

GOVERNMENT SURPLUS LAND AUCTION

The California Department of Transportation will hold a public auction on **Thursday, December 1, 2016** to sell five (5) parcels of excess land in the counties of Riverside & San Bernardino. Four of the five parcels are unimproved (vacant land). The fifth having a house on the property. The parcels will be sold by oral auction, all those interested in buying must register to bid starting at 10:00 am on the day of the auction (December 1, 2016), the auction will follow immediately at 11:30am. All bidders must bring a certified check or money order in the amounts listed below to register to bid. The auction will be held in room 805 (8th floor).

Successful bidders will be awarded an "**OPTION TO PURCHASE**" the land described therein, subject to the approval of the California Transportation Commission (CTC) and the California Department of Transportation (Caltrans).

These sales are cash only, there is no State financing available on these sales. Please see "**TERMS OF OPTION TO PURCHASE**" for details.

AUCTION PARCELS:

DEED NO.	LOCATION	LOT SIZE	MIN. BID	REGISTRATION
017726-01-01	RIVERSIDE Lot w/house; 60/91/215 freeway, Malta Place, Riverside	30,328 +/- SF	\$ 380,000.00	\$1,000
0A6196-01-03	SAN BERNARDINO Vacant land; old 4 th Street on ramp 215 freeway, San Bernardino	20,151 +/- SF	\$ 76,000.00	\$1,000
018817-01-01	SAN BERNARDINO Vacant land; 215 freeway Portion of former 859 Vine St. San Bernardino	3,777 +/- SF	\$ Unannounced PRICE REDUCED!	\$ 100
018774-01-01	SAN BERNARDINO Vacant land; 215 freeway, s/w/c of So. H St. & Adell St. San Bernardino	7,728 +/- SF	\$ Unannounced PRICE REDUCED!	\$ 100
018578-01-01	SAN BERNARDINO Vacant land; 215 freeway Formerly 840-858 Spruce St. San Bernardino	13,435 +/- SF	\$ Unannounced PRICE REDUCED!	\$ 1,000

<http://www.dot.ca.gov/property/>

Please see **DATA SHEET** for details.

The auction will be held at:
CALIFORNIA DEPARTMENT OF TRANSPORTATION
Room 805
464 West 4th Street
SAN BERNARDINO, CA 92401

(909) 381-2975

The informatio contained in this brochure is obtained from sources deemed reliable, however, it is not guaranteed and is supplied solely as an aid to prospective bidders.



TERMS OF OPTION TO PURCHASE

Note: A bidder's registration is required. The bidder must register and obtain a bidder's number prior to the auction.

ALL CASE TERMS: Sellert does not intend to offer credit for this sale.

REGISTRATION: All interested buyers must register and obtain a BID CARD. In order to register, bidders must bring a CASHIER'S CHECK or MONEY ORDER made payable to the California Department of Transportation in the amount shown for each parcel, per parcel you intend to purchase. The registration amount will be collected from the winning bidder only, immediately following the auction. A down payment equal to 10% of the bid amount is required not later than Friday, December 9, 2016.

REQUIRED DEPOSIT: The successful bidder will be required to deposit 10% of the winning bid with the State by Friday, December 9, 2016. The registration amount collected the day of the auction will be applied to the 10% deposit. All payments must be by **CASH (exact amount only), CASHIER'S CHECK, MONEY ORDER, or CREDIT CARD (V,MC,AE,DISC)** made payable to the California Department of Transportation.

BID EVALUATION (Unannounced Minimum Sales): The State reserves the right to evaluate bids for unannounced minimum bid sales for a period of ten days from the date of the Auction

FORFEITURE OF DEPOSIT: The option deposit (initial registration deposit and the 10% deposit of the sales price) is **NON-REFUNDABLE** in the event that the successful bidder fails to exercise the option within the option period or fails to comply with any and all of the terms of the option as herein provided.

