

**Agenda Item A.1**  
**ADMINISTRATIVE ACTION**  
**Meeting Date: December 11, 2017**

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**A.1 Approval of January 25, 2017 Oversight Board Meeting Minutes**

**SPECIAL MEETING  
OF THE  
OVERSIGHT BOARD OF THE  
GOLETA RDA SUCCESSOR AGENCY**

**WEDNESDAY, JANUARY 25, 2017**

10:00 A.M. – 11:00 A.M.  
City Hall  
130 Cremona Drive, Suite B  
Goleta, California

***Board Members***

Vyto Adomaitis, Vice Chair  
Mona Miyasato, Board Member  
Tom Alvarez, Board Member

Dan Eidelson, Board Member  
Vacant, Board Member  
Conrad Tedeschi, Board Member  
Kathleen Trepa, Board Member

***Selected By:***

Mayor, City of Goleta  
SB County Board of Supervisors (“BOS”)  
BOS, acting as Board of Directors of the  
SB County Fire Protection District  
BOS, Member of the Public Appointee  
Chancellor of California Community Colleges  
SB County Superintendent of Schools  
Mayor, City of Goleta

**CALL TO ORDER**

The meeting was called to order at 10:00 a.m.

**ROLL CALL**

Present: Vice Chair Adomaitis, Board Members Miyasato, Eidelson, Tedeschi and Trepa.

Absent: Board Member Alvarez.

Staff Present: Jaime Valdez, Economic Development Coordinator; James Casso, Casso & Sparks, LLP, and Liana Campos, Deputy City Clerk.

**PUBLIC FORUM**

Speakers:  
None

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**A. ADMINISTRATIVE ACTIONS**

None

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**B. DISCUSSION/ACTION ITEMS**

**B.1 Selection of Oversight Board Chairperson (Valdez)**

Recommendation:

- A. Select a Chairperson from among the Members of the Goleta RDA Successor Agency

Staff Speaker:

Jaime Valdez, Economic Development Coordinator.

MOTION/NO: Board Member Miyasato to select Board Member Eidelsen as  
SECOND Chairperson.

MOTION/NO: Board Member Eidensen to select Vice Chair Adomaitis as  
SECOND Chairperson.

NO VOTE TAKEN

MOTION/NO: Board Member Miyasato to select Board Member Eidelsen as  
SECOND Chairperson.

VOTE: Approved the following voice vote: Ayes: Vice Chair Adomaitis,  
Board Members Eidelson, Miyasato, Tedeschi and Trepa. Noes:  
None. Absent: Board Member Alvarez.

**B.2 Administrative Budget and Recognized Obligation Payment Schedule for July 1, 2017 to June 30, 2018 (ROPS 17-18) (Valdez)**

Recommendations:

- A. Adopt Resolution No.17-\_\_ entitled "A Resolution of the Oversight Board of the Goleta RDA Successor Agency, Approving the Successor Agency's Administrative Budget for the Period July 1, 2017 to June 30, 2018, Pursuant to Health and Safety Code Sections 34177(j) and (o)."
- B. Adopt Resolution No.17-\_\_ entitled "A Resolution of the Oversight Board of the Goleta RDA Successor Agency, Approving a Recognized Obligation Payment Schedule for the Period July 1, 2017 to June 30, 2018, Pursuant to Health and Safety Code Sections 34177(l) and (o)."

Staff Speaker:  
Jaime Valdez, Economic Development Coordinator.

MOTION: Board Member Trepas/Board Member Tedeschi to adopt Resolution No.17-01 entitled "A Resolution of the Oversight Board of the Goleta RDA Successor Agency, Approving the Successor Agency's Administrative Budget for the Period July 1, 2017 to June 30, 2018, Pursuant to Health and Safety Code Sections 34177(j) and (o)."

VOTE: Approved the following voice vote: Ayes: Chair Eidelsen, Vice Chair Adomaitis, Board Members Miyasato, Tedeschi and Trepas. Noes: None. Absent: Board Member Alvarez.

