

HIGHLINE SCHOOL DISTRICT NO. 401

RESOLUTION NO. 03-22
Re-Surplus and Sale of North Shorewood Site

WHEREAS, Highline School District No. 401 (the "District") is considering the sale of real property commonly known as the North Shorewood site, located at 10015 28th Avenue Southwest, Seattle, Washington, as legally described on Exhibit A (the "Property").

WHEREAS, pursuant to RCW 28A.235.120(1)(a), the Board is authorized to sell real property of the District which is no longer required for school purposes;

WHEREAS, the Board believes that the Property was declared surplus in 1975 and 1997 pursuant to a resolution of the then-acting board (the "Prior Surplus Determination");

WHEREAS, the Board has duly considered all relevant information on hand, and has received a recommendation from the District administration that the Property is no longer needed for school purposes;

WHEREAS, the District and Explorer West Middle School, a Washington nonprofit corporation ("Explorer West") have tentatively agreed upon the terms and conditions under which the District will sell the Property to Explorer West, 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 Prior Surplus Determination is hereby confirmed and ratified;

RESOLVED, that the District has determined that the Property is, as of this date, not needed for school purposes, and therefore continues to be surplus; and

FURTHER RESOLVED, that the District shall, in conformance with the appraisal, public notice and hearing requirements of RCW 28A.335.120, proceed with the sale of the Property; and

FURTHER RESOLVED, that, subject to the public notice and hearing requirements of RCW 28A.335.120, the Superintendent is authorized and directed to: (i) proceed with the sale of the Property to Explorer West on substantially the terms and conditions of the Purchase Agreement; (ii) deposit proceeds from the sale into the appropriate District accounts; and (ii) 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 April, 2022.

HIGHLINE SCHOOL DISTRICT NO. 401

DocuSigned by:



DocuSigned by:

Joe Van

DocuSigned by:

Angelica Alvarez

DocuSigned by:

Carrie Howell

DocuSigned by:

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. 03-22 for the use and purpose intended.

DocuSigned by:

Susan Enfield

DocuSigned by:

Susan Enfield, Ed.D
Secretary to the Board

Exhibit A

Legal Description of the Property

THOSE PORTIONS OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION ONE, TOWNSHIP 23 NORTH, RANGE 3 EAST, W.M., IN KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS: THE EAST 339.66 FEET OF THE NORTH 512.68 FEET OF SAID SUBDIVISION EXCEPT THE NORTH 92.50 FEET THEREOF, EXCEPT THE EAST 30 FEET THEREOF, AND EXCEPT THE SOUTH 30 FEET THEREOF; AND THE SOUTH 182 FEET OF THE NORTH 209 FEET OF SAID SUBDIVISION, EXCEPT THE WEST 30 FEET THEREOF, EXCEPT THE EAST 339.66 FEET THEREOF, AND EXCEPT THE NORTH 70 FEET OF THE EAST 127 FEET OF THE WEST 157 FEET THEREOF; AND THE EAST ONE-HALF OF THAT PORTION OF THE SOUTH 91 FEET OF THE NORTH 300 FEET OF SAID SUBDIVISION LYING WEST OF THE EAST 399.66 FEET OF SAID SUBDIVISION.

Exhibit B

Form of Purchase Agreement