

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

DATE: October 4, 2007

TO: General Manager

FROM: Assistant General Manager

SUBJECT: Approval of Resolution Accepting a Grant Deed from Donald W. Wallace and Jeanine L. Wallace, Husband and Wife, as Community Property, for a 2.05-Acre Parcel of Vacant Land Identified as Ventura County Assessor's Parcel Number 649-0-070-060 Located in an Area Known as Chatsworth Peak in Unincorporated Ventura County, California

Approval of Resolution Accepting a Grant Deed from Donald W. Wallace and Jeanine L. Wallace, Husband and Wife, as Joint Tenants, for a 0.88-Acre Parcel of Vacant Land Identified as Ventura County Assessor's Parcel Number 648-0-200-020 Located in an Area Known as Chatsworth Peak in Unincorporated Ventura County, California

Approval of Resolution Accepting a Grant Deed from Donald W. Wallace for a 0.02-Acre Parcel of Vacant Land Identified as Ventura County Assessor's Parcel Number 648-0-183-050 Located in an Area Known as Chatsworth Peak in Unincorporated Ventura County, California

Acquisition of parkland in the Chatsworth Peak area has been a goal of the District for the past few years. Chatsworth Peak, located on the eastern edge of the District, is part of a critical intermountain range habitat linkage between the Santa Monica Mountains and the Simi Hills containing large rock outcroppings that rise several hundred feet up to the air, as well as a gently-sloping shelf of land which provides an ideal area for a trail between the State Historic Park and the North American Cut Off, a frequently traveled dirt road between Box Canyon Road and Sage Ranch Park.

Last year the District was outbid in its efforts to acquire the Zorro's cabin parcel in this area. At that time the District was approached by the owner of adjacent properties, Donald and Jeanine Wallace, regarding purchase of four parcels of property totaling 4.95 acres. Discussions with both the Santa Monica Mountains Conservancy (SMMC) and the Foundation for the Preservation of the Santa Susana Mountains resulted in the following funding plan.

<u>Parcel</u>	<u>Size</u>	<u>Price</u>	<u>Funding Sources</u>		<u>Notes</u>
649-0-070-050	2.0 acres	\$60,000	\$50,000 \$10,000	(SMMC-Prop 50) (FPSSM)	SMMC to purchase property now, deed to RSRPD in the future
648-0-183-050	0.02 acre	\$6,000	\$5,000 \$1,000	(SMMC-Prop 84) (FPSSM)	District to purchase directly from Seller
648-0-200-020	0.88 acre	\$125,000	\$15,500 \$9,500 \$100,000	(RSRPD) (FPSSM) (SMMC-Prop 84)	District to purchase directly from Seller
649-0-070-060	2.05 acres	\$94,000	\$12,000 \$7,000 \$75,000	(RSRPD) (FPSSM) (SMMC-Prop 84)	District to purchase directly from Seller
			\$27,500	(RSRPD)	
			\$27,500	(FPSSM)	
			\$230,000	(SMMC)	
4.95 acres		\$285,000	\$285,000		

Of the four parcels, the SMMC has already acquired the 2.0-acre parcel (APN 649-0-070-050). Ownership of this parcel will be transferred to the District in the upcoming months. The District is now proceeding with the acquisition of the remaining 2.95 acres: APNs 648-0-183-050, 648-0-200-020, and 649-0-070-060.

APN 649-0-070-060 contains many large rock outcrops that rise several hundred feet up to a gently-sloped plateau. APN 648-0-200-020 contains a large flat open area that is accessible via the same dirt road as the Zorro's cabin parcel. The rocks in this area contain a natural basin that fills to a depth exceeding five feet with a length exceeding fifteen feet. The clear water supports many unique plant and invertebrate species including fairy shrimp. The property contains most of the values supplied by the Zorro's cabin property, including unparalleled views of the San Fernando Valley and Chatsworth Reservoir, but not as many oak trees or a historic film set cabin. APN 648-0-183-050 is not contiguous with the other parcels, but it has conservation value and appraised at a nominal cost.

