



SEATTLE CITY COUNCIL

Legislative Summary

CB 118958

Record No.: CB 118958

Type: Ordinance (Ord)

Status: Passed

Version: 1

Ord. no: Ord 125348

In Control: City Clerk

File Created: 03/08/2017

Final Action: 07/21/2017

Title: AN ORDINANCE relating to the Arterial Asphalt and Concrete Program; accepting a warranty deed for certain real property in Tract A of Fern Hill Addition of Rainier Beach; accepting a deed for street purposes for certain real property in the Southwest quarter of Section 29, Township 26 North, Range 4 East, Willamette Meridian of King County, Washington; laying off, opening, widening, extending, establishing, and designating the property for street purposes; placing the real property conveyed by such deeds under the jurisdiction of the Department of Transportation; and ratifying and confirming certain prior acts.

Date

Notes:

Filed with City Clerk:

Mayor's Signature:

Sponsors: O'Brien

Vetoed by Mayor:

Veto Overridden:

Veto Sustained:

Attachments: Att A - Recorded Warranty Deed granted by Seifu Aragaw, Att B - Recorded Deed for Street Purposes granted by Keech Galleria, LLC

Drafter: gretchen.haydel@seattle.gov

Filing Requirements/Dept Action:

History of Legislative File

Legal Notice Published:

Yes

No

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor	04/11/2017	Mayor's leg transmitted to Council	City Clerk			
1	City Clerk	04/11/2017	sent for review	Council President's Office			
	Action Text: The Council Bill (CB) was sent for review. to the Council President's Office						
	Notes:						
1	Council President's Office	04/14/2017	sent for review	Sustainability and Transportation Committee			
	Action Text: The Council Bill (CB) was sent for review. to the Sustainability and Transportation Committee						

Legislative Summary Continued (CB 118958)

- Notes:**
- 1 Full Council 05/01/2017 referred Sustainability and Transportation Committee
- 1 Sustainability and Transportation Committee 07/07/2017 pass Pass
Action Text: The Committee recommends that Full Council pass the Council Bill (CB).
Notes:
In Favor: 2 Chair O'Brien, Alternate Herbold
Opposed: 0
- 1 Full Council 07/17/2017 passed Pass
Action Text: The Council Bill (CB) was passed by the following vote, and the President signed the Bill:
Notes:
In Favor: 8 Councilmember Bagshaw, Councilmember Burgess, Councilmember González , Council President Harrell, Councilmember Herbold, Councilmember Johnson, Councilmember Juarez, Councilmember O'Brien
Opposed: 0
- 1 City Clerk 07/19/2017 submitted for Mayor's signature Mayor
- 1 Mayor 07/21/2017 Signed
Action Text: The Council Bill (CB) was Signed.
Notes:
- 1 Mayor 07/21/2017 returned City Clerk
Action Text: The Council Bill (CB) was returned. to the City Clerk
Notes:
- 1 City Clerk 07/21/2017 attested by City Clerk
Action Text: The Ordinance (Ord) was attested by City Clerk.
Notes:
-

CITY OF SEATTLE

ORDINANCE 125348

COUNCIL BILL 118958

AN ORDINANCE relating to the Arterial Asphalt and Concrete Program; accepting a warranty deed for certain real property in Tract A of Fern Hill Addition of Rainier Beach; accepting a deed for street purposes for certain real property in the Southwest quarter of Section 29, Township 26 North, Range 4 East, Willamette Meridian of King County, Washington; laying off, opening, widening, extending, establishing, and designating the property for street purposes; placing the real property conveyed by such deeds under the jurisdiction of the Department of Transportation; and ratifying and confirming certain prior acts.

WHEREAS, the Arterial Asphalt and Concrete Program (AAC Program) invests in and maintains Seattle's 1,581 lane miles of arterial streets by extending their useful life through resurfacing and reconstruction projects; and

WHEREAS, the AAC Program follows federal accessibility guidelines that require installation of curb ramps in conjunction with paving projects; and

WHEREAS, the Department of Transportation uses a pavement management system to track the condition of arterial street pavement to develop maintenance needs, establish priorities, and select the streets to be rehabilitated each year; and

WHEREAS, property acquisition was necessary for the Phase 2 - Renton Avenue South Repaving Project, a project under the AAC Program, to repave a portion of Renton Avenue South and add curb ramps and curb bulbs at the intersection of 62nd Avenue South and Renton Avenue South to improve safety; and

