

SOUND TRANSIT

RESOLUTION NO. R99-11

Acquisition of certain Real Property, by purchase or condemnation, and payment of eligible relocation and re-establishment benefits to affected parties for Tacoma-to-Seattle Commuter Rail Project

BACKGROUND AND COMMENTS

Meeting:	Date:	Type of Action:	Staff Contact:	Phone:
Executive Committee	5/7/99	Discussion and Recommendation	Larry Ellington	689-7442
Board	5/13/99	Discussion/Possible Action	Larry Ellington	689-7442

ACTION:

The Board is requested to authorize and to delegate to the Executive Director the authority to acquire, dispose, or lease certain real property interests by voluntary agreement, by condemnation, or by settling condemnation litigation or entering administrative settlements, and to pay eligible relocation and re-establishment benefits to affected parties as necessary for the construction of the Tukwila, Puyallup, and Tacoma Dome Commuter Rail Stations as part of the Tacoma to Seattle Commuter Rail Project (“the Project”).

BACKGROUND:

In order to build and operate a high capacity transit system consisting of commuter rail service, light rail service, and a program of regional bus service, HOV improvements, and park-and-ride facilities throughout the central Puget Sound region, it will be necessary for Sound Transit to acquire real property. Sound Transit’s authorizing legislation grants the agency the power of eminent domain to accomplish such acquisitions. The acquisition of real property will, in some cases, result in the displacement of property owners, tenants and businesses. The Tacoma-to-Seattle Commuter Rail Environmental Assessment identified the locations of nine (9) commuter rail stations and identified the real property necessary for construction and operation of the stations.

Tukwila and Puyallup Commuter Rail Stations

Resolution 98-50 previously authorized the acquisition or condemnation of certain properties necessary for commuter rail stations in Puyallup, Sumner, Auburn and Kent. Resolution 98-43 authorized the acquisition of property for the Longacres (Tukwila) Station. Subsequent design development for the commuter rail stations in Tukwila and Puyallup has identified certain additional real properties to be necessary to the construction and operation of these two commuter rail stations.

Tacoma Dome Station

The FTA conducted an environmental assessment of a commuter rail facility at the Tacoma Dome Station at Freighthouse Square in Tacoma and on April 6, 1999 issued a finding of no significant environmental impact. The Freighthouse Square location replaces the interim station site evaluated in the Tacoma-to-Seattle Commuter Rail Environmental Assessment. In compliance with SEPA, Sound Transit considered and adopted the FTA's Finding of No Significant Impact for this facility. Certain property rights are needed at Freighthouse Square to facilitate construction and operation of the station.

The real properties ("Properties") identified in this requested action (see Exhibit "A" to Resolution 99-11) are consistent with the Environmental Assessment for the Tacoma to Seattle Commuter Rail Project and with the Environmental Assessment for the Commuter Rail Facility at Tacoma Dome Station.

Sound Transit has commissioned appraisals and environmental investigative studies of each of the Properties. These evaluations will be completed and fair market value established according to the Sound Transit's Real Property Policy, Procedures and Guidelines ("Real Estate Policy") adopted by the Board on April 23, 1998. Discussions with the property owners, business owners and tenants to acquire property and accomplish the relocation of occupants are underway. These discussions will continue in earnest in an effort to achieve negotiated agreements to purchase the Properties and pay relocation benefits to the occupants..

Pursuant to applicable state and Federal law, and consistent with Sound Transit's Real Estate Policy, representatives and staff from Sound Transit will meet individually with each property owner to explain the acquisition process and negotiate agreements. Property owners will be afforded reasonable time to consider Sound Transit's offer to purchase.

Sound Transit may not always be able to acquire necessary real property by negotiated agreement. In these cases, it will be important that Sound Transit be able to move forward expeditiously to file condemnation actions. Each anticipated condemnation action would be considered on a case-by-case basis. Real estate staff and legal counsel will work closely together and with the property owner and their representatives to assure alternatives for reaching mutual agreement have been considered. The Executive Director would be authorized to settle condemnation litigation and enter administrative settlements in lieu of litigation, based on legal counsel recommendation for amounts reasonably approximating fair market value and within authorized budgets.

