



County of Santa Cruz

DEPARTMENT OF PUBLIC WORKS - REAL PROPERTY DIVISION

701 OCEAN STREET, ROOM 410, SANTA CRUZ, CA 95060-4070
(831) 454-2331 FAX (831) 454-2385 TDD (831) 454-2123

THOMAS L. BOLICH
DIRECTOR OF PUBLIC WORKS

SCOTT C. LOICHINGER
CHIEF REAL PROPERTY AGENT

AGENDA: AUGUST 7, 2001

June 30, 2001

SANTA CRUZ COUNTY BOARD OF SUPERVISORS
701 Ocean Street
Santa Cruz, California 95060

SUBJECT: PROPOSED ACQUISITION APN 008-323-04, 12 & 18 - 303 WATER STREET, SANTA CRUZ, FOR OFFICE SPACE

Members of the Board:

As previously directed by your Board, the Real Property Division has reached agreement with the owner of the above referenced property. The proposed acquisition is located on the north side of Water Street across from the County Building. An independent appraisal was made for the County with an indicated value of \$2,195,000.00. Mr. Lewis Hutchins, the owner of the property, had the property listed for \$2,295,000.00 and received a full fair market offer at the listed price. Mr. Hutchins has agreed to sell the property to the County for \$2,295,000.00.

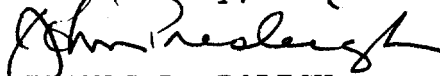
As your Board is aware, the County presently leases 7,441 square feet of the 13,597 square feet of office space for the Probation Department. County ownership of this building would be in the best interest of the County and would provide a positive cash flow based on an analysis of costs and revenue. The building is ideally located in close proximity to the County Building, Courthouse and Main Jail.

Financing for this building was included in the Certificates of Participation Issue authorized by your Board at the conclusion of 2001-02 Final Budget Hearings in June. The County Administrative Office will be reporting on the Certificates of Participation Issue on August 21, 2001.

SANTA CRUZ COUNTY BOARD OF SUPERVISORS
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It is therefore recommended that the Board of Supervisors adopt the attached Resolution of Intention to Purchase Real Property, and direct the Clerk of the Board to advertise the required public hearing during the morning's agenda (which begins at 9:00 a.m.) on August 28, 2001.

Yours truly,


for THOMAS L. BOLICH
Director of Public Works

RECOMMENDED FOR APPROVAL:



County Administrative Officer

Copy to: County Counsel
Public Works

scl
Attachments

FOR TAX PURPOSES ONLY

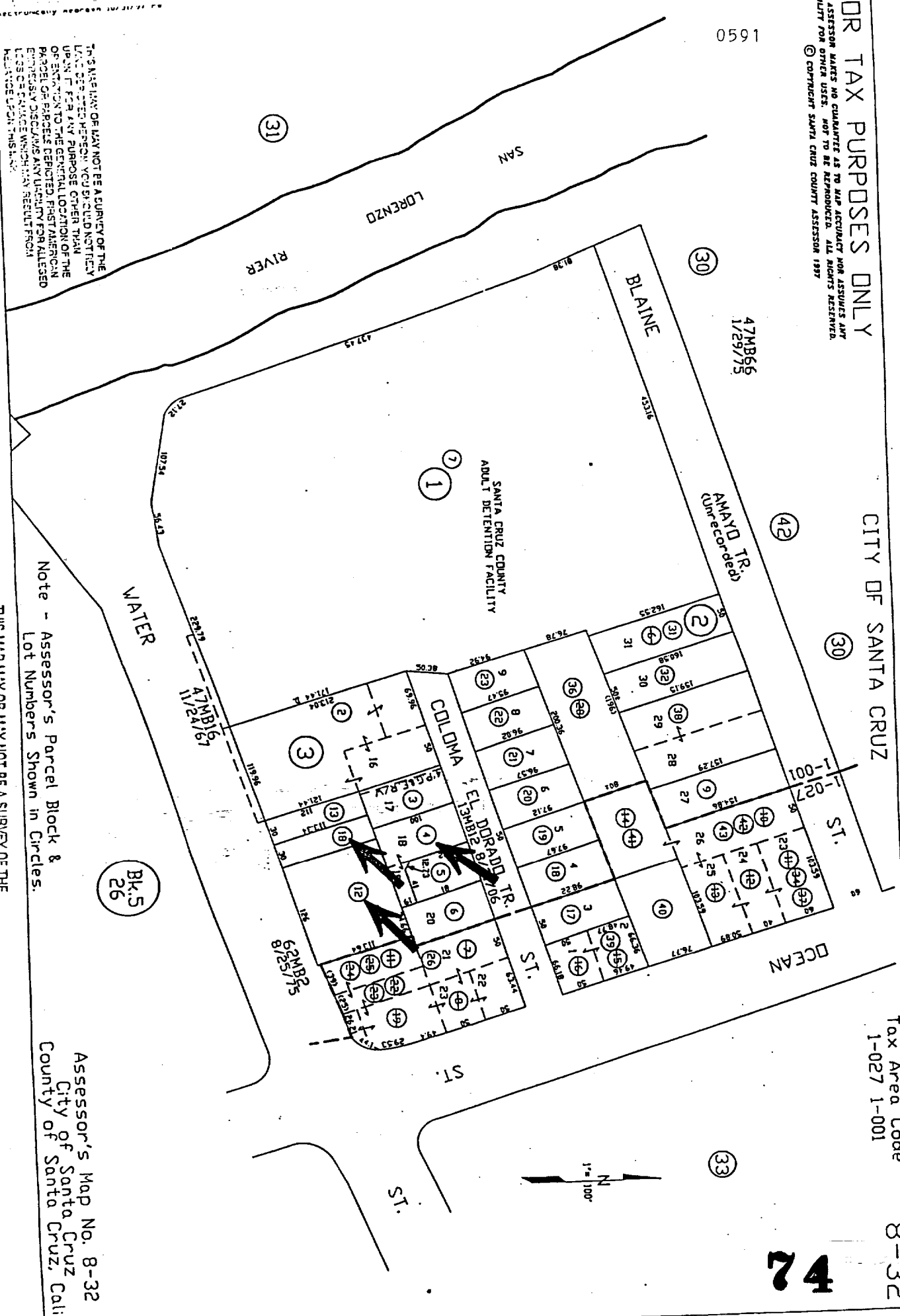
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CITY OF SANTA CRUZ

