

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

DATE: August 2, 2007

TO: General Manager

FROM: Assistant General Manager

SUBJECT: Approval of Resolution Authorizing Execution of an Irrevocable Offer of Dedication Granting to the City of Simi Valley an Easement for Public Road Right-Of-Way and Incidental Purposes In, On, Over, Under and Across a Portion of the Northwesterly Corner of Sinaloa Golf Course

In October 2006, the City of Simi Valley approved PD-S-978/TP-S-631, a 26-building office complex development located adjacent to and north of the District's Sinaloa Golf Course. The project is now under construction.

On August 17, 2006, Park District conditions were approved for the project by the District's Board of Directors. The District's conditions require the developer to complete the following improvements on District property: (1) construction of a six foot high decorative masonry block wall along the common property line between the development and the golf course; (2) construction of a 90-foot long variable height (10 feet to 20 feet) chain link safety fence with black fabric screening adjacent to Sinaloa Golf Course 5th tee box; (3) installation of three 24-inch box evergreen trees between the safety fence and the property line; (4) construction of a 40 foot high, 30 foot long buffer along the 8th hole parkway; and (5) construction of all improvements associated with the relocation of the pedestrian walkway/bikeway along Madera Road, including all necessary utility relocations, fencing, irrigation relocations, landscaping, and reconnection of the Sinaloa Lake outflow system and Sinaloa Golf Course storm water system to the City of Simi Valley's sewer drain system on Madera Road.

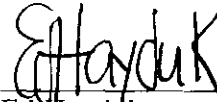
As part of these conditions, the Board agreed to grant an irrevocable easement to the City of Simi Valley on a small portion of the golf course property to allow for the relocation of the pedestrian walkway/bikeway along Madera Road.

A Resolution is now being presented to the Board granting such irrevocable offer of dedication. The City of Simi Valley has approved the easement document.

The Resolution granting said easement has been approved by the District's Legal Counsel.

Board Action Requested:

That the Board approve the Resolution Authorizing Execution of an Irrevocable Offer of Dedication Granting to the City of Simi Valley an Easement for Public Road Right-Of-Way and Incidental Purposes In, On, Over, Under and Across a Portion of the Northwesterly Corner of Sinaloa Golf Course



Ed Hayduk

Assistant General Manager

EH:bjm

RANCHO SIMI RECREATION AND PARK DISTRICT

RESOLUTION NO. _____

RESOLUTION AUTHORIZING EXECUTION OF AN IRREVOCABLE
OFFER OF DEDICATION GRANTING TO THE CITY OF SIMI
VALLEY AN EASEMENT FOR PUBLIC ROAD RIGHT-OF-WAY
AND INCIDENTAL PURPOSES IN, ON, OVER, UNDER AND
ACROSS A PORTION OF THE NORTHWESTERLY CORNER OF
SINALOA GOLF COURSE

WHEREAS, the Rancho Simi Recreation and Park District is the holder of fee title to certain real property commonly referred to as Sinaloa Golf Course located on the eastern side of Madera Road south of Royal Avenue in the City of Simi Valley, County of Ventura, State of California; and

WHEREAS, on August 17, 2006, the District's Board of Directors approved project conditions for PD-S-978/TP-S-631, a 26-building office complex development located adjacent to and north of Sinaloa Golf Course; and

WHEREAS, the Project Permit Conditions for the development of PD-S-978/TP-S-631 conditioned the applicant to construct a six-foot-high decorative masonry block wall along the common property line between the development and Sinaloa Golf Course, to construct a 90-foot-long variable height (10 foot to 20 foot) chain link safety fence with dark green fabric screening adjacent to Sinaloa Golf Course's 5th tee box, to install three 24-inch box evergreen trees between the safety fence and the property line, to construct a 40-foot-high, 30-foot-long baffle along the 5th hole fairway, and to construct all improvements associated with the relocation of the pedestrian walkway/bikeway along Madera Road, including all necessary utility relocations, fencing, irrigation relocations, landscaping, and reconnection of the Sinaloa Lake overflow system and Sinaloa Golf Course storm water system to the City of Simi Valley's storm drain system in Madera Road; and

WHEREAS, in consideration for these conditions, the Rancho Simi Recreation and Park District Board of Directors agreed to grant an irrevocable easement for public road right-of-way and incidental purposes to the City of Simi Valley to allow for the relocation of the pedestrian walkway/bikeway along Madera Road; and

WHEREAS, an Irrevocable Offer of Dedication offering to convey to the City of Simi Valley an easement for public road right-of-way and incidental purposes in, on, over, under and across a portion of the northwesterly corner of Sinaloa Golf Course has been presented to the Board of Directors of the Rancho Simi Recreation and Park District, and said Irrevocable Offer of Dedication has been reviewed by District staff and legal counsel and found to be in proper form.

