

**PUBLIC NOTICE OF OXNARD SCHOOL DISTRICT FOR BIDS TO LEASE
THE DORIS/PATTERSON PROPERTY FOR AGRICULTURAL PURPOSES**

On or about April 30, 2018, the Oxnard School District ("District") acquired 25 acres of real property at the corner of Doris Avenue and Patterson Road (the "Property"). The Property is further described in Exhibit A, which is attached hereto and incorporated herein by this reference.

Pursuant to Resolution No. 19-05 (the "Resolution"), the District's Board of Trustees declared its intention to receive bids to enter into a limited term lease of the Property at fair market value for a period of three years. The minimum bid for the initial lease of the Property shall be for \$3,800 per acre for year one, \$3,900 per acre for year two, and \$4,000 per acre for year three ("Minimum Bid Amount"). If the lease of the Property subjects the Property to any form of tax, the lessee shall pay all applicable real and personal property taxes, and all other fees, charges, taxes, and/or assessments of any type levied against, or resulting from lessee's use of, the Property. The Superintendent shall negotiate the terms of the lease of the Property.

Each sealed bid shall be in writing on the form attached hereto as Exhibit B (the "Bid Form"), signed by the Bidder, and placed in a sealed envelope marked "SEALED PROPOSAL FOR THE AUGUST 7, 2019 AUCTION TO LEASE THE OXNARD SCHOOL DISTRICT AGRICULTURAL PROPERTY." All written Bids must be received by the District no later than **1:00 p.m. on August 6, 2019**. All Bids should be delivered to: Board of Trustees, Oxnard School District; c/o Janet Penanhoat; 1051 South A Street, Oxnard, California 93030. Bids delivered via United States mail, or other similar delivery service, shall be sealed in an internal envelope, marked as specified, and placed in a separate envelope for mailing purposes, so as to avoid any potential inadvertent opening of the Bid prior to the appropriate date of opening. Bidders shall assume full responsibility for ensuring that mailed Bids are received by the District by the deadline.

Signed and sealed Bids for the lease by the Bidders of the Property will be received and considered at a public meeting of the Board at 7:00 p.m., or as soon thereafter as possible, on **August 7, 2019** (the "Public Auction"). The Public Auction will occur at the District Board Room located at 1051 South A Street Oxnard, California 93030. At the meeting, subject to the terms of the Resolution, all Bids timely received, will be opened, examined, and declared by the Superintendent, or the Superintendent's designee.

The Board of Trustees shall open, examine, and declare the sealed written Bids in public session at the Public Auction. After declaring the highest responsible written Bid, the Board shall call for any oral bids. If after calling for such oral bids, a responsible person or firm offers orally to lease the Property pursuant to Education Code Section 17473, upon the terms and conditions contained in the Resolution and at a price that exceeds the highest written proposal by at least five percent, then the highest oral bid shall be accepted. Otherwise, the highest responsible written bid proposal shall be accepted. No oral bid shall be finally accepted until the oral bid is reduced to writing and

