the former Ambaum Substation to the City of Burien, and the sale of the former Andover, Dakota, Delridge, Dumar, Fauntleroy, and 10 11 Glendale Substations for fair market value through negotiated or brokered sales to be 12 managed by the Department of Finance and Administrative Services or the City Light Department; and authorizing the General Manager and Chief Executive Officer of the 13 City Light Department to execute all necessary documents to accomplish such property 14 15 sales and to deposit the proceeds in the City Light Fund. 16 17 18 WHEREAS, by Resolution 31424, the City Council requested that the City Light Department 19 ("City Light") conduct additional studies to consider and make recommendations for the appropriate disposition of City Light surplus properties, and adopted improved 20 21 procedures for such studies; and WHEREAS, City Light has conducted a study of nine of its former substation surplus properties, 22 six in West Seattle, one in the City of SeaTac, one in the City of Burien, and one in the 23 Rainier Valley (the "Study Properties"), and as part of this study notice of availability of 24 25 the Study Properties was circulated to other City departments and other public jurisdictions offering them the first opportunity to acquire these properties for public use; 26 27 and 28 WHEREAS, City Light consulted with the Department of Neighborhoods (DON) and three 29 DON Neighborhood District Councils to obtain advice on community outreach, and

1.	offered to meet with individual neighborhood groups expressing interest in the Study	
2	Properties; and	
3	WHEREAS, City Light has attended community meetings in West Seattle, the Delridge and	
4	Highland Park neighborhoods, and the Rainier Valley to discuss the Study Properties, has	
5	mailed notices to nearby owners and residents, has posted notices advising citizens of the	
6	meetings and inviting public comment on the Study Properties, and has provided	
7	information and solicited comments through the City Light website, all in accordance	
8	with the procedures set forth in Resolution 31424; and	
9	WHEREAS, representatives of the Seattle Department of Parks and Recreation attended	
10	community meetings to discuss park use, and representatives of the Department of	
11	Planning and Development attended meetings to answer questions about development	
12	under current zoning; and	
13	WHEREAS, in those instances in which public comments obtained through community meetings	
14	suggested that any of the Study Properties should be used for a non-utility City purpose,	
15	the City department responsible for such purpose was requested to reconsider its earlier	
16	determination, and in each such instance the reviewing City department determined that	
17	the property was not appropriate for the suggested purpose; and	
18	WHEREAS, one of the Study Properties, the former Wabash Substation, has been transferred to	
19	Seattle Public Utilities by Ordinance No. 124697 for water, drainage and other utility	
20	purposes; and	
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1 WHEREAS, King County has expressed interest in acquiring the former White Center 2 Substation property, and The City of Burien has expressed interest in purchasing the 3 former Ambaum Substation property, both for public purposes; and WHEREAS, members of the community have expressed interest in acquiring some or all of the 4 5 Study Properties for preservation as open space and, although none of these properties meet City criteria for park acquisitions, City Light recommends that community-based 6 non-profit organizations be given an opportunity to acquire for fair market value the 7 former Fauntleroy and Delridge Substations for public open space; NOW, THEREFORE, 8 BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS: 9 Section 1. The City of Seattle approves the steps taken by the City Light Department 10 pursuant to Resolution 31424, as documented in the report by Seattle City Light on the 11 Southwest Seattle Surplus Property Disposition Study, Clerk File 319458, to evaluate and 12 determine the appropriate disposition for the following described properties in King County, 13 Washington: 14 Former Ambaum Substation; 1006 SW 144th Street; Burien, WA 98166 15 **(i)** Lot 10, Block 14, Linde and Hill Park No. 3, according to the plat thereof recorded in 16 Volume 45 of Plats, Page 60, records of King County, Washington, less the Northerly 45 17 feet of said Lot 10, together with all covenants, conditions, and restrictions of record. 18

The current estimated fair market value for the Former Ambaum Substation property, based on the most recent appraisal, is \$79,000.

