

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

529



FROM: Economic Development Agency

SUBMITTAL DATE:

July 9, 2015

SUBJECT: Resolution No. 2015-045, Notice of Intention to Convey Fee Simple Title to Real Property Located within the Community of Woodcrest, Riverside, County of Riverside by Grant Deed to the Western Municipal Water District, District 1, [\$8,275] 100% Sale Proceeds

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2015-045, Notice of Intention to Convey Fee Simple Title to Real Property located in Woodcrest, Assessor's Parcel Number 274-040-006 by Grant Deed to the Western Municipal Water District; and
2. Direct the Clerk of the Board to give notice pursuant to Government Code Section 6061.

BACKGROUND:

Summary

(Commences on Page 2)

FISCAL PROCEDURES APPROVED
PAUL ANGULO, CPA, AUDITOR-CONTROLLER
BY: Esteban Hernandez 7/8/15

Robert Field

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 8,275	\$ 0	\$ 8,275	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

SOURCE OF FUNDS: 100% Sale Proceeds
Budget Adjustment: No
For Fiscal Year: 2015/16

C.E.O. RECOMMENDATION:

APPROVE

BY: Rohini Dasika
Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

FORM APPROVED COUNTY COUNSEL
BY: Anita C. Willis 4-30-15
DATE
ANITA C. WILLIS

By: Juan C. Perez,
Director of Transportation and Land Management.

- A-30
- Positions Added
- 4/5 Vote
- Change Order

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

Economic Development Agency

FORM 11: Resolution No. 2015-045, Notice of Intention to Convey Fee Simple Title to Real Property Located within the Community of Woodcrest, Riverside, County of Riverside by Grant Deed to the Western Municipal Water District, District 1, [\$8,275] 100% Sale Proceeds

DATE: July 9, 2015

PAGE: 2 of 2

BACKGROUND:

Summary

On January 8, 2013, the Board of Supervisors approved Minute Order 3-10, an Agreement to Purchase property for the traffic signal and intersection improvement project at Washington Street and Krameria Avenue and the future widening of Washington Street. The property exceeded the requirements of the project. The project was constructed and completed in 2014. The Transportation Department now desires to sell the remnant parcel that is no longer needed for the ultimate road right-of-way.

Pursuant to Government Code Section 25365, the County may transfer real property or any interest therein, belonging to the County to another public agency, upon the terms and conditions as are agreed upon and without complying with any other provisions of Government code, if the property or interest therein to be conveyed is not required for county use. The County intends to convey Fee Simple Title to Real Property located in Woodcrest, Assessor's Parcel Number 274-040-006 by Grant Deed, more particularly described in Exhibit A Legal Description, attached hereto, to the Western Municipal Water District (WMWD.)

The property identified as Assessor's Parcel Number 274-040-006 was acquired by the County as part of the Washington/Krameria signalization and road widening project. The portion of the property that is necessary for the project will be retained. The Remainder parcel is developable as a single family residential dwelling. The approximate 0.34 acre parcel currently sits vacant and serves no further use for County needs.

In accordance with Government Code 54222, other public agencies and all County departments were notified regarding the intent to sell. WMWD advised of their interest to purchase the property.

The property was recently appraised by an independent Appraiser at a value of \$62,000. WMWD has agreed to pay this amount to the County to purchase the property.

Resolution Number 2015-045 has been reviewed and approved by County Counsel as to legal form.

Impact on Citizens and Businesses

The transfer of this property will assist WMWD in their efforts to provide service to the citizens and businesses in this area of the County.

