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

FROM: Department of Facilities Management

SUBMITTAL DATE:
January 5, 2009

SUBJECT: Resolution No. 2009-037, Authorization to Purchase Real Property in the City of Riverside, County of Riverside, California

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve Compliance with California Environmental Quality Act (CEQA), General Rule Exemption, Section 15061;
2. Approve Resolution No. 2009-037, Authorization to Purchase Real Property, located at 3625 Fourteenth Street, Assessor's Parcel Number 215-301-011, 4360 Orange Street, Assessor's Parcel Number 215302-002 and 215-302-003, and 4362 Orange Street, Assessor's Parcel Number 215-302-004 and 215-302-005 in the City of Riverside, County of Riverside;
3. Approve the Agreement of Purchase and Sale and Joint Escrow Instructions, and authorize the Chairman of the Board to execute the documents necessary to complete the purchase;

(Continued)

Robert Field, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$6,548,900	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$6,548,900	Budget Adjustment:	Yes
	Annual Net County Cost:	\$ -0-	For Fiscal Year:	08/09

SOURCE OF FUNDS: General Fund Designation (Previously approved budget)	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input checked="" type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE

BY:
Jennifer Sargent

County Executive Office Signature

FISCAL PROJECTS APPROVED
ROBERTE [unclear] AUDITOR-CONTROLLER
BY: [unclear]
SUSANA GARCIA-BOCANEGRA
1/6/09

FORM APPROVED COUNTY COUNSEL
BY: Cynthia M. Gunzel 1-6-09
DATE: [unclear]
SYNTHIA M. GUNZEL
Department of County Counsel

Policy

Consent

Dept's Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.: 12/9/2008, 3.26

District: 2

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3.21

RECOMMENDED MOTION: (Continued)

4. Authorize and direct the Director of the Department of Facilities Management to certify acceptance of any documents running in favor of the County as part of this transaction;
5. 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;
6. Authorize the Auditor-Controller to amend Facilities Management FY 2008/09 Real Property budget as specified on Schedule "A"; and
7. Authorize the Auditor-Controller to amend the Executive Office FY 2008/09 budget as specified on Schedule "B".

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 15061, 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.

The Board of Supervisors on December 9, 2008 has 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.

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.

This Resolution has been reviewed and approved by County Counsel as to legal form.

Department of Facilities Management
Resolution No. 2009-037, Authorization to Purchase Real Property in the City of
Riverside, County of Riverside, California
January 5, 2009
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

All costs associated with this property acquisition are fully funded through the General Fund Designation for FY 08/09. Thus, no additional net county costs will be incurred as a result of this transaction.

SCHEDULE "A"

Increase Estimated Revenues:

10000-7200400000-573200	Intra-Fund Right of Way Services	\$33,900
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Increase Appropriations:

10000-7200400000-525400	Title Company Services	\$10,000
10000-7200400000-524830	CEQA /Environmental Report	\$16,000
10000-7200400000-524550	Appraisal Services	<u>\$ 7,900</u>
		\$33,900

SCHEDULE "B"

Decrease Designations:

10000-1100100000-320109	DFB – Capital Projects	\$6,548,900
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Increase Appropriations:

10000-1101000000-551000	Operating Transfers Out	\$6,548,900
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Increase Estimated Revenue:

30700-1104200000-790500	Operating Transfers In	\$6,548,900
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Increase Appropriations:

30700-1104200000-542020	Buildings	\$6,548,900
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3 Resolution No. 2009-037
4 Authorization to Purchase Real Property
5 In the City of Riverside County of Riverside, California
6 Assessor's Parcel Number: 215-301-011, 215-302-002, 215-302-003,
7 215-302-004 and 215-302-005

8 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the
9 County of Riverside, in regular session assembled on January 13, 2009, the Authorization to
10 Purchase Real Property from First American Title Company, a California Corporation
11 located in the City of Riverside, County of Riverside, State of California, identified by Riverside
12 County Assessor's Parcel Numbers, 215-301-011, 215-302-002, 215-302-003, 215-302-004
13 and 215-302-005, more particularly described in Exhibit "A", attached hereto and thereby
14 made a part hereof, consisting of one existing office building of approximately 22,163 square
15 feet located on a .84 acre lot and one existing 4, 534 square foot building located on a 1.6 acre
16 lot at a purchase price not-to-exceed Six Million Five Hundred Thousand Dollars (\$6,500,000),
17 plus miscellaneous escrow and closing costs in the approximate amount of Ten Thousand
18 Dollars (\$10,000).

19 BE IT FURTHER RESOLVED AND DETERMINED that the Department of Facilities
20 Management is to expend approximately Thirty Eight Thousand Nine Hundred Dollars
21 (\$38,900) in the General Fund Capital Project Designation account to complete due diligence
22 on the property, consultant acquisition cost, a preliminary title report, appraisal costs, a
23 hazardous materials survey Riverside County Information Technology (RCIT) and the
24 Americans with Disabilities Act (ADA) upgrades and miscellaneous other studies as deemed
25 necessary. Any unused funds will be retained by the General Fund Capital Project
Designation Account.

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BE IT FURTHER RESOLVED AND DETERMINED that the Chairman of the Board of Supervisors of the County of Riverside is authorized to execute the documents to complete the purchase.

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

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FORM APPROVED COUNTY COUNSEL
BY: *Synthia M. Gunzel* 6-03
SYNTHIA M. GUNZEL DATE

BP:cm
01/05/09
034EO
12.407

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.