OPTION PERIOD: This period shall commence on the day of the auction and expires February 3, 2017. **The balance of the purchase price shall be paid on or before expiration of the Option Period.**

EXTENSION OF THE OPTION PERIOD: There may be situations wherein the option holder is unable to complete the Terms of Option within the time allowed for reasons beyond his/her control. Under these circumstances, the State, at its discretion, may elect to extend the option period. A charge of 1% of the bid price per month will be made for such extensions. **This fee will not be applied to the purchase price.**

OPTION AGREEMENT: The highest bid will be submitted to the California Transportation Commission (C.T.C.) for

approval. Upon signing of the purchase (option) agreement, the successful bidder shall be bound to the terms specified in the Terms of Option To Purchase.

ESCROW and PAPERWORK PROCESSING: The State will handle the transfer of the property at no charge to the successful bidder except for regular transfer and recording fees. This is not considered to be a formal escrow as there is no disinterested third party. Bidder may elect to open an escrow, at bidder's expense within 10 working days of the option period commencement with a mutually acceptable California licensed escrow company.

TITLE INSURANCE: The successful bidder may obtain a policy of Title Insurance at his own expense. The State will not purchase Title Insurance.

PAYMENTS: Payments must be made by **CASH (exact amount only), CASHIER'S CHECK, MONEY ORDER, made payable to the STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, or CREDIT CARD (V,MC,AE,DISC).** The successful bidder's 10% option deposit will be retained by the State. The balance of the purchase price is due on or before February 3, 2017. The successful bidder shall pay all recording fees, documentary transfer tax, and other real estate transaction taxes or fees by whatever name known, including escrow fees and broker's commission, if any, and personal property taxes where applicable.

Following the auction, call to schedule an appointment to make payments. You may contact the Caltrans Excess Land Branch at: (909) 381-2975.

LIMITING CONDITIONS: *The successful bidder may take possession when the Director's Deed transferring title is recorded.*

The sale under this option is subject to the approval of the C.T.C. Any assignments under this contract must be made 45 days prior to C.T.C approval. If the sale is not approved, the option deposit money will be refunded without interest. When the sale is approved by the C.T.C. and the successful bidder exercises the option, the option deposit will be credited toward the purchase price.

The State reserves the right to reject any and all bids and to cancel the sale in part or in its entirety, any time and for any reason prior to the recordation of the Directors Deed.

The right, title and interest in the property to be sold shall not **exceed that vested in the State of California, and this sale is** subject to all title exceptions and reservations whether or not recorded.

The buyer may obtain a policy of Title Insurance at his/her own expense.

SECOND HIGHEST BIDDER: In the event that the high bidder fails to exercise his/her option within the option period or defaults in completion of the sale, the State may, at its discretion, offer the option to the second highest bidder at the high bid price. If the second highest bidder accepts the option, the deposit requirements and terms of option to purchase shall be the same as stated in this notice of sale, except that the option period shall commence on the day the option is awarded by the State.

In the event of cancellation of sale by the State and/or rejection of any bids, the respective deposits of money shall be refunded without interest.

Should the successful purchaser desire a survey of the property, an independent survey at the buyer's expense may accomplish this. No warranty is made by the Department of Transportation relative to the ground locations of the property lines other than monumented highway right-of-way lines.

The successful purchaser shall be responsible for complying with local building codes and ordinances. All properties are sold in an "AS IS" condition.

