

BOARD OF SUPERVISORS, COUNTY OF LAKE, STATE OF CALIFORNIA
RESOLUTION NO. _____

**RESOLUTION AMENDING RESOLUTION NO. 2017-85 DECLARING THE BOARD OF
SUPERVISORS INTENTION TO SELL PROPERTY, NOT REQUIRED FOR PUBLIC USE,
KNOWN AS THE VISITOR INFORMATION CENTER,
LOCATED AT 6110 STATE HIGHWAY 20, LUCERNE, CALIFORNIA (APN 034-112-360),
PURSUANT TO GOVERNMENT CODE SECTION 25520 ET SEQ.**

WHEREAS, in December 2002, the County of Lake acquired the property, for the purpose of opening a Visitor Information Center, located at 6110 State Highway 20 in Lucerne, as described in Exhibit A attached hereto and incorporated herein by this reference; and

WHEREAS, the Visitor Information Center closed during fiscal year 2013-2014 and there are no plans, or funding available, to consider reopening it; and

WHEREAS, plans of the Department of Social Services to utilize the property for department operations did not come to fruition; and

WHEREAS, private parties have expressed interest in purchasing the property; and

WHEREAS, the minimum bid price has been established by comparative market analysis; and

WHEREAS, the property is exempt from the California Environmental Quality Act pursuant to Section 15312 (a)(b)(2); AND

WHEREAS, the date of opening sealed proposals and receiving oral bids needs to be amended from October 17, 2017 to November 7, 2017 to allow sufficient time for public notices; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF LAKE as follows:

1. The subject property is hereby declared as surplus to the needs of Lake County and the Board declares its intention to sell the property, subject to the terms and conditions contained in Exhibit A attached hereto and incorporated herein by this reference, at a minimum bid price of \$260,000.
2. Sealed proposals and oral bids to purchase the property will be received and considered during the regularly scheduled meeting on November 7, 2017 at 10:00 a.m. in the Board of Supervisors Chambers, County Courthouse, 255 North Forbes Street, Lakeport, California.

3. The Clerk of the Board is directed to cause the notice of the adoption of this Resolution and of the time and place of holding the public meeting to be given as follows:
 - A. Posting copies of this resolution in three (3) public places in the County, not less than fifteen (15) days from the date of the public meeting as follows:
 1. At the Lake County Courthouse, Lakeport, California.
 2. At the Lake County Library, Lakeport, California.
 3. At the Lake County Redbud Library, Clearlake, California
 - B. Publishing the notice pursuant to Government Code Section 6063 in the Record Bee, a newspaper of general circulation published in the County.
4. The County reserves the right to reject any and all bids and to waive irregularities in any bid received.
5. The Chairman of the Board is hereby authorized to execute a grant deed to be delivered by the County Administrative Officer to the escrow company.
6. The County Administrative Officer is hereby authorized and empowered to execute all other necessary documents to list and sell the subject property.

PASSED AND ADOPTED this ____ day of _____ 2017, by the following vote:

AYES:

NOES:

ABSENT OR NOT VOTING:

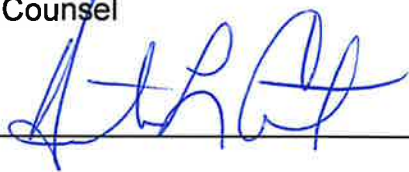
COUNTY OF LAKE

Chair of the Board of Supervisors

ATTEST: CAROL J. HUCHINGSON
Clerk of the Board
of Supervisors

APPROVED AS TO FORM:
ANITA L. GRANT
County Counsel

By: _____
Deputy



**RESOLUTION TO SELL PROPERTY KNOWN AS THE VISITOR INFORMATION CENTER
EXHIBIT A
TERMS AND CONDITIONS**

1. Subject property and minimum bid. Said property, known as the Visitor Information Center, located at 6110 State Highway 20, Lucerne, California (APN 033-112-360) shall be sold for cash, cashier's check or money order at a minimum bid price of \$260,000.
2. Bid Submission. Bidder shall submit a sealed bid, with parcel number on the outside of the envelope. All bids shall be delivered to the County Administrative Office, County Courthouse, 255 North Forbes Street, Lakeport, California 95453, no later than 10:00 a.m., on November 7, 2017 at which time they will be publicly opened and declared in the Board of Supervisors' Chambers, County Courthouse, 255 North Forbes Street, Lakeport, California.
3. Consideration of oral bids. Oral bids shall be considered pursuant to Government Code Section 25531, which specifies an oral bid, to be accepted, must be at least 5% higher than the highest written proposal.
4. Commission. Pursuant to Section 25527, the Board of Supervisors has determined to pay a commission rate of 2.5% to the listing broker and 3.0% to the broker who successfully brings the highest written proposal or oral bid submitted/made by a buyer. This does not preclude any buyer not represented by a broker from submitting a written proposal or oral bid to purchase the property.
5. Payment terms. By 2:00 p.m. on the date of the bid opening, the highest bidder shall deposit in an escrow account, with a title guaranty company located in Lakeport, California, a down payment of four percent (4%) of the bid amount in the form of cash, cashier's check, or money order. The balance in full is due and payable at the close of escrow. The Chairman of the Board of Supervisors will execute a Grant Deed upon receipt of the total payment in the form prescribed above.
6. Escrow period and fees. It is expected that the escrow period will be approximately 60 days. All title and escrow fees shall be paid by buyer, regardless of whether or not escrow closes.