

WRITTEN BID—SALE OF SURPLUS REAL PROPERTY

Existing Building on Commercial-Retail Real Property at
6850 Morro Road, Atascadero, CA 93422

Subject to Approval by the San Luis Obispo County Board of Supervisors

WRITTEN BIDS MUST BE RECEIVED ON OR BEFORE 05/04/2015 AT 5:00 PM

By signing below, the Bidder agrees to the following conditions of sale and submits an irrevocable offer to purchase:

1. The property is one parcel in Atascadero (formerly two parcels, known as APNs 030-282-027 and 030-282-033) located at 6850 Morro Road, totaling approximately 0.75 acres, zoned Commercial Retail/PD-3 (CR), near the intersection of Atascadero Avenue. The general location of the parcel is shown on Page 4 and the assessor's parcel map is shown on Page 5.
2. The property includes an existing single-story commercial building of approximately 8,221 square feet.
3. Fire sprinklers are not installed in the existing building. It shall be Bidder's sole responsibility to install fire sprinklers, should new uses for the property necessitate the requirement for fire sprinklers. Bidder is advised to conduct his/her own due diligence with the City of Atascadero on the sprinkler requirements, based on the proposed use of the property.
4. Included with the deed to the property will be a non-exclusive (shared) easement of twenty-four (24.00) feet in width along the southeasterly property line of the adjacent APN 030-282-018, to accommodate ingress and egress access for the benefit of 6850 Morro Road; unless the purchasers of both properties are the same party and the close of escrow is concurrent. The easement location area is shown on Page 6.
5. The County has established best management practices (BMPs) for storm water management at the property. A copy of the County's most recent storm water facility site inspection report is available upon request.
6. The minimum bid for this property is **\$1,362,000**, and no oral or written bid will be considered that is less than the minimum bid.
7. Escrow to close within 45 days after the Board of Supervisors' acceptance of the bid.
8. Bidder encloses a **deposit ("Bidder's Security") in the form of a cashier's check payable to the County of San Luis Obispo in the amount of \$10,000**. Bidder's Security will be returned to the unsuccessful bidder(s) within five (5) days after the auction date. The Bidder's Security is nonrefundable in the event this bid is the

(Bid Form continued on page 2)

highest bid. If the successful bidder fails to purchase the property, the County reserves the right to take such measures as it deems appropriate to sell it. The County may, but shall have no obligation to, accept the next highest bid or successive high bid.

9. No conditions of sale are acceptable, and the property is sold in as-is condition.
10. Sealed, written bids must be received at the address below on or before Monday, May 4, 2015 at 5:00 PM, and will be opened by the Board of Supervisors at a public auction held on Tuesday, May 5, 2015 at 1:30 PM, or as soon as possible thereafter as placed on the agenda, followed by an opportunity for oral bidding.
11. Prior to accepting any written proposal, the Board of Supervisors will call for oral bids and consider any such bids which are in conformity with Government Code Section 25531. Oral bidders must submit a cashier's check payable to the County of San Luis Obispo in the amount of \$10,000 at the time of the bid. An oral bid will only be considered if the price exceeds the highest written bid by at least five percent (5%). If the successful bid is an oral bid, the bidder or bidder's real estate agent must sign this written bid form at the conclusion of the auction. If no written bids are received, no oral bidding will take place. County reserves the right to reject all offers.
12. Closing costs will be split between the County and the successful bidder as is customary in San Luis Obispo County. Escrow will be with First American Title Company in San Luis Obispo, unless the County selects another title company.
13. Upon successful close of escrow, a real estate sales commission of three percent (3%) of the selling price, or an amount as otherwise determined by California Government Code Sections 25531 and 25532, shall be payable from the proceeds of sale to a broker who is instrumental in obtaining the offer to purchase, provided the broker is identified at the time of the bid. No commission shall be paid if the real estate broker and commission are not identified with the bid, whether written or oral.
14. Sealed written bids must be identified on the outside of the envelope with the name of the Bidder and state "Sealed Bid for the Purchase of Atascadero Commercial-Retail Property at Board Hearing on Tuesday, May 5, 2015", and must be received by the County on or before Monday, May 4, 2015 at 5:00 PM at:

Mailing Address:
County of San Luis Obispo
General Services Department
1087 Santa Rosa Street
San Luis Obispo, CA 93408
ATTN: Real Property Manager

Walk-Ins:
County of San Luis Obispo
General Services Department
1087 Santa Rosa Street
San Luis Obispo, CA 93408
ATTN: Real Property Manager

(Bid Form continued on page 3)

Name(s) of Bidder: _____

Bidder's Street Address: _____

City: _____ State: _____ Zip: _____

Bidder's Mailing Address: _____

City: _____ State: _____ Zip: _____

Bidder's E-mail Address: _____

Home Phone: _____ Work Phone: _____ Cell Phone: _____

A California licensed real estate broker has been instrumental in submittal of this offer to purchase, and I request payment of a commission in the amount of 3% of the sales price to the following brokerage, unless otherwise determined by California Government Code Section 25531 and 25532.

