



## Legislation Passed March 15, 2016

The Tacoma City Council, at its regular City Council meeting of March 15, 2016, adopted the following resolutions and/or ordinances. The summary of the contents of said resolutions and/or ordinances are shown below. To view the full text of the document, click on the bookmark at the left of the page.

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### **Resolution No. 39397**

A resolution appointing Patricia Talton and Louis Cooper to the Citizen Police Advisory Committee to serve three-year terms to expire December 31, 2018. [Doris Sorum, City Clerk; Elizabeth Pauli, City Attorney]

### **Resolution No. 39398**

A resolution authorizing an increase to the contract with Raftelis Financial Consultants, Inc., in the amount of \$122,501, sales tax not applicable, for a cumulative total of \$282,501, budgeted from the Surface Water and Wastewater Funds, for surface water and wastewater utilities rate development through December 31, 2019 - Specification No. PW12-0175F. [Michael P. Slevin III, P.E., Director, Environmental Services]

### **Resolution No. 39399**

A resolution authorizing an increase to the contract with Xerox Corporation, in the amount of \$560,000, plus sales tax, for a cumulative total of \$4,760,000, budgeted from the Graphics Services Fund, for the lease and maintenance of multifunctional and networked printing devices - State of Washington Contract No. 03706. [Kipling Morris, Infrastructure and Operations Manager; Jack Kelanic, Director, Information Technology]

### **Resolution No. 39400**

A resolution awarding a contract to BMAK Inc. dba Compuwave, in the amount of \$249,804.91, plus sales tax, budgeted from the Information Systems Fund, for VMware support and maintenance services - Specification No. IT16-0025F. [Kipling Morris, Infrastructure and Operations Manager; Jack Kelanic, Director, Information Technology]

### **Resolution No. 39401**

A resolution awarding a contract to Durels Construction & Management, LLC, in the amount of \$201,852.00, plus sales tax, plus a 16 percent contingency, for a cumulative total of \$234,148.32, budgeted from the Municipal Building Acquisition and Operations Fund, for improvements to the City Council Chambers - Specification No. PW16-0001F. [Justin E. Davis, Facilities Division Manager; Kurtis D. Kingsolver, P.E., Director, Public Works]

**Resolution No. 39402**

A resolution awarding a contract to Construct, Incorporated, in the amount of \$357,000, plus sales tax, plus a 16 percent contingency, for a cumulative total of \$414,120, budgeted from the Municipal Building Acquisition and Operations Fund, for construction of a consolidated Customer Support Center in the Tacoma Municipal Building - Specification No. PW16-0002F.

[Justin E. Davis, Facilities Division Manager; Kurtis D. Kingsolver, P.E., Director, Public Works]

**Resolution No. 39403**

A resolution declaring surplus and authorizing the execution of a Quit Claim Deed to convey vacant, undeveloped residential land at the intersection of South 40th and South Tyler Streets to Mike and Karen Musica, for the amount of \$67,954.

[Justin E. Davis, Facilities Division Manager; Kurtis D. Kingsolver, P.E., Director, Public Works]

**Ordinance No. 28325**

An ordinance vacating approximately 95,060 square feet of undeveloped and sloped property of several street and alley right-of-way segments in the area lying between North Waterview Street and North Stevens Street, for residential building lots.

(Waterview Point, LLC; File No. 124.1354)

[Phyllis Macleod, Hearing Examiner]



## RESOLUTION NO. 39397

1 BY REQUEST OF DEPUTY MAYOR MELLO AND COUNCIL MEMBERS  
2 BLOCKER, CAMPBELL, AND WOODARDS

3 A RESOLUTION relating to committees, boards, and commissions; appointing  
4 individuals to Citizen Police Advisory Committee.

5 WHEREAS vacancies exist on the Citizen Police Advisory Committee, and

6 WHEREAS, at its meeting of February 25, 2016, the Community Vitality  
7 and Safety Committee conducted interviews and recommended the appointment  
8 of individuals to said committee, and

9 WHEREAS, pursuant to the City Charter Section 2.4 and the Rules,  
10 Regulations, and Procedures of the City Council, the persons named on Exhibit "A"  
11 have been nominated to serve on the Citizen Police Advisory Committee; Now,  
12 Therefore,

13  
14 BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

15 That those nominees to the Citizen Police Advisory Committee, listed on  
16 Exhibit "A" are hereby confirmed and appointed or reappointed as members of  
17 such committee for such terms as are set forth on Exhibit "A."

