

**RANCHO SIMI RECREATION AND PARK DISTRICT
INTEROFFICE MEMORANDUM**

DATE: March 15, 2007

TO: General Manager

From: Assistant General Manager

Subject: (1) Approval of Resolution Accepting Trail Easement Deed from SVJV Partners, LLC, an Arizona Limited Liability Company, Conveying to the District a Nonexclusive Easement for Multipurpose Public Recreation Trail Purposes on Property Adjacent to PD-S-915/Tract 5182 C-2/Lot 411 and Parcel PPP in Simi Valley, California (Big Sky)

(2) Approval of Resolution Accepting Trail Easement Deed from KIA, LLC, a Delaware Limited Liability Company, Conveying to the District a Nonexclusive Easement for Multipurpose Public Recreational Trail Purposes Associated with the Development of PD-S-915/Tract 5182 C-1/Lot 370 in Simi Valley, California (Big Sky)

The Big Sky project, located at the northern terminus of Erringer Road, involves development of nine residential villages consisting of 729 residential units, 42 estate lots, associated public improvements, two park sites, eight open space parcels consisting of over 500 acres, and numerous private lots to be owned by the project's homeowners association and to be used primarily for landscaping and drainage facilities. The project, approved by the City of Simi Valley in September 2002, is under construction and scheduled for completion by early 2008.

The master developer, Shea Homes Limited Partnership, was conditioned to dedicate the two park sites, eight open space parcels and various trail easements to the District. These are required to be dedicated during various phases of the project. Below is a summary of the dedications and easements:

Tentative Tract Parcel No.	Acres	Phase	Final Tract Map Parcel No.	Acres	District Acceptance Date
Open Space					
Parcel GGG	134.1	1	Parcel L	133.23	December 18, 2003
Parcel HHH	2.3	1	Parcel D	2.34	December 18, 2003
Parcel EEEE	3.2	2			
Parcel FFFF	17.4	2			
Parcel BBBB	55.4	3	Parcel LLLL	55.08	December 7, 2006
Parcel CCCC	18.4	4	Parcel PPPP	18.46	December 7, 2006
Parcel AAAA	293.4	5 or 6			
Parcel DDDD	1.9	6	Parcel QQQQ	2.29	December 7, 2006

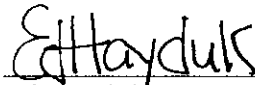
Tentative Tract Parcel No.	Acres	Phase	Final Tract Map Parcel No.	Acres	District Acceptance Date
Parklands					
Parcel K (Park)	6.2	1	Parcel BB	10.06	April 20, 2006
Parcel L (Dog Park)	3.0	1		4.04	
Trails					
Ridge Trail (Lost Canyons)		1			January 8, 2004
Creekside Trail		1			January 8, 2004
West Trail (SVJV Partners)		1			March 15, 2007
Creekside Trail (Estate Lot)		1			March 15, 2007

Staff recommends that the Board approve acceptance of the two multi-purpose recreational trail easements deeded by SVJV Partners, LLC and KIA, LLC through approval of the two attached resolutions. The documents are currently under review by the District's Legal Counsel.

Board Action Requested:

That the Board approve:

- (1) Resolution Accepting Trail Easement Deed from SVJV Partners, LLC, an Arizona Limited Liability Company, Conveying to the District a Nonexclusive Easement for Multipurpose Public Recreation Trail Purposes on Property Adjacent to PD-S-915/Tract 5182 C-2/Lot 411 and Parcel PPP in Simi Valley, California (Big Sky)
- (2) Approval of Resolution Accepting Trail Easement Deed from KIA, LLC, a Delaware Limited Liability Company, Conveying to the District a Nonexclusive Easement for Multipurpose Public Recreational Trail Purposes Associated with the Development of PD-S-915/Tract 5182 C-1/Lot 370 in Simi Valley, California (Big Sky)



 Ed Hayduk
 Assistant General Manager

EH:bjm

RANCHO SIMI RECREATION AND PARK DISTRICT

RESOLUTION NO. _____

RESOLUTION ACCEPTING TRAIL EASEMENT DEED FROM SVJV PARTNERS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, CONVEYING TO THE DISTRICT A NONEXCLUSIVE EASEMENT FOR MULTIPURPOSE PUBLIC RECREATIONAL TRAIL PURPOSES ON PROPERTY ADJACENT TO PD-S-915/TRACT 5182 C-2/LOT 411 AND PARCEL PPP IN SIMI VALLEY, CALIFORNIA (BIG SKY)

WHEREAS, a good and sufficient Trail Easement Deed dated January 31, 2007, has been submitted to the Rancho Simi Recreation and Park District by SVJV Partners, LLC, an Arizona limited liability company, conveying to the District a nonexclusive easement for multipurpose public recreational trail purposes and purposes incidental thereto, including horseback riding, walking, jogging, running, bicycling and similar uses (excepting motorized vehicles of any type), in, on, over and across property adjacent to Lot 411 and Parcel PPP of Tract No. 5182 C-2 in Simi Valley, California, which easement is more fully described in said Trail Easement Deed; and

WHEREAS, said Trail Easement Deed is being presented and the nonexclusive easement is being conveyed to the Rancho Simi Recreation and Park District in conjunction with approval of PD-S-915/Tract 5182; and

WHEREAS, said Trail Easement Deed has been reviewed by District staff and legal counsel and found to be in proper form.

NOW, THEREFORE, BE IT RESOLVED that said Trail Easement Deed presented to the Board of Directors conveying to the Rancho Simi Recreation and Park District a nonexclusive easement for multipurpose public recreational trail purposes and purposes incidental thereto, including horseback riding, walking, jogging, running, bicycling and similar uses (excepting motorized vehicles of any type), in, on, over and across property adjacent to Lot 411 and Parcel PPP of Tract No. 5182 C-2 in Simi Valley, California, which easement is more fully described in said Trail Easement Deed, be, and the same is, hereby accepted, and that said Trail Easement Deed be recorded in the Official Records of Ventura County, California.

