

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

545



FROM: Economic Development Agency/Facilities Management

SUBMITTAL DATE:
May 8, 2014

SUBJECT: Resolution No. 2014-068, Notice of Intention to Sell Real Property Located at 4154 12th Street, Riverside, District 2/District 2, [\$12,162], 100% Sale Proceeds

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the property located in the City of Riverside, Assessor's Parcel Number 215-202-004 is no longer necessary for the County or public purpose. Adopt Resolution No. 2014-068, Notice of Intention to Sell Real Property, inviting bids to acquire the property and setting a Public Hearing date of June 17, 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: (Commences on Page 2)

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 12,162	\$ 0	\$ 12,162	\$ 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:
 Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

APPROVED COUNTY COUNSEL
 5/6/14
 PATRICIA MUNROE

Departmental Concurrence

FISCAL PROCEDURES APPROVED
 PAUL ANGUILO, CPA, AUDITOR-CONTROLLER
 BY:
 Esteban Hernandez

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

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

Economic Development Agency/Facilities Management

FORM 11: Resolution No. 2014-068, Notice of Intention to Sell Real Property Located at 4154 12th Street, Riverside, District 2/District 2, [\$12,162], 100% Sale Proceeds

DATE: May 8, 2014

PAGE: Page 2 of 2

BACKGROUND:

Summary

This property is a residential type dwelling situated on a 10,454 square foot lot located at 4154 12th Street, in the Almond Street District, in the City of Riverside. The dwelling is approximately 1,559 square feet consisting of 3 bedrooms, 2 baths which was built in 1936.

In accordance with Government Code 54222, other public agencies and all County departments were notified regarding the intent to sell and there was no interest from any public party. An independent appraisal conducted by the Real Estate Division found the fair market value to be \$260,000 for this property.

Impact on Citizens and Businesses

The sale proceeds will provide revenue that can be used to serve and provide services to the Community. Further economic impacts can be identified once a specific buyer is identified at the Public Hearing

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.

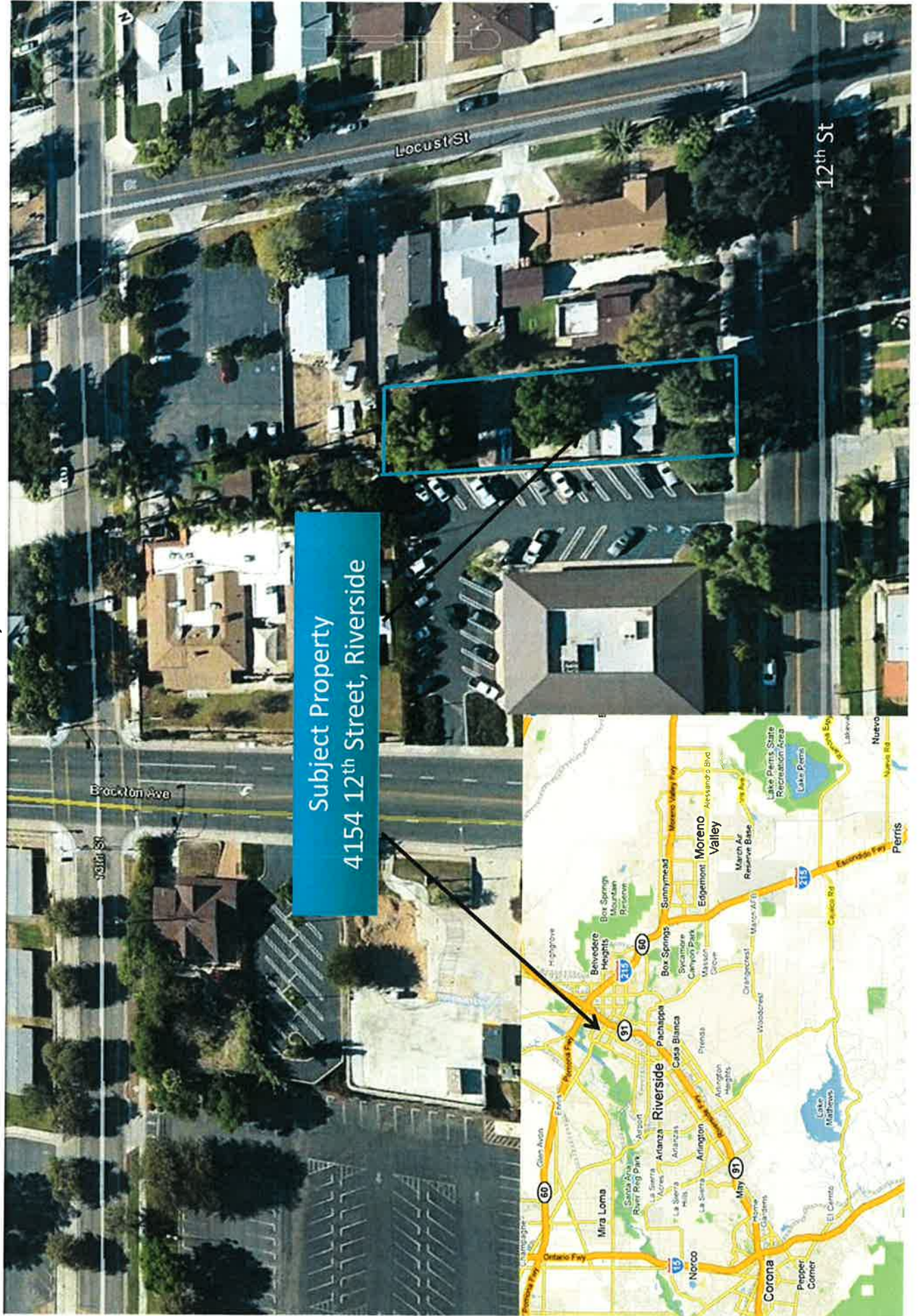
Estimated Escrow and Closing Charges	\$1,400
Title Policy (including Preliminary Title Report)	1,012
Appraisal	750
Advertising Costs	1,500
Disposition Administration	7,500
Total Estimated Disposition Costs:	\$12,162

