



CYNTHIA PARULAN-COLFER, Superintendent

HACIENDA LA PUENTE UNIFIED SCHOOL DISTRICT

15959 EAST GALE AVENUE • P.O. BOX 60002 • CITY OF INDUSTRY, CALIFORNIA 91716-0002 • (626) 933-3800

Members of the Board

GINO KWOK, Esq., President
PENNY FRAUMENI, Vice President
MARTIN G. MEDRANO, Clerk
ANTHONY DUARTE, Member
JOSEPH K. CHANG, Ph.D., Member

RESOLUTION AUTHORIZING THE AGREEMENT OF PURCHASE AND SALE BY AND BETWEEN THE HACIENDA LA PUENTE UNIFIED SCHOOL DISTRICT AND LENNAR HOMES OF CALIFORNIA, INC., FOR THE PROPERTY LOCATED AT 16234 FOLGER STREET, HACIENDA HEIGHTS, CALIFORNIA, 91745, AND AUTHORIZE THE SUPERINTENDENT, OR DESIGNEE, TO SIGN THE NECESSARY DOCUMENTS

WHEREAS, the Hacienda La Puente Unified School District ("District") is the owner of that certain real property located at 16234 Folger Street, in Hacienda Heights, County of Los Angeles ("County"), California, Assessor Parcel Number ("APN") 8242-004-900 ("Property"); and

WHEREAS, California Education Code § 17455 permits the governing board of a school district to sell or lease any real property belonging to the school district which is not and will not be used by the district for school classroom buildings at the time of delivery of possession; and

WHEREAS, in 2010, the Superintendent convened a Facilities Advisory Committee ("Advisory Committee") made up of staff and community members to review the District's facility needs and provide recommendations regarding the Property; and

WHEREAS, in February of 2010, the Advisory Committee prepared a Facility Advisory Committee Report that concluded that it was in the best interests of the District for the Property to be sold and recommended that the District retain the services of experts experienced in real estate transactions to direct the means and methods for maximizing the District's economic return on the disposal of the Property; and

WHEREAS, since that time, the District's Governing Board ("Board") approved the recommendations of the Advisory Committee and retained experts who advised the District that the best way to obtain full value of the Property was a sustained sales and marketing effort, accompanied by multiple proposals and direct negotiations; and

WHEREAS, on December 12, 2013, the District's Board considered and passed Resolution No. 2013-14/11 authorizing the sale of the Property; and

WHEREAS, the District subsequently completed the statutorily required process of offering the Glenelder Property to specified entities under Education Code section 17455 and all declined to purchase; and

WHEREAS, Education Code sections 33050 through 33053 authorize the District to apply to the State Board of Education for a waiver of statutory procedures, including bidding procedures, if it is in the best interests of the District to do so; and

WHEREAS, on October 9, 2014, the District approved a resolution authorizing the submission of a waiver application ("Original Waiver Application") to the State Board of Education; and

Vision Statement:

The Hacienda La Puente Unified School District is a community committed to developing lifelong learners who value themselves and the diversity of all people; apply decision-making skills leading to responsible actions; and use creativity, critical thinking, and problem solving in meeting the challenges of a changing society.

WHEREAS, on January 14, 2015 the State Board of Education approved the District's Original Waiver Application and granted a waiver of statutory procedures for the Surplus Properties ("Original Waiver") for the period of November 4, 2014 through November 3, 2016; and

WHEREAS, the District required additional time to implement the sales and marketing effort necessary to secure full value for the Property, and to entertain multiple proposals and engage in direct negotiations with interested parties; and

WHEREAS, on June 2, 2016, the District approved a resolution authorizing the submission of a renewal waiver application ("Renewal Waiver Application") to the State Board of Education; and

WHEREAS, on September 9, 2016, the State Board of Education approved the District's Renewal Waiver Application and granted a waiver of statutory procedures for the Property ("Renewal Waiver") for the period of November 4, 2016 to November 3, 2018; and

WHEREAS, Since that time, the District and Lennar Homes of California, Inc. ("Purchaser") have negotiated a purchase and sale agreement to sell the Property to the Purchaser for approximately twenty-one million five hundred thousand dollars (\$21,500,000); and

WHEREAS, pursuant to California Education Code § 17455 et seq., the District desires to sell the Property to Buyer and Buyer desires to purchase the Property under the terms and conditions of the "Agreement of Purchase and Sale by and between the Hacienda La Puente Unified School District and Lennar Homes of California, Inc." presented at this meeting and considered by this Board ("Purchase and Sale Agreement"); and

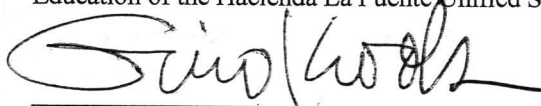
NOW, THEREFORE, BE IT RESOLVED that the above recitals are true and correct; and

BE IT FURTHER RESOLVED that, in the judgment of the Board, it is in the best interests of the District to sell the Property to the Buyer under the terms and conditions of the Purchase and Sale Agreement; and

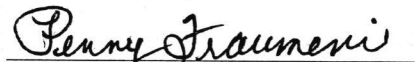
BE IT FURTHER RESOLVED that the Board approves the terms and conditions of the Purchase and Sale Agreement; and

BE IT FURTHER RESOLVED that the Board authorizes the Superintendent or her designee to sign all documents and take all necessary actions to effect the sale and further the intent of this resolution.

PASSED AND ADOPTED, this 23rd day of August, 2018, by the members of the Board of Education of the Hacienda La Puente Unified School District.



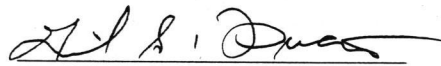
Gino Kwok, Esq., President



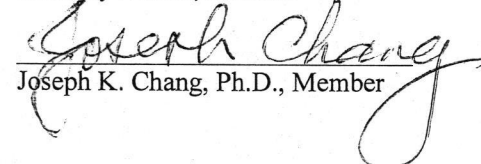
Penny Fraumeni, Vice President



Martin G. Medrano, Clerk



Anthony Duarte, Member



Joseph K. Chang, Ph.D., Member