

BOARD OF SUPERVISORS
OF THE COUNTY OF FRESNO
STATE OF CALIFORNIA

In the Matter of:	)	RESOLUTION DECLARING
	)	THE COUNTY'S INTENTION
THE SALE OF COUNTY PROPERTY,	)	TO SELL COUNTY OWNED
12.586 ACRES AT THE SOUTHWEST	)	REAL PROPERTY AND
CORNER OF VENTURA AND TENTH	)	DIRECTING SUCH SALE
<u>STREETS, FRESNO, CA</u>	)	

WHEREAS, the County of Fresno ("County") is the owner of certain real property located at the southwest corner of Ventura and Tenth Streets, Fresno, CA, consisting of approximately 12.586 acres of land, including the old Juvenile Hall, computer services, and Probation buildings, and improvements, more particularly described in Exhibit "A" to this Resolution, attached hereto and incorporated herein by this reference (collectively, the "Property"); and

WHEREAS, after holding a public hearing, the Board of Supervisors (the "Board") of the County has determined that the Property is no longer required for County use; and

WHEREAS, the County desires to transfer the Property to Fresno Unified School District (FUSD), a school district located in Fresno County, in accordance with California Government Code section 25365; and

WHEREAS, the negotiated purchase price of the Property is One Million, Two Hundred Thousand Dollars (\$1,200,000), including a good faith refundable deposit of One Hundred Thousand Dollars (\$100,000) to be applied to the purchase price; and

WHEREAS, FUSD has agreed to purchase the Property from the County for the purchase price, on an "as is basis," based on the terms and conditions of the proposed Sale/Purchase Agreement and Escrow Instructions ("Sale Agreement") negotiated between the parties; and

WHEREAS, the Board hereby considered for approval the County's sale of the Property to FUSD in accordance with the proposed form of the Sale Agreement and Grant Deed, which have been and are on file with the Clerk of the Board; and

1 WHEREAS, the Board desires to authorize the Director of Internal
2 Services/Chief Information Officer (the "Director/CIO") to approve and execute the
3 Sale Agreement and Grant Deed, and any other agreements, documents, and
4 instruments associated with the sale of the Property, as provided hereinbelow, and in
5 doing so, the Board intends that such delegation of authority to the Director/CIO will
6 allow the parties to execute any and all agreements, instruments and documents
7 necessary to facilitate and consummate the County's sale of the Property to FUSD.

8 **NOW, THEREFORE, BE IT RESOLVED:**

- 9 1. The Board hereby determines that the Property is no longer required for
10 County use.
- 11 2. The Board hereby intends for the County to sell the Property to FUSD, in
12 "as is" condition for One Million, Two Hundred Thousand Dollars (\$1,200,000),
13 including a good faith refundable deposit of One Hundred Thousand Dollars (\$100,000)
14 to be applied to the purchase price, as provided in the Sale Agreement.
- 15 3. The Director/CIO is hereby authorized to approve and execute the Sale
16 Agreement and Grant Deed, and any other agreements, documents, and instruments
17 associated with the sale of the Property that he deems necessary or appropriate and
18 in the County's best interest to facilitate and consummate the sale, subject to review
19 and approval of the final Sale Agreement and Grant Deed, and all such other
20 agreements, documents, and instruments by County Counsel as to legal form and the
21 Auditor-Controller/Treasurer-Tax Collector as to accounting form.
- 22 4. The Director/CIO is hereby directed and authorized to take all necessary
23 actions to carry out this Resolution.

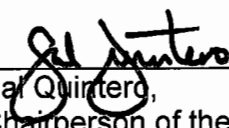
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1 THE FOREGOING, was passed and adopted by the following vote of the Board
2 of Supervisors of the County of Fresno this 9th Day of October 2018, to wit:

3
4 AYES: Supervisors Borgeas, Magsig, Mendes, Pacheco, Quintero
5 NOES: None
6 ABSENT: None
7 ABSTAINED: None

8 
9 Sal Quintero,
Chairperson of the Board of Supervisors
of the County of Fresno

10 ATTEST:
11 Bernice E. Seidel,
12 Clerk of the Board of Supervisors
County of Fresno, State of California

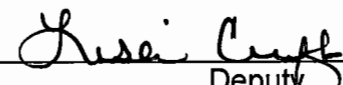
13 By: 
14 Deputy

Exhibit "A"

Legal Description

For APN/Parcel ID(s): 470-054-04T, 470-054-09T, 470-054-10T, 470-054-11T, 470-054-12T, 470-054-13T, 470-054-14T, 470-054-16T, 470-124-07T, 470-124-09T, 470-021-01T, and 470-133-01T.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: APN 470-054-04T

All of Lot 14 of Ventura Heights, according to the map thereof recorded January 4, 1905 in Book 3, page 3 of Record of Surveys, in the office of the County Recorder of said County.

EXCEPTING that portion thereof included within the following boundaries:

Beginning at a point on the North line of Lot 13 of said Ventura Heights, distant thereon 85 feet East of the Northwest corner of said lot; thence South parallel with the West line of said lot a distance of 120 feet, thence East parallel with the North line of Lots 13 and 14 of said Ventura Heights, a distance of 40 feet, thence North parallel with the West line of said Lot 13, a distance of 120 feet to the North line of said Lot 14; thence West a distance of 40 feet to the point of beginning.

