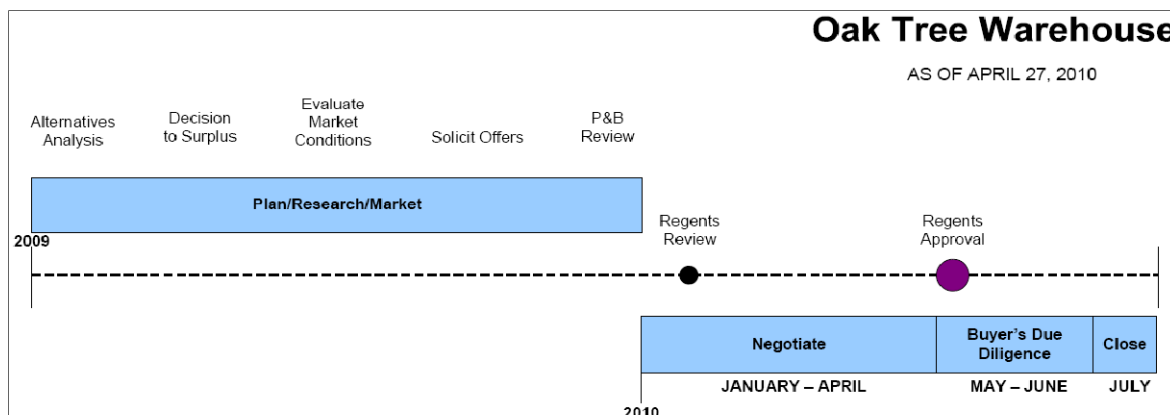


VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Sale of Oak Tree Warehouse Property



RECOMMENDED ACTION:

It is the recommendation of the administration and the Finance, Audit and Facilities Committee that the Board of Regents:

1. Approve the sale of the Oak Tree Warehouse property for \$2,905,000 to Seattle City Light.
2. Delegate to the President or his designee the authority to execute all documents related to this transaction.

BACKGROUND:

The Oak Tree Warehouse facility consists of two buildings totaling 30,000 square feet. They were built in 1928 and renovated in 1969 and then again in 1993 after purchase by the University for Libraries and U-Press storage. The University no longer has a need for these buildings and the decision was made to sell. The Real Estate Office solicited proposals and the successful proposer was the adjacent property owner, Seattle City Light.

PROPERTY CONDITION:

The property is being sold “As-Is” and therefore the city will be conducting appropriate due diligence prior to close. The University has agreed to provide Seattle City Light up to \$75,000 in funds from the sales proceeds if Seattle City Light discovers adverse environmental conditions caused solely by the University, which is unlikely given that it has only been used for document storage.

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Sale of Oak Tree Warehouse Property (continued p.2)

TRANSACTION SUMMARY:

The Purchase and Sale Agreement for this property contains the following essential business terms:

