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



**FROM:** Department of Facilities Management

**SUBMITTAL DATE:**  
November 19, 2008

**SUBJECT:** Resolution No. 2008-499, Notice of Intention to Purchase Real Property in the City of Riverside, California

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

1. Approve Resolution No. 2008-499, Notice of Intention to Purchase Real Property, located at 3625 Fourteenth Street, Assessor's Parcel Number 215-301-011, 4360 Orange Street, Assessor's Parcel Numbers 215-302-002 and 215-302-003, and 4362 Orange Street, Assessor's Parcel Numbers 215-302-004 and 215-302-005 in the City of Riverside, County of Riverside;
2. Authorize the Department of Facilities Management to negotiate the purchase of the subject properties at a price not-to-exceed \$6,500,000;
3. Authorize the Department of Facilities Management to incur typical due diligence and transaction costs not-to-exceed \$48,900; and

(Continued)

Robert Field, Director  
Department of Facilities Management

<b>FINANCIAL DATA</b>	<b>Current F.Y. Total Cost:</b>	\$6,548,900	<b>In Current Year Budget:</b>	No
	<b>Current F.Y. Net County Cost:</b>	\$6,548,900	<b>Budget Adjustment:</b>	No
	<b>Annual Net County Cost:</b>	\$ -0-	<b>For Fiscal Year:</b>	08/09

<b>SOURCE OF FUNDS:</b> Capital Projects Designation	<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

BY:   
Jennifer L. Sargent

County Executive Office Signature

Reviewed by  
CPAM  
  
Christopher Hans

FORM APPROVED COUNTY COUNSEL  
BY:   
CYNTHIA M. GUNZEL DATE: 11-20-08

Departmental Concurrence

Dep't Recomm.:  
Per Exec. Ofc.

Consent  
 Consent

Policy  
 Policy

**RECOMMENDED MOTION:** (Continued)

4. Authorize the Executive Office to transfer \$48,900 from the General Fund Designation to the Department of Facilities Management to cover various expenditures associated with this land acquisition transaction, including due diligence costs, transaction cost and staff time, with any unused funds to be returned to the CIP General Fund Designation account.

**BACKGROUND:** The Department of Facilities Management proposes the purchase of 3625 Fourteenth Street, a 22,163 square foot, 2-story office building located on a .84+/- acre site, and 4360 and 4362 Orange Street, a 4,534+/- square foot, 1-story building located on a 1.6 +/- acre site. The purchase of the property would meet some of the current space need requirements in the downtown core area as well as provide for future County growth and development potential of an entire downtown block area.

The purchase of the property and subsequent development is exempt from the provisions of the California Environmental Quality Act (CEQA) since it does not involve any significant changes to the environment. Pursuant to the CEQA Guidelines, Section 15301, Class 1 and Section 15311, Class 11, a Notice of Exemption was filed with the County Clerk on November 18, 2008 and removed by the County Clerk on December 17, 2008, finalizing the 30-day period. The continued office use is consistent with the area general plan and zoning.

County Counsel has reviewed and approved Resolution 2008-499, Notice of Intention to Purchase Real Property located at 3625 Fourteenth Street, 4360 and 4362 Orange Street in the City of Riverside, California, as to form.

While Facilities Management will cover the cost for acquisition services at the time of this property transaction, the General Fund Designation will reimburse Facilities Management for these costs.

Department of Facilities Management  
Resolution No. 2008-499, Notice of Intention to Purchase Real Property in the City of  
Riverside, California  
November 19, 2008  
Page 3

**FINANCIAL DATA:** The following summarizes the funding necessary to acquire Assessor's Parcel Number 215-301-011, 215-302-002, 215-302-003, 215-302-004 and 215-302-005:

Purchase Price:	\$6,500,000
Estimated Title and Escrow Charges	\$ 10,000
Due Diligence Expense	\$ 16,000
Estimated Real Property Appraisal	\$ 7,900
DOFM Real Property Costs	<u>\$ 15,000</u>
Total Estimated Acquisition Costs:	\$6,548,900

Any necessary budget adjustments will be brought forward under separate cover seeking authorization to purchase the related real property.

All costs associated with this property acquisition are fully funded through the General Fund Designation for FY 08/09. No costs are anticipated to be incurred in FY 2009/10. Facilities Management will return to the Board under separate cover for any necessary budget adjustments associated with this transaction for FY 2008/09.

