

**SANTA BARBARA COUNTY
BOARD AGENDA LETTER**



Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Agenda Number:
Prepared on: December 12, 2005
Department: General Services
Budget Unit: 063
Agenda Date: January 3, 2006
Placement: Administrative
Estimate Time:
Continued Item: NO
If Yes, date from:

TO: Board of Supervisors

FROM: Bob Nisbet, Director
General Services Department

**STAFF
CONTACT:** Ronn Carlentine (568-3078)
Real Property Manager

SUBJECT: Isla Vista Surplus Property Sale – Lots 31 & 32
Third Supervisorial District
Office of Real Estate Services Folios: 003492 & 003493

Recommendations:

That the Board of Supervisors:

- a) Approve the Assignment and Consent to Purchase between Jean K. Lesure and Victor Mezhvinsky, as Assignor, and Daniel Stevens, as Assignee, to allow for the assignment of Assignor's rights and interest to acquire the County owned property known as Santa Barbara County Assessor's Parcel No. 075-202-037 (Lot 31 & 32) in the sale amount of \$572,500.00 and \$580,000.00, respectively.
- b) Approve and execute the Real Property Sale Contract and Escrow Instructions between the County of Santa Barbara and Daniel Stevens for the sale of County owned property known as Santa Barbara County Assessor's Parcel No. 075-202-037 (Lot 31 & 32) which property is located along the frontage of the coastal bluffs on Del Playa Drive in Isla Vista, in the amount of \$572,500.00 and \$580,000.00, respectively.
- c) Execute the two Grant Deeds to facilitate the proposed conveyance of fee ownership of the County owned Lots 31 & 32 to Daniel Stevens pursuant to the Real Property Sale Contract and Escrow Instructions.

Alignment with Board Strategic Plan:

The recommendation(s) are primarily aligned with Goal No. 1; An Efficient Government Able to Respond Effectively to the Needs of the Community and with actions required by law or by routine business necessity.

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Executive Summary and Discussion:

On August 2, 2005, the Board in regular session opened the bid process to call for open and reading of all written bid proposals for the sale of County owned Lots 31 & 32 which are located in the 6600 block of Del Playa Drive, in Isla Vista. The Board also took oral bids that exceed the highest written proposal, which the Board accepted as the highest bid for Lots 31 & 32. The highest oral bidders were Jean L. Lesure and Victor Mezhvinsky. Lot 31 was sold for the amount of \$577,500.00 and Lot 32 was sold for the amount of \$585,000.00. The non-refundable \$10,000 deposit was made by the bidders on August 2, 2005.

Subsequent to the sale, the original bidders have offered their rights and interest to acquire Lots 31 & 32 to Daniel Stevens. In exchange, Daniel Stevens will reimburse the original bidders the non-refundable \$10,000 deposit. The County will retain the original bidders' \$10,000 deposit and apply that deposit to Daniel Stevens. Also, Daniel Stevens will close escrow on the two lots on or before January 13, 2006.

The execution of the Sale Contract will allow escrow to be opened, and the close of escrow will be on or before January 13, 2006. The execution of the Grant Deeds will convey the lots to Daniel Stevens upon the close of escrow.

Mandates and Service Levels:

No change in programs or service levels.

Fiscal and Facilities Impacts:

There are no fiscal impacts associated with this action as no County funds are being expended.

Special Instructions: After Board action, distribute as follows:

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| 1. Original Assignment and Sale Contract | Board's Official File |
| 2. Copy of (2) Original Grant Deeds | Board's Official File |
| 3. Duplicate and Triplicate Assignment and Duplicate Sale Contract and (2) Original Grant Deeds and Minute Order | Office of Real Estate Services
Attn: Ronn Carlentine, SR/WA |

NOTE: Upon the close of escrow, a copy of the recorded Grant Deeds will be sent to your office for the Clerk's file.