

SURPLUS REAL PROPERTY SALE
Folsom Blvd (Decommissioned Chlorination Station)
(APN 069-0060-055)

Located at 12431 Folsom Boulevard, in Rancho Cordova, CA 95742
as shown on the Aerial Map

Auction starts in May 2024 and ends first week of July 2024
Register at PublicSurplus.com in April 2024 to bid

BUYER BEWARE PROPERTY IS CONVEYED BY QUITCLAIM DEED OR NON-WARRANTY DEED ONLY.

Buyer(s) must conduct their Due Diligence Inspection and accept the real property "AS IS". Sale is in accordance with all terms and conditions as per attached AGREEMENT FOR SALE OF REAL ESTATE.

An Earnest Money Deposit in the amount of 10% of the purchase price or winning bid price will be required at bid close. Additionally, 4% Bid Premium shall be added to the total dollar amount of all successful bids. Bid Premium is the cost to Sacramento Area Sewer District (SacSewer) for the utilization of the third-party website provider (PublicSurplus.com).

By 5:00 p.m. of next business day following bid close, the Earnest Money Deposit will be accepted by SacSewer in the form of a cashier's check or money order payable to Fidelity National Title Company, together with a signed AGREEMENT FOR SALE OF REAL ESTATE. Please contact Svetlana Vorontsov at (916) 876-6220 to make arrangements. The funds delivered shall be deposited with Fidelity National Title Company. Balance due shall be payable at close of escrow, within five (5) working days of execution of the AGREEMENT FOR SALE OF REAL ESTATE.

SacSewer makes no guarantees, warranties, or representations or expresses or implies any opinion concerning the accuracy or completeness of the information provided. It is furnished solely as an aid to parties interested in purchasing the Property. Interested parties are responsible for undertaking all necessary on and off-site investigations of the Property. Property is being sold AS-IS, WHERE-IS, WITH ALL FAULTS, AND THERE IS NO WARRANTY, EXPRESS OR IMPLIED, REGARDING THE CONDITION OF THE PROPERTY.

Documents

- 1 - Property Summary Sheet
 - 2 - Agreement for Sale of Real Estate and Quitclaim Deeds
 - 3 - Aerojet PTE
 - 4 - Aerial Map
 - 5 - Vicinity Map
 - 6 - Preliminary Title Report
 - 7 - Zoning Map (Segment)
 - 8 - Plotted Easements Map
- Legal Description and Assessor Map (See Preliminary Title Report)

The subject site is improved with decommissioned chlorine injection station consisting of above ground and underground structure abandoned wastewater treatment plant equipment. The existing

improvements are functionally obsolete and may require demolition. Parcel is located inside gated apartment community and has a legal access via access easement. Future owner to make arrangements with the apartment complex for access.

Photos on following pages:

One of the two entrances



View from one entrance to the second entrance through the interior of the parcel along southern boundary



Chlorination facility, view from main entrance, main door open



View along southern boundary of the parcel



View from second entrance towards the building along eastern boundary



View from second entrance to the main entrance



Eastern side of the property, white door to closet



View from back side of the property, north east corner of parcel



Interior of the chlorination structure, view from back door



Interior of the chlorination structure, view from the main door



Interior of the chlorination structure, view towards the front door, subfloor level entrance on the lower right



View from northwest corner of property



View along the southern boundary of the parcel



View from the back of parcel, door open to the back room



View inside the back room



Interior of chlorination structure, view towards front door



Aerojet monitoring well and water well



Outside of the property, inside apartment complex



Eye wash station and one of the two doors to the back room



View from the door to the inside the closet

