

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

Certified copy of portion of proceedings, Meeting on

RESOLUTION NO. 97-31

**RESOLUTION ADOPTING THE PROCEDURE FOR
SIDEWALK REPAIR PURSUANT TO STREETS AND
HIGHWAYS CODE §§ 5600-5630**

WHEREAS, the maintenance of sidewalks in such condition that the sidewalk will not endanger person or property is vital to the health and safety of the citizens of the County of Humboldt;

WHEREAS, the maintenance of sidewalks in a condition which will not interfere with the public convenience in the use of said sidewalk is vital to the health and safety of the citizens of the County of Humboldt;

WHEREAS, the duty to repair and maintain the sidewalk is the responsibility of the property owner fronting on the sidewalk;

WHEREAS, Streets and Highways Code Sections 5600-5630 and the County "Citizen's How-To Package For The Correction of Damaged and Defective Sidewalks" attached hereto as Exhibit 1 and incorporated herein by reference, sets forth the procedures for the repair and maintenance of the sidewalk ;

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors hereby finds and determines as follows:

1. That all of the recitations made hereinabove are true and correct.
2. That the "Citizens How-To Package For The Correction Of Damaged And Defective

**ANSWERS TO COMMONLY ASKED QUESTIONS
ABOUT SIDEWALK REPAIRS IN HUMBOLDT COUNTY**

Q: Whose responsibility is it to repair the County's sidewalk in front of my home: What if the County's street trees caused the damage?

A: The sidewalk in front of your home or business is public property. However, by state law and local ordinance, the owner of the fronting property is responsible for maintaining the sidewalk. This responsibility includes repairing or replacing broken or displaced concrete that could result in injury to someone using the sidewalk. The owner of the fronting property is responsible for maintaining the sidewalk, even if the damage was caused by County street trees.

Q: If the sidewalk in front of my home is damaged, should I wait until the County becomes aware of the problem and notifies me of the required repair?

A. No. Dangerous and defective sidewalk should be corrected as soon as possible. If you become aware of such a problem, it is your responsibility to either contact the County or make the repairs. However, be sure to obtain a permit from the County before doing any work on the public sidewalk. The County sidewalk inspector may be reached at 445-7205 Monday through Friday between the hours of 8:00 am and 5:00 pm.

Q: How is it determined if sidewalk repairs will be required?

A. When the County becomes aware of damaged sidewalk, an inspector will determine if the repairs or replacement will be required and, if so, the nature of the repair/replacement.

Concrete with less than 1" vertical offset or other slight irregularities: In this case, the problem is considered minor and, in order to extend the time in which permanent repairs need to be made, the County road crew may place a small amount of asphalt material to smooth out the raised or damaged section. It must not be considered that this is a permanent resolution to the problem, nor does the County accept responsibility for current or subsequent deterioration of the sidewalks.

Q: What about damaged improvements in the parkway strip?

A: Frequently, the area between the sidewalk and curb (commonly called the parkway strip) has been filled with concrete, bricks, or other surface improvements. If these improvements are broken or displaced, they will be subject to the same repair requirements as the sidewalk.

The property owner is responsible for all costs related to improvements within the parkway strip.

Q: *Can the County recommend a reliable contractor?*

A: No. The County cannot recommend a contractor. Contractors are listed in the yellow pages under "Concrete Contractors".

Q: *Why are patches used on the less severe problems?*

A: Experience has shown that these patches can effectively eliminate the hazard at little cost to the County and at no direct cost to the property owner. If the sidewalk condition should worsen and again become hazardous, it is the property owner's responsibility to notify the County. The County accepts no responsibility; the property owner is still responsible.

Q: *What if I don't want a patch placed on the sidewalk in front of my home or business?*

A: The property owner has the option of replacing the damaged sidewalk at his/her own expense.

Q: *What can be done to eliminate local ponding in the street gutter?*

A: Because of the costs involved, the County does not routinely replace concrete curb and gutter solely to correct local ponding problems. However, property owners can make arrangements with the County to have the work done, if they are willing to pay for the cost of the work.

Q: *Who is responsible for protecting newly poured concrete against acts of vandalism?*

A: Because the County's contractor normally has work in progress at many locations, he cannot closely watch each work site. The best insurance against defaced concrete is for the property owner to share in this responsibility.

