

Chino Unified School District

**LAND ACQUISITION
CORPORATION**

March 18, 2021

LAND ACQUISITION CORPORATION
REGULAR MEETING
5130 Riverside Drive, Chino, CA 91710
Immediately Following the Regular Meeting of the
Chino Valley Unified School District Board of Education
March 18, 2021

AGENDA

- The public is invited to address the Board of Education regarding items listed on the agenda. Comments on an agenda item will be accepted during consideration of that item, or prior to consideration of the item in the case of a closed session item. Persons wishing to address the Board are requested to complete and submit to the Administrative Secretary, Board of Education, a "Request to Speak" form available at the entrance to the Board room.
- In compliance with the Americans with Disabilities Act, please contact the Administrative Secretary, Board of Education, if you require modification or accommodation due to a disability.
- Agenda documents that have been distributed to members of the Board of Education less than 72 hours prior to the meeting are available for inspection at the Chino Valley Unified School District Administration Center, 5130 Riverside Drive, Chino, California, during the regular business hours of 7:30 a.m. to 4:30 p.m., Monday through Friday.
- Order of business is approximate and subject to change.

I. OPENING BUSINESS

I.A. CALL TO ORDER

1. Roll Call

I.B. COMMENTS FROM THE AUDIENCE ON ITEMS NOT ON THE AGENDA

In accordance with Board Policy 9323 Bylaws of the Board – Meeting Conduct: a) limit remarks to three minutes (total for all remarks); b) if a topic has been covered, limit remarks to new points; and c) please contact the Superintendent's Office for procedures regarding complaints against employees, or see the Administrative Secretary, Board of Education, for the form.

II. ACTION

II.A.1. Chino Unified School District Land Acquisition Corporation Transfer of Real Property to the Chino Valley Unified School District

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Recommend the Chino Unified School District Land Acquisition Corporation approve the transfer of real property to the Chino Valley Unified School District.

II.A.2. Minutes of the December 17, 2020, Land Acquisition Corporation Organizational Meeting

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Recommend the Board of Directors approve the minutes of the December 17, 2020, Land Acquisition Corporation organizational meeting.

III. ADJOURNMENT

Date posted: March 12, 2021

Prepared by: Patricia Kaylor, Administrative Secretary, Board of Education

The proceedings of this meeting are being recorded.

**CHINO UNIFIED SCHOOL DISTRICT
LAND ACQUISITION CORPORATION**

DATE: March 18, 2021

TO: Members, Board of Directors

FROM: Norm Enfield, Ed.D., Superintendent

PREPARED BY: Gregory J. Stachura, Assistant Superintendent, Facilities, Planning, and Operations

SUBJECT: CHINO UNIFIED SCHOOL DISTRICT LAND ACQUISITION CORPORATION TRANSFER OF REAL PROPERTY TO THE CHINO VALLEY UNIFIED SCHOOL DISTRICT

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BACKGROUND

At its March 18, 2021 meeting, the Board of Education of the Chino Valley Unified School District approved the grant of the Corporation Property, also known as Wickman Elementary School, from the Chino Unified School District Land Acquisition Corporation and acceptance of said real property subject to confirmation of the release of any and all encumbrances on the Corporation Property, and delegated authority to the Superintendent or the Superintendent's designee to execute the Public Agency Certificate of Acceptance and to do any and all things necessary to execute and deliver any and all documents which the Superintendent or the Superintendent's designee, in consultation with legal counsel, may deem necessary or advisable in order to consummate the acceptance of the Corporation Property.

Accordingly, the Chino Unified School District Land Acquisition Corporation needs to grant title to the Chino Valley Unified School District of any and all portions of the Property to which the Chino Unified School District Land Acquisition Corporation ("Corporation") currently holds title (the "Corporation Property"). Pursuant to the Corporation's Bylaws, the Corporation has the power to transfer or convey any interest it holds in real property. The Corporation can delegate authority to Chairman or the Chairman's designee to execute any and all grant deeds for the Corporation Property and to do any and all things necessary to execute and deliver any and all documents which the Chairman or the Superintendent's Chairman's designee, in consultation with legal counsel, may deem necessary or advisable in order to consummate the transfer of title of the Corporation Property to the District.

