

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



744

**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
May 3, 2007

**SUBJECT:** Adoption of County Resolution No. 2007-170, Authorization to Purchase Real Property within the Unincorporated Area of Sun City, County of Riverside – APN 337-320-005 – Third Supervisorial District

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

1. Adopt County Resolution No. 2007-170, Authorization to Purchase Real Property within the Unincorporated Community of Sun City, County of Riverside, known as APN 337-320-005;
2. Approve and authorize the Chairman of the Board of Supervisors to execute the Acquisition Agreement for the purchase of APN 337-320-005 from Suncor Holdings – COP II, a Delaware Limited Liability Company;
3. Authorize the Clerk of the Board to certify acceptance of any documents pertaining to this transaction;
4. Authorize the expenditure of up to \$500,000 from the Community Development Block Grant Funds for the purchase of APN 337-320-005; and
5. Authorize the Assistant County Executive Officer/EDA or designee to execute and take all necessary steps to implement the Acquisition Agreement including signing subsequent, necessary related documents to complete this transaction.

(continued on page 2)

FORM APPROVED  
COUNTY COUNSEL

MAY 07 2007

Reviewed by Christopher  
CLIP TEAM

Michelle Clark

RZ:DL:TE:JMP:AMG:CW:bp  
S:\RealProperty\Real Property\DIST\07-3-034.f11.doc

*Robin Zimpfer*

Robin Zimpfer  
Assistant County Executive Officer/EDA

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 500,000.00 plus escrow fees	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$	Budget Adjustment:	N/A
	Annual Net County Cost:	\$	For Fiscal Year:	2006/2007

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

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

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

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

BY: *Jennifer L. Sargent*  
Jennifer L. Sargent

County Executive Office Signature

Dept Recomm.:   Policy  
 Per Exec. Ofc.:   Policy

Prev. Agn. Ref.: 4/17/07 #3.16

District: 3

Agenda Number:

3.18

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

Form 11 - Adoption of County Resolution No. 2007-170, Authorization to Purchase Real Property within the Unincorporated Area of Sun City, County of Riverside – APN 337-320-005 – Third Supervisorial District

May 3, 2007

Page 2

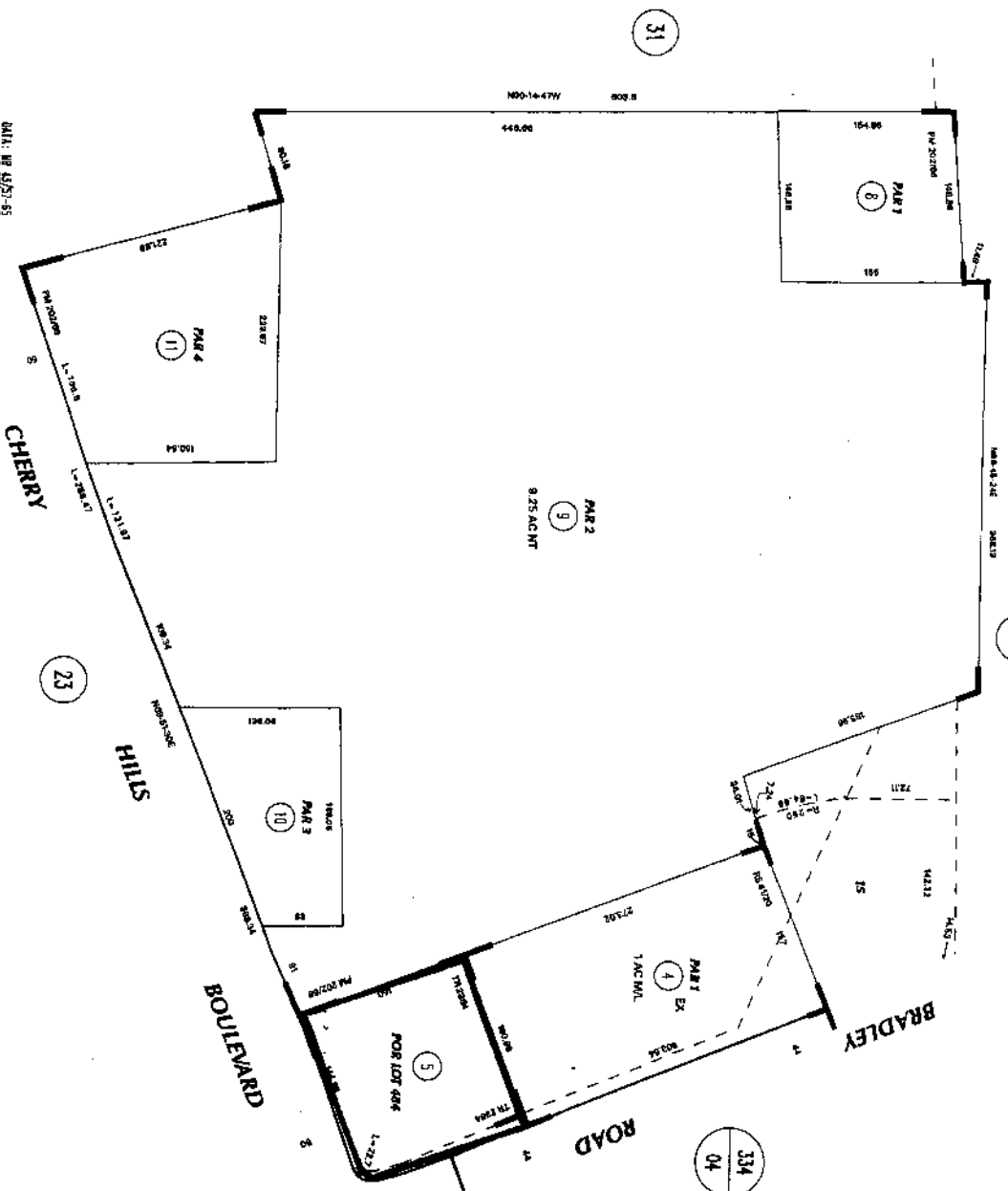
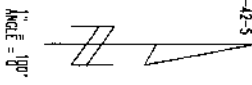
**BACKGROUND:** The Economic Development Agency, in its continuing efforts to enhance communities throughout Riverside County, desires to expand the existing Sun City Library facility. The property adjacent to the Library site is a vacant, former gas station parcel and has been identified as the preferred 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, 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.

