

WOODLAND SCHOOL DISTRICT NO. 404  
BOARD OF DIRECTORS

**RESOLUTION NO. 25-04**

**Declaration of Surplus Property**

WHEREAS, the Woodland School District No. 404 (“District”) owns certain improved real property located at 989 Frazier Lane, Woodland, Washington 98674, Cowlitz County Parcel No. 5048201, as legally described in Exhibit “A” attached hereto;

WHEREAS, the Board of Directors (“Board”), on recommendation of the District administration, has determined that a portion of said real property measuring approximately 53,674 square feet (the “Property”), depicted on Exhibit “B” attached hereto, is no longer needed for school district purposes;

WHEREAS, RCW 28A.335.040 authorizes the District to rent or lease surplus real property;

WHEREAS, the Board has adopted Policy No. 6112 governing rental or lease of District real property consistent with state law; and

WHEREAS, rental or lease of the Property will be for lawful purposes, is in the best interest of the District, and will not interfere with the conduct of the District’s educational program and related activities;

***Therefore, Be It Resolved*** by the Woodland School District No. 404 Board of Directors as follows:

1. Pursuant to RCW 28A.335.040 and Board Policy No. 6112, the Property is declared surplus to the needs of the District.
2. The Superintendent is directed to take any further steps as required by law for rental or lease of the Property.

***APPROVED*** by the Board of Directors of Woodland School District No. 404, Cowlitz County, Washington, at an open public meeting thereof held this 12th day of June, 2025.

Attest:

WOODLAND SCHOOL DISTRICT NO. 404  
BOARD OF DIRECTORS

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Asha Riley, Superintendent

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Sarah Stuart  
Director District 1

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Paul McLendon  
Director District 2

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Stephen Blum  
Director District 3

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Trish Huddleston  
Director District 4

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Tom Guthrie  
Director District 5

**Exhibit A**

**LEGAL DESCRIPTION OF PROPERTY**

THAT PORTION OF THE SQUIRE AND MILLY BOZARTH DLC THAT WAS AWARDED TO SCHOOL DISTRICT NO. 102 OF COWLITZ COUNTY, WASHINGTON (NOW WOODLAND SCHOOL DISTRICT # 404) BY DECREE OF APPROPRIATION ENTERED AUGUST 10, 1909 IN COWLITZ COUNTY SUPERIOR COURT CASE NO. 2148 AND RECORDED SEPTEMBER 14, 1909 UNDER AUDITOR'S FILE NUMBER 5612.

ALSO BEGINNING AT THE NORTHEAST CORNER OF TRACT NO. 44 OF THE TOWN OF WOODLAND, WASHINGTON SAID TRACT NO. 44 BEING THE SCHOOL TRACT OF SCHOOL DISTRICT NO. 102 OF COWLITZ COUNTY, WASHINGTON  
THENCE NORTH 15° 35' EAST 283.1 FEET TO THE SOUTH LINE OF BUCKEYE STREET IF EXTENDED;  
THENCE NORTH 73° 47' WEST 759.6 FEET;  
THENCE SOUTH 0° 13' EAST 735.8 FEET;  
THENCE NORTH 89° 53' EAST 40.6 FEET TO THE SOUTHWEST CORNER OF SAID TRACT NO. 44;  
THENCE NORTH 0° 103' WEST 250.9 FEET TO THE NORTHWEST VORNER OF SAID TRACT NO. 44;  
THENCE NORTH 90° 00' EAST 610.2 FEET TO THE PLACE OF BEGINNING.

ALSO BEGINNING AT A POINT ON THE SOUTH BOUNDARY OF THE SQUIRE AND MILLY BOZARTH D.L.C. AND 60 FEET EAST OF THE INTERSECTION OF SAID D.L.C. LINE AND THE EAST BOUNDARY OF THE NORTHERN PACIFIC RAILROAD RIGHT OF WAY AND RUNNING  
THENCE NORTH 2° 57' 30" WEST A DISTANCE OF 891 FEET TO THE NORTHERN BOUNDARY OF 30" WEST A DISTANCE OF 891 FEET TO THE NORTHERN BOUNDARY OF TRACT 21 OF THE TOWN OF WOODLAND, WASHINGTON, SAID NORTHERN BOUNDARY BEING ALSO THE NORTH BOUNDARY OF A CERTAIN TRACT OF LAND KNOWN AS THE VANBEBBER TRACT; THENCE EAST 1224.5 FEET;  
THENCE SOUTH 890 FEET ALONG THE WEST BOUNDARY OF THE WOODLAND SCHOOL PROPERTY;  
THENCE WEST A DISTANCE OF 1178 FEET ALONG THE D.L.C. LINE TO THE POINT OF BEGINNING OF TRACT 21 OF WOODLAND, WASHINGTON, OUTLOTS.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF WOODLAND BY DEED RECORDED SEPTEMBER 6, 1972 UNDER AUDITOR'S FILE NO. 734670 IN VOLUME 784, PAGE 1321.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF WOODLAND BY DEED RECORDED AUGUST 4, 2011 UNDER AUDITOR'S FILE NO. 3441148.

Exhibit B

DIAGRAM OF LEASES PREMISES

