

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

573



FROM: Economic Development Agency

SUBMITTAL DATE:
June 14, 2006

SUBJECT: County Resolution No. 2006-116, Authorization to Sell Real Property to the Redevelopment Agency for the County of Riverside, APNS 329-020-009 and 329-020-022, District 5

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt County Resolution No. 2006-116, Authorization to Sell Real Property to the Redevelopment Agency;
2. Authorize and direct the Chairman of the Board of Supervisors to execute the conveyance documents to complete this transaction; and,
3. Authorize and direct the Executive Director or designee to administer all actions or sign any related documents necessary to complete this transaction.

BACKGROUND:

The County acquired the abandoned and dilapidated properties by foreclosure from a defaulted Deed of Trust on a CDBG Economic Development Loan in 2004. The prior owners immediately sued for wrongful foreclosure and conversion. In March of 2006, the Court awarded the County legal possession and ownership by motion of summary judgment. The properties are located within the Romoland Sub-Area of the I-215 Corridor Redevelopment Area. (continued on page 2)

RZ:DL:TE:ER:BB:AMG:CW:kh
S:\RealProperty\Real Property\DIST5\06-5-026.fm11.doc

Robin Zimpfer
Robin Zimpfer
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	YES
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2006/2007

COMPANION ITEM ON BOARD OF DIRECTORS 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

James H. ...

Prev. Agn. Ref.: _____ **District: 5** **Agenda Number:** _____

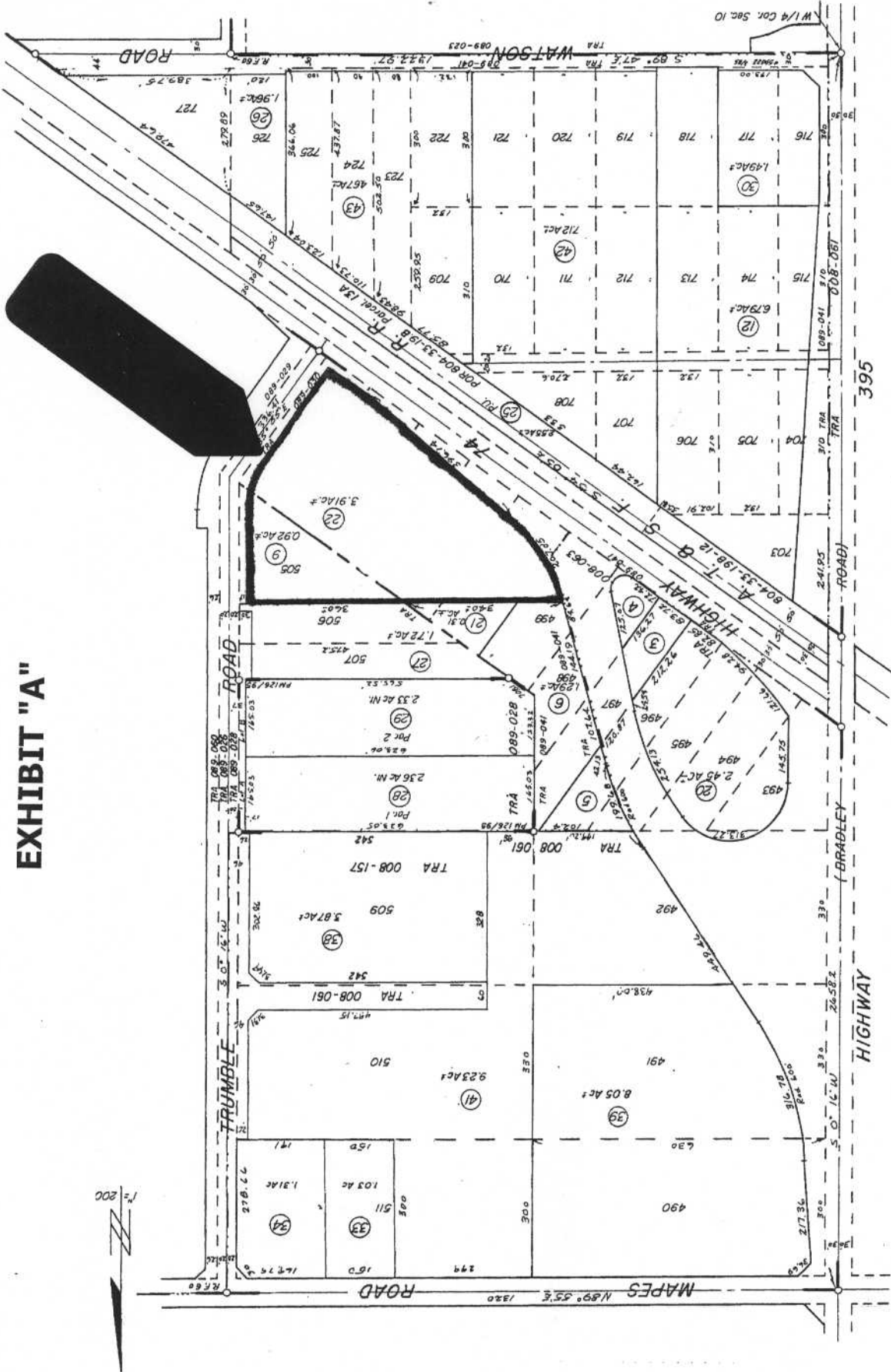
COUNTY COUNSEL
 JUN 29 2006
 BY *Robin Zimpfer*
 Departmental Concurrence