On June 21, 2007, the Board (1) directed staff to proceed with the purchase of the three remaining parcels (APNs 648-0-183-050, 648-0-200-020, and 649-0-070-060), (2) approved the Sale/Purchase Agreement and (3) directed the General Manager to execute all documents necessary to acquire the properties. On July 6, 2007, the Purchase and Sale Agreement was signed by both parties, and an escrow was opened to complete the purchase. The Purchase and Sale Agreement stipulated a sales price of \$225,000 for the three parcels, of which \$40,000 was earmarked as a non-refundable option. This \$40,000 non-refundable option was released to Donald and Jeanine Wallace on September 4, 2007. The Agreement also stipulated that the acquisition would close within sixty (60) days of passage of California's State budget to allow

the SMMC to acquire funds from the State. The State budget was passed on August 21, 2007, and the escrow closing date is therefore October 19, 2007.

On June 27, 2007, the District submitted a grant application to the SMMC for \$180,000 to purchase the properties. On July 9, 2007, the grant was approved by the SMMC.

At this point, staff believes that the SMMC will wire the \$180,000 of grant funds into escrow prior to the closing date of October 19, 2007. The District will also deposit into escrow the remaining \$1,029.68 needed to close escrow, which consists of primarily escrow fees.

Attached for the Board's approval are Resolutions accepting the Grant Deeds for the three parcels. The Resolutions have been approved by the District's legal counsel.

Fiscal Impact: As outlined, the acquisition of these three parcels is fully funded.


Board Action Requested:

That the Board approve the:

Resolution Accepting a Grant Deed from Donald W. Wallace and Jeanine L. Wallace, Husband and Wife, as Community Property, for a 2.05-Acre Parcel of Vacant Land Identified as Ventura County Assessor's Parcel Number 649-0-070-060 Located in an Area Known as Chatsworth Peak in Unincorporated Ventura County, California

Resolution Accepting a Grant Deed from Donald W. Wallace and Jeanine L. Wallace, Husband and Wife, as Joint Tenants, for a 0.88-Acre Parcel of Vacant Land Identified as Ventura County Assessor's Parcel Number 648-0-200-020 Located in an Area Known as Chatsworth Peak in Unincorporated Ventura County, California

Resolution Accepting a Grant Deed from Donald W. Wallace for a 0.02-Acre Parcel of Vacant Land Identified as Ventura County Assessor's Parcel Number 648-0-183-050 Located in an Area Known as Chatsworth Peak in Unincorporated Ventura County, California


Ed Hayduk
Assistant General Manager

EH:bjm

RANCHO SIMI RECREATION AND PARK DISTRICT

RESOLUTION NO. _____

RESOLUTION ACCEPTING A GRANT DEED FROM DONALD W. WALLACE AND JEANINE L. WALLACE, HUSBAND AND WIFE, AS COMMUNITY PROPERTY, FOR A 2.05-ACRE PARCEL OF VACANT LAND IDENTIFIED AS VENTURA COUNTY ASSESSOR'S PARCEL NUMBER 649-0-070-060 LOCATED IN AN AREA KNOWN AS CHATSWORTH PEAK IN UNINCORPORATED VENTURA COUNTY, CALIFORNIA

WHEREAS, the Rancho Simi Recreation and Park District General Plan identifies among its overall objectives the goal of "acquiring and making available for public use desirable expanses of open space, natural parks, or other recreational areas"; and

WHEREAS, the Chatsworth Peak area is part of a critical inter-mountain range habitat linkage between the Santa Monica Mountains and the Simi Hills containing large rock outcroppings that rise several hundred feet up to the air, as well as a gently-sloping shelf of land which provides an ideal area for a trail between the State Historic Park and the North American Cut Off, a frequently traveled dirt road between Box Canyon Road and Sage Ranch Park; and

WHEREAS, the Rancho Simi Recreation and Park District Board of Directors has found and determined that it would be beneficial to the District and its residents to acquire and preserve the property which is the subject of this Resolution; and

WHEREAS, the Rancho Simi Recreation and Park District Board of Directors directed staff to apply for a Santa Monica Mountains Conservancy (SMMC) grant of \$180,000.00 of Proposition 84 funds to use toward the purchase of three Chatsworth Peak area properties (APN 648-0-183-050, 648-0-200-020, and 649-0-070-060), which grant was approved by the SMMC on July 9, 2007; and

WHEREAS, Donald W. Wallace and Jeanine L. Wallace, Husband and Wife, as Community Property, have agreed to sell the property identified as Ventura County Assessor's Parcel Number 649-0-070-060 to Rancho Simi Recreation and Park District for a purchase price of \$94,000.00; and

