

BOARD OF SUPERVISORS
OF THE COUNTY OF FRESNO
STATE OF CALIFORNIA

<p>1</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p>	<p>In the Matter of:</p> <p>THE SALE OF REAL PROPERTY, 1,787 SQUARE FEET AT 200 H STREET FRESNO, CA</p> <hr/>	<p>) RESOLUTION DECLARING COUNTY-) OWNED PROPERTY EXEMPT) SURPLUS LAND, MAKING CERTAIN) FINDINGS, AND DECLARING THE) COUNTY’S INTENTION TO SELL THIS) EXEMPT SURPLUS LAND</p>
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WHEREAS, the County is the owner in fee title of a 1,787 square foot strip of real property located at 200 H Street, Fresno, CA as shown on Exhibit “A” (the “Premises”); and

WHEREAS, the Premises was purchased by the County as a part of the Sheriff’s Jail Kitchen property; and

WHEREAS, the County declares that this property is exempt surplus land due to the following findings: the Premises is a Small Surplus Land Parcel, because the Premises is less than 5,000 square feet in area, and will be sold to an owner of contiguous land;

WHEREAS, John M. Valentino (“Buyer”), an owner of real property adjacent to the Premises, has proposed to purchase the Premises to expand access to his property, as shown on Exhibit “A”; and

WHEREAS, the Premises are not needed for County or other public purposes, and has a value of less than \$25,000; and

WHEREAS, the Buyer proposes to purchase the Premises, and in doing so, comply with the following:

- a. Pay all costs associated with the transfer of the Premises.
- b. Pay to the County of Fresno the purchase price of \$7,148.00 within thirty days after the County of Fresno Board of Supervisors approves the sale of the Premises.
- c. Execute a Purchase/Sale Agreement, and record the Grant Deed with the County of Fresno Recorder’s Office within thirty (30) days after sale of the Premises is approved by the Board of Supervisors.

1 d. Remove the trees and cyclone fence on the Premises within thirty
2 days after execution of the Purchase/Sale Agreement.

3 e. Ensure that Buyer's use of the Premises complies with City of Fresno
4 landscape codes.

5 NOW, THEREFORE, BE IT RESOLVED that the above-described Premises is
6 declared exempt surplus land, and is to be sold in accordance with the provisions of
7 this Resolution.

8 BE IT FURTHER RESOLVED that the County finds that under Government
9 Code § 54221(f)((1)(B), the Premises is less than 5,000 in feet, and qualifies as
10 exempt surplus land, and therefore the provisions of Section 54222 of the Government
11 Code do not apply.

12 BE IT FURTHER RESOLVED that the Premises shall be sold in accordance
13 with Government Code Section 25526.5, which authorizes the Board of Supervisors to
14 dispose of County property that is not needed for County or other public purposes,
15 provided that its estimated value does not exceed \$25,000.00, by selling, exchanging,
16 quitclaiming, or conveying the real property upon terms and conditions approved by
17 the Board of Supervisors.

18 BE IT FURTHER RESOLVED that the Premises shall be sold in "as is"
19 condition.


20 BE IT FURTHER RESOLVED, the County's Director of Internal Services/Chief
21 Information Officer, is hereby authorized to execute a sales agreement, grant deed,
22 quitclaim, and any other documents necessary to convey the Premises to Buyer, in
23 accordance with the terms and conditions set forth in this Resolution, upon review and
24 approval as to legal form by County Counsel.

25 BE IT FURTHER RESOLVED that the upon cash payment of the purchase
26 price of \$7,148, the County of Fresno shall deliver to the purchaser a good and
27 sufficient grant deed conveying the Premises to the purchaser free and clear of
28 encumbrances except easements apparent or of record, in "as is" condition.

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THE FOREGOING was passed and adopted by the following vote of the Board of Supervisors of the County of Fresno this 22nd day of February, 2022, to wit:

AYES: Supervisors Brandau, Magsig, Mendes, Pacheco, Quintero
NOES: None
ABSENT: None
ABSTAINED: None



Brian Pacheco, Chairman of the Board of Supervisors of the County of Fresno

ATTEST:
Bernice E. Seidel
Clerk of the Board of Supervisors
County of Fresno, State of California



Deputy