

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

401



**FROM:** Department of Facilities Management

**SUBMITTAL DATE:**  
December 19, 2006

**SUBJECT:** Resolution No. 2007-020, Authorization to Purchase Real Property – APN's: 211-021-003, 004, 005, 008, 010, 018 & 019

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

1. Approve Resolution No. 2007-020, Authorization to Purchase Real Property - APN's 211-021-003, 004, 005, 008, 010, 018, & 019;
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; and
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*  
\_\_\_\_\_

RF:JKH:ss  
10.094

Robert Field, Director  
Department of Facilities Management

<b>FINANCIAL DATA</b>	<b>Current F.Y. Total Cost:</b>	\$2,211,000	<b>In Current Year Budget:</b>	Yes
	<b>Current F.Y. Net County Cost:</b>	\$ -0-	<b>Budget Adjustment:</b>	No
	<b>Annual Net County Cost:</b>	\$ -0-	<b>For Fiscal Year:</b>	06/07

<b>SOURCE OF FUNDS:</b> CIP Funds	<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
	<b>Requires 4/5 Vote</b>	<input checked="" type="checkbox"/>

**C.E.O. RECOMMENDATION:**                    **APPROVE**

**County Executive Office Signature**

*James H. Hays*  
\_\_\_\_\_

1100  
*Debra*  
Reviewed by  
**CIP TEAM**

JAN 29 2007  
BY *Debra*

Consent     Policy  
 Consent     Policy

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

Prev. Agn. Ref.: 3.23 6/6/2006    |    District: 1    |    Agenda Number:

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

**3.39**

Board of Supervisors

Form 11: Resolution No. 2006-253, Authorization to Purchase Real Property – APN's:  
211-021-003, 004, 005, 008, 010, 018 & 019

December 19, 2006

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**BACKGROUND:** Facilities Management proposes to purchase the site (commonly known as 2991 4<sup>th</sup> Street, 2580 3<sup>rd</sup> Street, and 3333 Park Avenue, a total of approximately 2.28 acres) for \$2,160,000 from the seller, the Wood Family, together with typical estimated transaction costs of approximately \$12,000 to cover escrow, title, and other associated transaction fees and approximately \$39,000 to complete due diligence (e.g. appraiser costs, hazardous materials survey, and miscellaneous studies). Final purchase price of the seven parcels is based upon an appraisal obtained by the Department of Facilities Management.

Fleet Services currently supports various County agencies and the City of Riverside with a vehicle fueling and car wash operation on Thirteenth Street and Orange Street in downtown Riverside. Continued growth of the County has resulted in a need to expand County office space in the downtown area, and a new law building is in design for the block currently occupied by the fueling and car wash facility. Relocation of fueling and car wash operations to another location near downtown is needed to ensure continued vehicle services, and to allow for demolition (and possible remediation) of the existing facility.

The proposed purchase of the 3<sup>rd</sup> Street property will allow Facilities Management to construct new vehicle storage and fueling facilities close to downtown in FY 07/08, and also offers County users easy access to the 60, 91, and 215 Freeways. The seven parcels wrap around a County-owned homeless shelter, and the additional 2.2 acres builds 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.

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3 RESOLUTION NO. 2007-020  
4 AUTHORIZATION TO PURCHASE REAL PROPERTY  
5 IN THE CITY OF RIVERSIDE FOR FLEET SERVICES  
6 APNs: 211-021-003, 004, 005, 008, 010, 018, 019

7  
8 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the  
9 County of Riverside in regular session assembled on February 27, 2007 that the transaction  
10 in which the County of Riverside will purchase (from Robert & Cynthia Wood, et. al.) certain  
11 real properties known as 3333 Park Avenue, 2991 4<sup>th</sup> Street, 2993 4<sup>th</sup> Street, 2570 3<sup>rd</sup> Street,  
12 2580 3<sup>rd</sup> Street and 2544 3<sup>rd</sup> Street, located in the City of Riverside, County of Riverside,  
13 State of California, identified by Riverside County Assessor's Parcel Numbers 211-021-003,  
14 211-021-004, 211-021-005, 211-021-008, 211-021-010, 211-021-018, 211-021-019, more  
15 particularly described in Exhibit "A" attached hereto and thereby made a part hereof,  
16 consisting of seven separate, legal and contiguous lots totaling approximately ninety nine  
17 thousand, one hundred thirty four (99,134) square feet or 2.28 acres at a purchase price of  
18 two million, one hundred sixty thousand dollars (\$2,160,000.00), plus miscellaneous closing  
19 costs in the approximate amount of twelve thousand dollars (\$12,000.00), plus due diligence  
20 costs in the approximate amount of thirty-nine thousand dollars (\$39,000.00), is hereby  
21 approved.

22  
23 BE IT FURTHER RESOLVED AND DETERMINED that the property to be purchased  
24 is necessary for use by the County of Riverside on behalf of the Fleet Services Division of the  
25 Purchasing Department.

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

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.

JRF:ss  
12/28/06  
10.095

FORM APPROVED  
COUNTY COUNSEL

JAN 29 2007

BY 

