

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

549



FORM APPROVED COUNTY COUNSEL
4/29/14
DATE

FROM: Economic Development Agency/Facilities Management

SUBMITTAL DATE:
May 8, 2014

SUBJECT: Public Hearing for the Bid Opening and Oral Bidding for Real Property Located in La Quinta, District 4/District 4, [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Hold a public hearing on May 20, 2014 to open bids and call for oral bidding for real property located in La Quinta, Assessor's Parcel Number 770-184-007, also known as the Crown Castle lease; and
2. At the close of the public hearing accept one bid or reject all bids, or continue the matter for further consideration.

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	
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>

SOURCE OF FUNDS: N/A

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

On motion of Supervisor Benoit, seconded by Supervisor Tavaglione and duly carried, IT WAS ORDERED that the above matter is approved to accept the bid of \$500,000 from Crown Castle USA, Inc.

Ayes: Jeffries, Tavaglione, Stone and Benoit
Nays: None
Absent: Ashley
Date: May 20, 2014
xc: EDA

Kecia Harper-Ihem
Clerk of the Board

By:
Deputy

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

Prev. Agn. Ref.: 3-10 of 4/8/14

District: 4/4

Agenda Number:

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

Economic Development Agency/Facilities Management

FORM 11: Public Hearing for the Bid Opening and Oral Bidding for Real Property Located in La Quinta,

District 4/District 4, [\$0]

DATE: May 8, 2014

Page 2 of 2

BACKGROUND:

Summary

On April 8, 2014, the Board of Supervisors adopted Resolution No. 2014-021, declaring the real property identified as APN 770-184-007 (the Property) to be of no necessity to the County and inviting bids to acquire the Property.

This property consists of 575 square feet of land and an access easement that is leased to Crown Castle, a communication tower operator, who then sub-licenses space on their tower facility to various wireless service providers. When the County transferred the La Quinta Fire Station to the City of La Quinta, the County reserved its rights to this cell tower property by retaining the subject property.

The property was recently appraised at a value of \$170,000 based on the current income stream and lease expiration date of October 2019. Assuming an extension of the current lease for an additional 20 years yielded an income approach appraisal value of \$490,000.

The current ground rent revenue for this facility is approximately \$36,000 per annum.

Impact on Residents and Businesses

The sale proceeds and revenue will enable the County to direct these funds to provide better and necessary services to the residents and businesses of the County.

SUPPLEMENTAL:

Additional Fiscal Information

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

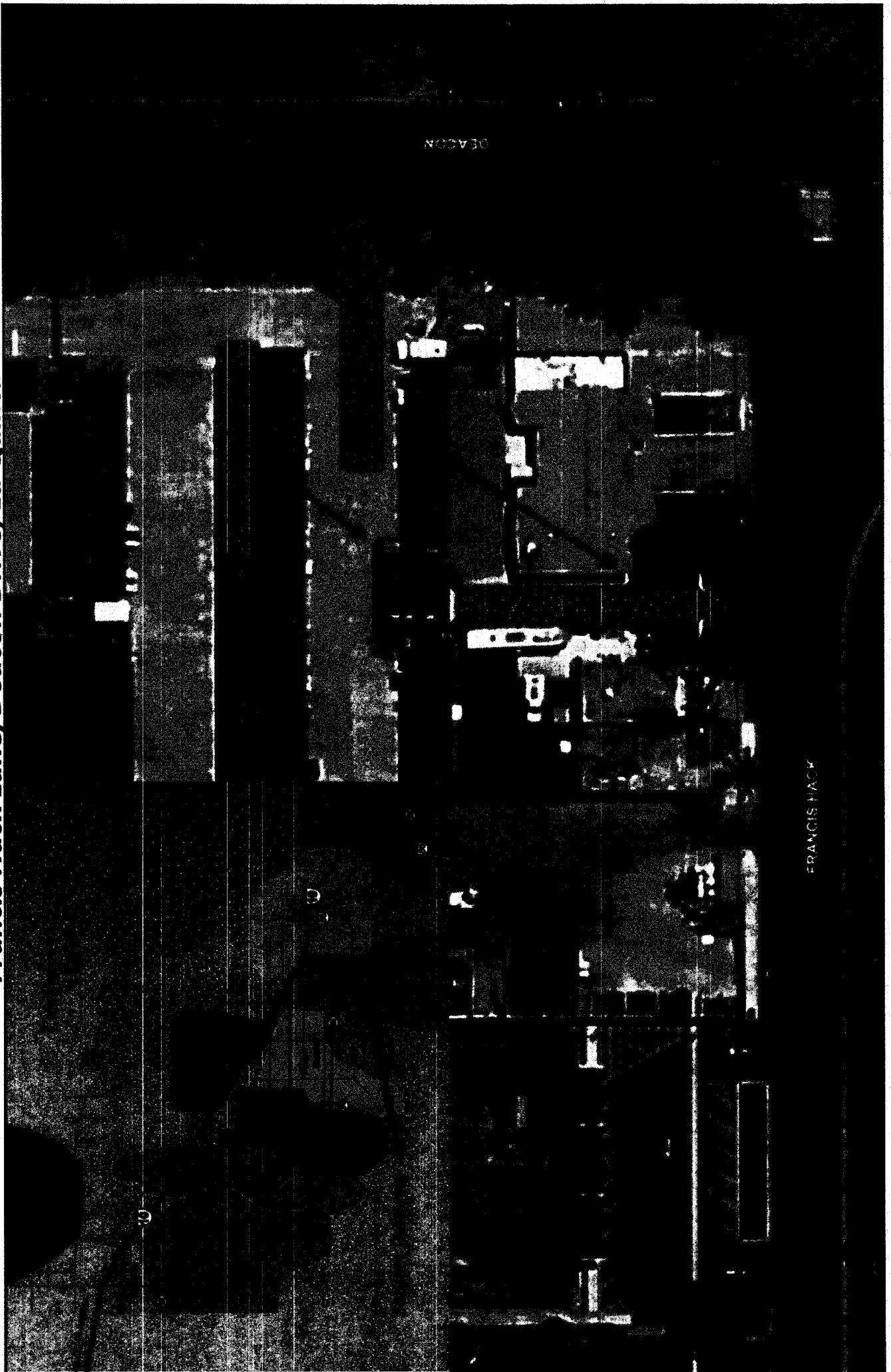
Contract History and Price Reasonableness

Not applicable.

Attachment:

Aerial map

Exhibit- Map
Francis Hack Lane/Deacon Drive, La Quinta



FRANCIS HACK

DEACON

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

901



FROM: Economic Development Agency/Facilities Management

SUBMITTAL DATE:
March 27, 2014

SUBJECT: Resolution No. 2014-021, Notice of Intention to Sell Real Property Located in La Quinta, District 4, [\$18,000] 100% Sale Proceeds

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2014-021, Notice of Intention to Sell Real Property located in La Quinta, identified by Assessor's Parcel Number 770-184-007, 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 May 20, 2014 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:
(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	\$ 18,000	\$ 0	\$ 18,000	\$ 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

On motion of Supervisor Stone, seconded by Supervisor Benoit and duly carried, IT WAS ORDERED that the above matter is approved as recommended, and is set for public hearing on Tuesday, May 20, 2014, at 9:30 a.m.

Ayes: Jeffries, Stone, Benoit and Ashley
Nays: None
Absent: Tavaglione
Date: April 8, 2014
xc: EDA, COB

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

Prev. Agn. Ref.:

District: 4/4

Agenda Number:

3-10

APPROVED COUNTY COUNSEL
 2/26/14
 PATRICIA MURPHY
 FISCAL PROCEDURES APPROVED
 PAUL ANGIOLO, CPA, AUDITOR-CONTROLLER
 BY:
 Esteban Hernandez
 Departmental Concurrence
 3/24/14

A-30
 Positions Added
 Change Order
 4/5 Vote

BACKGROUND:

Summary (continued)

This property represents a small portion of the former La Quinta fire station, having been retained by the County of Riverside along with an appurtenant access easement when the fire station property was transferred to the City of La Quinta in 2009. The approximately 575 square foot ground area and the access easement are leased by the County to Crown Castle, a communication tower operator, who then sub-licenses space on their tower facility to various wireless service providers. The land value is nominal, the primary contribution to value stems from the County's leasehold interest as landlord under the lease to Crown Castle. The lease currently provides monthly revenue of \$2,962.19 to the County that is channeled into the public safety fund managed by RCIT for benefit of the PSEC communication network, minus an administrative charge of 3.89% retained by the Real Estate Division of EDA. The lease term expires in 2019. The leasehold interest and the access easement would be assigned to the buyer.