The foregoing Resolution was approved by the Board of Directors of the Rancho Simi Recreation and Park District at a regularly scheduled meeting held on March 15, 2007, at 1692 Sycamore Drive, Simi Valley, California, on a motion by

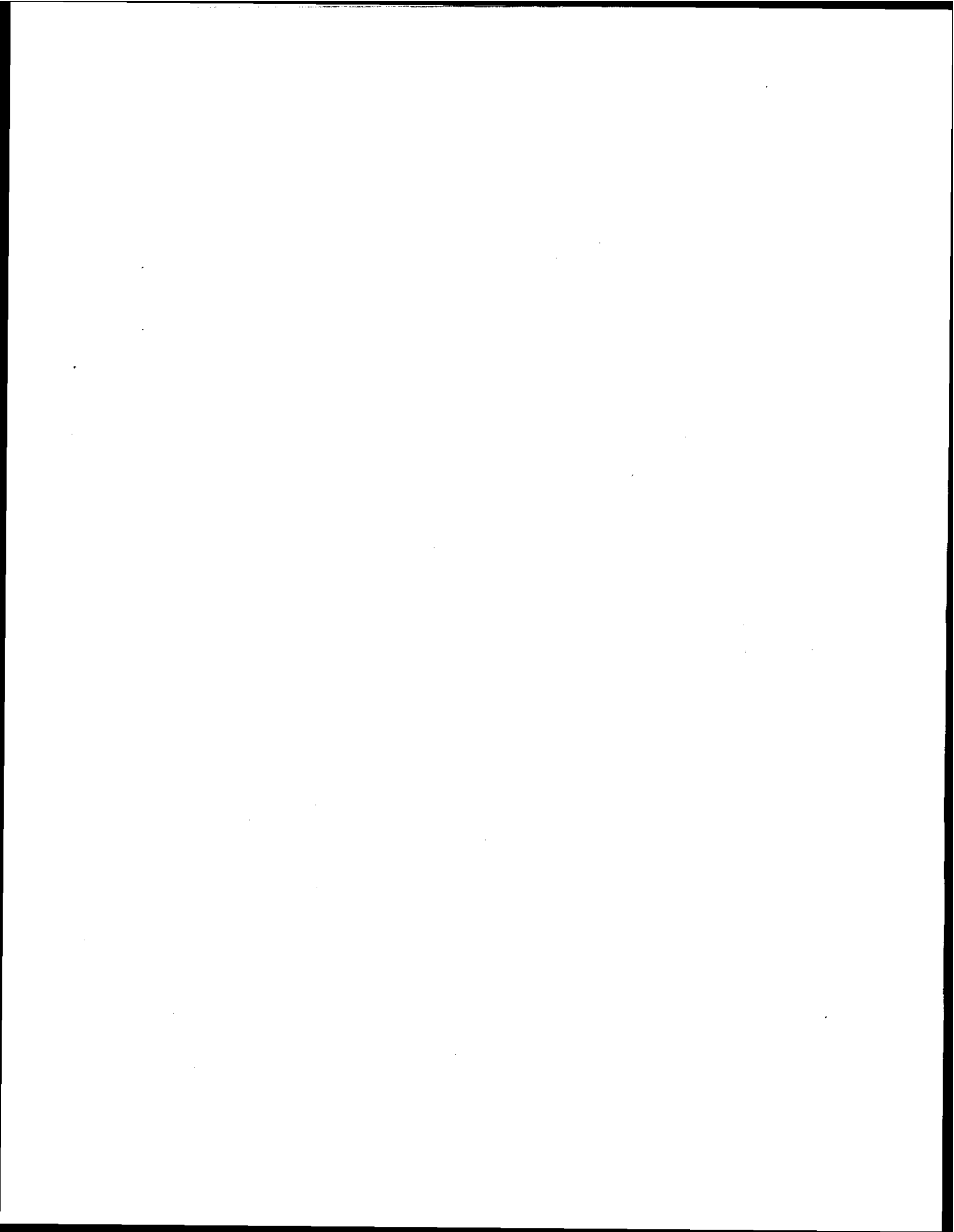
Ayes:

Noes:

Abstain:

Absent:

Chair of the Board of Directors
Rancho Simi Recreation and Park District



RECORDING REQUESTED BY:

Rancho Simi Recreation and Park District

WHEN RECORDED MAIL TO:

Rancho Simi Recreation and Park District
Attn: Ed Hayduk
1692 Sycamore Drive
Simi Valley, CA 93065

(#10)

DOCUMENTARY TRANSFER TAX \$ 0

SPACE ABOVE THIS LINE FOR RECORDER'S USE

THIS DEED IS FOR THE BENEFIT OF THE RANCHO SIMI RECREATION AND PARK DISTRICT AND IS ENTITLED TO BE RECORDED WITHOUT FEE - Government Code Section 27383

APN: 615-0-160-455

The undersigned Grantor
Signature of Declarant or Agent determining tax - Firm Name

TRAIL EASEMENT DEED

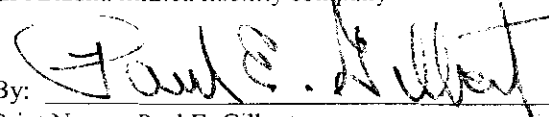
For valuable consideration, receipt of which is hereby acknowledged, SVJV PARTNERS, LLC, an Arizona limited liability company ("*Grantor*"), hereby grants to RANCHO SIMI RECREATION AND PARK DISTRICT ("*Grantee*"), the easements in the City of Simi Valley, County of Ventura, California, described on *Exhibit 1* attached hereto and incorporated in this Grant Deed by this reference.

THIS GRANT IS SUBJECT TO ALL PROVISIONS DESCRIBED IN EXHIBIT 1.

