

**WRITTEN BID—SALE OF SURPLUS COUNTY REAL PROPERTY**

**Vacant Residential Parcel at 1027 El Moro Avenue, Los Osos, CA 93402  
County of San Luis Obispo – APN 038-292-006  
Subject to Approval by the San Luis Obispo County Board of Supervisors**

**WRITTEN BIDS MUST BE RECEIVED ON OR BEFORE  
September 9, 2016 AT 5:00 P.M.**

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

1. The property consists of an approximate 3,125 square foot vacant parcel located at 1027 El Moro Avenue in the unincorporated community of Los Osos, also known as APN 038-292-006 (“Subject Parcel”), as shown on the attached Assessor’s Map and Location Map.
2. A Certificate of Compliance was recorded on March 28, 2012.
3. County is offering the Subject Parcel for sale to an adjoining property owner (“Bidder”).
4. Bidder acknowledges ownership of an adjoining property (“Adjoining Property”) to the Subject Parcel.
5. No conditions of sale will be accepted, and the Subject Parcel is sold as-is. Bidder is encouraged to conduct his/her own due diligence regarding the Subject Parcel prior to submitting a bid.
6. The Subject Parcel is located in the Local Coastal Plan Area, Estero Planning Area, is zoned Residential Single Family, and currently has no utility services. The Subject Parcel is located within the prohibition area subject to the Los Osos Building Moratorium. Bidder is advised that prior to any future development of the Subject Parcel, Bidder would be required to first complete a Lot Merger with the County Planning and Building Department.
7. The Minimum Bid for the Subject Parcel is **\$15,000**, and no written bid will be considered that is less than the Minimum Bid.
8. Bidder encloses a **cashier’s check payable to the County of San Luis Obispo** for the full amount of the bid, which is no less than the stated Minimum Bid of **\$15,000**. Bidder’s cashier’s check is nonrefundable unless outbid, in which case the cashier’s check will be returned to Bidder.

9. The highest bid will be recommended to the Board of Supervisors on October 4, 2016 or as soon as may be scheduled on the Board's agenda, for approval of the sale.
10. County reserves the right to reject all bids.
11. County will pay no real estate commission on this sale.
12. Bidder has read and accepted the Preliminary Title Report prepared by First American Title Company dated March 11, 2016, a copy of which was provided to Bidder with this Bid Form. Bidder may obtain title insurance, if desired, at Bidder's expense.
13. A Quitclaim Deed will be recorded to transfer ownership of the Subject Parcel, as shown in the attached sample Quitclaim Deed.
14. Bidder acknowledges that upon recordation of the Quitclaim Deed, ownership of the Subject Parcel shall transfer from County to Bidder.
15. Bidder agrees to pay the Documentary Transfer Tax at the rate of .55 per \$500.00 of value being transferred pursuant to Revenue and Taxation Code §11901 et seq. and local ordinance.

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**Sealed written bids must be identified on the outside of the envelope with the name of the Bidder and must state "Sealed Bid for the Purchase of 1027 El Moro Avenue, Los Osos" and are to be received no later than 5:00 p.m. on September 9, 2016 at the address listed below:**

**Mailing Address:**

County of San Luis Obispo  
Central Services Department  
1087 Santa Rosa Street  
San Luis Obispo, CA 93408  
Attn: Real Property Manager

**Deliver by Hand:**

County of San Luis Obispo  
Central Services Department  
1087 Santa Rosa Street  
San Luis Obispo, CA 93408  
Attn: Real Property Manager

Name(s) of Bidder: LAWRENCE J. GRIK, JR. & HELENE R. GRIK

Bidder's Street Address: 2701 MANHATTAN AVE.

City: MANHATTAN BEACH State: CA. Zip: 90266

Bidder's Mailing Address: 2701 MANHATTAN AVE.

City: MANHATTAN BEACH State: CA. Zip: 90266

Bidder's Email Address: LGAtextiles @ earthlink . net

Home Phone: <sup>310</sup>545-4495 Work Phone: \_\_\_\_\_ Cell: 310-508-1986

Bid Amount: \$ Fifteen thousand, one hundred, ten and no/100 (not less than \$15,000)

Lawrence J. Grik, Jr. x Helene R. Grik  
Bidder Signature(s)

**QUESTIONS MAY BE DIRECTED TO THE COUNTY REAL PROPERTY MANAGER:**

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