

PUBLIC NOTICE OF INTENT TO SOLICIT BIDS – SALE OF SURPLUS REAL PROPERTY

EXISTING HOME ON RESIDENTIAL PARCEL AT 4654 CEBRIAN ST, NEW CUYAMA, CA 93254

Subject to Approval by the Cuyama by the Cuyama Valley Recreation District Board of Directors

DEADLINE TO RECEIVE SEALED WRITTEN BIDS IS

6:00PM ON TUESDAY, JULY 17, 2018

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

1. The real property consists of one existing building on one parcel in New Cuyama (APN 149-082-011) located at 4654 Cebrian Street near the intersection of Morales and consists of an approximately 1,144 square foot residence on an approximately 10,019 square foot site zoned residential. The general location of the parcel is shown on Page 4 of the assessor's parcel map as shown on Page 5.
2. The minimum bid for this property is \$120,000. No oral or written bid will be accepted that is less than the minimum bid.
3. Bidder encloses a deposit ("Bidder's Security") in the form of a cashier's check payable to the Cuyama Valley Recreation District in the amount of \$5,000. Bidder's Security will be returned to the unsuccessful bidder(s) within five (5) business days after the auction date. The Bidder's Security is nonrefundable for the highest accepted bid, except as described in item #5 below, and will be applied to the purchase price.
4. The Property is sold in as-is condition with no repairs or reports provided by the County except a preliminary title report. Buyer is encouraged to conduct his/her own due diligence regarding the property prior to submitting a bid.
5. This sale is conditioned only upon approval by the Cuyama Valley Recreation District Board of Directors. No other condition of sale is acceptable, including financing conditions.
6. Bidder encloses written verification of sufficient funds to close this transaction.
7. Escrow to close within 45 days after the Cuyama Valley Recreation District Board of Directors' acceptance of the bid.
8. Title shall be transferred in the form of a Quitclaim Deed.
9. The property contains a legal, non-conforming building due to setbacks. Any new development would have to conform to the required setbacks.
10. No roof leaks are currently evident. The County recommends that purchaser performs an annual inspection of the building.
11. Fire sprinklers are not installed in the existing building. Bidder is advised to conduct his/her own due diligence with the Santa Barbara County Fire Department or other appropriate governmental entity on the sprinkler requirements for proposed uses of the property which may necessitate the requirement for fire sprinklers.
12. The property is located within an area declared by Federal Emergency Management Agency (FEMA) as Flood Hazard Zone AO, an area of 0.2% annual chance of flood (100-year flood).

- 13. If the successful bidder fails to purchase the property, the Cuyama Valley Recreation District reserves the right to take such measures as it deems appropriate to sell it. The Cuyama Valley Recreation District may, but shall have no obligation to, accept the next highest bid or successive high bid.
- 14. Written bids must be received at the address below on or before Tuesday, July 17, 2018 at 5:00 PM, and will be opened by the Board of Directors at a public meeting on Tuesday July 17, 2018 at 6:00 PM, or as soon as possible before or thereafter as placed on the Board’s agenda, followed by an opportunity for oral bidding.
- 15. Prior to accepting any written bid, the Board of Directors will call for oral bids and consider any such bids in conformity with Government Code Section 25531. Oral bidders must submit the Bidder’s Security in the form of a cashier’s check payable to the Cuyama Valley Recreation District in the amount of \$5,000 at the time of the bid. An oral bid will be considered only if the price exceeds the highest written bid by at least five percent (5%). If the successful bid is an oral bid, the 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.
- 16. Escrow closing costs will be split between the Cuyama Valley Recreation District and the successful bidder as is customary in Santa Barbara County. Escrow will be with a title company from Santa Maria, California, chosen by the Cuyama Valley Recreation District.
- 17. Upon successful close of escrow, a real estate sales commission of three percent (3%) of the sales price, or an amount as otherwise determined by CA Business & Professions Code Section 10131 and CA Government Code Sections 25531 and 25532, shall be payable from the proceeds of sale to a selling broker who is instrumental in obtaining, provided that 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.
- 18. 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 Cuyama Valley Recreation District Property (APN 149-082-011) at Board Meeting on July 17, 2018”, and must be received by the Cuyama Valley Recreation District on or before July 17, 2018 at 6:00pm at:

Walk-Ins

Cuyama Valley Recreation District
4885 Primero Street
New Cuyama, CA 93254

Mailing

Cuyama Valley Recreation District
PO Box 270
New Cuyama, CA 93254

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: _____ Cell: _____

A California licensed real estate broker has been instrumental in submittal of this bid, 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 Business & Professions Code Section 1031 and Government Code Sections 25531 and 25532.

Name of Real Estate Agent representing Bidder: _____

Name of Real Estate Brokerage: _____

Brokerage Address: _____

Brokerage Office Phone: _____ Cell: _____

By placing this bid, the undersigned bidder represents he/she has read fully the terms and conditions stated above and agrees to all conditions #1-18.

Bid Amount: \$ _____ (no less than \$120,000)

X _____ By: _____
Bidder's Signature If signed by bidder's real estate agent

**QUESTIONS MAY BE DIRECTED TO CUYAMA VALLEY RECREATION DISTRICT
GENERAL MANAGER, ANGEL CANNON AT
cuyamarec@gmail.com, PHONE 661-766-2270.**

LOCATION MAP
EXISTING HOUSE ON RESIDENTIAL PARCEL (APN 149-082-011)
4654 CEBRIAN AVENUE, NEW CUYAMA, CA 93254



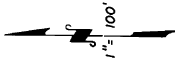
PARCEL BOUNDARIES ARE APPROXIMATE AND SHALL NOT BE DEEMED AS ACCURATE

ASSESSOR'S PARCEL MAP
EXISTING HOUSE ON RESIDENTIAL PARCEL (APN 149-082-011)
4654 CEBRIAN AVENUE, NEW CUYAMA, CA 93254

149-08

Tax Area Code

POR. RANCHO CUYAMA (CESARIO LATAILLADE)



Subject Property
APN 149-082-011

Assessor's Map Bk.149 - Pg.08

County of Santa Barbara, Calif.



NOTE - Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

R. M. Bk. 15, Pg. 296 - Townsite of New Cuyama