

Tax Default Public Auction



104 Acres of Lakefront Property

April 25-28, 2014



www.bid4assets.com

ASSESSED VALUE: \$2,606,927
MINIMUM BID PRICE: \$675,000

Lakefront Development Opportunity
located at
5880 Lakeshore Boulevard, Lakeport, California

Released: March 10, 2014
Sale Date: April 25-28, 2014

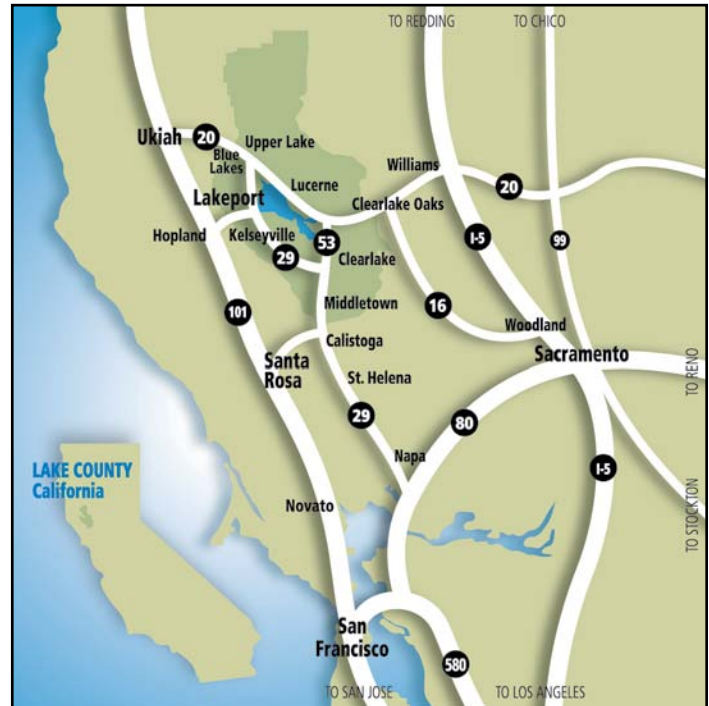
Summary

The County of Lake (County) invites interested bidders for the tax default public auction of over one hundred acres of lakefront property with breathtaking views of Clear Lake and Mount Konocti. This property has enormous potential as a residential and destination resort community with marina. Lake view and creek side building sites rest amid rolling hills and oaks with more than 1,100 feet of premiere lake frontage. This is one of the few large properties remaining with development potential on Clear Lake's shoreline. This parcel is just north of Lakeport, California and is less than an hour from Sonoma, Napa, and the scenic Highway 101 corridor.

Lake County Background

Lake County lies within the Pacific Coastal range, and is approximately 110 miles north of San Francisco, 110 miles northwest of Sacramento, and 70 miles east of the Pacific Ocean. Lake County is bounded by Mendocino County to the west, Yolo, Colusa, and Glenn Counties to the east, and Sonoma and Napa counties to the south. Clear Lake, the largest natural lake entirely within California, is located completely within Lake County. The Geysers, the largest geothermal steamfield in the world, is located in the southern part of the County.

Lake County boasts the cleanest air in the state of California. In fact, Lake County rarely experiences coastal or valley fog, which translates into lots of sunshine – approximately 265 days of clear or partly clear skies on average.



Lake County is a destination for the outdoor enthusiast with a wide range of trails for hiking, biking, and off-road adventures and many lakes for fishing, kayaking, and wakeboarding; for the nature lover with parks, preserves, and open spaces for viewing many types of birds, animals, and native plants; for the history buff with numerous museums, landmarks, pioneer towns, and Pomo culture; and it is a destination for the wine lover with some of California's newest appellations, award-winning wines, and friendly wineries.

