

577

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



FROM: Department of Facilities Management

SUBMITTAL DATE:
October 21, 2003

SUBJECT: INTENTION TO SELL REAL PROPERTY/135 "D" STREET/ COUNTY
ADMINISTRATIVE CENTER IN PERRIS (PORTION)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve Resolution 2003-494, Intention to Sell a portion of the County Administrative Center known as 135 D Street, Perris, to the City of Perris, for its governmental use, consisting of an office building containing approximately 5250 gross square feet and associated land area of 20,595 square feet or .4728 acres more or less for \$260,000.
2. Authorize the Clerk of the Board to advertise pursuant to Section 6061 of the Government Code.

BACKGROUND: The City of Perris approached the County of Riverside requesting that the County sell a portion of the County's Administrative Center in Perris, known as 135 "D" Street. The building consisting of approximately 5,250 gross square feet will provide additional space for the City's operations. The City previously leased the building from the County and has completed improvements to the building totaling approximately Thirty Thousand Dollars.

(Continued on Page 2)

MJS:JMP:sh
8.717

for T.L. Miller
MICHAEL J. SYLVESTER, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ 0	For Fiscal Year:	03/04

SOURCE OF FUNDS:	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input checked="" type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

Lisa Brandl

County Executive Office Signature

Consent
 Policy
 Consent
 Policy
 Dep't Recomm. Per Exec. Ofc.

Prev. Agn. Ref.:

District: 5

Agenda Number:

3.39

Board of Supervisors

Form 11: INTENTION TO SELL REAL PROPERTY/135 "D" STREET/ COUNTY
ADMINISTRATIVE CENTER IN PERRIS (PORTION)

October 21, 2003

Page 2

Background: (Continued)

Since the City needs the building to accommodate staff, County's Facilities Management recommends the property be sold to the City. Staff also recommends that the Capital Improvement Project Team complete a comprehensive analysis to determine if the remainder property is necessary for the County or if it should be also sold, as the City has expressed an interest in purchasing the remainder property located on "D" Street.

The sale will generate a deposit in the amount of Sixty Thousand Dollars (\$60,000) followed by a monthly income of Eleven Hundred Ninety Nine Dollars (\$1199). The City will have an option to payoff of this debt earlier than the five (5) years.

The City has agreed to prepare the necessary legals and plats for the transfer of the property at City's expense. Since the County's Information Technology equipment which serves the remainder of the County complex is presently located within the building, the City has agreed to execute a lease allowing the County continued access and use of the rooms holding the equipment. This agreement would automatically terminate should the rest of the complex be sold to the City at a future date.

The Resolution Authorizing the Sale of this property, together with the necessary documents to complete this transaction will be presented to the Board for approval on November 18, 2003.

2
3 RESOLUTION NO. 2003-494

4 INTENTION TO SELL REAL PROPERTY
5 COUNTY ADMINISTRATIVE CENTER
135 "D" STREET, PERRIS (PORTION)

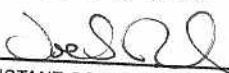
6 BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by a four-fifths vote of the
7 Board of Supervisors, State of California, in regular session assembled on October 28, 2003 and
8 NOTICE IS HEREBY GIVEN, PURSUANT TO Section 25365 et. seq. of the Government Code,
9 that this Board intends to sell a portion of the County Administrative Center known as 135 D.
10 Street, Perris, consisting of an office building with approximately 5250 gross square footage at or
11 after 9:00 a.m. on October 28, 2003, in the meeting room of the Board of Supervisors located on
12 the 1st floor Annex of the County Administrative Center, 4080 Lemon Street, Riverside,
13 California, the real property known as Parcel Number 311-120-018 (ptn), shown on Exhibit "A"
14 attached hereto and made a part hereof, located in the City of Perris, to the City of Perris, for a
15 sales price of \$260,000 of which \$60,000 will be paid in cash. The balance of \$200,000 shall be
16 carried in the form of a note and trust deed at an interest rate of 6% per annum amortized over
17 thirty (30) years with the unpaid balance due in five (5) years, and payments of Eleven Hundred
18 Ninety Nine Dollars (\$1199).

19 BE IT FURTHER RESOLVED AND DETERMINED that the Clerk of the Board of
20 Supervisors is directed to give notice hereof as provided in Section 6061 of the Government
21 Code.

MP:sh22
0/15/03
.718 23

FORM APPROVED
COUNTY COUNSEL

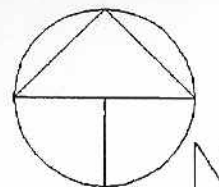
OCT 15 2003

BY 
ASSISTANT COUNTY COUNSEL

24
25
26
27
28

LEGAL DESCRIPTION PLAT

IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
BEING THE SOUTH 86.00 FEET OF TRACT 3 OF A RECORD OF SURVEY ON FILE
IN BOOK 33 AT PAGE 94 OF RECORDS OF SURVEY IN THE RECORDS OF RIVERSIDE
COUNTY, CALIFORNIA.



SCALE: 1" = 100'

TRACT 2
RS 33 / 94

TRACT 1
RS 33 / 94

TRACT 3
RS 33 / 94

N 89°31'58" E 244.91"

20,595 SQ. FT.
0.4728 AC. NET

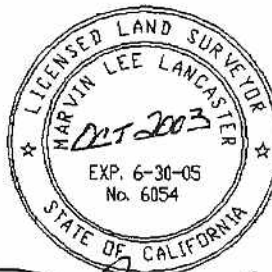
N 89°31'58" E 234.04'

P.O.B. S.E. CORNER TRACT 3

N 89°31'58" E 355.00'

N 89°31'58" E 609.27'

TRACT 4
RS 33 / 94



Marvin Lancaster
MARVIN L. LANCASTER, LS 6054

N 89°31'55" E 548.18'

SAN JACINTO AVENUE

N 89°31'55" E 623.35'

50'

N 00°16'00" W

PERRIS BLVD.

N 00°16'00" W

482.00'

50'

N 07°28'20" W

84.56'

50'

86.65'

30'

N 07°28'20" W

"D" STREET

485.63'

30'

40'

40'

EXHIBIT "A"
LEGAL DESCRIPTION

APN No. 311-120-018 (PORTION)

IN THE CITY OF PERRIS , COUNTY OF RIVERSIDE , STATE OF CALIFORNIA BEING THE SOUTH 86.00 FEET OF TRACT 3 AS SHOWN BY A MAP ON FILE IN BOOK 33 OF RECORDS OF SURVEY AT PAGE 94, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA , SAID LAND IS SITUATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 3; THENCE SOUTH 89°31'58" WEST ALONG THE SOUTH LINE OF SAID TRACT 3 , A DISTANCE OF 234.04 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF "D" STREET;


THENCE NORTH 07°28'20" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 86.65 FEET TO A POINT;

THENCE LEAVING SAID RIGHT-OF-WAY LINE , NORTH 89°31'58" EAST ALONG A LINE THAT IS 86.00 FEET NORTH OF AND PARALLEL THE SOUTH LINE OF SAID TRACT 3 , A DISTANCE OF 244.91 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 3;

THENCE SOUTH 00°16'00" EAST ALONG SAID EAST LINE A DISTANCE OF 86.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN "D" STREET.

CONTAINING A CALCULATED AREA OF 20,595 SQUARE FEET OR 0.4728 ACRES NET.


Marvin L. Lancaster, LS 6054
for and on behalf of
Lancaster Contract Survey Company 