MOTION: Board Member Trepas/Board Member Tedeschi to adopt Resolution No.17-02 entitled "A Resolution of the Oversight Board of the Goleta RDA Successor Agency, Approving a Recognized Obligation Payment Schedule for the Period July 1, 2017 to June 30, 2018, Pursuant to Health and Safety Code Sections 34177(l) and (o)."

VOTE: Approved the following voice vote: Ayes: Chair Eidelsen, Vice Chair Adomaitis, Board Members Miyasato, Tedeschi and Trepas. Noes: None. Absent: Board Member Alvarez.

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**C. BOARD MEMBER COMMENTS**

**D. ADJOURNMENT AT 10:40 A.M.**

**Agenda Item B.1**  
**DISCUSSION/ACTION ITEM**  
**Meeting Date: December 11, 2017**

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**TO:** Members of the Oversight Board of the Goleta RDA Successor Agency

**FROM:** Jaime Valdez, Economic Development Coordinator

**SUBJECT:** Consideration of the City of Goleta's Offer to Purchase Successor Agency's 170 S. Kellogg Avenue Property APN 071-090-090

**RECOMMENDATION:**

- A. Approve the City of Goleta's offer to purchase the Goleta RDA Successor Agency's vacant Hollister/Kellogg parcel located on the eastern side of South Kellogg Avenue north of Hollister Avenue, identified as Assessor's Parcel Number 071-090-090 (the "Property") with a street address of 170 S. Kellogg Avenue, in the amount of \$775,000, the fair market appraised value as of November 16, 2017, with deed restrictions that:
- i. Obligate the City to use the Property as a public park.
  - ii. Obligate the City to construct the Hollister/Kellogg Park Project.
  - iii. Obligate the City to fund and perform the ongoing operations and maintenance for the Hollister/Kellogg Park.
- B. Direct staff to submit any required documents, including a quitclaim deed, to the California Department of Finance ("DOF").
- C. Adopt Resolution No.17-\_\_ entitled "A Resolution of the Oversight Board of the Goleta RDA Successor Agency, Approving and Directing the Disposal of Property Owned by the Former Redevelopment Agency for the City of Goleta [170 South Kellogg Avenue—Assessor's Parcel Number 071-090-090]."

**BACKGROUND:**

In June of 2011, the City of Goleta and the former Redevelopment Agency for the City of Goleta (RDA) purchased an approximately 4-acre piece of land for a future neighborhood park in Old Town. It is located on the eastern side of South Kellogg Avenue and North of Hollister Avenue, Identified as Assessor's Parcel Number 071-090-090 with a Street Address of 170 S. Kellogg Avenue ("Property").

On December 29, 2011, the California Supreme Court issued an opinion in *California Redevelopment Association v. Matosantos*, upholding Assembly Bill 1X 26 and invalidating Assembly Bill 1X 27 (both bills were approved by the Governor on June 28, 2011). As a result, all California redevelopment agencies were dissolved, effective February 1, 2012.

On January 17, 2012, the City of Goleta took formal action to assume the role of Successor Agency both for housing and non-housing functions needed to wind down the affairs of the former Redevelopment Agency for the City of Goleta (now Successor Agency).

In March of 2012, the City was allocated grant funds in the amount of \$910,000 from the Prop. 84 Statewide Park Program monies (Prop. 84 monies). In order to begin construction and complete the development of the planned park Project, the City must have full ownership of the Property.

On December 5, 2017, the Goleta RDA Successor Agency (Successor Agency) accepted the City of Goleta's offer to purchase the Property in the amount of \$775,000, the fair market appraised value as of November 16, 2017, via a quitclaim deed with deed restrictions more fully detailed in the ensuing section. The Property is the Successor Agency's only remaining asset in need of disposition.

