

FORM APPROVED COUNTY COUNSEL  
 BY: *[Signature]* 11/06/13  
 PATRICIA MUNROE DATE

821



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

**FROM:** Economic Development Agency / Facilities Management

**SUBMITTAL DATE:**  
 December 23, 2013

**SUBJECT:** Resolution No. 2014-007, Notice of Intention to Sell Real Property Located in the Idyllwild Area, District 3, [\$25,384] 100% Sale Proceeds

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

1. Adopt Resolution No. 2014-007, Notice of Intention to Sell Real Property located in the Idyllwild Area, identified by Assessor's Parcel Number 563-312-022 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 February 11, 2014 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:**

**Summary**

(Commences on Page 2)

*[Signature]*  
 Robert Field

Assistant County Executive Officer/EDA  
 By: Lisa Brandl, Managing Director

FISCAL PROCEDURES APPROVED  
 PAUL ANGULO, CPA, AUDITOR-CONTROLLER  
 BY: *[Signature]* 12/18/13  
 Departmental Concurrence

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 25,384	\$ 0	\$ 25,384	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

<b>SOURCE OF FUNDS:</b> Sale Proceeds	<b>Budget Adjustment:</b> No
	<b>For Fiscal Year:</b> 2013/14

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

APPROVE

BY: *[Signature]*  
 Rohini Dasika

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

- A-30
- 4/5 Vote
- Positions Added
- Change Order

2013 DEC 31 PM 10:01  
 COUNTY OF RIVERSIDE  
 CLERK OF SUPERVISORS

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

Economic Development Agency

**FORM 11:** Resolution No. 2014-007, Notice of Intention to Sell Real Property Located in the Idyllwild Area, District 3, [\$25,384] 100% Sale Proceeds

**DATE:** December 23, 2013

**PAGE:** Page 2 of 2

**BACKGROUND:**

**Summary (continued)**

This property is the former Idyllwild Library consisting of a one story, 2,468 square feet building on land containing approximately 8,389 square feet. The minimum acceptable bid will be \$243,000. In accordance with Government Code 54222, other public agencies and all County departments were notified regarding the intent to sell.

**Impact on Citizens and Businesses**

There will be no foreseeable impact on citizens and local businesses.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

The Acquisition Costs accrued in the sale of said property will be taken out of the proceeds. The net proceeds will then be deposited into the County's General Fund Account.

Estimated Sales Price	\$243,000
Estimated Escrow and Closing Charges	875
Title Policy (including Preliminary Title Report)	909
Appraisal	2,900
Advertising Costs	1,500
Acquisition Administration	19,200
Total Estimated Transaction Costs:	25,384
Net Proceeds	\$217,616

Attachment:  
Resolution 2014-007

1 Board of Supervisors

County of Riverside

2 RESOLUTION NO. 2014-007

3 NOTICE OF INTENTION TO SELL REAL PROPERTY

4 LOCATED IN THE IDYLLWILD AREA

5 ASSESSOR'S PARCEL NUMBER 563-312-022

6

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 January 7, 2014,

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 necessary

11 to be retained by County for public purposes and NOTICE IS HEREBY GIVEN that it is the

12 intention of the Board to sell said real property pursuant to the provisions of Section 25520, et.

13 seq., of the Government Code, upon the following terms and conditions:

14 1. The nature of the real property to be sold is a former library containing

15 approximately 2,468 square feet and land containing approximately 8,589 square feet, also

16 known as APN 563-312-022, and is located in the Idyllwild area, County of Riverside, State of

17 California.

18 2. The sale will be held on Tuesday, February 11, 2014, 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

23 shall be submitted on the County's bid form and bids shall be plainly marked on the outside

24 "Proposal to Purchase Real Property in the Idyllwild area, 9:30 a.m., February 11, 2014." The

County's bid form may be obtained from the Economic Development Agency Real Estate

Division, located at 3403 10<sup>th</sup> Street, 4<sup>th</sup> Floor, 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.

FORM APPROVED COUNTY COUNSEL

BY: PATRICIA A. MUNGUE  
 11/13/13  
 DATE

1           4.       All sealed bids shall be for not less than \$243,000.00 and shall be accompanied  
2 or preceded by a deposit of not less than three percent (3%) of the bid amount, in cash,  
3 cashier's check, or certified check as security that the successful bidder will complete the terms  
4 and conditions of the sale. Bids shall be made only upon serialized bid forms to be obtained  
5 solely from the Deputy Director of the Real Estate Division of the Economic Development  
6 Agency.

7           5.       Balance of the bid amount hereby offered, in excess of the down payment, shall  
8 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 upon oral  
10 bids will be held pursuant to Section 25531 et. seq., of the Government Code, until the highest  
11 bid has been made and the bidding is closed. Oral bids must be accompanied by a deposit as  
12 required for written bid proposal, unless deposit was previously made. The first oral bid shall  
13 exceed the highest written proposal by not less than five percent (5%). Unless a deposit has  
14 been previously made with a sealed bid, oral bidders must, at the time of their first oral bid,  
15 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 to be  
17 considered for possible purchase of the subject property, shall submit their highest oral bid to  
18 writing on the County's bid form and submit said form, along with the appropriate deposit, to  
19 the Deputy Director of the Real Estate Division of the Economic Development Agency not later  
20 than 4:00 p.m. of the date of the oral bidding.

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

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

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

27           11.      The assistance of licensed real estate brokers in procuring and submitting bids  
28 on behalf of prospective buyers is hereby invited. In the event any such licensed real estate

1 broker is found to be the procuring cause of the successful bid, and the successful bidder or  
2 nominee meets all of the terms of the sale and consummates the purchase, then in that event,  
3 the procuring broker shall be entitled to receive a commission amounting to five percent (5%)  
4 of the successful bid amount. It shall be expressly understood that in order for any such broker  
5 to qualify for entitlement to a commission as provided herein, such broker must possess a valid  
6 California Real Estate Broker's License, and such broker's participation must be validated, in  
7 writing, by the bidder in the space provided in the serialized bid forms. In addition, a "Broker's  
8 Certification" form, obtainable from the Deputy Director of the Real Estate Division of the  
9 Economic Development Agency, must be completed and attached to the bid form at the time of  
10 submittal. Other terms and conditions for payment of Real Estate Broker's commission are set  
11 forth in Paragraph "E" of the "Proposal to Purchase Real Property Located in the Idyllwild Area,  
12 October 22, 2013, 9:30 a.m."

13 **IT IS FURTHER RESOLVED** that notice of this sale shall be given pursuant to Section  
14 25528 of the Government Code by posting copies of this resolution signed by the Chairman of  
15 the Board of Supervisors in three (3) public places in the County of Riverside, at least three (3)  
16 weeks before final bid date and by publishing notice pursuant to Section 6063 of the  
17 Government Code.