



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



967A

FROM: Regional Park & Open-Space District

SUBMITTAL DATE:  
December 1, 2010

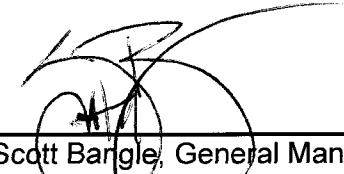
SUBJECT: Resolution No. 2011-1 Authorization to Convey Fee Simple Interests in Real Property – Martha McLean/Anza Narrows Park - Assessor's Parcel Numbers 187-210-007, 187-210-008 and 187-220-028 – District II

RECOMMENDED MOTION: That the Board of Directors:

1. Adopt Resolution No. 2011-1 Authorization 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

2011-004D

  
 \_\_\_\_\_  
 Scott Bangle, General Manager

|                           |                               |    |                         |
|---------------------------|-------------------------------|----|-------------------------|
| <b>FINANCIAL DATA N/A</b> | Current F.Y. Total Cost:      | \$ | In Current Year Budget: |
|                           | Current F.Y. Net County Cost: | \$ | Budget Adjustment:      |
|                           | Annual Net County Cost:       | \$ | For Fiscal Year:        |

|                         |                                  |                                     |
|-------------------------|----------------------------------|-------------------------------------|
| <b>SOURCE OF FUNDS:</b> | 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:   
 CYNTHIA M. GUNZEL  
 DATE: 12-1-10

Consent     Policy  
 Consent     Policy

Dept't Recomm.:  
 Per Exec. Ofc.:

Prev. Agn. Ref.:      District: II      Agenda Number:

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

13.3

**SUBJECT:** Resolution No. 2011-1 Authorization 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. Authorize the Chairman of the Board of Directors to execute the Grant Deed to complete the conveyance.
3. Authorize the General Manager, or his designee, to execute any other documents and administer all actions necessary to complete this transaction.

**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 purposes. The District authorizes the conveyance 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. 2011-1  
4 AUTHORIZATION TO CONVEY INTERESTS IN REAL PROPERTY  
5 TO THE CITY OF RIVERSIDE  
6 IN THE INCORPORATED AREA OF RIVERSIDE,  
7 COUNTY OF RIVERSIDE, CALIFORNIA  
8 FEE SIMPLE INTERESTS OF ASSESSOR PARCEL NUMBERS  
9 187-210-007, 187-210-008 AND 187-220-028 BY GRANT DEED

10 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Directors of the  
11 Riverside County Regional Park & Open-Space District (District) in regular session assembled on  
12 January 11, 2011, authorizes to convey the fee simple interests to the City of Riverside, in certain real  
13 property consisting of approximately forty (40) acres in the incorporated area of Riverside, County of  
14 Riverside, State of California, Assessor Parcel Numbers 187-210-007, 187-210-008 and 187-220-028,  
15 more commonly known as the Martha McLean/Anza Narrows Park, as more particularly described and  
16 shown on Exhibit "A", attached hereto and made a part hereof.

17 BE IT FURTHER RESOLVED AND DETERMINED that the Chairman of the Board of Directors  
18 of the District is authorized to execute the Grant Deed to complete the complete.

19 BE IT FURTHER RESOLVED AND DETERMINED that the General Manager, or his designee,  
20 is authorized to execute any other documents and administer all actions necessary to complete the  
21 transaction.

22 BE IT FURTHER RESOLVED AND DETERMINED that the Clerk of the Board has given notice  
23 hereof as provided in Section 6061 of the Government Code.  
24  
25

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

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°47' West along said northerly line of Jurupa Avenue, a distance of 232.27 feet;

Thence North 04°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°08'21" East along said southwesterly line, a distance of 99.08 feet;

Thence South 62°53'49" East, continuing along said southwesterly line, a distance of 199.29 feet;

Thence North 86°28'37" East, continuing along said southwesterly line, a distance of 86.02 feet to the northwesterly corner of said Rio Rancho;

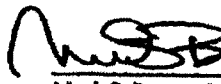

Thence South 21°14' West, along the westerly line of said Rio Rancho, a distance of 339.70 feet to the **POINT OF BEGINNING**;

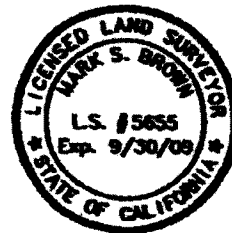
**EXCEPTING THEREFROM** the southerly 11.00 feet.