(KC Tax Parcel No. 433140-0050; SCL PM No. 230418-3-301)

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(ii) Former Andover Substation; 2100 SW Andover Street; Seattle, WA 98106

	Tony Kilduff LEG West Seattle Surplus Property Disposition ORD D1a
1 2 3 4 5	The East 60 feet of Lots 25 and 26, and all of Lots 27 and 28, Block 3, Gottstein's First Addition to West Seattle, according to the plat thereof recorded in Volume 3 of Plats, Page 68, records of King County, Washington. (KC Tax Parcel No. 284870-0515; SCL PM No. 240313-1-301)
6	The current estimated fair market value for the Former Andover Substation property, based on
7	the most recent appraisal, is \$350,000.
.8	(iii) Former Dakota Substation; 4918 SW Dakota Street; Seattle, WA 98116
9 10 11 12 13	Lots 21, 22, 23, and 24, Block 6, Wardall Park Addition to the City of Seattle, according to the plat thereof recorded in Volume 17 of Plats, Page 57, records of King County, Washington; except the North 11 feet of said Lot 21. (KC Tax Parcel No. 916110-0711; SCL PM No. 240314-3-302)
14	The current estimated fair market value for the Former Dakota Substation property, based on the
15	most recent appraisal, is \$530,000.
16	(iv) Former Delridge Substation; 5601 23 rd Avenue SW; Seattle, WA 98106
17 18 19 20	Lot 1, Block 12, Homecroft Addition to the City of Seattle, according to the plat thereof recorded in Volume 24 of Plats, Page 42, records of King County, Washington. (KC Tax Parcel No. 343850-0360; SCL PM No. 240324-4-301)
20 21	The current estimated fair market value for the Former Delridge Substation property, based on
22	the most recent appraisal, is \$80,000.
23	(v) Former Dumar Substation; 1605 SW Holden Street; Seattle, WA 98106
24 25 26 27 28 29 30 31 32 33 34	Lots 1 and 2, Block 9, Dumar Division No 2, according to the plat thereof recorded in Volume 23 of Plats, Page 9, records of King County, Washington; Except that portion thereof described in Ordinance 104519 as follows: Beginning at the Southeast corner of said Lot 2; thence North 00°17'11" East along the East line of said Lots 80.01 feet to the Northeast corner of said Lot 1; thence North 89°49'58" West along the North line of said Lot 1 a distance of 28.02 feet to a point of curve; thence Southeasterly along a curve to the right, having a radius of 14 feet, an arc distance of 21.46 feet to a point of tangency; thence South 02°00'21" East 66.58 feet to the South line of said Lot 2; thence South 89°49'56" East along said South line 11.34 feet to the beginning; together with all covenants conditions and restrictions of record. (KC Tax Parcel No. 211320-0005; SCL PM No. 240325-4-301)

1 2 The current estimated fair market value for the Former Dumar Substation property, based on the 3 most recent appraisal, is \$180,000. 4 Former Fauntlerov Substation; 4520 SW Brace Point Drive; Seattle, WA 98136 (vi) 5 That portion of Lot 8, Block 12, Fauntleroy, according to the plat thereof recorded in Volume 20 of Plats, Page 63, in King County, Washington, lying Northwesterly of a line 6 7 parallel with and 65 feet Southeasterly from (measured at right angles) the Northwesterly 8 line of said Block 12. (KC Tax Parcel No. 248720-1146; SCL PM No. 240335-3-301) 9 10 The current estimated fair market value for the Former Fauntleroy Substation property, based on 11 12 the most recent appraisal, is \$245,000. Former Glendale Substation; 2423 S 132nd Street; SeaTac, WA 98168 13 (vii) 14 Parcel A: Per Statutory Warranty Deed, King County Recording Number 4839772 15 The East 50 feet of the North 151 feet of that portion of the Southwest quarter of the 16 Northeast quarter of Section 16, Township 23 North, Range 4 East, W.M., in King County, 17 Washington, described as follows: 18 Beginning at a point 30 feet East and 1,015 feet North of the center of said Section 16, and 19 running thence North 302.2 feet; thence East 253 feet; thence South 302.2 feet; thence 20 West 253 feet to the point of beginning. 21 (Being known as the East 50 feet of the North 151 feet of Lot 9, Block 1, Nichol's Garden 22 Tracts, according to the unrecorded plat thereof.) 23 24 25 Parcel B: Per Statutory Warranty Deed, King County Recording Number 4869966 26 The West 10 feet of the East 60 feet of the North 151 feet of that portion of the Southwest 27 quarter of the Northeast quarter of Section 16, Township 23 North, Range 4 East, W.M., in 28 King County, Washington, described as follows: 29 Beginning as point 30 feet East and 1,015 feet North of the center of said Section 16, and 30 running thence North 302.2 feet; thence East 253 feet; thence south 302.2 feet; thence West 31 253 feet to the point of beginning. 32 (Being known as the West 10 feet of the East 60 feet of the North 151 feet of Lot 9, Block 33 1. Nichol's Garden Tracts, according to the unrecorded plat thereof.) 34 (KC Tax Parcel No. 608240-0093; SCL PM No. 230416-1-301). 35 36