Tax Area Code
1-027 1-001

8-32

0591



THIS MAP MAY OR MAY NOT BE A SURVEY OF THE LAND DEPICTED HEREON. YOU SHOULD NOT RELY UPON IT FOR ANY PURPOSE OTHER THAN OF INFORMATION TO THE GENERAL LOCATION OF THE PARCELS OR PARCELS DEPICTED. FIRST AMERICAN EXPRESSLY DISCLAIMS ANY LIABILITY FOR ALLEGED LOSSES OR DAMAGES WHICH MAY RESULT FROM RELIANCE UPON THIS MAP.

Note - Assessor's Parcel Block & Lot Numbers Shown in Circles.

Assessor's Map No. 8-32
City of Santa Cruz
County of Santa Cruz, California

THIS MAP MAY OR MAY NOT BE A SURVEY OF THE LAND DEPICTED HEREON. FIRST AMERICAN EXPRESSLY DISCLAIMS ANY LIABILITY FOR LOSS OR DAMAGE WHICH MAY RESULT FROM RELIANCE ON THIS MAP EXCEPT TO THE EXTENT COVERAGE FOR SUCH LOSS OR DAMAGE IS EXPRESSLY PROVIDED BY THE TERMS AND PROVISIONS OF THE TITLE INSURANCE POLICY, IF ANY, TO WHICH THIS MAP IS ATTACHED.

BEFORE THE BOARD OF SUPERVISORS
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

RESOLUTION NO. _____

On the motion of Supervisor
duly seconded by Supervisor
the following resolution is adopted:

**RESOLUTION OF INTENTION TO PURCHASE
REAL PROPERTY THE PRICE OF WHICH IS OVER \$25,000**

WHEREAS, The County of Santa Cruz has need to acquire real property for additional office space.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that the Board of Supervisors hereby declares its intention to purchase real property pursuant to Government Code Section 25350, the purchase price of which is over \$25,000.00, to wit: Assessor's Parcel No. 008-323-04, 12 & 18 located as 303 Water Street, in the City of Santa Cruz, being more particularly described in Exhibit "A" attached hereto, and by this reference made a part hereof.

BE IT FURTHER RESOLVED AND ORDERED that the name of the vendor is Lewis D. Hutchins and the purchase payment shall be \$2,295,000.00.

BE IF FURTHER RESOLVED AND ORDERED that this Board shall hold a public hearing on Tuesday, August 28, 2001, during the morning's agenda (which begins at 9:00 a.m.) in the Board of Supervisors meeting room, 701 Ocean Street, Santa Cruz, California to consider the purchase.

