

WOODLAND SCHOOL DISTRICT #404
RESOLUTION #2538
Acquisition of Property for a KWRL Center

A RESOLUTION of the Board of Directors of the Woodland School District, State of Washington, approving the acquisition of certain real property for a transportation center to be operated by the KWRL Transportation Cooperative, upon the satisfaction of all of the terms and conditions contained in the previously approved purchase and sale agreement.

WHEREAS, the School District is a member of the KWRL Transportation Cooperative comprised of the Kalama, Woodland, Ridgefield and La Center School Districts.

WHEREAS, KWRL is responsible for managing and operating public school transportation services for the students within the four member districts.

WHEREAS, KWRL is outgrowing its current location within the City of Woodland, WA, and desires to find a centrally located site with good access to serve the territories of all of the member districts.

WHEREAS, KWRL had negotiated the terms of a purchase and sale agreement, plus addendum, with the owners of a 20 acre parcel at the I-5/LaCenter junction; namely, Paradise of La Center LLC, Terry A. Woosley and Sharon Woosley.

WHEREAS, the zoning regulations require KWRL to acquire a 20 acre parcel, but 8.315 acres of this parcel are undevelopable and are thus being acquired at no cost.

WHEREAS, KWRL has completed its investigation and due diligence, including seeking land use approval from Clark County for the transportation center and has concluded that the property is appropriate for its intended use.

WHEREAS, pursuant to RCW 28A.335.090, KWRL obtained an appraisal of the developable portion of the Property from a professionally designated real estate appraiser and the appraised value of the developable property was determined to be approximately \$311,906.00 dependent upon minor adjustments to the final acreage based on a final legal description.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Board of Directors of the Woodland School District that the Board approves the closing of the real estate transaction described in the purchase and sale agreement, plus addendum, for an approximate purchase price of \$311,906.00 upon Clark County's approval of the conditional use permit by September 1, 2010, or such later time as agreed to by the parties, if necessary.

BE IT FURTHER RESOLVED, by the Board of Directors of the Woodland School District that representatives of KWRL are hereby authorized and directed to promptly take such steps as may be necessary in the manner provided by law to acquire the 20 acre parcel legally described and illustrated in the attachment to this Resolution.

ADOPTED at a regular open public meeting of the Board of Directors of the Woodland School District on the 23rd day of August, 2010.

ATTEST:

Secretary to the Board

Board President

Director

Director

Director

Director

THENCE South $56^{\circ} 15' 48''$ East a distance of 8.30 feet to a point on a 50.00 foot radius curve to the left;

THENCE around said 50.00 foot radius curve to the left a distance of 62.25 feet;

THENCE North $52^{\circ} 24' 10''$ East a distance of 9.03 feet to a point on a 50.00 foot radius curve to the left;

THENCE around said 50.00 foot radius curve to the left a distance of 35.02 feet;

THENCE North $12^{\circ} 16' 38''$ East a distance of 41.74 feet;

THENCE North $21^{\circ} 00' 36''$ East a distance of 52.95 feet;

THENCE North $56^{\circ} 50' 13''$ East a distance of 33.50 feet to a point on a 50.00 foot radius curve to the left;

THENCE around said 50.00 foot radius curve to the left a distance of 24.71 feet;

THENCE North $28^{\circ} 31' 33''$ East a distance of 46.99 feet;

THENCE North $22^{\circ} 48' 14''$ East a distance of 36.76 feet to a point on a 50.00 foot radius curve to the left;

THENCE around said 50.00 foot radius curve to the left a distance of 14.31 feet;

THENCE North $06^{\circ} 24' 04''$ East a distance of 28.35 feet;

THENCE North $09^{\circ} 24' 24''$ East a distance of 38.98 feet;

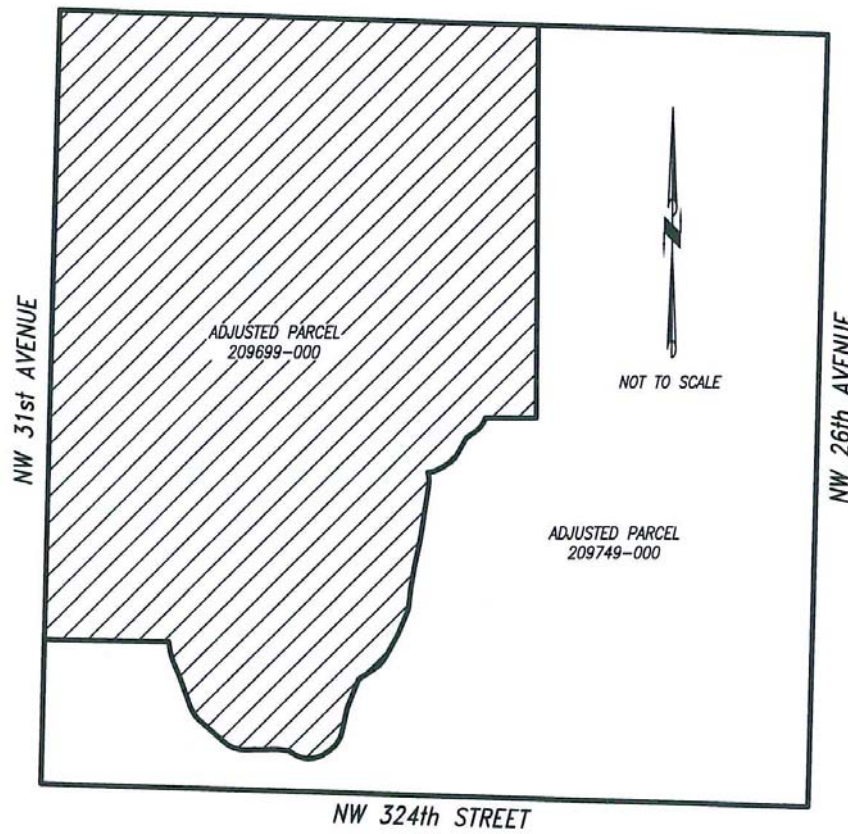
THENCE North $12^{\circ} 16' 26''$ East a distance of 44.36 feet;

THENCE North $08^{\circ} 32' 04''$ East a distance of 96.06 feet to a point on a 50.00 foot radius curve to the left;

THENCE around said 50.00 foot radius curve to the left a distance of 21.94 feet to a point on a non-tangent 50.00 foot radius curve to the left;

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
FOR ADJUSTED PARCEL 209699-000

LOCATED IN THE NW 1/4 OF THE SW 1/4,
SECTION 4, T4N, R1E OF THE W.M.,
CLARK COUNTY, WASHINGTON



OLSON LAND SURVEYORS
ENGINEERS
ENGINEERING INC. 1111 BROADWAY, VANCOUVER, WA 98660
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1-503-289-9936