

## ADDENDUM

**Tuesday, March 23, 2010**

The following has been added to Closed Session:

3. E) Conference with Real Property Negotiator pursuant to Government Code Section 54956.8 identify the following information prior to holding a closed session for the purpose of giving instructions regarding the possible purchase of real properties:
  - 1) Property: APN 054-062-120, 054-062-130 and 054-062-140  
700-740 Bay Road, City of Redwood City  
  
Agency Negotiator: County Manager or his designee  
  
Negotiating Parties: Sally Blatt on behalf of RREEF America REIT II Corp.  
QQQ, or its alterative designees  
  
Under Negotiation: Price and Terms
  - 2) Property: APN 054-040-370, 054-040-010 and 054-040-020  
1013-1061 Douglas Avenue, City of Redwood City  
  
Agency Negotiator: County Manager or his designee  
  
Negotiating Parties: Joseph Bullock, Paula Bullock and Barry Lewis  
  
Under Negotiation: Price and Terms
- F) Conference with Real Property Negotiator pursuant to Government Code Section 54956.8 identify the following information prior to holding a closed session for the purpose of giving instructions regarding the possible lease of real property:  
  
Property: APN 054-113-040  
2700 Middlefield Road, unincorporated Redwood City  
  
Agency Negotiator: County Manager or his designee  
  
Negotiating Parties: Nariman Teymourian, Ferrando Diversified Property LLC  
  
Under Negotiation: Price and Terms

## CONSENT AGENDA

The following has been added to the Consent agenda:

### COUNTY MANAGER

A) Pursuant to Government Code Section 54956.8 identify the following information prior to holding a closed session for the purpose of giving instructions regarding the possible purchase of real properties:

1) Agency Negotiator: County Manager or his designee

Real Property at issue: APN 054-062-120, 054-062-130 and 054-062-140  
700-740 Bay Road, City of Redwood City

Negotiating Parties: Sally Blatt, Director and Portfolio Manager RREEF America REIT II Corp. QQQ, or its alterative designees

2) Agency Negotiator: County Manager or his designee

Real Property at issue: APN 054-040-370, 054-040-010 and 054-040-020  
1013-1061 Douglas Avenue, City of Redwood City

Negotiating Parties: Joseph J. and Paula Bullock III, Paula A. Bullock and Barry Lewis or their designees

B) Pursuant to Government Code Section 54956.8 identify the following information prior to holding a closed session for the purpose of giving instructions regarding the possible lease of real property:

Agency Negotiator: County Manager or his designee

Real Property at issue: APN 054-113-040  
2700 Middlefield Road, unincorporated Redwood City

Negotiating Parties: Nariman Teymourian, Ferrando Diversified Property LLC



**COUNTY OF SAN MATEO**  
**Inter-Departmental Correspondence**  
County Manager's Office



**DATE:** March 18, 2010  
**BOARD MEETING DATE:** March 23, 2010  
**SPECIAL NOTICE/HEARING:** None  
**VOTE REQUIRED:** None

**TO:** Honorable Board of Supervisors

**FROM:** Steve Alms, Manager, Real Property Services Division

**SUBJECT:** Identification of Agency Negotiator, Real Property and Negotiating Parties Prior to Closed Session under Government Code Section 54956.8

**RECOMMENDATION:**

Pursuant to Government Code Section 54956.8, identify the following information prior to holding a closed session for the purpose of giving instructions regarding the possible purchase of real property.

Agency Negotiator(s): County Manager or his designee  
Real Property at issue: 700-740 Bay Road, Redwood City  
APN: 054-062-120, 054-062-130 and 054-062-140  
Negotiating Parties: Sally S. Blatt, Director and Portfolio Manager,  
RREEF America REIT II Corp QQQ, or its alternative designees

**BACKGROUND:**

Government Code Section 54956.8 authorizes the legislative body of a local agency to meet in closed session with its negotiator(s) to give instructions on the possible price and terms of payment prior to the purchase, sale, exchange or lease of real property by or for the local agency. However, prior to holding the closed session, the legislative body must hold an open and public session in which it identifies its negotiator(s), the real property or properties which the negotiations may concern, and the person(s) with whom its negotiators may negotiate. Staff recommends that the Board identify the information described above in open session prior to holding a closed session on the matter.

County staff has been exploring negotiations concerning the purchase of up to three improved parcels of real property identified as Assessor's Parcels: 054-062-120, 054-062-130 and 054-062-140, located at 700-740 Bay Road in the City of Redwood City, owned by RREEF America REIT II Corp QQQ. The existing buildings would be improved by the County for medical and general office use.

The negotiator for the County will be the County Manager or his designee. The County will negotiate with Sally Blatt, and/or the owner's designated representatives.

**VISION 2025 STATEMENT:**

This recommendation supports the outcome of a healthy community by supporting the development of improved access and provision of seamless and quality health care to citizens of San Mateo County and, in particular, to the residents throughout the southern portion of the County.

