

**RESOLUTION NO. 2015-196**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
AUTHORIZING THE CITY MANAGER TO EXECUTE AN AMENDMENT TO  
AGREEMENT FOR THE SALE OF REAL PROPERTY AND JOINT ESCROW  
INSTRUCTIONS WITH CRAZY HEART PROPERTIES, LLC., A CALIFORNIA  
LIMITED PARTNERSHIP, DOING BUSINESS AS MR. MOTORHOME, AMENDING  
TERMS OF THE AGREEMENT**

**WHEREAS**, Lon C. Lundgren, Crazy Heart Properties, LLC, doing business as "Mr. Motorhome" desires to purchase and City desires to sell a portion, approximately 42,270 square feet, of City owned property, APN 125-0010-003 ("Property"), located on the east side of E. Stockton Boulevard, just north of Elk Grove Boulevard; and

**WHEREAS**, City Council approved Agreement for Sale of Real Property and Joint Escrow Instructions with Crazy Heart Properties, LLC, on March 11, 2015 (the "Original Agreement") for an agreed purchase price of Two Hundred Seventy Five Thousand and No/100s Dollars (\$275,000); and

**WHEREAS**, Lon C. Lundgren has been unable to obtain financing to purchase the Property, due to the intended use of the Property as a parking lot for recreational vehicle sales; and

**WHEREAS**, Mr. Lundgren desires to make a Seventy Five Thousand and No/100s Dollars (\$75,000) down payment on the Property, and requests the City carry a Purchase Money Note secured by a Purchase Money Deed of Trust for Two Hundred Thousand and No/100s Dollars (\$200,000); and

**WHEREAS**, the City agrees to carry a Purchase Money Note secured by a Purchase Money Deed of Trust in the amount of Two Hundred Thousand and No/100s Dollars (\$200,000), at the market rate of five and one half percent (5.5%) per annum, with a monthly payment of Five Thousand and No/100s Dollars (\$5,000) for forty-five (45) months; and


**WHEREAS**, City and Mr. Lundgren agree to extend close of escrow until no later than September, 30, 2015; and

**WHEREAS**, The proposed sale is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15378(a) of the State CEQA Guidelines; and

**WHEREAS**, revenue generated from the sale of the Property will be credited to the City's Drainage Fund.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Elk Grove authorizes the City Manager to execute an amendment to the sale of City-owned real property authorizing the City to carry a Purchase Money Note and Purchase Deed of Trust in the amount of \$200,000, in substantially the form presented with the accompanying staff report.


**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 23<sup>rd</sup> day of September 2015

  
\_\_\_\_\_  
GARY DAVIS, MAYOR of the  
CITY OF ELK GROVE

ATTEST:

  
\_\_\_\_\_  
JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:

  
\_\_\_\_\_  
JONATHAN P. HOBBS,  
CITY ATTORNEY

**CERTIFICATION**  
**ELK GROVE CITY COUNCIL RESOLUTION NO. 2015-196**

STATE OF CALIFORNIA        )  
COUNTY OF SACRAMENTO    )     ss  
CITY OF ELK GROVE         )

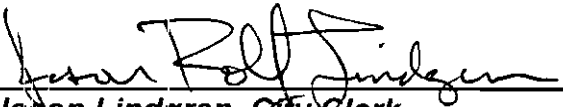
*I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on September 23, 2015 by the following vote:*

**AYES :**        **COUNCILMEMBERS:**     *Davis, Hume, Detrick, Ly, Suen*

**NOES:**        **COUNCILMEMBERS:**     None

**ABSTAIN :**    **COUNCILMEMBERS:**     None

**ABSENT:**     **COUNCILMEMBERS:**     None

  
\_\_\_\_\_  
Jason Lindgren, City Clerk  
City of Elk Grove, California