WHEREAS, a good and sufficient Grant Deed has been presented to the District identifying and describing certain real property identified as Ventura County Assessor's Parcel Number 649-0-070-060 which consists 2.05 acres of unimproved, vacant land located in the Chatsworth Peak area of unincorporated Ventura County, California, 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 real property has been deposited into LandAmerica Developer Services escrow account number 1039682 by

Donald W. Wallace and Jeanine L. Wallace, Husband and Wife, as Community Property, 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 2.05-acre parcel of unimproved, vacant land located in the Chatsworth Peak area of unimproved Ventura County, California, identified as Ventura County Assessor's Parcel Number 649-0-070-060, 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 October 4, 2007, at 1692 Sycamore Drive, Simi Valley, California on a motion by

AYES:

NOES:

ABSTAIN:

ABSENT:

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

649	0	070	060	ALL X
				PTN

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(s) 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,
Donald W. Wallace and Jeanine L. Wallace, Husband and Wife, as Community Property,

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

That real property in Unincorporated Ventura County, 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

DONALD W. WALLACE

State of California)
County of _____) SS.

By: _____
(Grantor's signature)

On _____, before me,

Name: _____
(Print Grantor's name)

(here insert name and title of the officer)

JEANINE L. WALLACE

personally appeared _____

By: _____
(Grantor's signature)

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.

Name: _____
(Print Grantor's name)

Signature _____ (Seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT A

Page 1 of 2

That certain parcel of land in the County of Ventura, State of California, as described in Grant Deed recorded June 26, 1968 as Instrument No. 32020 in Book 3325 Page 187 of Official Records of said County, being described more particularly as follows:

Beginning at a point distant South 33°18' West 896.00 feet from the northeasterly corner of Lot 306 of Santa Susana Park No. 3 according to the Map recorded in Book 17 Page 1 of Maps, in the office of the County Recorder of said County; thence,

- 1st South 51°42' East 292 feet; thence,
- 2nd South 12°07' East 215.6 feet; thence,
- 3rd South 6°27' East 92 feet; thence,
- 4th South 18°33' West 196 feet; thence,
- 5th South 55°53' West 141 feet; thence,
- 6th North 71°47' West 205.5 feet; thence,
- 7th North 5°27' West 171 feet; thence,
- 8th North 43°47' West 217.6 feet; thence,
- 9th North 35°43' East 439.32 feet to the **Point Of Beginning**.

Except that portion lying northwesterly of a line extending from a point, distant 172.00 feet southeasterly from the northwesterly terminus of the 1st course above described, to the intersection of the 7th and 8th courses above described.

Also Except that portion lying southerly of a line extending from the intersection of the 3rd and 4th courses above described to the intersection of the 7th and 8th courses above described.

continued

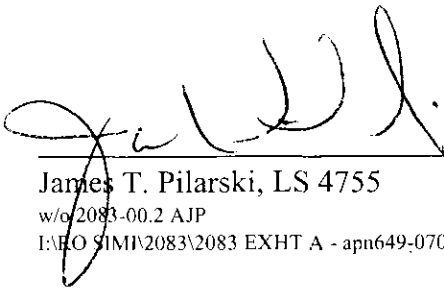
EXHIBIT A

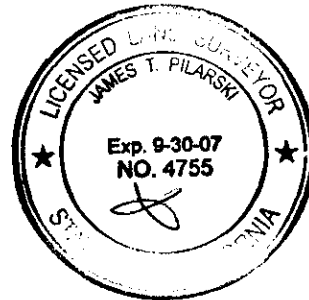
Page 2 of 2

All as shown on a sketch attached hereto as EXHIBIT B and made a part hereof for reference only.

Prepared by:

HOVELL & PILARSKI ENGINEERING, INC.