Consistent with Sound Transit's Real Estate Policy and applicable state and federal law, Sound Transit will also negotiate with each legal occupant of the Properties to establish eligibility and identify assistance for the relocation and re-establishment expenses associated with moving to a new location.

Staff will continue to inform the Executive Director and Board members regularly on the status of any condemnation case(s) prior to filing, completed voluntary acquisitions and relocation agreements reached. Staff would return to the Executive Committee or the Board, according to Resolution 78-1, if negotiated purchases, relocation agreements, condemnation litigation

settlements, or administrative settlements (settlements in lieu of filing condemnation) exceed the authorized budget amounts.

RELEVANT BOARD POLICIES AND PREVIOUS ACTIONS TAKEN:

- Adoption of *Sound* ,(May 31, 1996)
- Resolution 78-1, (April 9, 1998)
- Approval of Real Property Acquisition and Relocation Policies, Procedures and Guidelines (April 23, 1998).
- Resolution 98-49, adopting 1999 Budget (November 12, 1998).
- Motion 98-43, directing staff to begin the property acquisition process and station design process for the Tacoma-to-Seattle Commuter Rail Project upon receipt of a Finding of No Significant Impact (FONSI) from the Federal Transit Administration (FTA).(June 11, 1998).
- Resolution 98-43, authorizing acquisition of real property for the Longacres Commuter Rail Station, (September 10, 1998)
- Resolution 98-50, authorizing staff to acquire, dispose, or lease all real property interests by voluntary agreement or by condemnation and to pay eligible relocation and re-establishment benefits to affected parties as necessary for commuter rail stations in Puyallup, Sumner, Auburn and Kent for the Tacoma to Seattle Commuter Rail Project(November 12, 1998)

FUNDING:

Funding for acquisition and relocation is included in the estimated Right-of-Way acquisition cost for each Commuter Rail station which is part of the overall Sounder Commuter Rail budget.

EXECUTIVE SUMMARY:

In accordance with Sound Transit's Real Estate Policy, the acquisition price of the Properties will be based upon an appraisal of fair market value, as determined by a formal appraisal process including a review of the appraisal. In some cases, Sound Transit's purchase offer may not be deemed acceptable to the Seller and efforts to acquire the property through negotiation may prove unsuccessful. In order to acquire the Properties and to meet the schedule and budget for the Project, Sound Transit may need to rely upon its power of eminent domain. Condemnation litigation can be a lengthy process and the ability to file the suit in a timely manner is crucial to our overall success.

In accordance with Sound Transit's Real Estate Policy, staff is committed to reaching agreements with all parties through negotiated settlement and avoiding prolonged litigation whenever possible. Negotiations with property owners to purchase property voluntarily would continue up until trial whenever possible.

COST:

The total acquisition price of the Properties will be based upon appraisals of fair market value. Pursuant to Sound Transit's Real Estate Policy the cost for reimbursement of eligible relocation and re-establishment expenses will be determined based upon the displaced parties' relocation plan and the actual costs incurred.

Funding for property acquisition and relocation is included in the estimated Right-of-Way acquisition cost for each station, as part of the overall Sounder Commuter Rail budget.

ALTERNATIVES:

- Seek Board or Executive Committee approval for each real property acquisition, relocation agreement, condemnation action and/or settlement of litigation.

CONSEQUENCES OF DELAY:

The timely acquisition, by negotiation or condemnation, of real property together with the relocation of businesses, tenants and residents, is necessary for the successful completion of the Tacoma-to-Seattle segment of the Sounder Commuter Rail line. Delay in authorization will result in delay of acquisition and vacation of property, which could negatively affect the construction schedule of the Sounder project.

LEGAL REVIEW:

The Background and Comments and Resolution have been reviewed and approved by the Legal Department.