WHEREAS, property acquisition was also necessary for the Meridian Avenue North Paving and Safety Improvement Project under the AAC Program, to repave a portion of Meridian Avenue North, add a new sidewalk, and add a new curb ramp to improve safety; and

1 WHEREAS, the Seattle City Charter requires that all acquisition of real property be accepted by
2 or under authority of ordinance; NOW, THEREFORE,

3 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

4 Section 1. The Warranty Deed from SEIFU ARAGAW, a single person, dated
5 February 29, 2016 and recorded under King County Recording Number 20160328000408, which
6 is attached as Attachment A and incorporated into this ordinance, is accepted for street purposes,
7 placed under the jurisdiction of the Department of Transportation, and laid off, opened, widened,
8 extended, and established as right-of-way.

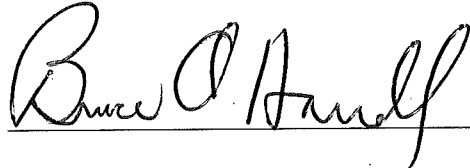
9 Section 2. The Deed for Street Purposes from KEECH GALLERIA, LLC, a Delaware
10 limited liability company, dated May 6, 2016 and recorded under King County Recording
11 Number 20170109001385, which is attached as Attachment B and incorporated into this
12 ordinance, is accepted for street purposes, placed under the jurisdiction of the Department of
13 Transportation, and laid off, opened, widened, extended, and established as right-of-way.

14 Section 3. Any act consistent with this ordinance taken prior to its effective date is
15 hereby ratified and confirmed.

16

1 Section 4. This ordinance shall take effect and be in force 30 days after its approval by
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4 Passed by the City Council the 17th day of July, 2017,
5 and signed by me in open session in authentication of its passage this 17th day of
6 July, 2017.

7 

8 President _____ of the City Council

9 Approved by me this 21st day of July, 2017.

10 

11 Edward B. Murray, Mayor

12 Filed by me this 21st day of July, 2017.

13 

14 Monica Martinez Simmons, City Clerk

15 (Seal)

16
17
18
19
20 Attachments

21 Attachment A – Recorded Warranty Deed granted by Seifu Aragaw

22 Attachment B – Recorded Deed for Street Purposes granted by Keech Galleria, LLC

After recording return document to:

City of Seattle
Department of Transportation
700 5th Avenue – Suite 3800
P.O. Box 34996
Seattle, WA 98124-4996
Attn: Michelle Talbot



20160328000408

SEATTLE CITY O WD 79.00
PAGE-001 OF 007
03/28/2016 11:15
KING COUNTY, WA

E2786765

03/28/2016 11:15
KING COUNTY, WA
TAX
SALE

\$10.00
\$0.00

PAGE-001 OF 001

Document Title: Warranty Deed

Reference Number of Related Document: N/A

Grantor(s): Seifu Aragaw

Grantee: City of Seattle

Abbreviated Legal Description: Ptn of Lot A, Fern Hill Add to Rainier Beach, Vol 13, PP55, King County, Washington.

Additional Legal Descriptions are on Exhibits A and B, Pages 4 through 7 of Document.

Assessor's Tax Parcel Number(s): 252090-0370

WARRANTY DEED

Project: 2016 Arterial Asphalt and Concrete - Renton Avenue South, Phase 2

The Grantor, **SEIFU ARAGAW**, a single person, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other valuable consideration, hereby conveys and warrants to the **CITY OF SEATTLE**, a municipal corporation of the State of Washington, the following described real property situated in King County, State of Washington, under the imminent threat of the Grantee's exercise of its right of Eminent Domain: As described on Exhibit A and depicted on Exhibit B attached hereto and made a part hereof.

As provided by RCW 84.60.070, the Grantor herein requests the lien of taxes owing shall be set over to the property retained by said Grantor.

