

**City Of Woodland
Finance Committee Agenda Summary Sheet**

Agenda Item: Approval to purchase Schurman Property, Parcel #50565, located next to the Ranney Well for \$8,000	Agenda Item #: <u>Action (I)</u> For Agenda of: <u>April 1, 2013</u> Department: <u>Public Works</u> Date Submitted: <u>March 26, 2013</u>
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Cost of Item:	<u>\$8,000</u>
Amount Budgeted:	<u>\$15,000</u>
Unexpended Balance:	<u>\$14,784.20</u>

BARS #: 401 000 000 594 34 61 00
Description: C/O Land: Right-of-Ways (Easements) – Property south of Ranney Well

Department Supervisor Approval: Public Works Department /s/ *Bart Stepp*

Committee Recommendation: Public Works Committee at 3/12/13 meeting voted 2-1 to recommend approval of property purchase by City Council.

- Agenda Item Supporting Narrative (list attachments, supporting documents):**
- 1) Proposed Quit Claim Deed for Schurman Property
 - 2) 1/24/13 Letter to Mr. Schurman
 - 3) 1/11/13 Limited Liability Certificate for Property #50565
 - 4) Cowlitz County Assessor Data for Parcel #50565

Summary Statement:

Background:

In 2012 I had a conversation with Richard Schurman, who is the trustee of a trust that owns the property directly south of the Bryant Pumphouse, about purchasing the property. He said he would sell the property for \$10,000 and so I budgeted \$15,000 for the purchase of that property in 2013 with the additional funds to pay for closing costs and due diligence. In January of this year Cascade Title completed a limited liability certificate review of the property. I also reviewed Cowlitz County Assessor Records and talked with a commercial real estate appraiser about the property.

The property is assessed at \$1,130. Due to the floodwall, a PUD easement over the entire property, and shoreline regulations the parcel is basically undevelopable. The real estate appraiser I talked to did not recommend completing an appraisal. Because of all the development limitations it would be hard to get transactions of comparable properties to make an appraisal.

Need for property purchase:

Whenever the City needs to work on the Ranney Well by pulling the pumps or cleaning the Ranney Well we need to get permission from Mr. Schurman to use his property. Mr. Schurman has always been agreeable to this but a future property owner may not which would cause serious problems for the City in regards to the Ranney Well. Purchase of this property would give the City better control of the property and better access to the Ranney Well.

Negotiations

Back in January I sent Mr. Schurman a letter (attached) offering \$6,000 for the property. On March 12th he called and stated he would not accept \$6,000 but he would accept \$8,000. The Public Works Committee on March 12th approved forwarding the sales price of \$8,000 to City Council for approval.

Staff Recommendation

Staff recommends approving the purchase of the land directly south of the Ranney Well. The price is well within the 2013 budget for this purchase and provides better control of the City's only water source.

When recorded return to:

Bart Stepp
City of Woodland
PO Box 9
Woodland, WA 98674

QUIT CLAIM DEED

THE GRANTOR(S), Richard M. Schurman and Caralee B. Schurman, trustees of the Schurman Family Trust, for and in consideration of: Eight Thousand Dollars (\$8,000.00), conveys and Quitclaims to the GRANTEE, the City of Woodland, the following described real estate, situated in the County of Cowlitz, State of Washington, together with all after acquired title of the grantor(s) herein (legal description):

That portion of the Squire & Millie Bozarth Donation Land Claim described as follows:

All that portion of the following described tract lying Easterly of the East right-of-way line of State Highway 503; BEGINNING on the East boundary of Goerig Street and North 16 degrees 15' East from the Northwest corner of the Harry Sigel Tract No. 38, a distance of 334.2 feet; and running thence South 78 degrees 38' East a distance of 167 feet; thence North 16 degrees 15' East a distance of 16.8 feet; thence East a distance of 211.4 feet, more or less, to the river bank of the Lewis River; thence North along the bank of the river a distance of 125 feet, more or less; thence West a distance of 346 feet, more or less, to a point on the East boundary of Goerig Street; thence South 16 degrees 15' West a distance of 112.5 feet along the East line of Goerig Street to the point of beginning. SUBJECT to easements, covenants, and restrictions of record, if any.

Tax Parcel Number: 50565

Dated:

Grantor

Grantor

STATE OF
COUNTY OF

ss.

