



## RESOLUTION NO. 39426

1 A RESOLUTION relating to surplus property, authorizing the Declaration of  
2 Surplus and execution of a Quit Claim Deed to convey vacant, undeveloped  
3 lands at the intersection of Portland Avenue and Wright Avenue to Spotted  
4 Cow Coffee Company, LLC, for the amount of \$148,000.

4 WHEREAS the City owns vacant, undeveloped residential land located at  
5 the intersection of Portland Avenue and Wright Avenue ("Property"), as more  
6 particularly described in the attached Exhibit "A," and  
7

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

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

13 WHEREAS market value for the Property is \$148,000, established through  
14 an in-house valuation based on a review of recent sales for like properties located  
15 within a three-mile radius of the subject Property, as well as applied discounts for  
16 City-reserved easements, and  
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18 WHEREAS the Property is subject to reservations of the westerly 18 feet,  
19 reserved for existing Portland Avenue, and easements along the westerly,  
20 northerly, and southerly portions of the Property for existing electrical facilities, and  
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22 WHEREAS the Spotted Cow Coffee Company, LLC, desires to purchase  
23 the Property, and

24 WHEREAS the proposed sale, in the amount of \$148,000, will return the  
25 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 Portland Avenue and Wright Avenue, 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 the Spotted Cow Coffee Company, LLC, for the amount of \$148,000, 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:  
  
\_\_\_\_\_  
Deputy City Attorney

Legal Description Approved:  
  
\_\_\_\_\_  
Chief Surveyor  
Public Works Department



**EXHIBIT "A"**

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**PARCEL NO. 471501-472-1**

All that certain portion of Lots 1, 2 and 3, Block 8345, The Indian Addition to the City of Tacoma, according to the Plat thereof recorded in Volume 7 of Plats, Page 30, records of Pierce County, Washington.

**EXCEPTING** therefrom the Westerly 18 feet thereof for Portland Avenue right of way.

**Grantor herein reserves an easement** for electrical facilities over, under, along, and across the Westerly 10 feet, after taking above exception, of the above described tract of land.

**Grantor herein reserves an easement** for electrical facilities over, under, along, and across the Northerly 10 feet and the Southerly 7 feet of the above described tract of land.

All situate in the Northwest Quarter of the Southeast Quarter of Section 10, Township 20 North, Range 03 East, W.T.; within the City of Tacoma, County of Pierce, State of Washington.