

**MOORPARK CITY COUNCIL  
AGENDA REPORT**

**TO:** Honorable City Council

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

**DATE:** August 6, 2008 (CC Meeting of 08/20/08)

**SUBJECT:** Consider Acceptance of City Entry Sign Easement for Warehouse Discount Center (Parcel Map No. 5532, CPD 2004-03)

**BACKGROUND**

This project is an 8.15-acre Commercial Planned Development (CPD 2004-03) located on the northeasterly side of SR 23 Freeway/Los Angeles Avenue as shown on Attachment 1.

**DISCUSSION**

As a requirement of the Conditions of Approval per Resolution No. 2005-2398 as part of the site improvements for Warehouse Discount Center (CPD 2004-03), a City entry sign easement dedication to the City for public street and roadway purposes is necessary. The easement area will maintained by the property owner as part of the property owners association maintenance.

**FISCAL IMPACT**

None.

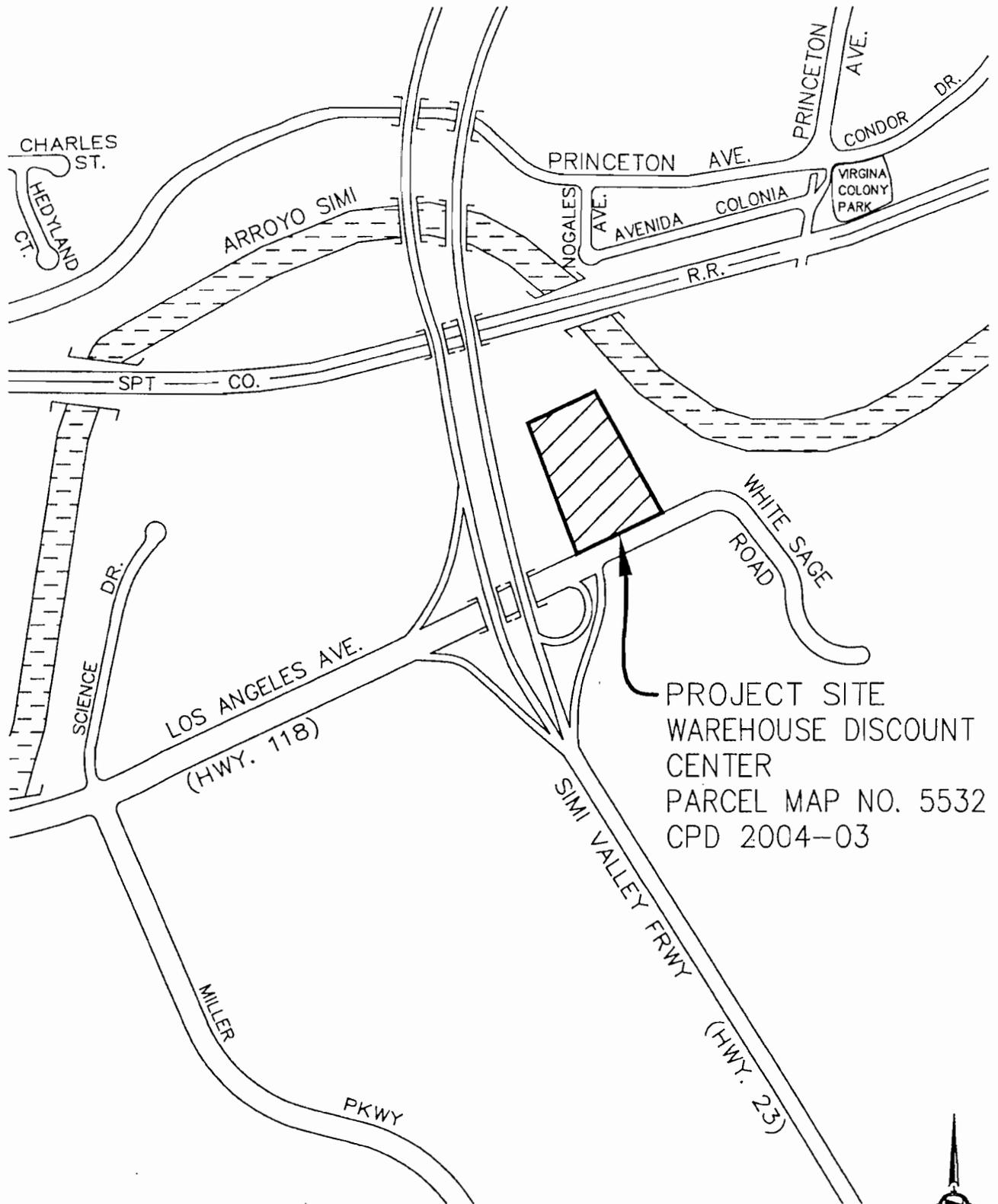
**STAFF RECOMMENDATION**

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



PROJECT SITE  
WAREHOUSE DISCOUNT  
CENTER  
PARCEL MAP NO. 5532  
CPD 2004-03

VICINITY MAP  
NOT TO 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.: 513-0-050-315  
Project No. & Name: CPD 2004-03

WAREHOUSE DESIGN CENTER

**GRANT DEED OF EASEMENT**

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

Name of Grantor:

NLA 118 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 Public Street and Roadway purposes, including construction, maintenance, inspection, removal and replacement of any and all facilities over, under and upon that property described in Exhibit "A" consisting of 1 page(s), attached hereto and made a part hereof. Exhibit "B" consisting of 1 page(s) is attached for illustration purposes only.

DATED 7-10-2008

STATE OF CALIFORNIA

COUNTY OF VENTURA

By: [Signature]  
(Signature)

Name: T. J. Schlender  
(Type or Print)

Title: MANAGER  
(Type or Print)

By: \_\_\_\_\_  
(Signature)

Name: \_\_\_\_\_  
(Type or Print)

Title: \_\_\_\_\_  
(Type or Print)

On 07-10-2008 before me, Rachel Feller, notary Public,  
personally appeared Thomas John Schlender,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose  
name(s) is subscribed to the within instrument and acknowledged to me that  
he executed the same in his authorized capacity (ies), and that by  
his signature(s) on the instrument the person(s), or the entity upon behalf of  
which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that  
the foregoing paragraph is true and correct.

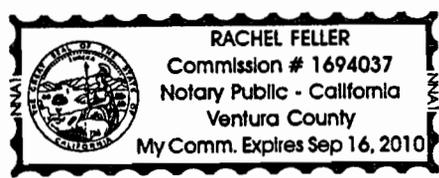
Witness my hand and official seal  
Signature [Signature]

Name of Notary Rachel Feller

County in which commissioned Ventura

Date Commission expires 09-16-2010

Commission Number 1694037



# EXHIBIT "A"

## MONUMENT SIGN

### LEGAL DESCRIPTION:

BEING A SQUARE PROPERTY (THE CORNERS BEING AT RIGHT ANGLES), 25.00' x 25.00', WITHIN PARCEL 2 OF PARCEL MAP 5532, BOOK 65, PAGES 7-9, INCLUSIVE, OF PARCEL MAPS, IN THE CITY OF MOORPARK, COUNTY OF VENTURA, STATE OF CALIFORNIA, RECORDS OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

