PUBLIC AUCTION
SEALED BID

22315 Rockaway Lane
Hayward, CA

Min. Bid: *$550,000*
No. Units: *7*
Building Size: *3,146 s.f.*
Price/Unit: *$78,571*
Prop. Type: *Multifamily*
Prop. Sub-type: *Low-Rise*
Cap Rate: *8%*
GRM: *7.62*
Occupancy: *historically stable*
No. Stories: *2*
Year Built: *1961*
Lot Size: *.26 AC*
APN: *415023003000*

Creekside setting in a quiet residential neighborhood with easy access to freeway, shops and public transportation. Off street parking in garages and carports with additional parking in front of building. All units are 2 bedroom 1 bath, laundry room on premises. Units are well maintained. Utilities are separately metered.

The property is sold in an "AS IS" condition

Minimum Bid: $550,000 Required Deposit: $55,000

Auction Date: July 11, 2012 @ 11:00 a.m.

Location: Bids will be publicly opened at:
Department of Transportation, District 4
111 Grand Ave. (room 13-210)
Oakland, CA 94612
(need not be present at opening of bids)

OPEN HOUSE

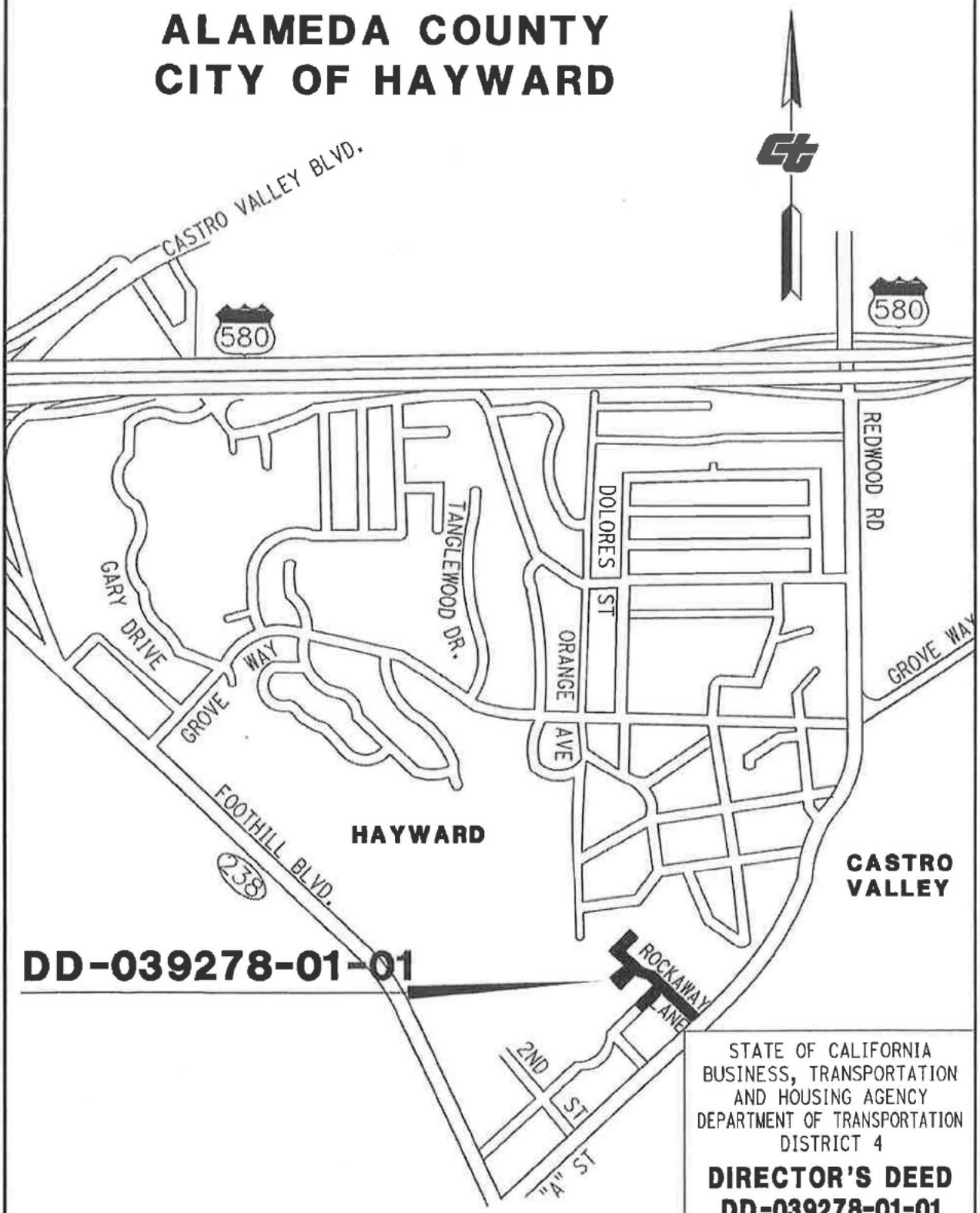
JUNE 13 10:00-2:00
JUNE 27 10:00-2:00
Or by Appointment