Concrete with 1" or greater vertical offset or major irregularities: The County may barricade or temporarily patch the affected areas. The property owner is then required to remove and replace the broken or displaced concrete.

Q: *If I am required to remove and replace damaged sidewalk, what options are available for accomplishing the work?*

A: Two options are available to property owners in making concrete repairs:

You can choose to do the work yourself or by private contractor: In any case, a permit must be obtained from the County before the work is started. Also, a County inspector will check to see that the new concrete meets acceptable standards of quality.

If you don't choose the option described above, the County will proceed with the "posting" process provided in the Streets and Highways Code of the State of California. This legal process works as follows:

After preliminary notice or temporarily patching the affected areas, the property owners are given a "Notice to Repair Sidewalk, Curbs, or Gutters". This notice consists of a letter sent to you in the mail. The date of the notice begins a two-week period during which you can decide whether to arrange and pay for the repairs yourself or to have the County do the work. If you or your contractor do not apply for a permit to do the work within this two-week period, the County's contractor will automatically be sent orders to do the required work.

After the work is completed, you will be billed for the work. If you do not pay this bill by the middle of June, the amount of the bill will be added automatically to the tax roll against your property and will be subject to collection in the same manner as your property tax. If the bill is not paid with the taxes, it becomes delinquent in the same manner as a tax and with the same consequences.

Q: Who can I speak to regarding landscaping within public right of ways?

A: If you have any questions relating to a tree or other vegetation that is effecting a sidewalk within a public right of way, the Department of Public Works, Land Use Division may be reached at 445-7205.

pwrk/andy/sidewalk.doc

CITIZEN'S "HOW-TO" PACKAGE FOR THE CORRECTION OF DAMAGED AND DEFECTIVE SIDEWALKS

INTRODUCTION

This information packet is intended to assist you, as a concerned citizen, in understanding the necessary steps to correct damaged or defective sidewalks within the County of Humboldt (hereinafter referred to as "County"). You might be either a citizen who is unrelated to the property that the sidewalk of concern is next to, or you might be the property owner whose property adjoins the sidewalk of concern. This "how-to" package is intended to explain why sidewalk repairs are necessary, the laws that exist to enforce the repair of sidewalks, and procedures that concerned citizens, like you, can undertake to assure that damaged sidewalks are repaired. This package also assists property owners in understanding their rights as well as responsibilities, and the County's procedures in correcting damaged and defective sidewalks.

If you are a concerned citizen interested in simply notifying the County that a sidewalk is either damaged or defective, you may simply phone the Department of Public Works at 445-7205 and provide the staff with a description and the location of the problem. You may also stop by the office at 3033 H Street, Eureka. A sample complaint form is located on page 5 of this package. Directions for filling out the sample complaint form are also provided for your convenience.

THE NEED FOR SIDEWALK REPAIRS

The foremost reason for prompt repair of damaged sidewalks is that damaged sidewalks pose a threat to pedestrians. Unsuspecting persons may injure themselves as a result of a fall from having tripped over a damaged or defective sidewalk. Property owners can be found liable for injuries suffered as a result of damaged sidewalks that front their properties. Damaged or defective sidewalks can also lead to extensive damage to County streets and private property through water leaking into sidewalk cracks. This potential for further damage can result in substantial costs to both County and property owner alike.

The need to reduce costs is not the only justification for sidewalk repairs. Repairs are also a requirement of state and local laws and ordinances. Historically, the 1911 Improvement Act forms the framework from which existing requirements originate. The 1911 Act is still in effect today. State codes exist to enforce the 1911 Act. The State Streets and Highway Code, Division 7, Chapter 22 establishes the procedural and enforcement details to accomplish the enforcement of the 1911 Act.

If you are a property owner affected by the enforcement of the 1911 Act, the remainder of this "how-to" packet will assist you in understanding your rights, as well as your responsibilities. It will also explain the sequential series of actions undertaken by the Department of Public Works to assure the enforcement of the 1911 Act through the timely repair of sidewalks.