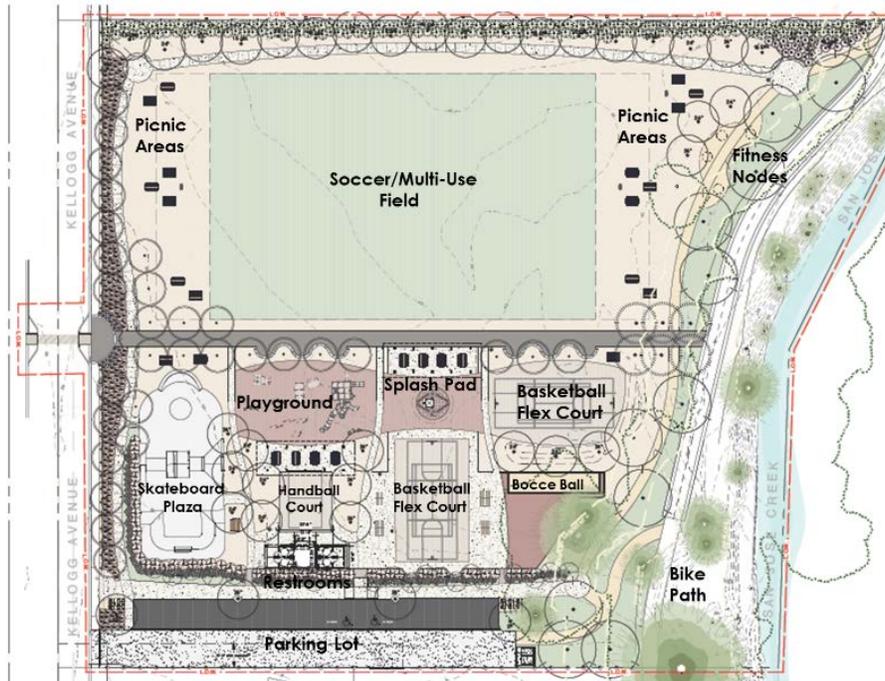
**DISCUSSION:**

While the Property's title is vested in the name of the RDA, the intended Hollister/Kellogg Park Project (Project) was a joint venture between the City and RDA to construct a City park on the Property in Old Town Goleta which had been envisioned and planned for in numerous City and Agency plans for over a decade.



**AERIAL VIEW OF THE PROPERTY**

Hollister/Kellogg Park is a proposed four-acre neighborhood park to be located on the Property in Old Town Goleta. The Project is development of a new park that includes construction of a multi-purpose turf field, park benches, pedestrian/bicycle paths, landscape improvements, fencing, a restroom building, off-street parking area, picnic areas, skate park plaza, playground equipment and similar amenities. Landscape improvements, in addition to the lawn area, include the planting of numerous ornamental trees, shrubs, and groundcovers and native riparian enhancement along San Jose Creek.



### **APPROVED PRELIMINARY DEVELOPMENT PLAN FOR THE PARK**

The City is also proposing to construct a 0.2-mile long, 10-14-foot wide multi-use path (Path) adjacent to the west side of San Jose Creek from Armitos to Hollister Avenues. The Path will provide connectivity between the 1.48-acre Armitos Park, located approximately 120 feet to the north, and the new park site. This aspect of the Project includes installation of pedestrian access that is in compliance with the Americans with Disabilities Act (ADA), and is predominantly intended to accommodate bicyclists and pedestrians.

### **The Importance of the Park to Old Town**

The City's General Plan's Guiding Principle and Goal 3 of the Open Space Element support an increase in the amount of active parks in underserved areas. The Old Town area is critically underserved with regard to the ratio of parks/open space to population. According to the Open Space Element ("Existing Parks and Open Space"), as of 2005, the City had an overall ratio of 17 acres per 1,000 residents. However, in Old Town (specifically Census Tract 30.01 with a population of nearly 5,500), the ratio is only about 1.5 acres per 1,000 residents.

## **Oversight Board Responsibilities and City Commitments for the Property**

The Oversight Board ensures the former RDA's assets are distributed to the Affected Taxing Entities (ATEs) expeditiously and in a manner that maximizes value. The Oversight Board also has a fiduciary responsibility to the taxing entities that would benefit from the distribution of revenues generated by the liquidation of RDA assets.

