

RESOLUTION NO. OB 2015 - 03

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE SIMI VALLEY COMMUNITY DEVELOPMENT AGENCY APPROVING THE TRANSFER OF PROPERTY I IN THE LONG RANGE PROPERTY MANAGEMENT PLAN TO THE CITY OF SIMI VALLEY

WHEREAS, the Simi Valley Community Development Agency (“Agency”) was established as a redevelopment agency that was previously organized and existing under the California Community Redevelopment Law, Health and Safety Code Section 33000, *et seq.* (“CRL”), and previously authorized to transact business and exercise powers of a redevelopment agency pursuant to action of the City Council of the City of Simi Valley (“City”); and

WHEREAS, Assembly Bill 1x26, chaptered and effective on June 27, 2011, added Parts 1.8 and 1.85 to Division 24 of the California Health & Safety Code, which caused the dissolution of all redevelopment agencies and winding down of the affairs of former agencies, including as such laws were amended by Assembly Bill 1484 chaptered and effective on June 27, 2012 (together, the “Dissolution Act”); and

WHEREAS, as of February 1, 2012 the Agency was dissolved pursuant to the Dissolution Act and as a separate legal entity the City serves as the Successor Agency to the Simi Valley Community Development Agency (“Successor Agency”); and

WHEREAS, the Successor Agency administers the enforceable obligations of the Agency and otherwise unwinds the Former Agency’s affairs, all subject to the review and approval by a seven-member oversight board (“Oversight Board”); and

WHEREAS, pursuant to Health & Safety Code Section 34191.5(b), upon the Successor Agency’s receipt of a “Finding of Completion” from the California Department of Finance pursuant to Health & Safety Code Section 34179.7, the Successor Agency is required to prepare a long range property management plan (“Property Management Plan”) for the Agency’s real property assets and submit the approved Property Management Plan to the Oversight Board and the State of California Department of Finance for approval, all within six months of the date of the Finding of Completion; and

WHEREAS, the State of California Department of Finance issued a Finding of Completion to the Successor Agency on April 26, 2013; and

WHEREAS, the Successor Agency prepared a Property Management Plan that contains all the information required under Health and Safety Code Section 34191.5; and

WHEREAS, on June 16, 2014 the Oversight Board adopted Resolution No. OB 2014 – 05 approving the Property Management Plan for the Successor Agency; and

WHEREAS, on July 2, 2014 the California Department of Finance approved the Successor Agency's Property Management Plan; and

WHEREAS, pursuant to the approved Property Management Plan, the Successor Agency and the Oversight Board desire to transfer Property I in the Property Management Plan to the City of Simi Valley; and

WHEREAS, by this Resolution, the Oversight Board approves the transfer of Property I in the Property Management Plan to the City of Simi Valley.

NOW, THEREFORE, BE IT RESOLVED BY THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE SIMI VALLEY COMMUNITY DEVELOPMENT AGENCY:

SECTION 1. The foregoing recitals are incorporated into this Resolution by this reference, and constitute a material part of this Resolution.

SECTION 2. Pursuant to the approved Property Management Plan, the Oversight Board approves the transfer to the City of Simi Valley of Property I of the Property Management Plan as described in the attached as Exhibit A. The Executive Director of the Successor Agency or their designee is authorized to take all necessary and required actions to transfer Property I to the City of Simi Valley.

SECTION 3. Pursuant to Section 34179(h) as amended by Assembly Bill 1484 effective June 27, 2012, a copy of this Resolution shall be provided to the State of California Department of Finance by electronic means and in a manner of State of California Department of Finance's choosing.

SECTION 4. The Secretary of the Oversight Board shall certify to the adoption of this Resolution.

