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

165



FROM: Economic Development Agency

SUBMITTAL DATE: June 29, 2016

SUBJECT: Resolution No. 2016-104, Notice of Intention to Exchange Real Property in the Unincorporated Community of Bermuda Dunes and Terminate Lease, Riverside County, State of California, District 4 [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2016-104, Notice of Intention to Exchange Real Property and Terminate Lease in the unincorporated community of Bermuda Dunes, Riverside County, California, involving the conveyance by the County of Riverside (County) of a school campus with approximately fifteen (15) buildings, a pool and associated athletic fields situated on a 10.17 acres with 1.2 vacant acres of excess land, Assessor's Parcel Number 626-040-069 (the County Property), to the Desert Christian Academy, a California 501 (c)(3) non-profit corporation (DCA), formerly known as Christian School of the Desert, via grant deed, in exchange for the conveyance by DCA of approximately 59.16 acres of vacant land located on the west side of Washington Street between Las Montanas Road and 38th Avenue, in the unincorporated community of Bermuda Dunes, Riverside County, California (Assessor's Parcel Numbers: 626-150-037, 626-150-038 and 626-150-039), to the County via grant deed; and

(Continued)

Robert Field

Assistant County Executive Officer/EDA

COST \$	0 0				(per Exec. Office)	
	0 \$	0 \$	0 \$	0	nant D. Ballau V	
NET COUNTY COST \$	0 \$	0 \$	0 \$	0 0	Consent □ Policy X	
SOURCE OF FUNDS: N	/A		Budg	get Adjustmen	ıt: No	
			For I	Fiscal Year:	2016/17	
C.E.O. RECOMMENDAT	ION:	Δ	PPROVE			

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

II WAS OR	otion of Supervisor Jeffries, seconded by Supervisor Ashley and duly carried, DERED that the above matter is approved as recommended and is set for ag on or after July 26, 2016 at 9:00 a.m. or as soon as possible thereafter.
A., 00.	offsice Wheelings D. W. Land

Ayes:

Jeffries, Washington, Benoit and Ashley

Nays:

None

Absent:

Tavaglione

Date:

July 12, 2016

XC:

EDA, COB

□ A-30 □ 4/5 Vote

Positions Added

Change Order

□ | **Prev. Agn. Ref.:** 3.27 of 07/29/08

District: 4

Agenda Number:

3-10

Kecia Harper-Ihem

Clerk of the Board

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

Economic Development Agency

FORM 11: Resolution No. 2016-104, Notice of Intention to Exchange Real Property in the Unincorporated Community of Bermuda Dunes and Terminate Lease, Riverside County, State of California, District 4 [\$0]

DATE: June 29, 2016

PAGE: 2 of 3

RECOMMENDED MOTION: (Continued)

2. Direct the Clerk of the Board to give notice as provided in Section 6061 of the Government Code.

BACKGROUND: Summary

On July 29, 2008, the Board adopted County Resolution 2008-256, Authorization to Purchase the property located at 40700 Yucca Lane, in the unincorporated community of Bermuda Dunes, Riverside County, California identified as assessor parcel number 607-040-069 (County Property). The County of Riverside (County), through the Redevelopment Agency, acquired the property from the Christian School of the Desert, predecessor in interest to DCA, consisting of a school campus with approximately fifteen buildings, a pool and associated athletic fields situated on 10.17 acres along with 1.2 vacant acres of excess land.

After acquiring the school campus, the County entered into a six-year lease back Agreement (the Lease) with the Christian School of the Desert, which commenced on August 28, 2008, and in order for the Desert Christian Academy School to continue its operations. The six-year term was established to accommodate the relocation and construction time frame of a new school at a new location. DCA acquired real property consisting of 59.16 acres of vacant land located on the west side of Washington Street between Las Montanas Road and 38th Avenue, in the unincorporated community of Bermuda Dunes, Riverside County, California (Assessor's Parcel Numbers: 626-150-037, 626-150-038 and 626-150-039) (DCA Property) for the purpose of relocating the Desert Christian Academy School.

DCA subsequently determined that it was no longer economically feasible to develop a new campus on the DCA Property and now desires to acquire the County Property in exchange for the DCA Property and to terminate the Lease of the County Property. The County of Riverside intends to convey the fee simple interest in the County Property in exchange for the fee simple interest in the DCA Property, by grant deeds. The properties have been valued in the same range by an independent MAI appraiser hired by the County; therefore, no other consideration shall be paid by either party. DCA shall be responsible for paying any and all escrow costs and fees as well as the full cost of title policies on the properties to be acquired and exchanged. DCA shall reimburse the County of Riverside Economic Development Agency, Real Estate Division for all staff time accrued in processing this transaction, County Counsel costs, appraisal costs, preliminary report costs, and outside counsel costs associated with the release of bond financing on the County Property.

Pursuant to Government Code Section 25365, a county may exchange real property or any interest therein, belonging to the county with any person, if the property or interest therein to be conveyed is not required for County use and the property to be acquired is needed for county use. This exchange may be upon the terms and conditions as are agreed upon and without complying with any other provisions of the Government Code. The value of the private real property exchanged shall be equal to or greater than 75% of the value of the county property offered in the exchange.

Resolution No. 2016-104 has been approved as to form by County Counsel.

