

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

409



FROM: Redevelopment Agency

SUBMITTAL DATE:
February 15, 2005

SUBJECT: Adoption of RDA Resolution No. 2005-004 and Approval of Acquisition Agreement for the Rubidoux Health Clinic Project in the Rubidoux Area.

RECOMMENDED MOTION: That the Board of Directors:

1. Adopt Resolution No. 2005-04 Authorization to Purchase Real Property in the Rubidoux Area for the Rubidoux Health Clinic Project;
2. Approve the Acquisition Agreement for the purchase of Assessor's Parcel Numbers: 181-120 014 and 181-120-017 from International Christian Center, Los Angeles, formerly known as The Redeemed Christian Church of God, Los Angeles;
3. Authorize and direct the Chairman of the Board to execute the agreement and the acceptance certificate on the related grant deed; and
4. Authorize and direct the Executive Director of the Agency, or his designee, to administer all actions or sign any related documents necessary to complete this transaction.

BACKGROUND: On January 27, 2004, the Board of Directors of the Redevelopment Agency for the County of Riverside, approved the proposed three (3) acre site located on the (continued on next page)

Bradley J. Hudson

Bradley J. Hudson
Executive Director

BJH:RZ:AMG:kh

S:\RealProperty\Real Property\DIST2\05-2-059.fm11.doc

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 224,000.00 plus escrow fees	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ -0-	Budget Adjustment:	No
	Annual Net County Cost:	\$ -0-	For Fiscal Year:	05/06

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: No

SOURCE OF FUNDS: Jurupa Valley Redevelopment Capital Improvement Funds	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

County Executive Office Signature

Bhonda King

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

Prev. Agn. Ref.: 4.3 1/27/04 - 4.1 9/14/04
4.10 8/10/04

District: 2

Agenda Number:

BACKGROUND (continued):

southwest corner of Crestmore Road and Mission Boulevard for the Rubidoux Health Clinic Project. The Agency has already acquired four (4) parcels at the southwest corner of Mission Boulevard and Crestmore Road. Assessor's Parcel Number 181-120-014 and 181-120-017 were identified as part of the proposed three (3) acre site. The subject parcels are also needed to accommodate the new Rubidoux Health Clinic. The facility is anticipated to be approximately 30,000 square feet and may include multiple patient registration and administrative areas, waiting rooms, exam rooms, radiology, medical laboratory, nutrition services, medical supplies and equipment storage, medical records storage, restrooms, physician offices, classrooms, space for the Women, Infants, and Children (WIC) program, and possible a retail pharmacy. The proposed services will benefit the public.

Guided by Government Code Section 7267: "In order to encourage and expedite the acquisition and relieve congestion in the courts, to assume consistent treatment for owners in the public programs, and to promote public acquisition practices, public entities shall, to the greatest extent practicable be guided by the provision of Section 7267.1; 'The public entity shall make every reasonable effort to acquire expeditiously real property by negotiation'."

EXHIBIT "A"

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF RIVERSIDE AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF LOT 5 OF EVANS RIO RANCHO, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE(S) 52, 53 AND 54, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 5, DISTANT 20 FEET SOUTHEASTERLY FROM THE MOST NORTHERLY CORNER OF SAID LOT; THENCE SOUTH $57^{\circ} 45' 30''$ EAST, ALONG THE NORTHEASTERLY LINE, 1153.3 FEET, FOR THE TRUE POINT OF BEGINNING, SAID POINT BEING THE MOST EASTERLY CORNER OF THAT CERTAIN 40.41 ACRE PARCEL OF LAND CONVEYED TO BELA C. CHATT AND CAROL B. CHATT, HIS WIFE, BY DEED RECORDED DECEMBER 17, 1945 AS INSTRUMENT NO. 1823 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH $33^{\circ} 02'$ WEST, ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL SO CONVEYED, 195 FEET; THENCE NORTH $57^{\circ} 45' 30''$ WEST, PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 100 FEET; THENCE NORTH $33^{\circ} 02'$ EAST, PARALLEL WITH SAID SOUTHEASTERLY LINE OF SAID 40.41 ACRE PARCEL, 195 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 5; THENCE SOUTH $57^{\circ} 45' 30''$ EAST, ALONG SAID NORTHEASTERLY LINE, 100 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF LOT 5 OF EVANS RIO RANCHO, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE(S) 52, 53 AND 54 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHEASTERLY LINE OF SAID LOT, 20 FEET SOUTHEASTERLY FROM THE MOST NORTHERLY CORNER THEREOF; THENCE SOUTH $57^{\circ} 45' 30''$ EAST ALONG SAID NORTHEASTERLY LINE 1153.3 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING THE MOST EASTERLY CORNER OF THAT CERTAIN 40.41 ACRE PARCEL OF LAND CONVEYED TO BELA C. CHATT AND CAROL B. CHATT, HIS WIFE, BY DEED RECORDED DECEMBER 17, 1945 AS INSTRUMENT NO. 1823, OFFICIAL RECORDS; THENCE SOUTH $33^{\circ} 02'$ WEST, ALONG THE SOUTHEASTERLY LINE OF SAID 40.41 ACRE PARCEL, 195 FEET; THENCE SOUTH $57^{\circ} 45' 30''$ EAST PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 38 FEET; THENCE NORTH $33^{\circ} 02'$ EAST, PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID 40.41 ACRE PARCEL 195 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 38 FEET, TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THE SOUTHEASTERLY 1 FOOT.

