

CITY COUNCIL AGENDA ITEM

CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Public Hearing on Resolution No. 453 - Intergovernmental Transfer of Property at 7th Avenue NE and NE 185th Street to Sound Transit for the Purpose of Light Rail Station and System Construction

DEPARTMENT: City Manager's Office
Public Works

PRESENTED BY: Juniper Nammi, Light Rail Project Manager
Noel Hupprich, Development Review and Construction Manager

ACTION: ☐ Ordinance ☐ Resolution ☐ Motion
 ☐ Discussion ☒ Public Hearing

PROBLEM/ISSUE STATEMENT:

Sound Transit is seeking to acquire a portion of City Rights-of-Way (ROW) identified as 7th Avenue NE, north of NE 185th Street, and a triangular portion of NE 185th Street, north of the existing sidewalk between 7th Avenue NE and 8th Avenue NE, through the intergovernmental property transfer proposed Resolution No. 453 (Attachment A). The majority of 7th Avenue NE and NE 185th Street (24,068 square feet) is owned in fee by the City of Shoreline and can be transferred to Sound Transit pursuant to Revised Code of Washington (RCW) Chapter 39.33. The small balance of this area (620 square feet) is the subject of the proposed Street Vacation Ordinance No. 875 that is also on the agenda for tonight's meeting. A map of this area proposed for intergovernmental transfer to Sound Transit is included as Exhibit A to Attachment A of this staff report.

This City ROW property is proposed as part of a larger site for the construction of the Shoreline North/185th Light Rail Station, Garage and Transit Center as currently designed for the Lynnwood Link Extension (LLE) Project. Sound Transit and City staff propose a property exchange agreement to facilitate exchange of this City ROW property for certain parcels of equal fair market value that were acquired by Sound Transit in connection with its development of the LLE Project that will be determined surplus at the end of the project.

State law (RCW 39.33.020) requires that a public hearing be duly noticed and held on any disposition of City property with an estimated value of more than \$50,000. Consistent with this requirement, public notice was provided on February 21, 2020 for tonight's public hearing on proposed Resolution No. 453. This public hearing is an opportunity for residents and other stakeholders to provide input on the proposed transfer of this City ROW Property to Sound Transit. The City Council is currently scheduled to take action on proposed Resolution No. 453 on March 16, 2020.

RESOURCE/FINANCIAL IMPACT:

The 7th Avenue NE and NE 185th Street City ROW property is appraised at approximately \$30.087 per square foot, for a total value of approximately \$724,133.92 for the portion owned in fee by the City. Through a proposed property exchange agreement, Sound Transit would convey portions of property, acquired for the Light Rail Project but determined to be surplus after completion, of equivalent fair market value to the City. The Sound Transit property proposed for exchange would be used for multimodal transportation projects such as the 148th Street Non-motorized Bridge, the Trail Along the Rail project, or new local street end connections within the light rail station areas, depending on their location.

The operations and maintenance costs for the area of Sound Transit property is roughly equivalent to those costs for the City ROW to be transferred to Sound Transit. Any additional costs for future City improvements in these areas have been or will be considered through the City's Capital Improvement Plan authorizing those projects.

RECOMMENDATION

Staff recommends that the City Council conduct the public hearing to take public comment on the proposed intergovernmental transfer of City ROW property at 7th Avenue NE and NE 185th Street. Staff also recommends that the City Council discuss proposed Resolution No. 453 tonight and adopt the proposed Resolution when it is brought back to Council for action at the March 16, 2020 meeting.

Approved By: City Manager **DT** City Attorney **J-AT**

BACKGROUND

The Sound Transit Lynnwood Link Extension (LLE) Project includes the proposed Shoreline South/185th Station, which is designed to be located parallel to the I-5 corridor and immediately north of NE 185th Street and west of 8th Avenue NE. The station is proposed to be located over portions of the I-5 Limited Access Area, the City's ROW for 7th Avenue NE, and the northern margin of NE 185th Street. Due to the building type and applicable building standards in the International Building Code, the City ROW lines must be relocated or eliminated prior to issuance of the building permits for the Shoreline North station and garage/transit center structures.

To accommodate the disposition of the City's ROW in this area, Sound Transit originally submitted a street vacation petition (File No. PLN19-0154). Council Resolution No. 446, which put the petition before the City's Hearing Examiner, was adopted at the September 16, 2019 Council meeting. The staff report for Resolution No. 446 is available at the following link:

<http://cosweb.ci.shoreline.wa.us/uploads/attachments/cck/council/staffreports/2019/staffreport091619-7c.pdf>.

A public hearing on this proposed street vacation was held before the Hearing Examiner on October 9, 2019, and then on October 23, 2019, the Hearing Examiner issued a recommendation that Council approve this street vacation. The Hearing Examiner Records for Street Vacation PLN19-0154 are available at the following links:

- Hearing Records - <http://www.shorelinewa.gov/Home/ShowDocument?id=45172>
- Hearing Examiner Recommendation - <http://www.shorelinewa.gov/Home/ShowDocument?id=45434>.

The area of City ROW proposed for transfer to Sound Transit was originally purchased from private property owners for construction of I-5. In 1986, property that was acquired by Washington State Department of Transportation (WSDOT) for realignment of King County roads from the I-5 project was transferred to King County by Quitclaim Deed (Recording No.8603110515), recorded March 11, 1986. This property was conveyed to the City of Shoreline by operation of law in/about 1995 when the City incorporated.

In preparation for bringing Sound Transit's Street Vacation petition back to Council for Ordinance approval, staff had additional conversations with WSDOT about the deed restriction in the 1986 quitclaim deed (Deed) which states:

It is understood and agreed that the above referenced property is transferred for road purposes and that all revenue resulting from any vacation, sale or rental of such road shall be placed in the county road fund and used exclusively for road purposes.

During these discussions, staff learned that the areas conveyed by the Deed was transferred in fee with the above-mentioned deed restriction and was not dedicated as a ROW easement. As such the correct process for disposing of this roadway area is through intergovernmental property transfer under Chapter 39.33 RCW, instead of through a street vacation process, which governed under Shoreline Municipal Code (SMC) Chapter 12.17 and Chapter 35.79 RCW.

DISCUSSION

Sound Transit is now seeking to acquire these 24,068 square feet of City ROW along 7th Avenue NE, north of NE 185th Street, and the triangular portion of NE 185th Street, north of the existing sidewalk between 7th Avenue NE and 8th Avenue NE, through an intergovernmental property transfer. Proposed Resolution No. 453 (Attachment A) provides for this property transfer.

Chapter 39.33 RCW allows for any municipality to sell, transfer, exchange, lease or otherwise dispose of any property, real or personal, or property rights, including but not limited to the title to real property, to other state created agencies on such terms and conditions as may be mutually agreed upon by the proper authorities. Sound Transit and City staff have negotiated a property exchange agreement that would provide compensation to the City through the exchange of property that is of equivalent fair market value for the intergovernmental transfer of property. The proposed property exchange agreement is included with the staff report for the related Street Vacation Ordinance No. 875, which is also on tonight's agenda. This property exchange agreement is currently scheduled for Council action on March 16, 2020.

WSDOT would need to release the deed restriction in the 1986 Deed so that Sound Transit can use the property for the light rail station and garage, which are not road purposes. The draft letter of release and release of deed restriction between WSDOT and the City to be recorded on title are included as Attachment B to this staff report and would document the City's covenant to use property, or revenue, of equivalent fair market value from this intergovernmental property transfer for road purposes. This letter and release of deed would also be included on the March 16, 2020 agenda for Council approval. To comply with the deed restriction on this property, the City would apply the same deed restriction to the new fee owned property received from Sound Transit and would use it for road purposes.

Sound Transit completed an appraisal of the full City ROW area of 7th Avenue NE and NE 185th Street needed for the Shoreline North/185th Station area. Based on this appraisal, this City ROW is valued at approximately \$30.087 per square foot. As the final intergovernmental transfer area totals 24,068 square feet, the value of the City ROW area owned in fee is approximately \$724,133.92. Through the proposed property exchange agreement, Sound Transit would convey portions of property, acquired for the Light Rail Project but determined to be surplus after completion, of equivalent fair market value to the City. The Sound Transit property proposed for exchange would be used for multimodal transportation projects such as the 148th Street Non-motorized Bridge, the Trail Along the Rail project, or new local street end connections within the light rail station areas, depending on their location

STAKEHOLDER OUTREACH

A public hearing was held for the original street vacation petition PLN19-0154 on October 9, 2019 before the Shoreline Hearing Examiner. Some public comment was made at the Public Hearing, but no written public comments were submitted. Public comment included support of the street vacation petition by North City Water District

and questions regarding access to the staging yard via 7th Avenue NE during construction.

Tonight's public hearing is a second opportunity for public comment on the transfer of this City ROW to Sound Transit for the Shoreline North/185th Station site. This second hearing is required because the applicable procedure for the sale of the ROW to Sound Transit changed based on additional information and this hearing is required under a different State law. Notice for today's public hearing was made on February 21st in the Seattle Times newspaper (Attachment C).

COUNCIL GOAL(S) ADDRESSED

Proposed Resolution No. 453, which will transfer portions of 7th Avenue NE and NE 185th Street ROW to Sound Transit for the Shoreline North/185th Station site supports the 2019-2021 *Council Goal 3 – Continued preparation for regional mass transit in Shoreline.*

RESOURCE/FINANCIAL IMPACT

The 7th Avenue NE and NE 185th Street City ROW property is appraised at approximately \$30.087 per square foot, for a total value of approximately \$724,133.92 for the portion owned in fee by the City. Through a proposed property exchange agreement, Sound Transit would convey portions of property, acquired for the Light Rail Project but determined to be surplus after completion, of equivalent fair market value to the City. The Sound Transit property proposed for exchange would be used for multimodal transportation projects such as the 148th Street Non-motorized Bridge, the Trail Along the Rail project, or new local street end connections within the light rail station areas, depending on their location.

The operations and maintenance costs for the area of Sound Transit property is roughly equivalent to those costs for the City ROW to be transferred to Sound Transit. Any additional costs for future City improvements in these areas have been or will be considered through the City's Capital Improvement Plan authorizing those projects.

RECOMMENDATION

Staff recommends that the City Council conduct the public hearing to take public comment on the proposed intergovernmental transfer of City ROW property at 7th Avenue NE and NE 185th Street. Staff also recommends that the City Council discuss proposed Resolution No. 453 tonight and adopt the proposed Resolution when it is brought back to Council for action at the March 16, 2020 meeting.

ATTACHMENTS

Attachment A – Proposed Resolution No.453, include Exhibits A and B
Attachment B – DRAFT WSDOT Release and City Covenant Letter – 7th and 185th
Attachment C – Seattle Times Public Hearing Advertisement Confirmation

RESOLUTION NO. 453

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON AUTHORIZING AN INTERGOVERNMENTAL SALE OF REAL PROPERTY TO THE CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY (SOUND TRANSIT) IN EXCHANGE FOR SURPLUS PROPERTY.

WHEREAS, Chapter 39.33 RCW authorizes the intergovernmental disposition of property by sale, transfer, exchange, lease, or otherwise dispose of real property or property rights to another political subdivision; and

WHEREAS, the Central Puget Sound Regional Transit Authority (Sound Transit) is constructing a light rail project, the Lynnwood Link Extension Project, that transects the City from North to South; and

WHEREAS, Sound Transit has acquired private properties to facilitate the construction of the Lynnwood Link Extension Project but also needs portions of City-owned land; and

WHEREAS, in 1961, the State of Washington (Department of Transportation) obtained land for state highway purposes; namely the construction of State Highway 1, what is now Interstate 5, and, in 1986 conveyed to King County by quit claim deed, recorded under King County Recording No. 8603110515, all of the State's right, title, and interest for certain lands that were not required for state highway purposes, provided that these lands were for road purposes and that any vacation, sale or rental of such road shall be placed in a fund used exclusively for road purposes; and

WHEREAS, upon incorporation, the City received from King County, in fee, various public rights-of-way which King County had received by Quit Claim Deed from the Washington State Department of Transportation as surplus to the Interstate 5 project; two such rights-of-way were a portion of 7th Avenue NE and NE 185th Street; and

WHEREAS, Sound Transit now seeks to acquire the fee simple ownership in these rights-of-way, which totally approximately 24,068 square feet to facility the construction of the Shoreline North/185th Station; and

WHEREAS, in addition to the proposed intergovernmental transfer, a 620 square foot portion of 7th Avenue NE is the subject of a street vacation under Ordinance No. 875 and for which a public hearing was held before the Hearing Examiner on October 9, 2019; and

WHEREAS, an appraisal for that portion of the right-of-way to be sold was prepared and accepted by the City, showing the fair market value of the property is \$724,133.92; and

WHEREAS, the City and Sound Transit have been working to develop a Property Exchange Agreement in which, at the conclusion of the construction of the Lynnwood Link Light Rail Sound Transit would convey portions of surplus property of equivalent fair market value to the City in lieu of cash payment for the fee simple property; and

WHEREAS, the property anticipated to be conveyed by Sound Transit would be used for multimodal transportation projects such as the 148th Street Nonmotorized Bridge and the Trail Along The Rail; and

WHEREAS, as required by RCW 39.33.020, the City Council held a public hearing on the proposed intergovernmental transfer; and

WHEREAS, the City Council has determined that an intergovernmental transfer of the property for property that will serve multimodal transportation projects is in the best interests of the City;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. Property Exchange Agreement. Sound Transit shall enter in a Property Exchange Agreement with the City to provide for just compensation of the vacated right-of-way on or before May 31, 2020. If Sound Transit does not execute the Agreement by May 31, 2020, then Sound Transit shall pay the City \$724,133.92 no later than June 30, 2020.

