

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

322



FROM: Redevelopment Agency

SUBMITTAL DATE:
June 7, 2004

SUBJECT: Adoption of RDA Resolution No. 2004-31, Authorization to Convey Surplus Real Property to the County of Riverside.

RECOMMENDED MOTION: That the Board of Directors:

1. Hold a public hearing to hear comments on the proposed conveyance of real property to the County of Riverside;
2. Adopt RDA Resolution No. 2004-31, Authorization to Convey Surplus Real Property to the County of Riverside;
2. Authorize and direct the Chairman of the Board of Directors to execute the conveyance documents to the County of Riverside; and
3. Authorize and direct the Executive Director of the Agency to take the necessary actions and execute any related documents to complete the conveyances to the County of Riverside.

BACKGROUND: In pursuing and furthering the goals of the Redevelopment Agency to eliminate blighting conditions, provide infrastructure to spur redevelopment, and provide for the growing needs of the County and its residents, several parcels of land have been acquired that no longer need to be held by the Agency. It is therefore now appropriate for the County to take title to these parcels. These parcels include various road rights of way and newly constructed County facilities. Notice of the public hearing was completed as required.

BJH:RZ:BJG:AMVamj
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Bradley J. Hudson
Bradley J. Hudson, Executive Director

FINANCIAL DATA

Current F.Y. Total Cost:	\$ N/A	In Current Year Budget:	Yes
Current F.Y. Net County Cost:	\$ N/A	Budget Adjustment:	No
Annual Net County Cost:	\$ N/A	For Fiscal Year:	03/04

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: Yes

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

Bronda King

Policy
 Consent
 Policy
 Consent

Prev. Agn. Ref.: #3.5, 6-29-04

District: 2, 3

Agenda Number:

4.6

**RDA RESOLUTION NO. 2004-31
AUTHORIZATION TO CONVEY SURPLUS REAL PROPERTY TO THE
COUNTY OF RIVERSIDE
(Second and Third Supervisorial Districts)**

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 33391, the Agency may acquire, within a survey area or for purpose of redevelopment, any interest in real property; and

WHEREAS, pursuant to the provisions of the Community Redevelopment Law, Section 33445, the Agency must hold a public hearing when using redevelopment funds to finance the construction of County facilities, said requirement having been met; and

WHEREAS, pursuant to the provisions of the Community Redevelopment Law, Section 33431, the Agency may convey, without public bidding, within a survey area or for purpose of redevelopment, any interest in real property, said public hearing held; and

1 **WHEREAS**, the Agency has acquired various parcels of land for redevelopment
2 and County projects; and

3 **WHEREAS**, title to these parcels, more fully described in Exhibit "A", no longer
4 need to be in the name of the Agency and should be conveyed to the County of
5 Riverside.
6

7 **NOW THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED** by the
8 Board of Directors of the Redevelopment Agency for the County of Riverside, State of
9 California, in regular session assembled on July 13, 2004, as follows:

10 1. That the Board of Directors hereby finds and declares that the above
11 recitals are true and correct.

12 2. That the Redevelopment Agency for the County of Riverside is authorized
13 to convey real property to County of Riverside.
14

15 3. That the Chairman of the Board of Directors is hereby authorized to
16 execute any and all documents necessary to convey the real property to the County of
17 Riverside.

18 4. That the Executive Director of the Redevelopment Agency is hereby
19 authorized to take the necessary actions and execute any related documents to
20 complete these transfers.
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FORM APPROVED
COUNTY COUNSEL

JUN 28 2004

BY Joe S. Paul
ASSISTANT COUNTY COUNSEL

EXHIBIT "A"

Jurupa Sheriff Station:

Parcel 1 (174-180-010, 174-180-014, 174-180-016, and 174-180-018):

Parcels 1, 2, 3, and Lettered Lot "A" of Parcel Map 24710, in the County of Riverside, State of California as shown by Map recorded in Book 186, Pages 45 through 47, inclusive, of Parcel Maps, in the office of the County Recorder of said County.

