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411

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



FROM: Department of Facilities Management

SUBMITTAL DATE:
June 25, 2004

SUBJECT: NOTICE OF INTENTION TO SELL REAL PROPERTY LOCATED IN THE CITY OF LAKE ELSINORE, APN 383-103-028 AND A PORTION OF APN 383-103-027

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2004-200, Notice of Intention to Sell Real Property located in the City of Lake Elsinore, 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 September 14, 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.

BACKGROUND: This property was a former Fire Station consisting of a one story building with approximately 3,303 square feet and land containing approximately 23,275 square feet. The minimum acceptable bid will be \$197,350. Other public agencies and all County departments were notified regarding the intent to sell and it is determined that a portion of the property is needed by the Riverside County Flood Control and Water Conservation District for a flood channel. This property was donated to the Fire Department by Lake Elsinore Water Company in 1948. Proceeds are to be set aside for purchase of a new fire station.

MJS:JMP:JS:sh
9.094

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:	04/05
SOURCE OF FUNDS: Donation; proceeds to be deposited into the Fire Department's 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

[Signature]

Policy
 Policy
 Consent
 Consent
 Dep't Recomm.:
 Per Exec. Ofc.:

Prev. Agn. Ref.:

District: 1

Agenda Number:

3.26

Departmental Concurrence

COUNTY OF RIVERSIDE
OFFICE OF THE CLERK
1500 MAIN STREET
RIVERSIDE, CA 92501
EX-100

RESOLUTION NO. 2004-200

INTENTION TO SELL REAL PROPERTY LOCATED IN THE CITY OF LAKE ELSINORE
APN 383-103-028 AND A PORTION OF APN 383-103-027
(First Supervisorial District)

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

1. The nature of the real property to be sold is a former fire station containing approximately 3,303 square feet and land containing approximately 23,275 square feet, also known as APN 383-103-028 and a portion of APN 383-103-027, and is located in the City of Lake Elsinore, County of Riverside, State of California.

2. The sale will be held on Tuesday, September 14, 2004, in the meeting room of the Board of Supervisors, County Administrative Center, 4080 Lemon Street, Riverside, California 92502-1359, at 9:30 a.m., or as soon thereafter as the agenda of the Board permits.

3. Sealed bids will be received by the Clerk of the Board at any time up to 9:30 a.m. on said sale date at his office on the 1st floor of the County Administrative Center. Bids shall be submitted on the County's bid form and bids shall be plainly marked on the outside "Proposal to Purchase Real Property in the City of Lake Elsinore, 9:30 a.m., September 14, 2004". The County's bid form may be obtained from the Real Estate Division, Department of Facilities Management, located at 3133 Mission Inn Avenue, Riverside, California 92507-4199, 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 \$197,350.00 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.

6. After the sealed bids have been opened and read, a public auction

1 accompanied by a deposit as required for written bid proposal, unless deposit was
2 previously made. The first oral bid shall exceed the highest written proposal by not less
3 than five percent (5%). Unless a deposit has been previously made with a sealed bid, oral
4 bidders must, at the time of their first oral bid, deposit the amount required by Paragraph 4
5 of the resolution in order to be considered.

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

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

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

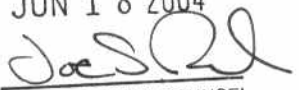
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24 10. Deposits of unsuccessful bidders will be returned or refunded after
25 final acceptance or rejection of all bids, or after withdrawal of the property from sale.

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28 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 Located in the City of Lake Elsinore, September 14, 2004, 9:30 a.m.".

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

JUN 18 2004

BY 
ASSISTANT COUNTY COUNSEL

JS:db
6/17/04
022FR
9.094

383-10

18-45

T.R.A. 6524

PLEASE NOTE: ACTUAL
PLAT AND LEGAL WILL
BE APPENDED AT A LATER DATE

FOR NE 1/4 FRAC. SEC. 24 T6S, R5W

SITE



DATE	OLD MAP	NEW ARE.
12/16/08	108-018	108-018
12/16/08	108-019	108-019
12/16/08	108-020	108-020
12/16/08	108-021	108-021
12/16/08	108-022	108-022
12/16/08	108-023	108-023
12/16/08	108-024	108-024
12/16/08	108-025	108-025
12/16/08	108-026	108-026
12/16/08	108-027	108-027
12/16/08	108-028	108-028
12/16/08	108-029	108-029
12/16/08	108-030	108-030
12/16/08	108-031	108-031
12/16/08	108-032	108-032
12/16/08	108-033	108-033
12/16/08	108-034	108-034
12/16/08	108-035	108-035
12/16/08	108-036	108-036
12/16/08	108-037	108-037
12/16/08	108-038	108-038
12/16/08	108-039	108-039
12/16/08	108-040	108-040

DATE	OLD MAP	NEW ARE.
12/16/08	108-041	108-041
12/16/08	108-042	108-042
12/16/08	108-043	108-043
12/16/08	108-044	108-044
12/16/08	108-045	108-045
12/16/08	108-046	108-046
12/16/08	108-047	108-047
12/16/08	108-048	108-048
12/16/08	108-049	108-049
12/16/08	108-050	108-050
12/16/08	108-051	108-051
12/16/08	108-052	108-052
12/16/08	108-053	108-053
12/16/08	108-054	108-054
12/16/08	108-055	108-055
12/16/08	108-056	108-056
12/16/08	108-057	108-057
12/16/08	108-058	108-058
12/16/08	108-059	108-059
12/16/08	108-060	108-060

08 M.B. 17/57-58
17/72-73
HAYS
COUNTRY CLUB HEIGHTS
LAKELAND UNIT NO. 2

EXHIBIT "A"

09
AVENUE

STR 1077

ASSESSOR'S MAP BK 383 PG 10
RIVERSIDE COUNTY, CALIF

OCT 31 1995