SIDEWALK REPAIRS PAID FOR BY THE COUNTY OF HUMBOLDT

In some instances, the County bears the costs of sidewalk repairs. The following is a comprehensive list of those particular circumstances:

- Curb returns (the curved portion of a sidewalk) at street intersections damaged by impact from vehicles.
- Damage from failed County drainage pipes and culverts.
- Sidewalks that front property owned by the County.

ENFORCEMENT PROCEDURES FOR THE 1911 ACT

Upon the County noting a damaged or defective sidewalk, a series of two notices are mailed to the property owner(s) whose property is bounded by the subject sidewalk. The following are descriptions of notices and other documents that are either mailed to affected property owners, or are filed with appropriate agencies.

FIRST NOTIFICATION

The first notification mailed to all affected property owners is sent via certified letter. A sample copy of the First Notice letter is provided on page 6 of this packet. At the time of the mailing of the First Notice, a Declaration of Mailing is filed within the Department of Public Works. A sample of the Declaration of Mailing notice is provided on page 7 of this packet.

We call your attention to the inclusion of an estimate for the costs to repair the subject sidewalk within the "First Notice" letter. The estimated cost is based upon the County's experience in repairing sidewalks, and should be considered to be reasonably accurate.

Two additional forms that accompany the "First Notice" letter are the "Notice to Repair Sidewalk and/or Curb" form letter, and a form that illustrates how the estimate to repair the subject sidewalk was arrived at by the County. Sample copies of these documents are found on pages 8 and 9 of this packet.

Any of the affected property owner(s), at the time of receipt of the "First Notice" may elect to undertake the sidewalk repairs at their own expense and effort; either by themselves or through the hiring of a licensed contractor. If any of the affected property owner(s) prefer to have the County undertake the hiring of a contractor to perform the repairs, they may simply notify the Department of Public Works of the fact by letter. The County will proceed with the hiring of a licensed contractor and perform the necessary repairs.

It is also very important to point out that should the County undertake the repair of the subject sidewalk, the costs for the repairs are assessed a twenty percent overhead charge to cover the costs of devoting County personnel to coordinate and inspect the work performed by a contractor. In addition, contractors working for the County are required to pay their employees at the "prevailing wage" rate which is normally higher than the rate charged when under contract to private individuals. When the sidewalk construction is finished, the affected property owners will be billed for their share of the repairs as described below. If any of the affected property owner(s) choose to do nothing, the mailing of a final notice, as well as subsequent actions, will proceed as described below.

SECOND AND FINAL NOTICE

Not less than seven days and not more than ten days after the mailing of the "First Notice", a second and "Final Notice" is mailed to each affected property owner who does not respond to the first notice. A copy of the "Final Notice" letter is provided on page 10 of this packet. The "Final Notice" is a notification to the affected property owner(s) that the County is proceeding to undertake the repair of the subject sidewalk through the services of a contractor hired by the County.

At the same time the second and "Final Notice" is mailed to each affected property owner, a document entitled "Notice of Nuisance" is filed with the Humboldt County Recorder against each parcel affected by the subject sidewalk. A sample copy of the "Notice of Nuisance" is provided on page 14 of this packet. This notice serves to notify the County Assessor, as well as any inquiring title company, that the County of Humboldt is taking steps towards the abatement of Nuisance and towards the possible placement of a lien against the subject property that adjoins the subject sidewalk.

If at any time before the County proceeds with the sidewalk repair an affected property owner undertakes and completes the repair of their sidewalk, the County would then file a document that cancels the "Notice of Nuisance" document. A sample copy of the "Canceling and Discharging Notice of Nuisance" appears on page 15 of this packet.

SIDEWALK REPAIRS PERFORMED BY THE COUNTY OF HUMBOLDT

Shortly after the "Final Notice" is mailed, and if any property owners have still refused to undertake the sidewalk repair themselves, the County will notify a contractor who will be hired to perform sidewalk repairs. The contractor, upon completion of the work, will forward a "Notice of Cost" document to the County. The "Notice of Cost": provides a breakdown of the contractor's costs and allows the County to verify that the repair costs are reasonable charges. The "Notice of Cost" is simply a copy of the original cost breakdown mailed to the property owner with the "First Notice" that has been revised by the contractor to reflect his actual costs through the performance of the work.

