

672

801

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



FROM: Department of Facilities Management
And Transportation Department

SUBMITTAL DATE:
May 24, 2004

SUBJECT: NOTICE OF INTENTION TO SELL REAL PROPERTY IN THE CITY OF MORENO VALLEY, ASSESSOR'S PARCEL NUMBER 475-050-002

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2004-177, Notice of Intention to Sell Real Property, declaring the property to be of no necessity to the County for any public purpose, inviting bids to acquire the property and setting a Public Hearing date of July 13, 2004 for bid opening and oral bidding
2. Authorize and direct the Clerk of the Board to give notice pursuant to Section 6063 of the Government Code.
3. Authorize that the proceeds from this sale are to be deposited into the Transportation Department's account as the parcel was acquired with Gas Tax monies.

Departmental Concurrence

(Continued on Page 2)

George Johnson

 GEORGE JOHNSON, Director
 Transportation Department
 MJS:JMP:JS:db
 8.966

Michael J. Sylvester

 MICHAEL J. SYLVESTER, Director
 Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	Budget Adjustment:	No
	Annual Net County Cost 04/05:	For Fiscal Year:	03/04
SOURCE OF FUNDS: Gas tax monies used to acquire property for the realignment of Perris Blvd. Proceeds to be deposited into Transportation Department account		Positions To Be Deleted Per A-30	<input type="checkbox"/>
		Requires 4/5 Vote	<input checked="" type="checkbox"/>

C.E.O. RECOMMENDATION: **APPROVE**

County Executive Office Signature

Arnold S. Puffer

Dep't Recomm.: Consent Policy

Per Exec. Ofc.: Consent Policy

5007 7014 -5 11:31

Prev. Agn. Ref.: **DISTRICT 5** | **Agenda Number:**

3.28

Board of Supervisors

Form 11: NOTICE OF INTENTION TO SELL REAL PROPERTY IN THE CITY OF MORENO VALLEY, ASSESSOR'S PARCEL NUMBER 475-050-002

May 24, 2004

Page 2

BACKGROUND: This property, known as Assessor's Parcel Number 475-050-002, is located on Perris Boulevard near Judson Street, within the City of Moreno Valley and consists of approximately 4.54 acres gross, with a net usable area of approximately 2.64 acres. The minimum acceptable bid will be \$79,000. Other public agencies and all County departments were notified regarding the intent to sell and to inquire about any interest or need for this property, with no current interest in obtaining this property expressed.

This property was acquired by the Transportation Department on April 10, 1967 utilizing Gas Tax monies for the realignment of Perris Boulevard. Due to the grade and elevation, the usability of the parcel may be limited.

2
3 RESOLUTION NO. 2004-177

4 INTENTION TO SELL REAL PROPERTY
5 APN 475-850-002

6 (Fifth Supervisorial District)

7 BE IT RESOLVED, DETERMINED, AND ORDERED by the Board of Supervisors of
8 the County of Riverside, State of California, in regular session assembled on June 8, 2004,
9 not less than four-fifths of all members concurring, that the real property in the County of
10 Riverside, State of California, described in Exhibit "A" attached hereto, is no longer
11 necessary to be retained by County for public purposes and NOTICE IS HEREBY GIVEN
12 that it is the intention of the Board to sell said real property pursuant to the provisions of
13 Section 25520, et. seq., of the Government Code, upon the following terms and conditions:

14 1. The nature of the real property to be sold is a parcel of unimproved
15 land containing approximately 197,760 square feet (4.54 acres) gross, with the net useable
16 area estimated to be approximately 2.64 acres, also known as APN 475-850-002, and is
17 located in the City of Moreno Valley, County of Riverside, State of California.

18 2. The sale will be held on Tuesday, July 13, 2004, in the meeting room
19 of the Board of Supervisors, County Administrative Center, 4080 Lemon Street, Riverside,
20 California 92502-1359, at 9:30 a.m., or as soon thereafter as the agenda of the Board
21 permits.

