

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

622



FROM: Redevelopment Agency

SUBMITTAL DATE:
March 19, 2008

SUBJECT: Adoption of RDA Resolution No. 2008-037, Notice of Intent to Purchase Real Property in the Jurupa Valley Project Area, APN 182-311-001 - Second District.

RECOMMENDED MOTION: That the Board of Directors:

1. Adopt RDA Resolution No. 2008-037, Notice of Intent to Purchase Real Property in the Jurupa Valley Project Area, within the unincorporated area of the County of Riverside;
2. Authorize the Clerk of the Board to give notice of this proposed purchase pursuant to Health and Safety Code Section 33397 and Government Code Section 6063; and
3. Authorize the Executive Director or designee to prepare and bring back for approval an acquisition agreement between the Redevelopment Agency and Rubidoux Grange No. 611, a Non-Profit Fraternal Corporation.

BACKGROUND: The Agency, in its continuing commitment to redevelop communities throughout the County, desires to purchase the subject parcel identified as Assessor's Parcel Number 182-311-001, located within the Jurupa Valley Project Area in the unincorporated area of Riverside County. (continued on page 2)

Reviewed by
CIP TEAM
Departmental Coordinator Plans

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

RZ:DL:TE:JP:DC:JM:kh

Robin Zimpfer
Robin Zimpfer
Executive Director

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FINANCIAL DATA	Current F.Y. Total Cost:	\$ 375,000 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: NO

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

Jennifer L. Sargent
Jennifer L. Sargent

County Executive Office Signature

Policy
 Policy
 Consent
 Consent

Dept's Recomm.:

 Per Exec. Ofc.:

Prev. Agn. Ref.:

District: 2

Agenda Number:

Form 11 - Notice of Intent to Purchase Real Property in the Rubidoux Sub Area, APN 182-311-001.

2ND District

March 19, 2008

Page 2

BACKGROUND: The property will be used by the Agency to implement the redevelopment plan for the Rubidoux community, as well as assist in the elimination of physical blighting conditions as set forth in the Agency's Implementation Plan.

Agency staff has successfully negotiated the purchase price of \$375,000 with the property owner, Rubidoux Grange No. 611, a Non-Profit Fraternal Corporation. This price is consistent with current property values in the Rubidoux area, based on an independent fee appraisal report.

It is recommended that the Board adopt RDA Resolution No. 2008-037 giving notice of Agency's intent to acquire the subject property.

BOARD OF DIRECTORS

REDEVELOPMENT AGENCY

**RDA RESOLUTION NO. 2008-037
NOTICE OF INTENT TO PURCHASE REAL PROPERTY IN THE
JURUPA VALLEY PROJECT AREA
Second Supervisorial District**

WHEREAS, the Redevelopment Agency for the County of Riverside 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, the Riverside County Board of Supervisors adopted redevelopment plans for Redevelopment Project Area Nos. 1-1986, Jurupa Valley, Mid-County, Desert Communities and the I-215 Corridor, as amended, hereinafter the "Project Areas"; and

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

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

WHEREAS, the Agency has, based on an independent fee appraisal report, negotiated a purchase price of \$375,000 for Assessor's Parcel Number 182-311-001, hereinafter the "Property", and more particularly described in Exhibit "A", attached hereto and incorporated herein; and

WHEREAS, the Property is located within the Jurupa Valley Project Area ("Project Area"); and

WHEREAS, the acquisition of the Property will assist in implementing the redevelopment plan for the Project-Area, hereinafter "the Plan", and will help eliminate physical blighting conditions within the Project-Area; and

WHEREAS, prior to using the Property for the purposes described in the Plan,

FORM APPROVED COUNTY COUNSEL
DATE 3/17/08
MICHELLE CLACK

1 the Agency understands and agrees to fully comply with the California Environmental
2 Quality Act.

3 **BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of Directors of
4 the Redevelopment Agency for the County of Riverside, State of California, that certain
5 real property located within the County of Riverside, State of California, shown on
6 Exhibit "A", is desired by Agency for redevelopment purposes and NOTICE IS HEREBY
7 GIVEN that it is the intention of the Board of Directors to purchase said real property
8 pursuant to the provisions of Section 33391 of the Health and Safety Code upon the
9 following term and conditions:

10 1. The nature of the property to be purchased is commercial with a single
11 unoccupied structure, totaling approximately 12,632 sq. ft., or 0.29 acres, and is located
12 at 3865 Riverview Drive, in the unincorporated area of the County of Riverside, State of
13 California.

14 2. The seller of the subject property is Rubidoux Grange No. 611, a Non-
15 Profit Fraternal Corporation.

16 3. The purchase price of the property is \$375,000.

