

**RESOLUTION NO. 18-07  
OF THE  
NORTHERN INYO HEALTHCARE DISTRICT  
BOARD OF DIRECTORS**

WHEREAS, the Northern Inyo Healthcare District has conducted a review of its business needs and the potential acquisition of additional property; and

WHEREAS, the Board has determined it has a business need to acquire the property and personal property to utilize the premises for the District's business needs at 376 W. Yaney Street; and

WHEREAS, proper survey, appraisal and other normal property transaction documents and inspections have been completed to the District's satisfaction;

NOW, THEREFORE, BE IT RESOLVED by this Board of Directors of Northern Inyo Healthcare District, meeting in regular session this 14<sup>th</sup> day of November, 2018 hereby authorizes the purchase of the property and related personal property located at 376 W. Yaney Street from the Ruland Family Trust for a total amount of \$1,206,125.57 as outlined on the attached Buyer's Estimated Settlement Statement.

BE IT FURTHER RESOLVED that Management is instructed to transfer funds and/or execute any and all agreements necessary to make the purchase and occupancy of the property occur.

BE IT FURTHER RESOLVED that this Resolution be made a part of the minutes of this meeting.

  
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President

Attest:

  
\_\_\_\_\_  
Secretary

**Close of Escrow:** 11/30/2018  
**Escrow officer/Closer:** Caroline Phillips  
**Escrow Number:** IMT-00007302-I  
**Buyer:** Nothern Inyo County Local Hospital District  
 150 Pioneer Lane  
 Bishop, CA 93514  
**Seller:** Ruland Family Trust Dated January 4, 2017  
 376 W. Yaney Street  
 Bishop, CA 93514  
**Property location:** 376 W. Yaney Street  
 Bishop, CA 93514

	Debit	Buyer Credit
<b>Financial Consideration</b>		
Sale Price of Property	1,050,000.00	
Deposit		100,000.00
<b>Prorations/Adjustments</b>		
		5.52
11/30/18-12/01/18		
County Taxes	502.47	
11/30/18 - 01/01/19		
Personal Property	150,000.00	
<b>Escrow/Title Charges</b>		
Express Mailings/Handling to Inyo-Mono Title Company	50.00	
Messenger Recording Fee to Inyo-Mono Title Company	75.00	
Settlement Fee to Inyo-Mono Title Company	1,300.00	
Wire Fee/Handling to Inyo-Mono Title Company	100.00	
<b>Recording Charges</b>		
Recording Fee - Grant Deed to County Recorder	25.00	
<b>Miscellaneous Debits/Credits</b>		
2nd half Taxes 2018/2019 to Inyo County Tax Collector	2,917.58	
Pest Inspection to Big Pine Pest Control	300.00	
Refundable Pad to Nothern Inyo County Local Hospital District	500.00	
Roof Invoice to Chris Freeman Roofing	125.00	
Sewer Bill to Morales Rooter	225.00	
<b>Subtotals</b>	<b>1,206,125.57</b>	<b>100,000.00</b>
<b>Balance Due FROM Buyer</b>		<b>1,106,125.57</b>
<b>TOTALS</b>	<b>1,206,125.57</b>	<b>1,206,125.57</b>

Buyer

Nothern Inyo County Local Hospital District

BY: \_\_\_\_\_  
 Kevin S. Flanigan  
 Hospital Administrator

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 Inyo-Mono Title Company  
 Settlement Agent