

RESOLUTION NO. 2341

A RESOLUTION of the Port Commission of the Port of Seattle, Washington, authorizing the exchange of real property with School District No. 401, in King County, Washington, Highline Public Schools.

WHEREAS, Resolution No. 2285 of the Port Commission (hereafter the Commission) of the Port of Seattle (hereafter the Port) authorized certain amendments and additions to Unit No. 18 of its Comprehensive Scheme of Harbor Improvements; and

WHEREAS, property presently owned by the Port, described as follows:

"North 413.10 feet of the Northwest quarter of the Southwest quarter of the Northeast quarter of Section 32, Township 23 North, range 4 East, W. M., in King County, Washington."

(hereafter Parcel 1) lies within an area authorized to be disposed of by said Resolution, and

WHEREAS, property presently owned by School District No. 401 in King County, Washington, Highline Public Schools (hereafter the School District) described as follows:

"Southeast quarter of the Northwest quarter of the Northeast quarter of Section 32, Township 23 North, Range 4 East, W. M., in King County, Washington, except the West 229 feet thereof."

(hereafter Parcel 2) is authorized by said Resolution to be acquired by the Port; and

WHEREAS, competent and qualified real estate appraisers acting for the Port and for the School District, have mutually determined that Parcel 1 and Parcel 2 are substantially equal in area and fair market value; (See Exhibit "A" attached hereto and by this reference made a part hereof) and

WHEREAS, the exchange of said properties between the Port and the School District is authorized by Order No. 725800 of the Superior Court of the State of Washington for King County, dated July 30, 1970, as required by the Laws of the State of Washington (see Exhibit "B" attached hereto and by this reference made a part hereof),

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NOW, THEREFORE, BE IT RESOLVED by the Port Commission of the Port of Seattle, Washington, as follows:

Section 1. That the exchange of properties herein described as Parcel 1 and Parcel 2 between the Port and the School District is hereby authorized and approved, and

Section 2. That the President and the Secretary of the Commission are hereby authorized to execute a special-warranty deed conveying Parcel 1 to the School District to be given in exchange for a deed in form acceptable to the Port from the School District conveying Parcel 2 to the Port.

ADOPTED by the Port Commission of the Port of Seattle at a meeting thereof held this 25th day of August, 1970 and duly authenticated in open session by the signatures of the Commissioners voting in favor thereof and the seal of the Commission.

PORT OF SEATTLE, WASHINGTON

By [Signature]
[Signature]
[Signature]
[Signature]

ATTEST:

[Signature]
Secretary of said Commission

Fenton, Conger & Ballaine, Inc.

Dexter Horton Building — Seattle, Washington 98104
Telephone: (206) 622-6480

November 24, 1969
69-516

Port of Seattle
Seattle-Tacoma Airport
Atten: Mr. Killingsworth
Seattle, Washington

Gentlemen:

In accordance with your recent request regarding the proposed exchange of property between the Highline School District and the Seattle-Tacoma Airport, we have now arrived at a recommendation which would appear to meet the present requirements of both the Highline School District and the Seattle-Tacoma Airport. As you will recall, the suggested exchange of property has developed out of the proposed taking of a right of way for SR-509, a limited access highway, approved March 27, 1969 by the Washington State Highway Commission. This proposed highway tends to parallel the Seattle-Tacoma Airport along the westerly side and as it approaches Des Moines Way South, the preliminary plan severs the Highline School District property, leaving several acres on the east side of the right of way and adjoining the airport. Likewise, the right of way severs the southwesterly portion of the airport, leaving several acres of land on the westerly side of the right of way.

Recognizing the potentiality of this situation, it appeared mutually advantageous to make an exchange of land at this time, in order to expedite its utilization by both the Seattle-Tacoma Airport and the Highline School District. In view of this situation, Mr. Charles Williams, representing the Highline School District and I, arranged conferences with the State Highway representatives, in order to more clearly establish their position. We were informed that this section of the highway had not yet been funded and that the exact boundaries had not been established. It was also their opinion that there would be some several months to a year elapse before the situation would be fairly clarified. With this in mind, it appeared necessary, therefore, for the exchange of property to proceed without the participation of the State Highway Department. On this basis, therefore, Mr. Williams and I have reviewed the property in question and have concluded that an equitable exchange could be made at this time involving land of equal area and approximately equal location, and in our opinion, of equal value.

Land Economists

CONSULTANTS · APPRAISERS
MARKET ANALYSTS

HARRY R. FENTON, President

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Ex 11

Mr. Killingsworth
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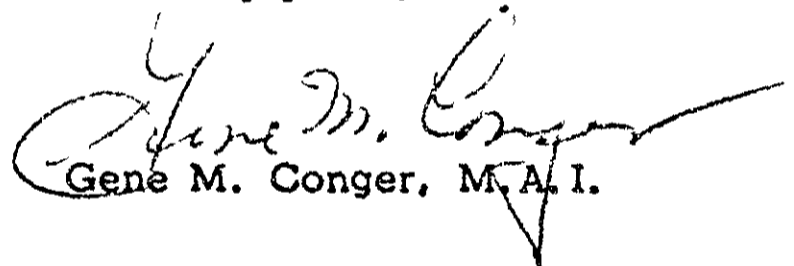
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On the basis of this analysis, therefore, it is my conclusion that the easterly portion of the Highline School District property, measuring 420' by 640.7' and containing 269,094 square feet, has an equal Fair Market Value to a tract of land owned by the Seattle-Tacoma Airport, measuring 408.6' by 658.35' and containing 269,084 square feet. These two tracts of land are shown on the attached map, with the School District exchange land colored in red and the Airport exchange land colored in green.

It is recognized that the ultimate taking by the Highway Department for the proposed SR-509 right of way will eventually take a portion of both ownerships and both owners may be compensated for the taking at that time, depending upon the specific location of the right of way boundaries and any resulting severance. It is concluded that the present exchange of land is mutually advantageous and in the interest of expediting the development of the land by both the Port of Seattle and the Highline School District.

I trust this information will meet your requirements for the finalization of this exchange. However, if there are any further questions, please let me know.

Sincerely yours,



Gene M. Conger, M.A.I.

GMC/sr

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IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
FOR KING COUNTY

IN THE MATTER OF THE PETITION)	
OF THE PORT OF SEATTLE, a)	NO. 725 800
municipal corporation, and of)	
SCHOOL DISTRICT NO. 401 IN)	ORDER
KING COUNTY, WASHINGTON, HIGH-)	
LINE PUBLIC SCHOOLS, FOR AN)	
ORDER UNDER RCW 39.33.010)	
AUTHORIZING AN EXCHANGE OF)	
PUBLICLY OWNED REAL PROPERTY)	

THIS MATTER came on regularly for hearing before the undersigned, one of the judges of the above-entitled court, upon the joint petition of the Port of Seattle, a municipal corporation (hereafter, the Port) and of School District No. 401 in King County, Washington, Highline Public Schools, (hereafter the School District) by and through their respective attorneys, for a decree authorizing the exchange of certain hereinafter described real property. Due notice of a hearing on said petition had been given pursuant to an order of this court entered herein on the tenth day of July, 1970, and the court having received testimony of interested persons and it appearing that

1. Property presently owned by the Port of Seattle more particularly described as follows:

"North 413.10 feet of the Northwest quarter of the Southwest quarter of the Northeast quarter of Section 32, Township 23 North, Range 4 East, W.M., in King County, Washington."

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1 Roberts, Shefelman, Lawrence, Gay & Moch

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S/

Lee R. Voorhes, Jr.,
Attorneys for School District No. 401

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