

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

121



**FROM:** Economic Development Agency / Facilities Management

**SUBMITTAL DATE:**  
December 18, 2012

**SUBJECT:** Ben Clark Training Center – Water System Construction Notice of Completion and Grant Deed

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Approve and authorize the Chairman of the Board to execute the attached Notice of Completion for Western Municipal Water District;
2. Approve and authorize the Chairman of the Board to execute the attached Grant Deed for the Water System conveying the improvements to Western Municipal Water District; and
3. Delegate authority to the Assistant County Executive Officer/EDA, or his designee, to execute any other documents necessary to complete this transaction.

**BACKGROUND:** (Commences on Page 2)

Robert Field  
Assistant County Executive Officer/EDA

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2012/13

**COMPANION ITEM ON BOARD AGENDA:** No

**SOURCE OF FUNDS:** N/A

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

**C.E.O. RECOMMENDATION:**

APPROVE

BY:

**County Executive Office Signature**

Dep't Recomm.:  Consent  Policy

Per Exec. Ofc.:  Consent  Policy

Prev. Agn. Ref.:

District: 1/1

Agenda Number

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

**3-7**  
Jan. 08, 2013

URM APPROVED COUNTY COUNSEL  
 DATE 12/18/12  
 Departmental Counsel: RICHIA MUNROE

**BACKGROUND:**

On July 23, 2004, the County of Riverside granted an easement in favor of Western Municipal Water District (WMWD) to construct a pipeline to provide water service to the Firing Range at Ben Clark Training Center (BCTC). On February 16, 2005, the County entered into an agreement with WMWD wherein it was set forth that the County would develop the water system, and then upon completion of the project, the County would execute a Notice of Completion (NOC) to be filed by WMWD and a Grant Deed vesting title of the water system and appurtenances to WMWD. Although the improvements were completed, these actions were never taken.

The County made an initial deposit with WMWD to cover the costs associated with inspections for the development of the water system, and a balance of over \$9,000 remains. WMWD wishes to return the unused portion of the deposit to County once they are provided with the executed NOC and Grant Deed.

The Real Estate Division of EDA proposes to utilize the deposit refund to offset survey and legal costs we anticipate incurring as we take corrective action to substitute the Firing Range at BCTC for the entire tract of BCTC land as it relates to collateralization for the existing 2005 A Cap Improve/Family Law bond financing. This proposed action will alleviate future problems involving matters of leasing and licensing to non-County entities at BCTC.

Attachments:  
Notice of Completion  
Grant Deed

WHEN RECORDED MAIL TO:  
Western Municipal Water District  
14205 Meridian Pkwy.  
Riverside, CA 92518

Ext. 1-3433-001  
WO 2714

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN THAT

1. The undersigned is OWNER or agent of the OWNER of the interest or estate stated below in the property hereinafter described.
2. The FULL NAME of the agent of the OWNER is: **County of Riverside.**
3. The FULL ADDRESS of the OWNER is: **3403 Tenth St., Ste. #500, Riverside, CA 92501**
4. The NATURE OF THE INTEREST or ESTATE of the undersigned is: In fee.

**IN FEE**

(If other than fee, strike "in fee" and insert, for example, "purchaser under contract of purchase," or "lessee.")

5. The FULL NAMES and FULL ADDRESSES of ALL PERSONS, if any, WHO HOLD SUCH INTEREST or ESTATE with the undersigned as JOINT TENANTS or as TENANTS IN COMMON are:

NAMES

ADDRESSES

**N/A**

6. The full names and full addresses of the predecessors in interest of the undersigned if the property was transferred subsequent to the commencement of the work of improvement herein referred to:

NAMES

ADDRESSES

**N/A**

7. A work of improvement on the property hereinafter described was COMPLETED

**December 12, 2005**

8. The work of improvement completed is described as follows:

**2,060 lf of 8" C900 CL150 water pipeline and appurtenances.**

9. The NAME OF THE ORIGINAL CONTRACTOR, if any, for such work of improvement is:

**Perera Construction and Design, Inc**

10. The street address of said property is:

**Easterly prolongation of Covell Street, aka "Access Road".**

11. The property on which said work of improvement was completed is in the City of Riverside, County of Riverside, State of California, and is described as follows:

**A portion of Section 33, Township 3 South, Range 4 West, San Bernardino Base and Meridian, more particularly described as Ben Clark Training Center.**

### County of Riverside

DATE

AUTOGRAPH OF OWNER OR CORPORATE OFFICE OF OWNER NAMED IN PARAGRAPH 2 OR HIS AGENT

John J. Benoit, Chairman

PRINT NAME

Board of Supervisors

PRINT TITLE

FORM APPROVED COUNTY COUNSEL

BY: Y. Victor  
MARSHAL VICTOR

11/29/12  
DATE

**VERIFICATION**

I, the undersigned, certify that I am the owner, the owner's agent for the property or another interested party in the property, described in the above notice, or I certify that I am the original contractor of the improvements to the real property described in the above notice.

I have read the foregoing Notice of Completion and know the contents thereof, and the same is true to my own knowledge.

I declare under penalty of perjury under the law of the State of California, that the foregoing is true and correct.

\_\_\_\_\_  
DATE

\_\_\_\_\_  
AUTOGRAPH OF THE INDIVIDUAL WHO VERIFIES THAT THE CONTENTS OF THE CLAIM OF MECHANIC'S LIEN ARE TRUE

John V. Rossi, General Manager, Western Municipal Water District

**WHEN RECORDED MAIL TO:**

Western Municipal Water District  
Attn: General Manager  
14205 Meridian Pkwy.  
Riverside, California 92518

SPACE ABOVE THIS LINE FOR RECORDER'S USE

EXEMPT FROM RECORDING FEES PURSUANT TO GOV. CODES §§6103  
NO DOCUMENTARY TRANSFER TAX PURSUANT TO CALIFORNIA REVENUE & TAXATION CODE § 11922

I.D. No. 1                      Western's Record No. 950  
Ben Clark Training Center      Western's Extension No. 1-3433-001

**WATER SYSTEM GRANT DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, COUNTY OF RIVERSIDE, a political subdivision of the State of California, (hereinafter referred to as "**Grantor**"), hereby grants to WESTERN MUNICIPAL WATER DISTRICT, a public agency organized and existing under, and by virtue of, the Municipal Water District Law of 1911, (hereinafter referred to as "**Grantee**"), all the rights, title and interest in the water system improvements for the entire water system facilities, as shown on **EXHIBIT "A"** attached hereto and incorporated herein by reference, constructed and located within the easement and right-of-way granted by that certain Grant of Easement recorded July 23, 2004 as Instrument No. 2004-0572830, of Official Records in the County of Riverside ("**Easement**"). Said water system facilities consists of all or any part of the following improvements placed by the Grantor on the parcel of land described in the Grant of Easement: PVC water pipelines, gate valves and air valves for water distribution and domestic water service purposes.

**GRANTOR:**

COUNTY OF RIVERSIDE, a political subdivision of  
the State of California

Dated: \_\_\_\_\_

By: \_\_\_\_\_

John J. Benoit, Chairman  
Board of Supervisors

FORM APPROVED COUNTY COUNSEL

DATE 12/6/12  
PATRICIA MUNROE

**NOTARY ACKNOWLEDGMENT**

STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_

On \_\_\_\_\_, before me, \_\_\_\_\_, notary public, personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

\_\_\_\_\_ Signature of Notary Public

(SEAL)

ATTACHED TO:      WATER SYSTEM GRANT DEED  
I.D. No. 1      Western's Record No. 950  
Ben Clark Training Center      Western's Extension No. 1-3433-001

# EXHIBIT "A"

not to scale

WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY
SECTION 33, TOWNSHIP 3 SOUTH, RANGE 4 WEST 8" PVC C-900 CLASS 150 WATERLINE ALONG COVELL AVENUE
DRAWN BY: JEFF HOGUE DATE: 03-28-12 E.D.A. COUNTY OF RIVERSIDE

