

RESOLUTION NO. 3657

A RESOLUTION of the Port Commission of the Port of Seattle declaring certain real property located in the City of SeaTac, Washington to be surplus and no longer needed for Port District purposes and authorizing the Chief Executive Officer to execute all documents necessary for transfer of the title to certain road improvements and real property to the City of SeaTac and the State of Washington and to transfer title to certain utility improvements to the City of Seattle.

WHEREAS, the development of the Rental Car Facility (“RCF”) required the construction of the Off-Site Roadway Improvements Project (“ORI Project”) to mitigate the likely adverse traffic impacts of RCF; and

WHEREAS, the ORI Project realigned the State Route 518 off-ramp, caused the construction of an additional southbound lane on International Boulevard from State Route 518 to north of South 160th Street, caused the construction of an additional westbound lane on South 160th Street from International Boulevard to the new State Route 518 on-ramp, caused the relocation of Host Road so that it aligned with the new State Route 518 on-ramp and caused the construction of a new on-ramp from South 160th Street to eastbound State Route 518; and

WHEREAS, as a result of the construction of the ORI Project, title to the real property located on the north and south sides of South 160th Street in the 2800-3200 block and the west side of International Boulevard in the 15600-16000 block in the City of SeaTac, and title to the road improvements on South 160th Street between International Boulevard and Host Road, and on International Boulevard between South 154th Street and South 160th Street should be conveyed to the City of SeaTac; and

WHEREAS, as a result of the construction of the ORI Project, title to the road improvements and real property located on the north side of South 160th Street in the 2800 block in the City of SeaTac, and the road improvements located on State Route 518 at milepost 2.51 in the City of SeaTac should be conveyed to the State of Washington; and

WHEREAS, as part of the construction of the ORI Project, the Port relocated a power vault, ductbank and associated handholes belonging to the City of Seattle; and

WHEREAS, as a result of the construction of the ORI project, title to the power vault, ductbank and associated handholes located on the north side of South 160th Street in the 2800-3200 block in the City of SeaTac should be conveyed from the Port to the City of Seattle; and

WHEREAS, the real property (“Property”) that is being conveyed to the City of SeaTac and State of Washington is described on attached Exhibit “A”; and

WHEREAS, the ORI Project road improvements and the utility improvements that are being conveyed to the City of SeaTac, State of Washington, and the City of Seattle are shown on the attached Exhibit “B”; and

WHEREAS, Chapter 39.33 of the Revised Code of Washington provides that the Port may “sell, transfer, exchange, lease or otherwise dispose of any property ... to the state of any municipality of any political subdivision thereof ... on such terms and conditions as may be mutually agreed upon ...”; and

WHEREAS, the real property described in Exhibit “A”, and the road improvements and utility improvements shown in Exhibit “B”, are no longer needed by the Port and can be declared surplus; and

WHEREAS, the estimated fair market value of the road improvements and real property being conveyed to the City of SeaTac is \$8,000,000, the estimated fair market value of the road improvements and real property being conveyed to the State of Washington is \$10,744,500, and the estimated fair market value of the utility improvements being conveyed to the City of Seattle is \$740,000, for a total of \$19,484,500.

NOW, THEREFORE, BE IT RESOLVED by the Port Commission of the Port of Seattle that:

Section 1. The real property located on the Property described on Exhibit A, and the road improvements and utility improvements shown in Exhibit B, attached to this Resolution are no longer needed for Port purposes and are declared surplus.

Section 2. Pursuant to Chap. 39.33 RCW, the Chief Executive Officer is authorized to take all steps and execute all documents necessary to transfer title to the real property described in Exhibit "A" and the road improvements described in Exhibit "B" to the City of SeaTac and the State of Washington. Pursuant to Chap. 39.33 RCW, the Chief Executive Officer is authorized to take all steps and execute all documents necessary to transfer title to the utility improvements described in Exhibit "B" to the City of Seattle. The total estimated fair market value of the road improvements, utility improvements and real property being transferred to the City of SeaTac, State of Washington and the City of Seattle is \$19,484,500.

ADOPTED by the Port Commission of the Port of Seattle at a regular meeting thereof, held this _____ day of _____, 201____, and duly authenticated in open session by the signatures of the Commissioners voting in favor thereof and the seal of the Commission.