Lake County has long been known as a farming community. Vineyards were originally planted in the 1870s. By the early 20th century the area was earning a reputation for producing some of the world's greatest wines. However, in 1920, Prohibition ended Lake County's wine production. Most of the vineyards were replaced and replanted with walnut and pear farms. Lake County's farmers still produce some of the world's finest pears and walnuts. A re-emergence of the wine industry began in the 1960s when a few growers rediscovered the area's grape growing potential and began planting vineyards. The area went from fewer than 100 acres of grapevines in 1965 to nearly 10,000 acres of vineyards today. Many of the vineyards in Lake County today support sustainable farming practices. The local economy is based primarily on agriculture, tourism, and the geothermal power industry.

Community of North Lakeport Background

This area is located north of the City of Lakeport, bordered by Highway 29 to the west, Clear Lake to the east and the Nice -Lucerne Cutoff to the north. Development consists primarily of residential subdivisions, several mobile home parks and scattered commercial development. Sutter Lakeside Hospital, along with a

number of medical offices and a pharmacy is located in this community area. Several lakefront bed and breakfast inns have been developed in the area, and there are a few hotels along Lakeshore Boulevard. Other services include a convenience store with fuel sales, and a marina. Ample vacant and underutilized land exists within the North Lakeport Community Area for additional residential and commercial development.

2007 Population: 3,232 (estimate from Lake County General Plan)

Public Facilities and Services: North Lakeport is served by the Lakeport Unified School District. A County Service Area administered by Lake County Special Districts provides water in the area. Clear Lake is the source of water for this system. Wastewater service is provided by the Lake County Sanitation District's Northwest Treatment facility. Points of Interest include Clear Lake with its fishing, swimming and boating opportunities and nearby City of Lakeport with its historic downtown and Library Park.

Property Background

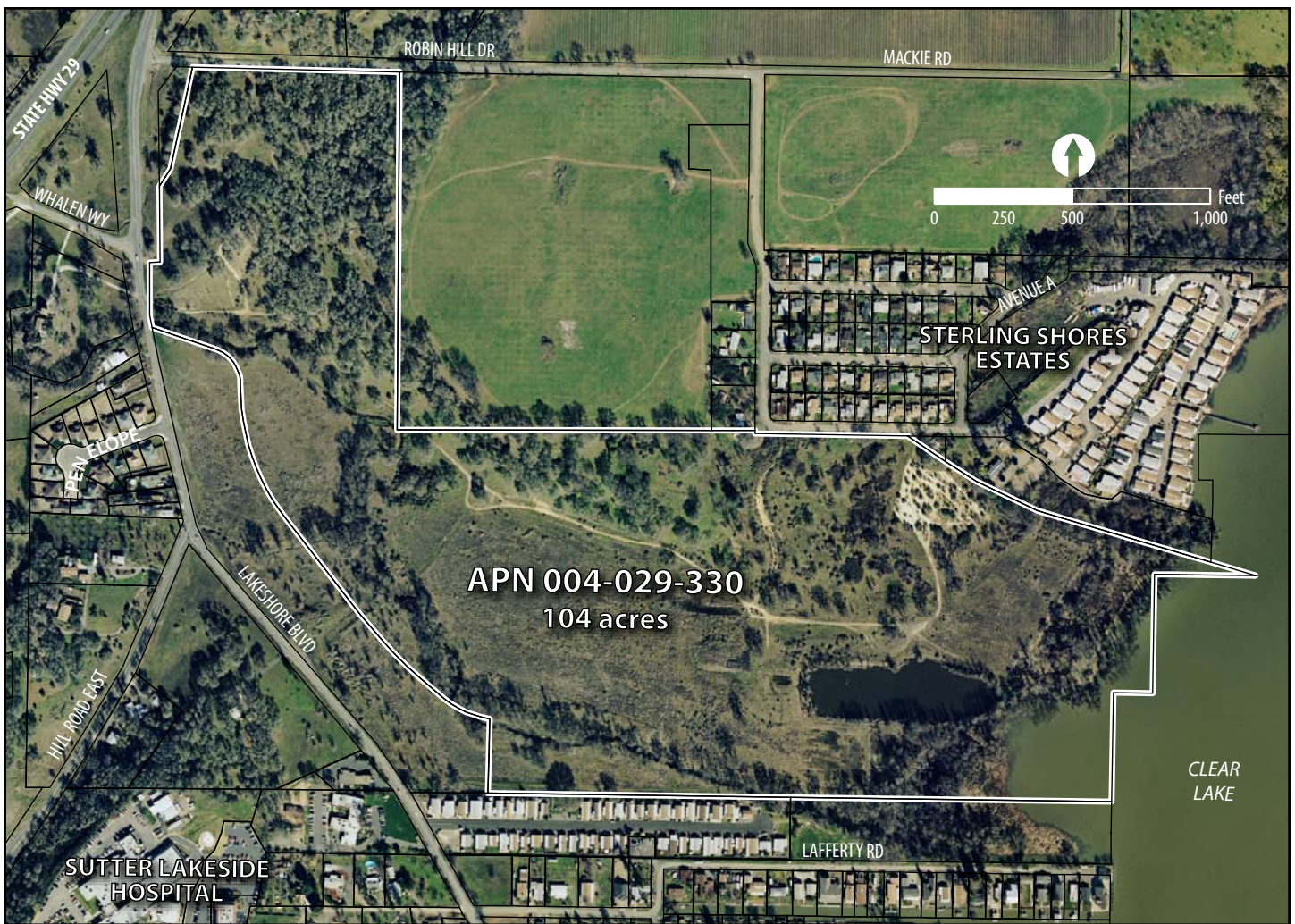
This property includes over one hundred lake front acres with breathtaking views of Clear Lake and Mount Konocti. This property has great potential as a residential and destination resort community with marina. Lake view and creek side building sites rest amid rolling hills and oaks with more than 1,100 feet of premiere lake frontage. This parcel is just north of Lakeport, California and is less than an hour from Sonoma, Napa, and the scenic Highway 101 corridor. Highway 29 connects the property to Highway 20 and the Highway 101 and Interstate 5 corridors.