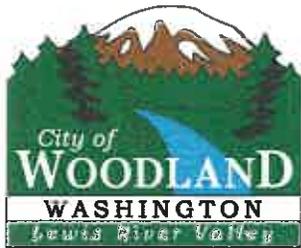
I certify that I know or have satisfactory evidence that Richard M. Schurman and Caralee B. Schurman, are the persons who appeared before me, and said persons acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the trustees of the Schurman Family Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this _____ day of _____, 2013.

NOTARY PUBLIC in and for the State of _____

Residing at _____

My commission expires: _____



P.O. Box 9
Woodland, WA. 98674
www.ci.woodland.wa.us

100 Davidson Avenue
FAX: (360) 225-1201

Fire
(360) 225-7076

Police
(360) 225-6965

300 East Scott Avenue
FAX: (360) 225-7467

Public Works
(360) 225-7999

230 Davidson Avenue
FAX: (360) 225-7336

Building
(360) 225-7299

Clerk-Treasurer
(360) 225-8281

Planning
(360) 225-1048

January 24, 2013

Richard Schurman
2727 Marra Rd
Occidental, CA 95465

Re: Purchase of parcel #50565 in Woodland, Washington

Dear Mr. Schurman,

You have indicated you are interested in selling parcel #50565 which is located adjacent to our Ranney Well. The City is interested in purchasing the property. This would provide better access for the City in maintaining the Ranney Well and would help protect our only source of water.

According to the Cowlitz County Assessor the parcel's assessed value is \$1,130. I had Cascade Title Company do a limited liability on the property which showed there are easements through the property for the Cowlitz PUD and the Diking District. I have attached a copy of the Limited Liability for your review.

I talked with a commercial real estate appraiser about appraising the property. Due to the narrow width, shoreline regulations, and existing easements he stated there was limited development potential for the property. He felt the appraisal would not be appropriate because the cost of the appraisal may be more than the value of the property.

Although the City would not develop the property, having control of the area around the Ranney Well does have value to the City. The City is willing to offer \$6,000 for the property which is over 5 times the assessed value. The City would also like to do the transaction through a Quitclaim Deed, which is cheaper and quicker than a warranty deed for real estate.

Please contact me at (360) 225-7999 or steppb@ci.woodland.wa.us if you would like to accept the proposal or discuss this further.

Sincerely,

Bart Stepp, PE
City of Woodland
Public Works Director



Title (360) 425-2950
Escrow (360) 577-8000
Fax (360) 425-8010
Toll Free (877) 425-2950

1425 Maple St.
Longview, Washington 98632

"Consistent, Courteous and Complete Title and Escrow Services"

Distribution List

Order Number: 72605
Property Address: BARE LAND
Dated: JANUARY 11, 2013 / CLB

CITY OF WOODLAND
Attn: BART STEPP
Email Address: steppb@ci.woodland.wa.us
Phone No: 360-225-7999

**THANKS FOR USING CASCADE TITLE!
WE APPRECIATE YOUR BUSINESS.**

CASCADE TITLE COMPANY
 OF COWLITZ COUNTY
 1425 MAPLE STREET
 LONGVIEW, WA 98632
 (360)425-2950 FAX:(360)425-8010

Invoice

Date	Invoice #
1/14/2013	72605

Bill To
BART STEPP STEPPB@CI.WOODLAND.WA.US

Ship To
50565

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
			1/14/2013			72605

Quantity	Item Code	Description	Price Each	Amount
	LL	LIMITED LIABILITY CERTIFICATE SALES TAX	200.00 7.90%	200.00T 15.80

Thank you for your business.

Total \$215.80



Title (360) 425-2950
Escrow (360) 577-8000
Fax (360) 425-8010
Toll Free (877) 425-2950

1425 Maple St.
Longview, Washington 98632

"Consistent, Courteous and Complete Title and Escrow Services"

Limited Liability Certificate

Order No. 00072605

Prepared for:

CITY OF WOODLAND

Attn: BART STEPP

THIS IS A REPORT COVERING THE PROPERTY HEREINAFTER DESCRIBED. THE INFORMATION CONTAINED HEREIN IS MADE SOLELY FOR THE PURPOSE OF DETERMINING THE STATUS OF THE PROPERTY DESCRIBED HEREIN, IS RESTRICTED TO THE USE OF THE ADDRESSEE, AND IS NOT TO BE USED AS A BASIS FOR CLOSING ANY TRANSACTION AFFECTING TITLE TO SAID PROPERTY.