Name of Real Estate Agent representing Bidder: _____

Name of Real Estate Brokerage: _____

Brokerage Address: _____

Brokerage Phone: _____ Brokerage Cell: _____

By placing this bid, bidder agrees to all conditions #1-14 above.

Bid Amount: \$ _____ (no less than \$1,362,000)

_____ **by:** _____

Bidder's Signature

If signed by bidder's real estate broker

QUESTIONS MAY BE DIRECTED TO COUNTY REAL PROPERTY SERVICES:

SHAUNA DRAGOMIR AT sdragomir@co.slo.ca.us, PHONE 805-781-5206

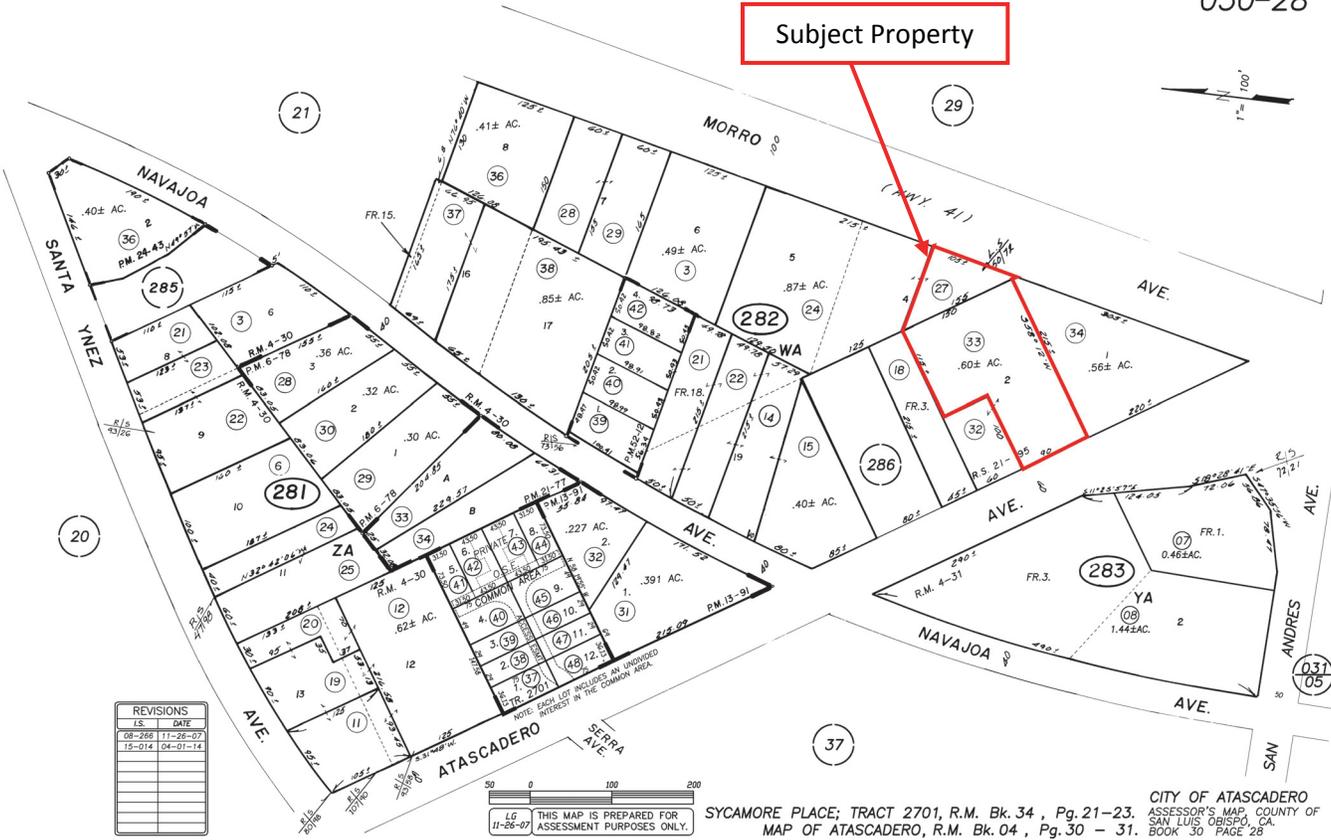
LINDA VAN FLEET AT lvanfleet@co.slo.ca.us, PHONE 805-781-4688