Section 2. Deed. Pursuant to RCW 39.33.010 and upon execution of the Property Exchange Agreement or payment of the fair market value, the City Manager is authorized to execute a Quit Claim Deed or Warranty Deed to Sound Transit in a form acceptable to the City Attorney along with any other necessary paperwork for the sale of real property depicted on Exhibit A and legally described on Exhibit B in exchange for surplus real property that will be address in a Property Exchange Agreement between the City and Sound Transit.

Section 3. Deed Restriction. The executed Deed shall contain the following language as set forth in the 1986 Quit Claim Deed:

It is understood and agreed that the above referenced property is transferred for road purposes and that all revenue resulting from any vacation, sale or rental of such road shall be placed in the county road fund and used exclusively for road purposes.

Section 4. Directions to Director of Public Works. Upon the execution of the Deed transferring the property, the Director of Public Works shall cause to amend the official maps to reflect the vacation of that portion of 7th Avenue NE.

Section 5. Directions to City Clerk. The City Clerk, in consultation with the City Attorney, is authorized to make necessary corrections to this ordinance, including the corrections of scrivener or clerical errors; references to other local, state, or federal laws, codes, rules, or regulations; or ordinance numbering and section/subsection numbering and references.

Section 6. Severability. Should any section, subsection, paragraph, sentence, clause, or phrase of this Resolution or its application to any person or situation be declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this Resolution or its application to any person or situation.

Section 7. Effective Date. The effectiveness of this Resolution is subject to satisfaction of the conditions set forth in Section 1 and shall be effective immediately upon the satisfaction of those conditions. If such conditions are not satisfied on or before the dates set forth in Section 1, this Resolution shall become null and void and be of no further effect.

ADOPTED BY THE CITY COUNCIL ON MARCH 16, 2020.

Mayor Will Hall

ATTEST:

Jessica Simulcik Smith, City Clerk

R/W No. LL-509.1
7TH AVE NE
CITY OF SHORELINE

INTERGOVERNMENTAL TRANSFER AREA:

ALL OF 7TH AVE NE AND PORTION OF NE 185TH STREET IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 26 NORTH, RANGE 4 EAST, LYING **NORTHERLY** OF THE FOLLOWING DESCRIBED **LINE**:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 26 NORTH, RANGE 4 EAST;
THENCE S87°58'49"E ALONG THE SOUTH LINE OF SAID SECTION, BEING THE CENTERLINE OF NE 185TH STREET, A DISTANCE OF 595.59 FEET;
THENCE AT RIGHT ANGLES N02°01'11"E A DISTANCE OF 40 FEET TO A POINT ON THE EXISTING NORTH MARGIN OF SAID STREET, BEING THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED **LINE**, BEING THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 34.00 FEET, TO WHICH POINT A RADIAL LINE BEARS S02°26'05"E;
THENCE LEAVING SAID MARGIN, WESTERLY, TO THE RIGHT ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°56'58" AN ARC DISTANCE OF 2.94 FEET;
THENCE N87°29'06"W A DISTANCE OF 282.01 FEET TO THE EAST MARGIN OF SR 5, BEING THE END OF THE HEREIN DESCRIBED **LINE**;

EXCEPT THE EAST 10 FEET OF THE WEST 30 FEET OF THE NORTH 62 FEET OF THE SOUTH 216 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, AS DEDICATED TO KING COUNTY UPON RECORDING OF SHORT PLAT NUMBER 578077, RECORDED UNDER RECORDING NUMBER 7901170721, IN KING COUNTY, WASHINGTON;

CONTAINING 24,068 SQUARE FEET.

Earl J. Bone 2/21/20



Northwest Region
15700 Dayton Avenue North
P.O. Box 330310
Seattle, WA 98133-9710
206-440-4000
TTY: 1-800-833-6388
www.wsdot.wa.gov

(Insert Date)

To Whom It May Concern,

This letter is in response to the City of Shoreline's (City) request for the Washington State Department of Transportation (WSDOT) to release a deed restriction that was placed on certain property WSDOT conveyed to King County pursuant to that Agreement entitled GM 1202, dated April 23, 1984, and Quitclaim Deed dated January 10, 1984, recorded March 11, 1986 under King County Auditor's File No. 8603110515 (Deed).

The certain conveyed property are portions of the following roadways: a portion of NE 185th Street between 7th Ave NE and 8th Ave NE and the portion of 7th Avenue NE, north of NE 185th Street, located in Section 5 of Township 26 N, Range 4 E. W.M. (approximately 24,068 square feet), as outlined in orange on the Right of Way Plan attached hereto entitled *SR 5-Seattle Freeway_185th Street ROW Plan* (hereinafter the Road Property).

The Road Property was conveyed to the City by operation of law in/about 1995 when it incorporated and, the City has been utilizing the Road Property for road purposes since that time. The terms of the Deed limit the City's use of the Road Property to "road purposes" and requires "that all revenue resulting from any vacation, sale or rental of such road shall be placed in the county [City] road fund and used exclusively for road purposes" (Deed Restriction).

Sound Transit desires to utilize this portion of the Road Property for the non-road purposes of constructing, operating, and maintaining a light rail station, light rail track, and light rail related features for Sound Transit's Lynwood Link Extension project. To utilize the Road Property, Sound Transit, as majority fee title property owner of abutting properties, has requested that the City complete an intergovernmental transfer of the Road Property pursuant to the process set forth in chapter 39.33 RCW in exchange for Sound Transit's conveyance of other real property of equivalent market value to the City for public road purposes.

To accomplish this vacation, the City requested WSDOT's release the Deed Restriction so as to allow use of the Road Property for non-road purposes. As a condition of this release, as evidenced by Release of Deed Restriction attached hereto, the City covenants to WSDOT that it shall obtain from Sound Transit fee title to other real property of equivalent fair market value to the Road Property and that the City will encumber the title to said real property with the same language as the Deed Restriction. The City further covenants to WSDOT that in the event the real property acquired by the City from Sound Transit is sold, leased, or vacated the revenues resulting therefrom shall be placed in the City road fund and used exclusively for road purposes.

Subject to the execution of the Release of Deed Restriction, WSDOT releases the Deed Restriction on the Road Property as described herein and as shown outlined in orange on the Right

of Way Plans entitled *SR 5-Seattle Freeway_185th Street ROW Plan* and described in Exhibit B-1 and depicted in Exhibit B-2 of the *Release of Deed Restriction*, attached hereto.

The undersigned hereby certifies that he/she has the authority to execute this document on behalf of the governmental agency that he/she is signing on behalf of.

Hal Wolfe
Northwest Region,
Real Estate Services Manager

Date

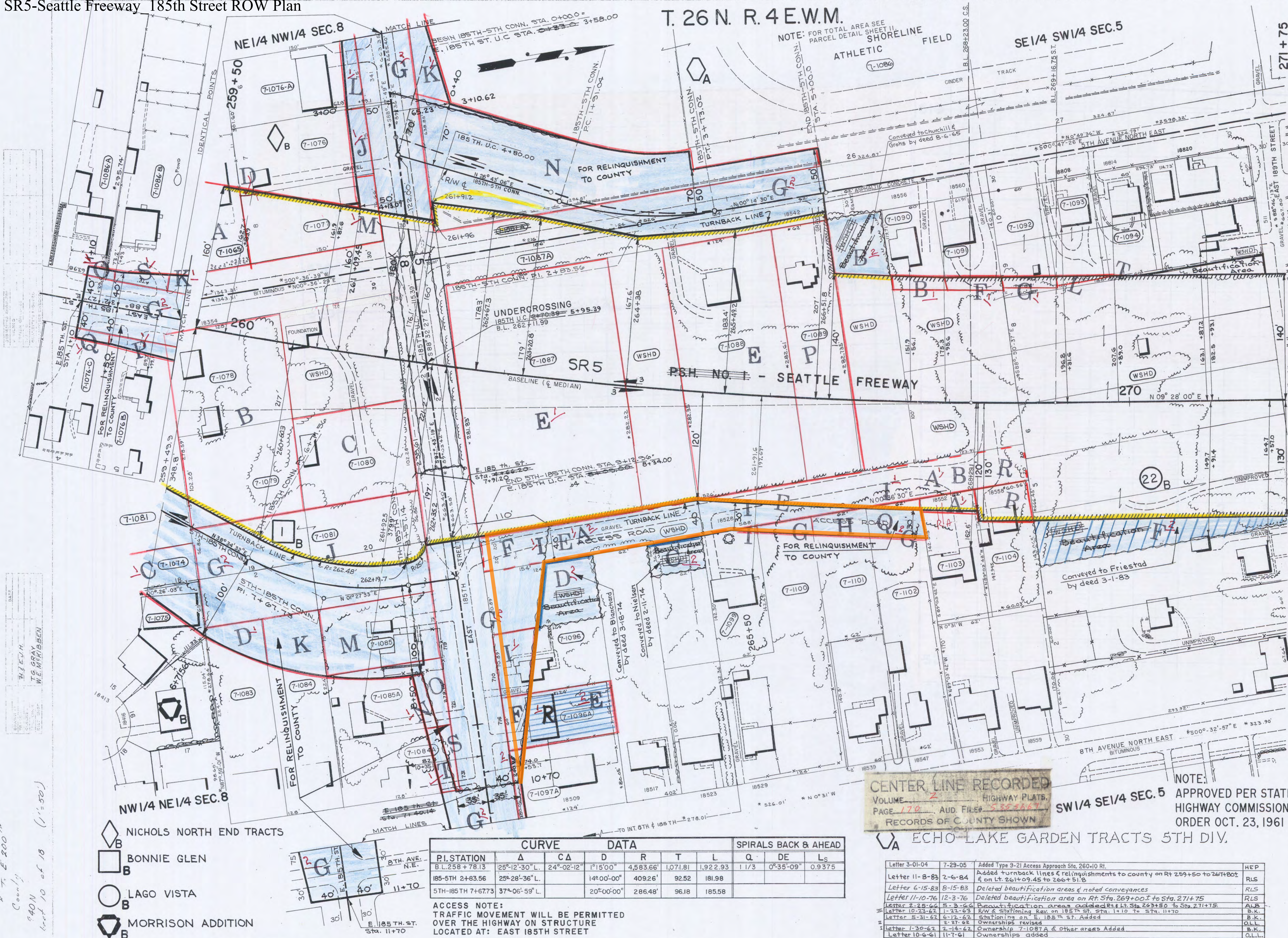
City of Shoreline:

Debbie Tarry
City Manager

Date

Attachments:

SR 5-Seattle Freeway_185th Street ROW Plan
Release of Deed Restriction



OWNERSHIPS					ALL AREAS TO NEAREST 10 SQ. FT. UNLESS OTHERWISE NOTED.	
PARCEL NO.	NAME	TOTAL AREA	TAKE	REMAINDER	LT.	RT.
7-1075	EARLY	11,630	2,110			9,520
7-1076	NELSON	11,250	1,500		9,750	
7-1077	WATER DIST. NO. 42	11,500	9,470		2,030	
7-1078	LEARNED B.W.	15,290	15,290			
7-1079	LEARNED B.W.	13,090	13,090			
7-1080	LEARNED L.L.	13,090	13,090			
7-1081	ROBERTS	1,360	1,360			
7-1082	Not Used	1,360			0.01	Ac.
7-1083	ROGERS	14,340	2,000			12,340
7-1084	FORBES	14,340	3,980			10,360
7-1085	BEALS	9,600	9,600			
7-1086	SHORELINE SCHOOL DIST. NO. 412	27.81	0.70		27.11	Ac.
7-1087	BURKHEIMER	1.20	1.20			
7-1088	WOLTERS	35,030	35,030			
7-1089	COLUMBIA	17,530	17,530			
7-1090	SLICK	5,620	780		4,840	
7-1091	ESTES	6,480	790		5,690	
7-1092	HEINRICH	6,900	660		6,240	
7-1093	YOUNG	7,200	540		6,660	
7-1094	ROE	7,200	50		7,150	
7-1095	BLANCHARD	8,790	3,015			5,775
7-1096A	STEWART	7,440	1,560			5,880
7-1097A	PERKINS	9,930	960			8,970
7-1099	NIELSEN	8,820	60			8,760
7-1100	LERCHER	26,250	740			25,510
7-1101	DOWNEY	8,800	1,550			7,250
7-1102	ALLEN	17,480	2,330			15,150
7-1103	THORNING	8,850	1,050			7,800
7-1104	ELLIS	8,660	2,440			6,220
7-1065	SEE SHEET 9 FOR OWNERSHIP DATA.					
7-1084A	SCHROEDER	9,600	1,960			7,640
7-1085A	NELSON	9,600	3,470			6,130
7-1074	See Sheet No. 9					
7-1087 A	DUMAS	10,540	13,020			5,520
7-1076 A	BURKESTAFF	11,250	1,310			9,940
7-1076 B	HENSLEY	11,250	940			10,310
7-1076 C	BINGHAM	11,250	380			10,870
7-1086 A	ST JOHN	18,920	210			18,710
7-1086 B	PORTIER	21,290	930			20,360

ACCESS APPROACH SCHEDULE		
OWNER	STATION ON ROADWAY	TYPE
WSDOT	260+10 RT.	9-21

ACCESS NOTES:
NO. 9 THIS APPROACH SHALL BE GATED AND LOCKED WHEN NOT IN USE.
NO. 21. THE PRIVILEGE OF ACCESS TO AREAS WITHIN THE RIGHT OF WAY IS PERMITTED FROM OUTSIDE THE RIGHT OF WAY TO THE USER DESIGNATED, SOLELY FOR USE AUTHORIZED BY AND SUBJECT TO THE CONDITIONS OF THE FRANCHISE, PERMIT, OR AGREEMENT SPECIFIED. NO ACCESS WILL BE ALLOWED TO THE TRAVELED HIGHWAY LANES OR RAMPS.

