

FORM APPROVED COUNTY COUNSEL  
 BY: Gregory P. Priamos DATE: 3/17/16

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

170



**SUBMITTAL DATE:**  
 March 17, 2016

**FROM:** Economic Development Agency

**SUBJECT:** Resolution No. 2016-002, Declaration of Surplus Real Property and Notice of Intention to Set Public Hearing for the Sale of Real Property Located in the Community of Highgrove, County of Riverside, State of California, District 2, [\$0]

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

1. Adopt Resolution No. 2016-002, Declaration of Surplus Real Property and Notice of Intention to Set Public Hearing to Sell Real Property located in the community of Highgrove in the County of Riverside, State of California, Assessor's Parcel Number 255-031-015;
2. Invite bids from prospective buyers to acquire the subject property and set a Public Hearing date of April 26, 2016, for review and consideration of written and oral bids; and
3. Authorize and direct the Clerk of the Board to give notice pursuant to Sections 25528 and 6063 of the Government Code.

**BACKGROUND:**

Summary  
 (Commences on Page 2)

*Robert Field*

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: 2015/16

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

APPROVE

BY: *Rohini Dasika*  
 Rohini Dasika

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

By: *Juan C. Perez*  
 Juan C. Perez, Director  
 Transportation and Land Management Agency

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

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

Economic Development Agency

**FORM 11:** Resolution No. 2016-002, Declaration of Surplus Real Property and Notice of Intention to Set Public Hearing for the Sale of Real Property Located in the Community of Highgrove, County of Riverside, State of California, District 2, [\$0]

**DATE:** March 17, 2016

**PAGE:** 2 of 2

**BACKGROUND:**

**Summary**

On November 30, 2010 the Board of Supervisors approved Minute Order number 3.37, and the purchase of a single family dwelling located at 15 Michigan Avenue, Riverside for the Main Street and Michigan Avenue Signalization and Road Widening project. It was necessary to purchase the entire property because the placement of the dwelling would have been too close to the roadway after completion of the project. The dwelling was subsequently demolished.

The subject property owned by the County of Riverside (County) is identified as Assessor's Parcel Number 215-031-015, at the intersection of Main Street and Michigan Avenue, consisting of .178 acres with approximately 7,756 square feet in the community of Highgrove in the unincorporated area of the County of Riverside, State of California (Property).

After reservation of the necessary road right-of-way, the parcel has been determined to be no longer needed for County use or purposes, and it is recommended that the Property be sold in accordance with Government Code Sections 25520 et seq. as required by law. The terms and conditions of the sale are contained within Resolution No. 2016-002 and the bid forms. In order to initiate this process, staff recommends adoption of Resolution No. 2016-002 to provide the statutory notice of the Board of Supervisor's intention to sell the Property. Also, this action will facilitate the sale to invite bids from prospective buyers for and to set a date for the public bidding process to occur. An independent appraisal was conducted by the Real Estate Division found the fair market value to be \$80,000 for this property. The County minimum bid amount requested will be \$80,000.

In accordance with Government Code 54222, other public agencies and all County departments were notified regarding the offer to sell to public agencies first. No agencies or departments indicated interest during the requisite sixty day period.

Resolution No. 2016-002 and the Bid Form Documents have been approved as to form by County Counsel.

**Impact on Citizens and Businesses**

Based upon the appraised value, this sale is expected to generate approximately \$80,000, less County staff costs and expenses. The sale proceeds will enable the County to better provide needed services to the community.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

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

Attachments:

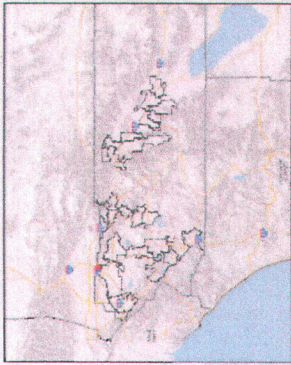
Attachment 1 – Aerial Image

Resolution No. 2016-002 with Exhibits A and B



# MAIN STREET AND MICHIGAN AVENUE SURPLUS

15 Michigan Avenue, Riverside, Ca



- Legend**
- RCLIS Parcels
  - roads
  - highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
  - counties
  - cities
  - hydrographylines
  - waterbodies
  - Lakes
  - Rivers