<u>Impact on Citizens and Businesses</u>

(Commences on Page 3)

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

Economic Development Agency

FORM 11: Resolution No. 2016-104, Notice of Intention to Exchange Real Property in the Unincorporated Community of Bermuda Dunes and Terminate Lease, Riverside County, State of California, District 4 [\$0]

DATE: June 29, 2016

PAGE: 3 of 3

Impact on Citizens and Businesses

The exchange of real property will continue to benefit the residents of the Desert Communities by providing the continuing occupancy of the Desert Christian Academy School in the unincorporated community of Bermuda Dunes. The new County property will be used for the benefit of citizens and businesses of Riverside County.

SUPPLEMENTAL: Additional Fiscal Information

No net County costs will be incurred and no budget adjustment is necessary.

Attachments: Resolution No. 2016-104 with Exhibit A and Exhibit B Aerial Images

1

12 13

15

14

17

16

19

18

20 21

22 23

24

25 26

27

28

RESOLUTION NO. 2016-104

NOTICE OF INTENTION TO EXCHANGE REAL PROPERTY AND TERMINATE LEASE IN THE UNINCORPORATED COMMUNITY OF BERMUDA DUNES, COUNTY OF RIVERSIDE

WHEREAS, County acquired that certain Real Property located at 40700 Yucca Lane in the unincorporated community of Bermuda Dunes, Riverside County, California identified as Assessor's Parcel Number 607-040-069 ("County Property"), from the Christian School of the Desert ("CSOD") predecessor in interest to the Desert Christian Academy, a California 501(c)(3) corporation ("DCA"), pursuant to a Grant Deed recorded on August 26, 2008 as Instrument No. 2008-0469571, Official Records of County of Riverside, California; and

WHEREAS, the County Property consists of approximately fifteen (15) buildings with a pool and athletic fields situated on a 10.17 acre school campus with 1.2 acres of excess land as legally described in Exhibit A; and

WHEREAS, the County and CSOD entered into that certain lease agreement dated August 28, 2008, whereby the 10.17 acres of the County Property is leased to CSOD for their Desert Christian Academy School (the "Lease"); and

WHEREAS, DCA acquired certain real property consisting of 59.16 acres of vacant land located on the west side of Washington Street between Las Montanas Road and 38th Avenue, in the unincorporated community of Bermuda Dunes, Riverside County, California (Assessor's Parcel Numbers: 626-150-037, 626-150-038 and 626-150-039) as legally described in Exhibit B ("DCA Property") for the purpose of relocating the Desert Christian Academy School; and

WHEREAS, DCA has determined that it is no longer economically feasible to develop a new campus on the DCA Property and desires to acquire the County Property in exchange for the DCA Property; and

WHEREAS, pursuant to Government Code Section 25365, the County may exchange real property belonging to the County with any person upon the terms and conditions as are agreed upon and without complying with any other provisions of the Government Code, if the

1 2

4

5

3

6

8

9

7

10 11

1213

14

1516

17

18 19

20

2122

23

24

25

26

27

28

property to be conveyed is not required for County use, the property to be acquired is needed for County use and the values of each parcel are approximately equal; and

WHEREAS, the properties have been valued in substantially the same range by an independent MAI appraiser retained by the County; and

WHEREAS, the County and DCA now desire to exchange the fee simple interests in real property described herein and terminate the Lease; now, therefore,

BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the County of Riverside, California, in regular session assembled on July 12, 2016, that:

NOTICE IS HEREBY GIVEN that the Board of Supervisors of County of Riverside intends to exchange fee simple interests in real property with DCA of the following described real property pursuant to an exchange agreement. The County and DCA will consummate the exchange and the termination of Lease through escrow and pursuant to a Real Estate Exchange Agreement and Termination of Lease whereby the County will convey the County Property to DCA and DCA will convey the DCA Property to the County and the Lease for the County Property will be terminated. This exchange transaction is in conformance with Government Code Section 25365 because the values of each parcel are approximately the same.

The Board of Supervisors intend to meet to conclude the proposed transaction on or after July 26, 2016 at 9:00 am, at the meeting room of the Board of Supervisors located on the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside, California.

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

ROLL CALL:

Ayes: Nays:

Absent:

Jeffries, Washington, Benoit and Ashley

None

Tavaglione

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on the date therein set forth.