SOUND TRANSIT

RESOLUTION NO. R99-11

A RESOLUTION of the Board of the Central Puget Sound Regional Transit Authority authorizing the Executive Director to acquire, dispose, or lease certain real property interests by negotiated purchase, by condemnation, by settling condemnation litigation or entering administrative settlements, and to pay eligible relocation and re-establishment benefits to affected parties as necessary for the construction and operation of commuter rail stations at Tukwila, Puyallup and Tacoma for the Tacoma-to Seattle Commuter Rail Project.

WHEREAS, a Authority (“Sound Transit”) has been created for the Pierce, King, and Snohomish County region by action of their respective county councils pursuant to RCW 81.112.030; and

WHEREAS, on November 5, 1996, Central Puget Sound area voters approved local funding for *Sound Move*, the ten-year plan for regional high-capacity transit in the Central Puget Sound Region; and

WHEREAS, *Sound Move* provided for the implementation of high capacity commuter rail service between Tacoma and Seattle, and further provided for the construction, operation and permanent location of nine (9) rail stations in Tacoma, Puyallup, Sumner, Auburn, Kent, Tukwila and Seattle; and

WHEREAS, in compliance with the National Environmental Policy Act (“NEPA”), the Federal Transit Administration (“FTA”) conducted an environmental assessment of the proposed locations for the nine (9) Commuter Rail Stations, and in June 1998 issued a finding of no significant environmental impact. In compliance with the State Environmental Policy Act (“SEPA”), Sound Transit considered and adopted the FTA’s finding of no significant environmental impact for the Tacoma-Seattle commuter rail project, and

WHEREAS, in compliance with NEPA, the FTA conducted an environmental assessment of the Commuter Rail Facility at Tacoma Dome Station and issued a finding of no significant environmental impact on April 6, 1999. In compliance with SEPA, Sound Transit considered and adopted the FTA's finding of no significant environmental impact for the Commuter Rail Facility at Tacoma Dome Station; and

WHEREAS, Resolution 98-50 authorized the Executive Director authorized to acquire, dispose, or lease certain real property interests by negotiated purchase or by condemnation and to pay eligible relocation and re-establishment benefits to affected parties as necessary for the construction and operation of commuter rail stations for the Tacoma to Seattle Commuter Rail Project; and

WHEREAS, subsequent design development for the commuter rail stations in Tukwila and Puyallup has identified certain additional real properties as necessary to the construction of the Tukwila and Puyallup commuter rail stations, consistent with previously completed federal and state environmental evaluations, and said properties are reasonably described in Exhibit "A" attached hereto; and

WHEREAS, in order to acquire the properties determined to be necessary for the construction, operation and permanent location of the Tukwila, Puyallup, and Tacoma commuter rail stations, it is necessary for Sound Transit to acquire by negotiated purchase or to condemn certain lands and rights in property described in Exhibit "A" for public purposes, and to pay eligible relocation and re-establishment benefits to affected parties; and

WHEREAS, Sound Transit has commissioned appraisals to determine the fair market value of the properties and will continue to 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, the funds necessary to acquire the property by voluntary purchase or to pay just compensation adjudged due after condemnation and the funds necessary to pay eligible relocation and re-establishment costs 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 Executive Director is hereby authorized to execute such agreements as are customary and necessary for the acquisition, lease, or disposal of the real property interests described in Exhibit "A", and for the payment of eligible relocation and re-establishment costs, said property to be used for the construction of the Tacoma to Seattle Commuter Rail Stations in Tukwila, Puyallup, and Tacoma. In accordance with Sound Transit's adopted Real Property Acquisition and Relocation Policies, Procedures and Guidelines, the acquisition price of the properties shall 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 at any particular station exceeds Sound Transit's approved budget for right-of-way acquisition (plus contingency) for that station location, then the Executive Director shall obtain approval from the appropriate committee or the Board, per Resolution 78-1, before the

acquisition of the property for that station by purchase or by condemnation and the payment of eligible relocation and re-establishment costs.

SECTION 2 The Executive Director is hereby authorized to settle condemnation litigation or enter administrative settlements (a settlement in lieu of initiating condemnation litigation) for the acquisition of the real property interests described in Exhibit "A". Such settlements shall be made only upon the recommendation of legal counsel, for amounts deemed to be a reasonable estimation of fair market value, and shall not exceed established budgets. For all other settlements proposed, the Executive Director shall obtain prior approval of the appropriate committee or the Board, per Resolution 78-1.