In accordance with Government Code 54222, other public agencies and all County departments were notified regarding the intent to sell. No parties indicated 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

The Real Estate Division of the Economic Development Agency will be reimbursed for any and all costs associated with the sale of this property, as itemized below, through the gross proceeds of this sale. No net county costs will be incurred and no budget adjustment is necessary.

Estimated Escrow and Title Charges	1,500
Appraisal	0
Advertising Costs	1,500
Acquisition Administration	15,000
Total Estimated Disposition Costs:	18,000

2 **Resolution No. 2014-021**

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

4 **Located in La Quinta**


5 **Assessor's Parcel Number 770-184-007**

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 April 8, 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 approximately 575 square feet of
15 land and a leasehold interest, also known as APN 770-184-007, and is located near the
16 northwest corner of Frances Hack Lane and Deacon Street in La Quinta, County of Riverside,
17 and State of California.

18 2. The sale will be held on Tuesday, May 20, 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 La Quinta, 9:30 a.m., May 20, 2014. The County's bid
25 form may be obtained from the Economic Development Agency Real Estate Division, located
26 at 3403 10th Street, 4th Floor, Riverside, California 92501, along with the instructions to bidders.
27 The bid form contains the terms and conditions for the sale of the property. Prospective
28 bidders may inspect the bid form at no charge.

FORM APPROVED COUNTY COUNSEL
BY:  9/26/14
PATRICIA MUNROE
CLERK

1 4. All sealed bids shall be for not less than \$490,000.00 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 ///

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 La Quinta, May
14 20, 2014, 9:30 a.m."

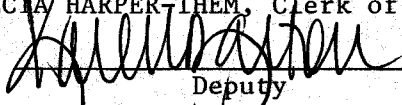
15 **IT IS FURTHER RESOLVED** that notice of this sale shall be given pursuant to Section
16 25528 of the Government Code by posting copies of this resolution signed by the Chairman of
17 the Board of Supervisors in three (3) public places in the County of Riverside, at least three (3)
18 weeks before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

20 ROLL CALL:

21 Ayes: Jeffries, Stone, Benoit and Ashley
22 Nays: None
23 Absent: Tavaglione

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

26 KECIA HARPER-IHEM, Clerk of said Board

27 By  Deputy

28 JF:ra/031914/225FM/16.617 S:\Real Property\TYPING\Docs-16.500 to 16.999\16.617.doc

EXHIBIT "A"

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

Parcel 1:

All that portion of the Southwest One Quarter of the Southwest One Quarter of said Section 6,
Township 6 South, Range 7 East, San Bernardino Base and Meridian, in the County of Riverside, State of California, described as follows:

Commencing at a point on the South line of Section 6, said point being 149.00 feet Westerly from the Southeast corner of the West 25 acres of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 6;

Thence Northerly and parallel with the East line of said West 25 acres, 156.50 feet to the true point of beginning;

Thence continue along said parallel line 23.50 feet to point "A";
Thence Easterly and parallel with said South line 25.00 feet;
Thence Southerly and parallel with said East line 23.50 feet;
Thence Westerly and parallel with said South line 25.00 feet to the point of beginning.

Parcel 2:

A non-exclusive access easement over a 20.00 foot strip of land in the Southwest One Quarter of the Southwest One Quarter of Section 6, Township 6 South, Range 7 East, San Bernardino Base and Meridian, in the county of Riverside, State of California, the centerline of said strip described as follows:

Commencing at a point on the South line of Section 6, said point being 140.00 feet Westerly from the Southeast corner of the West 25 acres of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 6;