**FISCAL IMPACT:**

Funding for purchase of the property would be from the Health System budget and Non-Departmental Reserves. The Health System expects to obtain grants for the project to mitigate the cost of alteration of existing improvements to make them suitable for medical office use.

cc: Michael Murphy, County Counsel  
Jean Fraser, Chief, Health System  
Susan Ehrlich, CEO, San Mateo Medical Center



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**Inter-Departmental Correspondence**  
County Manager's Office



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**VOTE REQUIRED:** None

**TO:** Honorable Board of Supervisors

**FROM:** Steve Alms, Manager, Real Property Services Division

**SUBJECT:** Identification of Agency Negotiator, Real Property and Negotiating Parties Prior to Closed Session under Government Code Section 54956.8

**RECOMMENDATION:**

Pursuant to Government Code Section 54956.8, identify the following information prior to holding a closed session for the purpose of giving instructions regarding the possible purchase of real property.

Agency Negotiator(s): County Manager or his designee  
Real Property at issue: 1013-1061 Douglas Avenue, Redwood City  
APN: 054-040-370, 054-040-010 and 054-040-020  
Negotiating Parties: Joseph J. & Paula Bullock III, Paula A. Bullock & Barry Lewis or their designees

**BACKGROUND:**

Government Code Section 54956.8 authorizes the legislative body of a local agency to meet in closed session with its negotiator(s) to give instructions on the possible price and terms of payment prior to the purchase, sale, exchange or lease of real property by or for the local agency. However, prior to holding the closed session, the legislative body must hold an open and public session in which it identifies its negotiator(s), the real property or properties which the negotiations may concern, and the person(s) with whom its negotiators may negotiate. Staff recommends that the Board identify the information described above in open session prior to holding a closed session on the matter.

County staff has been exploring negotiations concerning the purchase of three parcels of real property identified as Assessor's Parcels: 054-040-370, 054-040-010 and 054-040-020, located at 1013-1061 Douglas Avenue in the City of Redwood City, owned by Joseph J. & Paula A. Bullock III and by Paula A. Bullock & Barry Lewis. The property would be improved by the County for use as a medical office building.

The negotiator for the County will be the County Manager or his designee. The County will negotiate with Joseph Bullock, Paula Bullock and Barry Lewis, and/or the owners' designated representatives.

**VISION 2025 STATEMENT:**

This recommendation supports the outcome of a healthy community by supporting the development of improved access and provision of seamless and quality health care to citizens of San Mateo County and, in particular, to the residents throughout the southern portion of the County.

**FISCAL IMPACT:**

Funding for purchase of the property would be from the Health System budget. The Health System expects to obtain grants for the project in excess of the cost of site acquisition.

cc: Michael Murphy, County Counsel  
Jean Fraser, Chief, Health System  
Susan Ehrlich, CEO, San Mateo Medical Center



**COUNTY OF SAN MATEO**  
**Inter-Departmental Correspondence**  
County Manager's Office



**DATE:** March 18, 2010  
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**TO:** Honorable Board of Supervisors

**FROM:** Steve Alms, Manager, Real Property Services Division

**SUBJECT:** Identification of Agency Negotiator, Real Property and Negotiating Parties Prior to Closed Session under Government Code Section 54956.8

**RECOMMENDATION:**

Pursuant to Government Code Section 54956.8, identify the following information prior to holding a closed session for the purpose of giving instructions regarding the possible lease of real property.

Agency Negotiator(s): County Manager or his designee  
Real Property at issue: 2700 Middlefield Road, Unincorporated Redwood City  
APN: 054-113-040  
Negotiating Parties: Nariman Teymourian and Ferrando Diversified Property LLC

**BACKGROUND:**

Government Code Section 54956.8 authorizes the legislative body of a local agency to meet in closed session with its negotiator(s) to give instructions on the possible price and terms of payment prior to the purchase, sale, exchange or lease of real property by or for the local agency. However, prior to holding the closed session, the legislative body must hold an open and public session in which it identifies its negotiator(s), the real property or properties which the negotiations may concern, and the person(s) with whom its negotiators may negotiate. Staff recommends that the Board identify the information described above in open session prior to holding a closed session on the matter.

County staff has been exploring negotiations concerning the lease of a portion of a parcel of real property identified as Assessor's Parcel: 054-113-040, located at 2700 Middlefield Road in the unincorporated area of Redwood City, owned by Ferrando Family Trust, Franceschini Family Trust, and Ferrando Diversified Capital LLC (Managing Partner). The property would be improved by the owner for continued and expanded use as a medical office building.

The negotiator for the County will be the County Manager or his designee. The County will negotiate with Nariman Teymourian of Ferrando Diversified Property LLC, acting on behalf of the owners, and/or the owners' alternative designated representatives.

**VISION 2025 STATEMENT:**

This recommendation supports the outcome of a healthy community by supporting the development of improved access and provision of seamless and quality health care to citizens of San Mateo County and, in particular, to the residents throughout the southern portion of the County.

**FISCAL IMPACT:**

Funding for lease of the property would be from the Health System budget.

cc: Michael Murphy, County Counsel  
Jean Fraser, Chief, Health System  
Susan Ehrlich, CEO, San Mateo Medical Center