

1975 Subdivision of 1651 Lincoln Avenue

Presenter:

Scott Francis,
Director, Real Estate
Port of Tacoma



Action Requested

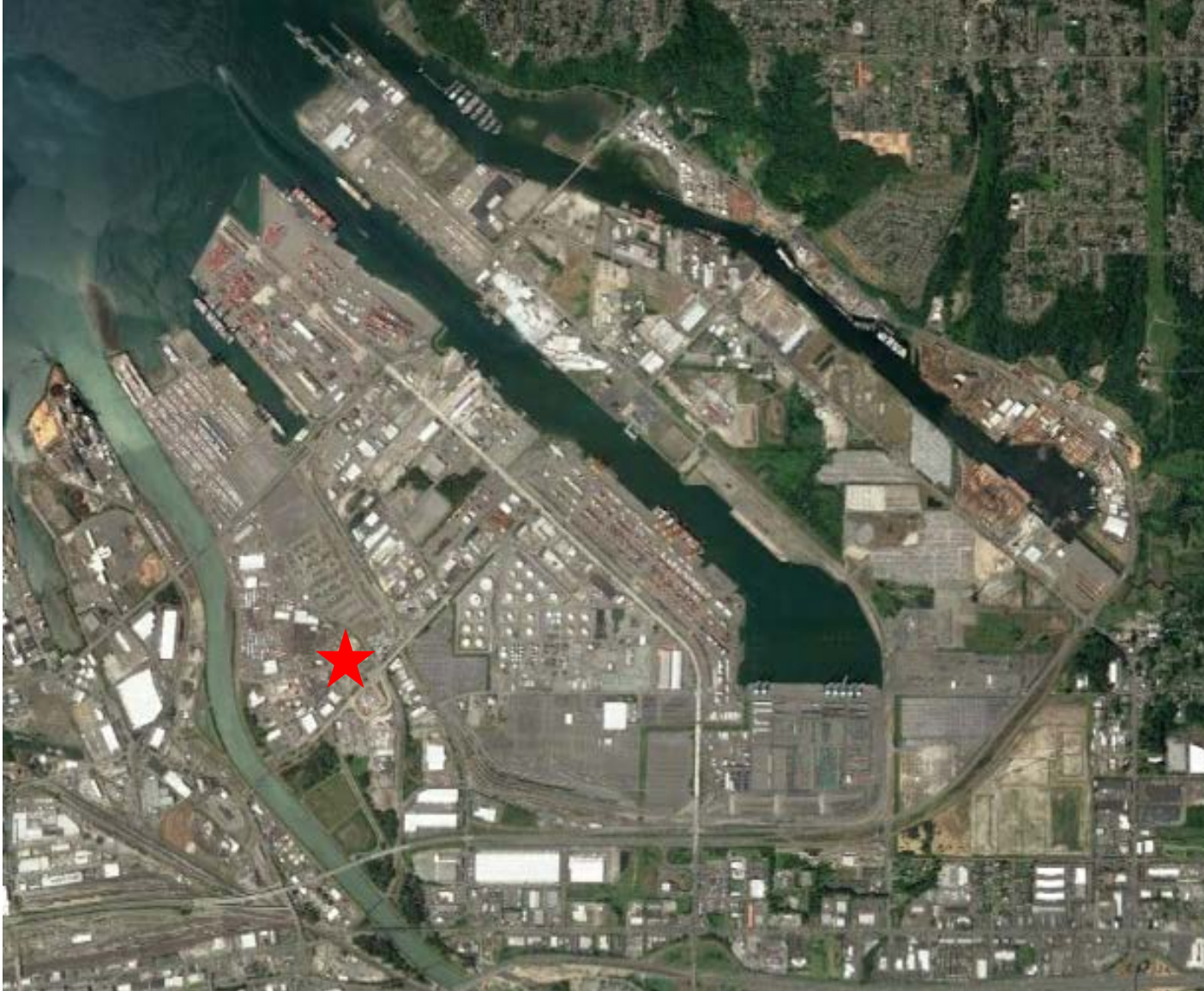


Approval of the 1975 conveyance of a former portion of the property located at 1651 Lincoln Avenue, also known as Pierce County Tax Parcels 0320031049 and 8950000035, by Miller Angie Hatch partnership to Cascade Pole subject to the following conditions, restrictions and remedies on the remaining 1651 Lincoln property, that shall run with the land:

- A. Any owner of the Property shall not re-sell less than all of the Property without the prior written consent of the Port of Tacoma.
- B. No owner/lessee of the Property shall apply for or be granted, without Port of Tacoma approval, any vehicular or other access from the property onto the roadway known as "Lincoln Loop Road" as depicted on Schedule 1 attached to deed.

Pursuant to RCW 53.25, the above conditions and restrictions shall be covenants running with the land and shall be stated in all subsequent deeds to the Property. The Port retains all rights and remedies at law and in equity.

1651 Lincoln Avenue – Location



1651 Lincoln Avenue – Premises



Background



- The Miller Angie Hatch Partnership (MAH) currently owns approximately 7 acres of property at 1651 Lincoln Avenue, which it purchased from the Port of Tacoma in 1969 with a deed restriction that stated, “No sale of any part of the above described property less than the whole thereof shall be valid without the written consent of the Port of Tacoma.”
- MAH is currently in the process of selling this property.
- Closing has been delayed because of a cloud on title caused by the unapproved 1975 partial conveyance of the parcel previously owned by the Port.

Background Continued



- MAH has reviewed its records and all Port Commission minutes from 1974 and 1975, and nothing was found showing that the Port was asked, or granted approval, for the 1975 conveyance by MAH to Cascade Pole.
- MAH is requesting the Port approve the 1975 sale of a portion of the property, which is part of a larger parcel currently owned by Cascade Pole.

Economic Investment / Job Creation



Approval of this request will indirectly support the future development of the 1651 Lincoln property, thereby creating new jobs.

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