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

FROM: Economic Development Agency / Facilities Management

SUBMITTAL DATE:
June 20, 2013

SUBJECT: Resolution No. 2013-139, Authorization to Purchase Real Property, 3450 and 3478 14th Street, City of Riverside, California

RECOMMENDED MOTION: That the Board of Supervisors:

- Find that the purchase of the building and improvements are exempt from CEQA pursuant to CEQA guidelines section 15061(b)(3) as it can be seen with certainty that there is no possibility the activity in question may have a significant effect on the environment; and section 15301, Class 1, as the project involves negligible or no expansion of an existing use;

(Continued)

REVIEWED BY CIP

Christopher Hans

FISCAL PROCEDURES APPROVED
PAUL ANGULO, CPA, AUDITOR-CONTROLLER
BY
SAMUEL WONG

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 30,127,700	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2013/14

COMPANION ITEM ON BOARD AGENDA: No

SOURCE OF FUNDS: County of Riverside Asset Leasing Corporation Bond Financing

Positions To Be Deleted Per A-30	<input type="checkbox"/>
Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

BY:
Jennifer L. Sargent

County Executive Office Signature

FORM APPROVED COUNTY COUNSEL
DATE: 6/26/13
BY: PATRICIA MUNROE, Departmental Concurrence

By:
Kevin Crawford, Chief Information Officer
Riverside County Information Technology

Dep't Recomm.: ☐ Consent ☐ Policy ☒ Policy

Per Exec. Ofc.: ☐ Consent ☒ Policy

Prev. Agn. Ref.: 3.27 of 3/3/09; 3-18 of 6/4/13

District: 2/2

Agenda Number:

3-49

RECOMMENDED MOTION: (Continued)

2. Adopt Resolution No. 2013-139, Authorization to Purchase Real Property known as Riverside County Assessor's Parcel Number 219-330-032, and adjacent parking areas situated on Assessor's Parcel Numbers 219-330-022 through 219-330-030 at a purchase price of \$30,000,000, plus miscellaneous escrow, title and due diligence costs in the amount \$127,700;
3. Approve the Agreement of Purchase and Sale with Joint Escrow Instructions between the County and AHC California Properties, LLC and authorize the Chairman to execute the documents necessary to complete the purchase of the real property; and
4. Authorize the Assistant County Executive Officer of the Economic Development Agency, or his designee, to certify acceptance of any documents in favor of the county, to execute any other documents and administer all actions necessary to complete this transaction.

BACKGROUND:

On June 4, 2013, the Board of Supervisors adopted Minute Order 3-18, Notice of Intention to Purchase Real Property, 3450 and 3478 14th Street, City of Riverside, California. On behalf of Riverside County Information Technology (RCIT) and the Executive Office, the Real Estate Division of the Economic Development Agency (EDA) has negotiated the purchase of a modern five story Class-A 140,000 square foot office building located in downtown Riverside subject to the necessary Board of Supervisor's approval. The property is located at 3450 and 3478 14th Street, Riverside (the Press Enterprise Building). The Press Enterprise Building was constructed in 2007 and, if acquired, will serve to consolidate and house RCIT and its collective staff. The consolidation move will provide efficiencies in location and substantial savings in operational costs and lease cost avoidance over the lifetime of the building. The Press Enterprise Building, as built, may not be sufficient or cost effective to house the warehouse and the data center, so additional options are being investigated, including tenant improvements, or the lease or purchase of an additional building consisting of approximately 20,000 to 30,000 square feet.

As part of this acquisition the County will also acquire a contiguous and secondary building on the property of approximately 7,500 square feet located at 3478 14th Street, Riverside, with potential historic value that can serve other County needs. The proposed purchase would serve to address the long-term needs and goals of both the County and RCIT to provide more efficient and effective services.

Authorization to Purchase Real Property and subsequent interior tenant improvements are exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) as it can be seen with certainty that there is no possibility the activity in question may have significant impact on the environment; and Section 15301, Existing Facilities, Class 1 (a) as the project involves negligible or no expansion of an existing use. The County's approval of the activity does not create any reasonably foreseeable physical change to the environment.