ALSO EXCEPTING that portion thereof included with the following boundaries:

Beginning at a point being the Southwest corner of Lot 13, running thence East along the South line of said Lots 13 and 14 a distance of 125 feet; thence at right angles Northerly in Lot 14 a distance of 45 feet, thence at right angles Westerly across Lots 14 and 13 to the West line of said Lot 13, a distance of 125 feet, thence at right angles Southerly along the Westerly line of said Lot 13, a distance of 45 feet to the place of commencement.

ALSO EXCEPT that portion of said Lot 14, described as follows: Beginning at the Southeast corner of Lot 14; thence North on the line of said Lot 14, 15 feet to the corner of said Lot 14; thence West on the line of Lot 14, 50 feet; thence South 15 feet; thence e 50 feet to the point of beginning.

PARCEL 2: APN 470-054-09T

The North 93.34 feet of the South 140 feet of Lot 12 of Ventura Heights, according to the map thereof recorded January 4, 1905 in Book 3, page 3 of Record of Surveys, in the office of the County Recorder of said County.

Exhibit "A"

Legal Description (continued)

PARCEL 3: APN 470-054-10T

The South 46.66 feet of Lot 12 of Ventura Heights, according to the map thereof recorded January 4, 1905 in Book 3, page 3 of Record of Surveys, in the office of the County Recorder of said County.

PARCEL 4: APN 470-054-11T

The North 45 feet of Lot 11 of Ventura Heights, according to the map thereof recorded January 4, 1905 in Book 3, page 3 of Record of Surveys, in the office of the County Recorder of said County.

PARCEL 5: APN 470-054-12T

The North 60 feet of the South 120 feet of Lot 11 of Ventura Heights, according to the map thereof recorded January 4, 1905 in Book 3, page 3 of Record of Surveys, in the office of the County Recorder of said County.

PARCEL 6: APN 470-054-13T

Title No.: FFOM-TO16000467-LM

CLTA Preliminary Report Form - Modified (11.17.06) Printed: 04.25.16 @ 10:44 AM byWK SCA0002402.doc / Updated: 04.01.16 4 CA-FT-FFOM-01500.082451-SPS-1-16-FFOM-TO16000467

The South 60 feet of Lot 11 of Ventura Heights, according to the map thereof recorded January 4, 1905 in Book 3, page 3 of Record of Surveys, in the office of the County Recorder of said County.

PARCEL 7: A PORTION OF APN 470-054-14T

Lots 5 and 6 in Block 4 of Lincoln Hill Addition, according to the Map thereof recorded February 16, 1888 in Book 1, page 71 of Plats, in the office of the County Recorder of said County, and more particularly described as that portion of the Northwest Quarter of the Northeast Quarter of Section 11, Township 14 South, Range 20 East, Mount Diablo Base and Meridian, beginning on the South line of Ventura Avenue at the most Northeasterly corner of Lot 14 of Ventura Heights, according to the map thereof recorded January 4, 1905 in Book 3, page 3 of Record of Surveys; thence East on said South line of Ventura Avenue 50 feet to the East line of said Northwest Quarter of the Northeast Quarter; thence South on said East line 150 feet to the corner of said Lot 14; thence West on the line of said Lot 14, 50 feet; thence North on the line of said Lot 14, 150 feet to the point of beginning.

Exhibit "A"

Legal Description (continued)

PARCEL 8: A PORTION OF APN 470-054-14T

A portion of Lot 14 of Ventura Heights, described as follows:

Beginning at the Southeast corner of Lot 14; thence North on the line of said Lot 14, 15 feet to the corner of said Lot 14; thence West on the line of Lot 14, 50 feet; thence South 15 feet; thence East 50 feet to the point of beginning.

PARCEL 9: APN 470-054-16T

The East 112.70 feet of the North 25 feet of Lot 12 of Ventura Heights, according to the map thereof recorded January 4, 1905 in Book 3, page 3 of Record of Surveys, in the office of the County Recorder of said County.

PARCEL 10: 470-021-01T

The West half of the West half of the Northeast Quarter of the Northeast Quarter of Section 11, Township 14 South, Range 20 East, Mount Diablo Base and Meridian, according to the United States Government Survey and also the carpets and window-shades in the dwelling house standing on said premises.

PARCEL 11: APN 470-124-07T

The South 85 feet of Lot 8 of Ventura Heights, according to the map thereof recorded January 4, 1905 in Book 3, page 3 of Record of Surveys, in the office of the County Recorder of said County.

PARCEL 12: APN 470-124-09T

The North 65 feet of Lot 10 of Ventura Heights, according to the map thereof recorded January 4, 1905 in Book 3, page 3 of Record of Surveys, in the office of the County Recorder of said County.

PARCEL 13: APN 470-133-01T

All of Block 1 of Ventura Heights No. 2, according to the Map thereof recorded in Book 3, page 49 of Record of Surveys, in the office of the County Recorder of Fresno County. EXCEPTING THEREFROM the South 63 feet thereof.