Department of Transportation
111 Grand Avenue
P.O. Box 23440
Oakland, CA 94623-0440

Contact Agent: Renata Frey
Phone: 510-286-5355
renata_frey@dot.ca.gov

Caltrans

ALAMEDA COUNTY
CITY OF HAYWARD



STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION
AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 4

DIRECTOR'S DEED
DD-039278-01-01

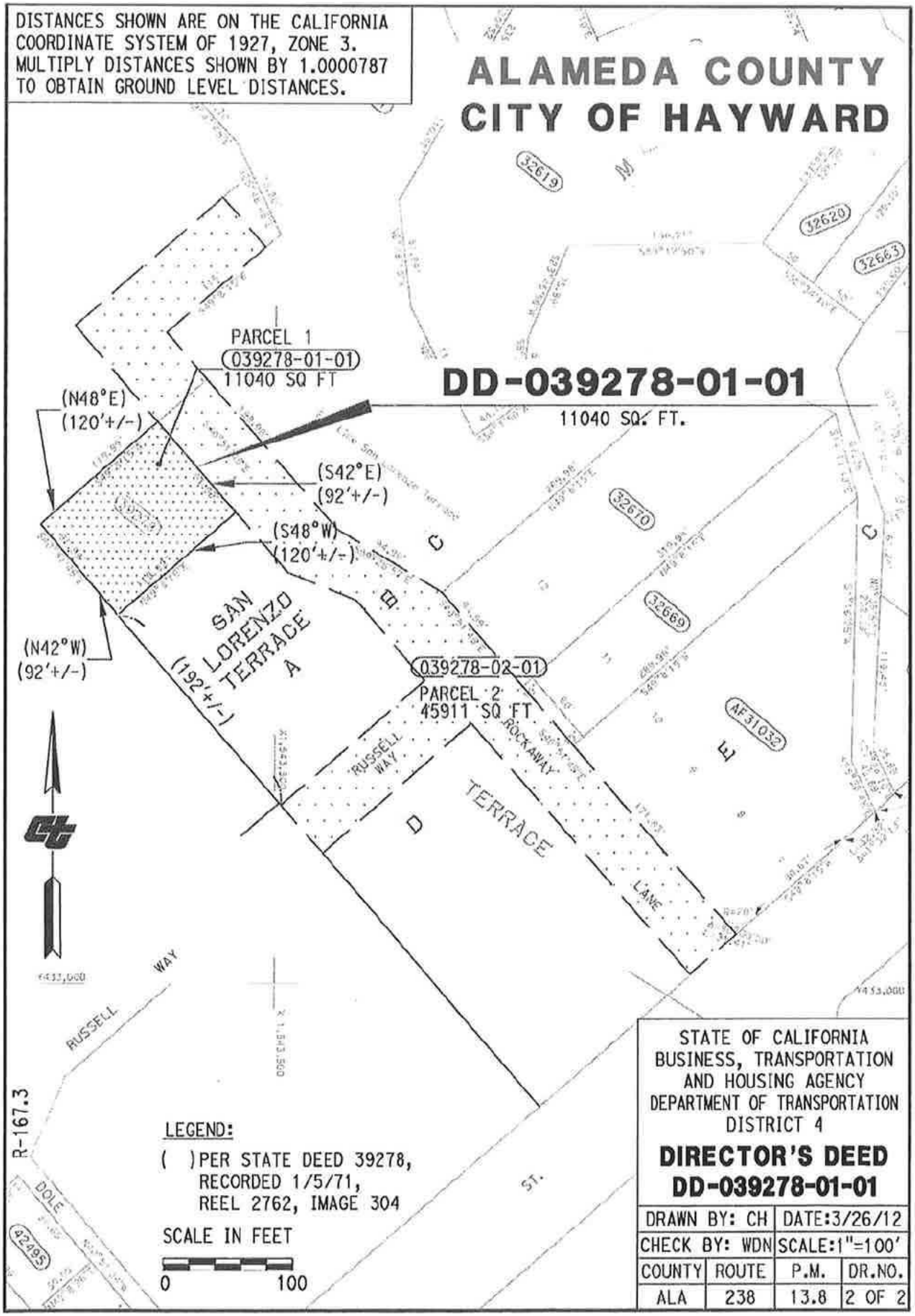
DRAWN BY: CH		DATE:3/26/12	
CHECK BY: WDN		SCALE: NTS	
COUNTY	ROUTE	P.M.	DR.NO.
ALA	238	13.8	1 OF 2

DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1927, ZONE 3. MULTIPLY DISTANCES SHOWN BY 1.0000787 TO OBTAIN GROUND LEVEL DISTANCES.

ALAMEDA COUNTY
CITY OF HAYWARD

DD-039278-01-01

11040 SQ. FT.



LEGEND:

( ) PER STATE DEED 39278, RECORDED 1/5/71, REEL 2762, IMAGE 304

SCALE IN FEET

0 100

STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 4

DIRECTOR'S DEED
DD-039278-01-01

DRAWN BY: CH		DATE:3/26/12	
CHECK BY: WDN		SCALE:1"=100'	
COUNTY	ROUTE	P.M.	DR.NO.
ALA	238	13.8	2 OF 2

NOTICE OF SEALED BID SALE OF OPTION TO PURCHASE

Sealed Bids will be received by the State of California, Department of Transportation, 111 Grand Avenue, Oakland, California, until the time and date indicated for the award of an option to purchase real property owned by the said Department of Transportation and located:

At 22315 Rockaway Lane Hayward, California.

Until the time indicated, bids will be received at the desk of Renata Frey, 111 Grand Avenue 13th floor, Oakalnd before 11:00 a.m. Pacific Standard Time on Wednesday, July 11, 2012. Bids will be opened in Room 13-210 immediately thereafter.

BIDDING PROCEDURE:

1. Complete the appropriate Option to Purchase form*.
2. Enclose the completed form and the Option Deposit (see Data Sheet for specific item) in an envelope using the "cut out" address and identification at the bottom of this page.
3. Make Option Deposit payable to "Department of Transportation".
4. Use a separate envelope for each parcel on which you bid, if applicable. Show the Sale Item No. on which you are bidding on the outside of your bid envelope.
5. The bidder's name and mailing address should be shown in the upper left-hand corner of the bid envelope.
6. Envelopes not properly marked and opened prior to the sale may be disqualified.

*See Terms of Option to Purchase

NOTE: In order to eliminate possible accidental opening of bid envelopes prior to advertised time of the bid opening, it is very important that the notice below be affixed to the outside of the envelope enclosing the bid.

CUT HERE

SEALED BID

4-Ala-238-13.8
DD # 039278-01-01

FOR STATE PROPERTY IN CALIFONIA,
To be opened at 11:00 a.m. PST on Wednesday July 11, 2012

Attn: Department of Transportation
Right of Way – Excess Lands
Attn: Renata Frey
P.O. Box 23440
111 Grand Avenue, MS11
Oakland, CA 94623-0440

TERMS OF OPTION TO PURCHASE

CASH TERMS: THIS TRANSACTION WILL BE AN ALL CASH SALE.

DEPOSIT: All bidders must submit, along with their completed Option to Purchase form, either a CERTIFIED CHECK, CASHIER'S CHECK or a MONEY ORDER made payable to the State Department of Transportation in the amount of the required option deposit ($55,000.00). Personal checks will not be accepted.

NOTE: If the purchase price is more than $550,000, bidder agrees to deposit the difference, if any, between the initial bid deposit stated in the sales notice ($55,000.00) and any amount representing 10% of the actual bid, within 10-working days of the sale (July 25, 2010).

OPTION PERIOD: The option deposit will be consideration for the option period, the length of which is specified on page 1 of this notice (90 Days). The option period shall commence on the first day following the date of sale (July 12, 2012). The balance of the purchase price shall be paid on or before expiration of the option period (October 10, 2012).

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 normally be made for such extensions. This charge SHALL NOT be applied toward the purchase price.

