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STATE OF WASHINGTON
OFFICE OF THE ATTORNEY GENERAL

February 28, 2000

Ms. Carole J. Washburn, Secretary
Washington Utilities and Transportation Commission
P. O. Box 47250
Olympia, WA 98504-7250

Dear Ms. Washburn:

Enclosed are an original and three copies of Puget Sound Energy's report of Sales and Transfers of Real Property occurring during the period January 1, 1999 through December 31, 1999.

This report is being filed pursuant to Docket Nos. U-89-2688-T, U-89-2955-T Findings of Fact paragraph 19 and WAC 480-143-190.

Sincerely,

Karl R. Karzmar
Manager, Revenue Requirements

Enclosures

cc: James M. Van Nostrand
Tom Schooley

AFFIDAVIT

STATE OF WASHINGTON)

COUNTY OF KING)

Richard L. Hawley, being first duly sworn, deposes and says that he is the Vice President and Chief Financial Officer of Puget Sound Energy, Inc., that the facts given in the foregoing letter dated February 28, 2000, are true to the best of his knowledge and belief, that said property was not necessary or useful in the performance of the Company's duties to the public, and that the Company received the reasonable market value of all such items.

BY *Richard L. Hawley*
Richard L. Hawley
Vice President and
Chief Financial Officer

SUBSCRIBED AND SWORN TO before me this 28th day of February 2000.



Carol A Nelson
Notary Public in and for the State of
Washington, residing at 17408 NE 34 St, Redmond WA 9805
My commission expires: 7-20-01

PUGET SOUND ENERGY

PROPERTY DISPOSED OF DURING THE CALENDAR YEAR 1999
NOT REQUIRING COMMISSION AUTHORIZATION

DESCRIPTION

1. Dexter Block (Synergy Properties)

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON - #3

Lots 1 through 7, inclusive and Lots 9 through 14, inclusive; Except the west 20 feet of said Lots 9 through 13 condemned in King County Superior Court Cause No. 193477 for widening of Dexter Avenue, as provided by Ordinance No. 50890, of the City of Seattle, all in Block 83; TOGETHER WITH the vacated alley running through said Block; all in D.T. Denny's Home Addition to the City of Seattle, according to the plat thereof recorded in Volume 3 of Plats, page 115, in King County, Washington.

SUBJECT TO: Easements, restrictions, reservations, covenants and agreements.

2. Surplus South Lake Washington Property

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON - #2

Parcel B of City of Renton Lot Line Adjustment number LUA 98-176, recorded in King County, Washington under Recording Number 9902019014.

SUBJECT TO: Easements, restrictions, reservations, covenants and agreements.

That portion of Block 120, New Whatcom Tidelands lying Southwesterly of a line parallel with and 50 feet distant from the Southwesterly margin of Roeder Ave, together with the Northeasterly half of vacated Chestnut Street abutting and the Northwesterly half of vacated E Street abutting more particularly described as follows:

Beginning at the Northerly corner of the above described property said point also being the intersection of the Southerly margin of Roeder Ave and the Easterly margin of F Street thence South 44° 13'32" East along the Northeasterly line of said property, and the Southwesterly right of way line of Roeder Ave, a distance of 44.24 feet; thence South 45° 46'28" West for a distance of 8.00 feet; thence North 44° 13'32" West parallel with the Northerly line of said property for a distance of 31.54 feet to a point on the arc of a non-tangetial curve to the left whose center bears South 00° 16'24" West and whose radius is 51.00 feet; thence Southwesterly along the arc of said curve for a distance of 25.57 feet to a point on the Westerly line of said property and the Easterly margin of F Street; thence North 45° 46'48" East along the Westerly boundary of said property for a distance of 29.88 feet to the point of beginning.

Containing 465.91 square feet, more or less.

3. Surplus White River O'Brien #1 R/W Property (Arima)

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON - #1

That portion of the following described property lying westerly of the westerly margin of SR 167 as conveyed to the State of Washington by deed recorded under Recording Number 8006270143:

A strip of land 100 feet in width in the southeast quarter of the southwest quarter and the southwest quarter of the southeast quarter of Section 35, Township 21 North, Range 4 East, W.M., in King County, Washington, being all the land in said subdivisions which lies within 30 feet on the west and south sides of and 70 feet on the east and north sides of, a line through said subdivisions and lands adjacent thereto, said line being more particularly described as follows:

Beginning at a point on the north line of Section 2, Township 20 North, Range 4 East, W.M., in King County, Washington, which is 640.7 feet east of the northwest corner of the northeast quarter of said Section 2;

thence north 19 29' west, 187.5 feet;

thence north 24 58' west, 190.7 feet;

thence north 42 25' west, 247.6 feet;

thence north 45 27' west, 828.2 feet, more or less, to the point where said line intersects the boundary line of the property conveyed to Puget Sound Power Company by instrument recorded under Recording Number 270961, said boundary line being parallel with and 116.16 feet distant from the easterly right of way line of the Seattle-Tacoma Interurban Railway, measured at right angles thereto.

