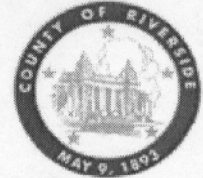


568

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



FROM: Redevelopment Agency

SUBMITTAL DATE:
May 12, 2005

SUBJECT: Resolution No. 2005-22, Authorization to Sell Real Property Without Public Bidding to Barratt American Incorporated, a Delaware Corporation

RECOMMENDED MOTION: That the Board of Directors:

1. Hold a Public Hearing for comments regarding the sale without public bidding;
2. Adopt Resolution No. 2005-22, Authorization to Sell Real Property without public bidding to Barratt American Incorporated, a Delaware Corporation;
3. Approve the Purchase and Sale Agreement pertaining to a portion of Assessor Parcel Numbers 467-240-044, 467-240-047 and 467-240-049, and authorize the Chairman of the Board to execute the same;
4. Authorize and direct the Clerk of the Board to certify acceptance of any documents pertaining to this transaction; and
5. Authorize the Executive Director, or his designee, to execute any other documents and administer all actions necessary to complete this transaction.

Departmental Concurrence

CONTINUED ON NEXT PAGE

BJH:RZ:DL:PKB:kh

Bradley J. Hudson
Bradley J. Hudson
Executive Director

S:\RealProperty\Real Property\DIST3\05-3-015.frm11.doc

| | | | | |
|-----------------------|-------------------------------|--------|-------------------------|-------|
| FINANCIAL DATA | Current F.Y. Total Cost: | \$ -0- | In Current Year Budget: | N/A |
| | Current F.Y. Net County Cost: | \$ -0- | Budget Adjustment: | N/A |
| | Annual Net County Cost: | \$ -0- | For Fiscal Year: | 04-05 |

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

FORM APPROVED
COUNTY COUNSEL

MAY 16 2005

County Executive Office Signature

Bronda King

BY *Lee A. J. ...*

Dep't Recomm.: Policy
 Per Exec. Ofc.: Policy
 Consent
 Consent

Prev. Agn. Ref.: 05/03/05, Item 4.1 District: 3 Agenda Number:

Page 2

BACKGROUND: The Redevelopment Agency for the County of Riverside currently owns 28.48 acres of property near the City of Temecula, also known as Assessor Parcel Numbers 467-240-044, 467-240-047, and 467-240-049. On May 3, 2005, Item 4.1, the Board of Directors of the Redevelopment Agency for the County of Riverside approved the Notice of Intent to Sell Real Property without Public Bidding to Barratt American Incorporated, a Delaware corporation, for a portion of the above referenced properties. The Redevelopment Agency has negotiated the sale of 2.73 acres for the amount of \$50,000 without public bidding, per Health and Safety Code Section 33431. The property will facilitate the construction of Tract No. 29114-2 by providing flood protection and drainage for the proposed development.

1
2 **BOARD OF DIRECTORS**

REDEVELOPMENT AGENCY

3 **RDA RESOLUTION NO. 2005-22**
4 **AUTHORIZATION TO SELL REAL PROPERTY WITHOUT PUBLIC**
5 **BIDDING TO BARRATT AMERICAN INCORPORATED, A DELAWARE**
6 **CORPORATION**
7 **(Third Supervisorial District)**

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

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

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

19 **WHEREAS**, pursuant to the provisions of the Community Redevelopment Law,
20 Section 33391 of the Health and Safety Code, the Agency may convey, within a survey
21 area or for purpose of redevelopment, any interest in real property; and

22 **WHEREAS**, the Redevelopment Agency for the County of Riverside owns 28.48
23 acres of surplus property in the Temecula area of the County, known as Assessor
24 Parcel Numbers 467-240-044, 467-240-047 and 467-240-049; and

25 **WHEREAS**, the County now desires to sell without public bidding approximately
26 2.73 acres of property for flood protection and drainage purposes, described in Exhibit
27 "A," attached hereto, in the amount of \$50,000 to the Barratt American Incorporated, a
28 Delaware Corporation.

