

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

522
C



FROM: Economic Development Agency

SUBMITTAL DATE:
October 15, 2007

SUBJECT: County Resolution No. 2007-335, Authorization to Sell County Owned Surplus Real Property to the Redevelopment Agency, APN 456-020-010 - District 3

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt County Resolution No. 2007-335, Authorization to Sell County Owned Surplus Real Property to the Redevelopment Agency;
2. Approve and authorize the Chairman of the Board to execute the sale and purchase agreement for the purchase of APN 456-020-010;
3. Authorize the Clerk of the Board to certify acceptance of any documents pertaining to this transaction; and
4. Authorize the Assistant County Executive Officer/EDA or designee to execute and take all necessary steps to implement the Acquisition Agreement including signing subsequent, necessary related documents to complete this transaction.

BACKGROUND: (On page 2)

FORM APPROVED COUNTY COUNSEL
BY: LARISA R-MCKENNA DATE: 9/27/07
Department of Public Works

Robin Zimpfer

Robin Zimpfer
Assistant County Executive Officer/EDA

RZ:DL:TE:ER:JP:AMG:CW:ag
S:\RealProperty\Real Property\DIST3\07-3-047.Fm11.doc

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:	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

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

Prev. Agn. Ref.: N/A **District:** 3 **Agenda Number:**

October 15, 2007
Page 2

BACKGROUND:

The Redevelopment Agency for the County of Riverside (the "Agency") has adopted a Redevelopment Plan for the Desert Communities Redevelopment Project Area (the "Redevelopment Project Area") which is composed of several non-contiguous sub-areas, including the Airports Sub-Area.

In 2002, the County of Riverside (the "County"), owner and sponsor of the Hemet Ryan Airport, and the City of Hemet concluded an agreement regarding the transfer of property that would serve as the future site for a permanent Fire Station (the "Project").

In 2005, the City of Hemet in conjunction with the Agency constructed and completed the Project and approximately 2.56 acres remained unused. The land is vacant and zoned industrial land and is also known as APN 456-020-010. It has been determined to have no aviation purposes, and is, therefore surplus to airport and County's needs.

The construction of the Project helped to facilitate the economic development and redevelopment of the Airport Sub-Area by ensuring the continued presence of fire protection and emergency medical services at the Hemet-Ryan Airport.

It is proposed that the Redevelopment Agency develop and/or market the Property to help create job opportunities within the Redevelopment Project Area.

Economic Development Agency staff recommend that the Property be sold to the Agency for \$446,000. The sale price represents the market value of the property based on an independent fee appraisal report.

EXHIBIT 'A'
LEGAL DESCRIPTION

BEING A PORTION OF LAND LYING WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 18, SAID CORNER BEING THE CENTERLINE INTERSECTION OF STETSON AVENUE (HAVING A NORTHERLY HALF-WIDTH OF 30.00 FEET) AND CAWSTON AVENUE (HAVING A WESTERLY HALF-WIDTH OF 25.00 FEET), AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 53, PAGE 15, OF RECORDS OF SURVEY, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE N 00°41'51" E, ALONG THE EASTERLY LINE OF SAID SECTION 18 AND THE CENTERLINE OF SAID CAWSTON AVENUE, A DISTANCE OF 596.83 FEET;

THENCE N 89°18'09" W, A DISTANCE OF 25.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID CAWSTON AVENUE, SAID POINT BEING THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY DEED RECORDED APRIL 14, 2004, AS INSTRUMENT NUMBER 269563, RECORDS OF SAID RECORDER;

THENCE S 67°04'38" W ALONG THE NORTHWESTERLY LINE OF SAID INSTRUMENT NUMBER 269563, A DISTANCE OF 676.88 FEET TO THE NORTHWESTERLY CORNER THEREOF;

THENCE S 00°41'51" W, ALONG THE WESTERLY LINE OF SAID INSTRUMENT NUMBER 269563, A DISTANCE OF 227.76 FEET TO THE SOUTHWEST CORNER THEREOF, SAID CORNER LYING ON THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY DEED RECORDED FEBRUARY 21, 1995, AS INSTRUMENT NUMBER 53157, RECORDS OF SAID RECORDER;

THENCE N 89°24'13" W ALONG SAID NORTHERLY LINE OF INSTRUMENT NUMBER 53157, A DISTANCE OF 599.29 FEET TO AN ANGLE POINT THEREIN;

