

**SUBMITTAL TO THE BOARD OF DIRECTORS OF THE
REDEVELOPMENT AGENCY
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

2186



FROM: Redevelopment Agency

SUBMITTAL DATE:
April 16, 2004

SUBJECT: Adoption of RDA Resolution No.2004-04, Authorization to Sell Real Property in Pedley and Approval of Purchase and Sale Agreement.

RECOMMENDED MOTION: That the Board of Directors:

1. Adopt RDA Resolution No. 2004-04, Authorization to Sell Real Property in Pedley;
2. Approve the Purchase and Sale Agreement with Virgin Properties;
3. Authorize and direct the Chairman to execute the Purchase and Sale Agreement; and
4. Authorize and direct the Assistant County Executive Officer, or his designee, to take the necessary actions and execute any related documents to complete this transaction.

BACKGROUND: Notice of today's hearing was published in the Press Enterprise on April 17, 2004 and April 24, 2004 as required by Section 33431 of the Health and Safety Code. The Agency intends to sell the subject property without public bidding. The subject property was surplus to the County's needs and was acquired by the Agency to promote development in the Mira Loma area of the Jurupa Valley Redevelopment Project area. Virgin Properties Incorporated has made an offer for the full appraised value and intends to develop the site with a car wash and separate coffee shop. Previous offers made to the Agency have not resulted in successful transactions.

Robin Zumpf

Bradley J. Hudson, Executive Director

BJH:RZ:BJG:AMV:sj
F:\Shared\RealProperty\Real Property\DIST\04-2-167.frm11.doc

FINANCIAL DATA	Current F.Y. Total Cost:	\$ N/A	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ N/A	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ N/A	For Fiscal Year:	03/04

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: No

SOURCE OF FUNDS: N/A	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input checked="" type="checkbox"/>

C.E.O. RECOMMENDATION: **APPROVE**

County Executive Office Signature *Bronna King*

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

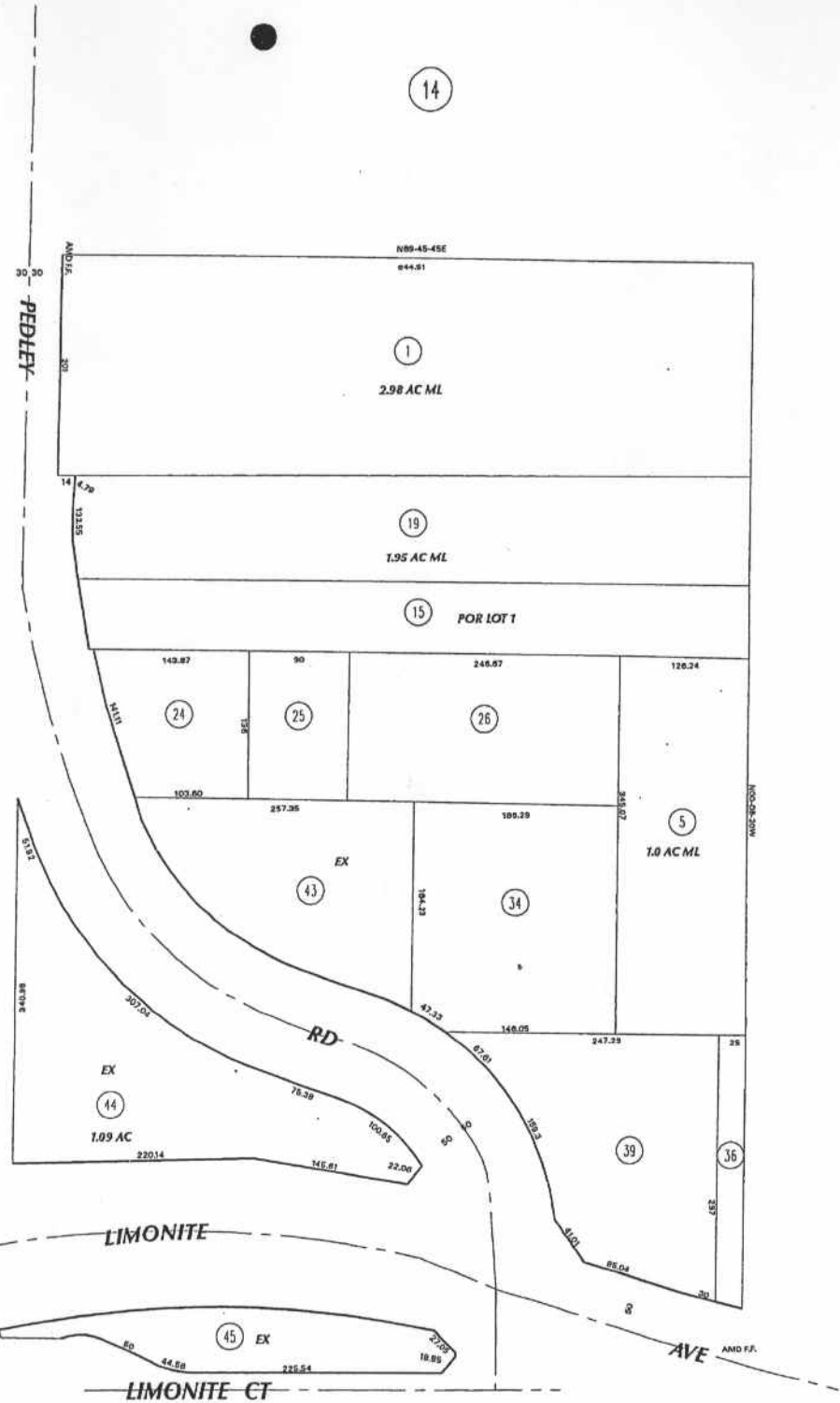
Prev. Agn. Ref.: | **District:** 2 | **Agenda Number:**

