

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

118



FORM APPROVED COUNTY COUNSEL
7/3/14 DATE
PATRICIA MUNROE

FROM: Economic Development Agency/Facilities Management

SUBMITTAL DATE:
July 17, 2014

SUBJECT: Resolution No. 2014-148, Notice of Intention to Sell Real Property Located in Hemet, District 3/District 3, [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2014-148, Notice of Intention to Sell Real Property located in Hemet, identified by Assessor's Parcel Number 455-130-033, 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 September 9, 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)

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	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	
SOURCE OF FUNDS: N/A				Budget Adjustment: No	
				For Fiscal Year: 2014/15	

C.E.O. RECOMMENDATION:

APPROVE

BY:
Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

Positions Added
 Change Order

A-30
 4/5 Vote

Prev. Agn. Ref.:

District: 3/3

Agenda Number:

3-25

Departmental Concurrence

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

Economic Development Agency/Facilities Management

FORM 11: Resolution No. 2014-148, Notice of Intention to Sell Real Property Located in Hemet, District 3/District 3, [\$0]

DATE: July 17, 2014

Page 2 of 2

BACKGROUND:

Summary

The property, identified as Assessor's Parcel Number 455-130-033 was acquired by the County of Riverside in 1960 to benefit the Transportation Department. The approximately 4.92 acre parcel currently sits vacant and serves no further use for County needs.

In accordance with Government Code 54222, other public agencies and all County departments were notified regarding the intent to sell. While several inquired, no agencies or departments indicated sincere interest during the requisite sixty day period.

Impact on Residents 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.

SUPPLEMENTAL:

Additional Fiscal Information

No net county costs will be incurred and no budget adjustment is necessary.

Attachments:

Resolution 2014-148

Aerial Image

1 Board of Supervisors

County of Riverside

2 **Resolution No. 2014-148**

3 **Notice of Intention to Sell Real Property**

4 **Located in Hemet**

5 **Assessor's Parcel Number 455-130-033**

6
7 **WHEREAS**, the Board of Supervisors of the County of Riverside, State of California, in
8 regular session assembled on July 29, 2014, not less than four-fifths of all members
9 concurring, determined that the real property in the County of Riverside, State of California,
10 legally described in Exhibit "A" attached hereto, is no longer necessary to be retained by
11 County for public purposes;

12 **BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of Supervisors that
13 NOTICE IS HEREBY GIVEN that it is the intention of the Board to sell said real property
14 pursuant to the provisions of Section 25520, et. seq., of the Government Code, upon the
15 following terms and conditions:

16 1. The nature of the real property to be sold is approximately 4.92 acres of vacant
17 land, also known as APN 455-130-033, and is located on the southeast corner of Warren Road
18 and Devonshire Avenue in the City of Hemet, County of Riverside, and State of California.

19 2. The sale will be held on September 9, 2014, in the meeting room of the Board of
20 Supervisors, County Administrative Center, 4080 Lemon Street, Riverside, California 92502-
21 1359, at 9:30 a.m., or as soon thereafter as the agenda of the Board permits.

22 3. Sealed bids will be received by the Clerk of the Board at any time up to 9:30
23 a.m. on said sale date at his office on the 1st floor of the County Administrative Center. Bids
24 shall be submitted on the County's bid form and bids shall be plainly marked on the outside
"Proposal to Purchase Real Property in Hemet, 9:30 a.m., September 9, 2014. The County's
bid form may be obtained from the Economic Development Agency Real Estate Division,
located at 3403 10th Street, 4th Floor, Riverside, California 92501, along with the instructions to

FORM APPROVED COUNTY COUNSEL

BY:  7/9/14
PATRICIA A. MUNROE 7/9/14 DATE

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

3 4. All sealed bids shall be for not less than \$220,000.00 and shall be accompanied
4 or preceded by a deposit of not less than three percent (3%) of the bid amount, in cash,
5 cashier's check, or certified check as security that the successful bidder will complete the terms
6 and conditions of the sale. Bids shall be made only upon serialized bid forms to be obtained
7 solely from the Deputy Director of the Real Estate Division of the Economic Development
8 Agency.

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

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

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

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

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

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

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

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

Exhibit A

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

That portion of the North half of the Southeast Quarter of Section 13, Township 5 South, Range 2 West, San Bernardino Base and Meridian, being more particularly described by metes and bounds as follows:

Beginning at the Northeast corner of the West half of the Northeast Quarter of the Southeast Quarter of said Section 12;

Thence South $0^{\circ}13'15''$ East, along the Easterly line thereof, a distance of 1320.24 feet to the Southeast corner of said West half of the Northeast Quarter of the Southeast Quarter of Section 12;

Thence South $89^{\circ}54'04''$ West along the North half of the Southeast Quarter of Section 12, a distance of 757.09 feet to the Easterly line of that certain Parcel of land, 250 feet in width, conveyed to the Metropolitan Water District of Southern California by deed recorded June 24, 1959 in Book 2497, Page 437 of Official Records of Riverside County, California;

Thence North $17^{\circ}33'19''$ East (formerly recorded North $17^{\circ}36'49''$ East) along said Easterly line, a distance of 865.54 feet;

Thence Northerly along said Easterly line and along the arc of a 1125 foot radius curve tangent to said last mentioned course, being concave Westerly, through an angle of $18^{\circ}24'05''$ for a distance of 361.31 feet;

Thence North $0^{\circ}50'46''$ West, (formerly recorded North $0^{\circ}47'16''$ West) along said Easterly line, a distance of 139.48 feet to the Northerly line of said North half of the Southeast Quarter of Section 12, said Northerly line also being the centerline of Devonshire Avenue, a County Road, 60 feet in width, being 30 feet on each side of said center line:

Thence North $89^{\circ}54'$ East along said Northerly line, a distance of 440.71 feet to the point of beginning.

Excepting therefrom any portion that is contained within that certain Parcel of land conveyed to the County of Riverside by deed recorded June 26, 1928 in Book 771, Page 133, records of Riverside County.

Except therefrom that portion of said land conveyed to Fruitvale Mutual Water Company as set forth and described in that certain document recorded December 17, 1970 as Instrument No. 126529 of Official Records.

Also except therefrom that portion of said land conveyed to Solar Systems, Inc., a California Corporation as set forth and described in that certain document recorded March 20, 1979 as Instrument No. 54315 of Official Records.

Also except therefrom that portion of said land conveyed to City of Hemet as set forth and described in that certain document recorded October 13, 1987 as Instrument No. 294068 of Official Records.

Assessor's Parcel No: 455-130-033

Aerial Image- Warren Avenue & Devonshire Road Surplus



Subject Property