THENCE N 00°35'47" E CONTINUING ALONG THE BOUNDARY OF SAID INSTRUMENT NUMBER 53157, A DISTANCE OF 10.39 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY DEED RECORDED OCTOBER 30, 1975, AS INSTRUMENT NUMBER 134705, RECORDS OF SAID RECORDER;

THENCE N 67°04'38" E ALONG SAID SOUTHEASTERLY LINE OF INSTRUMENT NUMBER 134705, A DISTANCE OF 1330.98 FEET TO A POINT OF INTERSECTION WITH SAID WESTERLY RIGHT-OF-WAY LINE OF CAWSTON AVENUE;

THENCE S 00°41'51" W ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF CAWSTON AVENUE, A DISTANCE OF 43.66 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 111,522 SQUARE FEET, OR 2.560 ACRES, MORE OR LESS.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: _____

[Handwritten Signature]

DATE: _____

9-27-07

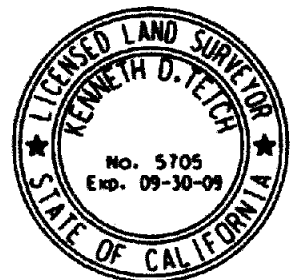
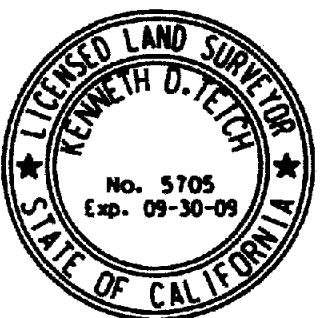
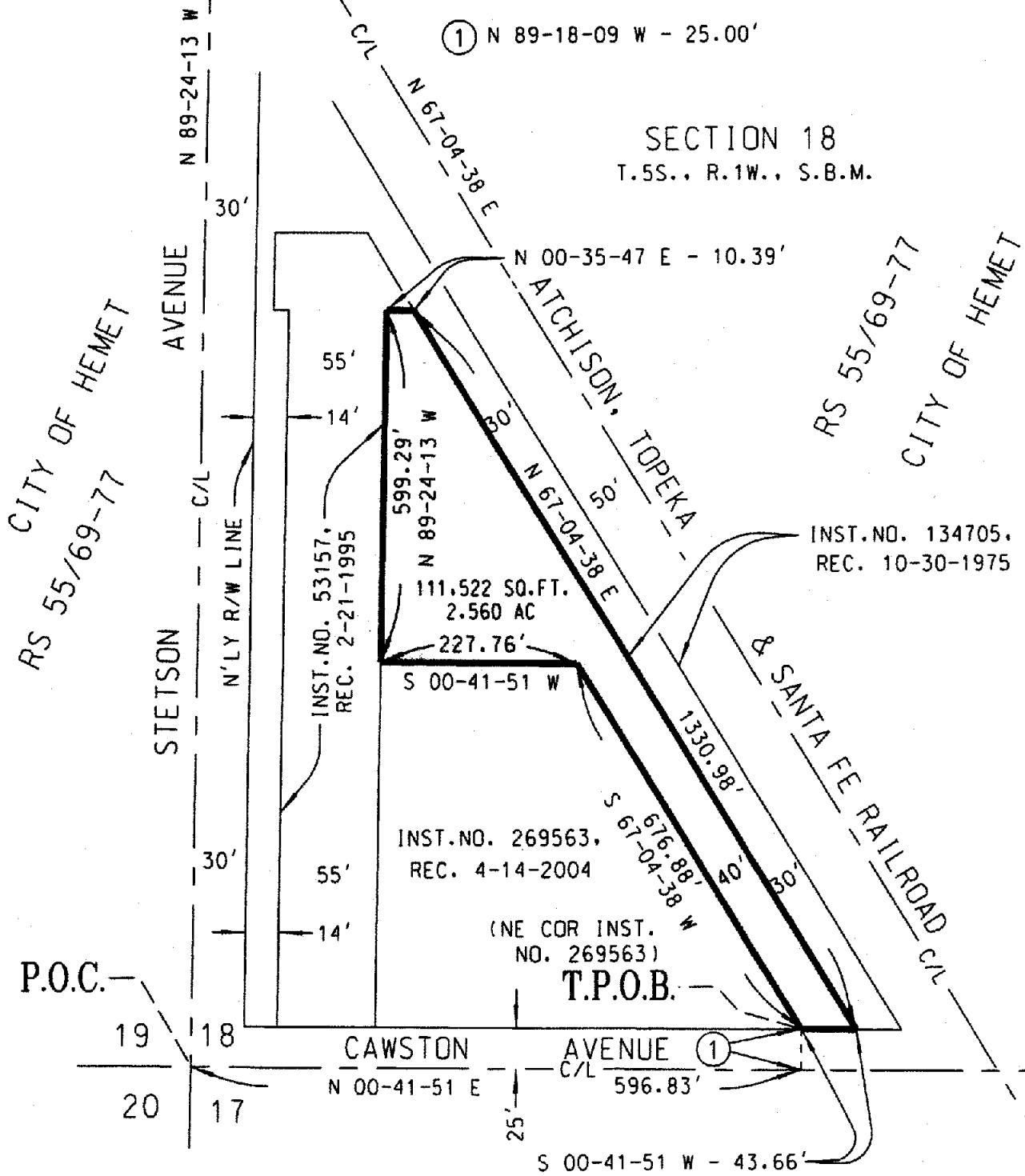
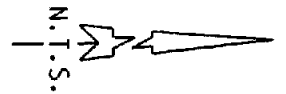


