

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

247



**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
April 17, 2007

**SUBJECT:** Adoption of County Resolution No. 2007-169, Notice of Intent to Purchase Real Property Within the Unincorporated Area of Sun City, County of Riverside – APN 337-320-005, Third District

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

1. Adopt County Resolution No. 2007-169, Notice of Intent to Purchase Real Property within the unincorporated area of Sun City, County of Riverside, known as APN 337-320-005;
2. Direct the Clerk of the Board to give notice pursuant to Government Code Section 6063; and
3. Authorize the Assistant County Executive Officer/EDA or designee to prepare and bring back for approval a purchase agreement between the County of Riverside and the affected property owner.

**BACKGROUND:** The Economic Development Agency in its' continuing efforts to enhance communities throughout Riverside County, desires to expand the existing Sun City Library facility. The current library is too small to support the growing community of Sun City. The property adjacent to the current Library is a vacant former gas station site. This site has been identified as an appropriate parcel to acquire for the expansion. Agency staff has successfully negotiated the acquisition of the property with the legal owner of record, Suncor Holdings – COP II, LLC, a Delaware Limited Liability Company at a purchase price of \$500,000. The price is consistent with current property values in the Sun City area based on an independent fee appraisal report.

RZ:DL:TE:JMP:AG:AG  
S:\RealProperty\Real Property\DIST3\07-3-027.Fm11.doc

*Robin Zimpfer*  
\_\_\_\_\_  
Robin Zimpfer  
Assistant County Executive Officer/EDA

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 500,000	In Current Year Budget:	Yes
		Plus escrow fees		
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2006/2007

**COMPANION ITEM ON BOARD OF DIRECTORS AGENDA:** No

**SOURCE OF FUNDS:** Community Development Block Grant Funds

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

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

**County Executive Office Signature**

*James H. ...*  
\_\_\_\_\_  
James H. ...

Dep't Recomm.:	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Policy
Per Exec. Ofc.:	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Policy

Prev. Agn. Ref.: N/A

District: 3

Agenda Number:

**3.16**

*Reviewed by CIP Team*

COUNTY COUNSEL

APR 09 2007

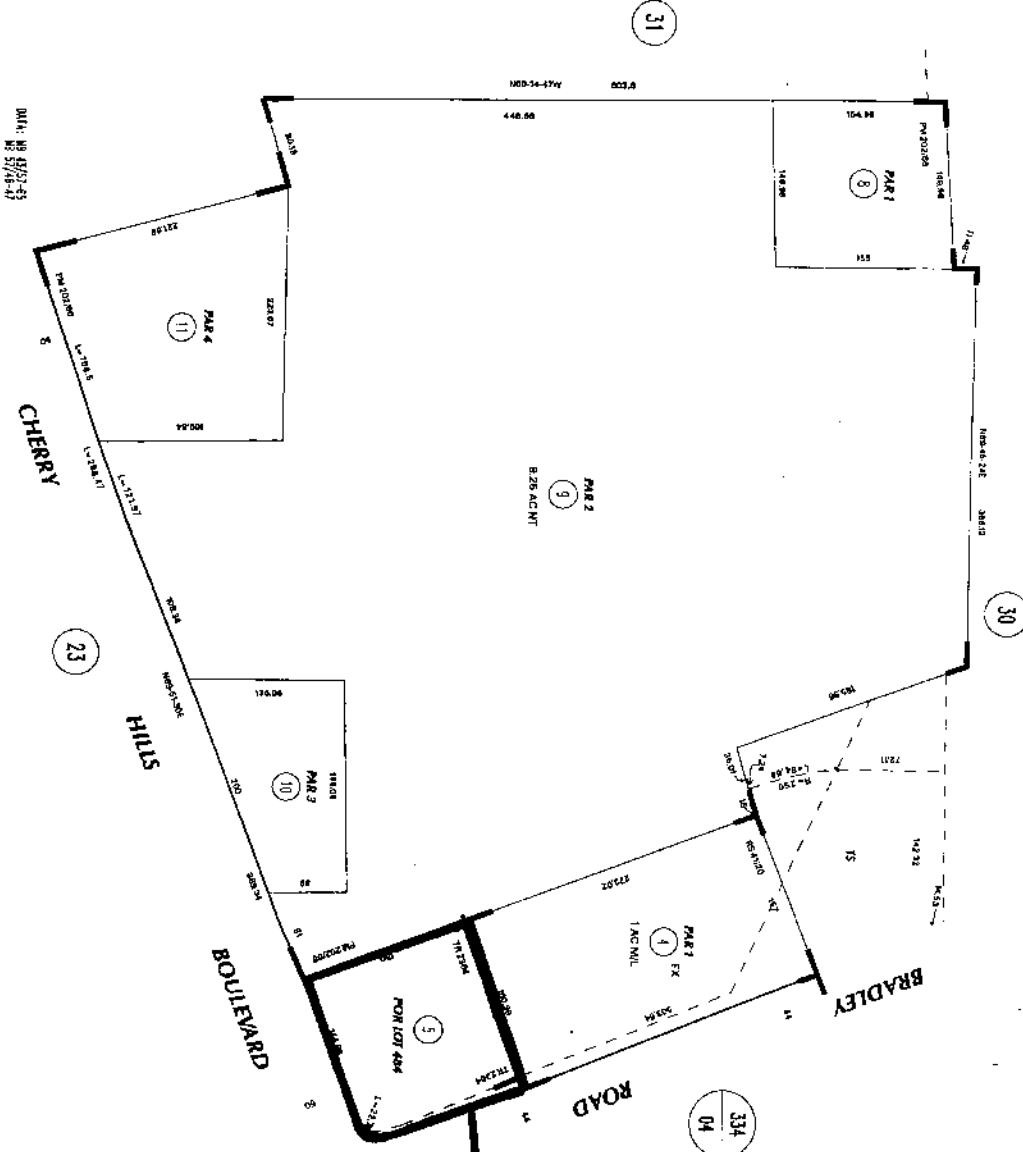
*Melinda ...*

# EXHIBIT "A"

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT CORRELATE WITH LOCAL LOT-SPLIT OR BUILDING SITE DRAWINGS.

ASSESSOR'S MAP RC337 Pg. 32  
Riverside County, Calif.

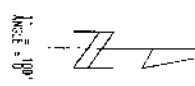
2006



POR. N 28 T. 5S., R. 3W

I. R. A. 054-030

337-32  
22-42-5



**SUBJECT PROPERTY**

RS 4/1/20  
MB 43/57-65 TRACT 2364  
PM 202/66-67 PARCEL MAP NO. 28811

Apr 2003

DATE	BY	REVISION
1/1/03	...	...
2/1/03	...	...
3/1/03	...	...
4/1/03	...	...
5/1/03	...	...
6/1/03	...	...
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10/1/03	...	...
11/1/03	...	...
12/1/03	...	...

MAY 1 2 2003

2 COUNTY RESOLUTION NO. 2007-169  
3 NOTICE OF INTENT TO PURCHASE REAL PROPERTY  
4 FROM SUNCORE HOLDINGS-CORP II, LLC  
5 (Third Supervisorial District)

6 WHEREAS, the County of Riverside, through its Economic Development Agency  
7 hereinafter referred to as the "County," implemented the 2004-2009 Consolidated Plan,  
8 the "Plan," establishing the objective to improve the quality of public facilities in the Sun  
9 City area; and

10 WHEREAS, pursuant to Regulation 24 CFR 570.201(c), County is eligible to  
11 expend Community Development Block Grant funds for said purpose; and

12 WHEREAS, the County has negotiated a purchase price of \$500,000, based on  
13 an independent fee appraisal, for Assessor's Parcel Number 337-320-005, hereinafter  
14 referred to as the "Property," more particularly described in Exhibit "A", attached hereto  
15 and made a part hereof; and

16 WHEREAS, the Property is located within the unincorporated area of Sun City;  
17 and

18 WHEREAS, the purchase of the Property will assist the County to accomplish the  
19 objectives and goals of the Plan as well as its' revitalization efforts with eliminating  
20 blighted conditions within the unincorporated areas of Riverside County; and

21 WHEREAS, prior to the County using the Property for purposes described in the  
22 Plan the County understands and agree to fully comply with the California  
23 Environmental Quality Act.

24 BE IT RESOLVED, DETERMINED, AND ORDERED by the Board of  
25 Supervisors of the County of Riverside, State of California, that certain real property  
26 located within the County of Riverside, State of California, shown on Exhibit "A"  
27 attached to this resolution, is desired by County for the construction of much needed  
28 new and modern public facilities and NOTICE IS HEREBY GIVEN that it is the intention

1 of the Board of Supervisors to purchase said real property pursuant to the provisions of  
2 Section 25350 of the Government Code upon the following term and conditions:

3 1. The nature of the property to be purchased is a non-operational former gas  
4 station, totaling approximately 24,600 square feet or .56 acre, located in the  
5 unincorporated area of Sun City, County of Riverside, State of California

6 2. The seller of the subject property is Suncor Holdings – COP II, a Delaware  
7 Limited Liability Company.

8 3. The purchase price of the property is \$500,000.

9 4. The agreement to purchase the property shall be considered by the Board of  
10 Supervisors on May 15, 2007, in the meeting room of the Board of Supervisors, County  
11 Administrative Center, 4080 Lemon Street, 1st Floor, Riverside, California, 92501-3656,  
12 at 9:00 AM, or as soon thereafter as the agenda of the Board permits.

