

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: Honorable City Council

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

DATE: October 23, 2008 (CC Meeting of 11/05/08)

SUBJECT: Consider Acceptance of Fee Parcel Right-of-Way and Storm Drain and Sidewalk Easements for Sage Community Group (Tract No. 5130, RPD 1998-02)

BACKGROUND

Tract No. 5130 is a 110 home Residential Planned Development (RPD 1998-02) located along the east side of Walnut Canyon Road, north of Casey Road and Wicks Road, and southwest of Spring Road as shown on Attachment 1.

DISCUSSION

As a requirement of the Conditions of Approval per Resolution No. 2003-2150, the site improvements for Tract No. 5130 (RPD 1998-02) include, dedications for fee parcel right-of-way, and storm drain and sidewalk easements, as applicable on individual documents to the City. The easements and fee parcels will be maintained by the City.

FISCAL IMPACT

None.

STAFF RECOMMENDATION

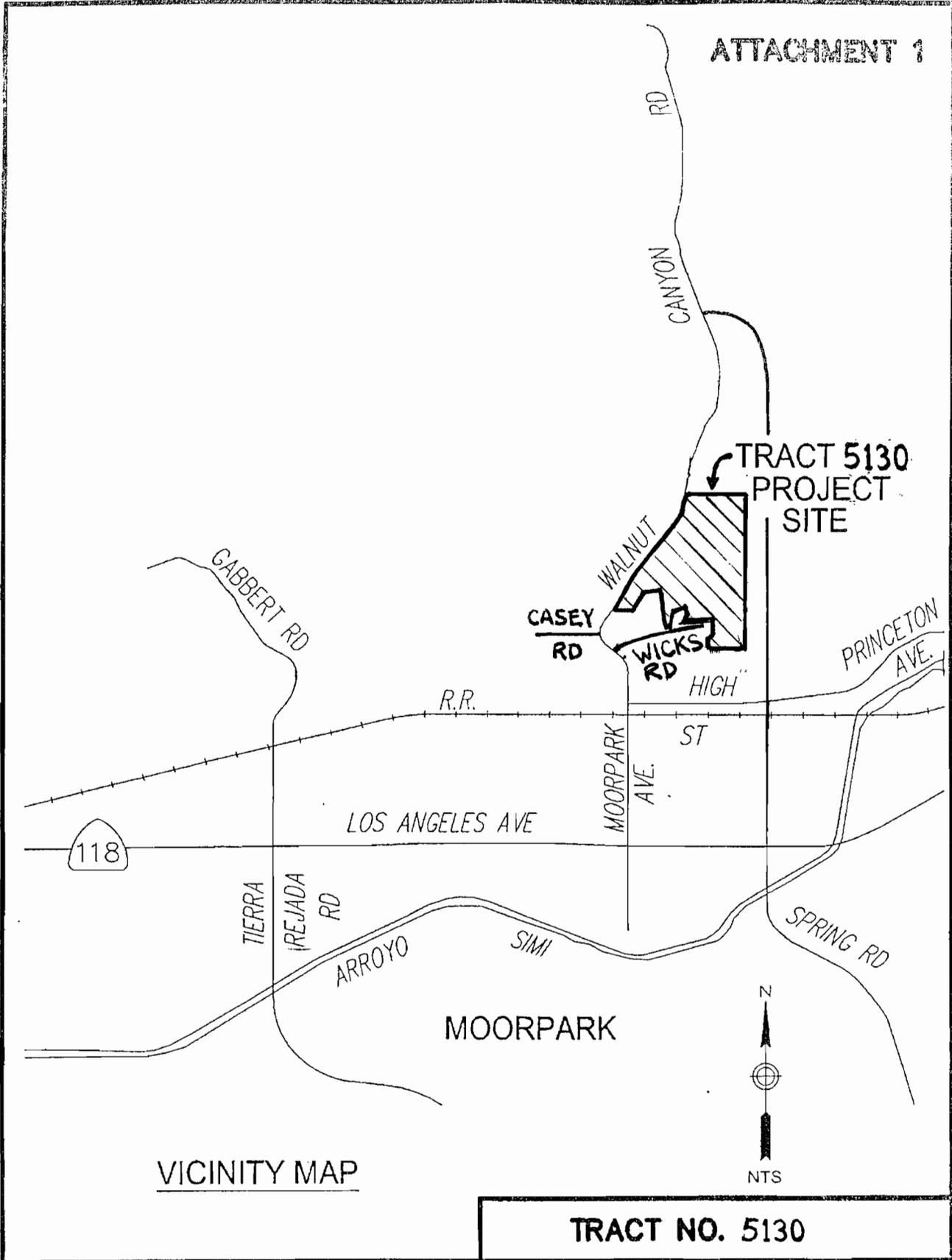
Approve the acceptance of the fee parcels, and storm drain and sidewalk easements, and authorize the City Clerk to sign and record an acceptance certificate for the Grant Deeds and the attachments thereto in the office of the Ventura County Recorder.