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Resolution No. 2008-499  
Notice of intention to Purchase Real Property  
In the City of Riverside, County of Riverside, California  
Assessor's Parcel Numbers: 215-301-011, 215-302-002, 215-302-003,  
215-302-004 and 215-302-005

BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the County of Riverside in regular session assembled on December 9, 2008 and NOTICE IS HEREBY GIVEN, pursuant to Section 25350 of the Government Code, that this Board at its public meeting on January 13, 2009, at 9:00 a.m. in the meeting room of the Board of Supervisors located on the 1<sup>st</sup> floor of the County Administrative Center, 4080 Lemon Street, Riverside, California intends to authorize a transaction in which the County of Riverside will purchase (from First American Title Company, a California Corporation) certain real property located at the 3625 14<sup>th</sup> Street, 4360 Orange Street and 4362 Orange Street in the City of Riverside, County of Riverside, State of California, identified by Riverside County Assessor's Parcel Number 215-301-011, 215-302-002, 215-302-003, 215-302-004 and 215-302-005 more particularly described in Exhibit "A" attached hereto and thereby made a part hereof, consisting of Five (5) separate, legal lots totaling 2.4467 +/- acres at a purchase price not to exceed Six Million Five Hundred Thousand Dollars (\$6,500,000), plus miscellaneous escrow closing costs and preliminary title report, in the approximate amount of Ten Thousand Dollars (\$10,000).

BE IT FURTHER RESOLVED AND DETERMINED that the Department of Facilities Management is to expend a not-to-exceed amount of Thirty Eight Thousand Nine Hundred Dollars (\$38,900) in General Fund Capital Project Designation account, to complete due diligence on the property, consisting of a preliminary title report, appraisal costs, a hazardous materials survey, Department of Facilities Management staff time, RCIT and ADA upgrades and miscellaneous other studies as may be deemed necessary. Any unused funds will be retained by the General Fund Capital Project Designation Account.

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1 BE IT FURTHER RESOLVED AND DETERMINED that the Clerk of the Board of  
2 Supervisors is directed to give notice hereof as provided in Section 6063 of the Government  
3 Code.

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

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FORM APPROVED COUNTY COUNSEL  
BY: *Synthia M. Gunzel* 11/20/08  
SYNTHIA M. GUNZEL DATE

# EXHIBIT "A"

PARCEL A: (APN: 215-302-002-5)

BEGINNING AT A POINT ON THE EASTERLY LINE OF ORANGE STREET, 170 FEET NORTHERLY FROM SOUTHWEST CORNER OF BLOCK 13, RANGE 5 OF THE TOWN OF RIVERSIDE, AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE 17 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA;

THENCE EASTERLY PARALLEL WITH THE NORTHERLY LINE OF FOURTEENTH STREET, 157 FEET TO THE WESTERLY LINE OF ALLEY;  
THENCE NORTHERLY ALONG WESTERLY LINE OF SAID ALLEY, 50 FEET;  
THENCE WESTERLY PARALLEL WITH THE NORTHERLY LINE OF FOURTEENTH STREET, 157 FEET TO THE EASTERLY LINE OF ORANGE STREET;  
THENCE SOUTHERLY ALONG THE EASTERLY LINE OF ORANGE STREET, 50 FEET TO POINT OF BEGINNING.

PARCEL B: (APN: 215-302-003-6)

THAT PORTION OF BLOCK 13, RANGE 5 OF RIVERSIDE, AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE 17 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID BLOCK 13, RANGE 5, WHICH BEARS NORTH 29° 00' EAST, 127.76 FEET, FROM THE SOUTHWEST CORNER OF SAID BLOCK 13, RANGE 5;

THENCE SOUTH 61° 00' EAST, 29.21 FEET;  
THENCE SOUTH 29° 00' WEST, 0.10 FEET;  
THENCE SOUTH 61° 00' EAST, 23.88 FEET;  
THENCE SOUTH 29° 00' WEST, 0.30 FEET;  
THENCE SOUTH 61° 00' EAST, 9.21 FEET;  
THENCE SOUTH 29° 00' WEST, 0.10 FEET;  
THENCE SOUTH 61° 00' EAST, 94.70 FEET;  
THENCE NORTH 29° 00' EAST, ALONG THE WESTERLY LINE OF AN ALLEY 42.61 FEET;  
THENCE NORTH 61° 00' WEST 157 FEET TO THE WESTERLY LINE OF SAID BLOCK 13, RANGE 5;  
THENCE SOUTH 29° 00' WEST 42.24 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL C: (APN: 215-302-004-7)