KECIAHARPER HEM Clerk of said Board

By Deput

Exhibit A 1 2 Legal Description of COUNTY PROPERTY All that certain real property situated in the County of Riverside, State of California, described as follows: 3 Parcel A: 4 That portion of the Northwest ¼ of Section 7, Township 5 South, Range 7 East, in the county of Riverside, San Bernardino Base and Meridian, according to the Official Plat thereof; described as follows: 5 Commencing at the Southeast corner of the Northwest ¼ of said Section 7, as shown on Record of Survey, of 6 a portion of Section, Township 5 South, Range 7 East, San Bernardino Base and Meridian, and of Lots 27, 28. 29 and 30 of Records of Survey Book 20, Page 81, Riverside County Records, on file in Book 23, Page 43 of Records of Survey, Riverside County Records: thence North 00°13'30" West, on the Easterly line of said Northwest 1/4, 664.35 feet, more or less, to the Southeast corner 8 f the North ½ of the Southeast ¼ of the Northwest ¼ of said Section 7, for the true point of beginning; thence Northerly on said Easterly line, 486 feet to a point 178.4 feet South of the Southeast corner of Parcel 121 as shown on said Record of Survey; thence South 89°19'08" West, 663.44 feet to a point which bears South 00°07′00" East from the Southwest corner of said Parcel 121; thence North 00°07′00" West, 178.37 feet, to the Southwest corner of said Parcel 121; thence South 10 89°19'199" West, 663.11 feet, to the Northeast corner of Parcel 132 as shown on said Record of Survey; thence South 00°00'30" East, 664.40 feet, more or less, to the Southwest corner of the North 1/2 o9f the 11 Southeast ¼ of the Northwest ¼ of said Section 7; thence Easterly, on the Southerly line of said North ½, to the true point of beginning. 12 Excepting therefrom that portion described as follows: 13 That portion of the Northwest 1/3 of Section 7, Township 5 South, Range 7 executed by, San 14 Bernardino Base and Meridian, described as follows: Commencing at the Southeast corner of the Northeast ½ of the Southeast ¼ of the Northwest ¼ of said 15 Section; thence Northerly on the Easterly line of said Northwest 1/4 324 feet, more or less, to the Southeast corner of that certain Parcel conveyed to Garo Garabedian, an unmarried man by deed recorded March 15, 16 1957 as Instrument No. 19152, of Official Records; thence Westerly on the Southerly line of said Parcel so conveyed 663.44 feet, more or less, to the Southwest corner thereof; thence South 0°07'00" East, on the 17 Southerly extension of the Westerly line of said Parcel so conveyed, 324 feet, more or less, to the Southerly line of the North ½ of the Southeast ¼ of the Northwest ¼ of said Section; thence North 89°19′08″ East, on 18 said Southerly line, 663.44 feet, more or less, to the point of beginning. 19 Also excepting therefrom that portion described as follows: That portion of the Northwest ¼ of Section 7, Township 5 South, Range 7 East, San Bernardino 2.0 Base and Meridian, described as follows: 21 Commencing at the Southwest corner of Parcel 121, as shown on Record of Survey entitled "Record of Survey

22

of a portion of Section 7, Township 5 South, Range 7 executed by, San Bernardino Base and Meridian, and of Lots 27, 28, 29 and 30, of Record of Survey, Book 20, Page 81, Records of Riverside County, California, on file in Book 23, Page 43 of Record of Survey, Riverside County Records; thence South 0°07'0" East, 178.37 feet to the Southeast corner of that certain Parcel of land conveyed to Charles S. Tune and Ophelia E. Tune, husband and wife, by deed recorded April

3, 1956 as Instrument No. 23235, of Official Records, for the true point of beginning; thence continuing South 0°07'0" East on the Southerly prolongation of the Westerly line of the Parcel

25

26

27

23

24

described hereinabove, 162 feet; thence Easterly 663.44 feet, more or less, to the Southwest corner of Parcel 110 of said Record of Survey; thence North 0°13′30″ West on the Westerly line of Parcel 110, 162 feet to the Southeast corner of that certain Parcel of land conveyed to Charles S. Tune and Ophelia Tune, husband and wife hereinabove described; thence South 89°19′08″ West on the Southerly line of said Parcel 663.44 feet to the true point of beginning.

28

Also excepting therefrom that portion described as follows: 1 Commencing at the Northwest corner of the Northwest ¼ of the Southeast ¼ of the Northwest ¼ of Section 7. 2 Township 5 South, Range 7 East, San Bernardino Base and Meridian, as shown on Record of Survey filed in Book 8, Page 74 Record of Survey of Riverside County, California, being also in the centerline of Yucca lane at the Northeast corner the Parcel 132 of Record of Survey filed in Book 23, Page 43, of Record of Survey, 3 records of Riverside County, California; thence South 0°00'30" East, along the Westerly line of said Northwest ¼ of the Southeast ¼ of the Northwest ¼ of said 4 Section 7, as shown on said Record of Survey filed in Book 8, Page 74 of Records of Survey, being also in the Easterly line of said Parcel 132, and in the centerline of said Yucca Lane, 30.00 feet, to a point in a line which is 5 parallel to and 30 feet Southerly (measured t right angles) from the Southerly line of Parcel 122 as shown on said Record of Survey filed in Book 23, Page 43 of Record of Survey; thence North 89°19′15″ East, along said parallel line, 30.00 feet, to a point in a line which is parallel to and 30 feet Easterly (measured at right angles) from said centerline of Yucca Lane, being the true point of beginning of the Parcel of land being described; thence continuing North 89°19'15" East, along said first mentioned parallel line, 45 feet; thence South 0°00'30" East, parallel to said centerline of Yucca Lane, 30.00 feet to a point in a line which is parallel to and 8 60 feet Southerly (measured at right angles) from said Southerly line of Parcel 122: thence South 89°19′15" West, along said last mentioned parallel line, 45.00 feet, to a point in said previously mentioned line which is parallel line which is parallel to and 30 feet Easterly (measured at right angles) from said centerline of Yucca Lane; thence North 0°00'30" West, parallel to said centerline of Yucca Lane, 30.00 10 feet to said true point of beginning. 11 Parcel B: 12 The Northerly 317.00 feet of the following described Parcel: That portion of the Southwest ¼ of the Southeast ¼ of the Northwest ¼ of Section 7, Township 5 13 South, Range 7 East, San Bernardino Base and Meridian, according to the Official Plat thereof, described as follows: 14 Beginning at the intersection of the centerline of Yucca Lane with the centerline of 41st Avenue; thence East, 15 along said centerline of 41st Avenue, 332.76 feet to a point that is 332.76 feet West of the Southeast ¼ of the Southwest ¼ of the Southeast ¼ of the Northwest ¼ and point being the true point of beginning; thence 16 North, in a direct line to a point on the North line of said Southwest ¼ thence West along said North line 166.06 feet to a point that is distant East, 166.06 feet from 17 the centerline of Yucca Lane; thence South in a direct line, 664.31 feet to a point on the centerline of 41st Avenue, said point being 166.38 feet East of the intersection of the centerline of Yucca Lane and 41st Avenue; thence East, along the centerline of 41st Avenue, 166.38 feet to the true point of beginning. 18 Excepting therefrom any portion included within 41st Avenue. 19 Assessor's Parcel No: 607-040-0691 20 21 22 23 24 25 26