Upon the completion of the repair, the superintendent of streets shall prepare and file with the legislative body a report specifying the repairs which have been made, the cost of the repairs, a description of the real property in front of which the repairs have been made and the assessment against each lot or parcel of land proposed to be levied to pay the cost thereof. Any such report may include repairs to any number of parcels of property, whether contiguous to each other or not. Also upon the completion of the repair, the County will forward copies of the "Notice of Cost", plus an added twenty percent administration fee, to affected property owners whose sidewalks were repaired through the County. Within the mailing is a notification that a public hearing will take place before the Board of Supervisors for public comment on the matter. The hearing shall take place upon completion of the work. The hearing allows a forum for affected property owners to state their objections to any charges assessed to them for sidewalk repairs. Upon completion of the hearing the Board of Supervisors may make such revisions, corrections or modifications in the report as they may deem just, after which, by resolution, the report as submitted, or as revised, corrected or modified, shall be confirmed. However, if, for instance, it was overlooked that the damaged sidewalk was actually the County's responsibility, the public hearing allows a "last chance" for the charges against the property owner to be dropped.

NOTICE OF LIEN

Upon completion of the hearing, if the affected property owner is found to be responsible for the sidewalk repair charges, the affected property owner shall have (5) days in which to pay the assessed repair charges. If the charges are not paid within (5) days, a "Notice of Lien" is recorded against the affected property within the Humboldt County Recorder's office. A reduced sample copy of the "Notice of Lien" document appears on page 11 of this packet. The lien remains against the property until it is paid or until such time the property is either sold or transferred in ownership. The charges for the lien are recovered through the fees charged for the sale or transfer of the property.

As an alternative method of collecting the amount of the lien, the Board of Supervisors, after confirmation of the "Notice of Cost", may order that the "Notice of Lien" be turned over to the County Assessor and the County Tax Collector, whereupon it shall be the duty of those officers to add the amount of the assessment to the next regular bill for taxes levied against the affected property owner. The assessed amount shall be collected together with all other taxes thereon against the property. The "Notice of Lien" shall be delivered to the County Auditor before the date fixed by law for the delivery of the assessment book to the State Board of Equalization. The amount of the lien shall be collected at the same time and in the same manner as ordinary County taxes and shall be subject to the same penalties and interest and to the same procedure under foreclosure and sale in case of delinquency as provided for ordinary County taxes. All laws applicable to the levy, collection and enforcement of County taxes are made applicable to such special assessment taxes..

If either the property owner pays the sidewalk repair fees or the property ownership changes and the sidewalk repair fees are recovered, then a "Release of Sidewalk Lien" document is filed with the County, thereby removing all assessments against the property. A reduced sample copy of the "Release of Sidewalk Lien" appears on page 13 of this packet.

CONCLUSION

In conclusion, it is hoped that this packet has assisted concerned citizens in understanding the proceedings undertaken by the County to effectively carry out the repair of damaged or defective sidewalks within the County. It is hopeful that this packet clears the air on the subject, thereby resulting in less cost to the County's citizens at large.

INSTRUCTIONS FOR FILLING OUT COUNTY OF HUMBOLDT COMPLAINT FORM

SECTION 1. To be completed by the citizen filing complaint. All requested information will be kept confidential.

NOTE: Address information requested is that of the citizen filing complaint is not necessarily that of the location of the complaint.

SECTION 2. The citizen filing the complaint should, to the best of their knowledge, describe the problem and provide the address at which the problem exists. The use of photographs to accompany the description could prove useful in addressing the problem ahead of other sidewalk problems.

SECTION 3. Information to be completed by Public Works' staff before, during, and after the problem is corrected.

WHEN COMPLETED SEND THIS COPY TO THE DEPARTMENT OF PUBLIC WORKS LAND USE DIVISION FOR ACTION, 1106 SECOND ST., EUREKA CA 95501.

COUNTY OF HUMBOLDT COMPLAINT FORM

SECTION 1

COMPLAINT BY _____

PHONE NUMBER _____

ADDRESS _____

SECTION 2

NATURE OF COMPLAINT _____

LOCATION _____

SECTION 3

REFERRED TO _____ OF _____

INSTRUCTIONS _____

HOW HANDLED _____

BY _____
NAME DATE

TO BE USED FOR COMPLAINTS, HAZARDS, SUGGESTIONS, ETC.