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


FINANCIAL DATA: (Commences on Page 3)

FINANCIAL DATA:

EDA/FM has already covered most of the costs for due diligence (appraisals, Phase I environmental report and preliminary title reports) and has been or will be reimbursed by Riverside County Information Technology.

Purchase Price	\$30,000,000
Estimated Escrow and Closing Charges	\$18,200
Preliminary Title Report	\$2,000
Environmental	\$18,000
Physical Inspection	\$25,000
Appraisal	\$9,500
Advertising Costs	\$3,000
Acquisition Administration	\$52,000
Total Estimated Acquisition Costs:	\$127,700
Grand total	\$30,127,700

Attachment:
Agreement of Purchase and Sale with Joint Escrow Instructions

FORM APPROVED COUNTY COUNSEL
BY:  4/24/13
DATE

Board of Supervisors

County of Riverside

Resolution No. 2013-139

Authorization to Purchase Real Property

3450 & 3478 14th Street, City of Riverside, California

5.47+/- Acres of APN: 219-330-032 et. al.

BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the County of Riverside in regular session assembled on July 2, 2013, and NOTICE IS HEREBY GIVEN, pursuant to Section 25350 of the Government Code that this Board at its public meeting on or after July 2, 2013, at 9:00 a.m. in the meeting room of the Board of Supervisors located on the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside, California, authorizes a transaction in which the County of Riverside will purchase certain real property located at 3450 14th Street and 3478 14th Street in the City of Riverside, County of Riverside, California, both situated on a portion of Assessor's Parcel Number 219-330-032, and adjacent parking areas situated on Assessor's Parcel Numbers 219-330-022 through 219-330-030, more particularly described as Parcel 2 in Exhibit "A" attached hereto and thereby made a part hereof consisting of approximately 5.47+/- acre site at a purchase price of thirty million dollars (\$30,000,000).

BE IT FURTHER RESOLVED AND DETERMINED that the Real Estate Division of EDA is expected to expend approximately forty-five thousand dollars (\$87,000) to complete due diligence on the property, consisting of a preliminary title report, appraisal costs, staff labor, an environmental survey and miscellaneous other studies as deemed necessary, plus miscellaneous escrow closing costs in the approximate amount of forty thousand dollars (\$40,000).

BE IT FURTHER RESOLVED AND DETERMINED that the Clerk of the Board of Supervisors gave notice as provided in Section 6063 of the Government Code.

JF:ra/062513/088IT/16.001 S:\Real Property\TYPING\Docs-16.000 to 16.499\16.001.doc

EXHIBIT "A"
LEGAL DESCRIPTION
COUNTY PROPERTY

Lots 1, 2 and 7; a portion of Lots 3, 4 and Lots 8 through 13, inclusive all in Block 3 of D.C. Twogood's Orange Grove Tract as shown by map on file in Book 7 of Maps at page 42 thereof, Records of San Bernardino County, California and portions of Lots 3 through 12, inclusive all in a map of Bedford Place as shown by map on file in Book 5 of Maps at page 15 thereof, Records of said San Bernardino County, California and Lots 3 through 12, inclusive; portions of Lots 2 and 13 through 19, inclusive all in a map of Scotia Place as shown by map on file in Book 4 of Maps at page 14 thereof, Records of said San Bernardino County, California and a portion of Lemon Street (50.00 feet in full width) vacated per City of Riverside Resolution No. 16326, recorded February 10, 1987 as Instrument No. 38193 of Official Records, records of said Riverside County, California, lying within Section 26, Township 2 South, Range 5 West, San Bernardino Meridian, described as follows:

COMMENCING at the intersection of the centerline of Prospect Avenue (60.00 feet in full width) with the centerline of Olivewood Street (variable width) as shown on Record of Survey on file in Book 127 of Records of Survey at page 8 thereof, Records of said Riverside County, California;