ATTACHMENTS

- 1 - Vicinity Map
- 2 - Grant Deeds

000213

ATTACHMENT 1



VICINITY MAP

TRACT NO. 5130

9770097-88

RECORDING REQUESTED BY:
FIDELITY NATIONAL TITLE COMPANY
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

~~NO CONSIDERATION~~

.....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:

GRANT DEED

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

Ramon Avila,

hereby GRANTS to

The City of Moorpark, a California municipal entity,

(1) in fee, that certain real property designated as the "Fee Parcel" in Exhibit "A-1" and depicted as the "Fee Parcel" on Exhibit "A-2", both of which are attached hereto and incorporated herein by this reference.

(2) a permanent easement on, over, through and across that certain real property described as the "Sidewalk Easement" in Exhibit "A-1" and depicted as the "Sidewalk Easement" on Exhibit "A-2", for the purpose of constructing and maintaining a sidewalk and for ingress and egress on, over, through and across such easement.

Dated: 6/17, 2005

Ramon Avila
Trustee
Ramon Avila

MAIL TAX STATEMENTS TO: Same as above

EXHIBIT "A-1"
(Ramon Avila)

Portions of Parcel "A" in the city of Moorpark, county of Ventura, state of California, as described in Document Number 1991-121147 of Official Records of said county, described as follows:

FEE PARCEL

A parcel in fee for street improvement purposes.

The easterly 5.00 feet of said Parcel A.

SIDEWALK EASEMENT

An easement for the construction and maintenance of a sidewalk described as follows:

The westerly 5.00 feet of the easterly 10.00 feet of said Parcel A.

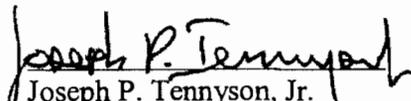
TEMPORARY CONSTRUCTION EASEMENT

An easement for the construction of street and driveway improvements described as follows:

The westerly 5.00 feet of the easterly 15.00 feet of said Parcel A.

This temporary construction easement shall terminate upon completion of the street and driveway improvements or on 1-1-2015, which ever occurs first.

The above described parcel and easements are delineated on the attached Exhibit "A-2".


Joseph P. Tennyson, Jr.
LS 5983 (Exp. 12/31/06)

