

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

137



FORM APPROVED COUNTY COUNSEL  
DATE 9/16/17  
BY: GREGORY P. PRAMOS

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

**SUBMITTAL DATE:**  
October 23, 2014

**SUBJECT:** Public Hearing for the Bid Opening and Oral Bidding for Real Property located in Blythe, District 4 [\$40,000]; 100% Sale Proceeds

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

1. Hold a public hearing on November 4, 2014 to open bids and call for oral bidding for real property located in Blythe, Assessor's Parcel Number 833-310-016;
2. At the close of the public hearing accept one bid or reject all bids, or continue the matter for further consideration; and
3. If an offer is accepted by the Board of Directors during the public hearing, reimburse the Real Estate Division of the Economic Development Agency in an amount not to exceed \$40,000 from proceeds of the accepted offer.

**BACKGROUND:**

**Summary:**

Commences on Page 2

\_\_\_\_\_  
Scott Bangle  
General Manager

FISCAL PROCEDURES APPROVED  
PAUL ANGULO, CPA, AUDITOR-CONTROLLER  
BY: Estaban Hernandez

FINANCIAL DATA	Current Fiscal Year	Next Fiscal Year	Total Cost	Ongoing Cost	POLICY/CONSENT (per Exec. Office)
COST	\$ 40,000	\$ 0	\$ 40,000	\$ 0	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

**SOURCE OF FUNDS:** 100% Sale Proceeds

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**

On motion of Supervisor Stone, seconded by Supervisor Jeffries and duly carried, IT WAS ORDERED that the above matter is approved to accept the oral bid of \$931,685.54 from Neal Grabowski of M & N Group, LLC.

Ayes: Jeffries, Tavaglione, Stone and Ashley  
Nays: None  
Absent: Benoit  
Date: November 4, 2014  
xc: Parks, EDA

Kecia Harper-Ihem  
Clerk of the Board  
By:   
DISTRICT  
Deputy

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

**13-1**

**BACKGROUND:**

**Summary**

On September 30, 2014, the Board of Directors adopted Resolution No. 2014-9, declaring the real property identified as Assessor's Parcel Number 833-310-016 the ("Property") to be surplus because it was determined as it is no longer necessary to be retained by the District for present or future public purposes and has invited bids from qualified buyers to acquire the Property.

The property consists of a 21.72 acre Mobile Home Park with 64 space rental lots, of which 38 are occupied by tenants. The property was recently appraised at a value of \$700,000 based on the market approach and \$920,000 based on the Sales comparison approach. The District recommends a minimum bid of \$725,000. If the Board accepts a bid, a future action by resolution will be submitted for the Board's consideration to authorize the sale of the property and approve the purchase and sale agreement for the property. In the event that this bid proceeding does not result in the sale of the Property, the District may continue to offer this property for sale.

**Impact on Citizens and Businesses**

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

**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.

Estimated Escrow and Title Charges	\$1,500
Appraisal	\$4,200
Advertising Costs	\$1,500
Disposal Time and Labor	\$32,800
<b>Total Estimated Disposition Costs</b>	<b>\$40,000</b>

**Contract History and Price Reasonableness**

Over the last three years, Revenue has been totaled at \$458,816 while expenses have been \$437,022 yielding a net income of \$21,794.

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)

*[Signature]*  
 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*  
 Alex Gann  
 County Executive Office Signature

**MINUTES OF THE BOARD OF DIRECTORS**

On motion of Commissioner Benoit, seconded by Commissioner Stone and duly carried, IT WAS ORDERED that the above matter is approved as recommended, and is set for public hearing on Tuesday, November 4, 2014, at 10:30 a.m.

Ayes: Jeffries, Stone and Benoit  
 Nays: None  
 Absent: Tavaglione and Ashley  
 Date: September 30, 2014  
 xc: Parks, EDA, CQB

Kecia Harper-Ihem  
 Clerk of the Board  
 By: *[Signature]*  
 Deputy

DISTRICT

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

13-1

A-30  
 Positions Added  
 Change Order  
 4/5 Vote

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 CLERK  
BY: *Synthia M. Gunzel* DATE: 09/30/14  
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.

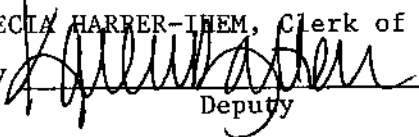
1 11. The assistance of licensed real estate brokers in procuring and submitting bids  
2 on behalf of prospective buyers is hereby invited. In the event any such licensed real estate  
3 broker is found to be the procuring cause of the successful bid, and the successful bidder or  
4 nominee meets all 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.

