

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



723 B

FROM: General Manager-Chief Engineer **SUBMITTAL DATE:** July 29, 2003

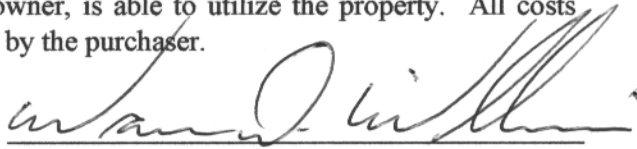
SUBJECT: Oak Street Channel, Stage 1 – Parcel 2070-104A
Authorization to Sell an Interest in Real Property

RECOMMENDED MOTION:

1. Approve Resolution No. F2003-48, Authorization to Sell an Interest in Real Property – Oak Street Channel, Stage 1, property consisting of a portion of Parcel 2070-104A by Deed with Maude-Corona, LLC.
2. Authorize and direct the Clerk of the Board to certify acceptance of any documents running in favor of the District as part of this transaction.
3. Authorize the General Manager-Chief Engineer of the District or his designee to execute any other documents and administer all actions necessary to complete this transaction.

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. F2003-48

AUTHORIZATION 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 29, 2003, at least four-fifths of all members concurring, that the quitclaim of interest by the District to Maude-Corona, LLC., in a portion of the real property known as Parcel 2070-104A, as described in Exhibit "A" and shown on Exhibit "B" attached hereto and made a part hereof, is hereby approved.

BE IT FURTHER RESOLVED AND DETERMINED that the interest to be quitclaimed is not required for the District's use and is required for use by Maude-Corona, LLC. This property is landlocked and is to be sold to the adjacent property owner Maude-Corona, LLC. for the appraised value of \$6,750.00

BE IT FURTHER RESOLVED that the Chairman of the Board of Supervisors is authorized to execute the necessary documents to complete the sale.

BE IT FURTHER RESOLVED that the General Manager-Chief Engineer or his designee of the District is authorized to execute any other documents and administer all actions necessary to complete the transaction.

FORM APPROVED
COUNTY COUNSEL

JUL 21 2003

BY 
ASSISTANT COUNTY COUNSEL

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

Brian D. Fox 6/23/03

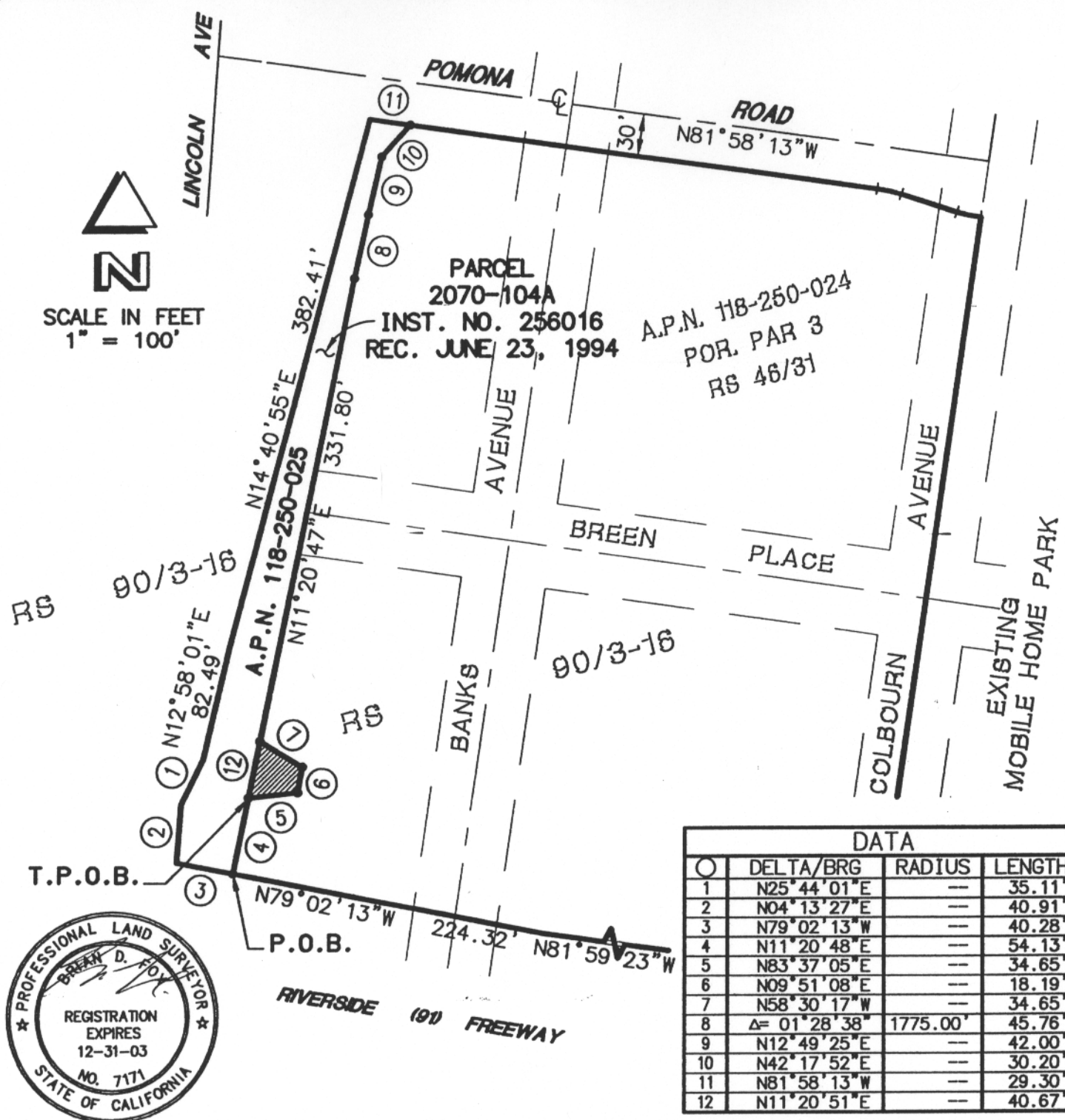
BRIAN D. FOX
P.L.S. NO. 7171
EXPIRES: 12-31-2003



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 D. Fox
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