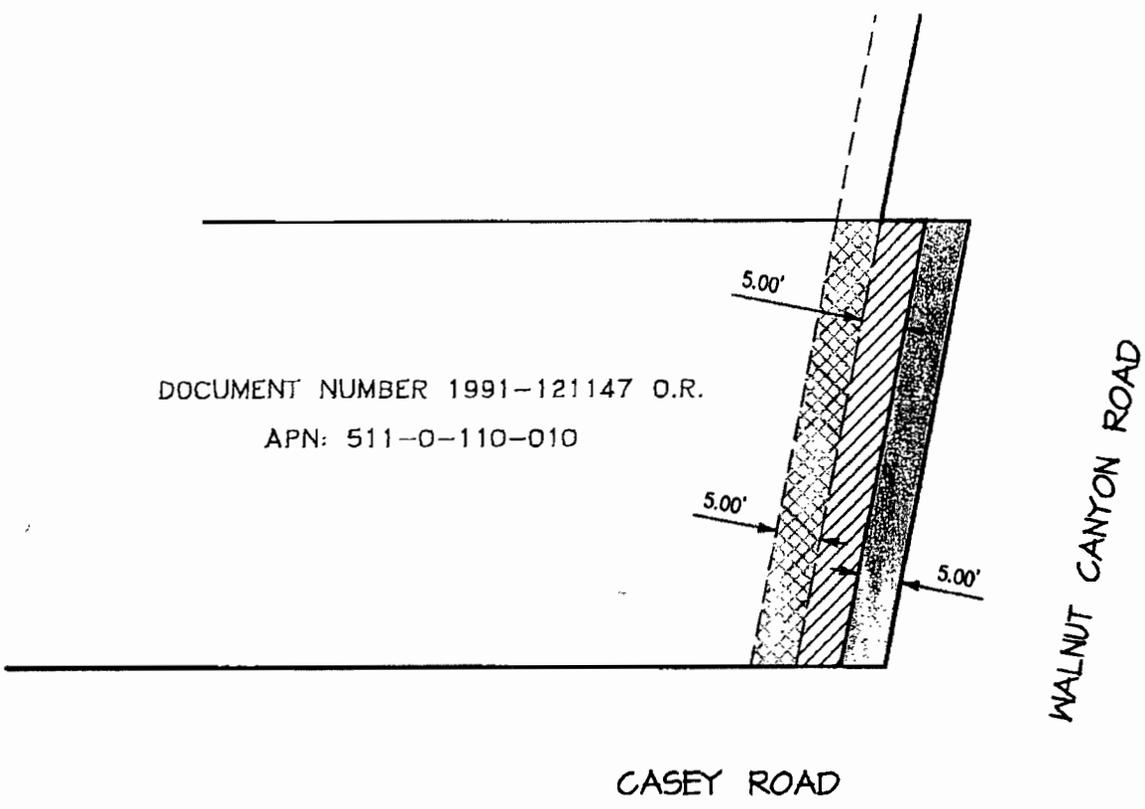
4.27.2005
Date

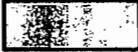


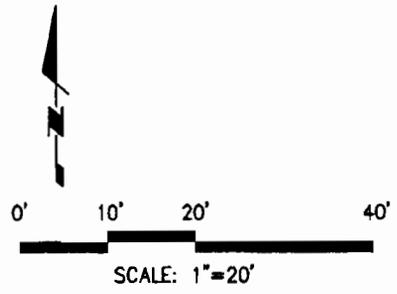
EXHIBIT "A-2"

(RAMON AVILA)

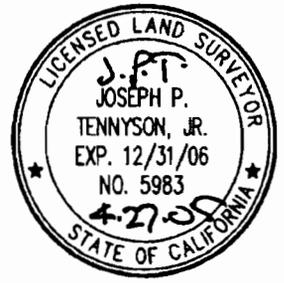
DOCUMENT NUMBER 1991-121147 O.R.
APN: 511-0-110-010



-  TEMPORARY CONSTRUCTION EASEMENT
-  SIDEWALK EASEMENT
-  FEE PARCEL



Joseph P. Tennyson, Jr. 4.27.05
JOSEPH P. TENNYSON, JR. DATE
L.S. 5983 (EXP. 12-31-06)



CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

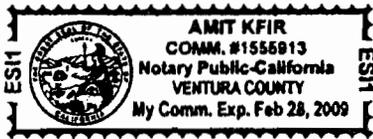
State of CA

County of VENTURA

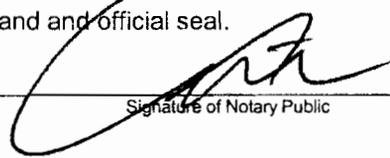
On 6-17-2005 before me, AMIT KFIR
Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared RAMON MARMOLEJO AVILA
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.



WITNESS my hand and official seal.



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: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Signer's Name: _____

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

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

RIGHT THUMBPRINT OF SIGNER
Top of Thumb here

RIGHT THUMBPRINT OF SIGNER
Top of Thumb here

Signer Is Representing: _____

Signer Is Representing: _____

**RECORDING REQUESTED BY
WHEN RECORDED MAIL THIS DOCUMENT
AND TAX STATEMENTS TO:**

City Clerk
CITY OF MOORPARK
799 Moorpark Avenue
Moorpark, CA 93021
MAIL TAX EXEMPT STATEMENTS TO: EXEMPT

APN:
Escrow No:
Title No:

Space above this line for Recorder's use

EASEMENT GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$0.00, CITY TRANSFER TAX \$0.00 (Easements have no apparent value)
 City of Moorpark, AND

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

Refugio Lopez and Tomasa P. Lopez, Trustees of the Refugio Lopez and Tomasa P. Lopez Revocable Trust, u/d/t dated November 7, 1994

hereby GRANT(S) to

The City of Moorpark, a California municipal entity,

The following described easement over the real property described on Exhibit "A-1":

- (1) A permanent easement on, over, through and across that certain real property described as the "Sidewalk Easement" in Exhibit "A-1" and depicted as the "Sidewalk Easement" on Exhibit "A-2", for the purpose of constructing and maintaining a sidewalk and for ingress and egress on, over, through and across such easement.
- (2) a permanent easement on, over, through and across that certain real property described as the "Storm Drain Easement" in Exhibit "A-1" and depicted as the "Storm Drain Easement" on Exhibit "A-2", for the purpose of constructing storm drain improvements and for ingress and egress on, over, through and across such easement.

