

**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 7.5-Foot Wide Storm Drain 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 a part of the site improvements for the Renaissance at Park Lane (CPD 2005-03) includes the necessary storm drain easement dedication to the City to complete these improvements. This storm drain easement is for the benefit of Tuscany development (CPD 2005-02). The storm drain maintenance and replacement cost shall be borne by and made a part of the Back-Up District as part of the Tuscany development project.

FISCAL IMPACT

None.

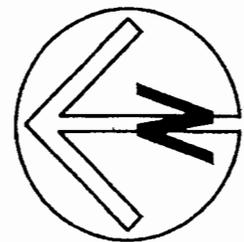
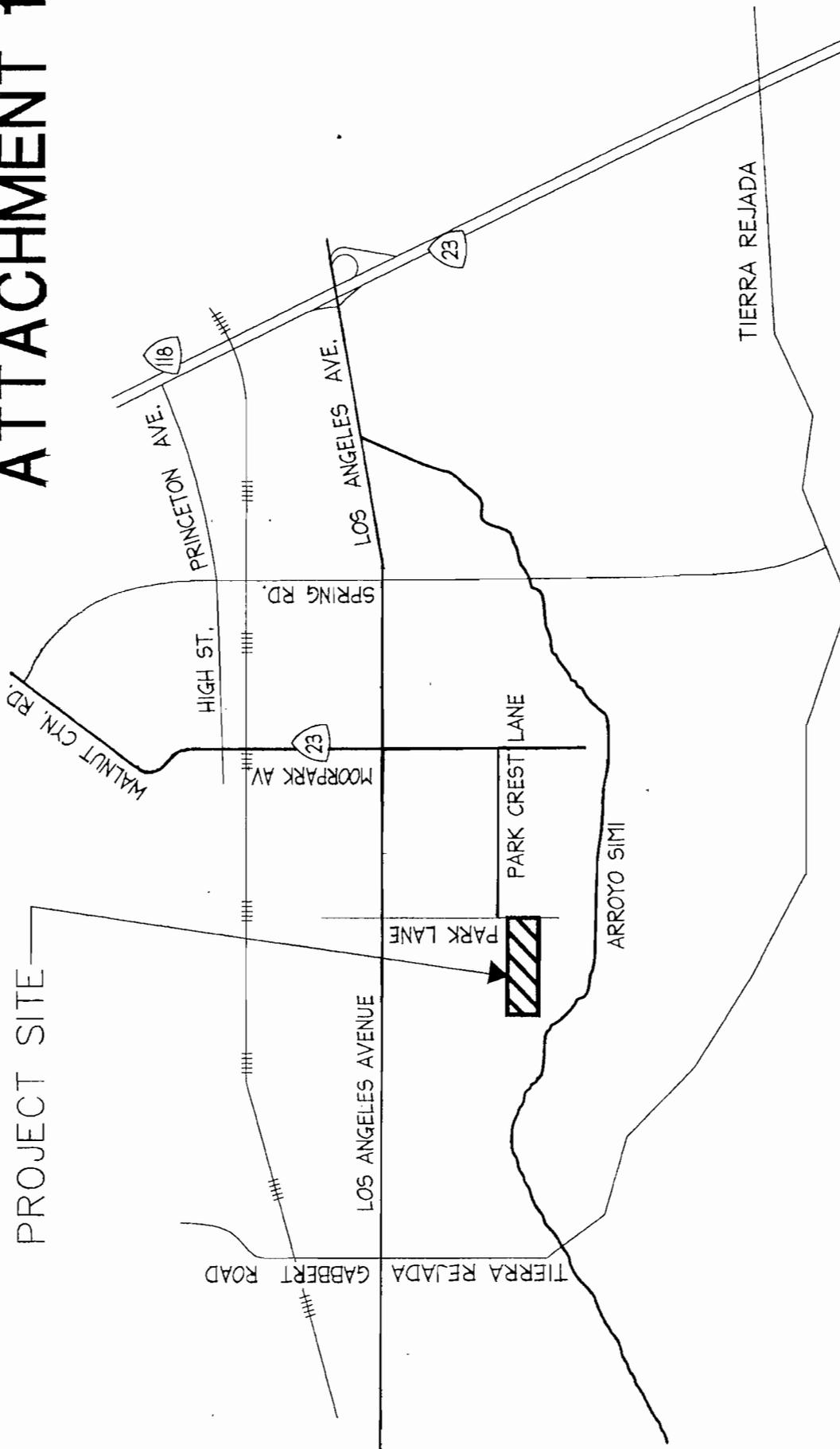
STAFF RECOMMENDATION