VESTED IN:

RICHARD M. SCHURMAN and CARALEE B. SCHURMAN, TRUSTEES OF THE SCHURMAN FAMILY TRUST DATED AUGUST 1, 2005

Effective Date: JANUARY 11, 2013

CASCADE TITLE CO. OF COWLITZ COUNTY

By: 
LeeRoy Parcel, Title Officer

LEGAL DESCRIPTION

THAT PORTION OF THE SQUIRE AND MILLIE BOZARTH DONATION LAND CLAIM DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE FOLLOWING DESCRIBED TRACT LYING EASTERLY OF THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 503; BEGINNING ON THE EAST BOUNDARY OF GOERIG STREET AND NORTH 16 DEGREES 15' EAST FROM THE NORTHWEST CORNER OF THE HARRY SIGEL TRACT NO.38, A DISTANCE OF 334.2 FEET; AND RUNNING THENCE SOUTH 78 DEGREES 38' EAST A DISTANCE OF 167 FEET; THENCE NORTH 16 DEGREES 15' EAST A DISTANCE OF 16.8 FEET; THENCE EAST A DISTANCE OF 211.4 FEET, MORE OR LESS, TO THE RIVER BANK OF THE LEWIS RIVER; THENCE NORTH ALONG THE BANK OF THE RIVER A DISTANCE OF 125 FEET, MORE OR LESS; THENCE WEST A DISTANCE OF 346 FEET, MORE OR LESS, TO A POINT ON THE EAST BOUNDARY OF GOERIG STREET; THENCE SOUTH 16 DEGREES 15' WEST A DISTANCE OF 112.5 FEET ALONG THE EAST LINE OF GOERIG STREET TO THE POINT OF BEGINNING.

SITUATE IN COWLITZ COUNTY, STATE OF WASHINGTON

EXCEPTIONS:

1. **GENERAL TAXES FOR THE YEAR 2013 IN AN AMOUNT NOT YET AVAILABLE. SAID TAXES ARE DUE AND PAYABLE ON FEBRUARY 15, 2013.**
(1st half delinquent on May 1st; 2nd half delinquent on November 1st.)

PARCEL NO.: 50565 ACCOUNT NO.: R042713 TAX CODE: 900

FOR INFORMATIONAL PURPOSES ONLY, THE TAXES FOR THE YEAR 2012 WERE \$17.02.

2. **EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

GRANTEE: DIKING DISTRICT NO.11
PURPOSE: RIGHT-OF WAY-FOR DIKING PURPOSES
DATED: FEBRUARY 5, 1920
RECORDED: MARCH 10, 1920
AUDITOR'S NO.: 17762 VOLUME: 82 PAGE: 206
AREA AFFECTED: SAID PREMISES

3. **EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

GRANTEE: PACIFIC POWER & LIGHT COMPANY
PURPOSE: THE PURPOSE OF ERECTING, MAINTAINING AND OPERATING
THEREON TWO POLES AND TWO ANCHORS FOR POLE LINE FOR
THE TRANSMISSION OF ELECTRIC CURRENT
DATED: OCTOBER 23, 1933
RECORDED: DECEMBER 11, 1933
AUDITOR'S NO.: 119907 VOLUME: 191 PAGE: 565
AREA AFFECTED: SAID PREMISES

4. **LIABILITY IS LIMITED TO THE CHARGE MADE FOR THIS CERTIFICATE.**

NOTES:

NONE

LHP:clb

LIMITATION OF LIABILITY WAIVER

ORDER NO.: 72605

The assured applicant (Applicant) hereby requests CASCADE TITLE COMPANY ("Company") to issue a Limited Liability Certificate or Court Proceedings Certificate ("Certificate") on property commonly known as:

**BARE LAND
WOODLAND, WA 98674**

The Applicant recognizes that it is extremely difficult, of not impossible to determine the extent of damages which could arise from errors or omissions in the certificate.

Applicant recognizes that the fee charged is nominal in relation to the potential liabilities. Therefore, the Applicant understands that the Company is not willing to proceed in the preparation and issuance of the requested certificate unless the Company's liability is strictly limited. The Applicant agrees with the propriety of this limitation and agrees to be bound by its terms.