Dated: February 17, 2006

STATE OF CALIFORNIA

COUNTY OF Ventura } ss:

On March 30, 2006, before me,
Lisa E. Mayer
a Notary Public, personally appeared, Tomasa P. Lopez

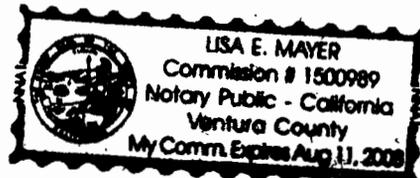
Refugio Lopez, Trustee

Tomasa P. Lopez, Trustee
Tomasa P. Lopez, Trustee

~~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 Lisa E. Mayer



FOR NOTARY SEAL OR STAMP

000219

EXHIBIT "A-1"
(LOPEZ)

Portions of Lot 7 of the Walnut Grove Tract, in the city of Moorpark, county of Ventura, state of California, per the map recorded in Book 8 at Page 22 of Miscellaneous Records (Maps) of said county, described as follows:

SIDEWALK EASEMENT

An easement for the construction and maintenance of a sidewalk described as follows:

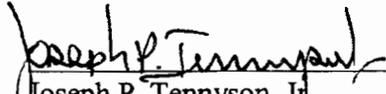
The easterly 1 foot of said Lot 7.

STORM DRAIN EASEMENT

An easement for the construction of storm drain improvements described as follows:

The westerly 5 feet of the easterly 6 feet of said Lot 7.

The above described easements are delineated on the attached Exhibit "A-2".


Joseph P. Tennyson, Jr.
LS 5983 (Exp. 12/31/06)

11.28.2005
Date

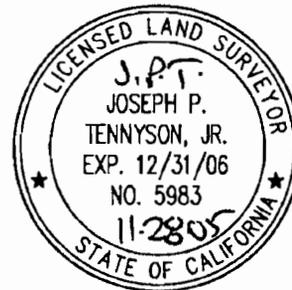
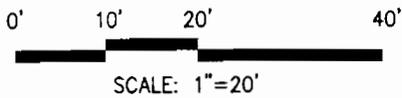


EXHIBIT "A-2"

(LOPEZ)

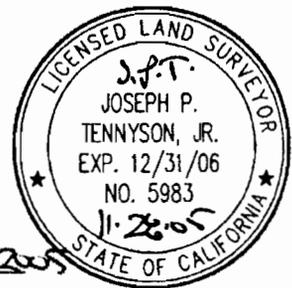
LOT 7, 8 MR 22
APN: 511-0-030-340

WALNUT CANYON ROAD



-  STORM DRAIN EASEMENT
-  SIDEWALK EASEMENT

Joseph P. Tennyson, Jr. 11-28-2005
JOSEPH P. TENNYSON, JR. DATE
L.S. 5983 (EXP. 12-31-06)



**RECORDING REQUESTED BY
WHEN RECORDED MAIL THIS DOCUMENT
AND TAX STATEMENTS TO:**

City Clerk
CITY OF MOORPARK
799 Moorpark Avenue
Moorpark, CA 93021
MAIL TAX EXEMPT STATEMENTS TO: EXEMPT

APN:
Escrow No:
Title No:

Space above this line for Recorder's use

EASEMENT GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$0.00, CITY TRANSFER TAX \$0.00 (Easements have no apparent value)
 City of Moorpark, AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Miguel Magdaleno, Jr., Trustee of the Magdaleno Living Trust, dated April 4, 2004

hereby GRANT(S) to

The City of Moorpark, a California municipal entity,

The following described easement over the real property described on Exhibit "A-1":

- (1) A permanent easement on, over, through and across that certain real property described as the "Sidewalk Easement" in Exhibit "A-1" and depicted as the "Sidewalk Easement" on Exhibit "A-2", for the purpose of constructing and maintaining a sidewalk and for ingress and egress on, over, through and across such easement.
- (2) a permanent easement on, over, through and across that certain real property described as the "Storm Drain Easement" in Exhibit "A-1" and depicted as the "Storm Drain Easement" on Exhibit "A-2", for the purpose of constructing storm drain improvements and for ingress and egress on, over, through and across such easement.

Dated: February 17, 2006

Magdaleno Living Trust, dated April 4, 2004

STATE OF CALIFORNIA

COUNTY OF Ventura } ss:

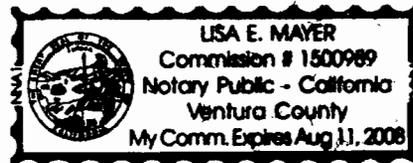
On March 13, 2006, before me,

Lisa E. Mayer
a Notary Public, personally appeared, Miguel Magdaleno

Miguel Magdaleno, Trustee
Miguel Magdaleno, Jr., Trustee

~~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 Lisa E. Mayer

FOR NOTARY SEAL OR STAMP

EXHIBIT "A-1"
(MAGDELANO LIVING TRUST)

Portions of Lot 8 of the Walnut Grove Tract, in the city of Moorpark, county of Ventura, state of California, per the map recorded in Book 8 at Page 22 of Miscellaneous Records (Maps) of said county, described as follows:

SIDEWALK EASEMENT

An easement for the construction and maintenance of a sidewalk described as follows:

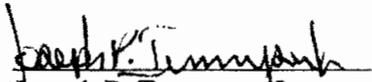
The easterly 1 foot of said Lot 8.