NOTES
ALL PAVEMENTS, CURBS, SIDEWALKS, DRIVEWAYS, AND ALLEYS ARE CEMENT CONCRETE UNLESS OTHERWISE NOTED.
COORDINATE SYSTEM USED: LAMBERT NORTH ZONE.
* ALL BEARINGS AND DISTANCES PRECEDED BY AN ASTERISK ARE TAKEN FROM TITLE REPORTS AND PLAT MAPS.

- LEGEND
- STATE OWNED-DEPT. OF HIGHWAYS
 - ACCESS TO BE PROHIBITED SHOWN THUS: [Symbol]
 - PROPERTY OWNERSHIP NUMBERS [Symbol]
 - PROPERTY LINES
 - BEAUTIFICATION OWNERSHIPS
 - COORDINATED MONUMENT, CITY OF SEATTLE [Symbol]
 - EXISTING MONUMENT [Symbol]
 - RETAINING WALL [Symbol]
 - ROCKERY [Symbol]

Exhibit A
(PRIMARY STATE HIGHWAY NO. 1) SR 5
SEATTLE FREEWAY
E. 145th St. TO E. 200th St.
KING COUNTY

RIGHT OF WAY
Sta. 259+50 to Sta. 271+75

WASHINGTON STATE HIGHWAY COMMISSION
DEPARTMENT OF HIGHWAYS
OLYMPIA, WASHINGTON
E. J. VETCHAK, CHAIRMAN
R. A. MOSSIO, CLERK
A. COWELL, ASST. CLERK
G. D. ZAHN, ASST. CLERK

SCALE: 1 Inch = 50 Feet
APPROVED: May 31, 1961
SHEET 10 OF 18 SHEETS
DRAWER G-D: R/W SR-5/1798

AFTER RECORDING RETURN TO:

Washington State Department of Transportation
Northwest Region
15700 Dayton Avenue N
PO Box 330310
Seattle, WA 98133-9710

RELEASE OF DEED RESTRICTION

Whereas, by Quitclaim Deed dated January 10, 1984, recorded March 11, 1986 under King County Auditor's File No. 8603110515 (Deed), the Washington State Department of Transportation (WSDOT), a state agency, conveyed certain land on the WSDOT Right of Way Plans entitled *SR 5, Seattle Freeway, E. 145th ST. to E. 200th ST.* (**Exhibit A** attached hereto), to King County, a municipal corporation, subject to a Deed Restriction which states:

It is understood and agreed that the above referenced property is transferred for road purposes and that all revenue resulting from any vacation, sale or rental of such road shall be placed in the county road fund and used exclusively for road purposes.

Whereas, said land was conveyed to the City of Shoreline, a municipal corporation, by operation of law in/about 1995 when the City incorporated and has been used by the City for road purposes since that time; and

Whereas, the Central Puget Sound Regional Transit Authority (Sound Transit) sought vacation of certain portions of said land as described on **Exhibit B-1** hereto and depicted on **Exhibit B-2** hereto (Property) for non-road purposes, namely for the constructing, operating, and maintaining a light rail station, guideway, and related features for its Lynnwood Link Extension project; and

Whereas, to permit Sound Transit to utilize said Property for non-road purposes, WSDOT must release the Deed Restriction encumbering said Property but WSDOT is still obligated to retain the Deed Restriction; and

Now Therefore, in consideration of the promises and covenants set forth below, WSDOT and the City hereby execute this Release of Deed Restriction as follows:

Section 1. Release of Deed Restriction.

- A. WSDOT hereby releases the Deed Restriction showing on Page 1 of the Quitclaim Deed dated January 10, 1984, recorded March 11, 1986 under King County Auditor's File No. 8603110515, but only in relationship to the Property.

Section 2. City of Shoreline Covenants.

In consideration of the release of the Deed Restriction, the City of Shoreline hereby covenants:

- A. The City shall record this Release of Deed Restriction with the King County Recorder's Office.
- B. The City shall obtain from Sound Transit fee title to other real property (Exchange Property) of equivalent fair market value to the Property.
- C. The City shall encumber the fee title to the Exchange Property with the same language as the Deed Restriction.
- D. If the City sells, leases, or vacates the Exchange Property, the revenues resulting therefrom shall be placed in the City's Road Fund and used exclusively for road purposes.

///

Signatures and Notary Certification on following pages

Therefore, the Washington State Department of Transportation and the City of Shoreline executes this Release of Deed Restriction which becomes effective upon its execution.

Dated this ____ day of _____, 2020.

Washington State Department of Transportation

Hal Wolfe
Northwest Region,
Real Estate Services Manager

Date

STATE OF WASHINGTON)
)
COUNTY OF KING)

I certify that I know or have satisfactory evidence that **Hal Wolfe** is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument as the Real Estate Services Manager-Northwest Region for the Washington State Department of Transportation and acknowledged the said instrument to be the free and voluntary act and deed of the Washington State Department of Transportation, for the uses and purposes therein mentioned.

DATED this __ day of _____, 2020.

(signed name of notary)

(printed name of notary)
Notary Public in and for the
State of Washington
Residing at _____
My appointment expires _____

City of Shoreline Signature and Notary Certification on following page.

City of Shoreline:

Debbie Tarry
City Manager

Date

[illegible]

I certify that I know or have satisfactory evidence that **Debbie Tarry** is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument as the City Manager for the City of Shoreline and acknowledged the said instrument to be the free and voluntary act and deed of the City of Shoreline, for the uses and purposes therein mentioned.

DATED this ____ day of _____, 2020.

(signed name of notary)

(printed name of notary)
Notary Public in and for the
State of Washington
Residing at _____
My appointment expires _____

Exhibit A

85-11-126 (2)

KING COUNTY REAL PROPERTY DIVISION
500 K.C. ADMINISTRATION BLDG
500 FOURTH AVENUE
SEATTLE, WA. 98104

QUITCLAIM DEED

86/03/11 #0515 D
RECD F .00
CASHSL *****.00
55

IN THE MATTER OF SR 5 Seattle Freeway, E. 145th St. to E. 200th St.

KNOW ALL MEN BY THESE PRESENTS, that the STATE OF WASHINGTON, for and in accordance with that Agreement of the parties entitled GM 1202, dated the 23 day of April, 1984 hereby conveys and quitclaims unto KING COUNTY, a political subdivision of the State of Washington, all its right, title and interest, in and to the following described real property situated in King County, State of Washington:

All those parts of Section 17, 8, 5, Township 26N, Range 4E, W.M., shown hachured on Exhibit "A" attached hereto and made a part hereof.

The specific details concerning all of which may be found on Sheets 2, 3, 4, 7, 9, and 10 of that certain plan, entitled SR 5 Seattle Freeway, E. 145th St. to E. 200th St., now of record and on file in the office of the Secretary of Transportation at Olympia, Washington bearing date of approval May 31, 1961.

It is understood and agreed that the above referenced property is transferred for road purposes and that all revenue resulting from any vacation, sale or rental of such road shall be placed in the county road fund and used exclusively for road purposes.

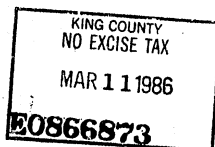
The Grantee herein, its successors or assigns, shall have no right of ingress and egress to, from and between said SR 5 and the lands herein conveyed and will maintain the control of ingress and egress to, from and between the lands herein conveyed and the lands adjacent thereto, as indicated by the prohibition of access symbol appearing on said Exhibit "A"; nor shall the Grantee herein, its successors or assigns, be entitled to compensation for any loss of light, view and air occasioned by the location, construction, maintenance or operation of said Highway; EXCEPT that said Grantee, its successors or assigns, shall have reasonable ingress and egress to, from and between the lands herein conveyed and said Highway by means of the off and on ramps thereto shown on said Exhibit "A".

The grantee as part consideration herein does hereby agree to comply with all civil rights and anti-discrimination requirements of RCW Chapter 49.60, as to the lands herein described.

The lands herein described are not required for State highway purposes and are conveyed pursuant to the provisions of RCW Chapter 47.12.080.

Dated at Olympia, Washington, this 10th day of JANUARY, 1986.

STATE OF WASHINGTON



Duane Berentson
DUANE BERENTSON
Secretary of Transportation

MAR 11 10 07 AM '86
RECEIVED BY THE CLERK OF
RECORDS & DEEDS
KING COUNTY

RECEIVED THIS DAY

Filed For Record At The Request Of

Chris J. Renteria
King County Real Property Division

APPROVED AS TO FORM:

By: [Signature]
Assistant Attorney General

REVIEWED AS TO FORM:

By: [Signature]
King County
APPROVED AS TO FORM
9/12/85

8603110515

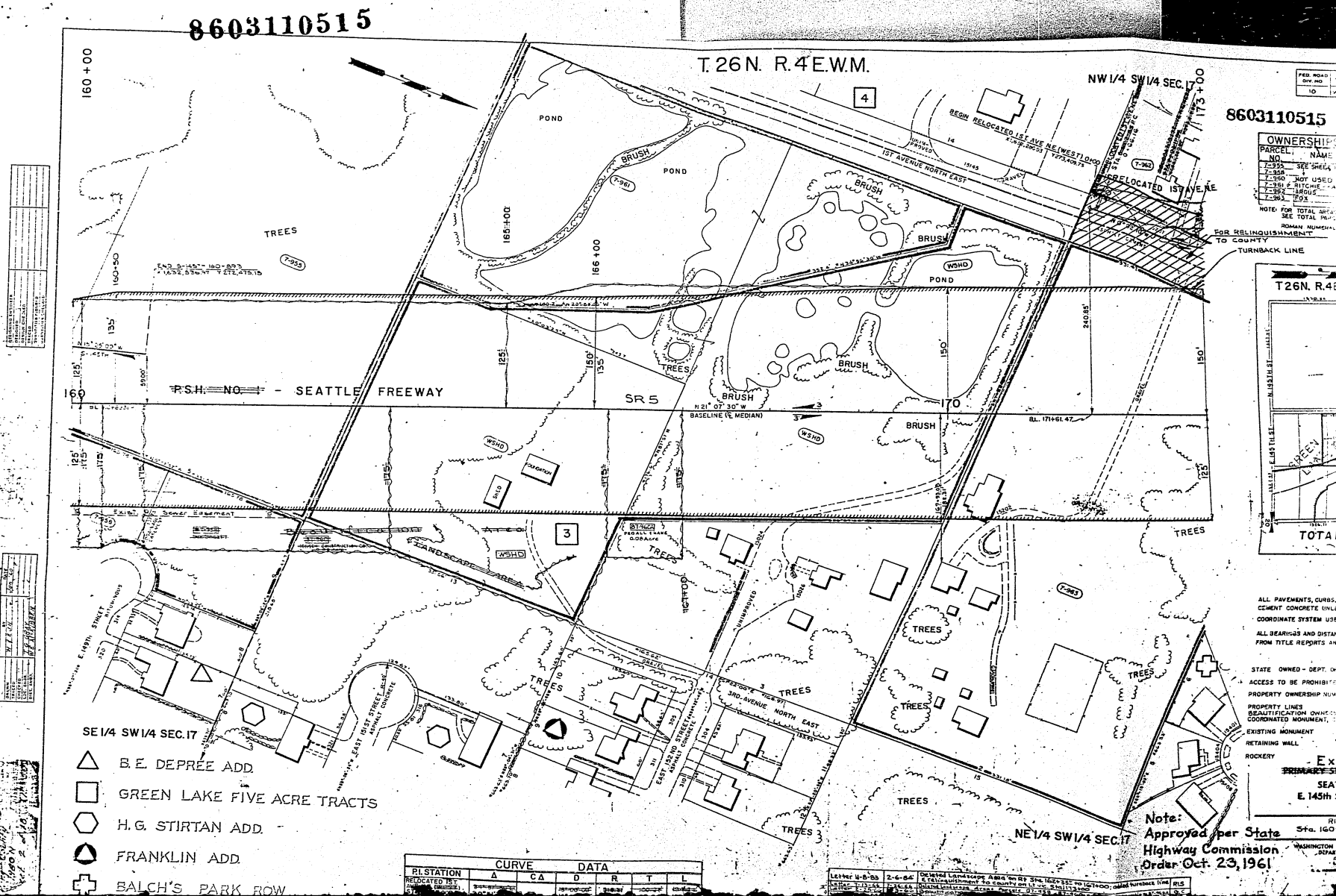
STATE OF WASHINGTON)
): ss
County of Thurston)

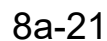
On this 10th day of January, 19 86, before me personally appeared DUANE BERENTSON, known to me as the Secretary of Transportation, Washington State Department of Transportation, and executed the foregoing instrument, acknowledging said instrument to be the free and voluntary act and deed of the State of Washington, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute said instrument.

