

M E M O

To: Board of Directors

From: District Manager

Subject: Property Purchase Agreement, APN 81-204-03 and -07

Date: October 28, 2005

RECOMMENDATION:

It is recommended that the Board of Directors review this memo and approve the attached resolution which authorizes the purchase of the subject property.

BACKGROUND:

Your Board directed staff to negotiate a proposed Property Purchase Agreement for APN 81-204-03 and -07, generally located along Highway 9 and Flat Street, Boulder Creek. See Attachment 1. The property is presently owned by Melva Johnson, Trustee.

The two (2) subject parcels contain approximately 28,800 Square Feet (14,400 SF per parcel). The parcel fronting on Highway 9 is improved with a three story multi-tenant office building constructed in 1977. The office building contains approximately 8,300 SF. The easterly parcel is currently vacant. The northerly boundary of the property proposed for acquisition is contiguous with the parcels the District purchased in June 2004. The District's proposed use of the property would be for a central District Administration and Operations Facility.

District staff has negotiated a proposed Property Purchase Agreement for the subject parcels.

The terms of the proposed sale are as follows:

- 1) Purchase Price \$1,500,000.00.
- 2) All cash offer.
- 3) Contingent upon a phase one environmental survey report.
- 4) Buyer agrees to continue month-to-month rental agreements for existing tenants for a minimum of six (6) calendar months after Close of Escrow.

It is recommended that the Board of Directors review this memo and approve the attached resolution which authorizes and directs the District Manager to execute any and all pertinent documents relative to the purchase of APN 81-204-03 and -07.

James Mueller
District Manager

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SAN LORENZO VALLEY WATER DISTRICT

RESOLUTION NO. (05-06)

**SUBJECT: PROPERTY PURCHASE AGREEMENT
APN 81-204-03 AND -07**

WHEREAS, San Lorenzo Valley Water District has negotiated a proposed Property Purchase Agreement for APN 81-204-03 and -07, generally located at 12788 Highway 9, Boulder Creek, California; and

WHEREAS, the District desires to complete the purchase of said property;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the San Lorenzo Valley Water District that the District Manager is hereby authorized and directed to execute any and all pertinent documents relative to the purchase of APN 81-204-03 and -07.

FURTHER, BE IT RESOLVED that the District Manager is hereby authorized and directed to record the Grant Deed on behalf of the San Lorenzo Valley Water District.

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PASSED AND ADOPTED by the Board of Directors of the San Lorenzo Valley Water District, County of Santa Cruz, State of California, on the 3rd day of November, 2005, by the following vote of the members thereof:

AYES:

NOES:

ABSENT:

District Secretary
San Lorenzo Valley Water District

