



2017-2018

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BOARD RESOLUTION

**OF THE CALIFORNIA ASSOCIATION FOR BILINGUAL EDUCATION
APPROVING THE SALE OF REAL PROPERTY AND AUTHORIZING RELATED ACTIONS**

WHEREAS, the California Association for Bilingual Education (CABE) owns the real property, building and other improvements located at 16033 E. San Bernardino Road, Covina, California 91722-3900 ("Covina Property"), which was previously its principal place of business; and

WHEREAS, CABE recently relocated and has determined that the Covina Property is no longer needed for its operations and that it would be in its best interest to sell it; and

WHEREAS, CABE wishes to retain Chris Johnson of Lee and Associates ("Broker"), who served as the Broker for the acquisition of the CABE's new property, to serve as the broker for the sale of the Covina Property; and

WHEREAS, in connection with the negotiation of the Broker Agreement ("Broker Agreement") for the anticipated sale of the Covina Property, CABE's Chief Executive Officer ("CEO") and the Broker have conducted preliminary investigations of comparable sales and have determined that the Covina Property could sell for an appraised price in the range of \$950,000 to \$1,050,000; and

WHEREAS, two interested potential buyers have previously approached the CEO and, in consideration of its relationship with CABE, Broker has agreed that if the Covina Property is purchased by either of those two potential buyers, Broker would charge CABE a reduced rate as described on the schedule of commissions attached to the Broker Agreement; and

WHEREAS, CABE wishes to delegate authority to the CEO sufficient to ensure that negotiations for the sale of the Covina Property, whether to one of the potential buyers identified by CABE or to any other buyer, are completed smoothly and without delay subject only to approval by CABE's Building Committee of the final price and other applicable terms of the purchase and sale agreement.

NOW, THEREFORE, IT IS RESOLVED, that CABE's CEO, Jan Gustafson Corea, is authorized and directed to enter into the Broker Agreement, substantially in the form and under the terms presented to this Board at this meeting, that all actions previously taken by the CEO and Broker in connection with the sale of the Covina Property are hereby ratified and approved, and that the CEO and Broker are hereby authorized and directed to take all additional steps necessary to secure a buyer and negotiate the terms of sale for the Covina Property, provided that the price of the building shall be no less than \$950,000 without prior approval by this Board and further provided that the final terms