SUBJECT TO: Easements, restrictions, reservations, covenants and agreements.

4. Surplus Former Meridian Substation

SITUATE IN THE COUNTY OF WHATCOM, STATE OF WASHINGTON - #1

Lots 10 and 11, Block 156 of "Plat of North Street Addition" as per the map thereof, recorded in Book 5 of Plats, Page 35, in the auditor's office of Whatcom County, Washington.

SUBJECT TO: Easements, restrictions, reservations, covenants, agreements and other encumbrances.

5. Surplus White River O'Brien #2 & #3 Property

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON - #1

The South 100 feet of Lot 9, Block 58, C.D. Hillman's Pacific City Addition, Division No. 4, recorded in Volume 8 of Plats, at Pages 36 and 37, records of Pierce County, Washington.

SUBJECT TO: Easements, restrictions, reservations, covenants and agreements.

6. Surplus Former Port Orchard Service Center

SITUATE IN THE COUNTY OF KITSAP, STATE OF WASHINGTON - #1

That portion of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 25, Township 24 North, Range 1 East, W.M., in Kitsap County, Washington, lying westerly of County Road No. 349 (Retsil Road);

Except the north 25 feet;

And except the westerly 140 feet,

SUBJECT TO: Easement recorded under Kitsap County Auditor's File No. 56216.
Matter disclosed by survey recorded under Kitsap County Auditor's File No. 3175075, Volume 51, Page 134.

7. Surplus Former Lynden Service Center

SITUATE IN THE COUNTY OF WHATCOM, STATE OF WASHINGTON - #2

That portion of the Northwest Quarter of the Northeast quarter of Section 17, Township 40 North, Range 3 East of W.M., being more particularly described as follows:

Commencing at the Northwest corner of said Northeast quarter; thence North $90^{\circ} 00' 00''$ East along the North line of said Northeast quarter a distance of 428.30 feet; thence South $0^{\circ} 00' 00''$ East a distance of 30.00 feet to the most Northerly Northwest corner of the tract conveyed to Puget Sound Power & Light Company by deed recorded under Whatcom County auditor's File No. 842714; thence South $3^{\circ} 03' 00''$ East along the West line of said Puget Power Tract, a distance of 160.00 feet to an inner corner thereof; thence North $90^{\circ} 00' 00''$ West along the North line of said Puget Power Tract a distance of 33.50 feet to the most Westerly Northwester corner thereof; thence South $3^{\circ} 03' 00''$ East along the West line of said Puget Power Tract, a distance of 502.3 feet to the Southwest corner of said Puget Power Tract, said corner also being the true point of beginning; thence North $86^{\circ} 57'$ East along the South line of said Puget Power Tract, 233.45 feet; thence South $79^{\circ} 23' 05''$ West, 235.50 feet; thence North $3^{\circ} 03'$ West, 1.00 feet; thence South $87^{\circ} 42' 53''$ West, 374.55 feet to the intersection with the Easterly margin of the county road known as Depot Road; thence North $3^{\circ} 17' 34''$ West along said Easterly margin, 55.20 feet to the intersection with the South line of the Northwest quarter of the Northwest quarter of the Northeast quarter of Section 17, Township 40 North, Range 3 East of W.M.; thence North $89^{\circ} 38' 49''$ East along said South line, 375.17 feet to the intersection with the West line of Puget Tract; thence South $3^{\circ} 03'$ East along said West line, 12.55 feet to the point of beginning.

EXCEPT East Badger Road.

