



**SUBMITTAL TO THE BOARD OF DIRECTORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



966A

**FROM:** Regional Park & Open-Space District

**SUBMITTAL DATE:**  
December 1, 2010

**SUBJECT:** Resolution No. 2010-7 Notice of Intention to Convey Fee Simple Interests in Real Property – Martha McLean/Anza Narrows Park - Assessor's Parcel Numbers 187-210-007, 187-210-008 and 187-220-028 – District II

**RECOMMENDED MOTION:** That the Board of Directors:

1. Adopt Resolution No. 2010-7 Notice of Intention to Convey Fee Simple Interests in Real Property located in City of Riverside, County of Riverside, commonly known as the Martha McLean/Anza Narrows Park, approximately 40 acres, Assessor's Parcel Numbers 187-210-007, 187-210-008 and 187-220-028, by Grant Deed to the City of Riverside.

**BACKGROUND:** Continued on page 2

2011-005D

Scott Bangle, General Manager

**FINANCIAL DATA**  
N/A

Current F.Y. Total Cost:	\$
Current F.Y. Net County Cost:	\$
Annual Net County Cost:	\$

In Current Year Budget:
Budget Adjustment:
For Fiscal Year:

**SOURCE OF FUNDS:**

Positions To Be Deleted Per A-30	<input type="checkbox"/>
Requires 4/5 Vote	<input checked="" type="checkbox"/>

**C.E.O. RECOMMENDATION:**

APPROVE

BY:   
Alex Gann

**County Executive Office Signature**

FORM APPROVED COUNTY COUNSEL  
BY:   
SYNTHIA M. GUNZEL  
DATE: 12-1-10

Policy

Consent

Dept's Recomm.:  
Per Exec. Ofc.:

**Prev. Agn. Ref.:**

**District:** II

**Agenda Number:**

**SUBJECT:** Resolution No. 2010-7 Notice of Intention to Convey Fee Simple Interests in Real Property – Martha McLean/Anza Narrows Park - Assessor's Parcel Numbers 187-210-007, 187-210-008 and 187-220-028 – District II

**RECOMMENDED MOTION:**

2. Direct the Clerk of the Board to give notice pursuant to Government Code Section 6061.

**BACKGROUND:** (continued from page 1)

The Riverside County Regional Park & Open-Space District (District) has owned and operated the Martha McLean/Anza Narrows Park (MM/AN Park) which is located in the City of Riverside, County of Riverside near Van Buren Blvd and Jurupa Ave. The District may plan, acquire, or dispose of real property, within or without the District boundaries, necessary to the full exercise of its powers. As part of its long-term strategic planning goals, it is focused on owning, holding and managing regional parks for the use and enjoyment of all the residents of the District. The District has determined that the Martha McLean/Anza Narrows Park would be better suited to fit within a municipality's park and recreation network of parks because of its size, location and characteristics. The District's focus is on owning, maintaining and operating parks that benefit residents on a larger scale or regional area. The District desires to convey the MM/AN Park to the City of Riverside.

Pursuant to California Public Resources Code Section 5540.6, the District may, by a four-fifths vote of the board of directors, convey real property to another public agency, dedicated and used for park and/or open-space purposes, provided the public agency agrees to continue to use the real property for those current and existing purposes. The District intends to convey by Grant Deed the fee simple interests in real property known as the Martha McLean/Anza Narrows Park, APNs 187-210-007, 187-210-008 and 187-220-028 located in Supervisorial District II to the City of Riverside with the condition that this park continues to be owned and operated for park purposes. The City of Riverside has accepted the terms and conditions in which this conveyance is to occur.

This has been reviewed and approved as to form by County Counsel.

