

## PROPERTY SUMMARY SHEET

<b>PROJECT NAME</b>	Folsom Blvd Surplus Sale (Decommissioned Chlorination Station)
<b>LOCATION OF PROPERTY/APN</b>	The subject property is located at 12431 Folsom Boulevard, Rancho Cordova, CA 95742 (APN 069-0060-055)
<b>SUBMITTING AGENCY</b>	Sacramento Area Sewer District (SacSewer)
<b>DATE PROPERTY AVAILABLE FOR SALE</b>	May-June 2024 on PublicSurplus.com
<b>SIZE</b>	Approximately 7,841 square feet
<b>TOPOGRAPHY</b>	Generally flat
<b>IMPROVEMENTS</b>	Decommissioned chlorine injection station consisting of above ground and underground structure. Utilities on site.
<b>PRESENT USE</b>	Decommissioned facility
<b>ZONING</b>	Utility parcel zoned M-1 Light Industrial
<b>JURISDICTION</b>	Unincorporated area of Sacramento County
<b>BACKGROUND AND REASON FOR DECLARING SURPLUS</b>	On August 2, 1996, the City of Folsom transferred the Property to Regional San as the Property was an active chlorination station maintained by Regional San under a sewer easement. This chlorine injection site was decommissioned in August 2001. The site has remained idle since its decommissioning. As of January 1, 2024, Regional San merged with SASD under new name of SacSewer. SacSewer has no need to retain the parcel. The parcel is fenced on all four sides and is accessible from Folsom Boulevard. Parcel is located inside gated apartment community and has a legal access via access easement. Future owner is to make arrangements with the apartment complex for access.
<b>LEGAL DESCRIPTION MAP</b>	See attached legal description, assessor's map, and site map.
<b>LAND ENCUMBRANCES</b>	Aerojet Permit to Enter – to monitor ground water level and quality. New owner has option to continue or to terminate.  Sewer Easement, Easement for Public Utilities, Easements for Underground Communication Facilities Buyer to investigate prior to submission of bid. Preliminary Title Report attached for reference.
<b>AS-IS SALE</b>	The property will be sold "As-Is" through a bid or auction process. Interested parties are advised to conduct their own due diligence of fair market value prior to submission of bid.
<b>DISCLAIMER</b>	SacSewer makes every effort to ensure the accuracy and completeness of the information presented. However, SacSewer makes no representations, warranties, or guarantees as to the accuracy of the information provided, and disclaims liability for omissions or errors in the contents of this property listing.