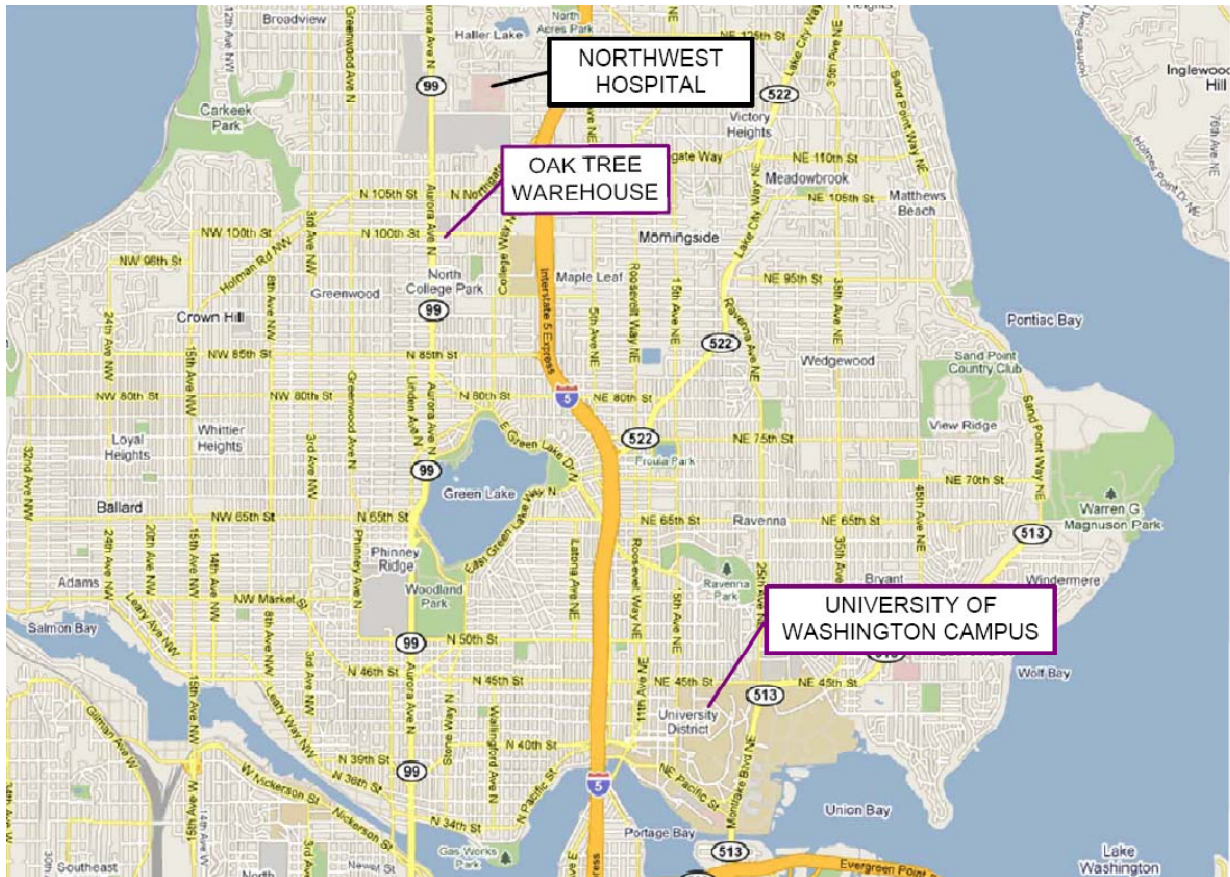
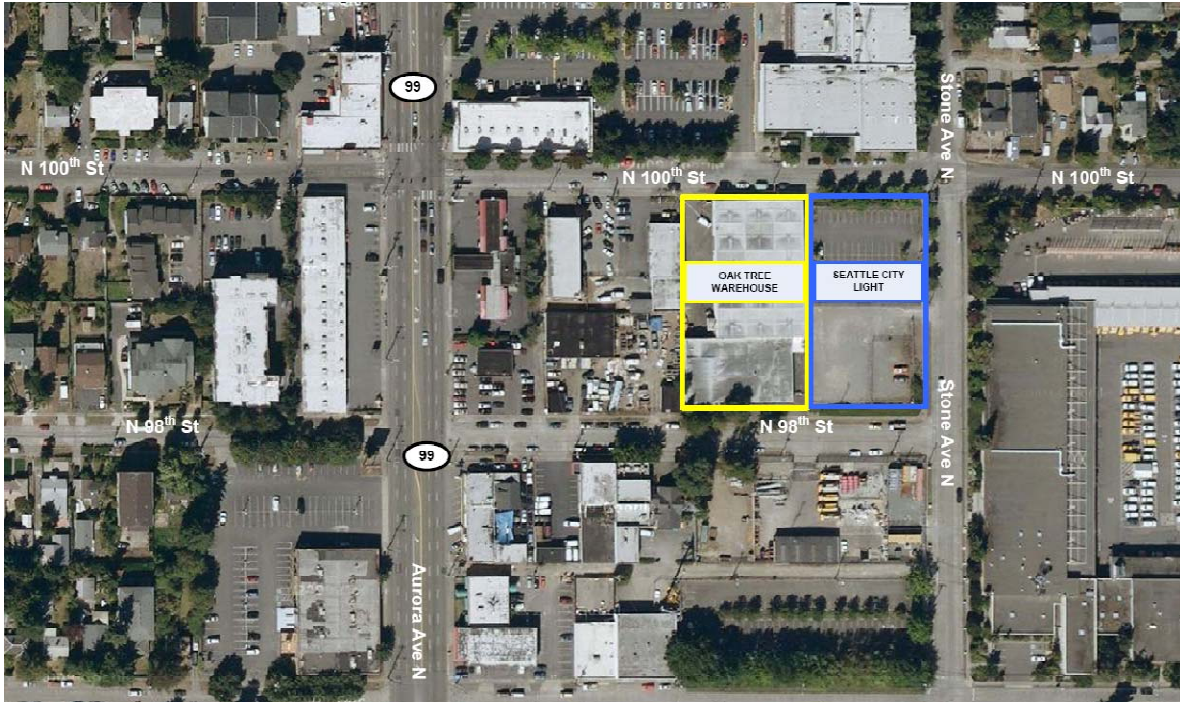
- Buyer: Seattle City Light
- Sales Price: \$2,905,000 (2007 appraisal \$2,875,000; UW cash investment \$2,065,000 for original purchase and improvements)
- No commissions will be paid on the transaction
- Closing Date: July 31, 2010
- Property Sold “As-Is” with up to \$75,000 paid by UW if adverse environmental conditions caused solely by UW
- Contingencies:
 - Buyer approval of property condition
 - Board of Regent and Seattle City Council Approvals

REVIEW & APPROVAL

Disposition of the Oak Tree Warehouse has been reviewed and recommended for approval by the Senior Vice President, Associate Vice President, Treasury, the Vice Provost for Planning and Budgeting, and the Director of Real Estate.

Attachment
Map and Photo

Oak Tree Warehouse Map and Photo



ATTACHMENT

F-4.1/205-10
5/13/10