

1043

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

589



FROM: Department of Facilities Management

SUBMITTAL DATE:
June 7, 2006

SUBJECT: RESOLUTION NO. 2006-250, AUTHORIZATION TO PURCHASE REAL PROPERTY
- APN: 211-031-001

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve Resolution No 2006-250, Authorization to Purchase Real Property known as Assessor's Parcel Number (APN) 211-031-001;
2. Approve the Agreement of Purchase and Sale and Joint Escrow Instructions and Authorize the Chairman to execute the documents necessary to complete the purchase.
3. 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.

(Continued on Page 2)

Robert Field
ROBERT FIELD, Director
Department of Facilities Management

RF:JKH:eo
10.091

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 1,430,000	In Current Year Budget:	No
	Current F.Y. Net County Cost:	\$ -0-	Budget Adjustment:	Yes
	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

Jennifer J. Dwyer

FORM APPROVED COUNTY COUNSEL

JUN 16 2006

BY *[Signature]*

Dep't Recomm.: Consent Policy

Per Exec. Ofc.: Consent Policy

Departmental Concurrence

[Signature]
Reviewed by
CIP TEAM

BOARD OF SUPERVISORS

Form 11: RESOLUTION NO. 2006-250, AUTHORIZATION TO PURCHASE REAL
PROPERTY – APN: 211-031-001

June 7, 2006

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BACKGROUND: Facilities Management proposes to purchase the parcel (commonly know as 2486 Third Street, Riverside) for an amount of \$1,400,000 based on the appraisal from the seller, Richard Castillo, together with typical estimated transaction costs of approximately \$10,000 to cover escrow, title, and other associated transaction fees and \$20,000 to complete due diligence on the property (e.g. appraisal costs, hazardous materials survey, building condition audit, and miscellaneous studies). The transaction includes a non-refundable deposit of \$50,000, which will apply to the purchase price but will be forfeited should the County fail to successfully close escrow. The property consists of a single-tenant, low-rise industrial building totaling approximately 17,704 square feet of space, on 1.21 acres.

The initial use of the building would be to house Facilities Management's Maintenance Division. Facilities Management currently operates from a 25,400 square foot building at 3133 Mission Inn Avenue in Riverside, from which it maintains over 7,000,000 square feet of County owned and leased buildings. Continued growth in the County's real property inventory has created a severe space shortage at the Mission Inn Avenue location in terms of warehouse, office, and shop space.

The proposed purchase would allow Facilities Management to relocate its paint, plumbing, electrical and welding shops to the new quarters. The equipment, supplies, and materials warehouse and the custodial operation would also relocate, freeing much needed space at the Mission Inn Avenue location. The new location is four blocks from the Mission Inn Avenue building, permitting easy coordination and employee access to both locations.

The proposed purchase would also allow Facilities Management to continue to build toward a significant land endowment for future County functions; in other words, the site presents the County with an opportunity to expand its property inventory in the general downtown area. While Facilities Management's Maintenance Division would occupy the building initially, those operations could be relocated in the future and the site (combined with a number of other parcels that are being assembled in the immediate vicinity) would then be available for the development of new, larger County facilities as the need arises.

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3 RESOLUTION NO. 2006-250
4 AUTHORIZATION TO PURCHASE REAL PROPERTY
5 IN THE CITY OF RIVERSIDE FOR FACILITIES MANAGEMENT
6 APN: 211-031-001

7 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of
8 Supervisors of the County of Riverside in regular session assembled on July 11,
9 2006, that the purchase (from Richard A. Castillo) of certain real property known as
10 2486 3rd Street, located in the City of Riverside, County of Riverside, State of
11 California, identified by Riverside County Assessor's Parcel Number 211-031-001,
12 more particularly described in Exhibit "A" attached hereto and thereby made a part
13 hereof, consisting of one lot with a low-rise single tenant industrial building of 17,704
14 square feet or 1.21 acres at a purchase price of one million, four hundred thousand
15 dollars (\$1,400,000.00), with a non-refundable deposit of fifty thousand dollars
16 (\$50,000.00), is hereby approved.

17 BE IT FURTHER RESOLVED AND DETERMINED that the property to be
18 purchased is necessary for use by the County of Riverside on behalf of the Facilities
19 Management Department.

20 BE IT FURTHER RESOLVED AND DETERMINED that the Chairman of the
21 Board of Supervisors of the County of Riverside is authorized to execute the
22 documents to complete the purchase.

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

JKH:eo
6/7/06
10.092

FORM APPROVED
COUNTY COUNSEL

JUN 16 2006

BY 

THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY

MAY 02 2005

FOR CITY OF RIVERSIDE
(FOR SW 1/4 SEC. 24 T. 2 S. R. 5 W.)

T.R.A. 900
905

211-0
3-9

ASSESSOR'S MAP BK 211 PG. 03
RIVERSIDE COUNTY, CALIF.

MB 6/48 SB WHITE'S ADDITION
H. P. Kyles Tract M.B. 7/27 SB

FEB. 1974



EXHIBIT "A"