

RESOLUTION NO. R2014-16

To Acquire Real Property Interests Required for the Tacoma Trestle Project

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:
Capital Committee	08/14/14	Recommendation to the Board	Ahmad Fazel, DECM Executive Director
Board	08/28/14	Final Action	Eric Beckman, Deputy Executive Director, Business and Construction Services Roger Hansen, Real Property Director

PROPOSED ACTION

Authorizes the chief executive officer to acquire or lease certain real property interests, including acquisition by condemnation, and to reimburse eligible relocation and reestablishment expenses incurred by affected owners and tenants as necessary for the Tacoma Trestle Project and to apply for the vacation of a City of Tacoma alley and carry out the steps to acquire the alley property.

KEY FEATURES SUMMARY

- Authorizes the acquisition or lease of property interests from 16 parcels located in the Dome District of Tacoma for construction of Sounder commuter rail facilities for the Tacoma Trestle Project.
- Authorizes the acquisition of an area occupied by an alley through the City of Tacoma street vacation process.
- The properties are needed for construction, maintenance and operation of the commuter rail trestle and track from the Tacoma Dome Station to East M Street in Tacoma.
- This authorization will allow staff to start title work, appraisals and other early right of way work. Actual property acquisition will not occur until such time as the project budget has been authorized by the Board to fully fund right of way acquisition.
- The real properties identified in this requested action are included in Exhibit A.

BACKGROUND

The Tacoma Trestle Project covers the complete re-construction of track and structure upgrades along a 0.65-mile section of the Sounder South Line from the Tacoma Dome Station to East M Street in Tacoma. The project includes the replacement of the 100-year old single-track wooden trestle and steel girder bridge with a new double-track structure. Replacement of the trestle includes demolition and track removal of the existing bridge and trestle, upgrades to the embankment along the trestle, construction of new tracks and crossovers, construction of a new concrete viaduct, signal upgrades and erosion control. Service in the corridor will remain active throughout construction.

The Tacoma Trestle Project is included in the ST2 plan and is scheduled for completion in 2017.

Certain property interests have been identified as necessary for construction of the Tacoma Trestle project. The proposed action would authorize the acquisition of 16 property interests from commercial/industrial properties, by condemnation to the extent permitted by law, if necessary, as needed for the construction, operation and maintenance of the Tacoma Trestle Project and the payment of relocation benefits to eligible affected owners and tenants. Sound Transit's authorizing legislation grants the agency the power of eminent domain to accomplish such acquisitions when efforts to reach agreement with property owners are unsuccessful.

The Tacoma Trestle Project also requires the acquisition of certain alley property in the city of Tacoma. The proposed action would authorize the ST CEO to apply to the city of Tacoma to vacate the alley so that Sound Transit may purchase it. The estimated acquisition price of the alley property is \$425,000.00.

The Federal Transit Administration (FTA) issued a Documented Categorical Exclusion for this project under the National Environmental Policy Act on April 15, 2014.

FISCAL INFORMATION

This action is within the Adopted Budget and sufficient funds remain after approval of this action to fund the remaining work in the Right of Way Phase as contained in the current cost estimates.

Tacoma Trestle Project Budget Table

Tacoma Trestle	Amended 2014 TIP	Committed to Date	This Action	Board Approved Plus Action	Uncommitted / (Shortfall)
Agency Administration	1,676	507		507	1,169
Preliminary Engineering	5,165	4,348		4,348	817
Final Design	10,374	-		7,784	2,590
Right of Way	11,914	345	-	345	11,569
Construction					
Construction Services	5,425			-	5,425
Third Party Agreements				-	-
Vehicles				-	-
Contingency			-	-	-
Total Current Budget	34,554	5,200	-	12,984	21,570
Phase Detail - ROW					
ROW Acquisitions	11,113	-		-	11,113
Other Phase Work	801	345		345	456
Total Phase	11,914	345	-	345	11,569

Notes:
 Amounts are expressed in Year of Expenditure \$000s.
 Board Approvals = Committed To-Date + Contingency, and includes pending Board actions.
 The Project budget is located on page 51 of 198 of the 2014 Transit Improvement Plan (TIP)

In accordance with Sound Transit policy, budgets for specific parcels will be discussed with the Board in executive session. Consistent with the current estimate at completion for real property acquisition, this action and acquisitions of remaining certified properties are affordable within the adopted project budget.

