

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



FROM: Redevelopment Agency

SUBMITTAL DATE:
January 29, 2008

SUBJECT: Resolution No. 2008-014, Notice of Intent to Sell Real Property in the Unincorporated Highgrove Area of Riverside County

RECOMMENDED MOTION: That the Board of Directors:

1. Adopt Resolution No. 2008-14, Notice of Intent to Sell Real Property located in the unincorporated community of Highgrove in the County of Riverside, Assessor's Parcel Number 257-180-014 and 257-180-016;
2. Authorize and direct the Clerk of the Board to give notice of public hearing to be held on February 29, 2008 pursuant to Health and Safety Code Section 33431 and the Government Code; and,
3. Authorize the Executive Director or designee to prepare and bring back for approval a purchase and sale agreement between the Redevelopment Agency and proposed buyer.

BACKGROUND: The Agency, working in concert with the County, over the past few years has undertaken projects to facilitate redevelopment in the community of Highgrove. Projects undertaken by the Agency have included the Highgrove Fire Station, Community Center and Park, and beautification projects on Iowa and Center Street. The County, after closure of the Highgrove Sanitary Landfill, set aside approximately 70 acres of surplus land to assist in the future redevelopment of the area. (continued on page 2)

Robin Zimpfer

Robin Zimpfer
Executive Director

RZ:DL:TE:JMP:kh

S:\RealProperty\Real Property\District Projects\Dist 5\Eastbridge Highgrove Landfill\Project\RDA to Developer\Fm11 NOI Sell.doc

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	0
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	0
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2007/08

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: Yes

SOURCE OF FUNDS:	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE
BY: *Gary M. Christmas*

Gary M. Christmas

County Executive Office Signature

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

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

4.7

FORM-APPROVED COUNTY COUNSEL
BY: *Robert M. Pepper, Jr.* 1/25/08
DATE

[unclear] [unclear]

Form 11 -

Resolution No. 2008-014, Notice of Intent to Sell Real Property in the Unincorporated Highgrove Area
of Riverside County

Page 2

The Agency is currently in the process of acquiring the 70 acre surplus property from the County and it is the desire of the Agency to sell the property to the adjacent property owner to facilitate orderly development of the community. It is intended that the land be sold to TSG Investors, LLC for the appraised value of \$455,000 plus miscellaneous costs and escrow fees.

County Counsel has reviewed and approved Resolution No. 2008-014 as to legal form. It is recommended that the Board of Directors adopt Resolution No. 2008-014 giving notice of the Agency's intent to sell the property.

**RDA RESOLUTION NO. 2008-014
NOTICE OF INTENT TO SELL REAL PROPERTY
IN THE UNINCORPORATED HIGHGROVE AREA OF RIVERSIDE COUNTY
A.P.N. 257-180-014 and 257-180-016
(Fifth Supervisorial District)**

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

WHEREAS, on November 24, 1998, the Riverside County Board of Supervisors adopted Ordinance No. 843 approving the redevelopment plan, hereinafter the "Plan," for the I-215 Corridor Project Area, hereinafter referred to as "Project Area,"; and

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

WHEREAS, pursuant to Section 33430 of the Health and Safety Code, the Agency may, within the survey area or for purposes of redevelopment, sell, lease, for a period not to exceed 99 years, or otherwise dispose of any real or personal property or any interest in property; and

WHEREAS, the Agency is in the process of purchasing from the County of Riverside, 70.0 acres of surplus property in the Highgrove area of the County of Riverside known as Assessor's Parcel Numbers 257-180-014, and 257-180-016 (the "Property"), more particularly described in Exhibit "A," attached hereto and incorporated herein by reference; and

WHEREAS, the Property is located within the Highgrove Community and is within the Agency's Survey Area; and

WHEREAS, based on an independent fee appraisal, the Agency desires to sell the Property for \$455,000 plus miscellaneous costs and escrow fees to TSG Investors,

1 LLC, (the "Buyer"); and

2 **WHEREAS**, the Buyer owns the adjacent property and the sale of the Property to
3 the Buyer will facilitate orderly economic development; and

4 **WHEREAS**, the sale of the Property will assist in the elimination of blight and is
5 consistent with the implementation plan adopted pursuant to Section 33490 of the
6 Health and Safety Code; and

7 **WHEREAS**, the consideration is not less than the fair market value at its highest
8 and best use in accordance with the Plan.