EXCEPT THAT PORTION OF the Northwest Quarter of the Northeast Quarter of said Section 17, described as follows:

Beginning at the intersection of the South line of the Northwest quarter of the Northwest quarter of the Northeast quarter of said Section 17 and the East right-of-way line of Depot Road; thence South $03^{\circ} 17' 34''$ East along said East right-of-way line a distance of 55.20 feet to the South line

of that certain tract granted to Puget Sound Power and Light Company by Quit Claim Deed recorded under Whatcom County Auditor's File No. 1474127; thence North 87° 42' 53" East along said South line a distance of 10.00 feet; thence North 03° 17' 34" West parallel with the East right-of-way line of said Depot Road a distance of 54.86 feet to the South line of the Northwest quarter of the Northwest quarter of the Northeast quarter of said Section 17; thence South 89° 38' 49" West along said South line a distance of 10.01 feet to the true point of beginning.

SITUTATE in Whatcom County, Washington.

Also, a tract of land in the Northwest quarter of the Northeast quarter of Section 17, Township 40 North, Range 3 East of W.M., described as follows, to-wit:

Beginning at the North one quarter of the said Section 17; thence East, along the North line of Section 17, 428.3 feet; thence South, 30 feet to the South line of County Road No. 13 and to the true point of beginning; thence East, along the South line of County Road No. 13, 240.34 feet; thence South 3° 03' East, along a fence marking the East line of the Northwest quarter of the Northwest quarter of the Northeast quarter of the said Section 17, 648.73 feet; thence South 86° 57" West, at right angles to the said fence 273.45 feet; thence North 3° 03' West, 502.3 feet; thence East 33.5 feet; thence North 3° 03' West, 160 feet to the true point of beginning.

EXCEPT East Badger Road and Depot Road.

EXCEPT THEREFROM the following described tract:

That portion of the Northwest quarter of the Northeast quarter of said Section 17, being more particularly described as follows:

Commencing at the Northwest corner of said Northeast quarter; thence North 90° 00' 00" East along the North line of said Northeast quarter a distance of 428.30 feet; thence South 0° 00' 00" East a distance of 30.00 feet tot the most northerly Northwest corner of the tract conveyed to Puget Sound Power & Light Company by deed recorded under Whatcom County auditor's file No. 842714; thence North 90° 00' 00" East a distance of 240.34 feet to the Northeast corner of said Puget Power tract; thence South 3° 03' 00" East along line of said Puget Power Tract a distance of 197.73 feet to the true point of beginning; thence continue South 3° 03' 00" East along said East line a distance of 450.00 feet to the Southeast corner of Puget Power Tract; thence South 86° 57' 00" West along the South line of said Puget Power Tract a distance of 40.00 feet; thence North 0° 07' 27" West a distance of 450.59 feet; thence North 86° 57' 00" East a distance of 17.00 feet to the point of beginning.

SITUATE in Whatcom County, Washington.

8. Surplus Former Auburn Operating Base (Synergy Property)

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON - #4

That portion of the west half of the southwest quarter of Section 13, Township 21 North, Range 4 East, W.M., in King County, Washington, described as follows:

Beginning at a point on the east and west centerline of said section, said point being the northeast corner of the west 20 feet of the east 705 feet of said west half of the southwest quarter and the TRUE POINT OF BEGINNING;
thence westerly along said east and west centerline to the northwest corner of the west 20 feet of the 705 feet of west half of the southwest quarter;
thence continuing westerly along said east and west centerline a distance of 150 feet;
thence southerly parallel with the east line of said west half of the southwest quarter 1320 feet;
thence easterly parallel to the southerly line of the northwest quarter of the southwest quarter of said Section 13 to a point on the west line of the east 705 feet of the west half of the southwest quarter of Section 13;
thence southerly along the west line of said east 705 feet to the south line of the north 1320 feet of said west half of the southwest quarter;
thence easterly along said south line of the north 1320 feet to the east line of the west 20 feet of the east 705 feet of said west half of the southwest quarter;
thence northerly along said east line of the west 20 feet, 1320 feet more or less to the TRUE POINT OF BEGINNING;
EXCEPT state and county roads;

(ALSO KNOWN AS City of Auburn Lot Line Adjustment Number LLA-0005-89, recorded under Recording Number 8903280213, in King County, Washington).

9. Surplus North Operating Base (Synergy Property)
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

The South 200 feet of the following described property:

Parcel I, City of Seattle Short Plat Number 8806093, recorded under Recording Number 8906091517, said short plat being a portion of the Northwest Quarter of the Southeast Quarter of Section 19, Township 26 North, Range 4 East, W. M., in King County, Washington.

Note: The legal description for the proposed surplus property has not been approved by the City of Seattle.

