

PROPERTY FOR SALE BY BID - PROSPECTUS
BID OPENING APRIL 14, 2020 AT 2:00 PM

- Location: Property includes 999 E. California Avenue and 1016 S. Owens Street in Bakersfield, California, and is known as Assessor's Parcel Number 018-010-04. A parcel map of the property is attached ("**Property**").
- Price: The **MINIMUM BID** for the property is **\$545,000.00**, which is an approximate fair market value.
- Terms:
- A **Bid Deposit** of **\$54,500.00** made payable to the County of Kern must accompany the bid in the form of **certified check, cashier's check, or money order**.
 - The successful bidder shall pay the balance of the full purchase price within 45 days of the date the Board of Supervisors accepts the bid.
 - There may be an escrow should the successful bidder choose to do so.
 - Escrow fees would be split 50%-50% between County and the successful bidder.
 - The successful bidder would pay for a policy of Title Insurance, transfer tax and recording fees.
 - County is to receive all cash at close of sale.
 - County will transfer title by Quitclaim Deed.
 - **NO REAL ESTATE COMMISSION WILL BE PAID.**
- Property Data: Size: Approximately 2.61 acres in total size.
The subject property is known as **Assessor's Parcel No. 018-010-04**.
The subject property contains two buildings: 1) an approximate 7,439 square-foot community building with a kitchen; and 2) an approximate 944 square-foot ancillary building. There is also a parking lot and landscaped green space.
- Zoning: The City of Bakersfield designates the subject property as "Open Space" zoning. A zone change would be required for any commercial development or change of use.
- Title: A Preliminary Title Report on the subject property can be made available upon request.

The County of Kern and its General Services Division make no claims as to the condition of the subject property. The bidder should satisfy himself/herself in advance as to the condition and requirements of the property. The subject property is being sold "AS IS."

Contact General Services – Property Management at 661-868-3074 or watkinsk@kerncounty.com to request a bid package. More information and photos can be viewed at <https://www.kerncounty.com/gsd/propertymanagement/adv.aspx>.

Exhibit "A"



Legend

1:2,257



Notes

This map is a user generated static output from an Internet mapping site and is for general reference only. The County of Kern assumes no liability for damages, incurred by the user of this information, which occur directly or indirectly as a result of errors, omissions or discrepancies in the information.

0.1 0 0.04 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group, Ltd.

**INSTRUCTION TO BIDDERS
FOR PROPERTY AT
999 E. CALIFORNIA AVENUE AND 1016 S. OWENS STREET
BAKERSFIELD, CA 93307**

- 1) All written bids must be made only on the official “**Bid Form**” furnished by the General Services Division, Property Management, County of Kern (included with this package).
- 2) The **minimum written bid** the County will accept is **\$545,000.00**
- 3) All bids must be accompanied by a bid deposit in the form of cash, cashier’s check, certified check or money order, payable to the County of Kern in the amount of **\$54,500**. No bid shall be considered unless such cash, cashier’s check, certified check or money order is enclosed therewith as a bid guarantee.
- 4) **This is a cash sale.** The successful bidder shall pay the \$54,500 bid deposit at the time of the bid opening and the balance of the purchase price within 45 days of the bid award by the County Board of Supervisors.
- 5) **THE SUCCESSFUL BIDDER, WHO INTENDS TO FINANCE THE PURCHASE OF THIS PROPERTY, WILL BE REQUIRED TO SHOW EVIDENCE OF FORMAL LOAN PRE-APPROVAL AT THE CONCLUSION OF THE BIDDING. IT IS FURTHER RECOMMENDED THAT THE LENDER BE INFORMED OF ANY DEFICIENCIES OF THE PROPERTY, (SEE PROSPECTUS) AND THAT THE PROPERTY IS BEING SOLD “AS IS.”**
- 6) Written bids are to be received by the General Services Division, Property Management **prior to 2:00 p.m. April 14, 2020.**
- 7) It is the sole responsibility of the Bidder to arrive at the General Services Division, 3rd Floor, 1115 Truxtun Ave., Bakersfield, CA 93301 main lobby at least ten minutes prior to the written bid receipt deadline to receive a time stamp for written bids. The time stamp clock in the main lobby of General Services shall be the official time. Any written bid received at or after 2:00 p.m. will be returned unopened. Soon after **2:00 p.m. April 14, 2020**, the bids will be publicly opened and read in the Large Conference Room on the 3rd Floor of the Administrative Center.
- 8) Each written bid shall be submitted in a sealed envelope. The envelope shall be plainly identified on the outside as a “**Bid for purchase of 999 E. California Avenue and 1016 S. Owens Street, Bakersfield, CA**” and shall also include the BIDDER’S NAME, ADDRESS, AND PHONE NUMBER on the outside of the envelope.