Dated: January 31, 2007

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

SVJV PARTNERS, LLC,
an Arizona limited liability company

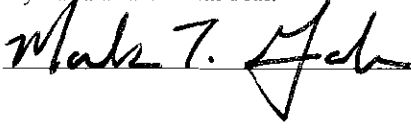
By: 

Print Name: Paul E. Gilbert
Title: Manager

"Grantor"

On January 31, 2007, before me, Mark T. Gale, a Notary Public, personally appeared PAUL E. GILBERT, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature: 



MAIL TAX STATEMENTS TO:

Rancho Simi Recreation and Park District
1692 Sycamore Drive
Simi Valley, CA 93065

EXHIBIT 1
LEGAL DESCRIPTION
(Trail Easement)

The grant of easement in the Trail Easement Deed to which this *Exhibit 1* is attached is conditioned upon and subject to the following:

1. **Trail Easement Area and Permitted Uses.** The easement area is described on *Exhibit A-1* attached hereto and depicted on *Exhibit A-2* attached hereto with additional details of the easement depicted on *Exhibit A-3* attached hereto (the "*Trail Easement Area*"). Grantor grants a non-exclusive easement for multipurpose public recreation trail purposes and purposes incidental thereto, including horseback riding, walking, jogging, running, bicycling and similar uses (excepting motorized vehicles of any type), in, on, over and across the Trail Easement Area.

2. **Grantor Reservation of Rights.** Grantor hereby reserves the right, in its sole and absolute discretion, to do any of the following concerning the Trail Easement Area, all of which may be done by Grantor upon written notification to the Grantee:

2.1 In connection with Grantor's final grading plans for its property, Grantor may re-grade the Trail Easement Area and/or relocate the Trail Easement Area to a location more suitable to the development of Grantor's property;

2.2 In connection with Grantor's final drainage and utility plans for its property, Grantor may install storm drains, culverts, retention basins and utility lines adjacent to or underneath the Trail Easement Area;

2.3 In connection with Grantor's Final Tract Map for its property, Grantor may unilaterally extinguish those portions of the Trail Easement Area as is required to be dedicated to the City of Simi Valley for Falcon Street and any adjacent public right-of-way, and may dedicate said extinguished area to the City of Simi Valley.

3. **Trail Easement Area Improvements.** Grantee is granted the right to make certain improvements to the Trail Easement Area (the "*Trail Easement Improvements*") in accordance with the trail plans attached hereto as *Exhibit B* (the "*Trail Easement Plans*"). In the event Grantor elects to re-grade, relocate or do any other work on its property that requires removal of any or all of the Trail Easement Improvements, Grantor shall only be responsible for replacing or repairing the graded portion of the Trail Easement Improvements pursuant to and consistent with the standards set forth in the Trail Easement Plans. The Grantor shall not be liable for any other damages, losses or claims resulting from the re-grading, relocation or the temporary loss of use of the Trail Easement Area. Grantee shall be solely responsible for the operation and maintenance of the Trail Easement Area, including trail fencing.

Exhibit A-1
Legal Description
Trail Easement


A strip of land 20 feet wide over a portion of the Rancho Tapo located in the County of Ventura, State of California, according to the Map recorded in Book 8 Page 26 of Miscellaneous Records (Maps) in the Office of the County Recorder of said County, the centerline of which is described as follows:

Beginning at the southerly terminus of that certain course shown as North 00°03'40" East 2210.14 feet on the westerly line of Tract No. 5182-C-2 in the City of Simi Valley, County of Ventura, State of California, as per map recorded in Book 152 Pages 29 through 52, inclusive, of Maps in the Office of the County Recorder of said County; thence South 18°31'28" West 182.54 feet to the True Point of Beginning, that point also being on the westerly line of Tract No. 5182-C-1 in the City of Simi Valley, County of Ventura, State of California, as per map recorded in Book 149 Pages 18 through 73, inclusive, of Maps in the Office of the County Recorder of said County;

- 1st - Thence North 45°29'07" West 11.98 feet;
- 2nd - Thence North 13°36'54" West 24.13 feet;
- 3rd - Thence North 07°46'06" East 32.89 feet;
- 4th - Thence North 15°43'00" East 89.06 feet;
- 5th - Thence North 18°21'37" East 61.57 feet;
- 6th - Thence North 43°37'04" East 35.25 feet to said westerly line and to the end of this description.

The sidelines of said strip shall be prolonged or foreshortened so as to begin and terminate in said westerly lines.

The attached exhibit is hereby made a part for reference purposes only.

