

RESOLUTION NO. 111-04

A RESOLUTION AUTHORIZING PURCHASE OF REAL PROPERTY LOCATED AT 1570 EAST AGATE ROAD, SHELTON, WASHINGTON FOR PURPOSES OF A MASON COUNTY PARK

WHEREAS, the Board of Mason County Commissioners desire to acquire real property located on Oakland Bay at 1570 East Agate Road, more particularly described in Exhibit A, attached hereto, and incorporated by this reference (the "Property") for the purposes of creating a Mason County park; and

WHEREAS, the owner of the Property has entered into an Option Agreement for sale of the property to Capitol Land Trust, a Washington non-profit organization; and

WHEREAS, a provision of said Option Agreement provides that Capitol Land Trust may assign the Option Agreement to Mason County; and

WHEREAS, Capitol Land Trust and Mason County have requested approximately six hundred thousand dollars in grant funds from the Salmon Recovery Funding Board (SRFB) to assist in acquisition of the Property; and

WHEREAS, Mason County is authorized, by law, to utilize REET 1 funds for the purpose of park land acquisition.

NOW, THEREFORE BE IT RESOLVED by the Board of Mason County Commissioners that:

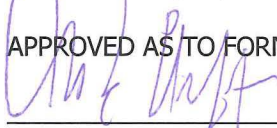
1. Mason County agrees to accept the assignment of the Option Agreement for said property.
2. Mason County Commissioners authorize exercise of said Option Agreement and purchase of the property together with closing costs with REET 1 funds, contingent upon the following conditions:
  - a. Capitol Land Trust assigns the Option Agreement to Mason County.
  - b. Acquisition of the property is included in the adopted Park Capital Improvement Program prior to expenditure of County REET 1 funds.
  - c. An MIA appraisal of the property is completed which finds the market value is equal to or greater than the purchase price stipulated in the Option Agreement.
  - d. A Salmon Recovery Funding Board (SRFB) grant is approved which contributes approximately six hundred thousand dollars (\$600,000) towards the purchase price, appraisal, legal, and closing costs of said property.
  - e. A title examine is completed and accepted as satisfactory by Mason County.
  - f. Specific conservation easements which are placed on the property deed as a requirement of SRFB funding are accepted as satisfactory by Mason County.
  - g. Closing on the property is on or before April 30, 2005.

ADOPTED this 16<sup>th</sup> day of November, 2004.

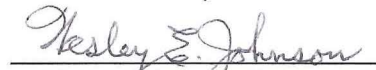
ATTEST:


  
Rebecca S. Rogers, Clerk of the Board

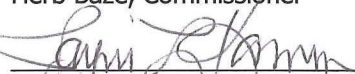
APPROVED AS TO FORM:

  
Chief Deputy Prosecuting Attorney  
Michael Clift

BOARD OF COUNTY COMMISSIONERS  
MASON COUNTY, WASHINGTON

  
Wesley E. Johnson, Chairperson

  
Herb Baze, Commissioner

  
Jayni L. Kamin, Commissioner