

HIGHLINE SCHOOL DISTRICT NO. 401

RESOLUTION NO. 01-21
Authorization for Sale of Burien Heights Site

WHEREAS, Highline School District No. 401 (the "District") owns real property known as Burien Heights site located at 1210 SW 136th Street, Burien, Washington, legally described on Exhibit A (the "Property"); and

WHEREAS, the Property was determined to be surplus by the Board by a resolution passed on February 26, 1997, which surplus determination was ratified and confirmed by Resolution No. 01-19 passed on March 20, 2019; and

WHEREAS, pursuant to RCW 28A.335.120, the Board is authorized to sell real property of the District which is no longer required for school purposes; and

WHEREAS, pursuant to RCW 28A.335.120, the Board held a public hearing on July 22, 2019 to admit evidence for and against the sale of the Property; and

WHEREAS, the Board received evidence from the public in favor of the sale of the Property to Navos Mental Health and Wellness Center ("Navos"); and

WHEREAS, after taking into account the comments from the public, the Board elected to sell the Property by Resolution No. 08-19 passed on September 11, 2019 and authorized the Superintendent to offer the Property for sale to Navos for no less than the Property's appraised value; and

WHEREAS, the District and Navos have agreed upon the terms and conditions under which the District will sell the Property to Navos, as set forth in the Purchase and Sale Agreement attached as Exhibit B (the "Purchase Agreement"); and

WHEREAS, the Board has concluded that it is in the District's best interest to sell the Property on substantially the terms set forth in the Purchase Agreement;

NOW, THEREFORE:

BE IT RESOLVED by the Board of Directors of Highline School District No. 401, King County, Washington, as follows:

RESOLVED, that the Superintendent is authorized and directed to: (i) proceed with the sale of the Property to Navos on substantially the terms and conditions of the Purchase Agreement; (ii) deposit proceeds from the sale into the appropriate District accounts; and (iii) execute, acknowledge and deliver any and all necessary documents and take all further actions necessary or advisable to be done to accomplish the foregoing sale of the Property, all in accordance with Chapter 28A.335 RCW and other applicable laws and District policies.

ADOPTED this 20th day of January, 2021.

HIGHLINE SCHOOL DISTRICT NO. 401

DocuSigned by:
Angelica Alvarez
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DocuSigned by:
Joe Van
CF491BCE9EC34C9...
DocuSigned by:
Fa'izah Bradford
4E19B7FEBEEA41D...
DocuSigned by:
Bernie Dorsey
0456FCF88D1842B...
DocuSigned by:
[Signature]
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Board of Directors

I, Susan Enfield, Secretary to the Board of Directors of Highline School District No. 401, do hereby certify that the above is a true and accurate copy of Resolution No. 01-21 for the use and purpose intended.

DocuSigned by:
Susan Enfield
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Susan Enfield, Ed.D
Secretary to the Board

Exhibit A

Legal Description of Burien Heights Property

THAT PORTION OF TRACTS 16 AND 20, OF V. HUGO SMITH'S FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 22, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

THAT PORTION OF TRACT 20 LYING WESTERLY OF A LINE BEING 150 FEET WESTERLY OF AND PARALLEL WITH AM BAUM BOULEVARD SOUTHWEST; TOGETHER WITH THE EAST 275 FEET OF TRACT 16; TOGETHER WITH THAT PORTION OF VACATED 12TH AVENUE SOUTHWEST THAT WOULD ATTACH BY OPERATION OF LAW.

ALSO KNOWN AS PARCEL A AND PARCEL B, CITY OF BURIEN LOT LINE ADJUSTMENT NO. PLA-12-0902, REC. NO. 20120906900005

Exhibit B

Form of Purchase and Sale Agreement