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



FROM: Department of Facilities Management

SUBMITTAL DATE:
March 8, 2006

SUBJECT: RESOLUTION NO. 2006-091 AUTHORIZATION TO PURCHASE REAL PROPERTY SAN JACINTO VALLEY ANIMAL SHELTER (FORMERLY KNOWN AS SOUTHWEST ANIMAL SHELTER). APN'S 435-030-010, 435-030-015, 435-040-005, AND 435-040-006.

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve Resolution No. 2006-091, Authorization to Purchase Real Property for the San Jacinto Valley Animal Shelter (formerly known as the Southwest Animal Shelter) also known as Assessor's Parcel Numbers 435-030-010, 435-030-015, 435-040-005, and 435-040-006, consisting of 10.98 acres located in the City of San Jacinto at a purchase price of \$1,780,000 plus miscellaneous transaction costs in the approximate amount of \$25,000 from Grand Seven Investments, a California General Partnership.

2. Approve the Agreement of Purchase and Joint Escrow Instructions and Authorize the Chairman to execute the documents necessary to complete the purchase.

(Continued on Page 2)

MICHAEL J. SYLVESTER, Director
Department of Facilities Management

MJS:WEE:eo
9.910

FINANCIAL DATA	Current F.Y. Total Cost:	\$1,805,000.00	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ -0-	Budget Adjustment:	No
	Annual Net County Cost 05/06:	\$ -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

County Executive Office Signature

Consent
 Policy

 Consent
 Policy

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

Prev. Agn. Ref.: 3.19 2/7/06 | District: 3 | Agenda Number:

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

3.5

BOARD OF SUPERVISORS

Form 11: RESOLUTION NO. 2006-091 AUTHORIZATION TO PURCHASE REAL PROPERTY - SAN JACINTO VALLEY ANIMAL SHELTER (FORMERLY KNOWN AS THE SOUTHWEST ANIMAL SHELTER) ASSESSOR'S PARCEL NUMBERS 435-030-010, 435-030-015, 435-040-005, AND 435-040-006.

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RECOMMENDED MOTION: (Continued)

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 four parcels known as the Grand Seven Investment site is the preferred location for the construction of the new San Jacinto Valley Animal Shelter, formerly known as the Southwest Animal Shelter. Construction of a new animal shelter adjacent to the existing privately operated Ramona Humane Society in the City of San Jacinto, County of Riverside, State of California allows the County to proceed with a desired services partnership with the Ramona Humane Society and significantly increases County's ability to address animal shelter needs in that portion of the county.

2
3 RESOLUTION NO. 2006-091

4 AUTHORIZATION TO PURCHASE REAL PROPERTY

5 SOUTHWEST ANIMAL SHELTER

6 APN: 435-030-010, 435-030-015, 435-040-005, AND 435-040-006

7
8 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the County
9 of Riverside, in regular session assembled on March 14, 2006, that the County of Riverside is authorized
10 to purchase (from Grand Seven Investments, a California General Partnership) certain real property
11 known as the Grand Seven Investment Property, located in the City of San Jacinto, County of Riverside,
12 State of California, also known as Riverside County Assessor's Parcel Numbers 435-030-010, 435-030-
13 015, 435-040-005, and 435-040-006, more particularly described in Exhibit "A" attached hereto and
14 thereby made a part hereof, consisting of four (4) separate, legal and contiguous lots totaling
15 approximately four hundred seventy eight thousand, two hundred ninety (478,290) square feet or 10.98
16 acres at a purchase price of one million, seven hundred eighty thousand dollars (\$1,780,000.00), plus
17 miscellaneous costs in the approximate amount of twenty-five thousand dollars (\$25,000.00).
18

19 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Chairman of the Board
20 of Supervisors of the County of Riverside is authorized to execute the necessary documents to complete
21 this purchase of real property.
22

23 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Director of the
24 Department of Facilities Management, or his designee, is authorized to execute the necessary documents
25 to complete this purchase of real property.
26

27 FORM APPROVED
COUNTY COUNSEL

28 MAR 02 2006

BY Stan Redger

EXHIBIT "A"

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF RIVERSIDE AND IS DESCRIBED AS FOLLOWS:

FARM LOTS 1, 2, 4 AND 5 IN BLOCK 34 OF ESTUDILLO LAND AND WATER COMPANY'S ADDITION TO SAN JACINTO, IN THE CITY OF SAN JACINTO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9 PAGE 410 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, TOGETHER WITH THOSE PORTIONS OF DATE STREET, MCLAREN AVENUE AND GRAND AVENUE ADJACENT TO SAID LAND, WHICH WOULD PASS BY OPERATION OF LAW WITH A CONVEYANCE OF SAID LOTS, AS VACATED BY RESOLUTIONS IN DOCUMENTS RECORDED APRIL 23, 1946 IN BOOK 743 PAGE 249 AND NOVEMBER 13, 1963 AS INSTRUMENT NO. 120344, BOTH OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXHIBIT "A"

THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY.

ASSESSOR'S MAP
RIVERSIDE COUNTY, CALIF.

