

Exhibit C – Resolution of Intention to Sell Real Property

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

Certified copy of portion of proceedings, Meeting of January 28, 2020

RESOLUTION NO. 20-09

RESOLUTION DECLARING INTENTION TO SELL REAL PROPERTY AND SPECIFYING TIME, PLACE, TERMS AND CONDITIONS OF SALE, EUREKA AREA, APN 015-111-008, 2769 LUCAS STREET, EUREKA

WHEREAS, the hereinafter described real property in Exhibit A, Assessor Parcel Number (APN) 015-111-008 and identified as 2769 Lucas Street, Eureka, California, is owned by the County of Humboldt; and

WHEREAS, on June 25, 1985, the Board of Supervisors of the County of Humboldt declared said property is surplus real property; and

WHEREAS, the Board of Supervisors of the County of Humboldt deems it advisable to sell said property.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. That the Board of Supervisors of the County of Humboldt, pursuant to the provisions of Section 25520 et seq. of the Government Code of the State of California, intends to sell all of the title and interest of the County of Humboldt in and to the real property described in Exhibit A, attached hereto and made a part hereof by this reference, which is located in the County of Humboldt, State of California.
2. That sealed proposals for the purchase of said real property, as is, will be received and considered in a public meeting of the Board of Supervisors for the County of Humboldt at its regular place of meeting, the Supervisor's Chamber, Humboldt County Courthouse, Eureka, California, on the 25th day of February, 2020 at 9:00 a.m., which date is not less than fifteen (15) days from the date of this resolution. At said time and place, all sealed proposals shall be opened, examined, and declared by said Board. Before accepting any written proposal, said Board shall call for oral bids on said real property; and, if upon calling for oral bids, any responsible person offers to purchase said real property upon the terms and conditions specified in the within resolution for a price exceeding by at least five percent (5%) of the highest written proposal for said real property which is made by a responsible person, then the oral bid which is the highest shall be finally accepted.
3. That the minimum price for which said real property will be sold is the sum of Three Hundred Seventy Five Thousand Dollars (\$375,000).
4. That the terms of the sale of said real property shall be ten percent (10%) cash at the time of the acceptance of the bid of the successful bidder. The balance, payable in cash, is due within thirty (30) days of acceptance, at which time a grant deed will be delivered to said property. Said ten percent (10%) payment shall be for the purpose of securing the completion of the transaction by the successful bidder and is non-refundable.

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5. That the successful bidder will be responsible for the cost of the title insurance policy, state transfer tax, if applicable, and the escrow fees;
6. That said Board of Supervisors reserves the right to reject any or all bids.
7. That the County of Humboldt makes no warranties express or implied concerning the condition, future use or the right to build on said property. Said real property is being sold in an "As-Is" condition with the following known condition:
 - a. A house and Storage Shed partially crossing the general easterly boundary line of said property.
 - b. A condition of the October 4, 2019 approved General Plan Conformance review indicates the successor-in-interest of the county parcel be subject to Government Code Section 54233 should the county parcel be developed for housing. This Section requires a percentage of units be set aside for housing that is affordable lower income households, and the Qualified (Q) combining zone established by Humboldt County Ordinance No. 2472 limits the principally permitted uses to multifamily housing with all other uses are subject to a Use Permit.
8. That the successful bidder is advised to have all professional inspections that they deem advisable, at their own expense, prior to submission of bid in regards to any current or future uses that may exist or be planned for the subject property. Access to said property or additional information may be arranged by contacting Real Property staff of the Department of Public Works, 1106 Second Street, Eureka, CA during county business hours, or by calling 707-268-2667.
9. That notice of the adoption of this resolution and of the time and place of holding the meeting at which said proposal will be received shall be given by posting said copies of this resolution, signed by the Chair of the Board of Supervisors, in the following three (3) public places in said County not less than fifteen (15) days before the date of said meeting:

One at the Humboldt County Department of Public Works,
1106 Second Street, Eureka, CA

One at the Clerk of the Board of Supervisors of Humboldt County,
825 Fifth Street, Eureka, CA

One at the Humboldt County Department of Planning and Building,
3015 H Street, Eureka

And by publication of this resolution, signed as aforesaid, pursuant to Section 6063 of the Government Code in the Times Standard, which said newspaper is printed and published in the County of Humboldt.