WARRANTY DEED

EXHIBIT A

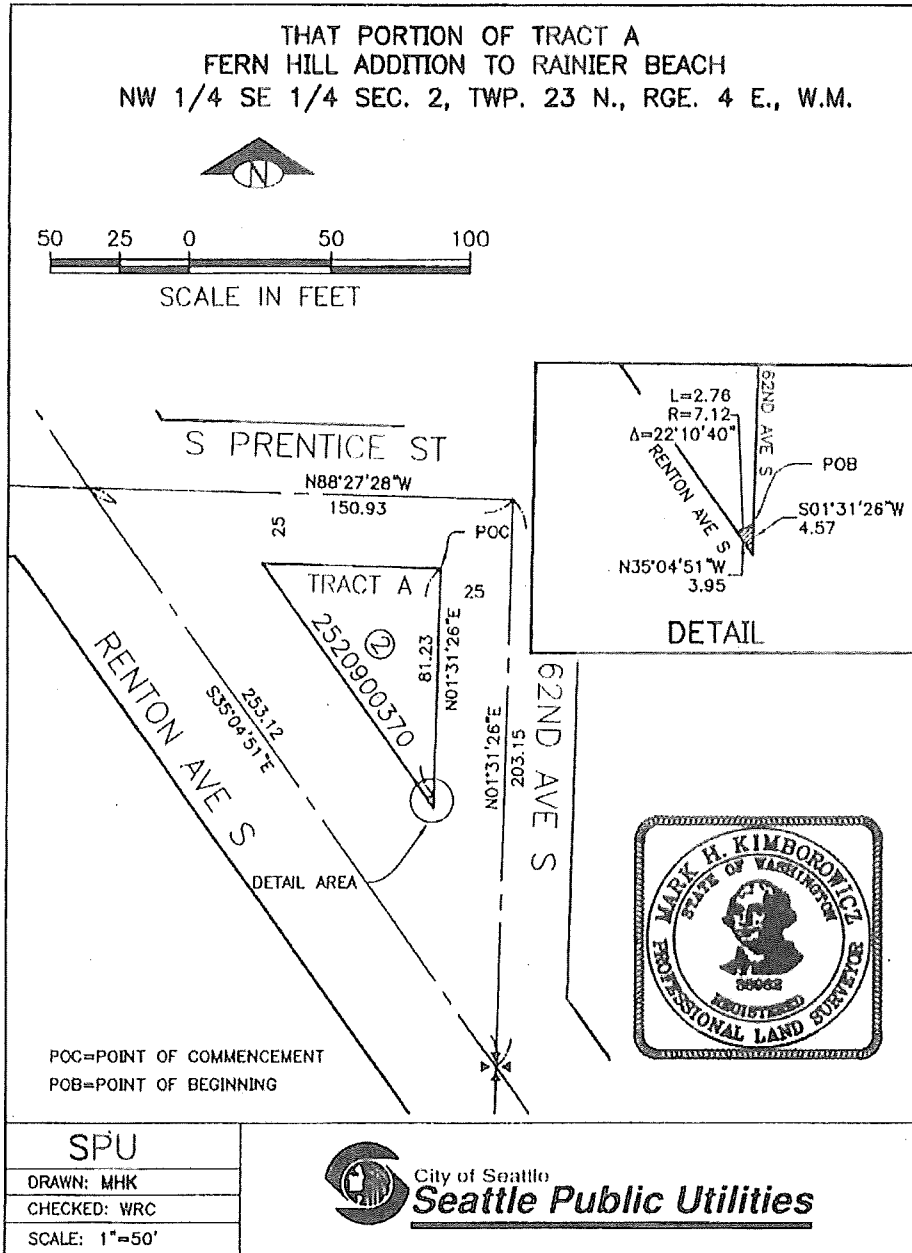
THAT PORTION OF TRACT A OF FERN HILL, ADDITION TO RAINIER BEACH, AS RECORDED IN VOLUME 13 OF PLATS, PAGE 55, RECORDS OF KING COUNTY, WASHINGTON, SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT A; THENCE S 01° 31' 26" W ALONG THE WESTERLY RIGHT OF WAY MARGIN OF 62ND AVENUE SOUTH A DISTANCE OF 81.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE WESTERLY RIGHT OF WAY MARGIN OF 62ND AVENUE SOUTH S 01° 31' 26" W A DISTANCE OF 4.57 FEET TO THE EASTERLY RIGHT OF WAY MARGIN OF RENTON AVENUE SOUTH; THENCE N 35° 04' 51" W ALONG THE EASTERLY RIGHT OF WAY MARGIN OF RENTON AVENUE SOUTH A DISTANCE OF 3.95 FEET TO THE BEGINNING OF A 7.12 FOOT RADIUS CURVE CONCAVE TO NORTHWEST WHICH RADIUS POINT BEARS N 18° 11' 18" W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22° 10' 40" A DISTANCE OF 2.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.13 SQ. FT., MORE OR LESS

WARRANTY DEED

EXHIBIT A (CONT.)