SMALL BUSINESS/DBE PARTICIPATION AND APPRENTICESHIP UTILIZATION

Not applicable to this action.

PUBLIC INVOLVEMENT

A public open house was held in February 2014 to introduce the conceptual engineering design concepts for the Tacoma Trestle project to the public and to receive customer feedback on the design concepts.

In compliance with state law regarding public notification, Sound Transit mailed certified letters to property owners affected by this action on August 12, 2014. Legal notices of this proposed Board

action was published in the Seattle Times and Tacoma News Tribune newspaper on August 15 and 22, 2014.

TIME CONSTRAINTS

The project is advancing on an aggressive timeline. A one month delay could affect the property acquisition schedule and possibly delay contract award and construction.

PRIOR BOARD/COMMITTEE ACTIONS

Resolution 2014-02: (1) approved Gates 2 and 3 within Sound Transit's Phase Gate process for the Tacoma Trestle Track and Signal project, (2) amended the Adopted 2014 Lifetime Budget for the Tacoma Trestle Track and Signal project from \$10,254,520 to \$11,454,520 by increasing the preliminary engineering phase budget by \$1,200,000, and (3) amended the Adopted 2014 Annual Budget from \$5,474,000 to \$10,674,000 by increasing (a) the Preliminary Engineering phase from \$3,020,000 to \$4,220,000 and (b) the Right-of-way phase from \$2,000,000 to \$6,000,000.

ENVIRONMENTAL REVIEW

JI 4/30/2014

LEGAL REVIEW

JB 8/11/2104

RESOLUTION NO. R2014-16

A RESOLUTION of the Board of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to acquire or lease certain real property interests, including acquisition by condemnation and to reimburse eligible relocation and reestablishment expenses incurred by affected owners and tenants as necessary for the Tacoma Trestle Project. Authorizes the Chief Executive Officer to apply to the City of Tacoma for an alley vacation and to carry out steps to acquire the alley property.

WHEREAS, the Central Puget Sound Regional Transit Authority, hereinafter referred to as Sound Transit, has been created for the Pierce, King, and Snohomish Counties region by action of their respective county councils pursuant to RCW 81.112.030; and

WHEREAS, Sound Transit is authorized to plan, construct, and permanently operate a high-capacity system of transportation infrastructure and services to meet regional public transportation needs in the Central Puget Sound region; and

WHEREAS, in general elections held within the Central Puget Sound Regional Transit Authority district on November 5, 1996 and November 4, 2008, voters approved local funding to implement a regional high-capacity transportation system for the Central Puget Sound region; and

WHEREAS, in order to use the property determined to be necessary for the construction, operation and maintenance of project improvements required under the voter approved high capacity transportation system plans, it is necessary for Sound Transit to acquire by through the street vacation process, and through negotiated purchase or to condemn certain rights in the property for public purposes, and to reimburse eligible relocation and reestablishment expenses incurred by affected owners and tenants; and

WHEREAS, the identified property are necessary for the Sounder Commuter Rail, Tacoma Trestle Project; and

WHEREAS, Sound Transit has identified certain real properties as necessary for the construction and permanent location of the Tacoma Trestle Project and such properties are reasonably described in Exhibit A of this resolution; and

WHEREAS, in order to use the property determined to be necessary for the construction, operation, and permanent location of the Tacoma Trestle Project, it is necessary for Sound Transit to acquire by negotiated purchase or to condemn certain lands and rights in property for public purposes, and reimburse eligible relocation and reestablishment expenses incurred by affected owners and tenants; and

WHEREAS, Sound Transit has commissioned or will commission appraisals to determine the fair market value of the properties, and will negotiate in good faith with the owners of the properties authorized to be acquired by negotiated purchase or condemned, with the intent of reaching agreements for the voluntary acquisition of the property for fair market value; and

WHEREAS, Sound Transit will apply to the City of Tacoma to vacate certain alley property within the City of Tacoma and reasonably described in Exhibit A of this resolution, having an estimated value of \$425,000.00, and if vacation is approved, will carry out steps necessary to acquire the alley property; and

WHEREAS, the funds necessary to acquire the property through alley vacation, by voluntary purchase, or to pay just compensation adjudged due after condemnation and the funds necessary to reimburse eligible relocation and reestablishment expenses shall be paid from Sound Transit general funds.

