

FORM APPROVED COUNTY COUNSEL 9/9/14  
 BY: GREGORY P. PRIAMOS DATE

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

604



**FROM:** Regional Park and Open-Space District

**SUBMITTAL DATE:**  
 September 18, 2014

**SUBJECT.** Resolution No. 2014-9, Declaration of Surplus Real Property and Notice of Intent to Sell Real Property located in the City of Blythe, County of Riverside, State of California, APN 833-310-016; District 4/District 4 [\$0]

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

1. Adopt Resolution No. 2014-9, Declaration of Surplus Real Property and Notice of Intent to Sell Real Property located in the City of Blythe, County of Riverside, State of California, with Assessor's Parcel Number 833-310-016; 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)

  
 Scott Bangle  
 General Manager

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	

<b>SOURCE OF FUNDS:</b>	Budget Adjustment: No
	For Fiscal Year: 2014/15

**C.E.O. RECOMMENDATION:** APPROVE  
 BY:   
 Alex Gann  
 County Executive Office Signature

**MINUTES OF THE BOARD OF DIRECTORS**

- Positions Added
- Change Order
- 4/5 Vote

Prev. Agn. Ref.: District: 4/4 Agenda Number:

DISTRICT

13-1

Departmental Concurrence

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

Regional Park & Open Space District

**FORM 11:** Resolution No. 2014-9, Declaration of Surplus Real Property and Notice of Intent to Sell Real Property in the City of Blythe, County of Riverside, State of California, APN 833-310-016; District 4/District 4 [\$0]

**DATE:** September 18, 2014

**PAGE:** 2 of 2

**BACKGROUND:**

**Summary**

In 1998, the County quitclaimed its real property interest in certain real property with Assessor's Parcel Number 833-310-016 located in the City of Blythe, County of Riverside, State of California, also known as the Blythe Mobilehome Estates Property ("Property") to the Riverside County Regional Park and Open-Space District ("District"), which consists of certain improvements and mobile homes. The District took over the management and control of the property thereafter, including a State Lands Commission (SLC) Lease No. P.R.C. 3448.9 in which land under the SLC's authority was located adjacent to and within the use of the Property. In 2012, the District completed a lot line adjustment for the parcels north of Interstate 10 and recorded new legal descriptions for the parcels with Assessor's Parcel Number ("APN") 833-310-017 and APN 833-310-016 north of Interstate 10. With this lot line adjustment, no SLC land is within the Property and the SLC Lease No. P.R.C. 3448.9 is no longer necessary for the Property.

On June 19, 2014, the SLC approved the termination of the SLC Lease P.R.C. No 3448.9. This termination will release any and all interest the County had and the District may have concerning this Lease for the Property. This lease termination removes an encumbrance from the title of the Property and allow the District to move forward with the surplus designation and initiate the sale of the Blythe Mobile Home Estates Property; as it is no longer necessary to be retained by the District for public purposes.

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 Citizens and Businesses**

The surplus designation and initiating the sale of the Property will not create any benefit or detriment to the local citizens or businesses.

Attachment:

Resolution No. 2014-9

3 **Resolution No. 2014-9**

4 **Declaration of Surplus Real Property and**

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

6 **Located in the City of Blythe, County of Riverside, State of California**

7 **With Assessor's Parcel Number 833-310-016**

8  
9 **WHEREAS**, Pursuant to California Public Resources Code Section 5540, a park and  
10 open-space district may grant or dispose of real property, or any interest thereof, within or  
11 without the district, necessary to the full exercise of its powers, without voter approval or  
12 legislative concurrence when such property has not been affirmatively dedicated for park or  
13 open-space purposes; and,

14 **WHEREAS**, the Park District owns and desires to sell certain real property consisting of  
15 approximately 21.72 acres of land with certain mobile home park improvements and a mobile  
16 homes, with Assessor's Parcel Number 833-310-016, located in the City of Blythe, County of  
17 Riverside, State of California, also known as the Blythe Mobilehome Estates Property, more  
18 particularly legally described in Exhibit "A", attached hereto and by this reference made a part  
19 hereof, (the "Property"); and,

