



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

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

Department Name: CEO
Department No.: 990
For Agenda Of: June 17, 2008
Placement: Administrative
Estimated Tme:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Redevelopment Agency Board of Directors
FROM: Department Michael F Brown, County Executive Officer
Director:
Contact Info: Terri Maus-Nisich, Assistant County Executive Officer (x 3412)
Ron Carlentine, Real Property Manager (x 3078)
Jamie Goldstein, Deputy Director Redevelopment Agency (x 8050)
SUBJECT: Acceptance of Ownership in Real Property Located at 976 Embarcadero Del Mar,
Isla Vista (APN 075-163-017)

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Recommended Actions:

That the Board of Directors of the Redevelopment Agency (Agency) accept ownership of the real property located at 976 Embarcadero Del Mar, in Isla Vista (Property), which is being purchased from Saint Athanasius Orthodox Church (Church), a California non-profit corporation; by authorizing the Clerk to execute the Certificate of Acceptance attached to the Certified Copy of the Grant Deed.

Summary Text:

Upon approval by the Board of Directors on May 6, 2008, the Agency entered into escrow for the purchase of the Property with Saint Athanasius Orthodox Church; with Chicago Title Company as the escrow agent. The Certificate of Acceptance will be deposited into that escrow account and recorded with the Grant Deed at the close of escrow. A certified copy of the Grant Deed is included herewith as an attachment. The close of escrow is estimated to be July 8, 2008.

Background:

The Property, including the approximately 3,600 square foot church facility, is located within the Embarcadero Loop in downtown Isla Vista. The site is surrounded by public park land, and borders the Isla Vista Neighborhood Clinic property, which is currently in escrow. Acquisition of the nearby Union Oil property at 881 Embarcadero Del Mar was also approved recently by the County Board of Supervisors and Redevelopment Agency Board of Directors. The acquisition of these three key sites in the downtown area of Isla Vista will greatly assist the Agency in implementing the goals and directives of the Isla Vista Redevelopment Plan.

Upon the close of escrow, the Church will enter into a leaseback agreement for the site with the Agency, and the Church will continue to provide worship services to the local community while a new church facility is being planned and constructed in the Goleta area. A two-year lease, with two one-year options to extend the term was approved concurrently with the Purchase Contract. After the proposed four year lease-back period to the Church, the site may potentially be used for parking to facilitate redevelopment projects and/or the expansion of open space.

Fiscal Analysis:

The acquisition will be funded entirely by the Agency and will have no impact on the General Fund. The Agency's adopted FY 07/08 Budget describes a proposed debt issuance to fund this and other Redevelopment initiatives. The terms of the Real Property Sale Contract include a provision making the close of escrow contingent on the availability of funds.

Special Instructions:

After Board action, please distribute as follows:

Document	Location
Certified copy of Grant Deed, and certified copy of Certificate of Acceptance	Board's Official File
Original Certified Copy of Grant Deed, with original Certificate of Acceptance	Office of Real Estate Services Attn: Don Grady

Attachments:

Certificate of Acceptance
Certified Copy of Grant Deed

Authored By:

Don Grady, Office of Real Estate Services

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 June 4, 2008, from SAINT ATHANASIUS ORTHODOX CHURCH, a California non-profit public benefit corporation, as Grantor, to the SANTA BARBARA COUNTY REDEVELOPMENT AGENCY, a public body corporate and politic, as Grantee, 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 consents to recordation thereof by its duly authorized officer.

WITNESS my hand and official seal

this _____ day of _____, _____

MICHAEL F. BROWN
CLERK OF THE BOARD and
Ex Officio Clerk of the Board of
Directors of the Santa Barbara
County Redevelopment Agency

Deputy Clerk

RECORDING REQUESTED BY:
COUNTY OF SANTA BARBARA

WHEN RECORDED RETURN TO:

County of Santa Barbara
Department of General Services
Office of Real Estate Services
1105 Santa Barbara Street
Santa Barbara, CA 93101

No Fee per Cal. Gov. Code 6103

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Assessor's Parcel Numbers: 075-111-017

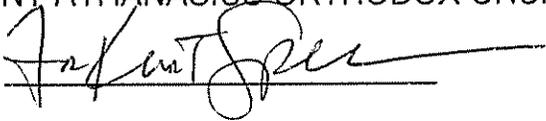
GRANT DEED

For valuable consideration, SAINT ATHANASIUS ORTHODOX CHURCH, a California non-profit corporation, hereby grants to the SANTA BARBARA COUNTY REDEVELOPMENT AGENCY, a body corporate and public, fee title to all of that certain real property located in the unincorporated area of the County of Santa Barbara, California, more particularly described in Attachment "1" hereto, incorporated herein by this reference.

