

1 December 13, 1985

INTRODUCED BY BRUCE LAING

2 PROPOSED NO. 85-684

3 7448

4 ORDINANCE NO. 7448

5 AN ORDINANCE relating to the King
6 County Museum of Flight Authority;
7 authorizing the conveyance or lease
8 of certain real property thereto and
9 declaring an emergency.

10 PREAMBLE:

11 The King County Museum of Flight Authority established
12 under King County Ordinance 7444 is a governmental
13 agency for purposes of K.C.C. 4.56.140.

14 Use of the site of the Museum of Flight for an air and
15 space museum is an appropriate public use and its
16 transfer or lease to the authority is an appropriate
17 conveyance of county property that will facilitate the
18 development of the Museum and will improve general
19 living conditions in urban King County, and will be in
20 the best interests of the county and the people thereof.

21 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

22 SECTION 1. Pursuant to K.C.C. 4.56.140 and RCW 35.21.730,
23 the county executive is hereby authorized to transfer to the King
24 County Museum of Flight Authority the three parcels constituting
25 the property described in Exhibit A of this ordinance in fee
26 simple by quitclaim deed for \$10 which is hereby deemed to be
27 adequate consideration, subject to appropriate conditions to
28 ensure reversion to the county in the event such property ceases
29 to be used for a nonprofit air and space museum and related
30 purposes or, as provided in section 11.C of Ordinance 7444,
31 the authority ceases to exist.

32 Provided that:

Transfer of Parcel B (as described in Exhibit A) would not
result in County reimbursement of the Federal Aviation Administra-
tion (FAA) or FAA-mandated expenditures in lieu thereof and is
subject to approval of the FAA. Transfer of Parcels B and C (as
described in Exhibit A) is subject to written approval of bond

1 counsel that transfer is consistent with any applicable bond
2 covenants. If defeasance of any bonds applicable to either
3 Parcels B or C is required for transfer of that parcel, the
4 Authority may provide for defeasance of any such bonds at its
5 option and expense.

6 SECTION 2. If transfer of either Parcel B or Parcel C as
7 provided herein is not possible or, with respect to Parcel C and
8 any portion of Parcel B acquired with County bond funds, if the
9 Authority elects not to defease the applicable bonds or take
10 whatever other action bond counsel states is necessary for
11 transfer of title, and upon surrender and cancellation of the
12 existing lease of Parcel B between the Museum of Flight Founda-
13 tion and the County, the county executive is authorized to
14 execute leases for either or both parcels between the County and
15 the Authority on terms as follows:

16 A. With respect to Parcel B, such lease shall be for one
17 dollar (\$1) per year for as long a term as is lawfully possible
18 under county code and any applicable state law; and

19 B. With respect to Parcel C, for such monetary considera-
20 tion as is minimally adequate to cover retirement of any county
21 bonds applicable to Parcel C together with any assessments,
22 charges and other tangible costs which may be directly applicable
23 to such parcel and for as long a term as is lawfully possible
24 under county code and any applicable state law.

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1 SECTION 3. The county council finds as a fact and declares
2 that an emergency exists and that this ordinance is necessary for
3 immediate preservation of public peace, health or safety or for
4 the support of county government and its existing public insti-
5 tutions.

6 INTRODUCED AND READ for the first time this 16th day of
7 December, 1985.

8 PASSED this 16th day of December, 1985.

9 KING COUNTY COUNCIL
10 KING COUNTY, WASHINGTON

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12 _____
13 Chairman

14 ATTEST:

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17 Clerk of the Council

18 APPROVED this 24th day of December, 1985.

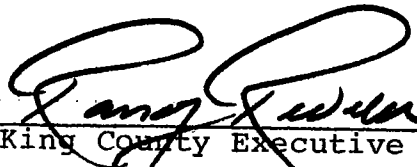
19 
20 _____
21 King County Executive
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Exhibit A

Museum of Flight Site
(three parcels)

Parcel A

An irregular tract of land located in Section 33, Township 24 North, Range 4 East, Willamette Meridian, situated in King County, Washington, more particularly described as follows:

"Beginning at the Southeast corner of Section 33, Township 24 North, Range 4 East, Willamette Meridian, thence along the Southerly boundary of Section 33, North $89^{\circ}13'57''$ West a distance of 1314.13 feet to the TRUE POINT OF BEGINNING; thence North $89^{\circ}13'57''$ West 37.35 feet to the Easterly right of way of East Marginal Way South; thence along said Easterly margin North $23^{\circ}40'59''$ West 582.83 feet; thence along the Southerly lease line of Airpark Restaurant Site North $60^{\circ}07'22''$ East 220.67 feet; thence South $29^{\circ}52'38''$ East 33.88 feet; thence North $60^{\circ}07'22''$ East 152.85 feet; thence South $23^{\circ}40'59''$ East along the Building Limit Line which is 375 feet measured at right angles to the Easterly margin of East Marginal Way South, a distance of 566.31 feet; thence South $29^{\circ}52'38''$ East 38.83 feet; thence South $66^{\circ}19'01''$ West along the common property line of The Boeing Company a distance of 345.19 feet to the TRUE POINT OF BEGINNING; said tract of land contains 226,565 square feet, more or less."

Parcel B

An irregular tract of land located in Section 33, Township 24 North, Range 4 East, Willamette Meridian, situated in King County, Washington, more particularly described as follows:

"Beginning at the Southeast corner of Section 33, Township 24 North, Range 4 East, Willamette Meridian, thence along the Southerly boundary of Section 33, North $89^{\circ}13'57''$ West a distance of 1,314.14 feet; thence North $66^{\circ}19'01''$ East 345.19 feet to the TRUE POINT OF BEGINNING; thence North $66^{\circ}19'01''$ East along the common property line of The Boeing Company a distance of 251.45'; thence North $29^{\circ}52'38''$ West along a line that is parallel to and 500' from the centerline of Runway 13R-31L, a distance of 658.80 feet; thence North $89^{\circ}27'50''$ West a distance of 202.37 feet; thence South $23^{\circ}40'59''$ East along the Building Limit Line which is 375 feet measured at right angles to the Easterly margin of East Marginal Way South, a distance of 699.37 feet; thence South $29^{\circ}52'38''$ East 38.83 feet to the TRUE POINT OF BEGINNING; said tract of land contains 151,743 square feet, more or less."

Parcel C

An irregular tract of land located in Section 33, Township 24 North, Range 4 East, Willamette Meridian, situated in King County, Washington, more particularly described as follows:

"Beginning at the Southeast corner of Section 33, Township 24 North, Range 4 East, Willamette Meridian, thence along the Southerly boundary of Section 33, North $89^{\circ}13'57''$ West a distance of 1351.48 feet to the Easterly right of way of East Marginal Way South; thence along said Easterly margin North $23^{\circ}40'59''$ West 582.83 feet to the TRUE POINT OF BEGINNING; thence along the same bearing North $23^{\circ}40'59''$ West 308.36 feet; thence along the Southerly lease line of the Airpark Hangars' site South $89^{\circ}27'50''$ East 411.19 feet; thence South $23^{\circ}40'59''$ East along the Building Limit Line which is 375 feet measured at right angles to the Easterly margin of East Marginal Way South a distance of 133.06 feet; thence South $60^{\circ}07'22''$ West along the Northerly common lease line of the Red Barn Air Museum Site, a distance of 152.85 feet; thence North $29^{\circ}52'38''$ West 33.88 feet; thence South $60^{\circ}07'22''$ West 220.67 feet to the TRUE POINT OF BEGINNING; said tract of land contains 81,617 square feet, more or less."