Thence North 29°02'10" East along said centerline of Olivewood Avenue, a distance of 600.65 feet to a point on the southeasterly prolongation of the northeasterly line of said Lot 9 of Bedford Place;

Thence North 60°58'55" West along said southeasterly prolongation and said northeasterly line, a distance of 47.50 feet to the **TRUE POINT OF BEGINNING**, said point being the most westerly corner of that certain parcel of land granted to the City of Riverside by Grant Deed recorded December 05, 1986 as Instrument No. 310107 of Official Records of said Riverside County, California;

Thence North 60°58'55" West along said northeasterly line, a distance of 117.99 feet to the most northerly corner of said Lot 9;

Thence South 29°01'27" West along the southeasterly lines of said Lots 9 through 12 of Scotia Place and the southeasterly lines of said Lots 1 through 3 in Block 3 of D.C. Twogood's Orange Grove Tract, a distance of 334.50 feet;

Thence North 61°09'20" West, a distance of 140.68 feet to a point hereinafter referred to as **POINT "A"**;

Thence North 29°00'26" East, a distance of 353.50 feet to the beginning of a non-tangent curve, concave easterly, having a radius of 22.50 feet, the radial line to said point bears South 39°15'23" West;

Thence northwesterly, northerly and northeasterly along said curve, to the right, through a central angle of 71°14'15", an arc distance of 27.97 feet;

Thence North 20°29'38" East, a distance of 5.61 feet to the beginning of a tangent curve, concave southeasterly, having a radius of 4.75 feet;

Thence northeasterly and easterly along said curve, to the right, through a central angle of 70°03'15", an arc distance of 5.81 feet;

Thence North 29°19'34" East, a distance of 50.69 feet;

Thence North 61°06'57" West, a distance of 41.30 feet;

Thence North 29°01'27" East, a distance of 151.54 feet;

Thence South 61°06'57" East, a distance of 7.98 feet;

Thence North 29°01'27" East, a distance of 99.95 feet;

Thence North 61°00'00" West, a distance of 71.21 feet;

Thence North 29°01'27" East, a distance of 93.50 feet to the southwesterly line of that certain parcel of land granted to the City of Riverside by Grant Deed recorded February 11, 1966 as Instrument No. 16064 of Official Records of said Riverside County, California;

Thence South 61°00'00" East along said southwesterly line of parcel so conveyed and the along the southwesterly boundary line of that certain parcel of land conveyed to the City of Riverside by Grant Deed recorded July 31, 1987 as Instrument No. 222034 of Official Records of said Riverside County, California, a distance of 35.06 feet to an angle in said southwesterly boundary line;

Thence southerly along said southwesterly line, the following five (5) courses and distances:

1.) North 29°00'00" East, a distance of 3.00 feet;

2.) South 61°00'00" East, a distance of 17.70 feet;

3.) North 29°00'00" East, a distance of 2.50 feet;

4.) South 61°00'00" East, a distance of 11.40 feet;

5.) South 29°00'00" West, a distance of 5.50 feet to an angle point thereon, said angle point being on a line parallel with and distant southwesterly 50.00 feet, measured at right angles, from the centerline of Fourteenth Street as shown on said Scotia Place;

Thence South 61°00'00" East along said parallel line and said southwesterly boundary line, a distance of 7.60 feet to a point thereon, said point being the most southerly corner of said Deed;

Thence South 61°00'00" East along said parallel line, a distance of 120.20 feet the most easterly corner of said Lot 2 of Scotia Place;

Thence South 29°03'11" West along the southeasterly line of Lot 2 of said Scotia Place, a distance of 133.21 feet to the most southerly corner of said Lot 2 of Scotia Place;

Thence South 61°00'00" East along the northeasterly line of Lot 3 of said Scotia Place and the northeasterly line of Lot 3 of said Bedford Place, a distance of 184.27 feet to a point thereon, said point being the beginning of a non-tangent curve, concave northwesterly, having a radius of 396.00 feet, the radial line to said point bears South 68°41'22" East, said point also being the most northerly corner of that certain parcel granted to the City of Riverside by Grant Deed recorded December 24, 1986 as Instrument No. 330881 of Official Records, records of said Riverside County, California;

