

Rose Bowl Riders History Timeline

May 27, 1946	<p>The Rose Bowl Riders (RBR) was incorporated as a 501-c-4, all-volunteer not-for-profit organization, whose mission is to promote responsible horsemanship through a wide variety of activities. They offer member-based activities, including clinics, trail rides and horse shows; including an annual Horse Show, started in 1946 and open to the public. They also participate in many community-based activities throughout the region.</p>
September 8, 1952	<p>The City, in a letter agreement, gives Rose Bowl Riders a permit for non-exclusive use of a riding ring; which is located in the northern portion of Oak Grove Park. In addition the City will:</p> <ul style="list-style-type: none"> • Furnish two buildings 14 x 28 ft. formerly used for emergency housing in Brookside to be used as a club house. • Move these buildings and install as one building on constructed foundations, at a site adjacent to the riding ring. • Provide electric service and a cesspool with piping to the building. • After completion, maintain the outside of building. <p>Rosa Bowl Riders will:</p> <ul style="list-style-type: none"> • Furnish and install a water service connection with main to the building. Pay all utility charges except water. • Furnish and install all necessary wiring, lighting fixtures, plumbing, and kitchen and restrooms fixtures. • Improve and maintain the interior of the building, including all necessary furnishings and fixtures. <p>Full title and ownership of the building and permanent equipment shall be vested in the City. It is understood and agreed that the City will make the building available to Rose Bowl Riders at all times.</p>
May 17, 1960	<p>The City License Agreement No. 6101, gives to Rose Bowl Riders the indefinite, non-exclusive use of the equestrian facility located in Oak Grove Park; which includes a club house, riding ring, and a proposed semi-enclosed stable, all within approximately 3.36 acres. The purpose of this facility is to provide for special equestrian events with the following conditions:</p> <ul style="list-style-type: none"> • Horses may not be kept or stabled within park property for more than two nights in succession, or exceed six nights in any one year. • The City shall continue to maintain the exterior of the Club House, and shall have exclusive title to all structures. • Rose Bowl Riders shall pay all utility charges, except water, and comply with City requirements for the disposal of manure and the correction of potential sanitation hazards. • The City Superintendent of Parks shall have access at all times, including structures, and “shall have the right to permit the use of the facility by other members of the public under proper circumstances.”

January 1969	A lease is drafted by the City for the use of the equestrian facilities on the 3.36 acres as described and surveyed, and shown on an attached map. This proposed lease was not finalized prior to the sale by the City, of the facilities and property, to the Metropolitan Water District.
March 3, 1970	During the sale negotiations with MWD, the City Attorney's office examined and described the existing leases and license agreements which affect the land to be sold. In a memorandum to the City Water and Power Department a legal description of the 3.36 acres is given and reference is made to the January 1969 proposed lease with map.
July 7, 1970	Pasadena concludes the sale of 29.48 acres of dedicated Oak Grove Park property in the Arroyo Seco to MWD, including the equestrian facilities. The site is to be used for a water treatment plant; which will be of great benefit to Pasadena and neighboring water agencies, and except for the Los Angeles County Fire Camp, would displace the current users. The property zoning is changed to R-1. The City wide zoning system is changed in 1985 and the property zoning is changed to Open Space.
November 1, 1970	MWD negotiates a year to year lease with Rose Bowl Riders for an expanded area of 12.09 acres, which includes the equestrian facilities located on 3.36 acres. This expanded area includes common areas (roads & trails) and an area used by El Toro Materials (rock and sand mining) in the northeast corner. Conditions of the lease include Sections: 1. Description of Property 2. Restrictions of Title: This includes reservations of an easement for roadway purposes to the City 3. Term 4. Rent: \$750 a year 5. Use 6. Maintenance 7. Mechanics Liens 8. Non-liability of Owner for Damages 9. Liability Insurance 10. Entry by Owner 11. Taxes 12. Termination 13. Assignment or Subletting: Lessee shall not assign this lease, or sublet Property, without the written consent of MWD. 14. Attorneys Fees 15. Waiver 16. Binding on Successors 17. "Time is of the essence of this lease." All terms and conditions of this lease remain in full force and effect, except as amended in the following Amendments. NOTE: Some Sections have been restated in amendments, even though unchanged.
November 1, 1973	LEASE AMENDMENT 1: Section 7. MECHANICS LIENS ~ The description for keeping the property free from liens remains the same. Added is that RBR is to pay all bills related to their use of electrical and water service.
November 1, 1978	LEASE AMENDMENT 2: Section 4. RENT ~ The annual rent is increased to \$875, then \$1,000 for the following year, and increasing \$100 per year each succeeding year until November 1, 1983.
November 1, 1983	LEASE AMENDMENT 3: Section 4. RENT ~ The annual rent is increased to a single payment of \$1,500.
November 1, 1995	LEASE AMENDMENT 4: Section 2. RESTRICTIONS OF TITLE ~ This removes the area licensed by MWD to El Toro Materials as a restriction of RBR use of the property. Section 4. RENT ~ The rent is increased to \$14,500 for the next five years. The rent shall be payable in quarterly installments. 4a. Late (twenty days) payment

