

NOTICE TO BIDDERS
(8195 North Ventura Avenue)
APN 061-0-230-465

Sealed bids will be received until 9:30 a.m., June 25, 2024, by the Ventura County Watershed Protection District ("District") for the sale of the real property located 8195 North Ventura Avenue, Ventura, CA 93001, Assessor's Parcel No: 061-0-230-465 ("North Ventura Property"), as described on Exhibit "1A," attached hereto; reserving to the District an easement and right-of-way for flood control purposes described and depicted on Exhibits "1B and 1C," attached hereto; and reserving to Southern California Edison an easement and right-of-way for subsurface water pipeline(s) and related purposes, etc., described and depicted on Exhibits "1D and 1E," attached hereto. The public sale for the North Ventura Property will take place on June 25, 2024 at 9:30 a.m. at the Hall of Administration, 800 S. Victoria Avenue, Atlantic Room, Ventura, CA.

The minimum bid which will be considered by the District for the North Ventura Property is \$30,000. Any person desiring to bid upon the North Ventura Property must submit an offer on the enclosed Bid Form. Additional forms are available from the Real Estate Services Division of the Ventura County Public Works Agency ("Real Estate Services Division"), located in the Government Center Administration Building, 800 South Victoria Avenue, Ventura, California, or may be requested by calling (805) 654-5147 and speaking with Thomas Kaiser. The Bid Form must be filled out completely and legibly.

A deposit of \$10,000, payable to the Ventura County Watershed Protection District, will be required of the successful bidder at the time of the public sale, and must be in the form of a cashier's check or certified check. No personal checks or credit cards will be accepted. If a bidder will not be present at the time of the sale, the deposit must be transmitted with the written bid. The completed Bid Form should be sealed in the envelope provided, and mailed or delivered, so that it is received by the Real Estate Services Division no later than 9:30 a.m. on June 25, 2024.

The deposit will apply towards the purchase price and is to guarantee that the bidder will comply with the terms of sale set forth in the Bid Form. If the successful bidder fails to comply with the requirements of the Bid Form within the 60 days allowed, the deposit shall be considered forfeited, and the bidder shall have no rights whatsoever to the North Ventura Property or have any other recourse against the County. All deposits submitted by unsuccessful bidders will be returned following the public sale without interest. The District reserves the right to reject any and all bids and to waive any irregularities.

Oral bidding will be called for after the opening of sealed bids. Oral bids may be made by persons submitting written bids and/or other persons interested in the North Ventura Property who did not submit a written bid. An opening oral bid must be at least 5% higher than the highest valid written bid in order to be acceptable. After the opening oral bid, all subsequent bids shall be in \$500 minimum increments. All bidders shall be required to show a valid deposit check for \$10,000 prior to the commencement of oral bidding.

The North Ventura Property will be sold to the highest bidder, subject to the terms and conditions contained herein and in the Bid Form. If the successful bidder did not submit a written bid and deposit, the bidder must furnish the required \$10,000 deposit and sign the Bid Form at the conclusion of the bidding. The deposit must be in the form of a cashier's check or certified check.

A finder's fee of \$1,000 for the North Ventura Property will be paid to a licensed real estate broker responsible for the highest successful bid.

Following the public sale, the District will return to the Board to approve the final bid and the terms and grant deed for the sale of the North Ventura Property if the California Department of Housing and Community Development does not object to the Board's finding that the sale is an exempt surplus land disposition.

If you have any questions concerning this item, please contact George Andrade, Manager of the Real Estate Services Division at (805) 654-2402

ADOPTED ON _____

COUNTY OF VENTURA

By: _____
Chair, Board of Supervisors
Ventura County Watershed
Protection District

ATTEST:

DR. SEVET JOHNSON
Clerk of the Board of Supervisors
County of Ventura, State of California

By: _____

Deputy Clerk

"1"

EXHIBIT A

Legal Description

All of Lot 51 of the Casitas Springs Tract No. 2, in the County of Ventura, State of California, as shown on the map recorded in the Office of the County Recorder of said County in Book 15, Pages 32 through 34 inclusive of Miscellaneous Records (Maps).


TOGETHER WITH that portion of Edison Drive as shown on said map of Casitas Springs Tract No. 2 described as follows:

That portion of Edison Drive as described in the Resolution of Abandonment recorded in the Office of said County Recorder November 18, 1970 in Book 3750, Page 469 of Official Records lying easterly of the centerline of said Edison Drive as shown on said Casitas Spring Tract No. 2 map.

TOGETHER WITH that portion of Lot 50 of said Casitas Springs Tract No. 2, lying southwesterly of the following described line:

Beginning at the most easterly corner of said Lot 50, thence;

- 1st- North 64°12'30" West, 32.36 feet to a line parallel with and distant 3.5 feet southwesterly of the northeasterly line of said lot 50; thence along said parallel line
- 2nd- North 58°00'00" West, 61.37 feet to the northwesterly line of said Lot 50.