The current estimated fair market value for the Former Glendale Substation property, based on

the most recent appraisal, is \$170,000.

(viii) Former White Center Substation; 8820 9th Avenue SW; Seattle, WA 98106

That portion of Section 31, Township 24 North, Range 4 East, W.M., in King County, Washington, described as follows:

Beginning at a point on the North and South center line and 270 feet South of the center of said Section 31; thence West parallel to the East and West center line of said Section 31, a distance of 285 feet to the East margin of 9th Avenue SW, produced south; thence South along said East margin of 9th Avenue SW produced south, a distance of 120 feet; thence East parallel to the East and West center line of said Section 31, a distance of 285 feet to the North and South center line of said Section 31; thence North along the North and South center line of said Section 31; thence North along the North and South center line of said Section 31, a distance of 120 feet; the South center line of said Section 31; thence North along the North and South center line of said Section 31; thence to the point of beginning; Except the South 65 feet thereof;

Except that portion thereof for the widening of 9th Avenue SW as provided in City of Seattle Ordinance No. 38654;

Except the East 30 feet thereof for 8th Avenue SW;

And Except an easement for construction and maintenance of a sanitary sewer with necessary appurtenances as provided in City of Seattle Ordinance No. 106887.

(Also known as Lots 7 and 24 and the North 15 feet of Lots 8 and 23, Block 101, Sherman's Highland Park, according to the unrecorded plat thereof;

Together with the alley adjoining:

4 Except the South 65 feet thereof;

5 Except that portion thereof for the widening of 9th Avenue SW as provided in City of 6 Seattle Ordinance No. 38654;

Except that portion thereof for the widening of 9th Avenue SW as provided in City of Seattle Ordinance No. 38654;

Except the East 30 feet thereof for 8th Avenue SW;

And Except an easement for construction and maintenance of a sanitary sewer with necessary appurtenances as provided in City of Seattle Ordinance No. 106887). (KC Tax Parcel No. 775050-0001; SCL PM No. 240431-3-301)

The current estimated fair market value for the Former White Center Substation property, based

5 on the most recent appraisal, is \$355,000.

Section 2. Pursuant to RCW 35.94.040 and after public hearing the Former Ambaum,

37 Andover, Delridge, Fauntleroy, Glendale, and White Center Substation properties described in

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Section 1 are declared to be surplus to the City's needs and no longer required for providing continued public utility service or other municipal purpose.

Section 3. Pursuant to RCW 35.94.040 and after public hearing the Former Dakota and Dumar Substation properties described in Section 1 shall be declared surplus to the City's needs and no longer required for providing continued public utility service or other municipal purpose two years from the effective date of this ordinance.

Section 4. The General Manager and Chief Executive Officer of Seattle City Light (the "CEO") or the CEO's designee is authorized to offer the Former White Center Substation property, as described in Section 1, for sale to King County for the appraised value of the property. If King County is unable or elects not to purchase the property, then the CEO or CEO's designee is authorized to sell the property for fair market value by negotiated sale, or through a brokered sale to be managed by the City's Department of Finance and Administrative Services, and to accept the best offer for the property.

Section 5. The CEO or CEO's designee is authorized to offer the Former Ambaum Substation property, as described in Section 1, for sale to the City of Burien for the appraised value of the property. If the City of Burien is unable or elects not to purchase the property, then the CEO or the CEO's designee is authorized to sell the property for fair market value by negotiated sale, or through a brokered sale to be managed by the City's Department of Finance and Administrative Services, and to accept the best offer for the property.