27

28

Exhibit B 1 Legal Description of DCA PROPERTY All that certain real property situated in the County of Riverside, State of California, described as 3 follows: 4 Parcel 1: Parcel A of Lot Line Adjustment No. 05137 recorded May 24, 2007, as Instrument No. 5 2007-0343281 of Official Records of Riverside County, California, more particularly described as 6 That portion of Parcel 1 of Parcel Merger No. 1699, recorded December 13, 2006 as Instrument No. 7 2006-0912525 of Official Records in the County of Riverside, State of California, more particularly described as follows: 8 Beginning at the Southwest corner of Parcel 1 of said Parcel Merger No. 1699; Thence 9 North 00°31′06" East 979.82 feet along the center line of said Section 1: Thence South 10 89°27'42" East, 1319.43 feet to the East line of said Parcel 1; 11 Thence South 00°23'32" West 983.96 feet along said East line to the Southeast corner of said Parcel 1; 12 Thence North 89°16'57" West 1321.61 feet along the South line of said Parcel 1 to the point of 13 beginning. 14 Assessor's Parcel No: 626-150-037 Parcel 2: 15 Parcel B of Lot Line Adjustment No. 05137 recorded May 24, 2007 as Instrument No. 2007-16 0343281 of Official Records of Riverside County, California, more particularly described as follows: 17 That portion of the Northeast Quarter of the Northeast Quarter of Section 1, Township 5 South, Range 6 East, San Bernardino Base and Meridian, in the County of Riverside, State of California, more 18 particularly described as follows: Beginning at the Southeast corner of Parcel 1 of Parcel Merger No. 1699, recorded December 13, 19 2006 as Instrument No. 0912525 of Official Records of said County; 20 Thence North 00°23'32" East 983.96 feet along the East line of said Parcel 1; 21 Thence South 89°27'42" East 689.06 feet to the beginning of a tangent curve concave Southerly and having a radius of 1940.00 feet; 22 Thence Southeasterly along the arc of said curve an arc distance of 204.15 feet through a central angle 23 of 06°01'46"; a line radial to said curve at said point bears North 06°34'04" East; 24 Thence South 00°32′18" West 539.01 feet to the beginning of a non-tangent curve concave Southerly and having a radius of 1376.00 feet a line radial to said curve at said point bears South 05°22'52" East; 25 26 Thence Westerly along the arc of said curve an arc distance of 66.58 feet through a central angle of 02°46'21" to the beginning of reverse curve concave Northwesterly and having a radius of 306.00 feet, a line 27 radial to said curve at said point bears North 08°09'13" West; 28

Thence Westerly along the arc of said curve an arc distance of 46.20 feet through a central angle of

08°38'59" a line radial to said curve at said point bears South 00°29'46" West; 1 Thence South 05°09'58" East 102.86 feet; Thence 2 South 02°36'10" East, 89.81 feet; Thence South 3 13°32'01" West 117.38 feet; 4 Thence South 31°47′23" West 138.04 feet to a point on the South line of the North half of the Northeast Quarter of said Section 1; 5 Thence North 89°16'57" West 695.41 feet to along the South line of the North half of the Northeast 6 Quarter of said Section 1 to the point of beginning. Assessor's 7 Parcel No: 626-150-038 Parcel 3: 8 Parcel D of Lot Line Adjustment No. 05137, recorded May 24, 2007 as Instrument No. 2007-9 0343281 of Official Records of Riverside County, California, more particularly described as follows: 10 That portion of the Northeast Quarter of the Northeast Quarter of Section 1, Township 5 South, Range 6 East, San Bernardino Base and Meridian, in the County of Riverside, State of California, more particularly 11 described as follows: 12 Beginning North One-Sixteen corner of said Section 1: Thence North 00°16'00" East 882.65 feet along the East line of said Section 1 to the beginning a non-tangent 13 curve concave Southwesterly and having a radius of 1940.00 feet, a line radial to said curve at said point bears South 19°30'56" West; 14 Thence Northwesterly along the arc of said curve an arc distance of 438.41 feet through a central angle of 15 12°56′52" a line radial to said curve at said point bears North 06°34′04" East; 16 Thence South 00°32'18" West 539.01 feet to the beginning of a non-tangent curve concave Southerly and having a radius of 1376.00 feet, a line radial to said curve at said point bears South 17 05°22'52" East; Thence Westerly along the arc of Deeds said curve an arc distance of 66.58 feet through a central angle of 18 02°46'21" to the beginning of a reverse curve concave Northwesterly and having a radius of 306.00 feet, a line radial to said curve at said point bears North 08°09'13" West; 19 Thence Westerly along the arc of said curve an arc distance of 46.20 feet through a central angle of 20 08°38′59" a line radial to said curve at said point bears South 00°29′46" West; 2.1 Thence South 05°09'58" East 102.86 feet; Thence 22 South 02°36′10" East 89.81 feet; Thence South 13°32'01" West 117.38 feet; 23 Thence South 31°47′23" West 138.04 feet to a point on the South line of the North line of the 24 Northeast Quarter of said Section 1: 2.5 Thence South 89°16'57" East 626.20 feet to along the South line of the North half of the Northeast 26 Quarter of said Section 1 to the point of beginning. Assessor's 27 Parcel No: 626-150-039