Excepting therefrom that portion conveyed to the State of California per Grant Deed recorded on April 13, 1999 as Instrument No. 155755, more fully described as follows:

Those portions of Parcels 2 and 3 of Parcel Map No. 24710, as shown by Map on file in Book 186 of Parcel Maps at Pages 45, 46, and 47 thereof, together with a portion of Tract No. 5 of A.C. Armstrong Estates, as shown by Map entitled "Map of Resubdivisions of a portion of Lands formerly belonging to A.C. Armstrong Estates" recorded in Book 6, Page 31 of Maps, both Records of Riverside County, California, lying in Section 7, Township 2 South, Range 5 West, San Bernardino Meridian, said portions being described as follows:

Beginning at the Southwest corner of Parcel 1 of Record of Survey on file in Book 22 of Records of Surveys at Page 5 thereof, Record of Riverside County, California, said corner being on the North right of way line of Mission Boulevard as shown on said Record of Survey;

Thence North 00° 39' 57" West along the boundary line of said Parcel 1, a distance of 226.22 feet to an angle point therein;

Thence North 89° 16' 40" West along said boundary line of Parcel 1, as distance of 50.02 feet to an angle point therein;

Thence North 00° 41' 00" West along said boundary line of Parcel 1, a distance of 172.07 feet to the Northwest corner thereof, said corner being on the Southerly right of way line of Route 60 Freeway established parallel with and 266.00 feet South of the centerline of Granite Hill Drive as shown on said Parcel Map 24710;

Thence North 82° 08' 58" West along said Southerly right of way line and along the Northerly line of said Parcel 3, a distance of 308.62 feet to an angle point therein;

Thence North 84° 49' 36" West along said Southerly right of way line and along said Northerly line, a distance of 52.12 feet to a point thereon;

Thence South 00° 33' 30" East, a distance of 439.74 feet to a point on the South line of said Parcel 2;

Thence North 89° 26' 30" East along said South line, a distance of 173.19 feet to the Southeast corner of said Parcel 2;

Thence South 00° 44' 00" West along the east line of Lot "A" (Mission Boulevard) of said Parcel Map, a distance of 10.00 feet to the Southeast corner thereof, said corner

EXHIBIT "A"

being in a line parallel with and distant Northerly 40.00 feet, measured at right angles, from the centerline of said Mission Boulevard;

Thence North $89^{\circ} 26' 30''$ East along said parallel line, a distance of 235.00 feet to the Point of Beginning. Containing 3.71 acres, more or less. (174-180-020)

Parcel 2 (174-180-013):

That portion of Tract No. 5 of A.C. Armstrong Estates, as shown by Map entitled "Map of Resubdivision of a Portion of Lands Formerly Belonging to A.C. Armstrong Estates" recorded in Book 6, Page 31 of Maps, Records of Riverside County, California, lying in Section 7, Township 2 South, Range 5 West, San Bernardino Base and Meridian shown as 40 foot private access on Parcel Map 24710, in the County of Riverside, State of California as shown by Map recorded in Book 186, Pages 45 through 47, inclusive, of Parcel Maps, in the office of the County Recorder of said County.

Parcel 3:

An Easement over that portion for public road and drainage purposes, over, upon, across, and within the real property in the County of Riverside, State of California, being those portions of Parcel 2, as shown by Map on file in Book 186 of Parcel Maps at Pages 45, 46, and 47 thereof, together with a portino of Tract No. 5 of A.C. Armstrong Estates, as shown by Map entitled "Map of Resubdivisions of a portion of Lands formerly belonging to A.C. Armstrong Estates" recorded in Book 6, Page 31 of Maps, both Records of Riverside County, State of California, lying in Section 7, Township 2 South, Range 5 West, San Bernardino Meridian, said portions being described as follows:

Beginning at the Southwest corner of Parcel 1 of Record of Survey on file in Book 22 of Record of Surveys at Page 5 thereof, Records of Riverside County, California, said corner being on the North right of way line of Mission Boulevard as shown on said Record of Survey;

Thence South $89^{\circ} 26' 30''$ West along the South line of said Parcel 1 and along the Westerly prolongation thereof, a distance of 235.01 feet to the Southeast corner of Lot "A" (Mission Boulevard) of said Parcel Map;

Thence North $00^{\circ} 44' 00''$ East along the east line of said Lot "A", a distance of 10.00 feet to the Northeast corner thereof, said point also being the Southeast corner of said Parcel 2;

Thence South $89^{\circ} 26' 30''$ West along the Southerly line of said Parcel 2, a distance of 173.19 feet to a point thereon;

Thence North $00^{\circ} 33' 30''$ West, as distance of 17.00 feet to a point on a line parallel with and distant Northerly 67.00 feet, measured at right angles, from the centerline of said Mission Boulevard;

Thence North $89^{\circ} 26' 30''$ East along said parallel line, a distance of 407.92 feet to a point on the east line of said Parcel 1 of said Record of Survey;

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Thence South 00° 40' 20" East along said East line, a distance of 27.00 feet to the Point of Beginning. Containing 0.21 acres, more or less.

