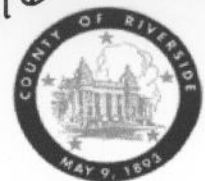


814

216



SUBMITTAL TO THE BOARD OF DIRECTORS RIVERSIDE COUNTY REGIONAL PARKS AND OPEN SPACE DISTRICT

FROM: Department of Facilities Management and Regional Park and Open Space District
SUBMITTAL DATE: March 15, 2005

SUBJECT: THIRD REINSTATEMENT OF AMENDMENT AND AGREEMENT OF SALE, PROPERTY IN IDYLLWILD AREA, COUNTY OF RIVERSIDE

RECOMMENDED MOTION: That the Board of Directors:

1. Approve the Third Reinstatement and Amendment to Agreement of Sale for the purchase of approximately 20 acres known as APN 561-020-011 located off of Delano Drive in Idyllwild from the American Land Conservancy at a price of \$155,000.
2. Authorize the Chairman of the Board of Directors of the Regional Park and Open-Space District to execute the documents to complete the transactions.
3. Authorize the Director of the Department of Facilities Management or his designee to execute any other documents to complete the transactions.

(Continued on Page 2)

Departmental Concurrence

Michael J. Sylvester

MICHAEL J. SYLVESTER, Director
Department of Facilities Management
MJS:GAJ:JMP:db
9.390

Paul Frandsen

PAUL FRANSEN, General Manager
Regional Park and Open Space District

FINANCIAL DATA	Current F.Y. Total Cost:	N/A	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	N/A	Budget Adjustment:	No
	Annual Net County Cost 04/05:	N/A	For Fiscal Year:	05/06

SOURCE OF FUNDS: Revenue to the District from the Sale of APN. 567-200-003 to the Agriculture, Forest Service.

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

C.E.O. RECOMMENDATION:

APPROVE

Lois Brandt

County Executive Office Signature

Policy
 Policy

Consent
 Consent

Dep't Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.: 10/17/00 11.1;
07/01/03 13.3; 10/05/04 13.1

District: 3

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

13.1

BOARD OF DIRECTORS

Form 11: THIRD REINSTATEMENT OF AMENDMENT AND AGREEMENT OF SALE,
PROPERTY IN IDYLLWILD AREA, COUNTY OF RIVERSIDE

March 15, 2005

Page 2

(Continued)

BACKGROUND: In Minute Order 13.1 of October 5, 2004, Minute Order on 11.1 on October 17, 2000 and Minute Order 13.3 on July 1, 2003, the Board of Directors of the Riverside County Regional Park and Open Space District approved the sale of real property to the United States Department of Agriculture Forest Service, "Forest Service" known as APN 567-200-003 consisting of 129 acres at a price of \$245,000 and the subsequent purchase of the Delano property known as APN 561-020-011 consisting of approximately 20 acres from the American Land Conservancy "Conservancy."

The sale of the land to the Forest Service was finalized and the proceeds from that sale are being held in an interest bearing escrow account in order to fund the purchase of the Delano property. The Conservancy was unable to complete the purchase transaction with the District on the Delano property due to the major fires that took place last year. As a result, the Agreement of Sale expired, and the Conservancy was required to complete a new appraisal of the property. The transaction is almost ready to close but the Second Reinstatement expired, hence the need for the Third Reinstatement of Amendment and Agreement of Sale. The Third Reinstatement of the Agreement reflects the \$5,000 increase in the property reflected in the new appraisal of the property. In addition to the cost of \$155,000 for the land, the District must pay approximately \$17,200 for administrative fees, title and escrow fees and environmental studies, all of which will be covered from the income derived from the sale of the 129 acre property to the Forest Service.