22 3. Sealed bids will be received by the Clerk of the Board at any time up
23 to 9:30 a.m. on said sale date at his office on the 1st floor of the County Administrative
24 Center. Bids shall be submitted on the County's bid form and bids shall be plainly marked
25 on the outside "Proposal to Purchase Real Property, 9:30 a.m., July 13, 2004". The
26 County's bid form may be obtained from the Real Estate Division, Department of Facilities
27 Management, located at 3133 Mission Inn Avenue, Riverside, California 92507-4199,
28 along with the instructions to bidders. The bid form contains the terms and conditions for
the sale of the property. Prospective bidders may inspect the bid form at no charge.

4. All sealed bids shall be for not less than \$79,000.00 and shall be
accompanied or preceded by a deposit of not less than three percent (3%) of the bid
amount, in cash, cashier's check, or certified check as security that the successful bidder
will complete the terms and conditions of the sale. Bids shall be made only upon serialized
bid forms to be obtained solely from the Director of the Department of Facilities
Management.

5. Balance of the bid amount hereby offered, in excess of the down
payment, shall be paid in cash within sixty (60) days of the bid acceptance.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

6. After the sealed bids have been opened and read, a public auction upon oral bids will be held pursuant to Section 25531 et. seq., of the Government Code, until the highest bid has been made and the bidding is closed. Oral bids must be accompanied by a deposit as required for written bid proposal, unless deposit was previously made. The first oral bid shall exceed the highest written proposal by not less than five percent (5%). Unless a deposit has been previously made with a sealed bid, oral bidders must, at the time of their first oral bid, deposit the amount required by Paragraph 4 of the resolution in order to be considered.

7. After oral bidding has been closed, oral bidders, in order to continue to be considered for possible purchase of the subject property, shall submit their highest oral bid to writing on the County's bid form and submit said form, along with the appropriate deposit, to the Director of the Department of Facilities Management not later than 4:00 p.m. of the date of the oral bidding.

8. Final acceptance of the successful bid by the Board may be made on said date or any adjourned session of the same meeting held within ten (10) days next following.

9. The right to reject any and all bids, both written and oral, and to withdraw the property from sale is reserved.

10. Deposits of unsuccessful bidders will be returned or refunded after final acceptance or rejection of all bids, or after withdrawal of the property from sale.

11. The assistance of licensed real estate brokers in procuring and submitting bids on behalf of prospective buyers is hereby invited. In the event any such licensed real estate broker is found to be the procuring cause of the successful bid, and the successful bidder or nominee meets all of the terms of the sale and consummates the purchase; then in that event, the procuring broker shall be entitled to receive a commission amounting to five percent (5%) of the successful bid amount. It shall be expressly understood that in order for any such broker to qualify for entitlement to a commission as provided herein, such broker must possess a valid California Real Estate Broker's License, and such broker's participation must be validated, in writing, by the bidder in the space provided in the serialized bid forms. In addition, a "Broker's Certification" form, obtainable from the Director, Department of Facilities Management, must be completed and attached to the bid form at the time of submittal. Other terms and conditions for payment of Real Estate Broker's commission are set forth in Paragraph "G" of the "Proposal to Purchase Real Property, July 13, 2004, 9:30 a.m.".

/ / /
/ / /

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

IT IS FURTHER RESOLVED that notice of this sale shall be given pursuant to Section 25528 of the Government Code by posting copies of this resolution signed by the Chairman of the Board of Supervisors in three (3) public places in the County of Riverside, at least three (3) weeks before final bid date and by publishing notice pursuant to Section 6063 of the Government Code.

