

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OLYMPIA, WASHINGTON, AUTHORIZING THE PURCHASE AND DEDICATION OF REAL ESTATE FOR RIGHT-OF-WAY PURPOSES IN CONJUNCTION WITH THE PURCHASE OF THE KAISER HEIGHTS PROPERTY FROM WONDERLAND HOLDINGS, LLC.**

**WHEREAS**, on April 26, 2016, the City Council approved Resolution No. M-1834, authorizing the exercise of an Option to Purchase Real Estate from Wonderland Holdings, LLC (the Kaiser Heights Option) for the property commonly known as Kaiser Heights, consisting of 75 acres more or less; and

**WHEREAS**, pursuant to the terms of the Kaiser Heights Option, the City sent a letter dated August 9, 2016, to Wonderland Holdings, LLC, exercising the City's option to purchase the Kaiser Heights property; and

**WHEREAS**, the City of Olympia is negotiating a Real Estate Purchase and Sale Agreement with Wonderland Holdings, LLC to purchase the aforesaid real property on or before October 1, 2016, for \$1,100,000.00, minus \$300,000.00 in total option payments previously made by the City; and

**WHEREAS**, there is a future need for a sixty-foot (60) wide right-of-way over and across the Kaiser Heights property for transportation purposes based upon projections of significant growth in the west Olympia area over the next twenty years; and

**WHEREAS**, the necessary right-of-way needed for the future extension of Kaiser Road to Black Lake Boulevard through the Kaiser Heights property will require the City to dedicate right-of-way for this public purpose, which will consist of about 6.47 acres, more or less; and

**WHEREAS**, based upon a cost per acre of \$14,667 and the need for right-of-way consisting of 6.47 acres more or less, the cost for right-of-way is \$94,895, and this amount should be paid by using Transportation Capital Improvement Program Funding and be paid into escrow as part of the acquisition costs for purchase of the property from Wonderland Holdings, LLC; and

**WHEREAS**, the City Council has determined that upon the City of Olympia coming into title of the Kaiser Heights property, the City should promptly record a Deed of Right-of-way Dedication for a public transportation purpose with the Thurston County Auditor for the right-of-way described in EXHIBIT "A" attached hereto;

**NOW, THEREFORE, THE OLYMPIA CITY COUNCIL DOES HEREBY RESOLVE** as follows:

1. The City shall fund a portion of the purchase of the Kaiser Heights property by use of \$94,895 of transportation Capital Improvement Program funding for a sixty-foot (60) wide right-of-way over and through said property for future transportation purposes for the Kaiser Road Extension.

2. Upon receiving title to the Kaiser Heights property from Wonderland Holdings, LLC, the City of Olympia shall cause to be filed with the Thurston County Auditor a Deed of Right-of-way Dedication for public transportation purposes as legally described and shown on the sketch attached hereto as EXHIBIT "A."

3. The City Manager is directed and authorized to execute all documents necessary to file and record the aforesaid Deed of Right-of-way Dedication with the Thurston County Auditor once the City of Olympia receives title to the Kaiser Heights property from Wonderland Holdings, LLC.

**PASSED BY THE OLYMPIA CITY COUNCIL** this \_\_\_\_\_ day of August, 2016.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

  
\_\_\_\_\_  
CITY ATTORNEY

PROJECT: Kaiser Extension to Black Lake Blvd.

