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

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FROM: Department of Facilities Management

SUBMITTAL DATE: June 19, 2003

SUBJECT: ACCEPTANCE OF CONVEYANCE OF REAL PROPERTY FOR LIBRARY  
PURPOSES KNOWN AS 4451 GLEN STREET, IN THE GLEN AVON AREA

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve Resolution 2003-313, Acceptance of Conveyance of Real Property known as 4451 Glen Street, in the Glen Avon area, County of Riverside.
2. Authorize and direct the Clerk of the Board to certify acceptance of any documents running in favor of the County as part of this transaction.
3. Authorize the Director of Facilities Management, or his designee, to execute any other documents and administer all actions necessary to complete the conveyance of the property.

BACKGROUND: The Trustee of the Constance E. Rose Trust, "Trust", has notified the County of Riverside that the County is a beneficiary of the Trust of Constance E. Rose since she has passed away. The Trust currently holds two dwelling units on one parcel located at 4451 Glen Street, in Glen Avon, worth approximately \$293,000, and a small amount of cash, which will be transferred to the County, if this action is approved.

(Continued on Page 2)

  
 MICHAEL J. SYLVESTER, Director  
 Department of Facilities Management

MJS:JMP:sh  
8.427

FINANCIAL DATA:

CURRENT YEAR COST \$ -0-  
 NET COUNTY COST \$ -0-

ANNUAL COST \$ -0-  
 IN CURRENT YEAR BUDGET: N/A  
 BUDGET ADJUSTMENT: N/A FOR FY:

SOURCE OF FUNDS:

C.E.O. RECOMMENDATION:

**APPROVE.**

County Executive Officer Signature



Policy  
 Policy

Consent  
 Consent

Department Recommendation:  
 Per Executive Office:

Prev. Agn. ref.

Dist. 82

AGENDA NO  
3.16

BOARD OF SUPERVISORS

FORM 11: ACCEPTANCE OF CONVEYANCE OF REAL PROPERTY FOR LIBRARY  
PURPOSES KNOWN AS 4451 GLEN STREET, IN THE GLEN AVON AREA

June 19, 2003

Page 2

**BACKGROUND:** (Continued)

One dwelling unit is vacant and the other is occupied by an elderly lady, (approximately 84), who maintains the property. The Trustee of the Trust has requested that the County allow the lady to remain in the property with a life estate, should the property be sold. He has also requested that a plaque be placed in the Glen Avon Library reflecting the generous gift of the donor, and the proceeds from the property, if sold, be used for library purposes.

It is staff's recommendation that the property be held until such time as it is necessary or prudent to sell the property. Staff recommends that the current tenant be granted a life estate in the rental unit so that she may remain in that property. All proceeds from the sale of the property, and any cash distributions from the estate, will be used for library purposes for the Riverside County Library System.

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3 RESOLUTION NO. 2003-313  
4 ACCEPTANCE OF CONVEYANCE OF REAL  
5 PROPERTY FOR LIBRARY PURPOSES

6 WHEREAS, Constance E. Rose was a school teacher and had a fond interest in  
7 helping children and wished for added library services within the County of Riverside,  
8 and,

9 WHEREAS, Constance E. Rose passed away and left her property known as  
10 4451 Glen Street, Glen Avon consisting of approximately .58 acres consisting of two  
11 dwellings on one lot, to the County of Riverside for Library purposes, with an  
12 approximate value of \$293,000, based on fair market rental value of \$900 per unit, and,

13 WHEREAS, one unit is occupied by an elderly tenant who has occupied the  
14 premises for many years at a very reduce rental rate of \$200 and who takes care of the  
15 property, and one unit is vacant, and,

16 WHEREAS, the Trustee of the Constance E. Rose Trust is requesting that the  
17 tenant be allowed to remain in the property until she can no longer care for herself or  
18 the property, or be provided a life estate if the property is sold to obtain money for a  
19 library, and,

20 WHEREAS, the Constance E. Rose Trustee wants to ensure that the money  
21 from the property be used for Library purposes and wants the County to place a plaque  
22 in the Glen Avon Library honoring Constance E. Rose for the substantial gift,

23 NOW, THEREFORE, BE IT RESOLVED, FOUND, DETERMINED AND  
24 ORDERED by a majority vote of the Board of Supervisors, County of Riverside, State of  
25 California in regular session assembled on July 1, 2003 of the following:  
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NOTICE IS HEREBY GIVEN, that this Board hereby accepts the conveyance of real property known as 4451 Glen Street, which consists of approximately .58 with two dwellings.

BE IT FURTHER RESOLVED that the Director of Facilities Management, or designee, is authorized to allow the current tenant to remain in the property, for the remainder of her life, at the current rental rate.

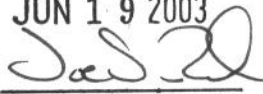
BE IT FURTHER RESOLVED that the County Librarian is authorized to place a plaque commemorating the gift of Constance E. Rose in the Glen Avon Library, and that all funds received from the trust are to be used for library purposes.

BE IT FURTHER RESOLVED that the Clerk of the Board is to certify acceptance of any documents running in favor of the County as part of this transaction.

BE IT FURTHER RESOLVED that the Director of Facilities Management, or his designee, is authorized to execute the necessary documents to complete the conveyance of real property.

FORM APPROVED  
COUNTY COUNSEL

JUN 19 2003

BY   
ASSISTANT COUNTY COUNSEL

JMP:sh  
6/17/03  
8.426