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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:
March 21, 2008

SUBJECT: RDA Resolution No. 2008-029, Authorization to Purchase Real Property in the Rubidoux Area, APNs 181-020-022, 023, 027, 028, & 029 – 2nd District

RECOMMENDED MOTION: That the Board of Directors:

1. Adopt RDA Resolution No. 2008-029, Authorization to Purchase Real Property in the Rubidoux Area located at 5696-5770 Mission Boulevard, known as APNs 181-020-022, 023, 027, 028, & 029 for the sum of \$11,440,000 plus escrow fees;
2. Approve and authorize the Chairman of the Board to execute the Acquisition Agreement for the Purchase of APNs 181-020-022, 023, 027, 028, & 029;
3. Authorize the Clerk of the Board to certify acceptance of any documents pertaining to this transaction; and,
4. Authorize the Executive Director of the Redevelopment Agency or designee to execute and take all necessary steps to implement the Acquisition Agreement including signing subsequent, necessary related documents to complete this transaction.

(continued on page 2)

Reviewed by
CIP TEAM
 Departmental Concurrence: *S. Evelyn Chow*

FORM APPROVED COUNTY COUNSEL
 BY: *Michelle Clack*
 DATE: 3/24/08
MICHELLE CLACK

Robin Zimpfer

RZ:DL:TE:JP:DC:kh

Robin Zimpfer
Executive Director

S:\RealProperty\Real Property\District Projects\Dist 2\Mission Plaza\Project\RDA\Fm11\authorization3-21-08.doc

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 11,440,000 plus escrow fees	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2007/2008

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: YES

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

C.E.O. RECOMMENDATION: APPROVE
BY: *Jennifer L. Sargent*
County Executive Office Signature

Polli cy Polli cy
 Consent Consent
 Dept's Recomm.: Per Exec. Ofc.:

Prev. Agn. Ref.: District: 2 Agenda Number:

4.2

March 21,

Page 2

BACKGROUND: The Agency, in its continuing commitment to eliminate blight within the Jurupa Valley Project Area, has identified the preferred site to be acquired, also known as Assessor's Parcel Numbers 181-020-022, 023, 027, 028, & 029, herein referred to as "the Property", located at 5696-5770 Mission Boulevard, for this effort.

Agency staff has successfully negotiated a settlement of the acquisition of the Property which consists of approximately 16.12 acres or 702,187 square feet owned by Mission Plaza Properties, LTD, a California Limited Partnership, at a purchase price of \$11,440,000 plus escrow costs. This value is consistent with current property values of comparable property based on an independent fee appraisal report.

Agency Staff recommends approval and allocation of \$11,440,000 plus escrow fees, from the Jurupa Valley Redevelopment, for the acquisition of the subject parcel and the adoption of RDA Resolution No. 2008-029.

1 BOARD OF DIRECTORS

REDEVELOPMENT AGENCY

2 **RDA RESOLUTION NO. 2008-029**
3 **AUTHORIZATION TO PURCHASE REAL PROPERTY**
4 **IN THE RUBIDOUX AREA**
5 **APNS 181-020-022, 023, 027, 028, AND 029**
6 **Second Supervisorial District**

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

12 **WHEREAS**, On July 9, 1996, the Riverside County Board of Supervisors
13 adopted Ordinance Nos. 762 and 763 approving the Redevelopment Plan, hereinafter
14 "Plan," for the Jurupa Valley Project Area, hereinafter "Project Area", which amended
15 and merged several smaller project areas adopted in 1986, 1987, 1988, and 1989; and

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

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

22 **WHEREAS**, the Agency has identified the need to acquire the preferred site in
23 order to eliminate blight by facilitating the redevelopment of the existing commerical
24 development on the site, hereinafter the "Proposed Project"; and

25 **WHEREAS**, the Agency has, based on an independent fee appraisal report,
26 negotiated a purchase price of \$11,440,000, hereinafter the "Purchase Price", for
27 Assessor's Parcel Numbers 181-020-022, 023, 027, 028, AND 029 located at 5696-
28 5770 Mission Boulevard in the unincorporated community of Rubidoux area of the
County of Riverside (the "Property") more particularly described in Exhibit "A," attached
hereto and made a part hereof; and

