

**SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON**

MOTION NO. 01- 213

**ACQUISITION OF PROPERTY FOR PARK PURPOSES
GRANTOR, CAVALERO HILL L.L.C.**

WHEREAS, Snohomish County Parks and Recreation has recently completed a needs study through a Recreational Task Force, the task force identified a deficient supply of active park lands within Snohomish County; and

WHEREAS, to help meet this active park land need, approximately 26 acres of land have been identified in the Urban Growth Area of Lake Stevens, in Snohomish County; and

WHEREAS, this property is described on the attached Exhibit A and is known as the Cavalero Hill L.L.C. site; and

WHEREAS, this property is being acquired through the assistance of Snohomish County's Neighborhood Improvement Program; and

WHEREAS, the appraised value of this property is \$1,200,000; and

WHEREAS, the Sellers have agreed to sell the property to Snohomish County for the negotiated value of \$1,400,000 if acquired under the Buyer's power of eminent domain; and

WHEREAS, if this property does not close by June 15, 2001, Buyer will agree to a 14 day extension with an extension fee; and

WHEREAS, the acceptance of this property helps meet the county goal of providing active park properties; and

WHEREAS, an environmental risk assessment will be completed by the Geotechnical Department of the Snohomish County Public Works Department and the property will transfer to the county only if investigation determines a low risk of environmental liability; and

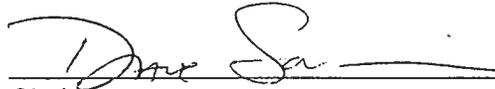
WHEREAS, the County will pay the premium for its owners title insurance policy, Closing Agents escrow fee and the cost of recording the deed; and

WHEREAS, the Snohomish County Council and County Executive consider it in the best public interest to acquire the property from Cavalero Hill L. L. C.

NOW THEREFORE, ON MOTION the Snohomish County Council authorizes the County Executive to accept the above described property for \$1,400,000, utilizing the Buyer's power of eminent domain, plus closing costs, to help meet the county goal of providing adequate active park properties, subject to taxes paid current, clear and insurable title, environmental risk assessment, Statutory Warranty Deed, and further, that the County Executive be authorized to sign the Statutory Warranty Deed and related real estate documents when issued.

PASSED THIS 27th DAY OF June, 2001.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington


Chairperson

ATTEST:


Clerk of the Council, *Asst.*

EXHIBIT "A"

PARCEL A:

The East half of the East half of the Northwest quarter of the Northeast quarter of Section 26, Township 29 North, Range 5 East, W.M., in Snohomish County, Washington;

EXCEPT the North 30 feet;

AND EXCEPT the East 20 feet thereof.

PARCEL B:

West half of Southeast quarter of the Northwest quarter of the Northeast quarter of Section 26, Township 29 North, Range 5 East, W.M., in Snohomish County, Washington.

PARCEL C:

The East half of the West half of the Northwest quarter of the Northeast quarter of Section 26, Township 29 North, Range 5 East, W.M., in Snohomish County, Washington;

EXCEPT the East 150 feet of the North half thereof;

ALSO EXCEPT the North 30 feet thereof for road;

ALSO EXCEPT the West 60 feet of the East 210 feet of the North 244 feet of the West half of the Northwest quarter of the Northeast quarter of said Section 26, Township 29 North, Range 5 East, W.M., in Snohomish County, Washington.

PARCEL D:

The West half of the West half of the Northwest quarter of the Northeast quarter of Section 26, Township 29 North, Range 5 East, W.M., in Snohomish County, Washington.

EXCEPT the North 30 feet thereof for road;

ALSO EXCEPT that portion thereof condemned by the State of Washington by Decree of Appropriation entered under Snohomish County Superior Court Cause No. 102688.

SITUATE in the County of Snohomish, State of Washington.

EXHIBIT "A" CONTINUED ON NEXT PAGE

ABBREVIATED LEGAL

Portion of the Northwest quarter of the Northeast quarter, Section 26, Township 29 North, Range 5 East, W.M.

Tax Account No. 262905-1-013-0005, 262905-1-011-0007, 262905-1-016-0002 and 262905-1-014-0004

END OF EXHIBIT "A"