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



**FROM:** Department of Facilities Management

**SUBMITTAL DATE:**  
June 14, 2006

**SUBJECT:** Resolution Nos. 2006-242 and 2006-243; Authorization to Exchange Real Property to Implement the Downtown Riverside Master Plan.

Departmental Concurrence

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Approve Resolution No. 2006-242, Authorization to Exchange Real Property with the Board of Law Library Trustees (hereafter Trustees), which calls for the County to grant the Provident Bank Building Property to the Trustees; said property is identified as Assessor's Parcel Number 215-092-008 and more commonly known as 4001 Main Street, located across the street from the Riverside County Historic Court House. In exchange for this property, the Trustees will grant the Law Library Parking Lot to the County; said property is identified as Assessor's Parcel Numbers 215-373-001, 215-373-002, 215-373-003, also referred to as Parcel 1 and Assessor's Parcel Numbers 215-373-006, 215-373-007, also referred to as Parcel 4, both of which are shown on Exhibit "A" attached hereto and made a part hereof.

(Continued on Page 2)

*Robert Field*

Robert Field, Director  
Department of Facilities Management

RF:WEE:dl  
10.093

FINANCIAL DATA	Current F.Y. Total Cost:	\$ -0-	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ -0-	Budget Adjustment:	N/A
	Annual Net County Cost 06/07:	\$ -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

*Jerry Burgess*

Poli CV   
Poli CV

Consent  
 Consent

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

Prev. Agn. Ref.: 3.59 6/28/05 | District: 2 | Agenda Number:

3 . 21

BOARD OF SUPERVISORS

Form 11: Resolution Nos. 2006-242 and 2006-243; Authorization to Exchange Real Property to Implement the Downtown Riverside Master Plan.

June 14, 2006

Page 2

**RECOMMENDED MOTION:** (Continued)

2. Approve Resolution No. 2006-243, Authorization to Exchange Real Property with the City of Riverside (hereafter City), which calls for the County to grant the City a portion of the Law Library Parking Lot obtained from the Trustees identified as Assessor's Parcel Number 215-373-001, 215-373-002, 215-371-003, also referred to as Parcel 1, as shown on Exhibit "B" attached hereto and made a part hereof along with the westerly portion of Assessor's Parcel Number 215-373-004 and the building situated thereon known as the Municipal Court Building, also referred to as Parcel 2 as shown on Exhibit "B" attached hereto and made a part hereof. In exchange, the City will grant the Riverside Police Department property to the County; said property is located at 4102 Orange Street, identified as Assessor's Parcel Number 215-282-015 as shown on Exhibit "B" attached hereto and made a part hereof.

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:** On June 28, 2005, the Board of Supervisors approved a Memorandum of Understanding (MOU) among the County of Riverside, the City of Riverside, the City of Riverside Redevelopment Agency, and the Board of Law Library Trustees. The purpose of the MOU was to initiate the series of property transactions necessary to realize the goals of the conceptual Downtown Riverside Master Plan (hereafter Plan), which itself was approved on May 3, 2005. The MOU also included certain recommendations submitted by the Capital Improvement Program (CIP) Team regarding the purchasing, selling, and leasing of real property within the City of Riverside between these various entities. The intent of the Plan is to encourage the development/redevelopment of the Downtown Court and Legal District.

The County previously acquired the Provident Bank building at Tenth and Main Street from private parties, and this building will be granted to Trustees. In exchange for this building, the Trustees will grant a parking lot consisting of Parcels 1 and 4 as identified on Exhibit "A" to the County, behind the current Law Library and the Old Municipal Court building to the County.

Subsequently, the County will grant the Old Municipal Court building plus a portion of the property granted to the County by the Trustees, referred to as Parcels 1 and 2 on Exhibit "A", to the City of Riverside. In exchange for this "tear down" building and land, the City will grant the Riverside Police Department building to the County.