Thence southwesterly along said curve, to the right, and along the northwesterly boundary line of said Grant Deed through a central angle of 07°43'32", an arc distance of 53.39 feet to an angle point thereon;

Thence South 29°02'10" West, along said northwesterly boundary line of Grant Deed to the City of Riverside and the northwesterly boundary of that certain parcel granted to the City of Riverside by Grant Deed recorded December 05, 1986 as Instrument No. 310107 of Official Records, records of said Riverside County, California, a distance of 257.07 feet to the **TRUE POINT OF BEGINNING**.

TOGETHER with Lots 9 through 12 of Bedford Place, in the County of Riverside, State of California, as per map recorded in Book 5, Page 15 of Maps, Records of San Bernardino County, California.

EXCEPTING therefrom those portions of said Lots as shown in the Deed to the City of Riverside by Deed recorded January 10, 1969 as Instrument No. 2890 of Official Records.

TOGETHER with Lots 7 through 12 in Block 3, of D.C. Twogood's Orange Grove Tract, in the County of Riverside, State of California, as per map recorded in Book 7, Page 42 of Maps, Records of San Bernardino County, California.

EXCEPTING therefrom those portions of Lots 9 through 12 in Block 3, of D.C. Twogood's Orange Grove Tract as shown in the Deed to the City of Riverside by Deed recorded January 10, 1969 as Instrument No. 2890 of Official Records.

Also **EXCEPTING** therefrom that portion of Lot 8 in Block 3, of D.C. Twogood's Orange Grove Tract as described in the Deed to the City of Riverside by Deed recorded March 10, 1969 as Instrument No. 23126 of Official Records of Riverside County, California.

TOGETHER with Lot 13 in Block 3 of D.C. Twogood's Orange Grove Tract, in the County of Riverside, State of California, as per map recorded in Book 7, Page 42 of Maps, Records of San Bernardino County, California.

EXCEPTING therefrom those portions of Lot 13 in Block 3 of D.C. Twogood's Orange Grove Tract as shown in the Deed to the City of Riverside by Deed recorded January 10, 1969 as Instrument No. 2890 of Official Records.

TOGETHER with Lot 4 in Block 3 of D.C. Twogood's Orange Grove Tract as shown by map on file in Book 7 of Maps at page 42 thereof, Records of San Bernardino County, California.

EXCEPTING therefrom the northwesterly 8.00 feet of said Lot 4 in Block 3 of D.C. Twogood's Orange Grove Tract.

Also **EXCEPTING** therefrom the northwesterly 8.00 feet of said Lot 3 in Block 3 of D.C. Twogood's Orange Grove Tract lying southwesterly of the following described line:

BEGINNING at above mentioned **POINT "A"**;

Thence South $61^{\circ}09'20''$ East, a distance of 8.74 feet to a point on a line parallel with and distant southeasterly 8.00 feet, measured at a right angle, from the northwesterly line of said Lot 3.