435-03
21-21

T.R.A. 010-008
010-010
010-026
010-041
010-037

POR. NW 1/4 SEC. 34, T. 4S, R. 1W

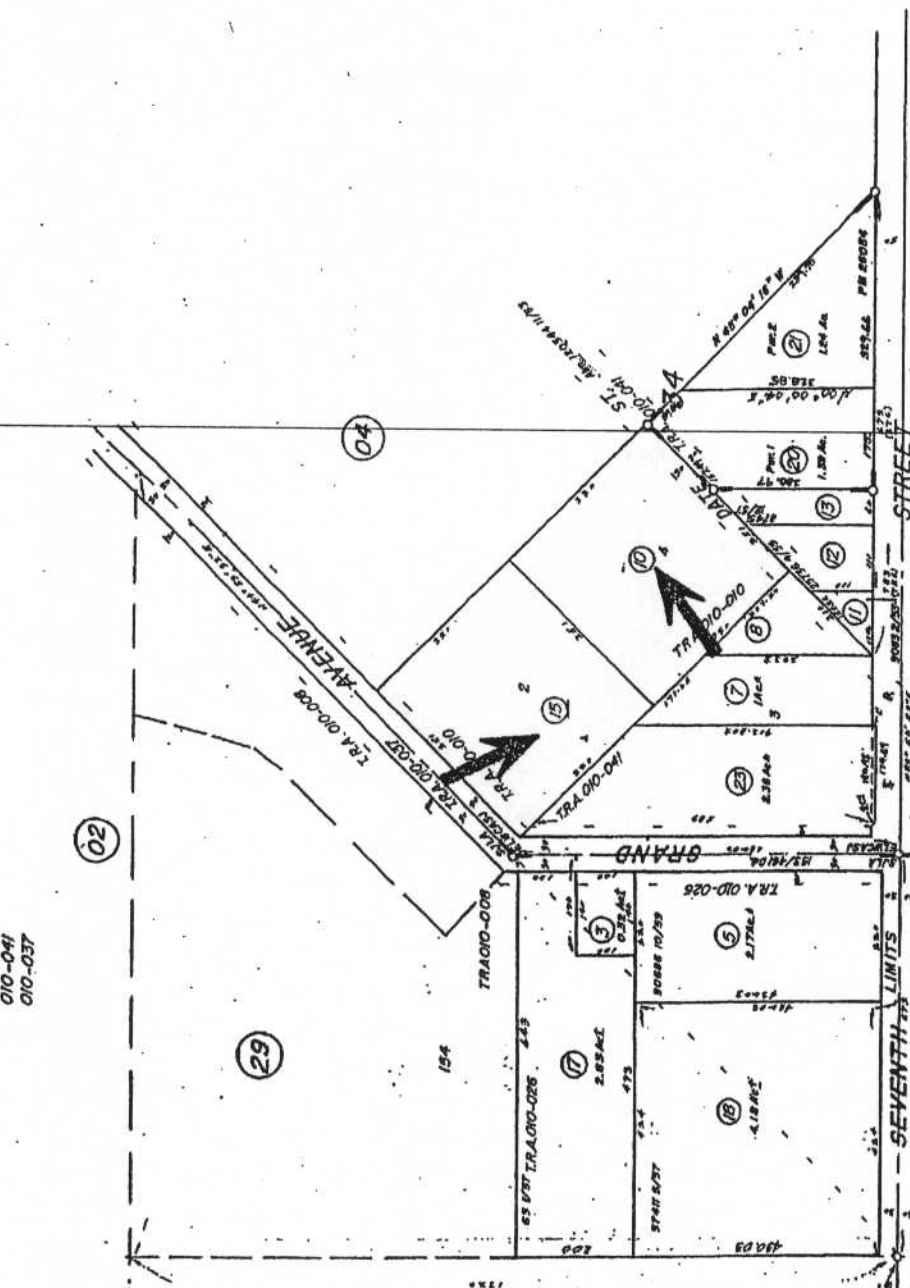


EXHIBIT "A"

DATE	CEL	PL	REV	BY
10-27	1	16		
	2	17		
	3	18		
3-98	16	200-1		
	17	18		
	18	19		
12-20	19	200-2		
2/20	20	200-3		
	21	200-4		
	22	200-5		
	23	200-6		

M.B. 9/4/05D Estudillo Land & Water Company's Addition to San Jacinto
P.M. 167/33-34 Parcel Map No. 26034
M.B. 8/357SD San Jacinto Land Association

DATA Co. Sec. 94-6, RSVW40-1, & 292SD
R/S 47/12

AUG. 1970

21-21

435-04

T. C. A. 010-010
010-035
010-041

POR. NW1/4 SEC. 34, T. 4S, R. 1W

ASHENFELTER
379.71'



Mc LAREN
540.38'

DATE
110.544 11/83

T.R.A. 010-035
T.R.A. 010-041



DATE	OLD NO.	NEW NO.
1/7/1928	100-15	30
1/20/1928	10-15	15
4/20/1928	10-15	15
4/20/1928	10-15	15
4/20/1928	10-15	15
4/20/1928	10-15	15
4/20/1928	10-15	15
4/20/1928	10-15	15
4/20/1928	10-15	15
4/20/1928	10-15	15

EXHIBIT "A"

M.B. 9/410 SD Estudillo Land & Water Company's Addition to San Jacinto
PM 60/16-17 Parcel Map 12.112

DATE: M.B. 8/29/20, RSJV: 140-J
C.S. 9-4-6

AUG. 1970

ASSESSOR'S MAP BK. 435 PG. 04
RIVERSIDE COUNTY, CALIF.