(Continued on Page 3)

BOARD OF SUPERVISORS

Form 11: Resolution Nos. 2006-242 and 2006-243; Authorization to Exchange Real Property to Implement the Downtown Riverside Master Plan.

June 14, 2006

Page 3

**BACKGROUND:** (Continued)

The County will retain the land granted to the County by the Trustees referred to as Parcel 4 on Exhibit "A" located on Lemon Street beside the Miceli Law Library. The County will allow the City to use this parking lot during the construction of a building located upon the land granted by the County for a period not to exceed 24 months. The County will also lease back the Riverside Police Building to the City for \$1.00 per year for a term not to exceed 60 months, which will allow the City time to relocate City operations to another City owned facility.

Other aspects of the Plan dealing with parking issues may require the completion of engineering studies before a separate parking agreement can be completed between the City and the County.

2  
3 **RESOLUTION NO. 2006-242**

4 **AUTHORIZATION TO EXCHANGE**  
5 **REAL PROPERTY WITH THE CITY OF RIVERSIDE**  
6 **LAW LIBRARY PARKING LOT and MUNICIPAL COURT BUILDING**  
7 **(APNs 215-373-001, 215-373-002, 215-373-003, westerly portion of 215-373-004)**

8 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of  
9 Supervisors of the County of Riverside in regular session assembled on June 27,  
10 2006, that the exchange with the City of Riverside ("City") in which land known as a  
11 portion of the Law Library Parking Lot, identified by Assessor's Parcel Numbers 215-  
12 373-001, 215-373-002 and 215-373-003 and depicted as Parcel 1 on the Record of  
13 Survey filed with the Riverside County Recorder on February 14, 2006 in Book 121 of  
14 Records of Survey, Pages 8 and 9, attached hereto and made a part hereof,  
15 previously conveyed from the Board of Law Library Trustees, along with the westerly  
16 portion of Assessor's Parcel Number 215-373-004 and the building situated thereon  
17 known as the Municipal Court Building, depicted as Parcel 2 on the same Record of  
18 Survey as above, will be granted to the City; in exchange the City will grant to the  
19 County that certain land and building known as the Riverside Police Department  
20 Building, located at 4102 Orange Street, Riverside, consisting of a building of  
21 approximately 21,170 square feet situated on 42,253 square feet of land identified by  
22 Assessor's Parcel Number 215-282-015 is hereby approved..

23  
24 **BE IT FURTHER RESOLVED AND DETERMINED** that the Chairman of the  
25 Board of Supervisors of the County of Riverside is authorized to execute the  
documents to complete the exchange.

1           **BE IT FURTHER RESOLVED AND DETERMINED** that the Director of the  
2 Department of Facilities Management or his designee is authorized to execute any  
3 other documents necessary to complete this transaction.

4 WEE:dl  
5 5/31/06  
6 001CP  
7 10.084

FORM APPROVED  
COUNTY COUNSEL

JUN 05 2006

8 BY   
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REC. PLAN COPY

SHEET 2 OF 2 SHEETS

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

# RECORD OF SURVEY

RIVERSIDE TOWNSITE

BLOCK 9 - RANGE 5, TOWN OF RIVERSIDE MAP AS SHOWN ON MAP BOOK 7, PAGE 17, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, LYING WITHIN THE JURUPA RANCHO.

