

ORANGE COUNTY BOARD OF EDUCATION
Acquisition of Real Property

WHEREAS, the Orange County Board of Education ("Board") has determined that it is necessary to acquire certain real property within the County of Orange, consisting of a parcel located at Parcel Map #2012-1051 in the city of Anaheim, California for the development of proposed Community School #9 ("Project"); and

WHEREAS, the real property to be acquired ("Real Property") is more particularly described in the documents entitled "Purchase Agreement and Escrow Instructions between Karcher Partners, LLC and Orange County Board of Education" dated November 1, 2012, and amended on February 21, 2013 and March 29, 2013 ("Purchase Agreement"); and

WHEREAS, the owner of the Real Property is the Karcher Partners LLC ("Seller"); and

WHEREAS, Karcher Partners, LLC has agreed to sell the Real Property to the Board ("Buyer") on the terms, conditions and covenants as set forth in the Purchase Agreement; and

WHEREAS, the Real Property purchase price is based upon the fair market value of the Real Property as determined by expert appraisal information and data provided by an expert appraiser; and

WHEREAS, it is in the best interest of the Board to acquire said Real Property; and

WHEREAS, upon approval of this Resolution, the Board will have approved and ratified the action of Lynn April Hartline, Real Property Negotiator, in entering into the "Purchase Agreement and Escrow Instructions between Karcher Partners, LLC and the Orange County Board of Education" and executing a Certificate of Acceptance of a grant deed for the Real Property.

Now, **THEREFORE, BE IT RESOLVED** that the Orange County Board of Education finds, determines, and orders as follows:

- . The forgoing recitals are hereby adopted as true and correct.
- . The aforementioned Purchase Agreement and the execution of a Certificate of Acceptance of the grant deed for the Real Property are hereby approved and ratified.
- . The Department of Education's staff is directed and authorized to take steps necessary to acquire the Real Property and carry out the Project in accordance with said Agreements.
- . The Real Property Negotiator is authorized and directed to secure an appropriate policy of title insurance, execute any escrow instructions relating to the Agreement, any supplementary escrow instructions and agreements as necessary to carry out the provisions of this authorizing Resolution, and to approve any amendments necessary to carry out the provisions of this authorizing Resolution.

The foregoing Resolution was adopted by the Orange County Board of Education at a regular meeting of the Board on the 18th day of April, 2013, by the following vote:

AYES: Bedell, Boyd, Hammond, Parker, Williams

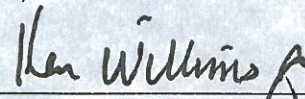
NOES:

ABSENT:

STATE OF CALIFORNIA, COUNTY OF ORANGE

I, **Dr. Ken L. Williams, President**, Board of Education of Orange County, California, hereby certify that the foregoing Resolution was duly and regularly adopted by the said Board at a regular meeting thereof held on the 18th day of April, 2013.

IN WITNESS THEREOF, I have hereunto set my hand and seal this 18th day of April, 2013.



Dr. Ken L. Williams, President
Orange County Board of Education