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PRACTICE MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

P.O.R.S 23 T. 2S., R. 6W

I. R. A. 099-055

165-19
7-33



ASSESSOR'S MAP BK165 Pg. 19
Riverside County, Calif.
9999

DATA: CO. 80, MAP 835-7T

MB 19/40 AMENDED MAP FOR FAIRHAVEN & FAIRHAVEN FARMS

DEC 07 1999
041 1999



DATE	OR. NUMBER	APN NUMBER
01/25	1	15-51
02/26	2	15-51
03/26	3	15-51
04/26	4	15-51
05/26	5	15-51
06/26	6	15-51
07/26	7	15-51
08/26	8	15-51
09/26	9	15-51
10/26	10	15-51
11/26	11	15-51
12/26	12	15-51
01/27	13	15-51
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03/27	15	15-51
04/27	16	15-51
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07/27	19	15-51
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12/33	96	15-51
01/34	97	15-51
02/34	98	15-51
03/34	99	15-51
04/34	100	15-51

**RDA RESOLUTION NO. 2004-04
AUTHORIZATION TO SELL SURPLUS REAL PROPERTY IN PEDLEY
(Second Supervisorial District)**

WHEREAS, the Redevelopment Agency for the County of Riverside is a Redevelopment Agency duly created, established and authorized to transact business and exercise its powers, all under and pursuant to the provisions of the Community Redevelopment Law which is Part 1 of Division 24 of the California Health and Safety Code (commencing with Section 33000 et seq.); and

WHEREAS, Agency has adopted Redevelopment Plans for Redevelopment Project Area Nos. 1-1986, Jurupa Valley, Mid-Counties, Desert Communities, and I-215 Corridor, as amended, hereinafter referred to as "Project Areas"; and

WHEREAS, pursuant to Section 33670 of the Health and Safety Code, the Agency began receiving tax increment from the 1986 Project Areas in January 1988, and continues to receive annual tax increment revenue; and

WHEREAS, pursuant to the provisions of the Community Redevelopment Law, Section 33431 of the Health and Safety Code, the Agency may sell any real property pursuant to Section 33430 of the Health and Safety Code, without public bidding, but only after a public hearing; and

WHEREAS, notice of said hearing was published on April 17, 2004 and April 24, 2004 as required, and said hearing was conducted; and

WHEREAS, the subject property was surplus to the County's needs and the Agency acquired it for redevelopment purposes; and

WHEREAS, a sale of this property has been negotiated with Virgin Properties Incorporated, who intends to be develop the site into a car wash with a separate coffee shop; and

WHEREAS, this proposed sale and subsequent development will assist the Agency in furthering its goal of eliminating blighting conditions and spurring development in the Pedley area; and

1 **WHEREAS**, this proposed sale has been approved by the legislative body in a
2 concurrent action on today's agenda.

3 **NOW THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED** by the
4 Board of Directors of the Redevelopment Agency for the County of Riverside, State of
5 California, on May 4, 2004, that the Redevelopment Agency is authorized to sell,
6 without public bidding pursuant to the provisions of Section 33430 and 33431 of the
7 Health and Safety Code, that certain real property located within the County of
8 Riverside, State of California, shown on Exhibit "A" attached to this resolution, and
9 authorized to approve the Purchase and Sale Agreement for said transaction upon the
10 following terms and conditions:

11 1. The nature of the property to be purchased is 1.088 acres located at the
12 northwest corner of the realigned Limonite Avenue and Pedley Road, County of
13 Riverside, State of California.