Section 6. The CEO or CEO's designee is authorized to offer the Former Andover and
Glendale Substation properties, as described in Section 1, for sale for fair market value by

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negotiated sale or through a brokered sale to be managed by the City's Department of Finance and Administrative Services, and to accept the best offer for the property.

Section 7. The CEO or the CEO's designee is authorized to offer the Former Delridge and Fauntleroy Substation properties, as described in Section 1, for sale to a community-based non-profit organization, for preservation as public open space in perpetuity, for the appraised value of the properties. If no community-based non-profit organization is able to purchase either of these properties within one year of the effective date of this ordinance, then the CEO or the CEO's designee is authorized to sell such property for fair market value by negotiated sale, or through a brokered sale to be managed by the City's Department of Finance and Administrative Services, and to accept the best offer for the properties.

Section 8. Two years from the effective date of this ordinance, the CEO or the CEO's designee is authorized to offer the Former Dakota and Dumar Substation properties, as described in Section 1, for sale for fair market value by negotiated sale or through a brokered sale to be managed by the City's Department of Finance and Administrative Services, and to accept the best offer for the property.

Section 9. The CEO or the CEO's designee is authorized to negotiate purchase and sale agreements and execute all necessary and desirable documents to accomplish the sale and transfer the properties described in Section 1 to the selected purchasers.

Section 10. Proceeds from the sales authorized by this ordinance shall be deposited in the City Light Fund (41000).

1	Section 11. This ordinance shall take effect and be in force 30 days after its approval b	у
2	the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it	
3	shall take effect as provided by Seattle Municipal Code Section 1.04.020.	
4	Passed by the City Council the 23° day of 10° , 2015, and	
5	signed by me in open session in authentication of its passage this	
6	<u>23^{C2}</u> day of <u>NOV</u> , 2015.	
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8	Nor	
9	Presidentof the City Council	
10	AGA	
11	Approved by me this day of December, 2015.	
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13	In the second	
14	Edward B. Murray, Mayor	
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16	Filed by me this day of <u>ecundual</u> , 2015.	
17	A.D.C.	
18	V Marca (J. (X Immore	
19	Monica Martinez Simmons, City Clerk	
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21	(Seal)	

Seattle City Light

Memorandum



DATE: May 28, 2014

TO: Maureen Barnes, Real Estate Services

FROM: Tom Meyer, Environmental Affairs Division

SUBJECT: Environmental Cleanup - Former Andover Substation

Site Address: 2100 SW Andover Street

In consideration of the potential disposition of the former Andover Substation property we have evaluated the environmental conditions of the property. This Memorandum summarizes the outcome of this work and the current status of the property with respect to potential chemical contaminants related to former Seattle City Light operations.

SCL Operational History - The Andover site is situated within a residential area and was purchased by City Light in 1947 for the purpose of establishing a 4 kV Substation at the location. The southeast portion of the property was used as a unit substation, which contained transformers and other electrical equipment mounted on a concrete pad and surrounded by chain-link security fencing. Transformers and electrical equipment were de-energized and removed from the site in November 2006. Thereafter the site remained unoccupied and consisted of the original concrete transformer pad surrounded by gravel and the security fence. The remainder of the parcel was vegetated with grass, shrubs and trees and included a concrete driveway. The property is on a corner lot, bounded on the west by residences, on the north by undeveloped land, and on the east and south by street right of way.

In April 2006 a spill to the concrete pad was documented due to vandalism of one the transformers on site. The spill was contained and cleaned up by SCL responders; equipment was drained and removed from the site.

Environmental Investigations - One environmental investigation was completed in 2013 by Hart Crowser, consultants to City Light.

<u>Summary of Results</u> – Sampling was based on potential chemical contaminants that could be associated with former Seattle City Light operations. Hart Crowser conducted sampling throughout the property. Soil samples from the site were analyzed for Model Toxics Control Act (MTCA) 5 metals, organochlorine pesticides, and chlorinated acid herbicides. Samples from within the former transformer yard were also run for petroleum hydrocarbons and PCBs.