Pursuant to HSC 34181, the oversight board must direct the successor agency to dispose of all assets and properties of the former RDA in an expeditious manner aimed at maximizing value. Asset disposition may be accomplished by a distribution of income to taxing entities proportionate to their property tax share from one or more properties that may be transferred to a public or private agency for management pursuant to the direction of the oversight board. All disposition actions taken must be approved by resolution of the oversight board at a public meeting after at least 10 days' notice to the public of the specific proposed actions. The actions shall be subject to review by the DOF pursuant to HSC 34179. An enabling resolution for the disposition of the Property is attached to this staff report (Attachment 1).

The Prop 84 Grant requires at a minimum that the City operate and maintain the property as a park until June 30, 2031. The City has no intention of using this property for anything other than a park. With significant investment in equipment and improvements exceeding five million dollars, the City expects that the useful life of the equipment and building would be in the range of 30-50 years post construction.

As with all other parks in the City, the City will pay for the ongoing Operations & Maintenance (O&M) costs for Hollister/Kellogg Park out of its General Fund and Development Impact Fees as appropriate. Current estimates for ongoing O&M are approximately \$2,000 per month, or \$24,000 per year. Moreover, the following provides a summary of expenditures related to Hollister/Kellogg Park

Total Project Cost:	\$8.132M
Remaining Cost to complete:	\$5.157M (Previously Approved by City) (includes State Park Grant of \$910K)

The City's offer provides assurances to the ATEs that the Property will in fact be used to build a neighborhood park as previously stated. These assurances, which deliver additional value to the ATEs, are reflected in the Quitclaim Deed and Deed Restrictions (Exhibit A of Attachment 1):

- Quitclaim Deed —Transfers the Successor Agency's rights, title, and interest in the Property to the City.
- Deed Restrictions
  - Obligates the City to use the Property as a public neighborhood park.
  - Obligates the City to construct the Hollister/Kellogg Park Project.
  - Obligates City to fund and perform the ongoing O&M for the Hollister/Kellogg Park.

It is also the intention of the City to work with the local school districts to consider a mutually beneficial Joint Use Agreement in the future to include Hollister/Kellogg Park.

### **Fair Market Value (FMV) of Property and Value-Added City Obligations**

A recent appraisal of the Property (with a November 16, 2017 Date of Value and on file with the City) reflects the zoning and land use appropriate for the Hollister/Kellogg Park Project and places the FMV of the Property at \$775,000. The City desires to purchase the Property at the FMV in order to move forward with the Project.

As stated in the previous section, one of the key responsibilities of the Oversight Board is ensuring that the former RDA's assets are distributed to the ATEs expeditiously and in a manner that maximizes value. The City believes its offer to purchase the Property at the appraised FMV of \$775,000 coupled with the its value-added obligations to fund, construct, operate and maintain the Property as a public park does maximize value to the ATEs in the following ways:

- *Financial*—Through the sale proceeds of \$775,000, ATEs will receive their proportionate shares under State Law.
- *Deed Restriction on Use*—The Property is currently vacant and undeveloped, and has development constraints due to its location in the San Jose Creek floodway/floodplain. With the proposed Quitclaim Deed and Deed Restrictions, the City is obligated to ensure that the Property shall be used solely for the purpose of a public park.
- *Benefits to the Public*—The area surrounding this Property is critically underserved with regard to the ratio of parks/open space to population in terms of park space. The Property's development as a park has been a shared goal of the ATEs and will benefit the region and other taxing entities by making the area more attractive and providing the residents with additional park space in an area of the City that is considered deficient in park space.
- *Increased Assessed Valuation Potential*—The planned park improvements on the vacant Property make the area more desirable, which will help increase the area's assessed valuation potential which will likely translate into higher property tax revenue that can be distributed to all taxing entities.
- *City Investment and Continuing Operations & Maintenance*—The City has already invested significant funds in the Project and will be required to fund, construct, operate and maintain the Property as a public park (with a total capital cost of approximately \$8M and estimated O&M costs of about \$25,000 per year).

