

PUBLIC LAND AUCTION

August 18, 2010 @ 12 noon @ the property

Buyers Can Determine the Price!!

2 Mixed-Use Land Parcels in Paso Robles, CA



205 Oak Hill Rd. Paso Robles, CA 93446

The properties are part of a partially completed 6-lot mixed-use commercial/residential development known as The Highlands.

Parcel 2 of Parcel Map 07-0146 (APN 009-814-048) is a ± 1.83 acre ($\pm 79,090$ square foot) vacant parcel with approval for development of a 28-unit residential condominium project.

Lot 6 of Tract 2745 (APN 009-814-042) is a $\pm 16,586$ square foot vacant parcel lot with approval for development of a $\pm 5,000$ square foot commercial/office building.

Zoning - The subject lots are designated as RC/MU (Regional Commercial/Mixed-Use) under the City's Zoning Ordinance and General Plan. Closing to take place within 45 days of auction.

TO VIEW BIDDER'S PACKAGE INFORMATION: Visit www.AuctionCA.com, Click on 'Current Auctions' & Click the 'Paso Robles Land' Auction Picture, Scroll down to BIDDER'S PACKAGE ITEMS.

AUCTION TERMS: All prospective buyers must register to bid. A \$50,000 (1.83 acre parcel) / \$30,000 (16,586 sq ft parcel) Cashier's check or certified check payable to Elite Auctions will be required to bid at the auction. If both parcels are bid on by the same bidder then a Cashier's check for \$50,000 and \$30,000 will be required. The successful bidder will be required to deposit a \$50,000 (1.83 acre parcel) / \$30,000 (16,586 sq ft parcel) non-refundable payment in Broker's Trust Account until time of closing. A 10% Buyer's Premium will be added to final bid and included in total contract price. Closing will take place within forty-five (45) days of the auction. A Grant Deed will be supplied by the seller at seller's expense, giving marketable title subject to restrictions of record. Taxes are prorated. Preview of the properties is essential. Properties are being sold in "as-is, where-is" condition. Property will be sold subject to seller's confirmation up to 72 hours. Properties will be sold subject to easements, restrictions, zoning and other matters of record. A package of information has been assembled for the properties. Announcements made from podium at the time of auction take precedence over all printed material. Conduct of auction and increments of bidding are at the discretion of Elite Auctions. Elite Auctions reserves the right to deny any person admittance to the auction. Broker Participation Invited: Subject to established Elite Auctions guidelines. All information in this brochure was derived from sources believed correct, but is not guaranteed. **ALL PROPERTY MEASUREMENTS ARE APPROXIMATE.** It is Buyer's responsibility to verify all property specifications (including zoning and permits) prior to the auction date. Elite Auctions is an agent of the seller.

The Oak Hill Properties will be auctioned at 12 noon on Wednesday, August 18, 2010 - The properties can be viewed any time prior to the auction. Auctioneer will arrive 1 hour prior to the Auction.

Elite Auctions

Bond #00104630778 DRE #01499301

Auctioneer: Mike Grigg (661) 325-6500

www.AuctionCA.com