Samples indicated that concentrations of the pesticide DDT in landscaped areas outside the transformer yard along 21st Ave SW and SW Andover St were above MTCA cleanup levels. Metal & PCB

contamination was found in soils between the concrete pad and rock retaining wall located inside the fenced yard. No herbicides or hydrocarbons were detected above MTCA cleanup levels at the site. Samples collected from the vegetated areas to the north and west of the transformer yard indicated that no analytes were found above MTCA cleanup levels.

Cleanup of the site was based on comparison of sample analysis results to current Ecology MTCA (2007) residential cleanup levels.

Removal and Cleanup Confirmation – Concrete and soil excavation and removal was completed by NRC Environmental Services with oversight by Hart Crowser in March 2014. The removal action consisted of removing the entire concrete pad and soils in landscaped areas to the south and east of the fenced yard. Vegetated areas to the north and west were not impacted. Soil was removed to a depth of 10 inches below ground surface (bgs) within landscaped area, and to 12 inches bgs where the lead and PCB contamination was found adjacent to the concrete pad. Confirmation soil samples showed remaining soils were below MTCA residential cleanup levels.

Concrete removed from the property was transported to Republic's 3rd and Lander facility per preapproved Bill of Lading. This material was disposed of at Republic's Roosevelt Regional Landfill. Pesticide contaminated soil removed from the property was transported to Waste Management's Alaska Street transfer facility per pre-approved Bill of Lading. This material was disposed of at Waste Management's Columbia Ridge Landfill in Arlington, OR. Soils contaminated with lead & PCBs were loaded into roll-off boxes supplied by Clean Harbors and shipped by Clean Harbors to the Grassy Mountain Landfill located in Utah.

On completion of cleanup activities the site was backfilled and graded. The fence was left in place and the area within was backfilled with gravel. Previously landscaped areas were reseeded and replanted by SCL Vegetation Management.

Summary

All associated reports, documents, sketches/figures and analytical reports are on file with SCL Environmental Affairs.

Closure

Based on the foregoing, chemical contaminants that could be associated with former Seattle City Light operations are currently either not detected or are at or below Washington Department of Ecology residential cleanup levels on the property. No further action concerning potential contaminants from former Seattle City Light operations is required on this property.

Buried Pipe Conduit

SCL records indicate that buried concrete-encased conduit piping may exist on this parcel. The exact composition of this material is unknown, however SCL records and testing at this or other former 4kV substations of similar installation design and timeframe suggest the piping may contain asbestos. In some instances, sections of conductors (wiring) containing asbestos may remain in the conduit.

Tmm

cc: Devereaux, W.



COMMITMENT FOR TITLE INSURANCE

Issued by

FIRST AMERICAN TITLE INSURANCE COMPANY

First American Title Insurance Company, herein called the Company, for valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagor of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of the Commitment or by subsequent endorsement.

This Commitment if preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six (6) months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company. This Commitment shall not be valid or binding until countersigned by an authorized officer or agent.

IN WITNESS WHEREOF, the Company has caused this commitment to be signed, to become valid when countersigned by an authorized officer or agent of the Company, all in accordance with its By-Laws. This Commitment is effective as of the date shown in Schedule A as "Effective Date."

First American Title Insurance Company

Ylfun

Dennis J. Gilmore President

Jeffrey S. Robinson Secretary



First American Title Insurance Company National Commercial Services

818 Stewart Street, Suite 800, Seattle, WA 98101 (206)728-0400 - (800)526-7544 FAX (206)448-6348

Chantale A. Stiller-Anderson (206)448-6286 cstiller@firstam.com Terri Nugent (206)615-3041 tnugent@firstam.com

To: Seattle City Light Real Estate Services PO Box 94668 Seattle , WA 98124

File No.: NCS-775237-WA1 Your Ref No.: Andover Substation

Attn: Daniel Bretzke

SCHEDULE A

1. Commitment Date: January 27, 2016 at 7:30 A.M.

2. Policy or Policies to be issued:

	AMOUNT	PREMIUM	TAX
ALTA Extended Owner Policy	\$ To follow	\$	\$

Proposed Insured: To follow

3. The estate or interest in the land described on Page 2 herein is **Fee Simple**, and title thereto is at the effective date hereof vested in:

City of Seattle (Department of Lighting), a municipal corporation

4. The land referred to in this Commitment is described as follows:

The land referred to in this report is described in Exhibit "A" attached hereto.