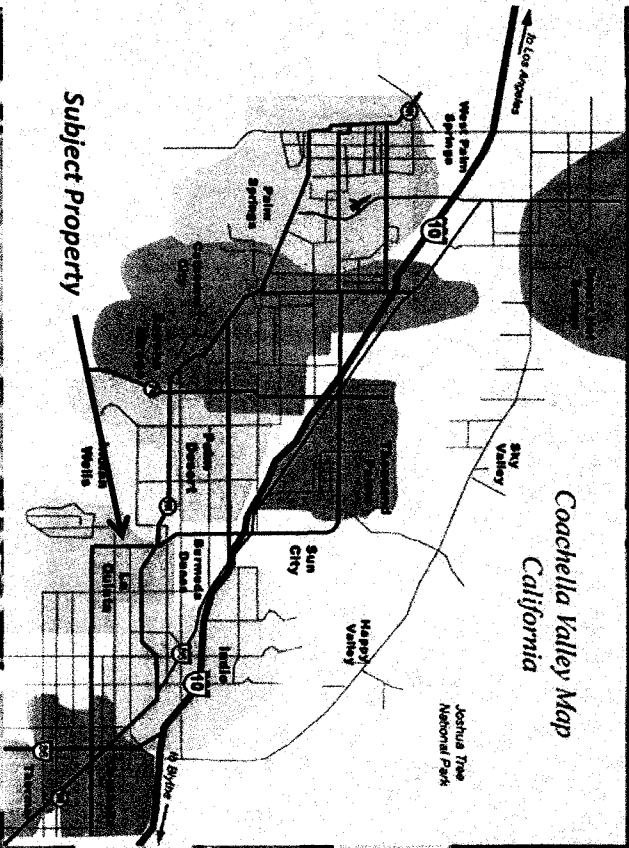
Thence Northerly and parallel with the East line of said West 25 acres 30.00 feet to the point of beginning.

Thence continuing along said parallel line 126.50 feet to the terminus of this description.

Assessor's Parcel No: 770-184-007-4

Exhibit- Map

Francis Hack Lane/Deacon Drive, La Quinta





OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

April 24, 2014

THE DESERT SUN
ATTN: LEGALS
P.O. BOX 2734
PALM SPRINGS, CA 92263

FAX (760) 778-4578
E-MAIL: legals@thedesertsun.com

RE: NOTICE OF PUBLIC HEARING: RESOLUTION NO. 2014-021

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **THREE (3) TIMES** on **3 consecutive Sundays:**
April 27, 2014
May 4, 2014
May 11, 2014

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, WITH TWO CLIPPINGS OF THE PUBLICATION.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: Moeller, Charlene <CMOELLER@palmspri.gannett.com>
Sent: Thursday, April 24, 2014 8:52 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: RES. 2014-021

Ad received and will publish on date(s) requested.

Charlene Moeller | Media Sales Legal Notice Coordinator

The Desert Sun Media Group
750 N. Gene Autry Trail, Palm Springs, CA 92262
t 760.778.4578 | f 760.778.4731
legals@thedesertsun.com / dpwlegals@thedesertsun.com

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From: Gil, Cecilia [<mailto:CCGIL@rcbos.org>]
Sent: Thursday, April 24, 2014 8:47 AM
To: tds-legals
Subject: FOR PUBLICATION: RES. 2014-021

Good morning! Notice of Public Hearing attached for publication on 3 Sundays: April 27, May 4, and May 11, 2014. Please confirm. THANK YOU!

Cecilia Gil
Board Assistant
Clerk of the Board
951-955-8464
MS# 1010

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE

**Resolution No. 2014-021
Notice of Intention to Sell Real Property
Located in La Quinta
Assessor's Parcel Number 770-184-007**

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

1. The nature of the real property to be sold is approximately 575 square feet of land and a leasehold interest, also known as APN 770-184-007, and is located near the northwest corner of Frances Hack Lane and Deacon Street in La Quinta, County of Riverside, and State of California.

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

3. Sealed bids will be received by the Clerk of the Board at any time up to 9:30 a.m. on said sale date at his office on the 1st floor of the County Administrative Center. Bids shall be submitted on the County's bid form and bids shall be plainly marked on the outside "Proposal to Purchase Real Property in La Quinta, 9:30 a.m., May 20, 2013. 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 bidders. The bid form contains the terms and conditions for the sale of the property. Prospective bidders may inspect the bid form at no charge.

4. All sealed bids shall be for not less than \$490,000.00 and shall be accompanied or preceded by a deposit of not less than three percent (3%) of the bid amount, in cash, cashier's check, or certified check as security that the successful bidder will complete the terms and conditions of the sale. Bids shall be made only upon serialized bid forms to be obtained solely from the Deputy Director of the Real Estate Division of the Economic Development Agency.