FORM APPROVED
COUNTY COUNSEL

APR 08 2004

BY Joel S. Rando
ASSISTANT COUNTY COUNSEL

JS:db
4/5/04
8.966

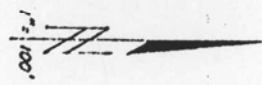
475-05

T.R.A. 021-004
021-225

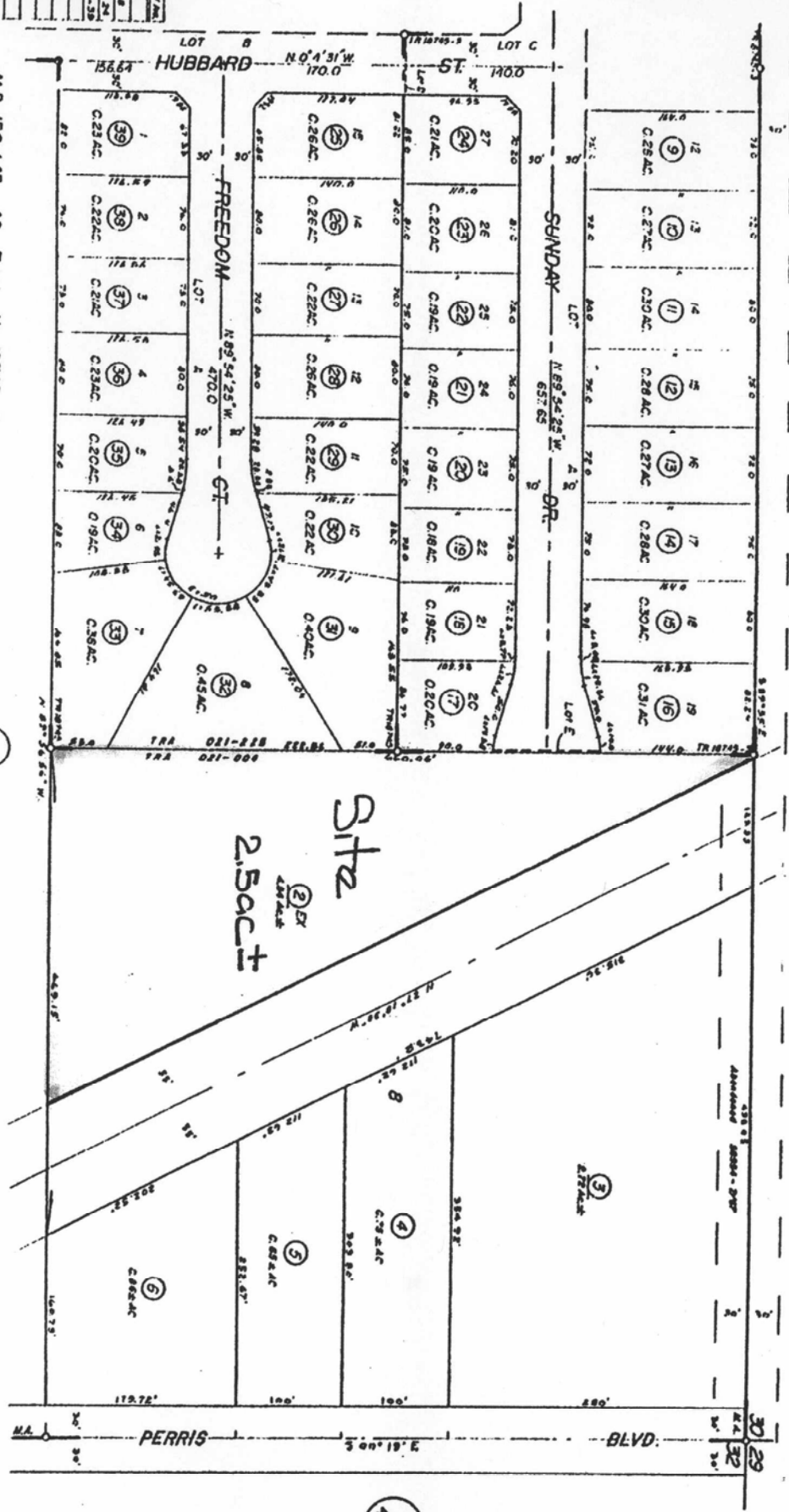
N 1/2 NE 1/4 NE 1/4 SEC. 31, T.25S, R.3W.

BK. 474

BK. 474



DATE	NO. OF	NUMBER	AM.
6/79	1022	2	
6/90	1	7-8	
	7	9-24	
	8	25-38	



N.B. 158/45 - 48 Tract No. 18745 - 3
 N.B. 158/49 - 51
 M.B. 11/53 Moreno Acres
 Date: Ca. Sur. Map 780-W

