

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



103

**FROM:** Department of Facilities Management and Department of Transportation

**SUBMITTAL DATE:**  
November 20, 2007

**SUBJECT:** Resolution No. 2007-307, Notice of Intention to Sell Real Property

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Adopt Resolution No. 2007-307, Notice of Intention to Sell Real Property located near the City of Perris, Assessor's Parcel Number 305-261-005, declaring the property to be of no necessity to the County for any public purpose inviting bids to acquire the property, setting a Public Hearing date of January 8, 2008, for bid opening and oral bidding; and
2. Authorize and direct the Clerk of the Board to give notice pursuant to Section 6063 of the Government Code.

**BACKGROUND:** (Commences on Page 2)

JUAN C. PEREZ  
DEPUTY DIRECTOR

George A. Johnson, Director  
Department of Transportation

Robert Field, Director  
Department of Facilities Management

RF:GL:dt  
11.055

<b>FINANCIAL DATA</b>	<b>Current F.Y. Total Cost:</b>	\$ N/A	<b>In Current Year Budget:</b>	Yes
	<b>Current F.Y. Net County Cost:</b>	\$ N/A	<b>Budget Adjustment:</b>	No
	<b>Annual Net County Cost:</b>	\$ N/A	<b>For Fiscal Year:</b>	07/08

<b>SOURCE OF FUNDS:</b> N/A	<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 Jennifer L. Sargent

BY Jennifer L. Sargent

FORM APPROVED COUNTY COUNSEL  
BY: Synthia M. Gunzel 10-2-07  
DATE: 10-2-07  
Departmental Concurrence  
SYNTHIA M. GUNZEL

Reviewed by  
CIP TEAM  
C.M. Stearns

Consent  
 Policy  
  
 Consent  
 Policy

Prev. Agn. Ref.:

District:  
FIRST

Agenda Number:

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

3.18

Department of Facilities Management and Department of Transportation  
Resolution No. 2007-307, Notice of Intention to Sell Real Property in the Unincorporated  
Area of Riverside County  
November 20, 2007  
Page 2

**BACKGROUND:** This property is situated in the west side of "A" Street, north of Nuevo Road, in an Unincorporated Riverside County community area west of the City of Perris. The sliver of land has a total site area is 0.32 ± acres, or approximately 13,939 square feet. It was an uneconomic remnant of land that was part of a larger parcel severed by an acquisition of "A" Street. The abutter contacted the Department of Facilities Management several months ago to express interest in acquiring the remnant; however, Government code requires that the parcel be auctioned to the highest bidder.

**FINANCIAL DATA:** The following summarizes the funding necessary to sell Assessor's Parcel Number 305-261-005, an uneconomic remnant of land that will be auctioned off to the highest responsible bidder. It is possible the final agreed sale amount could be higher:

The Proposed Purchase Price Sale Amount:	\$45,000
DOFM Real Properties Costs:	-6,000
Appraisal Cost:	<u>-900</u>
Total Estimated Balance	\$38,100

2 RESOLUTION NO. 2007-307

3  
4 INTENTION TO SELL REAL PROPERTY  
5 LOCATED IN THE CITY OF PERRIS  
6 APN 305-261-005  
7 (First Supervisorial District)

8 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of  
9 Supervisors of the County of Riverside, State of California, in regular session  
10 assembled on December 4, 2007, not less than four-fifths of all members concurring,  
11 that the real property in the County of Riverside, State of California, described in Exhibit  
12 "A" attached hereto is no longer necessary to be retained by County for public purposes  
13 and NOTICE IS HEREBY GIVEN that it is the intention of the Board to sell said real  
14 property pursuant to the provisions of Section 25520, et seq., of the Government Code  
15 upon the following terms and conditions:

16 1. The nature of the real property to be sold is land containing  
17 approximately  
18 13, 939 square feet, also known as Assessor's Parcel Number 305-261-005, and is  
19 located in the City of Perris, County of Riverside, State of California.

20 2. The sale will be held on December 4, 2007, in the meeting room of  
21 the Board of Supervisors, County Administrative Center, 4080 Lemon Street, Riverside,  
22 California 92502-1359 at 9:30 a.m., or as soon thereafter as the agenda of the Board  
23 permits.

24 3. Sealed bids will be received by the Clerk of the Board at any time  
25 up to 9:30 a.m. on said sale date at his office on the 1<sup>st</sup> 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  
Perris, 9:30 a.m., January 8, 2008". . 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.

1 The bid form contains the terms and conditions for the sale of the property. Prospective  
2 bidders may inspect the bid form at no charge.

3 4. All sealed bids shall be for not less than \$45,000.00 and shall be  
4 accompanied or preceded by a deposit of not less than three percent (3%) of the bid  
5 amount, in cash, cashier's check or certified check as security that the successful  
6 bidder will complete the terms and conditions of the sale. Bids shall be made only upon  
7 serialized bid forms to be obtained solely from the Director of the Department of  
Facilities Management.

8 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.

9 6. After the sealed bids have been opened and read, a public auction  
10 upon oral bids will be held pursuant to Section 25531, et seq., of the Government Code  
11 until the highest bid has been made and the bidding is closed. Oral bids must be  
12 accompanied by a deposit as required for written bid proposal unless deposit was  
13 previously made. The first oral bid shall exceed the highest written proposal by not less  
14 than five percent (5%). Unless a deposit has been previously made with a sealed bid  
15 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.

16 7. After oral bidding has been closed, oral bidders in order to continue  
17 to be considered for possible purchase of the subject property shall submit their highest  
18 oral bid in writing on the County's bid form and submit said form along with the  
19 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.

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

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

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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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 Perris, 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.

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GL:dt  
11/20/07  
247TR  
11.339

FORM APPROVED COUNTY COUNSEL  
BY: Synthia M. Gunzel 10-2-07  
SYNTHIA M. GUNZEL DATE