

**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 16-Foot Wide Right-of-Way 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 part of the site improvements for the Renaissance at Park Lane (CPD 2005-03), a right-of-way easement dedication to the City is necessary to complete these improvements. This easement is for public access purpose along the frontage of the project. The easement area will be owned and maintained by the property owner as part of the landscape maintenance district.

**FISCAL IMPACT**

None.

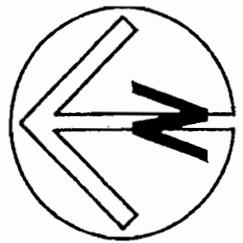
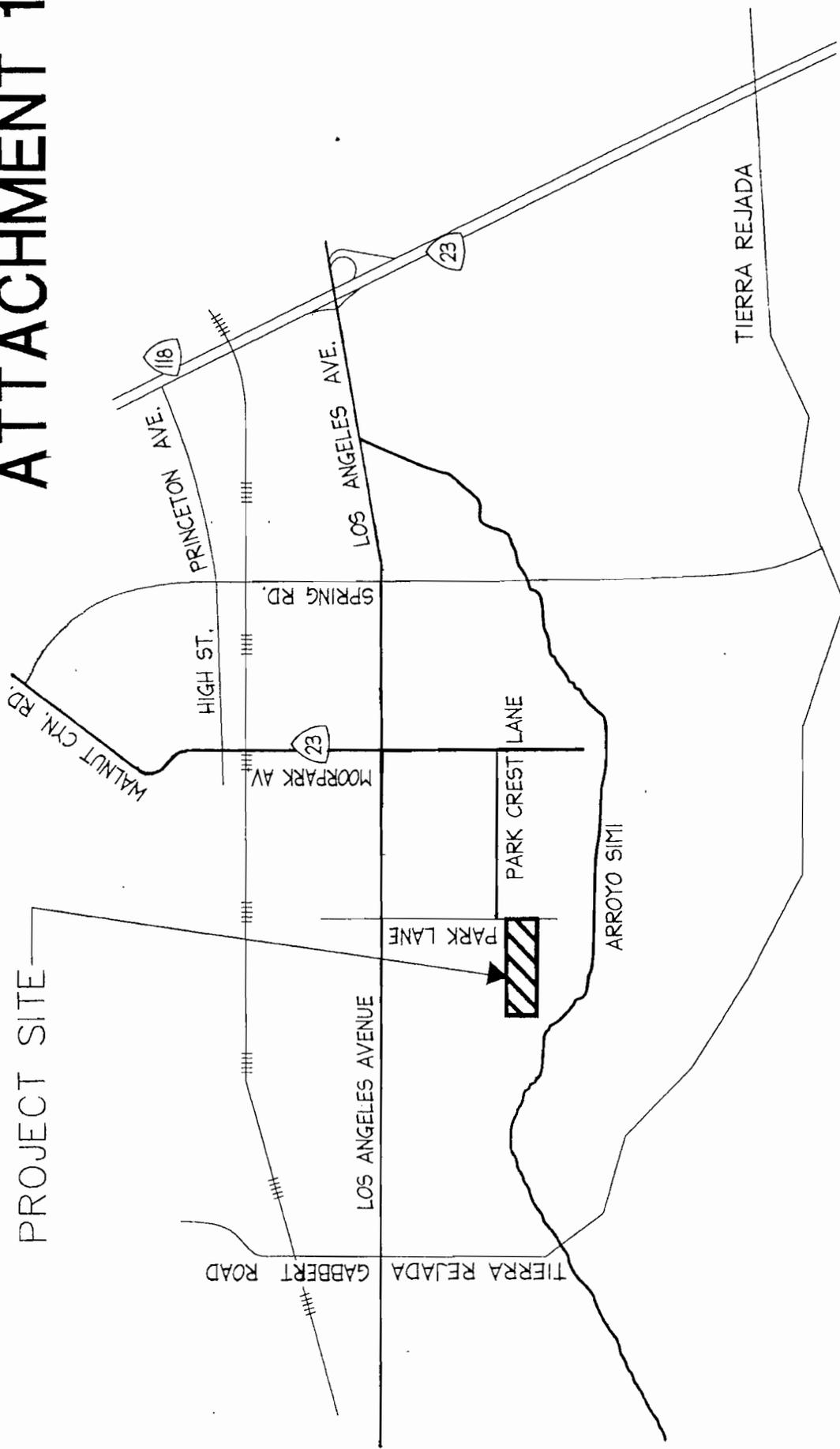
**STAFF RECOMMENDATION**

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 street and public utility purposes under, upon and over said land as described in  
Exhibit "A" attached hereto and made a part hereof. Exhibit "B", depicting the location of said  
easement, is attached here for clarity only.

