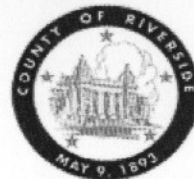


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



152

FORM APPROVED COUNTY COUNSEL
BY: LARISA R-MCKENNA 8/23/07
DATE

FROM: Economic Development Agency

SUBMITTAL DATE:
August 15, 2007

SUBJECT: County Resolution No. 2007-356, Authorization to Exchange County-Owned Aviation Real Property with Redevelopment Agency-Owned Real Property - District 4

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt County Resolution No. 2007-356, Authorization to Exchange County-Owned Aviation Real Property Known as Portions of APNs 759-100-005 and 763-310-020 with the Redevelopment Agency for the County of Riverside for a Portion of APN 759-100-009;
2. Authorize the Chairman of the Board to execute the documents to complete the exchange; and
3. Authorize the Assistant County Executive Officer/EDA or designee to execute and take all necessary steps to complete the exchange including signing subsequent, necessary related documents to complete this transaction.

BACKGROUND: (On page 2)

Robin Zimpfer

Robin Zimpfer
Assistant County Executive Officer/EDA

RZ:DL:TE:JP:AG:kw

S:\RealProperty\Real Property\DIST4\07-4-185.fm11.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:	2007/2008

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

BY: *Jennifer L. Sargent*

Jennifer L. Sargent

County Executive Office Signature

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

Prev. Agn. Ref. N/A

District: 4

Agenda Number:

3.27

BACKGROUND: The County of Riverside ("County") is the owner and sponsor of the Jacqueline Cochran Regional Airport ("JCRA"). The Federal Government transferred JCRA to the County in 1948 by United States War Assets via a Quitclaim deed under the Surplus Property Act of 1944. As a result, the JCRA is subject to federal grant assurances and obligations.

The County currently owns approximately 1483 acres of land associated with the JCRA. The Redevelopment Agency for the County of Riverside ("Agency") currently owns approximately 623 acres located adjacent to the JCRA. Portions of both ownerships of land are unusable due to the configuration of the land.

It is believed that if the County would grant two parcels of land consisting of portions of APN 759-100-005 containing approximately 45.65 acres and APN 763-310-020 containing approximately 9.06 acres to the Agency in exchange for approximately 53.56 known as a portion of APN 759-100-009, both the County and the Agency will have land that is more usable to each entity. The County will then be able to attract an aviation-related business that will create a tangible economic benefit and promote its federal mandate of airport self-sustainability. The Agency will then be able to promote development within the Desert Communities Redevelopment Project Area.

The County will obtain written release from Federal Airport Obligations for the parcels and receive authorization from the Federal Aviation Authority to exchange the land.

Staff recommends adoption of County Resolution No. 2007-356.

1
2 **BOARD OF SUPERVISORS**

COUNTY OF RIVERSIDE

3
4 **RESOLUTION NO. 2007-356**
5 **AUTHORIZATION TO EXCHANGE COUNTY OWNED AVIATION REAL PROPERTY**
6 **KNOWN AS PORTIONS OF APNS 759-100-005 AND 763-310-020**
7 **WITH THE REDEVELOPMENT AGENCY FOR THE**
8 **COUNTY OF RIVERSIDE FOR A PORTION OF APN: 759-100-009**

9 **WHEREAS**, the County of Riverside, hereinafter the "County," is the owner and
10 sponsor of the Jacqueline Cochran Regional Airport, hereinafter the "JCRA,,"; and

11 **WHEREAS**, the Board of Supervisors has the authority to hold and dispose of County
12 property under Government Code sections 23004 and 25365; and

13 **WHEREAS**, the Economic Development Agency, herein after the "EDA," is the
14 operator of the JCRA Airport which is subject to federal grant assurances and obligations; and

15 **WHEREAS**, the County currently owns approximately 45.65 acres of land adjacent to
16 the Jacqueline Cochran Regional Airport in the Thermal Area of the County of Riverside
17 known as Assessor's Parcel Number 759-100-005, hereinafter the "County Property",
18 specifically detailed in Attachment "1" attached hereto and incorporated by this reference,
19 which has no airport aviation purpose; and