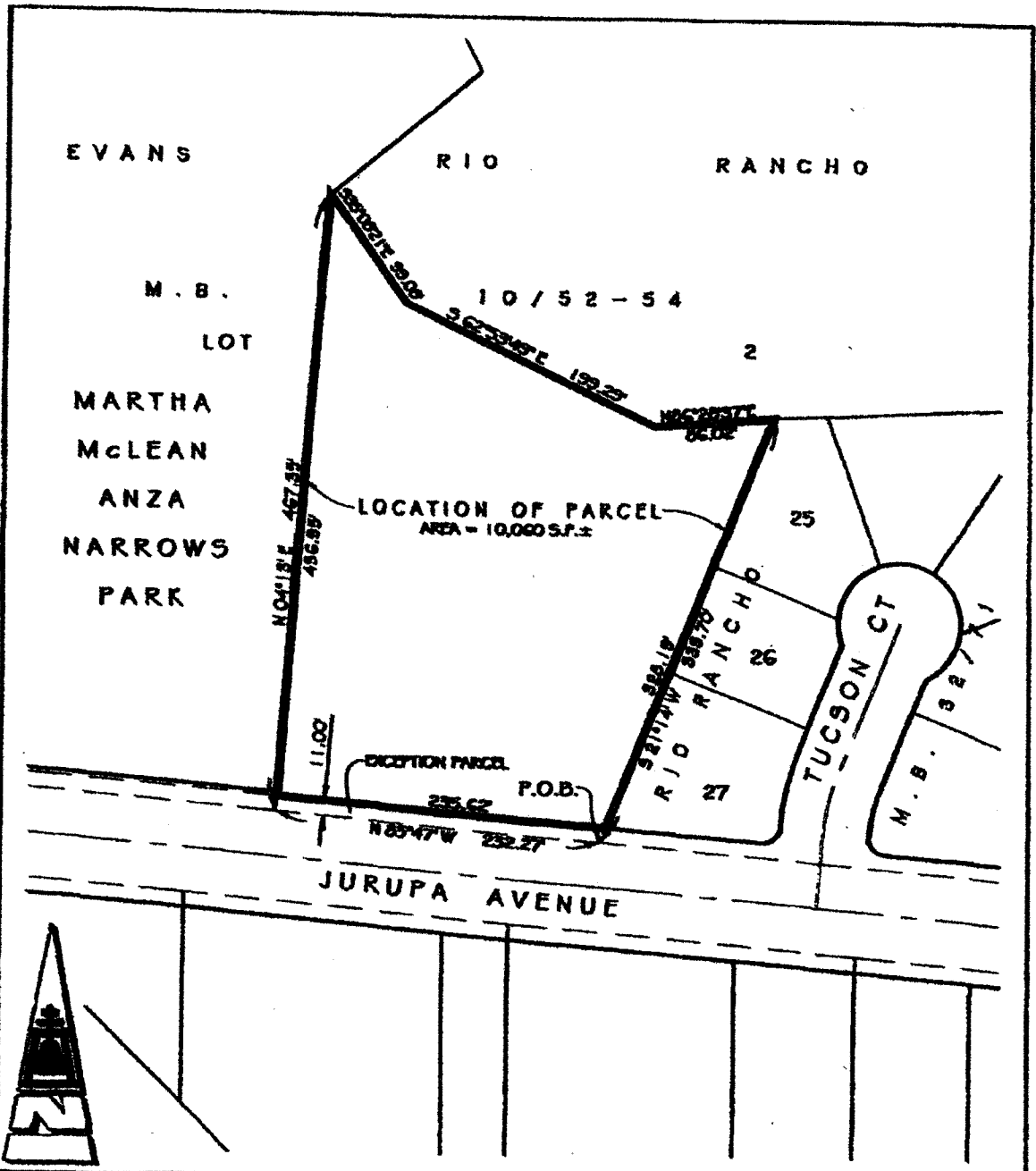
Containing 10,060 S.F., more or less.

**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 Prop.   
Mark S. Brown, L.S. 5655  
License Expires 9/30/09





● CITY OF RIVERSIDE, CALIFORNIA ●

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCELS(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

©2009 CIVIL ENGINEER ROBERT J. BROWN, CIVIL ENGINEER, LICENSE NO. 42018, STATE OF CALIFORNIA

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



187210007

### Legend

Street



A.P.N.'s 187210007, 187210008, 187220028



Parcel Boundary

187210008

187220028