 6/20/07
James T. Pilarski, LS 4755 Date
w/o 2083-00.2 AJP
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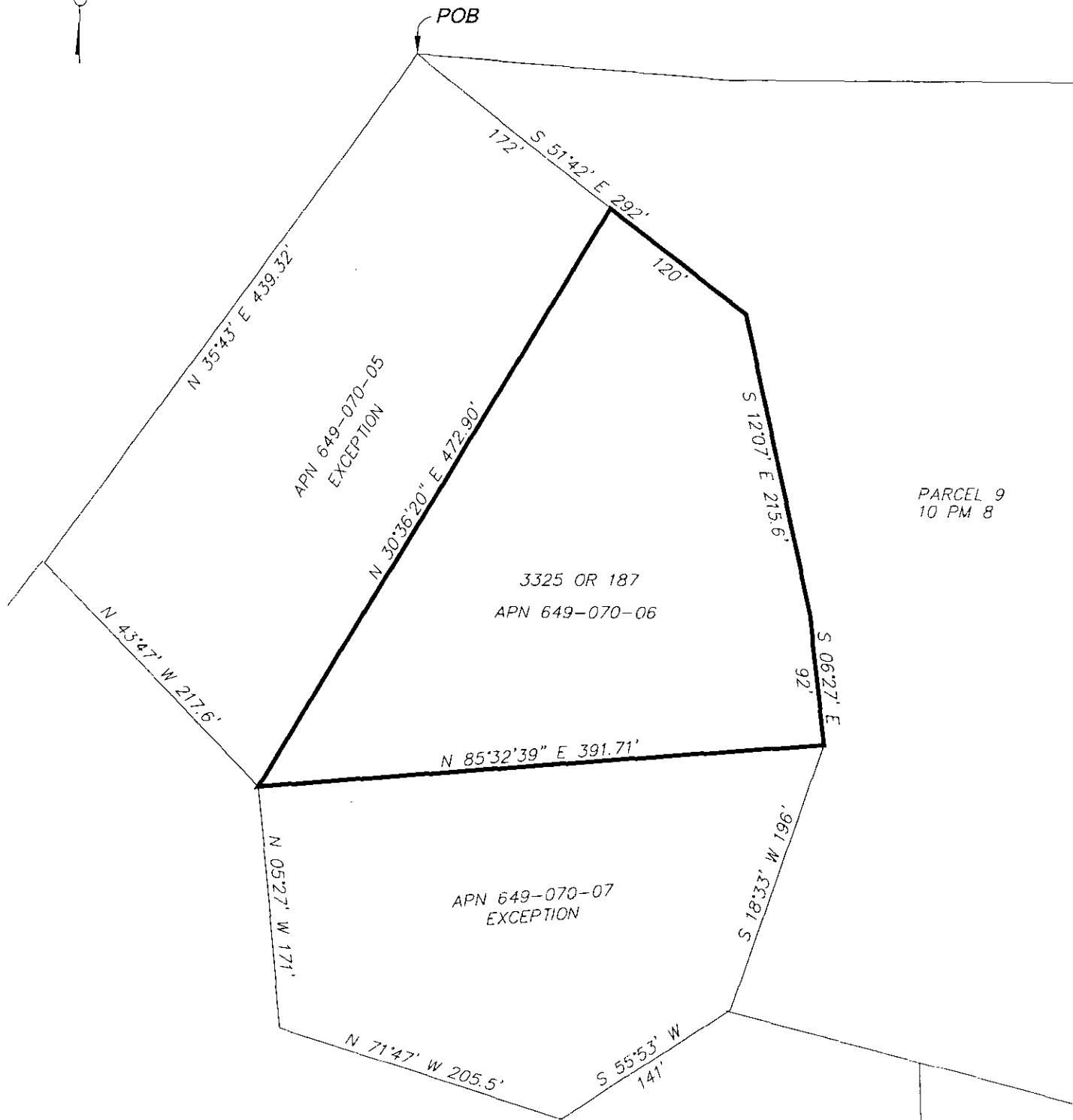


SCALE: 1"=100'

EXHIBIT "B"



POB



APN 649-070-05
EXCEPTION

3325 OR 187
APN 649-070-06

APN 649-070-07
EXCEPTION

PARCEL 9
10 PM 8

PARCEL 8
10 PM 8

PREPARED BY:
HOVELL & PILARSKI ENG.
P.O. BOX 479
SIMI VALLEY, CA 93062
W/O 2083-00.2

2083B1.dwg 6-26-07 10:24:54 am

RANCHO SIMI RECREATION AND PARK DISTRICT

RESOLUTION NO. _____

RESOLUTION ACCEPTING A GRANT DEED FROM DONALD W. WALLACE AND JEANINE L. WALLACE, HUSBAND AND WIFE, AS JOINT TENANTS, FOR A 0.88-ACRE PARCEL OF VACANT LAND IDENTIFIED AS VENTURA COUNTY ASSESSOR'S PARCEL NUMBER 648-0-200-020 LOCATED IN AN AREA KNOWN AS CHATSWORTH PEAK IN UNINCORPORATED VENTURA COUNTY, CALIFORNIA