From the marina area towards the northeast.



Aerial view of the property from Clear Lake.

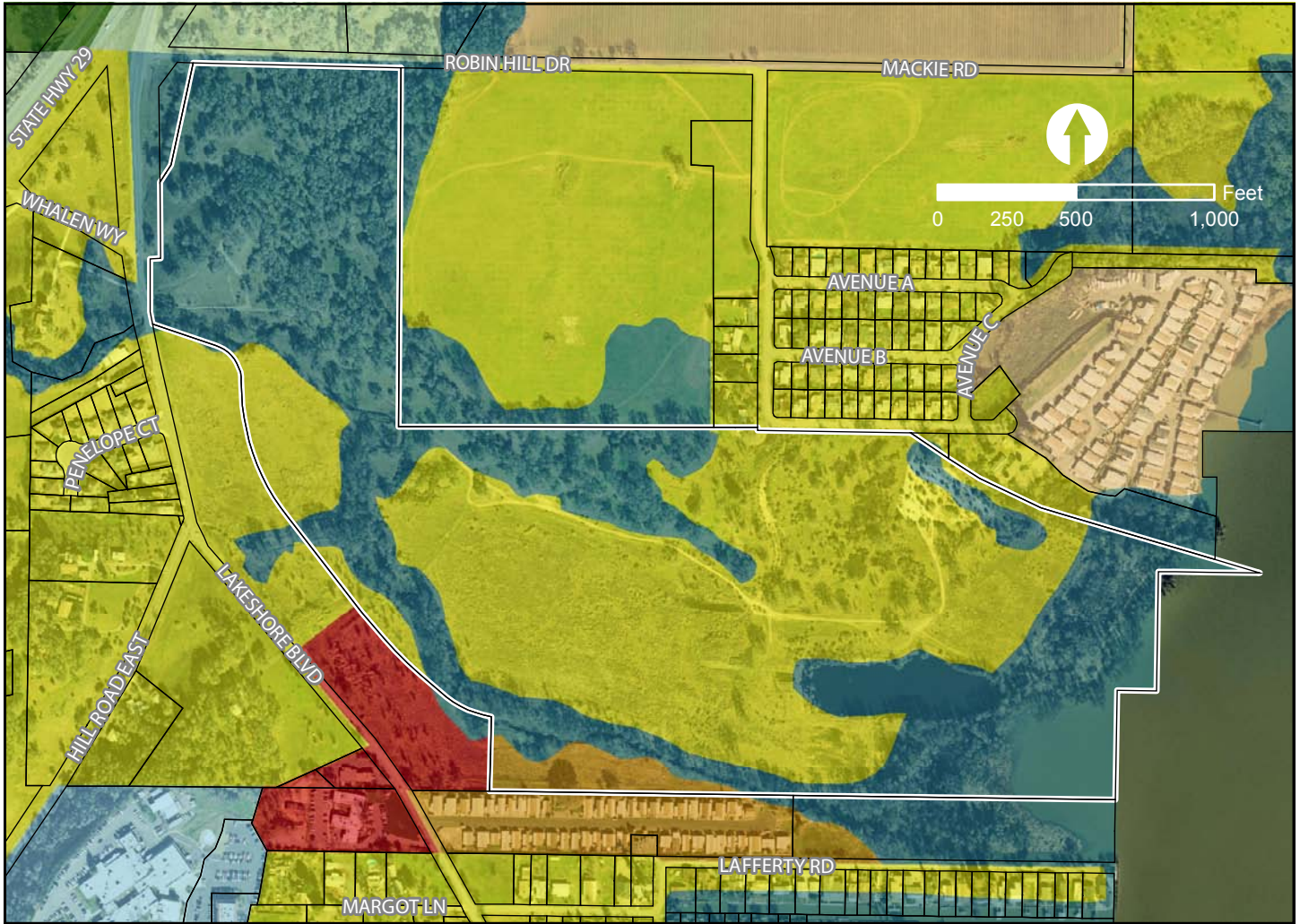


Located within the North Lakeport Water District, the parcel has seventy three domestic water connection entitlements. There is a formal resolution from the County Board of Supervisors reserving proceeds from this sale for the water system expansion that is needed to lift the current connection moratorium.

A master plan prepared by Lake County Special Districts for the Northwest Regional Wastewater System identified the treatment plant as having approximately 3,000 residential equivalents in available capacity, which is adequate given the current and projected growth rates.

Zoning and land use information is available below and through the County's public GIS Map Viewer at <http://gispublic.co.lake.ca.us/>. The property is currently zoned "R1- Single Family Residential" (zoning combining districts include: "SC" Scenic Combining, "WW" Waterway, "W" Wetland, and "F" Flood) with both "Low Density Residential" and "Resource Conservation" general plan designations. The County would be supportive of considering other designations allowing resort development or other types of commercial development, particularly healthcare-related due to the proximity to other similar uses. Interested parties should contact the Lake County Community Development Department to discuss other alternative designations (707-263-2221). The full Zoning Ordinance, General Plan, and other relevant documents can be found at www.co.lake.ca.us/cdd.