Parcel 4:

An Easement for access, drainage, and public utility and services purposes, over, upon, across, and within the Easterly 38' of the real property, being portions of Parcels 2 and 3, as shown by Map on file in Book 186 of Parcel Maps at Pages 45, 46, and 47 thereof, Records of Riverside County, California, lying in Section 7, Township 2 South, Range 5 West, San Bernardino Meridian, said portions being described as follows:

Commencing at the Southwest corner of Parcel 1 of Record of Survey on file in Book 22 of Records of Surveys at Page 5 thereof, Record of Riverside County, California, said corner being on the North right of way line of Mission Boulevard as shown on said Record of Survey;

Thence North 00° 39' 57" West along the boundary line of said Parcel 1, a distance of 27.00 feet to a point on a line parallel with and distant Northerly 27.00 feet, measured at right angles, from said North right of way line;

Thence South 89° 26' 30" West along said parallel line, a distance of 367.92 feet for the TRUE POINT OF BEGINNING;

Thence continuing South 89° 26' 30" West along said parallel line, a distance of 76.00 feet;

Thence North 00° 33' 30" West, a distance of 377.04 feet;

Thence South 85° 23' 53" East, a distance of 76.31 feet;

Thence South 00° 33' 30" East, a distance of 370.18 feet to the TRUE POINT OF BEGINNING. Containing 0.65 acres, more or less.

Cabazon Sheriff Station:

Parcel 1:

That portion of Lot 46 of Cabazon Rancho Subdivision No. 1 as shown by Map on file in Book 8, Page 6 of Maps, Riverside County records, described as follows:

Beginning at a point on the Southerly line of said Lot, 70.71 feet Westerly from the Southeasterly corner thereof;

Thence Westerly on said Southerly line, 246.22 feet;

Thence Northerly and parallel with the Westerly line of said Lot, 257.70 feet to the Southerly line of Ramona Street, as shown on said Map, extending Westerly;

Thence Easterly on said Southerly line 242 feet;

EXHIBIT "A"

Thence Southerly and parallel with the Easterly line of said Lot, 212.68 feet to the Point of Beginning. (526-032-004)

Parcel 2:

All that portion of Lot 46 of the Cabazon Rancho Subdivision No. 1, as shown by Map on file in Book 8, Page 5 of Maps, particularly described as follows:

Beginning at the Southwest corner of said Lot;

Thence North along the West line thereof, 285.85 feet to the Southerly line of Ramona Street as shown on said Map, extended Westerly;

Thence Easterly along said Southerly line, 150.50 feet;

Thence Southerly and parallel with the Westerly line of said Lot, 257.70 feet to the Southerly line thereof;

Thence Southwesterly along said Southerly line, 153.10 feet to the point of beginning.

Said property is also shown on licensed land surveyor's map on file in Book 10, Page 23 of Records of Survey, records of Riverside County, California. (526-032-005)

Valle Vista Library:

Parcel 1:

Lot 2, in Block 28, of the Townsite of Florida, as shown by Map on file in Book 5, Page 285, of Maps, records of San Diego County, California. (549-164-005)

Parcel 2:

Lot 1, in Block 28, of the Townsite of Florida, as shown by Map on file in Book 5, Page 285, of Maps, records of San Diego County, California. (549-164-006)

"F" Street:

Parcel 1:

That portion of Block 43 of the Townsite of Florida, as shown by Map thereof recorded in Book 5, Page 285 of Maps, San Diego County records, more particularly described as follows:

Beginning at the Southeast corner of Block 43 of said Map;

Thence South $89^{\circ} 47' 28''$ West along the Southerly boundary of Block 43, a distance of 10.00 feet, to a point of being the beginning of a non-tangent curve, concave to the East, having a radius of 70.00 feet. Radial bearing from said point bears North $89^{\circ} 47' 28''$ East.