Given under my hand and official seal the day and year last above written.

STEPHEN D. BATES
NOTARY PUBLIC
STATE OF WASHINGTON
Commission expires SEPT. 9 1989

[Signature]
Notary Public in and for the State
of Washington, residing at Olympia.





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890311051

[illegible]

DRAWN	BY	DATE
TRACED	W. E. J.	Jan 20
ENCIPHERED		
LOC. TAGS		
DISC. INFO.	W. E. J.	W. E. J.

SE 1/4 SW 1/4 SEC. 17

- B.E. DEPREE ADD.
- GREEN LAKE FIVE ACRE TRACTS
- H.G. STIRTAN ADD.
- FRANKLIN ADD.
- BALCH'S PARK ROW

CURVE DATA						
P.I. STATION	Δ	CΔ	D	R	T	L
RELOCATED 1ST AVE N.E. (300' WIDE) STA. 1+65.00 P.I.	30° 51' 34" L		14° 00' 00"	318.37 355.10'	100.00 75.84'	100.00 172.87'

[illegible]

Note: ☒ Approved per State
Highway Commission
Order Oct. 23, 1961

OWNERSHIP	
PARCEL NO.	NAME
7-955	SEE SHEET
7-958	
7-960	NOT USED
7-961	RITCHIE - A
7-962	ARGUS
7-963	FOX

[illegible]

ALL PAVEMENTS, CURBS,
CEMENT CONCRETE UNITS,
COORDINATE SYSTEM USED
ALL BEARINGS AND DISTANCES
FROM TITLE REPORTS AND
STATE OWNED - DEPT. OF
ACCESS TO BE PROVIDED
PROPERTY OWNERSHIP NUMBER
PROPERTY LINES
DEANIFICATION OWNED
COORDINATED MONUMENT,
EXISTING MONUMENT
RETAINING WALL
ROCKERY
- E
~~PRIMARY~~
SE
E 145

8603110515

T.26N. R.4E.W.M.

NW 1/4 SEC. 17

FED. ROAD DIST. NO.	STATE	FED. AID PROJ. NO.	FISCAL YEAR	SHEET NO.	TOTAL SHEETS
10	WASH.	2-5-36	1		

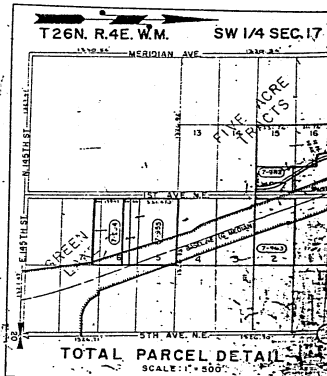
8603110515

OWNERSHIPS		ALL AREAS TO NEAREST 10 SQ. FT. UNLESS OTHERWISE NOTED		
PARCEL NO.	NAME	TOTAL AREA	TAKE	REMAINDER
				L.T. RT.
7-355	SEE SHEET 1 FOR OWNERSHIP DATA			
7-356	NOT USED			
7-351	P. RITCHIE - KANE	2.71 AC.	0.07 AC.	2.64 AC.
7-352	ARGUS	2.24 AC.	0.35 AC.	1.89 AC.
7-353	FOX	2.61 AC.	1.32 AC.	1.29 AC.

NOTE: SEE SHEET 1 FOR OWNERSHIP DATA

NOTE: FOR TOTAL AREAS OF PARCELS 7-353, 7-352, & 7-353
SEE TOTAL PARCEL DETAIL
ROMAN NUMERAL DEPICTS REVISION OF SPECIFIC DATE

FOR RELINQUISHMENT
TO COUNTY



NOTES
ALL PAVEMENTS, CURBS, SIDEWALKS, DRIVEWAYS, AND ROADS SHALL BE CONCRETE UNLESS OTHERWISE NOTED.
COORDINATE SYSTEM USED: LAMBERT, NORTH ZONE.
ALL BEARINGS AND DISTANCES PRECEDED BY AN ARROW AND DERIVED FROM TITLE REPORTS AND PLAT MAPS.

LEGEND
STATE OWNED - DEPT. OF HIGHWAYS
ACCESS TO BE PROHIBITED SHOWN THUS:
PROPERTY OWNERSHIP NUMBERS
PROPERTY LINES
REAFFIRMATION OWNERSHIP
COORDINATED MONUMENT, CITY OF SEATTLE
EXISTING MONUMENT
RETAINING WALL
ROCKERY

Exhibit A
PRIMARY STATE HIGHWAY NO. 3 SR 5
SEATTLE FREEWAY
E. 145th ST. TO E. 200th ST.
KING COUNTY

RIGHT OF WAY
Sta. 160+00 TO Sta. 173+00
WASHINGTON STATE HIGHWAY COMMISSION
DEPARTMENT OF HIGHWAYS
DIVISION OF HIGHWAYS
May 31, 1961

1 inch = 50 Feet
SHEET 2 OF 22 SHEETS
May 31, 1961

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T. 26 N. R. 4 E. W. M.


8603110515

OWNERSHIPS		
EASEMENT	PARCEL NO.	NAME
	7-952	SEE SHEET
	7-953	"
	7-954	ECKMANN
	7-955	
0.10 Ac	7-956	AQUAMANN FORD
	7-957	
0.08 Ac	7-958	McKILPATRICK
0.31 Ac	7-959	WESHO

* NOTE: FOR TOTAL AREA
TOTAL PARCEL 2

NEI/4 SWI/4 SEC.17

ACCESS NOTE:
TRAFFIC MOVEMENT WILL BE PERMITTED
UNDER THE HIGHWAY STRUCTURE LOCATED
ON: EAST 155TH STREET (NORTH 155TH STREET).

 BALCH'S PARK ROW

☐ GREEN LAKE FIVE ACRE TRACTS

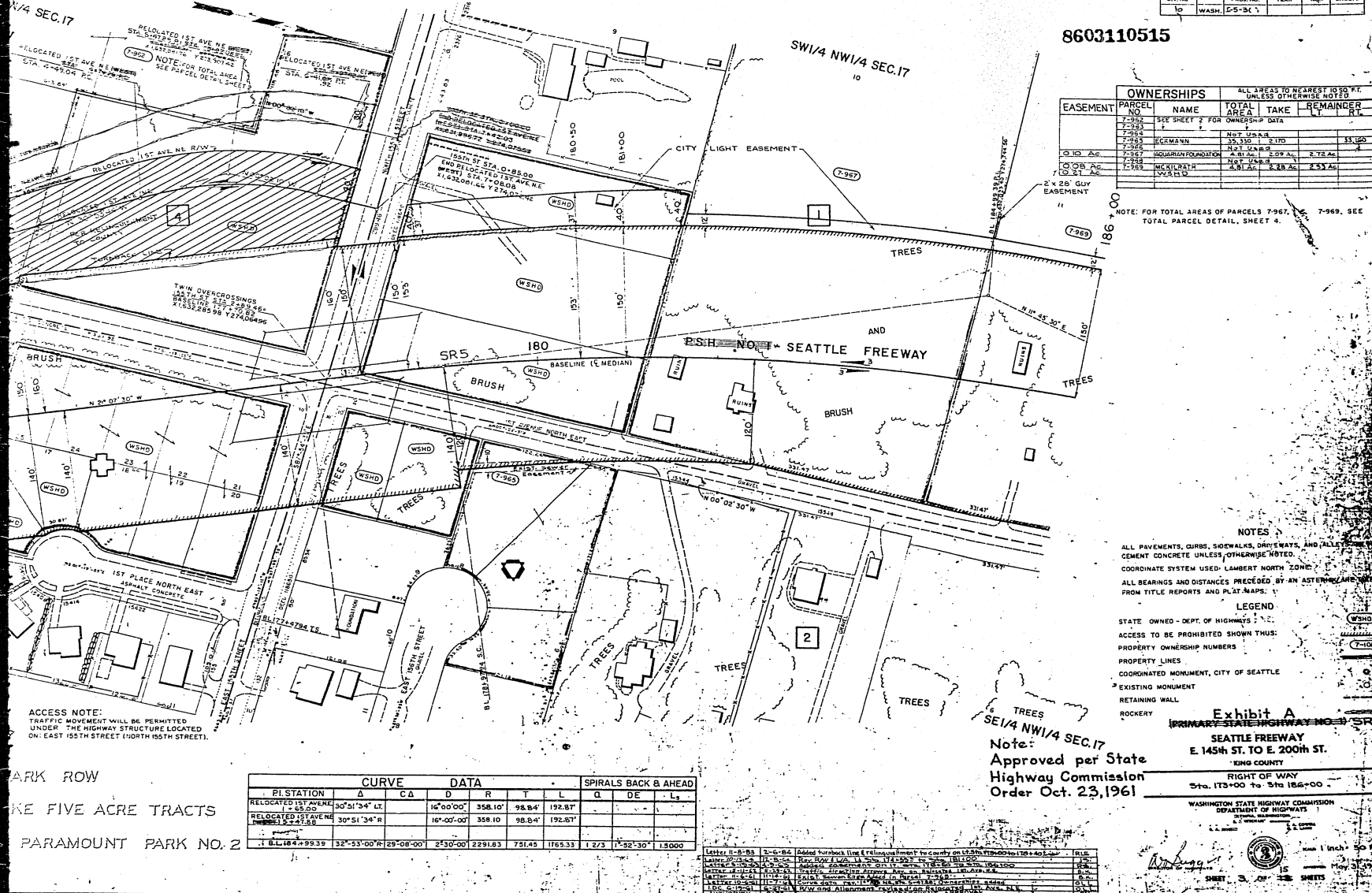
 ECKMAN'S. PARAMOUNT PARK NO. 2

CURVE		DATA					SPIRALS BACK & AHEAD		
P. STATION	Δ	C Δ	D	R	T	L	C	DE	L ₂
RELOCATED 1ST AVENUE + 65.00	30°51'34" L		16°00'-00"	358.10	98.84	192.87			
RELOCATED 2ND AVENUE + 124.00	30°51'34" R		16°00'-00"	358.10	98.84	192.87			
BL 18.64+99.39	32°-53'-00"	29'-08'-00"	2'50'-00"	2291.63	751.45	1165.33	1/2/3	1'-52'-30"	15.000

Note: NW/4 SEC.17
Approved per State
Highway Commission
Order Oct. 23, 1961

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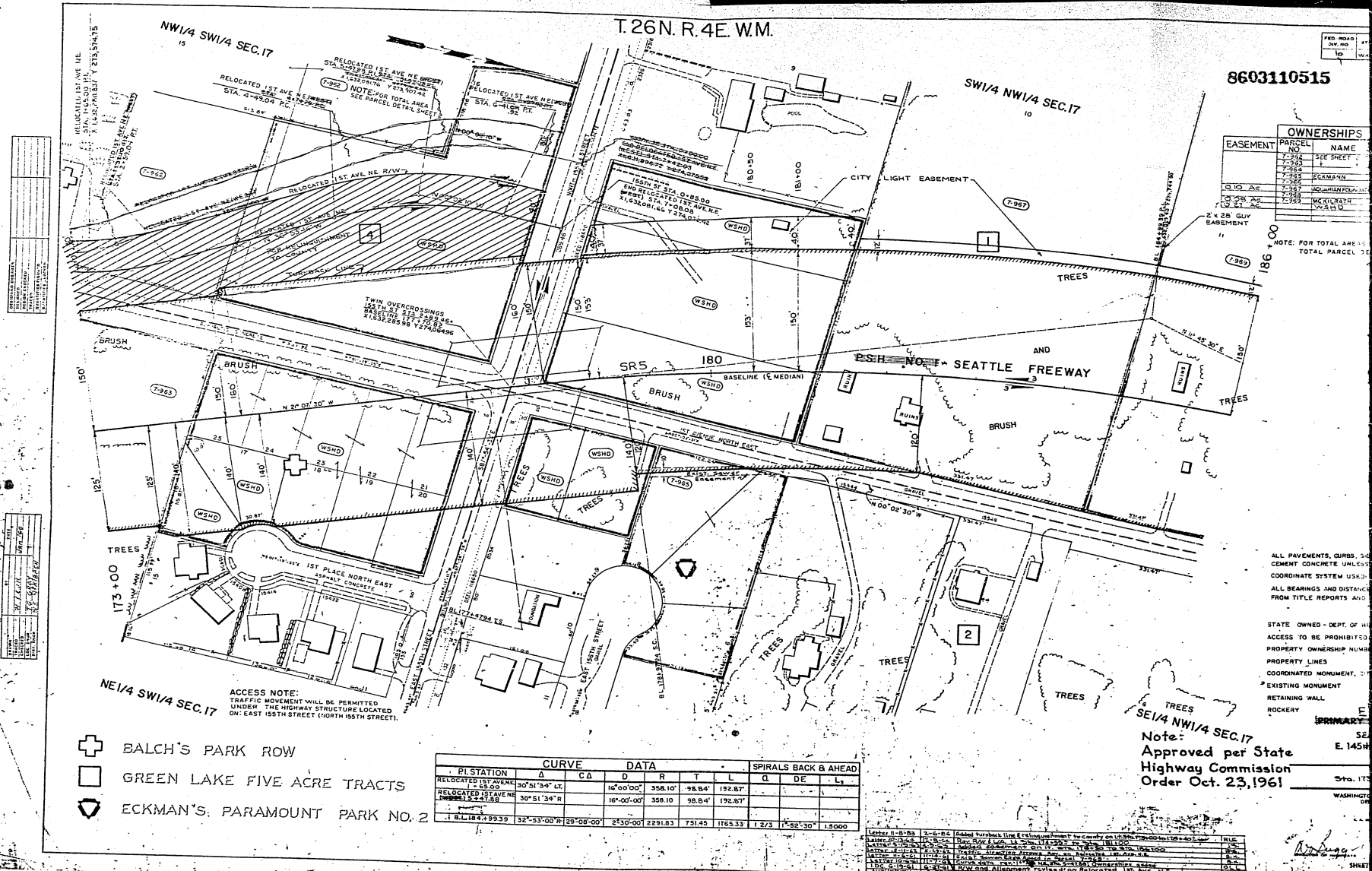
T.26N. R.4E. W.M.