WHEREAS, the Rancho Simi Recreation and Park District General Plan identifies among its overall objectives the goal of "acquiring and making available for public use desirable expanses of open space, natural parks, or other recreational areas"; and

WHEREAS, the Chatsworth Peak area is part of a critical inter-mountain range habitat linkage between the Santa Monica Mountains and the Simi Hills containing large rock outcroppings that rise several hundred feet up to the air, as well as a gently-sloping shelf of land which provides an ideal area for a trail between the State Historic Park and the North American Cut Off, a frequently traveled dirt road between Box Canyon Road and Sage Ranch Park; and

WHEREAS, the Rancho Simi Recreation and Park District Board of Directors has found and determined that it would be beneficial to the District and its residents to acquire and preserve the property which is the subject of this Resolution; and

WHEREAS, the Rancho Simi Recreation and Park District Board of Directors directed staff to apply for a Santa Monica Mountains Conservancy (SMMC) grant of \$180,000.00 of Proposition 84 funds to use toward the purchase of three Chatsworth Peak area properties (APN 648-0-183-050, 648-0-200-020, and 649-0-070-060), which grant was approved by the SMMC on July 9, 2007; and

WHEREAS, Donald W. Wallace and Jeanine L. Wallace, Husband and Wife, as Joint Tenants, have agreed to sell the property identified as Ventura County Assessor's Parcel Number 648-0-200-020 to Rancho Simi Recreation and Park District for a purchase price of \$125,000.00; and

WHEREAS, a good and sufficient Grant Deed has been presented to the District identifying and describing certain real property identified as Ventura County Assessor's Parcel Number 648-0-200-020 which consists 0.88 acres of unimproved, vacant land located in the Chatsworth Peak area of unincorporated Ventura County, California, 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 real property has been deposited into LandAmerica Developer Services escrow account number 1039682 by Donald W. Wallace and Jeanine L. Wallace, Husband and Wife, as Joint Tenants, 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 0.88-acre parcel of unimproved, vacant land located in the Chatsworth Peak area of unimproved Ventura County, California, identified as Ventura County Assessor's Parcel Number 648-0-200-020, 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 October 4, 2007, at 1692 Sycamore Drive, Simi Valley, California on a motion by

AYES:

NOES:

ABSTAIN:

ABSENT:

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

648	0	200	020	ALL X
				PTN

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(S) 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,
Donald W. Wallace and Jeanine L. Wallace, Husband and Wife, as Joint Tenants,

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

That real property in Unincorporated Ventura County, 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

DONALD W. WALLACE

State of California)
County of _____) SS.

By: _____
(Grantor's signature)

On _____, before me,

Name: _____
(Print Grantor's name)

(here insert name and title of the officer)

JEANINE L. WALLACE

personally appeared _____

By: _____
(Grantor's signature)

Name: _____
(Print Grantor's name)

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)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT A

That certain parcel of land in the County of Ventura, State of California, as described in Grant Deed recorded June 27, 1968 as Instrument No. 32281 in Book 3326 Page 50 of Official Records of said County.



Beginning at a point which is North 4074.77 feet and West 1029.22 feet from that certain monument in the line between Los Angeles and Ventura Counties know as and designated as COR S-10 as shown on the map filed in the office of the County Recorder of said County as Miscellaneous Map D sheets 1, 2 and 3; thence South 80°50' West 552.83 feet to the **True Point Of Beginning** for this description; thence,

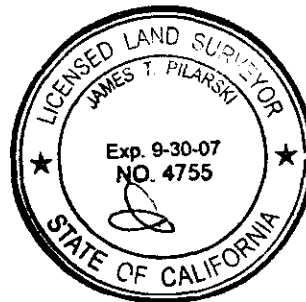
- 1st South 9°10' East 248.44 feet; thence,
- 2nd North 80°50' East 34.01 feet; thence,
- 3rd North 35°43' East 110.53 feet; thence,
- 4th South 85°37'45" East 70.00 feet; thence,
- 5th North 9°10' West 186.51 feet; thence,
- 6th South 80°50' West 180.06 feet to the **True Point Of Beginning**.

All as shown on a sketch attached hereto as EXHIBIT B and made a part hereof for reference only.