28

Resoluion No. 2016-104 Notice of Intention to Exchange Real Property

Between Las Montanas Road and 38th Avenue, in the unincorporated community of Bermuda Dunes





Legend

City Boundaries Cities

Notes

APN's#: 626-150-037, 626-150-038, 626-150-038 626-150-039 District 4 CSOD Property

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... 3/21/2016 3:21:17 PM

(3)

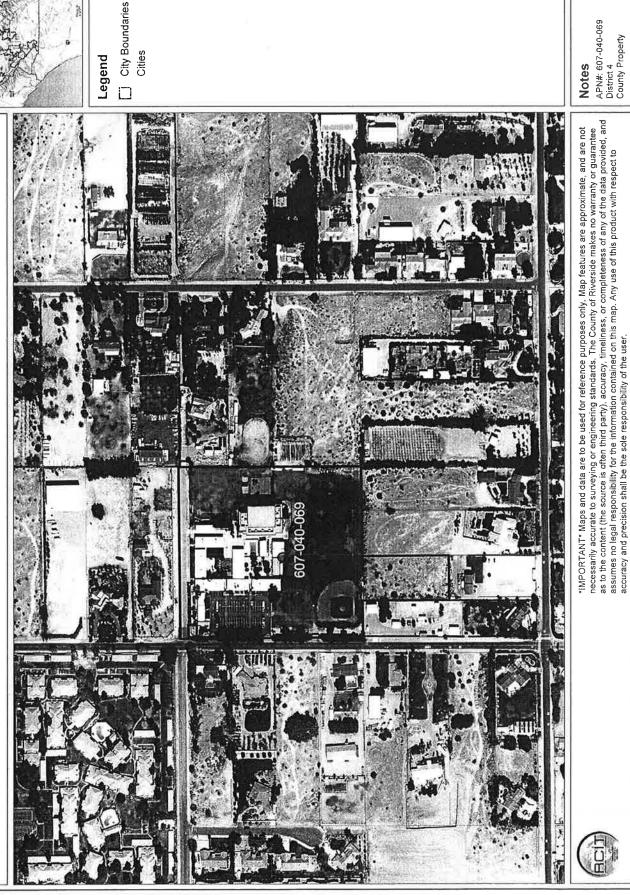
1,647 Feet

824

© Riverside County TLMA GIS

Resoluion No. 2016-104 Notice of Intention to Exchange Real Property

40700 Yucca Lane in the unincorporated community of Bermuda Dunes, Riverside County, California



Notes

APN#: 607-040-069 District 4 County Property

REPORT PRINTED ON... 3/21/2016 3:02:16 PM

B

819 Feet

410

© Riverside County TLMA GIS

The Desert Sun LLC

mydesert.com

750 N. Gene Autry Trail Palm Springs, CA 92262 Billing Inquiries: (866) 875–0854 Main Office: (760) 322–8889

ADVERTISING INVOICE/STATEMENT

Make Checks payable to DESERT SUN PUBLISHING LLC. P.O. Box 677368 Dallas, TX 75267–7368 A finance charge of 1.5% per month(18% Annually) will be added to balances not paid by the 20th.

RIVOL9000000000000000056706620055940010822

59

RIVERSIDE COUNTY-BOARD OF SUP. PO BOX 1147 RIVERSIDE CA 92502-1147

PLEASE RETURN THIS TOP SECTION WITH PAYMENT IN THE ENCLOSED ENVELOPE AND INCLUDE YOUR CUSTOMER NUMBER ON REMITTANCE.

Customer No.	Invoice No.
RIV069	0005670662
For the Period	Thru
06/27/16	07/31/16
- D -	1 1 D.
Due Date	Amount Due
08/15/16	5,594.00

Date	EDT	Class		Description		Times	Col	Depth	Total Size	Rate	Amount
0627 0630 0722 0626 0629 0629 0629 0629 0720 0720	CLS CLS CLS	0001 0001 0001 0001	CREDIT (No:919 N No:933 N No:934 B No:935 N No:936 N NOTICE No1054 B	E FORWARD CARD CHARGE CARD CHARGE OTICE OF PUB OARD OF SUP otice to Bidders OTICE OF PUB OF INTENTION BOARD OF SUF	ELIC HEAR LIC HEAR LIC HEAR ERVISORS Cou SLIC HEAR TO EXCHA	4 2 2 10 2 S 91 2 2	2 2 2 2 2 4 2 2	44.00 44.00 60.00 11.00 102.0 49.00	440.00 0 1980.00 176.00 880.00 240.00 44.00 0 408.00	28.00	414.00 202.00
Cui	rrent	Ov	er 30 Days	Over 60 Days	Over 90 Days	Over 12	0 Da	.ys	To	otal Du	ie
	94.00	_	00	.00	.00	.00			5,	594.00)
Contra	act Type	Cor	tract Qnty.	Expiration Date	Current Usage	Total	Used	I Qu	antity Rema	ining	Salesperson
	71-		•		3						RYAN OPEN C

