

**RESOLUTION TO SELL PROPERTY KNOWN AS THE LUCERNE HOTEL  
EXHIBIT A  
TERMS AND CONDITIONS**

1. Subject property and minimum bid. Said property, known as the Lucerne Hotel, located at 3700 Country Club Drive, Lucerne, California (APN's 034-182-030 & 040, and 034-867-010 through 070) shall be sold for cash, cashier's check or money order at a minimum bid price of \$2,500,000.
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 August 14, 2018 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 that no commission will be paid unless there is contained in or with the sealed bid or stated in or with the oral bid which is finally accepted. 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.