**Notes**  
 District 2  
 The single family home shown on this exhibit has been demolished.

**IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

0 196 393 Feet

REPORT PRINTED ON... 7/6/2015 8:52:49 AM





Google earth

feet  
meters



2 **RESOLUTION NO. 2016-002**

3 **DECLARATION OF SURPLUS REAL PROPERTY AND**

4 **NOTICE OF INTENTION TO SELL REAL PROPERTY LOCATED IN THE COMMUNITY OF**

5 **HIGHGROVE, COUNTY OF RIVERSIDE,**

6 **STATE OF CALIFORNIA, ASSESSOR'S PARCEL NUMBER: 255-031-015,**

7 **PARCEL NUMBER: 0953-001**

8  
9 **WHEREAS**, pursuant to California Government Code Sections 25526, a county shall,  
10 prior to ordering the sale of any real property interest it owns, by a two-thirds vote of the Board  
11 of Supervisors of the County of Riverside, State of California, in regular session, adopt a  
12 resolution declaring its intention to sell the real property determined to be surplus and no longer  
13 needed for a county's use and purposes provided not less than three weeks thereafter; and,

14 **WHEREAS**, the County of Riverside ("County") owns certain real property consisting of  
15 approximately .178 acres of vacant land identified with Assessor's Parcel Number 255-031-  
16 015, located in the community of Highgrove, in the unincorporated area of the County of  
17 Riverside, State of California, (the "Property") more particularly legally described in Exhibit "A"  
18 and depicted on Exhibit "B", also referenced as Parcel Number: 0953-001 attached hereto and  
19 by this reference incorporated herein; and,

20 **WHEREAS**, the Property has been assessed and determined to be no longer needed  
21 for County use or purposes and it is recommended that the Property be sold in accordance  
22 with Government Code Sections 25520 et seq. as required by law; and

23 **WHEREAS**, the County has sent out notices of its desire to sell and offer to other public  
24 agencies pursuant to Government Code Section 54222; whereby no public agencies indicated  
25 sincere interest during the requisite sixty (60) day period; and,

26 **WHEREAS**, the County now desires to declare the Property as surplus and to initiate  
27 the sale of the Property, now, therefore,

28 **BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of Supervisors of

FORM APPROVED COUNTY COUNSEL  
BY: R. TODD FRAHM  
DATE: 3/9/16

1 the County of Riverside ("Board"), in regular session assembled in the meeting room of the  
2 Board, located at 4080 Lemon Street, Riverside, California, on March 29, 2016, at 9:00 am or  
3 soon thereafter, by a vote of not less than two-thirds of all members concurring, that the  
4 Property is no longer needed for County use or purposes and is hereby declared as surplus  
5 real property.

6 **BE IT FURTHER RESOLVED, DETERMINED, AND ORDERED and NOTICE IS**  
7 **HEREBY GIVEN** that this Board declares its intention to sell the Property pursuant to the  
8 provisions of the Government Code Sections 25520, et. seq., upon the following terms and  
9 conditions:

10 1. The nature of the fee simple interest in real property to be sold is approximately  
11 .178 acres of vacant land, identified as Parcel 0953-001 as described on Exhibit "A", and  
12 depicted on Exhibit "B", being that certain Assessor's Parcel Number 255-031-015, located at  
13 the intersection of Main Street and Michigan Avenue, in the community of Highgrove, County of  
14 Riverside, State of California.

15 2. The sale will be held on April 26, 2016, in the meeting room of the Board of  
16 Supervisors, County Administrative Center, 4080 Lemon Street, Riverside, California 92502-  
17 1359, at 9:30 a.m., or as soon thereafter as the agenda of the Board permits, ("Sale Date")  
18 where sealed bids and oral bids shall be received and considered.

19 3. Sealed written bids will be received by the Clerk of the Board at any time up to  
20 9:30 a.m. on said Sale Date at the Clerk of the Board's office on the 1st floor of the County  
21 Administrative Center. Bids shall be submitted on the County's bid form and bids shall be  
22 plainly marked on the outside "Proposal to Purchase Real Property in Highgrove, 9:30 a.m.,  
23 April 26, 2016. The County's bid form may be obtained from the Economic Development  
24 Agency Real Estate Division, located at 3403 10<sup>th</sup> Street, 4<sup>th</sup> Floor, Riverside, California 92501,  
25 along with the instructions to bidders. The bid form contains the terms and conditions for the  
26 sale of the Property. Prospective bidders may inspect the bid form at no charge.

27 4. All sealed bids shall be for not less than \$80,000 and shall be accompanied or  
28 preceded by a deposit of not less than three percent (3%) of the bid amount ("Deposit"), in

1 cash, cashier's check, or certified check as security that the successful bidder will complete the  
2 terms and conditions of the sale. Bids shall be made only upon serialized bid forms to be  
3 obtained solely from the Deputy Director of the Real Estate Division of the Economic  
4 Development Agency.