STORM DRAIN EASEMENT

An easement for the construction of storm drain improvements described as follows:

The westerly 5 feet of the easterly 6 feet of said Lot 8.

The above described easements are delineated on the attached Exhibit "A-2".


Joseph P. Tennyson, Jr.
LS 5983 (Exp. 12/31/06)

11.28.2005
Date

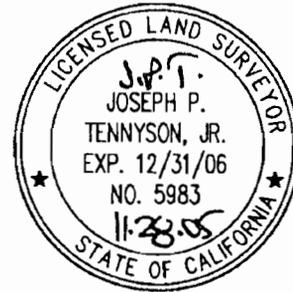
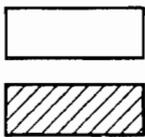
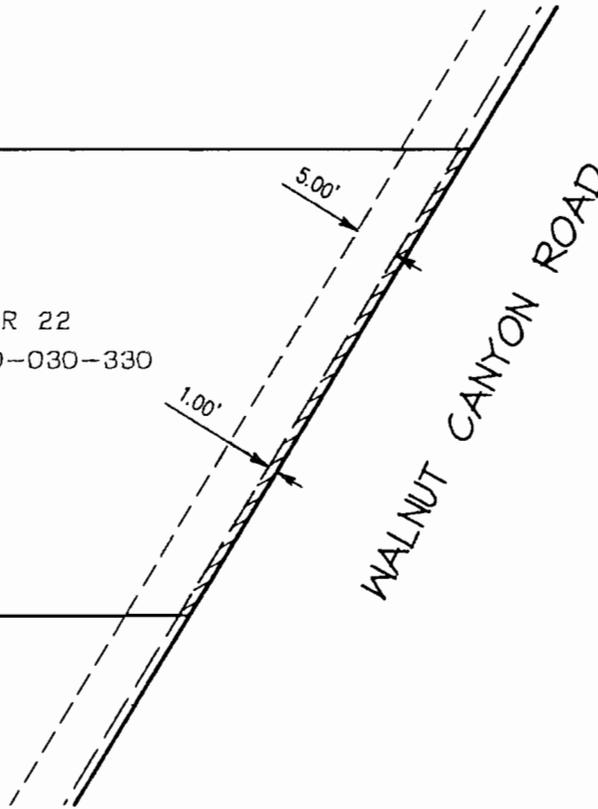


EXHIBIT "A-2"

(MAGDELANO LIVING TRUST)

LOT 8, 8 MR 22
APN: 511-0-030-330



STORM DRAIN EASEMENT

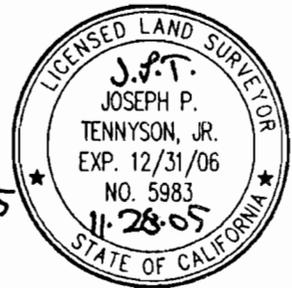
SIDEWALK EASEMENT



0' 10' 20' 40'

SCALE: 1"=20'

Joseph P. Tennyson, Jr. 11-28-2005
JOSEPH P. TENNYSON, JR. DATE
L.S. 5983 (EXP. 12-31-06)



Nov 28, 2005, 2:14pm aipton
C:\SW\12977\Exhibits\Walnut Cm Road\Survey\Ex A-2 Easement\2977 Ex A-2 511-0-030-330.dwg

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

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

MAIL TAX EXEMPT STATEMENTS TO: **EXEMPT**

The undersigned grantor(s) declare(s): SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX IS Not a Part of Public Records

.....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:

GRANT DEED

BARRERA

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

Rigoberto and Velia Barrera (owners),

hereby GRANTS to

The City of Moorpark, a California municipal entity,

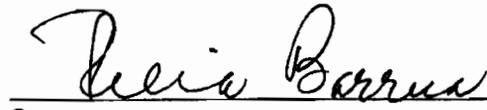
(1) in fee, that certain real property designated as the "Fee Parcel" in Exhibit "A-1" and depicted as the "Fee Parcel" on Exhibit "A-2", both of which are attached hereto and incorporated herein by this reference.

(2) a permanent easement on, over, through and across that certain real property described as the "Sidewalk Easement" in Exhibit "A-1" and depicted as the "Sidewalk Easement" on Exhibit "A-2", for the purpose of constructing and maintaining a sidewalk and for ingress and egress on, over, through and across such easement.

