

**PUBLIC NOTICE OF INTENT TO SOLICIT BIDS—SALE OF SURPLUS REAL PROPERTY
+/- .63 VACANT LOT - APN 076-511-025
INTERSECTION OF BROAD ST & KENDALL RD IN UNINCORPORATED SAN LUIS OBISPO
Subject to Approval by the San Luis Obispo County Board of Supervisors**

**DEADLINE TO RECEIVE SEALED WRITTEN BIDS IS
5:00 PM ON MONDAY, JANUARY 8, 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 vacant unimproved parcel located at the intersection of Broad Street and Kendall Road on the east side of Broad Street in the unincorporated area of San Luis Obispo (APN 076-511-025) totaling approximately .63-acre of vacant land zoned Public Facilities (PF) with Airport Review (AR) overlay ("Property"). There is currently no direct ingress from or egress to an adjoining street, and the County makes no representation, warranty, or guarantee regarding future physical access. The general location of the parcel is shown on Page 4 and the parcel map is shown on Page 5.
2. The minimum bid for this property is **\$420,000**, and 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 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) 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 will include an aviation easement, in accordance with FAA AC 150/5100-17, to secure airspace for airport and runway approach protection and for noise compatibility programs.
5. This sale is conditioned only upon approval by both the County Board of Supervisors and the Federal Aviation Administration ("FAA") and subsequent release of any and all FAA Grant Agreements and Assurances. In the event that the FAA does not approve the sale and/or release the property, the purchaser and/or the County shall have the right to cancel this transaction, and County shall refund the \$10,000 Bidder's Security. No other condition of sale is acceptable, including financing conditions.
6. Escrow shall close within 45 days following approval of the transaction by both the Board of Supervisors and the FAA. FAA approval may take up to 180 days or longer.

7. The Property is sold in as-is condition with no repairs or reports provided by the County except a preliminary title report.
8. Written bids must be received at the address below on or before Monday, January 8, 2018 at 5:00 PM, and will be opened by the Board of Supervisors at a public auction held on Tuesday, January 9, 2018 at 1:30 PM, or as soon as possible before or thereafter as placed on the Board's agenda, followed by an opportunity for oral bidding.
9. Prior to accepting any written bid, the Board of Supervisors 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 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. The County reserves the right to reject all bids.
10. Escrow 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.
11. 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 the bid, 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.
12. 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 County Property (APN 076-511-025) at Board Hearing on January 9, 2018", and must be received by the County on or before January 8, 2018 at 5:00 PM at:

Mailing Address and Walk-Ins:

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: _____

Bidder's Street Address: _____

City: _____ State: _____ Zip: _____

Bidder's Mailing Address: _____

City: _____ State: _____ Zip: _____

Bidder's E-mail address : _____

Phone: _____ -Home _____ -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 10131 and Government Code Sections 25531 and 25532.

Name of Real Estate Agent representing Bidder: _____

Name of Real Estate Brokerage: _____

Brokerage Address: _____

Brokerage Phone: work: _____ 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 #1-12.

Bid Amount: \$ _____ (no less than \$420,000)

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

QUESTIONS MAY BE DIRECTED TO COUNTY REAL PROPERTY MANAGER, PHIL D'ACRI AT
pdacri@co.slo.ca.us, PHONE 805-781-5206.

LOCATION MAP
VACANT REAL PROPERTY APN 076-511-025
INTERSECTION OF BROAD ST & KENDALL RD IN UNINCORPORATED SAN LUIS OBISPO



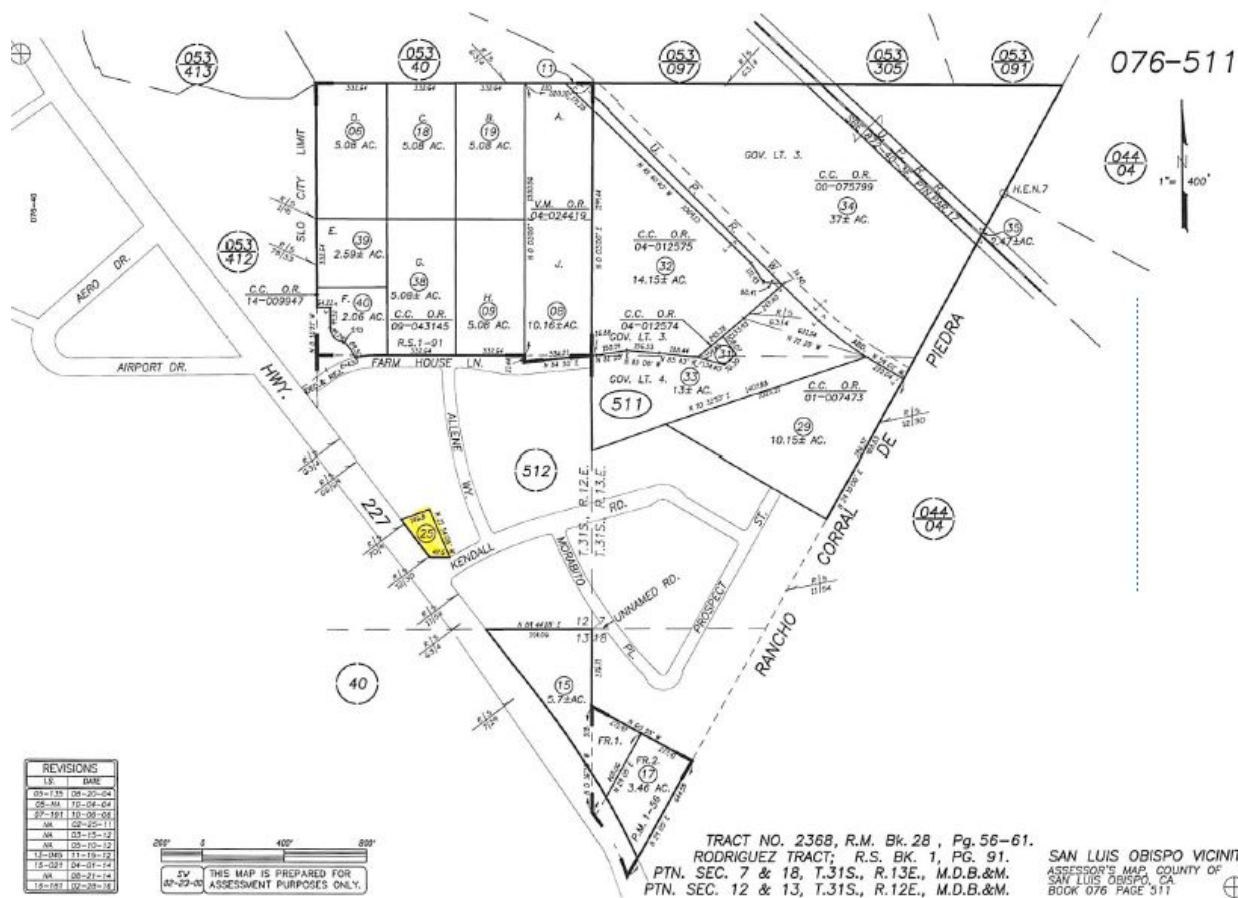
<p>LOCATION MAP</p> <p>APN 076-511-025</p> <p>COUNTY OF SAN LUIS OBISPO REAL PROPERTY SERVICES</p>		
<p>1: 920</p> <p>0 38 77 Feet</p>		<p>PAGE 1 of 1</p>

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

ASSESSOR'S PARCEL MAP

VACANT REAL PROPERTY APN 076-511-025

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