5           5.       Balance of the bid amount hereby offered, in excess of the Deposit, shall be  
6 paid in cash within sixty (60) days of the bid acceptance.

7           6.       After the sealed bids have been opened and read, a call for oral bids will be  
8 made until the highest bid has been made and the bidding is closed. Oral bids must be  
9 accompanied by a deposit as required for written bid proposal, unless deposit was previously  
10 made. The first oral bid shall exceed the highest written proposal by not less than five percent  
11 (5%) and any additional oral bids thereafter shall be in incremental amounts not less than five  
12 percent (5%). Unless a deposit has been previously made with a sealed written bid, oral  
13 bidders must, prior to the time of the bidders first oral bid, submit a Deposit in the amount  
14 required by Paragraph 4 of this Resolution in order to be considered.

15           7.       If the Board accepts an oral bid, the successful bidder shall submit their highest  
16 accepted oral bid in writing on the County's bid form and submit said form, along with any  
17 appropriate additional funds so that the Deposit will be equal to three percent (3%) of the  
18 accepted bid, to the Deputy Director of the Real Estate Division of the Economic Development  
19 Agency no later than 4:00 p.m. on the date of the accepted oral bid to remain the successful  
20 bidder for purchase of the Property.

21           8.       Final acceptance of the successful bid by the Board may be made on the Sale  
22 Date 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. If the successful bidder fails to purchase the Property, the  
25 County reserves the right to take such measures as it deems appropriate to sell the Property.  
26 The County may, but shall have no obligation to, accept the next highest bid, or successive  
27 highest bid. In the event that the County desires to accept the next highest bid or successive  
28

1 highest bid upon the first successful bidder failing to purchase the Property, the authorization of  
2 the sale shall be submitted to the Board for approval on a future date.

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 **IT IS FURTHER RESOLVED, DETERMINED AND ORDERED** that the Clerk of the  
6 Board is directed to cause the notice of this intention to sell the Property and the time and  
7 place of holding the public bidding sale to be given, pursuant to Government Code Section  
8 25528, by posting copies of this Resolution signed by the Chairman of the Board of  
9 Supervisors in three (3) public places in the County of Riverside, not less than fifteen days  
10 before the Sale Date, and by publishing the notice pursuant to Government Code Section 6063  
11 at least three (3) weeks before the Sale Date.



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**MAIN STREET AND**  
**MICHIGAN AVENUE**  
**PARCEL 0953-001**

THAT PORTION OF LOT 5 OF MAP OF MRS. M. M. KENDALLS SUB-DIVISION, ON FILE IN BOOK 8, PAGE 40 OF MAPS RECORDS OF THE RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, SHOWN ON GRANT DEED TO THE COUNTY OF RIVERSIDE, RECORDED DECEMBER 30, 2010 AS DOCUMENT NUMBER 2010-0626575 OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE NORTHWEST ONE-QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHEAST CORNER OF SAID PARCEL OF LAND DESCRIBED BY DOCUMENT NUMBER 2010-0626575, ALSO BEING THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF MAIN STREET (30.00 FOOT SOUTHERLY HALF-WIDTH) AS ADOPTED BY BOARD RESOLUTION DATED MAY 3, 1948 PURSUANT TO SUPERVISORS MINUTES BOOK 40, PAGE 239, AND THE WESTERLY RIGHT-OF-WAY LINE OF MICHIGAN AVENUE FORMERLY AN UNNAMED STREET (15.00 FOOT WESTERLY HALF-WIDTH) AS ADOPTED BY BOARD RESOLUTION RECORDED SEPTEMBER 11, 1952 IN BOOK 1399, PAGES 214 AND 215, SAID OFFICIAL RECORDS OF RIVERSIDE COUNTY;

THENCE S 00°33'07" W ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 80.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL;

THENCE N 89°07'08" W ALONG THE SOUTHERLY LINE OF SAID PARCEL, A DISTANCE OF 150.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL;

THENCE N 00°33'07" E ALONG THE WESTERLY LINE OF SAID PARCEL, A DISTANCE OF 80.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID MAIN STREET, ALSO BEING THE NORTHWEST CORNER OF SAID PARCEL;

THENCE S 89°07'08" E ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 150.00 FEET TO THE **POINT OF BEGINNING**;

**EXCEPTING THEREFROM** FOR PUBLIC ROAD AND UTILITY PURPOSES THE FOLLOWING DESCRIBED PARCEL:

**BEGINNING** AT THE AFOREMENTIONED NORTHEAST CORNER OF SAID PARCEL OF LAND;

THENCE S 00°33'07" W ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 80.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL;