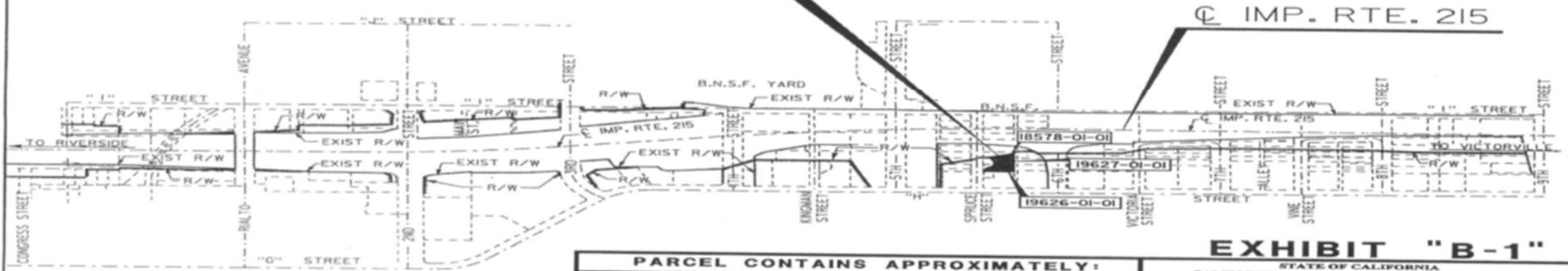
All Caltrans employees may bid to acquire excess State owned properties except employees who have direct access to information not generally available to the public or who influence the purchase or sale of right-of-way or other real properties.

THE STATE OF CALIFORNIA OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF DIGITAL IMAGES OF THIS MAP.

COUNTY OF SAN BERNARDINO
CITY OF SAN BERNARDINO

EXHIBIT "B-1"
FOR CTC REVIEW
VICINITY MAP

DD018578-01-01



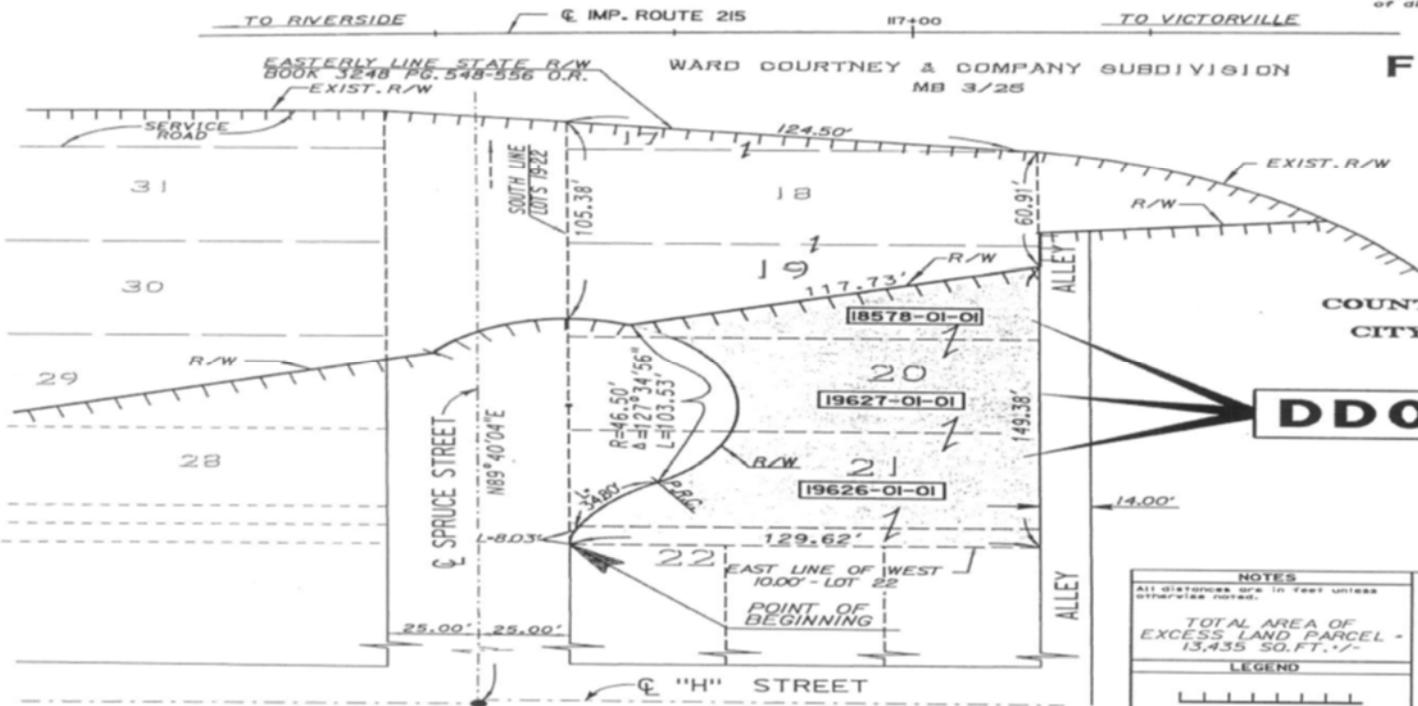
REF. INFO.: DISTRICT 08 R/W MAP NO. 403596-11