**LOCATION MAP
COMMERCIAL RETAIL PROPERTY
6850 MORRO ROAD, ATASCADERO**



**PARCEL BOUNDARIES ARE APPROXIMATE AND
SHALL NOT BE DEEMED AS ACCURATE**

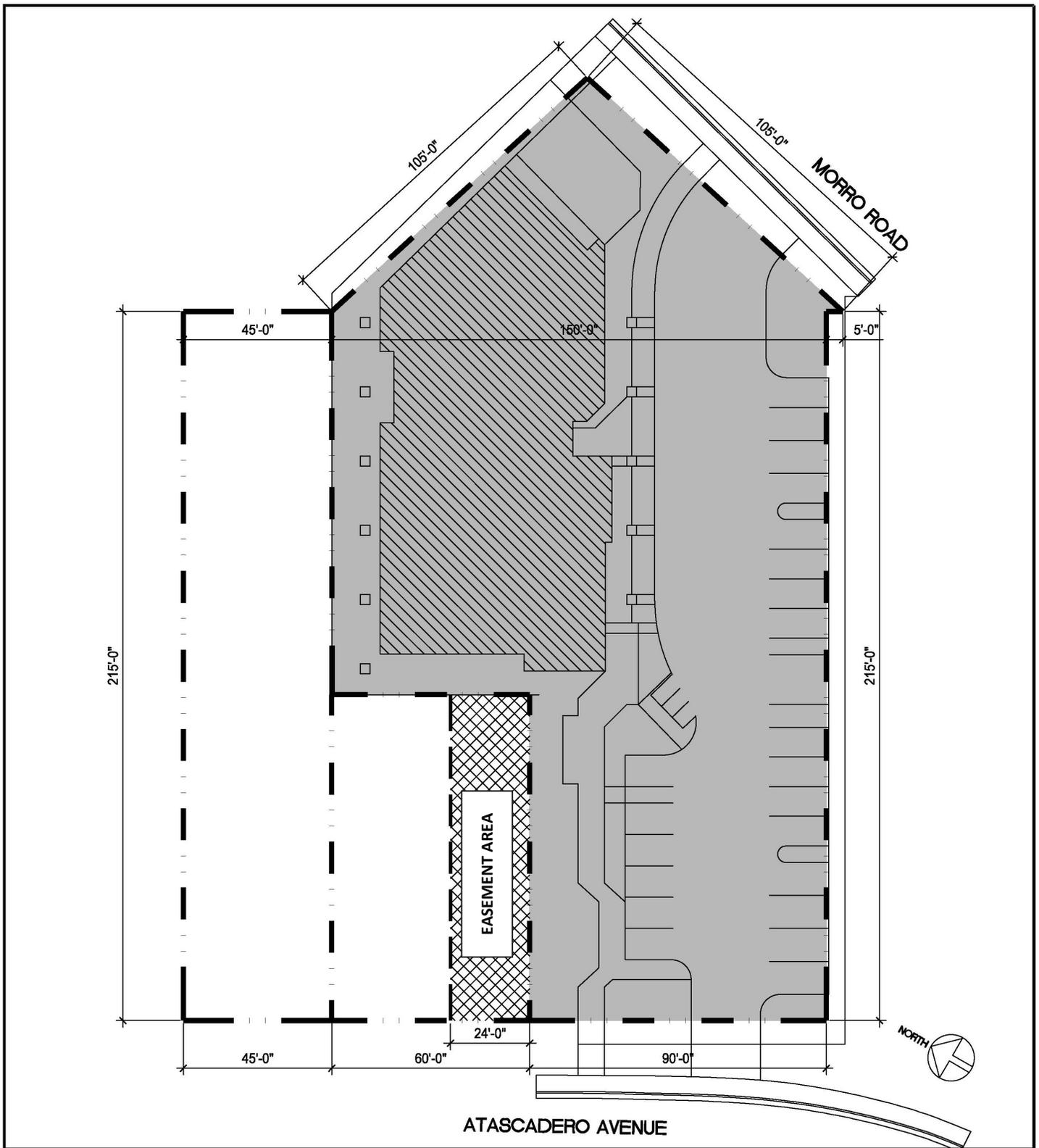
Subject Property



REVISIONS	
LS.	DATE
08-286	11-26-07
15-014	04-01-14

LG 11-26-07 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

SYCAMORE PLACE; TRACT 2701, R.M. Bk. 34, Pg. 21-23. CITY OF ATASCADERO ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CALIF. BOOK 30 PAGE 28
MAP OF ATASCADERO, R.M. Bk. 04, Pg. 30 - 31.



PROJECT 6850 MORRO ROAD, ATASCADERO CA 93422



DEPARTMENT OF GENERAL SERVICES
 1087 SANTA ROSA STREET
 SAN LUIS OBISPO, CA 93408
 TEL: (805) 781-5200
 FAX: (805) 781-5215

DRAWING TITLE
EASEMENT AREA

DRAWING REFERENCE
 W:\XFacilities on File\Atascadero (B&C)\PBE50 Library\atascadero library prop mgmt exhibit.dwg

SHEET NO.
 EXHIBIT 'A'

SCALE
 1" = 40'

DATE
 01/28/2015