	charges are added at ten percent of the overdue amount. Section 5. USE ~ Adds to the second of the two previously stated items. Added to Item 5b: All structures or other improvements existing or placed on the property with the consent of MWD shall be the personal property of RBR and shall be removed by the last day of a terminated lease. Section 9. LIABILITY INSURANCE ~ Conditions of liability insurance are amended. Section 18. HAZARDOUS SUBSTANCES ~ This Section with three pages of conditions is added to the 1970 MWD lease.
September, 1997	The contractor, for LACDPW improvements to Devil's Gate Dam, under a License Agreement with the City for the use of City property and materials, does restoration work throughout the flood basin, including restoration of the area used by El Toro Materials. The contractor moves large boulders, and imports material from the basin to fill and grade the area within the RBR parcel.
November, 1997	The Rose Bowl Riders contractor imports decomposed granite and washed sand to re-grade the Main Arena, construct the Jumping Arena pad on the northern portion of the restored area, and construct the pad for the Upper Barn on the southern portion.
June 1998	The Jumping Arena and the Upper (north) Barn, with eight horse stalls are constructed on the restored area. This increases horse stalls available to a total of twenty nine: nine in the Lower Horse Stalls, adjacent to the original five enclosed stalls with tack room, now all used as the Tack Rooms, and twelve horse stalls in the Lower Barn.
July, 1998	Tom Sawyer Camps, as a sub-lessee to the RBR lease with MWD, enters into a Mutual Benefit Agreement with Rose Bowl Riders. This includes a list of responsibilities for each.
December, 1998	The Pasadena City Council, with the recommendation of the Recreation and Parks Commission, approved a motion to pursue the purchase of the 30 acre MWD property.
July 21, 1999	There is a special meeting of the Pasadena City Council with County Supervisor, Michael Antonovich to discuss Hahamongna Watershed Park planning and the purchase of the MWD property.
August, 1999	The project to restore and improve the dilapidated old white barn, an original structure, was completed with four guest horse stalls and a tractor shed. Mach 1 begins to use these stalls and the adjacent areas, including the Oval Arena, under a July, 2005 Stabling Agreement.
October 1999	Pasadena informs MWD a long-term lease would be an acceptable alternative, if it was not possible to purchase the property at this time.
August 22, 2000	Director of Parks and Natural Resources, Robert Baderian sends a letter to Rose Bowl Riders; "As previously discussed with you and Mr. Michael Horner of Tom Sawyer camp by our City Manager Ms. Cynthia Kurtz, the City of Pasadena if successful with lease negotiations with MWD is not intending to displace the current lease holders which includes the Rose Bowl Riders...."
November 1, 2000	LEASE AMENDMENT 5: Section 4. RENT ~ Amount, number of installments and late payment charges remains the same.