9 **NOW THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED** by the
10 Board of Directors of the Redevelopment Agency for the County of Riverside, State of
11 California, in regular session assembled January 29, 2008, as follows:

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

14 2. The nature of the property to be sold is real property totaling
15 approximately 70.0 acres of surplus property in the Highgrove area of the County of
16 Riverside known as Assessor's Parcel Numbers 257-180-014, and 257-180-016.

17 3. The buyer of subject property is the TSG Investors, LLC.

18 4. The agreement to consider the sale of the subject property shall be
19 considered by the Board of Directors on on February 26, 2008, in the meeting room of
20 the Board of Directors, County Administrative Center, 4080 Lemon Street, 1st Floor,
21 Riverside, California, 92501-3656, at 9:30 AM, or as soon thereafter as the agenda of
22 the Board permits.

23 **IT IS FURTHER RESOLVED** that the Clerk of the Board is directed to give notice
24 of this sale pursuant to Health and Safety Code Section 33431 and Government Code
25 Section 6066.

26 ///

27

28

EXHIBIT "A"
LEGAL DESCRIPTION
CONSERVATION EASEMENT

BEING PORTIONS OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN ON RECORD OF SURVEY BOOK 96 PAGES 29 THROUGH 344, INCLUSIVE, OF OFFICIAL RECORDS, LOCATED IN THE UNINCORPORATED AREA OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL "A"

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 WEST;

THENCE ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15 NORTH 00°40'55" WEST (RECORD NORTH 00°40'58" WEST PER RECORD OF SURVEY BOOK 96, PAGE 29 THROUGH 35), A DISTANCE OF 1799.50 FEET;

THENCE LEAVING SAID EASTERLY LINE SOUTH 89°19'05" WEST, A DISTANCE OF 733.00 FEET;

THENCE SOUTH 00°40'55" EAST, A DISTANCE OF 1024.50 FEET;

THENCE SOUTH 89°19'05" WEST, A DISTANCE OF 93.25 FEET TO A POINT ON THE EASTERLY LINE OF THE ELECTRICAL EASEMENT DESCRIBED BY DOCUMENT 1999-295036, OFFICIAL RECORDS;

THENCE SOUTH 34°16'51" EAST (RECORD SOUTH 34°16'42" EAST PER DOCUMENT 1999-295036 OFFICIAL RECORDS), A DISTANCE OF 876.98 FEET;

THENCE LEAVING SAID EASTERLY LINE NORTH 12°59'08" EAST, A DISTANCE OF 48.97 FEET;

THENCE NORTH 48°22'54" EAST, A DISTANCE OF 73.87 FEET;

THENCE NORTH 60°16'04" EAST, A DISTANCE OF 33.35 FEET;

THENCE NORTH 71°59'39" EAST, A DISTANCE OF 36.22 FEET;

THENCE NORTH 89°02'16" EAST, A DISTANCE OF 41.29 FEET;

THENCE SOUTH 61°06'13" EAST, A DISTANCE OF 43.07 FEET;

THENCE SOUTH 37°33'03" EAST, A DISTANCE OF 47.42 FEET;

THENCE SOUTH 05°10'15" EAST, A DISTANCE OF 45.32 FEET;

THENCE SOUTH 02°01'20" WEST, A DISTANCE OF 59.25 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID NORTHEAST QUARTER;

THENCE SOUTH 88°21'39" EAST (RECORD NORTH 89°21'30" WEST PER RECORD OF SURVEY BOOK 96, PAGE 29 THROUGH 35), A DISTANCE OF 101.98 FEET TO THE POINT OF BEGINNING;

DESCRIBED PARCEL CONTAINS 26.59 ACRES MORE OR LESS AND AS SHOWN ON ATTACHED EXHIBIT "B," ATTACHED HEREON AND MADE A PART HEREOF.

