

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

774



FROM: Redevelopment Agency

SUBMITTAL DATE:
August 30, 2005

SUBJECT: Adoption of Resolution No. 2005-44 authorizing the acquisition of Real Property from the Anthony P. Vernola Trust and the Pat and Mary Ann Vernola Trust – Marital Trust

RECOMMENDED MOTION: That the Board of Directors:

- (1) Adopt Resolution No. 2005-44 authorizing the Redevelopment Agency to acquire an approximately 25 acre property located at the southwest corner of Bellegrave Avenue and Wineville Road from the Anthony P. Vernola Trust and the Pat and Mary Ann Vernola Trust – Marital Trust;
- (2) Approve the attached acquisition agreement and associated memorandum between the Redevelopment Agency and the Anthony P. Vernola Trust and the Pat and Mary Ann Vernola Trust – Marital Trust, and authorize the Chairman to sign the agreement and memorandum; and
- (3) Authorize the Clerk of the Board to record the Memorandum of Purchase Agreement.

BACKGROUND: On May 24, 2005, Item 4.5 the Redevelopment Agency approved various reimbursement agreements pertaining to storm drain, detention basin, park and street improvements with several property owners in the Mira Loma area. Pursuant to those agreements, staff has negotiated the purchase of approximately 25 acres at the southwest corner of Bellegrave Avenue and Wineville Road in order to construct a detention basin/park at the subject location. Pursuant to Health and Safety Code section 33391 (a), the Redevelopment Agency may acquire real property in its survey area or for purposes of redevelopment. (Continued on next page)

Departmental Concurrence

RZ:JC:DL:TE:bb

Robin Zimpfer
Robin Zimpfer,
Executive Director

S:\RDACOM\DIS2\MIRALOMA\Vernola Basin\Land Acquisition\Vernola purchase f11 8-30-05.doc

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 4,900,000 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:	2005-2006

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: No

SOURCE OF FUNDS: Redevelopment Agency Funds from the Jurupa Valley Project Area	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
- Policy
- Consent
- Consent
- Dep't Recomm.:
- Per Exec. Ofc.:

Prev. Agn. Ref.: 5/24/05, 4.5

District: 2

Agenda Number:

Form 11rda (Rev 06/2003) **ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD**

4.5

Form 11 - Adoption of Resolution No. 2005-44 authorizing the acquisition of Real Property from the Anthony P. Vernola Trust and the Pat and Mary Ann Vernola Trust – Marital Trust
August 30, 2005
Page 2

Background (continued):

The purchase price is \$4,900,000, which is fair market value as determined by an appraisal. Pursuant to the reimbursement agreements, this amount will be reimbursed in full from the property owners as they develop in the surrounding area. Agency Counsel has approved the acquisition agreement as to form. Staff recommends approval.

2 **RESOLUTION NO. 2005-44**
3 **AUTHORIZATION TO PURCHASE REAL PROPERTY AT BELLEGRAVE AVENUE**
4 **AND WINEVILLE ROAD (Second Supervisorial District)**

5 **WHEREAS**, Anthony P. Vernola, Trustee of the Anthony P. Vernola Trust, Under
6 Trust Agreement dated October 18, 2000, as to an undivided one-half (1/2) interest and
7 Anthony P. Vernola, Successor Trustee of the Pat and Mary Ann Vernola Trust – Marital
8 Trust, as to an undivided one-half (1/2) interest, has offered to sell approximately 25
9 acres of real property, shown on Attachment “A” attached to this resolution, to the
10 Redevelopment Agency for the County of Riverside; and

11 **WHEREAS**, the Agency may acquire real property within its survey area or for
12 purposes of redevelopment, pursuant to Health and Safety Code Section 33391 (a); and

13 **WHEREAS**, the Agency has agreed to purchase the real property for
14 \$4,900,000, which is the fair market value based on an appraisal; and

15 **NOW THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED** by the
16 Board of Directors of the Redevelopment Agency for the County of Riverside, State of
17 California, in regular session assembled on September 13, 2005, as follows:

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

20 2. That the Redevelopment Agency for the County of Riverside is authorized to
21 acquire real property at the southwest corner of Bellegrave Avenue and Wineville Road
22 in the Mira Loma area, for the sum of \$4,900,000.

23 3. That the Chairman of the Board of Directors is hereby authorized to execute
24 any and all documents necessary, including a certificate of acceptance and a
25 memorandum of purchase agreement, to acquire the real property from Anthony P.
26 Vernola, Trustee of the Anthony P. Vernola Trust, Under Trust Agreement dated
27 October 18, 2000, as to an undivided one-half (1/2) interest and Anthony P. Vernola,
28 Successor Trustee of the Pat and Mary Ann Vernola Trust – Marital Trust, as to an
undivided one-half (1/2) interest.

1 4. That the Executive Director of the Redevelopment Agency for the County of
2 Riverside, or her designee, is hereby authorized to take the necessary actions and
3 execute any related documents to complete this acquisition.