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT  
JANUARY 2006

**SURVEYOR'S NOTES:**

- MONUMENT FOUND AS NOTED, SHOWN THUS
- SET LEAD WITH R.C.F.C.W.C.D. TAG FLUSH IN CONCRETE, UNLESS OTHERWISE NOTED, SHOWN THUS
- LOT LINES PER MAP BOOK 7/17
- PARCEL LINES PER RECORD DEEDS, NUMBERS AND DATES AS SHOWN
- BUILDING OUTLINE
- ( ) INDICATES RECORD PER R.S. 86/5
- [ ] INDICATES RECORD PER R.S. 84/47 & P.M. 48/8

**MONUMENTS FOUND AS NOTED:**

- F.D. MAIL W/ R.C.E. 10470 TAG PER R.S. 86/5
- F.D. 3/4" I.P. W/ NO TAG IN USE OF MAIL W/ R.C.E. 10470 TAG PER R.S. 86/5 (1984' 19' 12" W 0.10')
- F.D. 3/4" I.P. W/ R.C.E. 862 TAG NO REF. (1951' 33' 31" E 0.10')

**Z-11848**

FD. MAIL & TIN CROSS TIES AROUND MANHOLE FOR C/L INT. OF ORANGE ST. AND 8TH ST. PER R.S. 86/5

**Z-11845**

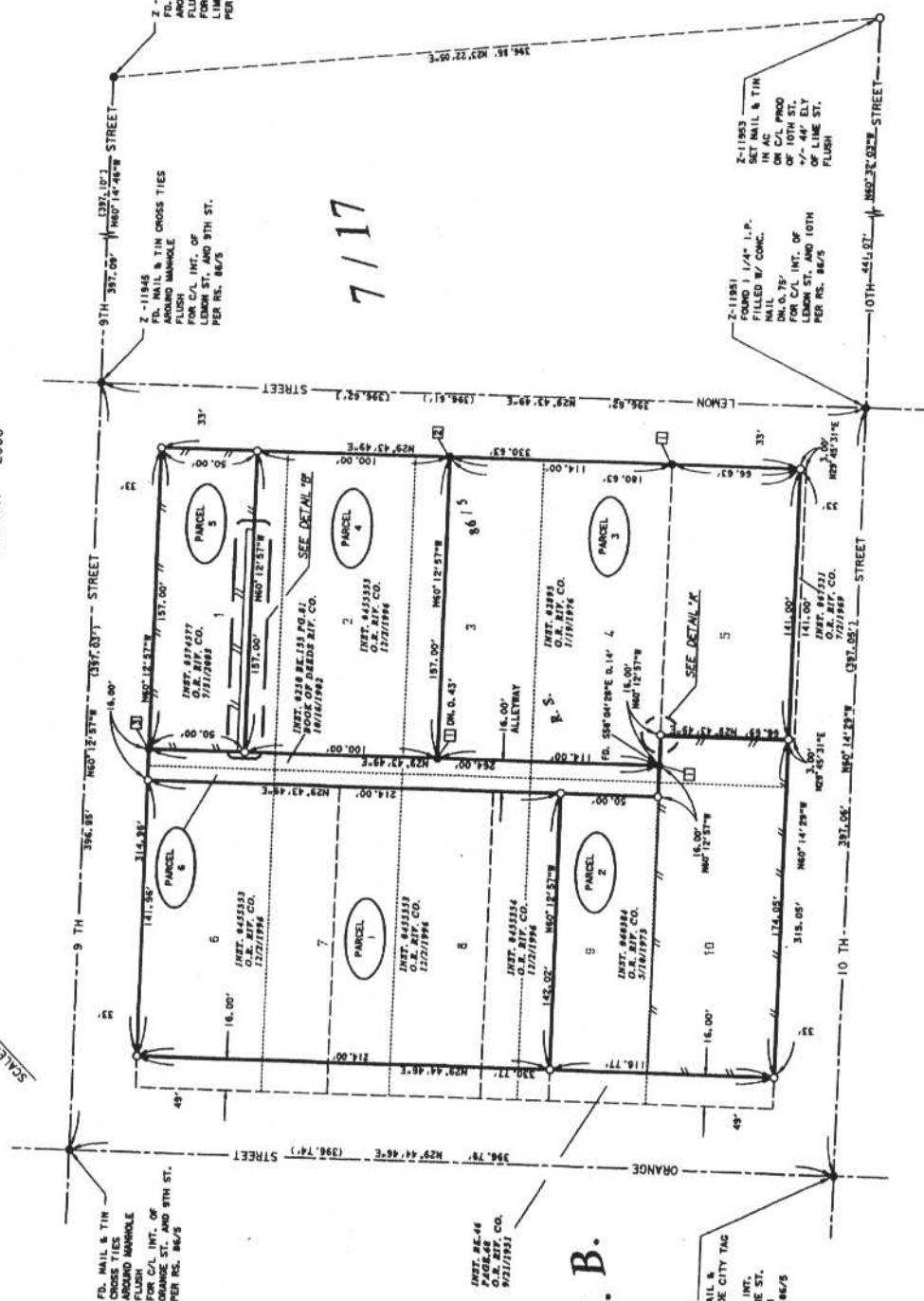
FD. MAIL & TIN CROSS TIES AROUND MANHOLE FOR C/L INT. OF ORANGE ST. AND 8TH ST. PER R.S. 86/5