Prepared by:

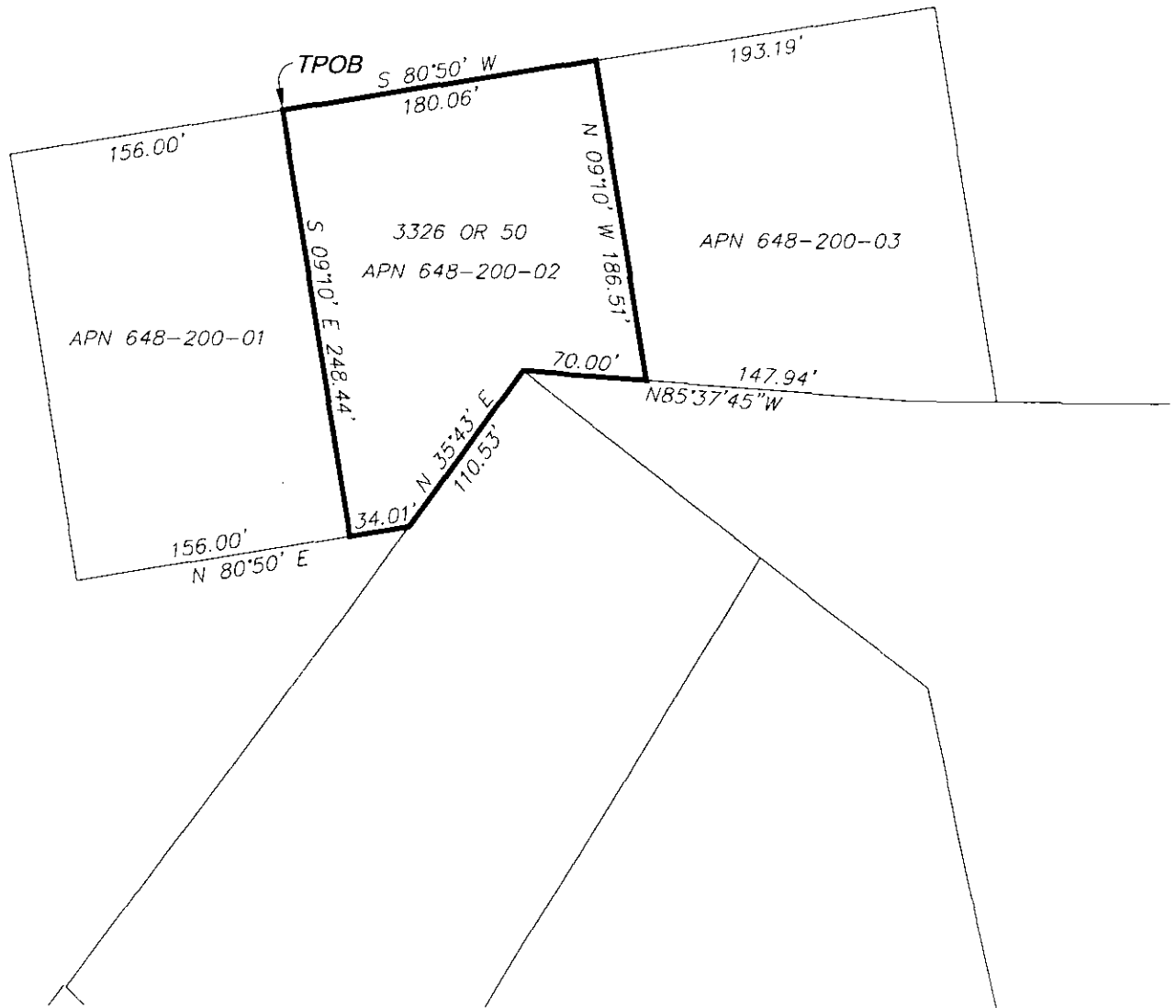
HOVELL & PILARSKI ENGINEERING, INC.

 6/26/07
James T. Pilarski, LS 4755 Date 
w/o 2083-00.2 AJP
I:\FO\SMI\2083\2083 EXHT A - apr648-200-020.wpd



SCALE: 1"=100'

EXHIBIT "B"



PREPARED BY:
HOVELL & PILARSKI ENG.
P.O. BOX 479
SIMI VALLEY, CA 93062
W/O 2083-00.2

2083B1.dwg 6-26-07 10:24:54 am

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

648	0	200	020	ALL X
				PTN

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(S) 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,
Donald W. Wallace and Jeanine L. Wallace, Husband and Wife, as Joint Tenants,

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

That real property in Unincorporated Ventura County, 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

DONALD W. WALLACE

State of California)
County of _____) SS.