20 ROLL CALL:

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

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 KECLA HARRER-INEM, Clerk of said Board  
27 By  Deputy



## 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  $00^{\circ}54'50''$  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  $89^{\circ}59'00''$  East 1382.07 feet along said parallel line and the North line of said Parcel 1;

Thence South  $00^{\circ}00'00''$  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  $90^{\circ}00'00''$  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  $45^{\circ}00'00''$ ;

Thence South  $45^{\circ}00'00''$  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  $32^{\circ}18'34''$  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  $12^{\circ}41'26''$  West;

Thence Southerly along the arc of said curve an arc distance of 75.84 feet through a central angle of  $144^{\circ}50'55''$ ;

**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**



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

October 6, 2014

PALO VERDE VALLEY TIMES  
ATTN: LEGALS  
P.O. BOX 1159  
BLYTHE, CA 92226

TEL: (760) 922-3181  
E-MAIL: [classifieds@paloverdevalleytimes.com](mailto:classifieds@paloverdevalleytimes.com)

**RE: NOTICE OF PUBLIC HEARING: RESOLUTION NO. 2014-9**

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **THREE (3) TIMES** on **3 consecutive Wednesdays:**  
**October 8, 2014**  
**October 15, 2014**  
**October 22, 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**

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**From:** PVVT Classifieds <classifieds@pvvt.com>  
**Sent:** Monday, October 06, 2014 11:19 AM  
**To:** Gil, Cecilia  
**Subject:** RE: FOR PUBLICATION: RES. 2014-9  
**Attachments:** RIV CO BOARD 10-2014.pdf

**Importance:** High

AD COPY ATTACHED  
Approval needed by noon

Size: 4 col xx 19.5 inches @ \$6.28 per col. Inch = \$489.84 times (x) three insertions \$1,469.52

**Robin Echard**  
**Classifieds/Legal Clerk**  
**Sign Pro Consultant**  
**Receptionist/ Circulation Asst.**

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**From:** Gil, Cecilia [<mailto:CCGIL@rcbos.org>]  
**Sent:** Monday, October 06, 2014 9:38 AM  
**To:** PVVT Classifieds  
**Subject:** FOR PUBLICATION: RES. 2014-9

Good morning!

Can you please publish this Notice of Public Hearing, on 3 consecutive Wednesdays: Oct. 8, 15 and 22, 2014? Please confirm. THANK YOU!

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

Important: This e-mail and any attachments are intended only for the use of the individual or entity to which it is addressed. It may contain confidential and privileged information for the use of the designated recipients named above. If the reader of this transmission is not the intended recipient or the employee or agent responsible for delivering the transmission to the intended recipient, you are hereby notified that any dissemination, distribution, copying, printing or use of this transmission or its contents is strictly prohibited. If you have received this transmission in error, please notify me by telephone at the number listed above, and delete the entire transmission from your "inbox" and also from your "trash", "deleted items", other equivalent email "folder" locations and computer hard drive.

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF DIRECTORS OF THE RIVERSIDE COUNTY REGIONAL PARK & OPEN-SPACE DISTRICT**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Directors of the Riverside County Regional Park & Open-Space District, on the 1<sup>st</sup> Floor, County Administrative Center, Board of Supervisors Chambers, 4080 Lemon Street, Riverside, on **Tuesday, November 4, 2014 at 10:30 a.m.** to consider adoption of the following:

**Resolution No. 2014-9  
Declaration of Surplus Real Property and  
Notice of Intention to Sell Real Property  
Located in the City of Blythe, County of Riverside, State of California  
With Assessor's Parcel Number 833-310-016**

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

**WHEREAS**, the Park District owns and desires to sell certain real property consisting of approximately 21.72 acres of land with certain mobile home park improvements and a mobile homes, 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 Mobile Home Estates Property, more particularly legally described in Exhibit "A", attached hereto and by this reference made a part hereof, (the "Property"); and,

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

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

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

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

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

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

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

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

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

2. The sale will be held on November 4, 2014, in the meeting room of the Board of Directors, County Administrative Center, 4080 Lemon Street, Riverside, California 92502-1359, at 10:30 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 10:30 a.m. on said sale date at the Clerk of the Board's office on the 1st floor of the County Administrative Center. Bids shall be submitted on the District's bid form and bids shall be plainly marked on the outside "Proposal to Purchase Real Property in Blythe – Blythe Mobile Home Estates Property, 10:30 a.m., November 4, 2014". The District's bid form may be obtained from the Economic Development Agency Real Estate Division, located at 3403 10<sup>th</sup> Street, 4<sup>th</sup> 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 \$725,000 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 written bids have been opened and read, a call for oral bids shall be made by the Clerk of the Board. Any such 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 Property, shall submit their highest oral bid to writing on the District'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 Blythe – Blythe Mobile Home Estates Property, November 4, 2014, 10:30 a.m."

**IT IS FURTHER RESOLVED, DETERMINED AND ORDERED** 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 Directors 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.