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T.26N. R.4E. W.M.

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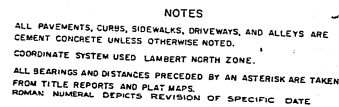
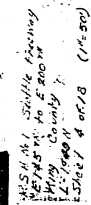
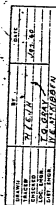
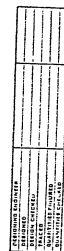
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T. 26 N. R. 4 E. W.M.

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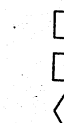
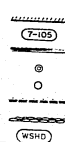


LEGEND

ACCESS TO BE PROHIBITED SHOWN THUS:
PROPERTY OWNERSHIP NUMBERS
PROPERTY LINES
COORDINATED MONUMENT, CITY OF SEATTLE
EXISTING MONUMENT
RETAINING WALL
ROCKERY
STATE OWNED, DEPT. OF HIGHWAYS

STATE OWNED, DEPT. OF HIGHWAYS

☐ GREEN LAKE FIVE ACRE TRACTS
☐ A. DULL'S SUBDIVISION NO. 2
☐ NORTHCREST



SR 5
~~PSH NO~~ - SEATTLE FREEWAY

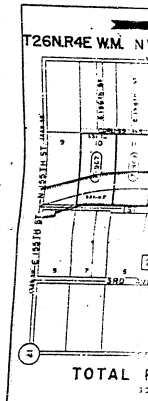
NE 1/4 NW 1/4 SEC. 17

Note:
Approved per State
Highway Commission
Order Oct. 23, 1961

CURVE DATA										SPIRALS BACK & AHEAD	
P.I. STATION	Δ	$C\Delta$	D	R	T	L	Q	DE	L_s		
B.L. 184 +99.39	32° 55'-00" R	294-08'-00"	2° 30'-00"	2,291.63	731.45	1,165.33	127.1	(P2-30)	1,500.0		

OWNERSHIP		
EASEMENT	PARCEL NO.	NAME
0.01 AC	7-369	SEE SHEET 1
0.31 AC	7-970	ELDERKIN
	7-971	EDWARDS
	7-972	NOT USE
	7-973	NOT USE
	7-974	OULL
0.32 AC	7-975	DE VRIES
0.15 AC	7-977	ROCKHURST CO.

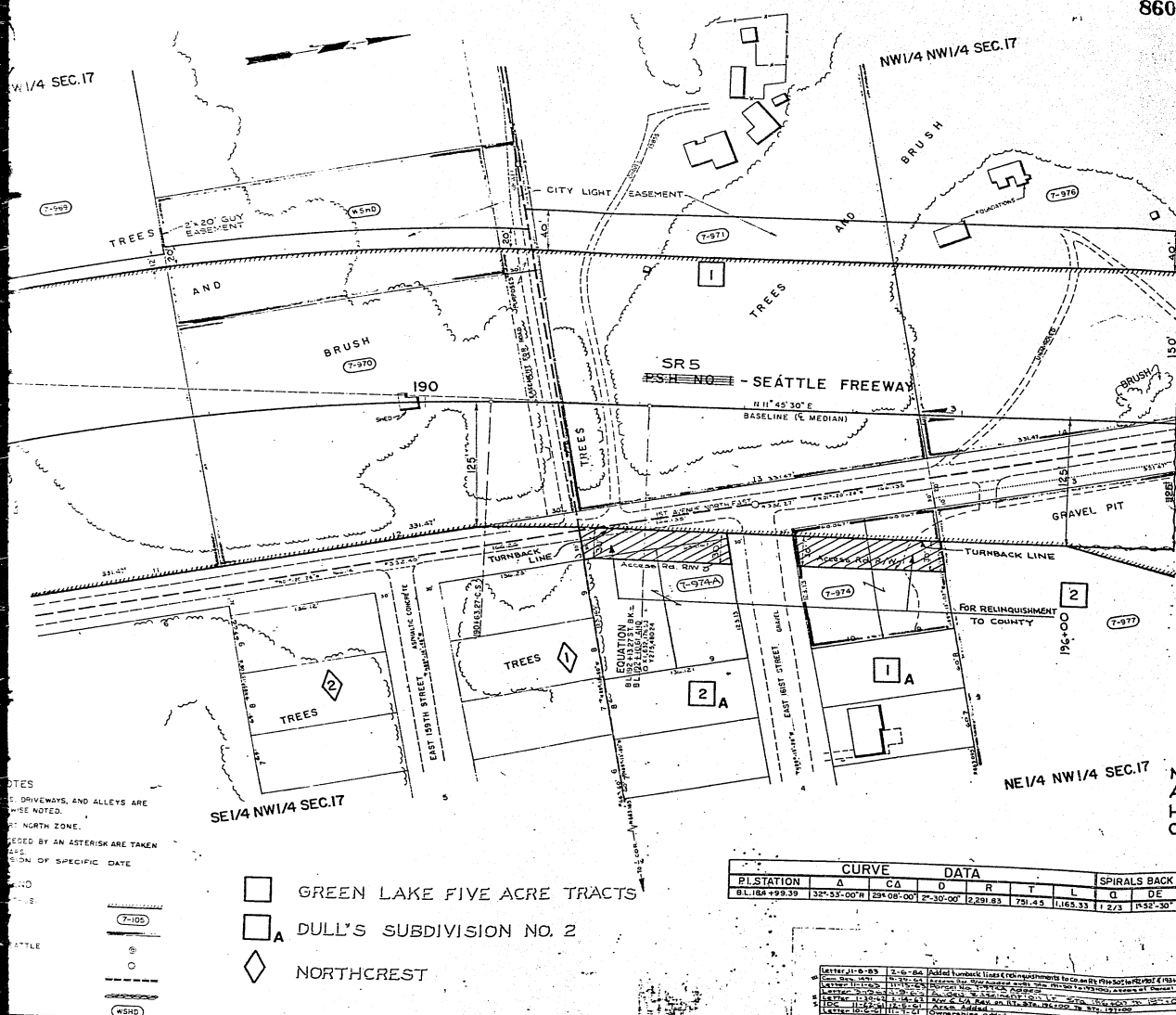
NOTE: FOR TOTAL AMOUNT
SEE TOTAL PAGE 2



110515

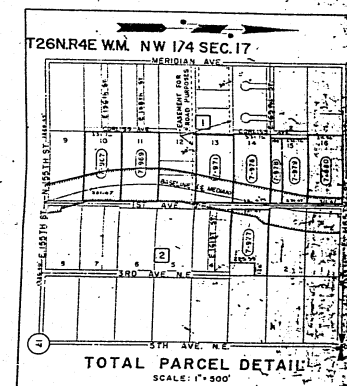
T. 26N. R. 4E. W.M.

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EASEMENT	PARCEL NO.	NAME	TOTAL AREA	TAKE	REMAINDER
10.01 AC.	7-969	SEE SHEET 3 FOR OWNERSHIP DATA	1.95 AC.	1.95 AC.	0.00 AC.
0.31 AC.	7-970	EDWARDS	3.12 AC.	1.17 AC.	2.95 AC.
	7-971	NOT USED			
	7-972	NOT USED			
0.32 AC.	7-973	DULL'S	16.730	2.270	14.460
0.32 AC.	7-974	DE WISSE	4.81 AC.	1.45 AC.	3.36 AC.
0.14 AC.	7-975	RODGERS COM. CO.	5.78 AC.	0.67 AC.	5.11 AC.
	7-976	DULL'S	16.160	1.500	14.660
	7-977	DULL'S	16.160	1.500	14.660

NOTE: FOR TOTAL AREAS OF PARCELS 7-969, 7-971, 7-976 & 7-977
SEE TOTAL PARCEL DETAIL THIS SHEET



Note:
Approved per State
Highway Commission
Order Oct. 23, 1961

Exhibit A
PRIMARY STATE HIGHWAY NO. 3, SR 5
SEATTLE FREEWAY
E. 145th ST. TO E. 200th ST.
KING COUNTY

RIGHT OF WAY
Sta. 186+00 to Sta. 192+13.37 Bk.
Sta. 192+10.61 Ahd. to Sta. 197+00

WASHINGTON STATE HIGHWAY COMMISSION
DEPARTMENT OF HIGHWAYS
DIVISION OF PLANNING
C. A. HARRIS

DATE: 11-18-61
BY: [Signature]

SHEET 4 OF 32 SHEETS
May 31, 1962

PLAT	STATION	Δ	CA	D	R	T	L	Q	DE	Ls
BL 184	185.39	32°35'-00" N	29°08'-00" E	2°30'-00" W	2,291.83	791.45	1,165.33	1.2/3	P-52-30"	1,500.00

DATE	BY	REVISION	DESCRIPTION
11-18-61	C.A.H.	1	Added turnback lines to easements to comply with State Highway Commission Order Oct. 23, 1961.
11-18-61	C.A.H.	2	Added turnback lines to easements to comply with State Highway Commission Order Oct. 23, 1961.
11-18-61	C.A.H.	3	Added turnback lines to easements to comply with State Highway Commission Order Oct. 23, 1961.
11-18-61	C.A.H.	4	Added turnback lines to easements to comply with State Highway Commission Order Oct. 23, 1961.
11-18-61	C.A.H.	5	Added turnback lines to easements to comply with State Highway Commission Order Oct. 23, 1961.
11-18-61	C.A.H.	6	Added turnback lines to easements to comply with State Highway Commission Order Oct. 23, 1961.
11-18-61	C.A.H.	7	Added turnback lines to easements to comply with State Highway Commission Order Oct. 23, 1961.
11-18-61	C.A.H.	8	Added turnback lines to easements to comply with State Highway Commission Order Oct. 23, 1961.
11-18-61	C.A.H.	9	Added turnback lines to easements to comply with State Highway Commission Order Oct. 23, 1961.
11-18-61	C.A.H.	10	Added turnback lines to easements to comply with State Highway Commission Order Oct. 23, 1961.

1116098

1150116098-DRAWING 9-23 3/16 1/100

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T. 26 N. R. 4 E. W.M.

8603110515

OWNER	SEATTLE
PROJECT	SR5
DATE	10/23/1961
BY	W.C. HARRIS
FOR	SEATTLE
APPROVED	
DATE	
BY	
FOR	

OWNER	SEATTLE
PROJECT	SR5
DATE	10/23/1961
BY	W.C. HARRIS
FOR	SEATTLE
APPROVED	
DATE	
BY	
FOR	

NOTES

ALL PAVEMENTS, CURBS, SIDEWALKS, DRIVEWAYS, AND ALLEYS ARE CEMENT CONCRETE UNLESS OTHERWISE NOTED.

COORDINATE SYSTEM USED LAMBERT NORTH ZONE.

ALL BEARINGS AND DISTANCES PRECEDED BY AN ASTERISK ARE TAKEN FROM TITLE REPORTS AND PLAT MAPS.