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

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

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

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

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

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

11. The assistance of licensed real estate brokers in procuring and submitting bids on behalf of prospective buyers is hereby invited. In the event any such licensed real estate broker is found to be the procuring cause of the successful bid, and the successful bidder or nominee meets all of the terms of the sale and consummates the purchase; then in that event, the procuring broker shall be entitled to receive a commission amounting to five percent (5%) of the successful bid amount. It shall be expressly understood that in order for any such broker to qualify for entitlement to a commission as provided herein, such broker must possess a valid California Real Estate Broker's License, and such broker's participation must be validated, in writing, by the bidder in the space provided in the serialized bid forms. In addition, a "Broker's Certification" form, obtainable from the Deputy Director of the Real Estate Division of the Economic Development Agency, must be completed and attached to the bid form at the time of submittal. Other terms and conditions for payment of Real Estate Broker's commission are set forth in Paragraph "E" of the "Proposal to Purchase Real Property Located in La Quinta, May 20, 2014, 9:30 a.m."

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



ROLL CALL:

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

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on April 8, 2014.

KECIA HARPER-IHEM, Clerk of said Board
By: Cecilia Gil, Board Assistant

Any person affected by the above matter(s) may submit written comments to the Clerk of the Board before the public hearing or may appear and be heard in support of or opposition to the project at the time of the hearing. If you challenge the above item(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence, to the Board of Supervisors at, or prior to, the public hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147.

Dated: April 24, 2014

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

EXHIBIT "A"

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

Parcel 1:

All that portion of the Southwest One Quarter of the Southwest One Quarter of said Section 6, Township 6 South, Range 7 East, San Bernardino Base and Meridian, in the County of Riverside, State of California, described as follows:

Commencing at a point on the South line of Section 6, said point being 149.00 feet Westerly from the Southeast corner of the West 25 acres of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 6;

Thence Northerly and parallel with the East line of said West 25 acres, 156.50 feet to the true point of beginning;

Thence continue along said parallel line 23.50 feet to point "A";

Thence Easterly and parallel with said South line 25.00 feet;

Thence Southerly and parallel with said East line 23.50 feet;

Thence Westerly and parallel with said South line 25.00 feet to the point of beginning.

Parcel 2:

A non-exclusive access easement over a 20.00 foot strip of land in the Southwest One Quarter of the Southwest One Quarter of Section 6, Township 6 South, Range 7 East, San Bernardino Base and Meridian, in the county of Riverside, State of California, the centerline of said strip described as follows:

Commencing at a point on the South line of Section 6, said point being 140.00 feet Westerly from the Southeast corner of the West 25 acres of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 6;

Thence Northerly and parallel with the East line of said West 25 acres 30.00 feet to the point of beginning.

Thence continuing along said parallel line 126.50 feet to the terminus of this description.

Assessor's Parcel No: 770-184-007-4

Bid Summary

TO: Jim Force
EDA

PROJECT: APN 770-184-007

FROM: April Eckles 955-1068
Senior Board Assistant,
COB

BID DATE: 05/20/14

BID TIME: 9:30 a.m.

Proj. Mgr: Jim Force - EDA
(951) 955-4822

ITEM/DATE: 9-2 of 05/20/14

(PLEASE REFER ALL QUESTIONS TO THE PROJECT MANAGER)

CONTRACTORS

COMPOSITE SCORE

CROWN CASTLE USA, Inc.
2000 Corporate Dr.
Canonsburg, PA 15317
(713)570-3000

\$500,000

5/20/14 9-2

ATTACHMENTS FILED
WITH
THE CLERK OF THE BOARD

The Desert Sun

mydesert.com

750 N. Gene Autry Trail
Palm Springs, CA 92262
Billing Inquiries: (866) 875-0854
Main Office: (760) 322-8889

ADVERTISING INVOICE/STATEMENT

Make Checks payable to DESERT SUN PUBLISHING CO.
P.O. Box 677368 Dallas, TX 75267-7368
A finance charge of 1.5% per month (18% Annually) will be added to balances not paid by the 20th.

RIV069000000000000000000000049669380104782410826

88

RIVERSIDE COUNTY-BOARD OF SUP.
PO BOX 1147
RIVERSIDE CA 92502-1147

Customer No.	Invoice No.
RIV069	0004966938
For the Period	Thru
05/05/14	06/01/14
Due Date	Amount Due
06/16/14	10,478.24
AMOUNT PAID	

PLEASE RETURN THIS TOP SECTION WITH PAYMENT IN THE ENCLOSED ENVELOPE AND INCLUDE YOUR CUSTOMER NUMBER ON REMITTANCE.

