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



FROM: Department of Facilities Management

SUBMITTAL DATE:
October 12, 2005

SUBJECT: RESOLUTION NO. 2005-434 NOTICE OF INTENTION TO PURCHASE REAL PROPERTY- RIVERSIDE COUNTY PUBLIC DEFENDER'S OFFICE COMPLEX.
APN: 215-292-001, 002, 003, 004, 009, and 010.

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve Resolution No. 2005-434, Notice of Intention to Purchase Real Property currently utilized by the Riverside County Public Defender's Office, commonly known as Assessor's Parcel Numbers 215-292-001, 002, 003, 004, 009, and 010 and situated at 4200 Orange Street, Riverside which consists of a single-tenant, three story, low-rise office building totaling approximately 35,049 square feet of leased space, on 52,291 square feet or 1.2 acres at a purchase price of \$5,712,987, together with escrow, title, appraisal and associated transaction fees of approximately \$30,000 from the Betty L. Hutton Title Holding Company, Inc., California Corporation.

(Continued on Page 2)

Debra
Reviewed by
CIP TEAM

Departmental Concurrence

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

MJS:WEE:pc
9.725

FINANCIAL DATA	Current F.Y. Total Cost:	\$5,742,987	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$5,742,987	Budget Adjustment:	No
	Annual Net County Cost 04/05:	\$ -0-	For Fiscal Year:	05/06
SOURCE OF FUNDS: CIP Funds			Positions To Be Deleted Per A-30	<input type="checkbox"/>
			Requires 4/5 Vote	<input checked="" type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

Lois Brandt

County Executive Office Signature

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

Prev. Agn. Ref.:

District: 2

Agenda Number:

3.18

BOARD OF SUPERVISORS

Form 11: RESOLUTION NO. 2005-434 NOTICE OF INTENTION TO PURCHASE REAL
PROPERTY- RIVERSIDE COUNTY PUBLIC DEFENDER'S OFFICE
COMPLEX. APN: 215-292-001, 002, 003, 004, 009, and 010.

October 11, 2005

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BACKGROUND: The continued occupancy of the Betty L. Hutton Title Holding Company Inc. property is necessary for current and perpetual support of Public Defender's Office operations and their close proximity to the downtown courts complex. Acquisition of this property allows the County to embrace control of a significant downtown property, thereby, enhancing the County's net worth over time while enabling cost avoidance from annual lease rate escalations due to inflationary pressures.

RESOLUTION NO. 2005-434

NOTICE OF INTENTION TO PURCHASE REAL PROPERTY
RIVERSIDE COUNTY PUBLIC DEFENDER'S OFFICE COMPLEX
APN: 215-292-001, 002, 003, 004, 009, and 010

BE IT RESOLVED, FOUND, DETERMINED AND ORDERED by the Board of Supervisors of the County of Riverside in regular session assembled on October 25, 2005 and NOTICE IS HEREBY GIVEN, pursuant to Section 25350 of the Government Code, that this Board intends to purchase at or after 9:00 A.M. on Nov. 22, 2005 from Betty L. Hutton Title Holding Company, Inc., A California Corporation, certain real property known as the Riverside County Public Defender's Office Complex, in the City of Riverside, County of Riverside, State of California, commonly known as 4200 Orange Street, Riverside, California 92501, also known as Assessor's Parcel Numbers 215-292-001, 002, 003, 004, 009, and 010, more particularly described in Exhibit "A" and "B" attached hereto and thereby made a part hereof, consisting of a single-tenant (Riverside County Public Defender's Office), three-story, low-rise office building totaling approximately thirty-five thousand, forty-nine (35,049) square feet of leased space, on fifty-two thousand, two-hundred ninety-one (52,291) square feet or 1.2 acres at a purchase price, not to exceed five million, seven hundred twelve thousand, nine hundred eighty seven dollars (\$5,712,987.00), together with escrow, title, appraisal and associated transaction fees of approximately thirty thousand dollars (\$30,000).

BE IT FURTHER RESOLVED AND DETERMINED that the property to be purchased is necessary for continued use by the Riverside County Public Defender's Office.

BE IT FURTHER RESOLVED that the Clerk of the Board of Supervisors is directed to give notice hereof as provided in Section 6063 of the Government Code.

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

WEE:eo
09/12/05
125FM-13465
9.688

FORM APPROVED
COUNTY COUNSEL

SEP 13 2005

BY B. T. Miller

LEGAL DESCRIPTION

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

Beginning at the Northwestern corner of Block 12, Range 5, as shown by Map of the Town of Riverside, in the City of Riverside, County of Riverside, State of California, on file in Book 7, page 17 of Maps, records of San Bernardino County, California;

Thence Easterly along the Southerly line of Twelfth Street, 157 feet to the Westerly line of and alley;

Thence at a right angle Southerly, along the Westerly line of said alley, 63 feet;

Thence at a right angle Westerly, parallel with the Southerly line of Twelfth Street, 157 feet, to the Easterly line of Orange Street;

Thence Northerly, along the Easterly line of Orange Street, 63 feet to the point of beginning.