FORM APPROVED COUNTY COUNSEL
DATE 3/25/08
MICHELLE CLACK

1 **WHEREAS**, the Property is located within the Project Area; and

2 **WHEREAS**, the Proposed Project will assist in implementing the Plan, for the
3 Project Area and will help eliminate blighting conditions within the Project Area; and

4 **WHEREAS**, the Agency intends to subsequently sell the property for
5 rehabilitation as a commerical retail center; and

6 **WHEREAS**, prior to using the Property for the purposes described in the Plan,
7 the Agency understands and agrees to fully comply with the California Environmental
8 Quality Act.

9 **BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of Directors of
10 the Redevelopment Agency for the County of Riverside, State of California, in regular
11 session assembled on April 1, 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. That the Redevelopment Agency for the County of Riverside is authorized
15 to purchase real property in the unincorporated area of Rubidoux, County of Riverside.

16 3. That the Chairman of the Board of Directors is hereby authorized to
17 execute any and all documents necessary to purchase the real property from Mission
18 Plaza Properties, LTD, a California Limited Partnership.

19 4. That the Executive Director of the Redevelopment Agency for the County
20 of Riverside, or designee is hereby authorized to take the necessary steps to implement
21 the Acquisition Agreement including signing subsequent, necessary related documents
22 to complete this purchase.
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Exhibit "A"

Parcel 1:

That portion of Lots 4, and 5 of T.M. Parson's Survey of a portion of the Jurupa Rancho as shown by Map on file in book 1, page(s) 68 of Record of Survey, San Bernardino County Records, described as follows:

Beginning at a point on the Northwesterly line of said Lot 4, which bears South 33° 46' 20" West, 134.89 feet from a point on the Southwesterly line of Mission Boulevard, as conveyed to the County of Riverside, by Deed recorded June 4, 1914, in book 398, page(s) 345 of Deeds, Riverside County Records; thence South 58° 50' East, 131.86 feet; thence South 33° 47' West, 5.11 feet; thence South 58° 50' East, 135 feet, thence South 33° 47' West, 20 feet to the Northeast corner of the parcel conveyed to Ralph T. Moore, et ux, by Deed recorded March 29, 1960 in book 2664, page(s) 182 of Official Records, Riverside County Records; thence North 58° 50' West 132.02 feet; thence South 33° 47' West 136 feet to the Southwest corner of the parcel conveyed to Ralph T. Moore, et ux, recorded March 29, 1960; thence South 39° 50' East 132.02 feet to the Southeast corner of said Ralph T. Moore parcel; thence South 38° 50' West 14 feet to the Northeast corner of the parcel conveyed to Robert O. Hunter, et ux, by deed recorded February 18, 1949 as Instrument No. 2105; thence North 58° 50' West 132.02 feet to the Northwest corner of said parcel so conveyed to Robert O. Hunter, et ux; thence South 33° 47' West 388.74 feet, along the Westerly line of said parcel and the Westerly line of Lots 13, 12, 11, 10 and 9 as shown on the Map of Hunter Subdivision No. 2, on file in book 23, page(s) 71 of Maps, Riverside County Records, to the Northeast line of Lot 14 as shown on said Map; thence North 56° 27' 20" West 134.62 feet to the North corner of Lot "A" (Briggs Street) as shown on said Map; thence North 33° 46' 20" East 413.20 feet; thence North 58° 50' West, leaving the Northwest line of Lot 4 of T.M. Parson's Survey, a distance of 9.01 feet to the East line of a parcel conveyed to Sidney M. Barton, et al, by deed recorded October 27, 1958 in book 2354, page(s) 68 of Official Records, Riverside County Records; thence North 33° 46' 20" East, along said Barton Parcel 144.95 feet to a point North 58° 50' West of the point of beginning; thence South 58° 50' East, 15.61 feet to the point of beginning.