The Advertiser shall make payment within 15 days of the billing date indicated on Company's statement, and, in the event that it fails to make payment within such time, Company may reject advertising copy and / or immediately cancel this contract and Advertiser agrees to indemnify Company for all expenses incurred in connection with the collection of amounts payable under this contract, including but not limited to collection fees, attorney's fees and court costs. If this agreement is cancelled due to Advertiser's failure to make timely payment. Company may rebill the Advertiser for the outstanding balance due at the open or earned contract rate, whichever is applicable.

TO ENSURE PROPER CREDIT, PLEASE RETURN THE TOP SECTION AND INCLUDE YOUR CUSTOMER NUMBER ON REMITTANCE.

Customer Number	Name	Invoice Number	Amount Paid
RIV069	RIVERSIDE COUNTY-BOARD OF SUP.	0005670662	

NTY-BOARD OF SUP.

, CA 92501

en of have at the d non

hereof

k of the

rings, The per of y the de.

that the ecuted on in Palm

2016 AUG 16 A

REGENT FOR BIVERSIONS

No 1059

NOTICE OF PUBLIC MEETING BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE RESOLUTION NO. 2016-104

NOTICE OF INTENTION TO EXCHANGE REAL PROPERTY AND TERMINATE LEASE IN THE UNINCORPORATED COMMUNITY OF BERMUDA DUNES, COUNTY OF RIVERSIDE

WHEREAS, County acquired that certain Real Property located at 40700 Yucca Lane in the unincorporated community of Bermuda Dunes, Riverside County, California identified as Assessor's Parcel Number 607-040-069 ("County Property"), from the Christian School of the Desert ("CSOD") predecessor in interest to the Desert Christian Academy, a California 501(c)(3) corporation ("DCA"), pursuant to a Grant Deed recorded on August 26, 2008 as Instrument No. 2008-0469571, Official Records of County of Riverside, California; and

WHEREAS, the County Property consists of approximately fifteen (15) buildings with a pool and athletic fields situated on a 10.17 acre school campus with 1,2 acres of excess land as legally described in Exhibit A: and

WHEREAS, the County and CSOD entered into that certain lease agreement dated August 28, 2008, whereby the 10.17 acres of the County Property is leased to CSOD for their Desert Christian Academy School (the "Lease"); and

WHEREAS, DCA acquired certain real property consisting of 59.16 acres of vacant land located on the west side of Washington Street between Las Montanas Road and 38th Avenue, in the unincorporated community of Bermuda Dunes, Riverside County, California (Assessor's Parcel Numbers: 626-150-037, 626-150-038 and 626-150-039) as legally described in Exhibit B ("DCA Property") for the purpose of relocating the Desert Christian Academy School; and WHEREAS, DCA has determined that it is no longer economically feasible to develop a new

campus on the DCA Property and desires to acquire the County Property in exchange for the DCA Property; and

WHEREAS, pursuant to Government Code Section 25365, the County may exchange real property belonging to the County with any person upon the terms and conditions as are agreed upon and without complying with any other provisions of the Government Code, if the property to be conveyed is not required for County use, the property to be acquired is needed for County use and the values of each parcel are approximately equal; and
WHEREAS, the properties have been valued in substantially the same range by an indepen-

dent MAI appraiser retained by the County; and .

WHEREAS, the County and DCA now desire to exchange the fee simple interests in real property described herein and terminate the Lease; now, therefore,

BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the County of

Riverside, California in regular session assembled on July 12, 2016, that: NOTICE IS HEREBY GIVEN than the Board of Supervisors of County of Riverside intends to exchange fee simple interests in real property with DCA of the following described real property pursuant to an exchange agreement. The County and DCA will consummate the exchange and the termination of Lease through escrow and pursuant to a Real Estate Exchange Agreement and Termination of Lease whereby the County will convey the County Property to DCA and DCA will convey the DCA Property to the County and the Lease for the County Property will be terminated. This exchange transaction is in conformance with Government Code Section 25365 because the values of each parcel are approximately the same.

The Board of Supervisors Intend to meet to conclude the proposed transaction on or after July 26, 2016 at 9:00 am, at the meeting room of the Board of Spervisors located on the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside, California.

BE IT FURTHER RESOLVED AND DETERINED that the Clerk of the Board of Supervisors is

directed to give notice hereof as provided in Section 6061 of the Government Code.

