

SURPLUS REAL PROPERTY SALE
Norma Court (Decommissioned Chlorination Sation)
(APN 262-0026-023)

Located at 600 Norma Court, in Sacramento, CA 95833
as shown on the Aerial Map

Auction starts in May 2024 and ends first week of June 2024
Register at PublicSurplus.com in March 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, both the Earnest Money Deposit and the website surcharge 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
- 3 - Quitclaim Deed
- 4 - Aerial Map
- 5 - Vicinity Map
- 6 - Preliminary Title Report
- 7 - Zoning Map (Segment)
- 8 - Zoning Map (Full)
- 9 - Plotted Easements

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 segregated into 4 portions by fencing. The City will be installing either wrought iron fence or a wall along Northgate—future owner to contact the City.

Photos on following pages:

Chlorination facility, view from Northgate Blvd



Chlorination facility, view from Northgate Blvd



Chlorination facility, view from Northgate Blvd



Chlorination facility, view towards Northgate Blvd



Chlorination facility, view from the driveway off Northgate Blvd



Interior of the chlorination structure, view from the door



Interior of the chlorination structure, view towards the door, subfloor level entrance on the left of the door



Southern portion of the parcel, view over the fence from Northgate Blvd



Southern portion of the parcel, view over the fence from Northgate Blvd



Southern portion of the parcel, view over the fence from Northgate Blvd



Northern portion of the parcel, view from Norma Ct



Northern portion of the parcel, view from Norma Ct



Western portion of the parcel view from Norma Ct



Western portion of the parcel view from Norma Ct