18 Adopted \_\_\_\_\_

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20 \_\_\_\_\_  
21 Mayor

22 Attest:

23 \_\_\_\_\_  
24 City Clerk

25 Approved as to form:

26 \_\_\_\_\_  
City Attorney



EXHIBIT "A"

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**CITIZEN POLICE ADVISORY COMMITTEE**

Appointing **Patricia Talton** to an At-Large position for a three-year term to expire December 31, 2018.

Appointing **Louis Cooper** to an At-Large position for a three-year term to expire December 31, 2018.



## RESOLUTION NO. 39398

1 A RESOLUTION related to the purchase of materials, supplies or equipment, and  
2 the furnishing of services; authorizing the increase of Contract  
3 No. 4600008290 with Raftelis Financial Consultants, Inc., in the amount of  
4 \$122,501, sales tax not applicable, for a cumulative total of \$282,501,  
5 budgeted from the ES Surface Water and Wastewater Funds, for wastewater  
6 and surface water utilities rate development through December 31, 2019,  
7 pursuant to Specification No. PW12-0175F.

8 WHEREAS the City has complied with all applicable laws and processes  
9 governing the acquisition of those supplies, and/or the procurement of those  
10 services, inclusive of public works, as is shown by the attached Exhibit "A,"  
11 incorporated herein as though fully set forth, and

12 WHEREAS the Board of Contracts and Awards has concurred with the  
13 recommendation for award as set forth in Exhibit "A"; Now, Therefore,

14 BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

15 Section 1. That the Council of the City of Tacoma concurs with the  
16 Board of Contracts and Awards to adopt the recommendation for award as set  
17 forth in the attached Exhibit "A."

18 Section 2. That the proper officers of the City are hereby authorized to  
19 increase Contract No. 4600008290 with Raftelis Financial Consultants, Inc., in the  
20 amount of \$122,501, sales tax not applicable, for a cumulative total of \$282,501,  
21 budgeted from the ES Surface Water and Wastewater Funds, for wastewater and  
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surface water utilities rate development through December 31, 2019, pursuant to  
Specification No. PW12-0175F, consistent with Exhibit "A."

Adopted \_\_\_\_\_

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Mayor

Attest:

\_\_\_\_\_  
City Clerk

Approved as to form:

\_\_\_\_\_  
City Attorney



## RESOLUTION NO. 39399

1 A RESOLUTION related to the purchase of materials, supplies or equipment, and  
2 the furnishing of services; authorizing the increase of Contract  
3 No. 4600006750 with Xerox Corporation, in the amount of \$560,000, plus  
4 sales tax, a cumulative total of \$4,760,000, plus sales tax, budgeted from the  
5 Graphics Services Fund, for the lease and maintenance of multifunctional  
6 and networked printing devices pursuant to Washington State Contract  
7 No. 03706.

8 WHEREAS the City has complied with all applicable laws and processes  
9 governing the acquisition of those supplies, and/or the procurement of those  
10 services, inclusive of public works, as is shown by the attached Exhibit "A,"  
11 incorporated herein as though fully set forth, and

12 WHEREAS the Board of Contracts and Awards has concurred with the  
13 recommendation for award as set forth in Exhibit "A"; Now, Therefore,

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16 Board of Contracts and Awards to adopt the recommendation for award as set  
17 forth in the attached Exhibit "A."

18 Section 2. That the proper officers of the City are hereby authorized to  
19 increase Contract No. 4600006750 with Xerox Corporation, in the amount of  
20 \$560,000, plus sales tax, for a cumulative total of \$4,760,000, plus sales tax,  
21 budgeted from the Graphics Services Fund, for the lease and maintenance of  
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multifunctional and networked printing devices pursuant to Washington State  
Contract No. 03706, consistent with Exhibit "A."

