

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

541



FORM APPROVED COUNTY COUNSEL
BY: *[Signature]* 2/27/14
DATE: 2/27/14
PATRICIA MUNROE

FROM: Economic Development Agency/Facilities Management

SUBMITTAL DATE:
February 27, 2014

SUBJECT: Resolution No. 2014-013, Notice of Intention to Sell Real Property Located in Palm Desert, District 4, [\$29,200], 100% Sale Proceeds

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the property located in Palm Desert, Assessor's Parcel Number 685-020-014 is no longer necessary for the County or public purpose. Adopt Resolution No. 2014-013, Notice of Intention to Sell Real Property, inviting bids to acquire the property and setting a Public Hearing date of April 8, 2014 for bid opening and oral bidding in accordance with Government Code Section 25526; 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

FISCAL PROCEDURES APPROVED
RAUL LANGULO, CPA, AUDITOR-CONTROLLER
BY: *[Signature]* 2/27/14
DATE: 2/27/14
Departmental Concurrence

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 29,200	\$ 0	\$ 29,200	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

SOURCE OF FUNDS: 100% Sale Proceeds
Budget Adjustment: No
For Fiscal Year: 2013/14

C.E.O. RECOMMENDATION:

APPROVE.

BY: *[Signature]*
Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.:

District 4/4

Agenda Number:

3-14

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

Economic Development Agency/Facilities Management

FORM 11: Resolution No. 2014-013, Notice of Intention to Sell Real Property Located in Palm Desert, District 4, [\$29,200], 100% Sale Proceeds

DATE: February 27, 2014

PAGE: Page 2 of 2

BACKGROUND:

Summary

This property is 13.29 acres of vacant land that was acquired as part of the Monterey Avenue/I-10 interchange project that was completed in the 1990's.

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

The sale proceeds will enable the County to better provide needed services to the community. Further economic impacts can be identified once a specific buyer is identified at the Public Hearing and their future development plans for the vacant land can be ascertained.

SUPPLEMENTAL:

Additional Fiscal Information

The Real Estate Division of the Economic Development Agency will be reimbursed for any and all costs associated with the sale of this property and through the gross proceeds of this sale. No net county costs will be incurred and no budget adjustment is necessary.

Estimated Escrow and Closing Charges	5,000
Title Policy (including Preliminary Title Report)	4,200
Appraisal	3,500
Advertising Costs	1,500
Disposition Administration	15,000
Total Estimated Disposition Costs:	29,200

Attachments:

Resolution No. 2014-013

2 RESOLUTION NO. 2014-013

3 NOTICE OF INTENTION TO SELL REAL PROPERTY

4 LOCATED IN PALM DESERT

5 ASSESSOR'S PARCEL NUMBER 685-020-014

6
7 **WHEREAS**, Government Code Section 25520 et seq. allows counties to sell property
8 that is no longer necessary;

9 **WHEREAS**, the County owns vacant land acquired for the Monterey project also known
10 as APN No. 685-020-014, located on the northeast corner of Monterey Avenue and Dinah
11 Shore Drive in Palm Desert, County of Riverside, State of California; and

12 **WHEREAS**, the County no longer needs the land and the land is no longer necessary
13 to be retained for public purposes;

14 **BE IT RESOLVED, DETERMINED, and ORDERED** by the Board of Supervisors of the
15 County of Riverside, State of California, in regular session assembled on March 11, 2014, not
16 less than four-fifths of all members concurring, authorizes the sale of the property with the
17 following terms and conditions:

18 1. The nature of the real property to be sold is approximately 13.29 acres of vacant
19 land, also known as Assessor's Parcel Number 685-020-014, more specifically described in
20 Exhibit "A" which is located on the northeast corner of Monterey Avenue and Dinah Shore
21 Drive in Palm Desert, County of Riverside, and State of California.

22 2. The sale will be held on Tuesday, April 8, 2014, in the meeting room of the
23 Board of Supervisors, County Administrative Center, 4080 Lemon Street, Riverside, California
24 92502-1359, at 9:30 a.m., or as soon thereafter as the agenda of the Board permits.