### **Hollister/Kellogg Park Project DRAFT Timeline**

For the Oversight Board's convenience, the following table provides a draft outline of the remaining steps as well as an estimated timeline:

December 5, 2017	City Council makes offer to purchase Property to the Successor Agency
December 11, 2017	Successor Agency's Oversight Board to consider offer to Successor Agency for purchase, subject to DOF review
January 2018	Purchase completed/DOF review completed
February 2018	Project out to bid
March 2018	Select bidder and execute contract for construction
April 2018	Begin construction of HK Park
February 2019	Construction completed
March 2019	Prop 84 Grant Closure Paperwork Due to the State
June 2019	Final State Inspections and Disbursement of Grant Funds

**Conclusion**

The Property's development as a park has been a shared goal of the City and the Affected Taxing Entities and will benefit the region and other taxing entities by making the area more attractive and providing the residents with additional park space in an area of the City that is considered deficient in park space. The planned park improvements on the vacant Property make the area more desirable, which will help increase the area's assessed valuation potential which will likely translate into higher property tax revenue that can be distributed to all taxing entities.

After the actions of the City Council and the Successor Agency, the Oversight Board has the opportunity to review and approve the transaction pursuant to HSC 34181. Lastly, the transaction would then go to the California Department of Finance (DOF) for their review and approval.

**FISCAL IMPACTS:**

Other than soft costs related to staff time which have been accounted for in the Successor Agency's Administrative Budget, no funds are involved with the approval of the City of Goleta's offer to purchase the Property.

HSC 34188 requires the Santa Barbara County Auditor-Controller's Office to distribute property tax revenues and other moneys (including proceeds from disposition of assets) to each taxing entity in an amount proportionate to its share of property tax revenues in the tax rate area in that fiscal year.

**ALTERNATIVES:**

The Board could decide not to accept the recommendations included in this item, or provide staff with alternative direction. However, it is imperative to underscore that without City ownership of the Property, the City cannot ultimately complete the Hollister/Kellogg Park project and places the \$910,000 Prop 84 Grant money at risk.

**Approved By:**

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Michelle Greene  
Executive Director

**ATTACHMENTS:**

1. Resolution No.17-\_\_ entitled "A Resolution of the Oversight Board of the Goleta RDA Successor Agency, Approving and Directing the Disposal of Property Owned by the Former Redevelopment Agency for the City of Goleta [170 South Kellogg Avenue-- Assessor's Parcel Number 071-090-090]"

## **ATTACHMENT 1**

**Oversight Board of the Goleta RDA Successor  
Agency Resolution approving and directing the  
disposal of property owned by the Former  
Redevelopment Agency for the City of Goleta  
[170 South Kellogg Avenue--Assessor's Parcel  
Number 071-090-090]**

**RESOLUTION NO. 17-\_\_**

**A RESOLUTION OF THE OVERSIGHT BOARD OF THE GOLETA RDA SUCCESSOR AGENCY, APPROVING AND DIRECTING THE DISPOSAL OF PROPERTY OWNED BY THE FORMER REDEVELOPMENT AGENCY FOR THE CITY OF GOLETA [170 South Kellogg Avenue--Assessor's Parcel Number 071-090-090]**

**WHEREAS**, pursuant to Health and Safety Code Section 34173(d), the City of Goleta ("City") elected to become the Goleta RDA Successor Agency ("Successor Agency") and is the successor agency to the dissolved Redevelopment Agency for the City of Goleta ("Redevelopment Agency") and is responsible for the wind-down of the affairs of the former Redevelopment Agency, including without limitation the disposition of assets and properties of the former Redevelopment Agency; and

**WHEREAS**, pursuant to Health and Safety Code Section 34173(g), the Successor Agency is now a separate legal entity from the City; and

**WHEREAS**, the Oversight Board of the Goleta RDA Successor Agency ("Oversight Board") is the Successor Agency's oversight board pursuant to Health and Safety Code Section 34179(a); and

