

<b>SANTA MONICA MOUNTAINS CONSERVANCY GRANT APPLICATION</b>			
<b>Project Name:</b> Zorro's Cabin Parcel	<b>Amount of Request:</b>	\$ 100,000	
	<b>Total Project Cost:</b>	\$ 300,000	
<b>Applicant Name:</b> Rancho Simi Recreation and Park District	<b>Amount of Match:</b>	\$ 250,000	
	<b>Source of Match:</b>	Rancho Simi: \$150,000 Private: \$50,000	
<b>Applicant Address:</b> 1692 Sycamore Drive Simi Valley, CA 93065	<b>Project Address:</b> Simi Valley, California		
	<b>County</b>	<b>Senate District</b>	<b>Assembly District</b>
	Ventura	17, 19	37, 38
<b>Phone:</b> (805) 584-4418	<b>Email:</b> ed@rsrpd.us		
<b>Fax:</b> (805) 526-7648			
<b>Grantee's Authorized Representative:</b>			
Larry Peterson, General Manager		(805) 584-4400	
<i>Name and Title</i>		<i>Phone</i>	
<b>Person with day-to-day responsibility for project:</b>			
Ed Hayduk, Assistant General Manager		(805) 584-4418	
<i>Name and Title</i>		<i>Phone</i>	
<b>Brief Scope of Work (60 words maximum):</b>			
Fee acquisition of two parcels totaling 6.1 acres, and related closing costs and project transaction costs. The property is located in Ventura County south of Santa Susana Pass Road, southwest of Santa Susana Pass State Historical Park, east of Box Canyon Road, and north of Chatsworth Lake Manor. APNs 648-0-200-101 (.89 acre) and 649-0-070-040 (5.21 acres).			
<b>Funding Source Applied for:</b>			
<b>Narrative/Project Description:</b>			
<p>The Zorro's Cabin Parcel is the location where the 1950s Disney Studios television version of Zorro was filmed. It consists of two parcels totaling 6.1 acres. The subject parcels are located south of Santa Susana Pass Road, southwest of Santa Susana Pass State Historical Park, east of Box Canyon Road, and north of Chatsworth Lake Manor. This picturesque property contains numerous oak trees and unique rock formations. Native American pictographs and rare plants have been discovered on the site, and fairy shrimp come to life in the natural pools which form after the rains. While the majority of the site has level terrain, its hillside location provides beautiful vistas of the San Fernando Valley.</p> <p>The original structure that served as Zorro's hideaway is still standing, and is in remarkably sound condition, except for the need to do repairs to the roof. The cabin was built using authentic adobe brick acquired from a brick company located in the Vasquez Rocks area shortly before the company discontinued adobe brick production.</p> <p>The 5.21-acre parcel has been appraised under the direction of the SMMC at \$150,000, and the .89-acre parcel at \$100,000, for a total appraised value of \$250,000 (see appraisal by JW Garrett). The property is currently owned by a partnership consisting of three individuals which has established an asking price of \$300,000 for the property.</p> <p>At its meeting of December 15, 2005, the Board of Directors of the Rancho Simi Recreation and Park District committed \$150,000 of District general funds toward the acquisition of the property, and</p>			

authorized a grant application to the SMMC in the amount of \$100,000. The Santa Susana Mountain Park Association has expressed a strong interest in placing the property in public ownership due to the large amount of land speculation by private developers currently occurring in the immediate vicinity. A letter expressing the Association's support is enclosed. The Association is hoping to raise \$50,000 to meet the current asking price. Hopefully, negotiations will result in a final purchase price less than \$300,000.

Once acquired, the RSRPD will operate, manage and maintain the property. Included will be repair of Zorro's cabin. RSRPD is requesting that the SMMC take the lead in negotiating for the acquisition of the parcel, including processing the sale and transfer of the property. Included will be any additional negotiations and legal services necessary to document formal public access to the property.

Tasks / Milestones:	Budget:	Completion Date
1 Appraisal	\$ SMMC	Complete
2 Negotiations with Property Owner(s)	\$ 5,000 (SMMC)	June 2006
3 Acquisition of Property	\$ 300,000	July 2006
4 Site Clean-up	\$10,000 (RSRPD)	October 2006
5		
6		

**Acquisition Projects:** APN(s): 648-0-200-101 (.89 acre) and 649-0-070-040 (5.21 acres)  
**Acreage:** 6.21 total acres

I certify that the information contained in this Grant Application form, including required attachments, is accurate.



Signature of Authorized Representative

1/26/06

Date

Form SMM-001

## Santa Susana Mountain Park Association

January 7, 2006

Ed Hayduk  
Rancho Simi Recreation and Park District  
1692 Sycamore Drive  
Simi Valley, CA 93065

Re: The Zorro's Cabin property

Dear Mr. Hayduk:

The Board of Directors of the Santa Susana Mountain Park Association supports your grant request for funds to acquire the 6 acre property in the Simi Hills which contains the adobe structure locally known as "Zorro's Cabin."

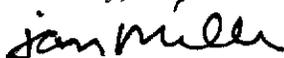
This property, near the Santa Susana Pass State Historic Park, offers multiple layers of natural resources and history. Native American pictographs, rare plants, spectacular rocks and lush oak trees grace the site. Fairy shrimp come to life in natural pools after a rain and can be seen very near the cabin.

The adobe cabin has a past shared with all those who rode with Zorro in the early days of television. It is perhaps the last such structure remaining in an area which has a long history in western movies and T.V.

For over thirty years the SSMPA has advocated conservation of the hillsides of the northwest San Fernando Valley. The Zorro's Cabin parcel is important on our list of acquisitions.

The Board of the SSMPA will request approval from its membership to contribute some of its funds toward this project and will also commit time for further fundraising.

Sincerely,



Jan Miller  
President of the SSMPA