Legal Description of COUNTY PROPERTY
All that certain real property situated in the County of Riverside, State of California, described as follows:

That postron of the Northwest ¼ of Section 7, Township 5 South, Hange 7 East, in the county of Riverside, San Bernardino Base and Meridian, according to the Official Pict thereof; described as follows:

commercino ease and Maridian, according to the Official Plat thereof, described as follows:

Commercing at the Southeast corner of the Northwest W. et said Section 7, as shown on Record of Survey, of a portion of Section, Township 5, South, Ranger 7 East, San Phemphrish Bake and Section, Township 5, South, Ranger 7 East, San Phemphrish Bake and Section, Township 5, South, Ranger 7 East, San Phemphrish Called and Section 7, 20, 29 and 30 of Records of Servey, Reverside Country Records; thence North Records, on file in Sook 23, Page 43 of Records of Servey, Reverside Country Records; thence North Records, on file in Sook 23, Page 43 of Records of Servey, Reverside Country Records; thence North Country Records of the Southeast Country Records of the Section 7, for the true point of Degianing; these Northweyl on said Eastery North Report of Section 7, for the true point of Degianing; these Northweyl on said Eastery Northweyl, Report to a point Visit of the Section 7, for the Section 8719 Country Records of Section 8719 Country Records (Section 8719 Country Records) (Section 8719 Country Records)

That portion of the Northwest 1/3 of Section 7, Township 5 South, Range 7 executed by, San Bernardino Base and Meridian, described as follows:

Commencing of the Southeast corner of the Northeast to of the Southeast W. of the Northwest W. of seld Section; thence Northeety on the Estatesty line of said Northwest W. 324 feet, more or less, to the Southeast, corner of their certain Parels conveyed to Saor Garabetha, as transitinal main by deed incorded Merchi, 1957 as Instrument No. 19152, of Official Records; thence Westerly on the Southeast Conveyed Gold-44 feet, more or less, to the Southeast Conversed Gold-44 feet, more or less, to the Southeast Conversed Gold-44 feet, more or less, to the Southeast Conversed Gold-46 feet, more or less, to the Southeast Conversed, 224 feet, more or sea, to the Southeast Conversed, 224 feet, more or sea, to the Southeast Conversed, 224 feet, more or sea, to the Southeast W. of the Northwest is of said Section; thence is sea, as and Southeast No. 663.44 feet, more of less, to the south of buildings.

Also excepting therefrom that portion described as follows:

Trust portion of the Northwest 14 of Section 7, Township 5 South, Range 7 East, San Bernardina Bage and Mendian, described as follows: '

Base and Mendian, described as follows:

Commencing at the Southwest corner of Parcel 171, as shown on Record of Survey entitled "Record of Survey as a portion of Section 7, Township 5 South, Range 7 executed by, San Bernardho Base and Mendian, and of Lots 27, 28, 29 and 30, of Record of Survey, Rose 20, Rege 81, Records of Riverside County, California, on file in Book 23, Rege 81, Records of Riverside County, California, on file in Book 23, Rege 81, Abords of Riverside County, California, on file in Book 23, Rege 81, Abords and South 61270 Seat, 178.2, The state of the Southwest corner of finit certain Pircol of Island conveyed to Charles 5, Ture and Ophelia 5, Ture, husband and write, by deed recorded 323, 50 of Official Records, for the fruit point of beginning; there continuing South 61270 Seat on the Southwest 2012 Seat of the Southwest corner of Parcel 110 of said Record of Survey; thanks each of 133,30° West on the Wistorly like of Parcel 110, 162 feet to the Southwest corner of the certain Paircel of land conveyed to Charles 5. Ture and Ophelia Turie, Nusband and wite America Novel California, Bollon of Deginning.

South 170 Seat 17 Record of Survey intense North 170 170 West Of Hardes 5. Ture and Ophelia Turie, Nusband and wite America Novel California, before other pairs of 63,44 feet to the time point of beginning.

the true point of beginning.

Sope 8 | Page 27 Record of Survey of Riverside County, California, being also an in the certering of tycos large at the Northeast corner the Pancal 132 of Record of Survey field in Book 23, Pegy 43, of Record of Survey, records of Riverside County, California; there South 1900 and 1900 a

The Northerly 317.00 feet of the following described Parcel:

That partion of the Southwest % of the Southeast % of the Northwest % of Section 7, Township 5 South, Range 7 East, San Bernardino Base and Maridian, according to the Official Piat thereof, described as follows:

Beginning at the intersection of the centerline of Yucca Lane with the centerline of 41° Avenue; thence East, along said centerline of 41° Avenue, 332.76 feet to a point their is 332.76 feet West of the Southeast is of the Southeast in Southea

Southwest W thence West along said sooth line 166.06 feet to a point that is distent flast, 166.06 feet from the centurine of Youte Lang, thence South in a cirect lane, 664.11 feet to a point on the centerine of 41° Avenue, said point being 166.06 feet fast of the intersection of the centerine of Yecca Lane and 41° Avenue; thence East, along the centerine of 41° Avenue; thence East, along the centerine of 41° Avenue; thence East, along the centerine of 41° Avenue.

Excepting therefrom any portloa included within 41th Avenue

Assessor's Parcel No: 607-040-0691

Lega! Description of DCA PROPERTY Aff that certain real property situated in the County of Riverside, State of California, described as

Parcel A of Lot Line Adjustment No. 05137 recorded May 24, 2007, as Instrument No. 2007-0343281 of Official Records of RiversideCounty, California, more particularly described as follows:

at portion of Parcel 1 of Parcel Merger No. 1699, recorded December 13, 2006 as Instrument No. 36-9913255 of Official Records In the County of Riversido. State of California, more particularly combined as foliation.