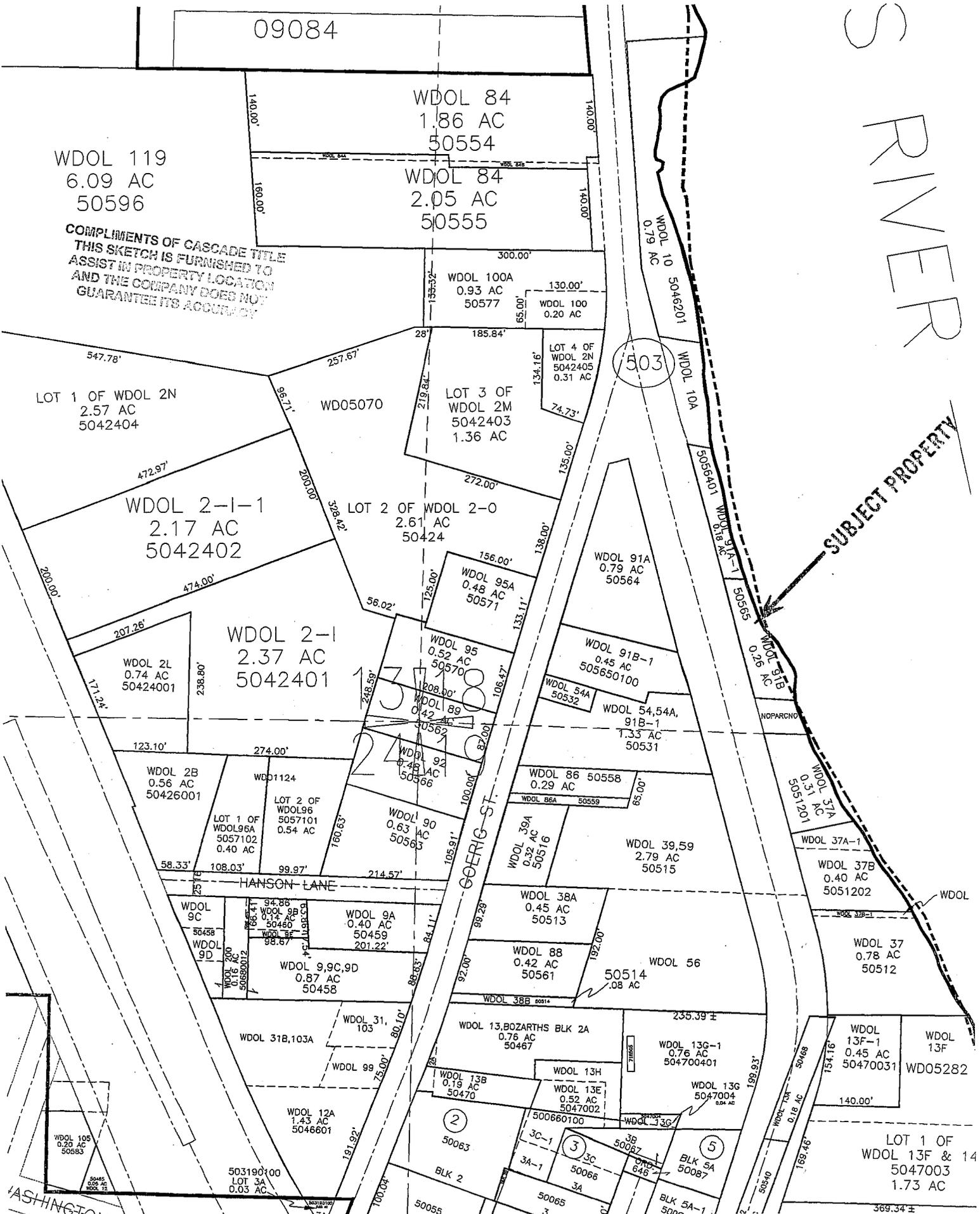
The limitation is as follows:

Applicant agrees that, as part of the consideration for the issuance of this Certificate, the Company shall be liable to Applicant only for actual loss sustained by the Applicant as a direct result of an error or omission, provided, however, that in no event shall the Liability of the Company exceed the amount actually paid by the Applicant to the company for the issuance of the Certificate.