EXHIBIT 'A'

LEGAL DESCRIPTION:

THE EAST 60 FEET OF LOTS 25 AND 26 AND ALL OF LOTS 27 AND 28 IN BLOCK 3 OF GOTTSTEIN'S FIRST ADDITION TO WEST SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 3 OF PLATS AT PAGE 68, IN KING COUNTY, WASHINGTON.

SCHEDULE B - SECTION 1 REQUIREMENTS

The following are the Requirements to be complied with:

- Item (A) Payment to or for the account of the Grantors or Mortgagors of the full consideration for the estate or interest to be insured.
- Item (B) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record.
- Item (C) Pay us the premiums, fees and charges for the policy.
- Item (D) You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions

SCHEDULE B - SECTION 2 GENERAL EXCEPTIONS

The Policy or Policies to be issued will contain Exceptions to the following unless the same are disposed of to the satisfaction of the Company.

- A. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
- B. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of person in possession thereof.
- C. Easements, claims of easement or encumbrances which are not shown by the public records.
- D. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
- E. (1) Unpatented mining claims; (2) reservations or exceptions in patents or in acts authorizing the issuance thereof; (3) Water rights, claims or title to water; whether or not the matters excepted under (1), (2) or (3) are shown by the public records; (4) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
- F. Any lien, or right to a lien, for services, labor, materials or medical assistance theretofore or hereafter furnished, imposed by law and not shown by the public records.
- G. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
- H. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgages thereon covered by this Commitment.

First American Title Insurance Company

SCHEDULE B - SECTION 2 (continued) SPECIAL EXCEPTIONS

 Lien of the Real Estate Excise Sales Tax and Surcharge upon any sale of said premises, if unpaid. As of the date herein, the excise tax rate for the City of Seattle is at 1.78%. Levy/Area Code: 0010

For all transactions recorded on or after July 1, 2005:

- A fee of \$10.00 will be charged on all exempt transactions;
- A fee of \$5.00 will be charged on all taxable transactions in addition to the excise tax due.
- 2. Liability, if any, for pro-rata portion of **Real Property** taxes which are carried on the King County Tax Rolls, as tax account no. 284870-0515-05, are exempt.

We note Special Charges for the year 2016 in the amount of \$262.38, of which \$0.00 has been paid. Balance due: \$262.38.

3. Potential charges, for the King County Sewage Treatment Capacity Charge, as authorized under RCW 35.58 and King County Code 28.84.050. Said charges could apply for any property that connected to the King County Sewer Service area on or after February 1, 1990.

Note: Properties located in Snohomish County and Pierce County may be subject to the King County Sewage Treatment Capacity Charges. To verify charges contact: (206) 296-1450 or CapChargeEscrow@kingcounty.gov.

- 4. Covenants, conditions, restrictions and/or easements: Recorded: October 30, 1947 Recording No.: 3739399
- 5. Restrictions, conditions, dedications, notes, easements and provisions, if any, as contained and/or delineated on the face of the Survey recorded July 30, 2013 as 20130730900005, in King County, Washington.
- 6. Matters of extended owner/purchaser coverage which are dependent upon <u>an inspection and an</u> <u>ALTA survey</u> of the property for determination of insurability.

Please submit a copy of the ALTA Survey at your earliest convenience for review. Our inspection will be held pending our review of the ALTA Survey and the result of said inspection will be furnished by supplemental report.

- 7. Title to vest in an incoming owner whose name is not disclosed. Such name must be furnished to us so that a name search may be made.
- 8. Unrecorded leaseholds, if any, rights of vendors and security agreement on personal property and rights of tenants, and secured parties to remove trade fixtures at the expiration of the term.

9. Prior to issuance of an extended coverage policy, the Company will require an Owner's Affidavit be completed and submitted to the Company for approval prior to closing. The Company reserves the right to make any additional requirement as warranted.

