

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

DATE: September 19, 2007

TO: General Manager

FROM: Assistant General Manager

SUBJECT: Approval Of A Resolution Accepting a Grant Deed From Marr Ranch I., LLC, a California Limited Liability Company, for a 57.50-Acre Portion of Ventura County Assessor's Parcel No. 620-0-320-115 Known as the Lost Canyons Park Property, Located North of Simi Valley, California, in Unincorporated Ventura County

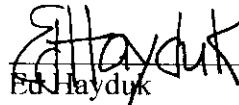
On **June 21, 2007**, the Board of Directors approved the Agreement for the Purchase and Sale of Real Property and Escrow Instructions for the purchase of a 57.50-acre parcel of vacant property known as the Lost Canyons Park Property from Marr Ranch I, LLC.

A Resolution accepting the Grant Deed for the property is attached. Upon the Board's adoption, it will be transmitted to the LandAmerica Lawyers Title Company Escrow for eventual recording. The escrow is anticipated to close on **September 27, 2007**.

The Resolution and Grant Deed have been approved by the District's Legal Counsel.

Board Action Requested:

That the Board Approve the Resolution Accepting a Grant Deed From Marr Ranch I., LLC, a California Limited Liability Company, for a 57.50-Acre Portion of Ventura County Assessor's Parcel No. 620-0-320-115 Known as the Lost Canyons Park Property, Located North of Simi Valley, California, in Unincorporated Ventura County



Ed Hayduk

Assistant General Manager

EH/rw

RANCHO SIMI RECREATION AND PARK DISTRICT

RESOLUTION NO. \_\_\_\_\_

RESOLUTION ACCEPTING A GRANT DEED FROM MARR RANCH I, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, FOR A 57.50-ACRE PORTION OF VENTURA COUNTY ASSESSOR'S PARCEL NO. 620-0-320-115 KNOWN AS THE LOST CANYONS PARK PROPERTY, LOCATED NORTH OF SIMI VALLEY, CALIFORNIA, IN UNINCORPORATED VENTURA COUNTY

WHEREAS, the Rancho Simi Recreation and Park District General Plan identifies among its overall objectives distributing parks and facilities throughout the District and the communities it serves in accordance with the distribution of the population, and with regard to the special needs and interests of various segments of that population, and acquiring and making available for public use desirable expanses of open space, natural parks, or other recreational areas; and

WHEREAS, the District's Board of Directors has expressed a desire to acquire and develop another park site, specifically to meet the identified need for additional lighted sports fields in the District; and

WHEREAS, the Lost Canyons Project (PD-S-865) includes conversion of the Lost Canyons Golf Club to a residential development with a private golf course; and

WHEREAS, in association with the development of the Lost Canyons Project, the District expects to acquire from the owner of the Lost Canyons Project a flat, developable property, either within the proposed Lost Canyons Project area or at an alternate site, for the development of a park site specifically to meet the community's need for additional lighted sports fields; and

WHEREAS, in anticipation of approval of the Lost Canyons Project, the District has negotiated with Marr Ranch I, LLC, a California Limited Liability Company, for the purchase of a 57.50-acre portion of Ventura County Assessor's Parcel No. 620-0-320-115 (the "Lost Canyons Park Property"), with the intention of eventually constructing a park on the property, partially funded through the anticipated Park Dedication Fees from the Lost Canyons Project; and

WHEREAS, the owner of the Lost Canyons Park Property, Marr Ranch I, LLC, has agreed to sell the Lost Canyons Park Property to the Rancho Simi Recreation and Park District for \$700,000, and to abandon its efforts to develop the property as residential single-family housing; and

WHEREAS, on June 21, 2007, the District's Board of Directors approved the Agreement for the Purchase and Sale of Real Property and Escrow Instructions for the purchase of the Lost Canyons Park Property, and said Agreement has been reviewed by District staff and legal counsel and found to be in proper form; and

WHEREAS, on August 16, 2007, the District's Board of Directors approved the adoption of the Annual Budget for FY 2007-08 which provided for an allocation of \$700,000 toward the purchase of the Lost Canyons Park Property; and

WHEREAS, a Grant Deed has been presented to the District identifying and describing certain property known as the Lost Canyons Park Property, which property is a portion of Ventura County Assessor's Parcel No. 620-0-320-115 consisting of 57.50 acres of unimproved, vacant land located east of Tapo Canyon Road and north of Simi Valley, California, in unincorporated Ventura County, which property is more fully described and graphically depicted in said Grant Deed; and