NOW THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED by a
four-fifths vote of the Board of Directors of the Redevelopment Agency for the County of

1 Riverside, State of California, assembled on May 24, 2005, and the following items are
2 hereby approved:

- 3 1. That a public hearing was heard before the Board of Directors.
- 4 2. That the Board of Directors hereby finds and declares the above recitals are
5 true and correct.
- 6 3. That the Board of Directors hereby authorizes the sale of real property without
7 public bidding, said property known as a portion of Assessor Parcel Numbers
8 467-240-044, 467-240-047 and 467-240-049, attached hereto and therefore
9 made a part hereof, to Barratt American Incorporated, a Delaware corporation
10 in the amount of \$50,000.
- 11 4. That the Chairman of the Board of Directors of the Redevelopment Agency
12 for the County of Riverside is authorized to execute any and all documents to
13 complete this transaction.
- 14 5. That the Executive Director, or his designee, is hereby authorized to take the
15 necessary actions and execute any related documents to complete this
16 transaction.

17 ///

18 ///

19 ///

20 ///

21 ///

22 ///

23 ///

24 ///

25 ///

26 ///

27 ///

28 ///

EXHIBIT "A-1"
LEGAL DESCRIPTION

BEING A PORTION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 4402, IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, AS SHOWN ON DOCUMENT RECORDED ON NOVEMBER 14, 2001, AS DOCUMENT NO. 2001-562422, OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID PARCEL 1, ALSO BEING A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WINCHESTER ROAD (105.00 FEET WIDE) AS SHOWN ON SAID LOT LINE ADJUSTMENT NO. 4402;

THENCE SOUTH 54°24'41" EAST ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 1, A DISTANCE OF 135.66 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1644.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE AND SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 15°15'45", AN ARC LENGTH OF 437.93 FEET;

THENCE SOUTH 39°08'56" EAST ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 106.08 FEET TO THE **TRUE POINT OF BEGINNING**, OF THE PARCEL TO BE DESCRIBED;

THENCE CONTINUING SOUTH 39°08'56" EAST ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 39.79 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1556.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE AND SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 14°22'32", AN ARC LENGTH OF 390.41 FEET TO A POINT ON THE WESTERLY LINE OF PARCEL 3 OF PARCEL MAP 30239, RECORDED IN BOOK 202 OF PARCEL MAPS, AT PAGES 5 AND 6, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE NORTHERLY ALONG SAID WESTERLY LINE OF PARCEL 3 OF PARCEL MAP 30239 AND THE EASTERLY LINE OF SAID PARCEL 1, OF LOT LINE ADJUSTMENT NO. 4402, THE FOLLOWING 13 COURSES;

NORTH 36°28'31" EAST A DISTANCE OF 55.65 FEET;

NORTH 39°34'02" WEST A DISTANCE OF 85.71 FEET;

NORTH 10°25'14" WEST A DISTANCE OF 82.96 FEET;

NORTH 27°11'58" WEST A DISTANCE OF 154.60 FEET;

NORTH 14°36'53" EAST A DISTANCE OF 46.16 FEET;

NORTH 37°43'37" EAST A DISTANCE OF 340.14 FEET;

NORTH 29°09'17" EAST A DISTANCE OF 66.96 FEET;

NORTH 22°42'13" EAST A DISTANCE OF 80.23 FEET;

NORTH 12°42'01" EAST A DISTANCE OF 663.58 FEET;

NORTH 03°42'33" EAST A DISTANCE OF 75.18 FEET;

NORTH 06°11'57" WEST A DISTANCE OF 82.90 FEET;

NORTH 26°52'22" EAST A DISTANCE OF 154.44 FEET;

NORTH 40°25'04" EAST A DISTANCE OF 155.88 FEET;