INFORMATIONAL NOTES

- A. Effective January 1, 1997, and pursuant to amendment of Washington State Statutes relating to standardization of recorded documents, the following format and content requirements must be met. Failure to comply may result in rejection of the document by the recorder.
- B. Any sketch attached hereto is done so as a courtesy only and is not part of any title commitment or policy. It is furnished solely for the purpose of assisting in locating the premises and First American expressly disclaims any liability which may result from reliance made upon it.
- C. The description can be abbreviated as suggested below if necessary to meet standardization requirements. The full text of the description must appear in the document(s) to be insured.

Lots 25-28, Block 3, Gottstein's First Add., V. 3, P. 68

APN: 284870-0515-05

Property Address: 2100 Southwest Andover Street, Seattle, WA 98106

D. A fee will be charged upon the cancellation of this Commitment pursuant to the Washington State Insurance Code and the filed Rate Schedule of the Company.

END OF SCHEDULE B



First American Title Insurance Company National Commercial Services

COMMITMENT Conditions and Stipulations

- 1. The term "mortgage" when used herein shall include deed of trust, trust deed, or other security instrument.
- 2. If the proposed Insured has or acquires actual knowledge of a defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment, other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act or reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclosure such knowledge to the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option, may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
- 3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of Policy or Policies committed for, and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the Policy or Policies committed for and such liability is subject to the Insuring provisions, exclusion from coverage, and the Conditions and Stipulations of the form of Policy or Policies committed for in favor of the proposed Insured which are hereby incorporated by references, and are made a part of this Commitment except as expressly modified herein.
- 4. Any claim of loss or damage, whether or not based on negligence, and which arises out of the status of the title to the estate or interest or the lien of the Insured mortgage covered hereby or any action asserting such claim, shall be restricted to the provisions and Conditions and Stipulations of this Commitment.

The First American Corporation First American Title Insurance Company National Commercial Services PRIVACY POLICY

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, The First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values, a copy of which can be found on our website at www.firstam.com.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and.
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

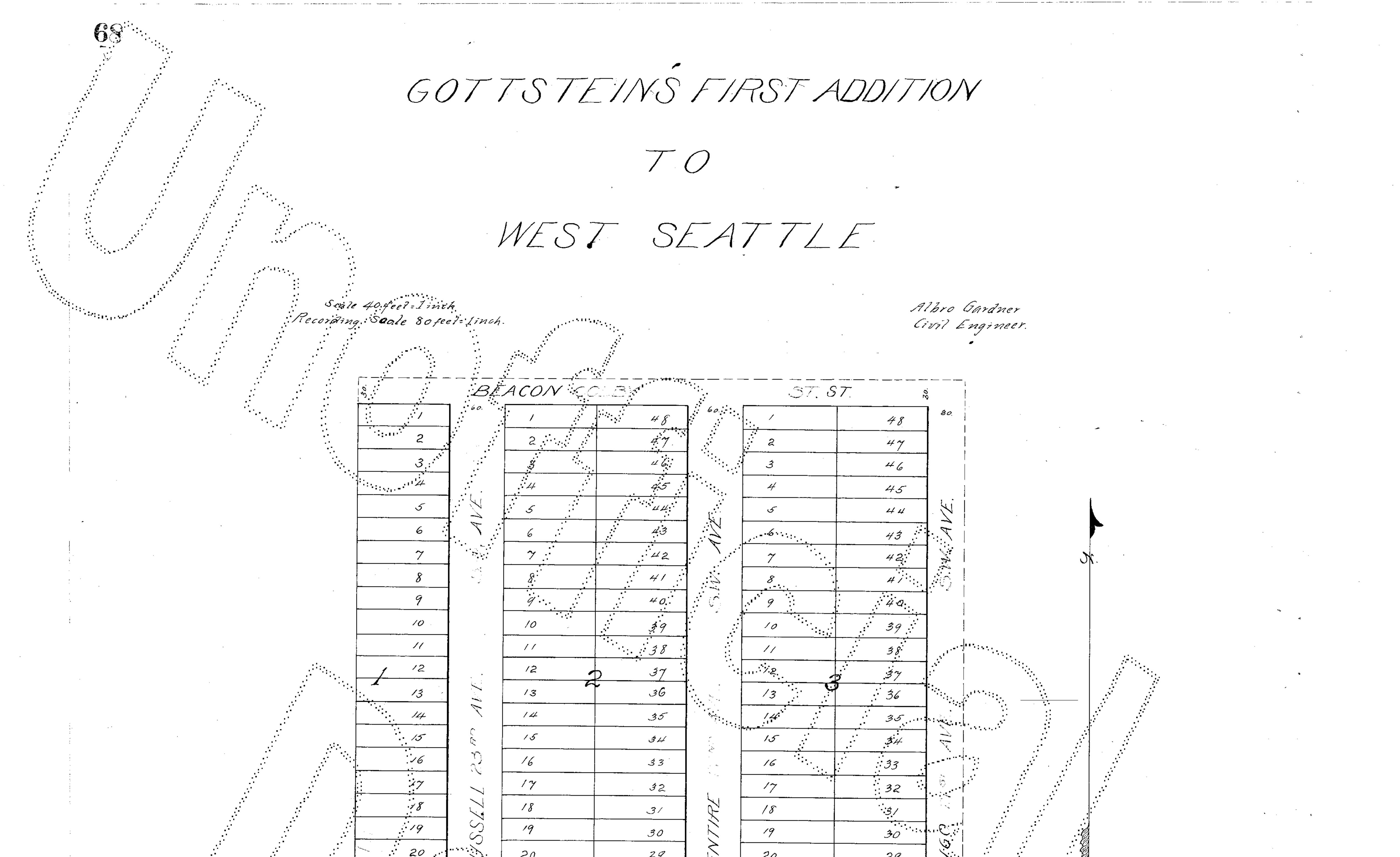
Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