Containing 5.63 acres, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION



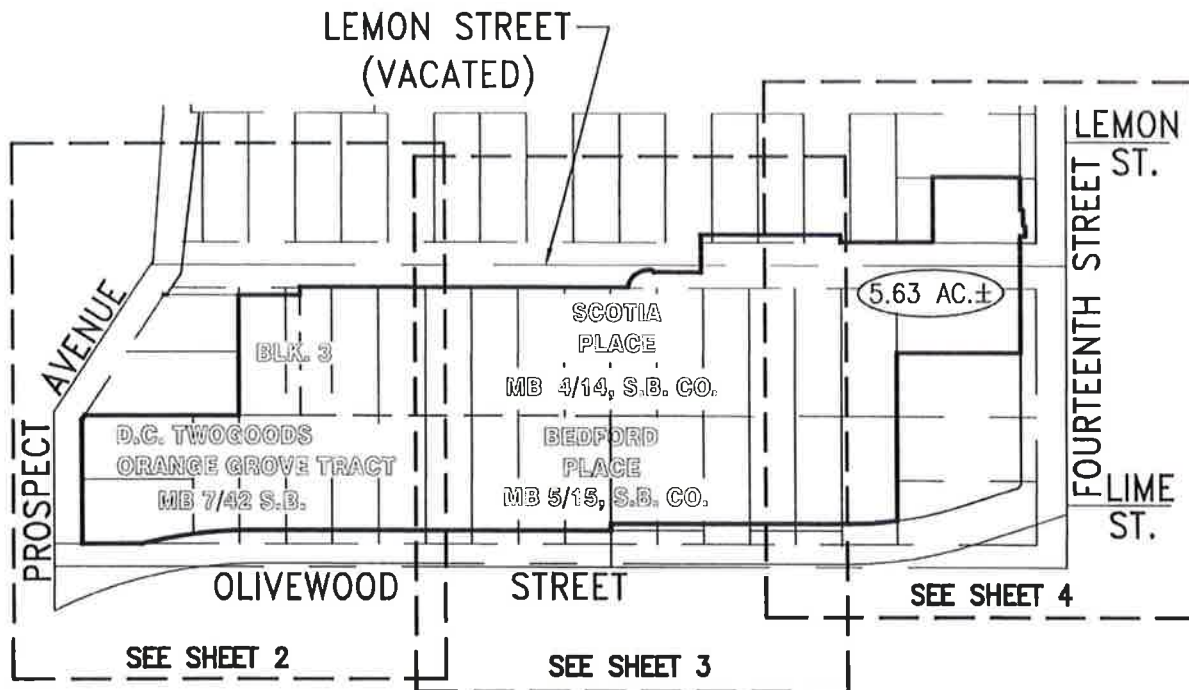
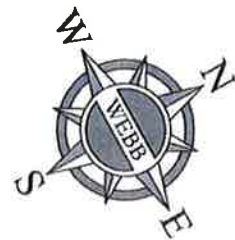
Andrew Y. Orosco, L.S. 5491

6/11/13
Date



Prepared by: KM
Checked by: AYO

EXHIBIT "B"
COUNTY PROPERTY
INDEX SHEET



SEC. 26, T2S, R5W, SBM

ALBERT A.
WEBB
ASSOCIATES

CITY OF RIVERSIDE

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THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) IN THE ATTACHED DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.

SHEET 1 OF 5

W.O.
 13-0001

SCALE: 1"=200'