November 1, 2001	LEASE AMENDMENT 6: Section 2. RESTRICTIONS OF TITLE ~ This adds that MWD has the right to move the locations of the leased property or to reconfigure any and all facilities. Section 3. TERM ~ For a period of one year as dated. Section 4. RENT ~ Amount, late payment charges and number of installments remains the same.
November 1, 2002	LEASE AMENDMENT 7: Section 3. TERM ~ For a period of one year as dated. Section 4. RENT ~ Amount and late payment charges remains the same; payments to be bi-annual. Section 5. USE ~ Adds one item to the previously stated first two items. Item 5c: RBR may derive revenues from film activities by permitting of property, subject to City laws and codes. Section 9. LIABILITY INSURANCE ~ Conditions of liability insurance are amended, including the limits for injury and damage.
November 1, 2003	LEASE AMENDMENT 8: Section 3. TERM ~ “This amended lease term shall renew automatically for consecutive one-year terms.....” Section 4. RENT ~ Remains the same as previously amended. Section 5. USE ~ Adds two items to the previously stated first three items. Item 5d: RBR is to submit a parking plan for Tom Sawyer Camps vans, so as to minimize the impact to the oak grove. Item 5e: RBR is authorized to relocate utility water meter and pipeline per MWD approved plans by RBR. Section 9. LIABILITY INSURANCE ~ Remains the same as previously amended.
December 16, 2004	MWD prepares an Appraisal Report, which places a value of \$1,621,000 on the property. With existing ground leases considered; an analysis, predicated on the terms and conditions of the L.A. County ground lease, concludes that the fair market value of the property is \$1,236,000. After four years, and numerous drafts of a master lease, the final master lease is included for the Board of Directors consideration on January 11, 2005.
January 11, 2005	The Asset Management Committee recommends to the MWD Board to enter into a sale agreement, rather than a long term lease. Subsequently the MWD Board agrees to sell the property.
January 25, 2005	City Manager Cynthia Kurtz sends a letter to Mary Barrie, explaining that the City will not be leasing the MWD property, but is in the process of acquisition, and thanking her for her support. She states that “The Rose Bowl Riders have been an important part of this area for decades, and if we are successful in the acquisition, we look forward to continuing the relationship for many more decades.”
April 25, 2005	Santa Monica Mountains Conservancy passed a resolution in support of preservation of the 30 acre property zoned as Open Space in perpetuity, consistent with the stated plans of the City.
April 26, 2005	MWD Real Estate and Asset Management Committee recommends to consider the sale with a Conservation Easement and/or Reversion Clause to MWD or SMMC should the City deviate from the City’s stated plans of retaining the property as Open Space. These terms were considered, but <u>not</u> added to the proposed sale agreement.

May 19, 2005	The President and members of the Rose Bowl Riders Board of Directors were invited to meet with City Manager Cynthia Kurtz and Councilmember Joyce Streater. An overview of the club, its mission, activities, and future plans were discussed. City Manager Kurtz and Councilmember Streater assured them that after the property is purchased by the City, Rose Bowl Riders will remain on the property.
August 9, 2005	The Director of Public Works receives two copies of the escrow documents, including sale agreement, for signatures. Terms of the Sale Agreement include a Permanent Open-Space Easement “to retain the Property for use solely for open-space, park and recreational purposes.” Agreed to purchase price is for \$1,236,000
November 2, 2005	The Purchase and Sale Agreement for the MWD property closes escrow. The USFS month to month lease is terminated with MWD. The existing leases to L.A. County Fire Camp and Rose Bowl Riders are transferred to the City of Pasadena as owner of the property.
December 2, 2005	Letter to Rose Bowl Riders from the City Property Manager informing them, as the new owner, that it will be of mutual interests to update and consolidate an agreement with the City. In the interim, rent and the terms of occupancy remain unchanged. It specified who to contact for operation and maintenance issues, who to contact during the planning process to incorporate this area into HWP, who to contact for property management issues, and where to mail the bi-annual rental check.