SUPPLEMENTAL:

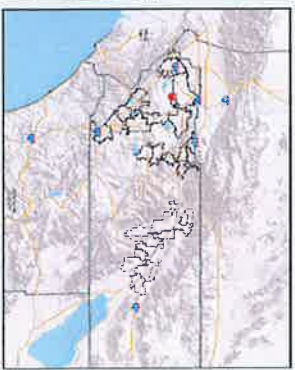
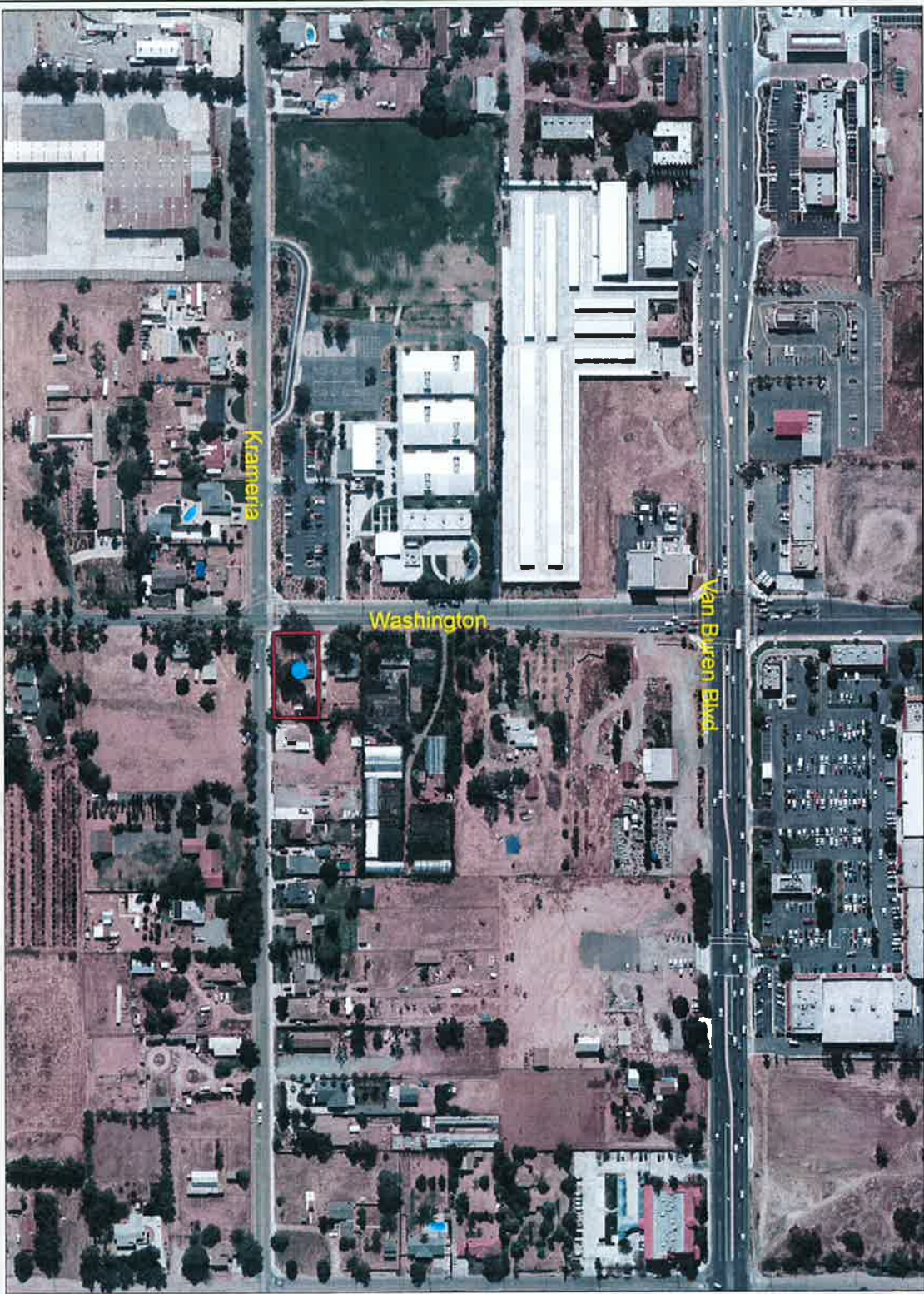
Additional Fiscal Information

