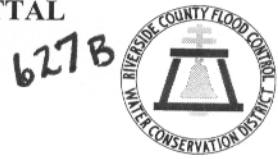


FLOOD CONTROL AND WATER CONSERVATION DISTRICT BOARD SUBMITTAL  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



FROM: General Manager-Chief Engineer      SUBMITTAL DATE: July 15, 2003

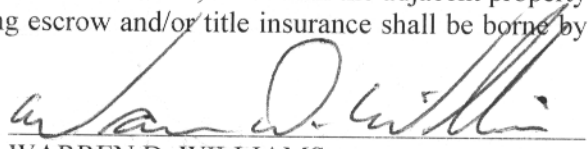
SUBJECT: Oak Street Channel, Stage 1 – Parcel 2070-104A  
Notice of Intent to Sell a Portion of District Owned Real Property

**RECOMMENDED MOTION:**

Approve Resolution No. F2003-40, Notice of Intent to Sell an Interest in Real Property – Oak Street Channel, Stage 1, property consisting of a portion of Parcel 2070-104A by Quitclaim Deed with Maude-Corona, LLC, and authorize the Clerk of the Board to advertise pursuant to Section 6061 of the Government Code.

**JUSTIFICATION:**

A fee interest described as Parcel 2070-104A was originally granted to the District for flood control purposes, as a part of a larger parcel. It has been determined that a portion of the parcel, shown on Exhibit "B", attached hereto and made a part hereof, is no longer required for flood control purposes. The adjacent property owner, Maude-Corona, LLC has requested to purchase the property from the District. This property contains approximately 964 square feet of land, is irregular in shape and is landlocked. It is bounded on the south and east by Maude-Corona's property, on the west by the Oak Street Channel right of way and there are no other adjacent property owners. Because of the property's location, lack of access to a public street and the fact that it was originally acquired from the property currently owned by Maude-Corona, LLC, it would not be prudent to sell it at public auction. No one, other than the adjacent property owner, is able to utilize the property. All costs including escrow and/or title insurance shall be borne by the purchaser.

  
WARREN D. WILLIAMS  
General Manager-Chief Engineer

C.E.O. RECOMMENDATION

**APPROVE**

County Executive Officer Signature 

BOARD OF SUPERVISORS

RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT

RESOLUTION NO. F2003-40

NOTICE OF INTENT TO SELL AN INTEREST IN REAL PROPERTY  
OAK STREET CHANNEL, STAGE 1

BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the Riverside County Flood Control and Water Conservation District in regular session assembled on July 15, 2003, Notice is hereby given, pursuant to California Water Code – Appendix, Chapter 48, Section 48-9, Paragraph 5, that it intends to sell at or after 1:30 p.m. on July 29, 2003 to the Maude-Corona, LLC, certain real property in the County of Riverside, State of California, known as a portion of Parcel 2070-104A, being 964 square feet, as described in Exhibit "A" and shown on Exhibit "B", attached hereto and made a part hereof, for \$6,750.00.

BE IT FURTHER RESOLVED AND DETERMINED that the interest to be conveyed is not required for the District's use and is required for use by the Maude-Corona, LLC.

BE IT FURTHER RESOLVED that the Clerk to the Board of Supervisors is directed to give notice hereof as provided in Section 6061 of Government Code.

FORM APPROVED  
COUNTY COUNSEL

JUN 30 2003

BY   
ASSISTANT COUNTY COUNSEL

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EXHIBIT "A"

RIVERSIDE COUNTY FLOOD CONTROL AND WATER  
CONSERVATION DISTRICT  
DELETED "TURN AROUND" PARCEL

APN: PORTION OF 118-250-025  
GRANTOR: RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT.

IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PORTION OF PARCEL 2070-104A AS SHOWN ON RECORD OF SURVEY BOOK 90 PAGES 3 THRU 16, GRANTED TO RIVERSIDE COUNTY FLOOD AND WATER CONSERVATION DISTRICT PER INSTRUMENT NO. 256016, RECORDED JUNE 23, 1994 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 2070-104A;

THENCE NORTH 11°20'48" EAST 54.13 FEET, ALONG THE EASTERLY LINE OF SAID PARCEL 2070-104A TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 83°37'05" EAST 34.65 FEET, ALONG THE EASTERLY LINE OF SAID PARCEL 2070-104A;

THENCE NORTH 09°51'08" EAST 18.19 FEET, ALONG THE EASTERLY LINE OF SAID PARCEL 2070-104A;

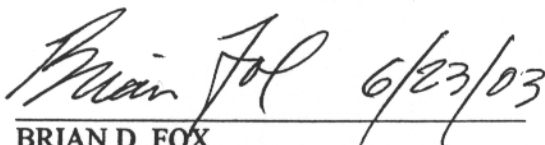
THENCE NORTH 58°30'17" WEST 34.65 FEET, ALONG THE EASTERLY LINE OF SAID PARCEL 2070-104A;

THENCE SOUTH 11°20'51" WEST 40.67 FEET TO THE TRUE POINT OF BEGINNING;

HAVING AN AREA OF 964.07 SQUARE FEET, 0.022 ACRES.

THIS DESCRIPTION ALSO BEING SHOWN ON THE ATTACHED EXHIBIT "B" AND THEREBY BEING MADE A PART HEREOF.