WARRANTY DEED

EXHIBIT B

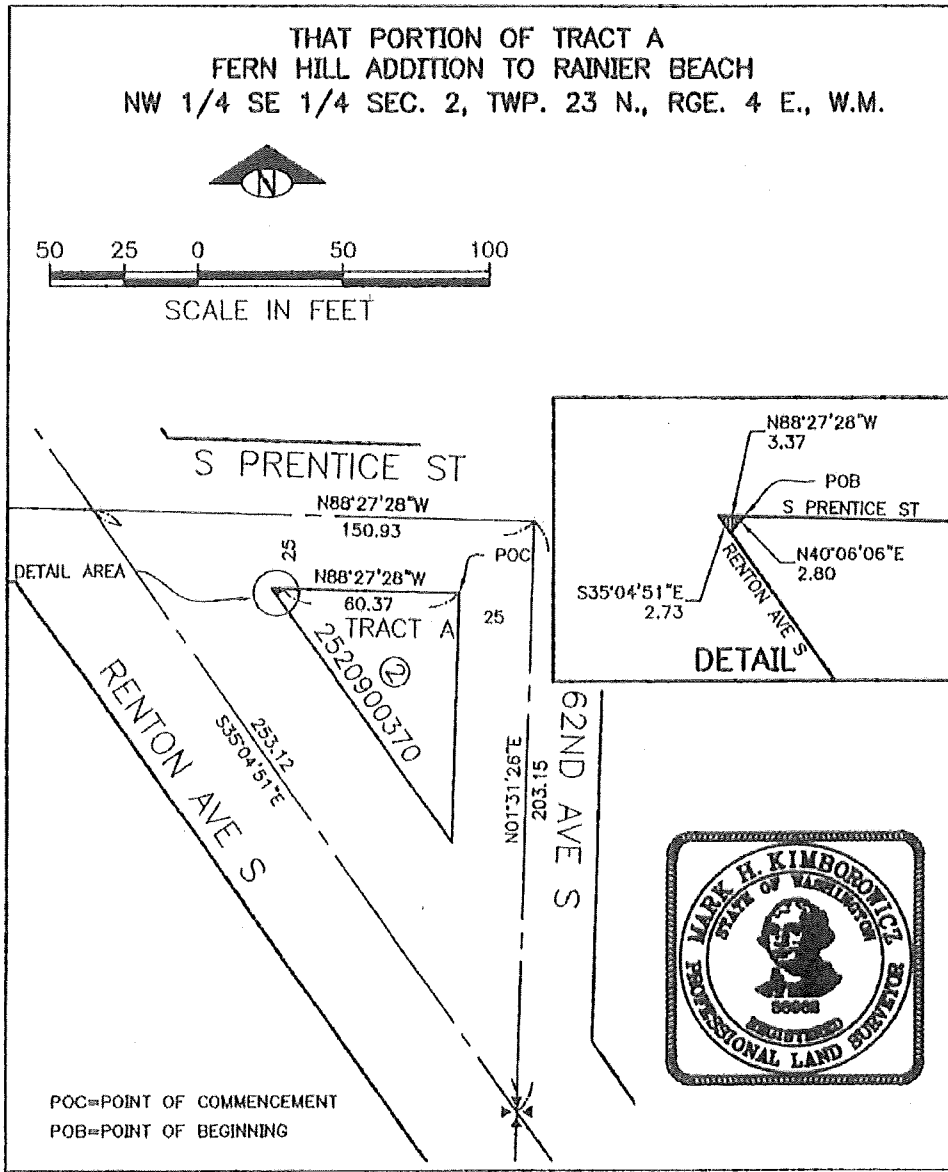
THAT PORTION OF TRACT A OF FERN HILL ADDITION TO RAINIER BEACH, AS RECORDED IN VOLUME 13 OF PLATS, PAGE 55, RECORDS OF KING COUNTY, WASHINGTON, SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

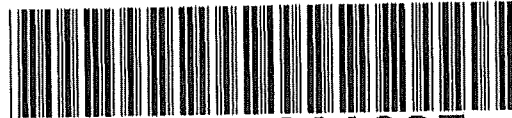
COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT A; THENCE N 88° 27' 28" W ALONG THE SOUTHERLY RIGHT OF WAY MARGIN OF SOUTH PRENTICE STREET A DISTANCE OF 60.37 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY MARGIN OF SOUTH PRENTICE STREET N 88° 27' 28" W A DISTANCE OF 3.37 FEET TO THE EASTERLY RIGHT OF WAY MARGIN OF RENTON AVENUE SOUTH; THENCE S 35° 04' 51" E ALONG THE EASTERLY RIGHT OF WAY MARGIN OF RENTON AVENUE SOUTH A DISTANCE OF 2.73 FEET; THENCE N 40° 06' 06" E 2.80 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 3.70 SQ. FT., MORE OR LESS

WARRANTY DEED

EXHIBIT B (CONT.)