17 4. The agreement to purchase the property shall be considered by the Board
18 of Directors on May 6, 2008 in the meeting room of the Board of Directors, County
19 Administrative Center, 4080 Lemon Street, 1st Floor, Riverside, California, 92501-3656,
20 at 9:00 AM, or as soon thereafter as the agenda of the Board permits.

21 IT IS FURTHER RESOLVED that the Clerk of the Board is directed to give notice
22 of this purchase pursuant to Health and Safety Code Section 33397 and Government
23 Code Section 6063.

EXHIBIT "A"

PARCEL 1:

THAT PORTION OF LOT 12 IN BLOCK 1 OF WEST RIVERSIDE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 9 PAGE (S) 34 OF MAPS, SAN BERNARDINO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF SAID LOT WITH THE NORTHERLY LINE OF RIVERVIEW DRIVE, AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED AUGUST 6, 1940 IN BOOK 474 PAGE 126 OFFICIAL RECORDS RIVERSIDE; THENCE NORTH 58° 53' 30" WEST 165 FEET ON THE NORTHEASTERLY LINE OF SAID LOT TO THE POINT OF BEGINNING; SAID POINT BEING THE MOST NORTHERLY CORNER OF THAT CERTAIN PARCEL CONVEYED TO RUBIDOUX GRANGE NO. 611, INC., BY DEED RECORDED NOVEMBER 3, 1953 AS INSTRUMENT NO. 52682 OFFICIAL RECORDS RIVERSIDE; THENCE CONTINUING NORTHWESTERLY 50 FEET ON THE NORTHEASTERLY LINE OF SAID LOT;
THENCE SOUTHWESTERLY 75 FEET AT RIGHT ANGLES TO THE NORTHEASTERLY LINE OF SAID LOT AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID PARCEL CONVEYED TO RUBIDOUX GRANGE;
THENCE SOUTHEASTERLY 50 FEET, PARALLEL TO THE NORTHEASTERLY LINE OF SAID LOT TO THE MOST WESTERLY CORNER OF SAID RUBIDOUX GRANGE PARCEL 1;
THENCE NORTHEASTERLY, 75 FEET ON THE NORTHWESTERLY LINE OF SAID PARCEL TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF LOT 12 IN BLOCK 1 OF WEST RIVERSIDE, AS SHOWN BY MAP ON FILE IN BOOK 9 PAGE 34 OF MAPS, SAN BERNARDINO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF THAT CERTAIN PARCEL CONVEYED TO RUBIDOUX GRANGE NO. 611 INC., BY DEED RECORDED NOVEMBER 3, 1953 AS INSTRUMENT NO. 52682 OFFICIAL RECORDS RIVERSIDE; WITH THE NORTHWESTERLY LINE OF THAT CERTAIN PARCEL CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED AUGUST 19, 1960 AS INSTRUMENT NO. 73102 OFFICIAL RECORDS RIVERSIDE; SAID POINT OF BEGINNING BEING ON A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 844 FEET;
THENCE SOUTHWESTERLY ON THE ARC OF SAID CURVE, 40.5 FEET;
THENCE NORTHERLY IN A DIRECT LINE TO THE WESTERLY CORNER OF SAID RUBIDOUX GRANGE PARCEL;

THENCE SOUTHEASTERLY, ON THE SOUTHWESTERLY LINE OF SAID
PARCEL TO THE POINT OF BEGINNING.

PARCEL 3:

PORTION OF LOT 12, BLOCK 1 OF WEST RIVERSIDE, S SHOWN BY MAP
ON FILE IN BOOK 9 PAGE 34 OF MAPS, RECORD OF SAN BERNARDINO
COUNTY, CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF
LOT 12 WITH THE NORTHWESTERLY LINE OF A ROAD KNOWN AS
RIVERVIEW DRIVE, AS ESTABLISHED BY DEED RECORDED TO THE
COUNTY OF RIVERSIDE, RECORDED IN BOOK 474 PAGE 126 OF
RIVERSIDE COUNTY OFFICIAL RECORDS; THENCE NORTHWESTERLY ON
THE NORTHEASTERLY LINE OF SAID LOT 155 FEET; THENCE
SOUTHWESTERLY AT RIGHT ANGLES TO THE NORTHEASTERLY LINE OF
SAID LOT 60 FEET; THENCE SOUTHEASTERLY AND PARALLEL WITH THE
NORTHEASTERLY LINE OF SAID LOT TO THE NORTHWESTERLY OF SAID
ROAD KNOWN AS RIVERSIDE DRIVE, AS ESTABLISHED BY SAID DEED
TO THE COUNTY OF RIVERSIDE COUNTY; THENCE NORTHEASTERLY ON
THE NORTHWESTERLY LINE OF SAID ROAD AS ESTABLISHED BY SAID
DEED TO THE COUNTY OF RIVERSIDE TO POINT OF BEGINNING.

