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YAKIMA CITY CLERK

August 1, 2022

To: City of Yakima  
City Clerk's Office  
129 N. 2<sup>nd</sup> Street  
Yakima, WA 98901  
From: Douglas H. Lemon  
Re: Request for Proposal (RFP) 12233P

Following is my proposal for the purchase of the subject real property:


Developer proposes to pay \$65,000 cash for the subject property. No financing will be necessary. All of the terms and conditions of the RFP are agreed to by the Developer and shall be incorporated in their entirety as part of any resulting agreement, if necessary.

The Developer presently owns and/or manages several dozen rental units in Yakima. The proposal is to build a new duplex on the site, each unit being approximately 1150 square feet in size, with construction to start within six months of closing and to be finished within one year of closing. Attached is a site plan showing the duplex with two parking spaces on each end of the building. References are Glenn Denman and Mike Musgrove who both currently work for the City of Yakima and are familiar with Mr. Lemon's construction and building safe and affordable housing units.

Please direct all inquires and correspondence regarding this matter to my attorney, Reed C. Pell, 1430 Summitview Avenue, Yakima, WA 98902; telephone number 509-952-3669; [rephousing@hotmail.com](mailto:rephousing@hotmail.com)

If further information is required, please contact my attorney.

Sincerely yours,

  
Douglas H. Lemon

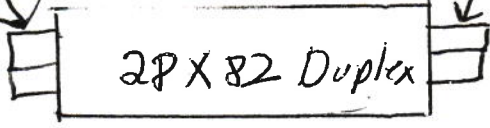
23037

City Well

*parking*

*not to scale*

*parking*



2483

2  
32485

3  
32486

4  
32487

5  
32488

24

23

Map Center: Range: 19 Township: 13 Section: 20

City Limits  
Sections

[WWW.YAKIMAP.COM](http://WWW.YAKIMAP.COM)  
Yakima County GIS  
128 N 2nd Street  
Yakima, WA 98901  
(509)574-2992



One Inch = 50 Feet

Feet 20 40 60 80

MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT  
AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION

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