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Dated: January 28, 2020



Estelle Fennell, Chair
Humboldt County Board of Supervisors

Adopted on motion by Supervisor Bass, seconded by Supervisor Wilson, and the following vote:

AYES: Supervisors Bohn, Fennell, Madrone, Wilson, Bass
NAYS: Supervisors --
ABSENT: Supervisors --
ABSTAIN: Supervisors --

STATE OF CALIFORNIA)
County of Humboldt)

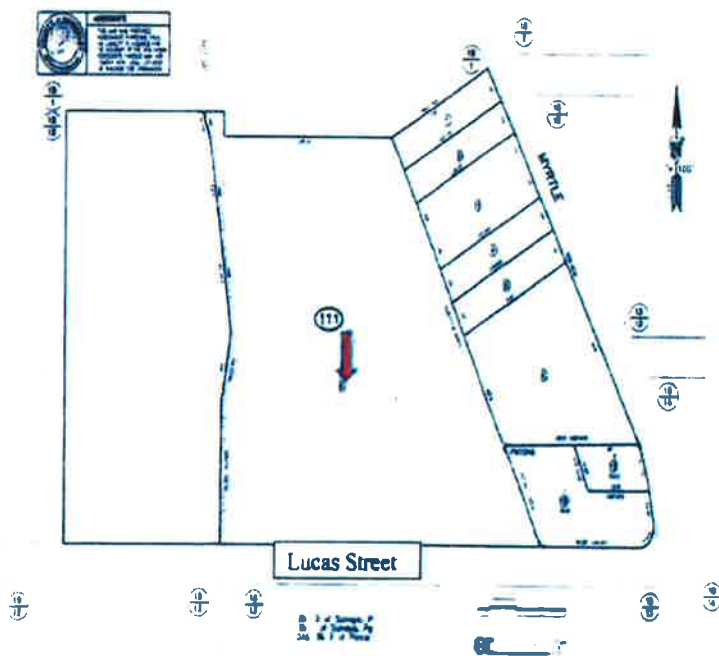
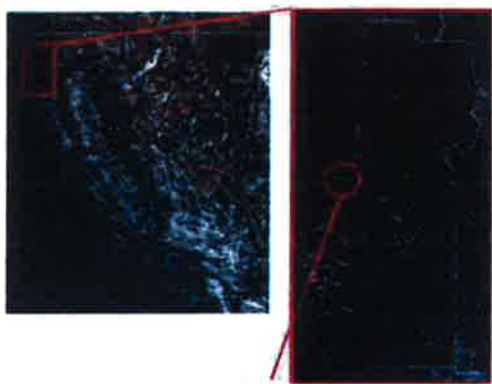
I, KATHY HAYES, Clerk of the Board of Supervisors, County of Humboldt, State of California, do hereby certify the foregoing to be an original made in the above-entitled matter by said Board of Supervisors at a meeting held in Eureka, California.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of said Board of Supervisors.



Ryan Sharp
Deputy Clerk of the Board of Supervisors of
the County of Humboldt, State of California

Exhibit A - Site Map and Legal Description



Assessor Parcel Number 015-111-008 is located at 2769 Lucas Street in the unincorporated area of Eureka. It is undeveloped and was purchased by the county on April 11, 1916. On June 25, 1985, the Humboldt County Board of Supervisors declared the property to be surplus.

The property consists of approximately 6.4 acres. It is redwood forested, with a small ephemeral creek, and a greenway gulch area known as "Third Sough." The gulch is one of three similar geographic features that run north to south through central Eureka. The slough greenway is approximately 1.5 miles in length, an average of 900 feet in width and connects to the larger, Eureka Slough to the north. The property is approximately 0.75 miles south from Eureka Slough, through the gulch.

The property is located within a mixed-use residential, commercial area of Eureka and zoned as R-4. A portion of the property can be developed for housing.

Legal Description:

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

The parcel of land described in the deed from H.H. Woodcock and Netti C. Woodcock, husband and wife, to the County of Humboldt dated April 11, 1916 and recorded in Book 134 of Deeds at page 133, Humboldt County Records, excepting therefrom the parcel of land described in the deed from the County of Humboldt to Eureka Boys Club, Inc. by deed dated February 27, 1962 and recorded in Book 677 of Official Records at page 57, Humboldt County Records.