THENCE LEAVING SAID WESTERLY LINE OF PARCEL 3 AND SAID EASTERLY LINE OF PARCEL 1,
NORTH 49°34'41" WEST A DISTANCE OF 25.18 FEET;

THENCE SOUTH 43°42'32" WEST A DISTANCE OF 158.72 FEET;

THENCE SOUTH 16°55'18" WEST A DISTANCE OF 242.62 FEET;

THENCE SOUTH 03°42'33" WEST A DISTANCE OF 78.08 FEET;

THENCE SOUTH 12°42'01" WEST A DISTANCE OF 516.39 FEET;

THENCE NORTH 74°59'36" WEST A DISTANCE OF 20.88 FEET;

THENCE SOUTH 13°16'27" WEST A DISTANCE OF 158.26 FEET;

THENCE SOUTH 67°17'32" EAST A DISTANCE OF 14.02 FEET;

THENCE SOUTH 22°42'13" WEST A DISTANCE OF 25.04 FEET;

THENCE SOUTH 29°09'17" WEST A DISTANCE OF 61.97 FEET;

THENCE SOUTH 37°43'37" WEST A DISTANCE OF 345.06 FEET;

THENCE SOUTH 14°36'53" WEST A DISTANCE OF 68.45 FEET;

THENCE SOUTH 27°11'58" EAST A DISTANCE OF 157.00 FEET;

THENCE SOUTH 62°48'17" WEST A DISTANCE OF 20.37 FEET;

THENCE NORTH 39°54'17" WEST A DISTANCE OF 237.60 FEET;

THENCE NORTH 13°45'53" EAST A DISTANCE OF 12.72 FEET;

THENCE NORTH 76°17'31" WEST A DISTANCE OF 63.05 FEET;

THENCE SOUTH 12°50'17" WEST A DISTANCE OF 12.72 FEET;

THENCE SOUTH 01°06'22" EAST A DISTANCE OF 73.36 FEET;

THENCE SOUTH 50°51'04" WEST A DISTANCE OF 1.00 FEET TO THE **TRUE POINT OF BEGINNING**;

CONTAINING 2.39 ACRES MORE OR LESS

ALL AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART
HEREOF.

THIS LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION.



William H. Addington 3/30/05
WILLIAM H. ADDINGTON, P.L.S. 3821 DATE
LICENSE EXPIRES 06/30/06

EXHIBIT "B-1"

LEGEND:

P.O.B. = POINT OF BEGINNING

T.P.O.B. = TRUE POINT OF BEGINNING

(R) = RADIAL BEARING

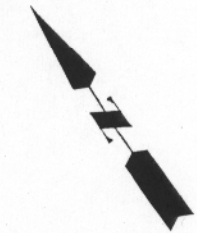
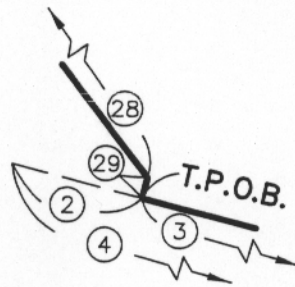
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 = INDICATES EASEMENT.

AREA = 2.39 ACRES MORE OR LESS

NOTE:

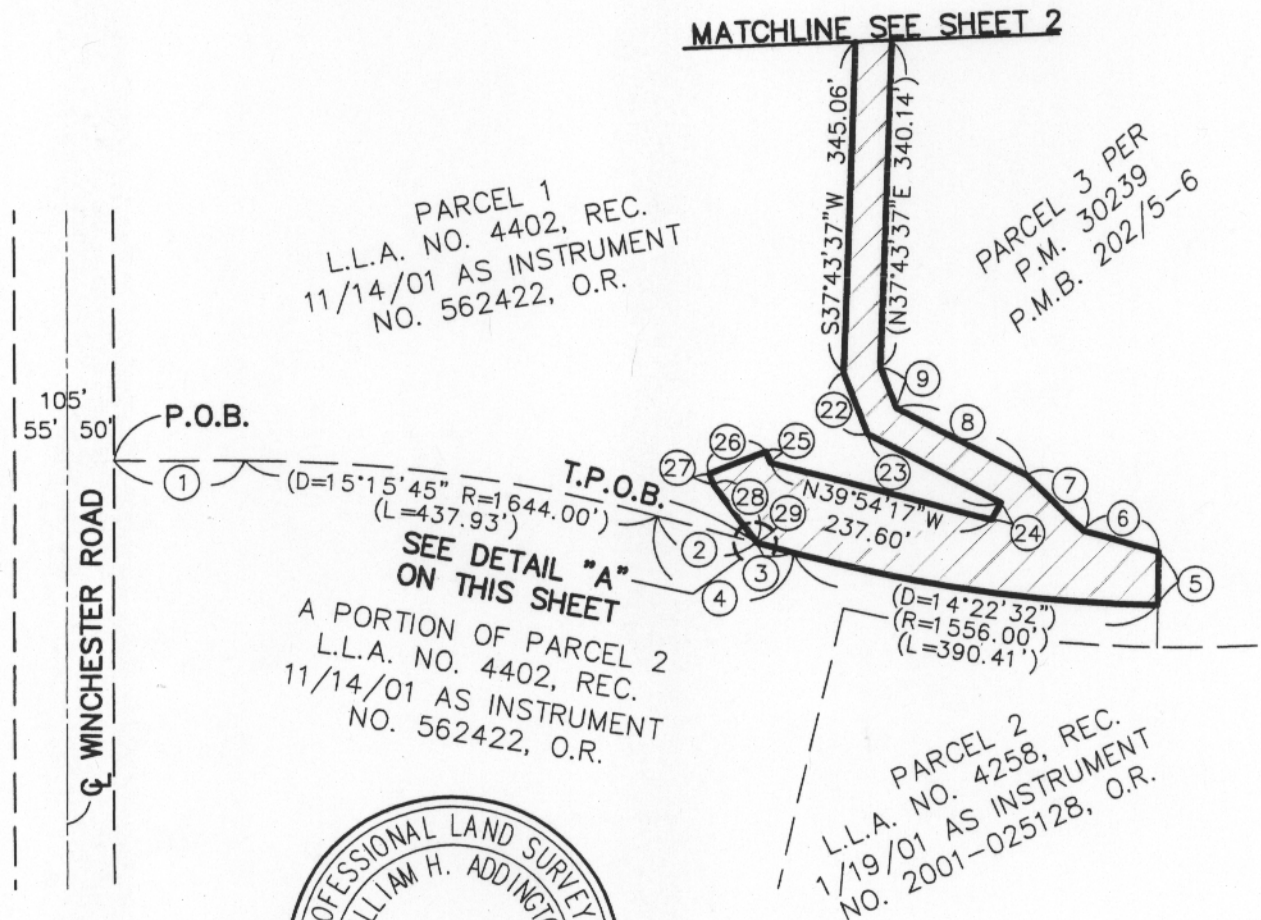
SEE SHEET 2 FOR LINE DATA TABLE.



SCALE: 1"=200'

DETAIL "A"

N.T.S.



William H. Addington 3/30/06

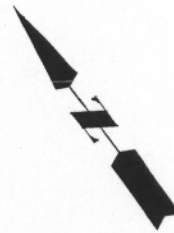
WILLIAM H. ADDINGTON, P.L.S. 3821 Dated
My License Expires on 06/30/06

