RESOLUTION
OF THE GOVERNING BOARD OF THE
SANTA BARBARA COMMUNITY COLLEGE DISTRICT
COUNTY OF SANTA BARBARA
STATE OF CALIFORNIA

RESOLUTION OF INTENTION TO SELL REAL PROPERTY AND CALLING FOR SEALED BIDS

WHEREAS, Section 16051 of the Education Code of the State of California authorizes the Governing Board of any school district to sell any real property belonging to said district which is not or will not be needed by the district for school classroom buildings at the time of delivery of title or possession; and

WHEREAS, the SANTA BARBARA COMMUNITY COLLEGE DISTRICT is the owner of certain real property hereinafter described; and

WHEREAS, the Board of Trustees of the SANTA BARBARA COMMUNITY COLLEGE DISTRICT is desirous of selling the hereinafter described property; and

WHEREAS, it appears to be in the best interest of said school district and the public that said property be sold to the highest responsible bidder, pursuant to the provisions of Sections 16051 et seq. of the Education Code of the State of California;

NOW, THEREFORE, the Board of Trustees of the SANTA BARBARA COMMUNITY COLLEGE DISTRICT does hereby resolve, determine and order as follows:

1. This Board hereby declares its intention to sell to the highest bidder the real property hereinafter described and states that it will hold a public meeting on March 15, 1975 at 4:00 p.m. of such day at the Board Room, 721 Cliff Drive, Santa Barbara, for a public hearing on said matter, at which time and place sealed proposals to purchase said property will be received and considered.

2. The property hereinafter described is owned by the SANTA BARBARA COMMUNITY COLLEGE DISTRICT and is not now and will not be needed by the District for school classroom buildings at the time of delivery of title or possession. Said real property consists of real property which shall hereinafter be referred to as the Parcel. The real property referred to in this resolution is more particularly described in Exhibit "A" attached to this resolution. Exhibit "A" is by this reference expressly made a part of this resolution.

Enclosure #8
Item 5.2-0
2-13-75
3. The minimum price and the terms on which the Parcel will be sold are as follows:
   a) The minimum price shall be $30,000.00.
   b) The terms of payment shall be $30,000.00 cash to be paid into the escrow hereinafter provided for, or a similar consideration, as an offset, to be applied to a lease of property approved by the Board of Trustees.
   c) Upon payment of the full purchase price specified in (b) above, the Governing Board of the SANTA BARBARA COMMUNITY COLLEGE DISTRICT shall execute and deliver to the Buyer a grant deed conveying the Parcel to Buyer, subject to all encumbrances, taxes, conditions, restrictions, reservations, easements, rights and rights of way of record, if any.
   d) The Buyer will pay the cost of a policy of title insurance, if such policy is desired, and shall pay the cost of recording the deed and all costs of escrow.
   e) The Buyer will be delivered possession of the Parcel at the close of the escrow hereinafter provided for; provided, however, that the Buyer may have immediate access to said Parcel for the purpose of making inspections, surveys and engineering studies.
   f) Each bid for the Parcel must be accompanied by a certified or cashier’s check in the amount of 10% of the bid and made payable to the Board of Trustees of the SANTA BARBARA COMMUNITY COLLEGE DISTRICT; said check shall be forfeited to said Board should the bidder fail to deposit the balance of the purchase price required for the Parcel within 30 days after the successful bidder is notified that his bid has been accepted.

4. The SANTA BARBARA COMMUNITY COLLEGE DISTRICT will not pay any real estate commission for the sale of the Parcel.

5. The bid shall be submitted on the form prepared by the District, copies of which may be obtained at the Office of the Superintendents of the SANTA BARBARA COMMUNITY COLLEGE DISTRICT, Room A-150, 721 Cliff Drive, Santa Barbara, California.
6. The sale of the Parcel shall be consummated through an escrow to be opened at Safeco Title Insurance Co. immediately upon acceptance by the Board of the highest bid. The escrow shall be for 20 days. All documents and payments required of the Buyer and Seller shall be delivered into such escrow.

7. The final acceptance by the Board may be made either at the time of the public meeting to be held on March 13, 1975, or at any adjourned session of the same meeting held within 10 days following such meeting.

8. Before accepting any written proposal, the Board shall call for oral bids. If, upon the call for oral bidding, any responsible person offers to purchase said property, upon the terms and conditions specified herein for purchase, for a price which exceeds by at least 5% the highest written proposal, then the oral bid which is the highest shall be finally accepted. Final acceptance shall not be made, however, until the oral bid is reduced to writing and signed by the Bidder.

9. The Governing Body may at the session, if it deems such action to be for the best public interest, reject any and all bids, either written or oral, and withdraw the Parcel from sale.

10. The Clerk of this Board is hereby directed to post copies of this resolution, signed by the Board or by a majority thereof, in three public places in the District not less than 15 days before the date of the meeting provided for in paragraph 1 of this resolution, and to publish a notice of the adoption of said resolution and of the time and place of holding the meeting, not less than once a week for three successive weeks before the date of said meeting in the Santa Barbara News Press, a newspaper of general circulation published in the District.
PASSED AND ADOPTED by the BOARD OF TRUSTEES of the SANTA BARBARA COMMUNITY
COLLEGE DISTRICT of the County of Santa Barbara, State of California, this
13th day of February, 1975, by the following vote:

Ayes: Mrs. Alexander, Mrs. Gutshall, Dr. Dobbs
      Mr. Frank, Mr. Garvin, Mrs. Powell

Noes: None

Absent: Mr. Wells

[Signatures]

MRS. KATHRIN O. ALEXANDER President

MRS. ANN GUTSHALL Vice-President

DR. JOE W. DOBBS Member

MR. SIDNEY R. FRANK Member

MR. JAMES R. GARVIN Member

MRS. JOYCE M. POWELL Member

(absent)

MR. BENJAMIN P. J. WELLS Member
That portion of that certain parcel of land conveyed to the State of California by deed recorded December 3, 1954, in Volume 1284 of Official Records, at page 222, records of said County described as follows:

Beginning at the northwesterly terminus of course numbered (2) described in said deed; thence (a) along courses (3) through (6) described in said deed to the southeasterly terminus of said course (6); thence (b) along the southeasterly prolongation of course (6), S. 34°23'25" E., 45.00 feet; thence (c) from a tangent that bears S. 55°34'32" W., along a curve to the left with a radius of 6,040 feet, through an angle of 02°02'32", for a distance of 215.29 feet; thence (d) S. 53°32'00" W., 191.05 feet; thence (e) N. 45°35'00" W., 86.97 feet to the point of beginning.

Containing 1.85 acres more or less.

Excepting and reserving unto the State of California a 20 foot wide easement for drainage purposes and incidents thereto, lying 10 feet on each side of the following described line:

Beginning at a point that bears N. 41°30'00" E., 60.23 feet from the southwesterly terminus of course numbered (4) described in said deed, thence (1) N. 76°16'22" E., 208.36 feet; thence (2) tangent to last described course along a curve to the right, with a radius of 700 feet, through an angle of 29°14'17", for a distance of 51.08 feet; thence (3) S. 76°04'43" E., 80.00 feet more or less to an intersection with course numbered (c) above, said intersection being 75 feet more or less southwesterly from the northeasterly terminus of said course (c). The side lines of said 20 foot easement shall be extended or shortened to meet course numbered (a) described above, and course numbered (4) described in said deed.