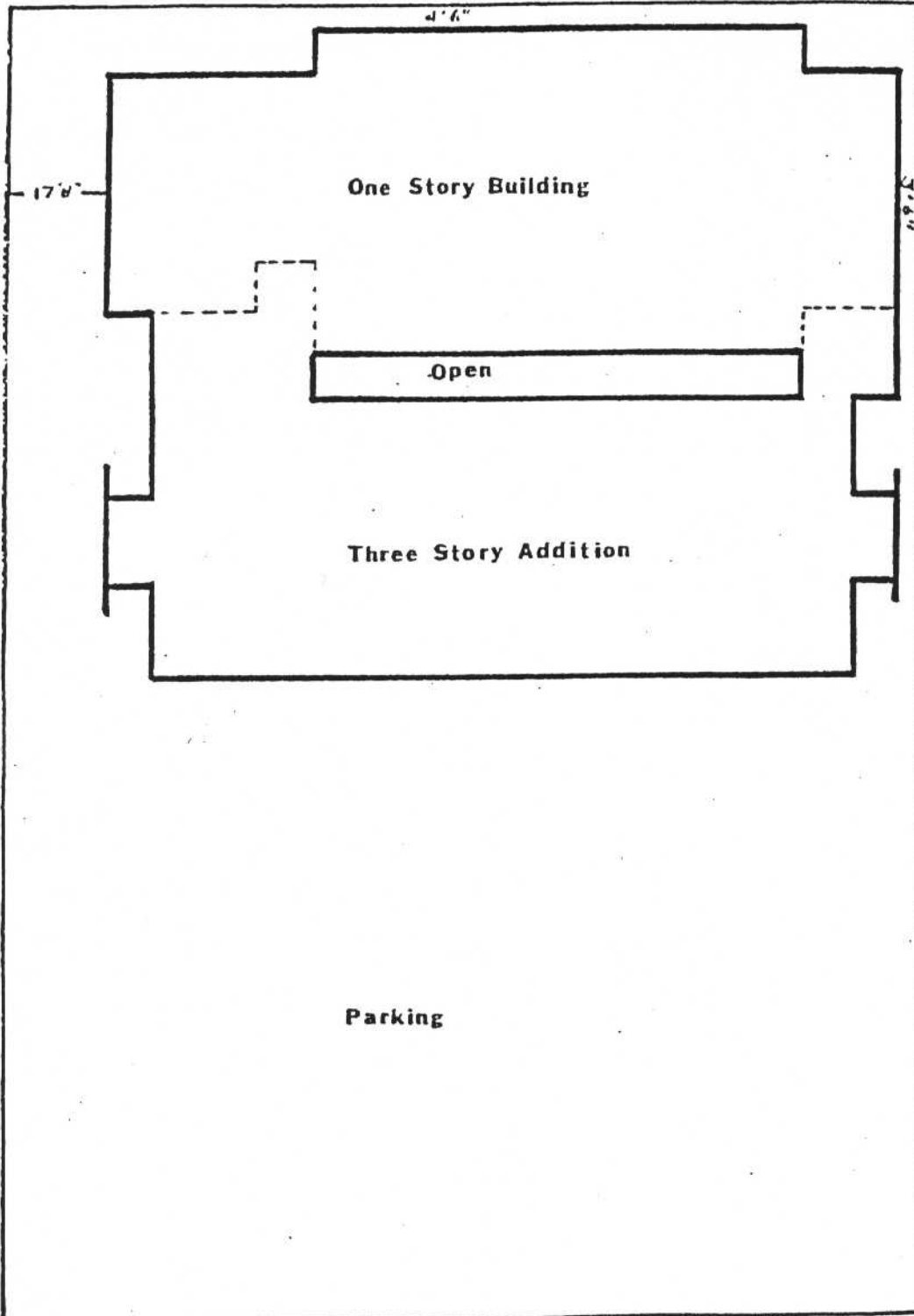
Excepting therefrom that portion described as follows:

The Northwestern 10 feet and the Southeasterly 2 feet of the Northeasterly 63 feet of the Northwestern 157 feet of Block 12, Range 5 of the Town of Riverside, as shown by Map on file in Book 7, page 17 of Maps, records of San Bernardino County, California, as conveyed to the City of Riverside by document recorded February 1, 1966, as Instrument No. 11826 of Official Records of Riverside County, California.

EXHIBIT "A"

Site Plan

12th STREET



ORANGE STREET

ALLEY

Parking

"EXHIBIT F"

4200 Orange Street, Riverside
Basement, 1st, 2nd, 3rd Floors