**WHEREAS**, pursuant to Health and Safety Code Section 34177, successor agencies are required to dispose of assets and properties of the former redevelopment agency as directed by the oversight board, and Health and Safety Code Section 34181(a)(1) provides that the oversight board shall direct the successor agency to dispose of all assets and properties of the former redevelopment agency, however, the oversight board may direct the successor agency to transfer ownership of those assets that were constructed and used for a governmental purpose, such as roads, school buildings, parks, police and fire stations, libraries, parking facilities and lots dedicated solely to public parking, and local agency administrative buildings, to the appropriate public jurisdiction for continued governmental use; and

**WHEREAS**, the former Redevelopment Agency owned that certain property located at 170 South Kellogg Avenue (the "Property") which consists of portions of two legal parcels, identified as APN 071-090-090; and

**WHEREAS**, property of the former Redevelopment Agency that does not meet the definition of a governmental use asset is to be disposed of by the Successor Agency expeditiously and in a manner aimed at maximizing value; and

**WHEREAS**, in order to expeditiously dispose of the Property, the Successor Agency desires to sell the Property to the City of Goleta, in the amount of seven hundred seventy-five thousand dollars (\$775,000.00), the fair market appraised value as of November 16, 2017, via a quitclaim deed with deed restrictions; and

**WHEREAS**, said deed restrictions obligate the City to fund, construct, operate and maintain the Property as a public park; and

**WHEREAS**, pursuant to Health and Safety Code Section 34181(f), before properties owned by the former Redevelopment Agency can be transferred by the Successor Agency, the transfer must be approved by the Oversight Board, by resolution adopted at a public meeting after notice to the public of the specific proposed action; and

**WHEREAS**, the actions of the Oversight Board are subject to review by the California State Department of Finance pursuant to Health and Safety Code Section 34179; and

**WHEREAS**, based on the information contained in the Staff Report presented to the Oversight Board relating to this proposed sale of the Property, the Property should be sold and transferred to the City, pursuant to Health and Safety Code Section 34181(a)(1).

**NOW, THEREFORE, THE OVERSIGHT BOARD OF THE GOLETA RDA SUCCESSOR AGENCY DOES HEREBY RESOLVE AS FOLLOWS:**

**SECTION 1. Recitals.** The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

**SECTION 2. CEQA Compliance.** The approval of the sale and transfer of the Property through this Resolution does not commit the Oversight Board to any action that may have a significant effect on the environment. As a result, such action does not constitute a project subject to the requirements of the California Environmental Quality Act.

**SECTION 3. Approval of the Disposal of Property.** The Oversight Board hereby approves, authorizes and directs the sale and transfer to the City of any interest that the Successor Agency may have in the Property, which is designated as APN 071-090-090, in exchange for consideration from the City of seven hundred seventy-five thousand dollars (\$775,000.00), the fair market appraised value as of November 16, 2017, via a quitclaim deed with deed restrictions, in substantially the form attached to this Resolution as Exhibit A, and authorizes the Executive Director of the Successor Agency to take such action and execute such documents as is necessary to effectuate this transfer upon receipt of the consideration as provide for herein.

**SECTION 4. Transmittal of Resolution to DOF.** The Oversight Board hereby directs the Successor Agency to take any action necessary to carry out the purposes of this Resolution and comply with applicable law regarding such sale and transfer of the Property, including without limitation submittal of this Resolution to the State of California Department of Finance for approval.

**SECTION 5. Severability.** If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Oversight Board declares that the Oversight Board would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

**SECTION 6. Certification.** The Successor Agency Secretary, on behalf of the Oversight Board, shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

**SECTION 7. Effective Date.** Pursuant to Health and Safety Code Section 34179(h), all actions taken by the Oversight Board may be reviewed by the State of California Department of Finance, and, therefore, this Resolution shall become effective in accordance with the provisions of said Section 34179(h).