20 **WHEREAS**, this Property has not been dedicated for park or open-space purposes;  
21 therefore, the Park District may dispose of and convey this real property interest without voter  
22 approval or legislative concurrence; and,

23 **WHEREAS**, the Riverside County Regional Park and Open Space District ("District"),  
24 determined that the Property is no longer necessary to be retained by District for future or  
25 present public purposes; and,

26 **WHEREAS**, the District has sent out notices pursuant to Government Code Section  
27 54222 to offer to other public agencies; whereby no agencies or departments indicated sincere  
28 interest during the requisite sixty day period; and,

FORM APPROVED COUNTY COUNSEL  
BY: *Synthia M Gunzel* DATE: 9-9-14  
SYNTHIA M GUNZEL

1           **WHEREAS**, the Riverside County Economic Development Agency - Real Estate  
2 Division will be acting as agent for the District in processing the offer to sale the Property; and,

3           **WHEREAS**, the District now desires to declare the Property as surplus and initiate the  
4 sale of the Property;

5           **WHEREAS**, any proceeds received for and from the sale of the Property shall be  
6 disbursed to the District as it is District owned property, now therefore,

7           **BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of Directors of the  
8 Riverside County Regional Park and Open Space District ("Board"), in regular session  
9 assembled in the meeting room of the Board of Directors, located at 4080 Lemon Street,  
10 Riverside, California, on September 30, 2014, that the Property is no longer necessary to be  
11 retained by District for future or present public purposes and is hereby declared as surplus real  
12 property.

13           **BE IT FURTHER RESOLVED, DETERMINED, AND ORDERED and NOTICE IS**  
14 **HEREBY GIVEN** it is the intention of the Board to sell said Property authorized by the  
15 provisions of Section 5540 of the Public Resources Code, in the following manner and upon  
16 the following terms and conditions:

17           1.       The nature of the real property to be sold is approximately 21.72 acre mobile  
18 home park with 64 rental spaces, with Assessor's Parcel Number 833-310-016, and is located  
19 at 13300 Blue Ridge Road in the City of Blythe, County of Riverside, and State of California.

20           2.       The sale will be held on November 4, 2014, in the meeting room of the Board of  
21 Directors, County Administrative Center, 4080 Lemon Street, Riverside, California 92502-1359,  
22 at 10:30 a.m., or as soon thereafter as the agenda of the Board permits.

23           3.       Sealed bids will be received by the Clerk of the Board at any time up to 10:30  
24 a.m. on said sale date at the Clerk of the Board's office on the 1st floor of the County  
25 Administrative Center. Bids shall be submitted on the District's bid form and bids shall be  
26 plainly marked on the outside "Proposal to Purchase Real Property in Blythe – Blythe Mobile  
27 Home Estates Property, 10:30 a.m., November 4, 2014". The District's bid form may be  
28 obtained from the Economic Development Agency Real Estate Division, located at 3403 10<sup>th</sup>

1 Street, 4<sup>th</sup> Floor, Riverside, California 92501, along with the instructions to bidders. The bid  
2 form contains the terms and conditions for the sale of the property. Prospective bidders may  
3 inspect the bid form at no charge.

4 4. All sealed bids shall be for not less than \$725,000 and shall be accompanied or  
5 preceded by a deposit of not less than three percent (3%) of the bid amount, in cash, cashier's  
6 check, or certified check as security that the successful bidder will complete the terms and  
7 conditions of the sale. Bids shall be made only upon serialized bid forms to be obtained solely  
8 from the Deputy Director of the Real Estate Division of the Economic Development 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 written bids have been opened and read, a call for oral bids  
12 shall be made by the Clerk of the Board. Any such oral bids must be accompanied by a  
13 deposit as required for written bid proposal, unless deposit was previously made. The first oral  
14 bid shall exceed the highest written proposal by not less than five percent (5%). Unless a  
15 deposit has been previously made with a sealed bid, oral bidders must, at the time of their first  
16 oral bid, deposit the amount required by Paragraph 4 of the resolution in order to be  
17 considered.

