

# Exhibit "A"

Board of Supervisors

County of Riverside

## Resolution Number 2019-171

Declaration of Surplus Real Property and Notice of Intention to Set Public Hearing  
for the Sale of Real Property Located in the City of Jurupa Valley, County of Riverside, State  
of California, Assessor's Parcel Numbers 179-300-001, 179-300-002,  
179-300-003, 179-300-004, 179-300-005, 179-300-006, 179-300-007, 179-300-008,  
179-300-009, 179-300-010, 179-300-013, 179-300-014, 179-300-015, 179-300-016,  
179-300-017, 179-300-018, 179-300-019, and 179-300-020

**WHEREAS**, pursuant to California Government Code Section 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 5.48 acres of land, containing an approximately 44,738 square foot  
office/warehouse building, improved with two (2) 12,000 gallon fuel tanks / pumping station, a  
car wash structure, carport parking areas with solar panels on the roof and together with all other  
improvements situated thereon, commonly known as 5293 Mission Boulevard, Jurupa Valley,  
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,

08.06.19 3.12

FORM APPROVED COUNTY COUNSEL  
BY:  THOMAS OH  
DATE: 7/24/19

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

3       **BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of Supervisors of the  
4 County of Riverside ("Board"), in regular session assembled in the meeting room of the Board,  
5 located at 4080 Lemon Street, Riverside, California, on August 6, 2019, at 9:30 am or soon  
6 thereafter, by a vote of not less than two-thirds of all members concurring, that the Property is  
7 no longer needed for County use or purposes and is hereby declared as surplus real property.

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

12       1.       The nature of the fee simple interest in real property to be sold is approximately  
13 5.48 acres of land, containing an approximately 44,738 square foot office/warehouse building,  
14 improved with two (2) 12,000 gallon fuel tanks / pumping station, a car wash structure, carport  
15 parking areas with solar panels on the roof and together with all other improvements situated  
16 thereon, identified as Assessor's Parcel Numbers 179-300-001, 179-300-002, 179-300-003,  
17 179-300-004, 179-300-005, 179-300-006, 179-300-007, 179-300-008, 179-300-009, 179-300-  
18 010, 179-300-013, 179-300-014, 179-300-015, 179-300-016, 179-300-017, 179-300-018, 179-  
19 300-019, and 179-300-020, located at 5293 Mission Boulevard, Jurupa Valley, California, as  
20 described on Exhibit "A" attached hereto.

21       2.       The sale will be held on September 17, 2019, in the meeting room of the Board  
22 of Supervisors, County Administrative Center, 4080 Lemon Street, Riverside, California 92502-  
23 1359, at 9:30 a.m., or as soon thereafter as the agenda of the Board permits, ("Sale Date") where  
24 sealed bids and oral bids shall be received and considered.

25       3.       Sealed written bids will be received by the Clerk of the Board at any time up to  
26 9:30 a.m. on said Sale Date at the Clerk of the Board's office on the 1st floor of the County  
27 Administrative Center. Bids shall be submitted on the County's bid form and bids shall be plainly  
28 marked on the outside "Proposal to Purchase Real Property in Jurupa Valley, 9:30 a.m.,

1 September 17, 2019". The County's bid form may be obtained from the Economic Development  
2 Agency Real Estate Division, located at 3403 10<sup>th</sup> Street, 4<sup>th</sup> Floor, Riverside, California 92501,  
3 along with the instructions to bidders. The bid form contains the terms and conditions for the  
4 sale of the Property. Prospective bidders may inspect the bid form at no charge.

5 4. All sealed bids shall be for not less than Ten Million Two Hundred Thousand  
6 Dollars (\$10,200,000) and shall be accompanied or preceded by a deposit of not less than three  
7 percent (3%) of the bid amount ("Deposit"), in cash, cashier's check, or certified check as security  
8 that the successful bidder will complete the terms and conditions of the sale. Bids shall be made  
9 only upon serialized bid forms to be obtained solely from the Deputy Director of the Real Estate  
10 Division of the Economic Development Agency.

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

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

21 7. If the Board accepts an oral bid, the successful bidder shall submit their highest  
22 oral bid in writing on the County's bid form and submit said form, along with any appropriate  
23 additional funds so that the deposit will be equal to three percent (3%) of the accepted bid, to the  
24 Deputy Director of the Real Estate Division of the Economic Development Agency no later than  
25 4:00 p.m. of the date of the accepted oral bid to remain the successful oral bidder for the  
26 purchase of the Property.