SECTION 3. The Sound Transit Board of Directors deems the Tacoma to Seattle Commuter Rail Stations in Tukwila, Puyallup, and Tacoma to be a public use for a public purpose. The Board deems it necessary and in the best interests of the citizens residing within the Sound Transit district boundaries to acquire the property identified herein as being necessary for the construction, operation and permanent location of the Tacoma to Seattle Commuter Rail Stations in Tukwila, Puyallup, and Tacoma. The Board directs that all, any portion thereof, of the property identified herein be immediately acquired by voluntary agreement, or in lieu of agreement, that said properties be condemned, appropriated, taken and damaged for the construction, operation of the Tacoma to Seattle Commuter Rail Stations in Tukwila, Puyallup, and Tacoma, said properties being described in Exhibit "A" incorporated herein by reference and that eligible parties be paid relocation and re-establishment costs associated with displacement 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 the above-described properties be

immediately acquired, condemned, appropriated, taken and damaged for the construction, operation and permanent location of the Tacoma to Seattle Commuter Rail Stations in Tukwila, Puyallup, and Tacoma.

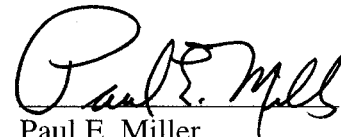
SECTION 5. Sound Transit has complied with the State Environmental Policy Act and the guidelines of WAC Chapter 197-11 with respect to this resolution authorizing condemnation proceedings.

SECTION 6. In addition to the authority granted the Executive Director in Section 1 above, condemnation proceedings are hereby authorized and the authority is hereby delegated to the Executive Director to take action as related to such condemnation proceedings to acquire all, or any portion thereof, of the properties and property rights and/or rights in the properties described in the attached Exhibit "A" for the purpose of constructing, owning and operating the Tacoma to Seattle Commuter Rail Stations in Tacoma, Puyallup, and Tacoma.

SECTION 7. The funds necessary to acquire the property 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 the 27th day of May, 1999.


Paul E. Miller
Board Chair

ATTEST:

Marcia Walker
Marcia Walker
Board Administrator

R99-11 - EXHIBIT A

Station	Owner/Contact	Parcel #	Site Address
Kent	Mr. & Mrs. Leo C. Brutsche	714280 0135 05	223 W Smith St Kent 98032

LEGAL DESCRIPTION:

Lots 1, 2, 3, 4, 5 and 6 in Block 3 of Ramsay's Addition to the town of Kent, according to Plat recorded in Volume 16 of Plats at page(s) 89, in King County, Washington;
Together with that portion of vacated Second Avenue adjoining, which upon vacation under City of Kent Ordinance No. 2779, recording No. 8807130681, attached to said property by operation of law.

Station	Owner/Contact	Parcel #	Site Address
Kent	JSWJ Partnership	714280 0160 03	301 1st Ave N Kent 98032

LEGAL DESCRIPTION:

Lot 7 in Block 3 of Ramsay's Addition to the town of Kent, according to Plat recorded in Volume 16 of Plats at page(s) 89, in King County, Washington;
Except that portion conveyed to the City of Kent by recording Nos. 7607010194 and 7607010195 described as follows:
That portion of Lot 7 in Block 3 of Ramsay's Addition to the town of Kent, according to Plat recorded in Volume 16 of Plats at page(s) 89, in King County, Washington, described as follows:
Beginning at the southeast corner of said Lot; thence north along the east line of said Lot a distance of 10 feet; thence in a southwesterly direction to a point on the south line of said Lot which lies 65 feet west of beginning; thence east to beginning.

Station	Owner/Contact	Parcel #	Site Address
Kent	Laville and Rasmussen	714280 0165 08	311 1st Ave N Kent 98032

LEGAL DESCRIPTION:

Lot 8 in Block 3 of Ramsay's Addition to the town of Kent, according to Plat recorded in Volume 16 of Plats at page(s) 89, in King County, Washington.