NOW THEREFORE BE IT RESOLVED by the Board of the Central Puget Sound Regional Transit Authority as follows:

SECTION 1. The chief executive officer is hereby authorized to execute such agreements as are customary and necessary for the acquisition or lease of interests in the real property described in Exhibit A (said property to be used for the Tacoma Trestle Project) and incorporated

herein by reference, and for the reimbursement of eligible relocation and reestablishment expenses. In accordance with Sound Transit's Real Property Acquisition and Relocation Policies, Procedures and Guidelines, the acquisition price of the properties may not exceed the fair market value to be determined through the appraisal process; provided that in the event the total of the acquisition, relocation, and re-establishment costs of the properties for the Tacoma Trestle Project exceeds Sound Transit's approved budget for right-of-way acquisition (plus contingency), then the chief executive officer must obtain approval from the appropriate committee or the Board, per Resolution No. 78-2, before the acquisition of the property for the Tacoma Trestle Project by purchase or by condemnation and the reimbursement of eligible relocation and reestablishment expenses.

SECTION 2. The chief executive officer or her designee is hereby authorized to settle condemnation litigation or enter administrative settlements (a settlement in lieu of initiating condemnation litigation) for the acquisition of interests in the real property described in Exhibit A. Such settlements shall be made only upon the finding of legal counsel that the settlement is consistent with the law and is reasonable, prudent, and in the public interest. Such settlements may not exceed established project budgets. For all other settlements proposed, the chief executive officer must obtain prior approval of the appropriate committee or the Board, per Resolution No. 78-2.

SECTION 3. The Sound Transit Board deems the Tacoma Trestle Project, to be a public use for a public purpose. The Board deems it necessary and in the best interests of the citizens residing within Sound Transit's boundaries to acquire interests in the real property identified in Exhibit A as being necessary for the construction, operation, and permanent location of the Tacoma Trestle Project, and affected owners and tenants be reimbursed eligible relocation and reestablishment expenses associated with displacements from the properties.

SECTION 4. The Sound Transit Board of Directors finds that the public health, safety, necessity, convenience, and welfare demand and require that interests in the real property

described in Exhibit A be immediately acquired, condemned, appropriated, taken and damaged for the construction, operation, and permanent location of the Tacoma Trestle Project.

SECTION 5. In addition to the authority granted the chief executive officer in Section 1 above, condemnation proceedings are hereby authorized to acquire all, or any portion thereof, of the properties and property rights and/or rights in those of the properties described in Exhibit A to the extent permitted by law, for the purpose of constructing, owning, and operating a permanent location of the Tacoma Trestle Project. The chief executive officer is also authorized to make minor amendments to the legal descriptions of the properties described in Exhibit A, as may be necessary to correct scrivener's errors and/or to conform the legal description to the precise boundaries of the property required for the Project.

SECTION 6. The chief executive officer is hereby authorized to make application to the City of Tacoma for the vacation of the alley property identified in Exhibit A and to take all necessary steps, including the payment of fair market value for the alley property, to acquire a fee interest in such property for the purposes of the Tacoma Trestle Project.

SECTION 6. The funds necessary to acquire the property through alley vacation, by purchase, or to pay just compensation adjudged due after condemnation shall be paid from Sound Transit general funds.

ADOPTED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on August 28, 2014.