THENCE N 89°07'08" W ALONG THE SOUTHERLY LINE OF SAID PARCEL, A DISTANCE OF 29.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 29.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID WESTERLY RIGHT-OF-WAY LINE OF MICHIGAN AVENUE;

THENCE N 00°33'07" E ALONG SAID PARALLEL LINE, A DISTANCE OF 43.00 FEET;

THENCE N 40°18'55" W A DISTANCE OF 30.57 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 14.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID SOUTHERLY RIGHT-OF-WAY LINE OF MAIN STREET;

EXHIBIT "A"  
LEGAL DESCRIPTION  
MAIN STREET AND  
MICHIGAN AVENUE  
PARCEL 0953-001

THENCE N 89°07'08" W ALONG SAID PARALLEL LINE, A DISTANCE OF 101.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL OF LAND;

THENCE N 00°33'07" E ALONG SAID WESTERLY LINE, A DISTANCE OF 14.00 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF MAIN STREET;

THENCE S 89°07'08" E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF MAIN STREET, A DISTANCE OF 150.00 FEET TO THE **POINT OF BEGINNING**

PARCEL 0953-001 NET AREA CONTAINING: 7756 SQUARE FEET, OR 0.178 ACRES, MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE GROUND BASED UPON RECORD MAPS AS NOTED.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: Edward D. Hunt

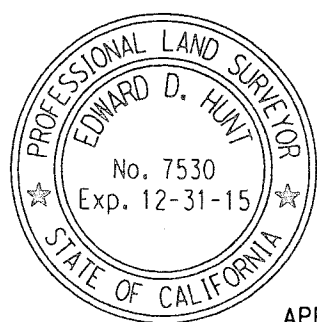
DATE: 4-7-2015



**EXHIBIT "B"**  
**PARCEL 0953-001**

T.2S., R.4W., S.B.M. SECTION 5  
 SURVEYOR'S NOTES:  
 INDICATES RECORD DATA PER  
 DOC# 2014-0440071 REC 11/18/2014  
 R/W PER BK. 1399, PG. 214 O.R.  
 RECORDED 9/11/1952  
 C/L AS ADOPTED BY BOARD RESOLUTION DATED  
 DATED MAY 3, 1948 PURSUANT TO SUPERVISORS  
 MINUTES BOOK 40, PAGE 239

- LINE DATA:  
 ① S 00°33'07" W 29.91'  
 ② N 89°26'53" W 15.00'  
 ③ N 89°07'08" W 29.00'  
 ④ N 00°33'07" E 43.00'  
 ⑤ N 40°18'55" W 30.57'  
 ⑥ N 00°33'07" E 14.00'



COUNTY OF SAN BERNARDINO MAIN STREET (C/L N 89°07'08" W)  
 COUNTY OF RIVERSIDE P.O.B.

SECTION LINE  
 30' R/W AS ADOPTED BY BOARD RESOLUTION  
 DATED MAY 3, 1948 PURSUANT TO  
 SUPERVISORS MINUTES BOOK 40, PAGE 239

63.83'

(3.19')

N 1/4 COR SEC 8

MICHIGAN AVENUE (NORTH)

66.91'

EXISTING R/W

15'

S 00°33'07" W 80.00'

EXISTING R/W

44'

44'

EXISTING R/W

S 89°07'08" E 150.00'

EXISTING R/W

N 89°07'08" W 101.00'

DOC. NO. 2010 - 0626575  
 REC. 12/30/2010  
 APN 255-031-015

PARCEL 0953-001  
 7756 SQ.FT.  
 0.178 AC.

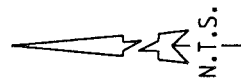
N 89°07'08" W 121.00'

N 89°07'08" W 150.00'

N 00°33'07" E 66.00'

N 00°33'07" E 80.00'

MICHIGAN AVENUE (SOUTH)  
 (C/L N 00°33'07" E)  
 44'



SECTION 8

MRS. M.M. KENDALL'S  
 SUBDIVISION

MB 8 / 40  
 S.B. CO.  
 LOT 5

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.  
 PROJECT: MAIN ST. & MICHIGAN AVE.  
 THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

PAR. NO.: 0953-001  
 PREPARED BY: JAL  
 SCALE: N.T.S.  
 DATE: MARCH, 2015  
 W.O. NO.: B9-0953

APPROVED BY: *Edward D. Hunt* DATE: 4-7-2015

SHEET 1 OF 1