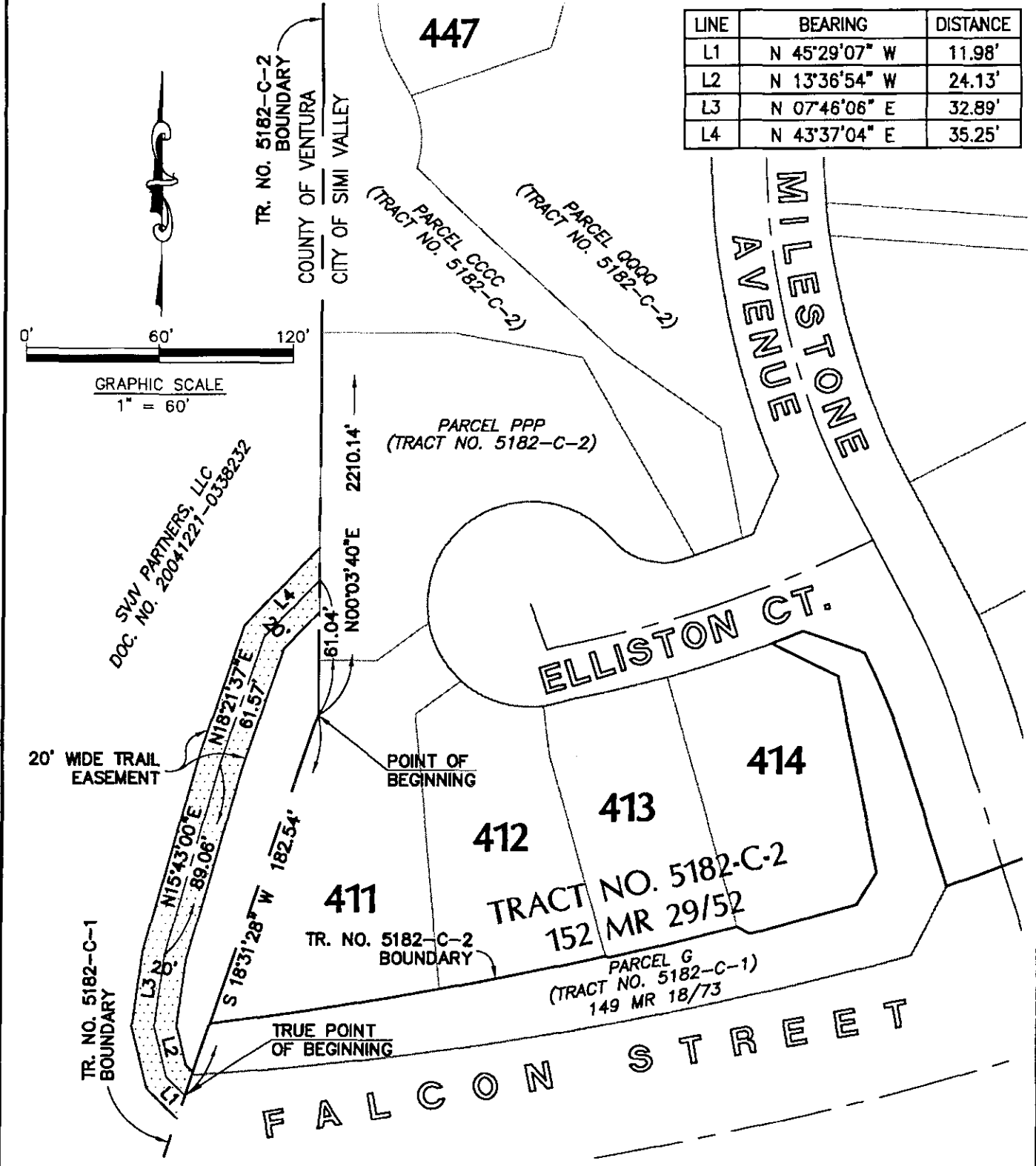
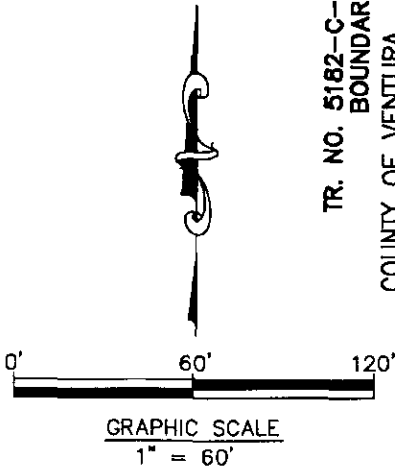


William J. Reno, P.E. No. 28197
WRA Engineering, Inc.



EXHIBIT A-2 TO ACCOMPANY LEGAL DESCRIPTION

LINE	BEARING	DISTANCE
L1	N 45°29'07" W	11.98'
L2	N 13°36'54" W	24.13'
L3	N 07°46'06" E	32.89'
L4	N 43°37'04" E	35.25'

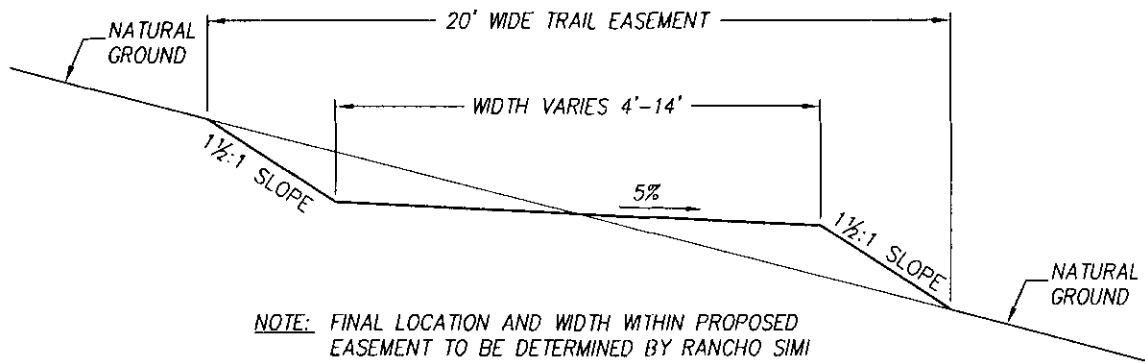


JOB NUMBER 2180	01-30-07
	BSR-240
	S.R.L.
	Sht. 2 of 3

Indicates area of Legal Description

PLAN PREPARED IN THE OFFICE OF:
WRA ENGINEERING, INC.
 24933 AVENUE STANFORD
 VALENCIA, CALIFORNIA 91355
 (661)295-3590 FAX(661)294-1245

EXHIBIT A-3



NOTE: FINAL LOCATION AND WIDTH WITHIN PROPOSED EASEMENT TO BE DETERMINED BY RANCHO SIMI RECREATION AND PARK DISTRICT

TRAIL DETAIL

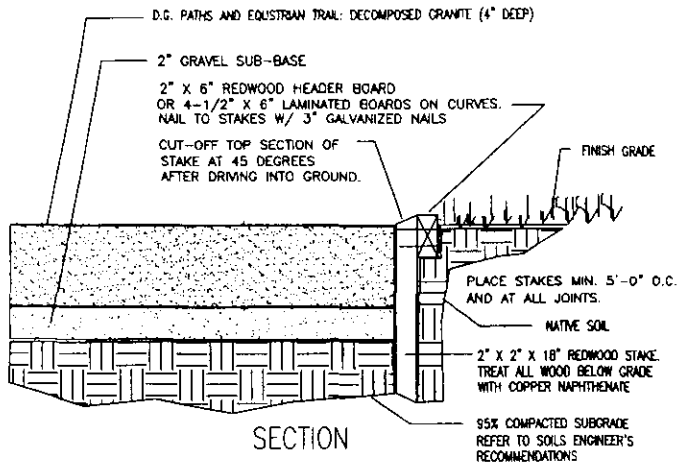
NO SCALE

F:\PROJECT\2024 SHEA HOMES\PLANNING\ESMITS\BSR-240.DWG DATE PRINTED 3/9/2007 11:27 AM PLOTTED BY SAMUEL LEVINE

JOB NUMBER 2180	03-07-07
	BSR-240
	S.P.L.
	Sht. 3 of 3

PLAN PREPARED IN THE OFFICE OF:
WRA ENGINEERING, INC.
24933 AVENUE STANFORD
VALENCIA, CALIFORNIA 91355
(661)295-3590 FAX(661)294-1245