Dow Constantine
Board Chair

ATTEST:



Marcia Walker
Board Administrator

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TACOMA TRESTLE**

EXHIBIT A

R/W No	Tax Parcel No	Owner
RJ016	2076250011	Kenneth S Kessler and Joan M Kessler
RJ017	2075340011	Charles H McDonald & Co
RJ018	2075340020	AA Wright, LLC
RJ019	2075360011	Smithson Sparling Anderson, LLC
RJ020	2075280020	William M Curran and Anne R Curran
RJ022	2075240013	Time iN Space, LLC
RJ025	2076250030	Kenneth S Kessler and Joan M Kessler
RJ026	2076250050	Copperhead Land Development, LLC
RJ027	2076250080	City of Tacoma
RJ028	2076250090	City of Tacoma
RJ029	2076270010	Tacoma City Light
RJ030	2076290010	801 East 26 th Street, LLC
RJ031	2076310010	Seattle Box Co.
RJ033	9999999130	BNSF Railway
RJ037	2075220015	Time iN Space, LLC
RJ039	9999999132	City of Tacoma (Alley Vacation Process)

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TACOMA TRESTLE**

EXHIBIT A

R/W No.	Owner/Contact	Parcel #	Address
RJ016	KENNETH S KESSLER AND JOAN M KESSLER	2076250011	601 E. 25 th St. Tacoma, WA 98421

LOTS 1 AND 2, BLOCK 7625, TACOMA LAND COMPANY'S FIRST ADDITION TO TACOMA, ACCORDING TO PLAT FILED FOR RECORD JULY 7, 1884, RECORDS OF PIERCE COUNTY AUDITOR, IN PIERCE COUNTY, WASHINGTON.

TOGETHER WITH THE SOUTH HALF OF THE ALLEY BETWEEN BLOCKS 7526 AND 7625 AS VACATED BY ORDINANCE NO. 11399 OF THE CITY OF TACOMA, RECORDED MAY 21, 1938 UNDER AUDITOR'S NO. 1216812, ABUTTING THEREOF AND ATTACHED THERETO.

TOGETHER WITH THAT PORTION OF THE EAST HALF OF THE EAST "F" STREET, LYING BETWEEN BLOCKS 7623 AND 7625, SAID TACOMA LAND COMPANY;S FIRST ADDITION TO TACOMA, W.T., NORTH OF EAST 26TH STREET AS ESTABLISHED BY ORDINANCE NO. 9578 AND SOUTHERLY OF THE CENTER LINE OF THE ALLEY BETWEEN BLOCKS 7526 AND 7625, EXTENDED EAST AND WEST; AS VACATED BY ORDINANCE NO. 22649 OF THE CITY OF TACOMA, RECORDED UNDER AUDITOR'S NO. 8504070205, WHICH, UPON VACATION, ATTACHED TO SAID PREMISES BY OPERATION OF LAW.

EXCEPT FROM SAID LOTS 1 AND 2, BLOCK 7625, SAID ADDITION, THAT PORTION APPROPRIATED BY THE CITY OF TACOMA, BY DECREE ENTERED SEPTEMBER 12, 1928, IN PIERCE COUNTY SUPERIOR COURT CASE NO. 61287.

R/W No.	Owner/Contact	Parcel #	Address
RJ017	CHARLES H MCDONALD & CO	2075340011	E. 25 th St. Tacoma, WA 98421

THE NORTHERLY 30 FEET OF LOTS 1 TO 12, INCLUSIVE, BLOCK 7534, TACOMA LAND COMPANY'S FIRST ADDITION TO THE CITY OF TACOMA, IN ACCORDANCE WITH THE PLAT OF SAID ADDITION FILED JULY 7, 1884, RECORDS OF PIERCE COUNTY, TOGETHER WITH THAT PORTION OF THE WEST HALF OF VACATED K STREET, VACATED BY ORDINANCE DATED OCTOBER 30, 1907, ADJOINING THE NORTHERLY 30 FEET OF SAID LOT 12. EXCEPTING RIGHT OF WAY OF BURLINGTON NORTHERN INC.

EXCEPT ALL TRACK MATERIAL, INCLUDING, BUT NOT LIMITED TO, RAILS, FASTENINGS, ANGLE BARS, TIE PLATES, TIES AND OTHER IMPROVEMENTS.