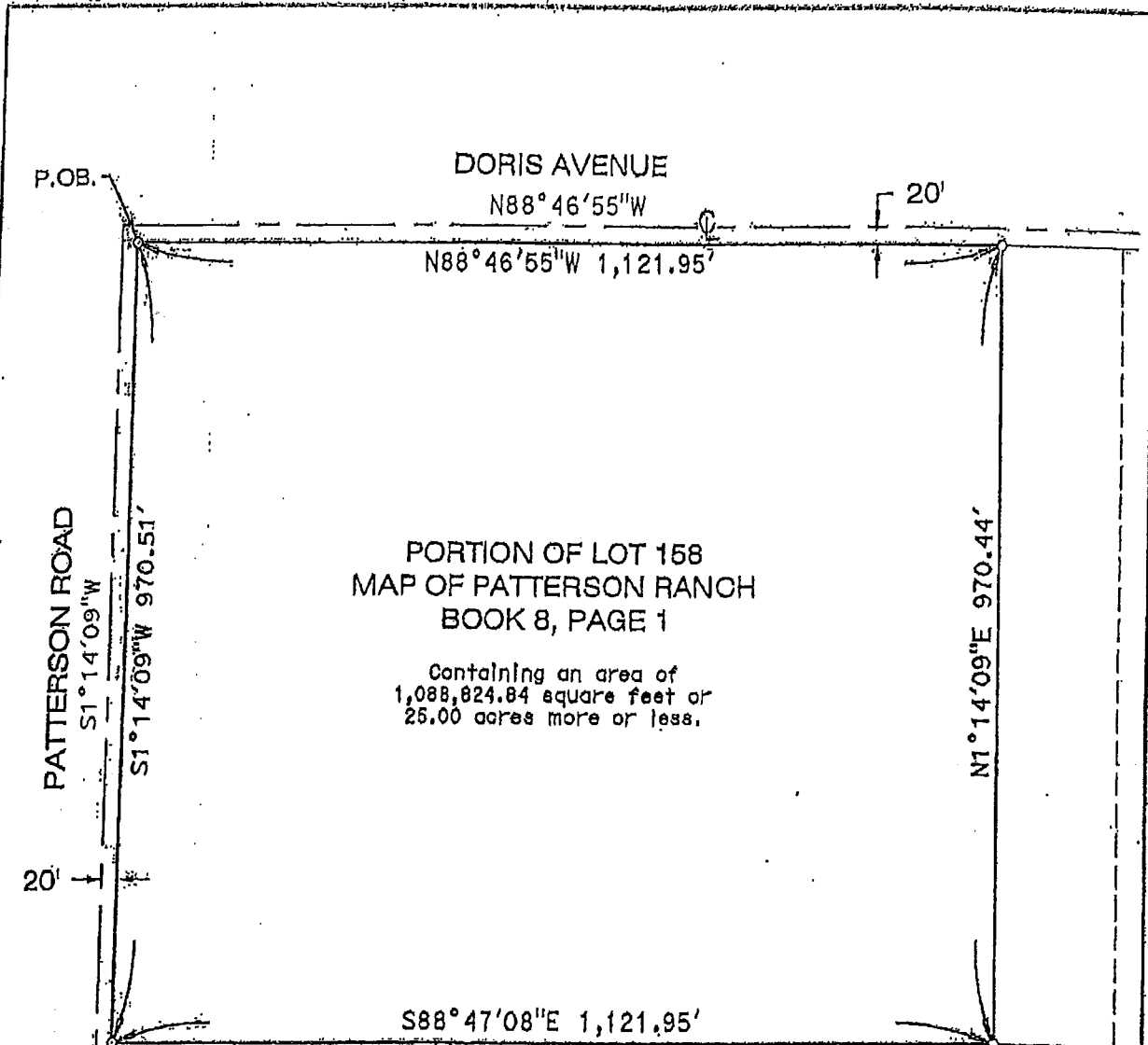
signed by the offeror. Unsuccessful oral bidders are required to provide the District with identifying contact information at the Public Auction in order for such bids to be considered in the event of the default of higher bidders.

All written and oral bids shall remain firm offers by the respective bidders to the District for 60 days, or until the highest bidder enters into a lease agreement with the District, whichever occurs first. Nothing shall prevent the District from offering the Property to the next highest bidder who submitted a bid at the Public Auction after the 14-day period, in the event the highest bidder fails to enter into a lease agreement. Such next highest bidder must, upon the District's request, provide written confirmation that it intends to honor its previous bid within three working days upon receiving the District's request. It is the responsibility of the next highest bidder to provide the District with appropriate contact information in order to effectuate these requirements. The failure of any oral bidder to provide such contact information to the District within 48 hours of the conclusion of the Public Auction may result in the District's rejection of the bid and offer of the Property to the next responsive bidder without regard to the rejected oral bid.

The Bid for the Property which offers the District the highest price, conforms to all terms and conditions specified in the Resolution and in law, and is made by a responsible Bidder shall be accepted by the Board at its public meeting of August 7, 2019, or at any adjourned session of the same meeting held within 14 days, unless the Board otherwise rejects all Bids. The Board reserves the right to reject any and all Bids if it deems such action to be for the best public interest. At the time the highest Bidder's Bid is accepted, the Bidder shall be required to enter into a lease agreement with the District within fourteen (14) days of the Board's acceptance of the Bid.

The District may, in the time preceding the Public Auction, release further information and/or details concerning the Property, and the lease of the Property by the District. Any person or entity interested in receiving such information shall notify Janet Penanhoat, Assistant Superintendent, Business & Fiscal Services, at either (805) 385-1501 x2401 or jpenanhoat@oxnardsd.org, and provide a physical address, facsimile, or electronic mail address, or a combination thereof, to which information may be sent. Such service shall not relieve any Bidder from its duties to conduct its due diligence before the Public Auction, and the District assumes no responsibility for the timely receipt, or lack of receipt, of any notice that may be issued by Ms. Penanhoat pursuant to requests.

EXHIBIT A



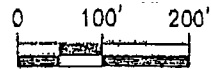
PORTION OF LOT 158
 MAP OF PATTERSON RANCH
 BOOK 8, PAGE 1

Containing an area of
 1,088,824.84 square feet or
 25.00 acres more or less.

LEGEND

P.O.B. Point of Beginning

LOT 135



SCALE: 1"=200'



1580 E. Thousand Oaks Blvd, Ste 101
 Westlake Village, CA 91362
 805.648.4840 Phone

ENGINEERING
 PLANNING
 SURVEYING
 CONSTRUCTION MANAGEMENT

APN 183-0-070-090
 CITY OF OXNARD
 COUNTY OF VENTURA

A portion of Lot 158, in the City of Oxnard, County of Ventura, State of California, as shown on the Map of Patterson Ranch, recorded in Book 8, Page 1 of Maps, in the office of the County Recorder of said County.

