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



FROM: Department of Facilities Management

SUBMITTAL DATE:
September 20, 2006

SUBJECT: Resolution No. 2006-401, Authorization to Purchase Real Property APN: 210-201-002

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve Resolution No 2006-401, Authorization to Purchase Real Property known as Assessor's Parcel Number APN 210-201-002;
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)

Departmental Concurrence

RF:JRF:dl
10.260

Robert Field, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 2,162,000	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ -0-	Budget Adjustment:	No
	Annual Net County Cost:	\$ -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

Policy
 Consent
 Consent
 Policy
 Consent
 Consent

SEP 25 2006

BY

COUNTY COUNSEL

Prev. Agn. Ref.: 3.26, 9/12/06

District: 1

Agenda Number:

3 . 11

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

Board of Supervisors

Form 11: Resolution No. 2006-401, Authorization to Purchase Real Property APN:
210-201-002

September 20, 2006

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BACKGROUND: Facilities Management proposes to purchase the site (commonly known as 2991 Franklin Avenue, a 22,000 square foot warehouse building on a total of approximately 1.52 acres) for \$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, previously authorized by agenda item # 3.26 on September 12, 2006).

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.

Funds for this purchase will come from the CORAL 1985 Public Facilities Project (ACES) interest earnings. Originally, \$4.2 million in ACES interest earnings were budgeted for the Smith Correctional Facility expansion; however additional Booking Fee Recovery trust funds reduced the need for the ACES interest earnings by \$2.1 million.

2
3 RESOLUTION NO. 2006-401
4 AUTHORIZATION TO PURCHASE REAL PROPERTY
5 APN: 210-201-002

6 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the
7 County of Riverside in regular session assembled on October 3rd, 2006, that the transaction
8 in which the County of Riverside will purchase (from California Southland Transportation)
9 certain real property known as 2991 Franklin Avenue, Riverside, County of Riverside, State
10 of California, identified by Riverside County Assessor's Parcel Number 210-201-002, more
11 particularly described in Exhibit "A" attached hereto and thereby made a part hereof,
12 consisting of a warehouse building situated on one separate legal lot of 1.52 acres of land at
13 a purchase price of two million one hundred fifty thousand dollars (\$2,150,000.00), plus
14 miscellaneous closing costs in the approximate amount of twelve thousand dollars
15 (\$12,000.00), is hereby approved.

16
17 BE IT FURTHER RESOLVED AND DETERMINED that the property to be purchased
18 is necessary for use by the County of Riverside for use by the Department of Facilities
19 Management.

20
21 BE IT FURTHER RESOLVED AND DETERMINED that the Chairman of the Board of
22 Supervisors of the County of Riverside is authorized to execute the Purchase and Sale
23 Agreement and Joint Escrow Instructions to complete this purchase of real property.

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

FORM APPROVED
COUNTY COUNSEL

SEP 25 2006

BY 

THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY

POR CITY OF RIVERSIDE
(POR SEC. 24, T2S. R5W.)

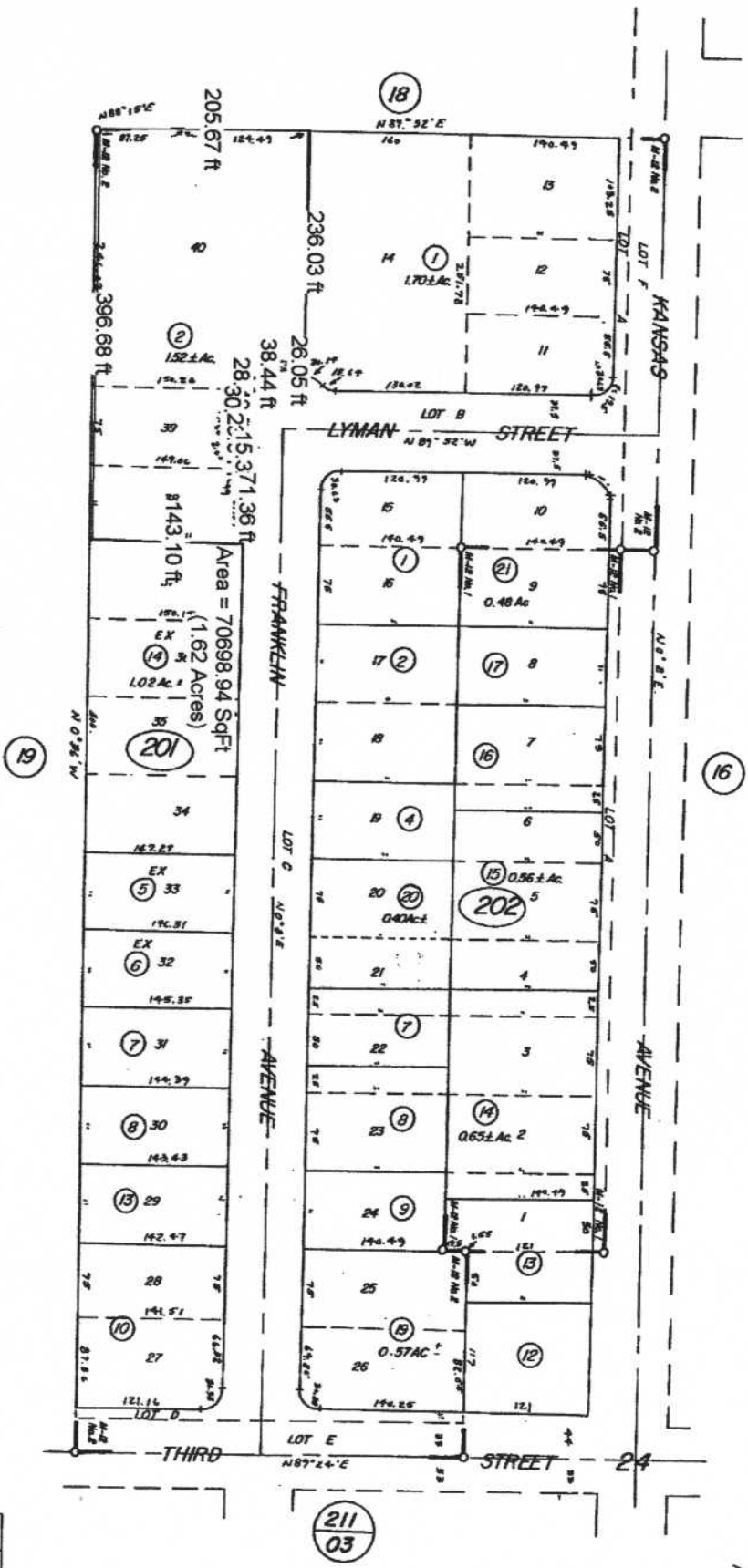
T.R.A. 900

210-20

ASSESSOR'S MAP BK. B10 PG. 20
RIVERSIDE COUNTY, CALIF.

MB 33/67 SUBDIVISION NO. M-12 UNIT NO. 1
MB 34/39 SUBDIVISION NO. M-12 UNIT NO. 2

FEB. 1974



DATE	OLD NO.	NEW NO.
1/1/78	1008-12	1008-12
2/7/78	1008-12	1008-12
2/7/78	1008-12	1008-12
2/7/78	1008-12	1008-12
2/7/78	1008-12	1008-12
2/7/78	1008-12	1008-12
2/7/78	1008-12	1008-12
2/7/78	1008-12	1008-12
2/7/78	1008-12	1008-12
2/7/78	1008-12	1008-12

EXHIBIT "A"