

RESOLUTION NO. 3581

A RESOLUTION of the Port Commission of the Port of Seattle providing for the acquisition by purchase and/or condemnation of certain real property known as King County Parcels Numbers 344500-0110, 34450-0141, 344500-0145 and 344500-0155, commonly known as Town and Country Mobile Home Parks in the City of SeaTac, WA.

WHEREAS, the voters of King County, pursuant to the provisions of enabling legislation adopted by the Legislature of the State of Washington, Chapter 92, Laws of 1911, RCW 53.04.010, authorized and approved at a special election held in King County on the 5th day of September 1911, the formation of a port district coextensive with King County to be known as the Port of Seattle; and

WHEREAS, the Port of Seattle ("Port") was thereupon established as a port district and has since been and now is a duly authorized and acting port district of the State of Washington and operator of Seattle-Tacoma International Airport ("STIA"); and

WHEREAS, residents in mobile home parks adjacent to STIA are significantly impacted by aircraft noise and it is not cost-effective to noise-insulate mobile homes; and

WHEREAS, the 2002 Federal Aviation Regulation Part 150 Study Update ("Part 150 Study") recommended that the Port acquire the seven mobile home parks located within the 1998 70 DNL noise contour; and

WHEREAS, on December 12, 2000, the Port Commission of the Port of Seattle adopted Port Commission Resolution No. 3443, amending the Part 150 Program to include the acquisition of mobile home parks within the 1998 70 DNL noise contour, approved by the Federal Aviation Administration in June 2002; and

WHEREAS, the property described in Exhibit A hereto, commonly known as Town and Country Mobile Home Parks, was identified for acquisition in the Part 150 Program and Port Resolution No. 3443; and

WHEREAS, the Port has the power to acquire lands for the acquisition, establishment, construction, enlargement, improvement, maintenance, and operation of airport and airport related facilities; and

WHEREAS, the Port Commission has authorized the expenditure of funds allocated in the Port's 2005-2009 Capital Budget and Plan of Finance under CIP number 200037, sufficient to undertake the acquisition the property described in Exhibit A hereto;

NOW, THEREFORE, BE IT RESOLVED by the Port Commission of the Port of Seattle that:

Section 1. Port staff shall acquire by purchase and/or condemnation the real property situated in the City of SeaTac, County of King, State of Washington, known as King County Parcels Nos., 344500-

0110, 34450-0141, 344500-0145 and 344500-0155, commonly known as the Town and Country Mobile Home Parks, legally described in Exhibit A attached hereto and by this reference incorporated herein.

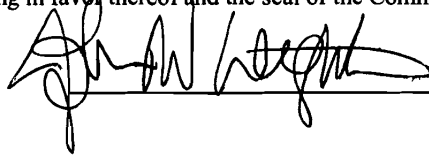
Section 2. The acquisition of said property is for a public use and necessity, to-wit: to alleviate the impacts of aircraft noise on the residents of the Town and Country Mobile Home Parks which are located within the 1998 70 DNL noise contour, in accordance with the Part 150 Study.

Section 3. The acquisition of said property is necessary for the proposed public use, and for the benefit of the public and the region.

Section 4. Funds previously allocated in the Port's 2005-2009 Capital Budget and Plan of Finance under CIP number 200037, shall be made available to carry out the provisions of this Resolution.

Section 5. The Port's Managing Director Aviation Division, the Director Business Development and Management and the Manager Aviation Property Acquisition and Relocation are hereby authorized and directed to execute all documents for the acquisition of said property and bring proceedings in the manner provided for by law to condemn, take, damage, and appropriate the lands, property, and other property interests pursuant to the powers granted to the Port including, but not limited to, those powers granted in RCW Chapters 8.12, 14.07, 14.08, and 53.08, to carry out the provisions of this Resolution.

ADOPTED by the Port Commission of the Port of Seattle at a regular meeting held this 12th day of July, 2007, and duly authenticated in open session by the signatures of the Commissioners voting in favor thereof and the seal of the Commission.



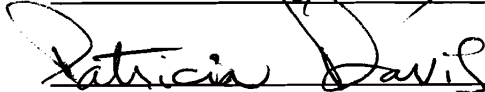
JOHN CREIGHTON



BOB EDWARDS



ALEC FISKEN



PATRICIA DAVIS

Port Commission

Exhibit 'A'
To Resolution No. 3581

Identification and Legal Description

The subject of this appraisal includes three adjacent mobile home parks located in the city of Seatac, King County, Washington. The legal descriptions of each are as follows:

Town & Country Villa Mobile Home Park

King County Tax Parcel No. 344500-0155. 22 Homestead Park five acres tracts less county road together with a portion of vacated road adjacent.

King County Tax Parcel No. 344500-0145. 20-21 Homestead Park five acres tracts lying east of line bearing North 02-44-00, west from point on South line of Tract 21 a distance of 330.32' East of Southwest corner thereof less county road together with a portion of vacated road adjacent.

Town & County Lane Mobile Home Park

King County Tax Parcel No. 344500-0141. 19 Homestead Park five acre tracts South 140' together with portion of vacated road adjacent less road.

Town & Country Estates Mobile Home Park

King County Tax Parcel No. 344500-0110. 13 Homestead Park five acre tracts less county road.

Property Rights Appraised

This is an appraisal of the fee simple interest in the subject property.

Purpose of Appraisal

The purpose of this report is to establish the market value of the subject property. The term "Market Value" is defined as:

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date, and the passing of title from seller to the buyer under conditions whereby:

- a. *the buyer and seller are typically motivated;*
- b. *both parties are well informed or well advised, and acting in what they consider their own best interests;*
- c. *a reasonable time is allowed for exposure in the open market;*