Dated: 1-23-06, 2005



Owner



Owner

MAIL TAX STATEMENTS TO Same as above

000225

EXHIBIT "A-1"
(BARRERA)

Portions of Lot 9 of the Walnut Grove Tract, in the city of Moorpark, county of Ventura, state of California, per the map recorded in Book 8 at Page 22 of Miscellaneous Records (Maps) of said county, described as follows:

SIDEWALK EASEMENT

An easement for the construction and maintenance of a sidewalk described as follows:

The easterly 1.5 feet of said Lot 9.

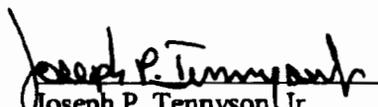
TEMPORARY CONSTRUCTION EASEMENT

An easement for the construction of street and driveway improvements described as follows:

The westerly 5 feet of the easterly 6.5 feet of said Lot 9.

This temporary construction easement shall terminate upon completion of the street and driveway improvements or on _____, which ever occurs first.

The above described easements are delineated on the attached Exhibit "A-2".


Joseph P. Tennyson, Jr.
LS 5983 (Exp. 12/31/06)

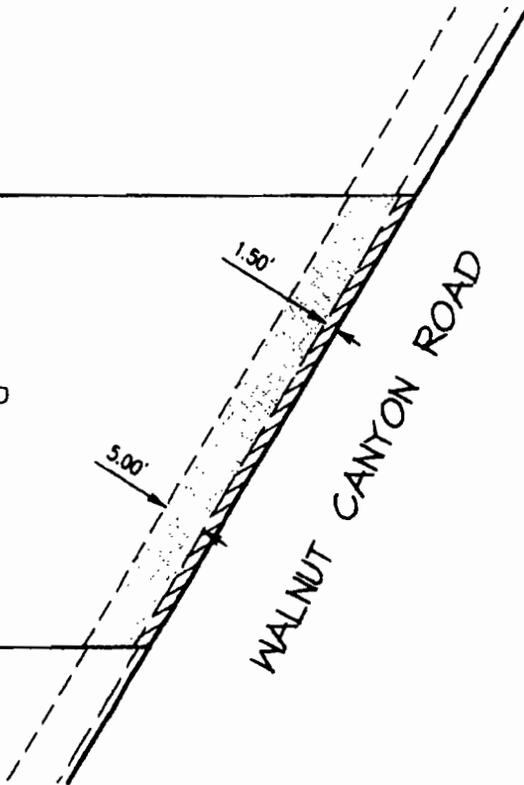
12.29.2004
Date

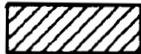


EXHIBIT "A2"

(BARRERA)

LOT 9, 8 MR 22
APN: 511-0-030-320



-  TEMPORARY CONSTRUCTION EASEMENT
-  SIDEWALK EASEMENT



0' 10' 20' 40'

SCALE: 1"=20'

Joseph P. Tennyson, Jr. 1.17.2005
JOSEPH P. TENNYSON, JR. DATE
L.S. 5983 (EXP. 12-31-06)



STATE OF CALIFORNIA)
) ss.
COUNTY OF VENTURA)

On Dec. 23, 2008 before me, the undersigned, a notary public, personally appeared Rigoberto Barrera, personally known to me (~~or proved to me on the basis of satisfactory evidence~~) to be the person/~~persons~~ whose names is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacities, and that by his/~~her/their~~ signatures 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.



Diane M. Shipton

Notary Public

DIANE M. SHIPTON

Name (Typed or Printed)

[Seal]

STATE OF CALIFORNIA)
) ss.
COUNTY OF VENTURA)

On Dec. 25, 2008 before me, the undersigned, a notary public, personally appeared Velia Barrera, personally known to me (~~or proved to me on the basis of satisfactory evidence~~) to be the person/~~persons~~ whose names is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacities, and that by his/~~her/their~~ signatures 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.



Diane M. Shipton

Notary Public

Diane M. Shipton

Name (Typed or Printed)

[Seal]

000228

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

City Clerk
CITY OF MOORPARK
799 Moorpark Avenue
Moorpark, CA 93021
MAIL TAX EXEMPT STATEMENTS TO: **EXEMPT**

The undersigned grantor(s) declare(s): **SPACE ABOVE THIS LINE FOR RECORDER'S USE**

DOCUMENTARY TRANSFER TAX IS Not a Part of Public Records

.....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:

GRANT DEED

SILVA

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

Henry Silva (owner),

hereby GRANTS to

The City of Moorpark, a California municipal entity,

(1) in fee, that certain real property designated as the "Fee Parcel" in Exhibit "A-1" and depicted as the "Fee Parcel" on Exhibit "A-2", both of which are attached hereto and incorporated herein by this reference.