General Plan Designation

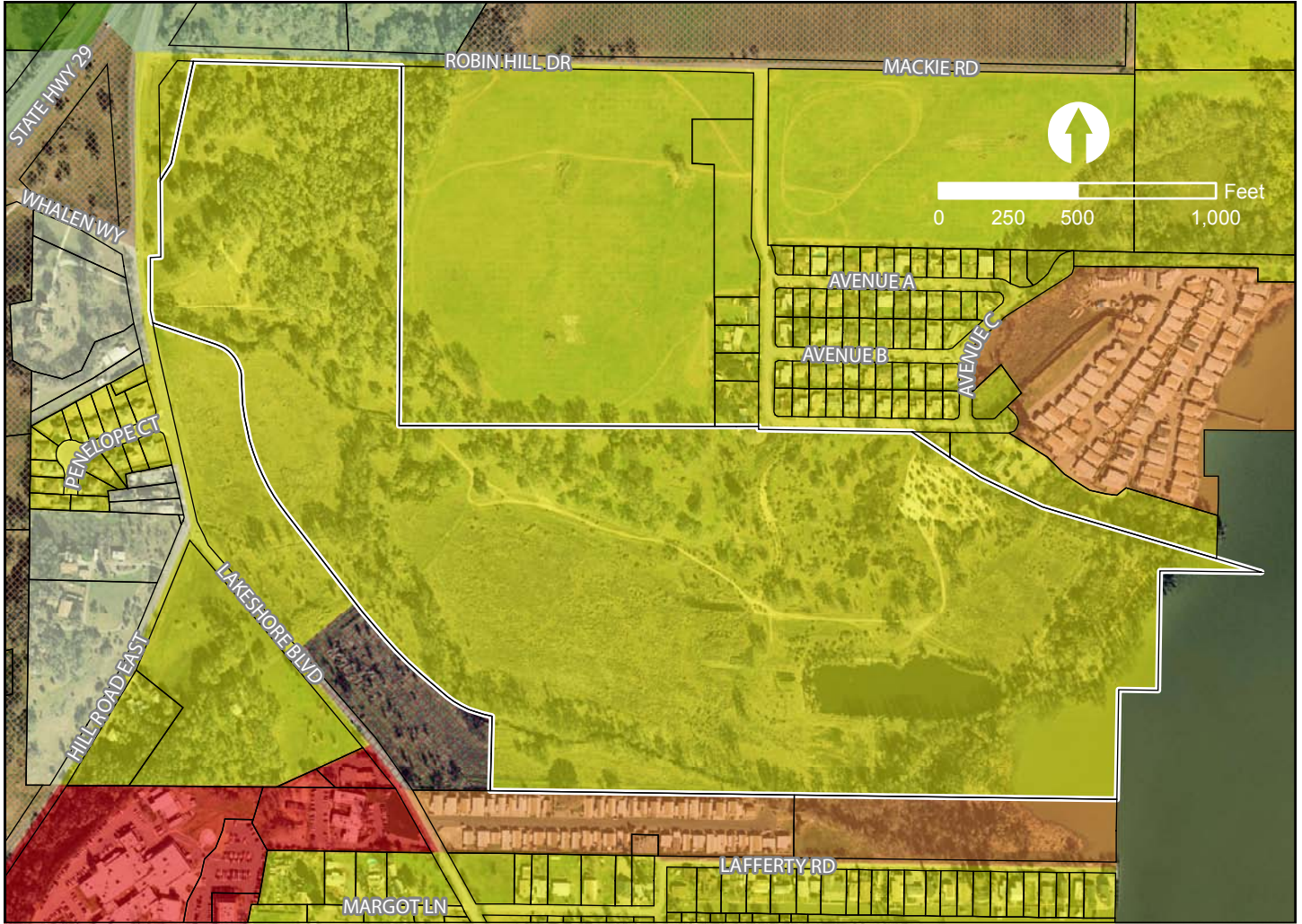


Legend

GENERAL PLAN

- RC - Resource Conservation
- A - Agriculture
- RL - Rural Lands
- RR - Rural Residential
- SRe - Suburban Residential
- LDR - Low Density Residential
- MDR - Medium Density Residential
- HDR - High Density Residential
- Cc - Community Commercial
- Cl - Local Commercial
- Cr - Resort Commercial
- Cs - Service Commercial
- I - Industrial
- PF - Public Facilities