14 2. The purchaser of subject property is Virgin Properties Incorporated.

15 3. The sales price of the property is the full appraised value and shall be due
16 upon the close of escrow.

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25 FORM APPROVED
 COUNTY COUNSEL

26 APR 20 2004

27 BY Lee A. Johnson

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EXHIBIT "A"
LEGAL DESCRIPTION
EXCESS PROPERTY

A PORTION OF LOT 1 OF THE "AMENDED MAP OF FAIRHAVEN AND FAIRHAVEN FARMS" ON FILE IN BOOK 19, PAGE 40 OF MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, AND A PORTION OF GARNET STREET (VACATED) OF THE "MAP OF THE SUBDIVISION OF A PORTION OF THE JURUPA RANCH" ON FILE IN BOOK 9, PAGE 26 OF MAPS, RECORDS OF THE RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 6 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF RE-ALIGNED PEDLEY ROAD AND RE-ALIGNED LIMONITE AVENUE AS SHOWN ON MAP 892-Y ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, RIVERSIDE CALIFORNIA, SAID POINT BEING ON A 1000.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY AND HAVING A RADIAL BEARING OF N 15°58'49" E;

THENCE WESTERLY ALONG THE CENTERLINE OF SAID RE-ALIGNED LIMONITE AVENUE AND ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°08'39", A DISTANCE OF 211.96 FEET TO THE CENTERLINE INTERSECTION OF PEDLEY ROAD AS SHOWN ON SAID MAP 892-Y, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 300.00 FEET AND A RADIAL BEARING OF N 85°44'17" E;

THENCE NORTHERLY ALONG THE CENTERLINE OF SAID PEDLEY ROAD AND ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°58'11", A DISTANCE OF 94.09 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RE-ALIGNED LIMONITE AVENUE, SAID POINT ALSO BE THE **TRUE POINT OF BEGINNING**;

THENCE S 89°20'45" W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 220.14 FEET TO THE CENTERLINE OF GARNET STREET (VACATED) AS SHOWN ON SAID MAP 892-Y;

THENCE N 00°36'32" E, ALONG SAID CENTERLINE GARNET STREET (VACATED), A DISTANCE OF 340.98 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF PEDLEY ROAD AS DESCRIBED PER GRANT DEED RECORDED NOVEMBER 14, 1979 AS INSTRUMENT NUMBER 243105, SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1050.00 FEET AND A RADIAL BEARING OF S 72°51'22" W;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°49'39", A DISTANCE OF 51.82 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 350.00 FEET AND A RADIAL BEARING OF S 70°01'43" W, SAID POINT ALSO BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY OF RE-ALIGNED PEDLEY ROAD AS SHOWN ON SAID MAP 892-Y;

EXHIBIT "A"
 LEGAL DESCRIPTION
 EXCESS PROPERTY
 (CONTINUED)

THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $50^{\circ}15'47''$, A DISTANCE OF 307.04 FEET;

THENCE CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, S $70^{\circ}14'04''$ E, A DISTANCE OF 75.38 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 149.21 FEET;

THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $38^{\circ}38'50''$, A DISTANCE OF 100.65 FEET;

THENCE S $37^{\circ}05'52''$ W, A DISTANCE OF 22.06 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF RE-ALIGNED LIMONITE AVENUE;

THENCE N $79^{\circ}45'46''$ W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 145.61 FEET;

THENCE S $89^{\circ}20'45''$ W, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1.54 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 1.088 ACRES OR 47,377 SQUARE FEET, MORE OR LESS.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: *K. Teich*