R99-11 - EXHIBIT A - continued

Station	Owner/Contact	Parcel #	Site Address
Kent	Richard Carmack	714280 0170 01	317 1st Ave N Kent 98032
		714280 0171 00	319 1st Ave N Kent 98032

LEGAL DESCRIPTION:

Lots 9 and 10 in block 3 of Ramsay's Addition to the town of Kent, according to Plat recorded in Volume 16 of Plats at page(s) 89, in King County, Washington.

Station	Owner/Contact	Parcel #	Site Address
Kent	Dan & Lanny Silvestri	714280 0180 09	327 1st Ave N Kent 98032
		714280 0185 04	321 1st Ave N Kent 98032

LEGAL DESCRIPTION:

Parcel A:

Lot 11 in Block 3 of Ramsay's Addition to the town of Kent, according to Plat recorded in Volume 16 of Plats at page(s) 89, in King County, Washington.

Parcel B:

Lot 12 in Block 3 of Ramsay's Addition to the town of Kent, according to Plat recorded in Volume 16 of Plats at page(s) 89, in King County, Washington.

R99-11 - EXHIBIT A – continued

Station	Owner/Contact	Parcel #	Site Address
Puyallup	James F. and Jerald F. Johannes	794010 025 0	201 West Main Ave, Puyallup
		794010 026 0	201 West Main Ave, Puyallup

LEGAL DESCRIPTION:

Parcel A:

The west half of Lot 5 in Block 4 of Puyallup, J.P. Stewart’s Addition, according to Plat recorded in Volume 1 of Plats at page(s) 39, in Puyallup, Pierce County, Washington.

Parcel B:

Lot 6, and the following described easterly part of Lot 7; beginning at the southeast corner of said Lot; thence west along the south line thereof, 33.47 feet; thence north 154.4 feet, more or less, to the north line of said Lot at a point 1.26 feet east of the northwest corner thereof; thence east along the north line of said Lot to the right of way of Northern Pacific Railway; thence along the said right of way to the northeast corner of said Lot; thence south along the east line of said Lot 145.36 feet, more or less, to point of beginning, all in Block 4 of J.P. Stewart’s Addition to Puyallup, according to Plat recorded in Book 1 of Plats at page 39, in Puyallup, Pierce County, Washington.

Station	Owner/Contact	Parcel #	Site Address
Puyallup	Puyallup Valley Cold Storage Inc.	794010 024 0	133 West Main, Puyallup
		042028 100 2	133 West Main, Puyallup

LEGAL DESCRIPTION:

Parcel A:

Lot 2, except the east 28.24 feet thereof, all of Lots 3 and 4, and the east 17 feet of Lot 5, all in Block 4 of Puyallup, J.P. Stewart’s Addition, according to Plat recorded in Volume 1 of Plats at page(s) 39, in Puyallup, Pierce County, Washington.

Parcel B:

Beginning in the City of Puyallup at a point 188.25 feet west and 30 feet north of the quarter section corner on line between Sections 27 and 28, Township 20 North, Range 4 East, W.M.; thence north 103 feet, more or less, to Northern Pacific Railway Company’s right of way; thence north 75°10’ west along the southern boundary line of said right of way 62 feet; thence south 117.83 feet, more or less, to the northern boundary line of Main Street in said city; thence east 60 feet to the point of beginning, in Puyallup, Pierce County, Washington.

R99-11 - EXHIBIT A - continued

Station	Owner/Contact	Parcel #	Site Address
Puyallup	Uniland Investors	794030 004 0	112 W Stewart Ave, Puyallup
		794030 005 0	218 N Meridian, Puyallup
		042028 104 4	206 N Meridian, Puyallup

LEGAL DESCRIPTION:

Parcel A:

The north 18 feet of the following described property:

Beginning at a point 30 feet west and 239.58 feet north of Quarter Section corner between Sections 27 and 28, Township 20 North, Range 4 East, W.M., in Pierce County, Washington, at the intersection of the north boundary line of the Northern Pacific Railroad Right of Way and the west line of Meridian Street; thence north 45 feet; thence west 100 feet; thence south 19.16 feet to the north boundary line of the Northern Pacific Railroad Right of Way; thence easterly along the line of said right of way to the point of beginning.