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SUITE 500
COLTON, CA 92324

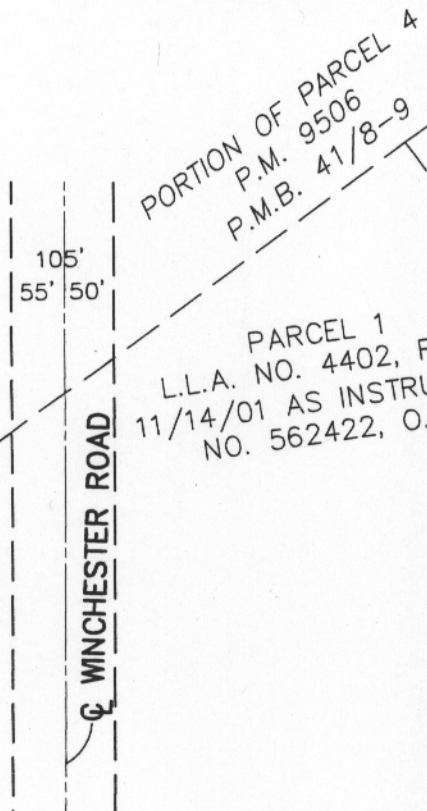
PH. (909) 783-0101 FAX (909) 783-0108

EXHIBIT "B-1"

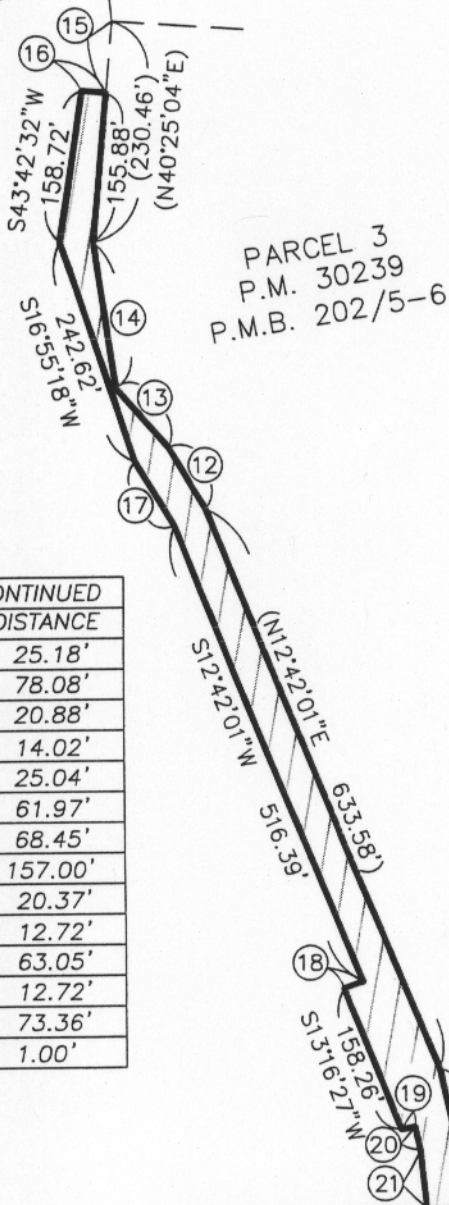


SCALE: 1"=200'

PARCEL 4
P.M. 15223
P.M.B. 86/80
PARCEL 2
P.M.B. 5/47



PARCEL 1
L.L.A. NO. 4402, REC.
11/14/01 AS INSTRUMENT
NO. 562422, O.R.



| LINE DATA TABLE | | |
|-----------------|----------------|----------|
| ○ | BEARING | DISTANCE |
| 1 | (S54°24'41"E | 135.66') |
| 2 | (S39°08'56"E | 106.08' |
| 3 | (S39°08'56"E | 39.79' |
| 4 | (S39°08'56"E | 145.87') |
| 5 | (N36°28'31"E(R | 55.65') |
| 6 | (N39°34'02"W | 85.71') |
| 7 | (N10°25'14"W | 82.96') |
| 8 | (N27°11'58"W | 154.60') |
| 9 | (N14°36'53"E | 46.16') |
| 10 | (N29°09'17"E | 66.96') |
| 11 | (N22°42'13"E | 80.23') |
| 12 | (N03°42'33"E | 75.18') |
| 13 | (N06°11'57"W | 82.90') |
| 14 | (N26°52'22"E | 154.44') |
| 15 | (N40°25'04"E | 74.58' |

