

**Before the Board of Supervisors in and for the  
County of Monterey, State of California**

Resolution No. \_\_\_\_\_

- a. Finding that the purchase of the 294,065 s.f. office buildings )  
located at 1441, 1488 and 1494 Schilling Place in Salinas CA )  
(APN 177-181-014, 015, 016, 017, 018, 020, 024 and 177- )  
134-003) is not subject to CEQA at this time pursuant to )  
Section 15004(b)(2)(A) of CEQA Guidelines; )
- b. Approving a Purchase and Sale Agreement and Joint Escrow )  
Instructions with Schilling Place Property, LLC, and Schilling )  
Property QC, LLC, to purchase the 294,065 s.f. office buildings )  
located at 1441, 1488 and 1494 Schilling Place in Salinas CA )  
(APN 177-181-014, 015, 016, 017, 018, 020, 024 and 177-134- )  
003) for the amount of \$36,000,000, of which \$13,000,000 )  
will be County funds, for use by the Resource Management )  
Agency and other collaborative County Departments and )  
supportive programs; )
- c. Authorizing the Director of the Resource Management )  
Agency to execute the Purchase and Sale Agreement and Joint )  
Escrow Instructions and any necessary transfer documents to )  
complete the purchase including Certificate of Acceptance )  
and Consent to Recordation on behalf of the County; )
- d. Approving a Lease Termination and Release between the )  
County and Capital One, N.A., to complete the above )  
described purchase; )
- e. Authorizing the Director of the Resource Management )  
Agency to execute the Lease Termination and Release; )
- f. Authorizing the expenditure of up to \$13,000,000 for the )  
purchase as outlined in the final closing documents and )  
\$25,000 for closing costs; and )
- g. Authorizing the County Administrative Officer, the Director )  
of the Resource Management Agency, County Counsel, the )  
Auditor-Controller, and any other appropriate County officials )  
to undertake such other actions, and execute such other )  
documents, as may be necessary or appropriate to implement )  
the intent and purposes of this resolution. )  
)

WHEREAS, in March 2014 the sale of the Schilling Place property located at 1441, 1488 and 1494 Schilling Place (“Property”), an approximately 294,065 square feet office building and warehouse became known to County staff; and

WHEREAS, in April 2014, the Board of Supervisors of Monterey County adopted a revised Five-Year Capital Improvement Financing Plan to accommodate major facility space needs for County services; and

WHEREAS, the Director of the Resource Management Agency (RMA) entered into discussions and negotiations with the facility owners, Schilling Place Property, LLC and Schilling Place QC, LLC (“Seller”); and

WHEREAS, as part of the negotiating process, the RMA conducted an assessment and completed a Schilling Place Due Diligence Report for the Property; and

WHEREAS, on August 18, 2014, the Director of RMA released the Schilling Place Due Diligence Report to the general public; and

WHEREAS, on August 26, 2014, the Board of supervisors of Monterey County received and considered the Schilling Place Due Diligence Report; and

WHEREAS, the Board of Supervisors of Monterey County found that the purchase of the Property to be in the best interest of the County of Monterey and the purchase to not be subject to CEQA at this time pursuant to Section 15004(b)(2)(A) of the CEQA Guidelines.

NOW, THEREFORE,

BE IT RESOLVED THAT, the Board of Supervisors of Monterey County hereby:

1. Finds that the foregoing facts are true and correct.
2. Finds that the purchase of the 294,065 s.f. office buildings located at 1441, 1488 and 1494 Schilling Place in Salinas CA (APN 177-181-014, 015, 016, 017, 018, 020, 024 and 177-134-003) is not subject to CEQA at this time, and that any final decision on the reuse of the facility will be subject to CEQA, pursuant to Section 15004(b)(2)(A) of CEQA Guidelines.
3. Approves the Purchase and Sale Agreement and Joint Escrow Instructions with Schilling Place Property, LLC, and Schilling Property QC, LLC, in substantial conformance with the terms and conditions set forth in Exhibit 1 attached hereto, to purchase the 294,065 s.f. office buildings located at 1441, 1488 and 1494 Schilling Place in Salinas CA (APN 177-181-014, 015, 016, 017, 018, 020, 024 and 177-134-003) for the amount of \$36,000,000, of which \$13,000,000 are County funds, for use by the Resource Management Agency and other collaborative County Departments and supportive programs.
4. Authorizes the Director of the Resource Management Agency to execute the Purchase and Sale Agreement and Joint Escrow Instructions and any necessary transfer documents to complete the purchase including a Certificate of Acceptance and Consent to Recordation on behalf of the County.
5. Approves a Lease Termination and Release between the County and Capital One, N.A., to complete the above described purchase in substantial compliance with the terms and

conditions set forth in Exhibit 2, attached hereto.

6. Authorizes the Director of the Resource Management Agency to execute the Lease Termination and Release.
7. Authorize the expenditure of up to \$13,000,000 for the purchase as outlined in the final closing documents and \$25,000 for closing costs.
8. Authorizes the County Administrative Officer, the Director of the Resource Management Agency, County Counsel, the Auditor-Controller, and any other appropriate County officials to undertake such other actions, and execute such other documents, as may be necessary or appropriate to implement the intent and purposes of this resolution.

PASSED AND ADOPTED on this \_\_\_\_ day of August 2014, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

I, Gail T. Borkowski, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book \_\_\_\_\_, for the meeting on \_\_\_\_\_.

Dated:

Gail T. Borkowski, Clerk of the Board of Supervisors  
County of Monterey, State of California

By \_\_\_\_\_  
Deputy