13 IT IS FURTHER RESOLVED that the Clerk of the Board is directed to give notice  
14 of this purchase pursuant to Section 6063 of the Government Code.

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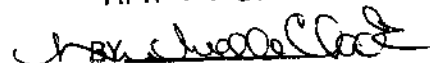
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FORM APPROVED  
COUNTY COUNSEL

APR 09 2007



## EXHIBIT "A"

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

Parcel 1:

That portion of Lot 484 of Tract 2364, in the County of Riverside, State of California, as per map recorded In Book 43, page(s) 57 to 65, inclusive, of Maps, in the office of the County Recorder of said County, described as follows; Commencing at the most Southerly corner of said lot, said Southerly corner being a point on the Northwesterly line of Cherry Hills Boulevard and being also a point on a curve concave Northerly with a radius of 5,950.00 feet, the center of said curve bears North  $18^{\circ} 51' 34''$  West, from said point;

Thence Northeasterly on said Northwesterly line of Cherry Hills Boulevard through a central angle of  $1^{\circ} 16' 56''$  for an arc distance of 133.16 feet;

Thence North  $69^{\circ} 51' 30''$  East, 389.33 feet on said Northwesterly line being also the Southeasterly line of said lot to the point of beginning;

Thence North  $21^{\circ} 26' 30''$  West, 150.00 feet;

Thence North  $69^{\circ} 51' 30''$  East, 150.00 feet to the Easterly line of said lot;

Thence South  $21^{\circ} 26' 30''$  East, 128.65 feet on said Easterly line to the beginning of a tangent curve concave to the Southwest having a radius of 456.00 feet;

Thence Southerly on the arc of said curve through a central angle of  $0^{\circ} 46' 54''$ , 6.22 feet to a point of compound curvature from which a radial line bears South  $69^{\circ} 20' 24''$  West, said curve being also concave to the Southwest and having a radius of 15.00 feet;

Thence Southerly and Westerly on the arc of said curve through a central angle of  $90^{\circ} 31' 06''$  for an arc distance of 23.70 feet;

Thence South 69° 51' 30" West, 134.62 feet to the point of beginning. Except all of said land hereinabove described 52% of the 100% of all oil and mineral rights in, on and under the herein described property, without any rights of ingress or egress, as reserved by George D. Newport and Dorothea K. Newport, husband and wife, in Deeds November 29, 1957 In Book 2185r page 160, as Instrument No. 64978, and November 29, 1957 In Book 2185, page 189, as Instrument No. 84979, Official Records.

Parcel 2:

All that portion of Section 28, Township 5 South, Range 3 West, San Bernardino Meridian, in the County of Riverside, State of California, being more particularly described as follows:

Beginning at the most Northerly corner of Lot 484 as shown on that certain map entitled "Tract 2364", recorded in Book 43, page 57 to 65, inclusive, of Maps, in the office of the County Recorder of said County;

Thence along said lot line the following courses and distances: South 55° 27' 20" East, 387.24 feet; South 57° 56' 44" East, 230.95 feet and South 21° 26' 30" East, 181.29 feet to the true point of beginning;

Thence leaving said lot line North 69° 51' 30" East, 12.98 feet to a point on the Westerly right of way line of Bradley Road Extension;

Thence along said right of way line South 20° 30' 00" East, 106.80 feet;

Thence on a curve to the right, tangent to the preceding course having a radius of 456.48 feet through a central angle of 03° 38' 50", an arc length of 29.06 feet to a point of compound curvature to which a radial line bears North 73° 08' 50" East;

Thence leaving said right of way line of Bradley Road Extension from said point of compound curvature on a curve to the right, having a radius of 15.00 feet through a central angle of 86° 42' 40" and an arc length of 22.70 feet;

Thence South 69° 51' 30" West, 9.86 feet to a point of cusp on the Easterly line of a 0.52 acre Union Oil Company Gas Station Site with a tangent curve concave Northwesterly;

Thence Northerly along the Easterly line of said 0.52 acre site on a curve having a radius of 15.00 feet through a central angle of 90° 31' 06", an arc length of 23.70 feet to a point of compound curvature to which a radial bears North 69° 20' 24"

Thence from said point of compound curvature on a curve to the left having a radius of 456.00 feet through a central angle of  $00^{\circ} 46' 54''$  an arc length of 6.22 feet;

Thence North  $21^{\circ} 26' 30''$  West, 128.65 feet to the true point of beginning. Except from all of said land hereinabove described 52% of the 100% of all oil and mineral rights in, on and under the herein described property, without any rights of ingress and egress, as reserved by George D. Newport and Dorothea K. Newport, husband and wife. In Deeds recorded November 29, 1957 in Book 2185, page 160, as Instrument No. 84978, and November 29, 1957 as Instrument No. 84979, Official Records.