Parcel 2:

That portion of Lots 7 and 8 of T.M. Parsons Survey of a portion of the Jurupa Rancho, as shown by Map on file in book 1, page(s) 68 of Maps, San Bernardino County, and also a portion of Lot 11 of Miller and Newman's Survey Rubidoux Rancho, as shown by map on file in book 7, page(s) 36 of maps, San Bernardino County Recorder, described as follows:

Beginning at a point on the Northwesterly line of Lot 7 which is a point of intersection of the Northwesterly line of said Lot 7 with the Southwesterly line of Mission Boulevard as conveyed to the County of Riverside by Deed recorded June 4, 1914 in book 398, page(s) 345 of Deeds, Riverside County Records; thence South 33° 46' 20" West, 171.18 feet; thence South 58° 50' East, parallel with the Southwesterly line of Mission Boulevard, 59.28 feet; thence South 31° 10' West, 362.75 feet; thence North 58° 50' West, 111.62 feet to the Southeasterly line of that certain parcel conveyed to the Governing Board of West Riverside School District by Deed filed for record May 14, 1948 as Instrument No. 1899; thence North 33° 46' 20" East on the Southeasterly line of said Parcel, 129.67 feet to the most Easterly corner of said Parcel; thence North 57° 38' 30" West, 128.3 feet to the most Northerly corner of said Parcel on the Northwesterly line of said Lot 8; thence Northeasterly on the Northwesterly line of said Lot 8, a distance of 13.7 feet to the most Easterly corner of that certain parcel conveyed to the West Riverside School District by Deed recorded June 30, 1934 in book 180, page(s) 399 of Official Records; thence Northwesterly on the Northeasterly line of the last mentioned certain parcel and along the Southwesterly line of the land described in the Quitclaim Deed from the County of Riverside to Wilvine Investments, Inc., recorded March 14, 1962 as Instrument No. 23577, Riverside County Records, to that certain curve concave Northwesterly having a radius of 544 feet in the Southeasterly line of Riverview Drive as established in said Quitclaim Deed; thence Northeasterly along the last mentioned Southeasterly line and along the Southeasterly line of Riverview Drive (formerly Limonite Avenue) as described in the Deed to the County of Riverside, recorded August 19, 1960 as Instrument No. 73109, to the Southwesterly line of that certain parcel conveyed to the Douglas Oil Company of California by Deed filed for record December 13, 1957 as Instrument No. 92030; thence South 58° 50' East, on the Southwesterly line of said parcel, 138.29 feet to the most Southerly corner thereof; thence North 31° 10' East on the Southeasterly line of said Parcel, 125 feet to the Southwesterly line of Mission Boulevard above referred to; thence South 58° 50' East on the Southwesterly line of Mission Boulevard, 44.41 feet to the point of beginning.

A portion of said land being a portion of the land as shown on a Record of Survey Map on file in book 10, page(s) 81 of Record of Surveys, Riverside County Records.

Parcel 3:

That portion of Lots 4 and 5 of T.M. Parsons Survey of a portion of Lot 11 of Rubidoux Rancho, in the County of Riverside, State of California, as shown by map on file in book 1, page(s) 68 of maps, Records of San Bernardino County, described as follows:

Legal description Continued

Beginning at the intersection of the Northwesterly line of said Lot 4 with the Southwesterly line of Mission Boulevard as conveyed to the County of Riverside by deed recorded June 4, 1914 in book 398, page(s) 345, of Deeds, Records of Riverside County, California;

South 58° 50' East on the Southwesterly line of Mission Boulevard, 131.89 feet, thence South 33° 47' West on the Northwesterly line of that certain parcel conveyed to Ralph T. Moore and wife, by deed recorded January 2, 1948 in book 888, page(s) 43, Official Records, 134.89 feet;

Thence North 58° 50' West, parallel with the Southwesterly line of said Mission Boulevard, 131.86 feet on the Northwesterly line of said Lot 4 which bears South 33° 46' 20" West, 134.89 feet from the Southwesterly of said Mission Boulevard; thence continuing North 58° 50' West and parallel with the Southwesterly line of said Mission Boulevard, 200 feet;

Thence North 33° 45' 20" East, parallel with the Southeasterly line of said Lot 5, 134.89 feet to a point on the Southwesterly line of said Mission Boulevard;

Thence South 58° 50' East on the Southwesterly line of said Mission Boulevard 200 feet to the point of beginning.