PARCEL "B"

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 WEST;

THENCE ALONG THE WESTERLY LINE OF THE NORTHEAST QUARTER NORTH 00°47'17" EAST (RECORD NORTH 00°47'08" EAST PER RECORD OF SURVEY BOOK 96, PAGE 29 THROUGH 35) , A DISTANCE OF 1038.31 FEET TO A POINT OF INTERSECTION WITH LAND DESCRIBED IN DEED TO MRF-GROVES DEVELOPMENT, L.P., A TEXAS LIMITED PARTNERSHIP AS INSTRUMENT NO. 2004-0960063 OFFICIAL RECORDS;

THENCE ALONG THE SOUTHERLY LINE OF SAID LAND SOUTH 89°12'43" EAST (RECORD NORTH 89°12'52" WEST PER DOCUMENT 2004-0960063 OFFICIAL RECORDS), A DISTANCE OF 574.94 FEET (RECORD 574.57' PER DOCUMENT 1999-295036 OFFICIAL RECORDS);

THENCE ALONG SAID SOUTHERLY LINE NORTH 83°23'05" EAST (RECORD SOUTH 83°22'56" WEST PER DOCUMENT 2004-0960063 OFFICIAL RECORDS), A DISTANCE OF 775.79 FEET;

THENCE LEAVING SAID SOUTHERLY LINE SOUTH 34°44'45" EAST, A DISTANCE OF 198.78 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF THE ELECTRICAL EASEMENT DESCRIBED BY DOCUMENT 1999-295036 OFFICIAL RECORDS;

THENCE ALONG SAID WESTERLY LINE SOUTH 17°55'48" EAST, A DISTANCE OF 104.04 FEET;

THENCE SOUTH 34°16'51" EAST (RECORD SOUTH 34°16'42" EAST PER DOCUMENT 1999-295036 OFFICIAL RECORDS), A DISTANCE OF 35.93 FEET;

THENCE SOUTH 63°53'43" WEST (RECORD SOUTH 63°53'52" WEST PER DOCUMENT 1999-295036 OFFICIAL RECORDS), A DISTANCE OF 6.31 FEET;

THENCE SOUTH 26°06'17" EAST (RECORD SOUTH 26°06'06" EAST PER DOCUMENT 1999-295036 OFFICIAL RECORDS), A DISTANCE OF 4.00 FEET;

THENCE NORTH 63°53'43" EAST (RECORD SOUTH 63°53'52" WEST PER DOCUMENT 1999-295036 OFFICIAL RECORDS), A DISTANCE OF 6.89 FEET;

THENCE SOUTH 34°16'51" EAST (RECORD SOUTH 34°16'42" EAST PER DOCUMENT 1999-295036 OFFICIAL RECORDS), A DISTANCE OF 32.57 FEET;

THENCE SOUTH 63°35'07" WEST (RECORD SOUTH 63°35'16" WEST PER DOCUMENT 1999-295036 OFFICIAL RECORDS), A DISTANCE OF 46.62 FEET;

THENCE SOUTH 26°24'53" EAST (RECORD SOUTH 26°24'44" EAST PER DOCUMENT 1999-295036 OFFICIAL RECORDS), A DISTANCE OF 4.00 FEET;

THENCE NORTH 63°35'07" EAST (RECORD SOUTH 63°35'16" EAST PER DOCUMENT 1999-295036 OFFICIAL RECORDS), A DISTANCE OF 47.17 FEET;

THENCE SOUTH 34°16'51" EAST (RECORD SOUTH 34°16'42" EAST PER DOCUMENT 1999-295036 OFFICIAL RECORDS), A DISTANCE OF 1034.82 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15;

THENCE NORTH 88°21'39" WEST (RECORD NORTH 88°21'30" WEST PER RECORD OF SURVEY BOOK 96, PAGE 29 THROUGH 35), A DISTANCE OF 2131.98 FEET TO **THE POINT OF BEGINNING;**

**EXCEPTING THEREFROM PORTIONS OF PIGEON PASS ROAD AS SHOWN ON
RECORD OF SURVEY BOOK 96 PAGES 29 THROUGH 344, INCLUSIVE, OF OFFICIAL
RECORDS,**

DESCRIBED PARCEL CONTAIN 43.41 ACRES MORE OR LESS AND AS SHOWN ON
ATTACHED EXHIBIT "B," ATTACHED HEREON AND MADE A PART HEREOF.