EXHIBIT "B"



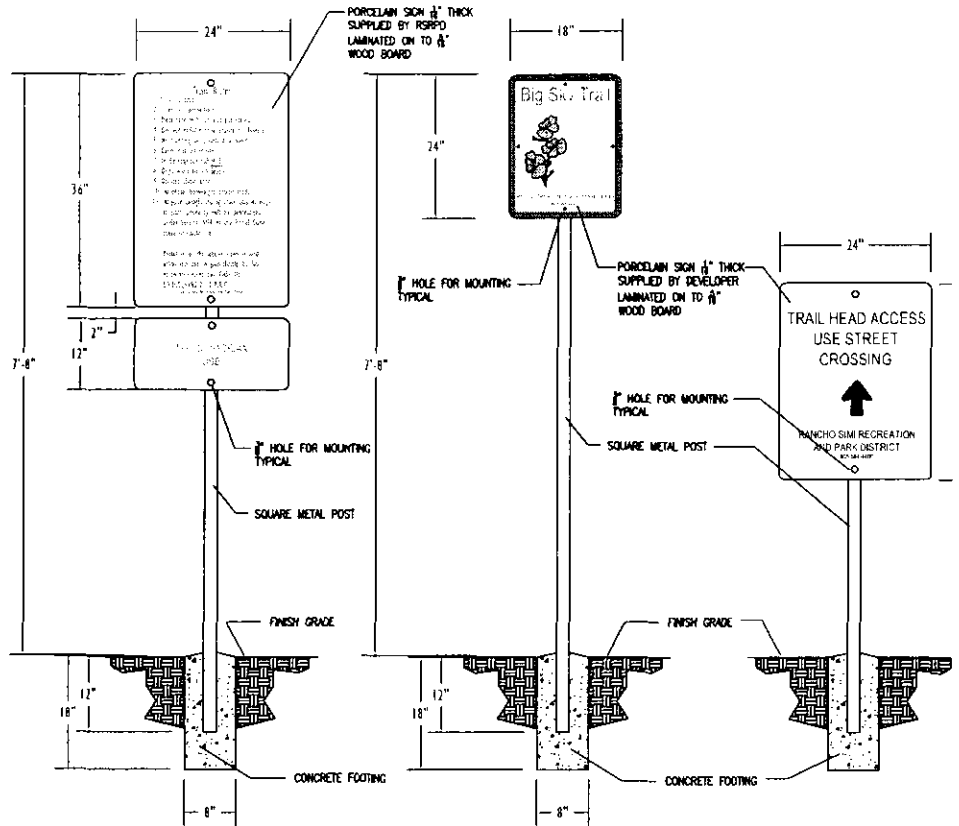
A DECOMPOSED GRANITE

GENERAL NOTES

WHERE TRAILS OCCUR, REPLACE PLASTICE IRRIGATION BOXES WITH CONCRETE BOXES OR IF NECESSARY RELOCATE THE BOX.

THE TRAIL RULE SIGNS TO BE LOCATED AND INSTALLED BY THE PARK DISTRICT

STREET CROSSING SIGNS TO BE INSTALLED BY THE DEVELOPER. FINAL LOCATIONS TO BE APPROVED BY THE PARK DISTRICT PRIOR TO INSTALLATION.

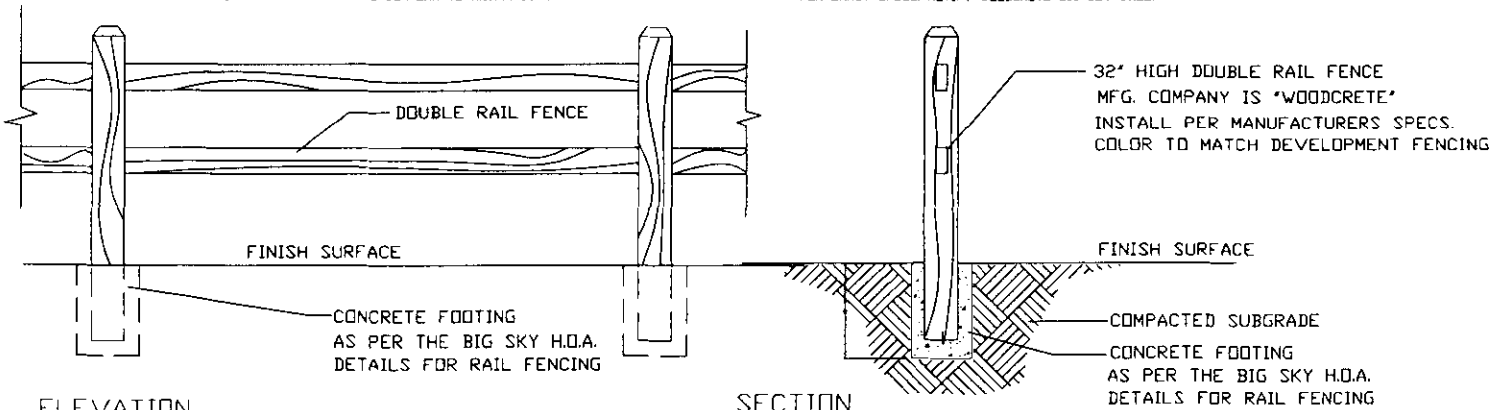


B TRAIL HEAD SIGNS

NOTES:

ALL CONSTRUCTION TO CONFORM TO LOCAL BUILDING DEPT. CODES.
 ALL CONCRETE FOOTINGS SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI FOR 28 DAYS. USE TYPE I CEMENT.
 ALL REINFORCEMENT STEEL SHALL CONFORM TO A.S.T.M. 65 GRADE 40.