**Z-11953**

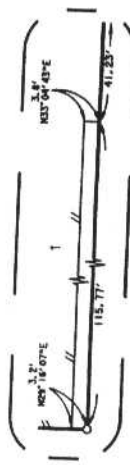
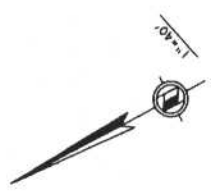
SET MAIL & TIN IN AC W/ R.C.E. OF 10TH ST. W/ 44" ELY. OF LINE ST. FLUSH

**Z-11951**

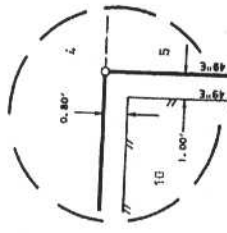
FOUND 1 1/4" I.P. MAIL FILLED W/ CONC. DR. C/L INT. OF LEMON ST. AND 10TH ST. PER R.S. 86/5



7/17



DETAIL 'A' - NO SCALE



DETAIL 'B' - NO SCALE

M.B.

Z-11950  
FOUND MAIL & RIVERSIDE CITY TAG FOR C/L INT. OF ORANGE ST. AND 10TH ST. PER R.S. 86/5

INST. 8453333  
O.R. BTP. CO.  
12/21/1994

FD. MAIL & TIN CROSS TIES AROUND MANHOLE FOR C/L INT. OF ORANGE ST. AND 8TH ST. PER R.S. 86/5

REFLECTED COPY

SHEET 1 OF 2 SHEETS

# IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA RECORD OF SURVEY

## RIVERSIDE TOWNSITE

BLOCK 9, RANCE 5, TOWN OF RIVERSIDE MAP AS SHOWN ON MAP BOOK 7, PAGE 17, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, LYING WITHIN THE JURUPA RANCHO.

### RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

JANUARY 2006

RECORDER'S STATEMENT  
FILED THIS 14<sup>TH</sup> DAY OF FEBRUARY, 2006,  
AT 10:45 AM IN BOOK 181 OF RECORDS OF SURVEY,  
AT PAGES 201-202, AT THE REQUEST OF THE COUNTY SURVEYOR.

FEE \$600  
COUNTY ASSESSOR/CLERK/RECORDER  
LARRY M. BARD  
NO. 01120415, BY: *[Signature]*, DEPUTY

INDICATES RIVERSIDE COUNTY  
FLOOD CONTROL AND WATER  
CONSERVATION DISTRICT PARCEL  
NUMBERS FOR RIVERSIDE TOWNSITE  
A.L.T.A. SURVEY.



