



**RESOLUTION NO. 25-16**

**RESOLUTION OF THE BOARD OF TRUSTEES OF THE  
OXNARD UNION HIGH SCHOOL DISTRICT QUITCLAIMING  
ANY INTEREST IN CERTAIN PROPERTY LOCATED WITHIN  
THE CONEJO VALLEY UNIFIED SCHOOL DISTRICT AND  
DELEGATING AUTHORITY RELATING THERETO**

***WHEREAS***, on or about October 30, 1973, the Ventura County (“County”) Board of Supervisors (“County Board”) established the Conejo Valley Unified School District (“CVUSD”), which included a portion of territory that had formerly been located within the Oxnard Union High School District (“OUHSD”); and

***WHEREAS***, OUHSD, at the time of the establishment of CVUSD, owned two parcels of property within the territory of the newly established CVUSD, identified as (1) 2323 North Moorpark Road, Thousand Oaks, California 91360 (County APN 522-0-100-010) (“Thousand Oaks High School,” or “TOHS”); and (2) 456 North Reino Road, Thousand Oaks, California 91320 (County APN: 668-0-020-530) (“Newbury Park High School,” or “NPHS”) (collectively, the “Property”); and

***WHEREAS***, in accordance with Education Code Section 35560, which provides that “[w]hen a school district is reorganized and when the allocation of . . . property. . . is not fixed by terms, conditions or recommendations as provided by law, the . . . real property . . . shall be the property of the district in which the real property is located,” the Property, as a matter of law, is owned by CVUSD; and

***WHEREAS***, CVUSD and OUHSD desire to record quitclaim deeds reflecting the above-referenced transfer of properties be recorded in the official records of the County of Ventura.

**NOW, THEREFORE**, the District Board of Trustees (“Board”) hereby determines, resolves, and orders as follows:

**Section 1.** The foregoing recitals are true and correct, and are adopted as findings of the Board.

**Section 2.** The Superintendent and/or the Assistant Superintendent of Business Services are hereby directed to execute and deliver to CVUSD two quitclaim deeds, in the form attached as Exhibits A and B, respectively, quitclaiming any interest of OUHSD in the Property.

**Section 3.** The Superintendent and/or the Assistant Superintendent of Business Services are hereby authorized to execute all further documents, and to take all such further actions, as may be reasonable and necessary to execute and deliver the quitclaim deed at no cost to OUHSD.

**Section 4.** This Resolution shall take effect immediately upon approval and adoption by the Board.

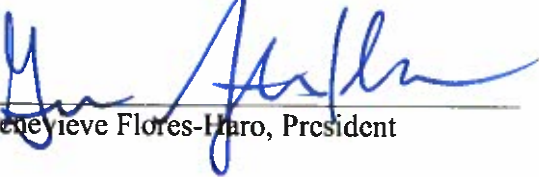
**PASSED AND ADOPTED** by the Board of Trustees at a regular meeting held on the 19th day of March, 2025, by the following vote on roll call:

AYES: 5

NOES: 0

ABSENT: 0

ABSTAIN: 0

  
\_\_\_\_\_  
Genevieve Flores-Haro, President

  
\_\_\_\_\_  
Dr. Mari Estrada, Clerk

52748422.2/006181.00037

RECORDING REQUESTED BY:

Conejo Valley Unified School District

WHEN RECORDED MAIL TO:

Dr. Victor P. Hayek, Deputy Superintendent  
Conejo Valley Unified School District  
1400 E. Janss Road  
Thousand Oaks, California 91362

Exempt from Recording Fees: Gov. Code § 27383

APN 522-0-100-010

Space Above for Recorder's Use Only

**QUITCLAIM DEED**

THE UNDERSIGNED GRANTOR DECLARES:

DOCUMENTARY TRANSFER TAX is \$0.00 computed on full value of interest or property. Conveyance to United States (Federal), State agency, or political subdivision when the exempt agency is acquiring title. R&T 11922.

FOR NO CONSIDERATION, receipt of which is hereby acknowledged,

**Oxnard Union High School District**, a political subdivision of the State of California,

does remise, release, and forever quitclaim to

**Conejo Valley Unified School District**, a political subdivision of the State of California,

all right, title and interest in and to the following described property, commonly known as 2323 N Moorpark Rd, Thousand Oaks, CA 91360, situated in the County of Ventura, State of California:

SEE ATTACHED EXHIBIT A.