FIRST NOTICE

RE:

The County of Humboldt is proceeding with a program of sidewalk repair and construction. This program is initiated through the provisions of the Improvement Act of 1911 of the State of California. The purpose of the program is to eliminate any unsafe conditions now existing in the sidewalk areas that can result in claims against the adjoining property owners and/or the County. Under the provisions of state law, the responsibility for maintenance and repair of sidewalks rests with the adjoining property owner.

The sidewalk adjoining your property at the above described location has been inspected and found to be in unsafe condition and in need of immediate repair. As required by state law, the County has prepared and filed a "Notice to Repair Sidewalk and/or Curb". The notice is attached. A "Final Notice" will be mailed in 7 to 10 days from date of "First Notice". Required repairs that are not commenced within two weeks after receipt of this notice and diligently and without interruption prosecuted to completion, will be repaired by a contractor selected by the County.

If the County contractor does the repair, the estimated cost to you will be \$ _____, plus twenty percent (20%) overhead charges, and \$ _____ for other County department administration fees and recording fees, for an approximate total cost of \$ _____. After the repair is completed, the actual expense will be computed and a "Notice of Cost" will be sent to you. If this is not paid within a specified time, it will become a lien against your property.

Before starting any repair, the property owner or their contractor must apply for and secure an Encroachment Permit from the Department of Public Works. If the permit has not been secured and the repairs have not been initiated by the time our contractor starts work, he will proceed with the repairs until they are completed.

If you have any questions regarding this procedure or the repairs required, please contact this office at 707-445-7205.

Sincerely,

DECLARATION OF MAILING

NOTICE OF COST OF REPAIR OF SIDEWALK
(PURSUANT TO IMPROVEMENT ACT OF 1911)

PROJECT NO. _____

The undersigned, _____, in the Engineering Department of the Humboldt County Department of Public Works, does hereby declare that _____, deposited in the United States mail in the City of Eureka, County of Humboldt, State of California, a true copy of the attached notice in a sealed envelope, postage prepaid, addressed as on notice and that said mailing was done on _____.

I hereby declare under penalty of perjury that the matters hereinabove stated are true of my own knowledge.

Date _____

NOTICE TO REPAIR SIDEWALK AND/OR CURB
(PURSUANT TO IMPROVEMENT ACT OF 1911)

PROJECT NO. _____

Date _____

TO:

Owner and/or person in possession of property at _____,
_____, California, described as follows:

Humboldt County Assessor's Parcel No. _____

Site address _____

NOTICE IS HEREBY GIVEN that the sidewalk or portion thereof in front of the above described property fronting on _____ Street(s) is in such a condition as to endanger persons or property or in such a condition as to interfere with the public convenience in the use of such sidewalk in the following particulars:

Broken and/or uneven surface may create a hazard for pedestrians.

And that by reason thereof you are required to repair same. The work required to be done, how it is to be done, and the material to be used in the repair is specified as follows:

Repair in accordance with County of Humboldt Sidewalk Standards.

NOTICE IS FURTHER GIVEN that if the work of repair is not commenced within two (2) weeks after the date this notice is given and if not diligently and without interruption prosecuted to completion, the undersigned shall cause the work to be done, and the cost of same shall become a lien on the above described property.

1911 ACT
ESTIMATE OF COST TO REPAIR DAMAGED OR DEFECTIVE SIDEWALK

NAME _____ APN _____
ADDRESS _____ FILE NO. _____

NO.	DESCRIPTION OF WORK	1995 UNIT PRICES	EST. QUAN.	EST. COST	FINAL QUANTITY	FINAL COST
1	sawcutting	1-30 lf \$4.00				
2	sawcutting	30+ lf \$2.00				
3	remove curb	1-30 lf \$2.00				
4	remove curb	30+ lf \$1.50				
5	remove sidewalk	1-180 sf \$2.25				
6	remove sidewalk	180+ sf \$1.75				
7	remove comm drvwy	1-80 sf \$2.00				
8	remove comm drvwy	180+ sf \$3.00				
9	construct curb	1-30 lf \$14.00				
10	construct curb	30+ lf \$12.00				
11	construct sidewalk	1-180 lf \$3.25				
12	construct sidewalk	180+ sf \$2.25				
13	const comm drvwy	1-180 sf \$4.50				
14	const comm drvwy	180+ sf \$3.25				
15	cnst 4' sidewalk	1-30 lf \$20.00				
16	cnst 4' sidewalk	30+ lf \$18.00				
17	cnst 5' sidewalk	1-30 lf \$22.00				
18	cnst 5' sidewalk	30+ lf \$20.00				
19	cnst 6' sidewalk	1-30 lf \$25.00				
20	cnst 6' sidewalk	30+ lf \$22.00				
21	Type I wheelchr ramp	ea \$1200.00				
22	Type II wheelchr ramp	ea \$1200.00				
23	cross-cnr culvert	lf \$40.00				
24	cross-st. culvert	lf \$40.00				
25	imported topsoil	cy \$25.00				