**PASSED, APPROVED AND ADOPTED** at a special meeting of the Oversight Board of the Goleta RDA Successor Agency on the 11<sup>th</sup> day of December, 2017.

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DAN EIDELSON  
CHAIRPERSON

ATTEST:

APPROVED AS TO FORM:

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DEBORAH LOPEZ  
SUCCESSOR AGENCY  
SECRETARY

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JAMES CASSO  
SPECIAL COUNSEL

STATE OF CALIFORNIA            )  
COUNTY OF SANTA BARBARA    )     ss.  
CITY OF GOLETA                 )

I, DEBORAH LOPEZ, Successor Agency Secretary, Goleta, California, DO HEREBY CERTIFY that the foregoing Resolution No. 17-\_\_ was duly adopted by the Oversight Board of the Goleta RDA Successor Agency at a special meeting held on the 11<sup>th</sup> day of December, 2017 by the following vote of the Board:

AYES:

NOES:

ABSENT:

ABSTAIN:

(SEAL)

\_\_\_\_\_  
DEBORAH LOPEZ  
SUCCESSOR AGENCY  
SECRETARY

**EXHIBIT A**

**QUITCLAIM DEED WITH DEED RESTRICTIONS FOR ACQUISITION OF  
HOLLISTER/KELLOGG PARCEL, APN 071-090-090**

**RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO AND  
MAIL TAX STATEMENTS TO:**

City of Goleta  
130 Cremona Drive, Suite B  
Goleta, Ca 93117  
Attention: City Clerk

APN 071-090-090

Exempt from Recording Fees per Govt. Code §27383  
Exempt from Documentary Transfer Tax per Calif. Rev. & Tax. Code §11922

**QUITCLAIM DEED AND DEED RESTRICTIONS**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**SUCCESSOR AGENCY TO THE DISSOLVED REDEVELOPMENT  
AGENCY FOR THE CITY OF GOLETA, acting for and on behalf of the  
former Redevelopment Agency for the City of Goleta ("Grantor")**

hereby remises, releases, assigns and forever quitclaims to

**CITY OF GOLETA, a municipal corporation organized under the general laws of  
the State of California ("Grantee")**

all of Grantor's rights, title and interest in and to that certain real property situated in the City of Goleta, County of Santa Barbara, State of California, more fully described in EXHIBIT A attached hereto and incorporated herein by reference ("**Property**") and by this reference incorporated into this Quitclaim Deed ("**Deed**"), subject to the following terms and conditions:

1. *Restrictions on Use.* In accepting this Deed, Grantee covenants and agrees for itself, its assigns and all voluntary and involuntary successors in interest to the Property or any part thereof that the Property shall be used solely for the purpose of a public park. Grantor and Grantee desire by this Deed restriction to bind the Property as set forth in this Deed, which will run with the Property, benefit the adjoining property of Grantor, and be binding upon Grantee and upon all future owners thereof. This Deed restriction may not be modified or terminated without the prior written consent of Grantor's General Manager. This Deed restriction is intended to run with the Property and be binding upon all future owners thereof.

2. *Funding, Construction, Operation and Maintenance.* In accepting this Deed, Grantee covenants and agrees for itself that it will solely be required and responsible to fund, construct, operate and maintain the Property as a public park.

3. *Non-Discrimination Requirements.* The Grantee herein covenants by and for itself, its successors and assigns, and all persons claiming under or through them, that there shall

be no discrimination against or segregation of, any person or group or persons on account of race, color, creed, religion, sex, marital status, nation origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises herein conveyed, nor shall the Grantee or any person claiming under or through it, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sub-tenants, sub-lessee, or vendees in the premises herein conveyed. The foregoing covenants shall run with the land.