Parcel 4:

That portion of Lots 5, 6, 7 and 8 T.M. Parson's Survey of a portion of Lot 11 of Rubidoux Rancho, as shown by map on file in book 1, page(s) 68 of Record of Survey, San Bernardino County Records, described as follows:

Beginning at a point on the Southwesterly line of Mission Boulevard, as conveyed to the County of Riverside by deed recorded June 4, 1914 in book 398, page(s) 345 of Deeds, Riverside County Records, which bears North 59° 50' West 242.13 feet from its intersection with the Southeasterly line of Lot 5 of said T.M. Parson's Survey; thence South 31° 10' West 683.75 feet to the intersection of the Northwesterly prolongation of the Northeasterly line of Briggs Street, as shown by Map on Hunter's Subdivision Unit No. 2, on file in book 23, page(s) 71 of Maps, Riverside County Recorder; thence North 58° 50' 30" West 633.90 feet to the Southwesterly line of that certain parcel conveyed to the Governing Board of the West Riverside School District by deed recorded May 14, 1948 as Instrument No. 1899; thence North 33° 46' 20" East on said line, 150.16 feet to the Southerly line of that certain parcel conveyed to Eugeniavee Corporation by Deed recorded October 9, 1961 as Instrument No. 86096; thence South 58° 50' East 111.62 feet; thence North 31° 10' East 362.75 feet; thence North 58° 50' West 59.28 feet to the Northwesterly line of Lot 7, thence North 33° 46' 20" East on said line, 171.18 feet to the Southwesterly line of Mission Boulevard above referred to; thence South 58° 50' East on the Southwesterly line of Mission Boulevard, 567.05 feet to the point of beginning.

Parcel 5:

That portion of Lot 5 of T.M. Parson's Survey of a portion of the Jurupa Rancho, as shown by Map on file in book 1, page(s) 68 of Records of San Bernardino County, California, described as follows:

Beginning at a point on the Southwesterly line of Mission Boulevard, as conveyed to the County of Riverside by deed recorded June 4, 1914 in book 398, page(s) 345 of Deeds, Records of Riverside County, California, which bear North 58° 50' 00" West, a distance of 200.00 feet from the point of intersection of the Southeasterly line of Lot 5 of said T.M. Parson's Survey with the Southwesterly line of said Mission Boulevard;

Thence South 33° 46' 20" West, parallel with the Southeasterly line of said Lot 5, a distance of 134.89 feet;

Thence South 58° 50' 00" East, a distance of 184.39 feet;

Thence South 31° 10' 00" West, a distance of 144.95 feet to a point on the Westerly prolongation of the Northerly line of Molino Way, as shown on a Map of Hunter Subdivision on file in book 20, page(s) 100 of Maps, Records of Riverside County, California.

Thence South 58° 50' 00" East along said Westerly prolongation of the Northerly line of Molino Way, a distance of 9.05 feet to its intersection with the Southeasterly line of Lot 5 of said T.M. Parson's Survey;

Thence South 33° 46' 20" West, along Southeasterly line of Lot 5 of said T.M. Parson's Survey, a distance of 413.20 Feet to in the City of, County of, State of California. Northerly corner of Briggs Streets, as shown on a Map of Hunter Subdivision, Unit No. 2 on file in book 23, page(s) 71 of Maps, Records of Riverside County, California;