Address of the General Services Division is:

County of Kern - General Services Division
Property Management
1115 Truxtun Avenue, 3rd Floor
Bakersfield, CA 93301

- 9) After all written bids have been opened and read at **2:00 p.m. April 14, 2020** in the Large Conference Room on the Third Floor of the County Administrative Center, 1115 Truxtun Avenue, Bakersfield, California, and before any written bid is accepted, the Chief General Services Officer, or his duly appointed agent, shall call for oral bids. Oral bidders, who have not previously submitted a written bid, must provide a \$54,500 bid deposit in accordance with Section 3. The first oral bid made must exceed the highest written bid by at least five percent (5%). If no written bids are received, oral bids will be taken beginning at an amount of \$572,250, which is 5% higher than what the minimum required written bid would have been. Subsequent oral bids may be in any higher amount. After all oral bids are received, the Chief General Services Officer, or his duly appointed agent, will accept the highest bid submitted, subject to County's Board of Supervisors right to reject any and all bids that do not conform to the terms and conditions specified in the Resolution of Intention to Sell and its right to withdraw the property from sale if it deems such action to be in the public interest. No bid shall be finally accepted until approved by the Board of Supervisors. If the highest bidder fails to conclude the purchase of the subject property within 45 days from the date the County Board of Supervisors accepts the bid on **April 28, 2020**, then the second highest bidder will be notified, and the property sold to him or her.

IT IS HIGHLY RECOMMENDED THAT INDIVIDUALS WHO SUBMIT A WRITTEN BID ALSO ATTEND THE BID OPENING AS ORAL BIDDING COULD ALSO TAKE PLACE.

- 10) In the event the successful bidder is an oral bidder who did not submit a written bid, that successful bidder must submit all the documents that are required to be included with a written bid (excluding the Bid Form) before 4:00 p.m. the day of bidding. If this is not accomplished, the property will be sold to the second highest bidder.
- 11) The bid deposits of the unsuccessful bidders (except for the second highest bid) shall be returned immediately after the bid opening and oral bidding is concluded on **April 14, 2020**. The bid deposit of the second highest bidder shall be retained in the event that the highest bidder fails to complete the purchase. The bid deposit of the second highest bidder will be returned, without interest, upon order of the Board of Supervisors within 60 days after a bid is finally accepted by the Board of Supervisors.
- 12) County reserves the right, prior to the opening of bids, to amend these Instructions to Bidders in such respects as the Chief General Services Officer, or his duly appointed agent, may deem to be in the public interest. In such case, County will cause notice thereof to be given to each prospective bidder who shall have previously furnished his name and address (or that of his authorized representative) with the County of Kern, Property Management, either by mailing, faxing or emailing a copy of such notice not later than the fourth day prior to the date set for

the bid opening, or personal delivery of a copy of such notice not later than 24 hours prior to the bid opening, and this shall be the only notice to be given to any bidder who may have failed to furnish his name and address to the Property Management Division who may have inadvertently not received such notice.

