

# 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:** February 13, 2006  
**Department:** General Services  
**Budget Unit:** 063  
**Agenda Date:** March 7, 2006  
**Placement:** Administrative  
**Estimate Time:**  
**Continued Item:** NO  
**If Yes, date from:**

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**TO:** Board of Supervisors

**FROM:** Bob Nisbet, Director (560-1011)  
General Services Department

**STAFF CONTACT:** Paddy Langlands  
Assistant Director

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

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## Recommendations:

That the Board of Supervisors:

- a) Approve the Assignment and Consent to Purchase between Jean K. Lesure and Victor Mezhvinsky, as Assignor, and Enea Properties Company, LLC, 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 Enea Properties Company, LLC 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.

## 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.

## 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,

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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. During escrow, Daniel Stevens terminated escrow and did not complete the purchase of the two lots.

The execution of the Sale Contract will allow escrow to be opened. The Board's execution of the Grant Deeds will be at a later Board meeting and prior to 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 Consent to Purchase and Sale Contract  | Board's Official File  |
| 2. Duplicate and Triplicate Consent to Purchase and Duplicate Sale Contract and Minute Order | Office of Real Estate Services<br>Attn: Ronn Carlentine, SR/WA |

**NOTE:** The Office of Real Estate Services will return to the Board to execute the Grant Deeds in order to close escrow.

**Attachments:**

Consent to Purchase  
Sale Contract

**Board letter prepared by Ronn Carlentine, Real Property Manager**