c 2001 The First American Corporation - All Rights Reserved



DESCRIPTION

This Gollsteins First Ad= dition to West Seattle is described as follows: Be= ginning at the S.E. Cor. of Lot 3 Sec. 13 Tp. 24 N.A. 3 E, thence N. 40 rods, thence West 40 rods, Thence South 40 rods, Thence East 40 roas to the polace of beginning.

Know all men by these presents that we Meyer Gottstein (unmarried) K. Gottstein und Rebecca Got. Astein his wife of Seattle King Co. W.T. owners of. the above described prop= erty hereby declare the. annexed polat and hereby dedicate to the use of the public forever all Streets and Avenues platted thereou. In restimony whereof we have herennto sclour hands and seals this 22. day of February A.D. 1889 In presence of) Meyer Lottation & ead aller M. Suyder (K. Gottstein ED)

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DEDICATION

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ACKNOWLEDGMENT Territory of Washington 455.

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County of King On this 22 day of Feby. A. D. 1889 before me the undersigned a Notary Public mand for sand A Terris fory personally came Never Gottstein (unmarried) H. Gott= Stein and Rebecca Gottstein his wife to me knownto be the individuals who have executed the foregoing dedication and acknowledged _____ That they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned. And the said Rebecca Gottstein, wife of said H. Gottstein upon an examination by me separate and apart from her said husband, when the contents of said instrument were by me fully made known unto her, acknowledged that she did voluntarily of her own free will and without fear of or coercion from hersaid. husband execute the same -

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All 1075 are 25×100 feet The Streets and Alleys


are as shown The Initial point is the S.E. Corner of Block 3 which is 30ft North and 30 ft. West of the S.E. cor. of Lot 3 Sec. 13 Tp. 24 N. R. 3 E.W.M.

Witness my hand and official Seal the day and year Sort N Vulhis certificate first above written.

Notary Publicinand for Kina Co. Mr. A. E. H. Reynolds) Represadottater's Ear E

> 29333 Filed for Record at the request of M. & H. Gottstein, March First A.D. 1889, at 50 min. past 8 A.M.

ayman Wood County Anditor.



SURVEYED	DBY: SAE	DRAWN BY: SAE/M	AGG	CHECK	ED BY:	TJS
DATE	07/24/2013	APSSM JOB NO .:	1261	008	Auto	DCAD [