20 **WHEREAS**, the County currently owns approximately 9.06 acres of land adjacent to
21 the Jacqueline Cochran Regional Airport, located to the north of Runway 17-35 and to the
22 west of Runway 12-30, known as Assessor's Parcel Number 763-310-020, hereinafter the
23 "County Property", specifically detailed in Attachment "2" attached hereto and incorporated by
24 this reference, which, has no airport aviation purpose; and

25 **WHEREAS**, the Redevelopment Agency for the County of Riverside ("Agency")
26 currently owns 53.56 acres of vacant industrial land adjacent to the Jacqueline Cochran
27 Regional Airport Area of the County of Riverside, known as a portion of Assessor's Parcel
28 Number 759-100-009, hereinafter the "Agency Property", specifically detailed in Attachment
"3" attached hereto and incorporated by this reference, which is awkwardly shaped and has
been determined to have no developmental purpose; and

1 **WHEREAS**, the County wishes to exchange said portions of APN 759-100-005 and
2 763-310-020 ("County properties") for said portion of 759-100-009 ("Agency property") in
3 order to improve the usability and remove development barriers; and

4 **WHEREAS**, EDA will seek a release from Federal airport obligations to allow the
5 exchange; and

6 **WHEREAS**, the County can then use the new property to attract an aviation-related
7 business to develop the property and promote the Federal mandate of airport self-
8 sustainability; and

9 **WHEREAS**, based on an independent appraisal report, the County's properties are
10 valued at One Million Eight Hundred Eighty-Five Thousand Dollars (\$1,885,000) and the
11 Agency's property is valued at Two Million, One Hundred Thirty-Six Thousand Dollars
12 (\$2,136,000); and

13 **WHEREAS**, the difference in price will be offset by the benefit of the new property to
14 both the County and Agency.

15 **BE IT RESOLVED, FOUND DETERMINED, AND ORDERED** by a four-fifths vote of
16 the Board of Supervisors, County of Riverside, State of California, in regular session
17 assembled on September 18, 2007 as follows:

- 18 1. That the Board of Supervisors hereby finds and declares that the above recitals
19 are true and correct;
- 20 2. That the Board of Supervisors hereby approves the exchange of real property
21 between the County of Riverside "County" and the Redevelopment Agency of the County of
22 Riverside "Agency";
- 23 3. That the Chairman of the Board of Supervisors of the County of Riverside is
24 authorized to execute the necessary documents to complete this exchange;
- 25 4. That the Assistant County Executive Officer/EDA or designee is authorized to
26 execute the necessary documents to complete this exchange.
- 27
28

FORM APPROVED COUNTY COUNSEL
BY: Larisa R-Mckenna 8/23/07
LARISA R-MCKENNA DATE

Attachment
"1"

A PORTION OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 29, SAID POINT ALSO BEING THE CENTERLINE INTERSECTION OF HARRISON STREET AND AVENUE 58;

THENCE SOUTH 89°52'47" EAST ALONG THE NORTH LINE OF SAID SECTION 29 A DISTANCE OF 2865.41 FEET TO THE SOUTHERLY END POINT OF A LINE BEARING SOUTH 01°03'37" EAST A DISTANCE OF 392.66 FEET AS SHOWN ON EXHIBIT "B" OF DEED OF TRUST RECORDED ON JULY 10, 1998 AS INSTRUMENT NO. 285891, OFFICIAL RECORDS OF RIVERSIDE COUNTY;

THENCE SOUTH 01°03'37" EAST A DISTANCE OF 813.84 FEET AS SHOWN ON SAID EXHIBIT "B";

THENCE NORTH 89°56'42" EAST A DISTANCE OF 122.89 FEET AS SHOWN ON SAID EXHIBIT "B";