WHEREAS, the above referenced Grant Deed conveying to the District said Lost Canyons Park Property has been deposited into LandAmerica Lawyers Title Company escrow account number 1043710 by Marr Ranch I, LLC, for delivery to the District upon close of escrow; and

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

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that the Board of Directors of the Rancho Simi Recreation and Park District hereby approves and accepts the above referenced Grant Deed conveying to the District that certain real property known as the Lost Canyon Park Property, a 57.50-acre portion of Ventura County Assessor's Parcel No. 620-0-320-115 located north of Simi Valley, California, in unincorporated Ventura County, which property is more fully described and graphically depicted in said Grant Deed, and that upon close of escrow said Grant 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 its regular meeting held on September 19, 2007, at 1692 Sycamore Drive, Simi Valley, California on a motion by

AYES:

NOES:

ABSTAIN:

ABSENT:

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Chair, Board of Directors  
Rancho Simi Recreation and Park District

RECORDING REQUESTED BY:  
Rancho Simi Recreation and Park District

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS  
OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

620	0	320	115	ALL
				PTN X

This Deed is for the benefit of the Rancho Simi Recreation and Park District and is entitled to be recorded without fee (Government Code § 27383)

## GRANT DEED

THE UNDERSIGNED GRANTOR DECLARE(s):

DOCUMENTARY TRANSFER TAX IS \$ None - Transfer to Political Subdivision of California-Exempt  
Pursuant to Revenue & Taxation Code § 11922.

- computed on full value of property conveyed, or  
 computed on full value less value of liens or encumbrances remaining at time of sale.  
 Unincorporated area:  City of Simi Valley, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Marr Ranch I, LLC, a California Limited Liability Company,

hereby GRANTS to  
Rancho Simi Recreation and Park District, a California Governmental Entity,

That real property in the County of Ventura, State of California, legally described in Exhibit A, which is attached hereto and by this reference incorporated herein, and graphically depicted in Exhibit B, which is attached hereto and by this reference incorporated herein.

Dated: \_\_\_\_\_, 2007

MARR RANCH I, LLC, A CALIFORNIA LIMITED  
LIABILITY COMPANY

State of California )  
County of \_\_\_\_\_ ) SS.

By: \_\_\_\_\_

On \_\_\_\_\_, before me, \_\_\_\_\_

(Name) \_\_\_\_\_

(here insert name and title of the officer)

personally appeared \_\_\_\_\_

(Title) \_\_\_\_\_

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(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 \_\_\_\_\_

(Seal)

EXHIBIT "A"

**LEGAL DESCRIPTION**

**PARCEL A  
(RANCHO SIMI RECREATION AND PARK DISTRICT)**

THAT PORTION OF TRACTS "TAPO AND "O" OF RANCHO SIMI IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA RECORDED IN BOOK 3, PAGE 7 OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING A PORTION OF THAT PARCEL DESCRIBED IN CERTIFICATE OF COMPLIANCE RECORDED JUNE 19, 2006 AS INSTRUMENT NO. 20060619-0129631 OF OFFICIAL RECORDS IN THE OFFICE OF SAID COUNTY RECORDER LYING NORTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE.

BEGINNING AT A POINT ON THE WESTERLY LINE OF PARCEL 1 OF PARCEL MAP WAIVER (LARGE LOT SUBDIVISION) NO. SD04-0049 OF SAID COUNTY AND STATE RECORDED JANUARY 20, 2006 AS INSTRUMENT NO 20060120-0013148 OF OFFICIAL RECORDS IN THE OFFICE OF SAID COUNTY RECORDER, SAID POINT BEING DISTANT 1242.09 FEET SOUTHERLY OF THE NORTHERLY TERMINUS OF THE 15<sup>TH</sup> COURSE OF SAID PARCEL 1 RECITED AS "SOUTH 09° 20' 00" EAST 2252.00 FEET"; THENCE,

