

HOCKINSON SCHOOL DISTRICT NO. 98
CLARK COUNTY, WASHINGTON

RESOLUTION NO. 17-18-04

A RESOLUTION of the Board of Directors of Hockinson School District No. 98, Clark County, Washington, relating to real property acquisition; authorizing the Superintendent and Secretary to the Board to negotiate and execute a purchase agreement for the acquisition of the real property; and providing for other matters properly related thereto.

ADOPTED February 26, 2018

This document prepared by:

*FOSTER PEPPER PLLC
1111 Third Avenue, Suite 3000
Seattle, Washington 98119
(206) 447-4400*

HOCKINSON SCHOOL DISTRICT NO. 98
CLARK COUNTY, WASHINGTON

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BE IT RESOLVED BY THE BOARD OF DIRECTORS OF HOCKINSON SCHOOL DISTRICT NO. 98, CLARK COUNTY, WASHINGTON, as follows:

Section 1. Findings and Determinations. The Board of Directors (the "Board") of Hockinson School District No. 98, Clark County, Washington (the "District") hereby makes the following findings and determinations:

(a) The Board is authorized pursuant to RCW 28A.335.090(1) to acquire real property in the name of the District.

(b) The Board has identified that certain real property situated at SE Corner of NE Ward Road & NE Davis Road, Brush Prairie, WA, and consisting of a portion of Clark County WA Assessor Parcels 207541-000 and 207646-000 (the "Property") as suitable and appropriate for future school use.

(c) The Board has determined it to be in the best interests of the District to: (i) negotiate and execute a real estate purchase and sale agreement (the "PSA") to acquire the Property; (ii) obtain a market value appraisal of the Property; and (ii) obtain a preliminary commitment for title insurance for the Property.

Section 2. PSA. The Board authorizes, directs and orders: (a) the Superintendent and Secretary to the Board (the "Secretary"), on behalf of the Board, to negotiate and execute the PSA; (b) Gary Lensing and legal counsel for the District, Foster Pepper PLLC (together, "Real Estate Counsel"), to prepare the PSA consistent with the negotiated terms and conditions and such other documents, instruments and certificates reasonable and necessary to effectuate the provisions of this resolution and to consummate and complete the acquisition of the Property; and (c) the Secretary to present the executed PSA, together with the appropriate resolution, to the Board at a subsequent meeting for final approval, prior to the closing date of the acquisition of the Property.

Section 3. Market Value Appraisal and Preliminary Title Commitment. The District has obtained a market value appraisal for the Property from a general real estate appraiser certified under chapter 18.140 RCW. The District shall further obtain a preliminary commitment from a title insurance company to issue a title insurance policy for the Property at the closing of the sale. The Board hereby directs and authorizes the Secretary and the District's Business Manager to obtain such a preliminary commitment for title insurance.

All Other Action.

The Secretary and Legal Counsel are hereby further authorized and ordered to take all other action, to do all other things consistent with this resolution, and to execute all other documents, instruments and certificates reasonable and necessary to effectuate the provisions of this resolution and to consummate and complete the acquisition of the Property, subject to final approval by the Board as identified in Section 2 herein.

Section 4. Ratification.


All actions of the District or its officers prior to the date hereof and consistent with the provisions of this resolution are hereby and in all respects ratified, approved and confirmed.

Section 5. Effective Date.

This resolution shall be in full force and effect from and after its adoption.

ADOPTED by the Board of Directors of Hockinson School District No. 98, Clark County, Washington, at a regular open public meeting thereof, held this 26th day of February, 2018, the following Directors being present and voting in favor of the resolution.

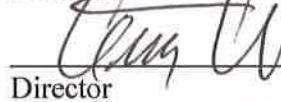
HOCKINSON SCHOOL DISTRICT NO. 98
CLARK COUNTY, WASHINGTON



Chair and Director



Director



Director



Director

Director

ATTEST:



Sandra F. Yager
Secretary to the Board of Directors

CERTIFICATION

I, SANDRA F. YAGER, Secretary to the Board of Directors (the "Board") of Hockinson School District No. 98, Clark County, Washington (the "District"), hereby certify as follows:

1. The foregoing Resolution No. 17-18-04 (the "Resolution") is a full, true and correct copy of the Resolution duly adopted at a regular meeting of the Board held at the regular meeting place thereof on February 26, 2018, as that Resolution appears on the minute book of the District, and the Resolution is now in full force and effect; and

2. A quorum of the members of the Board was present throughout the meeting and a sufficient number of members of the Board present voted in the proper manner for the adoption of the Resolution.

IN WITNESS WHEREOF, I have hereunto set my hand this 26th day of February, 2018.

HOCKINSON SCHOOL DISTRICT NO. 98,
CLARK COUNTY, WASHINGTON



Sandra F. Yager
Secretary to the Board of Directors