SAN LEANDRO UNIFIED SCHOOL DISTRICT
San Leandro, California

RESOLUTION NO. 13-15

RESOLUTION APPROVING THE SAN LEANDRO UNIFIED SCHOOL DISTRICT'S PURCHASE OF REAL PROPERTY OWNED BY GIRLS INCORPORATED OF ALAMEDA COUNTY AND APPROVING PURCHASE AND SALE AGREEMENT

WHEREAS, the San Leandro Unified School District ("District") intends to operate a school based health center ("Health Center") and needs a location to develop and operate the Health Center; and

WHEREAS, Girls Incorporated of Alameda County ("Girls Inc.") is the owner, in fee, of approximately .729 acres of improved property, including all buildings thereon located, located at 13666 East 14th Street, within Alameda County, in the City of San Leandro, California ("Property"); and

WHEREAS, District intends to acquire the Property for purposes of developing and operating a school based health center; and

WHEREAS, the District and Girls Inc. have negotiated a Purchase and Sale Agreement for the District's purchase of the Property ("PSA") attached hereto as Exhibit "A"; and

WHEREAS, pursuant to the PSA District shall pay One Million Three Hundred Thousand Dollars ($1,300,000) as the purchase price for the Property; and

WHEREAS, pursuant to the PSA Girls Inc. shall convey the Property to District in accordance with the terms and conditions of the PSA; and

WHEREAS, the purchase of the Property is conditioned on the following actions ("Conditions"):

1. **CEQA**. Completion and certification of required California Environmental Quality Act ("CEQA") analysis.

2. **Board Approval of Purchase**. Final acceptance and approval of the PSA by the District's Board of Trustees.

3. **Entitlements**. District shall obtain all required approvals for use of the Property for District purposes, including, but not limited to, the following approvals:
   a. California Department of Education approval(s), if any, for use of the Property for health care purposes;
   b. California Department of Toxics Substances Control approval(s), if any, for use of the Property for health care purposes; and
   c. CEQA document(s)/requirements with respect to environmental impacts.

4. **Title Report and Delivery of Title**. Issuance of a current title report acceptable to District and delivery of title to the Property in the condition required by the PSA, and the issuance by the Chicago Title Company of, or the irrevocable commitment to issue, the District a Title Policy.

NOW THEREFORE, BE IT RESOLVED THAT,

1. This Resolution Approving the San Leandro Unified School District's Purchase of Real Property owned by Girls Incorporated of Alameda County and Approving Purchase and Sale Agreement, is hereby approved.

2. The Purchase and Sale Agreement is approved, subject to the satisfaction of the Conditions.

3. That the District's superintendent or her designee is authorized to enter into the Purchase and Sale Agreement pursuant to the terms as indicated in the form of Purchase and Sale Agreement attached hereto as **Exhibit "A"**, subject to minor revisions approved by staff and legal counsel that do not materially alter the form of agreement approved in this Resolution and to take all steps and perform all actions necessary to execute and implement that Agreement and to take any actions deemed necessary to best protect the interests of the District.

4. Upon fulfillment of the Conditions described in the Purchase and Sale Agreement, the Superintendent or her designee is hereby authorized to accept the execute the Certificate of Acceptance and consent to the recordation of the Grant Deed conveyed by Girls Incorporated.

PASSED AND ADOPTED this 26th day of February, 2013, by the Governing Board of the San Leandro Unified School District, by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

I, _____, Secretary of the Board of Trustees of the San Leandro Unified School District of Alameda County, California, do hereby certify that the foregoing is a full, true, and correct copy of a resolution adopted by said Board at a regular meeting hereof held at this regular place of meeting on the date and by the vote stated, which Resolution is on file in the office of said Board.

_____
Secretary
San Leandro Unified School District
Board of Trustees

EXHIBIT "A"

PURCHASE AND SALE AGREEMENT