PREPARED UNDER THE DIRECTION OF:


JOHN L. KOEPKE, LESS. 7841 DATE
LICENSE EXPIRES 12/31/2008

EXHIBIT 'B'

LEGEND

P.O.B. INDICATES POINT OF COMMENCEMENT.

T.P.O.B. INDICATES TRUE POINT OF BEGINNING.

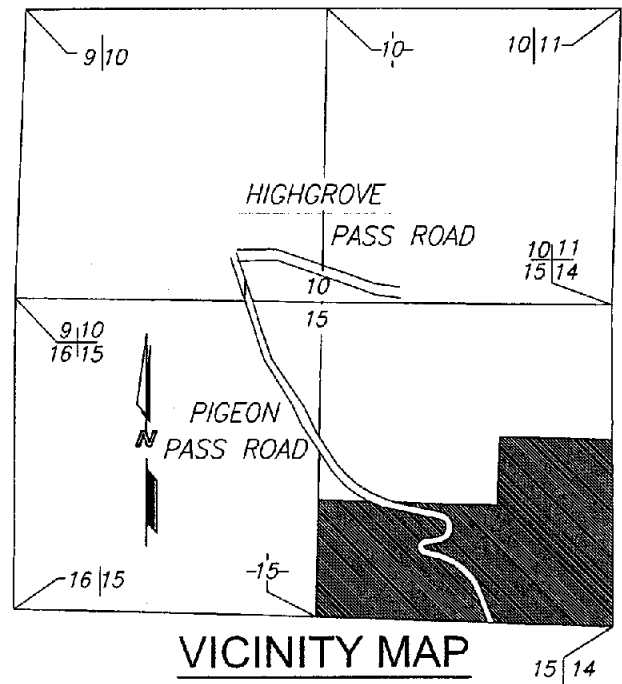
 INDICATES CONSERVATION EASEMENT.
AREA = 37.41 ACRES ±

() INDICATES RECORD DATA PER RECORD OF SURVEY
96/29-35.

[] INDICATES RECORD DATA PER INSTRUMENT No.
2004-0960063 O.R.

< > INDICATES RECORD DATA PER INSTRUMENT No.
2004-0702574 O.R.

{ } INDICATES RECORD DATA PER INSTRUMENT No.
1999-295036 O.R.



VICINITY MAP

NO SCALE

EASEMENT NOTES

- ① RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN PIGEON PASS ROAD.
- ② AN EASEMENT FOR ELECTRIC LINES, CONSISTING OF ONE OR MORE LINES OF METAL TOWERS, POLES AND/OR OTHER STRUCTURES, WIRES, CABLES, INCLUDING GROUND WIRES, BOTH OVERHEAD AND UNDERGROUND, AND COMMUNICATION CIRCUITS, EASEMENT FOR ROADS, INGRESS AND EGRESS AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION RECORDED DECEMBER 22, 1965 AS INSTRUMENT NO. 142874 OF OFFICIAL RECORDS.
- ③ AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, A CORPORATION RECORDED IN BOOK 1409, PAGE 555 OF OFFICIAL RECORDS.
- ④ AN EASEMENT FOR ELECTRIC LINES AND COMMUNICATION CIRCUITS WITH NECESSARY APPURTENANCES, BOTH OVERHEAD AND UNDERGROUND AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION RECORDED JULY 1, 1999 AS INSTRUMENT NO. 99-295036 OF OFFICIAL RECORDS.
- ⑤ MATTERS CONTAINED IN AN INSTRUMENT ENTITLED HIGHGROVE SANITARY LANDFILL—NOTICE OF LOCATION, COMPLETION AND CLOSURE OF SOLID WASTE DISPOSAL SITE, DATED MARCH 5, 2003, EXECUTED BY WASTEMANAGEMENT DEPARTMENT, COUNTY OF RIVERSIDE, UPON THE CONDITIONS AND PROVISIONS CONTAINED THEREIN, RECORDED MARCH 17, 2003 AS INSTRUMENT NO. 03-184860 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.