Applicant acknowledges that he is aware of or has been explained the various products the Company offers which are available for Applicant (or Applicants clients) protection. These other products afford more protection to applicant in the event of damage due to errors or omissions in the Certificate. Please contact this company immediately if another product is required.

Accordingly, the Applicant requests that the Certificate be issued with this limitation as part of the consideration that the applicant gives the Company to prepare and issue the Certificate.

Application certifies that he or she has read and understands all of the terms, limitations and conditions of this application.



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SUBJECT PROPERTY

COMPLIMENTS OF CASCADE TITLE
THIS SKETCH IS FURNISHED TO
ASSIST IN PROPERTY LOCATION
AND THE COMPANY DOES NOT
GUARANTEE ITS ACCURACY



Cowlitz County Parcel Search

[Home](#) [Assessor](#) [Treasurer](#) [County Permit Search](#) [City Of Longview Permit Search](#)
[Click Here for New Search](#)

Account Information

Account [R042713](#) **Click account to view parcel map.** (Flash Player 11.1.0 or greater required)
 Parcel 50565
 Jurisdiction CITY OF WOODLAND
 Owner SCHURMAN RICHARD M/CARALEE TRUST

Mailing Address 2727 MARRA RD
 OCCIDENTAL, CA 95465

Abbreviated Property Reference SUB:WOODLAND OUTLOT BLK:WDOL LOT:91B-1 DESC: EXC WDOL 91B-1
 FEE 880107003 SECT,TWN,RNG:18-5N-1E DESC: BOZARTH S/M DLC
 PARCEL: 50565

Situs
 Tax District [900 Woodland City Limits](#)

*Click the underlined tax district to view summarized tax authorities
 Click here to view individual tax authorities*

Neighborhood WOODLAND



[Sales Data](#) [Map Data](#) [Click Here For Interactive Map Instructions](#)

* No sales data is available for this parcel. This can occur if the parcel is a non-residential (i.e. commercial) parcel.

Levy [WD-404-WD-C2-WL](#)

Current Year Levy Rate
 (2010 Assess 2011 Payable)
 10.140722

Current Assessment Information [Click Here to View Historical Values](#)

Assessment Year	Taxes		Actual Assessed			Notice of Valuation** (pdf)
	Assessment Year	Type	Value	Value	Acres	
2012	2013	LAND	1130	1130	.26	50565.pdf

** This is the Notice of Valuation as it was originally mailed out. Any subsequent changes to values after the initial notice was produced are not reflected in this PDF.

Current Transaction Information [Click Here to View Historical Taxes](#)

Click on Tax Year to view detail

Payment Processing: Until your payment is posted, the website will continue to automatically update your account with accruing interest and penalty charges. Longer processing times can be expected during the months of April/May and October/November. Please be advised it may take up to two weeks before all property tax payments are posted.

Assessment Year	Tax Year	Total Charges	Paid 1st Half	Paid 2nd Half	Paid Whole Year	Unpaid Amount	Tax Bill** (pdf)	Credit Card Payment Link
2012	2013	\$18.88				\$18.88	R042713.pdf	www.officialpayments.com

** This is the tax bill as it was mailed out in February. Subsequent changes to the tax bill are not reflected in this PDF.

Make Checks Payable to:
 Cowlitz County Treasurer
 207 4th Ave. N.
 Kelso, WA 98626

Conveyance History

Click on the links to view conveyance documents

While we make every attempt to make documents available online, there may be some cases where documents are only available in the Auditor's Office.

Reception	Book	Page	Grantor
3279592			SCHURMAN RICHARD M/CARALEE
880425052	1038	854	

In order to view conveyance documents, you must first download and install the latest version of the Java runtime software. Please use the link below to access the Java download website. This is a one-time download and does not need to be installed each subsequent time you open a conveyance document.



Java is a trademark of Sun Microsystems, Inc.

Property Details

[Click here to view historical property details.](#)

Timber Moratorium ExpirationDate None
Timber Moratorium Fee Number None
Short Plat/Large Lot #
Model: BUS_MASTER
Model: COMM_LAND
 SQFT 11326

Cowlitz County Permits

Click on the links to view permit documents

Permit# Project Name Type Remark Filing Date Status



While we make every attempt to make documents available online, there may be some cases where documents are unavailable in an electronic format.

Photographs