ALL PER FOUNDATIONS ARE TO BE LOCATED IN UN-DISTURBED SOIL OR 90% COMPACTED FILL. COLOR SHALL MATCH OVERALL DEVELOPMENT FENCING FOR EXACT SPECS. NOTIFY WOODCRETE 800-624-WALL



ELEVATION

SECTION

C RAIL FENCING

RANCHO SIMI RECREATION AND PARK DISTRICT

RESOLUTION NO. _____

RESOLUTION ACCEPTING TRAIL EASEMENT DEED FROM KIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, CONVEYING TO THE DISTRICT A NONEXCLUSIVE EASEMENT FOR MULTIPURPOSE PUBLIC RECREATIONAL TRAIL PURPOSES ASSOCIATED WITH THE DEVELOPMENT OF PD-S-915/TRACT 5182 C-1/LOT 370 IN SIMI VALLEY, CALIFORNIA (BIG SKY)

WHEREAS, a good and sufficient Trail Easement Deed dated September 29, 2006, has been submitted to the Rancho Simi Recreation and Park District by KIA, LLC, a Delaware limited liability company, conveying to the District a nonexclusive easement for multipurpose public recreational trail purposes and purposes incidental thereto, including horseback riding, walking, jogging, running, biking and similar uses, in, on, over and across those portions of Lot 370 of Tract No. 5182 C-1 in Simi Valley, California, which easement is more fully described in said Trail Easement Deed; and

WHEREAS, said Trail Easement Deed is being presented and the nonexclusive easement is being conveyed to the Rancho Simi Recreation and Park District in conjunction with approval of PD-S-915/Tract 5182; and

WHEREAS, said Trail Easement Deed has been reviewed by District staff and legal counsel and found to be in proper form.

NOW, THEREFORE, BE IT RESOLVED that said Trail Easement Deed presented to the Board of Directors conveying to the Rancho Simi Recreation and Park District a nonexclusive easement for multipurpose public recreational trail purposes and purposes incidental thereto, including horseback riding, walking, jogging, running, biking and similar uses, in, on, over and across those portions of Lot 370 of Tract No. 5182 C-1 in Simi Valley, California, which easement is more fully described in said Trail Easement Deed, be, and the same is, hereby accepted, and that said Trail Easement Deed be recorded in the Official Records of Ventura County, California.

The foregoing Resolution was approved by the Board of Directors of the Rancho Simi Recreation and Park District at a regularly scheduled meeting held on March 15, 2007, at 1692 Sycamore Drive, Simi Valley, California, on a motion by

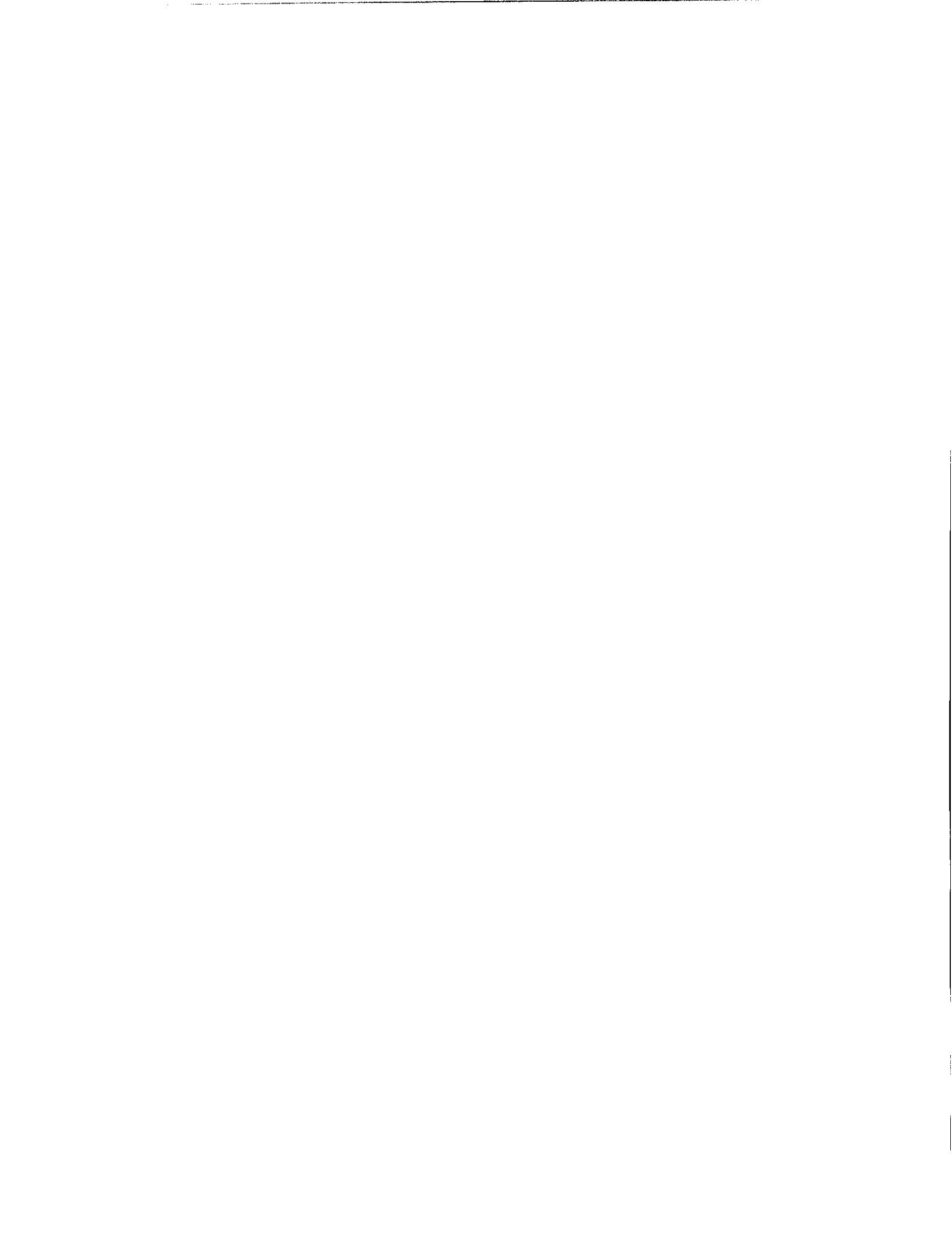
Ayes:

Noes:

Abstain:

Absent:

Chair of the Board of Directors
Rancho Simi Recreation and Park District



RECORDING REQUESTED BY:

Rancho Simi Recreation & Park District

WHEN RECORDED MAIL TO:

Rancho Simi Recreation & Park District
Attn: Ed Hayduk
1692 Sycamore Drive
Simi Valley, CA 93065

DOCUMENTARY TRANSFER TAX \$ 0

SPACE ABOVE THIS LINE FOR RECORDER'S USE

THIS DEED IS FOR THE BENEFIT OF THE RANCHO SIMI RECREATION AND PARK DISTRICT AND IS ENTITLED TO BE RECORDED WITHOUT FEE - Government Code Section 27383

APN: 619-0-110-015 (PTN)

The undersigned Grantor

Signature of Declarant or Agent determining tax - Firm Name

TRAIL EASEMENT DEED

(Estate Lot 370)

For valuable consideration, receipt of which is hereby acknowledged, KIA, LLC, a Delaware limited liability company ("**Grantor**"), hereby grants to RANCHO SIMI RECREATION AND PARK DISTRICT ("**Grantee**"), the easement in the City of Simi Valley, County of Ventura, California, described on *Exhibit 1* attached hereto and incorporated in this Grant Deed by this reference.

THIS GRANT IS SUBJECT TO ALL PROVISIONS DESCRIBED IN EXHIBIT 1.

Dated: September 29, 2006

STATE OF CALIFORNIA)

COUNTY OF Los Angeles) ss.

On Sept 29, 2006 before me Fahimeh Zomoredrah, personally appeared Isaac Moradi

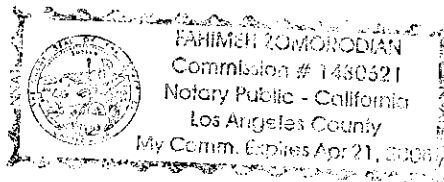
, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) (s) (is) (are) subscribed to the within instrument and acknowledged to me that (he) (she) (they) executed the same in (his) (her) (their) authorized capacity(ies), and that by (his) (her) (their) signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

WITNESS my hand and official seal
Signature: _____

KIA, LLC,
a Delaware limited liability company

By: [Signature] 9/29/06
Isaac Moradi, its Manager

"Grantor"



