



DATE: August 15, 2012

TO: Honorable Mayor and City Councilmembers

FROM: Property Management Division

SUBJECT: **APPROVAL TO ACCEPT A QUIT CLAIM DEED FOR REAL PROPERTY AT 402 BROOKS STREET FROM CAMPFIRE USA SAN DIEGO & IMPERIAL COUNTIES COUNCIL; AND AUTHORIZE THE CITY CLERK TO ACCEPT THE QUIT CLAIM DEED AND RECORD THE DOCUMENT**

SYNOPSIS

Staff recommends that the City Council accept a quit claim deed from Campfire USA San Diego & Imperial Counties Council, a California non-profit corporation, for improved real property located at 402 Brooks Street, and authorize the City Clerk to accept the quit claim deed and record the document.

BACKGROUND

On May 17, 1982, the City of Oceanside ("City") conveyed the real property, including a building and other improvements, located at 402 Brooks Street, ("Property") to Campfire USA San Diego & Imperial Counties Council, a California non-profit corporation ("Campfire USA"). Campfire USA had been leasing the Property from the City to provide child development related services ("Services") in the neighborhood.

The Property was conveyed to Campfire USA with the understanding that the Property be used solely as the site of Campfire USA. Further, as condition to the conveyance of the Property to Campfire USA, in the event the Property was no longer used solely for purposes relating to Campfire USA, the Property would revert back to the City.

Unfortunately, in order to provide the Services at the Property, ongoing subsidies were needed from Campfire USA's location in Julian, and at minimum, Campfire USA was losing as much as two thousand dollars a month over the last year. Thus, Campfire USA, due to financial issues, notified the City that they were closing their operation of providing Services at the Property.

ANALYSIS

Pursuant to the Grant Deed recorded May 17, 1982, Document No. 82-146806 (Exhibit "A"), in the event the Property is no longer used solely and perpetually for the purposes

relating to Campfire USA's organization purpose, the Property shall revert to the City. In order to consummate the reversion of the Property back to the City, a quit claim deed executed by Campfire USA should be accepted by the City.

Over the years, the City, through Community Development Block Grant ("CDBG") funds, invested thousands of dollars to assist in creating a certified childcare facility at the Property. Through the CDBG funds, the City owns most of the improvements on the Property. In order to recoup the investment made by the City and provide a viable site for another child development and related services facility, the City should accept the quit claim deed from Campfire USA.

FISCAL IMPACT

Until such time as the City finds another user for the Property, the City will be responsible for the costs associated with maintaining and securing the Property. This cost is estimated at \$400 per month and will be funded out of 630603851.5320. In order to minimize this cost, staff is in the process of issuing a Request for Proposals for the use of the Property as another child development and related services facility. There is no additional fiscal impact to the City as result of the acceptance of the quit claim deed.

INSURANCE REQUIREMENTS

Does not apply.

COMMISSION OR COMMITTEE REPORT

Does not apply.

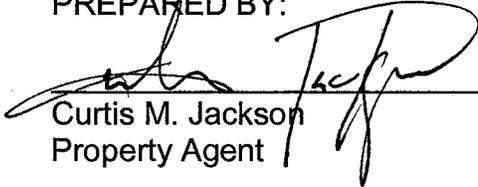
CITY ATTORNEY'S ANALYSIS

The referenced documents have been reviewed by the City Attorney and approved as to form.

RECOMMENDATION

Staff recommends that the City Council accept a quit claim deed from Campfire USA San Diego & Imperial Counties Council, a California non-profit corporation, for improved real property located at 402 Brooks Street, and authorize the City Clerk to accept the quit claim deed and record the document.

PREPARED BY:


Curtis M. Jackson
Property Agent

SUBMITTED BY:


Peter A. Weiss
City Manager

REVIEWED BY:

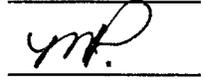
Michelle Skaggs Lawrence, Deputy City Manager



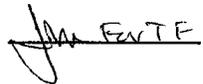
Douglas Eddow, Real Estate Manager



Margery Pierce, Neighborhood Services Director



Teri Ferro, Financial Services Director



RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO:

Name City of Oceanside

Street Address 300 North Coast Highway

City, State, Zip Oceanside, CA 92054

SPACE ABOVE THIS LINE FOR RECORDER'S USE

T 360 LEGAL (1-94)

Quitclaim Deed

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$ -0-

City of Oceanside Parcel No. 150-160-17-00

computed on full value of property conveyed, or

computed on full value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CAMPFIRE USA SAN DIEGO & IMPERIAL COUNTIES COUNCIL, a California non-profit corporation, hereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to THE CITY OF OCEANSIDE, a California charter city, the following described real property in the County of San Diego, State of California; as conveyed in that certain deed recorded May 17, 1982 as Document No. 82-146806 in the office of the County Recorder of said County.

Please see Exhibit A attached hereto and incorporated herein by reference.

Dated: 7-30, 2012

CAMPFIRE USA SAN DIEGO & IMPERIAL COUNTIES COUNCIL,
California non-profit corporation

By: *Gail Petty*
Gail Petty - President

By: *Sue Christian*
Sue Christian - Vice President

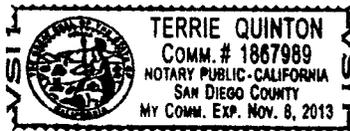
STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

On July 30, 2012 before me, Terrie Quinton, Notary Public (here insert name and title of the officer) personally appeared Gail Petty and Sue Christian 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 *Terrie Quinton* (Seal)



MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Name

Street Address

City & State

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN DIEGO AND IS DESCRIBED AS FOLLOWS:

Portion Tract G Brooks Addition, Map 272 filed in the office of the Recorder, September 20, 1886, beginning at a point on the Westerly line of said Tract G $50^{\circ}29'00''$ E 54.61' from the Northwest corner of said Tract G, said point being also the beginning of the tangent curve concave to the Southeast having a radius of 15'; thence Northeasterly along said curve through a central angle of 90° for an arc length of 23.56'; thence N $89^{\circ}31'$ E 97.79'; thence S $34^{\circ}54'35''$ E 111.98'; thence $89^{\circ}31'$ W 176.07' to the said Westerly line of Tract G; thence along said Westerly line N $0^{\circ}29'00''$ W 77.39' to the point of beginning.

A.P.N. 150-160-17-00