JOHN L. KOEPKE L.S. 7841 DATE
LIC. EXP. DATE: 12/31/2008



Stantec

STANTEC CONSULTING INC.
277 RANCHEROS DRIVE
SUITE 300
SAN MARCOS, CA 92069
760.891.3200

stantec.com

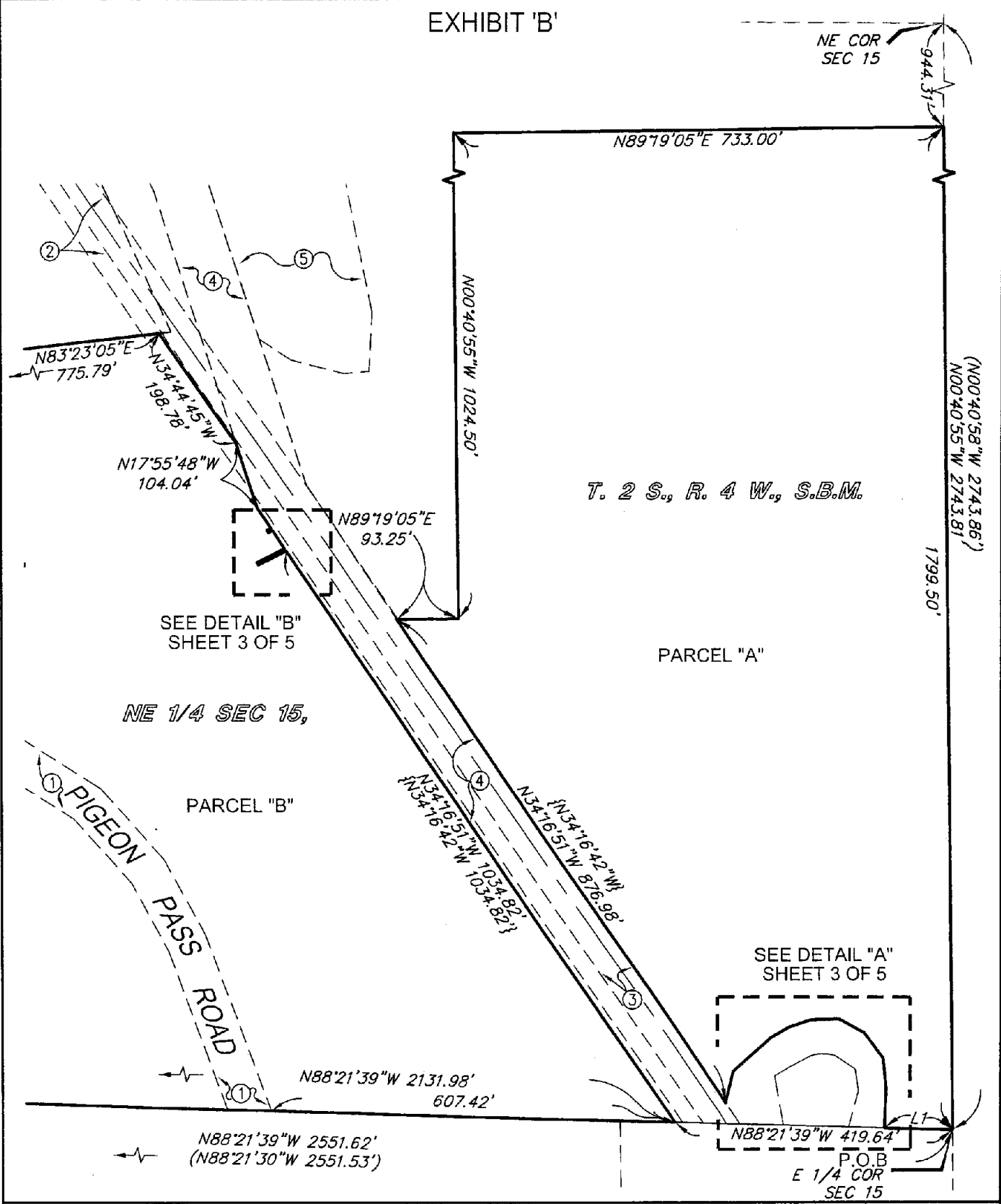
COUNTY OF RIVERSIDE, CALIFORNIA
CONSERVATION EASEMENT
SPRING MOUNTAIN RANCH

SCALE : NTS

DATE: 03/08/07

SHEET 1 OF 5

EXHIBIT 'B'