DATE: August 17, 2016

**EXHIBIT "A"**

**RIGHT-OF-WAY DEDICATION LEGAL DESCRIPTION**

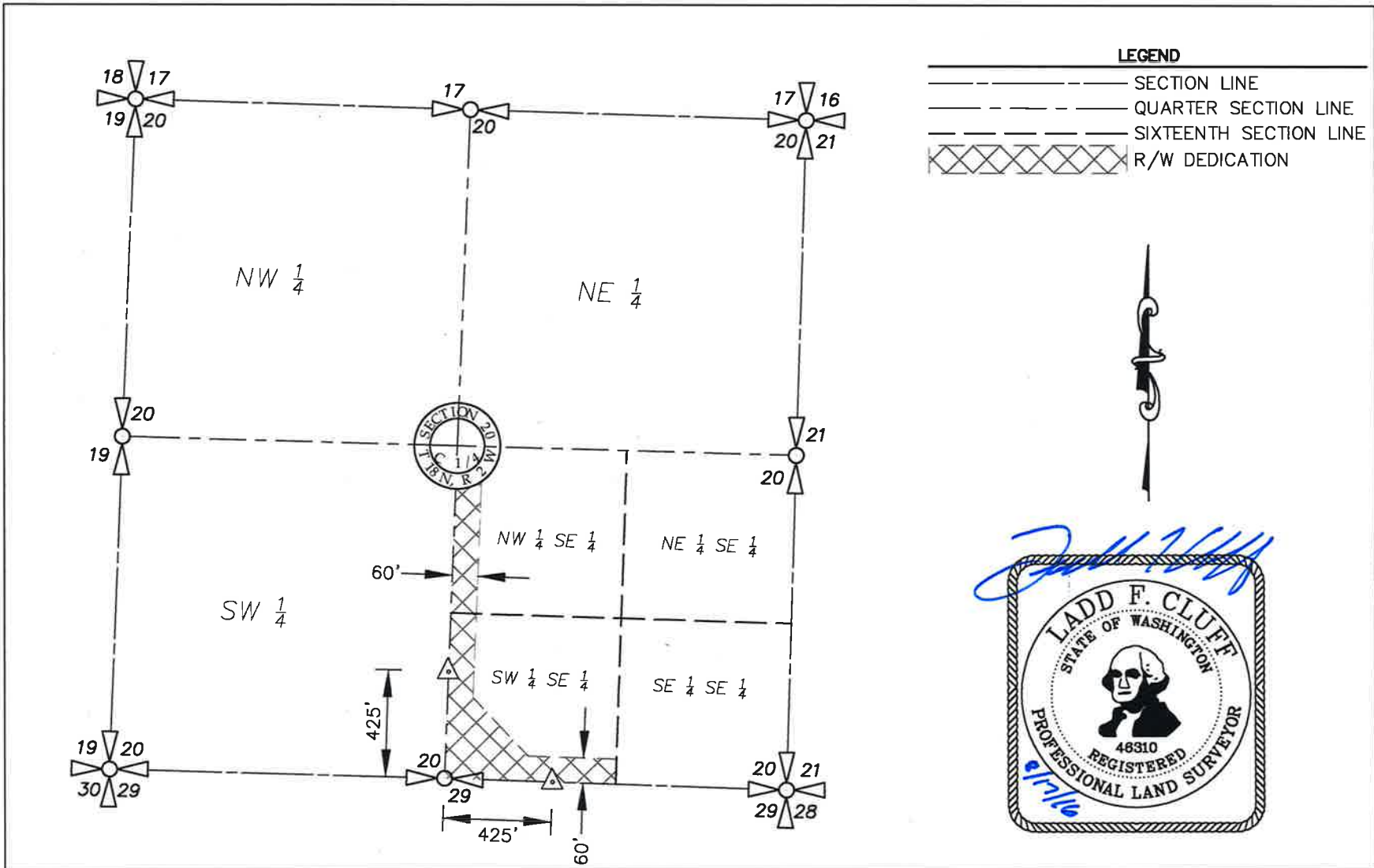
The West 60.00 feet of the Southeast Quarter of Section 20, Township 18 North, Range 2 West, Willamette Meridian, Washington.

**TOGETHER WITH** the South 60.00 feet of the Southwest Quarter of the Southeast Quarter of said Section 20.

**TOGETHER WITH** a triangle of land in the Southwesterly corner of the Southwest Quarter of the Southeast Quarter of said Section 20, the north and east lengths of said triangle are 425.00 feet from the Southwest corner of said Southwest Quarter of the Southeast Quarter.

The sidelines of the 60.00 foot strips and the triangle are to be shortened or lengthened to create a continuous right-of-way.





		PROJECT NO.	<b>CITY OF OLYMPIA</b>	DRAWING NAME
DRAWN	LFC	KAISER		KAISER EXTENSION
QC REVIEW	LFC	DATE	<b>EXHIBIT "B"</b> <b>KAISER ROAD EXTENSION RIGHT-OF-WAY DEDICATION</b> <b>SE 1/4 SECTION 20, T. 18 N., R. 2 W., W.M.</b>	SHEET 1 OF 1
SCALE	N.T.S.	AUGUST 2016		