

10/7/76
AHB/jb

Introduced by: MIKE LOWRY

ORDINANCE NO. 2954

AN ORDINANCE relating to the approval of the final closing of the sale of King County Unit II property which was publicly offered in accordance with Ordinance No. 2725.

STATEMENT OF FACTS

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

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

3. The bidders offered to purchase the property by trading certain acreage in the Green River Valley legally described as follows:

That portion of the N.E. 1/4 of the N.E. 1/4 and the N.W. 1/4 of the N.E. 1/4 of Sec. 30, Twp 21 N., Rge 6 East, W.M., lying Sly of the Green River as the same currently exists or may subsequently change by accretion; ALSO that portion of the N.W. 1/4 of the N.E. 1/4 of said Sec. 30, Twp 21 N., Rge 6 East, W.M., lying Sly and Wly of the following described line:

Beginning at the N.E. corner of said Sec. 30, Twp 21 N., Rge 6 East, W.M.; Thence N. 89°11'11" W. 2672.368 ft.; Thence So. 00°11'45" W. 1088.55 ft. the True Point of Beginning of said line; Thence N. 64°30'22" E. 266.95 ft.; Thence So. 82°35'22" E. 251.76 ft.; Thence So. 40°14'11" E. 133.42 ft.; Thence So. 69°24'21" E. 128.51 ft; Thence So. 87°01'21" E. 263.00 ft. more or less, to intersect the Green River; Thence Sly along the Green River to a point of intersection with the So. boundary of the said N.W. 1/4 of the N.E. 1/4 of Sec. 30, Twp 21 N., Rge 6 East, W.M.

ALSO the S. 1/2 of the N.E. 1/4; the N. 1/2 of the N.W. 1/4 of the S.E. 1/4; the N. 1/2 of the N.E. 1/4 of the S.W. 1/4; the N.W. 1/4 of the S.W. 1/4 lying Nly of the Green River as the same currently exists or may subsequently change by accretion; Government Lot 7 and the W. 1/2 of Government Lot 8 in the E. 1/2 of the N.W. 1/4 EXCEPT County Road No. 914; All in Sec. 30, Twp 21 N., Rge 6 East W.M., situate in the County of King, State of Washington.

4. The above described lands contain an area of 193.34 acres more or less. The bid contains the following elements:

Total Price to be.....	\$500,000.00
To be paid as follows:	
By trade to King County:	
193.34 Acres @ \$2,000.00 per acre.....	\$386,680.00
Cash on closing.....	<u>\$113,320.00</u>
TOTAL.....	\$500,000.00

5. Both properties involved in the transaction shall be conveyed by deeds containing warranties of title.

1 6. King County shall pay a Real Estate commission of 5% to the Real
2 Estate Broker of record.

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

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

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

11 SECTION 1. The Council on the 1st day of November, 1976,
12 hereby declares that the following described property is surplus to the
13 needs of King County and authorizes the King County Executive, acting by
14 and through the Real Property Division, to take the necessary steps to
15 finalize the sale on the terms and conditions as proposed by South Valley
16 Enterprises and Big Valley Associates, and in accordance with the pro-
17 visions of R.C.W. 36.34 and King County Code, Chapter 4.56.

18 The property is described as follows:

19 All of Block 37, Bigelow's Addition to Seattle, Volume 1,
20 Page 176, Records of King County, Washington.

21 INTRODUCED AND READ for the first time this 18th day of
22 October 1976.

23 PASSED this 1st day of November, 1976.

24 KING COUNTY COUNCIL
25 KING COUNTY, WASHINGTON

26 ATTEST:

27 Deputy Deputy M. Quinn
28 Clerk of the Council

29 Dave M. Quinn
30 Chairman

31 APPROVED this 4th day of November 1976

32 John D. Spellman
33 JOHN D. SPELLMAN, King County Executive