**(INSERT EXHIBIT A)**

**ROLL CALL:**

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

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on September 30, 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: October 6, 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 "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**

PROPOSAL TO PURCHASE REAL PROPERTY  
LOCATED IN THE CITY OF BLYTHE  
November 4, 2014, 9:30 a.m.  
APN 833-310-016

11-3-14

Date of Submittal

Pursuant to Resolution No. 2014-9, Declaration of Surplus Real Property and Notice of Intent to Sell Real Property Located in the City of Blythe, the undersigned bidder hereby offers to purchase the real property in the County of Riverside described in Exhibit "A" of Resolution No. 2014-9, said property consisting of approximately 21.72 acres of land with certain mobile home park improvements and mobile homes in the City of Blythe. The total amount hereby offered for the purchase of said property is the sum of 730,000.- \$ 730,000.-, to be paid as follows:

*Seven hundred thirty thousand.*

1. Cash down payment in the sum of \$ 27,000, including enclosed deposit.

2. The balance of the purchase price shall be paid in cash, cashier's check or a certified check to the Riverside County Regional Parks and Open Space District, Economic Development Agency Real Estate Division, 3403 10<sup>th</sup> Street, 4th Floor, Riverside, California 92501.

3. This bid is accompanied by a deposit in cash, cashier's check, or a certified check equal to three percent (3%) of the amount of the bid. In the event this proposal is accepted by the Board of Directors, said amount shall be credited to the cash down payment.

4. This proposal is for the purchase of the real property specified in Resolution No. 2014-9 in accordance with the terms and conditions set forth below and is an irrevocable offer for a period of ten (10) days after November 4, 2014.

Terms:

A. In the event that there are no successful oral bids made through the public auction and two or more of the acceptable written proposals are for equal purchase price amounts and are also the highest written proposals; then, the successful bid shall be determined as follows:

11/4/2014

Receipt of Cashiers <sup>C-1</sup> Check

45X-

11.4.2014

13-1D

Declaration of Surplus Real Property and Notice to Sell Real Property located in the City of Blythe  
Resolution 2014-9  
APN 833-310-016

(1) The one of such highest written proposals providing for the highest amount of cash down payment shall be the successful bid.

(2) If two or more of such equal highest written proposals are equal in all the above respects, or are all cash proposals; then, in that event, the one accompanied by the largest deposit shall be the successful bid.

B. The full amount of such bid, less any deposit, shall be paid within sixty (60) days of the date of the acceptance thereof.

C. Title insurance shall be required as follows:

(1) If the Property is purchased for cash, title insurance shall be at purchaser's option, and shall be at purchaser's expense.

D. Conveyance of title shall be by Grant Deed to the successful bidder or his nominee. Title shall be subject to covenants, conditions, reservations, restrictions, easements and rights-of-way of record, if any. No guarantee, either expressed or implied, is made by the District regarding any permitted land use of the subject property or any possible change in land use zone or the availability of public utilities services to the property. Lack of success in obtaining any certain land use permits or utilities services for the property shall not be a basis for the successful bidder to refuse to complete the purchase.

A copy of the current title report covering the real property is on file and available for inspection in the office of the Economic Development Agency, Real Estate Division.

E. The assistance of licensed real estate brokers in procuring and submitting bids on behalf of prospective purchasers is hereby invited. In the event any such licensed real estate broker is found to be the procuring cause of the accepted successful bid, and the successful bidder or nominee meets all of the terms of the sale and consummates the purchase as provided herein; then, in that event, the procuring broker shall then 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 as the submitting broker must be validated in writing by the bidder in spaces provided in

Declaration of Surplus Real Property and Notice of Intent to Sell Real Property Located  
in the City of Blythe  
Resolution 2014-9  
APN 833-310-016

the serialized bid forms. In addition, a "Broker Certification" form, obtainable from the Deputy Director of Economic Development Agency, Real Estate Division, must be completed and attached to the bid form at the time of submission.

A licensed real estate broker shall not be entitled to a commission under the following circumstances:

(1) When he submits a bid on his own behalf or on behalf of a sub-agent, wherein either is a prospective holder or purchaser of the real property or any interest therein.

(2) When he submits a bid on behalf of any person related to either himself or a sub-agent by blood or marriage.

(3) When he submits a bid on behalf of any entity in which either he or a sub-agent holds or contemplates holding an ownership interest.

(4) When he submits a bid on behalf of any other person with whom either he or a sub-agent maintains a special relationship.

(5) When he submits a bid in any other instance where there is a reasonable probability that either he or a sub-agent could indirectly acquire an interest in the real property.

F. An escrow, to be handled by a separate company, may be requested by the successful bidder; however, all costs thereof shall be at purchaser's expense.

G. All real property transfer taxes and recording fees, if any, shall be paid by the purchaser.

H. All cash and any necessary documents required of purchaser to complete the sale shall be delivered to District by purchaser within sixty (60) days of the date that the successful bid is accepted by the Board of Supervisors following the public hearing.

