

**MEMORANDUM OF UNDERSTANDING BY AND BETWEEN  
THE CITY OF RIVERSIDE AND THE RIVERSIDE  
LAND CONSERVANCY FOR THE PURCHASE OF  
PROPERTY ALONG INDIAN HILL ROAD**

This Memorandum of Understanding ("MOU") is made and entered into this 30th day of October, 2006, by and between the **CITY OF RIVERSIDE**, a California charter city and municipal corporation ("City") and the **RIVERSIDE LAND CONSERVANCY**, a California corporation ("RLC"), collectively referred to herein as the Parties.

**RECITALS**

A. The Parties desire to establish a cooperative working relationship in order to acquire approximately eight (8) parcels of undeveloped land located along Indian Hill Road, Assessor's Parcel Numbers 207-021-002 through 007, 207-050-003 and 207-042-001 ("Property"). Copies of the Assessor's Parcel Maps are attached hereto as Exhibit "A" and incorporated herein by reference.

B. The purpose of the acquisition is to expand Fairmont Park, preserving sensitive areas as open space for public use and enjoyment, including the wetlands area between Fairmont Park and the Santa Ana River bottom and the wetland area below Indian Hill Road. The goal is to protect the northwest slopes of Indian Hill Road that overlook the wetland area. The Parties shall cooperate with each other to ensure the accomplishment of this purpose with the City becoming the owner of the Property.

NOW, THEREFORE, the Parties mutually agree as follows:

1. The Wildlands Conservancy, a California corporation ("Wildlands") has granted FOUR HUNDRED THOUSAND DOLLARS (\$400,000) to RLC for use towards the acquisition of the Property. RLC has utilized TWO HUNDRED TWENTY-FIVE THOUSAND DOLLARS (\$225,000) of this funding to acquire the Marroquin parcel (Assessor's Parcel Number 207-021-005), which RLC shall hold for the term of this MOU. Additionally, RLC shall arrange for the purchase of the Barnard parcel (Assessor's Parcel Number 207-050-003) utilizing funding from the Wildlands grant as well as its own assets.

2. RLC shall apply the remaining Wildlands grant funds towards purchase of the remaining Property.

3. The City hereby agrees to provide the remaining costs to acquire the Property, up to the appraised value, and including the closing costs. However, no acquisition of the remaining individual Property shall ensue until the City has allocated funds to the individual Property that comes under contract for purchase.

4. RLC agrees to handle the Property acquisition by contracting and negotiating with the property owners, preparing draft purchase and sale agreements (based on the City's approved forms), and coordinating with the City as to all aspects of the acquisition, including the purchase price.

5. RLC shall arrange for the purchase options, utilizing funding from Wildlands for any deposits, and then assigning the option to the City for funding.

6. RLC shall endeavor to obtain charitable donations from each of the remaining seven (7) property owners.

7. The City will seek grant acquisition funding to supplement its funding sources. RLC will provide support as needed.

8. RLC will coordinate with the City in the preparation of a standard Purchase and Sale Agreement, utilizing the City's approved forms. RLC will utilize the standard agreement as much as possible and will prepare additional draft language to fit specific issues, if necessary, with each owner. The City shall have final approval of any changes to the standard agreement.

9. The Parties shall work together in attempting to complete the acquisition of the Property within five (5) years from the date of the grant agreement between RLC and Wildlands dated May 5, 2006. However, if the Parties have acquired fifty percent (50%) of the Property prior to the five (5) years, then this MOU shall automatically be extended for another five (5) years. If, however, less than fifty percent (50%) of the Property has not been acquired by the initial five (5) years, then the City will purchase the Marroquin property from RLC for the original purchase price of TWO HUNDRED TWENTY-FIVE THOUSAND DOLLARS (\$225,000) plus the Barnard parcel (APN 207-050-003) at the price of NINETY THOUSAND DOLLARS (\$90,000).

10. No eminent domain will be used. All purchases must be with a willing seller.

11. The City shall have the final say as to the purchase price of the Property.

12. Final approval and expenditure of funds for the purchase of the Property, individually or as a whole, shall vest with the City Council of the City.