| LINE DATA TABLE CONTINUED | | |
|---------------------------|-------------|----------|
| ○ | BEARING | DISTANCE |
| 16 | N49°34'41"W | 25.18' |
| 17 | S03°42'33"W | 78.08' |
| 18 | N74°59'36"W | 20.88' |
| 19 | S67°17'32"E | 14.02' |
| 20 | S22°42'13"W | 25.04' |
| 21 | S29°09'17"W | 61.97' |
| 22 | S14°36'53"W | 68.45' |
| 23 | S27°11'58"E | 157.00' |
| 24 | S62°48'17"W | 20.37' |
| 25 | N13°45'53"E | 12.72' |
| 26 | N76°17'31"W | 63.05' |
| 27 | S12°50'17"W | 12.72' |
| 28 | S01°06'22"E | 73.36' |
| 29 | S50°51'04"W | 1.00' |

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SUITE 500
COLTON, CA 92324

PH. (909) 783-0101 FAX (909) 783-0108

MATCHLINE SEE SHEET 1

EXHIBIT "A-2"
LEGAL DESCRIPTION

BEING A PORTION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. 4402, IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, AS SHOWN ON DOCUMENT RECORDED ON NOVEMBER 14, 2001, AS DOCUMENT NO. 2001-562422, OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID PARCEL 1, ALSO BEING A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WINCHESTER ROAD (105.00 FEET WIDE) AS SHOWN ON SAID LOT LINE ADJUSTMENT NO. 4402;

THENCE SOUTH 54°24'41" EAST ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 1, A DISTANCE OF 135.66 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1644.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE AND SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 15°15'45", AN ARC LENGTH OF 437.93 FEET;

THENCE SOUTH 39°08'56" EAST ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 145.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1556.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE AND SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 14°22'32", AN ARC LENGTH OF 390.41 FEET TO A POINT ON THE WESTERLY LINE OF PARCEL 3 OF PARCEL MAP 30239, RECORDED IN BOOK 202 OF PARCEL MAPS, AT PAGES 5 AND 6, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE NORTHERLY ALONG SAID WESTERLY LINE OF PARCEL 3 OF PARCEL MAP 30239 AND THE EASTERLY LINE OF SAID PARCEL 1, OF LOT LINE ADJUSTMENT NO. 4402, THE FOLLOWING 13 COURSES;

NORTH 36°28'31" EAST A DISTANCE OF 55.65 FEET;

NORTH 39°34'02" WEST A DISTANCE OF 85.71 FEET;

NORTH 10°25'14" WEST A DISTANCE OF 82.96 FEET;

NORTH 27°11'58" WEST A DISTANCE OF 154.60 FEET;

NORTH 14°36'53" EAST A DISTANCE OF 46.16 FEET;

NORTH 37°43'37" EAST A DISTANCE OF 340.14 FEET;

NORTH 29°09'17" EAST A DISTANCE OF 66.96 FEET;

NORTH 22°42'13" EAST A DISTANCE OF 80.23 FEET;

NORTH 12°42'01" EAST A DISTANCE OF 663.58 FEET;

NORTH 03°42'33" EAST A DISTANCE OF 75.18 FEET;

NORTH 06°11'57" WEST A DISTANCE OF 82.90 FEET;

NORTH 26°52'22" EAST A DISTANCE OF 154.44 FEET;

NORTH 40°25'04" EAST A DISTANCE OF 155.88 FEET TO THE **TRUE POINT OF BEGINNING**, OF THE PARCEL TO BE DESCRIBED;

THENCE NORTH 49°34'41" WEST A DISTANCE OF 23.45 FEET;

THENCE NORTH 30°17'51" EAST A DISTANCE OF 216.66 FEET;

