

**Issaquah School District No. 411**  
**Resolution No. 1219**  
**Authorizing Termination of Easements and Shared Use Arrangements,**  
**and the Execution of New Easements**  
**(Central Administration Center Property)**

THIS RESOLUTION of the Board of Directors (“Board”) of the Issaquah School District No. 411 (the “District”) is in accordance with RCW 28A.335.090(1), which provides that “the board of directors of each school district may purchase, lease, receive and hold real and personal property in the name of the district.”

WHEREAS, the District owns real property located at 5150 220th Ave. S.E., Issaquah, WA 98029 (King County Parcel No. 2124069131) commonly known as the “Central Administration Center”; and

WHEREAS, the District acquired the Central Administration Center subject to certain easements and agreements resulting from previous development of the property in coordination with the adjacent property located at 22011 SE 51<sup>st</sup> Street (“Lot 1”); and

WHEREAS, the Central Administration Center Property and Lot 1 share benefits and burdens on the respective properties related to access, parking, storm drainage, use of generator facilities, and other miscellaneous matters (collectively, the “Shared Use Arrangements”); and

WHEREAS, a prospective purchase of Lot 1, KBHPNW LLC (“KB Home”), plans to redevelop Lot 1 and desires to modify or terminate the Shared Use Arrangements; and

WHEREAS, as a component of the modification or termination of the Shared Use Arrangements, KB Home proposes a minor lot line adjustment (the “LLA”) to increase the square footage of the Central Administration Center property to incorporate a current access drive (the “North Access”) and a generator building; and

WHEREAS, KB Homes requests that the District enter into an agreement in the form of the Exhibit A attached hereto (the “Proposed Easements and Use Agreement”) to address the modification or termination of the Shared Use Arrangements and the LLA; and

WHEREAS, pursuant to a 2018 Access and Parking Agreement, the District enjoys the right of ingress and egress over Lot 1 using the North Access and also enjoys limited (4-5 spaces) parking rights on Lot 1, and Lot 1 enjoys more expansive parking rights (100+/- spaces) on the Central Administration Center property; and

WHEREAS, the Proposed Easements and Use Agreement would, contingent on the approval of the LLA, terminate the 2018 Access and Parking Agreement, move the North Access wholly onto the Central Administration Center property, remove Lot 1’s right to use the North Access with the exception of emergency vehicles secured through a new easement, and terminate the reciprocal parking rights; and

WHEREAS, the approval of the LLA would move the generator facility, currently located partially on Lot 1 and partially on the Central Administration Center property, wholly on to the Central Administration Center property; and

WHEREAS, pursuant to a 1989 Generator and Storm Drainage Agreement, Lot 1 enjoys access to the generator building and its related facilities, and Lot 1 and the Central Administration Center property have shared use of storm drainage facilities located on the two properties; and

WHEREAS, KB Home anticipates that, as a part of its development of Lot 1, it will no longer need access to the portion of the storm drainage facilities located on the Central Administration Center property but will, with some modifications, leave the existing system and the District's existing use of the system, including components on Lot 1, largely undisturbed; and

WHEREAS, the Proposed Easements and Use Agreement would, following any modifications to the storm drainage system required by the KB Home development on Lot 1, terminate the 1989 Generator and Storm Drainage Agreement, including the Lot 1 rights to the generator building and facilities, and provide for a new storm drainage easement to reflect updated use of the system including recognizing the District's rights to continued access and use of the storm drainage facilities located on Lot 1; and

WHEREAS, the Proposed Easements and Use Agreement would provide for a future construction license agreement between the District and KB Home that would allow limited construction parking on the Central Administration Center property by construction personnel during KB Home's development of Lot 1; and

WHEREAS, the Proposed Easements and Use Agreement addresses the remaining Shared Use Arrangements including discontinuing Lot 1's access to a trash receptacle on the Central Administration Center property, eliminating access to a telephone room located in the building on Lot 1, separating common irrigation and electrical lines between the two properties, and anticipating pursuit, if other affected neighboring property owners agree, of a restructuring of certain shared common area maintenance requirements related to the property frontage of the subject properties; and

WHEREAS, the District finds a benefit in securing exclusive use of the North Access, generator building, and the parking on its property, and expects minimal impact related to anticipated modifications of the shared drainage facilities; and

WHEREAS, the District finds that addressing the remaining Shared Use Arrangements will facilitate, and not diminish, its use and operation of the Central Administration Center.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Issaquah School District No. 411 hereby authorizes the Superintendent, or their designee, to execute the Proposed Easements and Use Agreement in the form attached hereto as Exhibit A and to take any and all actions consistent with and necessary to implement that Proposed Easements and Use Agreement.

ADOPTED this 25th day of April, 2024.

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President

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Director

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Director

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Director

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Director

Attested to by:

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Secretary, Board of Directors

**EXHIBIT A**  
**PROPOSED EASEMENTS AND USE AGREEMENT**