

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

115



051

FROM: Department of Facilities Management

SUBMITTAL DATE:
April 2, 2007

SUBJECT: Resolution 2007-188 Authorization to Increase Deposits for Real Property in the City of Desert Hot Springs, APN 656-040-039

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve Resolution No. 2007-188, Authorization to Increase Deposits for Real Property in the City of Desert Hot Springs, APN 656-040-039; and
2. Authorize the Director of the Department of Facilities Management to deposit into escrow and release to seller an additional purchase option deposit of \$450,000 for a total option deposit of \$500,000 to secure the property through September 7, 2007.

BACKGROUND: (Commences on Page 2)

Robert Field, Director
Department of Facilities Management

RF:JKH:BP:cm
10.853

FORM APPROVED
COUNTY COUNSEL

APR 04 2007

BY

FINANCIAL DATA	Current F.Y. Total Cost:	\$500,000	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: 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

Dep't Recomm.: Consent Policy

Per Exec. Ofc.: Consent Policy

Department of Facilities Management
Resolution No. 2007-188 Authorization to Increase Deposits for Real Property in the City
of Desert Hot Springs, APN 656-040-039
April 2, 2007
Page 2

BACKGROUND: On March 13, 2007, the Board of Supervisors approved Resolution 2007-079, the Notice of Intention to Purchase Real Property, in the City of Desert Hot Springs, APN 656-040-039 and authorized the Director of Facilities Management to immediately secure the real property described in the resolution for sixty (60) days and release the initial purchase option of \$50,000 to the seller, which will be considered non-refundable, but applicable to the purchase price. During the intervening time, County has reviewed the site for the intended development and has reviewed the value of the property and compared it to other development sites in the market area (Exhibit A).

Along with the initial purchase option deposit of the \$50,000, the County with this action will deposit into escrow, an additional purchase option deposit of \$450,000 for a total deposit into escrow of \$500,000 or, 6.7% of purchase price to hold the site through September 7, 2007. The extended closing of escrow will allow the County enough time to complete it's due diligence evaluations, develop a project description and conduct required CEQA reviews, prior to close of escrow, any alteration of the environment. Within five (5) days following the Board of Supervisors approval of the Authorization to Purchases, the additional purchase option deposit of \$450,000 will be released to the sellers and become non-refundable, but applicable to the purchase price.

2
3 Resolution No. 2007-188
4 Authorization to Increase Option Deposit
5 In the City of Desert Hot Springs, California
6 APN: 656-040-039

7 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of
8 Supervisors of the County of Riverside, State of California, in regular session
9 assembled at its public meeting on April 10, 2007, at 9:00am in the meeting room of
10 the Board of Supervisors, located on the 1st floor of the County Administrative Center,
11 4080 Lemon Street, Riverside, California, intends to authorize a transaction in which
12 the County of Riverside will increase option deposits from \$50,000 to a total of
13 \$500,000 to sellers (Farshid Zand, Abbas Kouhkan, Farhad Zand and Mariam Zand)
14 to hold certain real property located at the northeast quadrant of Palm Drive and Park
15 Land, in the City of Desert Hot Springs, County of Riverside, State of California,
16 identified by Riverside County Assessor's Parcel Number 656-040-039, consisting of
17 one separate, legal lot of 14.08 acres at a contracted purchase price not to exceed
18 seven million, two hundred thousand dollars (\$7,200,000.00), plus miscellaneous
19 escrow closing costs in the approximate amount of forty thousand dollars
20 (\$40,000.00). Close of escrow shall be prior to September 7, 2007 and will require full
21 California Environmental Quality Act Approvals and Authorization to Purchase Real
22 Property motion to the Board of Supervisors.

23 ///
24 ///
25 ///

1 BE IT FURTHER RESOLVED AND DETERMINED that the Department of
2 Facilities Management is to expend not more than fifty thousand dollars (\$50,000.00)
3 in Capital Improvement Project (CIP) funds to initiate, design, and complete California
4 Environmental Quality Act compliance activities and perform miscellaneous other
5 studies as deemed necessary.

6 BE IT FURTHER RESOLVED AND DETERMINED that the Director of the
7 Department of Facilities Management, or his designee, is authorized to execute the
8 necessary documents to complete the necessary documents to extend the option of
9 real property.

10 ///
11 ///
12 ///

13
14
15
16 BP:ss
17 04/02/07
18 005CP
19 10.854

20
21
22
23
24
25

FORM APPROVED
COUNTY COUNSEL

APR 04 2007

BY 