

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

748



**FROM:** Department of Facilities Management

**SUBMITTAL DATE:**  
May 15, 2007

**SUBJECT:** Resolution No. 2007-258, Authorization to Purchase Real Property in the City of Indio, APN's 608-080-017 and 608-080-029

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

1. Adopt the above-referenced resolution;
2. Authorize the Chairman to execute the attached Purchase and Sale Agreement to complete the purchase of Monroe Park from Indio-Monroe Street Associates, LLC, APN's 608-080-017 and 608-080-029 at a price of \$16,000,000; and
3. Authorize the Director of the Department of Facilities Management or his designee to execute documents necessary to complete the transaction, cover due diligence and escrow costs, not-to-exceed \$65,000.

**BACKGROUND:** (commences on Page 2)

*Robert Field*

RF:JKH:cm  
10.950

Robert Field, Director  
Department of Facilities Management

<b>FINANCIAL DATA</b>	<b>Current F.Y. Total Cost:</b>	\$ 16,050,000	<b>In Current Year Budget:</b>	Yes
	<b>Current F.Y. Net County Cost:</b>	\$ 10,050,000	<b>Budget Adjustment:</b>	No
	<b>Annual Net County Cost:</b>	\$ -0-	<b>For Fiscal Year:</b>	06/07
<b>SOURCE OF FUNDS:</b>			<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
CIP - \$ 50,000			<b>Requires 4/5 Vote</b>	<input type="checkbox"/>
General Funds - \$10,000,000				
CORAL - \$ 6,000,000				

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

APPROVE

County Executive Office Signature BY: *Jennifer L. Sargent*  
Jennifer L. Sargent

FORM APPROVED  
COUNTY COUNSEL

MAY 15 2007

Reviewed by  
**CIP TEAM**  
C.H. Hehs

Policy

Consent

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

Prev. Agn. Ref.: 3.43, 2/6/07

District: 4<sup>th</sup>

Agenda Number:

3.43<sub>b</sub>

**BACKGROUND:**

On February 27, 2007, the Board adopted Resolution No. 2007-024, Notice of Intention to Purchase Real Property, APN's 608-080-017 and 608-080-029, a 102,400 square foot office building known as Monroe Park, in Indio, California. The purchase will enable the relocation of non-justice functions from the current Indio CAC. The current CAC will be used to support pre- and post- adjudication functions tied to the Indio and Eastern County Superior Courts.

The agencies displaced from the Indio CAC would move to the Monroe Park building. Monroe Park, which was fully renovated under a lease/construct program in 2001, is essentially a new building and requires little renovation to house the new agencies. The anticipated purchase price is \$157 per square foot, which is at least \$100 per square foot below the cost of new construction. The county already owns the systems furniture and conventional furniture in the building. The building is well suited for multi-agency use, having three distinct main entrances, as well as ample parking to accommodate the public, employees and fleet vehicles.

Monroe Park is presently leased by the county from the sellers and supports the Economic Development Agency (EDA) and the Department of Public Social Services (DPSS). A portion of the building is subleased to the College of the Desert (COD) as instructional space, but COD has a development site and the funds for a new campus in the eastern Coachella Valley. COD's use at Monroe Park will continue until the new campus opens.

DPSS is to be relocated to a new lease/construct location and their rents and tenant improvements will continue to be supported by federal and state program grants. A Request for Proposals regarding construction of a new facility for DPSS will be advertised shortly to permit the series of moves to take place. The new facility will take approximately 18 months to design and build.

The proposed three property action--conversion of the CAC for criminal justice legal departments, transferring general government functions to Monroe Park, and securing new leased space for DPSS--assures that county government functions in the Indio area can be supported in adequate space, at levels dictated by ongoing population growth in the Coachella Valley.

**FINANCIAL DATA:**

This is a CIP approved project. CIP funds are budgeted and available to cover the costs associated with the purchase of this property.

2  
3 RESOLUTION NO. 2007-258  
4 AUTHORIZATION TO PURCHASE REAL PROPERTY  
5 APNs: 608-080-017 and 608-080-029

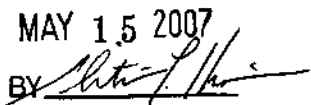
6 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the  
7 County of Riverside, in regular session assembled on May 22<sup>nd</sup>, 2007, that the transaction in  
8 which the County of Riverside will purchase (from Indio-Monroe Street Associates, LLC)  
9 certain real property identified by Riverside County Assessor's Parcel Number 608-080-017  
10 and 608-080-029 , more particularly described in Exhibit "A" attached hereto and thereby  
11 made a part hereof, consisting of one legal lot with a 102,400 SF office building situated on  
12 10.95 acres of land at a purchase price of sixteen million (\$16,000,000) dollars, is hereby  
13 approved.