HFR INVESTMENTS I, LLC

(Name of Company)

By: *Helen F. Raband*

Date: December 28, 2007

Name: HELEN F. RABAND

Title: MANAGER

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of Ventura

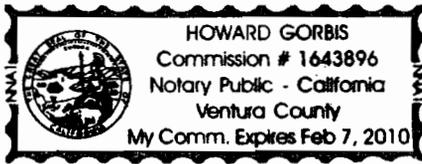
On 12-28-07 before me, Howard Gorbis, Notary Public  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Helen F. Rabano  
Name(s) of Signer(s)

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

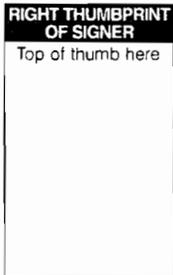
Document Date: 12-28-07 Number of Pages: 4

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 16' EASEMENT

PARCEL 1:

THE EASTERLY 16.00 FEET OF THE FOLLOWING DESCRIBED PARCEL SAID 16 FEET IS ADJACENT TO THE EASTERLY 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;

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

2<sup>ND</sup> : 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,

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

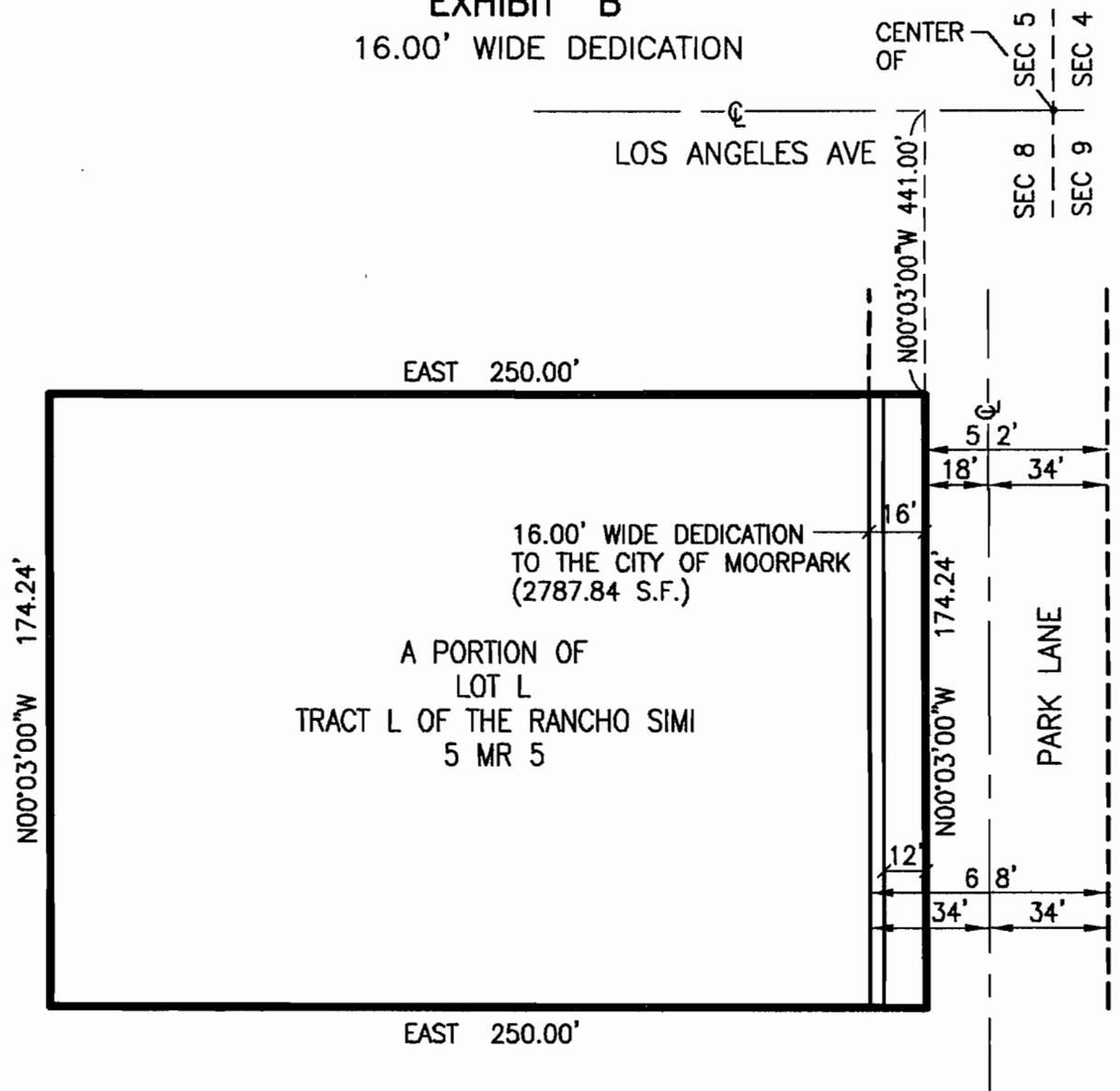
4<sup>TH</sup> : EAST 250 FEET TO THE POINT OF BEGINNING .

CONTAINS 2787.84 SQUARE FEET.



*Fred W. Hammar*

EXHIBIT "B"  
16.00' WIDE DEDICATION



N00°03'00"W 174.24'

EAST 250.00'

16.00' WIDE DEDICATION  
TO THE CITY OF MOORPARK  
(2787.84 S.F.)

A PORTION OF  
LOT L  
TRACT L OF THE RANCHO SIMI  
5 MR 5

EAST 250.00'

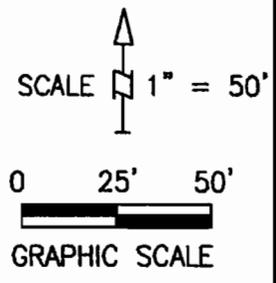
CENTER OF  
LOS ANGELES AVE  
N00°03'00"W 441.00'  
SEC 8 SEC 9  
SEC 5 SEC 4

5' 2'  
18' 34'

PARK LANE  
N00°03'00"W 174.24'

12' 6' 8'  
34' 34'

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



*Fred W. Hammar* 3-17-08  
R.C.E. 13765 EXP. 03-31-09 DATE

SHEET 1 OF 1 SHEETS