BE IT FURTHER RESOLVED AND ORDERED that the Clerk of the Board be and is hereby ordered to publish notices of intention to purchase real property pursuant to Government Code Section 6063.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz, State of California, this _____ day of _____, 2001, by the following vote:

AYES: SUPERVISORS
NOES: SUPERVISORS
ABSENT: SUPERVISORS

Chairperson of said Board

ATTEST: _____
Clerk of said Board

Approved as to form:

 7-27-01

Chief Assistant County Counsel

74 Distribution: CAO, County Counsel, Public Works

EXHIBIT "A"

0593

Order No. 176091-2

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SANTA CRUZ, CITY OF SANTA CRUZ AND IS DESCRIBED AS FOLLOWS:

BEING ALL OF LOT 18 AND A PART OF LOT 19 AS THE SAME ARE SHOWN ON MAP ENTITLED, "MAP OF THE EL DORADO TRACT", FILED AUGUST 21, 1906, IN VOLUME 13 OF MAPS, AT PAGE 12, SANTA CRUZ COUNTY RECORDS AND BEING A PART OF LOT DESIGNATED "KENYON 1.150 ACRES" ON OFFICIAL MAP "B" OF THE FORMER TOWN NOW CITY OF SANTA CRUZ AND BEING A COMPOSITE PARCEL MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE MOST NORTHERN CORNER OF SAID LOT 18; THENCE FROM SAID POINT OF BEGINNING ALONG THE NORTHWESTERLY BOUNDARY OF SAID LOT SOUTH $71^{\circ} 53' 30''$ WEST 50.00 FEET TO THE WESTERN CORNER THEREOF; THENCE ALONG THE SOUTHWESTERN BOUNDARY OF LOT 18 SOUTH $18^{\circ} 06' 30''$ EAST 100.00 FEET TO THE SOUTHERN CORNER THEREOF ON THE NORTHWESTERN BOUNDARY OF SAID LOT DESIGNATED "KENYON 1.150 ACRES"; THENCE ALONG SAID LAST MENTIONED BOUNDARY SOUTH $71^{\circ} 53' 30''$ WEST 21.32 FEET TO THE MOST WESTERN CORNER OF LANDS DESCRIBED AS PARCEL THREE IN DEED CONVEYING LANDS TO ROBERT I. SEIBERT AND ANN W. SEIBERT, HIS WIFE, RECORDED DECEMBER 28, 1964 IN BOOK 1666, OF OFFICIAL RECORDS, AT PAGE 147, SANTA CRUZ COUNTY RECORDS; THENCE ALONG THE SOUTHWESTERN BOUNDARY OF SAID PARCEL THREE SOUTH $18^{\circ} 00'$ EAST 113.34 FEET TO THE NORTHERN SIDE OF WATER STREET AS IT EXISTS IN 1975; THENCE ALONG SAID LAST MENTIONED BOUNDARY NORTH 72° EAST 156.00 FEET TO THE NORTHEASTERN BOUNDARY OF LANDS DESCRIBED AS PARCEL SIX IN SAID DEED CONVEYING LANDS TO SEIBERT; THENCE ALONG SAID LAST MENTIONED BOUNDARY, NORTH $18^{\circ} 00'$ WEST 113.64 FEET TO THE MOST NORTHERN CORNER OF SAID PARCEL SIX; THENCE ALONG THE NORTHWESTERN BOUNDARY OF SAID PARCEL SIX, SOUTH $71^{\circ} 53' 30''$ WEST 34.66 FEET TO THE MOST EASTERN CORNER OF SAID LOT 19; THENCE ALONG THE NORTHERN BOUNDARY OF LANDS DESCRIBED AS PARCEL ONE IN SAID DEED CONVEYING LANDS TO SEIBERT, NORTH $18^{\circ} 06' 30''$ WEST 19.00 FEET; THENCE SOUTH $71^{\circ} 53' 30''$ WEST 41.00 FEET; THENCE NORTH $63^{\circ} 06' 30''$ WEST 12.73 FEET; THENCE CONTINUING ALONG THE NORTHERN BOUNDARY OF SAID PARCEL ONE NORTH $18^{\circ} 06' 30''$ WEST 72.00 FEET, TO THE PLACE OF BEGINNING.

BEARINGS ARE BASED ON NORTH 72° EAST ON THE NORTHERN LINE OF WATER STREET AS DEFINED BY MONUMENTS SHOWN ON SURVEY MAP, "AMENDED RECORD OF SURVEY MAP OF THE LANDS OF GEORGE H. MOYER, SR., ET UX.", FILED IN VOLUME 35 OF MAPS, AT PAGE 25, SANTA CRUZ COUNTY RECORDS.

A.P. No.: 008-323-04, 12 AND 18