EXHIBIT "B"



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.	PAR. NO.: N/A
PROJECT: VALLEY WAY & ARMSTRONG ROAD	PREPARED BY: DDD
THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.	SCALE: N.T.S.
APPROVED BY: <i>H. Tetch</i> DATE: 9-27-07	DATE: SEPTEMBER, 2007
	SHEET 1 OF 1 SHEET

**COUNTY RESOLUTION NO. 2007-335
AUTHORIZATION TO SELL SURPLUS REAL PROPERTY TO THE
REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE
APN 456-020-010**

(Third Supervisorial District)

WHEREAS, the County of Riverside (the "County") is the owner and sponsor of the Hemet Ryan Airport (the "HRA");

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

WHEREAS, the Economic Development Agency (the "EDA") is the operator of the HRA which is subject to federal grant assurances and obligations;

WHEREAS, the County currently owns approximately 2.56 acres of vacant land also known as Assessor's Parcel Number 456-020-010 (the "Property") and more fully described in Exhibit "A," attached hereto and made a part hereof;

WHEREAS, the Property is located adjacent to the southeast area of the HRA and to the east of the newly constructed Hemet Fire Station;

WHEREAS, the County has determined that the Property has no aviation purpose and, as such, is surplus to the HRA and County's needs;

WHEREAS, the County wishes to sell the Property to the Redevelopment Agency for the County of Riverside (the "Agency");

WHEREAS, the sale of the Property to the Agency will enable the Agency to market the Property for future development, to help create job opportunities, and to stimulate economic growth within the Desert Communities Redevelopment Project Areas (the "Project Area"), which is composed of several non-contiguous sub-areas including the Airport Sub-Area on which the Property is located;

WHEREAS, EDA will seek release from Federal airport obligations to allow the sale of the Property to Agency;

WHEREAS, the County has approved the sale price of Four Hundred Forty Six

FORM APPROVED COUNTY COUNSEL
[Signature]
RISA R-MCKENNA
DATE 9/28/07

1 Thousand Dollars (446,000), the "Purchase Price," for the sale of the Property;

2 **WHEREAS**, based on an independent fee appraisal report, the Purchase Price is
3 consistent with the property values in the surrounding area; and

4 **WHEREAS**, the Property will be conveyed from the County to the Agency
5 pursuant to Government Code Sections 23004 and 25365.

6 **NOW THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED** by the
7 Board of Supervisors of the County of Riverside, State of California, in regular session
8 assembled on October 23, 2007, as follows:

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

11 2. That the Board of Supervisors hereby approves the sale of the Property to
12 the Agency;

13 3. That the Chairman of the Board of Supervisors is hereby authorized to
14 execute any and all documents necessary to sell the Property to the Agency; and

15 4. That the Assistant County Executive Officer of the Economic Development
16 Agency or designee is hereby authorized to take all necessary steps to implement the
17 Acquisition Agreement including signing subsequent, necessary related documents to
18 complete this transaction.