Dated: March 20, 2025

OXNARD UNION HIGH SCHOOL DISTRICT, a  
political subdivision of the State of California

By: \_\_\_\_\_  
Richard Urias,  
Assistant Superintendent of Business Services

**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
 ) SS.  
COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_ before me, \_\_\_\_\_, Notary Public, personally appeared, \_\_\_\_\_, who proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

That portion of lot 3, Re-Subdivision of a Portion of Conejo Ranch, Subdivision No. 4 in the county of Ventura, state of California, according to the map recorded in book 16 page 92 of Maps, in the office of the county recorder of said county, described as follows:

Beginning at the intersection of the westerly line of Moorpark Road, with the westerly prolongation of the centerline of Avenida de las Flores, 80 feet wide, both as shown on the map of Tract No. 1010, Park Oaks, Unit No. 1, recorded in book 25 page 35 of Maps; thence along said westerly prolongation of the centerline of Avenida de las Flores South 89° 51' 00" West 75 feet to the beginning of a tangent curve concave to the south, having a radius of 1000 feet; thence westerly along said tangent curve through a central angle of 25° 09' 00" an arc distance of 438.95 feet to a tangent line; thence along said tangent line South 64° 42' 00" West 100 feet to the beginning of a tangent curve concave to the north, having a radius of 1000 feet; thence westerly along said tangent curve through a central angle of 41° 59' 44", an arc distance of 732.96 feet; thence along a radial line to said tangent curve, North 16° 41' 44" East 42 feet; thence North 22° 07' 00" East 325.12 feet; thence North 00° 09' 00" West 500 feet; thence North 21° 16' 00" West 472 feet; thence North 26° 19' 45" West 306 feet; thence North 34° 37' 30" West 265 feet to a point on the northerly line of said lot 3; thence along said northerly line of said lot 3 South 89° 50' 40" East 1625 feet to the said west line of Moorpark Road; thence along said west line South 00° 09' East 1576.59 feet to the point of beginning.

RESERVING an easement for ingress and egress and for public utilities and sewers and reserving the right to offer same in dedication for public street purposes, the following described portion thereof:

Beginning at the intersection of the westerly line of Moorpark Road, with the westerly prolongation of the centerline of Avenida de las Flores, 80 feet wide, both as shown on the map of Tract No. 1010, Park Oaks, Unit No. 1, as recorded in book 25 page 35 of Maps; thence along said westerly prolongation of the centerline of Avenida de las Flores South 89° 51' 00" West 75 feet to the beginning of a tangent curve concave to the south, having a radius of 1000 feet; thence westerly along said tangent curve through a central angle of 25° 09' 00" an arc distance of 438.95 feet to a tangent line; thence along said tangent line South 64° 42' 00" West 100 feet to the beginning of a tangent curve concave to the north, having a radius of 1000 feet; thence westerly along said tangent curve through a central angle of 41° 59' 44", an arc distance of 732.96 feet to a point; thence along a radial line from said point North 16° 41' 44" East 42 feet to a point on a curve concave to the north, having a radius of 958 feet said curve being concentric to said curve hereinbefore described as being concave to the north and having a radius of 1000 feet; thence easterly along said concentric curve, through a central angle of 41° 59' 44" an arc distance of 702.18 feet to a tangent line, said tangent line being parallel and distant 42 feet measured at right angles northwesterly from said tangent line whose course and distance was hereinbefore recited as South 64° 42' 00" West 100 feet; thence along said parallel and tangent line North 64° 42' 00" East 100 feet to the beginning of a tangent curve, concave to the south, having a radius of 1042 feet, said tangent curve being concentric with and distant 42 feet, measured radially and northerly from said curve

hereinbefore described as having a radius of 1000 feet and a central angle of  $25^{\circ} 09' 00''$ ; thence easterly along said concentric curve through a central angle of  $25^{\circ} 09' 00''$ , an arc distance of 457.39 feet to a tangent line, said tangent line being parallel with and distant 42 feet, measured at right angles northerly from said westerly prolongation of the centerline of Avenida de las Flores whose course and distance was hereinbefore recited as South  $89^{\circ} 51' 00''$  West 75 feet; thence along said parallel and tangent line North  $89^{\circ} 51' 00''$  East 35 feet to the beginning of that tangent curve concave to the northwest, having a radius of 15 feet, and also tangent to a line parallel with and distant 25 feet measured at right angles westerly from said west line of Moorpark Road; thence easterly, northeasterly and northerly along said tangent curve through a central angle of  $90^{\circ} 00' 00''$ , an arc distance of 23.56 feet; thence North  $44^{\circ} 51' 00''$  East 35.36 feet to an intersection with said west line of Moorpark Road; thence along said west line of Moorpark Road, South  $00^{\circ} 09' 00''$  East 82 feet to the point of beginning.