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

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

T.R.A. 054-030

337-32  
22-42-5



ASSESSOR'S MAP BK337 PG.37  
Riverside County, Calif.

AB8

RS 4/1/20 TRACT 2354  
MR 43/57-65  
PM 202/66-67 PARCEL MAP NO. 28011

Apr 2003

MAY 1 2 2003

DATE	CD	NUMBER	REV	DATE
1/01	1	1	1	1/01
2/02	1	1	1	2/02
3/03	1	1	1	3/03
4/03	1	1	1	4/03

2 COUNTY RESOLUTION NO. 2007-170  
3 AUTHORIZATION TO PURCHASE REAL PROPERTY WITHIN THE  
4 UNINCORPORATED COMMUNITY OF SUN CITY, COUNTY OF RIVERSIDE  
5 APN: 337-320-005  
6 (Third Supervisorial District)

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

11 **WHEREAS**, pursuant to Regulation 24 CFR 570.201(c), County is eligible to  
12 expend Community Development Block Grant Funds for said objective; and

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

16 **WHEREAS**, the seller of the Property is Suncor Holdings – COP II, a Delaware  
17 Limited Liability Company; and

18 **WHEREAS**, the Property is located within the unincorporated community of Sun  
19 City; and

20 **WHEREAS**, the nature of the Property to be purchased is a non-operational  
21 former gas station, totaling approximately 24,600 square feet or .56 acre; and

22 **WHEREAS**, the purchase of the Property will assist the County with  
23 accomplishing the goals and objectives of the Plan as well as its revitalization efforts to  
24 eliminate blighted conditions within the unincorporated areas of Riverside County; and

25 **WHEREAS**, Resolution No. 2007-169, Notice of Intent to Purchase APN 337-  
26 320-005 was adopted by the Board of Supervisors on April 17, 2007, Item 3.16; and

27 **WHEREAS**, the notice to purchase the Property has been completed through the  
28 Clerk of the Board pursuant to Section 6063 of the Government Code; and

**WHEREAS**, prior to using the Property for purposes described in the Plan, the  
County understands and agrees to fully comply with the California Environmental

1 Quality Act.

2 **BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of  
3 Supervisors of the County of Riverside, State of California, in regular session  
4 assembled on May 22 2007, as follows:

5 1. That the Board of Supervisors hereby finds and declares that the above  
6 recitals are true and correct.

7 2. That the County is authorized to expend \$500,000 plus escrow fees to  
8 purchase the Property.

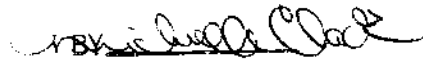
9 3. That the Chairman of the Board of Supervisors is hereby authorized to  
10 execute any and all documents necessary to purchase the Property.

11 4. That the Assistant County Executive Officer of the Economic Development  
12 Agency or designee is hereby authorized to take all the necessary steps to implement  
13 the Acquisition Agreement including signing subsequent and necessary related  
14 documents to complete this transaction.

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FORM APPROVED  
COUNTY COUNSEL

MAY 07 2007



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## 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  $69^{\circ} 51' 30''$  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  $55^{\circ} 27' 20''$  East, 387.24 feet; South  $57^{\circ} 56' 44''$  East, 230.95 feet and South  $21^{\circ} 26' 30''$  East, 181.29 feet to the true point of beginning;

Thence leaving said lot line North  $69^{\circ} 51' 30''$  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  $20^{\circ} 30' 00''$  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  $03^{\circ} 38' 50''$ , an arc length of 29.06 feet to a point of compound curvature to which a radial line bears North  $73^{\circ} 08' 50''$  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  $86^{\circ} 42' 40''$  and an arc length of 22.70 feet;

Thence South  $69^{\circ} 51' 30''$  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  $90^{\circ} 31' 06''$ , an arc length of 23.70 feet to a point of compound curvature to which a radial bears North  $69^{\circ} 20' 24''$

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.