THENCE ALONG A LINE THAT HAS A BEARING OF SOUTH 00°01'38" EAST AND A DISTANCE OF 2924.24 FEET AS SHOWN ON SAID EXHIBIT "B" A DISTANCE OF 69.00 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING ALONG LAST SAID LINE A DISTANCE OF 2855.24 TO THE END OF SAID LINE AS SHOWN ON EXHIBIT "B";

THENCE NORTH 89°58'22" EAST A DISTANCE OF 680.00 FEET AS SHOWN ON SAID EXHIBIT "B";

THENCE ALONG A LINE THAT HAS A BEARING OF NORTH 00°01'38" WEST AND A DISTANCE OF 2924.57 FEET AS SHOWN ON SAID EXHIBIT "B" A DISTANCE OF 2855.24 FEET TO A POINT 69.00 FEET SOUTHERLY FROM THE END OF LAST SAID LINE AS SHOWN ON EXHIBIT "B";

THENCE SOUTH 89°56'42" WEST A DISTANCE OF 680.00 FEET TO THE **TRUE POINT OF BEGINNING**.

(CONTAINS 45.65 ACRES)

SEE EXHIBIT "B" ATTACHED

PREPARED UNDER THE SUPERVISION OF:

JAY S. FAHRION

Jay S. Fahrion

JAY S. FAHRION, L.S. 8207



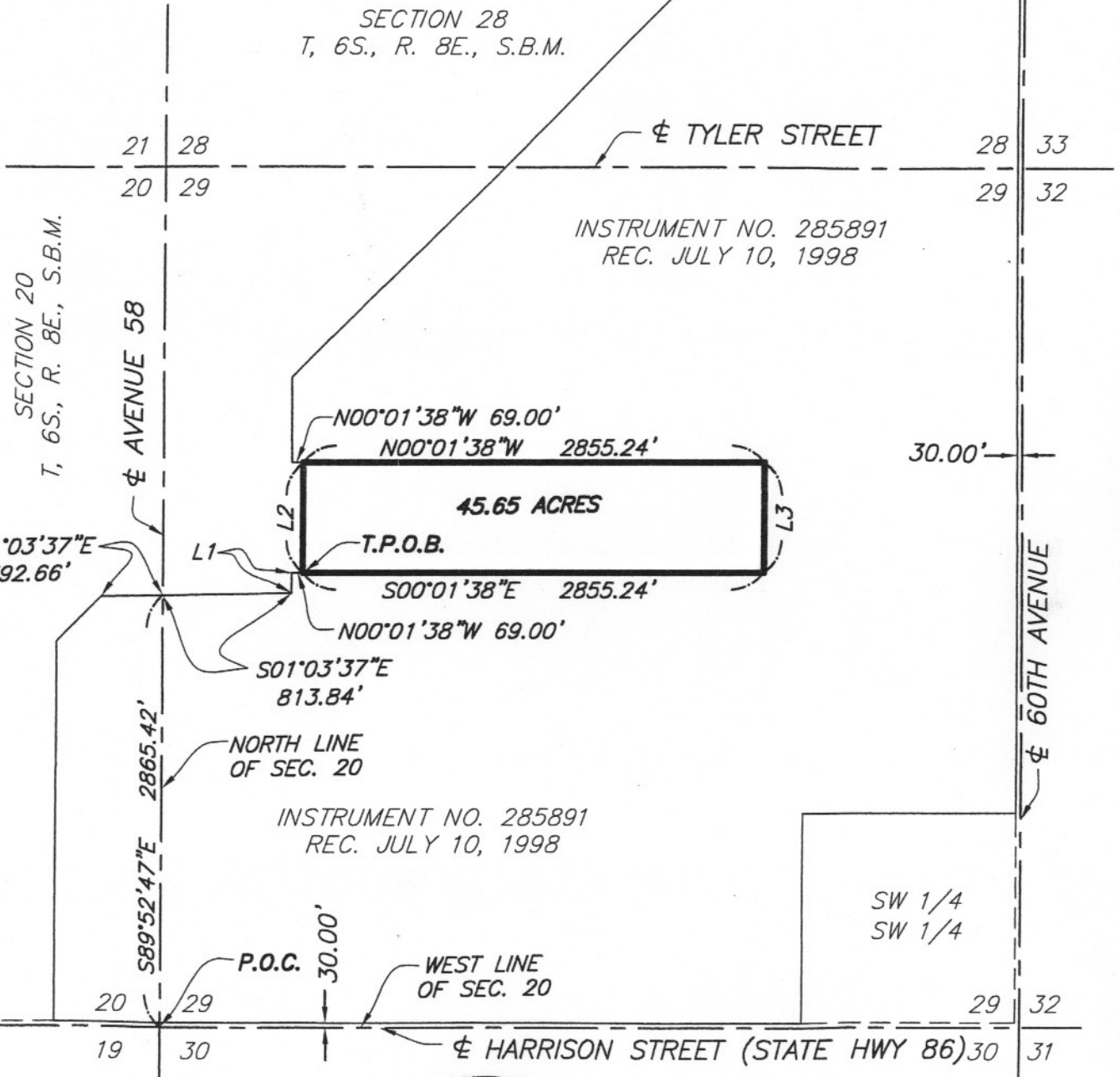
3/14/07
DATE

EXHIBIT "B"

POR. OF SEC. 29, T. 6 S., R. 8 E., S.B.M.



SCALE: 1"=1000'



INSTRUMENT NO. 285891
REC. JULY 10, 1998

SW 1/4
SW 1/4



THIS DOCUMENT WAS PREPARED BY ME
OR UNDER MY SUPERVISION, BASED ON
RECORD INFORMATION.

Jay S. Fahrion
JAY S. FAHRION, L.S.
LIC. EXP. 3/31/07

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°56'42"E	122.89'
