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



FROM: Department of Facilities Management

SUBMITTAL DATE:
November 14, 2005

SUBJECT: RESOLUTION NO. 2005-435 AUTHORIZATION 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. 2005-435, Authorization 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 not to exceed \$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, a California Corporation.

(Continued on Page 2)

Clh
Reviewed by
CIP TEAM

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

MJS:WEE:pc
9.758

FINANCIAL DATA	Current F.Y. Total Cost:	\$5,742,987.00	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:	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

Lisa Brandl

County Executive Office Signature

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

Prev. Agn. Ref.: 3.18 10/25/05

District: 2

Agenda Number:

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

3.6

BOARD OF SUPERVISORS

Form 11: RESOLUTION NO. 2005-435 AUTHORIZATION TO PURCHASE REAL
PROPERTY- RIVERSIDE COUNTY PUBLIC DEFENDER'S OFFICE
COMPLEX APN: 215-292-001, 002, 003, 004, 009, and 010.

November 14, 2005

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RECOMMENDED MOTION: (Continued)

2. Approve the Agreement of Purchase and Joint Escrow Instructions and Authorize the Chairman to execute the documents necessary to complete the purchase.
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 of Facilities Management or his designee to execute any other documents and administer all actions necessary to complete this transaction.

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.

The Department of Facilities Management is in the process of cost estimation for two areas of building modifications. The Public Defender was authorized additional positions which necessitates placement of 21 new work stations within the building. Relocation of walls and doors and changes to mechanical systems of the building and additional systems furniture are required to address this requirement. Replacement of heating, ventilation and air condition units is seen as a cost effective investment in the building that will improve building conditions as well. Use of rent saving and some salary saving should fund these improvements. The Board will be asked to consider and approve funding when cost estimation is complete.

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3 RESOLUTION NO. 2005-435

4 AUTHORIZATION TO PURCHASE REAL PROPERTY

5 RIVERSIDE COUNTY PUBLIC DEFENDER'S OFFICE COMPLEX

6 APN: 215-292-001, 002, 003, 004, 009, and 010

7 BE IT RESOLVED, FOUND, DETERMINED AND ORDERED by the Board of

8 Supervisors of the County of Riverside in regular session assembled on November 22, 2005,

9 that the purchase of real property in the City of Riverside, County of Riverside, State of

10 California, known as the Riverside County Public Defender's Office Complex, situated at

11 4200 Orange Street, Riverside, California 92501, also known as Assessor's Parcel Numbers

12 215-292-001, 002, 003, 004, 009, and 010, more particularly described as Exhibits "A" and

13 "B" attached hereto and thereby made a part of, consisting of a single-tenant (Riverside

14 County Public Defender's Office), three-story, low-rise office building totaling approximately

15 thirty-five thousand, forty-nine (35,049) square feet of leased space, on fifty-two thousand,

16 two-hundred ninety-one (52,291) square feet or 1.2 acres from Betty L. Hutton Title Holding

17 Company, Inc., A California Corporation, in the amount of five million, seven hundred twelve

18 thousand, nine hundred eighty seven dollars (\$5,712,987.00), together with escrow, title,

19 appraisal and associated transaction fees of approximately thirty thousand dollars (\$30,000).

20 BE IT FURTHER RESOLVED AND DETERMINED that the Chairman of the Board of

21 Supervisors of the County of Riverside is authorized to execute the documents to complete

the sale.

BE IT FURTHER RESOLVED AND DETERMINED that the Director of the Department

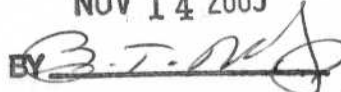
of Facilities Management or his designee is authorized to execute the any other documents

to complete this transaction.

WEE:ps2
11/14/05
125FM
9.757 23

24 FORM APPROVED
COUNTY COUNSEL

25 NOV 14 2005

BY 

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:

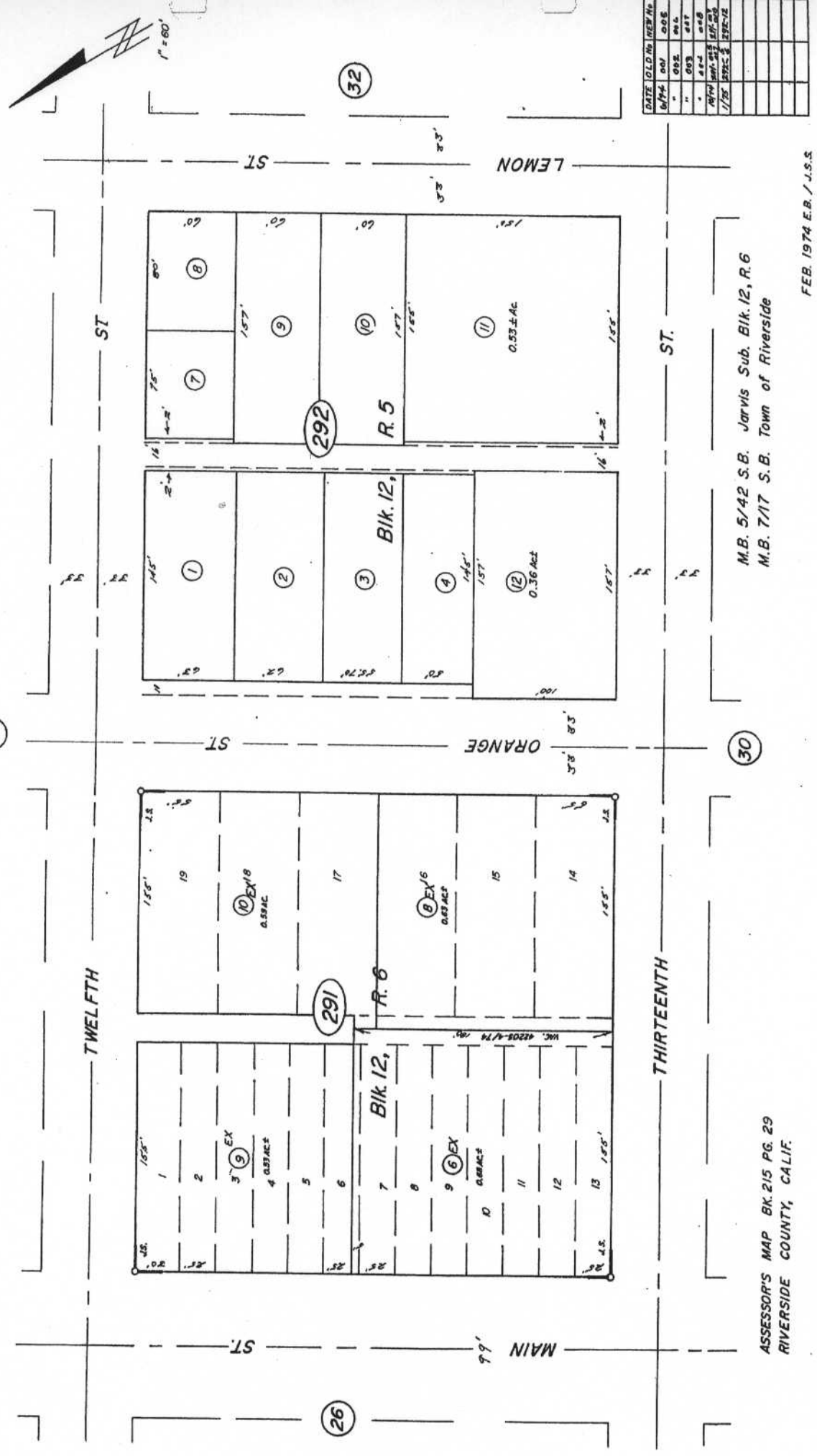
The Northwestern 10 feet and the Southeasterly 2 feet of the Northeasterly 63 feet of the Northwestern 157 feet of Block 12, Range 5 of the Town of Riverside, as shown by Map on file in Book 7, page 17 of Maps, records of San Bernardino County, California, as conveyed to the City of Riverside by document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

EXHIBIT "A"

1-10, 1-11
215-29

T.R.A. 941
914

POR. CITY OF RIVERSIDE
(BLK. 12, R. 5 & 6)



DATE	OLD No.	REV No.
6/74	000	005
"	002	011
"	003	017
"	004	018
10/74	005	019
1/75	006	020

M.B. 5/42 S.B. Jarvis Sub. Blk. 12, R. 6
M.B. 7/17 S.B. Town of Riverside

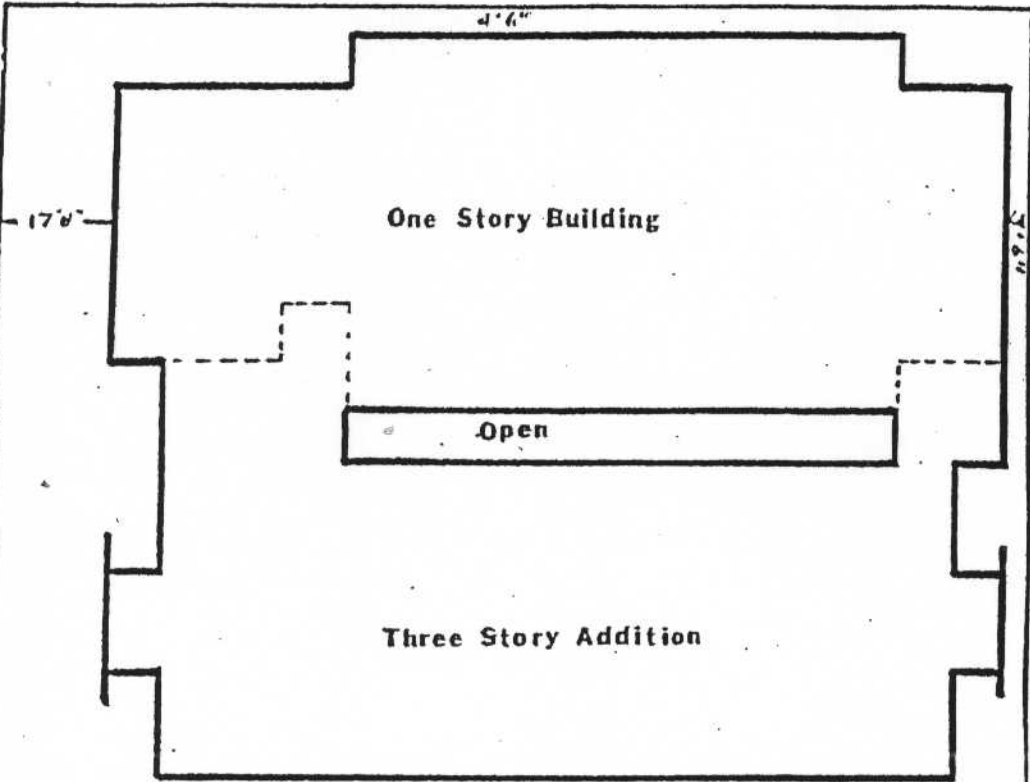
FEB. 1974 E.B. / J.S.S.

ASSESSOR'S MAP BK. 215 PG. 29
RIVERSIDE COUNTY, CALIF.

EXHIBIT "B"

Site Plan

12th STREET



ORANGE STREET

ALLEY

Parking

"EXHIBIT F"

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

