



**SEALED BID SALE
STATE OF CALIFORNIA**

**STATE OF CALIFORNIA
DEPARTMENT OF CORRECTIONS AND REHABILITATION
515 Sutter Lane, Lone, CA 95640-9770, Amador County
2BR/1BA, Detached Garage
±0.60 Acres
File No: SSL 932**

**BIDS MUST BE POSTMARKED BY OR DELIVERED BY 5:00 P.M. TO THE STATE
DEPARTMENT OF GENERAL SERVICES IN WEST SACRAMENTO NO LATER THAN
JULY 26, 2013**

Project Manager: Karen M. Patche, (916) 375-4120, Karen.Patche@dgs.ca.gov

Overview

The State of California ("state") Department of General Services (DGS) is making available for public sale approximately 0.60 acres of improved land located at 515 Sutter Lane, Lone, CA 95640-9770, Amador County, CA ("property"). The Amador County Assessor identifies the property as Assessor Parcel Number **004-050-031-000**.

The City of Lone lies at the intersection of State Highways 104 and 124 approximately 30 miles southeast of Sacramento and 30 miles northeast of Stockton in southwestern Amador County. The city has a total area of 4.8 square miles. As of the 2010 census, the population of Lone was 7,918.

The city has a historic downtown with a variety of retail businesses and city offices, surrounded by residential areas. Industrial uses, mining operations, grazing, and agricultural activities exist outside the city limits. Located in the northwestern portion of the city are the Mule Creek State Prison, California Department of Forestry and Fire Protection Training Academy, and the Preston Youth Correctional Facility (Preston Youth CF). The subject property was, at one time, a part of the Preston Youth CF which opened in 1894 as the Preston School of Industry. The prison used the property to house staff working in agricultural production for the prison.

Property Information

Location and Improvements:

The property, located at 515 Sutter Lane, lone, lies between two residential streets, Sutter Lane at the lot frontage and Pleasant Valley Drive near the rear of the lot. The property is rectangular-shaped with a bungalow-type single family residence (SFR) constructed in or around 1932 having 1,025 square feet, 2 bedrooms, one bath, an enclosed porch, and basement. The SFR is situated at an interior location on the lot. The improvements include a 460 square-foot detached garage and two shed/storage outbuildings located at the rear of the lot on the north and west sides of the garage. The property enjoys an oversized lot, more than double the size of the other residential lots on Sutter Lane, measuring approximately 103.15 feet on its Sutter Lane frontage and 253.53 feet along its northerly boundary line.

Neighborhood:

The neighborhood is well kept with older and newer homes. Some homes are next to and overlook a portion of the Castle Oaks Golf Course's 13th hole. The state's property is approximately a half a block from a pedestrian walk-way and golf cart access to the golf course from Pleasant Valley Drive.

Zoning:

The property is within the jurisdiction of the city and located in a Low Density Residential District (RL) zoned R-1a (One Family Dwelling). The RL category represents the traditional single-family neighborhood and limits development in these areas to detached single-family homes and accessory residential uses that have low intensity characteristics, including second residential units and home occupations. Additionally, schools, day-care centers, places of religious assembly, and nursing homes may be permitted. Pocket parks and neighborhood parks are prevalent. RL is the predominant land use category of the city's residential areas.

Utilities:

The property has adequate utility services, including water, sewer, drainage, solid waste, electricity and natural gas, and police and fire service. These services and providers are:

Service	Provider
Gas and Electric Services	Pacific Gas & Electric (PG&E) (800) 743-5000
Water	Amador Water Agency (209) 223-3018
Solid Waste Collection & Recycling	Aces Waste, Inc.* www.aceswaste.com <i>*Currently ACES Waste is the only Collection Company servicing the lone area.</i>
Sewer Service	City of lone, P.O. Box 398 lone, CA 95640 (209) 274-2412 ext. 103
Internet, Cable, HD, and Phone* *Other internet, cable, HD, and phone services may be available in the area through other providers.	Comcast/Xfinity AT&T Direct TV Dish
Police/Fire	City of lone

Topography, Drainage, Soil:

The property is generally level and sits above street grade.

Disclosures, Representations, and Warranties

The State obtained the included information from sources deemed reliable; however, the State makes no guarantees, warranties, or representations nor expresses or implies any opinion concerning the accuracy or completeness of the information provided. It is furnished solely as an aid to parties interested in purchasing the property. Interested parties are responsible for undertaking all necessary investigations off the property and for contacting the state should any information directed by the state to the DGS' website is incorrect or not available. On-site investigations may be conducted by the successful bidder, after selection, and only upon the execution of a Purchase and Sale Agreement (PSA) and issuance of an executed Right-of-Entry provided by state.