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**APPROVED AS TO FORM
AND CONTENT**

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Redwine and Sherrill

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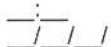
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By G. L. Eger

26

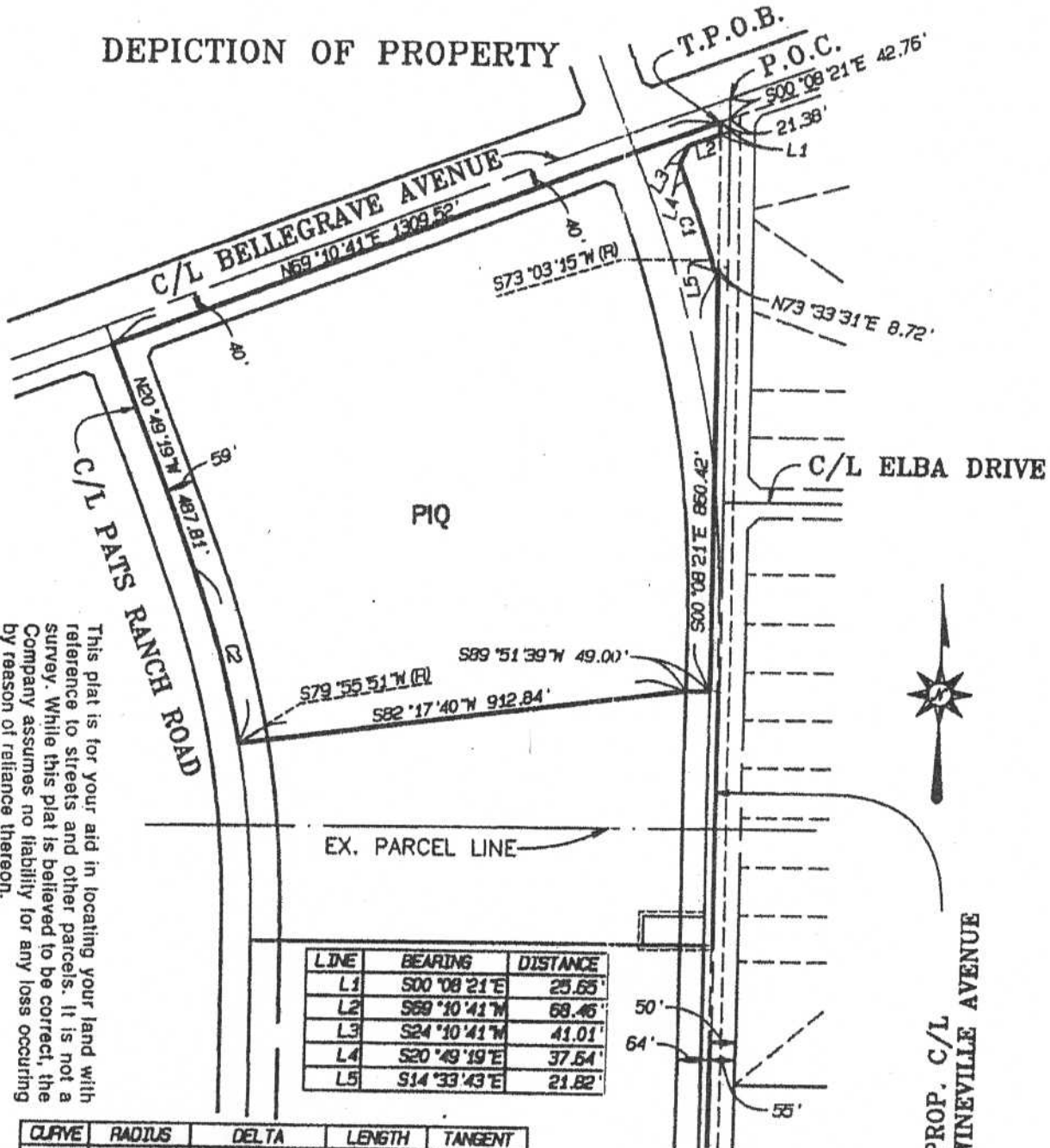
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ATTACHMENT "A"

DEPICTION OF PROPERTY



This plat is for your aid in locating your land with reference to streets and other parcels. It is not a survey. While this plat is believed to be correct, the Company assumes no liability for any loss occurring by reason of reliance thereon.

CHICAGO TITLE INSURANCE COMPANY

LINE	BEARING	DISTANCE
L1	S00°08'21"E	25.65'
L2	S69°10'41"W	68.46'
L3	S24°10'41"W	41.01'
L4	S20°49'19"E	37.64'
L5	S14°33'43"E	21.82'

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	2477.00'	3°52'34"	167.57'	83.82'
C2	2000.00'	10°45'10"	375.34'	188.22'

SEC 18, T2S, R6W, SBM

ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS

RIVERSIDE COUNTY, CALIFORNIA

DATE PREPARED: 2/14/05 G:\2004\04-0255\EASEMENTS04-0024.pro

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1 N.D. 04-024

SCALE: 1" = 300' DRWN BY _____ DATE _____
CHKD BY _____ DATE _____ SUBJECT: BASIN