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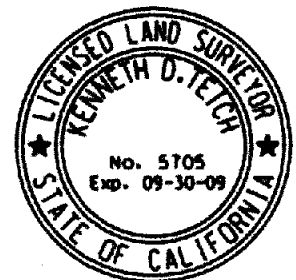
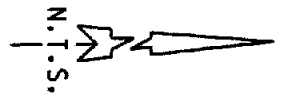


EXHIBIT "B"



CITY OF HEMET
RS 55/69-77

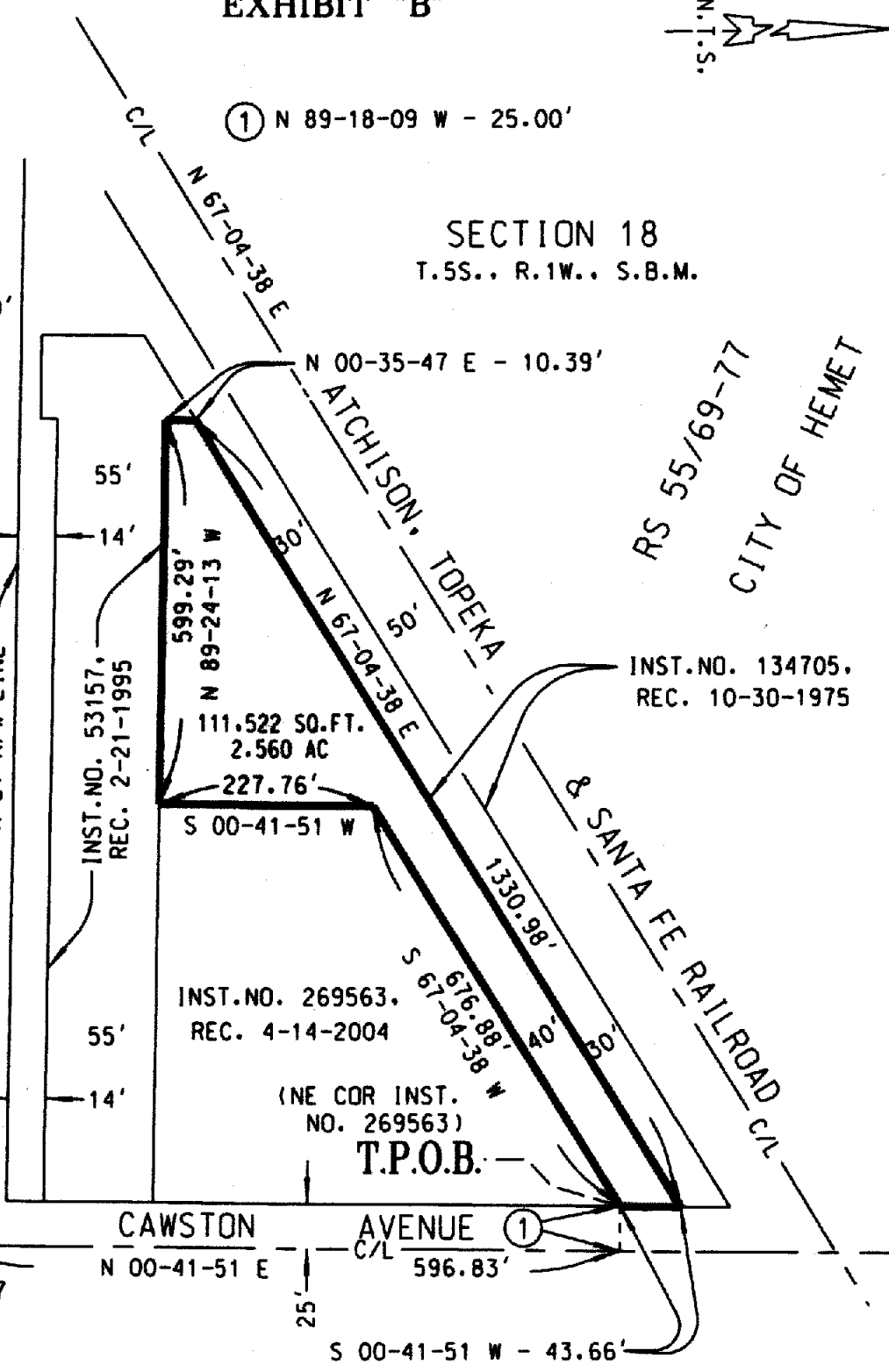
STETSON AVENUE

CITY OF HEMET
RS 55/69-77

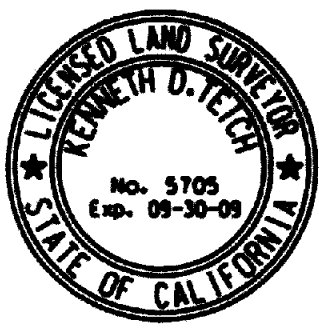
SECTION 18
T.5S., R.1W., S.B.M.

P.O.C.

19 18
20 17



RS 53/15



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.	PAR. NO.: N/A
PROJECT: VALLEY WAY & ARMSTRONG ROAD	PREPARED BY: DDD
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