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

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

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

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

17       /// ROLL CALL:

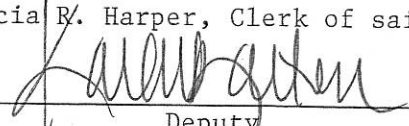
18       /// Ayes:               Jeffries, Spiegel, Washington and Perez  
19       /// Nays:               None  
20       /// Absent:            Hewitt

21  
22  
23  
24       CO:jb/071619/342FM/20.685

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

27                               Kecia R. Harper, Clerk of said Board

28       By

  
Deputy

08.06.19   3.12

## EXHIBIT "A"

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

PARCEL 1: (APN 179-300-008)

Lots 8 and 9 of Rubidoux Vista Tract, in the City of Jurupa Valley, County of Riverside, State of California, as shown by Map on file in Book 13, Page 27 of Maps, Records of Riverside County, California;

Also, the Southwesterly rectangular 25 feet of Lots 53 and 54 of Rubidoux Vista Tract, as shown by said Map;

Excepting from said Lots 8 and 9 the Southwesterly 37 feet thereof, as deeded to the State of California for highway purposes.

PARCEL 2: (APN 179-300-009; 010; 019; 020)

Lots 50, 51, the Northeasterly 113 feet of Lot 10 and the Northeasterly 113 feet of Lot 11 of Rubidoux Vista Tract, in the City of Jurupa Valley, County of Riverside, State of California, as shown by Map on file in Book 13, Page 27 of Maps, Records of Riverside County, California.

PARCEL 3: (APN 179-300-013; 014)

Lots 53 and 54 of Rubidoux Vista Tract, in the City of Jurupa Valley, County of Riverside, State of California, as shown by Map on file in Book 13, Page 27 of Maps, Records of Riverside County, California.

Excepting therefrom the Southwesterly rectangular 25 feet thereof.

PARCEL 4: (APN 179-300-007)

Lots 7 and 55 of Rubidoux Vista Tract, in the City of Jurupa Valley, County of Riverside, State of California, as shown by Map on file in Book 13, Page 27 of Maps, Records of Riverside County, California;

Except therefrom the Southwesterly 37 feet of said Lot 7.

PARCEL 5: (APN 179-300-005)

Lot 5 of Rubidoux Vista Tract, in the City of Jurupa Valley, County of Riverside, State of California, as shown by Map on file in Book 13, Page 27 of Maps, Records of Riverside County, California;

Except the Southwesterly 37 feet as deeded to the State of California by deed recorded August 23, 1940 as Instrument No. 3411.

PARCEL 6: (APN 179-300-006)

Lot 6 of Rubidoux Vista Tract, in the City of Jurupa Valley, County of Riverside, State of California, as shown by Map on file in Book 13, Page 27 of Maps, Records of Riverside County, California;

Except the Southwesterly 37 feet as deeded to the State of California by Deed recorded August 22, 1940 in Book 471, Page 365 of Official Records.



PARCEL 7: (APN 179-300-016)

Lot 56 of Rubidoux Vista Tract, in the City of Jurupa Valley, County of Riverside, State of California, as shown by Map on file in Book 13, Page 27 of Maps, Records of Riverside County, California.

PARCEL 8: (APN 179-300-001)

Lot 1 of Rubidoux Vista Tract, in the County Riverside, State of California, as shown by Map on file in Book 13, Page 27 of Maps, Records of Riverside County, California;

Excepting therefrom that portion conveyed to the State of California for highway purposes by Deed recorded September 10, 1940 as Instrument No. 395 of Official Records of Riverside County, California, described as follows:

Beginning at the Southwest corner of said Lot 4;

Thence North 32°13' East 37 feet on the Northwesterly line of said Lot 4;

Thence South 57°47' East 32.48 feet;

Thence South 58°17' East, 327.34 feet to a point in the Southeasterly line of said Lot 1, distance thereon North 37°41' East, 40.03 feet from the Southeast corner of said Lot 1;

Thence South 37°41' West, 40.03 feet on said Southeasterly line to said Southeast corner of said Lot 1;

Thence North 57°47' West, 356 feet on the Southwesterly line of said Lots 1 to 4 inclusive, to the point of beginning.

PARCEL 9: (APN 179-300-002; 003; 004; 015; 017; 018)

Lots 2, 3, 4, 57, 58 and 59 of Rubidoux Vista Tract, in the City of Jurupa Valley, County of Riverside, State of California, as shown by Map on file in Book 13, Page 27 of Maps, Records of Riverside County, California;

Excepting therefrom said Lots 2, 3 and 4, that portion described as follows:

Beginning at the most Westerly corner of said Lot 4;

Thence along the Northwesterly line thereof, North 32°13'00" 37 feet;

Thence leaving said Northwesterly line South 57°47'00" East 32.48 feet;

Thence South 58°17'00" East, 327.34 feet to a point on the Southeasterly line of Lot 1 of said Map;

Thence along said Southeasterly line, South 37°41'00" West 40.03 feet to the most Southerly corner of said Lot 1;

Thence along the Southwesterly lines of said Lots 1, 2, 3 and 4, North 57°47'00" West 356.00 the point of beginning.