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

BACKGROUND (Continued)

It is the County's intent through the Redevelopment Agency to remove the existing blight, develop and/or market the parcels and create job opportunities in the Romoland area consistent with the intent of the original loan that was provided to help develop the property. The purchase price represents the market value of the property based on an independent appraisal plus the estimated cumulative demolition costs to remove the dilapidated improvements. Upon completion of the transaction the funds will be repaid to the County's Community Development Block Grant program.

EXHIBIT "A"



2 **COUNTY RESOLUTION NO. 2006-116**
3 **AUTHORIZATION TO SELL SURPLUS REAL PROPERTY**
4 **TO THE REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE**
5 **Fifth Supervisorial District**

6 **WHEREAS**, the County has approved the sale price of One Million Five Hundred
7 Thousand Dollars (**\$1,500,000**) for the sale of Assessor's Parcel Numbers 329-020-009
8 & 329-020-022, herein called "Property" and more particularly described in Exhibit "A,"
9 attached hereto; and

10 **WHEREAS**, the sale of the Property to the Redevelopment Agency for the
11 County of Riverside ("Agency") will assist in the elimination of blighted conditions in the
12 Romoland area; and

13 **WHEREAS**, the sale of the property will enable the Agency to market the
14 property for future development to create jobs, and to stimulate economic growth in the
15 community; and

16 **WHEREAS**, it has been determined that the Property is not necessary for current
17 County use; and

18 **WHEREAS**, the Property will be conveyed to the Redevelopment Agency
19 pursuant to Government Code Section 25365.

20 **NOW THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED** by the
21 Board of Supervisors of the County of Riverside, State of California, in regular session
22 assembled on July 11, 2006, as follows:

23 1. That the Board of Supervisors hereby finds and declares that the above
24 recitals are true and correct;

25 2. That the County of Riverside is authorized to sell real property in the
26 Romoland Sub-Area of the I-215 Corridor Redevelopment Project Area;

27 3. That the Chairman of the Board of Supervisors is hereby authorized to
28 execute any and all documents necessary to sell the real property to the
Redevelopment Agency; and,

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4. That the Chairman of the Board of Supervisors of the County of Riverside is authorized to execute the Grant Deed to convey the properties.

FORM APPROVED
COUNTY COUNSEL

JUN 29 2006

BY 

EXHIBIT "A"

THOSE PORTIONS OF LOTS 499, 500, 501, 502, 503, 504, 505 AND 506 OF RAMOLA FARMS NO. 6A, AS PER MAP RECORDED IN BOOK 14 PAGES 63, 64 AND 65 OF MAPS, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 504; THENCE NORTH $36^{\circ} 24' 28''$ EAST, 37.73 FEET ON THE SOUTHEASTERLY LINE OF SAID LOT 504, TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 74, SAID INTERSECTION BEING ALSO THE TRUE POINT OF BEGINNING; THENCE SOUTH $80^{\circ} 20' 41''$ WEST, 30.00 FEET ON THE SAID NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 74, THENCE NORTH $56^{\circ} 07' 01''$ WEST, 100.10 FEET CONTINUING ON SAID NORTHERLY RIGHT OF WAY LINE, THENCE NORTH $48^{\circ} 41' 28''$ WEST, 396.14 FEET CONTINUING ON SAID NORTHERLY RIGHT OF WAY LINE, TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 350.00 FEET; THENCE NORTHWESTERLY ON SAID CURVE 207.85 FEET THROUGH AN ANGLE OF $34^{\circ} 01' 28''$; THENCE TANGENT TO SAID CURVE, NORTH $14^{\circ} 40' 00''$ WEST, 14.81 FEET; THENCE SOUTH $89^{\circ} 34' 32''$ EAST 698.62 FEET TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF TRUMBLE ROAD; THENCE SOUTH $0^{\circ} 45' 54''$ WEST, 206.68 FEET ON SAID WEST RIGHT OF WAY LINE OF TRUMBLE ROAD, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 167.00 FEET; THENCE SOUTHWESTERLY ON SAID CURVE, 103.89 FEET THROUGH AN ANGLE OF $35^{\circ} 38' 34''$; THENCE TANGENT TO SAID CURVE, SOUTH $36^{\circ} 24' 28''$ WEST, 238.77 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE DEED TO THE COUNTY OF RIVERSIDE RECORDED JUNE 20, 1967 AS INSTRUMENT NO. 53402.