IN WITNESS WHEREOF, SAINT ATHANASIUS ORTHODOX CHURCH, a California non-profit corporation, has executed this Grant Deed on the 4TH day of JUNE, 2008.

GRANTOR

SAINT ATHANASIUS ORTHODOX CHURCH

By: 

Fr. Kurt Speier

Name

SENIOR PASTOR

Title

State of California)
County of Santa Barbara)



On JUNE 4, 2008 before me,
ANNA ORTIZ WINES, Notary Public (here insert name and title of the officer),
personally appeared Kurt Speier**,
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  (Seal)

Escrow No.: 08-77602610-LC
Locate No.: CACTI7742-7742-4776-0077602610
Title No.: 08-77602610-KJ

EXHIBIT "A"

PARCEL ONE:

Lots 4 and 5 of the Orr Commercial Center, in the County of Santa Barbara, State of California, as per map recorded in Book 40, at Page 55 of Maps, in the office of the County Recorder of said County.

The exterior boundaries thereof being described as follows:

Beginning at the Northwestern corner of Lot 5 of the Orr Commercial Center, in the County of Santa Barbara, State of California, as per map recorded in Book 40, Page 55 of Maps in the office of the County Recorder of said County, said corner also being on the Easterly right of way line of Embarcadero Del Mar and at the beginning of a curve concave to the North having a radius of 215.00 feet, which curve is also tangent to the Easterly line of Embarcadero De Mar; thence Southeasterly 225.14 feet along said curve (through an angle of 60° 00' 00") to a point on the Northerly right of way line on Trigo Road, said point also being the Southeasterly corner of Lot 4 of said map; thence N 30° 00' 00" E 215.00 feet along the Southeasterly boundary line of said Lot 4 to a point, said point being the common lot corner of said Lots 4 and 5 and said point also being the center of the circle of which said curve is an arc of the circumference; thence West 215.00 feet along the Northerly boundary line of said Lot 5 to the point of beginning.

EXCEPTING therefrom an undivided one-half interest in all oil, gas and other hydrocarbon substances, in and under said land, as reserved by deed from James D. Crawford, et ux., to Matt Orr, a widower, recorded October 20, 1944 in Book 626, Page 322 of Official Records, which deed provides as follows:

"Together with the right of entry to develop and remove said substances".

PARCEL TWO:

A non-exclusive right of way for road and public utility purposes along that portion of "Athletic Park" as shown on the Map of Ocean Terrace Tract, recorded in Book 15, Pages 101, 102 and 103 of Maps, in the office of the County Recorder of said County, and that portion of the Orr Commercial Center above mentioned, described as a whole as follows:

Beginning at a point on the Northerly line of said "Athletic Park", a distant 200 feet Westerly of the West line of Embarcadero Del Norte, as shown on said map, said point being the Northwest corner of the land described in the deed from Matt Orr, et al., to J.R. Pinkham, et ux., recorded February 1, 1956 as Instrument No. 1894 in Book 1359, Page 105 of Official Records; thence Southerly along the Westerly line of the land described in said deed to Pinkham and the Southerly prolongation thereof, a distance of 265.31 feet to the beginning of a curve to the left having a radius of 20 feet and a delta of 41° 24' 30" thence along the arc of said curve, Southerly for a distance of 14.45 feet to the beginning of a reverse curve to the right having a radius of 40.00 feet and a delta of 262° 49'; thence along the arc of said reverse curve, Southerly, Westerly and Northerly for a distance of 183.47 feet to the beginning of a reverse curve to the left having a radius of 20.00 feet and a delta of 41° 24' 30"; thence Northerly along the arc of said curve, 14.45 feet; thence Northerly along a line parallel with and 50 feet Westerly of the first course of this right of way, measured at right angles thereto, 265.31 feet to the Northerly line of "Athletic Park"; thence Easterly along said Northerly line 50.00 feet to the point of beginning.

Excepting from said Parcel Two that portion thereof included within the lines of said Parcel One.

PARCEL THREE:

A private driveway easement, for ingress and egress over, upon or on the Southerly 10 feet of Lot 6 of Orr Commercial Center as said easement is described in easement agreement recorded September 17, 1962 as Instrument No. 38929 in Book 1952, Page 408 of Official Records, in the office of the County Recorder of said County.

APN: 075-163-17