1 BOARD OF DIRECTORS

RIVERSIDE COUNTY REGIONAL  
PARK & OPEN-SPACE DISTRICT

2  
3 RESOLUTION NO. 2010-7  
4 NOTICE OF INTENTION TO CONVEY FEE SIMPLE INTERESTS IN REAL PROPERTY  
5 TO THE CITY OF RIVERSIDE  
6 IN THE INCORPORATED AREA OF RIVERSIDE COUNTY, CALIFORNIA  
7 ASSESSOR'S PARCEL NUMBERS 187-210-007, 187-210-008 AND 187-220-028  
8 BY GRANT DEED

9 BE IT RESOLVED, DETERMINED AND ORDERED and NOTICE IS HEREBY GIVEN by the  
10 Board of Directors of the Riverside County Regional Park & Open-Space District in regular session  
11 assembled on December 14, 2010, pursuant to Public Resources Code Section 5540.6, that it intends to  
12 convey on or after January 11, 2011 to the City of Riverside, fee simple interests in certain real property  
13 consisting of approximately forty (40) acres in the incorporated area of Riverside County, State of  
14 California, Assessor Parcel Numbers 187-210-007, 187-210-008 and 187-220-028, more commonly  
15 known as the Martha McLean/Anza Narrows Park, as more particularly described and shown on Exhibit  
16 "A", attached hereto and made a part hereof. The terms and conditions of the proposed conveyance are  
17 as follows: The Riverside County Regional Park and Open-Space District conveys the fee simple  
18 interests in real property as described above subject to the conditions that the City of Riverside (City)  
19 shall continue to use the interests in the real property for its current park purposes and not to convey the  
20 interests in the real property without the consent of a majority of the voters of the City at an election  
21 called and conducted by the council pursuant to Section 5540 of the Public Resources Code.

22 BE IT FURTHER RESOLVED AND DETERMINED that the Clerk of the Board of is directed  
23 to give notice hereof as provided in Section 6061 of the California Government Code.  
24  
25

FORM APPROVED COUNTY COUNSEL  
BY: *Synthia M. Gunzel* 12-1-10  
SYNTHIA M. GUNZEL DATE

Recorded at request of and return to:

City Clerk's Office  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, CA 92522

**FREE RECORDING**

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee. (GOV. CODE 6103)

APNs: 187-210-007, 187-210-008, 187-220-028

**GRANT DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the **RIVERSIDE COUNTY REGIONAL PARK AND OPEN-SPACE DISTRICT**, a special district, Grantor, does hereby GRANT to the **CITY OF RIVERSIDE**, a California charter city and municipal corporation, Grantee, subject to the Conditions and Restrictions described below and any exceptions or easements of record, the real property ("Property") in the County of Riverside, State of California, described as:

See Exhibit "A" attached hereto and made a part hereof

This conveyance imposes certain conditions and restrictions, herein provided, on Grantee for the use and disposition of the Property. Grantee covenants and agrees for itself and its successors or assigns that this conveyance of the fee simple interest in the Property described herein shall be subject to the conditions and restrictions that Grantee shall continue to use the land for park and/or open-space purposes and not to convey the property without the consent of the majority of the voters in the City of Riverside pursuant to an election pursuant to Public Resources Code Section 5540.6 and in accordance with the Public Park Preservation Act of 1971.

In the event that Grantee does not use the Property for park purposes, Grantee shall pay or transfer to Grantor sufficient compensation or land as required by the provisions of the Public Park Preservation Act of 1971 (commencing at California Public Resources Code Section 5400 et seq) to enable Grantor to replace the park land and the facilities thereon.

Dated as of \_\_\_\_\_

GRANTOR:  
RIVERSIDE COUNTY REGIONAL PARK  
& OPEN-SPACE DISTRICT, a special district

By: \_\_\_\_\_  
Chairman  
Board of Directors

GRANTEE:  
CITY OF RIVERSIDE, a California charter city and  
municipal corporation

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

FORM APPROVED COUNTY COUNSEL  
BY: *Synthia M. Gunzel* 12-1-10  
SYNTHIA M. GUNZEL DATE

## EXHIBIT "A"

That portion of Lot 2 of Evans Rio Rancho as shown by map on file in Book 10, at Pages 52 through 54 inclusive, records of Riverside County, California, described as follows:

Beginning at the most westerly corner of said Lot 2;  
Thence S.  $78^{\circ}15'00''$  E., along the northeasterly line of said Lot 2, 1,250.00 feet;  
Thence S.  $63^{\circ}15'00''$  E., 750.00 feet;  
Thence S.  $28^{\circ}34'30''$  E., 800.54 feet;  
Thence S.  $45^{\circ}08'07''$  W., 145.98 feet to the northwesterly corner of that certain parcel of land conveyed to the City of Riverside by deed recorded on July 8, 1960, as Instrument No. 60520;  
Thence S.  $04^{\circ}13'45''$  W. along the westerly line of said parcel conveyed to the City of Riverside, 456.35 feet, to the northerly line of Jurupa Avenue, 88.00 feet wide;  
Thence N.  $85^{\circ}46'15''$  W. along said northerly line of Jurupa Avenue, 319.08 feet, to the southwesterly line of said Lot 2;  
Thence N.  $44^{\circ}51'53''$  W. along said southwesterly line of Lot 2, 2,581.53 feet to the POINT OF BEGINNING.

Containing 37.774 acres more or less.

EXHIBIT A

A.P.N. 187-220-028

Fee Simple

That portion of Lot 2 of Evans Rio Rancho, in the City of Riverside, County of Riverside, State of California, as shown by map filed in Book 10, Pages 52 through 54, inclusive, of Maps, in the Office of the County Recorder of said County, more particularly described as follows:

**BEGINNING** at the southwest corner of Rio Rancho, as shown by map filed in Book 32, Page 71, of Maps, in said Office of the County Recorder, said point lying on the northerly line of Jurupa Avenue as shown on said Evans Rio Rancho;

Thence North  $85^{\circ}47'$  West along said northerly line of Jurupa Avenue, a distance of 232.27 feet;

Thence North  $04^{\circ}13'$  East, a distance of 467.35 feet to the southwesterly line of that certain easement, described as Parcel No. 3, as conveyed by Santa Ana River Development Company to the City of Riverside by deed recorded December 6, 1957, in Book 2188, Page 499, of Official Records of said County;

Thence South  $35^{\circ}08'21''$  East along said southwesterly line, a distance of 99.08 feet;

Thence South  $62^{\circ}53'49''$  East, continuing along said southwesterly line, a distance of 199.29 feet;

Thence North  $86^{\circ}28'37''$  East, continuing along said southwesterly line, a distance of 86.02 feet to the northwesterly corner of said Rio Rancho;

Thence South  $21^{\circ}14'$  West, along the westerly line of said Rio Rancho, a distance of 339.70 feet to the **POINT OF BEGINNING**;