Port Commissioners

Exhibit "A"

**LEGAL DESCRIPTION FOR PROPOSED PROPERTY DEDICATION TO
CITY OF SEATAC**

THAT PORTION OF SECTION 21 AND SECTION 28, TOWNSHIP 23
NORTH, RANGE 04 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY,
WASHINGTON, DESCRIBED AS FOLLOWS:

DEDICATION AREA 1:

COMMENCING AT THE QUARTER CORNER COMMON TO SECTION 21
AND SECTION 28;

THENCE NORTH 89°24'10" EAST, ALONG THE SOUTH LINE OF SAID
SECTION 21, A DISTANCE OF 1269.36 FEET TO THE POINT OF
BEGINNING;

THENCE NORTH 44°24'29" EAST, A DISTANCE OF 42.43 FEET TO THE
WESTERLY PRODUCTION OF THE NORTHERLY RIGHT-OF-WAY
MARGIN OF SOUTH 160TH STREET, ALSO BEING THE SOUTHERLY
LIMITED ACCESS RIGHT-OF-WAY MARGIN OF STATE ROUTE 518;

THENCE NORTH 89°24'10" EAST, ALONG SAID LIMITED ACCESS
MARGIN, A DISTANCE OF 12.98 FEET TO THE WESTERLY RIGHT-OF-
WAY MARGIN OF SAID SOUTH 160TH STREET;

THENCE SOUTH 00°02'43" WEST, ALONG SAID WESTERLY MARGIN, A
DISTANCE OF 60.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY
MARGIN OF SAID SOUTH 160TH STREET;

THENCE CONTINUING SOUTH 00°02'43" WEST, ALONG SAID WEST
LINE A DISTANCE OF 45.67 FEET;

THENCE NORTH 84°05'28" WEST, A DISTANCE OF 5.47 FEET TO AN
INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE
SOUTHWEST FROM WHICH ITS CENTER BEARS NORTH 72°55'02"
WEST, 46.00 FEET DISTANT;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A
CENTRAL ANGLE OF 91°03'36", A DISTANCE OF 73.11 FEET TO THE
BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTH FROM
WHICH ITS CENTER BEARS NORTH 16°01'22" EAST, 383.00 FEET
DISTANT;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A
CENTRAL ANGLE OF 02°41'43", A DISTANCE OF 18.02 FEET;

THENCE NORTH 44°24'29" EAST, A DISTANCE OF 16.18 FEET TO SAID
SOUTH LINE OF SAID SECTION 21 AND THE POINT OF BEGINNING.

CONTAINING 2,244 SQUARE FEET OR 0.05 ACRES MORE OR LESS.

**LEGAL DESCRIPTION FOR PROPOSED PROPERTY DEDICATION TO
CITY OF SEATAC**

THAT PORTION OF SECTION 28, TOWNSHIP 23 NORTH, RANGE 04
EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON,
DESCRIBED AS FOLLOWS:

DEDICATION AREA 2:

COMMENCING AT THE QUARTER CORNER COMMON TO SECTION 21
AND SECTION 28;
THENCE NORTH 89°24'10" EAST ALONG THE SOUTH LINE OF SAID
SECTION 21, A DISTANCE OF 1312.01 FEET TO THE WESTERLY RIGHT-
OF-WAY MARGIN OF SOUTH 160TH STREET, ALSO BEING THE WEST
LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER
SAID SECTION 28;
THENCE SOUTH 00°02'43" WEST ALONG SAID WESTERLY MARGIN, A
DISTANCE OF 30.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY
MARGIN OF SAID SOUTH 160TH STREET AND THE POINT OF
BEGINNING;
THENCE NORTH 89°24'10" EAST ALONG SAID SOUTHERLY RIGHT-OF-
WAY MARGIN A DISTANCE OF 30.00 FEET TO THE WEST LINE OF
LEBECKS ADDITION, PLAT OF WILDON UNRECORDED, RECORDED IN
VOLUME 46, PAGE 57, RECORDS OF KING COUNTY, WASHINGTON;
THENCE SOUTH 00°02'43" WEST ALONG SAID WEST LINE A DISTANCE
OF 49.09 FEET;
THENCE NORTH 84°05'28" WEST A DISTANCE OF 30.16 FEET TO SAID
WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST
QUARTER SAID SECTION 28;
THENCE NORTH 00°02'43" EAST ALONG SAID WESTERLY LINE A
DISTANCE OF 45.67 FEET TO SAID SOUTHERLY MARGIN AND THE
POINT OF BEGINNING.