Adopted \_\_\_\_\_

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Mayor

Attest:

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City Clerk

Approved as to form:

\_\_\_\_\_  
City Attorney





## RESOLUTION NO. 39400

1 A RESOLUTION related to the purchase of materials, supplies or equipment, and  
2 the furnishing of services; authorizing the execution of a contract with BMAK  
3 Inc. dba Compuwave, in amount of \$249,804.91, plus sales tax, budgeted  
4 from the Information Systems Fund, for VMware support and maintenance  
5 services pursuant to Specification No. IT16-0025F.

6 WHEREAS the City has complied with all applicable laws and processes  
7 governing the acquisition of those supplies, and/or the procurement of those  
8 services, inclusive of public works, as is shown by the attached Exhibit "A,"  
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14 Board of Contracts and Awards to adopt the recommendation for award as set  
15 forth in the attached Exhibit "A."

16 Section 2. That the proper officers of the City are hereby authorized to  
17 enter into a contract with BMAK Inc. dba Compuwave, in amount of \$249,804.91,  
18 plus sales tax, budgeted from the Information Systems Fund, for VMware support  
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1 and maintenance services pursuant to Specification No. IT16-0025F, consistent  
2 with Exhibit "A."

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4 Adopted \_\_\_\_\_

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Mayor

7 Attest:

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City Clerk

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11 Approved as to form:

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City Attorney

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## RESOLUTION NO. 39401

1 A RESOLUTION related to the purchase of materials, supplies or equipment, and  
2 the furnishing of services; authorizing the execution of a contract with  
3 Durels Construction & Management, LLC, in the amount of \$201,852.00,  
4 plus a 16 percent contingency, for a cumulative total of \$234,148.32, plus  
5 sales tax, budgeted from the Municipal Building Acquisition & Operations  
6 Fund, for improvements to the City Council Chambers pursuant to  
7 Specification No. PW16-0001F.

8 WHEREAS the City has complied with all applicable laws and processes  
9 governing the acquisition of those supplies, and/or the procurement of those  
10 services, inclusive of public works, as is shown by the attached Exhibit "A,"  
11 incorporated herein as though fully set forth, and

12 WHEREAS the Board of Contracts and Awards has concurred with the  
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17 the attached Exhibit "A."

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19 into a contract with Durels Construction & Management, LLC, in the amount of  
20 \$201,852.00, plus a 16 percent contingency, for a cumulative total of \$234,148.32,  
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plus sales tax, budgeted from the Municipal Building Acquisition & Operations Fund, for improvements to the City Council Chambers pursuant to Specification No. PW16-0001F, consistent with Exhibit "A."

Adopted \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

Approved as to form:

\_\_\_\_\_  
City Attorney



## RESOLUTION NO. 39402

1 A RESOLUTION related to the purchase of materials, supplies or equipment, and  
2 the furnishing of services; authorizing the execution of a contract with  
3 Construct, Incorporated, in the amount of \$357,000, plus a 16 percent  
4 contingency, for a cumulative total of \$414,120, plus sales tax, budgeted  
5 from the Municipal Building Acquisition & Operations Fund, for construction  
6 of a consolidated Customer Support Center on the second floor of the  
7 Tacoma Municipal Building pursuant to Specification No. PW16-0002F.

8 WHEREAS the City has complied with all applicable laws and processes  
9 governing the acquisition of those supplies, and/or the procurement of those  
10 services, inclusive of public works, as is shown by the attached Exhibit "A,"  
11 incorporated herein as though fully set forth, and

12 WHEREAS the Board of Contracts and Awards has concurred with the  
13 recommendation for award as set forth in Exhibit "A"; Now, Therefore,

14 BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

15 Section 1. That the Council of the City of Tacoma concurs with the Board  
16 of Contracts and Awards to adopt the recommendation for award as set forth in  
17 the attached Exhibit "A."

18 Section 2. That the proper officers of the City are hereby authorized to  
19 enter into a contract with Construct, Incorporated, in the amount of \$357,000,  
20 plus a 16 percent contingency, for a cumulative total of \$414,120, plus sales tax,  
21 budgeted from the Municipal Building Acquisition & Operations Fund, for  
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1 construction of a consolidated Customer Support Center on the second floor of the  
2 Tacoma Municipal Building pursuant to Specification No. PW16-0002F, consistent  
3 with Exhibit "A."  
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5 Adopted \_\_\_\_\_  
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8 Mayor

9 Attest:  
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11 City Clerk

12 Approved as to form:  
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14 City Attorney

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## RESOLUTION NO. 39403

1 A RESOLUTION relating to City-owned real property, authorizing the Declaration of  
2 Surplus and execution of a Quit Claim Deed to convey vacant, undeveloped  
3 residential land at the intersection of South 40th and South Tyler Streets to  
4 Mike and Karen Musica, husband and wife, for the amount of \$67,954.