L2	S89°56'42"W	680.00'
L3	N89°58'22"E	680.00'

**Attachment
"2"**

THE NORTHEAST QUARTER OF LOT 13 OF COACHELLA LAND AND WATER COMPANY'S SUBDIVISION PER MAP THEREOF FILED FOR RECORD IN MAP BOOK 4 PAGE 53, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, SECTION 16, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN, THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 13;

THENCE SOUTH 89°58'46" WEST ALONG THE NORTHERLY LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 629.76 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER;

THENCE SOUTH 00°39'14" EAST ALONG THE WESTERLY LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 679.82 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER;

THENCE SOUTH 89°54'14" EAST ALONG THE SOUTHERLY LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 621.91 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER;

THENCE NORTH 00°00'28" EAST ALONG THE EASTERLY LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 681.04 FEET TO THE **POINT OF BEGINNING**;

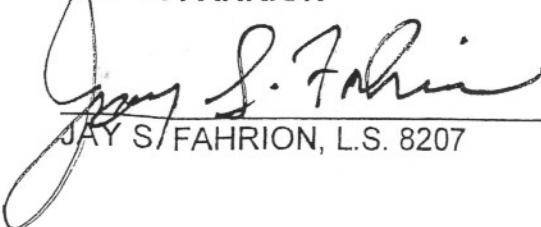
EXCEPTING THE SOUTHERLY 50.00 FEET OF SAID NORTHEAST QUARTER THEREOF.

(CONTAINS 9.06 ACRES)

SEE EXHIBIT "B" ATTACHED

PREPARED UNDER THE SUPERVISION OF:

JAY S. FAHRION



JAY S. FAHRION, L.S. 8207



3/14/07
DATE

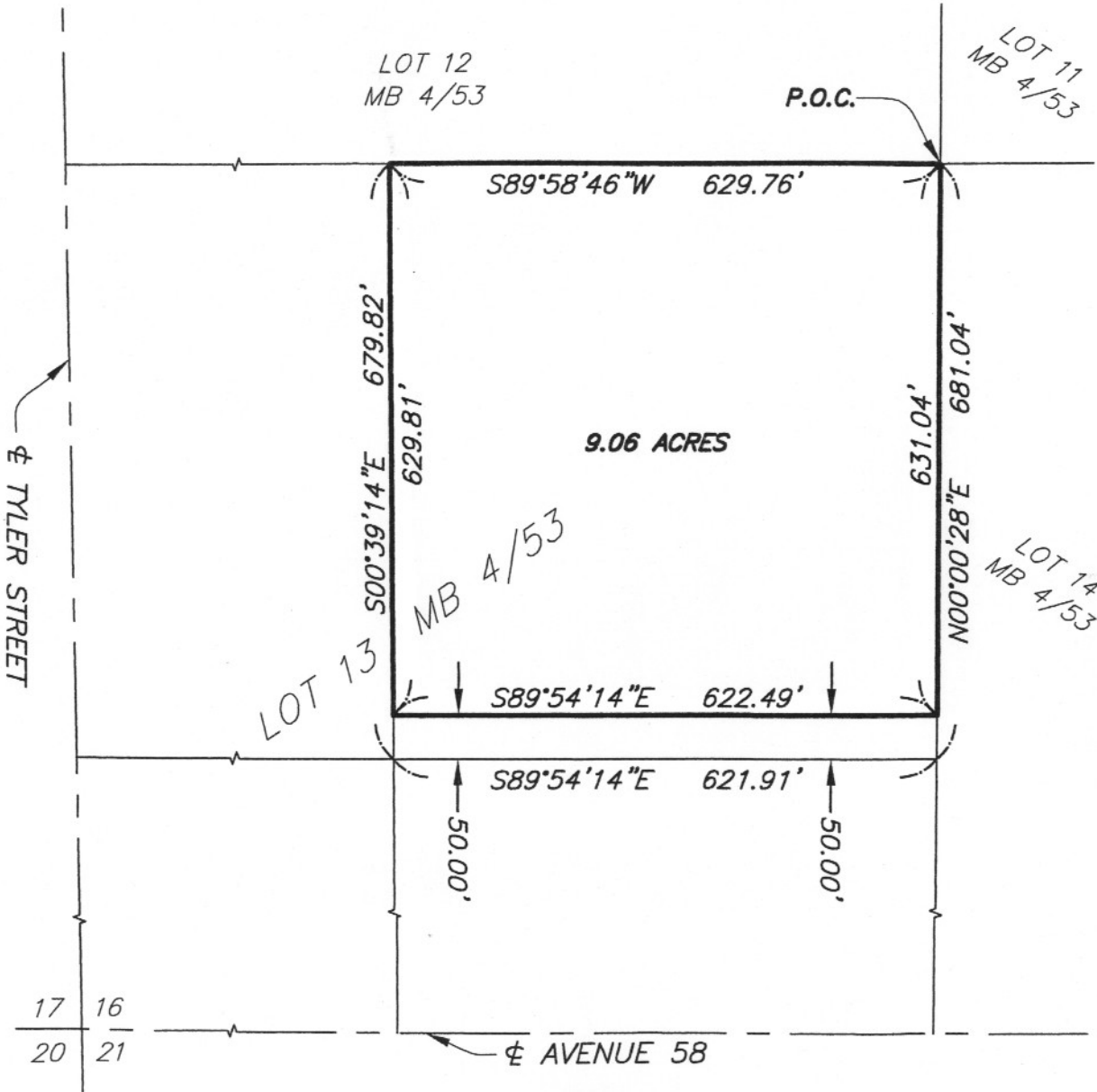
EXHIBIT "B"

SHEET 1 OF 1

POR. OF SEC. 16, T. 6 S., R. 8 E., S.B.M.



SCALE: 1"=200'



THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY SUPERVISION, BASED ON RECORD INFORMATION.

