

**BID PROPOSAL FORM**

**SALE OF CERTAIN PROPERTY OF  
THE NORTH ORANGE COUNTY COMMUNITY COLLEGE DISTRICT**

Proposal for: North Orange County Community College District (“District”)  
Sale of Property located on the south side of Wilshire Avenue between street addresses 406 and 412 Wilshire Avenue, Fullerton, CA 92832, APN: 033-083-32 and on the north side of Amerige Avenue, West of 411 East Amerige Avenue, Fullerton, CA 92832, APN: 033-083-33. (“Property”)

Submitted by:

\_\_\_\_\_  
Name of Bidder

\_\_\_\_\_  
Address of Bidder

\_\_\_\_\_  
Phone Number of Bidder

\_\_\_\_\_  
Facsimile Number of Bidder

\_\_\_\_\_  
Email Address of Bidder

The undersigned, as bidder (hereinafter “Bidder”), does hereby declare and certify the following:

1. The Bid Package includes the Letter to Bidders, Notice of Public Meeting and Bid, Purchase Agreement and exhibits thereto for the Property (“Purchase Agreement”) and this Bid Proposal Form.
2. Although Bidder may propose changes to the terms set forth in the Purchase Agreement, unless otherwise agreed to by the District, Bidder agrees and understands that the existing terms and conditions in the Purchase Agreement will be binding upon the successful bidder. Any proposed changes to the terms must be submitted with the bid proposal, on or attached to this Bid Proposal Form. Any proposed material changes to the existing terms and conditions in the Purchase Agreement shall render such bid a counteroffer, which counteroffer may not be accepted by the District should any written or oral offer be made at or greater than the terms and conditions set forth in the Purchase Agreement, which comply with all material terms set forth therein. However, this will confirm that in the event that there are no written or oral bids made at or greater than the purchase price terms and conditions set forth in the Purchase Agreement that comply with all material terms set forth therein, the District is willing to entertain counteroffers. In the event that there are no written or oral bids made at or greater than the purchase price terms and conditions set forth in the Purchase Agreement which comply with all material terms set forth therein, and the District receives more than one counteroffer, the District may, in its sole discretion, choose which counteroffer to accept, or the District may, in its sole discretion, reject any or all counteroffers. This Bid Proposal Form must be submitted at the District’s Finance and

Facilities Office at 1830 W. Romneya Drive 8<sup>th</sup> Floor, Anaheim, CA 92801 on or before 10:00 a.m. by the clock at the District Office, on April 22, 2019, to be opened at the bid hearing on April 22, 2019, which begins at 10:00 a.m.

3. Bidder shall submit with its proposal a certified or cashier's check made payable to the North Orange County Community College District in the amount of Ten Thousand Dollars (\$10,000.00) as bid security ("Bid Security") for entering into a Purchase Agreement. The Bid Security of the successful bidder will be applied towards the purchase price for the Property. All other Bid Securities will be returned after execution of the Purchase Agreement by the successful bidder.
4. The initial minimum bid for the purchase of the Property shall be no less than Five Hundred Thousand Dollars (\$500,000.00).
5. Bidder agrees to enter into a Purchase Agreement with the District for the purchase of the Property in an "as is" condition.
6. As part of the sale, any purchaser will be required to remove two vacant houses located at 428 and 434 E. Chapman Ave., Fullerton, CA 92832 and relocate said houses to the Property, at the purchaser's sole cost, and Bidder agrees to provide evidence of financial ability to relocate said houses.
7. Bidder acknowledges that final acceptance of the highest bid, either written or oral, or final acceptance of a counteroffer in the event that there are no written or oral bids made at or greater than the purchase price terms and conditions set forth in the Purchase Agreement that comply with all material terms set forth therein and in the Bid Package, may be made at the regularly scheduled Board meeting following the bid hearing or at an adjourned session of the same meeting held within ten (10) days. The Board may select the highest bid of any of the bids, may accept any counteroffer in the event that there are no written or oral bids made at or greater than the purchase price terms and conditions set forth in the Purchase Agreement that comply with all material terms set forth therein and in the Bid Proposal Form, or if it deems such action to be for the best public interest, it may reject any and all bids. The District reserves the right to make non-substantive changes to the terms and conditions in the Purchase Agreement. The successful Bidder shall be required to execute a Purchase Agreement within five (5) days of the Board's approval of the Purchase Agreement.
8. Bidder has examined any and all Addenda (if any) issued during the bid period and is thoroughly familiar with all contents thereof and acknowledges receipt of the following addenda: (Bidder to list all Addenda).

ADDENDUM NO. _____	DATE RECEIVED _____
ADDENDUM NO. _____	DATE RECEIVED _____
ADDENDUM NO. _____	DATE RECEIVED _____

9. Bidder hereby bids the following amount with respect to the Purchase of the Property:

TOTAL CASH PURCHASE PRICE IN WORDS \_\_\_\_\_  
\_\_\_\_\_ DOLLARS (\$ \_\_\_\_\_)