Joseph V. DeChellis
PLS 8613

December 21, 2021

Date



Reserving to Ventura County Watershed Protection District: an easement and right-of-way for flood control, etc.
[See description & depiction attached as Exhibit "1B" & "1C", attached hereto and made a part hereof]

Reserving to Southern California Edison: an easement and right-of-way for subsurface water pipeline(s) and related purposes, etc.

[See description & depiction attached as Exhibits "1D" & "1E", attached hereto and made a part hereof]


EXHIBIT B
Legal Description

That portion of Parcel B of Lot Line Adjustment PL 21-0022, in the County of Ventura, State of California, as described in Document No 2022000019907 of Official Records recorded February 16, 2022 in the Office of the County Recorder of said County, described as follows:

Beginning at the most easterly corner of said Parcel B; thence coincident with the northerly and westerly lines of said Parcel B by the following five courses

- 1st- North 64°12'30" West, 32.36 feet; thence
- 2nd- North 58°00'00" West, 61.38 feet; thence
- 3rd- South 12°10'00" West, 48.59 feet; thence
- 4th- South 86°53'49" West, 20.71 feet; thence
- 5th- South 12°10'00" West, 34.72 feet; thence leaving said westerly line of Parcel B
- 6th- North 80°01'25" East, 66.64 feet to the northerly line of Lot 51 of the Casitas Springs Tract No. 2, in the County of Ventura, State of California, as shown on the map recorded in the Office of the County Recorder of said County in Book 15, Pages 32 through 34 inclusive of Miscellaneous Records (Maps); thence coincident with said northerly line
- 7th- South 58°00'00" East, 23.79 feet to the easterly line of said Parcel B; thence coincident with said easterly line
- 8th- North 42°14'30" East, 50.00 feet to the **Point of Beginning**.