25 3. Sealed bids will be received by the Clerk of the Board at any time up to 9:30
26 a.m. on said sale date at his office on the 1st floor of the County Administrative Center. Bids
27 shall be submitted on the County's bid form and bids shall be plainly marked on the outside
28 "Proposal to Purchase Real Property in Palm Desert, 9:30 a.m., April 8, 2014." The County's

FORM APPROVED COUNTY COUNSEL
BY: [Signature] DATE: 3/25/14
PARTICIPATING MEMBER

1 bid form may be obtained from the Economic Development Agency, Real Estate Division,
2 located at 3403 10th Street, 4th Floor, Riverside, California 92501, along with the instructions to
3 bidders. The bid form contains the terms and conditions for the sale of the property.
4 Prospective bidders may inspect the bid form at no charge.

5 4. All sealed bids shall be for not less than \$7,000,000.00 and shall be
6 accompanied or preceded by a deposit of not less than three percent (3%) of the bid amount,
7 in cash, cashier's check, or certified check as security that the successful bidder will complete
8 the terms and conditions of the sale. Bids shall be made only upon serialized bid forms to be
9 obtained solely from the Deputy Director of the Real Estate Division of the Economic
10 Development Agency.

11 5. Balance of the bid amount hereby offered, in excess of the down payment, shall
12 be paid in cash within sixty (60) days of the bid acceptance.

13 6. After the sealed bids have been opened and read, a public auction upon oral
14 bids will be held pursuant to Section 25531 et. seq., of the Government Code, until the highest
15 bid has been made and the bidding is closed. Oral bids must be accompanied by a deposit as
16 required for written bid proposal, unless deposit was previously made. The first oral bid shall
17 exceed the highest written proposal by not less than five percent (5%). Unless a deposit has
18 been previously made with a sealed bid, oral bidders must, at the time of their first oral bid,
19 deposit the amount required by Paragraph 4 of the resolution in order to be considered.

20 7. After oral bidding has been closed, oral bidders, in order to continue to be
21 considered for possible purchase of the subject property, shall submit their highest oral bid to
22 writing on the County's bid form and submit said form, along with the appropriate deposit, to
23 the Deputy Director of the Real Estate Division of the Economic Development Agency not later
24 than 4:00 p.m. of the date of the oral bidding.

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

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

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

3 11. The assistance of licensed real estate brokers in procuring and submitting bids
4 on behalf of prospective buyers is hereby invited. In the event any such licensed real estate
5 broker is found to be the procuring cause of the successful bid, and the successful bidder or
6 nominee meets all of the terms of the sale and consummates the purchase; then in that event,
7 the procuring broker shall be entitled to receive a commission amounting to five percent (5%)
8 of the successful bid amount. It shall be expressly understood that in order for any such broker
9 to qualify for entitlement to a commission as provided herein, such broker must possess a valid
10 California Real Estate Broker's License, and such broker's participation must be validated, in
11 writing, by the bidder in the space provided in the serialized bid forms. In addition, a "Broker's
12 Certification" form, obtainable from the Deputy Director of the Real Estate Division of the
13 Economic Development Agency, must be completed and attached to the bid form at the time of
14 submittal. Other terms and conditions for payment of Real Estate Broker's commission are set
15 forth in Paragraph "E" of the "Proposal to Purchase Real Property Located in Palm Desert,
16 April 8, 2014, 9:30 a.m."

17 **IT IS FURTHER RESOLVED** that notice of this sale shall be given pursuant to Section
18 25528 of the Government Code by posting copies of this resolution signed by the Chairman of
19 the Board of Supervisors in three (3) public places in the County of Riverside, at least three (3)
20 weeks before final bid date and by publishing notice pursuant to Section 6063 of the
21 Government Code.

EXHIBIT A

All that certain real property situated in the County of Riverside, State of California, described as follows:

Remainder Parcel of Parcel Map No. 22635, in the City of Palm Desert, County of Riverside, State of California, as per map recorded in Book 166, Pages 74, 75, 76, 77, 78 and 79 of Parcel Maps, in the Office of the County Recorder of said County.

Except therefrom that portion of said land conveyed to the City of Palm Desert, a municipal corporation, as set forth and described in that certain document recorded May 18, 2005 as Instrument No. 2005-0396156 of Official Records.

Assessor's Parcel No: 685-020-014