Date	EDT	Class	Description	Times Run	Col	Depth	Total Size	Rate	Amount						
0505			BALANCE FORWARD						9,726.16						
0509			PAYMENT - THANK YOU						1,149.42-						
0528			CREDIT CARD CHARGE						2,686.88-						
0427	CLS	0001	CECILIA NO 0676 NOTICE O	6	2	202.00	2424.00		1,327.08						
0511	CLS	0001	CECILIA GIL NO 0774 BOARD OF	2	2	630.00	2520.00		1,379.40						
0517	CLS	0001	CECILIA NO 0804 NOTICE O	2	2	233.00	932.00		513.94						
0518	CLS	0001	CECILIA NO 0792 - RES NO	1	4	16.00	64.00		976.64						
0518	CLS	0001	CECILIA NO 0811 NOTICE O	2	2	56.00	224.00		128.08						
0601	CLS	0001	CECILIA NO 0896 NOTICE O	2	2	118.00	472.00		263.24						
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:33%; vertical-align: top;"> <p><u>0676</u> EDA / Facilities 3-10 of 04/08/14 \$ 1,327.08</p> </td> <td style="width:33%; vertical-align: top;"> <p><u>0774 - Waste</u> 12-3C of 05/06/14 \$1,379.40</p> </td> <td style="width:33%; vertical-align: top;"> <p><u>0804 - Planning</u> 16-1 of 06/17/14 \$513.94</p> </td> </tr> <tr> <td style="width:33%; vertical-align: top;"> <p><u>0792 - EDA</u> 3-6 of 05/06/14 \$ 976.64</p> </td> <td style="width:33%; vertical-align: top;"> <p><u>0811 - Waste</u> 12-1C of 05/06/14 \$128.08</p> </td> <td style="width:33%; vertical-align: top;"> <p><u>0896 - Env. Health</u> 3-24 of 05/20/14 \$263.24</p> </td> </tr> </table>										<p><u>0676</u> EDA / Facilities 3-10 of 04/08/14 \$ 1,327.08</p>	<p><u>0774 - Waste</u> 12-3C of 05/06/14 \$1,379.40</p>	<p><u>0804 - Planning</u> 16-1 of 06/17/14 \$513.94</p>	<p><u>0792 - EDA</u> 3-6 of 05/06/14 \$ 976.64</p>	<p><u>0811 - Waste</u> 12-1C of 05/06/14 \$128.08</p>	<p><u>0896 - Env. Health</u> 3-24 of 05/20/14 \$263.24</p>
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Current		Over 30 Days	Over 60 Days	Over 90 Days	Over 120 Days	Total Due									
4,458.12		6,020.12	.00	.00	.00	10,478.24									
Contract Type	Contract Qnty.	Expiration Date	Current Usage	Total Used	Quantity Remaining	Salesperson									
						OPEN 0030									

RECEIVED RIVERSIDE COUNTY
 CLERK OF SUPERVISORS
 2014 JUN 12 AM 11:55

The Advertiser shall make payment within 15 days of the billing date indicated on Company's statement, and, in the event that it fails to make payment within such time, Company may reject advertising copy and / or immediately cancel this contract and Advertiser agrees to indemnify Company for all expenses incurred in connection with the collection of amounts payable under this contract, including but not limited to collection fees, attorney's fees and court costs. If this agreement is cancelled due to Advertiser's failure to make timely payment, Company may rebill the Advertiser for the outstanding balance due at the open or earned contract rate, whichever is applicable.

TO ENSURE PROPER CREDIT, PLEASE RETURN THE TOP SECTION AND INCLUDE YOUR CUSTOMER NUMBER ON REMITTANCE.

Customer Number	Name	Invoice Number	Amount Paid
RIV069	RIVERSIDE COUNTY-BOARD OF SUP.	0004966938	

5/20/2014 9-2

The Desert Sun
750 N Gene Autry Trail
Palm Springs, CA 92262
760-778-4578 / Fax 760-778-4731

State Of California ss:
County of Riverside

Advertiser:

RIVERSIDE COUNTY-BOARD OF SUP.
4080 LEMON ST
RIVERSIDE CA 925013

2000433830

I am over the age of 18 years old, a citizen of the United States and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper (set in type not smaller than non pariel) in each and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

Newspaper: .The Desert Sun

4/27/2014 5/4/2014 5/11/2014

I acknowledge that I am a principal clerk of the printer of The Desert Sun, printed and published weekly in the City of Palm Springs, County of Riverside, State of California. The Desert Sun was adjudicated a newspaper of general circulation on March 24, 1988 by the Superior Court of the County of Riverside, State of California Case No. 191236.

