C O M P T O N

UNIFIED SCHOOL DISTRICT
Business and Administrative Services

EXHIBIT B-2
MANDATORY BID PROPOSAL FORM
515 E. COMPTON BLVD REAL PROPERTY ASSESSOR'S
PARCEL NUMBER 6166-022-900

TO: **COMPTON UNIFIED SCHOOL DISTRICT**, a California School District, acting by and through its Governing Board ("District").

FROM: _____ (Name of Bidder)

_____ (Street, City, State, Zip Code)

_____ / _____ (Telephone) / (Fax)

_____ (Names(s) of Bidder's Authorized Representative(s) and Title)

1. **Real Property.** Real property owned by the District totaling approximately 13,986 square feet, located at 515 E. Compton Blvd, in the City of Compton, Assessor's Parcel Number 6166-022-900 ("Property"), and as legally described and depicted on the aerial attached as **Exhibits "A-1" and "A-2" to Resolution No. 16/17-87,** Resolution of the Board of Trustees of the Compton Unified School District of Intention to Sell Surplus Real Property And Calling For Bids For 515 E. Compton Blvd., Compton, CA, Assessor's Parcel Number 6166-022-900 ("Resolution of Intent").

2. **Bid Proposal Amount.** The undersigned Bidder has reviewed the following:

   a. Resolution No.16/17-87, Resolution of the Governing Board of the Compton Unified School District Declaring Intent to Sell Real Property Owned by the District;
   b. Purchase and Sale Agreement;
   c. Mandatory Bid Instructions For Purchase of Real Property; and
   d. All documents relating thereto.

The undersigned Bidder, upon compliance with all requirements therein with reference to the submittal of this Bid Proposal, hereby proposes and agrees to pay the sum of:

TOTAL BID AMOUNT FOR THE PROPERTY:

_____

_____Dollars ($_____)
(the "Purchase Price").

Full payment of the accepted Purchase Price shall be payable at the close of escrow. This Bid Amount shall be held by the bidder for thirty (30) days following the date this Bid Proposal is submitted to the District.

3. **Qualification Requirements.** To be a qualified Bidder, Bidders must provide proof of availability of funds equal to or greater than the amount of bidder's Bid Proposal. Proof must be in one or more of the following

forms:

i. Audited financial statement,
ii. Notarized or Certified Letter of Credit from a recognized bank,
iii. Cashier's Check in the amount of Purchase Price, or
iv. Other financial assurance mechanism as approved by District.

4. **Bid Security.** This Bid Proposal must be accompanied by a certified check, cashier's check, or money order made payable to the Compton Unified School District in the amount of **TEN THOUSAND DOLLARS ($10,000)** ("Bid Security"). The Bid Security of the successful bidder will be applied to the payment of the Purchase Price for the Property. The Bid Security of the unsuccessful bidders shall be returned or refunded as soon as reasonably possible after the Board's final acceptance of the highest bid proposal and the expiration of any applicable protest period.

5. **Rejection of Bid Proposal.** District reserves the right to reject this Bid Proposal. The Board also reserves the right to waive any defect or irregularity contained in this Bid Proposal. In the event the highest responsive and responsible bidder fails to perform, the Board may, at its discretion, remove the Property from the market, call for new bid proposals, offer the Property for sale to the second highest responsible bidder, or take any other actions as determined to be in the best interest of the District, at the District's sole discretion.

6. **Confirmation of Figures.** By submitting this Bid Proposal, the Bidder confirms that it has checked all of the above figures and understands that neither the District nor any of its agents, employees or representatives shall be responsible for any errors or omissions on the part of the undersigned Bidder in preparing and submitting this Bid Proposal.

7. **Disclosure Requirement.**

I, THE UNDERSIGNED BIDDER, DECLARE THAT I HAVE CAREFULLY REVIEWED THE RESOLUTION OF THE GOVERNING BOARD OF THE COMPTON UNIFIED SCHOOL DISTRICT DECLARING ITS INTENT TO SELL REAL PROPERTY, RESOLUTION NO. 16/17-87, PURCHASE AND SALE AGREEMENT, MANDATORY BID INSTRUCTIONS FOR SUBMISSION OF SEALED BID PROPOSALS, AND ALL DOCUMENTS RELATING THERETO. I HAVE COMPLETELY SATISFIED MYSELF AS TO THE NATURE AND LOCATION OF THE PROPERTY, AND HAVE FULLY INFORMED MYSELF AS TO ALL CONDITIONS AND MATTER WHICH MAY IN ANY WAY AFFECT THE VALUE OF THE PROPERTY. I FURTHER DECLARE THAT I HAVE CONDUCTED AN INDEPENDENT INVESTIGATION, INSPECTION, AND ANALYSIS OF THE PROPERTY AND I AM NOT RELYING IN ANY WAY UPON THE INFORMATION PROVIDED BY THE COMPTON UNIFIED SCHOOL DISTRICT IN SUBMITTING THIS BID PROPOSAL. I DECLARE THAT THIS BID PROPOSAL IS SUBMITTED IN GOOD FAITH AND NOT COLLUSIVE. I FURTHER DECLARE THAT I HAVE FULL LEGAL AUTHORITY AND CAPACITY TO SUBMIT THIS BID PROPOSAL.

Executed this 7th day of July 2017, at _____, California

(Corporate Seal)

_____
Signature of Bidder

_____
(Typed or Printed Name of Bidder's
Authorized Representative)

Title: _____