

Exhibit D – County letter dated 5-23-19



ARCATA-EUREKA AIRPORT TERMINAL
McKINLEYVILLE
FAX 839-3598

AVIATION 839-5401

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 445-7409

ADMINISTRATION	445-7491	ENVIRONMENTAL SERVICES	445-7741
BUSINESS	445-7652	NATURAL RESOURCES PLANNING	267-9540
ENGINEERING	445-7377	PARKS & TRAILS	445-7741
FACILITY MAINTENANCE	445-7493	ROADS & EQUIPMENT MAINTENANCE	445-7421

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

LAND USE 445-7205

May 23, 2019

Joyce Rinehart
Community Realty
2850 E Street
Eureka, CA 95501

Re: Purchase of Fourth Street Properties – APN 001-174-001, 007 & 008

Dear Joyce:

We appreciate meeting with you and Joyce West of Community Realty on May 17, 2019 to address the owner's concerns on the County's Intent to Purchase the properties identified as APN 001-174-001, 001-174-007, and 001-174-008.

The County is currently working to complete the environmental review process for the acquisition and develop a plan to implement our proposed development scenario. We hope the following outline with estimated dates will demonstrate our serious interest in purchasing the subject properties and address your concerns:

1. 5/23/19. **Community Realty** issues Addendum No. 4 including the following provisions:
 - a. Escrow date extended from August 30, 2019 to December 31, 2019
 - b. County to submit a non-refundable deposit in the amount of \$45,000 prior to August 31, 2019 as payment towards the purchase price of \$900,000 (as soon as possible after Board of Supervisors respective approval of payments)
 - c. An extension provision that an additional \$45,000 deposit as payment towards the purchase price will become due in the event that escrow is not closed by December 31, 2019. In the event of extension, escrow will be extended an additional 4 months until April 30, 2020.
 - d. Owner agrees to manage the subject properties including, but not limited to, collection of rents and tenant notices required by law until close of escrow.
 - e. In the event that the County closes escrow and is substantially delayed in moving forward with its development plans, Owner and County will enter into a separate agreement whereby the Owner will continue to manage the subject properties until a date stipulated to by the County.

2. 6/11/19. **Board Mtg #1**. County Board of Supervisors a) approves and executes a Notice of Intention to Purchase Real Property, b) approves immediate submittal of a \$45,000 non-refundable deposit to Community Realty in the name of Gerald D. Rush and Belinda M. Rush, Trustees, c) authorizes the Intention to Purchase Real Property to be advertised in the local newspaper once a week for Three (3) consecutive weeks, and at Three (3) public governmental offices during the Three (3) week period in accordance with Govt. Code §25350.

3. 7/09/19. **Board Mtg #2**. County Board of Supervisors hears and receives Public Comment on proposed purchase.

4. 11/19/19. **Board Mtg #3**. a) adopts the environmental document in accordance with the California Environmental Quality Act, (b) approves and executes Resolution to Purchase Real Property, c) authorizes Escrow to begin, and f) authorizes Public Works Director to sign all Escrow Documents and submit fees.

5. 12/31/19. **Public Works Director** signs all Escrow Documents, submit fees, and remaining payment of Purchase Prices. Grant Deed executed and notarized. Keys given to County's agent. Escrow closes.

Please let us know if you have any concerns or questions.

Sincerely,



Tom deAge
Sr. Real Property Agent
Humboldt County Public Works
1106 Second Street
Eureka, CA 95501
707-268-2667