

FORM APPROVED COUNTY COUNSEL

FISCAL PROCEDURES APPROVED

PAUL ANGULO, CPA, AUDITOR-CONTROLLER

BY: December 12/18/13

Departmental Concurrence

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


FROM: Economic Development Agency / Facilities Management

SUBMITTAL DATE:

December 23, 2013

SUBJECT: Resolution No. 2014-007, Notice of Intention to Sell Real Property Located in the Idyllwild Area, District 3, [\$25,384] 100% Sale Proceeds

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2014-007, Notice of Intention to Sell Real Property located in the Idyllwild Area, identified by Assessor's Parcel Number 563-312-022 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 February 11, 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)

Lisa Brandl for

Robert Field

Assistant County Executive Officer/EDA

By: Lisa Brandl, Managing Director

FINANCIAL DATA	Current Fiscal Year	Next Fiscal Year	Total Cost	Ongoing Cost	POLICY/CONSENT (per Exec. Office)
COST	\$ 25,384	\$ 0	\$ 25,384	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

SOURCE OF FUNDS: Sale Proceeds

Budget Adjustment: No

For Fiscal Year: 2013/14

C.E.O. RECOMMENDATION:
APPROVE

BY:

Rohini Dasika
Rohini Dasika

County Executive Office Signature
MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended, and is set for public hearing on Tuesday, February 11, 2014, at 9:30 a.m..

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley

Nays: None

Absent: None

Date: January 7, 2014

xc: EDA, COB

Kecia Harper-Ihem

Clerk of the Board

 By: *Kecia Harper-Ihem*

Deputy

Prev. Agn. Ref.:
District 3/3

Agenda Number:
3-18
☐ Positions Added

☐ A-30

☐ Change Order

☐ 4/5 Vote

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

Economic Development Agency

FORM 11: Resolution No. 2014-007, Notice of Intention to Sell Real Property Located in the Idyllwild Area,
District 3, [\$25,384] 100% Sale Proceeds

DATE: December 23, 2013

PAGE: Page 2 of 2

BACKGROUND:

Summary (continued)

This property is the former Idyllwild Library consisting of a one story, 2,468 square feet building on land containing approximately 8,389 square feet. The minimum acceptable bid will be \$243,000. 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

There will be no foreseeable impact on citizens and local businesses.

SUPPLEMENTAL:

Additional Fiscal Information

The Acquisition Costs accrued in the sale of said property will be taken out of the proceeds. The net proceeds will then be deposited into the County's General Fund Account.

Estimated Sales Price	\$243,000
Estimated Escrow and Closing Charges	875
Title Policy (including Preliminary Title Report)	909
Appraisal	2,900
Advertising Costs	1,500
Acquisition Administration	19,200
Total Estimated Transaction Costs:	25,384
Net Proceeds	\$217,616

Attachment:

Resolution 2014-007

1 Board of Supervisors

County of Riverside

2 RESOLUTION NO. 2014-007

3 NOTICE OF INTENTION TO SELL REAL PROPERTY

4 LOCATED IN THE IDYLLWILD AREA

5 ASSESSOR'S PARCEL NUMBER 563-312-022

6
7 **BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of Supervisors of
8 the County of Riverside, State of California, in regular session assembled on January 7, 2014,
9 not less than four-fifths of all members concurring, that the real property in the County of
10 Riverside, State of California, described in Exhibit "A" attached hereto, is no longer necessary
11 to be retained by County for public purposes and NOTICE IS HEREBY GIVEN that it is the
12 intention of the Board to sell said real property pursuant to the provisions of Section 25520, et.
13 seq., of the Government Code, upon the following terms and conditions:

14 1. The nature of the real property to be sold is a former library containing
15 approximately 2,468 square feet and land containing approximately 8,589 square feet, also
16 known as APN 563-312-022, and is located in the Idyllwild area, County of Riverside, State of
17 California.

18 2. The sale will be held on Tuesday, February 11, 2014, in the meeting room of the
19 Board of Supervisors, County Administrative Center, 4080 Lemon Street, Riverside, California
20 92502-1359, at 9:30 a.m., or as soon thereafter as the agenda of the Board permits.

