

714

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

<b>FINANCIAL DATA</b>	<b>Current F.Y. Total Cost:</b>	<b>In Current Year Budget:</b>	Yes
	<b>Current F.Y. Net County Cost:</b>	<b>Budget Adjustment:</b>	No
	<b>Annual Net County Cost 04/05:</b>	<b>For Fiscal Year:</b>	04/05
<b>SOURCE OF FUNDS:</b> Donation; proceeds to be deposited into the Fire Department's account		<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
		<b>Requires 4/5 Vote</b>	<input checked="" type="checkbox"/>

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

**County Executive Office Signature** *[Signature]*

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Venable, seconded by Supervisor Buster and duly carried by unanimous vote, IT WAS ORDERED that the above resolution of intention is adopted, setting the matter for public hearing on Tuesday, September 14, 2004 at 9:30 a.m.

Ayes: Buster, Tavaglione, Venable, Wilson and Ashley  
Noes: None  
Absent: None  
Date: July 27, 2004  
xc: Facil. Mgmt., E.O., COB(2) *[Signature]*

Nancy Romero  
Clerk of the Board  
By: *[Signature]*  
Deputy

**Prev. Agn. Ref.:** | **District:** 1 | **Agenda Number:** 9.1

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

Departmental Concurrence

2 RESOLUTION NO. 2004-200

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

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

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

18 2. The sale will be held on Tuesday, September 14, 2004, in the meeting  
19 room of the Board of Supervisors, County Administrative Center, 4080 Lemon Street,  
20 Riverside, California 92502-1359, at 9:30 a.m., or as soon thereafter as the agenda of the  
21 Board 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 in the City of Lake Elsinore, 9:30 a.m.,  
26 September 14, 2004". The County's bid form may be obtained from the Real Estate  
27 Division, Department of Facilities Management, located at 3133 Mission Inn Avenue,  
28 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.

6  
7 7. After oral bidding has been closed, oral bidders, in order to continue to  
8 be considered for possible purchase of the subject property, shall submit their highest oral  
9 bid to writing on the County's bid form and submit said form, along with the appropriate  
10 deposit, to the Director of the Department of Facilities Management not later than 4:00 p.m.  
11 of the date of the oral bidding.

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

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

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

19 11. The assistance of licensed real estate brokers in procuring and  
20 submitting bids on behalf of prospective buyers is hereby invited. In the event any such  
21 licensed real estate broker is found to be the procuring cause of the successful bid, and the  
22 successful bidder or nominee meets all of the terms of the sale and consummates the  
23 purchase; then in that event, the procuring broker shall be entitled to receive a commission  
24 amounting to five percent (5%) of the successful bid amount. It shall be expressly  
25 understood that in order for any such broker to qualify for entitlement to a commission as  
26 provided herein, such broker must possess a valid California Real Estate Broker's License,  
27 and such broker's participation must be validated, in writing, by the bidder in the space  
28 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

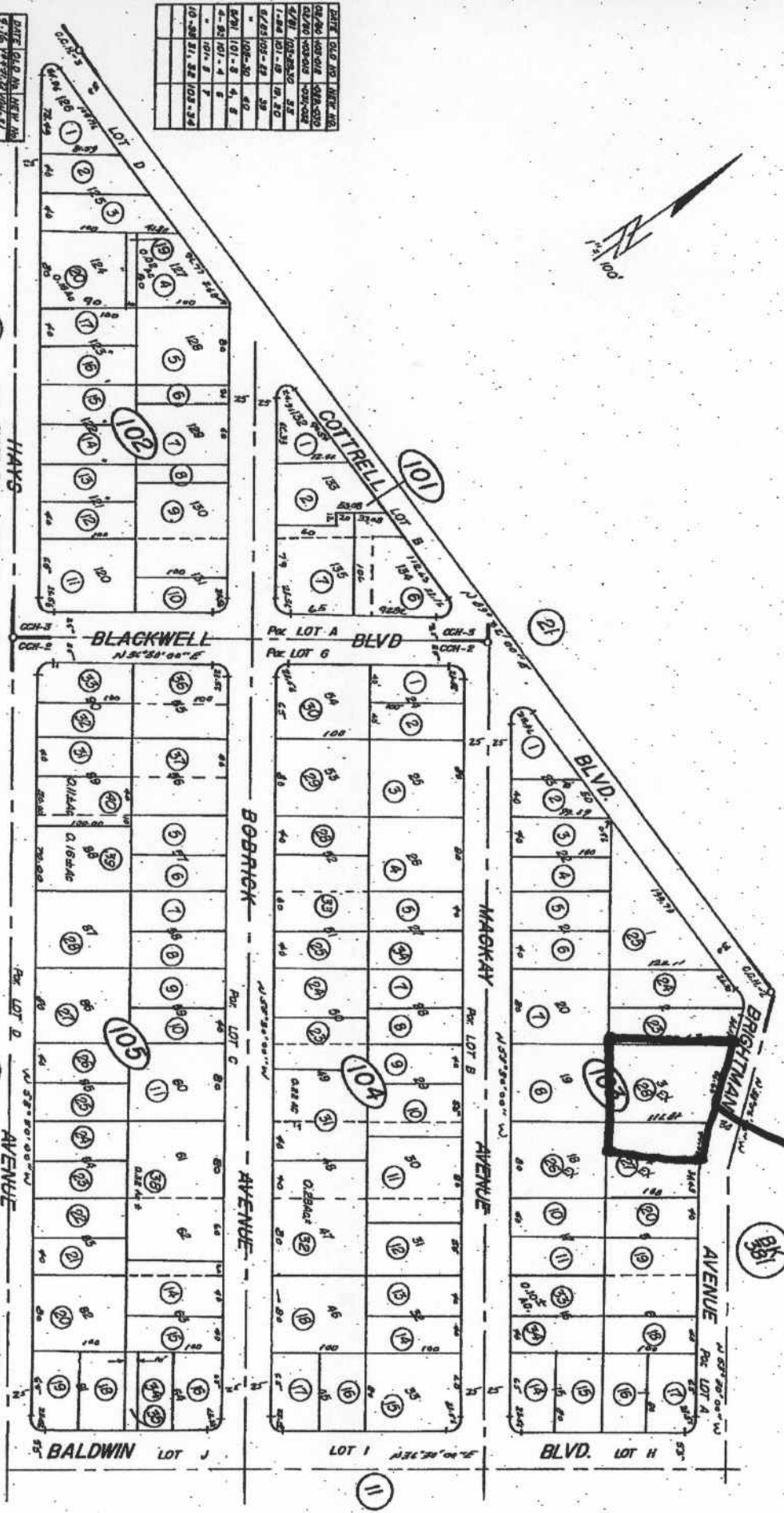
18-45

T.R.A. 6524

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

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

SITE



DATE	OLD NO.	NEW NO.
08/06/08	100	101
08/06/08	101	102
08/06/08	102	103
08/06/08	103	104
08/06/08	104	105
08/06/08	105	106
08/06/08	106	107
08/06/08	107	108
08/06/08	108	109
08/06/08	109	110
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DATE	OLD NO.	NEW NO.
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# EXHIBIT "A"

08 M.B. 17/57-58  
17/72-73

HAYS  
COUNTRY CLUB HEIGHTS  
LAKELAND UNIT NO. 2

09 AVENUE

ASSASSOR'S MAP BK 383 PG 10  
RIVERSIDE COUNTY, CALIF.

001 3 1 1995