- The property consists of ±0.60 acres containing all structures and improvements.
- There may be asbestos in wall and floor coverings, roof shingles, etc., which is typical of older building construction.
- The state is not aware of any potentially hazardous conditions on the property, i.e., friable asbestos, soil contamination, illegal dumping, etc. The Department of Corrections and Rehabilitation secured the property and currently maintains the site.
- The State of California is exempt from real property taxes and no taxes will be due at close of escrow.
- The State does not pay real estate broker commissions on sales through the public bid process. Any commission agreed to between a prospective buyer of the property and a California-licensed real estate broker is the sole responsibility of the buyer.

Available Reports

Interested parties may review the below report posted on the DGS' Internet website at <http://www.dgs.ca.gov/resd/Home/loneSingleFamilyResidence.aspx>:

- Preliminary Report, Order No. 9006-2295, issued by Placer Title Company, 11321 Prospect Drive, Suite 1, Jackson, CA 95642, dated March 13, 2013, and amended on June 5, 2013.

Title Exceptions:

The preliminary report indicates seven (7) exceptions to the property's title. Interested parties may view a copy of the amended preliminary report and exception documents on DGS' Internet website.

Exceptions 1 through 4 are standard exceptions included in all preliminary reports related to property taxes and assessments and to those properties lying within the boundaries of the Amador County Unified School District 2002 Bond. For information concerning the current and estimated future tax liability related to the school bond, please contact the Office of the Superintendent, Amador County Unified School District, 217 Rex Avenue, Jackson, CA 95642. There are no known assessments levied against the state with regard to the property.

Exception 5 relates to the rights of the public over any portion of the premises which may lie within the lines of any public road or highway. This is another common title exception included in the preliminary report when a property abuts a public street or highway and does not adversely affect the property.

Exception 6 refers to various matters, including, easement, notes and recitals as shown on Record of Survey filed for Record in Book 31 of Maps and Plats at Page 1, Amador County Records. The notes referring to "State Highway Right of Way" do not affect the state's property.

Exception 7 refers to various matters, including Sutter Lane, fence line, drainage easements, notes, recitals and incidentals pertaining thereto, as shown on Final Subdivision Map of Castle View Estates, recorded in Book 5 of Subdivision Maps, Page 34. Those matters affecting the property pertain to public utility, facility, and drainage easements along the side, rear, and front lot lines and any rights Sutter Lane. All properties in the subdivision have the same easements and are subject to the same use by the public of Sutter Lane.

Bid Submittal Process

The State requests bid offers from parties interested in purchasing the property. Bidders must use the authorized *Offer Form* included in the bid package and shall submit all bids in sealed envelopes referencing the "*lone SFR Surplus Property, SSL# 932*", and include the legal name of the entity submitting the bid and the primary point of contact, i.e., contact name, address, phone, fax, and email address. All bids must be postmarked by or delivered to the Department of General Services in West Sacramento by 5:00 P.M. on **July 26, 2013**. State will not accept a bid faxed or email to the DGS. Bids received or postmarked after this date will be returned to the sender unopened.

Bid offers must include a deposit in an amount that is equal to ten percent (10%) of the offer price in the form of a cashier's check or money order made payable to "State of California". All bid offers will be submitted by the time prescribed in this announcement utilizing the *Offer Form* provided on DGS' website at <http://www.dgs.ca.gov/resd/Home/loneSingleFamilyResidence.aspx>. The *Offer Form* must be completed in its entirety and signed by a duly authorized representative of the entity submitting the bid.

The State will not accept bid offers with a financing contingency. A Statement and Support of Sale Financing shall accompany the *Offer Form* and address the bidder's ability to consummate the sale as per the State's objective of receiving the highest and most certain return for the property from a responsible buyer within the time period prescribed in the PSA. Interested parties may view a copy of a Standard PSA on DGS' website. Bidders must include any information that will assist the State in determining the bidder has secured the necessary financing to facilitate an all cash transaction on the sale of the property at close of escrow. The cover letter should also address any due diligence investigations or studies the buyer wishes to conduct prior to close of escrow. Please see the Standard PSA language, section 6, for more detailed information regarding the terms and conditions of due diligence. The time period for due diligence is negotiable depending on a buyer's need to conduct specified studies or investigations; however, the time period requested by a buyer must be reasonable and customary for the type of investigation or study requested.