5 WHEREAS, in 1981, by Warranty Deed recorded under Auditor's File  
6 Number 8108260145, the City acquired vacant, undeveloped residential lands  
7 located at the intersection of South 40th and South Tyler Streets ("Property"), as  
8 more particularly described in the attached Exhibit "A," for the future expansion of  
9 South 40th Street, for the amount of \$60,000, and

10 WHEREAS the development and expansion of South 40th Street has not  
11 been viable and the City currently has no plans or use for the Property, and

12 WHEREAS, in August 2014, the Property was classified as a "Tier 3"  
13 property pursuant to the City Policy for the Sale/Disposition of City-owned General  
14 Government Real Property ("Policy"), and

15 WHEREAS the City must dispose of City-owned surplus property pursuant to  
16 said Policy, and

17 WHEREAS the abutting property owners, Mike and Karen Musica, desire to  
18 purchase the Property to merge it with land already owned for the development of  
19 multi-family residential housing, and

20 WHEREAS the proposed sale, in the amount of \$67,954, will return the  
21 property to the tax rolls and decrease City maintenance costs, and

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WHEREAS, there being no foreseeable need for continued City ownership of the Property, the sale of said Property appears to be in the best interests of the City, pending final approval from the City Council; Now, Therefore,

**BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:**

Section 1. That continued ownership of the real Property located at the intersection of South 40th and South Tyler Streets, as more particularly described in Exhibit "A," is not essential to the needs of the City and is hereby declared surplus pursuant to RCW 35.22.020 and Article I, Section 1.2, and Article IX of the Tacoma City Charter.

Section 2. That the proper officers of the City are hereby authorized to execute a Quit Claim Deed to convey the subject parcel to Mike and Karen Musica, husband and wife, for the amount of \$67,954, said document to be substantially in the form of the deed on file in the office of the City Clerk.

Adopted \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

Approved as to form:

Legal Description Approved:

\_\_\_\_\_  
Deputy City Attorney

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Chief Surveyor  
Public Works Department





**EXHIBIT "A"**

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**PARCEL NO. 022013-112-0**

All that certain tract of land conveyed to the City of Tacoma by Warranty Deed dated February 25, 1981 and recorded August 26, 1981 under Auditor's File Number 8108260145, records of Pierce County, Washington, described as follows:

Commencing at a point on the South line of the Southwest Quarter of the Northeast Quarter of Section 13, Township 20 North, Range 02 East of the W.M., 40 feet East of the centerline of the Pacific Traction Company right of way, and the True Point of Beginning; thence East, along the South line of said subdivision 563.4 feet to the West line of the Oregon & Washington Railroad Company right of way; thence North, along the line of said right of way, 100 feet; thence West, parallel with the South line of said subdivision, 563.02 feet to a point 40 feet East of the centerline of the Pacific Traction Company right of way; thence South 100 feet to the Point of Beginning.

EXCEPTING therefrom the Easterly 223.1 feet, as measured along the North line.

All situate in the Southwest Quarter of the Northeast Quarter of Section 13, Township 20 North, Range 02 East, W.T.; within the City of Tacoma, County of Pierce, State of Washington.



## ORDINANCE NO. 28325

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3 AN ORDINANCE related to the vacation of City right-of-way; vacating  
4 portions of several street and alley right-of-way segments in the area  
5 lying between North Waterview Street and North Stevens Street,  
6 consisting of approximately 95,060 square feet of undeveloped and  
7 sloped property, for residential building lots; and adopting the Hearing  
8 Examiner's Findings, Conclusions, and Recommendations related  
9 thereto.