DRWN BY KM
 CHKD BY Ayo

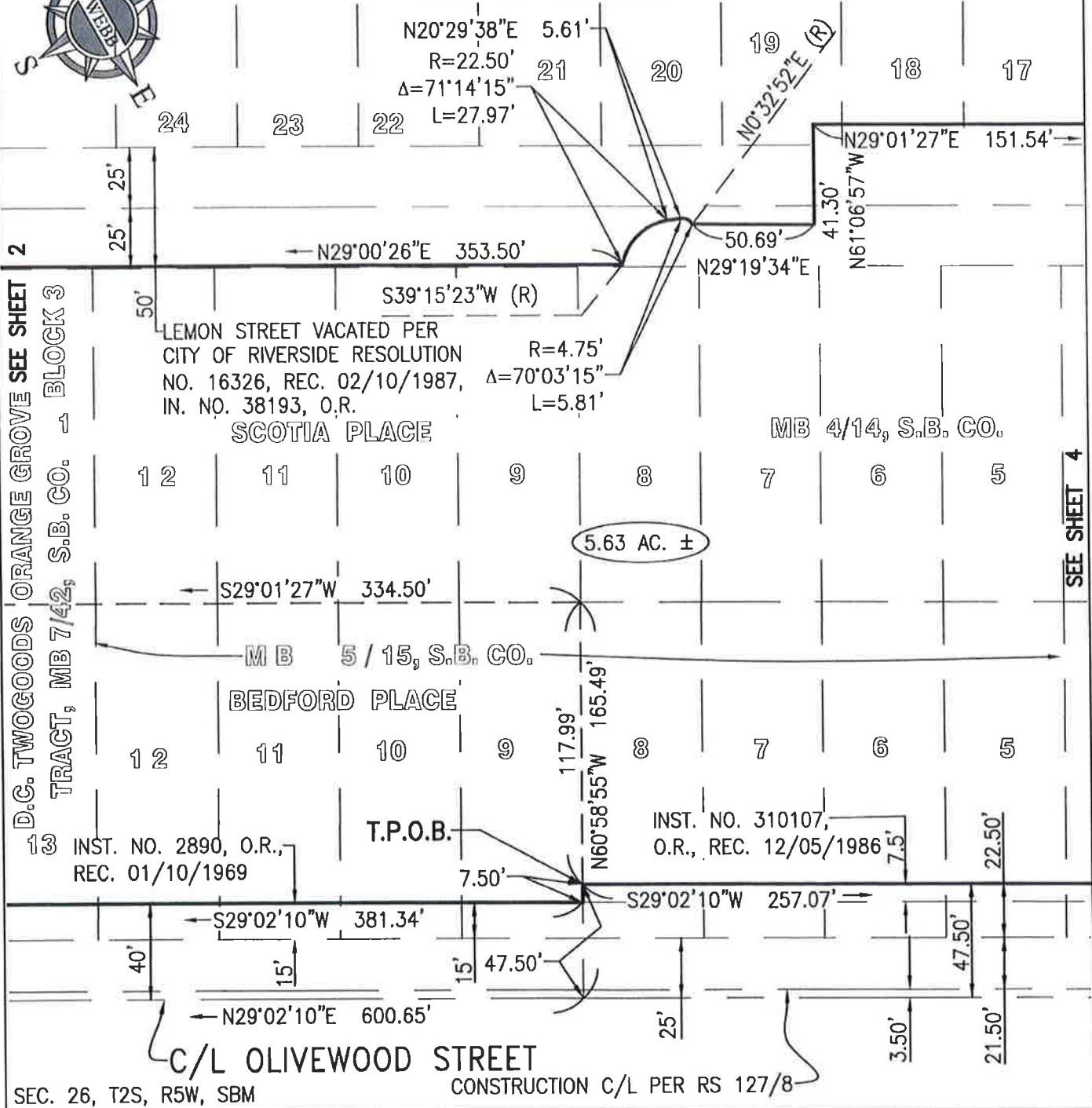
DATE 6-11-13
 DATE 6/11/13

SUBJECT: COUNTY PROPERTY

SUBJECT: COUNTY PROPERTY



EXHIBIT "B" COUNTY PROPERTY



ALBERT A.
WEBB
ASSOCIATES

CITY OF RIVERSIDE

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THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) IN THE ATTACHED DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.

SHEET 3 OF 5

W.O.
13-0001

SCALE: 1"=60'

DRWN BY KM
CHKD BY AWD

DATE 6-11-13
DATE 6/11/13

SUBJECT: COUNTY PROPERTY

SUBJECT: COUNTY PROPERTY



EXHIBIT "B"

COUNTY PROPERTY

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S61°00'00"E	35.06
L2	N29°00'00"E	3.00
L3	S61°00'00"E	17.70
L4	N29°00'00"E	2.50
L5	S61°00'00"E	11.40
L6	S29°00'00"W	5.50

SEC. 26, T2S, R5W, SBM

ALBERT A.
WEBB
ASSOCIATES

CITY OF RIVERSIDE

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THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) IN THE ATTACHED DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.

SHEET 5 OF 5

W.O.
13-0001

SCALE: 1"=60'

DRWN BY KM
CHKD BY AYO

DATE 6-11-13
DATE 6/11/13

SUBJECT: COUNTY PROPERTY