CONTAINING 1,421 SQUARE FEET OR 0.03 ACRES MORE OR LESS.

**LEGAL DESCRIPTION FOR PROPOSED PROPERTY DEDICATION TO
CITY OF SEATAC**

THAT PORTION OF SECTION 28, TOWNSHIP 23 NORTH, RANGE 04
EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON,
DESCRIBED AS FOLLOWS:

DEDICATION AREA 3:

COMMENCING AT THE QUARTER CORNER COMMON TO SECTION 21
AND SECTION 28;

THENCE NORTH 89°24'10" EAST ALONG THE SOUTH LINE OF SAID
SECTION 21, A DISTANCE OF 1312.01 FEET TO THE WESTERLY RIGHT-
OF-WAY MARGIN OF SOUTH 160TH STREET, ALSO BEING THE WEST
LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER
OF SAID SECTION 28;

THENCE SOUTH 00°02'43" WEST ALONG SAID WESTERLY MARGIN A
DISTANCE OF 30.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY
MARGIN OF SAID SOUTH 160TH STREET;

THENCE NORTH 89°24'10" EAST ALONG SAID SOUTHERLY MARGIN, A
DISTANCE OF 30.00 FEET TO THE WEST LINE OF LEBECKS ADDITION,
PLAT OF WILDON UNRECORDED, RECORDED IN VOLUME 46, PAGE 57,
RECORDS OF KING COUNTY, WASHINGTON, AND THE POINT OF
BEGINNING;

THENCE CONTINUING NORTH 89°24'10" EAST ALONG SAID
SOUTHERLY MARGIN A DISTANCE OF 315.83 FEET;

THENCE SOUTH 87°29'03" WEST, A DISTANCE OF 50.03 FEET;

THENCE SOUTH 89°23'41" WEST, A DISTANCE OF 138.98 FEET;

THENCE SOUTH 81°48'47" WEST, A DISTANCE OF 54.35 FEET TO THE
BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST
WHICH CENTER BEARS SOUTH 08°11'15" EAST, 55.00 FEET DISTANT;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A
CENTRAL ANGLE OF 70°37'36", A DISTANCE OF 67.80 FEET;

THENCE SOUTH 84°05'28" EAST A DISTANCE OF 27.13 FEET TO SAID
WEST LINE,

THENCE NORTH 00°02'43" EAST ALONG SAID WEST LINE A DISTANCE
OF 49.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,895 SQUARE FEET OR 0.07 ACRES MORE OR LESS.

**LEGAL DESCRIPTION FOR PROPOSED PROPERTY DEDICATION TO
CITY OF SEATAC**

THAT PORTION OF LOT 7 AND LOT 8, LEBECKS ADDITION, PLAT OF A PORTION OF WILDON UNRECORDED, AS RECORDED IN VOLUME 46, PAGE 57, RECORDS OF KING COUNTY WASHINGTON, DESCRIBED AS FOLLOWS:

DEDICATION AREA 4:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 7, THENCE NORTH 89°24'10" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY MARGIN OF SOUTH 160TH STREET, A DISTANCE OF 18.11 FEET TO THE POINT OF BEGINNING:

THENCE CONTINUING NORTH 89°24'10" EAST, ALONG SAID SOUTHERLY MARGIN, A DISTANCE OF 41.80 FEET TO THE NORTHWEST CORNER OF SAID LOT 8;
THENCE CONTINUING NORTH 89°24'10" EAST, ALONG SAID SOUTHERLY MARGIN, A DISTANCE OF 55.51 FEET;
THENCE SOUTH 39°18'12" WEST A DISTANCE OF 16.81 FEET;
THENCE SOUTH 89°24'10" WEST A DISTANCE OF 45.02 FEET TO THE WEST LINE OF SAID LOT 8;
THENCE CONTINUING SOUTH 89°24'10" WEST, A DISTANCE OF 30.59 FEET;
THENCE NORTH 40°50'41" WEST A DISTANCE OF 16.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,115 SQUARE FEET OR 0.03 ACRES MORE OR LESS.