Zoning District



Legend

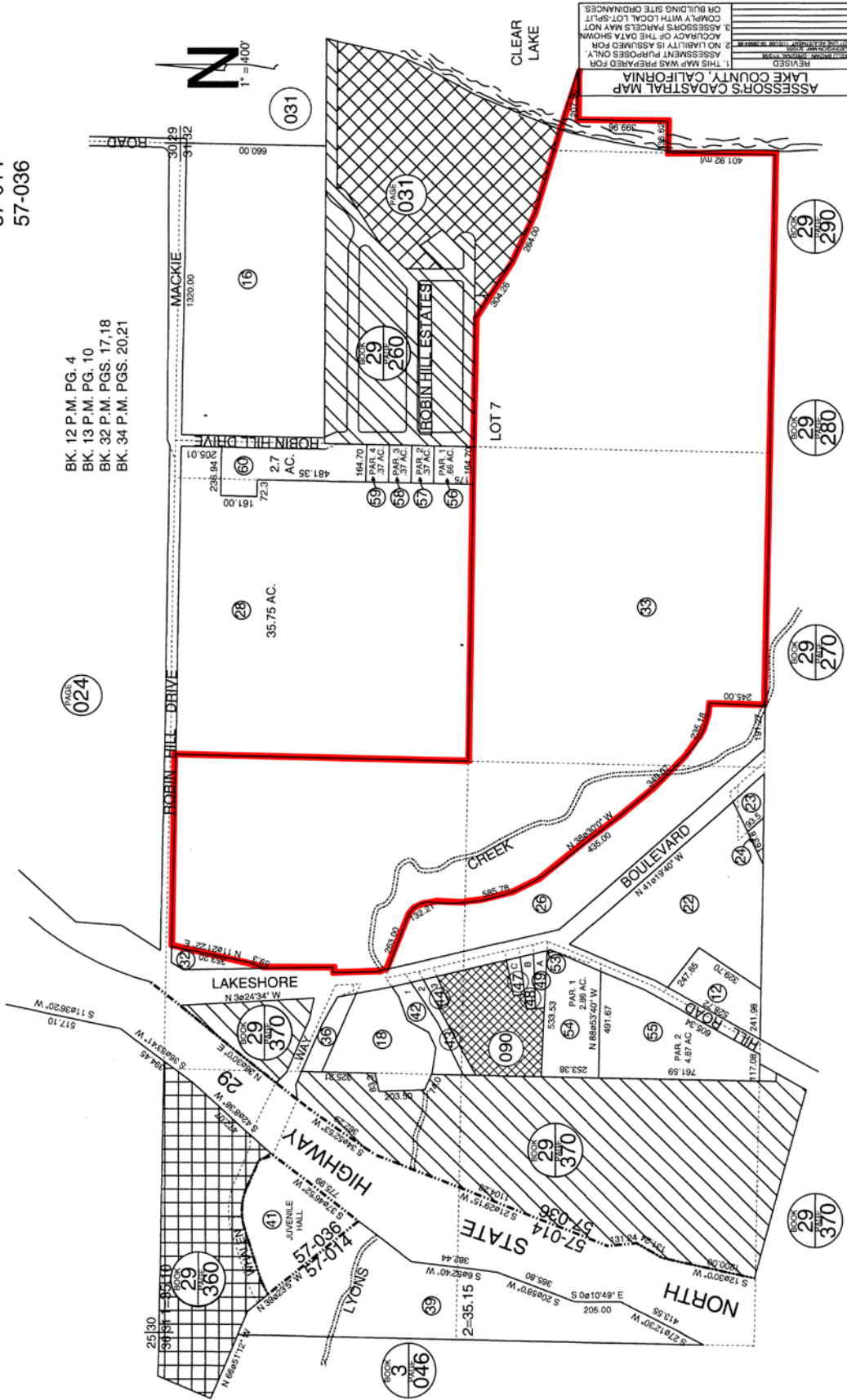
ZONING

- O - Open Space
- A - Agriculture
- APZ - Ag. Preserve
- TPZ - Timber Preserve
- RL - Rural Lands
- RR - Rural Residential
- SR - Suburban Reserve
- R1 - Single-Family Residential
- R2 - Two-Family Residential
- R3 - Multi-Family Residential
- PDR - Planned Dev. Residential
- PD - Planned Development
- CR - Resort Commercial
- C1 - Local Commercial
- C2 - Community Commercial
- CH - Highway Commercial
- C3 - Service Commercial
- PDC - Planned Dev. Commercial
- M1 - Commercial/Manufacturing
- M2 - Heavy Industrial
- U - Unclassified