Beginning at the Southwest corner of Parcel 1 of gald Parcel Merger No. 1699; Thence

North 60°31'06" East 979.82 feet along the center line of said Section 1; Thence South

89°27'42" East, 1319.43 foot to the East fine of said Parcel 1;

Thence South 00°23'32" Wast 983.96 feet along said East line to the Southeast corner of said Parcel 5:

Thence North 89° 16'57" West 1321.61 feet along the South line of said Parcel 1 to the point of

Parcel B of Lot Line Adjustment No. 09137 recorded May 24, 2007 as Instrument No. 2007-03432816f0fficialRecords of Riverside County, California, more particularly described as follows:

That portion of the Northeast Quester of the Northeast Quarter of Section 1, Township 5 South, Range 6 East, San Bernardine Basic and Meridian, in the County of Riverside, State of California, more particularly described as follows:

Besjimking at the Southeast corner of Parcel 1 of Farcel Merger No. 1699, recorded December 13, 2006 as Instrument No. 0912525 of Official Records of seld County;

Thence Nerth 68°23'32" East 983,96 feet along the East line of said Parcel 1:

Thence South 99°27'42" East 689.06 feet to the beginning of a tangent curve concave Southerly and having a radius of 1940.00 feet:

Thence Southéasterly along the arc of said curve an arc distance of 204,15 feet durough a central angle of 06°01°46"; a ling radial to said curve at said point bears North 06°34'04" bast;

Thance South 00°32'18" West 539.01 feet to the beginning of a non-tangent curve concave Southerly and having a radius of 1376.00 feet a line radial to said curve at said point bears South 5722'25' East.

Thused Westerly olong the gro of said curve an arc distance of 66,56 feet through a curvet engie of 02746/217 to the beginning of reverse curve concess forthmesterly and having a radius of 306,00 feet, a line radial to see curve at sed point bears North 0376/2127 Westerly and having a radius of 306,00 feet, a line radial to see curve at sed point bears North 0376/2127 Westerly and having a radius of 306,00 feet, a line radial to see curve at sed point bears North 0376/2127 Westerly and having a radius of 306,00 feet, a line radial to see curve at set of the second of the second

Thence Westerly along the arc of said curve an arc distance of 45.20 feet through a central angle of

08°38'59" a line radial to said curve at said point bears South 00°29'46" West;

Thence South 05°09'58" East 102.86 (eat; Thence

South 02º36'10" East, 89.81 feet; Thonce South

Thence South 31°47'23" West 138.04 feet to a point on the South line of the North half of the Northeast Quarter of said Section 1;

Thence North 89°16'57' West 695.41 feet to along the South line of the North half of the Northoast Quarter of said Section 1 to the point of beginning. Assestor's

Percel No: 626-150-038

Parcel D of £ot time Adjustment No. 05137, recorded May 24, 2007 as Instrument No. 2007-0343281ofOfficialRecords of Riverside County, California, more perticularly described as follows:

That portion of the Northeast Quarter of the Northeast Quarter of Section 1, Township 5 South, Range 6 Bost, San Bernardino Base and Merislan, in the County of Riverside, State of California, more particularly described 8 follows:

Beginning North One-Sixteen corner of said Section 1:

Thence North 00°18'00" Sast 882.65 feet along the East line of said Section 1 to the beginning a non-tangent curve concine Southwesterly and having a radius of 1940.00 feet, a line racial to said curve at said point bears South 197.07 55 "Yest."

Thorto Northwesterly along the art of said curve an art distance of 436,41 feet through a central angle of 12°56′52° a line radial to said turve at said point bears flown 06°44'04° East;

Thence South 00°32'18' Wast 539.01 feet to the beginning of a non-tangent curve concave Southerly and having a radius of 1376.00 feet, a line radial to said curve at said point bears South 05°22'52' East;

Thence Westerly along the arc of Deads said curve an arc distance of 66.58 feet through a central angle of 02*4671* to the beginning of a evertor curve concare hydrometherly and having a redus of 366.00 feet, a line radial to said curve at eard point bears horth Gord'011* West;

Thence Westerly along the arc of said curve on arc distance of 46.20 feet through a central angle of 08°30'59" a line radial to said curve at said point bears 504th 00°29'46" West;

Thence South 05°09'56" East 102.86 feet; Thence

South 02°36'10" East 69.81 feet; Thence South

Thence South 31°47'23" West 138 84 feet to a point on the South line of the North Line of the Northeast Quarter of sold Section 1;

Thence South 49116'97' flest 020,20 feet to clong the South fine of the North half of the Northeast Quarter of said Section 1 to the point of beginning Assessor's

Paron No. 628-150-039

ROLL CALL:

Jeffries, Washington, Benoit and Ashley Nays:

Tavaolione Absent:

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on July 12, 2016.

KECIA HARPER-IHEM, Clerk of said Board

By: Cecilia Gil, Board Assistant

Any person affected by the above matter(s) may submit written comments to the Clerk of the Board before the public meeting or may appear and be heard in support of or opposition to the project at the time of the meeting. If you challenge the above item(s) in court, you may be limited to raising only those issues you or someone else raised at the public meeting described in this notice, or in written correspondence, to the Board of Supervisors at, or prior to, the public meeting. Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, 72 hours prior to the meeting. Please send all written correspondence to: Clerk of the Board, 4080 Lemón Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147.

Dated: July 18, 2016 Kecia Harper-Ihem, Clerk of the Board By: Cecilia Gil, Board Assistant

Published 7/20/2016