Thence Northerly along said curve to the right through a central angle of $10^{\circ} 22' 37''$, a distance of 12.68 feet;

EXHIBIT "A"

Thence North $10^{\circ} 01' 56''$ East a distance of 40.88 feet to the beginning of a tangent curve concave to the West and having a radius of 100.00 feet. Radial line from said point bears North $79^{\circ} 58' 04''$ West;

Thence Northerly along said curve to the left through a central angle of $10^{\circ} 14' 12''$, a distance of 17.87 feet to a point of cusp. Radial line from said point bears South $89^{\circ} 47' 44''$ West;

Thence South $00^{\circ} 12' 16''$ East, a distance of 70.60 feet to the point of beginning.

Containing 340 square feet, more or less. (See plat attached hereto as Exhibit "B".)

Parcel 2:

That portion of the Townsite of Florida, as shown by Map thereof recorded in Book 5, Page 285 of Maps, San Diego County records, being a portion of the northerly 30 feet of "F" Street, more particularly described as follows:

Beginning at the Southeast corner of Block 43 of said Maps;

Thence South $00^{\circ} 12' 16''$ East, a distance of 30.00 feet, to a point lying on the centerline of "F" Street as shown on said Map;

Thence South $89^{\circ} 47' 28''$ West, a distance 330.00 feet;

Thence North $00^{\circ} 12' 16''$ West, a distance of 30.00 feet to a point lying on the Southerly line of Block 43;

Thence North $89^{\circ} 47' 28''$ East, a distance of 330.00 feet to the point of beginning.

Containing 0.23 acres, more or less. (See plat attached hereto as Exhibit "B".)

(Both parcels above shown as Assessor Parcel Number 549-192-012.)

Jurupa Dog Park:

Parcel 1:

That portion of Lot 1 of the Amended Map of Riverview Tract, in the County of Riverside, State of California, as per Map recorded in Book 4, Page 58 of Maps, in the Office of the County Recorder of said County, together with a portion of Limonite Avenue, described as follows:

Commencing at the most Northerly corner of said Lot 1;

Thence South $16^{\circ} 05' 25''$ West, along the Northwesterly line thereof, 1186.25 feet, to a line parallel with and distant 60.00 feet Southeasterly, measured at a right angle, from the Southwesterly extension of the center line of Limonite Avenue as

EXHIBIT "A"

conveyed to the County of Riverside by Deed recorded November 28, 1933 in Book 148, Page 168 of Official Records of Riverside County, California, bearing South 42° 45' 20" West, as it intersects Pacific Avenue;

Thence North 42° 45' 20" East, on said parallel line 509.28 feet, for the TRUE POINT OF BEGINNING;

Thence South 42° 45' 20" West, 300.00 feet;

Thence at right angles Southeasterly to a point 10.00 feet Southeasterly from the Northwesterly line of that portion of Limonite Avenue conveyed to Rosemead Investment Co., a corporation, by Deed from the County of Riverside, recorded March 21, 1962 as Instrument No. 25986 of Official Records of Riverside County, California;

Thence Northeasterly parallel with and 10.00 feet Southeasterly from said Northwesterly line of Limonite Avenue, to a point which bears South 47° 14' 40" East from the True Point of Beginning;

Thence North 47° 14' 40" West 70.51 feet more or less, to the TRUE POINT OF BEGINNING.

Excepting therefrom any portion thereof lying within Frontage Road.

Parcel 2:

That portion of Lot 1 of the Amended Map of Riverview Tract, in the County of Riverside, State of California, as per Map recorded in Book 4 Page 58 of Maps, in the Office of the County Recorder of said County, and that portion of Section 20, Township 2 South, Range 5 West, San Bernardino Base and Meridian, shown as a portion of Parcel 45 on Record of Survey entitled "Record of Survey of a Portion of Fractional Section 20, Township 2 South, Range 5 West, San Bernardino Base and Meridan", as shown on a Map of Jurupa Rancho, as shown by Map on file in Book 9, Page 33, Records of San Bernardino County, California, on file in Book 25, Pages 66 and 67 of Records of Survey, Records of Riverside County, California, together with a portion of Limonite Avenue, more particularly described as follows:

Commencing at the most Northerly corner of said Lot 1;

Thence South 16° 05' 25" West along the Northwesterly line thereof 1186.25 feet, to a line parallel with and distant 60.00 feet Southeasterly, measured at a right angle from the Southwesterly extension of the center line of Limonite Avenue as conveyed to the County of Riverside, by Deed recorded November 28, 1933 in Book 148, Page 168 of Official Records of Riverside County, California, bearing South 42° 45' 20" West as it intersects Pacific Avenue;