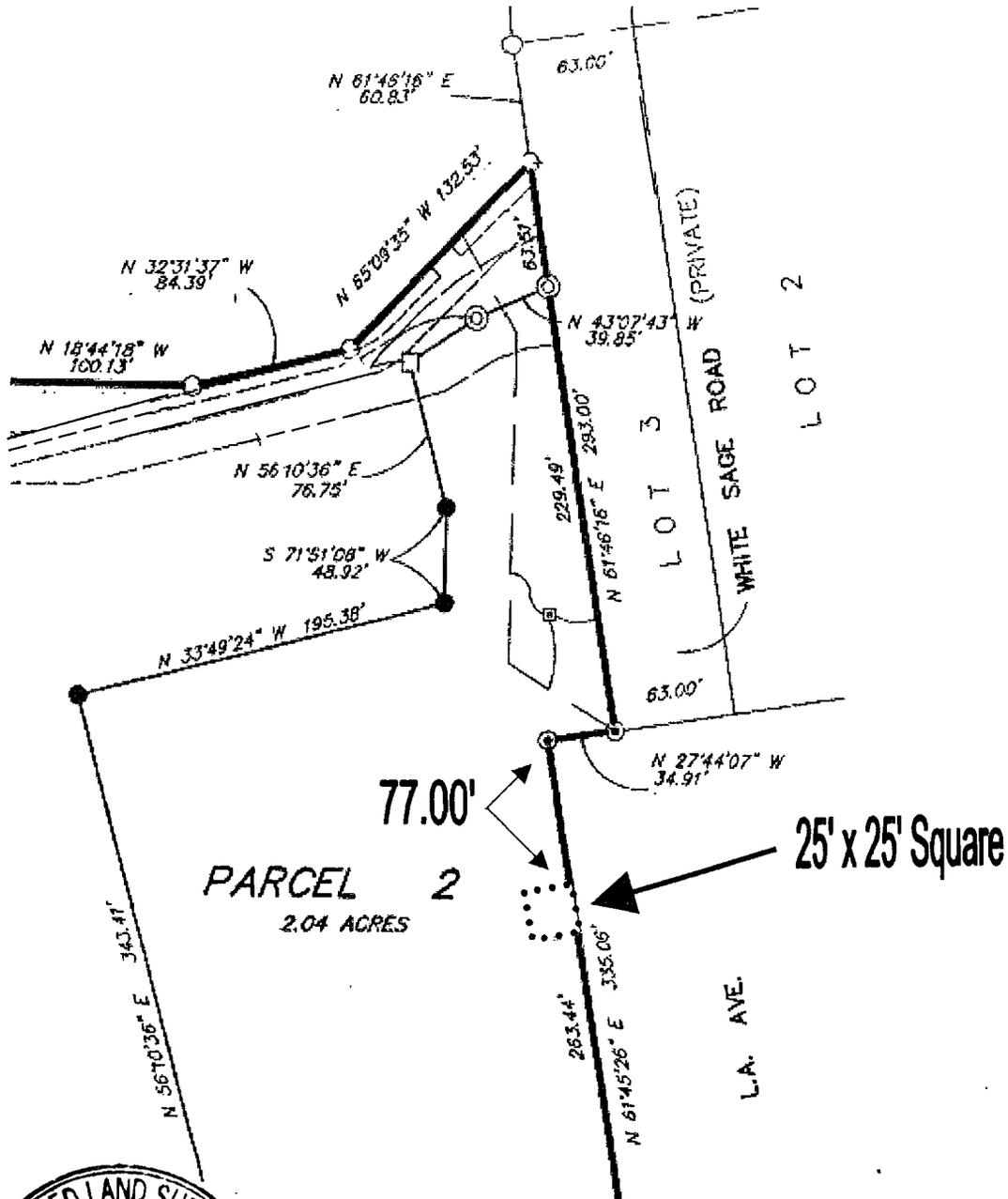
THE SOUTHERLY LINE OF SAID SQUARE BEING A LINE ON THE SOUTHERLY LINE OF SAID PARCEL 2, SAID LINE ALSO BEING THE NORTHERLY LINE OF LOS ANGELES AVENUE (NEW LOS ANGELES AVENUE AS SHOWN ON SAID MAP) HAVING A BEARING AND DISTANCE OF N 61° 45' 26" E 335.06', THE SOUTHEASTERLY CORNER OF SAID SQUARE LYING S 61° 45' 26" W 77.00' FROM THE NORTHEASTERLY TERMINUS OF SAID SOUTHERLY LINE OF PARCEL 2.

CONTAINING 625 SQUARE FEET, MORE OR LESS.

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART OF THIS DESCRIPTION BY REFERENCE HEREIN.



# EXHIBIT "B"



N.T.S.

May 12, 2008