



ARCATA-EUREKA AIRPORT TERMINAL
McKINLEYVILLE
FAX 838-3598

AVIATION 838-5401

DEPARTMENT OF PUBLIC WORKS
COUNTY OF HUMBOLDT

MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579
AREA CODE 707

PUBLIC WORKS BUILDING
SECOND & L ST., EUREKA
FAX 445-7408

ADMINISTRATION 446-7491
BUSINESS 445-7852
ENGINEERING 445-7377
FACILITY MAINTENANCE 446-7493

ENVIRONMENTAL SERVICES 445-7741
NATURAL RESOURCES PLANNING 267-9540
PARKS & TRAILS 445-7741
ROADS & EQUIPMENT MAINTENANCE 445-7421

CLARK COMPLEX
HARRIS & H ST., EUREKA
FAX 445-7388

LAND USE 445-7205

August 29, 2017

Joyce Rinehart
Community Realty
2850 E Street
Eureka, CA 95501

RE: OFFER TO PURCHASE APN. 001-174-006, 001-174-007, and 001-174-008

Dear Ms. Rinehart:

The Humboldt County Board of Supervisors has authorized staff to negotiate the purchase of the subject properties with you, as the agent for the owners Gerald D. and Belinda M. Rush (Owner).

The County has received appraisals of the subject property and is pleased to offer the listed price of Nine Hundred Thousand Dollars (\$900,000.00) for the three properties as described in Commercial And Residential Income Listing Agreement, valid January 6, 2017 through January 5, 2018, conditioned upon the following:

1. Offer to Purchase will be rescinded if County is unable to approve the proposed use for the subject properties with feasible mitigation measures, including tearing down structures listed on any historic registry, based on environmental review pursuant to California Public Resources Code, Division 13. The expected time frame for the review is approximately one year; and
2. Offer to Purchase is conditioned upon a referral to the City of Eureka's Planning Commission for a report as to conformity with the City's General Plan, as required by California Government Code section 65402; and
3. It is County's understanding that one lease is in place for a tenant through June 30, 2019 and that all other occupants are in a month-to-month tenancy. Offer to Purchase is conditioned upon no additional occupancy agreements entered into after entering into Escrow. Offer to Purchase will not be finalized until Owner has terminated all occupancy agreements, and property management contracts, respectively; and
4. Offer to purchase is conditioned upon all properties being vacant prior to closing Escrow; and
5. County will not pay or receive any compensation or commissions in relation to the proposed real property transaction; and

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6. Owner's agent shall prepare documentation as required for the proposed real property transaction; and
7. Owner shall pay Escrow fees.

The following county staff are authorized contacts for negotiations in this proposed real property transaction. We look forward to working with you to finalize the transfer of title for these properties. Please let any of us know if you have questions or concerns.

Erin D. Damm



Sr. Real Property Agent
Facilities Division
707-268-2687

Thomas K. Mattson



Director
Department of Public Works
707-445-7491

Chris Shaver



Assistant Administrator
County Administrative Office
707-445-7266

CC: Virginia Bass, Chair of the Board of Supervisors