I. If, prior to the recordation of the Grant Deed to the successful bidder or his nominee, the successful bidder fails to make any payment at the time due, or to perform any covenant or agreement when such performance is required under the terms of this resolution; then the District may, at its option, declare a cancellation and

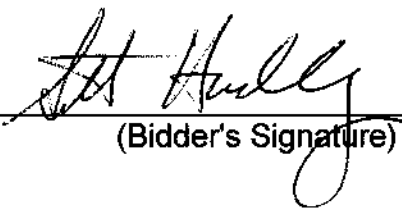
Declaration of Surplus Real Property and Notice of Intent to Sell Real Property located  
in the City of Blythe  
Resolution 2014-9  
APN 833-310-016

termination of the sale by written notice to the successful bidder; and, at the expiration of ten (10) days following the depositing of such notice by first-class mail, postage prepaid and addressed to the successful bidder at his address designated at the time his bid was submitted, the sale shall be ended and of no further effect.

J. IN THE EVENT THE DISTRICT DECLARES A CANCELLATION AND TERMINATION OF THE SALE, PURSUANT TO PARAGRAPH "I", THEN THE DISTRICT MAY RETAIN THE DEPOSIT SUBMITTED WITH THE BID AS LIQUIDATED DAMAGES FOR SUCH FAILURE TO CARRY OUT THE SALE OF THE PROPERTY. THE SUCCESSFUL BIDDER, BY MAKING A BID PURSUANT HERETO, AND THE DISTRICT AGREE THAT SUCH DAMAGES ARE TO BE THE SOLE REMEDY FOR SUCH A BREACH, IN THAT AT THE TIME OF MAKING AND ACCEPTING THE BID, IT WOULD BE IMPRACTICAL, AND EXTREMELY DIFFICULT TO FIX THE ACTUAL DAMAGES THAT WOULD FLOW FROM THE SUCCESSFUL BIDDER'S REFUSAL OR FAILURE TO CONSUMMATE THE TRANSACTION, INCLUDING BUT NOT LIMITED TO, THE DIFFERENCE IN MONEY BETWEEN THE TOTAL SUM TO BE PAID BY ANOTHER PARTY TO DISTRICT FOR PURCHASE OF THE PROPERTY, IF THE FORMER SUM IS IN EXCESS OF THE LATTER, PLUS THE PREPARATION OF BID DOCUMENTS AND PUBLICATION COSTS IN CONNECTION THEREWITH.

K. The right to reject all bids, both written and oral, and to withdraw from sale is reserved.

Dated: 11-3-14

  
\_\_\_\_\_  
(Bidder's Signature)

Name: \_\_\_\_\_

Address: Scott Hadley  
31902 Avenida Evita  
San Juan Capistrano, CA, 92675

Scott Hadley  
31902 Avenida Evita  
San Juan Capistrano, CA, 92675

INDEMNIFICATION OF LIABILITY  
OF BROKER'S COMMISSION

Declaration of Surplus Real Property and Notice of Intent to Sell Real Property  
located in the City of Blythe  
Resolution 2014-9  
APN 833-310-016

TO THE RIVERSIDE COUNTY REGIONAL PARK & OPEN-SPACE DISTRICT:

The BIDDER or OFFERER hereby confirms that a Real Estate Broker has not participated in securing this Proposal or Offer

If, at any time a claim for commission due is requested, it shall be the responsibility of the Bidder or Offerer.

If BIDDER/OFFERER is in fact represented in this sale, upon and only upon the close of escrow or consummation of the sales transaction, BIDDER/OFFERER shall defend, indemnify and hold harmless DISTRICT, its directors, officials, employees, representatives and agents, from and against any and all claims brought by a Broker for commissions claiming to be due to BIDDER/OFFERER's Broker or any other person arising from or by reason of BIDDER/OFFERER's conduct with respect to this transaction. This provision shall survive close of escrow or consummation of the transaction hereunder or earlier termination of this transaction.

BIDDER/OFFERER

Signed: \_\_\_\_\_

Name: \_\_\_\_\_

Dated: \_\_\_\_\_

11-3-14

Scott Hedberg  
~~CLERK OF THE BOARD~~  
~~P.O. BOX 1147~~  
RIVERSIDE CA 92502-1147

Proposal to Purchase Real Property in Blythe.  
Blythe Mobil Home Estates Property  
10:30 am November 4<sup>th</sup>, 2014  
Parcel # 833-301-016  
11.4.14  
13-12

**SEALED BID RECEIVED**  
**CLERK OF THE BOARD OF SUPERVISORS**

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CLERK OF SUPERVISOR COUNTY  
CLERK OF SUPERVISOR COUNTY  
2014 NOV -3 PM 2:29