THENCE NORTH 00°35'37" WEST A DISTANCE OF 191.69 FEET TO THE NORTHERLY LINE OF SAID PARCEL 1;

THENCE NORTH 89°24'23" EAST ALONG SAID NORTHERLY LINE A DISTANCE OF 36.00 FEET TO THE NORTHEAST CORNER OF PARCEL 2 OF SAID PARCEL MAP 30239;

THENCE SOUTH 00°35'37" EAST ALONG THE WESTERLY LINE OF SAID PARCEL 2, A DISTANCE OF 201.61 FEET;

THENCE SOUTH 30°13'25" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 157.33 FEET TO THE MOST NORTHERLY CORNER OF SAID PARCEL 3 OF PARCEL MAP 30239;

THENCE SOUTH 40°25'04" WEST ALONG THE WESTERLY LINE OF SAID PARCEL 3 A DISTANCE OF 74.58 FEET TO THE **TRUE POINT OF BEGINNING**;

CONTAINING 0.34 ACRES MORE OR LESS

ALL AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

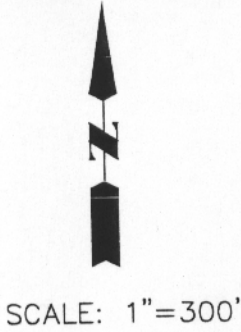
THIS LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION.



William H. Addington 3/30/03
WILLIAM H. ADDINGTON, P.L.S. 3821 DATE
LICENSE EXPIRES 06/30/06

EXHIBIT "B-2"

SHEET 1 OF 2



PARCEL 4
P.M. 15223
P.M.B. 86/80

PORTION OF PARCEL 4
P.M. 9506 P.M.B. 41/9

(N89°24'23"E 1413.74')
(380.70') (947.84')

PARCEL 2 PER
P.M. 30239
P.M.B. 202/5-6

NOTE:

SEE SHEET 2 FOR
LINE DATA TABLE.

SEE DETAIL "A"
ON SHEET 2

PARCEL 2
P.M.B. 5/47
WINCHESTER ROAD
(N35°35'09"E 1768.87')

PARCEL 3 PER
P.M. 30239
P.M.B. 202/5-6

PARCEL 1
L.L.A. NO. 4402, REC.
11/14/01 AS INSTRUMENT
NO. 562422, O.R.

LEGEND:

T.P.O.B. = TRUE POINT OF BEGINNING

P.O.B. = POINT OF BEGINNING

(R) = INDICATES RADIAL BEARING

() = INDICATES RECORD DATA PER
P.M. 30239, P.M.B. 202/5-6

= INDICATES EASEMENT

AREA = 0.34 ACRES MORE OR LESS

105'
55'50"
P.O.B. (1)

A PORTION OF PARCEL 2
L.L.A. NO. 4402, REC.
11/14/01 AS INSTRUMENT
NO. 562422, O.R.

(D=15°15'45")
(R=1644.00')
(L=437.93')

(D=14°22'32")
(R=1556.00')
(L=390.41')

PARCEL 2
L.L.A. NO. 4258, REC.
1/19/01 AS INSTRUMENT
NO. 2001-025128, O.R.

(N12°42'01"E 633.58')

(N37°43'37"E)
(340.14')



William H. Addington 3/30/05

WILLIAM H. ADDINGTON, P.L.S. 3821 Dated
My License Expires on 06/30/06

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937 SOUTH VIA LATA
SUITE 500
COLTON, CA 92324

