



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

A-9

Clerk of the Board of
Supervisors

105 E. Anapamu Street, Suite
407

Santa Barbara, CA 93101
(805) 568-2240

Department Name: Redevelopment Agency
Department No.: 993
For Agenda Of: September 7, 2010
Placement: Administrative
Estimated Tme:
Continued Item:
If Yes, date from:
Vote Requirement 3/5

TO: Board of Directors of the Santa Barbara County Redevelopment Agency
FROM: Department Michael F. Brown, Executive Director (568-3404) *[Signature]*
Director:
Contact Info: Glenn Russell, Director (568-2085) *V. Parker for*
SUBJECT: **Acceptance of Grant Deed for 761 Camino Pescadero (APN 075-020-005) Third Supervisorial District**

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: No

Other Concurrence: Risk Management

As to form: No

Recommended Actions:

That the Board of Directors accept the attached certified copy of the Grant Deed to real property conveyed from Ellen Knill, a married woman, as her sole and separate owner of the property and building located at 761 Camino Pescadero, in Isla Vista (APN 075-020-005), to the Santa Barbara County Redevelopment Agency ("RDA"), by authorizing the Clerk of the Board to sign the original "Certificate of Acceptance" attached to the certified copy of the Grant Deed.

Summary Text:

Ellen Knill, the property owner has executed the attached Grant Deed for the purpose of conveying the building and property located at 761 Camino Pescadero, in Isla Vista, to the RDA.

Background:

Section 33334.2 of the California Community Redevelopment Law (Health and Safety Code Sections 33000 et seq.) requires that twenty percent (20%) of all funds generated through redevelopment tax increment be set aside for affordable housing. The 1990 Redevelopment Plan for Isla Vista Project Area and the Isla Vista Master Plan both include policies to expand affordable housing opportunities in Isla Vista, and, specifically, to improve the supply of very low, low, and moderate income housing by rehabilitating existing housing or by constructing new housing units. This purchase is designed to further those policies.

The subject property is currently leased through June 11, 2012 to the Sigma Vista Housing Corporation. The Agency will continue the existing lease until that time or until such time as the lessee voluntarily terminates the lease agreement. In accordance with the existing lease, the Agency will collect annual rent of \$166,350 until June 11, 2011 at which time the annual rent will increase to \$171,600 until lease termination on June 11, 2012. The Agency will have the property managed by a third party management company and will acquire separate insurance on the property.

Fiscal and Facilities Impacts:

There are no facilities impacts associated with this acquisition of property.

Special Instructions:

After Board action, distribute as follows:

- 1) Certified Copy of the Grant Deed (Attention: Nathan Eady, SBC RDA)
- 2) Copy of the Certified Grant Deed (Attention: Clerk of the Board)-

Upon recordation, County staff will provide the Clerk of the Board with a recorded copy of the Grant Deed for its file and reference.

Attachments:

Attachment A- Grant Deed with attached Certificate of Acceptance

Authored by:

Nathan Eady, SBC Redevelopment Agency

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Attachment A- Grant Deed with Certificate of Acceptance

RECORDING REQUESTED BY:

Fidelity National Title Company
Escrow No.: 10-420105167-SL
Locate No.: CAFNT0942-C942-0001-0420105167
Title No.: 10-420105167-TD

**When Recorded Mail Document
and Tax Statement To:**

County of Santa Barbara Redevelopment
Agency

APN: 075-020-005

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)
Documentary transfer tax is \$

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Ellen Knill, a married woman, as her sole and separate property

hereby **GRANT(S)** to County of Santa Barbara Redevelopment Agency
the following described real property in the City of **Goleta**, County of **Santa Barbara**, State of **California**:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

DATED: August 17, 2010

State of California

County of Santa Barbara

Ellen Knill
Ellen Knill

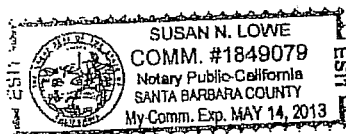
On 08-23-10 before me,
ELLEN KNILL SUSAN N. LOWE, Notary Public
(here insert name and title of the officer), personally appeared
ELLEN KNILL

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



MAIL TAX STATEMENTS AS DIRECTED ABOVE

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Escrow No.: 10-420105167-SL
Locate No.: CAFNT0942-0942-0001-0420105167
Title No.: 10-420105167-TD

EXHIBIT "A"

Parcel One:

Commencing at the intersection of the Northerly line of Pasado Road with the Easterly line of Camino del Sur, as shown upon the map of Isla Vista Tract recorded in Book 15, Pages 81, 82 and 83 of Maps, in the County of Santa Barbara, State of California, thence, along said Easterly line of Camino del Sur, North 1252.50 feet, thence, East 600 feet to a 1/2 inch iron pipe; thence, North 421.50 feet to a 1/2 inch iron pipe; thence, East 253.50 feet to the true point of beginning of the tract of land herein described;

thence, continuing East 303.51 feet to a point on the Westerly line of Ocean Terrace Tract, as shown on map of said tract recorded in Book 15, Pages 101, et seq., of Maps, from which a 1/2 inch pipe bears West 50.00 feet;

thence, South along said Westerly line 140.50 feet to the point from which a 1/2 inch survey pipe bears West 50 feet;

thence, West 303.96 feet;

thence North 140.50 feet to the true point of beginning.

Parcel Two:

A non-exclusive easement created by deed recorded March 13, 1953 as Instrument No. 4054 in Book 1137, Page 96 of Official Records; for road and public utility purposes in, on over and across the Northerly 25 feet of that portion of the Dos Pueblos Rancho in the County of Santa Barbara, State of California, described as follows:

Commencing at the intersection of the Northerly line of Pasado Road with the Easterly line of Camino del Sur as shown upon the map of Isla Vista Tract recorded in Book 15, Pages 81, 82 and 83 of Maps; thence along said Easterly line of Camino del Sur, North 1252.50 feet; thence, East 600 feet to a 1/2 inch iron pipe; thence, North 140.40 feet to a 1/2 inch pipe set at the true point of beginning of the tract of land herein described;

thence, North 140.50 feet to a 1/2 inch survey pipe;

thence, East 557.46 feet to a point on the Westerly line of Ocean Terrace Tract as shown on the map thereof recorded in Book 15, Page 101 et seq., of Maps, from which a 1/2 inch pipe bears West 50 feet;

thence, along said line South 140.50 feet to a point from which a 1/2 inch pipe bears West 50 feet;

thence, West 557.91 feet to the true point of beginning.

APN: 075-020-005

CERTIFICATE OF ACCEPTANCE

STATE OF CALIFORNIA, COUNTY OF SANTA BARBARA: SS.

THIS IS TO CERTIFY that the interest in real property conveyed by the Grant Deed dated _____, ELLEN KNILL, a married women, as her sole and separate property, as GRANTOR, to the SANTA BARBARA COUNTY REDEVELOPMENT AGENCY, a public body corporate and politic, is hereby accepted by Order of the Board of Directors of the Santa Barbara County Redevelopment Agency on _____, and the Santa Barbara County Redevelopment Agency as GRANTEE consents to recordation thereof by its duly authorized officer.

WITNESS my hand and official seal

this _____ day of _____

MICHAEL F. BROWN,
EXECUTIVE DIRECTOR

By: _____

APPROVED AS TO FORM:
DENNIS MARSHALL
COUNTY COUNSEL

By: _____