20170109001385

CITY OF SEATTLE D 77.00
PAGE-001 OF 005
01/09/2017 16:00
KING COUNTY, WA

After recording return document to:

City of Seattle
Department of Transportation
700 5th Avenue – Suite 3800
P.O. Box 34996
Seattle, WA 98124-4996
Attn: Barret Aldrich

E2843699

01/09/2017 16:00
KING COUNTY, WA
TAX \$52.58
SALE \$2,200.00

PAGE-001 OF 001

Document Title: Deed for Street Purposes
Reference Number of Related Document: N/A
Grantor(s): Keech Galleria, LLC
Grantee: City of Seattle
Abbreviated Legal Description: Ptn of W 1/2 of S 1/2 of S 1/2 of SW 1/4 of SW 1/4 of Sec. 29, T26N, R4E, W.M., King County, Washington
Additional Legal Description on Exhibits A and B on Pages 4 and 5 of Document.
Assessor's Tax Parcel Number(s): 292604-9021

DEED FOR STREET PURPOSES

Project: 2016 Arterial Asphalt and Concrete – Meridian Avenue North

The Grantor, **KEECH GALLERIA, LLC**, a Delaware limited liability company, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other valuable consideration, hereby conveys and warrants to the **CITY OF SEATTLE**, a municipal corporation of the State of Washington, the hereinafter real estate as described on Exhibit A and depicted on Exhibit B attached hereto, situated in King County, State of Washington, to the same extent and purpose as if the rights herein granted had been acquired under Eminent Domain statutes of the State of Washington.

As provided by RCW 84.60.070, the Grantor herein requests the lien of taxes owing shall be set over to the property retained by the Grantor.

DEED FOR STREET PURPOSES

KEECH GALLERIA, LLC
a Delaware limited liability company

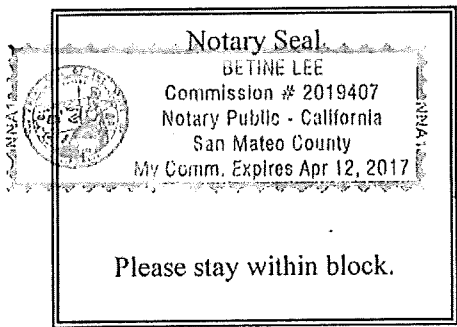
By: *Max A. Keech*
Max A. Keech
Sole Member and Manager

Dated: *April 28TH*, 2016

STATE OF CALIFORNIA)
 : §
County of Santa Clara)

On this *28* day of *April*, 2016, I certify that I know or have satisfactory evidence that MAX A. KEECH, appeared before me and acknowledged that he signed this instrument and on oath stated that he was authorized to execute this instrument as the sole Member and Manager of KEECH GALLERIA, LLC, a Delaware limited liability company, and acknowledged it to be the free and voluntary act for the use and purpose mentioned in this instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



Betina Lee
Notary (print name) *BETINE LEE*
Notary Public in and for the State of California,
residing at *WOODSIDE, CA*
My Appointment expires *4-12-16*