#### SURVEYOR'S NOTES:

1. MONUMENT FOUND AS NOTED,  
SHOWN THIS \_\_\_\_\_ O
2. SET LEAD WITH R.C.F.C.W.M.C.D. TAG FLUSH IN CONCRETE,  
SHOWN THIS \_\_\_\_\_ O
3. THE PARCEL SURVEYED DOES NOT CONSTITUTE A LAND  
DIVISION UNDER SECTION 64626.5 OF THE SUBDIVISION  
MAP ACT OR RIVERSIDE COUNTY PROPOSED SECTION  
2.2 J (3) AT THE PRESENT TIME. ANY FUTURE SALE,  
LEASE OR FINANCING OF THE PARCEL SURVEYED WOULD  
REQUIRE A LAND DIVISION APPROVAL.
4. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE  
CALIFORNIA STATE PLANE COORDINATE SYSTEM ZONE 6,  
NAD 83, EPOCH 2000.35, BASED LOCALLY ON G.P.S. STATION  
Z-11853, "MILL & 10TH", AS SHOWN HEREON. ALL BEARINGS  
AND DISTANCES FROM REFERENCE MONUMENT BEARINGS  
ARE AS SHOWN ON THAT RECORD REFERENCE.
5. THE BASIS OF COORDINATES FOR THIS SURVEY IS THE  
CALIFORNIA STATE PLANE COORDINATE SYSTEM ZONE 6,  
NAD 83, EPOCH 2000.35, BASED LOCALLY ON G.P.S. STATION  
Z-11853, "MILL & 10TH", AS SHOWN HEREON. ALL DISTANCES  
SHOWN ARE GRID DISTANCES SHOWN HEREON. ALL DISTANCES  
BE OBTAINED BY DIVIDING THE GRID DISTANCES BY  
CONVERSION FACTOR OF 0.999981156, CALCULATED AT  
ELEVATION NODE OF 33' 58" 44" AND A MEAN ELEVATION  
OF 856 FEET.



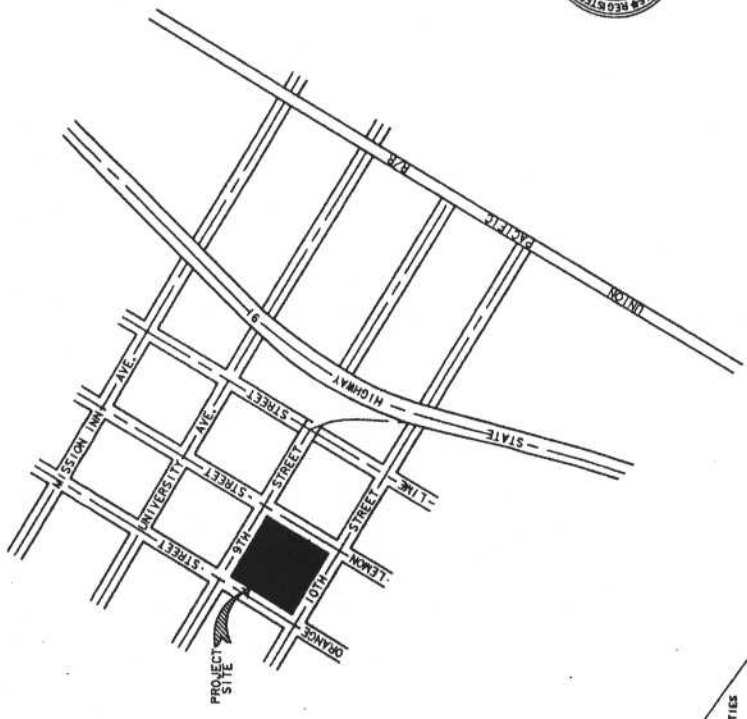
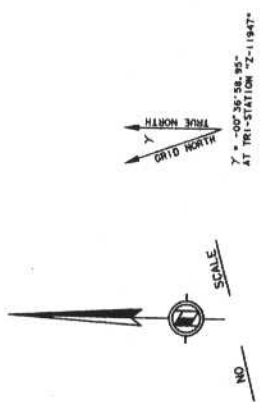
SURVEYOR'S STATEMENT  
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR  
UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIRE-  
MENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT, AT THE  
REQUEST OF RIVERSIDE FACILITIES MANAGEMENT, AUGUST  
2005.  
*[Signature]*  
WARREN D. WILLIAMS, CHIEF ENGINEER, R.C.E. 32336  
EXP. DATE DECEMBER 31, 2006

COUNTY SURVEYOR'S STATEMENT  
THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION  
8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS  
14<sup>TH</sup> DAY OF FEBRUARY, 2006.