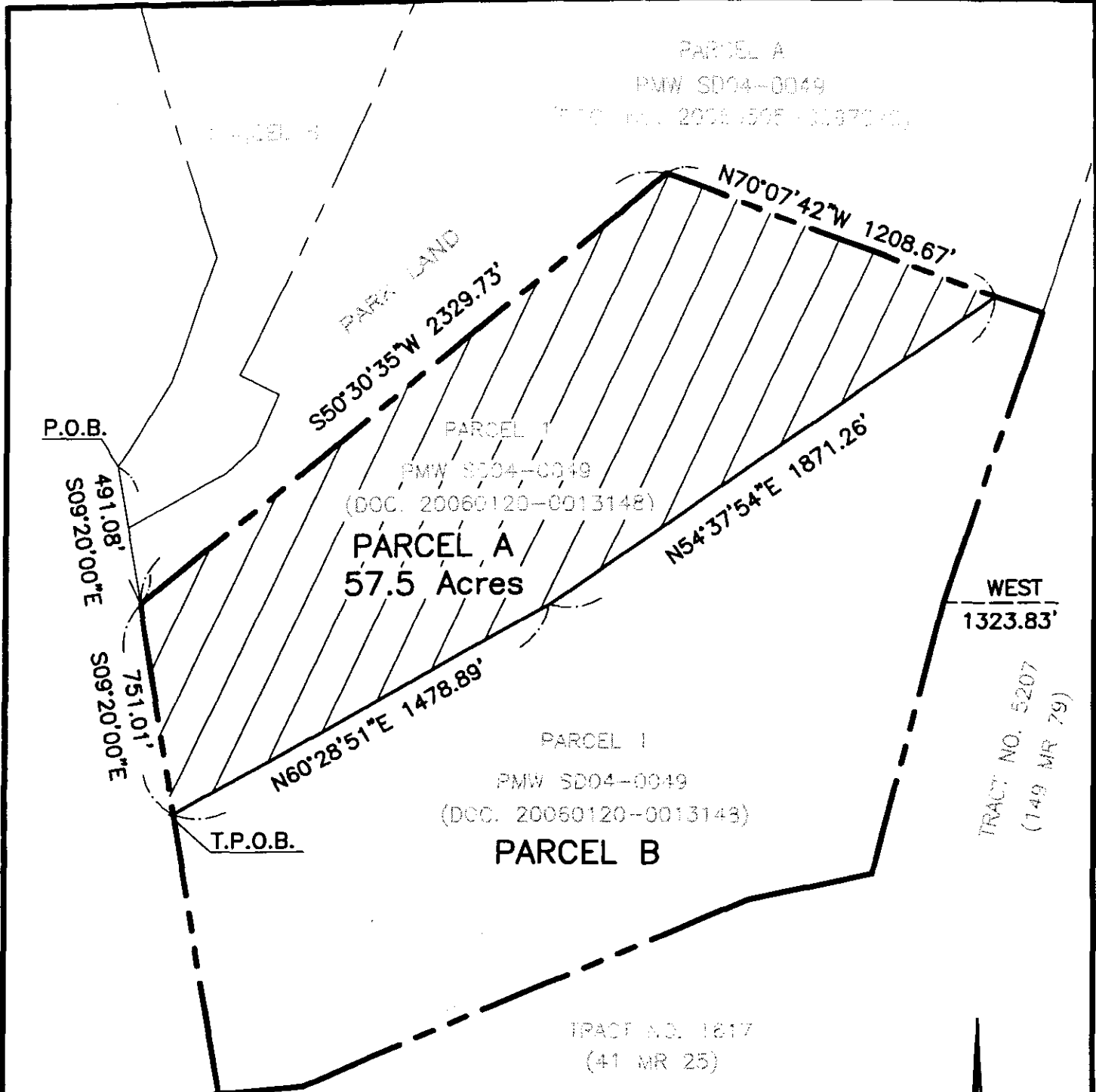
1<sup>ST</sup>: NORTH 60° 28' 51" EAST 1478.89 FEET; THENCE,

2<sup>ND</sup>: NORTH 54° 37' 54" EAST 1871.26 FEET TO A POINT ON THE SOUTHERLY LINE OF LAND CONVEYED TO RANCHO SIMI RECREATION AND PARK DISTRICT, RECORDED MAY 5, 2006, AS INSTRUMENT NO. 20060505-0097070 OF OFFICIAL RECORDS IN THE OFFICE OF SAID COUNTY RECORDER, SAID SOUTHERLY LINE HAVING A BEARING OF NORTH 70° 07' 42" WEST.

57.5 acres



*Katherine McCune*



**EXHIBIT "B"**  
**FOR**  
**RANCHO SIMI RECREATION AND PARK DISTRICT**

PREPARED BY:

**M<sup>3</sup>**  
**CIVIL, INC.**  
Consulting Civil Engineers  
400 Rosewood Avenue, Suite 201  
Camarillo, CA 93010  
(805) 445-4404  
FAX (805) 445-4401



*Katherine M. McInney*