CONTAINING 5,072 SQ. FT. MORE OR LESS



Joseph V. DeChellis
PLS 8613

April 29, 2022

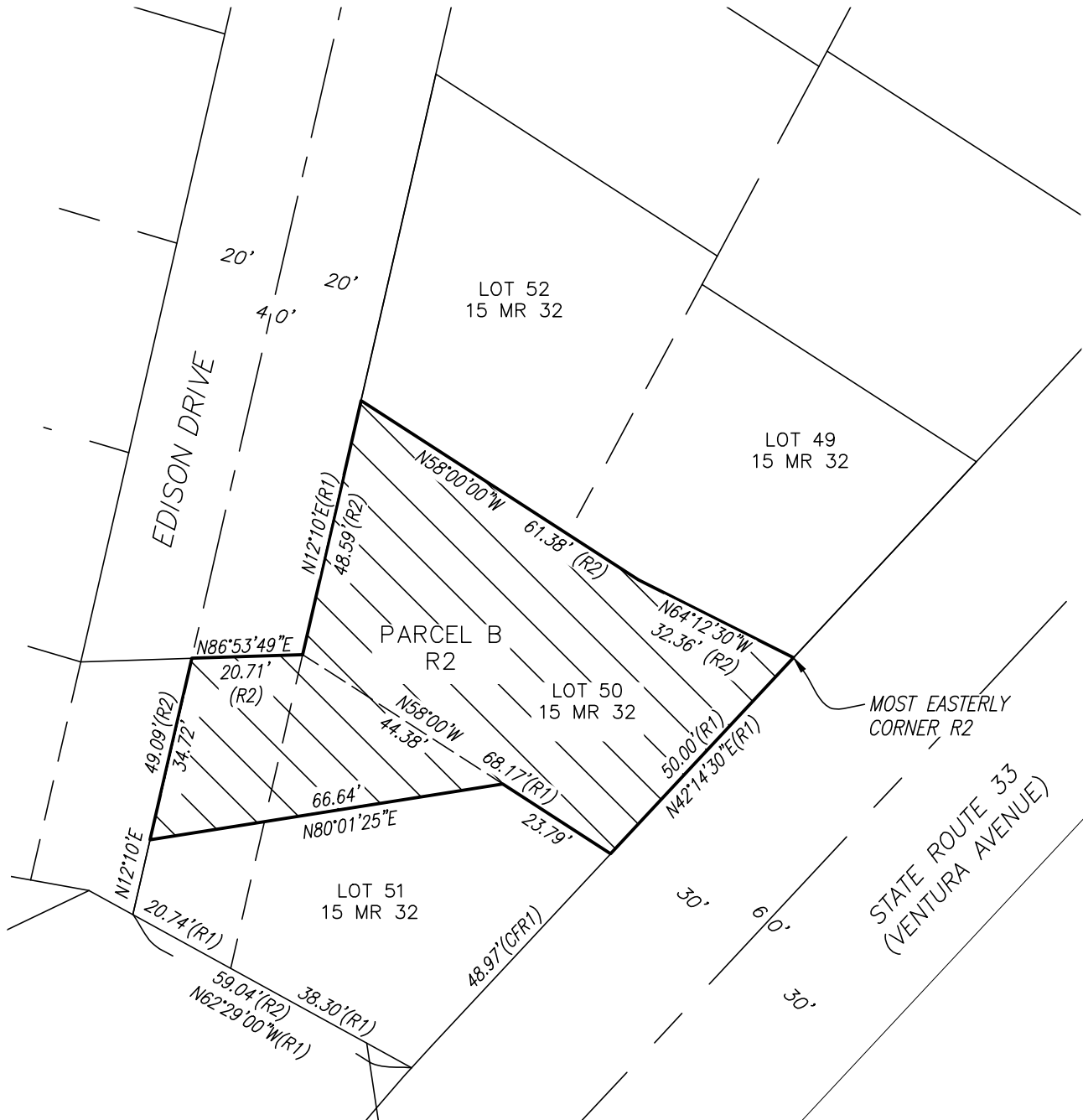
Date



Reserving to Ventura County Watershed Protection District: an easement and right-of-way for flood control, water conservation, and related purposes including but not limited to recreational purposes, in, on, over, under, and across the following described real property in the State of California, County of Ventura.

[See attached as Exhibit "C", attached hereto and made a part hereof]

"1"



[Signature]
JOSEPH V. DeCHELLIS, PLS 8613

4/29/2022

DATE

LEGEND:

CF - CALCULATED FROM
LLA - LOT LINE ADJUSTMENT
MR - MISCELLANEOUS RECORDS
OR - OFFICIAL RECORDS

R1 - 15 MR 32

R2 - 2022000019907 O.R.

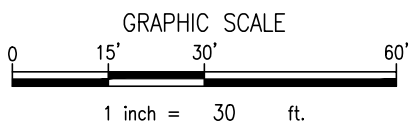


EXHIBIT "C"

PORTION OF PARCEL B LLA PL 21-0022 (R2)
CASITAS SPRINGS TRACT NO. 2

(15 MR 32)

COUNTY OF VENTURA, STATE OF CALIFORNIA

EXHIBIT D
Legal Description

That portion of Parcel B of Lot Line Adjustment PL 21-0022, in the County of Ventura, State of California, as described in Document No 2022000019907 of Official Records recorded February 16, 2022 in the Office of the County Recorder of said County, described as follows:

A strip of land, 8 feet wide, the centerline of which is described as follows:

Commencing at the Ventura County Standard Well Monument as shown at station 3+46.21 in Ventura County Surveyor's Field Book 1710-M, Page 2, filed in the Office of the County Surveyor of said County, said monument being on the centerline of Edison Drive, 40 feet wide as shown on Casitas Springs Tract No. 2 recorded in Book 15, Pages 32 through 34 inclusive of Miscellaneous Records (Maps) in the office of said County Recorder; thence coincident with said centerline of Edison Drive

South 12°10'00" West 254.88 feet; thence at right angles and leaving said centerline

South 77°50'00" East, 20.00 feet to a point on the easterly line of said Edison Drive, said point being the **True Point of Beginning**; thence continuing

1st- South 77°50'00" East 8.17 feet; thence


2nd- South 41°02'16" East 22.71 feet; thence

3rd- South 03°56'24" East 38.12 feet; thence

4th- South 35°31'42" West 31.15 feet to the southerly line of said Lot 51.

The sidelines of the above described strip of land are to be prolonged or shortened to begin at the easterly line of said Edison Drive and terminate at the said southerly line of said Parcel B.

