

**Issaquah School District No. 411**  
**Resolution No. 1092**  
**Authorizing Offer to Purchase and Condemnation of Certain Real 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” and RCW 28A.335.220 and Chapters 8.16 and 8.25 RCW, which authorize the District to condemn real property for school purposes.

WHEREAS, continued enrollment growth and programmatic needs in the District require that the District expand its Central Administration functions; and

WHEREAS, the District’s current Central Administration facility is unable to accommodate the increased administrative staff and facility upgrades necessary to meet the District’s need for expanded Central Administration functions; and

WHEREAS, a new facility is required to accommodate Central Administration; and

WHEREAS, the Board adopted Resolution No. 1063 on October 28, 2015, providing for the form of the ballot proposition and specifying certain other details concerning submission to the qualified electors of the District at a special election held on April 26, 2016, of a proposition for the issuance of its general obligation bonds in the principal amounts of \$533,500,000 (Proposition 1); and

WHEREAS, at the election held in the District on April 26, 2016, the number and proportion of the qualified electors of the District required by law for the adoption thereof voted in favor of Proposition No. 1 authorizing the issuance of \$533,500,000 in unlimited tax general obligation bonds proposed by Resolution No. 1063 for use on certain specified improvements; and

WHEREAS, the Board adopted Resolution No. 1093 on June 28, 2017, amending Resolution No. 1063 to provide for the expenditure of unspent bond proceeds and available matching funds on additional improvements, including the acquisition of property to be used as the District’s new Central Administration facility; and

WHEREAS, the District plans to acquire property to be used as the District’s new Central Administration facility (the “Central Administration Project”) within the District’s boundaries in Issaquah, Washington as proposed by Resolution Nos. 1063 and 1093 and funded by Proposition 1; and

WHEREAS, the District must identify and acquire additional property for construction of the Central Administration Project (the “Additional Property”); and

WHEREAS, the District engaged in feasibility analysis to assess appropriate real property for the Additional Property; and

WHEREAS, through its feasibility analysis, the District identified one (1) parcel, described by the property owner(s)/tax payer(s) of record, parcel number and legal description in Exhibit A attached hereto (“the Identified Property”), located at 5150 220<sup>th</sup> Ave SE in Issaquah, Washington, which has adequate acreage for the Additional Property; and

WHEREAS, the Identified Property totals approximately 5.65 acres; and

WHEREAS, the District finds that the public health, safety, necessity and convenience requires the Additional Property and that it is presently necessary for the District to acquire the interests and rights to the Identified Property for that purpose; and

WHEREAS, the District obtained an appraisal of the just compensation for the Identified Property from Lamb Hanson Lamb Appraisal Associates, Inc. dated April 28, 2017; and

WHEREAS, on June 12, 2017 the District provided notice pursuant to RCW 8.25.290 to the property owner(s) of record for the Identified Property, as identified through King County tax records, of the planned consideration by the District’s Board of Directors to authorize an offer to purchase and final action authorizing condemnation of the Identified Property; and

WHEREAS, notice of such planned final action was published on June 21, 2017, and June 28, 2017, in the Seattle Times and on June 16, 2017, and June 23, 2017, in the Issaquah Reporter, all in compliance with RCW 8.25.290; and

WHEREAS, the District finds and declares it necessary and in the best interest of the public that interests in the Identified Property be acquired through purchase, or condemned, appropriated, and taken for public use, subject to the making or paying of just compensation to the owners thereof.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Issaquah School District No. 411 finds and concludes that the land and property rights within the City of Issaquah, King County, Washington, as referred to herein as the Identified Property and legally described in Exhibit A attached hereto, are necessary and must be acquired for the Additional Property and for the Central Administration Project, subject to making or paying just compensation to the owner(s) thereof in the manner provided by law; and

BE IT FURTHER RESOLVED that the Board of Directors of the Issaquah School District No. 411 finds the use of the Identified Property for the Additional Property and for the Central Administration Project, to be a public use and specifically finds the acquisition of the Identified Property to be necessary and in the best interests of the citizens; and

BE IT FURTHER RESOLVED that the Board of Directors of the Issaquah School District No. 411 hereby authorizes the Superintendent, or his designee, to make an offer of just compensation to the owner(s) of the Identified Property for the purchase of the property and, if

accepted, to enter into a Purchase and Sales Agreement with any accepting owner(s) for the acquisition of the owner's property as identified in Exhibit A, and to take all other actions necessary to complete such acquisition; and

BE IT FURTHER RESOLVED that, in the event the District is unable to reach an agreement for acquisition of the Identified Property in lieu of condemnation for just compensation, the Board of Directors of the Issaquah School District No. 411 hereby authorizes the Superintendent, or his designee, to take all actions necessary to condemn the Identified Property.

ADOPTED this 28th day of June, 2017.

---

President

---

Director

---

Director

---

Director

---

Director

Attested to by:

---

Secretary, Board of Directors

**EXHIBIT A**  
**IDENTIFIED PROPERTY - SITUATED IN ISSAQUAH, WASHINGTON**

PROPERTY OWNER/ TAX PAYER OF RECORD	PARCEL NUMBER AND LEGAL DESCRIPTION	ACREAGE
Onward Investors LLC	<p>212406-9131</p> <p>LOT 2 OF KCSP #1288032 REC #8911080548 SD SP DAF - POR OF W 1/2 OF NE 1/4 &amp; NE 1/4 OF NW 1/4 LY SWLY NP R/W &amp; SE 1/4 OF NW 1/4 IN SEC 21-24-6 - BEG NXN OF N LN OF SE 56TH ST WITH SWLY LN OF NP R/W TH N 14-58-39 W ALG SD SWLY LN 758.37 FT TO TPOB TH N 87-33-59 W 603.42 FT TH N 23-13-32 W 283.74 FT TO A TAN PT ON CRV TO LFT RAD 2221.29 FT TH NWLY ALG THE ARC OF SD CRV C/A 02-01-28 78.49 FT TH N 25-15-00 W 414.96 FT TH N 64-45-00 E 593.50 FT TH S 25-15-00 E 414.96 FT TO A TAN PT ON CRV TO RGT RAD 2814.93 TH SELY ON SD CRV C/A 10-16-21 ARC DIST 504.66 FT TH S 14-58-39 E 142.70 FT TO TPOB</p>	5.65