

Board of Supervisors

County of Riverside

**RESOLUTION NO. 2016-079**

**DECLARATION OF SURPLUS REAL PROPERTY AND  
NOTICE OF INTENTION TO SELL REAL PROPERTY LOCATED IN THE CITY OF  
TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
ASSESSOR'S PARCEL NUMBER 920-110-004**

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

**WHEREAS**, the County of Riverside ("County") owns certain real property consisting of approximately 1.21 acres of vacant land and identified with Assessor's Parcel Number 920-110-004, located in the City of Temecula, County of Riverside, State of California, (the "Property") more particularly legally described in Exhibit "A", attached hereto and by this reference incorporated herein; and,

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

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

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

**BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of Supervisors of the County of Riverside ("Board"), in regular session assembled in the meeting room of the Board, located at 4080 Lemon Street, Riverside, California, on April 5, 2016, at 9:00 am, by a

1 vote of not less than two-thirds of all members concurring, that the Property is no longer  
2 needed for County use or purposes and is hereby declared as surplus real property.

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

7 1. The nature of the fee simple interest in real property to be sold is approximately  
8 1.21 acres of vacant land, as depicted on Exhibit "A," identified as Assessor's Parcel Number  
9 920-110-004, located in southwestern Riverside County, County of Riverside, State of  
10 California.

11 2. The sale will be held on May 3, 2016, in the meeting room of the Board of  
12 Supervisors, County Administrative Center, 4080 Lemon Street, Riverside, California 92502-  
13 1359, at 9:30 a.m., or as soon thereafter as the agenda of the Board permits, ("Sale Date")  
14 where sealed bids and oral bids shall be received and considered.

15 3. Sealed written bids will be received by the Clerk of the Board at any time up to  
16 9:30 a.m. on said Sale Date at the Clerk of the Board's office on the 1st floor of the County  
17 Administrative Center. Bids shall be submitted on the County's bid form and bids shall be  
18 plainly marked on the outside "Proposal to Purchase Real Property in the City of Temecula,  
19 County of Riverside, State of California, Assessor's Parcel Number 920-110-004, 9:30 a.m.,  
20 May 3, 2016. The County's bid form may be obtained from the Economic Development  
21 Agency Real Estate Division, located at 3403 10<sup>th</sup> Street, 4<sup>th</sup> Floor, Riverside, California 92501,  
22 along with the instructions to bidders. The bid form contains the terms and conditions for the  
23 sale of the Property. Prospective bidders may inspect the bid form at no charge.

24 4. All sealed bids shall be for not less than \$75,000 and shall be accompanied or  
25 preceded by a deposit of not less than three percent (3%) of the bid amount ("Deposit"), in  
26 cash, cashier's check, or certified check as security that the successful bidder will complete the  
27 terms and conditions of the sale. Bids shall be made only upon serialized bid forms to be  
28 obtained solely from the Deputy Director of the Real Estate Division of the Economic

1 Development Agency.

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

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

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

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

20 9. The right to reject any and all bids, both written and oral, and to withdraw the  
21 property from sale is reserved by the County. If the successful bidder fails to purchase the  
22 Property, the County reserves the right to take such measures as it deems appropriate to sell  
23 the Property. The County may, but shall have no obligation to, accept the next highest bid, or  
24 successive highest bid. In the event that the County desires to accept the next highest bid or  
25 successive highest bid upon the first successful bidder failing to purchase the Property, the  
26 authorization of the sale shall be submitted to the Board for approval on a future date.

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

1       **IT IS FURTHER RESOLVED, DETERMINED AND ORDERED** that the Clerk of the  
2 Board is directed to cause the notice of this intention to sell the Property and the time and  
3 place of holding the public bidding sale to be given, pursuant to Government Code Section  
4 25528, by posting copies of this Resolution signed by the Chairman of the Board of  
5 Supervisors in three (3) public places in the County of Riverside, not less than fifteen days  
6 before the Sale Date, and by publishing the notice pursuant to Government Code Section 6063  
7 at least three (3) weeks before the Sale Date.

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## EXHIBIT "A"

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

In the City of Temecula, County of Riverside, State of California:

All that portion of Lot 184 as shown by map entitled Map of Temecula Land and Water Company on file in Book 8, Page 359 of Maps, Records of San Diego County, California, lying West of the County Road.

Assessor's Parcel No: 920-110-004