

CONVEYANCE FOR LOT LINE ADJUSTMENT AND RELATED
RECIPROCAL EASEMENT
1911 N WENATCHEE AVE
RESOLUTION NO. 05-26

THIS RESOLUTION of the Wenatchee School District No. 33 is in accordance with RCW 28A.335.090, which provides the board of directors with exclusive control of all real property of the school district , and Chapter RCW 28A.335.120, governing real property transfers.

WHEREAS, the District owns real property located at 1911 N Wenatchee Ave, Wenatchee, WA 98801, identified by Tax Parcel No. 232028430320 (the “District Property”), with such property including an approximately 2,400 square foot portion of existing pavement (the “Adjustment Area”); and

WHEREAS, the District Property shares a boundary with Tax Parcel No. 232028440100, owned by MJ Property Ventures LLC (respectively, the “Buyer’s Property” and the “Buyer”); and

WHEREAS, Buyer desires to acquire the Adjustment Area to improve parking and access issues related to both the Buyer’s Property and the District’s Property; and

WHEREAS, the District and Buyer have determined that access to both properties could further be improved with a mutually beneficial reciprocal turning radius easement affecting both Buyer’s Property and the District Property (the “Reciprocal Easement”); and

WHEREAS, the District has determined that conveyance of the Adjustment Area to the Buyer would not diminish the use of the District Property; and

WHEREAS, the District has determined that the Reciprocal Easement will improve access at the District Property and enhance, rather than diminish, its use; and

WHEREAS, the District obtained an appraisal of the fair market value of the Adjustment Area; and

WHEREAS, the District Administration reviewed the appraisal and supporting information and finds the stated appraised value reasonably compensates the District for a conveyance of the Adjustment Area; and

WHEREAS, the District and Buyer have agreed to compensation from Buyer to the District for the District’s conveyance of the Adjustment Area in a total amount of \$23,522.40 (the “Appraised Value”); and

WHEREAS, Buyer has applied to the City of Wenatchee (the “City”) for a lot line adjustment to legally transfer the Adjustment Area from the District Property to Buyer’s Property (the “LLA”); and

WHEREAS, the District and Buyer have negotiated a Purchase and Sale Agreement (the “Purchase Agreement”) providing (a) for the District’s obligation to convey the Adjustment Area to the City contingent upon Buyer’s payment to the District of the Appraised Value and the City’s approval of the LLA; and (b) for conveyance and acceptance of the Reciprocal Easement;

WHEREAS, the District published notice on June 3, 2026 in the Wenatchee World pursuant to RCW 28A.335.120(3) of the proposed conveyance of the Adjustment Area; and

WHEREAS, based on the appraised value of the Adjustment Area, a hearing pursuant to RCW 28A.335.120(2) is not required prior to the transfer.

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors does hereby declare the Adjustment Area as surplus to the District's real property needs; and

BE IT FURTHER RESOLVED THAT the Board of Directors does hereby authorize the Superintendent, or his designee, to execute the Purchase Agreement in substantially the form attached hereto as Exhibit A; and

BE IT FURTHER RESOLVED THAT the Board of Directors does hereby authorize the Superintendent, or his designee, to take any and all actions necessary to implement the Purchase Agreement and the closing of the conveyances set forth therein, including the transfer of the Adjustment Area via Quit Claim Deed and the granting and accepting of the Reciprocal Easement.

ADOPTED this ____ day of _____, 2026.

President

Director

Director

Director

Director

Attested to by:

Secretary, Board of Directors

EXHIBIT A
FORM OF PURCHASE AGREEMENT