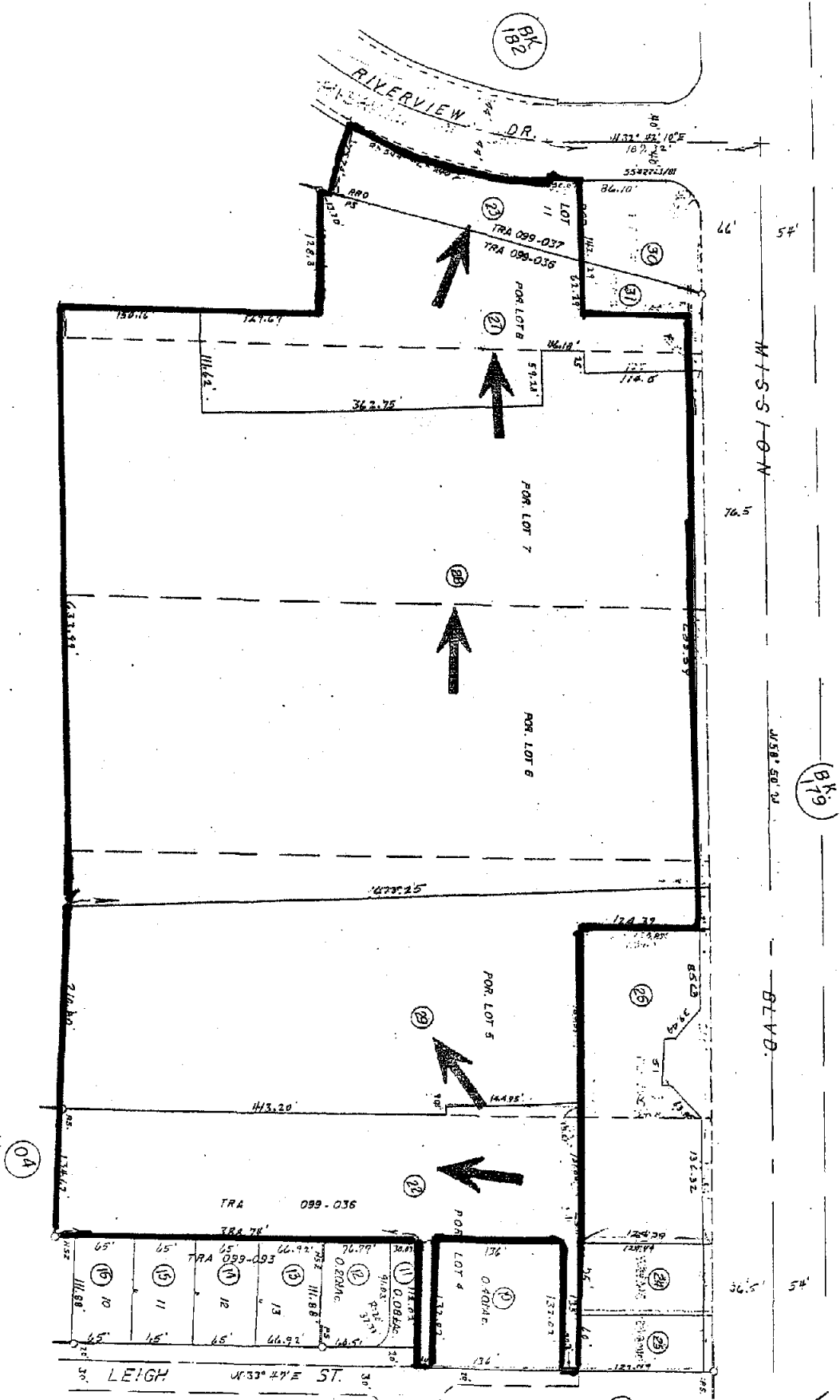
Thence North 56° 27' 20" West, a distance of 210.80 feet;

Legal description Continued

Thence North $31^{\circ} 10' 00''$ East, a distance of 683.75 feet to the Southwesterly line of said Mission Boulevard;

Thence South $58^{\circ} 50' 00''$ East, along the Southwesterly line of Mission Boulevard, a distance of 42.13 feet to the point of beginning.

[] = SUBJECT PROPERTY



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