ROMAN NUMERAL DEPICTS REVISION OF SPECIFIC DATE

LEGEND

ACCESS TO BE PROHIBITED SHOWN THUS:

PROPERTY OWNERSHIP NUMBERS

PROPERTY LINES

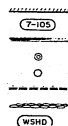
COORDINATED MONUMENT, CITY OF SEATTLE

EXISTING MONUMENT

RETAINING WALL

ROCKERY

STATE OWNED, DEPT. OF HIGHWAYS



- GREEN LAKE FIVE ACRE TRACTS
- A DULL'S SUBDIVISION NO. 2
- ◇ NORTHCREST

CURVE DATA										SPIRALS BACK & AHEAD		
P.I. STATION	Δ	CΔ	D	R	T	L	Q	DE	Ls			
B.L.184+999.39	32°53'-00"R	234°08'-00"	2°30'-00"	2,291.83	791.45	1,165.33	1.2/3	1°52'-30"	1,900			

DATE	10-23-61	BY	W.C. HARRIS
PROJECT	SR5	FOR	SEATTLE
APPROVED		DATE	
DATE		BY	
FOR		FOR	
APPROVED		DATE	
DATE		BY	
FOR		FOR	

Note:

Approved per State Highway Commission

Order Oct. 23, 1961

Exhibit

PRIMARY STATE HIGHWAY

SEATTLE FROM

E 145th ST. TO

KING CO.

RIGHT OF

WAY 166'-00" TO 5

ST. 152'-00" TO 51

WASHINGTON STATE HIGHWAY

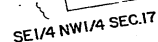
DEPARTMENT OF

8150118098

8150118098



NOTE: FOR TOTAL AREAS OF PARCELS 7-969, 7-971, 7-976 & 7-977
SEE TOTAL PARCEL DETAIL THIS SHEET



NE 1/4 NW 1/4 SEC. 17

Note:
Approved per State
Highway Commission
Order Oct. 23, 1961

Exhibit A
~~PRIMARY STATE HIGHWAY NO. 1~~ SR 5
SEATTLE FREEWAY
E. 145th ST. TO E. 200th ST.

RIGHT OF WAY
Sta. 186+00 to Sta. 192+13.27 Bk
Sta. 192+10.61 Ahd to Sta. 197+00

WASHINGTON STATE HIGHWAY COMMISSION
DEPARTMENT OF HIGHWAYS

DEPARTMENT OF HIGHWAYS
OCEANIA, WASHINGTON
S. A. DEFOREST
S. A. CONNOR

100-443887-100

 DEPARTMENT OF THE INTERIOR
 BUREAU OF LAND MANAGEMENT

15

SHEET 4 OF 12 SHEETS

DRAWING 9-2 3R/W^S

DRAWER 12 3 4

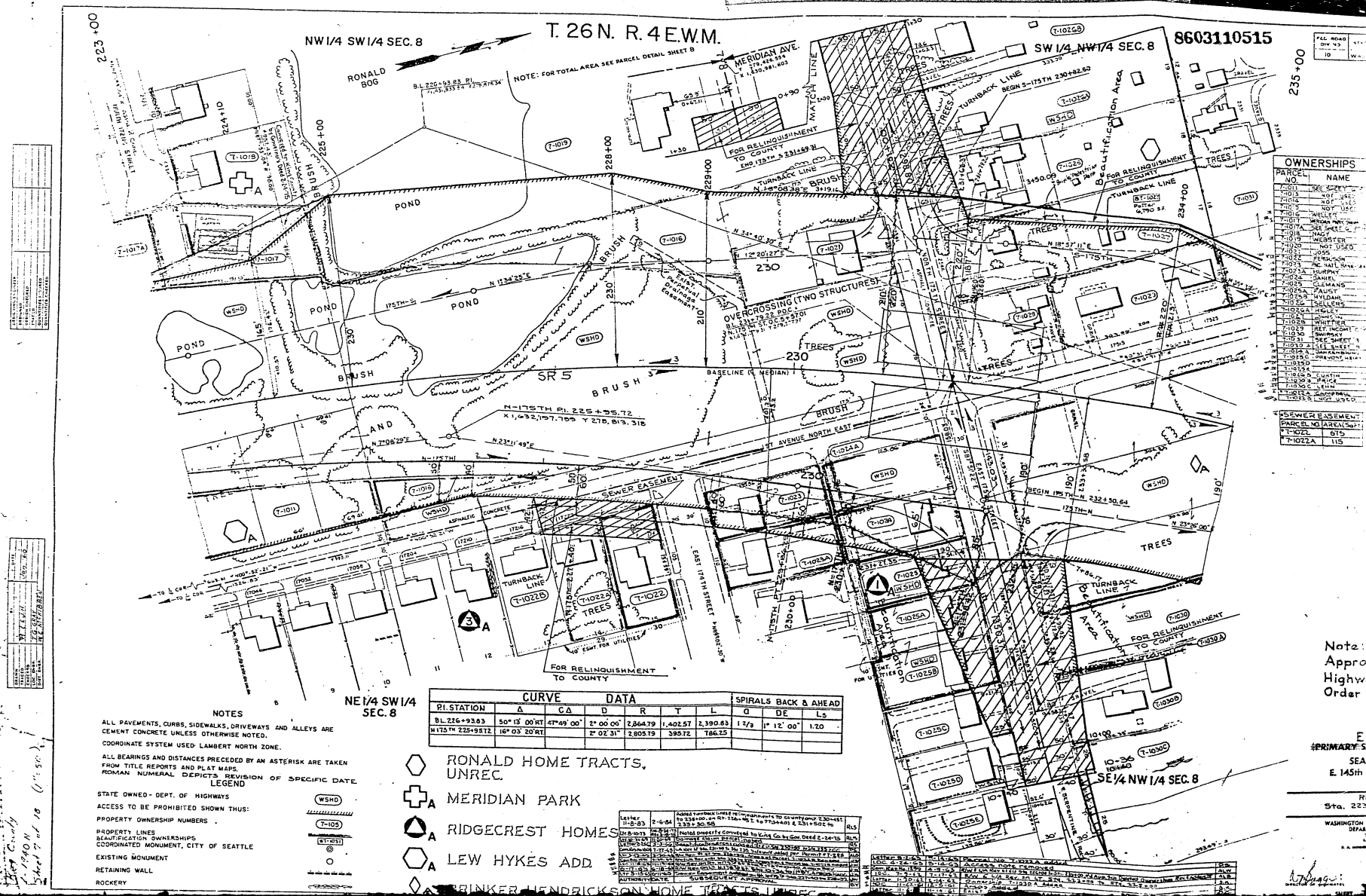
© 2000 Blackwell Science Ltd *Journal of Internal Medicine* 247: 105–112

CURVE DATA							SPIRALS BACK & AHEAD		
P.I. STATION	Δ	$C\Delta$	D	R	T	L	Q	DE	L_s
B.L. 184+99.39	32° 53' 00"	29' 08" 00"	2' 30" 00"	2,291.93	751.45	1,164.33	1.00	142' 30"	1,500.0

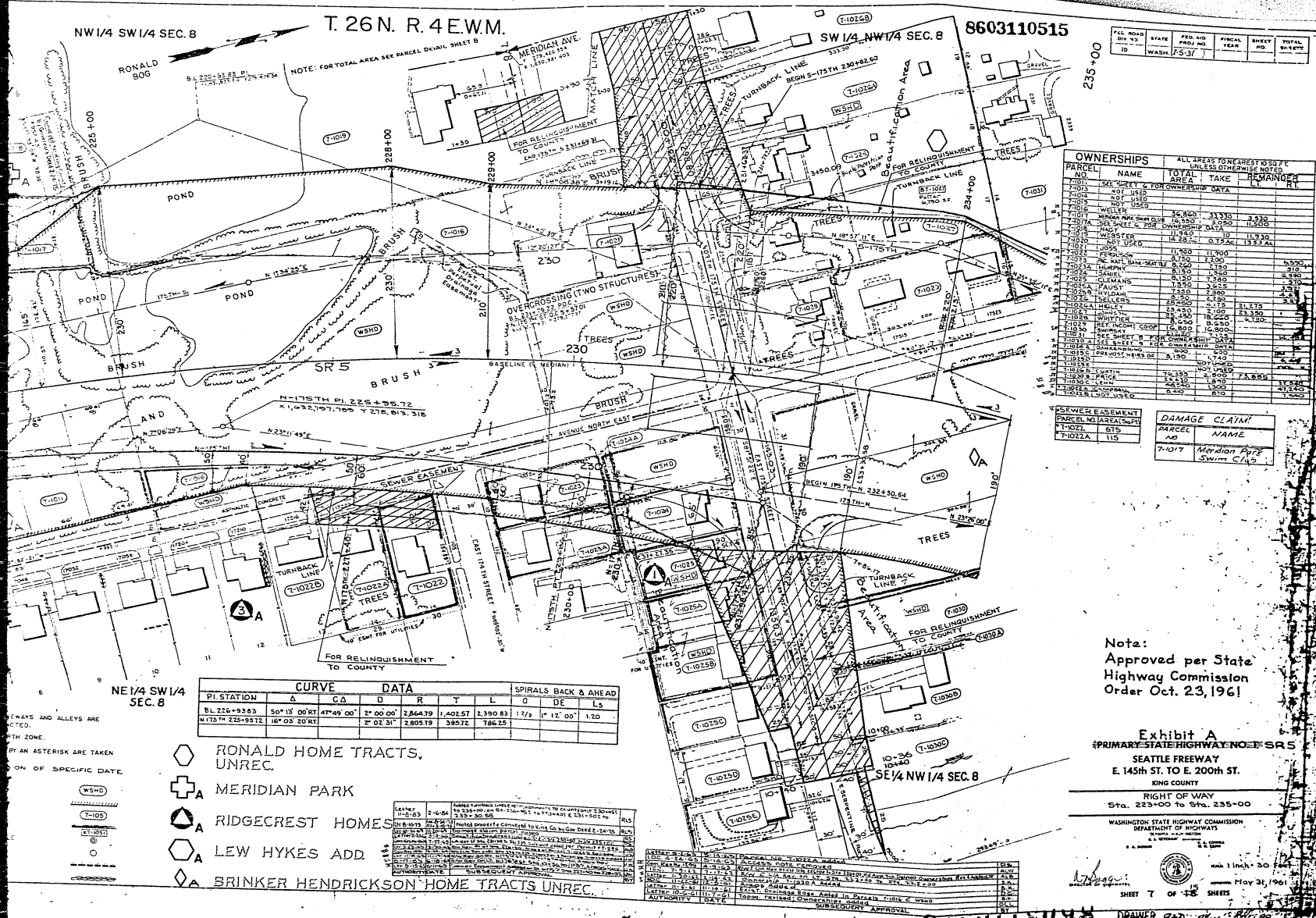
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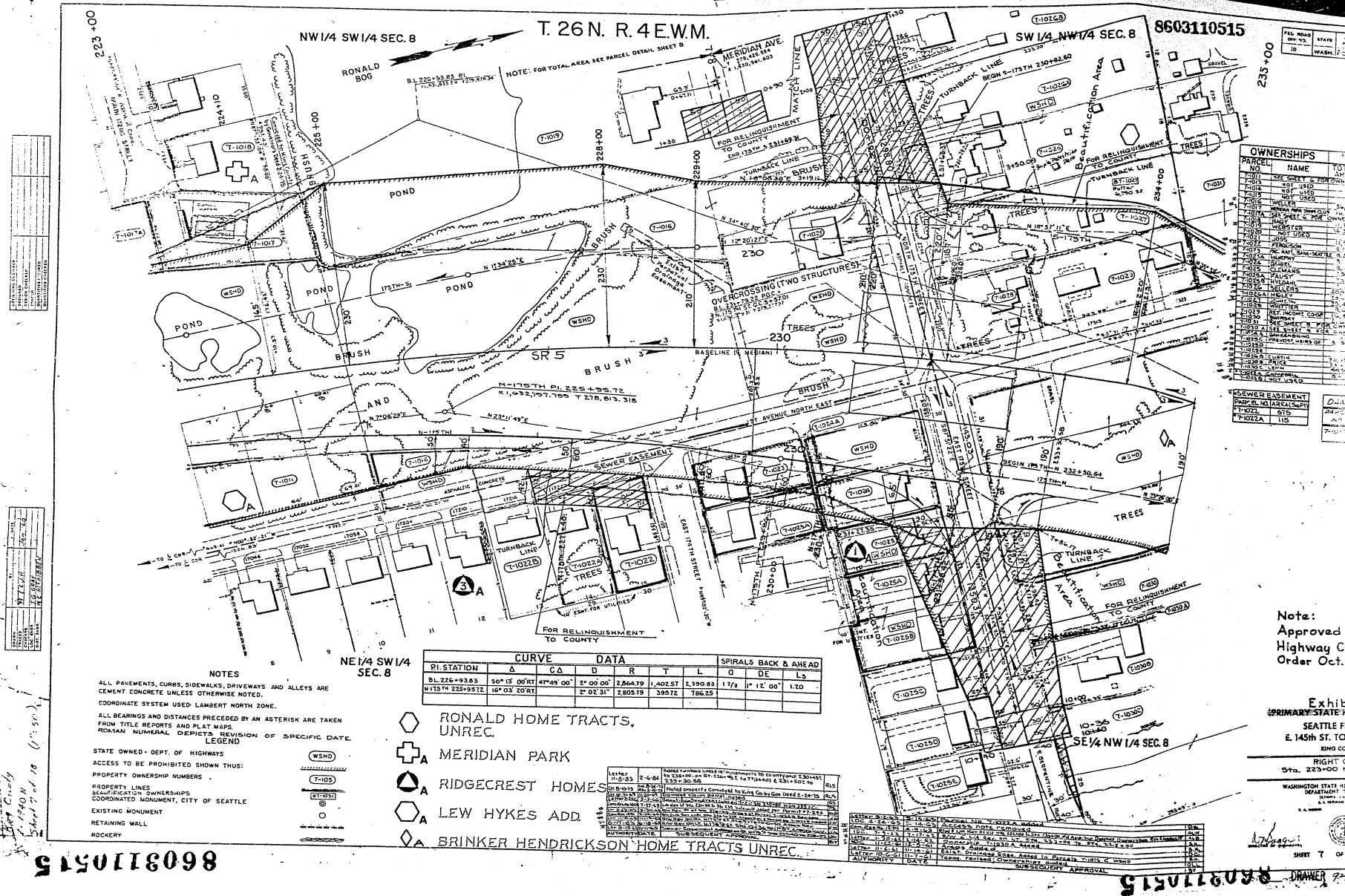
8-150116098 DRAWER 9-D 3 R/W ^{SR-5} 1/7/98

