

EVERETT SCHOOL DISTRICT NO. 2
BOARD RESOLUTION NO. 393

A RESOLUTION of the Board of Directors (the "Board") of the Everett School District No. 2 (the "District") to sell 3.8 acres of property owned by the District located on the east side of Rainier Avenue between 11th and 12th Streets, Everett, Washington, which is no longer required for school purposes.

WHEREAS, the District owns approximately 3.8 acres of property located on the east side of Rainier Avenue between 11th and 12th Streets in the City of Everett, Snohomish County, Washington; and

WHEREAS, the Property is no longer required for school purposes; and

WHEREAS, the District desires to sell the Property for cash and convey by deed all interest of the District in and to the Property; and

WHEREAS, under Washington law, the Property may not be sold during the first year it is on the market if the sale price would be less than ninety percent of the average of the three market value appraisals which must be obtained by the District;

NOW, THEREFORE, BE IT RESOLVED that the Property is no longer required for school purposes;

AND RESOLVED FURTHER that the District's Director of Facilities and Planning, Lawrence E. O'Donnell, be, and he hereby is, authorized and directed to take the following actions to accomplish a sale of the Property:

(a) Obtain a market value appraisal of the Property from each of the following three licensed real estate brokers of professionally designated real estate appraisers; Terry J. Townsend, Townsend Real Estate Appraisal Service; Gary L. Meier, Meier Appraisal Service, Inc.; and Charles R. Macaulay, Macaulay & Associates, Ltd. (Mr. O'Donnell's previous selection of these individuals to perform these services is hereby ratified, approved and confirmed); and

(b) Send written notice of the District's intention to sell the Property to the Office of the State Superintendent of Public Instruction; and

(c) If the value of the Property, as determined by averaging the three appraisals, exceeds \$70,000, arrange a convenient place, day and hour for the Board to hold a public hearing on the proposal to sell the Property and publish a notice of the Board's intention to sell the Property, at least once each week during two consecutive weeks in The Everett Herald describing the Property and designating the place where and the day and hour when such hearing will be held; and

(d) Solicit offers for the purchase of the Property for presentation to the Board; provided, however, that the Board will not accept any offer if the sale price would be less than ninety percent of the value of the Property, as determined by averaging the three appraisals (the "Minimum Legal Offer"); and provided further, that the

Board reserves the absolute right, in its sole discretion, to reject any offer, even if the sale price pursuant to such offer would equal or exceed the Minimum Legal Offer; and

(e) Take such other and further actions as may be necessary or appropriate to accomplish such tasks.

ADOPTED this 5th day of June, 1989.

EVERETT SCHOOL DISTRICT NO. 2,
a municipal corporation of the
State of Washington

By Sue M. Cooper
Sue Cooper, President

By Charles Betts
Charles Betts, Vice-President

By Earl Dutton
Earl Dutton, Director

By Shirley Vandermeer
Shirley Vandermeer, Director

By R. Yates
Roy Yates, Director

ATTEST:

Paul Sjunnesen
Paul Sjunnesen, Superintendent
and Secretary for the Board