The bid submittal packages must include two separate envelopes containing the information as follows:

1st Sealed Bid Envelope must contain the completed, signed Offer Form and deposit check. The bidder must seal the envelope and label the outside of the envelope with the following information:

- **Lone SFR Surplus Property, SSL# 932**
- **Legal name of entity submitting bid.**
- **Primary point of contact for entity, i.e., contact name, address, phone, fax (if applicable), and email address.**

2nd Envelope must contain the Sealed Bid Envelope, a Statement & Support of Sale Financing as described herein, and a short cover letter.

The DGS typically waits a few days after the final submittal date before opening bids to make sure all timely postmarked offers have been received; however, the DGS is not responsible for any failure of delivery of a bid offer. The Project Manager assisted by one to two other Asset Management Branch staff will take all bid offers received for the property and open them at a preset time. The Project Manager will open each bid envelope and announce the amount of the offer. Another person will number and record the amount of the bid and the bidder's name on a Bid Log Sheet. After opening all bids, the Project Manager and the witness will sign the Bid Log Sheet and DGS will retain a copy of the log sheet in the project file.

Subsequent to the review and analysis of the bids, which should be done as soon after the bid opening as reasonably possible, but in no event later than ten (10) business days following the bid opening date, either the successful bidder will be confirmed or the bids will be rejected. The DGS retains the right to reject any and all bids. In most all cases, the DGS will select a successful bid and the Project Manager will then notify the successful bidder by telephone or email. The DGS will then promptly return the bid deposits of the unsuccessful bidders to the submitting party at the address given on the *Offer Form*.

In the event the State receives two or more high bid offers for the same dollar amount of consideration, the State reserves the sole right to select the winning bid based on additional criteria included in the *Offer Form*, i.e., financing statement, ability of bidder to close escrow without delay, length of required due diligence, etc.

Within seven (7) days following the conclusion of the bidding process and selection of the successful bidder, state will require the successful bidder to execute a PSA in a form similar to the Standard PSA posted to the DGS' website at <http://www.dgs.ca.gov/resd/Home/loneSingleFamilyResidence.aspx>. State's execution of the PSA will start the time clock for the successful bidder's due diligence investigations. This sale does not require approval of the State Public Works Board.

The State reserves the right to select an alternate buyer or terminate the sale of the property if the successful bidder fails to execute the PSA within prescribed timeframe, fails to perform

under the terms and conditions of the PSA, does not have the financial capacity to consummate the transaction, or for any other reason whatsoever outside the control of the State. In this case, the State may, at its discretion, offer the person who made the next highest-ranked bid an opportunity to purchase the property.

Although the State will conduct this sale pursuant to a public bid process, the State is under no obligation to accept the highest bid for the property if the State determines that said bid is not in the best interests of the State.

Please submit bids by the due date and time to:

**DEPARTMENT OF GENERAL SERVICES
ASSET MANAGEMENT BRANCH
707 3RD STREET, 5TH FLOOR
WEST SACRAMENTO, CA 95605
ATTN: Karen M. Patche, Project Manager**

Questions for DGS

Once the state posts the bid package to DGS' Internet website, all questions pertaining to the property or the bid process must be submitted in writing by U.S. Mail or email to [Karen Patche, Department of General Services, Asset Management Branch, 707 3rd Street, 5th Floor, West Sacramento, CA 95605](mailto:karen.patche@dgs.ca.gov), karen.patche@dgs.ca.gov, **(OFFICE) (916) 375-4120**. Questions submitted after **July 22, 2013**, may not receive a response. The State is not responsible for the receipt of or any failure to respond to questions submitted by prospective bidders.

The DGS will post questions and responses to the DGS' Internet website at <http://www.dgs.ca.gov/resd/Home/loneSingleFamilyResidence.aspx>. The State will not identify the source of the question or request for additional information in the response.

Any verbal representations made by DGS Asset Management staff or persons affiliated with the DGS with regard to the bid opening are not binding on the state or the prospective bidders and cannot be interpreted as modifications or clarifications of this Bid Opening. The State will post any addendum, modification, or clarification to this Bid Opening on the DGS' website.

Scheduled Open House

The state will hold an OPEN HOUSE to allow interested parties an opportunity to inspect the property prior to the bid opening date. The open house will occur during a two-hour window of time on **Monday, July 15, 2013, from 10:00 A.M. to 12:00 P.M.** There will be no other opportunity offered for interested parties to inspect the property prior to the bid opening. The selected bidder will be given an opportunity to conduct more extensive due diligence under a right-of-entry issued by the state prior to close of escrow.