

RESOLUTION NO. 20-012

RESOLUTION OF THE MENDOCINO COUNTY BOARD OF SUPERVISORS AUTHORIZING THE SALE OF A PORTION OF REAL PROPERTY, VACATED COUNTY ROAD 141, RIVINO RANCH ROAD

WHEREAS, the County of Mendocino owns a .84 acre parcel on Vacated County Road 141, Rivino Ranch Road (Frontage Road E); and

WHEREAS, an adjacent property owner has expressed interest in purchasing Vacated County Road 141, Rivino Ranch Road; and

WHEREAS, the County has determined that such property is no longer necessary for County needs; and

WHEREAS, pursuant to Government Code section 25526.5 the County may sell, exchange, quitclaim or convey real property or interest therein without soliciting proposals, provided that the value of the property does not exceed \$25,000; and

WHEREAS, the price of \$11,500 is a fair and reasonable price for the subject portion of property; and

WHEREAS, the conditions of conveyance include, but are not limited to, the reservation of a State of California and County of Mendocino ingress and egress easement to the adjacent and adjoining Highway 101 as well as the waiver of any claims for damages to said property by reason of the location, construction, landscaping or maintenance of the adjacent freeway and/or highway; and

WHEREAS, The Property sold to Buyer under this Agreement shall become a part of Buyer's property identified as 2016-02358, Mendocino County Records (MCR) through a boundary line adjustment or merger, and no new parcel shall be created which Buyer, its heirs or assigns, may sell separately from 2016-02358, MCR; and

WHEREAS, the adjacent property owner, as the Buyer, has agreed to pay the County \$11,500 for the subject portion of the property; and

WHEREAS, the County and the Buyer have mutually agreed to the terms and conditions of the Agreement to Purchase and Escrow Instructions.

NOW, THEREFORE, BE IT RESOLVED that the Mendocino County Board of Supervisors:

1. Declares that real property generally described as Vacated County Road 141, Rivino Ranch Road and more particularly described in the Agreement to Purchase and Escrow Instructions and Exhibit A attached to the Agreement, is no longer necessary for County needs;

2. Authorizes and directs the Chairman of the Board to execute the Agreement to Purchase and Escrow Instructions and quitclaim deed to Riverwine, LLC (Buyer), and to deliver the deed upon performance of the conditions stated in the Agreement to Purchase and Escrow Instructions;

3. Directs that the property sold to the Buyer, and reserves the State of California and County of Mendocino ingress and egress easement to the adjacent and adjoining Highway 101 and waives any claim for damages to said property by location, construction, landscaping or maintenance of the adjacent freeway and/or highway and that language to this effect shall appear in the quitclaim deed.

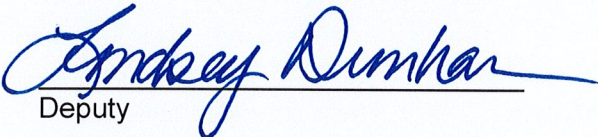
4. Authorizes the Chief Executive Officer, or designated agents to execute any applications or represent Mendocino County during the processing of the aforementioned Boundary Line Adjustment or Merger.

The foregoing Resolution introduced by Supervisor Williams, seconded by Supervisor Brown, and carried this 4th day of February, 2020, by the following vote:

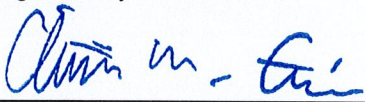
AYES: Supervisors Brown, McCowen, Haschak, Gjerde and Williams
NOES: None
ABSENT: None

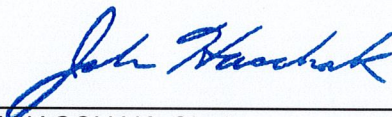
WHEREUPON, the Chair declared said Resolution adopted and SO ORDERED.

ATTEST: CARMEL J. ANGELO
Clerk of the Board


Deputy

APPROVED AS TO FORM:
CHRISTIAN M. CURTIS
Acting County Counsel

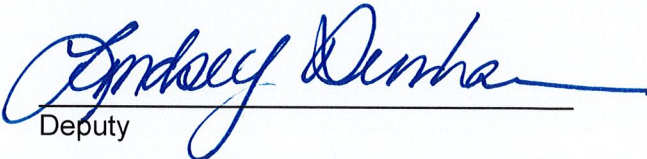




JOHN HASCHAK, Chair
Mendocino County Board of Supervisors

I hereby certify that according to the provisions of Government Code Section 25103, delivery of this document has been made.

BY: CARMEL J. ANGELO
Clerk of the Board



Deputy