21 3. Sealed bids will be received by the Clerk of the Board at any time up to 9:30
22 a.m. on said sale date at his office on the 1st floor of the County Administrative Center. Bids
23 shall be submitted on the County's bid form and bids shall be plainly marked on the outside
24 "Proposal to Purchase Real Property in the Idyllwild area, 9:30 a.m., February 11, 2014." The
25 County's bid form may be obtained from the Economic Development Agency Real Estate
26 Division, located at 3403 10th Street, 4th Floor, Riverside, California 92501, along with the
27 instructions to bidders. The bid form contains the terms and conditions for the sale of the
28 property. Prospective bidders may inspect the bid form at no charge.

FORM APPROVED COUNTY COUNSEL
BY: PATRICIA A. BUNGE
DATE: 1/30/14

1 4. All sealed bids shall be for not less than \$243,000.00 and shall be accompanied
2 or preceded by a deposit of not less than three percent (3%) of the bid amount, in cash,
3 cashier's check, or certified check as security that the successful bidder will complete the terms
4 and conditions of the sale. Bids shall be made only upon serialized bid forms to be obtained
5 solely from the Deputy Director of the Real Estate Division of the Economic Development
6 Agency.

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

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

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

21 8. Final acceptance of the successful bid by the Board may be made on said date
22 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.

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

27 11. The assistance of licensed real estate brokers in procuring and submitting bids
28 on behalf of prospective buyers is hereby invited. In the event any such licensed real estate

1 broker is found to be the procuring cause of the successful bid, and the successful bidder or
2 nominee meets all of the terms of the sale and consummates the purchase, then in that event,
3 the procuring broker shall be entitled to receive a commission amounting to five percent (5%)
4 of the successful bid amount. It shall be expressly understood that in order for any such broker
5 to qualify for entitlement to a commission as provided herein, such broker must possess a valid
6 California Real Estate Broker's License, and such broker's participation must be validated, in
7 writing, by the bidder in the space provided in the serialized bid forms. In addition, a "Broker's
8 Certification" form, obtainable from the Deputy Director of the Real Estate Division of the
9 Economic Development Agency, must be completed and attached to the bid form at the time of
10 submittal. Other terms and conditions for payment of Real Estate Broker's commission are set
11 forth in Paragraph "E" of the "Proposal to Purchase Real Property Located in the Idyllwild Area,
12 October 22, 2013, 9:30 a.m."

13 **IT IS FURTHER RESOLVED** that notice of this sale shall be given pursuant to Section
14 25528 of the Government Code by posting copies of this resolution signed by the Chairman of
15 the Board of Supervisors in three (3) public places in the County of Riverside, at least three (3)
16 weeks before final bid date and by publishing notice pursuant to Section 6063 of the
17 Government Code.

18 ROLL CALL:

19 Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
20 Nays: None
21 Absent: None

22 The foregoing is certified to be a true copy of a resolution duly
23 adopted by said Board of Supervisors on the date therein set forth.

24 KECIA HARPER-IHEM, Clerk of said Board

25 By 
26 Deputy

27 BLP:ra/112113/209FM/16.157 S:\Real Property\TYPING\Docs-16.000 to 16.499\16.157.doc
28

EXHIBIT "A"

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

Those portion of Section 7, Township 5 South, Range 3 East, San Bernardino Base and Meridian, and of Lot 7, Idyllwild Mountain Park Tract Sub. No. 3, as shown by map on file in Book 8, Page 36 of Maps, Riverside County Records, as more particularly described as follows:

Beginning at a point on the Southerly line of said Lot 7 distant South $87^{\circ}31'$ West 113.45 feet from the most Easterly corner of said Lot, said point being the point of intersection of said Southerly line with the Southeasterly line of Pine Crest Road, as shown on Record of Survey on file in Book 39, Page 3 of Record of Survey, Riverside County Records; thence South $43^{\circ}34'$ West on the Southeasterly line of Pine Crest Road, 35 feet; thence South $54^{\circ}30'30''$ East to the Southerly line of that certain Parcel conveyed to Maryon E. Toole, as a single woman, by Deed recorded February 9, 1966 as Instrument No. 14644; thence North $46^{\circ}01'$ East, on said Southeasterly line, to a point distant South $46^{\circ}01'$ West, 5.49 feet from the most Easterly corner of said Lot 7; thence North $37^{\circ}10'$ West 79.54 feet to a point on the Southeasterly line of Pine Crest Road distant North $43^{\circ}34'$ East 89 feet from the point of beginning; thence South $43^{\circ}34'$ West, on the Southeasterly line of Pine Crest Road, 89 feet to the point of beginning.

Assessor's Parcel Number: 563-312-022-8