FORFEITURE OF DEPOSIT: The option deposit and any additional extension deposit(s) shall be 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 terms of the option as herein provided.

OPTION AGREEMENT: Successful High Bidder will have submitted a signed Option to Purchase Form, for cash, along with his/his Option Deposit and said Option to Purchase Form shall become the Option Agreement and the Successful Bidder shall be bound to the terms specified in the Notice of Sale and Option to Purchase Form.

SECOND HIGH BID: In the event 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. If the Second High Bidder accepts the option, the deposit requirement 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 to the Second High Bidder.

LIMITING CONDITIONS:

(1) The sale under this option is subject to the approval of the California Transportation Commission. Any assignments under this contract must be made prior thereto. If the sale is not approved, the option deposit money will be refunded without interest. The Successful Bidder may take possession when the Director's Deed is recorded.

(2) When the sale is approved by the California Transportation Commission and the Successful Bidder elects to exercise the option, the option deposit will be credited toward the bid purchase price.

(3) The State reserves the right to reject any and all bids and to cancel the sale, in part or in its entirety, any time prior to the approval of the sale by the California Transportation Commission. In the event of cancellation of sale and/or rejection of any bids, the respective deposits of money shall be refunded without interest.

(4) An agreement between two or more prospective Bidders to set their bid price or not to submit bids against each other, with the purpose of purchasing this parcel or other parcels at a more advantageous price or terms, is prohibited. Where such agreements come to the knowledge of the Department of Transportation, any bids made pursuant to such an agreement will be disqualified.

(5) 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 of record. The Successful Bidder may obtain a policy of title insurance at their own expense.

(6) The property is sold in an "AS IS" condition. The Successful Bidder agrees that, as of the close of escrow, it will be acquiring the property 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 Successful Bidder assumes all responsibilities for such faults and conditions.

(7) The Successful Bidder shall pay all recording fees, documentary stamp taxes or other real estate transaction taxes or fees by whatever name known, including escrow fees or brokers commission, if any, and personal property sales taxes where applicable.

(8) Should the Successful Bidder desire a survey of the property, this may be accomplished by an independent survey at the Bidder's expense. No warranty is made by the Department of Transportation relative to the ground locations or property line other than monumented highway right of way lines.

(9) The Successful Bidder shall be responsible for checking and complying with local building codes and ordinances. All properties are sold in an "as is" condition. See local Planning Department for permitted land uses.

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

All additional payments must be made by CERTIFIED CHECK or MONEY ORDER payable to the order of the Department of Transportation and mailed to the Department of Transportation, P.O. Box 23440, Oakland, CA 94623-0440, Attention: Renata Frey - Excess Land Sales.

BID FORM
OPTION TO PURCHASE

For the purchase of the real property described in the Director's Deed 039278-01-01, available upon request, the undersigned bidder hereby agrees to the terms of this auction, and further agrees to offer to the State of California, Department of Transportation _____ **DOLLARS,** **($_____)**, as a bid for the purchase of said property. Paid herewith is FIFTYFIVE THOUSAND DOLLARS ($55,000.00) the minimum Option Deposit as called for in the Notice of Public Auction.

_____ I have received and read the sale brochure on this auction.
(Please initial)

All provisions of the TERMS OF THE OPTION TO PURCHASE printed in the sale brochure are hereby specifically incorporated by reference into the terms of this option, and bidder agrees to perform each of the said terms.

All payments must be made at the Renata Frey, 111 Grand Avenue, 13th Floor, Oakland, CA 94612-3771 payable to the order of the Department of Transportation.

Name:_____ Phone # :_____

Signature:_____

The property shall be conveyed by Director's Deed to:

➡ _____

(Please print how title is to be vested)

Check one:

☐Husband and wife as joint tenants ☐Joint Tenants ☐Single Man ☐Single Woman
☐Husband and wife as community property ☐Tenants in common ☐Other
☐A married man/woman as his/her sole and separate property

It is also agreed that all notices and matters arising in connection with this transaction will be given to bidder in person or by certified mail addressd to:

_____

(Please PRINT Name and Address)

It is understood that the Department of Transportation shall record said Director's Deed and the undersigned Bidder agrees to pay the cost of recording and any documentary stamp tax when the final balance is paid. Bidder may take possession of said real property as soon as said Director's Deed has been recorded.

Date:_____ Signed:_____ Phone #:_____