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

**FROM:** Redevelopment Agency

**SUBMITTAL DATE:**  
June 16, 2006

**SUBJECT:** RDA Resolution No. 2006-20, Authorization to Acquire Real Property from the County of Riverside APNS: 329-020-009 and 329-020-022, District 5

**RECOMMENDED MOTION:** That the Board of Directors:

1. Adopt RDA Resolution No. 2006-20, Authorization to Accept Real Property from the County of Riverside, APNS: 329-020-009 and 329-020-022;
2. Authorize and direct the Chairman of the Board of Directors to execute the Certificate of Acceptance on the related Grant Deed; and
3. Authorize and direct the Executive Director for the Redevelopment Agency 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)

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*Robin Zimpfer*  
Robin Zimpfer  
Executive Director

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 1,500,000	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 SUPERVISORS AGENDA:** Yes

<b>SOURCE OF FUNDS:</b> I-215 Redevelopment Capital Improvement Funds – Romoland Sub-Area	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. Siefert*

- Policy
- Policy
- Consent
- Consent

Dept's Recomm.:  
Per Exec. Ofc.:

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

COUNTY COUNSEL  
JUN 29 2006  
BY *[Signature]*  
Departmental Concurrence

**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.

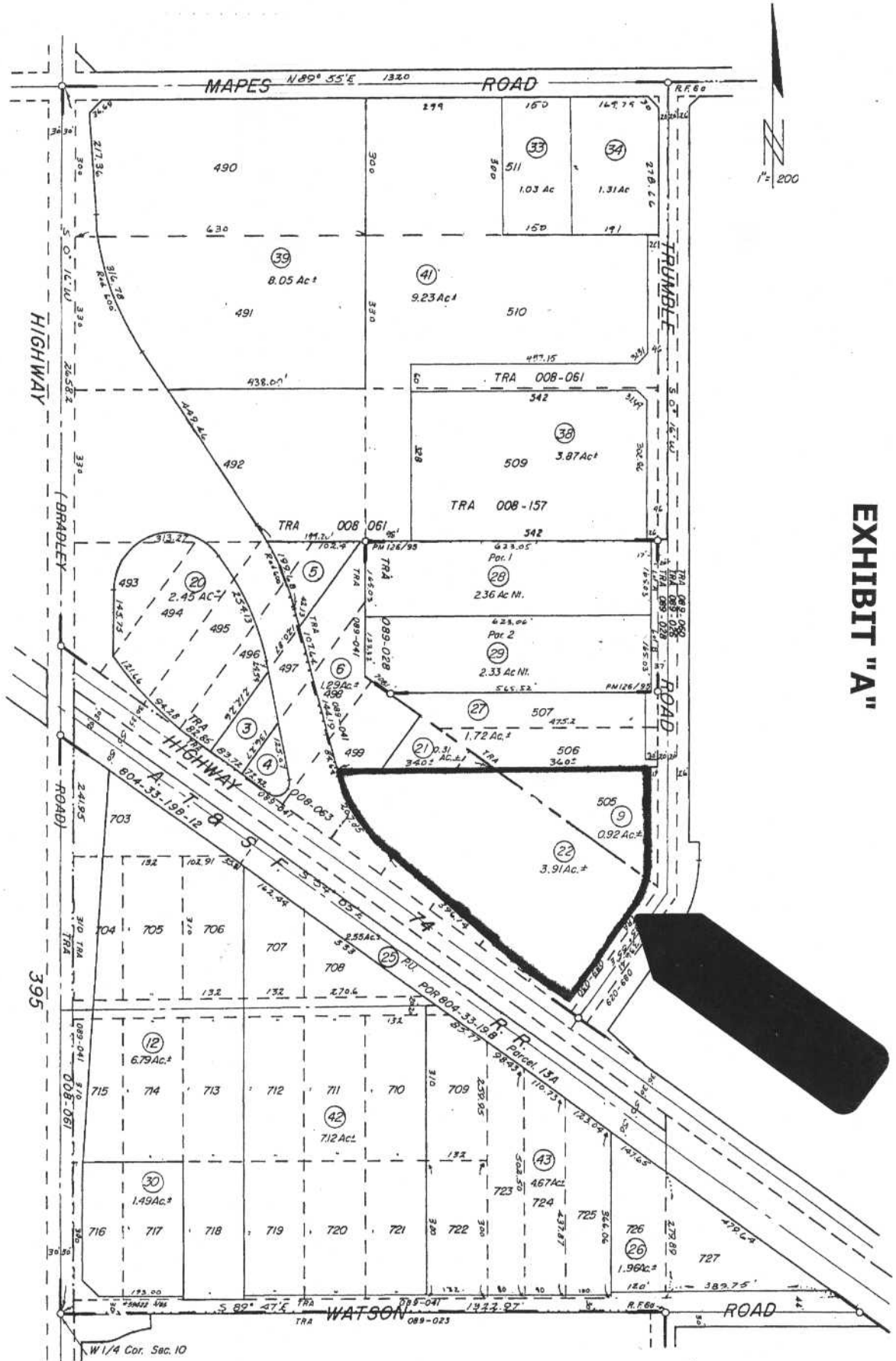


EXHIBIT "A"

2 RDA RESOLUTION NO. 2006-20  
3 AUTHORIZATION TO ACQUIRE SURPLUS REAL PROPERTY  
4 FROM THE COUNTY OF RIVERSIDE  
5 Fifth Supervisorial District

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

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

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

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

20 **WHEREAS**, the Agency has agreed to the purchase price of One Million Five  
21 Hundred Thousand Dollars (**\$1,500,000.00**) for Assessor's Parcel Numbers 329-020-  
22 009 & 329-020-022, herein called the "Property," more particularly described in Exhibit  
23 "A," attached hereto; and

24 **WHEREAS**, the purchase of the Property will assist the Agency in meeting its  
25 goal of eliminating blighting conditions and revitalizing the Romoland area by creating  
26 new jobs and economic growth; and

27 **WHEREAS**, the acquisition will enable the Agency to market the Property for  
28 future disposition and development.

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1           **NOW THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED** by the  
2 Board of Directors of the Redevelopment Agency for the County of Riverside, State of  
3 California, in regular session assembled on July 11, 2006, as follows:

4           1.       That the Board of Directors hereby finds and declares that the above  
5 recitals are true and correct;

6           2.       That the Redevelopment Agency for the County of Riverside is authorized  
7 to acquire real property in the Romoland Sub-Area of the I-215 Corridor Redevelopment  
8 Project area; and,

9           3.       That the Chairman of the Board of Directors is hereby authorized to  
10 execute any and all documents necessary to purchase the real property from County of  
11 Riverside.

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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.