



NORTH ORANGE COUNTY
COMMUNITY COLLEGE DISTRICT

JENNEY HO
District Director
Purchasing

FRED WILLIAMS, CPA
Vice Chancellor
Finance & Facilities

CHERYL A. MARSHALL, Ed.D.
Chancellor

March 28, 2019

RE: Sale of North Orange County Community College District 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.

Dear Sir/Madam:

Please note that the North Orange County Community College District ("District") has adopted a resolution indicating its intention to sell certain 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"). Pursuant to Education Code section 81368, the District offers to sell the Property to the general public at a minimum bid of Five Hundred Thousand Dollars (\$500,000.00), at a public bid to be held on April 22, 2019, beginning at 10:00 a.m., located at the Anaheim Campus, Finance & Facilities Conference room located at 1830 W. Romneya Drive, 8th Floor, Anaheim, CA 92801. 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.

Please find enclosed an initial Bid Package consisting of pertinent documents related to the Property and its sale, including:

- 1) Notice of Public Meeting and Bid Hearing
- 2) Bid Proposal Form
- 3) Purchase Agreement

Please note that any other additional information or updates concerning the Property, if any, will be forwarded to you in the future through an addendum or addenda to the initial Bid Package.

Bid Hearing Information

The District will hold the Bid Hearing on April 22, 2019, beginning at 10:00 a.m. in the Anaheim Campus, Finance & Facilities Conference room located at 1830 W. Romneya Drive, 8th Floor, Anaheim, CA 92801. Interested bidders for the sale of the Property shall submit a bid proposal on the Bid Form supplied by the District to the District's



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Finance & Facilities Office located at 1830 W. Romneya Drive, 8th Floor, Anaheim, CA 92801 by April 22, 2019 at 10:00 a.m. Failure by any proposed bidder to submit a bid proposal to the District's Finance & Facilities Office by April 22, 2019 at 10:00 a.m. will preclude the District from receiving such bid proposal. However, failure to submit a written bid proposal by this deadline will not preclude any bidder from making an oral bid at the Bid Hearing on April 22, 2019, beginning at 10:00 a.m.

The procedures involved in the Bid Hearing include opening and review of all written sealed bids that have been received on or before April 22, 2019 at 10:00 a.m. Prior to accepting any written proposal, the District must call for oral bids. Upon calling for any oral bids, any interested bidder that has provided the \$10,000 Bid Security (including bidders which have not provided a written bid) may offer to purchase the Property pursuant to terms and conditions specified in the Bid Package for a price exceeding, **by at least five percent (5%)**, the highest written proposal. After this initial five percent (5%) increased price is met, other oral bids may be accepted as directed at auction. Final acceptance of any oral bid must be made only after said oral bid is reduced to writing and signed by the offeror. Oral Bid Forms shall be provided to any interested bidder at the day of the Bid Hearing.

Therefore, of the written proposals submitted to the District which conform to all terms of the Bid Package, the proposal which is the highest and that complies with all material terms set forth therein and in the Bid Package will be accepted unless a higher oral bid is accepted as set forth above. 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, the District may accept any one of such counteroffers as the successful bid. Finally, the District's Governing Board may, if it deems such action to be for the best public interest, reject any and all bids and/or counteroffers, either written or oral, and withdraw the Property from being offered for sale.

Please note that although a bidder may propose changes to the Purchase Agreement, unless otherwise agreed to by the District, the bidder shall agree that the existing terms and conditions of the Purchase Agreement will be binding upon the successful bidder. Any proposed changes to the Purchase Agreement must be submitted with the written or oral bid proposal. Any proposed material changes to the existing terms and conditions of the Purchase Agreement shall render such bid a



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counteroffer, which counteroffer may not be accepted by the District should any written or oral offer be 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 in the Bid Package. 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 and in the Bid Package, the District is willing to entertain counteroffers related to the Property.

The District invites you, and all other prospective bidders, to make a written or oral bid for the Property and attend the April 22, 2019 Bid Hearing.

Should you have any questions concerning the Bid Package or the Property, please do not hesitate to contact Jenney Ho, District Director, Purchasing at (714) 808-4776.

Very truly yours,

NORTH ORANGE COUNTY COMMUNITY COLLEGE DISTRICT

A handwritten signature in black ink, appearing to read "Jenney Ho".

Jenney Ho, District Director, Purchasing

Enclosures