THAT PORTION OF BLOCK 13, RANGE 5 OF RIVERSIDE, AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE 17 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID BLOCK 13, RANGE 5, WHICH BEARS NORTH 29° 00' EAST, 127.76 FEET, FROM THE SOUTHWEST CORNER OF SAID BLOCK 13, RANGE 5;

THENCE SOUTH 61° 00' EAST, 29.21 FEET;  
THENCE SOUTH 29° 00' WEST, 0.10 FEET;  
THENCE SOUTH 61° 00' EAST, 23.88 FEET;  
THENCE SOUTH 29° 00' WEST, 0.30 FEET;  
THENCE SOUTH 61° 00' EAST 9.21 FEET;  
THENCE SOUTH 29° 00' WEST 0.10 FEET;  
THENCE SOUTH 61° 00' EAST, 94.70 FEET;

THENCE SOUTH 29° 00 WEST, ALONG THE WESTERLY LINE OF AN ALLEY 42.39 FEET;  
THENCE NORTH 60° 56' WEST 157 FEET TO THE WESTERLY LINE SAID BLOCK 13, RANGE 5;  
THENCE NORTH 29° 00' EAST 42.76 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL D: (APN: 215-302-005-8)

THAT PORTION OF BLOCK 13, RANGE 5, OF THE TOWN OF RIVERSIDE, AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE 17 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 13;

THENCE NORTHERLY ON THE EASTERLY LINE OF ORANGE STREET, 85 FEET;  
THENCE EASTERLY PARALLEL WITH THE NORTHERLY LINE OF FOURTEENTH STREET, 157 FEET, TO THE WESTERLY LINE OF AN ALLEY;  
THENCE SOUTHERLY, ON THE WESTERLY LINE OF SAID ALLEY, 85 FEET, TO THE NORTHERLY LINE OF FOURTEENTH STREET;  
THENCE WESTERLY ONE SAID NORTHERLY LINE, 157 FEET, TO THE POINT OF BEGINNING.

PARCEL E: (APN: 215-301-011-0)

ALL THAT PORTION OF BLOCK 13, RANGE 6 OF THE TOWN OF RIVERSIDE, AS SHOWN BY MAP RECORDED IN BOOK 7 PAGE 17 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID BLOCK;  
THENCE WESTERLY, ALONG THE NORTHERLY LINE OF 14TH STREET, 165 FEET TO THE EASTERLY LINES OF A 15 FEET ALLEY, AS CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED NORTH 29, 1894 IN BOOK 11 PAGE 168 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTHERLY, ALONG THE EASTERLY LINES OF SAID ALLEY, 330 FEET TO A POINT ON THE SOUTHERLY LINES OF THIRTEENTH STREET;  
THENCE EASTERLY, ALONG THE SOUTHERLY LINE OF 13TH STREET, 165 FEET TO THE NORTHEASTERLY CORNER OF SAID BLOCK;  
THENCE SOUTHERLY, ALONG THE WESTERLY LINE OF ORANGE STREET, 330 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THE NORTH 157.08 FEET OF THE ABOVE DESCRIBED PROPERTY:  
ALSO EXCEPTING A STRIP OF LAND 17.0 FEET IN WIDTH, IN A PART OF BLOCK 13, RANGE 6 OF THE TOWN OF RIVERSIDE AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE 17 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF 14TH STREET, 66.0 FEET IN WIDTH AND THE WESTERLY LINE OF ORANGE STREET, 66.0 FEET IN WIDTH;

