

5/13/77
AHB/cw

Introduced by R.R. "BOB" GREIVE

ORDINANCE NO. 3202

77-365

1 AN ORDINANCE relating to the approval of the final
2 closing of the sale of King County Unit II property
3 which was publicly offered in accordance with
4 Ordinance No. 2725 and repealing Ordinance No. 2954.

5 STATEMENT OF FACTS

6 1. King County did hold a public offering on July 15, 1976, of property
7 known as King County Unit II, hereinafter described.

8 2. The highest and best bid, in fact the only remaining bid to purchase
9 the property is that of two limited partnerships, namely South Valley Enter-
10 prises and Big Valley Associates, bidding jointly.

11 3. The bidders offered to purchase the property by trading certain
12 acreage in the Green River Valley in Section 30, Township 21 North, Range 6
13 East, W.M., more fully described in paragraph 2, section 3 below.

14 4. The Green River Valley real property contains an area of 193.34
15 acres, more or less. The bid contains the following elements:

16 Total price to be \$500,000 to be paid as follows:

17 By trade to King County:

18 193.34 acres @ \$2,000/acre = \$386,680.00

19 Cash on closing - \$113,320.00 - Total - \$500,000.00

20 5. Both properties involved in the transaction shall be conveyed by
21 deed to contain a warranty of title.

22 6. King County shall pay a real estate commission of five percent (5%)
23 to the real estate broker of record.

24 Due notice was given in the manner provided by law and a hearing was
25 held by the King County Council on the 24th day of May, 1976.

26 In consideration of the benefits to be derived from the sale of King
27 County Unit II property, the Council has determined that it is in the best
28 interest of the citizens of King County to sell said property known as King
29 County Unit II, under the terms proposed by South Valley Enterprises and
30 Big Valley Associates.

31 Subsequent to the passage of King County Ordinance No. 2954, King County
32 has obtained the opportunity from South Valley Enterprises and Big Valley
33 Associates to acquire a parcel of property more fully described in paragraph
1, section 3 below in lieu of a parcel of property more fully described in
paragraph 2, section 3 below. The value of the property to be obtained by

1 King County in lieu of the property originally offered to the County is at
 2 least \$2,000.00 per acre. The Council has determined that this substitution
 3 of property is in the best interest of the citizens of King County.

4 BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF KING:

5 SECTION 1. Ordinance No. 2954 is hereby repealed.

6 SECTION 2. The Council hereby declares that the following described
 7 property is surplus to the needs of King County and authorizes the King County
 8 Executive, acting by and through the Real Property Division, to take the nec-
 9 essary steps to finalize the sale on the terms and conditions as proposed by
 10 South Valley Enterprises and Big Valley Associates, and in accordance with
 11 the provisions of R.C.W. 36.34 and King County Code Chapter 4.56.

12 The property known as Unit II is described as follows:

13 All of Block 37, Bigelow's Addition to Seattle, Volume 1, page
 14 176, Records of King County, Washington.

15 SECTION 3. The Council hereby declares that the real property described
 16 in paragraph 1 of this section may and shall be substituted for the real prop-
 17 erty in paragraph 2 of this section and that the property described in para-
 18 graph 1 of this section shall be accepted by King County as partial payment
 19 for the real property described above, known as King County Unit II.

20 PARAGRAPH 1

21 That portion of the NE 1/4 of the NE 1/4; Govt. Lot 14; and the NW
 22 1/4 of the NE 1/4 of Sec. 30, Twp 21 N., Rge 6 E., W.M., lying
 23 southerly of the Green River as the same currently exists or may
 24 subsequently change by accretion; ALSO that portion of the NW 1/4
 25 of the NE 1/4 of said Sec. 30, Twp 21 N., Rge 6 E., W.M., lying
 26 southerly and westerly of the following described line: BEGINNING
 27 at the N.E. corner of said Sec. 30, Twp 21 N., Rge 6 E., W.M.;
 28 thence N.89°11'11" W. 2672.368 ft.; thence S.00°11'45" W. 1088.55
 29 ft. the true point of beginning of said line; thence N.64°30'22"
 30 E. 266.95 ft.; thence S.82°35'22" E. 251.76 ft.; thence S.40°14'
 31 11" E. 133.42 ft.; thence S.69°24'21" E. 128.51 ft.; thence S.87°
 32 01'21" E. 263.00 ft., more or less, to intersect the Green River;
 33 thence southerly along the Green River to a point of intersection
 with the south boundary of the said NW 1/4 of the NE 1/4 of Sec.
 30, Twp 21 N., Rge 6 E., W.M.

ALSO, the South 1/2 of the NE 1/4; the North 1/2 of the SE 1/4;
 the NE 1/4 of the SW 1/4 lying southerly of the Green River as
 the same currently exists or may subsequently change by accre-
 tion; EXCEPT any portions thereof lying within the margins of the
 E.J. Decker County Road Nos. 914 and 1194.

PARAGRAPH 2

That portion of the NE 1/4 of the NE 1/4 and the NW 1/4 of the NE
 1/4 of Sec. 30, Twp 21 N., Rge 6 E., W.M., lying southerly of the

1 Green River as the same currently exists or may subsequently
 2 change by accretion; ALSO that portion of the NW 1/4 of the NE 1/4
 3 of said Sec. 30, Twp 21 N., Rge 6 E., W.M., lying southerly and
 4 westerly of the following described line: BEGINNING at the N.E.
 5 corner of said Sec. 30, Twp 21 N., Rge 6 E., W.M.; thence N.89°11'
 6 11" W. 2672.368 ft.; thence S.00°11'45" W. 1088.55 ft. the true
 7 point of beginning of said line; thence N.64°30'22" E. 266.95 ft.;
 8 thence S.82°35'22" E. 251.76 ft.; thence S.40°14'11" E. 133.42 ft.;
 9 thence S.69°24'21" E. 128.51 ft.; thence S.87°01'21" E. 263.00 ft.,
 10 more or less, to interest the Green River; thence southerly along
 11 the Green River to a point of intersection with the south boundary
 12 of the said NW 1/4 of the NE 1/4 of Sec. 30, Twp 21 N., Rge 6 E.,
 13 W.M. ALSO, the South 1/2 of the NE 1/4; the North 1/2 of the NW
 14 1/4 of the SE 1/4; the North 1/2 of the NE 1/4 of the SW 1/4; the
 15 NW 1/4 of the SW 1/4 lying northerly of the Green River as the
 16 same currently exists or may subsequently change by accretion;
 17 Govt. Lot 7 and the West 1/2 of Govt. Lot 8 in the East 1/2 of the
 18 NW 1/4; EXCEPT County Road No. 914; all in Sec. 30, Twp 21 N., Rge
 19 6 E., W.M., situate in the County of King, State of Washington.

20 SECTION 4. The Council hereby authorizes the King County Executive,
 21 acting by and through the Real Property Division, to take the steps necessary
 22 to close the sale of the property known as Unit II on the terms and conditions
 23 proposed by South Valley Enterprises and Big Valley Associates.

24 INTRODUCED AND READ for the first time this 2nd day of May,
 25 1977.

26 PASSED this 16th day of May, 1977.

27 KING COUNTY COUNCIL
 28 KING COUNTY, WASHINGTON

29 Mike Lowry
 30 Chairman

31 ATTEST:
 32 Donna M. Owens
 33 Clerk of the Council

APPROVED this 18th day of May, 1977

[Signature]
 King County Executive