14 BE IT FURTHER RESOLVED AND DETERMINED that the property to be purchased  
15 is necessary for use by the County of Riverside for use by the Department of Facilities  
16 Management and/or other County agencies.

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

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

23 FORM APPROVED  
24 COUNTY COUNSEL

25 MAY 15 2007  
BY 

JKH:cm  
5/15/07  
10.949  
133FM

MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL FILE COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

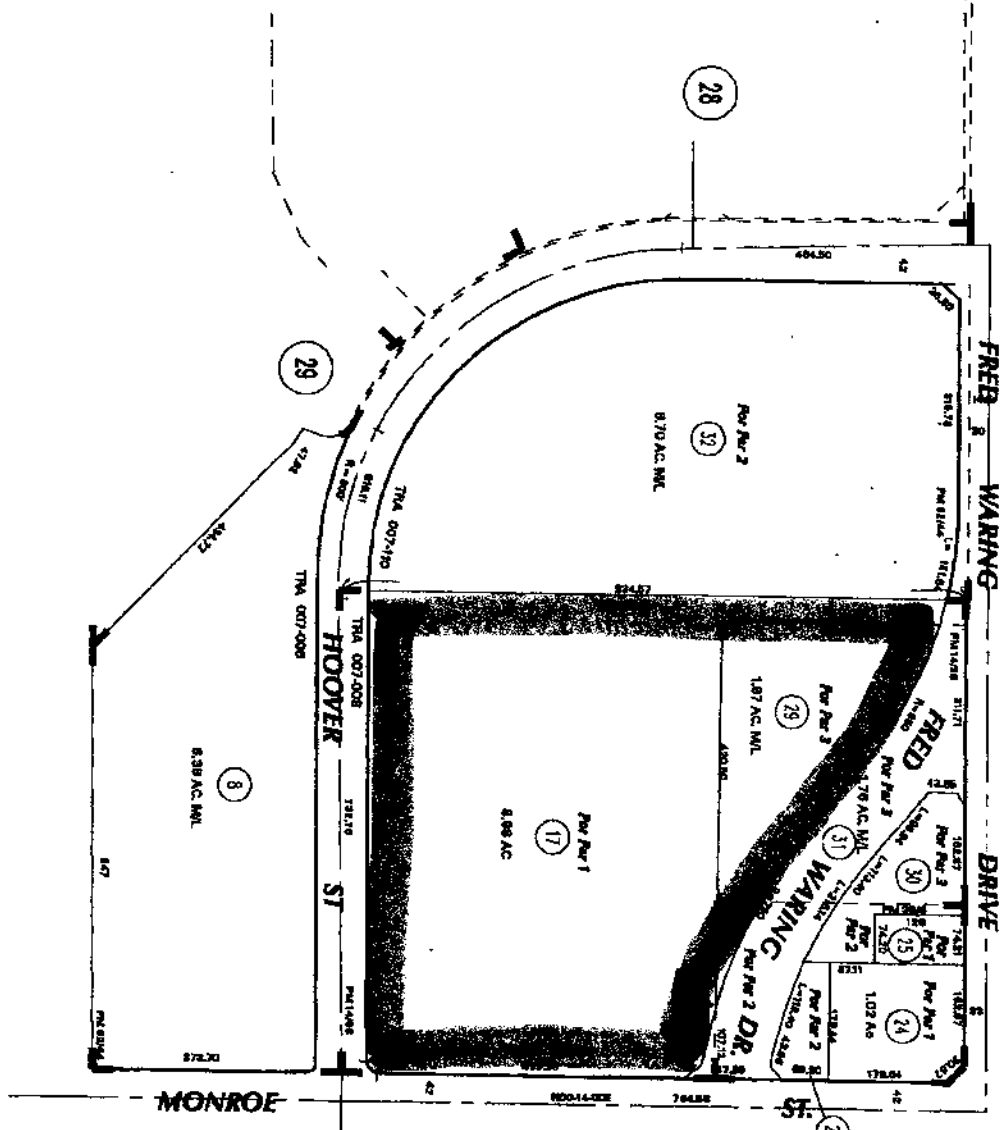
# EXHIBIT "A"

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CITY OF INDIO

610  
04

I.R.A. 007-110  
007-006  
007-008  
007-111

608  
613-56



DATE: 5-23-06

ASSESSOR'S MAP BK008 PC.08  
Riverside County, Calif.

60872

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PM 14/98 PARCEL MAP  
PM 82/44-45 PM NO 14256  
PM 36/6-7 PARCEL MAP

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Dec 2002

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