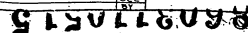


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8603110515

T. 26 N. R. 4. E. W. M.

8603110515

 _B BONNIE GLEN
 _B NICHOLS NORTH
 _C NORTH END GAS
 _B MORRISON ADD

OWNERSHIP:

PARCEL NO.	NAME	TO
7-1030	VED SHOFF	10
7-1031	VED SHOFF	10
7-1032	SEAN	2
7-1033	WILSON	2
7-1034	TERRAMA	2
7-104	SEE SHEET 1 FOR	2
7-1051	ZEYA CO	2
7-1052	NOT USED	2
7-1059	WALKER	4
7-1060	NOT USED	4
7-1061	WALKER	4
7-1062	WALKER INC	10
7-1063	BOESCH	2
7-1064	LESLIE	2
7-1065	MURPHY	2
7-1066	NOT USED	2
7-1067	VOLVIN IS	2
7-1068	VOLVIN IS	2
7-1069	KING	3
7-1070	CORRE	3
7-1071	NOT USED	3
7-1072	CHOPERS	3
7-1073	NOT USED	3
7-1074	EARMY	3
7-1075	SEE SHEET 1 FOR	3
7-1076	SEE SHEET 1 FOR	3
7-1081	SEE SHEET 1 FOR	3

Note:
Approved
Highway
Order O

Exhibit
(PRIMARY STATE
SEATTLE
E. 145th ST. TO

RIGHT C
Sta. 247.00 to
WASHINGTON STATE H

WASHINGTON STATE H

DEPARTMENT OF
STATE

1998



14

ALL PAVEMENTS, CURBS, SIDEWALKS, DRIVEWAYS, AND ALLEYS ARE
CEMENT CONCRETE UNLESS OTHERWISE NOTED.
COORDINATE SYSTEM USED: LAMBERT NORTH ZONE.
ALL BEARINGS AND DISTANCES PRECEDED BY AN ASTERISK ARE TAKEN
FROM TITLE REPORTS AND PLAT MAPS.
ROMAN NUMERAL DEPICTS REVISION OF SPECIFIC

STATE OWNED-DEPT. OF HIGHWAYS
ACCESS TO BE PROHIBITED SHOWN THUS
PROPERTY OWNERSHIP NUMBERS
PROPERTY LINES-
REAFFIRMATION OWNERSHIPS
COORDINATED MONUMENT, CITY OF SEATTLE
EXISTING MONUMENT
RETAINING WALL
ROCKERY

WSHD
7-105
BT-105
②

NOT RECORDED IN THIS OFFICE

CURVE		DATA					SPIRALS BACK & AHEAD		
P.I. STATION	Δ	$C\Delta$	D	R	T	L	Q	DE	L _S
B.L. 256 + 76.13	25° 12' 30" L	24' 02" L	115' 00"	4,583.66	1,071.81	1,922.93	1.173	0° 35' 20" R	0.9375
STN 185TH 2+106.64	35° 20' 02" R		18' 00" 00"	318.34	110.84	212.37			

Letter 118-83	2-6-84	Added turnback line and filling requirement to county Ord.
Letter 118-83	2-6-84	Added turnback line and filling requirement to county Ord.
Letter 118-83	2-6-84	Added turnback line and filling requirement to county Ord.

603110515

T.26N.R.4E.W.M.

8603110515

FED. ROAD DIST. NO.	STATE	FED. AID PROJ. NO.	FISCAL YEAR	SHEET NO.	TOTAL SHEETS
10	WASH.	2-5-31	1		

- ☐ BONNIE GLEN
☐ NICHOLS NORTH END TRACTS
☐ NORTH END GARDEN TRACTS
☐ MORRISON ADDITION

OWNERSHIPS				
PARCEL NO.	NAME	TOTAL ACRES	TAKE	REMAINDER
7-1051	WASH. STATE	21.090	10.940	10.150
7-1052	WASH. STATE	21.090	10.940	10.150
7-1053	WASH. STATE	21.090	10.940	10.150
7-1054	WASH. STATE	21.090	10.940	10.150
7-1055	WASH. STATE	21.090	10.940	10.150
7-1056	WASH. STATE	21.090	10.940	10.150
7-1057	WASH. STATE	21.090	10.940	10.150
7-1058	WASH. STATE	21.090	10.940	10.150
7-1059	WASH. STATE	21.090	10.940	10.150
7-1060	WASH. STATE	21.090	10.940	10.150
7-1061	WASH. STATE	21.090	10.940	10.150
7-1062	WASH. STATE	21.090	10.940	10.150
7-1063	WASH. STATE	21.090	10.940	10.150
7-1064	WASH. STATE	21.090	10.940	10.150
7-1065	WASH. STATE	21.090	10.940	10.150
7-1066	WASH. STATE	21.090	10.940	10.150
7-1067	WASH. STATE	21.090	10.940	10.150
7-1068	WASH. STATE	21.090	10.940	10.150
7-1069	WASH. STATE	21.090	10.940	10.150
7-1070	WASH. STATE	21.090	10.940	10.150
7-1071	WASH. STATE	21.090	10.940	10.150
7-1072	WASH. STATE	21.090	10.940	10.150
7-1073	WASH. STATE	21.090	10.940	10.150
7-1074	WASH. STATE	21.090	10.940	10.150
7-1075	WASH. STATE	21.090	10.940	10.150
7-1076	WASH. STATE	21.090	10.940	10.150
7-1077	WASH. STATE	21.090	10.940	10.150
7-1078	WASH. STATE	21.090	10.940	10.150
7-1079	WASH. STATE	21.090	10.940	10.150
7-1080	WASH. STATE	21.090	10.940	10.150
7-1081	WASH. STATE	21.090	10.940	10.150
7-1082	WASH. STATE	21.090	10.940	10.150
7-1083	WASH. STATE	21.090	10.940	10.150
7-1084	WASH. STATE	21.090	10.940	10.150
7-1085	WASH. STATE	21.090	10.940	10.150
7-1086	WASH. STATE	21.090	10.940	10.150
7-1087	WASH. STATE	21.090	10.940	10.150
7-1088	WASH. STATE	21.090	10.940	10.150
7-1089	WASH. STATE	21.090	10.940	10.150
7-1090	WASH. STATE	21.090	10.940	10.150
7-1091	WASH. STATE	21.090	10.940	10.150
7-1092	WASH. STATE	21.090	10.940	10.150
7-1093	WASH. STATE	21.090	10.940	10.150
7-1094	WASH. STATE	21.090	10.940	10.150
7-1095	WASH. STATE	21.090	10.940	10.150
7-1096	WASH. STATE	21.090	10.940	10.150
7-1097	WASH. STATE	21.090	10.940	10.150
7-1098	WASH. STATE	21.090	10.940	10.150
7-1099	WASH. STATE	21.090	10.940	10.150
7-1100	WASH. STATE	21.090	10.940	10.150

Note:
Approved per State
Highway Commission
Order Oct. 23, 1961

Exhibit A
(PRIMARY STATE HIGHWAY NO. 5 SR 5)
SEATTLE FREEWAY
E. 145th ST. TO E. 200th ST.
KING COUNTY
RIGHT OF WAY
Sta. 247+00 to Sta. 259+50

WASHINGTON STATE HIGHWAY COMMISSION
DEPARTMENT OF HIGHWAYS

1/2" = 1' SCALE

1/4" = 1' SCALE

1/8" = 1' SCALE

1/16" = 1' SCALE

1/32" = 1' SCALE

1/64" = 1' SCALE

1/128" = 1' SCALE

1/256" = 1' SCALE

1/512" = 1' SCALE

1/1024" = 1' SCALE

1/2048" = 1' SCALE

1/4096" = 1' SCALE

1/8192" = 1' SCALE

1/16384" = 1' SCALE

1/32768" = 1' SCALE

1/65536" = 1' SCALE

1/131072" = 1' SCALE

NOTES:
1. ALL DRIVEWAYS AND ALLEYS ARE
2. NORTH ZONE
3. REVISION OF SPECIFIC
4. DATE

WSHD

7-105

87-105

87-105

87-105

87-105

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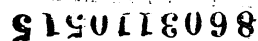
PI STATION	A	CA	D	R	T	L	G	DE	LS
B.L. 258+78.13	25+12.30	24+02.12	21.50	4,583.66	1,071.81	1,922.91	1/3	0°35'09"	0.9375
5th NORTH 2105.4	30°35'02"		18+00.00	318.3	110.44	212.37			

Letter	W-B-5	2-Grp	Added	Number	Line	Reimbursement	Amount	On	Sta.	254+00	to	259+50
1	105	105	105	105	105	105	105	105	105	105	105	105
2	105	105	105	105	105	105	105	105	105	105	105	105
3	105	105	105	105	105	105	105	105	105	105	105	105
4	105	105	105	105	105	105	105	105	105	105	105	105
5	105	105	105	105	105	105	105	105	105	105	105	105
6	105	105	105	105	105	105	105	105	105	105	105	105
7	105	105	105	105	105	105	105	105	105	105	105	105
8	105	105	105	105	105	105	105	105	105	105	105	105
9	105	105	105	105	105	105	105	105	105	105	105	105
10	105	105	105	105	105	105	105	105	105	105	105	105

8098

T. 26 N. R. 4. E. W. M.

8603110515



APPROVAL BY
 8603110515

03110515

T.26N.R.4E.W.M.

8603110515

FED. ROAD DIST. NO.	STATE	FED. AID PROJ. NO.	FISCAL YEAR	SHEET NO.	TOTAL SHEETS
10	WASH.	5-3-31	1		

- ☐ BONNIE GLEN
☐ NICHOLS NORTH END TRACTS
☐ NORTH END GARDEN TRACTS
☐ MORRISON ADDITION

PARCEL NO.	NAME	TOTAL AREA	TAKE	REMAINDER
7-1030	WEDDER	21,090	10,940	10,150
7-1031	WEDDER	21,090	10,940	10,150
7-1032	WEDDER	21,090	10,940	10,150
7-1033	WILSON	21,090	10,940	10,150
7-1034	WILSON	21,090	10,940	10,150
7-1035	WILSON	21,090	10,940	10,150
7-1036	WILSON	21,090	10,940	10,150
7-1037	WILSON	21,090	10,940	10,150
7-1038	WILSON	21,090	10,940	10,150
7-1039	WILSON	21,090	10,940	10,150
7-1040	WILSON	21,090	10,940	10,150
7-1041	WILSON	21,090	10,940	10,150
7-1042	WILSON	21,090	10,940	10,150
7-1043	WILSON	21,090	10,940	10,150
7-1044	WILSON	21,090	10,940	10,150
7-1045	WILSON	21,090	10,940	10,150
7-1046	WILSON	21,090	10,940	10,150
7-1047	WILSON	21,090	10,940	10,150
7-1048	WILSON	21,090	10,940	10,150
7-1049	WILSON	21,090	10,940	10,150
7-1050	WILSON	21,090	10,940	10,150
7-1051	WILSON	21,090	10,940	10,150
7-1052	WILSON	21,090	10,940	10,150
7-1053	WILSON	21,090	10,940	10,150
7-1054	WILSON	21,090	10,940	10,150
7-1055	WILSON	21,090	10,940	10,150
7-1056	WILSON	21,090	10,940	10,150
7-1057	WILSON	21,090	10,940	10,150
7-1058	WILSON	21,090	10,940	10,150
7-1059	WILSON	21,090	10,940	10,150
7-1060	WILSON	21,090	10,940	10,150
7-1061	WILSON	21,090	10,940	10,150
7-1062	WILSON	21,090	10,940	10,150
7-1063	WILSON	21,090	10,940	10,150
7-1064	WILSON	21,090	10,940	10,150
7-1065	WILSON	21,090	10,940	10,150
7-1066	WILSON	21,090	10,940	10,150
7-1067	WILSON	21,090	10,940	10,150
7-1068	WILSON	21,090	10,940	10,150
7-1069	WILSON	21,090	10,940	10,150
7-1070	WILSON	21,090	10,940	10,150
7-1071	WILSON	21,090	10,940	10,150
7-1072	WILSON	21,090	10,940	10,150
7-1073	WILSON	21,090	10,940	10,150
7-1074	WILSON	21,090	10,940	10,150
7-1075	WILSON	21,090	10,940	10,150
7-1076	WILSON	21,090	10,940	10,150
7-1077	WILSON	21,090	10,940	10,150
7-1078	WILSON	21,090	10,940	10,150
7-1079	WILSON	21,090	10,940	10,150
7-1080	WILSON	21,090	10,940	10,150
7-1081	WILSON	21,090	10,940	10,150
7-1082	WILSON	21,090	10,940	10,150
7-1083	WILSON	21,090	10,940	10,150
7-1084	WILSON	21,090	10,940	10,150
7-1085	WILSON	21,090	10,940	10,150
7-1086	WILSON	21,090	10,940	10,150
7-1087	WILSON	21,090	10,940	10,150
7-1088	WILSON	21,090	10,940	10,150
7-1089	WILSON	21,090	10,940	10,150
7-1090	WILSON	21,090	10,940	10,150
7-1091	WILSON	21,090	10,940	10,150
7-1092	WILSON	21,090	10,940	10,150
7-1093	WILSON	21,090	10,940	10,150
7-1094	WILSON	21,090	10,940	10,150
7-1095	WILSON	21,090	10,940	10,150
7-1096	WILSON	21,090	10,940	10,150
7-1097	WILSON	21,090	10,940	10,150
7-1098	WILSON	21,090	10,940	10,150
7-1099	WILSON	21,090	10,940	10,150
7-1100	WILSON	21,090	10,940	10,150