RECOMMENDATION

It is recommended the Chino Unified School District Land Acquisition Corporation approve the transfer of real property to the Chino Valley Unified School District.

FISCAL IMPACT

None.

NE:GJS:pw

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL THIS DEED
AND, UNLESS OTHERWISE SHOWN BELOW,
MAIL TAX STATEMENTS TO:

Chino Valley Unified School District
5130 Riverside Drive
Chino, California 91710
Attention: Greg Stachura, Assistant
Superintendent, Facilities, Planning & Operations
Division

This space for Recorder's use

GRANT DEED

The undersigned grantor(s) declare(s): This conveyance is exempt from the payment of a documentary transfer tax pursuant to California Revenue and Taxation Code Section 11922.	This document is being recorded for the benefit of the Chino Valley Unified School District and is exempt from the payment of a recordation fee pursuant to California Government Code Sections 27383 and 6103.
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THE UNDERSIGNED GRANTOR DECLARES:
DOCUMENTARY TRANSFER TAX is \$0.00*

- unincorporated area City of Chino Hills
Assessor's Parcel Nos. 1017-241-41-0-00.
- computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale, and

"The grantor and grantee in this conveyance are comprised of the same parties, who continue to hold the same proportionate interest in the property." California Revenue and Taxation Code 11925.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the CHINO UNIFIED SCHOOL DISTRICT LAND ACQUISITION CORPORATION, a California non-profit public benefit corporation, organized and existing under and by virtue of the laws of the State of California ("Grantor") hereby GRANT(s) to the CHINO VALLEY UNIFIED SCHOOL DISTRICT, a California unified school district, a public school district duly organized and validly existing under the Constitution and Laws of the State of California, its successors and assigns ("Grantee"), all right, title and interest of Grantor in that certain real property located in the City of Chino, County of San Bernardino, State of California and described by its legal description attached hereto as Exhibit "A," incorporated herein by this reference.

IN WITNESS WHEREOF, Grantor has executed this Grant Deed as of _____, 2021.

**CHINO UNIFIED SCHOOL DISTRICT LAND
ACQUISITION CORPORATION, ("Grantor")**

Name: _____
Andrew Cruz, Chairperson

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 SAN BERNARDINO)

On _____ before me, _____ (insert name of the officer), 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.

[Seal]

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant Deed dated as of _____, 2021, from the Chino Unified School District Land Acquisition Corporation, a California non-profit corporation, in favor of the Chino Valley Unified School District, a unified school district duly organized under the laws of the State of California (the “District”), is hereby accepted by the undersigned officer or agent on behalf of the governing board of the District, pursuant to authority conferred by resolution of the governing board of the District adopted on _____, 2021, and the grantee consents to recordation thereof by its duly authorized officer.

Dated: _____, 2021

CHINO VALLEY UNIFIED SCHOOL DISTRICT

By: _____
Norm Enfield, Ed.D., Superintendent
Secretary, Board of Education

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 SAN BERNARDINO)

On _____ before me, _____ (insert name of the officer), 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.

_____ [Seal]

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

for

Wickman Elementary School located at 16250 Pinehurst Drive, Chino Hills, CA 91709

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CHINO HILLS, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 8, [TRACT NO. 2140](#) IN THE CITY OF CHINO HILLS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN [BOOK 34 PAGE 61](#) OF MAPS, RECORDS OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT "G" OF [TRACT NO. 13295](#) FILED IN [BOOK 198 PAGES 35](#) THROUGH 44 INCLUSIVE OF MAPS, RECORDS OF SAID COUNTY, SAID CORNER BEING A POINT ON THE CURVED NORTHERLY LINE OF SOQUEL CANYON PARKWAY (SOQUEL CANYON ROAD), CONCAVE SOUTHERLY HAVING A RADIUS OF 1860.00 FEET, PER DEED RECORDED IN BOOK 88-141802, OFFICIAL RECORDS OF SAID COUNTY, A RADIAL LINE TO SAID POINT BEARS NORTH 16° 10' 24" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14° 08' 51" AN ARC DISTANCE OF 459.27 FEET; THENCE TANGENT TO SAID CURVE SOUTH 59° 40' 45" EAST 168.88 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1740.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3° 08' 50" AN ARC DISTANCE OF 95.58 FEET TO A POINT OF REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 35.00 FEET, A RADIAL LINE THROUGH SAID BEGINNING OF REVERSE CURVE BEARS SOUTH 27° 10' 25" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92° 11' 05" AN ARC DISTANCE OF 56.31 FEET;