18 7. After oral bidding has been closed, oral bidders, in order to continue to be  
19 considered for possible purchase of the Property, shall submit their highest oral bid to writing  
20 on the District's bid form and submit said form, along with the appropriate deposit, to the  
21 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 Blythe – Blythe  
14 Mobile Home Estates Property, November 4, 2014, 10:30 a.m."

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

## **EXHIBIT "A"**

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

Parcel "B" of Lot Line Adjustment No. 2012-02, in the City of Blythe, County of Riverside, State of California, recorded April 4, 2012 as Instrument No. 2012-0154427 of Official Records of said County, described as follows:

Being portions of Parcel 1 and Parcel 3 as described in Quitclaim Deed recorded October 5, 1998 as Instrument No. 430266, Official Records of Riverside County, lying within those portions of Government Lots 5 and 6 in fractional Section 36, Township 6 South, Range 23 East, San Bernardino Base and Meridian, according to the United States Government Survey approved December 28, 1874, together with a portion of the accretional lands lying Southeasterly of said Government Lots 5 and 6, being more particularly described as follows:

Commencing at the Northwest corner of the South half of the Northwest quarter of the Southwest quarter of said Section 36;  
Thence South 00°54'50" East 162.02 feet along the West line of the Southwest quarter of said Section 36 to a point lying parallel with and 162.00 feet Southerly, measured at right angles, from the Northerly line of the South half of the Northwest quarter of the Southwest quarter of said Section 36, also being the true point of beginning.  
Thence South 89°59'00" East 1382.07 feet along said parallel line and the North line of said Parcel 1;  
Thence South 00°00'00" West 219.94 feet to the to the to the Southerly right-of-way line of B Street (40.00 feet in width) as shown on Riverside County Map No. 818-RR, on file in the Office of the Country Surveyor of Riverside County, California;  
Thence along said Southerly line for the following 4 courses;  
Thence South 90°00'00" West 107.50 feet to the beginning of a tangent curve concave Southerly and having a radius of 269.71 feet;  
Thence Southwesterly along the arc of said curve an arc distance of 211.83 feet through a central angle of 45°00'00";  
Thence South 45°00'00" West 496.72 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 620.00 feet;  
Thence Southwesterly along the arc of said curve an arc distance of 349.62 feet through a central angle of 32°18'34" to the beginning of a reverse curve concave Easterly and having a radius of 30.00 feet, a line radial from said curve at said point bears North 12°41'26" West;  
Thence Southerly along the arc of said curve an arc distance of 75.84 feet through a central angle of 144°50'55";

**Thence South 22°27'39" West 60.00 feet to the Northerly line of the right-of-way of California State Highway Route 64 (U.S. No. 60), as per California State Highway right-of-way Map XI-RIV-64-F, Colorado River Bridge Plans, also being the beginning of a non-tangent curve concave Southwesterly and having a radius of 1240.00 feet, a line radial from said curve at said point bears South 22°27'39" West;**  
**Thence Northwesterly along the arc of said curve an arc distance of 135.92 feet through a central angle of 6°16'49";**  
**Thence North 73°49'10" West 180.00 feet along the Northerly line of said right-of-way of California State Highway Route 64;**  
**Thence North 01°40'25" West 63.82 feet along said Northerly right-of-way line to the Easterly end of the beginning of a non-tangent curve concave Southwesterly and having a radius of 1230.00 feet, a line radial from said curve at said point bears South 12°42'42" West;**  
**Thence Northwesterly along the arc of said curve an arc distance of 89.22 feet through a central angle of 04°09'21", a line radial from said curve at said point bears South 08°33'21" West, to the West line of the Southwest quarter of said Section 36;**  
**Thence North 00°54'50" West 754.21 feet along said West line to the true point of beginning.**

Assessor's Parcel Number: **833-310-016**