13. All notices required shall be sent by regular mail, addressed as follows:

City: City of Riverside  
Development Department  
3900 Main Street  
Riverside, California 92522  
Phone: (951)-826-5649

Fax: (951) 826-2504

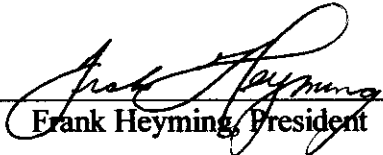
RLC: Riverside Land Conservancy  
4075 Mission Inn Avenue  
Riverside, CA 92501  
Phone: (951) 788-0670  
Fax: (951) 788-0679

IN WITNESS WHEREOF, the Parties hereto have caused this MOU to be executed by their authorized representatives, and is effective on the date set forth above.

CITY OF RIVERSIDE

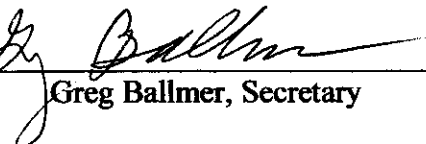
RIVERSIDE LAND CONSERVANCY

By   
City Manager

By   
Frank Heyming, President

Attested to:

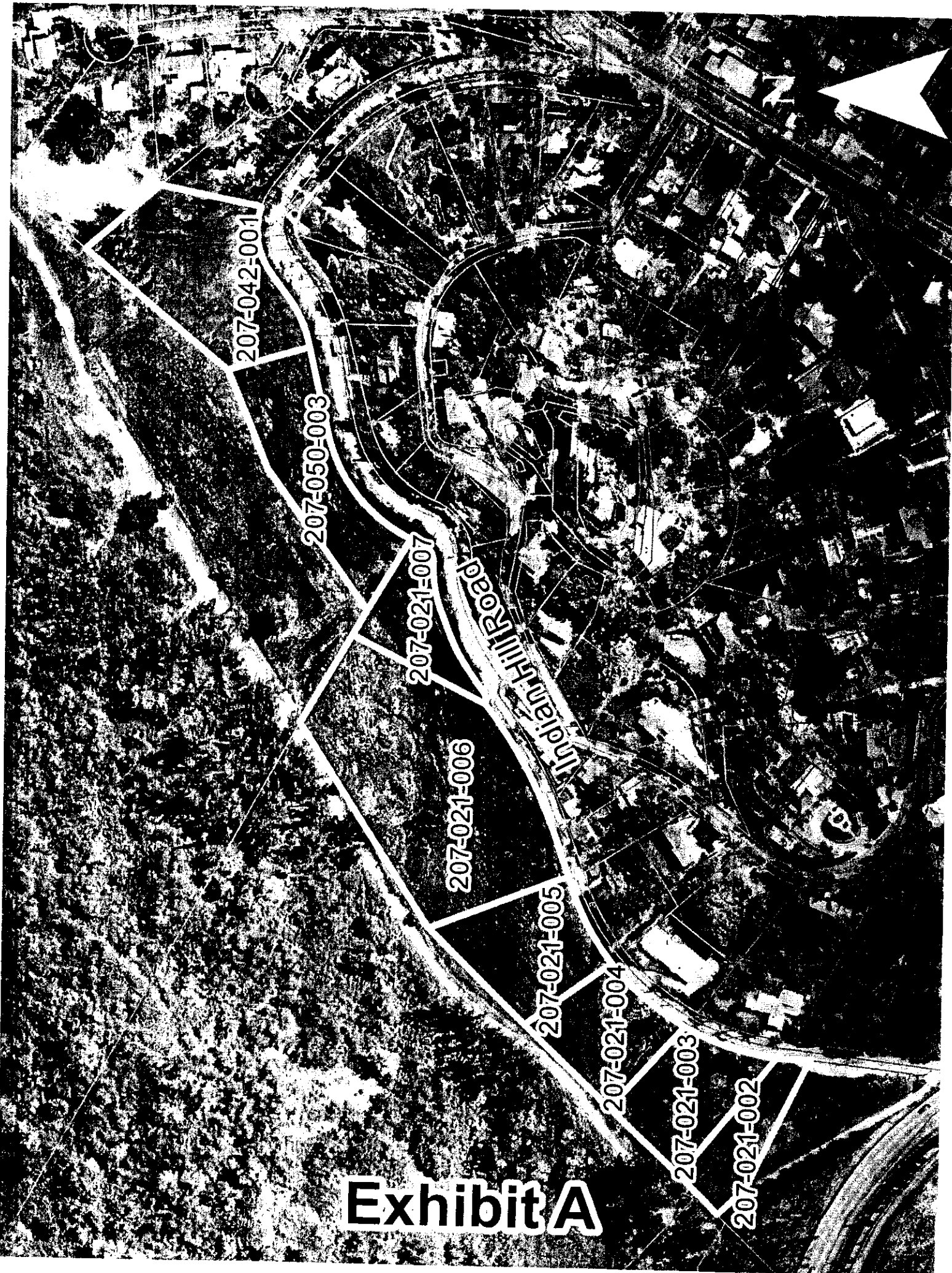
By   
City Clerk

By   
Greg Ballmer, Secretary

Approved as to form:

By   
Supr. Deputy City Attorney

**EXHIBIT "A"**



**Exhibit A**

# EXHIBIT A

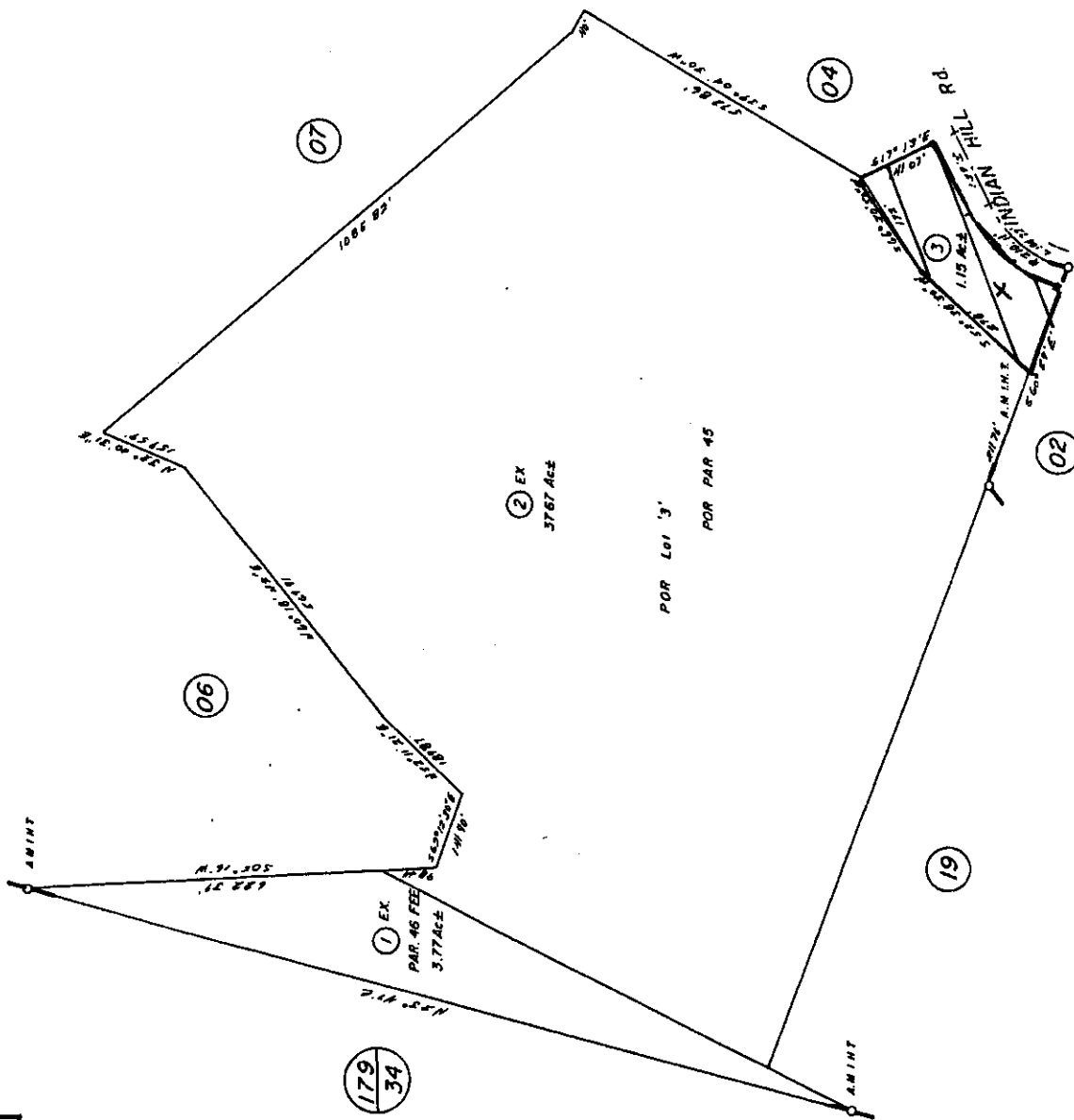
DATE	OLD No	NEW No

JAN 10 1978

M.B. 10/3 Amd. Map Indian Hill Tract  
R.S. 26/90-93

DATA: R.S. 26/90-93

ASSESSOR'S MAP BK.207 PG.05  
RIVERSIDE COUNTY, CALIF



THIS MAP IS FOR  
ASSESSMENT PURPOSES ONLY

1-17, 1-20  
207-04

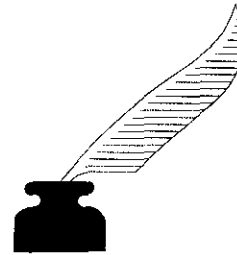
T.R.A. 900

POR. CITY OF RIVERSIDE

# EXHIBIT A

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**REVISED**  
DOCUMENT TRANSMITTAL FORM



TO: CITY CLERK'S OFFICE  
FROM: CITY ATTORNEY'S OFFICE  
DATE: October 11, 2006

**RECEIVED**

OCT 12 2006

City of Riverside  
City Clerk's Office

CONTRACTOR/OTHER PARTY: RIVERSIDE LAND CONSERVANCY

DOCUMENT DESCRIPTION/BID NO.: Memorandum of Understanding for the  
purchase of property along Indian Hill Road

X Approved by [City Council] [Agency] on 10/24/06  
Anticipated [City Council] [Agency] future agenda of 10/17/06 92-172  
No City Council action required

Insurance required:

X No  
