

**RESOLUTION NUMBER 3893**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, CALIFORNIA, APPROVING THAT CERTAIN PURCHASE AND SALE AGREEMENT BY AND BETWEEN THE CITY OF PERRIS AND STRATFORD RANCH INVESTORS, LLP**

**WHEREAS**, the City of Perris (the “City”) is the record owner of certain property described in Exhibit “A” hereto (the “Property”); and

**WHEREAS**, pursuant to Government Code § 37350, the City has full authority to dispose of its property for the common benefit; and

**WHEREAS**, the City Council acquired the Property, together with certain other property (“Other Property”), as part of an eminent domain proceeding for the purpose of widening Evans Road; and

**WHEREAS**, the Property is considered surplus property left over following the use of the Other Property for the right-of-way; and

**WHEREAS**, pursuant to an appraisal prepared September 2, 2005, by Flavell, Tennenbaum & Edwards and the settlement value of the eminent domain proceeding, the Property is valued at \$286,240 (calculated on a square-acre basis); and

**WHEREAS**, Stratford Ranch Investors, LLP (“Stratford Ranch”) has agreed to purchase the Property for said amount; and

**WHEREAS**, the City Council hereby finds and determines that it is within the authority of the City and for the common benefit of the City that the City approve the sale of the Property for the fair market value indicated in the appraisal and paid by Stratford Ranch pursuant to the terms of a Purchase and Sale Agreement, dated as of February 13, 2007 (“Sale Agreement”), between the City and Stratford Ranch and attached hereto as Exhibit “B”; and

**WHEREAS**, pursuant to Government Code 65402, the legislative body may provide by Resolution that disposition of this parcel shall not require submission to the Planning Commission prior to the authorization hereof because the disposition relates to the remainder of a larger parcel which was acquired and used in part for street purposes and street widening;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Perris, California, as follows:

**Section 1.** The above recitals are true and correct.

**Section 2.** The Sale of the Property is hereby approved.

**Section 3.** That pursuant to Government Code 65402, the City Council hereby provides that the provisions of Section 65402(a) requiring a determination of consistency with the general plan by the planning agency shall not apply to: (1) the disposition of the remainder of a larger parcel which was acquired and used in part for street purposes; (2) acquisitions, dispositions, or abandonments for street widening; or (3) alignment projects, provided such dispositions for street purposes, acquisitions, dispositions, or abandonments for street widening, or alignment projects are of a minor nature.

**Section 4.** That this Property fits within the exceptions outlined in Section 3 and shall not require submission to the Planning Commission.

**Section 5.** That disposition of the Property is for the common benefit and provides for the orderly development of the Property within the City.

**Section 6.** That said form of Sale Agreement be, and is hereby, approved with such changes as may be approved by the City Manager or Finance Director, said City Manager's or Finance Director's execution thereof to be conclusive evidence of approval of said changes. The City Manager or Finance Director is hereby authorized and directed to execute the Sale Agreement on behalf of the City, with such execution to be attested to by the City Clerk.

**Section 7.** That the City Manager or Finance Director is hereby authorized to take any actions necessary to accomplish the purposes hereof, including, but not limited to, executing the Deed transferring the Property pursuant to the Sale Agreement.

**Section 8.** This Resolution shall take effect and be enforceable immediately upon its adoption.

**ADOPTED, SIGNED** and **APPROVED** this 13<sup>th</sup> day of February, 2007.

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Mayor, Daryl R. Busch

ATTEST:

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City Clerk, Judy L. Haughney

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) §  
CITY OF PERRIS )

I, Judy L. Haughney, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number 3893 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held the 13<sup>th</sup> day of February, 2007, and that it was so adopted by the following called vote:

AYES: Motte, Rogers, Yarbrough, Landers

NOES:

ABSENT: Busch

ABSTAIN:

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City Clerk, Judy L. Haughney

**EXHIBIT "A"**  
**(RESOLUTION NUMBER 3893)**

**[See Attached]**

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

That portion of Lot A in Block 32 of Unit 4 of Map of La Vina Land Co. Tract Units 3, 4, 5 & 6, as shown by map on file in Book 15 of Maps at pages 18 and 19 thereof, Records of Riverside County, California, located in Section 4, Township 4 South, Range 3 West, San Bernardino Meridian, said portion being described as follows:

**COMMENCING** at the intersection of the centerline of Perry Street ( 40.00 feet in width) with the centerline of Evans Road (recorded as Murrieta Road, 20.00 feet in half width), both of said Map;

Thence South 00°26'19" West along said centerline of Evans Road, a distance of 660.09 feet to a point thereon;

Thence South 89°53'45" East, a distance of 64.00 feet to the **TRUE POINT OF BEGINNING**, said point being on the northerly line of said Lot A;

Thence South 89°53'45" East along said northerly line of Lot A, a distance of 68.00 feet to the northeast corner thereof;

Thence South 00°26'19" West along the easterly line of said Lot A, a distance of 430.09 feet to a point on the northerly line of that certain parcel of land conveyed to the Metropolitan Water District by deed recorded November 18, 1969 as Instrument No. 118286, Official Records of Riverside County, California;

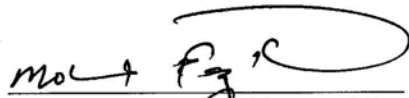
Thence North 89°53'45" West along said northerly line, a distance of 68.00 feet to point on a line parallel with and distant easterly 64.00 feet, measured at a right angle, from said centerline of Evans Road;

Thence North 00°26'19" East along said parallel line, a distance of 430.09 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.67 AC., more or less.



SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION

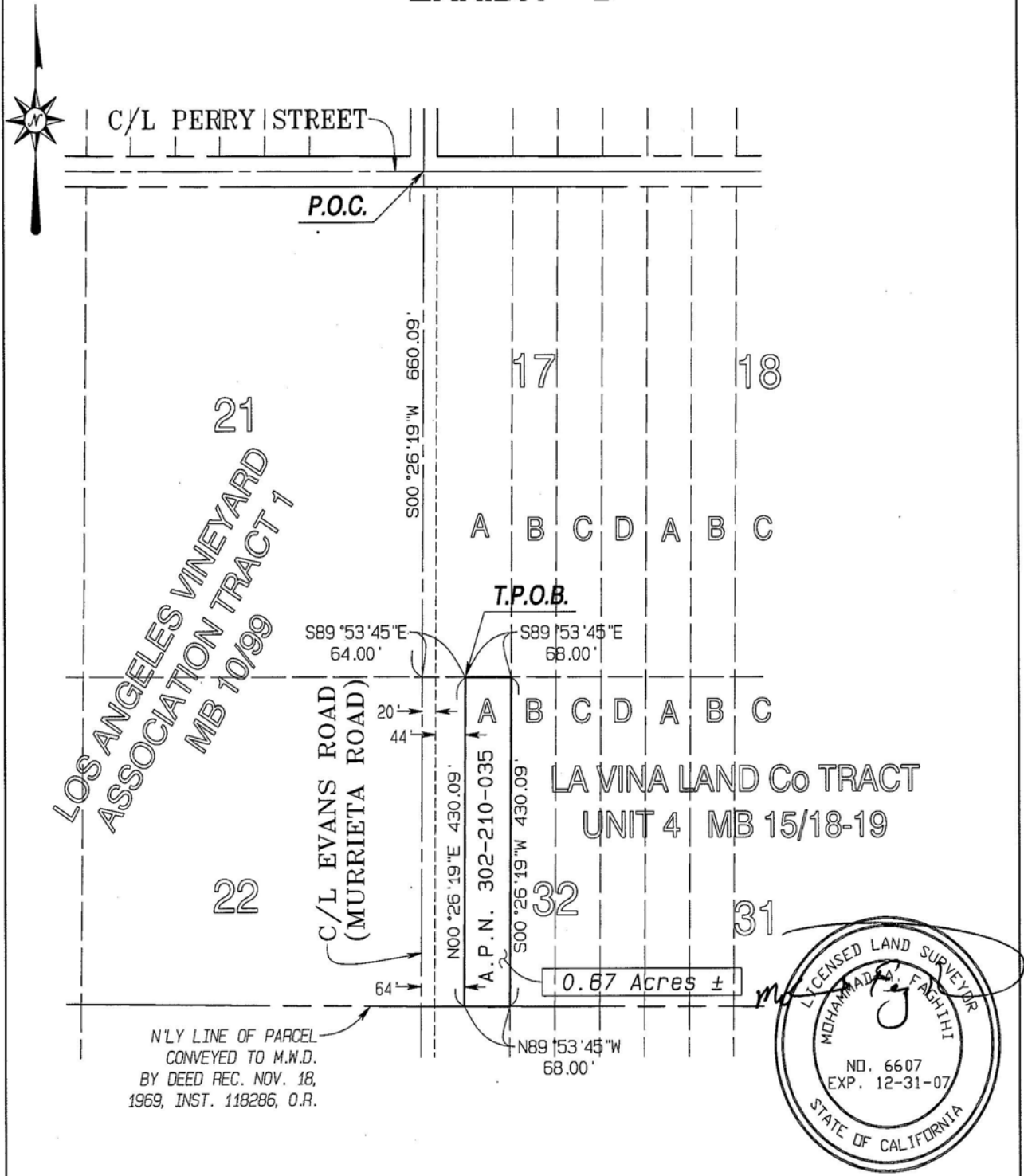
  
Mohammad A. Faghihi, L.S. 6607

12/21/06  
Date



Prepared By:   
Checked By: 

# EXHIBIT "B"



SEC 4 & 5, T4S, R3W, S.B.M.

ALBERT A.  
**WEBB**  
 ASSOCIATES  
 ENGINEERING CONSULTANTS

CITY OF PERRIS

DATE PREPARED: 12/20/2006      G:\2005\05-0143\Evans Rd Plats.pro

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

SHEET 1 OF 1

W.O.  
 05-143

SCALE: 1" = 200'

DRWN BY *[Signature]* DATE 12/20/06  
 CHKD BY *[Signature]* DATE 12/20/06

SUBJECT: PLAT

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

That portion of Lot F in Block 7 of Unit 1 of Map of La Vina Land Co. Tract Units 1 & 2, as shown by map on file in Book 14 of Maps at pages 19 and 20 thereof, Records of Riverside County, California, located in Section 5, Township 4 South, Range 3 West, San Bernardino Meridian, said portion being described as follows:

**COMMENCING** at the intersection of the centerline of Markham Street (recorded as La Vina Boulevard, 50.00 feet in half width) with the centerline of Evans Road (recorded as Vine Avenue, 20.00 feet in half width), both of said Map;

Thence North 89°51'44" West along said centerline of Markham Street, a distance of 64.00 feet to a point thereon;

Thence South 00°26'19" West, a distance of 50.00 feet to the **TRUE POINT OF BEGINNING**, said point being located on the southerly right of way line of said Markham Street, said point also being located on the northerly line of said Lot F, said point also being on a line parallel with and distant westerly 64.00 feet, measured at a right angle, from said centerline of Evans Road;

Thence South 00°26'19" West along said parallel line, a distance of 610.08 feet to a point on the southerly line of said Lot F;

Thence North 89°51'12" West along said southerly line, a distance of 103.84 feet to the southwest corner of said Lot F;


Thence North 00°34'57" East along the westerly line of said Lot F, a distance of 610.07 feet to the northwest corner of said Lot F;

Thence South 89°51'44" East along the northerly line of said Lot F, and also along said southerly right of way line of Markham Street, a distance of 102.31 feet to the **TRUE POINT OF BEGINNING**.

Containing 1.44 Acres, more or less.



