



**General Services Agency
Property Management
COUNTY OF TULARE
AGENDA ITEM**

BOARD OF SUPERVISORS

KUYLER CROCKER
District One

PETE VANDER POEL
District Two

AMY SHUKLIAN
District Three

EDDIE VALERO
District Four

DENNIS TOWNSEND
District Five

AGENDA DATE: March 31, 2020

Public Hearing Required	Yes <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Scheduled Public Hearing w/Clerk	Yes <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Published Notice Required	Yes <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Advertised Published Notice	Yes <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Meet & Confer Required	Yes <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Electronic file(s) has been sent	Yes <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Budget Transfer (Aud 308) attached	Yes <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Personnel Resolution attached	Yes <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Agreements are attached and signature line for Chairman is marked with tab(s)/flag(s)	Yes <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>

CONTACT PERSON: Maria Benavides PHONE: 205-1124

SUBJECT: Quitclaim Deed for 520 E. Tulare Ave. and 948 S. Santa Fe St.,
Visalia

REQUEST(S):

That the Board of Supervisors:

1. Authorize the Chair to execute a Quitclaim Deed for a 6,905 square foot sidewalk and parking area of 520 E. Tulare Ave. and 948 S. Santa Fe St., Visalia to Joe & Cora Gong Family Limited Partnership, a California Limited Partnership, Tom and Sarah Gong Limited Partnership, a California Limited Partnership, and Fairway Properties, LLC, a California Limited Company.
2. Direct the Clerk of the Board to return the executed Quitclaim Deed to the General Services Agency for transmittal to Bender-Rosenthal, Inc.

SUMMARY:

The County entered into Lease Agreement No. 25690 on September 18, 2012 for the construction and lease of office space for the Health and Human Services Agency (HHS) at 520 E. Tulare Ave., known as the Visalia Adult Integrated Clinic (VAIC), and 822 S. Santa Fe St. (re-addressed as 942 S. Santa Fe St.), known as the Alcohol and Other Drug Prevention, Treatment, and Recovery (AOD), in the City of Visalia, County of Tulare from Joe & Cora Gong Family Limited Partnership, a California Limited Partnership, Tom and Sarah Gong Limited Partnership, a California Limited Partnership.

The Agreement calls for a seven (7) year term beginning upon the issuance of a Certificate of Occupancy. The Certificate of Occupancy was issued September 13, 2013 setting the term ending date as September 30, 2020. Further, the Agreement included the County's right to record a Memorandum of Lease (MOL) was in order

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DATE: March 31, 2020

to secure its leasehold interest. The MOL was recorded on December 6, 2012, Document No. 2012-0082937 of Official Records.

The City of Visalia (City) is in the process of constructing a roundabout at the Tulare Ave. and Santa Fe St. intersection to improve traffic flow and increase public safety. The construction of the roundabout requires land acquisition from property owners at this intersection. Bender Rosenthal, Inc., the City's consultant, and the property owner, Fairway Properties, LLC, have reached an agreement for the sale of 6,905 square feet of sidewalk and parking area that will affect 13 parking spaces at the building at the southwest corner of the property. The General Services Agency Property Management has verified with the occupant, the Health and Human Services Agency (HHSA) that this will not affect use as there is a surplus of parking for this building.

In order for the City to purchase a fee simple interest without a clouded title they have requested the County quitclaim its leasehold interest to this area. Quitclaim transfers any interest the grantor has in the property to a recipient. Approval of the Quitclaim Deed will not affect County's leasehold interest to the remainder of the property.

FISCAL IMPACT/FINANCING:

Approval and execution of this Quitclaim Deed will not generate any additional net County cost to the General Fund. There will be no change in rent as rent per square foot is calculated based on the square footage of the building, not total land area.

LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:

The County's Strategic Business Plan includes the Initiative for Safety and Security. Construction of this roundabout that requires County quitclaiming a portion of its leasehold interest furthers this initiative by improving adequate transportation infrastructure.

ADMINISTRATIVE SIGN-OFF:



Laura Silva
General Services Manager

cc: County Administrative Office

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DATE: March 31, 2020

Attachment(s)

A – Vicinity Map

B – Quitclaim Deed

**BEFORE THE BOARD OF SUPERVISORS
COUNTY OF TULARE, STATE OF CALIFORNIA**

IN THE MATTER OF QUITCLAIM DEED
FOR 520 E. TULARE AVE. AND 948 S.
SANTA FE ST., VISALIA

)
) Resolution No. _____
) Agreement No. _____
)

UPON MOTION OF SUPERVISOR _____, SECONDED BY
SUPERVISOR _____, THE FOLLOWING WAS ADOPTED BY THE
BOARD OF SUPERVISORS, AT AN OFFICIAL MEETING HELD _____
_____, BY THE FOLLOWING VOTE:

AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST: JASON T. BRITT
COUNTY ADMINISTRATIVE OFFICER/
CLERK, BOARD OF SUPERVISORS

BY: _____
Deputy Clerk

* * * * *

1. Authorized the Chair to execute a Quitclaim Deed for a 6,905 square foot sidewalk and parking area of 520 E. Tulare Ave. and 948 S. Santa Fe St., Visalia to Joe & Cora Gong Family Limited Partnership, a California Limited Partnership, Tom and Sarah Gong Limited Partnership, a California Limited Partnership, and Fairway Properties, LLC, a California Limited Company.
2. Directed the Clerk of the Board to return the executed Quitclaim Deed to the General Services Agency for transmittal to Bender-Rosenthal, Inc.

VICINITY MAP



RECORDING REQUESTED BY:
Chicago Title Company

**When Recorded Mail Document
and Tax Statement To:**

Joe Y. Gong
Fairway Properties
2121 North Dinuba Blvd
Visalia, CA 93291

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow Order No.: FWVI-4211903523

Property Address: 520 East Tulare Avenue,
Visalia, CA 93292
APN/Parcel ID(s): 097-094-070-000
(PORTION OF)

QUITCLAIM DEED

The undersigned grantor(s) declare(s)

- ☒ This transfer is exempt from the documentary transfer tax.
- ☐ The documentary transfer tax is \$_____ and is computed on:
- ☐ the full value of the interest or property conveyed.
 - ☐ the full value less the liens or encumbrances remaining thereon at the time of sale.

The property is located in ☒ the **City of Visalia**.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, County of Tulare,

hereby remises, releases and quitclaims to Joe & Cora Gong Family Limited Partnership, a California limited partnership and Tom and Sarah Gong Family Limited Partnership, a California limited partnership and Fairway Properties, a California limited liability company

the following described real property in the City of Visalia, County of Tulare, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

"This deed is given to remove that certain area in Exhibit A from the Lease as set forth in that certain Memorandum of Lease recorded on December 6, 2012 as Instrument No. 2012-0082937 of Official Records."

MAIL TAX STATEMENTS AS DIRECTED ABOVE

QUITCLAIM DEED
(continued)

APN/Parcel ID(s): 097-094-070-000 (PORTION OF)

Dated: March 9, 2020

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

County of Tulare

BY: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of _____

County of _____

On _____ before me, _____, Notary Public,
(here insert name and title of the officer)

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

MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 097-094-070-000 (PORTION OF)

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

That portion of Lot 1 of the M.J. Rouse Subdivision, recorded in Volume 15 of Maps, Page 9, Tulare County Records, located in the north half of Section 32, Township 18 South Range 25 East, Mount Diablo Base and Meridian, in the City of Visalia, County of Tulare, State of California, described as follows:

Commencing at the Southwest corner of the Northeast quarter of said Section 32, said corner being 0.75' northerly, as measured along the west line of the Southeast quarter of said Section 32, of the centerline of Tulare Avenue, as shown on the Record of Survey recorded in Book 12 of Licensed Surveys at Page 29, Tulare County Records;

Thence North 0°26'52" West along the west line of said Northeast quarter, 27.25 feet to the southerly line of said Lot 1, as shown on the Record of Survey recorded in Book 15 of Licensed Surveys at Page 6, Tulare County Records, and the True Point of Beginning;

Thence North 89°57'44" West along said southerly line, 31.62 feet to the southwest corner of said Lot 1;

Thence North 0°20'25" West along the westerly line of said Lot 1 as shown on last said Record of Survey, 262.68 feet;

Thence North 89°54'23" East. 6.74 feet;

Thence South 0°52'35" East, 26.07 feet;

Thence South 0°20'25" East, parallel with said westerly line, 70.86 feet;

Thence South 30°20'25" East, 7.05 feet;

Thence South 0°20'25" East, parallel with said westerly line, 58.54 feet;

Thence South 7°56'38" East. 14.41 feet;

Thence southeasterly 22.96 feet along a tangent curve, concave northeasterly, with a radius of 83.50 feet and 8 central angle of 15°45'14";

Thence South 70°14'59" East, 25.89 feet;

Thence South, 15.07 feet;

Thence South 61°48'36" East, 82.78 feet to a point on the northerly right of way of Tulare Avenue per the Grant of Easement recorded October 3, 1985 in Volume 4348, Page 253 of Official Records of Tulare County;

Thence South 0°02'16" West, 2.00 feet to the said southerly line of Lot 1;

Thence North 89°57'44" West along said southerly line 83.85 feet to the True Point of Beginning.

MAIL TAX STATEMENTS AS DIRECTED ABOVE