



## STATE OF WASHINGTON SURPLUS PROPERTY BULLETIN

**Project #: 13-11-029**

**State of Washington, Peninsula College  
Forks, Washington**

**April 22, 2014**

Notice is hereby given that the above mentioned state government property has been determined to be surplus to the needs of the State and is available for acquisition:

The property consists of: Clallam County Assessor's Tax Parcel #132809520112; 132809520116 and 132809520120

A map is attached showing the location of the property.

Pursuant to RCW 43.82.010(1) The Department of Enterprise Services (DES), acting on behalf of the State, may transfer, exchange, sell, lease, the property in full or part consideration for land or improvements, or for construction of improvements at equivalent to fair market value or for mutual and offsetting benefits to any of the following governmental entities with priority given in the order listed:

- a. Any other State Agency, Board or Commission
- b. The County in which the real property is situated
- c. The City in which the real property is situated
- d. Any other municipal corporation or special purpose district in which the real property is situated
- e. Any federal agency operating within the State; and
- f. A federally recognized Indian Tribe within whose reservation boundary the property is located or abuts.

The State of Washington, on behalf of the State of Washington, Peninsula College (PEC), has declared its interest in the property described below as surplus to its needs and is soliciting for the sale of the property. DES has the responsibility to dispose of this property for a minimum of fair market value, which has been established as follows:

Address	Fair Market Value
71 S. Forks Avenue, Forks, WA	\$350,000.00



Property Description:

A 7,392 square foot commercial building, located on .37 acres. The site is rectangular in shape and bisected by a 16' alley. All typical public and private utilities are available to the site with the exception of natural gas. Construction details include: reinforced concrete foundation; concrete slab sub-floor, concrete block exterior walls with brick veneer facing Forks Avenue and "A" Street SE. Roof is built-up composition. A gravel-surfaced parking area provided 8,000 square feet of level parking area at the east side of the building with access from "A" Street SE, the rear alley and Spartan Avenue.

The property is zoned C3, High Density Commercial by the City of Forks.

If a public agency, as defined above, desires to acquire the property, DES must receive a written notice or email of interest **by May 16, 2014** referencing "Project No. 13-11-029" and addressed to:

Stefanie Fuller, Acquisition and Disposal Manager  
Department of Enterprise Services  
Real Estate Services  
PO Box 41468  
Olympia, WA 98504-1468  
Email: Stefanie.Fuller@des.wa.gov

Interested entities will then be given ten (10) days to provide a detailed proposal to the State. DES, acting on behalf of the State will work with entities indicating interest to seek the proposals, which shall be received no later than close of business on **May 26, 2014**.

In the event no governmental entities are interested in acquiring the property, the property will become immediately available to private sector interested parties. Written proposals will be accepted and immediately evaluated.

DES will determine which, if any, proposal provides the best value for the State. DES shall then negotiate the terms and conditions. DES, acting on behalf of the State, reserves the right, at any time, and in its sole judgment, to reject any or all proposals resulting from this notification.

The State will only consider proposals from entities willing to use the Purchase and Sale Agreement approved by the Office of the Attorney General.

Please feel free to distribute this bulletin to any other party that meets the criteria as specified above.