

NOTICE TO BIDDERS

(8220 Edison Drive)

APN 061-0-230-455

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 at 8220 Edison Drive, Ventura, CA 93001 APN: 061-0-230-455 ("Edison Property"), as described on Exhibit "2A," attached hereto; and reserving to the District: an easement and right-of-way for flood control purposes described and depicted on Exhibits "2B and 2C," attached hereto. The public sale for the Edison 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 Edison Property is \$220,000. Any person desiring to bid upon the Edison 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 will be 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 Edison Property or 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 opening of sealed bids. Oral bids may be made by persons submitting written bids and/or other persons interested in the Edison 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 commencement of oral bidding.

The Edison 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 \$7,000 for the Edison Property will be paid to a licensed real estate broker responsible for the highest successful bids.

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

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 Edison 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.

ADOPTED ON _____

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

"2"

EXHIBIT A

Legal Description


All of Lot 49 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 all of Lot 52 of said Casitas Springs Tract No. 2.

TOGETHER WITH that portion of Lot 50 of said Casitas Springs Tract No. 2, lying northeasterly 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 Exhibits "2B" & "2C", attached hereto and made a part hereof]


EXHIBIT B
Legal Description

That portion of Parcel A 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 southeasterly corner of said Parcel A; thence coincident with the southerly line of said Parcel A by the following two courses

- 1st- North 64°12'30" West, 32.36 feet; thence
- 2nd- North 58°00'00" West, 11.09 feet; thence leaving said southerly line
- 3rd- North 80°11'42" East, 68.20 feet to the easterly line of said Parcel A; thence coincident with said southerly line
- 4th- South 42°14'30" West, 42.64 feet to the **Point of Beginning**.

CONTAINING 914 SQ. FT. MORE OR LESS



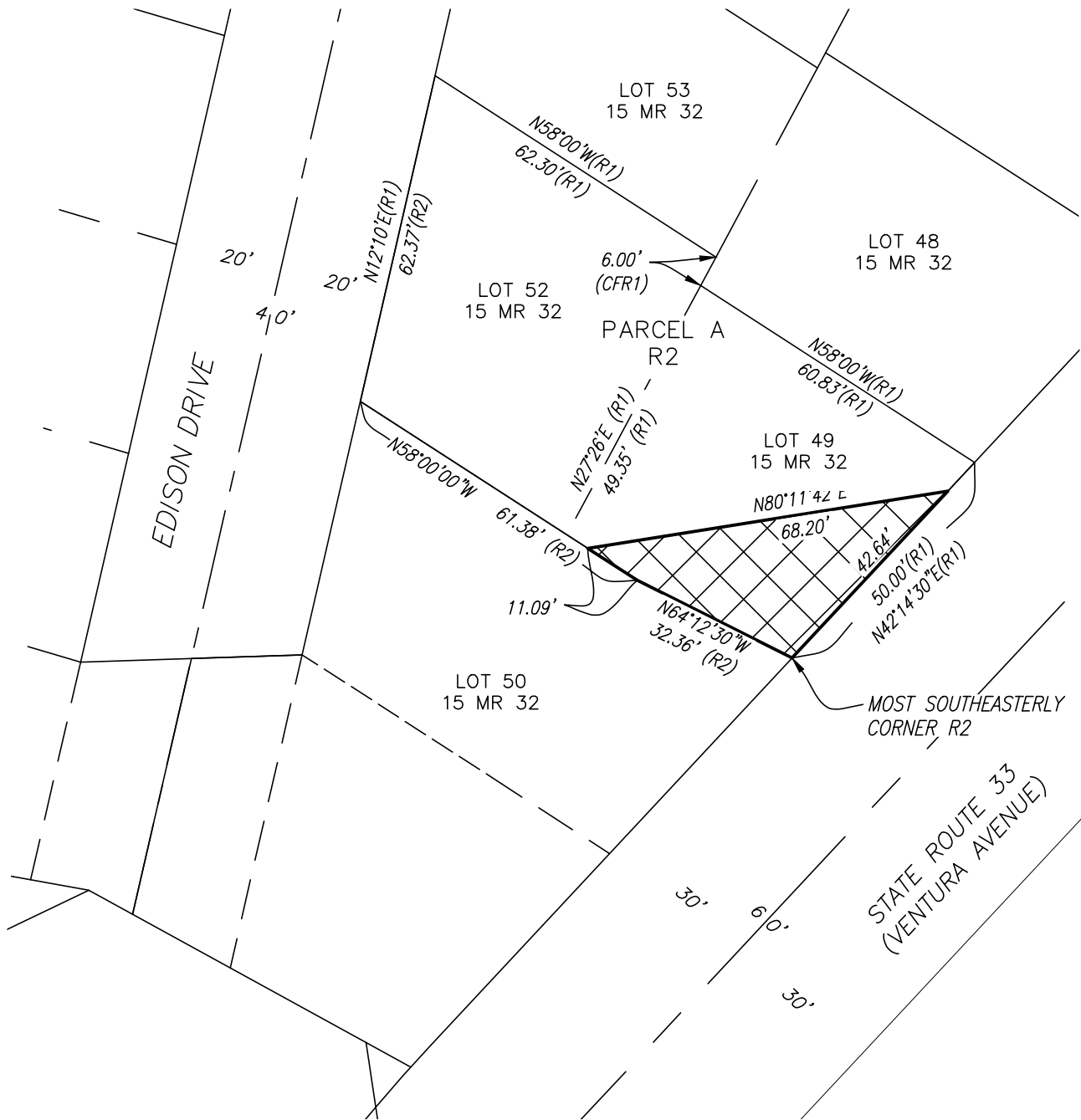
Joseph V. DeChellis
PLS 8613

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]



[Signature]
JOSEPH V. DeCHELLIS, PLS 8613

DATE

LEGEND:

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

R1 - 15 MR 32
R2 - 2022000019907 O.R.

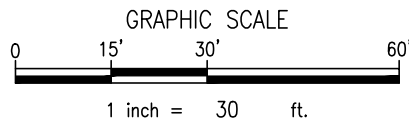


EXHIBIT "C"

PORTION OF PARCEL A LLA PL 21-0022 (R2)
CASITAS SPRINGS TRACT NO. 2
(15 MR 32)
COUNTY OF VENTURA, STATE OF CALIFORNIA