4-029
T.R.A.
57-014
57-036

NORTH 1/2 OF SECTION 31 T 15 N, R 9 W

BK. 12 P.M. PG. 4
BK. 13 P.M. PG. 10
BK. 32 P.M. PGS. 17, 18
BK. 34 P.M. PGS. 20, 21



Bidding Information

Auction Host: www.Bid4Assets.com

Registration Deadline: April 21, 2014

Bidder Secured Deposit: \$25,000

Deposit Confirmation Deadline: April 23, 2014

Auction Dates: April 25-28, 2014

Note: All registration requirements and Terms of Sale are found at www.Bid4Assets.com.

Contact Information

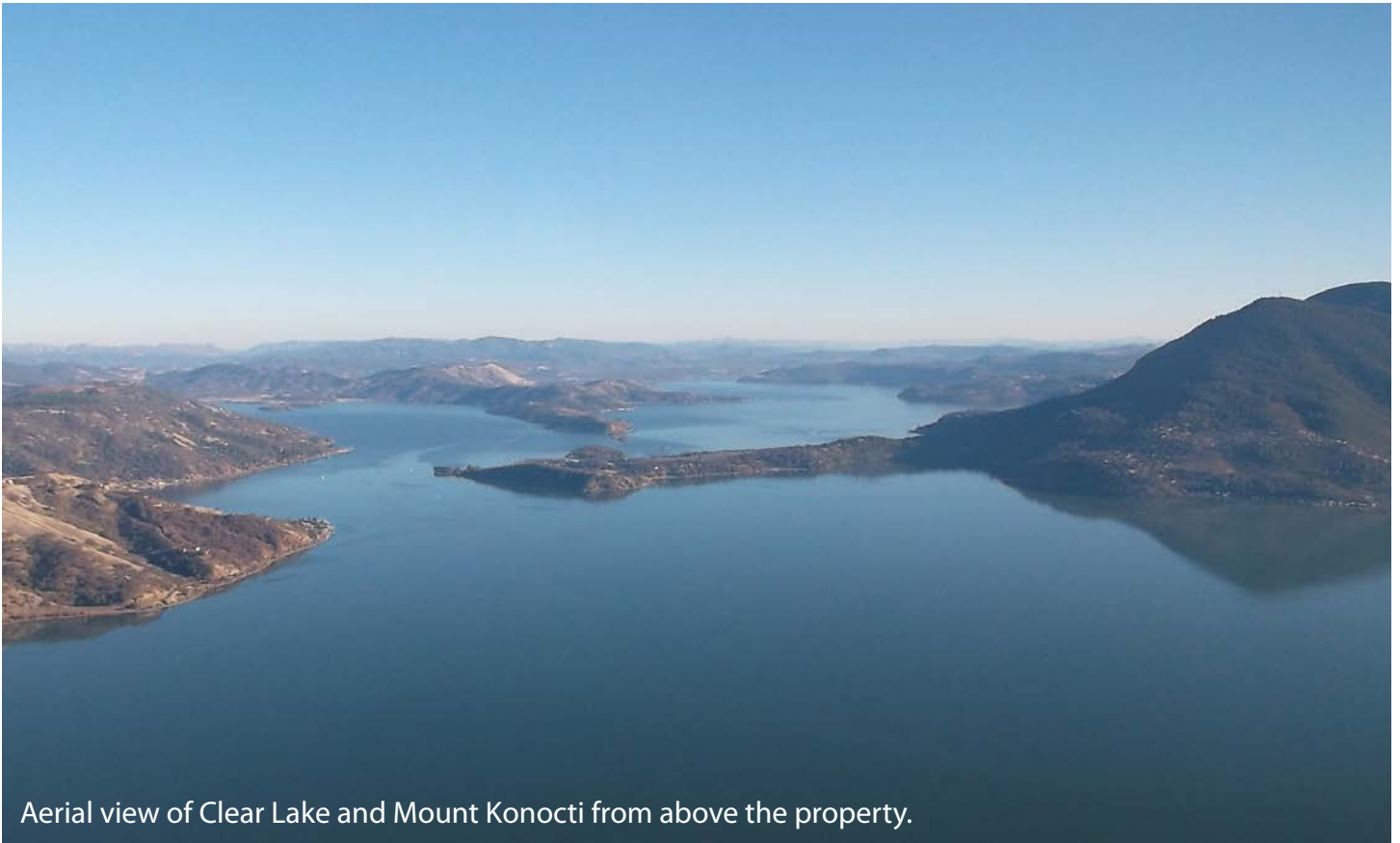
Treasurer-Tax Collector - (707) 263-2234