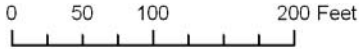
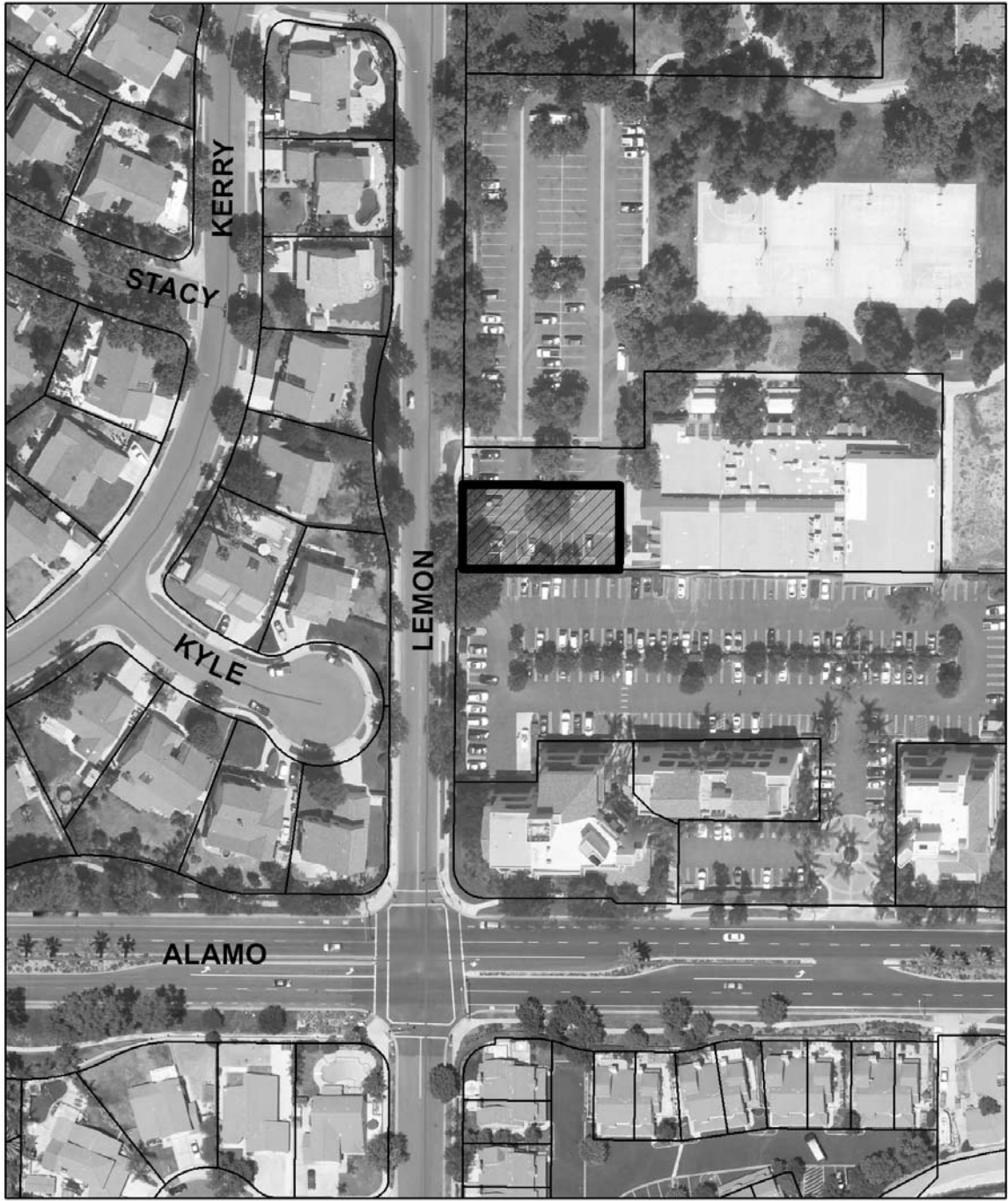
SECTION 5. The Successor Agency shall maintain on file as a public record this Resolution and the Minutes as approved hereby.