Attachments:

Aerial Image

Resolution No. 2014-068

*Aerial Image
4154 12th Street, Riverside*



2 RESOLUTION NO. 2014-068

3 NOTICE OF INTENTION TO SELL REAL PROPERTY

4 LOCATED IN THE CITY OF RIVERSIDE

5 ASSESSOR'S PARCEL NUMBER 215-202-004

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 property located at 4154 12th Street, Riverside, County of
10 Riverside, State of California. This is a residential type dwelling situated on approximately
11 10,454 square feet, located in the Almond Street District. The dwelling is approximately 1,559
12 square feet, consisting of 3 bedrooms, 2 baths, which was built in 1936; and


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

15 **BE IT RESOLVED, DETERMINED, and ORDERED** by the Board of Supervisors of the
16 County of Riverside, State of California, in regular session assembled on May 20, 2014, not
17 less than four-fifths of all members concurring, authorizes the sale of the property with the
18 following terms and conditions:

19 1. The nature of the real property to be sold is a residential type dwelling situated
20 on approximately 10,454 square feet located in the Almond Street District, 4154 12th Street,
21 Riverside, County of Riverside, State of California as known as APN: 215-202-004. The
22 dwelling is approximately 1,559 square feet consisting of 3 bedrooms, 2 baths which was built
23 in 1936.

24 2. The sale will be held on Tuesday, June 17, 2014, in the meeting room of the
25 Board of Supervisors, County Administrative Center, 4080 Lemon Street, Riverside, California
26 92502-1359, at 9:30 a.m., or as soon thereafter as the agenda of the Board permits.

27 3. Sealed bids will be received by the Clerk of the Board at any time up to 9:30
28 a.m. on said sale date at his office on the 1st floor of the County Administrative Center. Bids

FORM APPROVED COUNTY COUNSEL
BY:  PATRICIA MUNROE
DATE: 5/6/14

1 shall be submitted on the County's bid form and bids shall be plainly marked on the outside
2 "Proposal to Purchase Real Property in the City of Riverside, 9:30 a.m., June 17, 2014." The
3 County's bid form may be obtained from the Economic Development Agency, Real Estate
4 Division, located at 3403 10th Street, 4th Floor, Riverside, California 92501, along with the
5 instructions to bidders. The bid form contains the terms and conditions for the sale of the
6 property. Prospective bidders may inspect the bid form at no charge.

7 4. All sealed bids shall be for not less than \$260,000 and shall be accompanied or
8 preceded by a deposit of not less than three percent (3%) of the bid amount, in cash, cashier's
9 check, or certified check as security that the successful bidder will complete the terms and
10 conditions of the sale. Bids shall be made only upon serialized bid forms to be obtained solely
11 from the Deputy Director of the Real Estate Division of the Economic Development Agency.

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

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

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

26 8. Final acceptance of the successful bid by the Board may be made on said date
27 or any adjourned session of the same meeting held within ten (10) days next following.
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1 9. The right to reject any and all bids, both written and oral, and to withdraw the
2 property from sale is reserved.

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

5 11. The assistance of licensed real estate brokers in procuring and submitting bids
6 on behalf of prospective buyers is hereby invited. In the event any such licensed real estate
7 broker is found to be the procuring cause of the successful bid, and the successful bidder or
8 nominee meets all of the terms of the sale and consummates the purchase; then in that event,
9 the procuring broker shall be entitled to receive a commission amounting to five percent (5%)
10 of the successful bid amount. It shall be expressly understood that in order for any such broker
11 to qualify for entitlement to a commission as provided herein, such broker must possess a valid
12 California Real Estate Broker's License, and such broker's participation must be validated, in
13 writing, by the bidder in the space provided in the serialized bid forms. In addition, a "Broker's
14 Certification" form, obtainable from the Deputy Director of the Real Estate Division of the
15 Economic Development Agency, must be completed and attached to the bid form at the time of
16 submittal. Other terms and conditions for payment of Real Estate Broker's commission are set
17 forth in Paragraph "E" of the "Proposal to Purchase Real Property Located in the City of
18 Riverside, June 17, 2014, 9:30 a.m."

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1 **IT IS FURTHER RESOLVED** that notice of this sale shall be given pursuant to Section
2 25528 of the Government Code by posting copies of this resolution signed by the Chairman of
3 the Board of Supervisors in three (3) public places in the County of Riverside, at least three (3)
4 weeks before final bid date and by publishing notice pursuant to Section 6063 of the
5 Government Code.

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