10 WHEREAS all steps and proceedings required by law and by resolution  
11 of the City Council to vacate the portion of the right-of-way hereinafter  
12 described have been duly taken and performed; Now, Therefore,

13 BE IT ORDAINED BY THE CITY OF TACOMA:

14 Section 1. That the City Council hereby adopts the Hearing Examiner's  
15 Findings, Conclusions, and Recommendations as contained in the Hearing  
16 Examiner's Report and Recommendation to the City Council bearing File  
17 No. 124.1354 and dated September 11, 2015, which Report is on file in the  
18 office of the City Clerk.  
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Section 2. That portions of several street and alley right-of-way segments in the area lying between North Waterview Street and North Stevens Street, as more particularly described in Exhibit "A," are hereby vacated, and the lands so vacated are hereby surrendered and attached to the property bordering thereon, as a part thereof, and all right or title of the City in and to the portion of the rights-of-way so vacated do hereby vest in the owners of the property abutting thereon, all in the manner provided by law; provided, however, that there is hereby retained and reserved, pursuant to the statutes of the state of Washington, the following easements, to-wit:

CITY EASEMENT RESERVATION

A utility easement is hereby reserved over the entire vacated area for the City of Tacoma for the maintenance, repair, construction, and replacement of existing and future above-ground and underground utilities.

- a. The easement area currently contains Tacoma Power infrastructure in the northeast 10 feet parallel with North Waterview Street; and
- b. The easement area southwesterly of the monument line of North Waterview Street currently contains a water main and water service and meters to a distance of 40 feet from the monument line of North Waterview Street.



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ENVIRONMENTAL SERVICES

Prior to second reading and finalization of this vacation, the Petitioner shall submit a separate request or legal agreement showing access for parcel 556000-0050 (4652 North Waterview Street); and, a Restrictive Covenant agreement is required for parcel 556500-0270 (4415 North Mason Avenue) providing access through parcels 556500-0260 (4407 Forest Street) and 556500-0250 (4403 Forest Street).

Passed \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest:  
\_\_\_\_\_  
City Clerk

Approved as to form:  
\_\_\_\_\_  
Deputy City Attorney

Property description approved:  
\_\_\_\_\_  
Chief Surveyor  
Public Works Department

Location: Several street and alley right-of-way segments in the area lying between North Waterview Street and North Stevens Street  
Petitioner: Waterview Point, LLC  
Vacation Req. No. 124.1354



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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**WATERVIEW STREET**

A STRIP OF LAND LYING WITHIN THE SOUTH HALF OF SECTION 24, TOWNSHIP 21 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, CITY OF TACOMA, PIERCE COUNTY, WASHINGTON, AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

THE SOUTHWESTERLY 40 FEET OF WATERVIEW STREET LYING SOUTHERLY OF THE NORTHWESTERLY LINE OF LOT 2, BLOCK 4, MASONS SHORELINE ADDITION AS RECORDED IN VOLUME 1 OF PLATS AT PAGE 108, RECORDS OF PIERCE COUNTY, WASHINGTON, EXTENDED NORTHEASTERLY AND LYING NORTHERLY OF THE CENTER LINE OF MORRISON STREET.

**ALLEY BLOCKS 10 AND 4 MASON'S SHORELINE ADDITION**

A STRIP OF LAND LYING WITHIN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 21 NORTH, RANGE 2 EAST, OF THE WILLAMETTE MERIDIAN, CITY OF TACOMA, PIERCE COUNTY, WASHINGTON, AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE ALLEY AS SHOWN ON THE PLAT OF MASON'S SHORELINE ADDITION TO TACOMA, RECORDED IN VOLUME 1 OF PLATS AT PAGE 108, IN PIERCE COUNTY, WASHINGTON.

BEGINNING AT THE MOST EASTERLY CORNER OF LOT 1, BLOCK 10 OF SAID MASON'S SHORELINE ADDITION; THENCE NORTH 49°56'44" WEST, ALONG THE NORTHEASTERLY LINE OF SAID BLOCK, 60.00 FEET TO THE MOST NORTHERLY CORNER OF LOT 2 OF SAID BLOCK 10; THENCE NORTH 40°03'16" EAST, 20.00 FEET TO THE MOST WESTERLY CORNER OF LOT 2 OF BLOCK 4 OF SAID MASON'S SHORELINE ADDITION; THENCE SOUTH 49°56'44" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK, 60.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID BLOCK 4; THENCE SOUTH 40°03'16" WEST, TO THE POINT OF BEGINNING.