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 1, LLC

hereby GRANTS 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 Storm Drain purposes, including construction, maintenance, inspection, removal and replacement of any and all storm drain facilities over, under and upon that property described in Exhibit "A" consisting of 1 page, attached hereto and made a part hereof. Exhibit "B" consisting of 1 page is attached for clarity only.

Property owner hereby indemnifies and holds harmless City and its officers, agents, servants, and employees and agents from and against any and all claims, demands, liabilities, losses, costs, and obligations whatsoever for injury or damage to Owner's property arising out of or relating to the maintenance of improvements as shown on Renaissance drawing 07-ML-10878, consisting of 4 sheets and Greenway Development drawing 06-ML-10804, consisting of 22 sheets, including, but not limited to, any injury or damage to shrubs and plants or to the appearance of the improvement, whether or not the injury or damage was due to the negligence of City or their officers, employees, servants and agents.

Grant Deed of Easement - Storm Drain
Project 95.231

DATED 09/28/07

STATE OF CALIFORNIA)

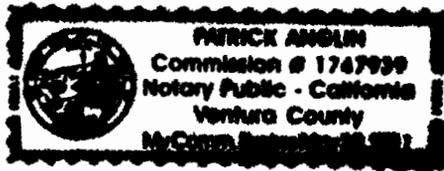
COUNTY OF VENTURA)

On 09/28/07 before me,
Patrick Anglin (Notary Public)

(here insert name and title of the officer),
personally appeared Helen F. Kasano
~~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.

WITNESS my hand and official seal.

Signature: *Patrick Anglin*



HFR Investments 1, LLC

(Name of Company)

By: *Helen F. Kasano*
(Signature)

Name: HELEN F. KASANO
(Type or Print)

Title: MANAGING MEMBER
(Type or Print)

By: _____
(Signature)

Name: _____
(Type or Print)

Title: _____
(Type or Print)

Storm Drain Easement
Legal Description

Exhibit "A"

The southerly 7.50 feet of the real property described as follows:

A portion of Lot L of Tract 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 the deed to W.O. Redden and wife, recorded July 3, 1952 in book 1075, page 191 of Official Records, distant thereon, South 0 degrees 03' East 411 feet from the centerline of Los Angeles Avenue, 60 feet wide; thence, continuing along said West line,

1st: South 0 degrees 03' East 174.24 feet; thence:

2nd West 250.00 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:

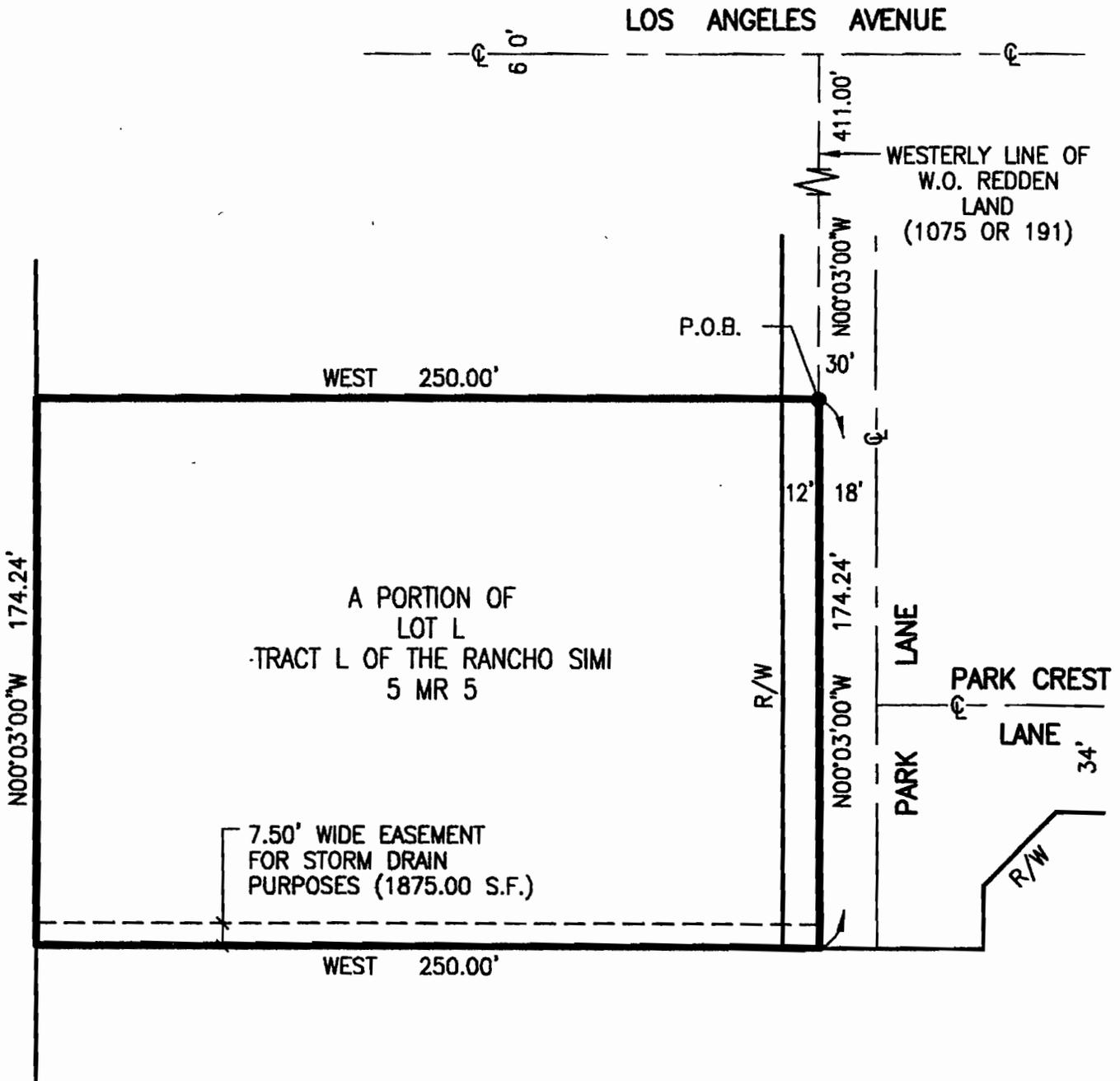
3rd North 0 degrees 03' West 174.24 feet ; thence:

4th East 250.00 feet to the point of beginning

Containing approximately 1,875.00 square feet, more or less.
See attached Exhibit "B" attached hereto and made a part of this Legal Description by reference herein.



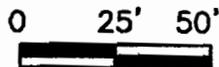
EXHIBIT "B"
STORM DRAIN EASEMENT



PREPARED BY:
FRED W. HAMMAR
P.O. BOX 162
SOMIS, CA 93066
(805)491-0294



SCALE  1" = 50'



GRAPHIC SCALE

Fred W. Hammar
R.C.E. 13765 EXP. 03-31-09 DATE

SHEET 1 OF 1 SHEETS