Note:
 Approved per State
 Highway Commission
 Order Oct. 23, 1961

Exhibit A
 PRIMARY STATE HIGHWAY NO. 5 SR 5
 SEATTLE FREEWAY
 E. 145th ST. TO E. 200th ST.
 KING COUNTY

RIGHT OF WAY
Sta. 247+00 to Sta. 259+50

WASHINGTON STATE HIGHWAY COMMISSION
DEPARTMENT OF HIGHWAYS



1 inch = 50 feet
May 31, 1962

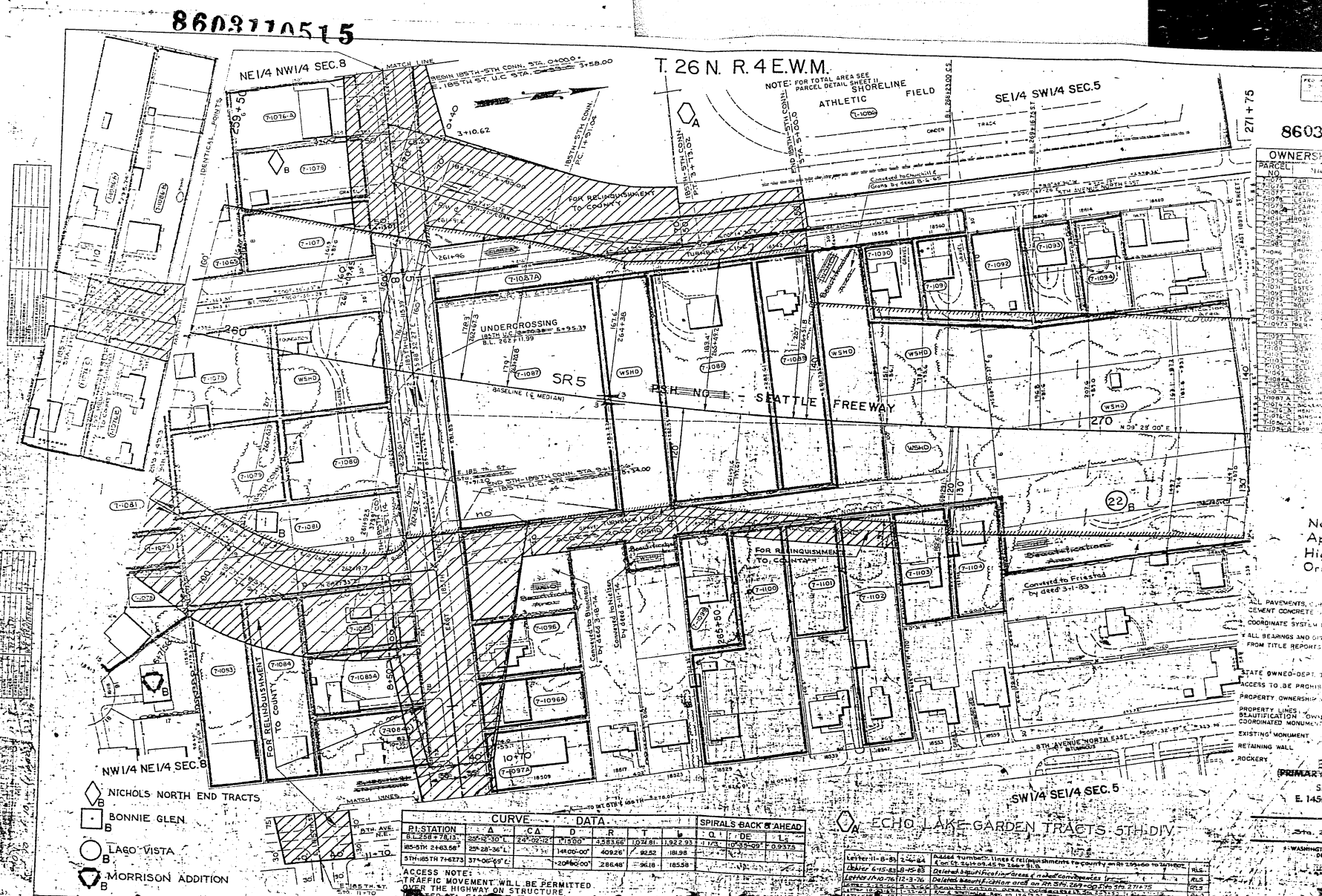
SHEET 9 OF 15 SHEETS

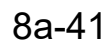
NOV 9 1962

8603110515

PI. STATION	Δ	C.A.	D	R	T	L	Q	DE	LS
B.L. 258+76.13	25°12'30" L	24°02'12" R	7'15" 00"	4,583.66	1,071.81	1,922.93	1 1/3	0°35'09"	0.9375
5TH NORTH 2410.64	38°20'02" R		184'00" 00"	318.34	110.64	212.97			

Letter	to	from	Added	Deleted	Revised	Remarks
1	10-10-61	10-10-61	Added	Deleted	Revised	Added Northbound (freeway) alignment from Sta. 247+00 to 259+50
2	10-10-61	10-10-61	Added	Deleted	Revised	Added Southbound (freeway) alignment from Sta. 247+00 to 259+50
3	10-10-61	10-10-61	Added	Deleted	Revised	Added Right of Way (freeway) alignment from Sta. 247+00 to 259+50
4	10-10-61	10-10-61	Added	Deleted	Revised	Added Right of Way (freeway) alignment from Sta. 247+00 to 259+50
5	10-10-61	10-10-61	Added	Deleted	Revised	Added Right of Way (freeway) alignment from Sta. 247+00 to 259+50
6	10-10-61	10-10-61	Added	Deleted	Revised	Added Right of Way (freeway) alignment from Sta. 247+00 to 259+50
7	10-10-61	10-10-61	Added	Deleted	Revised	Added Right of Way (freeway) alignment from Sta. 247+00 to 259+50
8	10-10-61	10-10-61	Added	Deleted	Revised	Added Right of Way (freeway) alignment from Sta. 247+00 to 259+50
9	10-10-61	10-10-61	Added	Deleted	Revised	Added Right of Way (freeway) alignment from Sta. 247+00 to 259+50
10	10-10-61	10-10-61	Added	Deleted	Revised	Added Right of Way (freeway) alignment from Sta. 247+00 to 259+50





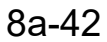




Exhibit B-1

EXHIBIT "B"

R/W No. LL-509.1
7TH AVE NE
CITY OF SHORELINE

INTERGOVERNMENTAL TRANSFER AREA:

ALL OF 7TH AVE NE AND PORTION OF NE 185TH STREET IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 26 NORTH, RANGE 4 EAST, LYING **NORTHERLY** OF THE FOLLOWING DESCRIBED **LINE**:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 26 NORTH, RANGE 4 EAST;
THENCE S87°58'49"E ALONG THE SOUTH LINE OF SAID SECTION, BEING THE CENTERLINE OF NE 185TH STREET, A DISTANCE OF 595.59 FEET;
THENCE AT RIGHT ANGLES N02°01'11"E A DISTANCE OF 40 FEET TO A POINT ON THE EXISTING NORTH MARGIN OF SAID STREET, BEING THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED **LINE**, BEING THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 34.00 FEET, TO WHICH POINT A RADIAL LINE BEARS S02°26'05"E;
THENCE LEAVING SAID MARGIN, WESTERLY, TO THE RIGHT ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°56'58" AN ARC DISTANCE OF 2.94 FEET;
THENCE N87°29'06"W A DISTANCE OF 282.01 FEET TO THE EAST MARGIN OF SR 5, BEING THE END OF THE HEREIN DESCRIBED **LINE**;

EXCEPT THE EAST 10 FEET OF THE WEST 30 FEET OF THE NORTH 62 FEET OF THE SOUTH 216 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, AS DEDICATED TO KING COUNTY UPON RECORDING OF SHORT PLAT NUMBER 578077, RECORDED UNDER RECORDING NUMBER 7901170721, IN KING COUNTY, WASHINGTON;

CONTAINING 24,068 SQUARE FEET.

7TH AVE NE & NE 185TH STREET
INTERGOVERNMENTAL TRANSFER
 SW 1/4 SE 1/4 SEC 5, T 26 N, R 4 E, W.M.

DETAIL A

Point	Bearing	Distance
L1	N87°58'49"W	30.35'
L2	N87°58'49"W	10.00'
L3	N00°23'17"E	62.03'
L4	N87°58'49"W	10.00'
L5	N00°23'17"E	53.72'
L6	N00°23'17"E	42.36'
L7	N87°58'49"W	311.86'
L8	N00°23'17"E	62.03'
L9	N02°01'11"E	40.00'
C1	Δ=2°39'37" R=4733.66' L=219.79'	
C2	Δ=3°10'38" R=4703.66' L=260.84'	
C3	Δ=4°56'58" R=34.00' L=2.94'	

LEGEND

- RIGHT-OF-WAY LINE
- EXISTING RIGHT-OF-WAY LINE
- STREET CENTER LINE
- PROPERTY LINE
- INTERGOVERNMENTAL TRANSFER PARCEL

SCALE IN FEET

40 20 0 40 80 NAD 83 (2011)

INTERGOVERNMENTAL TRANSFER AREA

VACATION AREA: 24,068 SF **DATE: 2/21/2020**

EXHIBIT "C"
R/W NO. LL509.1
(KING COUNTY QUIT CLAIM DEED)

SHORELINE
INTERGOVERNMENTAL
TRANSFER

SOUND TRANSIT
HNTB Jacobs
L & A LIN & ASSOCIATES

LINK LIGHT RAIL TRANSIT SYSTEM

CITY OF SHORELINE **KING COUNTY, WA**

The Seattle Times

-Ad Confirmation-

These are the details of your ad scheduled to run on the dates indicated below.

Prepayment Information

Date	Method	Card Type	Last 4 Digits	Check #	Amount

Account Information

Account #:	103105
Advertiser Name:	City of Shoreline City Clerk
Agency Name:	
Contact:	Jessica Simulcik-Smith
Address:	17500 Midvale Ave N Shoreline, WA 98133-4905
Telephone:	(206) 801-2231

Run Date(s)

Seattle Times 02/21/20

Ad Placement Information

Ad ID:	934056
Purchase Order #:	Sound Transit
# of lines:	47
Total NET Cost:	\$186.59
Class Name:	Public Notices

Contact Information

Contact Name:	Holly Botts
Phone #	
Email:	hbotts@seattletimes.com

Attachment C

*The ad preview below may not be to actual scale

CITY OF SHORELINE PUBLIC HEARING NOTICE

The City Council of the City of Shoreline will hold a Public Hearing during a regular meeting of the City Council on Monday, March 2, 2020 at 7:00 p.m. in the Council Chamber at Shoreline City Hall, 17500 Midvale Avenue N., Shoreline, WA 98133 for the purpose of obtaining public comment on proposed Resolution 453 - Intergovernmental Transfer of Property at 7th Avenue NE and NE 185th Street to Sound Transit for the purpose of Light Rail Station/System Construction. This public hearing is required under RCW 39.33. The portion 7th Avenue NE north of NE 185th Street and a triangular portion of NE 185th Street North of the existing sidewalk between 7th Avenue NE and 8th Avenue NE are real property owned in fee by the City of Shoreline. This intergovernmental transfer of property does not include the area (10 feet by 62 feet) dedicated to ROW from parcel number 0526049080, which is subject to the Street Vacation process.

All interested persons are encouraged to attend the public hearing to provide oral and/or written comments. Any person with questions or wishing to comment in writing prior to the hearing, please submit comments to the project manager Juniper Nammi, Light Rail Project Manager, at inammi@shorelinewa.gov.

Any person requiring a disability accommodation should contact the City Clerk at 801-2231 in advance for more information. For TTY telephone services call 546-0457. Each Request will be considered individually according to the type of request, the availability of resources, and the financial ability of the City to provide the requested services or equipment.