Parcel B:

Commencing at a point 30 feet west and 239.58 feet north of the Quarter Section corner between Sections 27 and 28, Township 20 North, Range 4 East, W.M., in Pierce County, Washington, at the intersection of the north boundary line of the Northern Pacific Railroad Right of Way and the west line of Meridian Street; thence north 45 feet; thence west 100 feet; thence south 19.16 feet to the north boundary line of the Northern Pacific Railroad Right of Way; thence north 75°10' west along said line of Right of Way 20.68 feet; thence north 14 feet; thence east 20 feet to the point of beginning.

Station	Owner/Contact	Parcel #	Site Address
Puyallup	C. Ray Beasley	042028 104 2	202-04 N Meridian, Puyallup

LEGAL DESCRIPTION:

Beginning at a point 30 feet west and 3 chains and 63 links north of the Quart Section corner on the Line between Sections 27 and 28, Township 20 North, Range 4 East, W.M., in Pierce County, Washington, at the intersection of the north boundary line of the railroad land granted by J.P. Stewart for railroad purposes and the west boundary of the county road which runs north on the section line between said Section 27 and 28; thence north 27 feet, more or less, to a point 18 feet south of the southeast corner of the premises heretofore owned by N.H. Morell and Edith B. Morell, his wife; thence west 100 feet; thence south to the Northern Pacific Railway Company Right of Way; thence southeasterly along the north boundary of said Right of Way to the point of beginning.

R99-11 - EXHIBIT A - continued

Station	Owner/Contact	Parcel #	Site Address
Tukwila	Boeing Company	000580 0018 08	Tukwila

LEGAL DESCRIPTION:

Commencing at a point which lies on the NE corner of proposed short plat, Lot 2, said point also lying on the centerline extension of S. 158th Street.

Thence east on said street centerline extension, a distance of 100' to the true point of beginning;

Thence east a distance of 40 feet; thence south, running parallel with the easterly margin of the Burlington Northern Santa Fe Railroad right of way line, a distance of 300 feet; thence west to the easterly margin of the Burlington Northern Santa Fe Railroad right of way line; thence north along the easterly margin of the Burlington Northern Santa Fe Railroad right of way to the point of beginning.

R99-11 - EXHIBIT A - continued

Station	Owner/Contact	Parcel #	Site Address
Tacoma	Keith Stone	207522 001 1	2501 East D St., Tacoma
		207522 001 5	2501 East D St., Tacoma
		207524 001 1	430 E 25 th St. #11, Tacoma
		207524 001 3	440 502 East 25 th St., Tacoma

LEGAL DESCRIPTION:

Parcel A:

The northerly 77 feet of the easterly 135 feet of Block 7524, and the northerly 77 feet of Block 7526 of the Tacoma Land Company’s First Addition to Tacoma, W.T., according to Plat file for record July 7, 1884 in the Office of the County Auditor, in Tacoma, Pierce County, Washington;

Together with that portion of vacated East “F” Street, vacated by City of Tacoma Ordinance No. 3218 dated October 9, 1907, 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 Case No. 61287, and being described as follows:

Beginning at the southwest 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°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 2.64 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.

Parcel B:

The northerly 77 feet of Blocks 7522 and 7524 of 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 County Auditor, in Tacoma, Pierce County, Washington;

Except the east 135 feet of said Block 7524;

Together with that portion of vacated East “E” Street adjoining said Blocks 7522 and 7524, which upon vacation, attached to said property by operation of law.

Parcel C:

The south 20 feet of the north 97 feet of Blocks 7520, 7522, 7524 and 7526 in 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 County Auditor, in Tacoma, Pierce County, Washington;

Except that portion of Lots 11 and 12, said Block 7526 taken by the City of Tacoma by Decree of Appropriation entered September 12, 1928 in Pierce County Superior Court Case No. 61287. Situate in the County of Pierce, State of Washington.