



RESOLUTION NO. 41447

1 A RESOLUTION relating to surplus property, authorizing the declaration of
2 surplus and execution of a Quit Claim Deed and other necessary
3 documents to convey a 1,409 square-foot City parcel adjacent to 3803
4 North Monroe Street to abutting owner Tania Rose Posa for the amount of
5 \$20,384.84.

6 WHEREAS the parcel that is the subject of this surplus action is located
7 adjacent to 3803 North Monroe Street ("Property"), as more particularly
8 described in Exhibit "A," and

9 WHEREAS, the Property was acquired by the City on August 3, 1929, by
10 Local Improvement Assessment Deed recorded under Pierce County recording
11 number 958404, and

12 WHEREAS the proposed purchaser, Tania Rose Posa, desires to
13 purchase the City Property to officially combine it with her abutting property, and

14 WHEREAS a request for agency comment on this surplus action was
15 distributed on March 8, 2023, with a deadline of March 24, 2023, and

16 WHEREAS Real Property Services did not receive any objections to
17 selling the property; the only comment received was from Tacoma Power to
18 reserve an easement over a portion of the property, which is being negotiated
19 separately between the purchaser and Tacoma Power, and

20 WHEREAS the City Manager approved the surplus declaration on March
21 15, 2023, and per the City's surplus policy, the Puyallup Tribe of Indians was
22 given the first right of refusal to purchase the property on March 17, 2023, which
23 was not exercised, and
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WHEREAS this property is classified as a "Tier 3" Property pursuant to the City's Policy for the Sale/Disposition of City-owned General Government Real Property, and

WHEREAS the property valuation was determined by staff using a combination of Pierce County Assessor data, an "across the fence" valuation methodology, and an opinion of value provided by the purchaser's appraiser, and

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 City real property located adjacent to 3803 North Monroe Street, 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 enter into a Quit Claim Deed and any other documents necessary to convey the



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subject property to Tania Rose Posa, for the amount of \$20,384.84, said documents to be substantially in the form of those on file in the office of the City Clerk.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Legal Description Approved:

Deputy City Attorney

Chief Surveyor
Public Works Department



EXHIBIT "A"

PARCEL NO. 5515000091

THAT PORTION OF "LAWN STRIP" OF BLOCK 3, MARCH-MCCANDLESS ADDITION TO TACOMA, WASHINGTON, AS PER PLAT RECORDED IN BOOK 8 OF PLATS, PAGES 50 IN PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER LOT 4, BLOCK 3, OF SAID PLAT AND THE EASTERLY MARGIN OF NORTH MONROE STREET;
THENCE NORTH 01°51'16" EAST ALONG SAID MARGIN, 27.57 FEET TO THE TRUE POINT OF BEGINNING AND AN ANGLE POINT IN SAID BLOCK;
THENCE NORTH 31°54'27" WEST ALONG NORTHEASTERLY MARGIN OF SAID NORTH MONROE STREET, 17.76 FEET TO A POINT ON A 27.88-FOOT-RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS POINT BEARING NORTH 70°49'42" WEST);
THENCE ALONG SAID CURVE 49.71 FEET THROUGH A CENTRAL ANGLE OF 102°09'30" TO SAID MARGIN;
THENCE NORTH 31°54'27" WEST ALONG SAID NORTHEASTERLY MARGIN, 11.81 FEET TO THE SOUTHWEST CORNER OF BLOCK "C" OF SAID PLAT;
THENCE NORTH 61°40'04" EAST ALONG THE SOUTH LINE OF SAID BLOCK "C", 47.29 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID BLOCK 3;
THENCE SOUTH 02°04'44" WEST ALONG THE WEST LINE OF SAID BLOCK, 84.43 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON.