Public Auction
Sale of Excess Land
110 South Sunset Avenue, San Jose, CA

THIS PROPERTY WILL BE SOLD AS IS

Starting Bid
$600,000

Property Details:
Parcel 1: Single-Family Residential Home
1,456 Square Feet
4 BD/2 BA
Location: 110 South Sunset Avenue
San Jose, CA 95116
APN #: 481-21-055
Lot Size: 5,058 Square Feet
Present Zoning: R-1-8

Auction Information:
Auction Date: 6/20/2018
Location: 5700 Almaden Expressway
San Jose, CA 95118
Headquarters Board Room

Registration: 1:00 p.m. – 1:59 p.m.
(Headquarters Board Room)
Auction: Starts promptly at 2 p.m.
Contact: Jacqui Carrasco
Phone: (408) 630-2775
E-mail: jcarrasco@valleywater.org

BID DEPOSIT: $60,000

Bid deposits are due prior to commencement of the auction and must be in the form of a cashier’s check made payable to the Santa Clara Valley Water District.

OPEN HOUSE SCHEDULE
Wednesday, June 6, 2018
12 noon – 2 p.m.

THIS PROPERTY WILL BE SOLD IN “AS IS” CONDITION.

THE SANTA CLARA VALLEY WATER DISTRICT MAKES NO REPRESENTATION AS TO THE POTENTIAL USE OF THIS PROPERTY. BIDDERS SHOULD CHECK WITH BOTH THE CITY OF SAN JOSE AND THE SANTA CLARA COUNTY PLANNING AND DEVELOPMENT DEPARTMENT REGARDING BUILDING RESTRICTIONS, COMPLIANCE, AND ULTIMATE DEVELOPMENT, ETC.
The Santa Clara Valley Water District is pleased to announce its intention to sell excess land in San Jose, CA.

<table>
<thead>
<tr>
<th><strong>APN</strong></th>
<th>481-21-055</th>
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<tbody>
<tr>
<td><strong>Lot Size</strong></td>
<td>5,058 square feet ±</td>
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<tr>
<td><strong>Lot Shape</strong></td>
<td>Irregular</td>
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</tbody>
</table>
| **Location** | 110 South Sunset Avenue  
San Jose, CA 95116 |
| **Current Use** | Residential        |
| **Zoning**   | R-1-8            |
| **Topography** | Level at street grade. |
| **Utilities** | Pacific Gas and Electric Company  
(PG&E) 1-800-743-5000  
City of San Jose 1-408-794-1900 |
| **Site Improvements** | Single-family residential house  
Size: 1,456 square feet, 4 BD/2 BA |
| **Real Estate Taxes** | Property is not assessed for taxes while vested in the Santa Clara Valley Water District. The property will be assessed after transfer into private ownership. |
| **Available Reports** | Preliminary Title Report  
Plat and Legal Description  
Hazardous Substance Liability Assessment |
| **School District** | Alum Rock Union Elementary District  
San Jose Unified High School District |

Disclaimer: The property is being sold “as is” and the Santa Clara Valley Water District makes no representation and warranty as to the potential uses of this property, and reserves the right to withdraw the properties from the market without further notice. The information contained herein was obtained from what are believed to be reliable sources; however, no warranty, either expressed or implied, is given as to its completeness or accuracy. Bidder is cautioned to make an independent investigation of all information contained herein.
ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF SAN JOSE, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, BEING A PORTION OF THE LANDS GRANTED TO THE SANTA CLARA VALLEY WATER DISTRICT PER GRANT DEEDRecorded APRIL 12, 2004 AS DOCUMENT NUMBER 17717703, IN THE OFFICE OF THE RECORDER, SANTA CLARA COUNTY OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LANDS OF THE SANTA CLARA VALLEY WATER DISTRICT, SAID CORNER ALSO BEING A POINT ON THE NORTHEASTERLY LINE OF SOUTH SUNSET AVENUE;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LANDS, NORTH 60°04'10" EAST A DISTANCE OF 134.02 FEET;

THENCE LEAVING SAID LINE, NORTH 73°47'00" WEST A DISTANCE OF 62.40 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID LANDS;

THENCE ALONG SAID NORTHWESTERLY LINE, SOUTH 60°04'10" WEST A DISTANCE OF 90.79 FEET TO THE MOST WESTERLY CORNER OF SAID LANDS, SAID CORNER ALSO BEING A POINT ON THE NORTHEASTERLY LINE OF SOUTH SUNSET AVENUE;

THENCE ALONG SAID NORTHEASTERLY LINE, SOUTH 29°55'50" EAST A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,058 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS:
BEARINGS AND DISTANCES HEREIN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 3. MULTIPLY HEREIN DESCRIBED DISTANCES BY 1.0000040194 TO OBTAIN GROUND DISTANCES.