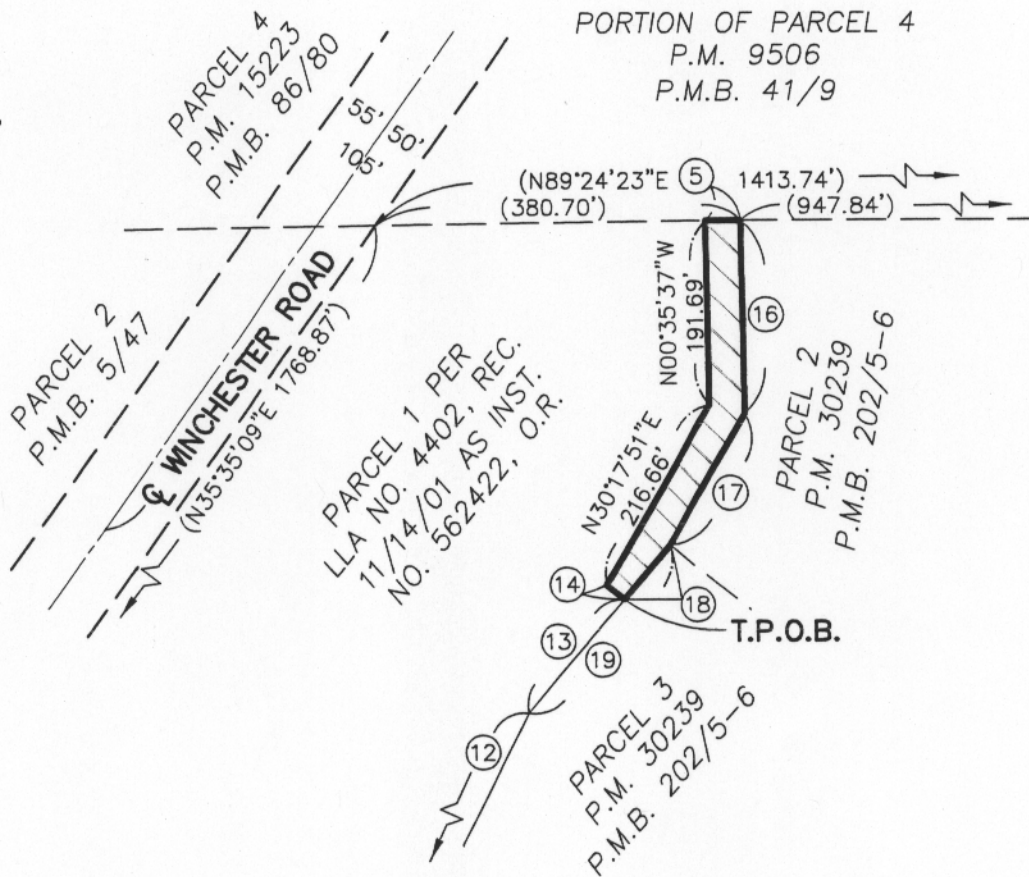
PH. (909) 783-0101 FAX (909) 783-0108

EXHIBIT "B-2"

EASEMENT



SCALE: 1"=200'



DETAIL "A"
1"=200'

| LINE DATA TABLE | | |
|-----------------|------------------|----------|
| ○ | BEARING | DISTANCE |
| 1 | (S54°24'41"E | 135.66') |
| 2 | (S39°08'56"E | 145.87') |
| 3 | (N36°28'31"E(R)) | 55.65') |
| 4 | (N39°34'02"W | 85.71') |
| 5 | (N10°25'14"W | 82.96') |
| 6 | (N27°11'58"W | 154.60') |
| 7 | (N14°36'53"E | 46.16') |
| 8 | (N29°09'17"E) | 66.96') |
| 9 | (N22°42'13"E | 80.23') |
| 10 | (N03°42'33"E | 75.18') |
| 11 | (N06°11'57"W | 82.90') |
| 12 | (N26°52'22"E | 154.44') |
| 13 | (N40°25'04"E) | 155.88' |
| 14 | N49°34'41"W | 23.45' |
| 15 | (N89°24'23"E) | 36.00' |
| 16 | (S00°35'37"E | 201.61') |
| 17 | (S30°13'25"W | 157.33') |
| 18 | (S40°25'04"W) | 74.58' |
| 19 | (N40°25'04"E | 230.46') |

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