lf = linear foot sf = square foot ea = each cy = cubic yard

SKETCH OF REQUIRED SIDEWALK REPAIR:

NOTE: THIS IS ONLY AN ESTIMATE OF THE QUANTITIES TO BE REPAIRED. ACTUAL QUANTITIES MAY VARY, AND SO FINAL COSTS MAY VARY.

SECOND AND FINAL NOTICE

RE:

The County of Humboldt is proceeding with a program of sidewalk repair and construction. This program is initiated through the provisions of the Improvement Act of 1911 of the State of California. The purpose of the program is to eliminate any unsafe conditions now existing in the sidewalk area that can result in claims against the adjoining property owners and/or the County. Under the provisions of state laws, the responsibility for maintenance and repair of sidewalks rests with the adjoining property owner.

The sidewalk adjoining your property at the above described location has been inspected and found to be in unsafe condition and in need of immediate repair. As required by State law, the County has prepared and filed a "Notice to Repair Sidewalk and/or Curb". The initial notice to repair, including an estimated cost if the County did the repair work, was mailed to you on _____. This is the SECOND AND FINAL NOTICE. To date, no permit for this work has been obtained. If the repair is not commenced within two (2) weeks after the first notice was given and diligently and without interruption prosecuted to completion, the County shall make such repair and the cost of the same shall be a lien on the property. The work on your parcel will be turned over to the County contractor on _____.

If the County contractor does the repair, the estimated cost to you will be \$_____, plus twenty percent (20%) overhead charges, and \$_____ for other County department administrative fees and recording fees, for an approximate total cost of \$_____. After the repair is completed, the actual expense will be computed and a "Notice of Cost" will be sent to you. If this is not paid within a specified time, it will become a lien against your property.

Before starting any repair, the property owner or their contractor must apply for a permit from the Department of Public Works. If the permit has not been secured and the repairs have not been initiated by the time our contractor starts work, he will proceed with the repairs until they are completed.

If you have any questions regarding this procedure or the repairs required, please contact this office at 707-445-7205.

Sincerely,

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

NAME

STREET
ADDRESS

CITY &
STATE
ZIP

SPACE ABOVE THIS LINE FOR RECORDERS USE

NOTICE OF LIEN
COUNTY OF HUMBOLDT

PROJECT NO. _____

Pursuant to the authority vested in me by the Improvement Act of 1911, I did, on the ____ day of _____, 19____, cause the sidewalk, curb, or park or parking strip, bulkheads, retaining walls, or other works (as the case may be) in front of the real property hereinafter described to be repaired and improved, and the legislative body of the County of Humboldt did, on the ____ day of _____, 19____, by Resolution No. _____ assess the cost of such repair upon the real property hereinafter described, and the same has not been paid nor any part thereof, and the said County of Humboldt does hereby claim a lien on said real property in the sum of _____ dollars (\$ _____), and the same shall be a lien upon said real property until the said sum, with interest at the rate of _____ percent (____%) per annum, from the said ____ day of _____, 19____, has been paid in full and discharged of record.

The real property hereinbefore mentioned and upon which a lien is claimed, is that certain piece or parcel of land lying and being in _____, County of Humboldt, State of California, and particularly described as follows:

(Description of property)

Humboldt County Assessor's Parcel No.