By: _____
(Grantor's signature)

On _____, before me,

Name: _____
(Print Grantor's name)

(here insert name and title of the officer)

JEANINE L. WALLACE

personally appeared _____

By: _____
(Grantor's signature)

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.

Name: _____
(Print Grantor's name)

Signature _____ (Seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

RANCHO SIMI RECREATION AND PARK DISTRICT

RESOLUTION NO. _____

RESOLUTION ACCEPTING A GRANT DEED FROM DONALD W. WALLACE FOR A 0.02-ACRE PARCEL OF VACANT LAND IDENTIFIED AS VENTURA COUNTY ASSESSOR'S PARCEL NUMBER 648-0-183-050 LOCATED IN AN AREA KNOWN AS CHATSWORTH PEAK IN UNINCORPORATED VENTURA COUNTY, CALIFORNIA

WHEREAS, the Rancho Simi Recreation and Park District General Plan identifies among its overall objectives the goal of "acquiring and making available for public use desirable expanses of open space, natural parks, or other recreational areas"; and

WHEREAS, the Chatsworth Peak area is part of a critical inter-mountain range habitat linkage between the Santa Monica Mountains and the Simi Hills containing large rock outcroppings that rise several hundred feet up to the air, as well as a gently-sloping shelf of land which provides an ideal area for a trail between the State Historic Park and the North American Cut Off, a frequently traveled dirt road between Box Canyon Road and Sage Ranch Park; and

WHEREAS, the Rancho Simi Recreation and Park District Board of Directors has found and determined that it would be beneficial to the District and its residents to acquire and preserve the property which is the subject of this Resolution; and

WHEREAS, the Rancho Simi Recreation and Park District Board of Directors directed staff to apply for a Santa Monica Mountains Conservancy (SMMC) grant of \$180,000.00 of Proposition 84 funds to use toward the purchase of three Chatsworth Peak area properties (APN 648-0-183-050, 648-0-200-020, and 649-0-070-060), which grant was approved by the SMMC on July 9, 2007; and

WHEREAS, Donald W. Wallace has agreed to sell the property identified as Ventura County Assessor's Parcel Number 648-0-183-050 to Rancho Simi Recreation and Park District for a purchase price of \$6,000.00; and

WHEREAS, a good and sufficient Grant Deed has been presented to the District identifying and describing certain real property identified as Ventura County Assessor's Parcel Number 648-0-183-050 which consists 0.02 acres of unimproved, vacant land located in the Chatsworth Peak area of unincorporated Ventura County, California, 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 real property has been deposited into LandAmerica Developer Services escrow account number 1039682 by Donald W. Wallace 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 0.02-acre parcel of unimproved, vacant land located in the Chatsworth Peak area of unimproved Ventura County, California, identified as Ventura County Assessor's Parcel Number 648-0-183-050, 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 October 4, 2007, at 1692 Sycamore Drive, Simi Valley, California on a motion by

AYES:

NOES:

ABSTAIN:

ABSENT:

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

648	0	183	050	ALL X
				PTN

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(S) 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,
Donald W. Wallace

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

That real property in Unincorporated Ventura County, 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

DONALD W. WALLACE

State of California)
County of _____) SS.

On _____, before me,

By: _____
(Grantor's signature)

(here insert name and title of the officer)

personally appeared _____

Name: _____
(Print Grantor's name)

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)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT A

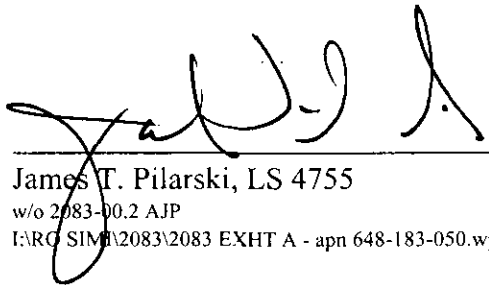
Santa Susana Park # 3 per 17 RM 1 - All of Lot 266-C as described in document recorded as Instrument No. 10300 in Book 3449 Page 513 in the Office of the County Recorder, County of Ventura, State of California.

Said land is also shown as Lot 266-C as shown on Map filed in Book 3 at Page 17 of Ventura County Official Maps, in the Office of the County Recorder, County of Ventura, State of California.