PASSED and ADOPTED this 23rd day of February, 2015

/s/  
Paul Derse, Chair of the Oversight Board of the Successor Agency to Simi Valley Community Development Agency

ATTEST:

/s/  
Brian P. Gabler, Oversight Board Secretary



Property I

## **Property I**

Current Owner/Title: Simi Valley Community Development Agency  
Transfer to City of Simi Valley for Governmental Use

The date of the acquisition of the property and the value of the property at that time, and an estimate of the current value of the property

- Property was acquired by the Simi Valley Community Development Agency in July 1988 from Theodore and Helen Ayres.
- Purchase price of \$119,229
- Current estimate of value - \$219,324 (\$26.50 psf)

The purpose for which the property was acquired

Property was acquired for the planned development of the Boys and Girls Club of Simi Valley facility. Property is located on Lemon Drive at the south side of Rancho Tapo Community Park, which is under ownership of the Rancho Simi Recreation and Park District. The property also provides vehicular circulation as well as surface public parking legally required through the development approvals for the Boys and Girls Club of Simi Valley facility and Rancho Tapo Community Park. Property to the north and east of this property is under government ownership by the Rancho Simi Recreation and Park District, property to the south is a collection of three, three-story office buildings, and the property fronts on the west to public right-of-way Lemon Drive.

Parcel data, including address, lot size, and current zoning in the former redevelopment plan or specific plan, community or general plan

- 616-0-090-29 (APN 616-0-090-09 at time of acquisition)
- Formerly 2856 Lemon Drive, Simi Valley, CA
- Parcel is .19 acres
- Zoning is CC (Civic Center Zone)

An estimate of the current value of the parcel including, if available, any appraisal information

Current estimate of value is \$219,324. Property is part of a development application approved for the construction of the Boys and Girls Club of Simi Valley. Because the property is part of this development application, the property is unavailable for future development. The parcel is fully encumbered, is not developable, provides required parking for the Boys and Girls Club facility and the Community Park, and is being use for a public purpose. No known appraisals exist for this property.

An estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds

No revenues are generated from this property.

The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation

No record of environmental studies

A description of the property's potential for transit oriented development and the advancement of the planning objectives of the successor agency

The property has no potential for a transit-oriented development as the property is not of adequate size to accommodate a transit-oriented development and is not located adjacent to a fully integrated, multi-modal transportation network.

A brief history of previous development proposals and activity, including the rental or lease of property

Prior to the acquisition by the Simi Valley Community Development Agency, the property had a single family detached residence. Housing unit was removed to provide for the development of the Boys and Girls Club of Simi Valley. The 0.19-acre (8,276 square feet) City Parcel was acquired in 1988 and was intended to be part of the future development of the Club facility. The City Parcel is located adjacent to and is part of Rancho Tapo Community Park, which is owned and controlled by the Rancho Simi Recreation and Park District (Park District).

In May 1990, the City of Simi Valley and the Park District entered into a fifty-year (50) agreement to assemble the land needed for the construction of the Club facility. The agreement provides for the District to provide their property, combined with the City Parcel, to allow the City to "finance the acquisition, construction, maintenance, and operation of a community recreation center and improvements." In accordance with the agreement, the Park District is responsible for all grounds maintenance on the City Parcel. Further, the agreement provides that the City Parcel shall be incorporated into the Master Plan for Rancho Tapo Community Park.

The subject parcel is part of CC-S-4, Modification No. 2, the development application approved for the construction of the facility for the Boys and Girls Club of Simi Valley. Because the property is part of this development application, the property is unavailable for future development. The City Parcel is fully encumbered and is not developable.

The City Parcel is encumbered with a parking lot that is integrated into the Park District's community park, is part of the Rancho Tapo Community Park Master Plan providing required parking for the park and the Club facility, and is being use for a public purpose.

Address the use or disposition of all of the properties in the Fund.

Disposition of the property is the transfer to City of Simi Valley for governmental use as public parking for the Boys and Girls Club of Simi Valley and the Rancho Tapo Community Park. It is expected the property will then be transferred to Rancho Simi Recreation and Park District for governmental use per the existing agreement.