R/W No.	Owner/Contact	Parcel #	Address
RJ018	AA WRIGHT, LLC	2075340020	1001 E. 26 th St. Tacoma, WA 98332

SECTION 10 TOWNSHIP 20 RANGE 03 QUARTER 22: TACOMA LAND COMPANY'S FIRST ADDITION, S 45 FT OF LOT 8 THROUGH 12 BLOCK 7534 INCLUDING ½ K ST VACATED AND ½ ALLEY.

R/W No.	Owner/Contact	Parcel #	Address
RJ019	SMITHSON SPARLING ANDERSON, LLC	2075360011	E. 25 th St. Tacoma, WA 98421

THE NORTHERLY 30 FEET OF LOTS 1 THROUGH 12, INCLUSIVE, BLOCK 7536, THE TACOMA LAND COMPANY'S 1ST ADDITION TO TACOMA, W.T., ACCORDING TO THE PLAT FILED FOR RECORD JULY 7, 1884, IN PIERCE COUNTY, WASHINGTON; AND THE NORTHERLY 30 FEET OF LOTS 8 THROUGH 12, INCLUSIVE, BLOCK 7536, THE TACOMA LAND COMPANY'S 7TH ADDITION TO THE CITY OF TACOMA, W.T., ACCORDING TO THE PLAT RECORDED IN BOOK 6 OF PLATS AT PAGE 79, IN PIERCE COUNTY, WASHINGTON; TOGETHER WITH THE NORTHERLY 30 FEET OF THE EAST HALF OF EAST "K" STREET, ABUTTING THEREON AS VACATED BY THE CITY OF TACOMA ORDINANCE NO. 3153, IN PIERCE COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Address
RJ020	WILLIAM M CURRAN AND ANNE R CURRAN	2075280020	706 E. 25 th St. Tacoma, WA 98421

THE NORTH 77 FEET OF LOTS 1 TO 8, INCLUSIVE, BLOCK 7528, THE TACOMA LAND COMPANY'S FIRST ADDITION TO TACOMA, W.T., ACCORDING TO THE PLAT FILED FOR RECORD JULY 7, 1884 IN PIERCE COUNTY, WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Address
RJ022	TIME IN SPACE, LLC	2075240013	602 E. 25 th St. Tacoma, WA 98421

THE NORTHERLY 77 FEET OF THE EASTERLY 135 FEET OF BLOCK 7524, AND THE NORTHERLY 77 FEET OF BLOCK 7526, TACOMA LAND COMPANY'S FIRST ADDITION TO TACOMA, ACCORDING TO PLAT FILED FOR RECORD JULY 7, 1884 IN THE OFFICE OF THE COUNTY AUDITOR, IN PIERCE COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF EAST "F" STREET, VACATED BY CITY OF TACOMA ORDINANCE NOS. 3128 AND 23949, ADJOINING THE NORTHERLY 77 FEET OF SAID BLOCKS 7524 AND 7526.

EXCEPT FROM SAID BLOCK 7526 THAT PORTION APPROPRIATED BY THE CITY OF TACOMA FOR THE CONSTRUCTION AND MAINTENANCE OF A PUBLIC STREET, BY DECREE ENTERED SEPTEMBER 12, 1928 IN PIERCE COUNTY SUPERIOR COURT CAUSE NO. 61287, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 7526; THENCE NORTHERLY ALONG THE EAST LINE OF SAID BLOCK, A DISTANCE OF 119.73 FEET; THENCE IN A SOUTHWESTERLY DIRECTION ON A CURVE TO THE RIGHT HAVING A RADIUS OF 538 FEET AND CONCENTRIC WITH A CURVE HAVING A RADIUS OF 573 FEET, WHOSE TANGENT AT A POINT ON THE CENTER LINE OF EAST "G" STREET, 36.80 FEET SOUTH OF THE CENTER LINE OF EAST 25TH STREET MAKING AN ANGLE OF 14 DEGREES 22' TO THE SOUTHWEST WITH THE SAID CENTER LINE OF EAST "G" STREET, A DISTANCE OF 130.04 FEET TO A POINT OF COMPOUND CURVE; THENCE CONTINUING SOUTHWESTERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 283 FEET, A DISTANCE OF 1.32 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 7526, SAID POINT BEING 2.84 FEET WEST OF THE SOUTHEAST CORNER OF LOT 10, IN SAID BLOCK 7526; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID BLOCK, A DISTANCE OF 52.84 FEET TO THE PLACE OF BEGINNING.