Jay S. Fahrion
JAY S. FAHRION, L.S.
LIC. EXP. 3/31/07

Attachment "3"

A PORTION OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 28, SAID POINT ALSO BEING THE CENTERLINE INTERSECTION OF TYLER STREET AND 60TH AVENUE;

THENCE NORTH $00^{\circ}09'29''$ EAST ALONG THE WEST LINE OF SAID SECTION 28 A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 60TH AVENUE PER DOCUMENT RECORDED ON APRIL 17, 1959 IN BOOK 2454 PAGE 65 OFFICIAL RECORDS OF RIVERSIDE COUNTY;

THENCE SOUTH $89^{\circ}41'43''$ EAST ALONG SAID NORTHERLY RIGHT-OF-WAY OF 60TH AVENUE A DISTANCE OF 293.55 FEET TO A LINE PARALLEL WITH AND DISTANT 293.55 FEET EASTERLY FROM, AS MEASURED AT RIGHT ANGLES, THE WEST LINE OF SAID SECTION 28, SAID POINT ALSO BEING **THE TRUE POINT OF BEGINNING**;

THENCE NORTH $00^{\circ}09'29''$ EAST ALONG LAST SAID PARALLEL LINE A DISTANCE OF 1686.78 FEET TO A LINE PERPENDICULAR WITH, AS MEASURED AT RIGHT ANGLES, THE WEST LINE OF SAID SECTION 28;

THENCE SOUTH $89^{\circ}50'31''$ EAST ALONG LAST SAID PERPENDICULAR LINE A DISTANCE OF 366.45 FEET TO A LINE PERPENDICULAR WITH, AS MEASURED AT RIGHT ANGLES, LAST SAID PERPENDICULAR LINE;

THENCE NORTH $00^{\circ}09'29''$ EAST ALONG LAST SAID PERPENDICULAR LINE A DISTANCE OF 827.64 FEET TO A POINT ON THE NORTHEAST LINE OF THAT CERTAIN PARCEL OF LAND AS SHOWN ON EXHIBIT "B" OF THAT CERTAIN DEED OF TRUST RECORDED ON JULY 10, 1998 AS INSTRUMENT NO. 285891, OFFICIAL RECORDS OF RIVERSIDE COUNTY;

THENCE SOUTH $44^{\circ}58'33''$ EAST ALONG SAID NORTHEAST LINE OF SAID PARCEL OF LAND AS SHOWN ON SAID EXHIBIT "B" A DISTANCE OF 1193.65 FEET TO THE EAST LINE OF SAID PARCEL OF LAND AS SHOWN ON SAID EXHIBIT "B";

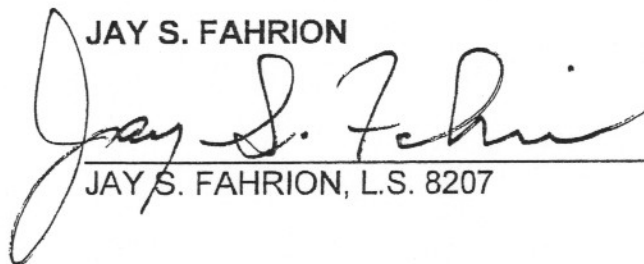
THENCE SOUTH $00^{\circ}27'43''$ WEST ALONG SAID EAST LINE OF SAID PARCEL OF LAND AS SHOWN ON SAID EXHIBIT "B" A DISTANCE OF 1675.47 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF 60TH AVENUE;

THENCE NORTH 89°41'43" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF 60TH AVENUE A DISTANCE OF 1203.57 FEET TO THE TRUE POINT OF BEGINNING.

(CONTAINS 53.56 ACRES)

SEE EXHIBIT "B" ATTACHED

PREPARED UNDER THE SUPERVISION OF:

JAY S. FAHRION


JAY S. FAHRION, L.S. 8207



3/14/07
DATE

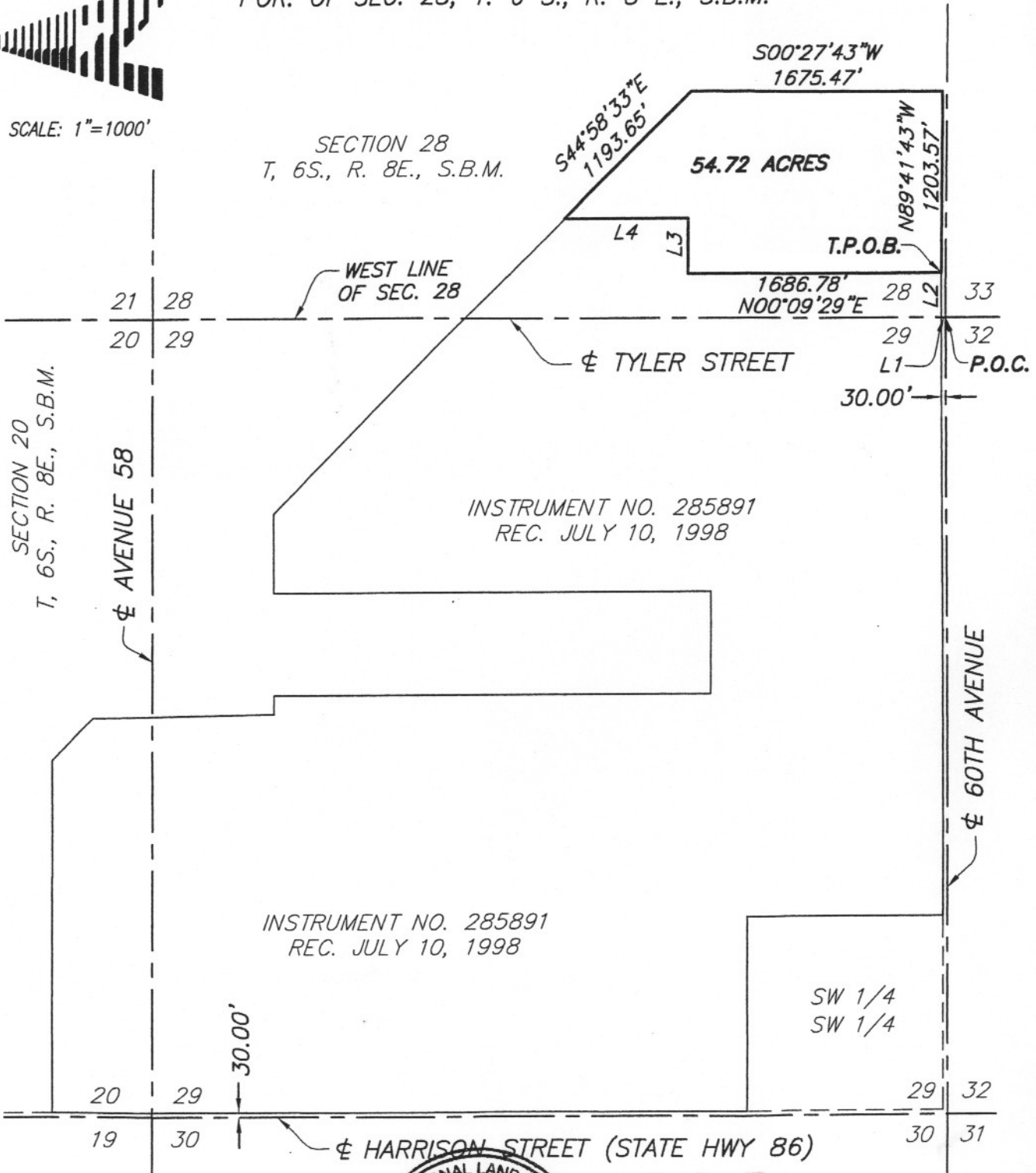
EXHIBIT "B"

POR. OF SEC. 28, T. 6 S., R. 8 E., S.B.M.



SCALE: 1"=1000'

SECTION 28
T, 6S., R. 8E., S.B.M.



INSTRUMENT NO. 285891
REC. JULY 10, 1998

INSTRUMENT NO. 285891
REC. JULY 10, 1998

SW 1/4
SW 1/4

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°09'29"E	30.00'
L2	S89°41'43"E	293.55'
L3	S89°50'31"E	366.45'
L4	N00°09'29"E	827.64'



THIS DOCUMENT WAS PREPARED BY ME
OR UNDER MY SUPERVISION, BASED ON
RECORD INFORMATION.

Jay S. Fahrion
JAY S. FAHRION, L.S.
LIC. EXP. 3/31/07