

2 RESOLUTION NO. 2010-016
3 INTENTION TO SELL REAL PROPERTY LOCATED IN THE CITY OF SAN JACINTO
4 APN 437-021-004
5 (Third Supervisorial District)

6 BE IT RESOLVED, DETERMINED, AND ORDERED by the Board of Supervisors of the
7 County of Riverside, State of California, in regular session assembled on date May 25, 2010, not
8 less than four-fifths of all members concurring, that the real property in the County of Riverside,
9 State of California, described in Exhibit "A" attached hereto, is no longer necessary to be retained
10 by County for public purposes and NOTICE IS HEREBY GIVEN that it is the intention of the Board
11 to sell said real property pursuant to the provisions of Section 25520, et. seq., of the Government
12 Code, upon the following terms and conditions:

13 1. The nature of the real property to be sold is an office building containing
14 approximately one thousand three hundred thirty six (1,336) square feet and land containing
15 approximately seven thousand nine hundred eleven (7,911) square feet, also known as Assessor's
16 Parcel Number 437-021-004, and is located at 156 South Ramona Boulevard, in the City of San
17 Jacinto, County of Riverside, State of California.

18 2. The sale will be held on Tuesday, June 22, 2010, in the meeting room of the
19 Board of Supervisors, County Administrative Center, 4080 Lemon Street, Riverside, California
20 92502-1359, at 9:30 a.m., or as soon thereafter as the agenda of the Board permits.

21 3. Sealed bids will be received by the Clerk of the Board at any time up to 9:30
22 a.m. on said sale date at his office on the 1st floor of the County Administrative Center. Bids shall
23 be submitted on the County's bid form and bids shall be plainly marked on the outside "Proposal to
24 Purchase Real Property in the City of San Jacinto, 9:30 a.m., June 22, 2010. The County's bid
25 form may be obtained from the Real Estate Division, Economic Development Agency, located at
3403 10th Street, Suite 500, Riverside, California 92501, 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 One Hundred Two Thousand Five
Hundred Dollars (\$102,500) 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 Assistant County Executive Officer/EDA
Economic Development Agency.

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 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

FORM APPROVED COUNTY COUNSEL
BY: Synthia M. Gunzel 5-16-10
DATE
SYNTHIA M. GUNZEL

1 amount required by Paragraph 4 of the resolution in order to be considered.

2 7. After oral bidding has been closed, oral bidders, in order to continue to be
3 considered for possible purchase of the subject property, shall submit their highest oral bid to
4 writing on the County's bid form and submit said form, along with the appropriate deposit, to the
Assistant County Executive Officer/EDA Economic Development Agency not later than 4:00 p.m.
of the date of the oral bidding.

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

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

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

10 11. The assistance of licensed real estate brokers in procuring and submitting
11 bids on behalf of prospective buyers is hereby invited. In the event any such licensed real estate
12 broker is found to be the procuring cause of the successful bid, and the successful bidder or
13 nominee meets all of the terms of the sale and consummates the purchase; then in that event, the
14 procuring broker shall be entitled to receive a commission amounting to five percent (5%) of the
15 successful bid amount. It shall be expressly understood that in order for any such broker to qualify
16 for entitlement to a commission as provided herein, such broker must possess a valid California
17 Real Estate Broker's License, and such broker's participation must be validated, in writing, by the
18 bidder in the space provided in the serialized bid forms. In addition, a "Broker's Certification" form,
19 obtainable from the Assistant County Executive Officer/EDA Economic Development Agency, must
20 be completed and attached to the bid form at the time of submittal. Other terms and conditions for
21 payment of Real Estate Broker's commission are set forth in Paragraph "G" of the "Proposal to
22 Purchase Real Property Located in the City of San Jacinto, June 22, 2010, 9:30 a.m.

23 IT IS FURTHER RESOLVED that notice of this sale shall be given pursuant to Section
24 25528 of the Government Code by posting copies of this resolution signed by the Chairman of the
25 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.

LGH:jw
05/06/10
003MH
13.089

19 ROLL CALL:

20 Ayes: Buster, Tavaglione, Stone, Benoit, and Ashley
21 Nays: None
22 Absent: None

23 The foregoing is certified to be a true copy of a resolution duly
24 adopted by said Board of Supervisors on the date therein set forth.

24 KECIA HARPER-IHEM, Clerk of said Board

25 By: 
Deputy

Maria T. Mabey
 MARIA T. MABEY/ASST DIRECTOR
 RIVERSIDE COUNTY DMH

836



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

FROM: Economic Development Agency

SUBMITTAL DATE:
 May 13, 2010

SUBJECT: Notice of Intention to Sell Real Property located at 156 South Ramona Boulevard, San Jacinto, California, Assessor's Parcel Number 437-021-004

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2010-016, Notice of Intention to Sell Real Property located in the San Jacinto Area, declaring the property to be no longer a necessity to the County for any public purpose, inviting bids to acquire the property and setting a Public Hearing date of June 22, 2010 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.

Robert Field

Robert Field
 Assistant County Executive Officer/EDA

FORM APPROVED COUNTY COUNSEL
 BY: *Synthia M. Gunzel* DATE: *5-6-10*
 SYNTHIA M. GUNZEL

FINANCIAL DATA	Current F.Y. Total Cost:	\$0	In Current Year Budget:	No
	Current F.Y. Net County Cost:	\$0	Budget Adjustment:	No
	Annual Net County Cost:	\$0	For Fiscal Year:	09/10
SOURCE OF FUNDS: Donation; proceeds to be deposited into the Department of Mental Health account.			Positions To Be Deleted Per A-30	<input type="checkbox"/>
			Requires 4/5 Vote	<input checked="" type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

BY: *Jennifer L. Sargeant*
 Jennifer L. Sargeant

County Executive Office Signature

Policy
 Policy
 Consent
 Consent

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended, and is set for public hearing on Tuesday, June 22, 2010, at 9:30 a.m.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
 Nays: None
 Absent: None
 Date: May 25, 2010
 xc: EDA, DMH *CS*

Kecia Harper-Ihem
 Clerk of the Board
 By: *Kecia Harper-Ihem*
 Deputy

Dept's Recomm.:
 Per Exec. Ofc.:

Prev. Agn. Ref.:

District: 3

Agenda Number:

3.10

ATTACHMENTS FILED WITH
 THE CLERK OF THE BOARD

Economic Development Agency

Notice of Intention to Sell Real Property located at 156 South Ramona Boulevard, San Jacinto, California, Assessor's Parcel Number 437-021-004

May 25, 2010

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BACKGROUND:

The property was acquired in July 1977 by the County of Riverside for use as a Peer Support and Resource Center for consumers of the Riverside County Mental Health Department – mid county region. Pursuant to Government Code, Notice number 54220 was sent to agencies within the County, the Economic Development Agency did not receive any interest.

FINANCIAL DATA:

The following summarizes the funding necessary for the sale Assessor's Parcel Number 437-021-004:

Preliminary Title Report:	\$ 250
Appraisal:	\$ 3,700
Administration Costs:	\$ 6,900
Total Estimated Costs:	\$10,850

While the Economic Development Agency (EDA) will cover the cost for the due diligence services (Preliminary Title Report and Appraisal) at the time of this property transaction, it is understood that the Department of Mental Health will reimburse EDA for these costs. The budget adjustment attached (Schedule A) is necessary to allow this transaction. The remaining costs will be paid directly by the Mental Health Department.

All costs associated with the sale of this property are fully funded from the proceeds of the Surplus Property and the Department of Mental Health's budget for FY 2009/10. Thus, no net county cost will be incurred as a result of this transaction.