PARCEL 3:

THAT PORTION OF LOT 5 OF EVANS RIO RANCHO, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE(S) 52, 53, AND 54 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY; DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 5, DISTANT 20 FEET SOUTHEASTERLY FROM THE MOST NORTHERLY CORNER OF SAID LOT; THENCE SOUTH $57^{\circ} 45' 30''$ EAST, ALONG SAID NORTHEASTERLY LINE, 1153.3 FEET, SAID POINT BEING THE MOST EASTERLY CORNER OF THAT CERTAIN 40.41 ACRE PARCEL OF LAND CONVEYED TO BELA C. CHATT AND CAROL B. CHATT, HIS WIFE, BY DEED RECORDED DECEMBER 17, 1945 AS INSTRUMENT NO. 1823 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH $33^{\circ} 02'$ WEST, ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL SO CONVEYED 195 FEET TO THE TRUE POINT OF BEGINNING. THENCE NORTH $57^{\circ} 45' 30''$ WEST, PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 100 FEET; THENCE SOUTH $33^{\circ} 02'$ WEST 5 FEET TO A POINT ON THE SOUTHWEST LINE OF THAT CERTAIN PARCEL CONVEYED TO R. H. CRUMPACKER BY DEED RECORDED JUNE 30, 1947 AS INSTRUMENT NO. 4202, OFFICIAL RECORDS; THENCE SOUTH $57^{\circ} 45' 30''$ EAST 100 FEET; THENCE NORTH $33^{\circ} 02'$ EAST 5 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 4:

THAT PORTION OF THE SOUTHWESTERLY 10 FEET OF MISSION BOULEVARD (SHOWN AS STATE HIGHWAY, 100 FEET SIDE) ADJOINING THE NORTHEASTERLY LINE OF LOT 5 OF EVANS RIO RANCHO, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE(S) 52, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, AND LYING BETWEEN THE NORTHEASTERLY PROLONGATIONS OF THE RESPECTIVE NORTHWESTERLY AND SOUTHEASTERLY LINES OF THE PARCELS OF LAND CONVEYED TO HAROLD J. ROOKEY AND MARY C. ROOKEY BY DEED RECORDED OCTOBER 2, 1947 AS INSTRUMENT NO. 157 AND BY DEED RECORDED AUGUST 19, 1953 AS INSTRUMENT NO. 40846 BOTH OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

1 BOARD OF DIRECTORS

REDEVELOPMENT AGENCY

2 RDA RESOLUTION NO. 2005-04
3 AUTHORIZATION TO PURCHASE REAL PROPERTY IN THE
4 RUBIDOUX AREA FOR THE RUBIDOUX HEALTH CLINIC PROJECT
(Second Supervisorial District)

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

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

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

16 WHEREAS, pursuant to the provisions of the Community Redevelopment Law,
17 Section 33391 of the Health and Safety Code, the Agency may acquire, within a survey
18 area or for purpose of redevelopment, any interest in real property; and

19 WHEREAS, the Agency has negotiated a purchase price of \$224,000.00 for the
20 subject property, generally described as Assessor's Parcel Numbers 181-120-014 and
21 181-120-017, which is located within that portion of Lot 5 of Evans Rio Rancho, in the
22 County of Riverside, State of California, as per Map recorded in Book 10, Pages 52, 53,
23 and 54, inclusive of Maps, in the Office of the County Recorder of the County of
24 Riverside, and a specific legal description of the real property and the interests are set
25 forth in Exhibit "A", attached hereto and by this reference made a part hereof. Said
26 purchase price being consistent with the appraised value for the property and current
27 values in the Rubidoux area; and

28 WHEREAS, the purchase of this property will not only assist the Agency in

FORM APPROVED
COUNTY COUNSEL

FEB 24 2005
BY [Signature]

1 meeting its goal of eliminating blighting conditions and revitalizing the Rubidoux area,
2 but will, when constructed, provide a much needed health clinic for area residents.

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, in regular session assembled on March 15, 2005, as follows:

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

8 2. That the Redevelopment Agency for the County of Riverside is authorized
9 to purchase real property in the community of Rubidoux from International Christian
10 Center, Los Angeles, formerly known as The Redeemed Christian Church of God, Los
11 Angeles.

12 3. That the Chairman of the Board of Directors is hereby authorized to
13 execute any and all documents necessary to purchase the real property.

14 4. That the Executive Director of the Redevelopment Agency, or his designee,
15 is hereby authorized to take the necessary actions and execute any related documents
16 to complete this purchase.

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