COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE REFER TO FILE: MP-6
Y529770

July 6, 2005

RECEIVED
STATE OF CALIFORNIA
JUL 08 2005
SMMC
MALIBU

Mr. Paul Edelman
Deputy Director
Santa Monica Mountains Conservancy
Ramirez Canyon Park
5750 Ramirez Canyon Road
Malibu, CA 90265

Dear Mr. Edelman:

WATERWORKS DISTRICT NO. 29, MALIBU
ASSESSOR'S PARCEL NO. 4438-032-900
SOLICITATION OF OFFER TO PURCHASE PROPERTY AND REQUEST FOR APPROVAL OF QUITCLAIM DEED

In response to your February 18, 2005, letter, expressing interest in the above referenced property, the Los Angeles County Waterworks District No. 29, Malibu (District), has made a review of its operating right of way and has determined that the requested subject property, containing 20± acres, is available for sale pursuant to Section 33207 of the California Public Resources Code. Pursuant to this Code Section, the subject property will be made available to the Santa Monica Mountains Conservancy at the price of $27,500, subject to approval by the District's Board of Supervisors. Enclosed is a sketch showing in color the available area.

Please review, sign, and return to our office the enclosed Offer to Purchase Property and Approval of Quitclaim Deed letter by August 15, 2005, so we may process the property for sale to you. Along with the letter, please include a check in the amount of $27,500 made payable to the Los Angeles County Waterworks District No. 29, Malibu, representing the purchase price.

Upon our receipt of the letter and the above-requested item, we will submit a recommendation to the District's Board of Supervisors to approve the quitclaim.

Please be advised that this solicitation will expire on August 15, 2005. In the event we do not receive an offer from you on or before this date, we will assume you are not interested in purchasing the property and will close our file accordingly.

The District, in proposing to sell its land, is not representing that the land has any specific allowed use. It is suggested that you contact the Department of Regional Planning of the County of Los Angeles to satisfy yourself that the zoning and other requirements, if any, are compatible with your intended use.

Thank you for your assistance and if you have additional questions, please contact me at (626) 458-7065 or ciwong@ladpw.org. Our office is open Monday through Thursday, from 7 a.m. to 5:45 p.m.

Very truly yours,

DONALD L. WOLFE
Acting Director of Public Works

CINDY WONG, Real Property Agent
Acquisition & Revenue Properties Section
Mapping & Property Management Division

CW:bw
D:193707505

Enc.

MP-6
7529770

Mr. Greg Kelley, Assistant Deputy Director
Mapping & Property Management Division
County of Los Angeles Department of Public Works
P.O. Box 1460
Alhambra, CA 91802-1460

Attention Ms. Cindy Wong

Dear Mr. Kelley:

WATERWORKS DISTRICT NO. 29, MALIBU
ASSESSOR'S PARCEL NO. 4438-032-900
OFFER TO PURCHASE PROPERTY
APPROVAL OF QUITCLAIM DEED

We hereby offer to purchase the above referenced subject property from the Los Angeles County Waterworks District No. 29, Malibu (District) for $27,500, pursuant to Section 33207 of the California Public Resources Code. We have examined and do hereby approve and accept the terms and conditions stipulated in the proposed Quitclaim Deed from the District to Santa Monica Mountains Conservancy (SMMC).

We have investigated and satisfied ourselves as to all conditions of the parcel, including local requirements of zoning, setbacks, parcel map, and other building ordinances as they may affect our future use. We agree to accept the parcel in its existing condition.

We acknowledge that we are purchasing the parcel in accordance to Section 33207 of the California Public Resources Code, and therefore, in accordance with this Code Section, should the land not be used for the purposes of the SMMC, the District shall have the first refusal to reacquire the subject property.

We understand that any fence relocations, including all costs thereof, are the responsibility of the undersigned. We further understand that a construction permit must be obtained from the Construction Division, Permits and Subdivision Unit, of this Department to relocate any fencing along the revised property line that this purchase entails.

We understand it will take approximately two to three months to have the District's Board of Supervisors approve the transaction and have the documents recorded.

Attached is our $27,500 check made payable to the Los Angeles County Waterworks District No. 29, Malibu. We agree to accept the Quitclaim Deed once approved by the District's Board of Supervisors. Thereafter, we authorize the District to record the original Deed and to instruct the County Registrar-Recorder/County Clerk to mail said Deed to the Grantee at the address shown on the enclosed Deed.

Signature	Date	Signature	Date
Name	Title	Name	Title

Address: 5750 Ramirez Canyon Road
Malibu, CA 90265

CW:bw
D1937D7505

Attach.

EXHIBIT "A"

WATERWORKS DISTRICT NO. 29 (56)
SADDLE PEAK WATER TANK
A.P.N. 4438-032-900
T.G. 589 (F6)
I.M. 144-077
Third District
Y529770

LEGAL DESCRIPTION

The north half of the southwest quarter of the southwest quarter of Section 11, Township 1 South, Range 17 West, S.B.M.

Containing: 20 ± Acres

APPROVED AS TO DESCRIPTION

May 3, 2005

COUNTY OF LOS ANGELES

By _____

SUPERVISING CADASTRAL ENGINEER II
Mapping and Property Management Division