CONTAINING 801 SQ. FT. MORE OR LESS

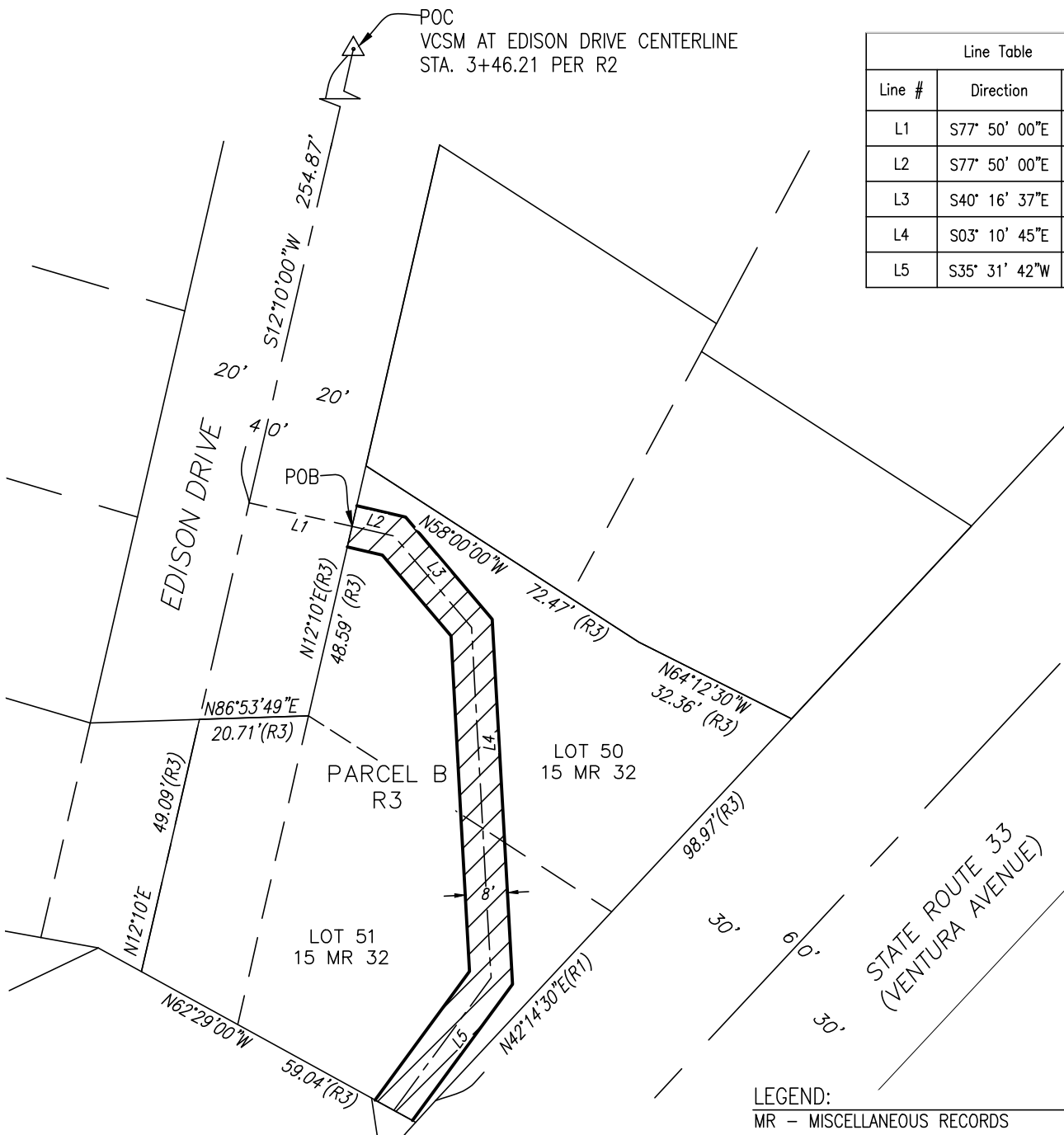


Joseph V. DeChellis
PLS 8613

April 29, 2022

Date

Reserving to Southern California Edison: an easement and right-of-way for subsurface water pipeline(s) and related purposes, including but not limited to such surface installations and devices that are appurtenant to said water pipeline(s), and for any subsurface electrical and/or communications line(s) necessary and convenient to operate the water system, including but not limited to such surface installations and devices that are appurtenant to said electrical and/or communications line(s) in, on, over, under, and across the following described real property in the State of California, County of Ventura.



Line Table		
Line #	Direction	Length
L1	S77° 50' 00"E	20.00'
L2	S77° 50' 00"E	8.17'
L3	S40° 16' 37"E	22.71'
L4	S03° 10' 45"E	38.12'
L5	S35° 31' 42"W	31.15'

LEGEND:

MR - MISCELLANEOUS RECORDS
 LLA - LOT LINE ADJUSTMENT
 OR - OFFICIAL RECORDS
 POB - POINT OF BEGINNING
 POC - POINT OF COMMENCEMENT
 VCFB - VENTURA COUNTY FIELD BOOK
 VCSM - VENTURA COUNTY STANDARD MONUMENT

R1 - 15 MR 32
 R2 - VCFB 1710-M PAGE 2
 R3 - 2022000019907 O.R.



[Signature]

4/29/2022

JOSEPH V. DeCHELLIS, PLS 8613 DATE

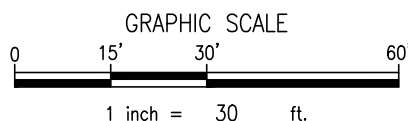


EXHIBIT "E"

PORTION OF PARCEL B LLA PL 21-0022 (R3)
 CASITAS SPRINGS TRACT NO. 2
 (15 MR 32)
 COUNTY OF VENTURA, STATE OF CALIFORNIA