THENCE NORTH 29° 00' EAST, ALONG THE WESTERLY LINE OF SAID ORANGE STREET, A DISTANCE OF 17.0 FEET;  
THENCE NORTH 61° 00' WEST, PARALLEL TO THE NORTHERLY LINE OF SAID 14TH STREET A DISTANCE OF 165.88 FEET TO THE EASTERLY LINE OF AN ALLEY 15.0 FEET IN WIDTH;  
THENCE SOUTH 29° 00' WEST, ALONG THE EASTERLY LINE OF SAID ALLEY, A DISTANCE OF 17.0 FEET TO THE NORTHERLY LINE OF SAID 14TH STREET;  
THENCE SOUTH 61° 00' EAST, ALONG THE NORTHERLY LINE OF FOURTEENTH STREET, A DISTANCE OF 165.88 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING A STRIP OF LAND 2.50 FEET IN WIDTH IN A PART OF BLOCK 13, RANGE 6 OF THE TOWN OF RIVERSIDE AS SHOWN BY MAP ON FILE IN BOOK 7 PAGES 17 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF 13TH STREET, 66.0 FEET IN WIDTH NORTH 60° 59' 0" WEST, A DISTANCE OF 163.83 FEET FROM THE INTERSECTION OF THE SOUTHERLY LINE OF SAID 13TH STREET AND THE NORTHERLY LINE OF ORANGE STREET, 65.00 FEET IN WIDTH;  
THENCE SOUTH 29° 00' WEST, PARALLEL WITH AND 2.50 FEET EASTERLY FROM THE EASTERLY LINE OF AN ALLEY, 15.0 FEET IN WIDTH, FOR A DISTANCE OF 314.19 FEET TO A POINT;  
THENCE NORTH 61° 00' WEST, PARALLEL WITH THE NORTHERLY LINE OF 14TH STREET, A DISTANCE OF 2.50 FEET TO THE EASTERLY LINE OF SAID 15.0 FEET ALLEY;  
THENCE NORTH 29° 00' EAST, ALONG THE EASTERLY LINE OF SAID ALLEY, A DISTANCE OF 314.19 FEET TO THE SOUTHERLY LINE OF SAID 13TH STREET;  
THENCE SOUTH 60° 59' 80" EAST, ALONG THE SOUTHERLY LINE OF SAID 13TH STREET, A DISTANCE OF 2.50 FEET TO THE POINT OF BEGINNING.

PARCEL F:

BEGINNING AT THE SOUTHWESTERLY CORNER OF BLOCK 13, RANGE 6 OF THE TOWN OF RIVERSIDE, AS SHOWN BY MAP RECORDED IN BOOK 7 PAGE 17 OF MAPS, RECORD OF SAN BERNARDINO COUNTY, CALIFORNIA;  
THENCE EASTERLY ALONG THE NORTHWESTERLY LINE OF 14TH STREET 115.00 FEET; THENCE AT RIGHT ANGLES NORTHERLY 100 FEET;  
THENCE WESTERLY AND PARALLEL WITH THE NORTHERLY LINE OF 14TH STREET 115.00 FEET TO THE EAST LINE OF MAIN STREET;  
THENCE SOUTHERLY ON THE EASTERLY LINE OF MAIN STREET 100 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE SOUTHWESTERLY 17.00 FEET CONVEYED, TO THE CITY OF RIVERSIDE, BY DEED RECORDED SEPTEMBER 20, 1963 AS INSTRUMENT NO. 99539 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL G:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF 14TH STREET DISTANT THEREON 115 FEET EASTERLY FROM THE SOUTHWESTERLY CORNER OF BLOCK 13, RANGE 6, TOWN OF RIVERSIDE, AS SHOWN ON MAP RECORDED IN BOOK 7 PAGE 17 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA;  
THENCE EASTERLY ALONG THE NORTHERLY LINE OF 14TH STREET 35 FEET TO THE WESTERLY LINE OF A 15 FOOT ALLEY AS THE SAME WAS CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED MARCH 29, 1894 IN BOOK 11 PAGE 168 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;  
THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID ALLEY 100 FEET;  
THENCE AT RIGHT ANGLES WESTERLY 35 FEET;  
THENCE AT RIGHT ANGLES SOUTHERLY 100 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THE SOUTHWESTERLY 17.00 FEET AND THE SOUTHEASTERLY 2.50 FEET CONVEYED TO THE CITY OF RIVERSIDE, BY DEED RECORDED NOVEMBER 15, 1963 AS INSTRUMENT NO. 121378 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL H:

THAT CERTAIN ALLEY, 20.00 FEET IN WIDTH, IN BLOCK 13, RANGE 6 OF THE TOWN OF RIVERSIDE, RECORDED IN BOOK 7 OF MAPS PAGE 17 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, LYING NORTHEASTERLY OF THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF PARCEL 1 OF RECORD OF SURVEYS, ON FILE IN BOOK 33 AT PAGE 73, THEREOF, RECORDS OF RIVERSIDE COUNTY, AND LYING SOUTHWESTERLY OF A LINE WHICH IS PARALLEL WITH AND DISTANT 80 FEET NORTHEASTERLY, AS MEASURED AT RIGHT ANGLE, FROM THE SOUTHWESTERLY LINE OF SAID BLOCK 13, RANGE 6.