EXCEPT ALL TRACK MATERIAL, INCLUDING, BUT NOT LIMITED TO RAILS, FASTENINGS, ANGLE BARS, TIE PLATES, TIES AND OTHER IMPROVEMENTS, AS EXCEPTED IN DEED FROM RICHARD B. OGILVIE, AS TRUSTEE OF THE PROPERTY OF CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY AND RECORDED UNDER AUDITOR'S NO. 8109020105.

R/W No.	Owner/Contact	Parcel #	Address
RJ025	KENNETH S KESSLER AND JOAN M KESSLER	2076250030	601 E. 26 th St. Tacoma, WA 98421

LOTS 1 AND 2, BLOCK 7625, TACOMA LAND COMPANY'S FIRST ADDITION TO TACOMA, ACCORDING TO PLAT FILED FOR RECORD JULY 7, 1884, RECORDS OF PIERCE COUNTY AUDITOR, IN PIERCE COUNTY, WASHINGTON.

TOGETHER WITH THE SOUTH HALF OF THE ALLEY BETWEEN BLOCKS 7526 AND 7625 AS VACATED BY ORDINANCE NO. 11399 OF THE CITY OF TACOMA, RECORDED MAY 21, 1938 UNDER AUDITOR'S NO. 1216812, ABUTTING THEREOF AND ATTACHED THERETO.

TOGETHER WITH THAT PORTION OF THE EAST HALF OF THE EAST "F" STREET, LYING BETWEEN BLOCKS 7623 AND 7625, SAID TACOMA LAND COMPANY'S FIRST ADDITION TO TACOMA, W.T., NORTH OF EAST 26TH STREET AS ESTABLISHED BY ORDINANCE NO. 9578 AND SOUTHERLY OF CENTER LINE OF THE ALLEY BETWEEN BLOCKS 7526 AND 7625, EXTENDED EAST AND WEST; AS VACATED BY ORDINANCE NO. 22649 OF THE CITY OF TACOMA, RECORDED UNDER AUDITOR'S NO. 8604070205, WHICH UPON VACATION, ATTACHED TO SAID PREMISES BY OPERATION OF LAW.

EXCEPT FROM SAID LOTS 1 AND 2, BLOCK 7625, SAID ADDITION, THAT PORTION APPROPRIATED BY THE CITY OF TACOMA, BY DECREE ENTERED SEPTEMBER 12, 1928, IN PIERCE COUNTY SUPERIOR COURT CASE NO. 61287.

R/W No.	Owner/Contact	Parcel #	Address
RJ026	COPPERHEAD LAND DEVELOPMENT, LLC	2076250050	E. 26 th St. Tacoma, WA 98421

LOTS 3, 4 AND 5, BLOCK 7625, TACOMA LAND COMPANY'S FIRST ADDITION TO TACOMA, W.T. ACCORDING TO PLAT FILED FOR RECORD JULY 7, 1884, IN THE OFFICE OF COUNTY AUDITOR, IN TACOMA, PIERCE COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF VACATED ALLEY ADJOINING OR ABUTTING THEREON, WHICH UPON VACATION, ATTACHED TO SAID PREMISES BY OPERATIONS OF LAW;

EXCEPT THAT PORTION CONDEMNED IN PIERCE COUNTY SUPERIOR COURT CAUSE NO. 61287, SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Address
RJ027	CITY OF TACOMA	2076250080	E. 26 th St. Tacoma, WA 98421

LOT 6, BLOCK 7625, TACOMA LAND COMPANY'S FIRST ADDITION TO TACOMA, ACCORDING TO TACOMA, ACCORDING TO THE PLAT THEREOF ON FILE IN THE PIERCE COUNTY AUDITOR'S OFFICE. LESS THOSE PORTIONS CONVEYED FOR STREET RIGHT OF WAY.

