



6 November 2020

SDOT Real Property Section
c/o Loretta Gilbane
700 5th Avenue, Suite 3800
P.O. Box 34996
Seattle, WA 98124-4996

Loretta.Gilbane@Seattle.gov
206-684-5001

Re: SDCI #3033991-LU MUP Correction Notice #3—2224 2nd Ave

Hi Loretta,

Please see attached Letter of Intent to Dedicate Public Right-of-Way document for your review and use. Since Paul Hawkinson is no longer at SDOT, it was requested by SDCI that we address the LOI to you.

After the LOI was signed, the project Owner decided to move forward with the Street Improvement Permit. The SIP review number is SIP #423837. The SIP reviewer assigned to this project is Jackson Keenan-Koch.

We look forward to your review and would be happy to answer any questions. Thank you.

Sincerely,

ANKROM MOISAN ARCHITECTS

David Glassman

Project Manager

ARCHITECTURE
INTERIORS
URBAN DESIGN
IDENTITY

Ankrom Moisan Architects

PORTLAND
38 NW Davis Street
Suite 300
Portland, OR 97209
503.245.7100

SEATTLE
1505 5th Avenue
Suite 300
Seattle, WA 98101
206.576.1600

SAN FRANCISCO
1014 Howard Street
San Francisco, CA 94103
415.252.7063

LETTER OF INTENT TO DEDICATE PUBLIC RIGHT-OF-WAY

Note: To expedite the City’s review, along with this completed form, please provide Seattle Department of Transportation (SDOT Real Property) a copy of a title report no more than 3 months old, copies of all documents listed in the schedule b in the title report, a copy of the plat(s) referenced in the legal description for the dedication area, a copy of the site plan identifying the area of dedication. If the property is under corporate ownership a copy of the operating agreement or a corporate resolution with the name and title of the person authorized to sign for the corporation. A Deed for Street/Alley Purposes will be provided by SDOT Real Property upon receiving the completed Letter of Intent from the developer and evidence the dedication area is clear of all encumbrances.

Property dedicated to the City shall be free of encumbrances. The owner is responsible for removing all encumbrances, including any security interests e.g. deed of trust, or construction loans. Copies of the recorded releases, or reconveyances that remove any encumbrances shall be provided to SDOT Real Property before SDOT Real Property will provide final deed paper. If you have any questions about how to remove encumbrances, please consult an attorney.

Please note: SDCI will not approve the zoning on any building permits associated with the dedication until the dedication has been recorded.

Rain City Properties, L.L.C., owner of the property commonly known

as 2224 2nd Ave, Seattle, WA 98121 (Parcels # 069400-0030)

declare my intent to dedicate the real property to the City of Seattle for street/alley purposes:

1. The legal description of the full development site is:

Lots 3 through 5 inclusive, block "A" third addition to the party of the City of Seattle heretofore laid off by A.A. Denny & William n. bell (commonly known as William N. Bell's 3rd addition to the City of Seattle), according to the plat thereof recorded in Volume 1 of plats, pages 137, records of King County, Washington;
Except the westerly 12 feet thereof condemned for road purposes per City of Seattle ordinance number 9311.

2. The property to be dedicated for alley/street purposes is legally described as:

THE NORTHEASTERLY 2.00 FEET OF LOT 5, BLOCK A, THIRD ADDITION TO THE PART OF THE CITY OF SEATTLE HERETOFORE LAID OFF BY A.A. DENNY & WILLIAM N. BELL (COMMONLY KNOWN AS WILLIAM N. BELL'S 3RD ADDITION TO THE CITY OF SEATTLE), ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 137, RECORDS OF KING COUNTY, WASHINGTON;

THE VERTICAL LIMITS OF THE ABOVE DESCRIBED LIE BETWEEN TWO INCLINED PLANES LOCATED 4.00 FEET BELOW AND 26.00 FEET ABOVE A PLANE DEFINED AS HAVING AN ELEVATION OF 133.10 FEET AT THE NORTHWESTERLY CORNER OF SAID LOT 5 AND 134.80' FEET AT THE NORTHEASTERLY CORNER OF SAID LOT 5, AND IS MORE PARTICULARLY DESCRIBED AS HAVING AN UPPER LIMIT ELEVATION OF 159.10 FEET AND A LOWER LIMIT ELEVATION OF 129.10 FEET AT THE NORTHWESTERLY END OF THIS SEGMENT AND AN UPPER LIMIT ELEVATION OF 160.80 FEET AND A LOWER LIMIT ELEVATION OF 130.80 FEET AT THE NORTHEASTERLY END OF THIS SEGMENT;

SAID ELEVATIONS DESCRIBED HEREIN ARE EXPRESSED IN TERMS OF NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AS OF THE DATE OF THIS INSTRUMENT AND ARE BASED UPON CITY OF SEATTLE BENCHMARK 3805-2003, BEING A 2" BRASS DISK STAMPED CITY OF SEATTLE SET 1 FOOT SOUTHEAST OF BACK OF WALK AT THE NORTHWEST CORNER OF 1ST AVENUE AND BELL STREET, HAVING AN ELEVATION OF 116.243 FEET;

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

3. The SDCI Project Number is: #3033991-LU
4. The SDCI land use planner assigned to this project is: Joe Hurley
5. The SIP review number: N/A
6. The SIP reviewer assigned to this project is: N/A
7. The site address referenced in the SDCI project number or the SIP number

Address: 2224 2nd Ave

8. I may be contacted at:

Current Owner –
Address:

Phone: E-mail:

(Signature)

(Date)

Print or Type Name:

Title:

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Address: 2224 2nd Ave

8. I may be contacted at:

Current Owner –
Address:

Brad Smith
3613 33rd Ave SW
Seattle 98126

Phone:

206 650-8063

E-mail:

bradsmith63@hotmail.com

(Signature)

(Date)

Print or Type Name:

Brad Smith

Title:

Co Owner

Developer -

Address: One Union Square 600 University Street, Suite 2018 Seattle, WA 98101

Phone: (206)812.9126

E-mail: nick@hbnorthwest.com

Print or Type Name: Nick Miller

Title: VP Development; HB Management

9. Please mail the Letter of Intent to Dedicate, a copy of a title report no more than 3 months old, copies of all documents listed in the schedule b in the title report, a copy the plat(s) referenced in the legal description for the dedication area, if the property is under corporate ownership a copy of the operating agreement or a corporate resolution with the name and title of the person authorized to sign for the corporation. A copy of the site plan identifying the area to be dedicated to:

SDOT Real Property Section

c/o Paul Hawkinson

700 5th Avenue, Suite 3900

P.O. Box 34996

Seattle, WA 98124-4996

Developer -

Address: One Union Square 600 University Street, Suite 2018 Seattle, WA 98101

Phone: (206)812.9126 E-mail: nick@hbnorthwest.com

Print or Type Name: Nick Miller

Title: VP Development; HB Management

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Letterofintentform_revisedOct25,2016