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Oakland, CA 94621
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File: 5012-158

June 29, 2016

City of Morgan Hill and
Morgan Hill Redevelopment Agency
c/o Mr. Steve Rymer, City Manager
17555 Peak Avenue
Morgan Hill, CA 95037

Subject: Offer for Purchase for 50 West Edmundson Avenue, Morgan Hill, CA 95037
APN 767-21-060

Dear Property Owner(s):

The Santa Clara Valley Water District (District), as part of the Upper Llagas Creek Flood Protection Project, is considering purchasing real property rights on a portion of your property located at 50 West Edmundson Avenue in Morgan Hill, CA (Property). The property to be purchased consists of approximately 0.048 acre(s) of land located on the north east corner of the parcel. The Property is more particularly described in the attached Exhibit A.

The District offers to purchase the Property for **ONE THOUSAND AND ZERO DOLLARS (\$1,000.00)**, which includes: \$1,000.00 of nominal value land acquisition (2,103 sf @ nominal value/sf). This offer is contingent upon the following:

- The property acquired being free and clear of all liens, mortgages, encumbrances, conditions and restrictions except for those District agrees to take "subject to.";
- The Property being free from environmental contamination and having soil conditions such that the Property is suitable for development to its highest and best use as defined in the appraisal; and
- The offer is also subject to approval by the District's Chief Executive Officer and mutual execution of a Right of Way Agreement to be prepared and submitted to you for signature upon your acceptance of this Offer to Purchase.

Nothing in this Offer to Purchase shall pre-commit the District and no decision to acquire this Property can be finalized unless, and until, the Board formally acts to approve the acquisition following successful completion of any environmental review required under the California Environmental Quality Act.

The amount offered as just compensation was determined after consideration of an appraisal of the fair market value of the Property. The amount determined to be just compensation in the District's appraisal:

- a. Represents the full amount that the District established as the amount, which it believes to be just compensation;
- b. Is no less than the full amount of the District's approved appraisal of fair market value for the Property; and
- c. Disregards any decrease or increase in the fair market value of the Property caused by the public improvement for which the Property is to be acquired or the likelihood that the property would be acquired for such public improvement, other than due to physical deterioration within the reasonable control of the Owner or occupant.

We would appreciate your response to this offer to purchase no later than July 15th, 2016.

We have enclosed a booklet entitled "*When The Water District Buys Your Property*," which explains the acquisition process, including what happens if you are unable to reach an agreement with the District.

If you have any questions or need additional information, please contact me at 800-400-7356.

Sincerely,



Steven Harris
Project Manager

Enclosures: Exhibit A, Right of Way Agreement, Grant Deed, Appraisal/Title Report and Booklet "*When The Water District Buys Your Property*"

cc: Bill Magleby, Senior Real Estate Agent

Exhibit A

SANTA CLARA VALLEY WATER DISTRICT San Jose, California

By: K. Comerer
Date: 10/06/15

Date Revised:
Revised By:
Checked by: _____ Date: _____

PROJECT: UPPER LLAGAS CREEK
PROPERTY: CITY OF MORGAN HILL REDEVELOPMENT AGENCY File No.: 5012-158

All of that certain parcel of land situate in the City of Morgan Hill, County of Santa Clara County, State of California, more particularly described as follows:

Being a portion of the lands described in the Grant Deed from City of Morgan Hill, a Municipal Corporation to Morgan Hill Redevelopment Agency, a Public Body Corporate and Politic, recorded on May 11, 1988 as Document No. 9685714 of Official Records, Santa Clara County records, being a portion of Parcel 2 as shown on the Parcel Map filed on September 13, 1977 in Book 403 of Maps at Page 40, said Santa Clara County records, more particularly described as follows:

BEGINNING at the northwesterly corner of Parcel A, as described in the Grant Deed from Redevelopment Agency of the City of Morgan Hill, a Public Body Corporate and Politic to the Santa Clara Valley Water District, a public corporation, recorded on June 18, 1993 as Document No. 11956426; thence along the westerly line of said Parcel A the following two (2) courses: 1) South 22° 31' 41" East, 37.62 feet to the beginning of a tangent curve to the right, having a radius of 739.96 feet and 2) along said curve, through a central angle of 00° 44' 14", for an arc length of 9.52 feet to a point of cusp, being the beginning of a non-tangent curve, concave southwesterly, having a radius of 100.00 feet, from which the radius point bears South 47° 29' 27" West; thence leaving said westerly line, northwesterly, along said curve, through a central angle of 15° 12' 38", for an arc length of 26.55 feet to the beginning of a reverse curve, having a radius of 185.00 feet; thence along said curve, through a central angle of 21° 25' 58", for an arc length of 69.20 feet to a point on the centerline of Edmundson Avenue, as shown on said Parcel Map; thence along said centerline, North 56° 30' 00" East, 41.58 feet to the northwesterly prolongation of the westerly line of said Parcel A; thence leaving said centerline, along said northwesterly prolongation, South 22° 31' 41" East, 46.85 feet to the POINT OF BEGINNING.

Containing 2,103 square feet or 0.048 acre of land, more or less.

END OF DESCRIPTION

BASIS OF BEARINGS:

Bearings and distances described herein are based on the California Coordinate System of 1983, Zone 3, Epoch 2011.43. Multiply herein described distances by 1.00001657 to obtain ground level distances.

SURVEYOR'S STATEMENT:

Legal description prepared by Cross Land Surveying, Inc. in October 2015 and is based on boundary resolution by SCVWD and was prepared by me or under my direction in conformance with the requirements of the Land Surveyor's Act.

Kristina D. Comer
Kristina D. Comerer, PLS 6766

Date: Dec. 9, 2015





12/10/15
Kristina D. Comerer

767-18-025
CITY OF MORGAN HILL

767-18-049
SANTA CLARA VALLEY
WATER DISTRICT
DOC. 5554236
PARCEL 1

S.C.V.W.D. EASEMENT
DOC. 5554236

767-21-061
SANTA CLARA VALLEY
WATER DISTRICT
DOC. 13021651

767-21-054
SANTA CLARA VALLEY
WATER DISTRICT
DOC. 9341148

EDMUNDSON AVENUE

767-21-060
CITY OF MORGAN HILL
REDEVELOPMENT AGENCY
DOC. 9685714

PM 403-M-40
PARCEL 2

AREA TO BE ACQUIRED
2,103 SF +/- OR 0.048 Ac. +/- TOTAL AREA

EDMUNDSON AVENUE
767-21-050
CITY OF MORGAN HILL

767-21-054
SANTA CLARA VALLEY
WATER DISTRICT
DOC. 11956426
PARCEL A

S.C.V.W.D. EASEMENT
DOC. 11933665

S.C.V.W.D. EASEMENT
DOC. 11875693

WEST LITTLE LLAGAS CREEK

Santa Clara Valley Water District



SCALE: 1" = 30'

PROJ. NO.	26174051
FILE NO.	5012-158
APN	767-21-060
TITLE REPORT NO.	616011240
DRAWN	G. Comerer
DATE	12/10/15

REV.	APPR.	DATE	DESCRIPTION
1			
2			