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SUITE 300
SAN MARCOS, CA 92069
760.891.3200

stantec.com

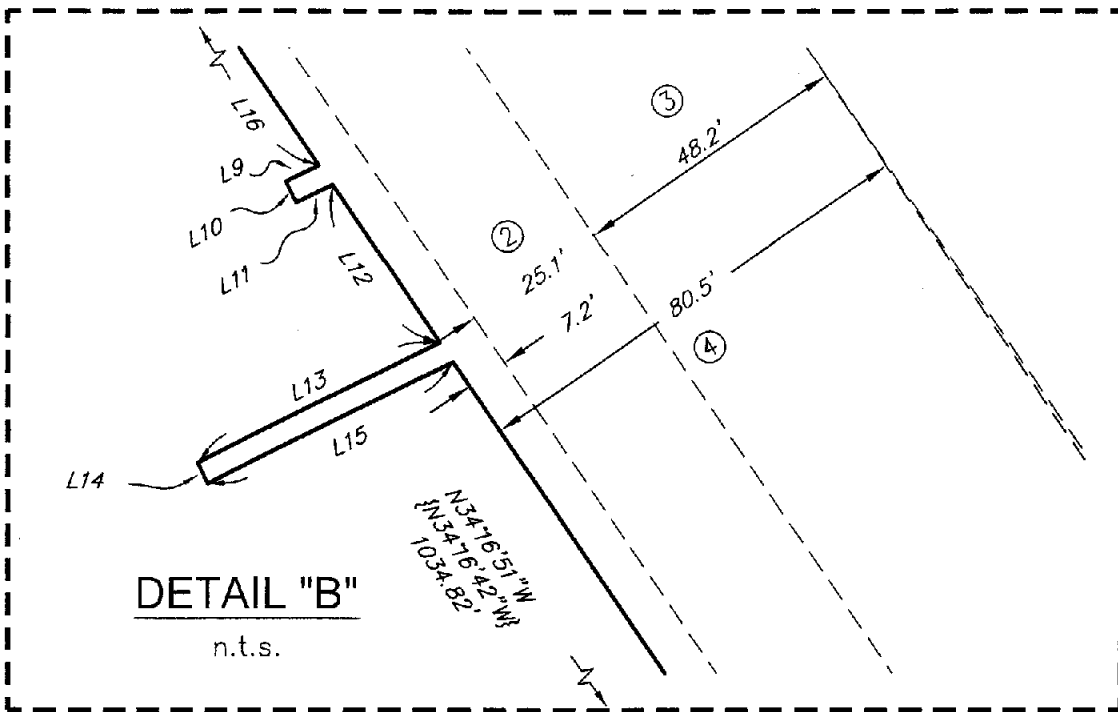
COUNTY OF RIVERSIDE, CALIFORNIA
CONSERVATION EASEMENT
SPRING MOUNTAIN RANCH

SCALE : 1"=200'