SURVEYOR’S STATEMENT:
THE DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYOR’S ACT

Jason R. Christie, C32712
Date
S.C.V.W.D.
18284193
4026-155
APN: 481-21-157

SUNSET CT

KHMER
1828404
4026-159
APN: 481-21-059

REVER
23076680
APN: 481-21-059

S.C.V.W.D.
16437643
4026-71
APN: 481-21-057

SILVER CREEK

S.C.V.W.D.
16448730
4026-156
APN: 481-21-160

AREA TO BE RETAINED BY S.C.V.W.D.
AREA: 1,692 SQ.FT.

S.C.V.W.D.
2365735
4026-28.01
4026-28
4026-70
4026-71
4026-78
4026-81
APN: 481-21-122

S.C.V.W.D.
17646016
4026-132
APN: 481-21-156

REMAINDER
AREA: 5,058 SQ.FT.

S. SUNSET AVE

REYES
20681787
APN: 481-21-155

RAMOS
7252850
APN: 481-21-053

AREA TO BE RETAINED BY S.C.V.W.D.
AREA: 1,692 SQ.FT.

SCALE: NO SCALE

PROJ. NO. 4026
FILE NO. 131.1
APN 481-21-055

REV. BY DATE DESCRIPTION TITLE REPORT NO. N/A
1 DRAWN RPC
2 DATE 03/16/16

SHEET 1 OF 1
Public Auction Bid Information
Page 4 of 9
Surplus Real Property Public Auction Bid Information

THE FOLLOWING INFORMATION IS PROVIDED AS A GENERAL INFORMATIONAL SUMMARY OF THE TERMS AND CONDITIONS WHEREBY THE SANTA CLARA VALLEY WATER DISTRICT IS OFFERING REAL PROPERTY FOR SALE BY PUBLIC AUCTION.

PROPERTY LOCATION:

5,058± square feet of land with a single family resident 4 bedroom 2 bath home of 1,456 square feet is being offered for sale located at 110 South Sunset Avenue in the City of San Jose, CA. APN: 481-21-055

PUBLIC AUCTION BID TIME AND LOCATION:

The public auction bid process will occur on Wednesday, June 20, 2018 at the Santa Clara Valley Water District’s Administration Building located at 5700 Almaden Expressway, San Jose, CA 95118.

MINIMUM BID:

The minimum bid for the parcel shall be Six Hundred Thousand Dollars ($600,000). Bids of less than the minimum bid amount shall not qualify.

DEPOSIT:

A bid deposit of $60,000 in the form of a cashier’s check made payable to the Santa Clara Valley Water District must be submitted by each bidder in order to participate. This deposit shall become the Initial Purchase Deposit of the successful bidder. Bidding deposits of unsuccessful bidders will be returned on June 20, 2018.

BUYER’S COST:

The successful bidder will be required to pay any and all escrow, title, closing, and recording fees and costs.

PAYMENT:

The successful bidder purchasing the subject property will be required to pay the balance of the full amount of the bid purchase price and all escrow and closing costs in a method acceptable to OLD REPUBLIC TITLE COMPANY, the escrow holder.
PROPERTY SOLD “AS IS”:

Pursuant to California Civil Code Section 1102.2(j), the property is being sold “as is”, without expressed or implied warranty, and shall be subject to all liens, easements, and encumbrances, recorded or unrecorded. In addition, Santa Clara Valley Water District makes no representations with respect of the suitability of the property for the uses intended, or with respect to the conformance of the property to any codes, rules, regulations or ordinances, whether local, state or federal. Grantee will be provided a copy of a preliminary title report and accept title to the property as shown therein.

INSPECTION:

Interested bidders are welcome to inspect the property at their convenience prior to public auction date.

BIDDING:

ONLY THOSE BIDDERS HAVING A CASHIER’S CHECK FOR SIXTY THOUSAND DOLLARS ($60,000) WILL BE ABLE TO PARTICIPATE IN THE PUBLIC AUCTION COMPETITIVE BID PROCESS.