Estimated Escrow and Title Charges	\$ 1,400
Preliminary Title Report	\$ 400
Appraisal	\$ 1,475
Acquisition Administration	\$ 5,000
Total Estimated Acquisition Costs:	\$ 8,275

Attachment: Aerial Image, Resolution No. 2015-045

SUBJECT: Washington/Krameria Surplus Property Sale

Location: Northeast corner of Washington & Krameria, Woodcrest



Legend



IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...6/25/2015 5:04:20 PM

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Notes

APN 274-040-006
Buyer: Western Municipal Water District
Purchase Price: \$60,000

1 Board of Supervisors

County of Riverside

2 Resolution No. 2015-045

3 Notice of Intention to Convey Real Property

4 by Grant Deed, Woodcrest, California

5 Assessor's Parcel Number 274-040-006

6
7 WHEREAS, the County of Riverside ("County") is the owner of certain real
8 property, consisting of 0.34 acres of land, identified with Assessor's Parcel Number
9 274-040-006, located in the unincorporated Woodcrest area of Riverside County, State
10 of California, ("Property") which was acquired by the County of Riverside for a road
11 widening and signalization project and is deemed to be no longer necessary to be
12 retained by County for public purposes; and

13 WHEREAS, the County of Riverside desires to transfer fee title to the land in
14 favor of Western Municipal Water District ("WMWD") for WMWD's use for the
15 consideration in the amount of Sixty Two Thousand Dollars (\$62,000) to be paid by
16 WMWD to the County; and

17 WHEREAS, the Western Municipal Water District and the County of Riverside
18 concur that it would be in both parties best interest to transfer ownership of the land to
19 the District; now, therefore,

20 BE IT RESOLVED, DETERMINED AND ORDERED and NOTICE IS HEREBY
21 GIVEN by the Board of Supervisors of the County of Riverside, California, in regular
22 session assembled on July 21, 2015, that the Board intends to convey fee title to the
23 Western Municipal Water District, on or after August 18, 2015, to the following
24 described real property: Certain real property located in the unincorporated Woodcrest
25 area of Riverside County, State of California, identified by and as Assessor's Parcel
26 Number 274-040-006, by Grant Deed, and is more particularly described in Exhibit "A"
27 Legal Description, attached hereto and thereby made a part hereof. The terms and
28 conditions of the proposed conveyance are that WMWD shall pay \$62,000 as

FORM APPROVED COUNTY COUNSEL
BY: *S. M. GUNZEL* DATE: *6-16-15*
BY: *S. M. GUNZEL* DATE: *6-16-15*

1 consideration payable to the County of Riverside and the County will convey the
2 Property by Grant Deed to WMWD.

3 The Board of Supervisors for the County of Riverside will meet to conclude the
4 proposed transaction on or after August 18, 2015, at 9:00 a.m. or soon thereafter, at the
5 meeting room of the Board of Supervisors located on the 1st floor of the County
6 Administrative Center, 4080 Lemon Street, Riverside, California.

7 BE IT FURTHER RESOLVED AND DETERMINED that the Clerk of the Board of
8 Supervisors is directed to give notice hereof as provided in Section 6061 of the
9 Government Code.

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EXHIBIT "A"
LEGAL DESCRIPTION
WASHINGTON STREET AND
KRAMERIA AVENUE
PARCEL 0080-001