RECORDING REQUESTED BY  
 RECORDING REQUESTED BY  
 DOCUMENTARY LAND TITLE-81  
 AND WHEN RECORDED MAIL THIS DEED AND, UNLESS  
 OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:  
 NAME: City of Simi Valley  
 ADDRESS: 2929 Tapo Canyon Road  
 Simi Valley, Calif. 93063  
 Attn: Jay Corey  
 CITY, STATE OF

119

88-103988 : Rec Fee .00  
 : Total .00  
 Recorded :  
 Official Records :  
 County of :  
 Ventura :  
 Richard D. Dean :  
 Recorder :  
 8:00am 25-Jul-88 : AA 2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

216 0 090 090 ALL ✓  
 PIN

Title Order No. 4185564  
 Escrow or Loan No. 8623

**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S)  
 DOCUMENTARY TRANSFER TAX is \$ 0 CITY TAX \$ \_\_\_\_\_  
 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: In City of Simi Valley and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

**THEODORE AYRES and HELEN AYRES, husband and wife**

hereby GRANT(S) to **SIMI VALLEY COMMUNITY DEVELOPMENT AGENCY**

the following described real property in the

County of **Ventura** State of California:

Parcel 1:

The West 131.25 feet of Lot 6 of Subdivision No. 1 of the Tapo Ranch, in the County of Ventura, State of California, as per map recorded in Book 8, page 20 of Maps in the Office of the County Recorder of said County.

Parcel 2:

That portion of Subdivision No. 1, Tapo Ranch, in the County of Ventura, State of California, according to the map recorded in Book 8, Page 20 of Maps in the Office of the County Recorder of said County, described as follows:

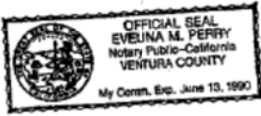
Beginning at the Northwest corner of Lot 6 of said Tapo Ranch, Subdivision No. 1, in the County of Ventura, State of California; thence,

- 1st: North 42.70 feet along the right of way line of Lemon Drive, to a point; thence,
- 2nd: East 131.25 feet to a point; thence,
- 3rd: South 42.70 feet to a point in the North line of said Lot 6; thence
- 4th: West 131.25 feet to the point of beginning.

Dated July 15, 1988

STATE OF CALIFORNIA Ventura ) ss  
 COUNTY OF )  
 On July 20, 1988 before me, the undersigned, a Notary Public in and for said State, personally appeared THEODORE AYRES & HELEN AYRES who acknowledged to me on the basis of satisfactory evidence that they are the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes and consideration therein expressed.  
 My Comm. Exp. June 15, 1990

*Theodore Ayres*  
 Theodore Ayres  
*Helen Ayres*  
 Helen Ayres

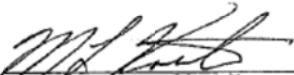


(This area for official notarial seal)

CITY OF SIMI VALLEY  
CERTIFICATE OF ACCEPTANCE OF DEED

This is to certify that the interest in real property conveyed by this Deed dated July 15, 1988, 1988, from Theodore Ayres and Helen Ayres to the above named City, a municipality, is hereby accepted by the undersigned officer on behalf of the City Council of the above named City pursuant to authority conferred by resolution of such City Council on November 24, 1969, and Grantee consents to the recording thereof by its duly Authorized Officer.

DATED: 7/11/88

By   
M. L. Koester, City Manager  
Authorized Officer



CITY OF SIMI VALLEY • MEMORANDUM

DATE: August 9, 1988  
TO: Alice Redondo  
FROM: Jay M. Corey, Deputy City Manager  
SUBJECT: GRANT DEED FOR 2856 LEMON

Attached is the original copy of the Grant Deed received today for the property at 2856 Lemon. The City closed escrow on the acquisition of the property on July 15, 1988.