(2) a permanent easement on, over, through and across that certain real property described as the "Sidewalk Easement" in Exhibit "A-1" and depicted as the "Sidewalk Easement" on Exhibit "A-2", for the purpose of constructing and maintaining a sidewalk and for ingress and egress on, over, through and across such easement.

Dated: 10-24, 2005

Owner

MAIL TAX STATEMENTS TO: Same as above

000229

EXHIBIT "A-1"
(SILVA)

Portions of Lot 10 of the Walnut Grove Tract, in the city of Moorpark, county of Ventura, state of California, per the map recorded in Book 8 at Page 22 of Miscellaneous Records (Maps) of said county, described as follows:

SIDEWALK EASEMENT

An easement for the construction and maintenance of a sidewalk described as follows:

The easterly 2 feet of said Lot 10.

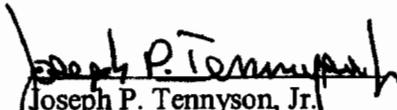
TEMPORARY CONSTRUCTION EASEMENT

An easement for the construction of street and driveway improvements described as follows:

The westerly 5 feet of the easterly 7 feet of said Lot 10.

This temporary construction easement shall terminate upon completion of the street and driveway improvements or on 1-1-2015, which ever occurs first.

The above described easements are delineated on the attached Exhibit "A-2".


Joseph P. Tennyson, Jr.
LS 5983 (Exp. 12/31/06)

12.29.2004
Date



EXHIBIT "A-1"
(SILVA)

Portions of Lot 10 of the Walnut Grove Tract, in the city of Moorpark, county of Ventura, state of California, per the map recorded in Book 8 at Page 22 of Miscellaneous Records (Maps) of said county, described as follows:

SIDEWALK EASEMENT

An easement for the construction and maintenance of a sidewalk described as follows:

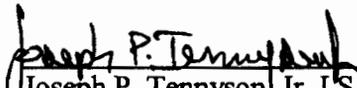
The easterly 2 feet of said Lot 10.

STORM DRAIN EASEMENT

An easement for the construction of storm drain improvements described as follows:

The westerly 5 feet of the easterly 7 feet of said Lot 10.

The above described easements are delineated on the attached Exhibit "A-2".


Joseph P. Tennyson, Jr. LS 5983
Expires 12/31/08

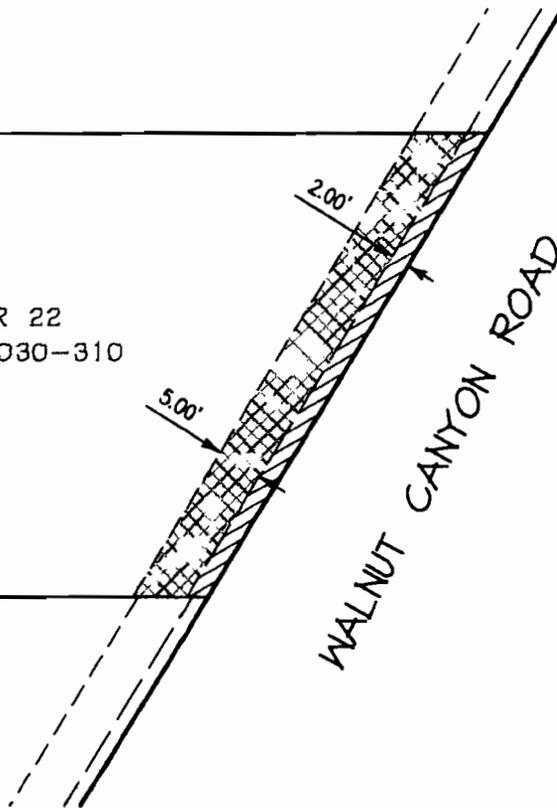
10-01-2007
Date



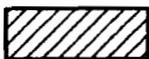
EXHIBIT "A2"

(SILVA)

LOT 10, 8 MR 22
APN: 511-0-030-310



TEMPORARY CONSTRUCTION
EASEMENT



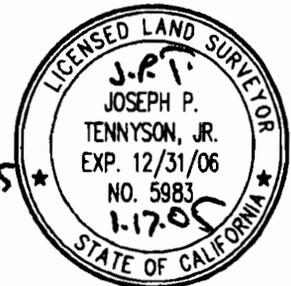
SIDEWALK EASEMENT



0' 10' 20' 40'

SCALE: 1"=20'

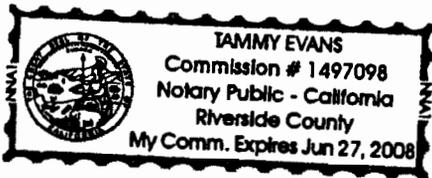
Joseph P. Tennyson 1.17.2005
JOSEPH P. TENNYSON, JR. DATE
L.S. 5983 (EXP. 12-31-06)



STATE OF CALIFORNIA)
) ss.
COUNTY OF VENTURA)

On 10/24, 2005 before me, the undersigned, a notary public, personally appeared **Henry Silva**, ~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the person/~~persons~~ whose names is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacities, and that by his/~~her/their~~ signatures 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.