DEED FOR STREET PURPOSES

EXHIBIT A

Legal Description for a Portion of Tax lot 292604-9021

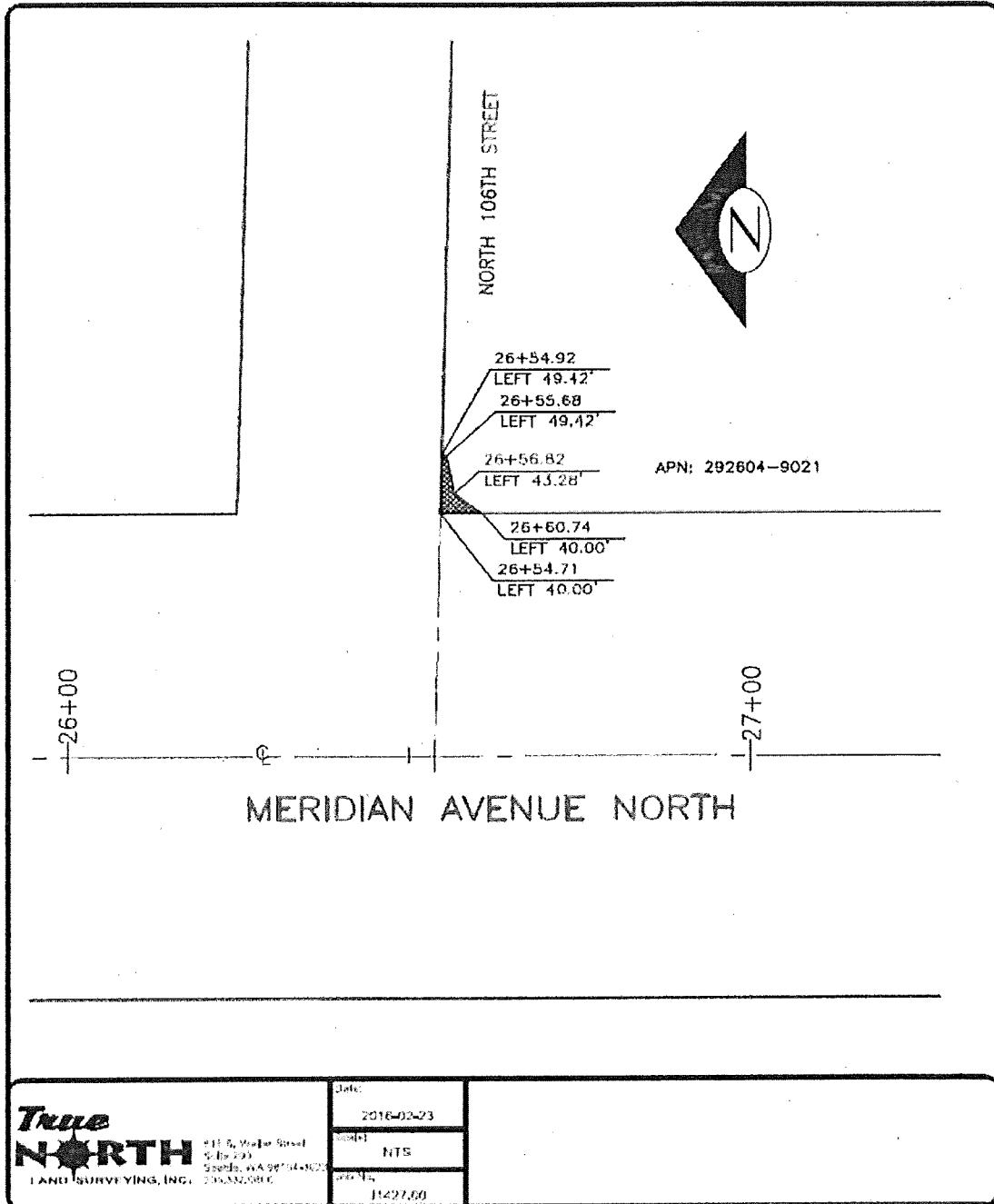
That portion of the West Half of the South Half of the South Half of the Southwest Quarter of the Southwest Quarter of Section 29, Township 26 North, Range 4 East, W.M., in King County, Washington described as follows:

Beginning at the intersection of the north line of said subdivision with the east line of that portion condemned in King County Superior Court Cause Number 741004 for widening of Meridian Avenue, said intersection being 40.00 feet left of Meridian Ave North 2016 Arterial Asphalt and Concrete Right of Way centerline Engineers Station 26+54.71; thence along the westerly line of said condemned portion to a point 40.00 feet left of Engineers Station 26+60.74; thence northeasterly to a point 43.28 feet left of Engineers Station 26+56.82; thence northeasterly to a point 49.42 feet left of Engineers Station 26+55.68; thence northerly to a point 49.42 feet left of Engineers Station 26+54.92 said point being on the north line of said subdivision; thence along said north line westerly to the Point of Beginning.

Containing: 22 square feet, more or less

DEED FOR STREET PURPOSES

EXHIBIT B



<p>True NORTH LAND SURVEYING, INC.</p>	Date:	2016-03-23
	Scale:	NTS
	Area:	11427.60
	Volume:	