*[Signature]*  
BRIAN M. HESS, COUNTY SURVEYOR  
P.L.S. #892  
EXP. DATE DECEMBER 31, 2007



RIV. CO. ROS. 06 - 001  
R.C.F.C. DMC. NO. 99-018 SH. 1



G.P.S. STATION "TOMP"  
WYATT-TYPE DRILL-BRACED GEODETIC  
STEEL SUPPORTS,  
EPOCH 2000.35,  
NO. 6178200100  
(PID #411882)

Z-11853  
MILL & 10TH  
FLUSH  
ON C/L PRAD  
OF 10TH ST.  
4" 44" ELY  
OF LIME ST.  
NAD 83, EPOCH 2000.35  
E - 8221481.448

Z-11847  
MILL & 10TH  
FLUSH AROUND MANHOLE  
FOR C/L INT. OF  
LIME ST. AND 9TH ST.  
NAD 83, EPOCH 2000.35  
E - 8221600.856

G.P.S. STATION "MRY"  
WYATT-TYPE DRILL-BRACED GEODETIC  
STEEL SUPPORTS COMPOSED OF STAINLESS  
STEEL,  
NO. 2294707111  
E - 8338884.914  
(PID #411843)

# EXHIBIT "A"

2  
3 **RESOLUTION NO. 2006-243**

4 **AUTHORIZATION TO EXCHANGE REAL PROPERTY**  
5 **WITH THE BOARD OF LAW LIBRARY TRUSTEES**  
6 **PROVIDENT BANK BUILDING APN: 215-092-008**

7 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of  
8 Supervisors of the County of Riverside in regular session assembled on June 27,  
9 2006, that the exchange with the Board of Law Library Trustees ("Agency") in which  
10 property located between Orange and Lemon Streets and between 9<sup>th</sup> and 10<sup>th</sup> Streets  
11 in the downtown area of the City of Riverside, consisting of approximately .70 acre  
12 (30,388 sq. ft.) identified as Assessor's Parcel Numbers 215-373-001, 215-373-002,  
13 215-373-003 depicted as Parcel 1 and approximately .36 acre (15,700 sq. ft.) identified  
14 as Assessor's Parcel Numbers 215-373-006, 215-373-007 depicted as Parcel 4 on the  
15 Record of Survey filed with the Riverside County Recorder on February 14, 2006 in  
16 Book 121 of Records of Survey, Pages 8 and 9, attached hereto and made a part  
17 hereof will be granted to the County; in exchange the County will grant to the Board of  
18 the Law Library Trustees that certain land and building known as the Provident Bank  
19 Building, located at 4001 Main Street, Riverside, consisting of a building complex  
20 containing approximately 8,139 square feet of leasehold area with associated land  
21 area of approximately 6,320 square feet identified by Assessors Parcel Number 215-  
22 092-008 is hereby approved.


24 **BE IT FURTHER RESOLVED AND DETERMINED** that the Chairman of the  
25 Board of Supervisors of the County of Riverside is authorized to execute the  
documents to complete the exchange.

1           **BE IT FURTHER RESOLVED AND DETERMINED** that the Director of the  
2 Department of Facilities Management or his designee is authorized to execute any  
3 other documents necessary to complete this transaction.

4 WEE:dl  
5 5/31/06  
6 001CP  
7 10.083

FORM APPROVED  
COUNTY COUNSEL

JUN 05 2006

BY 

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