DATE: 12-14-98

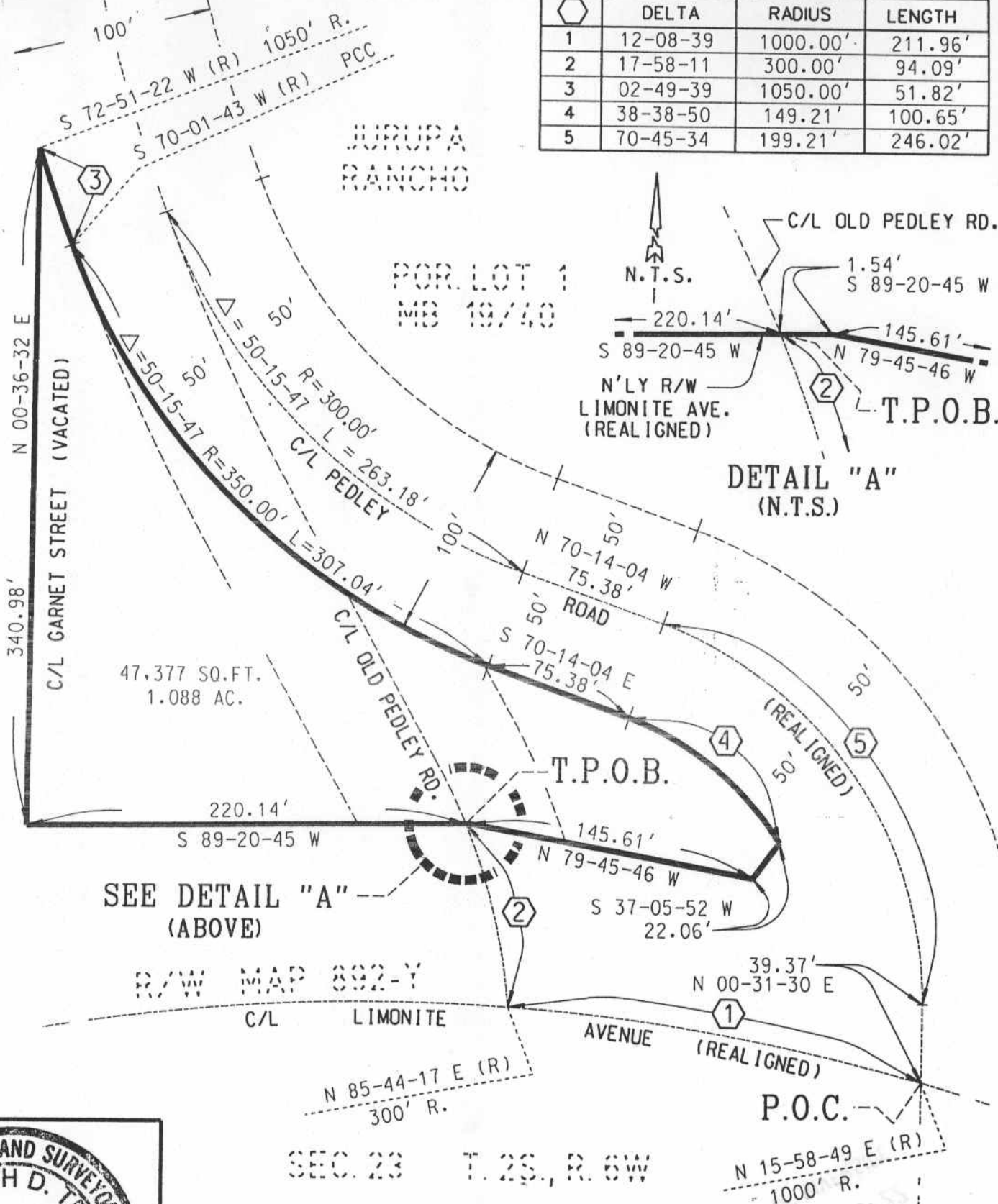


EXHIBIT "B"

CURVE DATA *** 180146

Hexagon	DELTA	RADIUS	LENGTH
1	12-08-39	1000.00'	211.96'
2	17-58-11	300.00'	94.09'
3	02-49-39	1050.00'	51.82'
4	38-38-50	149.21'	100.65'
5	70-45-34	199.21'	246.02'

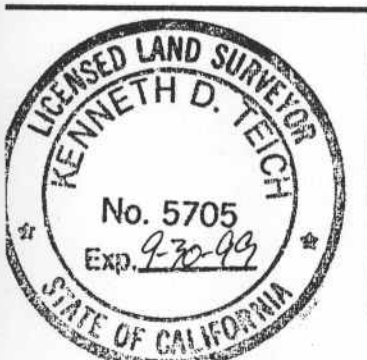
N.T.S.



SEE DETAIL "A" (ABOVE)

R/W MAP 892-Y
C/L LIMONITE

SEC. 23 T. 25, R. 6W



COUNTY OF RIVERSIDE TRANSPORTATION DEPT, SURVEY DIV.

PROJECT: LIMONITE AVENUE

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

APPROVED BY: *K. Teich* DATE: 12-14-98

PAR. NO.: N/A

PREPARED BY: DDD/KDT

SCALE: N.T.S.

DATE: DECEMBER 1998

W.O. NO.: 99-00034

SHEET 1 OF 1 SHEET