Puget Sound Energy

Sales and Transfers of Real Property

For Period January 1999 through December 1999

Item No.	Name of Property	Date of Sale or Transfer	PSE Acctg Date	Year In Rate Base	Year Trsf.to Non-Util.	Property Purchased By	Orig. Cost/Book Value	Selling Cost	Selling /Transfer Price	Appraised or Assessed Value	Name of Appr.	Book & Selling Costs	% of Gains & Losses	Def. Gain After Selling Costs 25600031	Def.Loss After Selling Costs 18700001	Current Period Gain/Loss	Salvage / Cost of Removal	Remarks
<u>Property transferred prior to new rules effective May 2, 1999</u>																		
1	152000063	Dexter Complex (Synergy Property)	Mar-99	Feb-99	Various	1999	PWI	\$5,815,931.40	\$0.00	\$5,815,931.40		\$5,815,931.40	100.00%					A,D
2	9411482	Surplus South Lake Washington Property	Feb-99	Feb-99	Various	1994	PWI	\$26,460.38	\$0.00	\$2,505,000.00	\$2,505,000.00	(F)	\$26,460.38	100.00%			\$2,478,539.62	B,C
3	152000061	Surplus White River O'Brien #1 R/W Property (Arima) Adjustment	Jan-99	Mar-99	1968	1999	JT Welch	\$4,197.00	\$9,160.69 \$404.00	\$123,627.00		\$13,761.69	100.00%	\$109,865.31				E G
4	152000035	Surplus Former Meridan Substation	Feb-99	Mar-99	1950	1999	C Crisp	\$2,665.27	\$17,337.84	\$115,000.00		\$20,003.11	100.00%	\$94,996.89				E
5	152000073	Surplus White River O'Brien #2 & #3 Property Adjustment	Apr-99	May-99 Sep-99	1950	1999	Flowers	\$485.00	\$12,226.66 \$219.73	\$107,400.00		\$12,931.39	100.00%	\$94,468.61				L
<u>Electric property with FMV greater than \$200,248</u>																		
6	15200040/44	Surplus Former Port Orchard Service Center	Jun-99	Sep-99	1958	1998	Kitsap Trust	\$720,993.53	\$148,409.56	\$775,000.00		\$869,403.09	100.00%				(\$94,403.09)	I
7	152000045	Surplus Former Lynden Service Center	Jun-99	Jul-99	1957	1999	Schoneveld	\$910,900.20	\$109,707.37	\$937,250.00		\$1,020,607.57	100.00%				(\$83,357.57)	
<u>Gas property with FMV greater than \$66,021</u>																		
8	152000052	Surplus Former Auburn Operating Base (Synergy Property)	Jul-99	Jul-99	1964	1999	Brutche	\$1,452,908.56	\$207,917.89	\$2,491,000.00		\$1,660,826.85	100.00%			\$830,173.15		H
9		Surplus North Operating Base (Synergy Property)	(J)				PWI	\$387,000.00	\$200,000.00	\$387,000.00	\$1,412,000.00	\$587,000.00						K
<u>Common property with FMV greater than \$266,269</u>																		
									<u>\$13,257,208.40</u>				<u>\$10,026,925.48</u>	<u>\$299,330.81</u>	<u>\$0.00</u>	<u>\$830,173.15</u>	<u>\$2,300,778.96</u>	

- Remarks
- A. Synergy property transfers to PWI at book value plus sales costs, gains/losses to be booked by PWI pending commission order. Notification of merger property sale and request for waiver of WAC 480-143-180 requirements made January 13, 2000.
 - B. Property transfers to PWI at NMV plus any transactional selling costs.
 - C. Shuffleton was retired in 1994 and transferred to PWI in March, 1999, with the \$2,478,539.62 as salvage, in 10800051.
 - D. Dexter Complex's deed was dated 3/99, but was transferred to PWI 2/99.
 - E. Accounting date was March 1999 -due to receiving Real Estate documents too late to be included earlier. Sale was recorded in January/February 1999.
 - F. Bruce Allen & Associates
 - G. Adjustment due to late invoice authorized by Real Estate. Original sale recorded in January 1999.
 - H. Synergy property, Sale to third party gain/loss booked in current period by PSE per commission order signed July 28, 1999.
 - I. Port Orchard Service Center sold June 1999, recorded in November 1999.
 - J. Property not transferred as of report date.
 - K. Synergy property transfers to PWI at book value, gains/losses to be booked by PSE pending commission order. Notification of merger property sale and request for waiver of WAC 480-143-180 requirements made January 12, 2000.
 - L. Adjustment due to late charges authorized by Real Estate. Original entry was reversed in August, adjusted and posted in September 1999 business.