Yes, as attached  
Yes, withhold execution until received

Bonds required:

X No  
Yes, as attached  
Yes, withhold execution until received

Type of Insurance required (unless waived by the Risk Manager):

Commercial General Liability  
Auto  
Professional Liability  
Workers' Compensation  
Other:

Agreement date(s):

X City Council Approval Date:  
Date City executes 10/17/06  
Other:  
Agreement expiration date:

Dept Head attached

Comments: PLEASE HAVE CITY MANAGER SIGN AND CITY CLERK ATTEST TO HIS SIGNATURE.  
ORIGINAL SIGNATURES WILL BE COMING BEFORE PRINTING. AFTER EXECUTION,  
PLEASE RETURN ONE ORIGINAL TO AMELIA VAILU'U IN DEVELOPMENT.

Department: Development

Contact person: Amelia Vailu'u 10/31/06

Approved as to form by: Kristi Smith

Date Approved as to Form: 10/10/06

CA #: 06-0712

cc: Purchasing Division  
Originating Department: Development

**10/12/06**  
**PLEASE REPLACE SIGNATURE PAGES**  
**WITH THE ATTACHED SIGNATURE**  
**PAGES AND PLACE ATTACHED MAPS**  
**AT END OF AGREEMENT.**

THANK YOU,

*Done*  
KS/jds