NOW, THEREFORE, BE IT RESOLVED, that the Irrevocable Offer of Dedication presented to the Board of Directors of the Rancho Simi Recreation and Park District offering to convey to the City of Simi Valley an easement for public road right-of-way and incidental purposes in, on,

over, under and across a portion of the northwesterly corner of Sinaloa Golf Course, the legal description of which is specifically set forth in said Irrevocable Offer of Dedication, is hereby approved, and that the Chair of the Board of Directors of the District is hereby authorized and directed to execute same on behalf of the District and to deliver said Irrevocable Offer of Dedication to the City of Simi Valley.

The foregoing was approved by the Board of Directors of the Rancho Simi Recreation and Park District at a regular meeting held on August 2, 2007, at 1692 Sycamore Drive, Simi Valley, California, on a motion by

AYES:

NOES:

ABSENT:

ABSTAIN:

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

EXHIBIT "A"

THAT PORTION OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 18 WEST, RANCHO SIMI, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 3, PAGE 7 OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

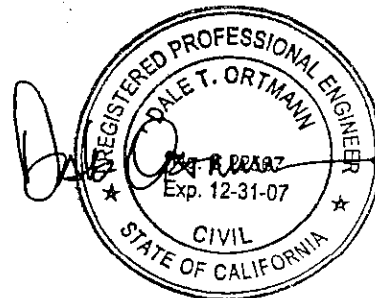
BEGINNING AT THE SOUTHEAST CORNER OF PARCEL "D" AS DESCRIBED IN DEED TO THE CITY OF SIMI VALLEY, RECORDED MAY 16, 1988 AS INSTRUMENT NO. 88-066679 OF OFFICIAL RECORDS IN THE OFFICE OF SAID COUNTY RECORDER; THENCE ALONG THE NORTHERLY LINE OF THAT LAND DESCRIBED IN DEED TO SIMI VALLEY PARK AND RECREATION RECORDED IN BOOK 3080, PAGE 407 OF OFFICIAL RECORDS,

1ST: NORTH 89°19'38" EAST 12.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 207.00 FEET TO WHICH A RADIAL LINE BEARS NORTH 89°49'53" EAST; THENCE

2ND: SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°24'38" A DISTANCE OF 62.90 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 163.00 FEET; THENCE

3RD: SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°18'39" A DISTANCE OF 35.02 FEET TO THE CURVED EASTERLY LINE OF PARCEL "C" AS DESCRIBED IN DEED TO SAID CITY, RECORDED OCTOBER 31, 1986 AS INSTRUMENT NO. 86-156695 OF SAID OFFICIAL RECORDS, BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 1088.00 FEET TO WHICH A RADIAL LINE BEARS SOUTH 85°04'08" EAST; THENCE

4TH: NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°04'06" A DISTANCE OF 96.24 FEET TO THE POINT OF BEGINNING.



SCALE 1" = 30'

EXHIBIT "B"



MADERA ROAD

PARCEL "D"
88-066679 OR

PARCEL "C"
86-156695 OR

RANCHO SIMI
SEC 17, T. 2N, R. 18W
3 MR 7

RAD
N89°51'46"E

N89°19'38"E
12.00'

NORTHERLY LINE OF
3080 OR 407

P.O.B

N89°49'53"E
RAD

3080 OR 407

Δ=5°04'06" R=1088.00' L=96.24'

Δ=17°24'38"
R=207.00'
L=62.90'

Δ=12°18'39"
R=163.00'
L=35.02'

RAD
S72°45'29"E

N85°04'08"W
RAD



PREPARED BY:



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