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**SHERIDAN STREET**

A STRIP OF LAND LYING WITHIN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 21 NORTH, RANGE 2 EAST, OF THE WILLAMETTE MERIDIAN, CITY OF TACOMA, PIERCE COUNTY, WASHINGTON, AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

THAT PORTION OF SHERIDAN STREET (HERRIOT STREET) AS SHOWN ON THE PLAT OF MASON'S SHORELINE ADDITION TO TACOMA, RECORDED IN VOLUME 1 OF PLATS AT PAGE 108, IN PIERCE COUNTY, WASHINGTON, AS MODIFIED BY CITY OF TACOMA DEED NUMBER 366.

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 1, BLOCK 10 OF SAID MASON'S SHORELINE ADDITION; THENCE NORTH 40°03'16" EAST, ALONG THE SOUTHEASTERLY LINE OF BLOCKS 10 AND 4 OF SAID ADDITION 220.00 FEET TO THE MOST EASTERLY CORNER OF SAID BLOCK 4; THENCE SOUTH 49°56'44" EAST, 80.00 FEET TO THE MOST NORTHERLY CORNER OF BLOCK 3 OF SAID MASON'S SHORELINE ADDITION; THENCE SOUTH 40°03'16" WEST, ALONG THE NORTHWESTERLY LINE THEREOF 172.70 FEET TO THE SOUTH LINE OF SAID MASON'S SHORELINE ADDITION; THENCE NORTH 89°46'23" WEST, ALONG THE SOUTH LINE THEREOF, 73.87 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NORTH 48TH STREET; THENCE NORTH 49°56'44" WEST, ALONG THE EAST LINE THEREOF 23.27 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 1, BLOCK 4 AND THE POINT OF BEGINNING.

EXCEPT THOSE PORTIONS VACATED BY ORDINANCE 19939.

**ALLEY BLOCK 1 HILLS ADDITION**

A STRIP OF LAND LYING WITHIN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 21 NORTH, RANGE 2 EAST FO THE WILLAMETTE MERIDIAN, CITY OF TACOMA, PIERCE COUNTY, WASHINGTON, AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE ALLEY AS SHOWN ON THE PLAT OF HILL'S ADDITION, RECORDED IN VOLUME 1 OF PLATS AT PAGE 19, IN PIERCE



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COUNTY, WASHINGTON, LYING WESTERLY OF THE WEST  
RIGHT-OF-WAY LINE OF MASON AVENUE AND EAST OF THE  
FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1 OF SAID  
BLOCK 1, SAID CORNER ALSO BEING A POINT ON THE NORTH LINE OF  
THE AFOREMENTIONED ALLEY; THENCE NORTH 89°35'28" WEST,  
ALONG SAID NORTH LINE, 118.45 FEET TO THE POINT OF BEGINNING;  
THENCE SOUTH 28°05'13" EAST, 17.95 FEET; THENCE SOUTH  
27°35'41" EAST, 0.26 FEET TO THE SOUTH LINE OF SAID ALLEY AND  
THE TERMINUS OF THIS DESCRIBED LINE.

**NORTH MASON AVENUE**

A STRIP OF LAND LYING WITHIN THE EAST HALF OF THE SOUTHWEST  
QUARTER OF SECTION 24, TOWNSHIP 21 NORTH, RANGE 2 EAST OF  
THE WILLAMETTE MERIDIAN, CITY OF TACOMA, PIERCE COUNTY,  
WASHINGTON, AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

THAT PORTION OF MASON AVENUE AS SHOWN ON THE PLAT OF  
HILL'S ADDITION, RECORDED IN VOLUME 1 OF PLATS AT PAGE 19, IN  
PIERCE COUNTY, WASHINGTON, LYING SOUTHERLY OF THE SOUTH  
RIGHT-OF-WAY LINE OF NORTH 45TH STREET AND NORTHERLY OF  
THE FOLLOWING-DESCRIBED LINE:

COMMENCING AT THE NORTHEAST CORNER OF BLOCK 4, HILL'S  
ADDITION; THENCE SOUTH ALONG THE EASTERLY LINE OF SAID  
BLOCK 4, BEING THE WESTERLY LINE OF MASON AVENUE 73.87 FEET  
TO THE POINT OF BEGINNING; THENCE SOUTH 89°56'51" EAST,  
40.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF MASON  
AVENUE AND THE TERMINUS OF THIS DESCRIBED LINE.