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY GRANT DEED TO THE COUNTY OF RIVERSIDE, RECORDED FEBRUARY 2, 2013 AS INSTRUMENT NUMBER 2013-0101126, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, ALSO BEING A PORTION OF LOT 1 OF MAP OF WOODCREST ACRES NO. 4, ON FILE IN BOOK 15, PAGE 24, RECORDS OF SAID RECORDER, LYING WITHIN THE NORTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL OF LAND DESCRIBED BY INSTRUMENT NUMBER 2013-0101126, ALSO BEING THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF KRAMERIA AVENUE (30.00 FOOT NORTHERLY HALF-WIDTH) AND THE EASTERLY RIGHT-OF-WAY LINE OF WASHINGTON STREET FORMERLY WOOD ROAD (30.00 FOOT EASTERLY HALF-WIDTH) AS SHOWN ON SAID MAP, BOTH ACCEPTED BY RESOLUTION OF THE BOARD OF SUPERVISORS, RECORDED SEPTEMBER 11, 1952 IN BOOK 1399, PAGE 210, OF SAID OFFICIAL RECORDS;

THENCE N 00°09'30" W ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 87.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;

THENCE N 89°38'30" E ALONG THE NORTHERLY LINE OF SAID PARCEL, A DISTANCE OF 167.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL;

THENCE S 00°09'30" E ALONG THE EASTERLY LINE OF SAID PARCEL, A DISTANCE OF 87.00 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF KRAMERIA AVENUE, ALSO BEING THE SOUTHEAST CORNER OF SAID PARCEL;

THENCE S 89°38'30" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 167.00 FEET TO THE **POINT OF BEGINNING**;

EXCEPTING THEREFROM FOR PUBLIC ROAD AND UTILITY PURPOSES THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE AFOREMENTIONED SOUTHWEST CORNER OF SAID PARCEL OF LAND;

THENCE N 00°09'30" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 87.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;

THENCE N 89°38'30" E ALONG THE NORTHERLY LINE OF SAID PARCEL, A DISTANCE OF 29.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 29.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID EASTERLY RIGHT-OF-WAY LINE;

THENCE S 00°09'30" E ALONG SAID PARALLEL LINE, A DISTANCE OF 50.00 FEET;

THENCE S 35°21'31" E A DISTANCE OF 32.96 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 10.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID NORTHERLY RIGHT-OF-WAY LINE OF KRAMERIA AVENUE;

THENCE N 89°38'30" E ALONG SAID PARALLEL LINE, A DISTANCE OF 119.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL;

THENCE S 00°09'30" E ALONG SAID EASTERLY LINE, A DISTANCE OF 10.00 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF KRAMERIA AVENUE;

EXHIBIT "A"
LEGAL DESCRIPTION
WASHINGTON STREET AND
KRAMERIA AVENUE
PARCEL 0080-001

THENCE S 89°38'30" W ALONG SAID NORTHERLY RIGHT-AF-WAY LINE OF KRAMERIA AVENUE, A
DISTANCE OF 167.00 FEET TO THE **POINT OF BEGINNING**

PARCEL 0080-001 NET AREA CONTAINING: 10,369 SQUARE FEET, OR 0.240 ACRES, MORE OR
LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE GROUND BASED
UPON RECORD MAPS AS NOTED.

SEE ATTACHED EXHIBIT "B"

APPROVED BY:

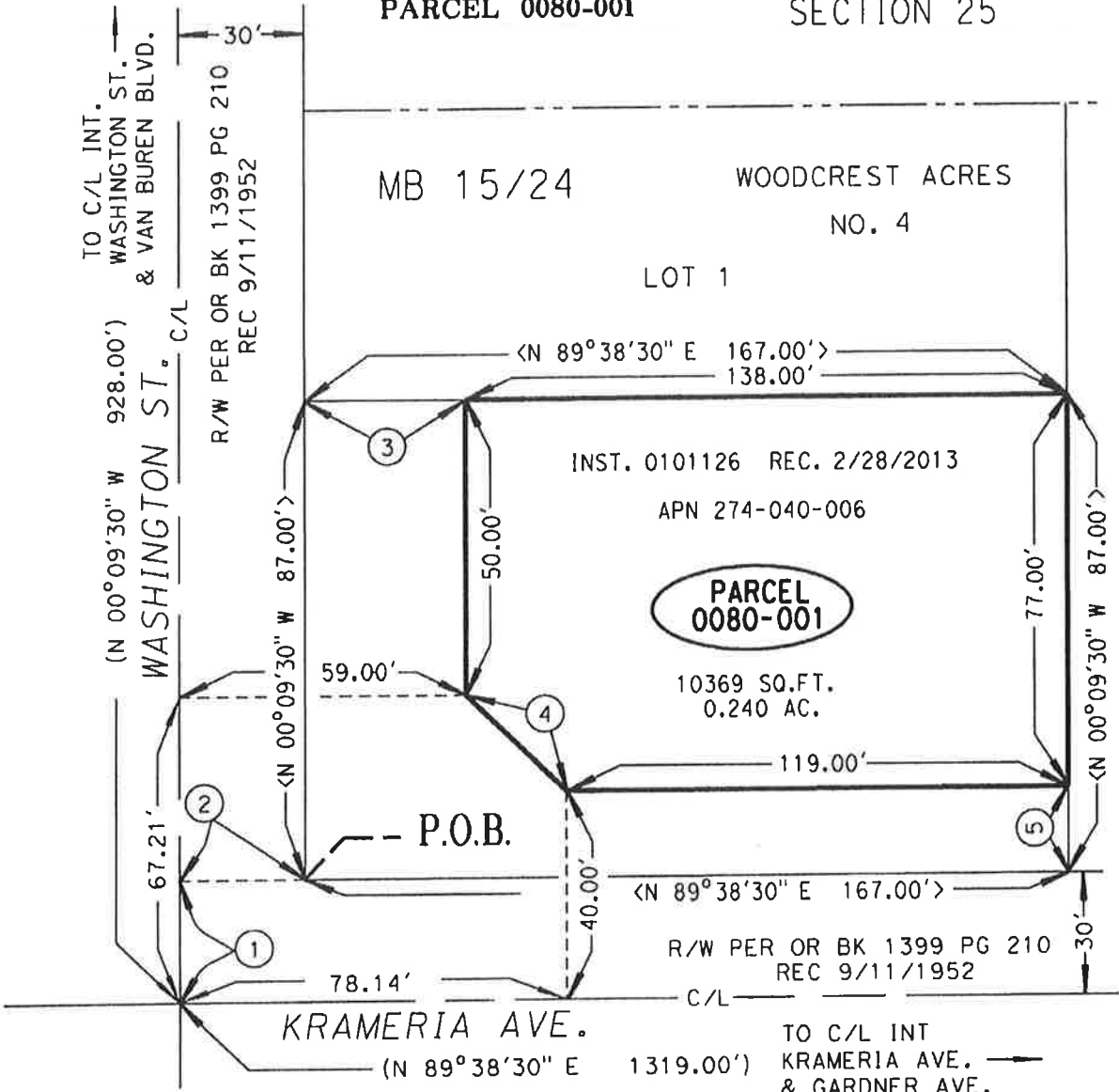
Edward D. Hunt

DATE:

4-30-2015



EXHIBIT "B" T.3S., R.5W., S.B.M.
 PARCEL 0080-001 SECTION 25



LINE DATA:

- ① N 00°09'30" W 30.11'
- ② N 89°38'30" E 30.00'
- ③ N 89°38'30" E 29.00'
- ④ S 35°21'31" E 32.96'
- ⑤ N 00°09'30" W 10.00'

<> INDICATES RECORD DATA PER INST# 0101126 REC 2/28/2013
 () INDICATES RECORD DATA PER MB 15/24.
 ALL DISTANCES SHOWN ARE GROUND DISTANCES.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.
 PROJECT: WASHINGTON & KRAMERIA AVE
 THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

PAR. NO.:	0080-001
PREPARED BY:	JAL
SCALE:	N.T.S.
DATE:	DECEMBER, 2014
W.O. NO.:	C5-0080
SHEET 1 OF 1	

APPROVED BY: *Edward D. Hunt* DATE: 12-9-2014