- 13) No escrow is necessary. If buyer desires an escrow, escrow fees shall be split 50-50 with buyer to pay all taxes, recording fees, and Policy of Title Insurance, if necessary. If buyer does not submit the balance of the purchase price and/or fails to provide such documents as may be required within the prescribed time period, the entire bid deposit will be forfeited.
- 14) The County may elect to treat the failure to pay the entire purchase price within 45 days of acceptance of the bid by the Board of Supervisors as a refusal to do so; and if this happens, the bid deposit shall be retained as liquidated damages. Each bidder by making a bid stipulates that it would be impractical and extremely difficult to fix the actual damage to the County, which would arise from the failure of the successful bidder to timely pay the remaining cash payment.
- 15) It is hereby understood that the right, title and interest in the property to be transferred by this sale shall not exceed that vested in the County of Kern.
- 16) Upon approval of the proposed sale by the County Board of Supervisors and payment of all sums due to the County of Kern, the County shall issue a Quitclaim Deed conveying all the right, title and interest of the County in and to the said real property. Buyer is responsible for payment of transfer tax and recording fees.
- 17) In the event the County Board of Supervisors does not approve the proposed sale, County shall refund without interest, all monies deposited by bidder within 60 days from date of the Board's decision to not award the bid.
- 18) The **Bid Form** shall be signed with the bidder's full name, and show the exact manner in which title is to be conveyed.
- 19) Any bid may be withdrawn prior to the opening of bids, which is set for **April 14, 2020 at 2:00 p.m.** To withdraw a bid, a written request should be signed by the bidder or his duly authorized representative and mailed or hand delivered to General Services Division, Property Management, 1115 Truxtun Avenue, 3rd Floor, Bakersfield, California 93301. If a bid has been properly withdrawn, the bid may be released, in person, to the bidder or his duly authorized representative. No bid so withdrawn will be returned by mail until after the bids have been opened.

If there are any problems or questions about filling out the forms, or any additional information or forms are needed, assistance may be obtained by contacting:

Address: County of Kern
General Services Division - Property Management
Attn: Katie Watkins
1115 Truxtun Avenue, 3rd Floor
Bakersfield, CA 93301

Phone: (661) 868-3074

Email: watkinsk@kerncounty.com

Dated: January 28, 2020

Katie Watkins

Katie Watkins, Property Management
General Services Division

BID FORM
COUNTY OF KERN
SALE OF SURPLUS PROPERTY
999 E. CALIFORNIA AVENUE AND 1016 S. OWENS STREET
BAKERSFIELD, CA 93307
Minimum Bid: \$545,000

It is agreed that the bidder shall accompany the bid with a bid deposit in the form of cash, cashier's check, certified check or money order, payable to the County of Kern, in the amount of \$54,500 for the subject property. It is also agreed that the successful bidder shall pay the full bid amount, in cash, for the property within 45 days of the bid acceptance by the Kern County Board of Supervisors.

The \$54,500 bid deposit of the successful bidder shall be applied to the purchase price of the property. The bid deposit of the successful bidder is to guarantee and pledge that the successful bidder shall pay the entire purchase price within 45 days of the bid award date by the Board of Supervisors. The County may elect to treat the failure to pay the entire purchase price, within 45 days, as a refusal to do so and thereupon the bid deposit shall be retained as liquidated damages. Each bidder, by making a bid, stipulates that it would be impractical and extremely difficult to fix the actual damage to the County, which would arise from the failure of the successful bidder to timely pay the remaining cash payment.

Bidder acknowledges that the property is being sold "AS IS." Bidder further acknowledges that the zoning on the property is Open Space. Bidder is responsible for verifying the use of the property and any development or zoning requirements. A copy of the Preliminary Title Report can be available upon request.

The bid deposits of the unsuccessful bidders (except for the second highest bid) shall be returned immediately after the bid opening and oral bidding is concluded on **April 14, 2020**. The bid deposit of the second highest bidder shall be retained in the event that the highest bidder fails to complete the purchase. The bid deposit of the second highest bidder will be returned, without interest, upon order of the Board of Supervisors within 60 days after the successful bid has been accepted by the Board of Supervisors.

Total Amount of Bid: _____
NO bid less than \$545,000

Enclosed is: (check one)	Cash <input type="checkbox"/>	Cashier's Check <input type="checkbox"/>
	Money Order <input type="checkbox"/>	Certified Check <input type="checkbox"/>

For the sum of \$54,500, said sum being the BID DEPOSIT. Please make check or money orders payable to:
COUNTY OF KERN.

BIDDER, BY SIGNING THIS BID FORM, ACKNOWLEDGES, THAT HE/SHE HAS READ THE "INSTRUCTIONS TO BIDDERS" AND "PROSPECTUS."

Signed: _____

Address: _____

_____ Phone: _____

_____ Email: _____

Please print or type legibly the exact form in which title is to be conveyed (names & whether, as an example, tenants in common, joint tenants, etc.) _____

NO REAL ESTATE COMMISSION IS BEING PAID, if buyer has real estate representation, BUYER IS SOLELY RESPONSIBLE FOR PAYMENT FOR SUCH REPRESENTATION.