Administrative Office/Economic Development - (707) 263-2580

Community Development - (707) 263-2221

Special Districts - (707) 263-0119

www.co.lake.ca.us



Aerial view of Clear Lake and Mount Konocti from above the property.

California's Lake County

Open for Business!

As the national economy awakens and businesses begin to expand again, The County of Lake has put into motion a plan to accommodate and welcome this surge of business growth.

There's a lot to like about our county and as you become acquainted with the opportunities and cooperation offered to your business by our agencies and community, you will add us to your list of best places for your company to do business.

If access to the California Market and all the potential that comes with it is your target, your company must consider a location in Lake County, California.



Lake County is now the best place to do business in California

"The County of Lake has been very supportive and forward-thinking of my plans in developing Ceago Del Lago, a winery and vineyard project that promotes ecological agritourism."

Jim Fetzer, Owner
Ceago Vinegarden

The Lake County Community Development Department operates with a **"consultative" approach that makes the permitting process fast, efficient and cost effective.** Department Staff are committed to minimizing delays and to identifying solutions to keep the permit process manageable. A senior level planner is assigned to each commercial application to monitor and guide it from start to finish. In many cases application and development fees are waived, reduced or deferred for companies bringing jobs to our economy.

Access to land at a reasonable cost is an important part of the equation that makes Lake County the best place for a company to locate. Prime locations are available to allow you to maximize your business' potential for success. Distribution corridors to both Interstate 5 and Interstate 101 make moving your products easy to the numerous distribution hubs around California.

The **solid, hard working workforce here is a byproduct of family, community and rural upbringing.** These values are a part of the fiber of our people. Today's Lake County has evolved from a farming economy to an eclectic mix of rural and urban lifestyles. The cleanest air in the USA is breathed by Lake County residents, workers and visitors alike.

Enterprise Growth in Lake County, over recent years, has been very impressive. Companies in key industries: **RESORTS** (Worldmark by Wyndam, Konocti Harbor Resort and Spa, Ceago Vinegarden, and Langtry Estate and Vineyards), **EDUCATION** (Marymount California University, Mendocino College, Yuba College), **RETAIL** (Safeway, Walmart, Dollar General and an array of boutique retailers), **SENIOR HOUSING** (Eskaton Manor, Lakeport Senior Community), **HEATH CARE** (Sutter Lakeside Hospital, St. Helena Hospital) and **ENERGY** (Calpine, Northern California Power Agency) now grace our landscape. Your business will be in great company in Lake County!

Agriculture provides a solid, thriving economic foundation that allows the county to pursue economic development of other business sectors like light industry, tourism, retail and the fast growing senior-related businesses. The wine industry leads the way with great advances in sales volume and quality recognition. **Lake County was recently recognized by Food and Wine Magazine as number one on a list of the top five emerging wine regions in the world** (and the only listing in the United States).

The quality of life in Lake County is based on family, pride in community, hard work, and outdoor activities. **Clear Lake is a spectacular back drop for residents and visitors alike.** This picturesque setting enhances outdoor living and recreational activities like boating, fishing, swimming, bike riding and hiking. Wine tasting and touring are important economic and social activities here. Add numerous cultural and artistic events and you have a lifestyle that has always lured tourists and second home owners to the area. This quality of life will be factor in your company's ability to attract and retain top managers and employees.



BRASSFIELD ESTATE



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Open for
Business!