All as shown on a sketch attached hereto as EXHIBIT B and made a part hereof for reference only.

Prepared by:

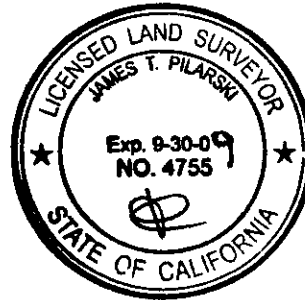
HOVELL & PILARSKI ENGINEERING, INC.

 9/28/07
Date

James T. Pilarski, LS 4755

w/o 2083-00.2 AJP

I:\RC SIM\2083\2083 EXHT A - apn 648-183-050.wpd



SCALE: 1"=60'

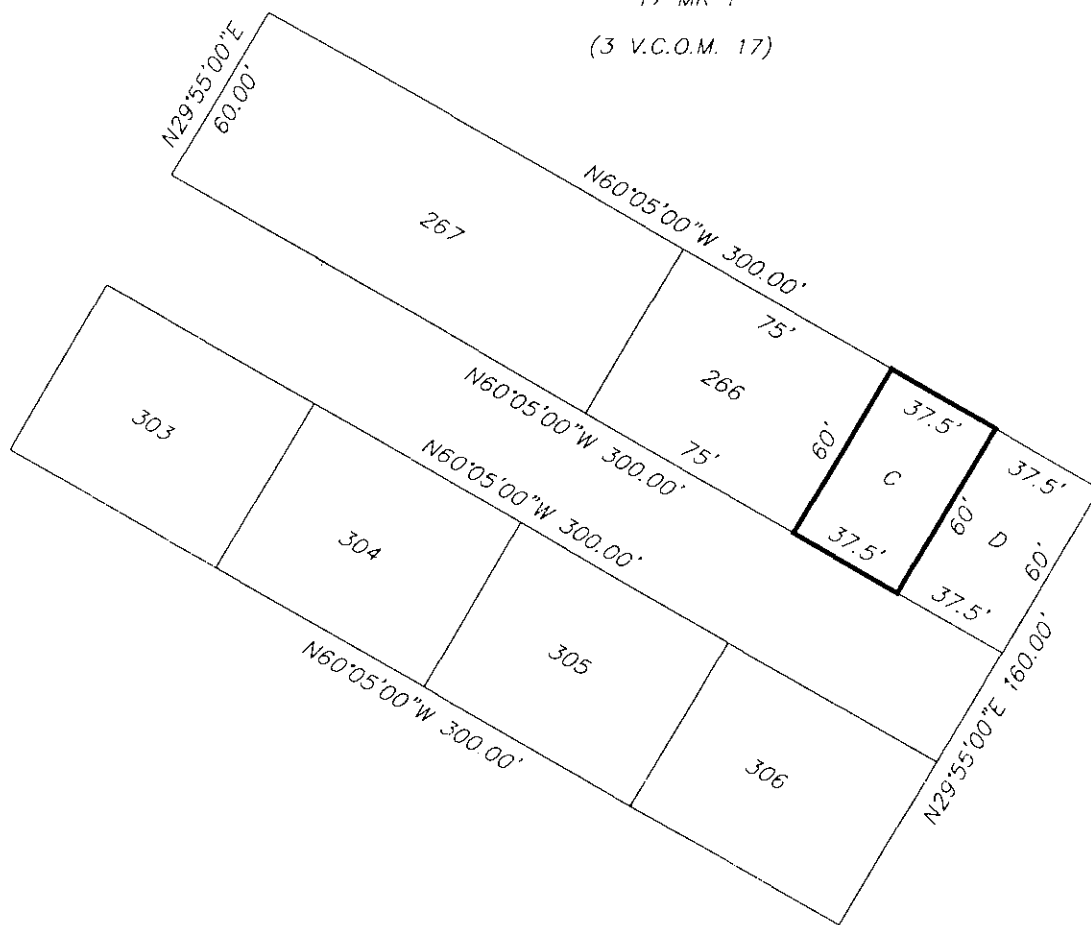
EXHIBIT "B"



SANTA SUSANA PARK NO. 3

17 MR 1

(3 V.C.O.M. 17)



PREPARED BY:
HOVELL & PILARSKI ENG.
P.O. BOX 479
SIMI VALLEY, CA 93062
W/O 2083-00.2

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