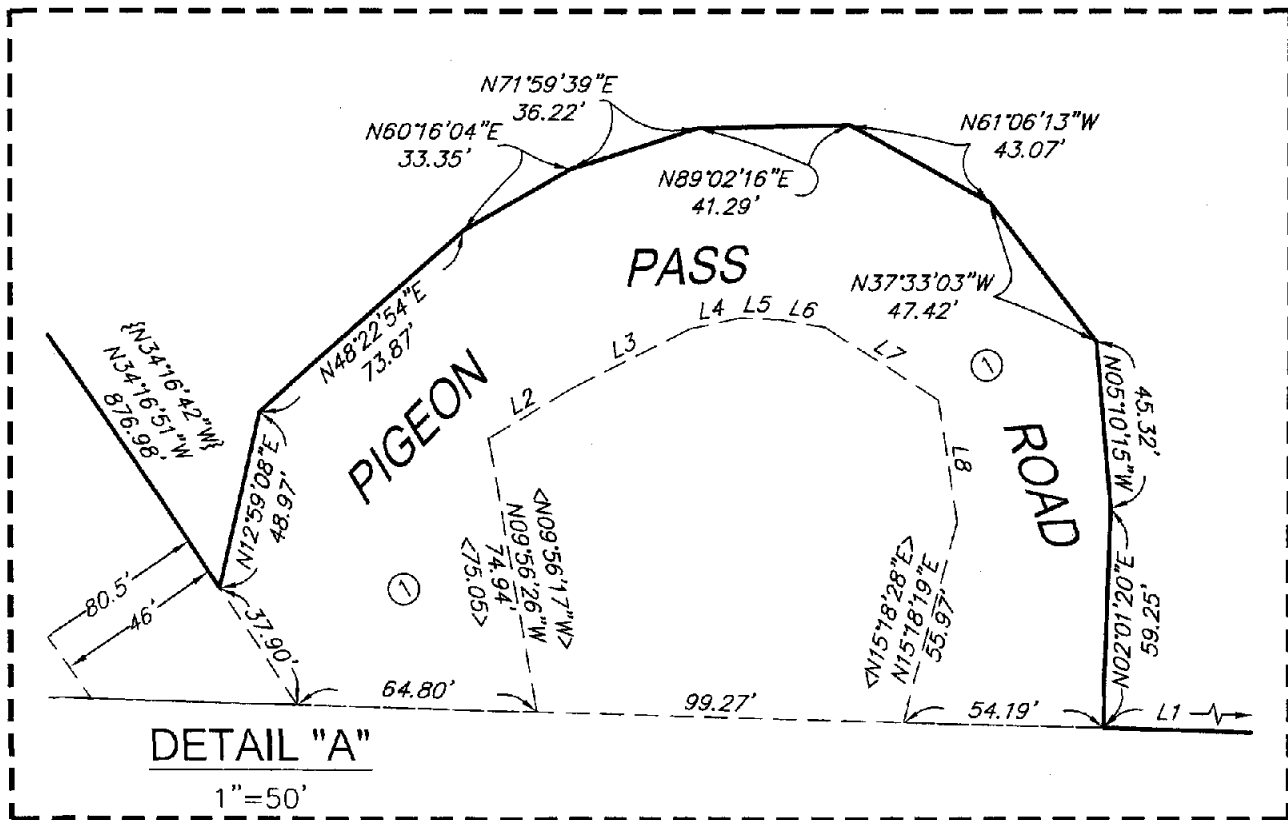
DATE: 03/08/07

SHEET 2 OF 5

EXHIBIT 'B'



NOTE: SEE SHEET 4 OF 5 FOR LINE DATA




STANTEC CONSULTING INC.
 277 RANCHEROS DRIVE
 SUITE 300
 SAN MARCOS, CA 92069
 760.891.3200
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COUNTY OF RIVERSIDE, CALIFORNIA
CONSERVATION EASEMENT
 SPRING MOUNTAIN RANCH

SCALE : 1"=50'
 DATE: 03/08/07
 SHEET 3 OF 5

EXHIBIT 'B'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N88°21'39"W	101.98'
L2	N58°28'14"E	25.91'
L3	N63°18'00"E	35.94'
L4	N78°13'45"E	13.65'
L5	N88°58'46"W	10.40'
L6	N80°24'34"W	13.36'
L7	N57°23'09"W	36.34'
L8	N08°54'41"W	33.56'
L9	N63°53'43"E	6.31'
L10	N26°06'17"W	4.00'
L11	N63°53'43"E	6.89'
L12	N34°16'51"W	32.57'
L13	N63°35'07"E	46.62'
L14	N26°24'53"W	4.00'
L15	N63°35'07"E	47.17'
L16	N34°16'51"W	35.93'

RECORD DATA		
LINE	BEARING	LENGTH
L1	(N89°21'30"W)	-----
L2	<N58°28'23"E>	-----
L3	<N63°18'09"E>	-----
L4	<N78°13'54"E>	-----
L5	<N88°58'37"W>	-----
L6	<N80°24'25"W>	-----
L7	<N57°23'00"W>	-----
L8	<N08°54'32"W>	-----
L9	{N63°53'52"E}	-----
L10	{N26°06'06"W}	-----
L11	{N63°53'52"E}	-----
L12	{N34°16'42"W}	---
L13	{N63°35'16"E}	-----
L14	{N26°24'44"W}	-----
L15	{N63°35'16"E}	---
L16	{N34°16'42"W}	-----



