

**RESOLUTION NO. 2019-026**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHINO,  
CALIFORNIA, ACCEPTING THE OFFER OF DEDICATION OF MERIDIAN  
PARK AND ALL IMPROVEMENTS THEREIN FROM KB HOME COASTAL  
INC.**

**WHEREAS**, on September 19<sup>th</sup>, 2005, the Planning Commission approved Tentative Tract Map No. 17055 and Master Site Approval 05-05, for the development of residential and park land in The Preserve Specific Plan (Project) as requested by the applicant, Brehm Communities/Pine Mill LLC (Applicant); and

**WHEREAS**, Sections 5.2.11 and 5.2.12 of the Conditions of Approval for the Tentative Tract Map No. 17055 (Conditions of Approval) provide specific requirements for the acquisition, development and dedication of park land and park improvements by the Applicant; and

**WHEREAS**, in 2006, Pine Mill LLC granted the Project property, included all its interests therein, and specifically including reimbursements payable by a municipal government, in trust to First Santa Clara Corporation as trustee as part of a Construction Deed of Trust. In May 2009, Stewart Default Services was substituted in as trustee for the Construction Deed of Trust. In November 2009, pursuant to a Trustee's Deed of Sale, Stewart Default Services granted and conveyed all of its interests in the Project property under the Construction Deed of Trust to Ursus Real Estate, Inc. In October 2010, Ursus Real Estate, Inc. granted and conveyed its interests in the Project property to KB Home Coastal Inc. Therefore, KB Home Coastal Inc., is the owner of the Project property and is successor in interest to the rights and obligations of the Applicant under Tract Map No. 17055 and Master Site Approval 05-05, including the obligation to dedicate park land and park improvements to the City and the right to be reimbursed therefor; and

**WHEREAS**, KB Home Coastal Inc. has presented the City with an executed Grant Deed conveying lots E, O, and P of Tract Map No. 17055 (the Park Land) to the City (attached to this resolution as Exhibit A); and

**WHEREAS**, KB Home Coastal Inc. has constructed certain park improvements on the Park Land (Park Improvements) and has offered to dedicate the Park Improvements to the City.

**NOW THEREFORE, BE IT RESOLVED**, by the City of Chino Council as follows:

1. The City of Chino accepts the offer of KB Homes Coastal, Inc. to convey to the City Lots E, O, and P of Tract Map No. 17055, and the City Clerk is authorized to execute the Grant Deed, attached hereto as Exhibit A, indicating acceptance by the City.
2. The City Clerk shall deliver the executed Grant Deed to the City Attorney, who shall conditionally deliver it to First American Title Insurance Company, authorizing it to be recorded when the title company commits to issue an ALTA non-extended owner's policy of title insurance showing title vested in the City, with coverage in the amount commensurate to the reimbursement agreement, and only showing those exceptions approved by the City Attorney.
3. The City of Chino accepts the Park Improvements, as described in the Recitals, conditioned on the prior recordation of the Grant Deed.

APPROVED AND ADOPTED THIS 4<sup>th</sup> day of June 2019.

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EUNICE ULLOA, MAYOR

ATTEST:

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ANGELA ROBLES, CITY CLERK

State of California)

County of San Bernardino )ss.

City of Chino)

I, ANGELA ROBLES, City Clerk of the City of Chino, do hereby certify that the foregoing Resolution was duly adopted by the City Council at a regular meeting held on the 4<sup>th</sup> day of June 2019, by the following votes:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

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ANGELA ROBLES, CITY CLERK