THENCE TANGENT TO SAID CURVE NORTH 24° 59' 20" EAST 139.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 730.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31° 26' 39" AN ARC DISTANCE OF 400.63 FEET;

THENCE ALONG A LINE RADIAL TO SAID CURVE NORTH 33° 01' WEST 260.00 FEET;

THENCE NORTH 55° 03' 59" WEST 491.12 FEET TO THE EASTERLY LINE OF SAID [TRACT NO. 13295](#);

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING COURSES SOUTH 33° 21' 51" WEST 74.00 FEET;

THENCE SOUTH 61° 24' 31" WEST 45.32 FEET;

THENCE SOUTH 33° 21' 51" WEST 561.32 FEET;

THENCE SOUTH 46° 20' 00" WEST 109.74 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM AN UNDIVIDED 1/2 INTEREST IN AND TO ALL COAL, LIGNITE, PETROLEUM, NAPHTHA, OIL, GAS, ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES, EXISTING UPON, IN OR UNDER THE PROPERTY HEREIN DESCRIBED, AS RESERVED UNTIL MIDNIGHT JULY 24, 1970 IN THE DEED FROM S. P. KRAEMER, ET AL., RECORDED SEPTEMBER 13, 1945, IN [BOOK 1815, PAGE 18](#), OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THE REMAINING INTEREST IN ALL COAL, LIGNITE, PETROLEUM, ASPHALTUM, OIL, GAS, NAPHTHA, MINERALS AND OTHER HYDROCARBON SUBSTANCES (EXCEPT DECOMPOSED GRANITE) FROM SAID PROPERTY LYING BELOW A DEPTH OF 500 FEET, BUT WITHOUT THE RIGHT OF ENTRY THROUGH THE SURFACE OF THE SAID PROPERTY, TO TAKE, MARKET DRILL, OR MINE FOR THE SAME AS EXCEPTED IN THE DEED FROM HENRY REICHERT, ET UX., AND E. J. STRECKER, ET UX., RECORDED JULY 20, 1964, IN [BOOK 6193, PAGE 324](#), OF OFFICIAL RECORDS.

[APN: 1017-241-41-0-00](#)

LAND ACQUISITION CORPORATION
BOARD OF DIRECTORS ORGANIZATIONAL MEETING
December 17, 2020

MINUTES

I. OPENING BUSINESS

I.A. CALL TO ORDER

1. Roll Call

Chairperson Cruz called to order the organizational meeting of the Land Acquisition Corporation at 7:39 p.m. with Bridge, Na, Schaffer, and Cruz present in the Board room; and Gagnier present via Zoom.

I.B. COMMENTS FROM THE AUDIENCE ON ITEMS NOT ON THE AGENDA

None.

II. ACTION

II.A.1. Appointment of Secretary and Treasurer to Serve on the Board of Directors of the Land Acquisition Corporation

Andrew Cruz nominated James Na to serve as secretary. There were no other nominations and James Na was appointed. Joe Schaffer nominated Don Bridge to serve as treasurer. There were no other nominations and Don Bridge was appointed. Both will serve on the Board of Directors of the Land Acquisition Corporation for three-year terms expiring December 2023.

III. CONSENT

III.A.1. Minutes of the February 20, 2020, Land Acquisition Corporation Regular Meeting

Moved (Na) seconded (Schaffer) carried unanimously (5-0) to approve the minutes of the February 20, 2020, Land Acquisition Corporation regular meeting.

IV. ADJOURNMENT

Chairperson Cruz adjourned the Capital Facilities Corporation meeting at 7:42 p.m.

Andrew Cruz, Chairperson