

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: Honorable City Council

FROM: Yugal K. Lall, City Engineer/Public Works Director



DATE: June 4, 2008 (CC Meeting of 06/18/08)

SUBJECT: Consider Acceptance of Easement Deed for 6-Foot Wide Sidewalk Access from HFR Investments I, LLC for Commercial Planned Development No. 2005-03 for Lot L of Tract L of the Rancho Simi

BACKGROUND

This is a one-acre Commercial Planned Development (CPD 2005-03) located at 145 Park Lane as shown on Attachment 1.

DISCUSSION

As required by the Conditions of Approval per Resolution No. 2005-2409 as part of the site improvements for the Renaissance at Park Lane (CPD 2005-03), an access easement dedication to the City is necessary to complete these improvements. This easement is for public access purposes on the north side of the subject project. The easement area will be owned and maintained by the property owner as part of the landscape maintenance district.

FISCAL IMPACT

None.

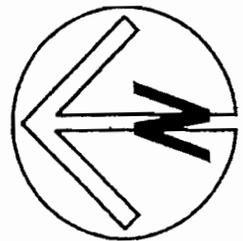
STAFF RECOMMENDATION

Approve the acceptance of the easement and authorize the City Clerk to sign and record an acceptance certificate for the Deed of Easement and the attachments thereto in the office of the Ventura County Recorder.

ATTACHMENTS

1. Vicinity Map
2. Grant Deed of Easement

ATTACHMENT 1



VICINITY MAP

NO SCALE

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO

City Clerk
CITY OF MOORPARK
799 Moorpark Avenue
Moorpark, CA 93021

MAIL TAX EXEMPT STATEMENTS TO:
EXEMPT

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$0.00
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale.
() Unincorporated area: (x) City of Moorpark, and

Assessor's Parcel No: 506-0-050-465
Project No. & Name
RENAISSANCE

GRANT DEED OF EASEMENT

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

HFR INVESTMENTS I, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY hereby
grant(s) to

City of Moorpark, a Municipal Corporation

The following described real property in the City of Moorpark, County of Ventura, State of
California:

An easement for access purposes, including construction, maintenance, inspection, removal and
replacement of any and all walkway facilities over, under and upon that property described in
Exhibit "A" consisting of 2 pages attached hereto and made a part hereof.
Exhibit "B" consisting of 1 page is attached for clarity only

HFR INVESTMENTS I, LLC

(Name of Company)

By: Heleen F. Kasano

Date: 12/28/07

Name: HELEEN F. KASANO

Title: MANAGER

By: _____

Name: _____

Title: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Ventura

On 12-28-07 before me, Howard Gorbis, Notary Public

personally appeared Helen F. Rabano

- personally known to me
- (or proved to me on the basis of satisfactory evidence)

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

WITNESS my hand and official seal.

Howard Gorbis
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document
Title or Type of Document: Grant Deed of easement

Document Date: 12-28-07 Number of Pages: 4

Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

EXHIBIT "A"
LEGAL DESCRIPTIONS
Of 6' EASEMENT

PARCEL 1:

THE NORTHERLY 6.00 FEET OF THE FOLLOWING DESCRIBED PARCEL SAID 6 FEET IS
ADJACENT TO THE NORTHERLY LINE OF SAID PARCEL.

A PORTION OF LOT "L" IN TRACT NO. L OF THE RANCHO SIMI, IN THE CITY OF MOORPARK,
COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5 PAGE 5
OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS
FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF THE LAND DESCRIBED IN A DEED TO W.O.
REDDEN AND WIFE, RECORDED JULY 3, 1952, IN BOOK 1075, PAGE 191 OF OFFICIAL
RECORDS, DISTANT THEREON SOUTH $0^{\circ} 03'$ EAST 441 FEET FROM THE CENTER LINE OF
LOS ANGELES AVENUE, 60 FEET WIDE; THENCE CONTINUING ALONG SAID WEST LINE;

1ST : SOUTH $0^{\circ} 03'$ EAST 174.24 FEET; THENCE,

2ND : WEST 250 FEET TO A POINT IN THE WEST LINE OF THE LAND DESCRIBED IN THE DEED
TO JOHN A. KING AND WIFE, RECORDED JULY 11, 1946, IN BOOK 754, PAGE 451 OF OFFICIAL
RECORDS; THENCE ALONG THE WEST LINE OF SAID LAND OF KING,

3RD : NORTH $0^{\circ} 03'$ WEST 174.24 FEET; THENCE,

4TH : EAST 250 FEET TO THE POINT OF BEGINNING .

CONTAINS 1500 SQUARE FEET.



Fred W Hammar