PURCHASE AND SALE AGREEMENT:

At the conclusion of the bid process, the party offering the highest accepted bid will be required to execute a Purchase and Sale Agreement for the full amount of the successful bid. The results of the bidding and the Agreement will then be submitted to the Board of Directors for review and acceptance.

REJECTION AND WITHDRAWAL:

The Santa Clara Valley Water District reserves the right to reject any and all bids, to waive irregularities in the bidding process, and to withdraw the subject property from the market at any time.

ZONING:

Questions regarding zoning should be directed to the Planning Department of the City of San Jose located at 70 West Hedding Street, San Jose, CA (408) 299-5770. The County’s Planning Department can be reached at (408) 299-5770.

WARRANTY:

ALL INCLUDED DATA IS INTENDED FOR INFORMATIONAL USE ONLY. THE SANTA CLARA VALLEY WATER DISTRICT MAKES NO WARRANTY AS TO THE ACCURACY OF
ALL INCLUDED DATA, INCLUDING BUT NOT LIMITED TO MAPS, LOCATION, SIZE OR ZONING OF THE PARCEL.

**TAXES:**

The Santa Clara Valley Water District has no information as to future taxes for any of its properties. These parcels are currently exempt, and do not appear on the current tax roll. The buyer will be responsible for property taxes as of the date of purchase.

**TITLE INSURANCE:**

The Santa Clara Valley Water District does not provide title insurance. The successful bidder must purchase title insurance on the subject property prior to the close of escrow.

**SURVEY:**

The Santa Clara Valley Water District will not survey the subject property either before or after the public auction competitive bid process.

**BROKERS:**

The Santa Clara Valley Water District will not pay Real Estate or Brokers’ commissions of any type.

**CONTACT INFORMATION:**

If you have any additional questions, or need clarification of any of this information, please contact Jacqui Carrasco by e-mail jcarrasco@valleywater.org or by telephone at (408) 630-3127.
CERTIFICATE OF PRE-BID AGREEMENT

I hereby understand and agree that the parcel(s) upon which I may bid will be sold “as is,” and that all sales are final. This means that the Santa Clara Valley Water District (District) does not guarantee, warrant or imply any potential for development or uses of said parcel(s). I have exercised due diligence regarding feasibility of existing and/or potential uses(s) of the parcel(s) and I have investigated, to my own satisfaction, any possible conflicts/problems with zoning and/or development regarding parcels upon which I may bid. I represent, covenant and warrant that I am relying solely on my independent inspection of the property in its existing condition.

If I am the successful bidder on one or more of these parcels I shall hold the District harmless regarding any limitations as to development potential of the parcel(s). Furthermore, I shall release the District from any liability regarding any/all conflicts with local zoning, building, or development requirements.

I understand and agree that, after close of bidding, the District has no obligation to provide further information, soil studies, mapping, title reports, appraisals, curative work, zoning applications, utility relocation, construction advice, surveys, price renegotiation, or any other assistance in pursuit of private property development.

I acknowledge and agree that the property will be acquired in its present state and condition as of auction day, with all defects, both patent and latent, and with all faults of the property whether known or unknown, presently existing or that may hereafter arise, including, without limitation, all existing conditions, if any, of lead paint, mold or other environmental or health hazards. I acknowledge and agree that District has not made, does not make and specifically negates and disclaims any representations, warranties, promises, covenants, agreements or guarantees of any kind or character whatsoever, whether express, implied, oral or written, past, present or future, of, as to, concerning or with respect to the condition of the property.

I understand and agree that the property will be sold on an “AS IS” condition. Repairs, if any, are the responsibility of the successful bidder. The District makes no warranties, oral, written or implied to any of the property improvements. Condition of all improvements is a “risk” that the successful bidder must accept. The successful bidder agrees that the property is acquired in an “AS IS” condition with all faults and conditions then existing on the property, including any hazardous substances or hazardous wastes that may be located on, under, or around the property, whether known or unknown, and the successful bidder assumes all responsibilities for such faults and conditions.

I further agree to the Terms and Conditions of Sale of the Purchase Agreement, which I will sign and date on ______________________________, 20_____.

I understand that if I fail to complete the transaction as agreed, I shall forfeit my deposit.

Bid Applicant: ____________________________
(Signature)

Date: ____________________________

Bidder #: ____________________________
(Print Name)