I declare under penalty of perjury that the foregoing is true and correct. Executed on this 11th day of May, 2014 in Palm Springs, California

Declarant's Signature

RECEIVED RIVERSIDE COUNTY CLERK/BOARD OF SUPERVISORS
2014 MAY 13 PM 3:32

No 0676
NOTICE OF PUBLIC HEARING BEFORE
THE BOARD OF SUPERVISORS OF THE
COUNTY OF RIVERSIDE

Resolution No. 2014-021
Notice of Intention to Sell Real Property
Located in La Quinta
Assessor's Parcel Number 770-184-007

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

1. The nature of the real property to be sold is approximately 575 square feet of land and a leasehold interest, also known as APN 770-184-007, and is located near the northwest corner of Frances Hack Lane and Deacon Street in La Quinta, County of Riverside, and State of California.
 2. The sale will be held on Tuesday, May 20, 2014, in the meeting room of the Board of Supervisors, County Administrative Center, 4080 Lemon Street, Riverside, California 92502-1359, at 9:30 a.m., or as soon thereafter as the agenda of the Board permits.
 3. Sealed bids will be received by the Clerk of the Board at any time up to 9:30 a.m. on said sale date at his office on the 1st floor of the County Administrative Center. Bids shall be submitted on the County's bid form and bids shall be plainly marked on the outside "Proposal to Purchase Real Property in La Quinta, 9:30 a.m., May 20, 2013". 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 bidders. The bid form contains the terms and conditions for the sale of the property. Prospective bidders may inspect the bid form at no charge.
 4. All sealed bids shall be for not less than \$490,000.00 and shall be accompanied or preceded by a deposit of not less than three percent (3%) of the bid amount, in cash, cashier's check, or certified check as security that the successful bidder will complete the terms and conditions of the sale. Bids shall be made only upon serialized bid forms to be obtained solely from the Deputy Director of the Real Estate Division of the Economic Development Agency.
 5. Balance of the bid amount hereby offered, in excess of the down payment, shall be paid in cash within sixty (60) days of the bid acceptance.
 6. After the sealed bids have been opened and read, a public auction upon oral bids will be held pursuant to Section 25531 et. seq., of the Government Code, until the highest bid has been made and the bidding is closed. Oral bids must be accompanied by a deposit as required for written bid proposal, unless deposit was previously made. The first oral bid shall exceed the highest written proposal by not less than five percent (5%). Unless a deposit has been previously made with a sealed bid, oral bidders must, at the time of their first oral bid, deposit the amount required by Paragraph 4 of the resolution in order to be considered.
 7. After oral bidding has been closed, oral bidders in order to continue to be considered for possible purchase of the subject property, shall submit their highest oral bid to writing on the County's bid form and submit said form, along with the appropriate deposit, to the Deputy Director of the Real Estate Division of the Economic Development Agency not later than 4:00 p.m. of the date of the oral bidding.
 8. Final acceptance of the successful bid by the Board may be made on said date or any adjourned session of the same meeting held within ten (10) days next following.
 9. The right to reject any and all bids, both written and oral, and to withdraw the property from sale is reserved.
 10. Deposits of unsuccessful bidders will be returned or refunded after final acceptance or rejection of all bids, or after withdrawal of the property from sale.
 11. The assistance of licensed real estate brokers in procuring and submitting bids on behalf of prospective buyers is hereby invited. In the event any such licensed real estate broker is found to be the procuring cause of the successful bid, and the successful bidder or nominee meets all of the terms of the sale and consummates the purchase; then in that event, the procuring broker shall be entitled to receive a commission amounting to five percent (5%) of the successful bid amount. It shall be expressly understood that in order for any such broker to qualify for entitlement to a commission as provided herein, such broker must possess a valid California Real Estate Broker's License, and such broker's participation must be validated, in writing, by the bidder in the space provided in the serialized bid forms. In addition, a "Broker's Certification" form, obtainable from the Deputy Director of the Real Estate Division of the Economic Development Agency, must be completed and attached to the bid form at the time of submittal. Other terms and conditions for payment of Real Estate Broker's commission are set forth in Paragraph "E" of the "Proposal to Purchase Real Property Located in La Quinta, May 20, 2014, 9:30 a.m."
- IT IS FURTHER RESOLVED that notice of this sale shall be given pursuant to Section 25528 of the Government Code by posting copies of this resolution signed by the Chairman of the Board of Supervisors in three (3) public places in the County of Riverside, at least three (3) weeks before final bid date and by publishing notice pursuant to Section 6063 of the Government Code.