R/W No.	Owner/Contact	Parcel #	Address
RJ028	City of Tacoma	2076250090	E. 26 th St. Tacoma, WA 98421

LOTS 7 AND 8, BLOCK 7625, TACOMA LAND COMPANY'S FIRST ADDITION TO TACOMA, ACCORDING TO THE PLAT THEREOF ON FILE IN THE PIERCE COUNTY AUDITOR'S OFFICE. LESS THOSE PORTIONS CONVEYED FOR STREET RIGHT OF WAY.

R/W No.	Owner/Contact	Parcel #	Address
RJ029	TACOMA CITY LIGHT	2076270010	E. 26 th St. Tacoma, WA 98421

LOTS 1 THROUGH 12 INCLUSIVE, IN BLOCK 7627, AS THE SAME ARE DESIGNATED UPON A CERTAIN PLAT ENTITLED THE TACOMA LAND COMPANY'S FIRST ADDITION TO TACOMA, W.T., ACCORDING TO PLAT FILED FOR RECORD JULY 7, 1884 IN THE OFFICE OF THE PIERCE COUNTY AUDITOR.

R/W No.	Owner/Contact	Parcel #	Address
RJ030	801 EAST 26 TH STREET, LLC	2076290010	801 E. 26 th St. Tacoma, WA 98421

LOTS 1 TO 12, BLOCK 7629, TACOMA LAND COMPANY'S FIRST ADDITION. SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Address
RJ031	SEATTLE BOX CO.	2076310010	923 E. 26 th St. Tacoma, WA 98421

LOTS 1 THROUGH 12, INCLUSIVE, BLOCK 7631, TACOMA LAND COMPANY'S FIRST ADDITION TO TACOMA W.T., ACCORDING TO THE PLAT THEREOF RECORDED JULY 7, 1884, RECORDS OF PIERCE COUNTY AUDITOR.

TOGETHER WITH THAT PORTION OF VACATED EAST I STREET, ABUTTING THEREON AND ATTACHED THERETO BY OPERATION OF LAW, AS VACATED BY CITY OF TACOMA ORDINANCE NO. 16428 AND RECORDED UNDER RECORDING NO. 1870008.

SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Address
RJ033	BNSF Railway	9999999130	E. 26 th St. Tacoma, WA 98421

THOSE CERTAIN BURLINGTON NORTHERN RAILROAD COMPANY SPUR LINES AS LOCATED IN BLOCKS 7534 AND 7633, AS LOCATED IN THE PLAT OF THE TACOMA LAND COMPANY'S FIRST ADDITION, WT ACCORDING TO THE PLAT THEREOF RECORDED JULY 7, 1884, RECORDS OF PIERCE COUNTY AUDITOR.

R/W No.	Owner/Contact	Parcel #	Address
RJ037	TIME IN SPACE, LLC	2075220015	E. 25 th St. Tacoma, WA 98421

THE SOUTH 20 FEET OF THE NORTH 97 FEET OF BLOCKS 7522, 7524 AND 7526, TACOMA LAND COMPANY'S FIRST ADDITION TO TACOMA, ACCORDING TO PLAT FILED FOR RECORD JULY 7, 1884 IN THE OFFICE OF THE COUNTY AUDITOR, IN PIERCE COUNTY, WASHINGTON.

EXCEPT THAT PORTION OF LOTS 11 AND 12, SAID BLOCK 7526 TAKEN BY THE CITY OF TACOMA IN DECREE OF APPROPRIATION ENTERED SEPTEMBER 12, 1928 IN PIERCE COUNTY SUPERIOR COURT CAUSE NO. 61287.

R/W No.	Owner/Contact	Parcel #	Address
RJ039	CITY OF TACOMA	9999999132	E. 26 th St. Tacoma, WA 98421

THAT CERTAIN ALLEY LYING BETWEEN BLOCKS 7528, 7530 AND 7532 TO THE NORTH AND 7627, 7629 AND 7631 TO THE SOUTH, AS SET FORTH AND DEDICATED IN THE PLAT OF THE TACOMA LAND COMPANY'S FIRST ADDITION, WT ACCORDING TO THE PLAT THEREOF RECORDED JULY 7, 1884, RECORDS OF PIERCE COUNTY AUDITOR.