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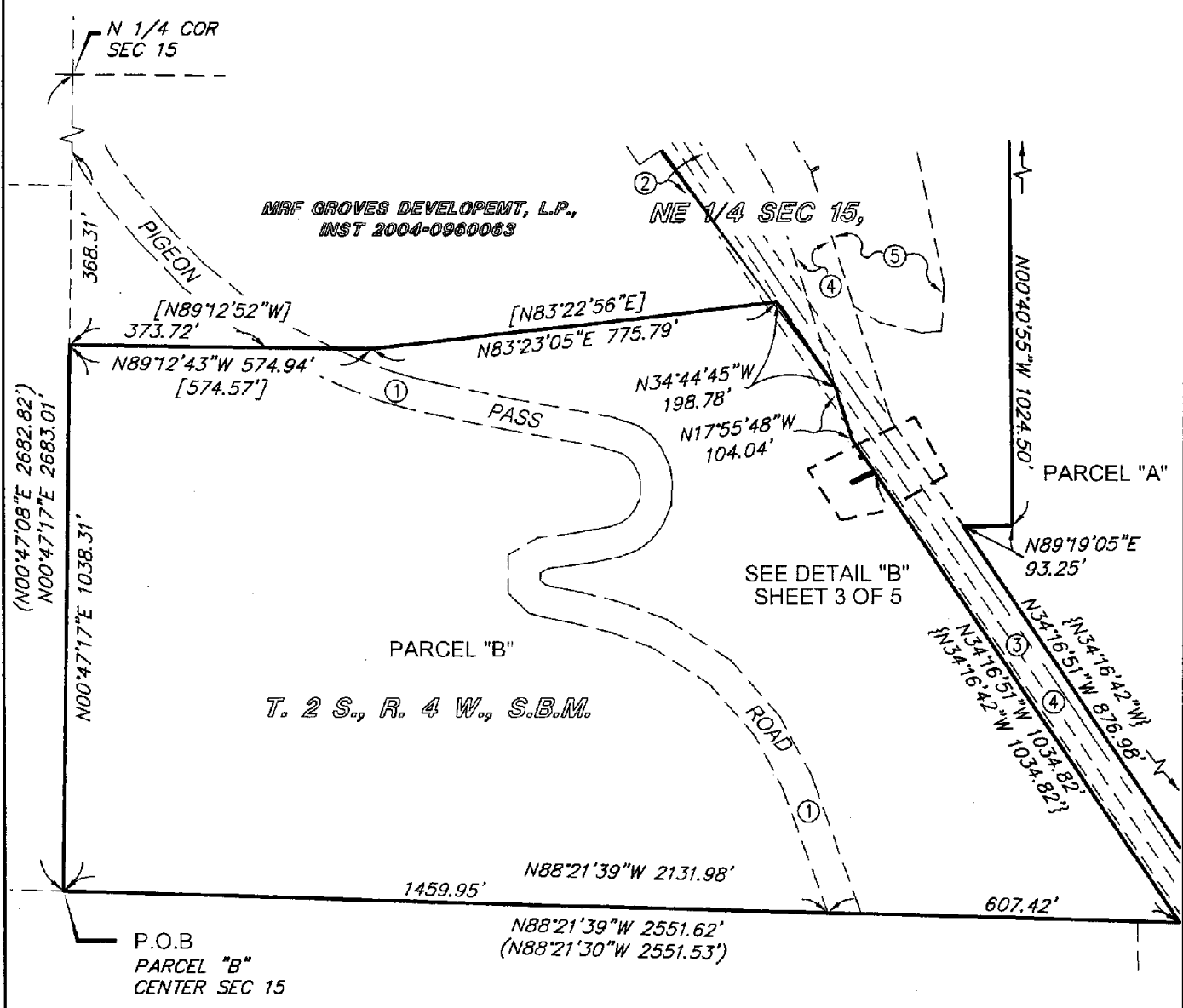
COUNTY OF RIVERSIDE, CALIFORNIA
 CONSERVATION EASEMENT
 SPRING MOUNTAIN RANCH

SCALE: N.A.

DATE: 03/08/07

SHEET 4 OF 5

EXHIBIT 'B'



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COUNTY OF RIVERSIDE, CALIFORNIA
CONSERVATION EASEMENT
 SPRING MOUNTAIN RANCH

SCALE :1"=200'
 DATE: 03/08/07
 SHEET 5 OF 5