The Desert Sun
 750 N Gene Autry Trail
 Palm Springs, CA 92262
 760-778-4578 / Fax 760-778-4731

**State Of California ss:
 County of Riverside**

Advertiser:

RIVERSIDE COUNTY-BOARD OF SUPERVISORS
 4080 LEMON ST
 RIVERSIDE CA 92503

2000433830

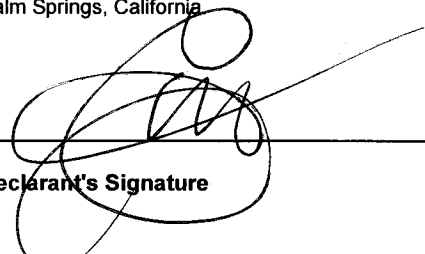
I am over the age of 18 years old, a citizen of the State of California, and not a party to, or have interest in, the above described property. I hereby certify that the attached advertisement in said newspaper (set in type not smaller than 10 point) in each and entire issue of said newspaper supplement thereof on the following dates, to wit:

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4/27/2014 5/4/2014 5/11/2014

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I declare under penalty of perjury that the foregoing is true and correct. Executed on this 11th day of May, 2014 in Palm Springs, California



Declarant's Signature

EXHIBIT A

All that certain real property situated in the County of Riverside, State of California, described as follows:
 Parcel 1: All that portion of the Southwest One Quarter of the Southwest One Quarter of said Section 6, Township 6 South, Range 7 East, San Bernardino Base and Meridian, in the County of Riverside, State of California, described as follows:

Commencing at a point on the South line of Section 6, said point being 149.00 feet Westerly from the Southeast corner of the West 25 acres of the Southwest 1/4 of the Southwest 1/4 of said Section 6; Thence Northerly and parallel with the East line of said West 25 acres, 156.50 feet to the true point of beginning;
 Thence continue along said parallel line 23.50 feet to point "A"; Thence Easterly and parallel with said South line 25.00 feet; Thence Southerly and parallel with said East line 23.50 feet; Thence Westerly and parallel with said South line 25.00 feet to the point of beginning.

Parcel 2: A non-exclusive access easement over a 20.00 foot strip of land in the Southwest One Quarter of the Southwest One Quarter of Section 6, Township 6 South, Range 7 East, San Bernardino Base and Meridian, in the County of Riverside, State of California, the centerline of said strip described as follows:

Commencing at a point on the South line of Section 6, said point being 140.00 feet Westerly from the Southeast corner of the West 25 acres of the Southwest 1/4 of the Southwest 1/4 of said Section 6;
 Thence Northerly and parallel with the East line of said West 25 acres 30.00 feet to the point of beginning;
 Thence continuing along said parallel line 126.50 feet to the terminus of this description. Assessor's Parcel No: 770-184-007-4

ROLL CALL:

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

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on April 8, 2014.

KECIA HARPER-IHEM, Clerk of said Board
 By: Cecelia Gil, Board Assistant

Any person affected by the above matter(s) may submit written comments to the Clerk of the Board before the public hearing or may appear and be heard in support of or opposition to the project at the time of the hearing. If you challenge the above item(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence, to the Board of Supervisors at, or prior to, the public hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147.

Dated: April 24, 2014
 Kecia Harper-Ihem, Clerk of the Board
 By: Cecelia Gil, Board Assistant
 Published: 4/27, 5/4, 5/11/14

2014 MAY 13 PM 3:32
 RECEIVED RIVERSIDE COUNTY CLERK/BOARD OF SUPERVISORS

**No 0676
 NOTICE OF PUBLIC HEARING BEFORE
 THE BOARD OF SUPERVISORS OF THE
 COUNTY OF RIVERSIDE**

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 Located in La Quinta
 Assessor's Parcel Number 770-184-007**

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