**EXCEPTING THEREFROM** the southerly 11.00 feet.

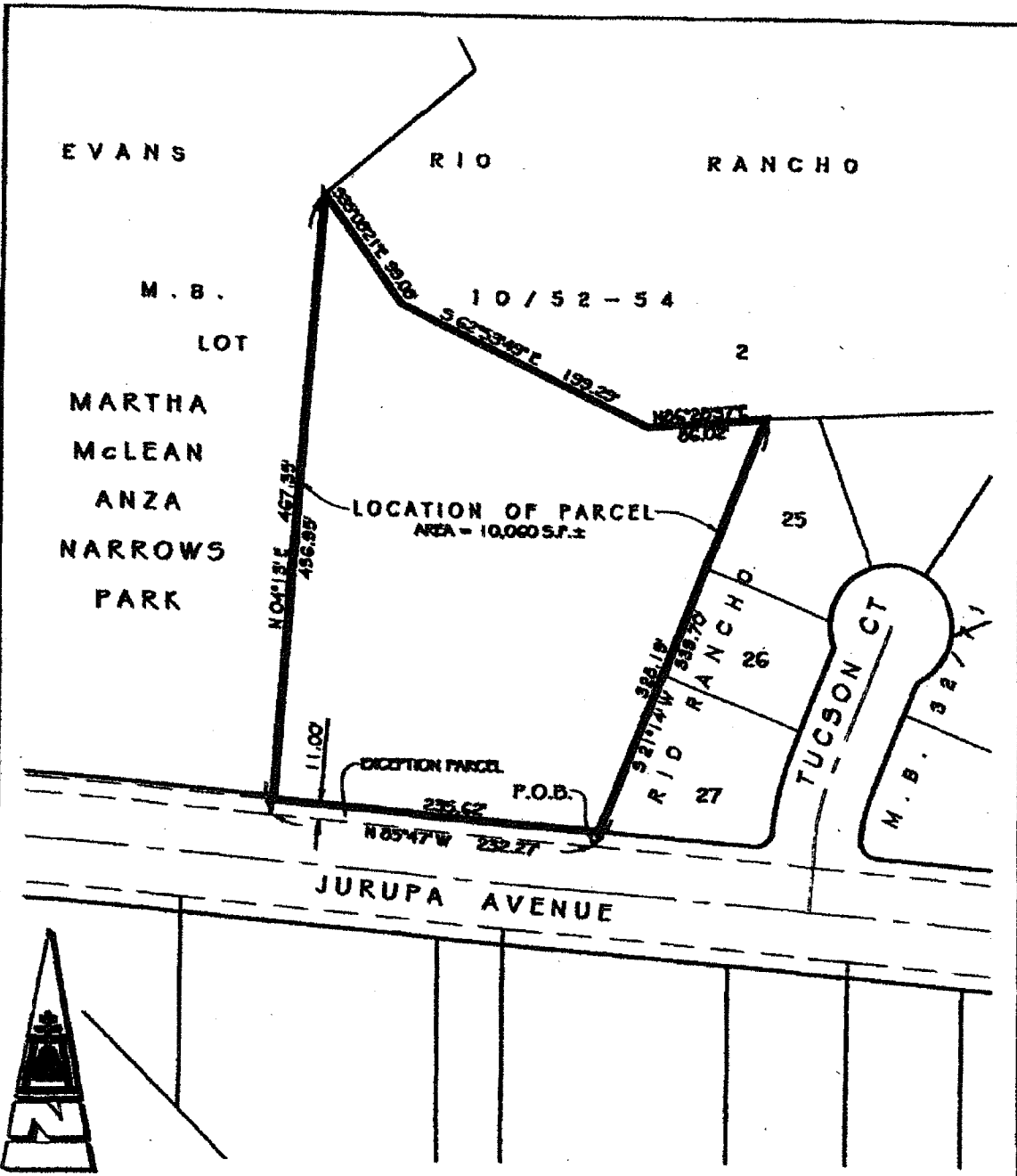
Containing 10,060 S.F., more or less.

**RESERVING** to the City of Riverside, a municipal corporation of the State of California, its successors and assigns, in, under, upon, over and along said parcel an easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of **ELECTRIC ENERGY DISTRIBUTION, TELECOMMUNICATION, WATERLINE, SEWER and STORM DRAIN FACILITIES**, together with all necessary appurtenances.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 9/09/09 Date Prep.   
Mark S. Brown, L.S. 5655  
License Expires 9/30/09





● CITY OF RIVERSIDE, CALIFORNIA ●

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN

SHEET 1 OF 1

SCALE: 1" = 100'

DRAWN BY: RICH DATE: 07/07/09




SUBJECT: JURUPA AVENUE GRADE SEPERATION - EXCESS RIGHT-OF-WAY

GEOMAX/ENR/INTEC/ANDREWS/PLUMB WORKS/US/CA/100/07/09/210-025

# Exhibit "A" A.P.N.'s 187-210-007, 187-210-008 and 189-220-028



**Legend**

-  Street
-  A.P.N.'s 187210007, 187210008, 187220028
-  Parcel Boundary



187210007

187210008

187220028

INDUSTRIAL AVE

MURPHY AVE

MCGON CT