SEE PLAT ATTACHED HERERTO AS EXHIBIT "B" AND MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION

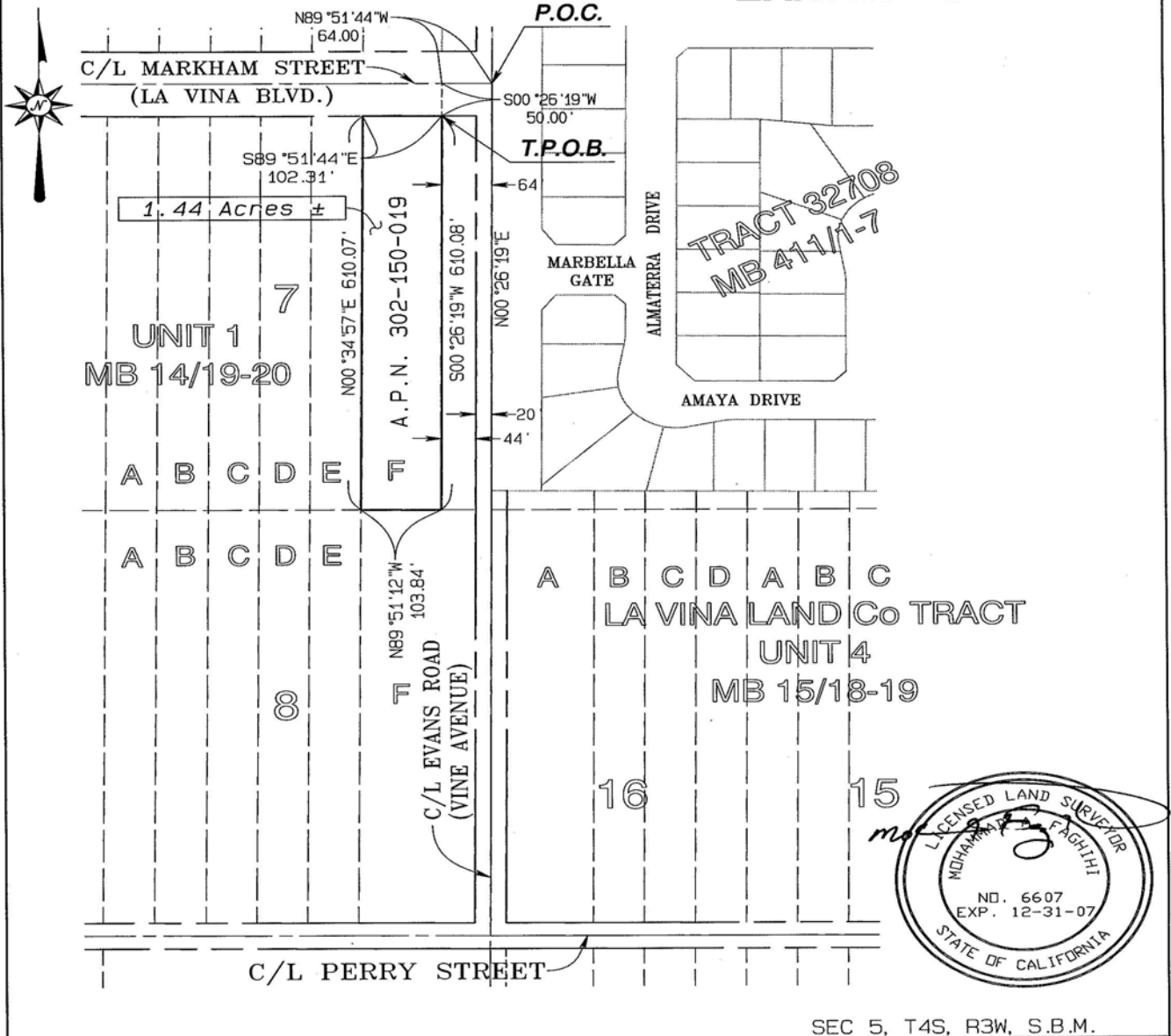
  
Mohammad A. Faghihi, L.S. 6607

12/21/06  
Date



Prepared By:   
Checked By: 

**EXHIBIT "B"**



SEC 5, T4S, R3W, S.B.M.

ALBERT A.  
**WEBB**  
ASSOCIATES  
ENGINEERING CONSULTANTS

**CITY OF PERRIS**

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DRWN BY *Jan* DATE 12/20/06  
CHKD BY *Jan* DATE 12/21/06

SUBJECT: PLAT



**EXHIBIT "B"**  
**(RESOLUTION NUMBER 3893)**

**AGREEMENT FOR PURCHASE AND SALE**  
**OF REAL PROPERTY**

(Document on file in City Clerk's Office)