



# MOUNTAINS RECREATION & CONSERVATION AUTHORITY

Los Angeles River Center & Gardens  
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## MEMORANDUM

TO: The Governing Board

FROM:  Joseph T. Edmiston, FAICP, Hon. ASLA, Executive Officer

DATE: September 10, 2014

SUBJECT: **Agenda Item VII: Consideration of resolution authorizing: (a) acceptance of a portion of APN 2819-010-013 from Presidio Chatsworth Partners, LLC ("Presidio"); (b) granting of grading easement over a portion of APN 2819-011-904 to Presidio; (c) acceptance of dedication of additional fee title and/or conservation easement interests from Presidio, and (d) amendment of promissory note held by MRCA, Browns Canyon, unincorporated Los Angeles County.**

Staff Recommendation: That the Mountains Recreation and Conservation Authority (MRCA) authorize: (a) acceptance of a portion of APN 2819-010-013 from Presidio Chatsworth Partners, LLC ("Presidio"); (b) granting of grading easement over a portion of APN 2819-011-904 to Presidio; (c) acceptance of dedication of additional fee title and/or conservation easement interests from Presidio, and (d) amendment of promissory note held by MRCA, Browns Canyon, unincorporated Los Angeles County.

Background: In 2004, the MRCA entered into an agreement with Presidio that amended and restated an earlier acquisition agreement it had entered into with Presidio's predecessor in interest.

Many of the terms of the 2004 agreement have already been performed, including the acquisition by the MRCA of a buffer parcel between Presidio's proposed development and existing parkland, the execution of a promissory note in the MRCA's favor that secured funding for adjacent parkland, and the transfer of a small grading easement over MRCA parkland.

Subsequent to the 2004 agreement, Presidio discovered that the legal descriptions for both the buffer parcel and the grading easement require small revisions. Presidio determined that a small portion of the buffer parcel was not legally transferred to the MRCA as the parties intended. Likewise, the description of the grading easement the MRCA transferred to Presidio over a separate part of the property was inadvertently separated from the remainder of Presidio's land, rendering it effectively useless. The proposed resolution will supersede prior approvals by the Governing Board only for the purposes of ensuring the intent of the parties is carried out with respect to the grading easement and buffer parcel.

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The proposed resolution also authorizes the acceptance of additional fee title or easement interests from Presidio, subject to review by staff, to the extent such acceptance is required to complete the project. It also gives staff the delegated authority to execute any necessary amendments regarding repayment under the promissory note, with the condition that the MRCA is compensated in full.