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



FROM: Department of Facilities Management

SUBMITTAL DATE:
November 4, 2004

SUBJECT: RESOLUTION 2004-508, AUTHORIZATION TO PURCHASE REAL PROPERTY -
(FORMER BLM BUILDING) APN. 291-070-035

RECOMMENDED MOTION: That the Board of Supervisors:

- 1) Approve Resolution No. 2004-508, Authorization to Purchase Real Property known as 6221 Box Springs Boulevard, Riverside, APN 291-070-035 also known as the former BLM Building consisting of approximately 30,000 square feet of office space and 125 parking spaces on 2.79 acres, at a purchase price of \$2,650,000, plus approximately \$18,000 to cover title insurance, escrow charges and ancillary miscellaneous studies, from the Dermody Glendale Ltd. Partnership.
- 2) Approve the Purchase and Sale Agreement on behalf of the County.
- 3) 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.
- 4) Authorize the Director of the Department Facilities Management, or his designee, to execute any other documents and administer all actions to complete this transaction.

Departmental Concurrence

(Continued on page 2)

M. J. Sylvester
Reviewed by
CIP TEAM

Michael J. Sylvester
MICHAEL J. SYLVESTER, Director
Department of Facilities Management

MJS:JMP:ss
9.264

FINANCIAL DATA	Current F.Y. Total Cost:	\$2,668,000	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ -0-	Budget Adjustment:	No
	Annual Net County Cost 04/05:	\$ -0-	For Fiscal Year:	04/05

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

C.E.O. RECOMMENDATION: APPROVE

County Executive Office Signature *Lisa Brandl*

Consent Policy
 Consent Policy
 Dept't Recomm.:
 Per Exec. Ofc.:

Prev. Agn. Ref.: #3.90, 8/10/04; District: 1 Agenda Number:
 #3.27, 10/26/04

**ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD**

3.22

BOARD OF SUPERVISORS

Form 11: RESOLUTION 2004-508, AUTHORIZATION TO PURCHASE REAL
PROPERTY - (FORMER BLM BUILDING) APN. 291-070-035

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BACKGROUND:

The Assessor-County Clerk-Recorder Department (ACR) requires space to accommodate approximately 97 full-time positions under one roof in Western Riverside County. Assessor-County Clerk-Recorder faces demand for consolidated space created by remodeling at the Riverside CAC, loss of space in Perris due to a land exchange and reallocation of their leased space at Rivercrest. The Board of Supervisors approved Minute Order 3.90 on August 10, 2004 which allowed for the search of adequate space to fill the needs of Assessor-County Clerk-Recorder.

The Department of Facilities Management completed a search for space and determined that it is more prudent to purchase a building, rather than to lease additional office space.

A single story building near the 60/215 Interchange located at 6221 Box Springs Boulevard in the City of Riverside will permit the Assessor-County Clerk-Recorder to consolidate their operations and meet space demand in the coming years.

Previously occupied by the U.S. Bureau of Land Management, the site offers a central Riverside County location with abundant parking for employees and public visitors and allows the Assessor-County Clerk-Recorder to consolidate their operations and meet space demand for the coming years. The purchase also eliminates future rental increases over time. Purchase and modernization of this building offers a significant time and construction cost savings over new construction.

The Department of Facilities Management has inspected the building and finds it to be in good condition, however, significant alterations of the building to accommodate the Assessor-County Clerk-Recorder's use will be required. The purchase and building modernization will be funded by rent savings and by user fees collected by the Assessor-County Clerk-Recorder. Prior to contracting for these alterations, the Assessor-County Clerk-Recorder will seek the necessary Board approvals. No general fund support is required.

1 Board of Supervisors

County of Riverside

2
3 RESOLUTION NO. 2004-508
4 AUTHORIZATION TO PURCHASE REAL PROPERTY
5 (FORMER BLM BUILDING)
6 APN 291-070-035

7 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors
8 of the County of Riverside in regular session assembled on November 23, 2004, and
9 that the purchase of real property in the City of Riverside, County of Riverside, State of
10 California, known as 6221 Box Springs Boulevard, Riverside, more particularly
11 described in Exhibit "A" attached hereto and made a part hereof, consisting of
12 approximately thirty thousand square feet (30,000 sq. ft.) of office space and one
13 hundred twenty five (125) parking spaces on 2.79 acres, at a purchase price of two
14 million six hundred fifty thousand dollars (\$2,650,000), plus approximately eighteen
15 thousand dollars (\$18,000) to cover title insurance, escrow charges and ancillary
16 miscellaneous studies from the Delmody Glendale Ltd. Partnership is hereby approved.

17
18 BE IT FURTHER RESOLVED AND DETERMINED that the Chairman of the
19 Board of Supervisors of the County of Riverside is authorized to execute the documents
20 to complete the sale.

21 BE IT FURTHER RESOLVED AND DETERMINED that the Director of the
22 Department of Facilities Management or his designee is authorized to execute any other
23 documents to complete this transaction.
24

25 JMP:ss
26 10/29/04
27 120FM
28 9.265

FORM APPROVED
COUNTY COUNSEL

NOV 03 2004

BY 
ASSISTANT COUNTY COUNSEL

Exhibit A

LEGAL DESCRIPTION

Real property in the City of Riverside, County of Riverside, State of California, described as follows:

PARCEL 2 OF PARCEL MAP NO. 26098 ON FILE IN BOOK 166 PAGES 85, 86 AND 87 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

APN: 291-070-035-5

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