PARCEL CONTAINS APPROXIMATELY:
 PARCEL No. 18578-01-01 - 2,536 SQ. FT.
 PARCEL No. 19626-01-01 - 6,521 SQ. FT.
 PARCEL No. 19627-01-01 - 4,378 SQ. FT.
TOTAL AREA OF EXCESS LAND PARCEL = 13,435 SQ. FT.

EXHIBIT "B-1"
 STATE OF CALIFORNIA
 CALIFORNIA STATE TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY VICINITY MAP
DIRECTOR'S DEED
DD018578-01-01
 (18578-01-01, 19626-01-01, 19627-01-01)

NOTE: The State of California or its officers or agents shall not be responsible for the accuracy or completeness of digital images of this map.

EXHIBIT "B-2"
FOR CTC REVIEW



DD018578-01-01

COUNTY OF SAN BERNARDINO
CITY OF SAN BERNARDINO

DETAIL PLAT
EXHIBIT "B-2"

NOTES
 All distances are in Feet unless otherwise noted.
TOTAL AREA OF EXCESS LAND PARCEL - 13,435 SQ. FT. +/-

STATE OF CALIFORNIA
 CALIFORNIA STATE TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY
DIRECTOR'S DEED
DD 018578 -01-01

REF. INFO.: DISTRICT 08 R/W MAP NO. 403596-11

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
08	SBd	215	7.25	2	2

DATA SHEET

VOCAL AUCTION

(STATE FINANCING IS NOT AVAILABLE ON THIS PARCEL)

SALE # COUNTY ROUTE DEED #
120116-05 SBD 215 DD018578-01-01

MINIMUM BID Unannounced *Price Reduced*

BID DEPOSIT **\$1,000.00 DUE AT THE AUCTION (CASHIER'S CHECK OR MONEY ORDER)**
Payable to: California Department of Transportation

REQUIRED DEPOSIT 10% DOWN REQUIRED BY **December 9, 2016**. BALANCE OF THE PURCHASE PRICE DUE ON OR BEFORE **February 3, 2017**.

JURISDICTION CITY OF SAN BERNARDINO

LOCATION Southwest Corner of H Street and Adell Street, in the city of San Bernardino
(See attached Plat Map)

PROPERTY DESCRIPTION

TYPE: Vacant Land LOT SIZE: 13,435 +/- SF

SHAPE: Irregular TOPOGRAPHY: Level

ZONING **Contact City of San Bernardino**
The Department of Transportation makes no warranty as to the existing or future zoning. Prospective bidders are advised to contact the appropriate city and or county offices for current zoning information and permitted land use.

UTILITIES Availability of utilities should be checked with local utility companies, the city and/or the unincorporated county area government offices.

ACCESS **Via Spruce Street from H. Street. H Street is one block east of the 215 freeway.**

LIMITATIONS AND INSPECTION

The sale of this property is subject to all matters of public record and any easements, claim of easements or reservations not of record. The Department of Transportation does not assume any liability for any possible encumbrances on this property. Such information as the Department of Transportation may have on the subject will be furnished upon request.

Location of property line, fence, and walls, if any, are assumed located on or nearby property lines; the State does not guarantee proper placement. Prospective bidders should consult local title companies for complete information regarding the title of the property at their expense.

Interested parties, upon request, may inspect the property and conduct core or soil sample tests with the State's written approval.

For additional information or assistance, please call Thalia H. McElroy (909) 888-5826 or Vince Lundblad (909) 381-2975