MAIL TAX STATEMENTS TO: _____

Rancho Simi Recreation & Park District
1692 Sycamore Drive
Simi Valley, CA 93065

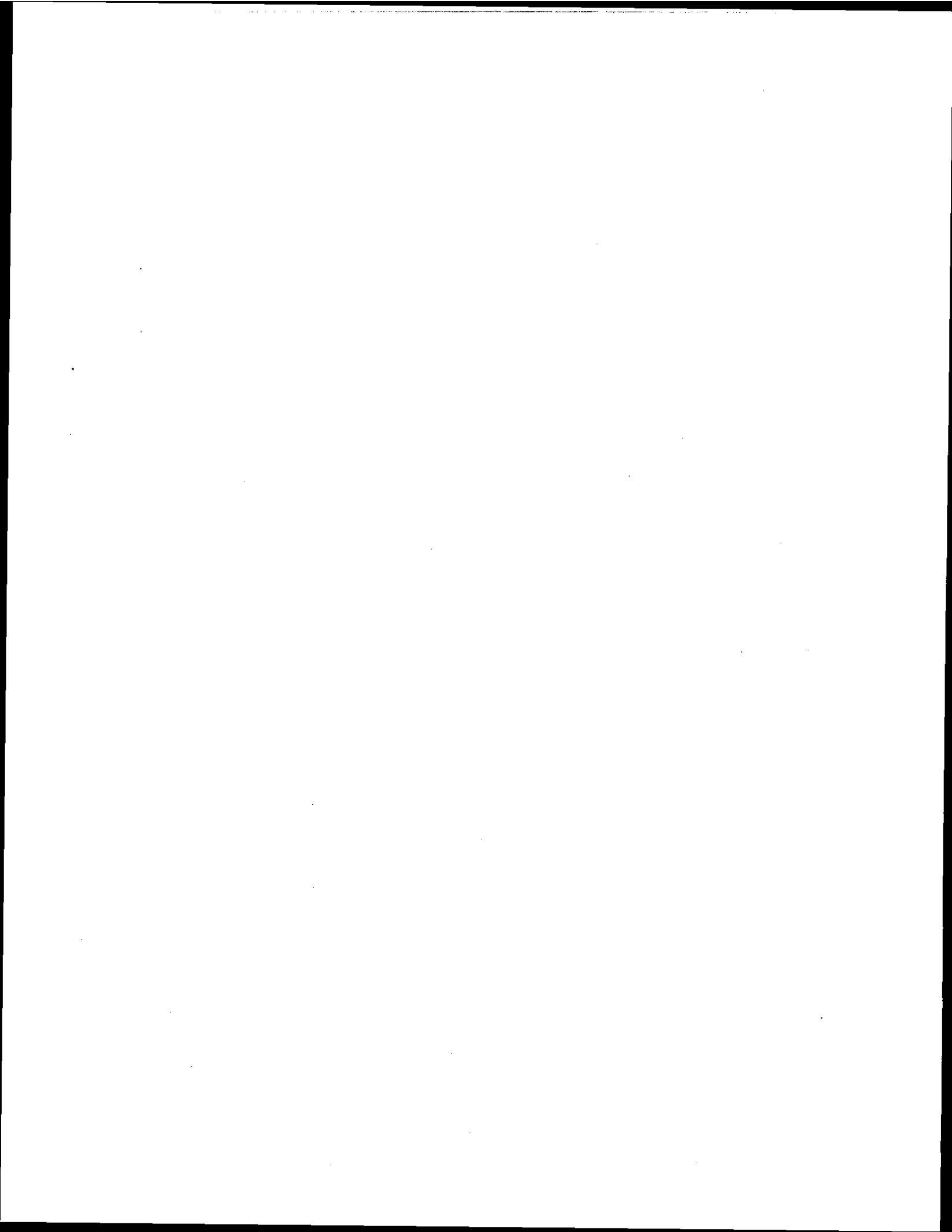
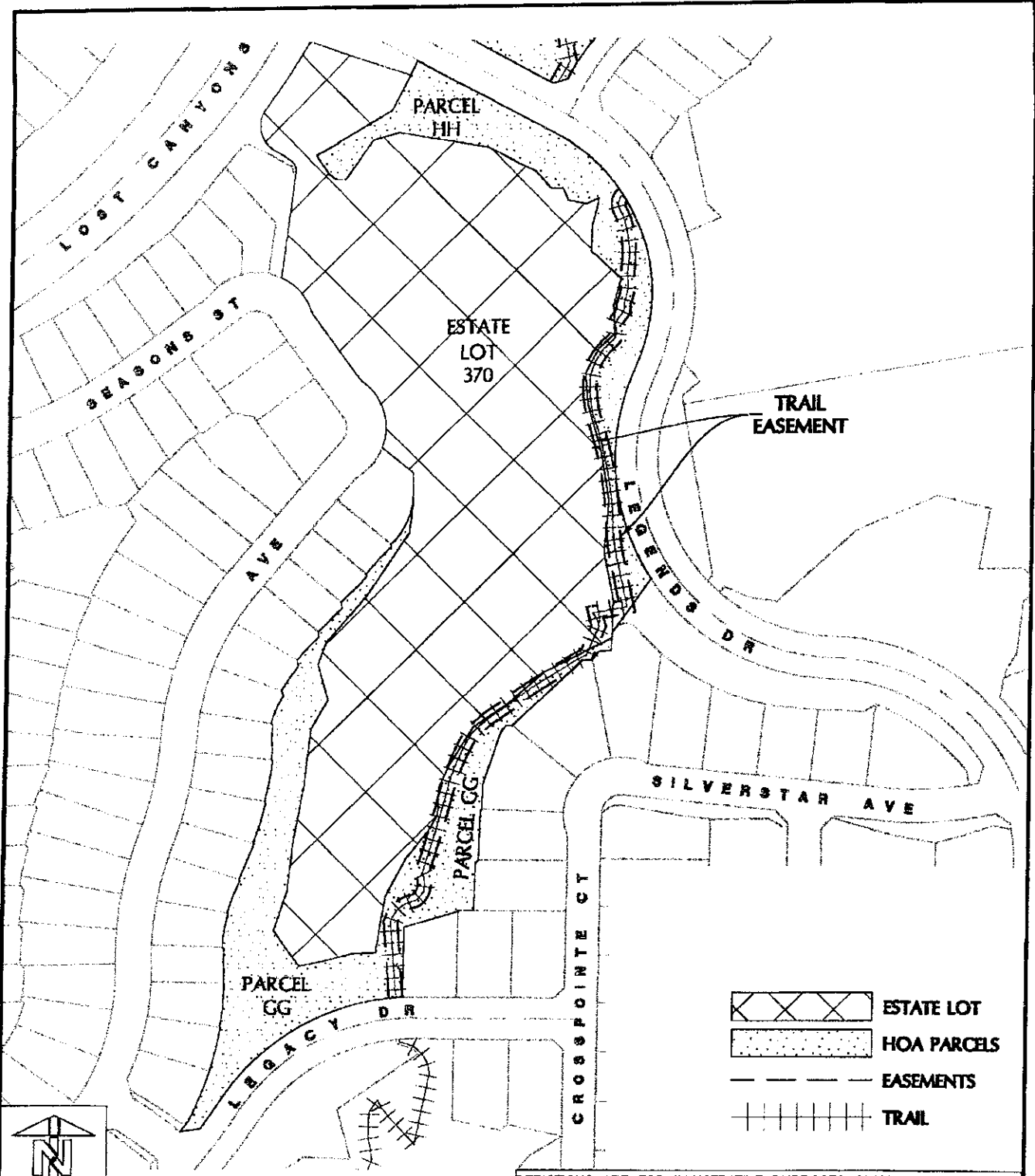


EXHIBIT 1
LEGAL DESCRIPTION
(Trail Easement Lot 370)

A non-exclusive easement for multipurpose public recreation trail purposes and purposes incidental thereto, including horsback riding, walking, jogging, running, biking and similar uses, in, on, over and across those portions of Lot 370 of Tract No. 5182 C-1 ("*Tract Map*"), as shown on a Subdivision Map recorded in Book 149, Pages 18 to 73, inclusive, of Miscellaneous Records (Maps) in the Office of the Ventura County Recorder, which portions are shown and depicted as "proposed trail easements" on the Tract Map and are depicted on *Exhibit A* attached hereto (the "*Trail Easement Area*")

Grantee shall be solely responsible for operation and maintenance of the Trail Easement Area including trail fencing, but excluding all drainage facilities



DEPICTIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY ANY DIMENSIONS ARE APPROXIMATIONS. AS BUILT CONDITIONS SHALL CONTROL.

PLAN PREPARED IN THE OFFICES OF:

WILLIAM ROSE & ASSOC., INC.
 25141 RYE CANYON LOOP
 SANTA CLARITA, CALIFORNIA 91355
 (661)295-3590 FAX(661)294-1245

JOB NUMBER
2180
 2 OF 4
 03.29.05
 V.T.
 1"=200'

**EXHIBIT A
 TRAIL EASEMENT**