**LEGAL DESCRIPTION FOR PROPOSED PROPERTY DEDICATION TO
CITY OF SEATAC**

THAT PORTION OF SECTION 21, TOWNSHIP 23 NORTH, RANGE 04
EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON,
DESCRIBED AS FOLLOWS:

DEDICATION AREA 5:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 21,
22, 27 AND 28;
THENCE SOUTH 89°24'10" WEST ALONG THE SOUTH LINE OF SAID
SECTION 21, A DISTANCE OF 32.92 FEET;
THENCE NORTH 00°35'50" WEST, AT A RIGHT ANGLE, A DISTANCE OF
30.00 FEET TO NORTHERLY RIGHT-OF-WAY MARGIN OF SOUTH 160TH
STREET AND THE POINT OF BEGINNING;
THENCE SOUTH 89°24'10" WEST, ALONG SAID NORTHERLY MARGIN,
A DISTANCE OF 1171.24 FEET TO THE EASTERLY LIMITED ACCESS
RIGHT-OF-WAY MARGIN OF STATE ROUTE 518;
THENCE NORTH 33°37'28" EAST, ALONG SAID EASTERLY MARGIN A
DISTANCE OF 16.93 FEET;
THENCE NORTH 89°24'10" EAST AND PARALLEL WITH SAID
NORTHERLY MARGIN, A DISTANCE OF 247.25 FEET;
THENCE NORTH 83°53'24" EAST, A DISTANCE OF 34.58 FEET;
THENCE NORTH 50°46'29" EAST, A DISTANCE OF 27.79 FEET;
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 66.43 FEET;
THENCE SOUTH 50°46'29" EAST, A DISTANCE OF 22.07 FEET;
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 30.57 FEET;
THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 5.51 FEET;
THENCE NORTH 89°24'18" EAST, A DISTANCE OF 261.93 FEET;
THENCE NORTH 83°09'07" EAST, A DISTANCE OF 69.49 FEET TO A
TANGENT CURVE CONCAVE TO THE NORTH FROM WHICH ITS
CENTER BEARS NORTH 06°50'53" WEST, 126.00 FEET DISTANT;
THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A
CENTRAL ANGLE OF 17°47'27", A DISTANCE OF 39.12 FEET;
THENCE SOUTH 23°43'46" EAST, A DISTANCE OF 30.18 FEET;
THENCE NORTH 89°24'10" EAST AND PARALLEL WITH SAID
NORTHERLY MARGIN A DISTANCE OF 143.07 FEET;
THENCE NORTH 56°52'20" EAST, A DISTANCE OF 45.09 FEET TO A
NON-TANGENT CURVE CONCAVE TO THE NORTHEAST FROM WHICH
ITS CENTER BEARS NORTH 70°38'47" EAST, 21.00 FEET DISTANT;
THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A
CENTRAL ANGLE OF 71°14'37", A DISTANCE OF 26.11 FEET;

THENCE NORTH 89°24'10" EAST AND PARALLEL WITH SAID
NORTHERLY MARGIN A DISTANCE OF 140.46 FEET TO A NON-
TANGENT CURVE CONCAVE TO THE NORTHWEST FROM WHICH ITS
CENTER BEARS NORTH 41°01'34" WEST, 218.05 FEET DISTANT;
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE
THROUGH A CENTRAL ANGLE OF 16°22'02", A DISTANCE OF 62.29
FEET;
THENCE NORTH 32°36'24" EAST, A DISTANCE OF 10.46 FEET TO THE
WESTERLY RIGHT-OF-WAY MARGIN OF PACIFIC HIGHWAY SOUTH;
THENCE SOUTH 18°41'09" WEST, ALONG SAID WESTERLY MARGIN, A
DISTANCE OF 73.45 FEET TO SAID NORTHERLY MARGIN AND THE
POINT OF BEGINNING,

CONTAINING 18,518 SQUARE FEET OR 0.4 ACRES MORE OR LESS.