FEBRUARY 1971

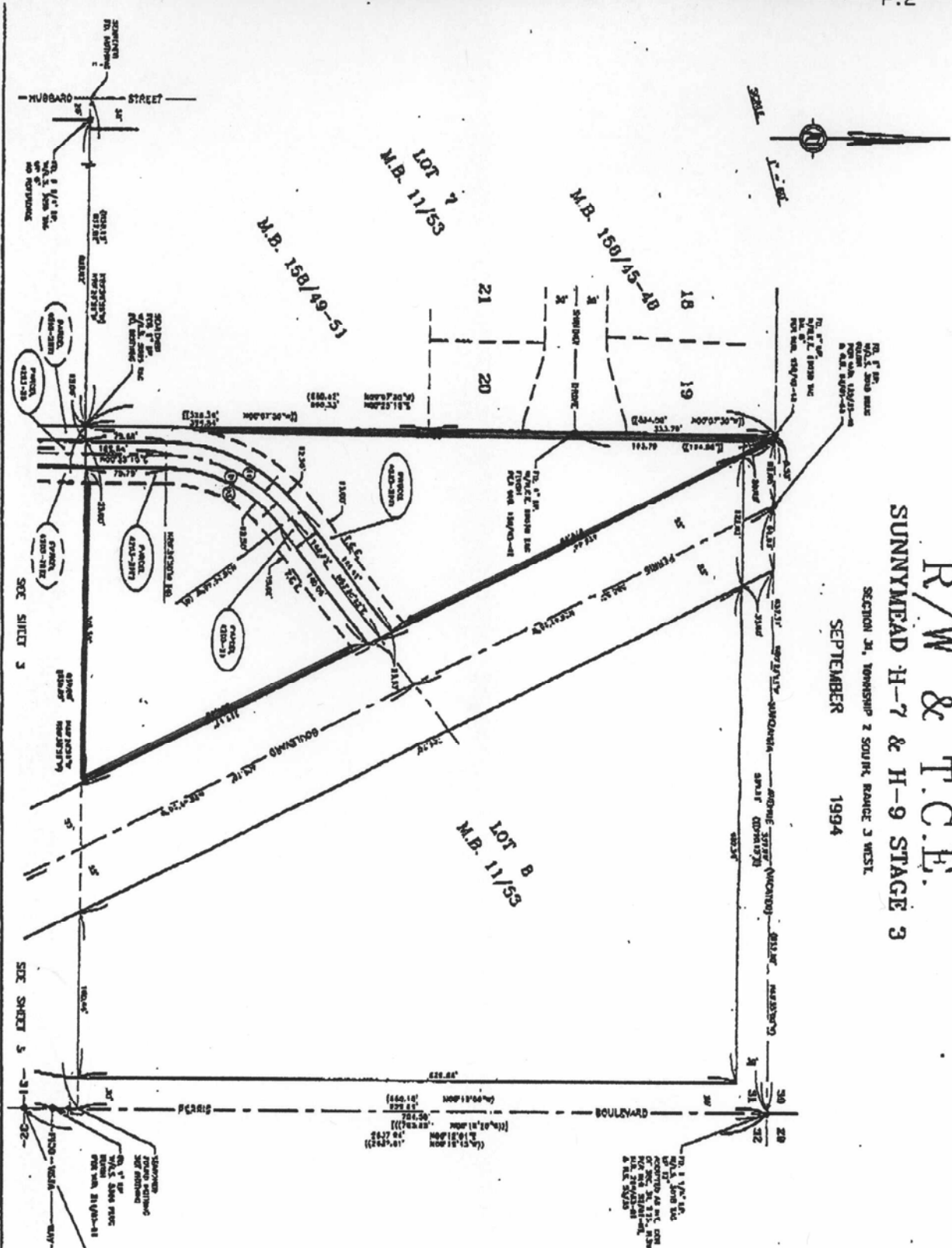
Zone: R-5, 4-dwelling units/acre

ASSESSOR'S MAP BK. 475 PG. 05
RIVERSIDE COUNTY, CALIF.

R/W & T.C.E.

SUNNYMEAD H-7 & H-9 STAGE 3

SECTION 24, TOWNSHIP 2 SOUTH, RANGE 3 WEST
 SEPTEMBER 1994



E CURVE DATA	
1	120.00'
2	120.00'
3	120.00'
4	120.00'
5	120.00'
6	120.00'
7	120.00'
8	120.00'
9	120.00'
10	120.00'

4/PI CURVE DATA	
1	120.00'
2	120.00'
3	120.00'
4	120.00'
5	120.00'
6	120.00'
7	120.00'
8	120.00'
9	120.00'
10	120.00'