PREPARED UNDER THE SUPERVISION OF

 6/23/03

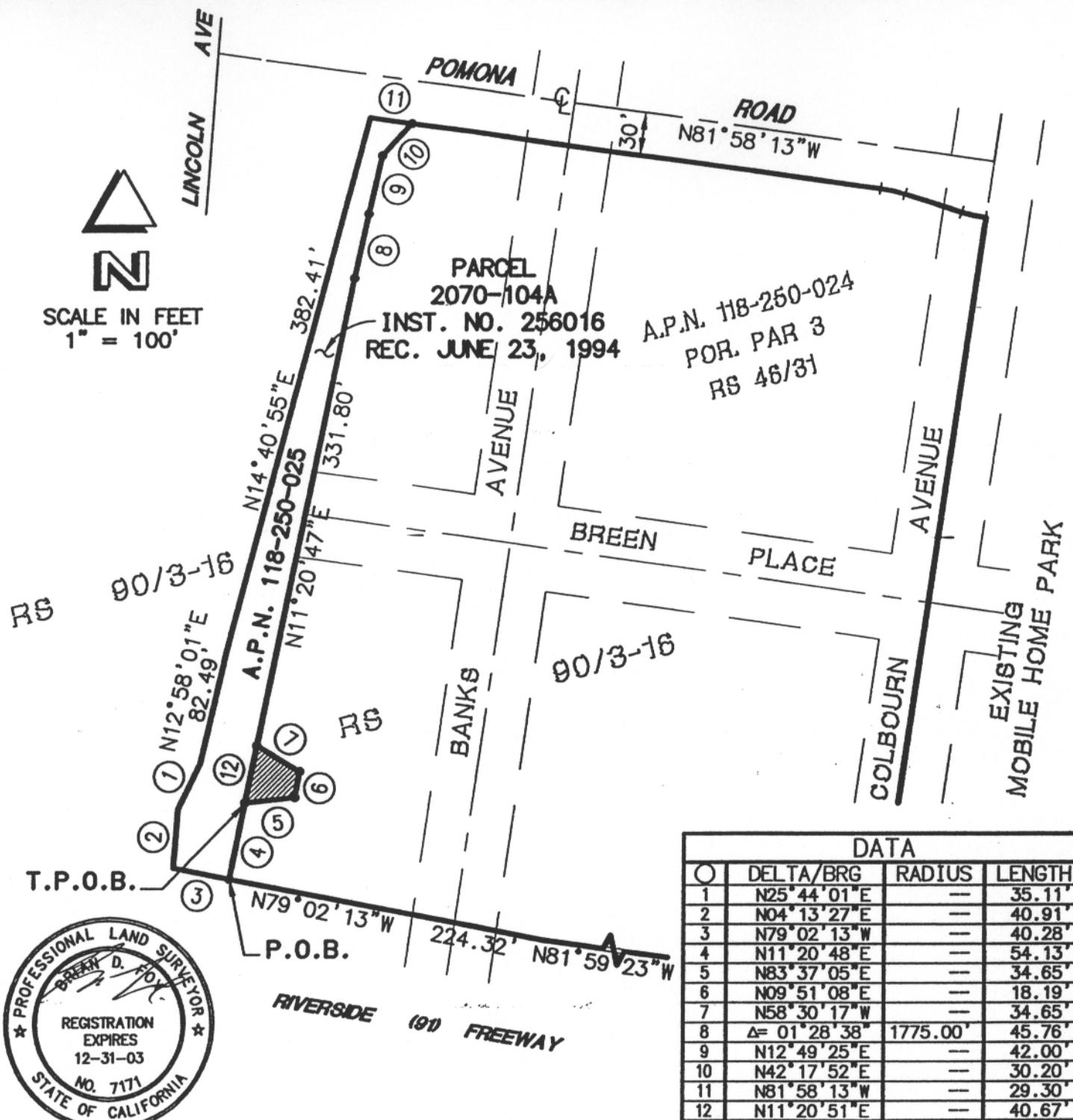
BRIAN D. FOX  
P.L.S. NO. 7171  
EXPIRES: 12-31-2003



RCFC & WCD



SCALE IN FEET  
1" = 100'



DATA			
○	DELTA/BRG	RADIUS	LENGTH
1	N25°44'01"E	—	35.11'
2	N04°13'27"E	—	40.91'
3	N79°02'13"W	—	40.28'
4	N11°20'48"E	—	54.13'
5	N83°37'05"E	—	34.65'
6	N09°51'08"E	—	18.19'
7	N58°30'17"W	—	34.65'
8	Δ= 01°28'38"	1775.00'	45.76'
9	N12°49'25"E	—	42.00'
10	N42°17'52"E	—	30.20'
11	N81°58'13"W	—	29.30'
12	N11°20'51"E	—	40.67'

**PROPERTY OWNER:**  
MAUDE-CORONA LLC  
18362 HILLCREST AVE.  
VILLA PARK, CA 92861

**PLAT PREPARED BY:**  
*Brian Fox 6/23/03*  
BRIAN D. FOX, PLS 7171 EXP. 12/31/03

**KEVIN GOZAD & ASSOCIATES, INC.**  
• CIVIL/STRUCTURAL ENGINEERS  
• MUNICIPAL CONSULTANTS  
• SURVEYORS/GPS  
• PLANNERS  
151 South Girard Street • Hemet, Ca 92544 • (909) 652-4454  
FAX (909) 766-8942 E-MAIL kbcozad.com

**EXHIBIT "B"**  
**RIVERSIDE COUNTY FLOOD CONTROL DISTRICT**  
**DELETED "TURN AROUND" PARCEL**