- SUBJECT TO:
1. General and special county taxes for the fiscal year 1960-61.
  2. Covenants, conditions, restrictions, reservations, rights, rights of way and easements of record.

**CERTIFICATE OF ACCEPTANCE**  
**(Government Code Section 27281)**

This is to certify that the interest in the real property conveyed by the deed dated March 20, 2025 from Oxnard Union High School District, a political subdivision of the State of California, to Conejo Valley Unified School District, a political subdivision of the State of California, is hereby accepted by order of the Conejo Valley Unified School District Board of Education on March 19, 2025 and the grantee consents to recordation thereof by its duly authorized officer.

March 20, 2025

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Dr. Victor P. Hayek,  
Deputy Superintendent, Business Services

**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
 ) SS.  
COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_ before me, \_\_\_\_\_, Notary Public, personally appeared, \_\_\_\_\_, who proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

RECORDING REQUESTED BY:

Conejo Valley Unified School District

WHEN RECORDED MAIL TO:

Dr. Victor P. Hayek, Deputy Superintendent  
Conejo Valley Unified School District  
750 Mitchell Road  
Thousand Oaks, California 91320

Exempt from Recording Fees: Gov. Code § 27383

APN 668-0-020-530

Space Above for Recorder's Use Only

### QUITCLAIM DEED

THE UNDERSIGNED GRANTOR DECLARES:

DOCUMENTARY TRANSFER TAX is \$0.00 computed on full value of interest or property. Conveyance to United States (Federal), State agency, or political subdivision when the exempt agency is acquiring title. R&T 11922.

FOR NO CONSIDERATION, receipt of which is hereby acknowledged,

**Oxnard Union High School District**, a political subdivision of the State of California,

does remise, release, and forever quitclaim to

**Conejo Valley Unified School District**, a political subdivision of the State of California,

all right, title and interest in and to the following described property, commonly known as 456 N Reino Rd, Thousand Oaks, Ventura, CA 91320, situated in the County of Ventura, State of California:

SEE ATTACHED EXHIBIT A.

Dated: March 20, 2025

OXNARD UNION HIGH SCHOOL DISTRICT, a  
political subdivision of the State of California

By: \_\_\_\_\_  
Richard Urias,  
Assistant Superintendent of Business Services

**ACKNOWLEDGMENT**

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WITNESS my hand and official seal.

Signature \_\_\_\_\_

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A part of Section 11, Township 1 North; Range 20 West, Rancho El Conejo, in the county of Ventura, state of California, as per partition map recorded in book 1 of Deeds at page 746, and more particularly described as follows:

Beginning at the intersection of the center line of Lesser Drive, 60.00 feet wide, with the westerly line of Tract No. 1112, as per map thereof recorded in the office of the county recorder of said Ventura County in book 28 Miscellaneous Records (Maps) at page 86; thence from said point of beginning and along the westerly prolongation of said center line of Lesser Drive,

1st: - South 84° 05' 00" West 1235.48 feet to a point in the center line of that certain strip of land 60.00 feet wide, locally known as and called Borchard Road, as described in deed to Ventura County recorded in book 168 of Deeds at page 375; thence along the center line of said Borchard Road by the following two courses,

2nd: - South 3° 28' 49" East 728.72 feet to an angle point; thence

3rd: - South 14° 22' 44" East 729.81 feet; thence leaving said center line,

4th: - North 84° 05' 00" East 1158.96 feet along a line parallel with said westerly prolongation of Lesser Drive, to a point in the westerly line of Tract No. 1114, as per map thereof recorded in book 30 Miscellaneous Records (Maps) at page 17; thence along the westerly line of said Tract No. 1114 to and along the westerly line of said Tract No. 1112,

5th: - North 5° 54' 46" West 1449.93 feet to the point of beginning and containing a net acreage of 40.00 acres of land.

**CERTIFICATE OF ACCEPTANCE**  
**(Government Code Section 27281)**

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March 20, 2025

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Deputy Superintendent, Business Services

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WITNESS my hand and official seal.

Signature \_\_\_\_\_