**MORRISON STREET**

A STRIP OF LAND LYING WITHIN THE WEST HALF OF THE SOUTHEAST  
QUARTER OF SECTION 24, TOWNSHIP 21 NORTH, RANGE 2 EAST OF  
THE WILLAMETTE MERIDIAN, CITY OF TACOMA, PIERCE COUNTY,  
WASHINGTON, AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS:



1  
2 THAT PORTION OF MORRISON STREET AS SHOWN ON THE PLAT OF  
3 MASON'S WATER FRONT ADDITION TO TACOMA, WASHINGTON,  
4 ACCORDING TO THE PLAT RECORDED IN BOOK 1 OF PLATS AT  
5 PAGE 98, IN PIERCE COUNTY, WASHINGTON, LYING EASTERLY OF THE  
6 EAST RIGHT-OF-WAY LINE OF MASON AVENUE AND WESTERLY OF  
7 THE MOST WESTERLY 40.00 FEET OF WATERVIEW STREET,  
8 RIGHT-OF-WAY LINE.

9 EXCEPT THAT PORTION VACATED PER CITY OF TACOMA ORDINANCE  
10 NUMBER 15259.

#### 11 **NORTH 46TH STREET**

12 A STRIP OF LAND LYING WITHIN THE EAST HALF OF THE SOUTHWEST  
13 QUARTER AND A PORTION OF THE WEST HALF OF THE SOUTHEAST  
14 QUARTER OF SECTION 24, TOWNSHIP 21 NORTH, RANGE 2 EAST OF  
15 THE WILLAMETTE MERIDIAN, CITY OF TACOMA, PIERCE COUNTY,  
16 WASHINGTON, AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

17 THAT PORTION OF NORTH 46TH STREET (WATER STREET AND FIRST  
18 STREET) AS SHOWN ON THE PLAT OF HILL'S ADDITION RECORDED IN  
19 VOLUME 1 OF PLATS AT PAGE 19, IN PIERCE COUNTY, WASHINGTON,  
20 AND WOODRUFF'S SECOND ADDITION TO TACOMA, PIERCE COUNTY,  
21 WASHINGTON, RECORDED IN VOLUME 3 OF PLATS AT PAGE 61  
22 DESCRIBED AS FOLLOWS:

23 BEGINNING AT THE NORTHEAST CORNER OF BLOCK 1 OF SAID HILL'S  
24 ADDITION; THENCE NORTH 89°44'25" WEST, ALONG THE NORTH LINE  
25 OF SAID BLOCK 1, A DISTANCE OF 193.09 FEET TO A POINT ON A  
26 NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF  
455.00 FEET, AND TO WHICH POINT A RADIAL BEARS SOUTH 50°53'19"  
WEST; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A  
CENTRAL ANGLE OF 07°03'11", AN ARC LENGTH OF 56.01 FEET;  
THENCE NORTH 46°09'51" WEST, 56.57 FEET TO THE SOUTH LINE OF  
BLOCK 7 OF SAID WOODRUFF'S SECOND ADDITION; THENCE SOUTH  
89°44'25" EAST, ALONG THE SOUTH LINE OF BLOCKS 7 AND 8,  
320.61 FEET TO THE SOUTHEAST CORNER OF BLOCK 8 OF SAID





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WOODRUFF'S SECOND ADDITION; THENCE SOUTH 38°57'28" EAST, A DISTANCE OF 51.08 FEET TO THE CENTER LINE OF SAID NORTH 46TH STREET; THENCE SOUTH 89°29'30" WEST, ALONG SAID CENTER LINE, A DISTANCE OF 40.78 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH MASON AVENUE; THENCE SOUTH 00°03'09" WEST, ALONG SAID RIGHT-OF-WAY 40.00 FEET; THENCE NORTH 89°44'25" WEST, 40.00 FEET TO THE POINT OF BEGINNING.