Dated: \_\_\_\_\_

Successor Agency to the Dissolved Redevelopment Agency for the City of Goleta, acting for and on behalf of the former Redevelopment Agency for the City of Goleta

By: \_\_\_\_\_  
Michelle Greene

Its: Executive Director

**ATTEST:**

\_\_\_\_\_  
Deborah Lopez  
City Clerk

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

ALL-PURPOSE ACKNOWLEDGMENT NOTARY FOR CALIFORNIA

STATE OF CALIFORNIA )
COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, 2017,
before me, \_\_\_\_\_,

personally appeared \_\_\_\_\_,

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 of Notary Public

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- Individual
Corporate Officer

\_\_\_\_\_
Title(s)

- Partner(s) Limited
General

- Attorney-In-Fact
Trustee(s)
Guardian/Conservator
Other: \_\_\_\_\_

Signer is representing:
Name Of Person(s) Or Entity(ies)

\_\_\_\_\_
\_\_\_\_\_

DESCRIPTION OF ATTACHED DOCUMENT

\_\_\_\_\_
Title or Type of Document

\_\_\_\_\_
Number Of Pages

\_\_\_\_\_
Date Of Document

\_\_\_\_\_
Signer(s) Other Than Named Above

**EXHIBIT A TO  
QUITCLAIM DEED**

Legal Description of the Property

Parcel A of Parcel Map No. 12,842, in the City of Goleta, County of Santa Barbara, State of California recorded March 4, 1980 in Book 24, Pages 41 and 42 of Parcel Maps, in the Office of the County Recorder of said County, containing an area of 3.59 acres, more or less; and

A portion of land in the City of Goleta, County of Santa Barbara, State of California, being a portion of Parcel B according to Parcel Map No. 12,842 recorded March 4, 1980 in Book 24, Pages 41 and 42 of Parcel Maps, in the Office of the County Recorder of said County.

Said portion of land is described as follows:

Beginning at the southwest corner of said Parcel B, said corner being a point on the centerline of Kellogg Avenue and being the westerly terminus of the boundary line shown as N 89° 58' 50" E, 180.00' on said map; thence,

1st along the boundary of said Parcel B, N 89° 58' 50" E, 180.00 feet to an angle point in said boundary; thence,

2nd N 89° 58' 50" E, 258.24 feet to a point in the easterly boundary of said Parcel B, said point lies S 01° 56' 09" W, 25.50 feet from the northeast corner of said Parcel B; thence,

3rd along said easterly boundary N 01° 56' 09" E, 25.50 feet to said northeast corner; thence,

4th along the northerly boundary of said Parcel B, N 75° 45' 48" W, 148.33 feet; thence,

5th continuing along said northerly boundary N 82° 26' 54" W, 148.33 feet; thence,

6th continuing along said northerly boundary N 89° 08' 00" W, 148.33 feet to the northwest corner of said Parcel B; thence,

7th along the westerly boundary of said Parcel B, S 00° 01' 10" E, 83.83 feet to the point of beginning.

Containing an area of 0.67 acres, more or less.

APN 071-090-090

**CERTIFICATE OF ACCEPTANCE OF  
QUITCLAIM DEED**

This Certificate of Acceptance pertains to the interest in real property conveyed by the Quitclaim Deed to which this Certificate of Acceptance is attached, dated \_\_\_\_\_, 2017 and executed on \_\_\_\_\_, 2017:

from: **SUCCESSOR AGENCY TO THE DISSOLVED REDEVELOPMENT AGENCY FOR THE CITY OF GOLETA, acting for and on behalf of the former Redevelopment Agency for the City of Goleta ("Grantor")**

to: **CITY OF GOLETA, a municipal corporation organized under the general laws of the State of California ("Grantee")**

Said Quitclaim Deed is hereby accepted by the undersigned City Clerk on behalf of the City of Goleta pursuant to authority conferred by **Resolution No. 08-01** of the Goleta City Council adopted on **January 15, 2008**, and the City of Goleta as **GRANTEE** consents to the recordation of such Quitclaim Deed thereof by its duly authorized officer.

Dated: \_\_\_\_\_

CITY OF GOLETA, a municipal corporation  
organized under the general laws of the State of  
California

By: \_\_\_\_\_  
Deborah Lopez

Its: City Clerk