

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

430



FROM: Department of Facilities Management

SUBMITTAL DATE:
August 17, 2006

SUBJECT: Resolution No. 2006-364, Notice of Intention to Purchase Real Property – APN 210-201-002.

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve Resolution No. 2006-364, Notice of Intention to Purchase Real Property - APN 210-201-002;
2. Authorize the Department of Facilities Management to expend approximately \$20,000 in Capital Improvement Program (CIP) funds to complete due diligence on the property, consisting of appraisal costs, a hazardous materials survey, and miscellaneous studies; and
3. Approve the reallocation of \$2.2 million in CORAL 1985 Public Facilities Project (ACES) interest earnings for this purchase.
(Continued on Page 2)

RF:JRF:dl
10.201

Robert Field, Director
Department of Facilities Management

| | | | | |
|---------------------------|--------------------------------------|----------------|--------------------------------|-------|
| FINANCIAL DATA | Current F.Y. Total Cost: | \$2,182,000.00 | In Current Year Budget: | Yes |
| | Current F.Y. Net County Cost: | \$ -0- | Budget Adjustment: | No |
| | Annual Net County Cost: 07/08 | \$ -0- | For Fiscal Year: | 06/07 |

| | | |
|---|---|-------------------------------------|
| SOURCE OF FUNDS: CORAL 1985 Public Facilities Project (ACES) interest earnings | 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

Dep't Recomm.: Consent Policy

Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.: | **District:** 1st | **Agenda Number:**

3.26

BOARD OF SUPERVISORS

Form 11: Resolution No. 2006-364, Notice of Intention to Purchase Real Property – APN 210-201-002 to Accommodate Relocation of Facilities Management.

August 17, 2006

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BACKGROUND: Facilities Management proposes to purchase the site (commonly known as 2991 Franklin Avenue, a 22,000 sf warehouse building on a total of approximately 1.52 acres) for an amount not to exceed \$2,150,000 from the seller, California Southland Transportation, together with typical estimated transaction costs of approximately \$12,000 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, and miscellaneous studies). Final purchase price of the property will be based upon an appraisal to be obtained by the Department of Facilities Management.

The purchase of 2991 Franklin offers the County the opportunity to purchase a good shell building and large parcel close to downtown Riverside from a voluntary seller at a very acceptable price. Such purchase offers the County flexibility in dealing with its downtown needs.

A Form 11 authorizing purchase may be brought to the Board within 30 days.

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3 RESOLUTION NO. 2006-364
4 NOTICE OF INTENTION TO PURCHASE REAL PROPERTY
5 IN THE CITY OF RIVERSIDE
6 APN: 210-201-002

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8 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the
9 County of Riverside in regular session assembled on September 12, 2006, and NOTICE IS
10 HEREBY GIVEN, pursuant to Section 25350 of the Government Code, that this Board at its
11 public meeting on October 3, 2006 at 9:00 a.m. in the meeting room of the Board of
12 Supervisors located on the 1st floor of the County Administrative Center, 4080 Lemon Street,
13 Riverside, California intends to authorize a transaction in which the County of Riverside will
14 purchase (from California Southland Transportation) certain real property located at 2991
15 Franklin Avenue, Riverside, in the County of Riverside, State of California, identified by
16 Riverside County Assessor's Parcel Number 210-201-002, more particularly described in
17 Exhibit "A" attached hereto and thereby made a part hereof, consisting of one separate, legal
18 lot of 1.52 acres at a purchase price not to exceed two million one hundred fifty thousand
19 dollars (\$2,150,000.00), plus miscellaneous escrow closing costs in the approximate amount
20 of twelve thousand dollars (\$12,000.00).

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22 BE IT FURTHER RESOLVED AND DETERMINED that the Department of Facilities
23 Management is to expend approximately \$20,000 in Capital Improvement Project (CIP) funds
24 to complete due diligence on the property, consisting of a preliminary title report, appraisal
costs, a hazardous materials survey, and miscellaneous other studies as deemed necessary.

BE IT FURTHER RESOLVED AND DETERMINED 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.

FORM APPROVED
COUNTY COUNSEL

AUG 23 2006

BY 

