

**RESOLUTION 2019-05**

**RESOLUTION OF THE BOARD OF COMMISSIONERS  
OF THE PORT DISTRICT NO. 3 OF GRANT COUNTY  
APPROVING PURCHASE OF REAL PROPERTY WITH OPTION  
TO PURCHASE AND AUTHORIZING COMMISSIONERS TO TAKE  
ALL NECESSARY ACTIONS TO CLOSE THE SAME**

**WHEREAS**, Victor Longmire, a married man, (“Seller”) owns two (2) parcels of real property situated within Grant County, Washington, said real property being more particularly described as follows:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 15 NORTH, RANGE 23 E.W.M., GRANT COUNTY, WASHINGTON, LYING SOUTHERLY OF THE RIGHT OF WAY OF THE PRIEST RAPIDS WASTEWAY AND WESTERLY OF THE RIGHT OF WAY OF S.R. 243, AS SAID RIGHTS OF WAY ARE SHOWN ON PAGE 222-116-41862-7 OF THE IRRIGATION BLOCK PLAT OF IRRIGATION BLOCK 26, COLUMBIA BASIN PROJECT, WASHINGTON, FILED NOVEMBER 25, 1981.

**SUBJECT TO** rights reserved in federal patents or state deeds, reservations, restrictions, land use and zoning laws, plat dedications and restrictive and protective covenants, easements and rights-of-way of record or in apparent use; and existing or future municipal, county, state or other governmental or quasi-governmental assessments, including LID assessments and utility tap or connection charges, if any.

**SUBJECT TO** Waiver of Claim for Damage and Consent to Locate Columbia Basin Highway and the terms, provisions, conditions and matters recited in Instrument No. 317853.

**SUBJECT TO** easement granted to Public Utility District No. 2, Grant County, as more fully set forth in the document recorded as Instrument No. 440424.

**SUBJECT TO** reservations reserved in deed and the terms, provisions, conditions and matters recited in Instrument No. 756119.

**SUBJECT TO** Right of Way Notice and the terms, provisions, conditions and matters recited in Instrument No. 737993.

**SUBJECT TO** restrictions, easements, dedications, notes and delineated matters contained on the face of the Plat of Columbia Basin Project Irrigation Block 26 and any amendments thereto.

This land is included within the South Columbia Basin Irrigation District and is subject to laws of the United States and the State of Washington relative to the Columbia Basin Project and is liable for further assessments, if any, levied by said District.

APN: 150216000

(hereinafter referred to as the “Property”), and

A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 15 NORTH, RANGE 23 E.W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 34; THENCE NORTH 89°15’57” EAST 1,315.5 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°15’57” EAST 1,174.19 FEET; THENCE ON A CURVE TO THE RIGHT WHOSE RADIUS IS 1,382.5 FEET A DISTANCE OF 499.04 FEET; THENCE SOUTH 89°15’01” WEST 1,263.45 FEET; THENCE NORTH 02°36’33” WEST 447.99 FEET TO THE TRUE POINT OF BEGINNING.

**SUBJECT TO** EASEMENTS AND RESERVATIONS OF RECORD.

APN: 150224008

(hereinafter referred to as the “Option Property”); and

**WHEREAS**, the Port District No. 8 of Grant County (the “Port”) may acquire by purchase all lands, property, property rights, leases or easements necessary for its purposes; and

**WHEREAS**, the Port desires to acquire the Property for future economic development; and

**WHEREAS**, the Port may desire to acquire the Option Property in the future for economic development; and

**WHEREAS**, the Port finds it to be in the best interests of the District and in furtherance of the Port’s general plan of industrial development to purchase the Property along with an

option to purchase the Option Property for the purpose of promoting economic investment and industrial development within the District; and

**WHEREAS**, the Port has statutory authority to purchase the Property and an option to purchase the Option Property pursuant to the terms and conditions of the Purchase and Sale Agreement with Option to Purchase attached hereto as Exhibit “A”; **NOW THEREFORE**

**BE IT RESOLVED**, by the Board of Commissioners of the Port District No. 3 of Grant County as follows:

1. It is in the best interest of the District and the people thereof and in furtherance of the Port’s general plan of industrial development to purchase the Property and the option to purchase the Option Property;

2. The Port, by and through the Executive Director, Lars Leland, is authorized and approved to execute the Purchase and Sale Agreement with Option to Purchase attached hereto as Exhibit “A” in the form and manner presented to the Commission on this day with only those changes as shall be approved by the Port’s Executive Director, Lars Leland, and the Port’s legal counsel, Christopher F. Ries;

3. The Port, by and through its Executive Director, Lars Leland, is authorized and directed to perform any and all acts necessary to tender sufficient funds to close the purchase of the Property and the option to purchase the Option Property from Seller under the terms of the Purchase and Sale Agreement with Option to Purchase and any addendums or amendments thereto.

4. The Executive Director, Lars Leland, for and on behalf of the Port, is directed to perform any and all acts necessary to complete the conveyance of the Property from Seller to the Port under the terms of the Purchase and Sale Agreement with Option to Purchase and addendums thereto including, but not limited to, the execution of the Real Estate Contract, the Option to Purchase, deeds, closing statements, certifications of non-foreign status, closing certificates and excise tax affidavits.

5. This Resolution shall be effective immediately upon passage and signatures hereon.

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PASSED and DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

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Jim Wise, Commissioner

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Lauri Dayton, Commissioner

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Glenn Leland, Commissioner