Dated _____

NOTARY ACKNOWLEDGMENT

STATE OF _____)
: SS

COUNTY OF _____)

Capacity claimed by signer:

Individual; Trustee(s); Attorney-in-Fact; Guardian/Conservator;

Corporate Officer(s) _____ Title(s);

Partner(s) – Limited, General

Other _____

On _____ before me, _____, a Notary Public in and for said State, personally appeared _____

personally known to me –or– 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.

WITNESS my hand and official seal.

(Signature of Notary)

County of _____

My commission expires _____

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

NAME

STREET
ADDRESS

CITY &
STATE
ZIP

SPACE ABOVE THIS LINE FOR RECORDERS USE

RELEASE OF SIDEWALK LIEN
COUNTY OF HUMBOLDT

The undersigned, _____ of the County of Humboldt, does hereby release and discharge that certain sidewalk repair lien in favor of the County of Humboldt dated _____, recorded _____ encumbering property reportedly owned by _____ and does hereby acknowledge final payment on _____ of the debt secured thereby, with interest thereon computed at the rate of _____ per annum from _____ to the date of payment for the total amount paid of \$ _____.

Dated _____

by _____

NOTARY ACKNOWLEDGMENT

STATE OF _____)
: SS

COUNTY OF _____)

Capacity claimed by signer:

Individual; Trustee(s); Attorney-in-Fact; Guardian/Conservator;

Corporate Officer(s) _____ Title(s);

Partner(s) -- Limited, General

Other _____

On _____ before me, _____, a Notary Public in and for said State, personally appeared _____

personally known to me --or-- 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.

WITNESS my hand and official seal.

(Signature of Notary)

County of _____

My commission expires _____

Recording Requested By & For Benefit Of:
COUNTY OF HUMBOLDT

When Recorded, Mail To:

NOTICE OF NUISANCE

Address of Premises: _____
To Record Owner: _____

NOTICE IS HEREBY GIVEN, pursuant to Humboldt County Code § 411-1, That conditions described on "Attachment A" hereto exist on premises situate in the County of Humboldt, State of California, as described on "Attachment B" hereto, which are in violation of the Humboldt County Code. These conditions exist to an extent that endangers the life, limb, health, property, safety or welfare of the public and, as such, constitute a "nuisance".

NOTICE IS HEREBY GIVEN, that an abatement of said nuisance and repair of sidewalk pursuant to Humboldt County Code § 411-1 and the Improvement Act of 1911 of the State of California has been commenced by the County of Humboldt against the owner/s of record of the parcel of real property described in "Attachment B" and against the holder of any mortgage or deed of trust or other lien or encumbrance of record, the owner or holder of any lease of record and the holder of any other estate or interest of record in or to the said real property; that said proceeding is now pending; that this proceeding affects the interest of the record owner of the said premises and the interest of the holder of any lease of record and the holder of any other estate, or interest of record in or to the said real property; and that the object of said proceeding is to secure sidewalk and/or curb improvements in front of said property. Said property is situated in _____, County of Humboldt, State of California, Humboldt County Assessors Parcel Number _____ and described in "Attachment B".

Dated:

By _____

A.P. No.:

File No.:

Recording Requested By & For Benefit Of:
COUNTY OF HUMBOLDT

When Recorded, Mail To:

NOTICE CANCELING AND DISCHARGING NOTICE OF NUISANCE

Address of Premises: _____
To Record Owner: _____

NOTICE IS HEREBY GIVEN, pursuant to Humboldt County Code § 411-1, that the undersigned, _____, of the County of Humboldt, does hereby certify that the Notice of Nuisance dated _____, and recorded on _____, in volume _____, Official Records, Page _____, Humboldt County Records, is hereby canceled and discharged and said Nuisance Abatement proceedings are terminated as far as it pertains to the above described real property for the reason that the sidewalk and/or curb have been improved in front of said property.

Dated: _____

By _____

A.P. No.:

File No.:

NOTARY ACKNOWLEDGMENT

STATE OF _____)

: SS

COUNTY OF _____)

Capacity claimed by signer:

Individual; Trustee(s); Attorney-in-Fact; Guardian/Conservator;

Corporate Officer(s) _____ Title(s);

Partner(s) -- Limited, General

Other _____

On _____ before me, _____, a Notary Public in and for said State, personally appeared _____

personally known to me --or-- 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.

WITNESS my hand and official seal.

(Signature of Notary)

County of _____

My commission expires _____