Said portion of land is described as follows:

Beginning at the northwesterly corner of said Lot 158, said point being shown on record of survey recorded in Book 56, Page 73 and 74 of Records of Survey in the office of the County Recorder of said County, being the northeasterly terminus of that line shown on said map as N 01° 14' 09" E, 970.51 feet; thence,

- 1st along the westerly line of said Lot 158, S 01° 14' 09" W, 970.51 feet to the southwesterly corner of said Lot 158; thence,
- 2nd along the southerly line of said Lot 158, S 88° 47' 08" E, 1121.95 feet; thence,
- 3rd N 01° 14' 09" E, 970.44 feet to a point on the northerly line of said Lot 158; thence,
- 4th along said northerly line, N 88° 46' 55" W, 1121.95 feet to the point of beginning.

Containing an area of 1,088,824.84 square feet or 25.00 acres more or less.

This real property description was prepared by me, or under my direction, in conformance with the Professional Land Surveyor's Act.

Signature: Frederick Joseph Tice Date: 1/8/2016
Frederick Joseph Tice, PLS



EXHIBIT B

OXNARD SCHOOL DISTRICT PROPERTY SITE

BID FORM

To: Oxnard School District
c/o Ms. Janet Penanhoat, Assistant Superintendent, Business & Fiscal Services
1051 South A Street Oxnard, California 93030

The undersigned bidder ("Bidder") submits this bid in response to the Oxnard School District's ("District") request for sealed proposals, as set forth in Resolution No. 19-05 ("Resolution") of the District's Board of Trustees ("Board"), for the lease of certain real property identified in the Resolution (the "Property").

Bidder hereby submits a bid in the amount of: _____
(\$ _____) dollars per acre for year one, _____
(\$ _____) dollars per acre for year two, _____
(\$ _____) dollars per acre for year three ("Bid Amount") for the lease of the Property.

PLEASE NOTE THAT BID AMOUNTS EXPRESSED HEREIN SHOULD BE EXPRESSED ON A *PER ACRE* BASIS

Bidder understands and, by submitting this Bid to the District, acknowledges that the highest responsive bidder for the Property will be required to execute a lease agreement within 14 days of the District's acceptance of the Bid. This bid shall remain a firm offer by the Bidder to the District for lease of the Property for a period of 60 days, or until the highest responsive bidder enters into a lease agreement for the Property with the District.

BID MUST BE RECEIVED NO LATER THAN 1:00 P.M., AUGUST 6, 2019. ORAL BIDS WILL BE ACCEPTED AT THE PUBLIC MEETING OF THE BOARD AT 7:00 P.M, OR AS SOON THEREAFTER AS REASONABLY POSSIBLE, ON AUGUST 7, 2019. ORAL BIDS WILL BE RECEIVED ONLY IF THE ORAL BID AMOUNT EXCEEDS THE HIGHEST WRITTEN BID BY AT LEAST FIVE (5) PERCENT.

I, the undersigned Bidder, acknowledge that I am familiar with the terms and conditions of this Bid as set forth in Resolution No. 19-05 of the Board of Trustees of the Oxnard School District, and hereby submit this bid under the terms and conditions set forth above and within said Resolution. I further understand that the auction and lease of the Property shall be conducted in accordance with the requirements of Article 4 (commencing with Section 17455) of Chapter 4 of Part 10.5 of the Education Code, including specifically, Sections 17466 through 17478.

Dated: _____, 2019

By: _____ (signature)

_____ Printed Name

_____ Business Entity (if applicable)

CONTACT INFORMATION

Address: _____

City/State/Zip: _____

Telephone No: _____

Facsimile: _____

E-mail: _____

NOTE TO BIDDER: BID MUST BE SIGNED BY THE BIDDER. PLACE COMPLETED BID FORM IN AN ENVELOPE MARKED "SEALED PROPOSAL FOR THE AUGUST 7, 2019 AUCTION TO LEASE THE OXNARD SCHOOL DISTRICT AGRICULTURAL PROPERTY" ALL WRITTEN BIDS MUST BE RECEIVED NO LATER THAN 1:00 P.M. ON AUGUST 6, 2019. BIDDERS SUBMITTING WRITTEN BIDS MAY BE PRESENT AT THE AUGUST 7, 2019 MEETING TO SUBMIT QUALIFYING ORAL BIDS.

Sealed Bids should be delivered to:
Oxnard Union School District
c/o Ms. Ms. Janet Penanhoat, Assistant Superintendent, Business & Fiscal Services
1051 South A Street
Oxnard, California 93030

If you have any questions concerning the submission of this bid, please contact Janet Penanhoat, Assistant Superintendent, Business & Fiscal Services, at (805) 385-1501 x2401 or jpenanhoat@oxnardsd.org.