

HIGHLINE SCHOOL DISTRICT NO. 401

RESOLUTION NO. 11-24

Surplus and Sale of Conservation Easements at Waskowitz Outdoor Education Center

WHEREAS, Highline School District No. 401 (the "District") owns certain real property located in King County, Washington and commonly known as Waskowitz Outdoor Education Center. Waskowitz Outdoor Education Center consists of approximately 372 acres lying on both the north and south shores of the South Fork of the Snoqualmie River;

WHEREAS, the District and The Trust for Public Land ("TPL") entered into that certain Easement Option Agreement last signed as of February 6, 2024 (the "Option Agreement"), with respect to that portion of the Waskowitz Outdoor Education Center property lying southerly of the South Fork of the Snoqualmie River;

WHEREAS, pursuant to the Option Agreement, the District Granted to TPL an option to purchase conservation easements over all or a portion of the Property ("Conservation Easements"), as substantially set forth in the Option Agreement. The Conservation Easements would be granted and conveyed either to TPL or to King County (the "County") upon TPL's exercise of its option. Upon the granting of a Conservation Easement, TPL may be entitled to a payment under that certain Services Agreement entered into between the District and TPL on or about the same date as the Option Agreement ("Services Agreement");

TPL has proposed that certain Amendment to Easement Option Agreement dated for reference purposes as of May 24, 2024 (the "Option Amendment") in the form attached as Exhibit A which would expand the property subject to the Option Agreement such that the total property subject to TPL's option will consist of approximately 345.49 acres, as more particularly described in the Option Amendment (the "Property");

WHEREAS, pursuant to RCW 28A.335.090(1), the Board has exclusive control of all real property belonging to the district, and, subject to RCW 28A.335.120, may sell and convey the District's interest in real property;

WHEREAS, the Board has concluded that the interests in the Property that are and will be subject to the Option Agreement (as amended by the Option Amendment), and which would be conveyed upon the granting of one or more Conservation Easements, are no longer needed or required for school purposes, and are therefore surplus; and

WHEREAS, TPL and the District have agreed on the form of Conservation Easement to be granted to King County, which is attached hereto as Exhibit B (the "Deed of Conservation Easement").

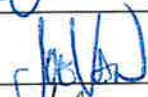
NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Highline School District No. 401, King County, Washington, as follows:


1. that the District shall proceed with the execution and acknowledgment and delivery to the County of the Deed of Conservation Easement on substantially the terms of the Option Agreement; and
2. that the Superintendent is authorized and directed to: (i) proceed with the transactions contemplated by the Option Agreement and execute, acknowledge and deliver the Deed of Conservation Easement; (ii) deposit proceeds from the sale of Conservation Easements (if any) into the appropriate District accounts and/or pay to TPL any payments required under the Services Agreement; and (iii) execute, acknowledge and deliver the Option Amendment and all necessary documents and take all further actions necessary or advisable to be done to accomplish the foregoing, all in accordance with Chapter 28A.335 RCW and other applicable laws and District policies.

ADOPTED this 17th day of June, 2024.

HIGHLINE SCHOOL DISTRICT NO. 401






Dir. Alvarez participated virtually
and voted Yes - ~~FB~~ - 6.17.24

Board of Directors

I, Ivan Duran, 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. 11-24 for the use and purpose intended.

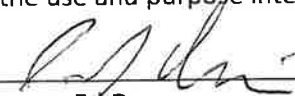

Ivan Duran, Ed.D
Secretary to the Board

Exhibit A

Form of Option Amendment

[Attached]

Exhibit B

Form of Deed of Conservation Easement

[Attached]