RECOMMENDED ACTION AND JUSTIFICATION:
Approve the purchase of real property located at 5101 Bullion Street, Mariposa (APN #013-125-001 and #013-125-002); Authorize the County Administrative Officer to sign any and all documents necessary to complete the purchase; Authorize the Auditor to draw a warrant for the purchase price and escrow costs in the amount of $245,296.74 from the Courthouse Construction fund.

Property is available for the possible construction of a new courthouse and the Board of Supervisors has indicated that it is interested in purchasing this property. The property is in close proximity to other local government offices and is suitable for this type of use.

BACKGROUND AND HISTORY OF BOARD ACTIONS:
On December 21, 2010, the Board adopted Resolution 10-577, approving intent to purchase property located at 5101 Bullion Street (APN #013-125-001 and #013-125-002) as a potential site for a future courthouse.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:
Do not approve the purchase the property. The County may forfeit the $10,000 deposit on the property.
MARIPOSA COUNTY BOARD OF SUPERVISORS

MINUTE ORDER

TO: RICHARD J. BENSON, CAO
FROM: MARGIE WILLIAMS, Clerk of the Board

SUBJECT: Approve the Purchase of Real Property Located at 5101 Bullion Street in Mariposa (APN# 013-125-001 & 013-125-002), and Authorize the County Administrative Officer to Sign any other Documents Necessary to Complete the Purchase; Authorize the Auditor to Draw a Warrant for the Purchase Price and Escrow Costs in the Amount of $245,296.74 from the Courthouse Construction Fund

RES. 11-55

THE BOARD OF SUPERVISORS OF MARIPOSA COUNTY, CALIFORNIA

ADOPTED THIS Order on February 15, 2011

ACTION AND VOTE:

6 Administration

Approve the Purchase of Real Property Located at 5101 Bullion Street in Mariposa (APN# 013-125-001 & 013-125-002), and Authorize the County Administrative Officer to Sign any other Documents Necessary to Complete the Purchase; Authorize the Auditor to Draw a Warrant for the Purchase Price and Escrow Costs in the Amount of $245,296.74 from the Courthouse Construction Fund

BOARD ACTION: Rick Benson advised that approval has been given by the Judges to use the Courthouse Construction Fund for this purchase; however, there are no immediate plans to build a Courthouse, but the property would be available for that. He advised of a revision in the escrow costs for taxes, so the total for the warrant is $245,100.92. An item will come back to the Board with plans and provisions for removal of the structures from the property. Supervisor Bibby asked for clarification that any maintenance costs would come from the Courthouse Funds.

Input from the public was provided by the following:

Brad Aborn commended everyone that was involved to make this purchase happen.

Ron Judice, 7th Street Properties, stated he would like to see some of the building materials recycled/re-used.

Ruth Sellers, member of the Historical Sites and Records Preservation Commission, stated the Commissioners have concerns with the white house and feel we should try and preserve it.

Discussion was held, including the request for preservation of the white house. Rick Benson stated it was his understanding that it was determined that the buildings were not salvageable. Supervisor Bibby stated she wants to make sure that General
Fund dollars are not used. (M)Cann, (S)Turpin, Res. 11-55 was adopted approving the recommended actions/Ayes: Unanimous.

Cc: Bill Davis, Auditor
File
## BUYER'S STATEMENT

**Buyer:** Mariposa County  
**Seller:** Society for the Prevention of Cruelty to animals of Mariposa County  
**Settlement Agent:** Inter-County Title Co.  
(209)966-3653  
**Place of Settlement:** P.O. Box 838  
Mariposa, CA 95338  
**Settlement Date:** February 15, 2011  
**Property Location:** 5099 & 5101 Bullion Street  
Mariposa, CA 95338  
Mariposa County, California

### DEBITS

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contract sales price</td>
<td>250,000.00</td>
</tr>
<tr>
<td>Title Fees</td>
<td>425.00</td>
</tr>
<tr>
<td>Escrow Fees</td>
<td>350.00</td>
</tr>
<tr>
<td>Asbestos Survey</td>
<td>1,800.00</td>
</tr>
<tr>
<td>Phase 1 Environmental Report</td>
<td>3,000.00</td>
</tr>
</tbody>
</table>

**Gross Amount Due From Buyer**  
TOTAL DEBITS **255,675.00**

### CREDITS

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Deposit or earnest money</td>
<td>10,000.00</td>
</tr>
<tr>
<td>County Taxes 01/01/11 to 02/16/11</td>
<td>474.08</td>
</tr>
</tbody>
</table>

**Less Total Credits to Buyer**  
TOTAL CREDITS **10,474.08**

### BALANCE

**From Buyer**  
**245,100.92**

**APPROVED:**  
Mariposa County

**BY:**  

Inter-County Title Co.