**LEGAL DESCRIPTION FOR PROPOSED PROPERTY DEDICATION TO
CITY OF SEATAC**

THAT PORTION OF SECTION 22, TOWNSHIP 23 NORTH, RANGE 04
EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON,
DESCRIBED AS FOLLOWS:

DEDICATION AREA 6:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 21,
22, 27 AND 28;

THENCE SOUTH 89°24'10" WEST ALONG THE SOUTH LINE OF SAID
SECTION 21, A DISTANCE OF 32.92 FEET;

THENCE NORTH 00°35'50" WEST, AT A RIGHT ANGLE A DISTANCE OF
30.00 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT-OF-
WAY MARGIN OF SOUTH 160TH STREET AND THE WESTERLY RIGHT-
OF-WAY MARGIN OF PACIFIC HIGHWAY SOUTH;

THENCE NORTH 18°41'09" EAST, ALONG SAID WESTERLY MARGIN, A
DISTANCE OF 213.65 FEET;

THENCE NORTH 89°55'51" EAST ALONG SAID WESTERLY MARGIN, A
DISTANCE OF 6.04 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 17°44'08" EAST, A DISTANCE OF 233.85 FEET;

THENCE NORTH 18°43'27" EAST, A DISTANCE OF 99.30 FEET;

THENCE NORTH 34°39'58" WEST, A DISTANCE OF 28.96 FEET TO A
NON-TANGENT CURVE CONCAVE TO THE NORTHWEST FROM WHICH
ITS CENTER BEARS NORTH 34°26'30" WEST, 56.63 FEET DISTANT;
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE
THROUGH A CENTRAL ANGLE OF 36°52'21", A DISTANCE OF 36.44
FEET;

THENCE NORTH 18°41'09" EAST AND PARALLEL WITH SAID
WESTERLY MARGIN, A DISTANCE OF 100.81 FEET;

THENCE NORTH 25°35'51" EAST, A DISTANCE OF 99.72 FEET;

THENCE NORTH 18°41'09" EAST AND PARALLEL WITH SAID
WESTERLY MARGIN, A DISTANCE OF 70.44 FEET;

THENCE SOUTH 71°18'51" EAST, A DISTANCE OF 13.00 FEET TO SAID
WESTERLY MARGIN;

THENCE SOUTH 18°41'09" WEST ALONG SAID WESTERLY MARGIN, A
DISTANCE OF 651.48 FEET;

THENCE SOUTH 89°55'51" WEST, A DISTANCE OF 9.80 FEET TO THE
POINT OF BEGINNING.

CONTAINING 10,629 SQUARE FEET OR 0.2 ACRES MORE OR LESS.

**LEGAL DESCRIPTION FOR PROPOSED PROPERTY DEDICATION TO
WASHINGTON STATE DEPARTMENT OF TRANSPORTION**

THAT PORTION OF SECTION 21, TOWNSHIP 23 NORTH, RANGE 04
EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON,
DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER COMMON TO SECTION 21
AND SECTION 28; THENCE NORTH 89°24'10" EAST, ALONG THE
SOUTH LINE OF SAID SECTION 21, A DISTANCE OF 1399.46 FEET TO
ITS INTERSECTION WITH THE SOUTHERLY PRODUCTION OF THE
EASTERLY LIMITED ACCESS RIGHT-OF-WAY MARGIN OF STATE
ROUTE 518; THENCE NORTH 33°37'28" EAST, ALONG SAID
SOUTHERLY PRODUCTION, A DISTANCE OF 36.28 FEET TO THE
NORTHERLY RIGHT-OF-WAY MARGIN OF SOUTH 160TH STREET;
THENCE CONTINUING NORTH 33°37'28" EAST, ALONG SAID LIMITED
ACCESS MARGIN, A DISTANCE OF 16.93 FEET TO THE POINT OF
BEGINNING; THENCE CONTINUING NORTH 33°37'28" EAST, ALONG
SAID LIMITED ACCESS MARGIN, A DISTANCE OF 60.74 FEET; THENCE
SOUTH 00°41'19" EAST, A DISTANCE OF 30.96 FEET; THENCE SOUTH
59°47'06" EAST, A DISTANCE OF 37.60 FEET; THENCE SOUTH 89°24'10"
WEST, A DISTANCE OF 66.50 FEET TO SAID LIMITED ACCESS MARGIN
AND THE POINT OF BEGINNING.

CONTAINING 1,171 SQUARE FEET OR 0.03 ACRES MORE OR LESS.

Exhibit "B"

Off-Site Roadway Improvements Project - Roadway and Utility Improvements

