

RESOLUTION NO. 1-2021-2022

**RESOLUTION OF THE GOVERNING BOARD
OF THE TAHOE TRUCKEE UNIFIED SCHOOL DISTRICT
TO ACCEPT AGREEMENT FOR TERMINATION OF LEASES
AND QUIT CLAIM DEED**

WHEREAS, Tahoe Truckee Unified School District ("District") and CORE Construction, Inc., dba CORE Construction Management ("Developer") entered into a Facilities Lease, dated April 3, 2019, as amended ("Facilities Lease") and a Site Lease, dated April 3, 2019 ("Site Lease") for the construction of certain improvements by the Developer, known as Truckee High School Modernization project ("Project"), located at 11725 Donner Pass Road, Truckee, CA 96161 as described in Exhibit A to the Facilities Lease ("Project Site");

WHEREAS, under the terms of the Site Lease the District leased a portion of the Project Site to the Developer for the construction of the Project;

WHEREAS, under the terms of the Facilities Lease the District leased back the Project from the Developer and is obligated to make lease payments to the Developer for the lease of the Project;

WHEREAS, upon Governing Board approval of the Termination Agreement and Quit Claim Deed, the District will pay its Project obligations in full which were secured by the lease payments payable under the Facilities Lease by making its final lease payment to the Developer, and the District will have paid all other amounts due or to become due with respect to the Facilities Lease;

WHEREAS, upon such payment in full, title to the Project leased under the Facilities Lease is to vest in the District, and the Facilities Lease and the Site Lease are to terminate immediately upon such payment;

WHEREAS, the District and the Developer desire to unconditionally terminate the Facilities Lease, which pertains to the Project Site and to concurrently unconditionally terminate the related Site Lease, which also pertains to the Project Site; and

WHEREAS, the District and the Developer agree that the District has fulfilled its obligations under the Facilities Lease and that fee title to the Project and the Project Site leased thereby is to vest in the District.

NOW, THEREFORE, the Governing Board of the Tahoe Truckee Unified School District hereby finds, determines, declares, orders, and resolves as follows:

Section 1. The above recitals are true and correct.

Section 2. The District hereby accepts and approves the Termination Agreement and Quit Claim Deed terminating the Facilities Lease and the Site Lease and conveying all of Developer's right, title, and interest in the Project Site and the Project to the District.

Section 3. The District does hereby accept all of Developer's right, title, and interest in the Project Site and the Project remised, released, quitclaimed, and conveyed to the District by the Termination Agreement and Quit Claim Deed.

Section 4. The Superintendent Chief Learning Officer and the Superintendent Chief Learning Officer's designees are authorized to take all steps and sign all documents necessary to effect the intent of this resolution, including but not limited to the Termination Agreement and Quit Claim Deed and the Certificate of Acceptance of the real property and facilities located in Nevada County, California, as more particularly described in the Termination Agreement and Quit Claim Deed.

APPROVED, PASSED AND ADOPTED by the following vote of the members of the Board of Education of the Tahoe Truckee Unified School District, Placer County, State of California **August 4, 2021.**

AYES:

NOES:

ABSTAIN:

ABSENT:

Carmen Diaz Ghysels
Secretary to the Board
Tahoe Truckee Unified School District

ATTEST:

I, Gaylan Larson, Clerk to the Board of Education, do hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the Board of Education of the Tahoe Truckee Unified School District at its meeting of **August 4, 2021**, which Resolution is on file in the office of the said Board.

Gaylan Larson
Clerk to the Board of Education
Tahoe Truckee Unified School District