Thence North 42° 45' 20" East, on said parallel line, 509.28 feet;

Thence South 42° 45' 20 West, 300.00 feet, for the TRUE POINT OF BEGINNING;

EXHIBIT "A"

Thence contiuing South 42° 45' 20" West, 258.94 feet to the beginning of a curve, concave Northwesterly having a radius of 5100.00 feet, said point being on the Northwesterly line of that Parcel 2 in Deed from the County of Riverside recorded March 21, 1962 as Instrument No. 25986 of Official Records of Riverside County, California;

Thence Southwesterly on said curve 41.06 feet;

Thence South 46° East, to a point 10.00 feet Southeasterly from the Northwesterly line of that portion of Limonite Avenue conveyed to Rosemead Investment Co., a corporation, by Deed from the County to Riverside, recorded March 21, 1962 as Instrument No. 25986 of Official Records of Riverside County, California;

Thence Northeasterly parallel with and 10.00 feet Southeasterly from said Northwesterly line of Limonite Avenue, to a point bearing Southeasterly at right angles from the True Point of Beginning;

Thence Northwesterly on said right angle line, to the TRUE POINT OF BEGINNING.

Excepting therefrom any portion lying within Frontage Road.

Parcel 3:

Those portions of Section 20, Township 2 South, Range 5 West, San Bernardino Base and Meridian, shown as portions of Parcels 44 and 45 on Record of Survey entitled "Record of Survey of a Portion of Fractional Section 20, Township 2 South, Range 5 West, San Bernardino Base and Meridian", as shown by Map on file in Book 9, Page 33 of Maps, Records of San Bernardion County, California, on file in Book 25 Pages 66 and 67 of Records of Survey, Records of Riverside County, California; and Lots 1 and 2 of the Amended Map of Riverview Tract, as shown by Map on file in Book 4 Page 58 of Maps, Records of Riverside County, California, together with a portion of Limonite Avenue, more particularly described as follows:

Commencing at the most Northerly corner of said Lot 1;

Thence South 16° 05' 25" West along the Northwesterly line thereof 1186.25 feet, to a line parallel with and distant 60.00 feet S outheasterly, measured at a right angle from the Southwesterly extension of the center line of Limonite Avenue as conveyed to the County of Riverside, by Deed rercorded November 28, 1933 in Book 148, Page 168 of Official Records of Riverside County, California, bearing South 42° 45' 20" West as it intersects Pacific Avenue;

Thence North 42° 45' 20" East, on said parallel line, 509.28 feet;

Thence South 42° 45' 20 West, on said parallel line 558.94 feet, to the beginning of a curve, concave Northwesterly having a radius of 5100.00 feet;

Thence Southwesterly on the arc of said curve, 41.06 feet, from the True Point of Beginning, said point being on the Northwesterly line of the parcel of land described in

EXHIBIT "A"

Parcel 2 of Deed from the County of Riverside recorded March 21, 1962 as Instrument No. 25986 of Official Records of Riverside County, California;

Thence Southwesterly on said Northwesterly line and on the Southwesterly extension thereof, to a point on the Northwesterly line of said Limonite Avenue, distant Northeasterly thereon 61.76 feet from the most Southerly corner of Parcel 44, as shown on said Record of Survey;

Thence South 23° 47' 52" East, 10.00 feet;

Thence Northeasterly parallel with and 10.00 feet Southeasterly from the Northwesterly line of said Limonite Avenue, to a point which bears South 46° East from the True Point of Beginning;

Thence North 46° West to the TRUE POINT OF BEGINNING.

Excepting thereof any portion therein lying within Frontage Road.

Parcel 4:

That certain triangular portion of Lot 2 as shown on Map of Riverview Tract, in the County of Riverside, State of California, as per Map recorded in Book 4, Page 58 of Maps, in the Office of the County Recorder of said County;

Bounded on the Southwest by Parcel 44 of Record of Survey, on file in Book 25, Pages 66 and 67 of Records of Survey, Records of Riverside County, California;

Bounded on the North by the Northerly line of said Lot 2; and

Bounded on the Southeast by the Northwest line of Limonite Avenue, as said avenue is shown on said Record of Survey.