**NORTH 45TH STREET**

A STRIP OF LAND LYING WITHIN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 21 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, CITY OF TACOMA, PIERCE COUNTY, WASHINGTON, AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

THAT PORTION OF NORTH 45TH STREET (FIRST STREET), AS SHOWN ON THE PLAT OF HILL'S ADDITION, RECORDED IN VOLUME 1 OF PLATS AT PAGE 19, IN PIERCE COUNTY, WASHINGTON, LYING WESTERLY OF THE WEST RIGHT-OF-WAY LINE OF NORTH MASON STREET AND EAST OF THE FOLLOWING DESCRIBED LINE;

COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 1 OF SAID HILL'S ADDITION; THENCE NORTH 89°26'32" WEST, ALONG THE SOUTH LINE OF SAID BLOCK 1, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°03'09" WEST, 80.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID NORTH 45TH STREET AND THE TERMINUS OF THIS DESCRIBED LINE.

RETAINING AND RESERVING THEREIN AN EASEMENT TO THE CITY OF TACOMA FOR 10 FEET OF THE PROPOSED VACATION AREA, PARALLEL WITH WATERVIEW STREET, FOR POWER POLES, ANCHORS, GUY WIRES, OVERHEAD AND UNDERGROUND POWER AND DATA WIRES, DATA ENCLOSURES AND VAULTS, POWER AND DATA CONDUIT, AND TRANSFORMERS.

RETAINING AND RESERVING THEREIN AN EASEMENT TO THE CITY OF TACOMA FOR A WATER MAIN AND WATER SERVICE WITHIN THE RIGHT-OF-WAY OF WATERVIEW STREET. THE DEVELOPER SHALL



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RETAIN AN EASEMENT COVER EXISTING TACOMA WATER SERVICE AND METERS FOR OVER THE AREA SOUTHWESTERLY OF THE MONUMENT LINE OF WATERVIEW STREET, TO A DISTANCE OF 40 FEET FROM THE MONUMENT LINE OF WATER STREET.

RETAINING AND RESERVING THEREIN AN EASEMENT TO THE CITY OF TACOMA FOR A 20-FOOT STORM AND SANITARY SEWER EASEMENT CENTERED ON THE NORTH HERRIOT STREET RIGHT-OF-WAY FROM NORTH WATERVIEW STREET, WEST OF THE NORTHERN PROPERTY LINE OF TAX PARCEL 45000-0011 TO THE EAST LINE OF NORTH 43RD STREET.

NO PERMANENT STRUCTURES SHALL BE ERECTED WITHIN THE PUBLIC EASEMENT AREA UNLESS SPECIFICALLY APPROVED IN WRITING BY THE CITY OF TACOMA DIRECTOR OF PUBLIC WORKS. PERMANENT STRUCTURES SHALL MEAN ANY CONCRETE FOUNDATION, CONCRETE SLAB, WALL, ROCKERY, BUILDING, DECK, OVERHANGING STRUCTURES, FILL MATERIAL,

RECREATIONAL SPORTS COURTS, CARPORTS, PORTABLE SHEDS, PRIVATE UTILITIES, FENCES, OR OTHER SITE IMPROVEMENT THAT WILL UNREASONABLY INTERFERE WITH THE NEED TO ACCESS OR CONSTRUCT SANITARY OR STORM SEWER UTILITIES IN SAID EASEMENTS. PERMANENT STRUCTURES SHALL NOT MEAN IMPROVEMENTS SUCH AS NORMAL LANDSCAPING, ASPHALT PAVING, GRAVEL, OR OTHER SIMILAR SITE IMPROVEMENTS THAT DO NOT PREVENT THE ACCESS OF MEN, MATERIALS, AND MACHINERY ACROSS, ALONG, AND WITHIN THE SAID EASEMENT AREA. LAND RESTORATION BY THE CITY WITHIN THE SAID EASEMENT AREA DUE TO THE CONSTRUCTION, OPERATION, INSPECTION, REPLACEMENT, REPAIR, OR MAINTENANCE OF SANITARY OR STORM SEWER UTILITIES WILL BE STRICTLY LIMITED TO GRASS SEED, GRASS SOD, AND/OR ASPHALT REPLACEMENT UNLESS OTHERWISE DETERMINED BY THE CITY OF TACOMA. WATERVIEW POINTE LEGAL DESCRIPTION OF VACATION.