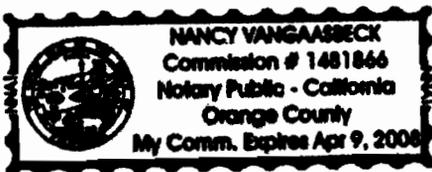
Tammy Evans
Notary Public
Tammy Evans
Name (Typed or Printed)

[Seal]

STATE OF CALIFORNIA)
) ss.
COUNTY OF VENTURA)

On Nov. 17th, 2005 before me, the undersigned, a notary public, personally appeared **Ed Pickett**, ~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the person/~~persons~~ whose names is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacities, and that by his/~~her/their~~ signatures 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.



Nancy Vangasbeck
Notary Public
Nancy Van Gaaasbeck
Name (Typed or Printed)

[Seal]

**RECORDING REQUESTED BY
WHEN RECORDED MAIL THIS DOCUMENT
AND TAX STATEMENTS TO:**

City Clerk
CITY OF MOORPARK
799 Moorpark Avenue
Moorpark, CA 93021
MAIL TAX EXEMPT STATEMENTS TO: **EXEMPT**

APN:
Escrow No:
Title No:

Space above this line for Recorder's use

EASEMENT GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$0.00, CITY TRANSFER TAX \$0.00 (Easements have no apparent value)
 City of Moorpark, AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Michael Anthony Garcia and Cindy Lee Garcia, husband and wife
hereby GRANT(S) to

The City of Moorpark, a California municipal entity,

The following described easement over the real property described on Exhibit "A-1":

- (1) A permanent easement on, over, through and across that certain real property described as the "Sidewalk Easement" in Exhibit "A-1" and depicted as the "Sidewalk Easement" on Exhibit "A-2", for the purpose of constructing and maintaining a sidewalk and for ingress and egress on, over, through and across such easement.
- (2) a permanent easement on, over, through and across that certain real property described as the "Storm Drain Easement" in Exhibit "A-1" and depicted as the "Storm Drain Easement" on Exhibit "A-2", for the purpose of constructing storm drain improvements and for ingress and egress on, over, through and across such easement.

Dated: February 17, 2006

STATE OF CALIFORNIA

COUNTY OF Ventura } ss:

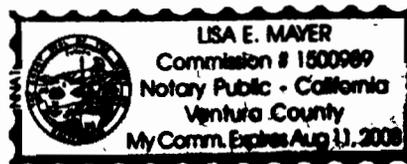
On March 13, 2006, before me,
Lisa E. Mayer

a Notary Public, personally appeared, Michael Anthony Garcia and Cindy Lee Garcia

Michael Anthony Garcia
Michael Anthony Garcia
Cindy Lee Garcia
Cindy Lee Garcia

~~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 Lisa E Mayer

FOR NOTARY SEAL OR STAMP

EXHIBIT "A-1"
(GARCIA)

Portions of Lot 11 of the Walnut Grove Tract, in the city of Moorpark, county of Ventura, state of California, per the map recorded in Book 8 at Page 22 of Miscellaneous Records (Maps) of said county, described as follows:

SIDEWALK EASEMENT

An easement for the construction and maintenance of a sidewalk described as follows:

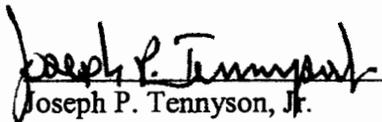
The easterly 2 feet of said Lot 11.

STORM DRAIN EASEMENT

An easement for the construction of storm drain improvements described as follows:

The westerly 5 feet of the easterly 7 feet of said Lot 11.

The above described easements are delineated on the attached Exhibit "A-2".


Joseph P. Tennyson, Jr.
LS 5983 (Exp. 12/31/06)

11.28.2005
Date

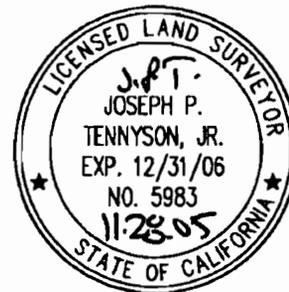
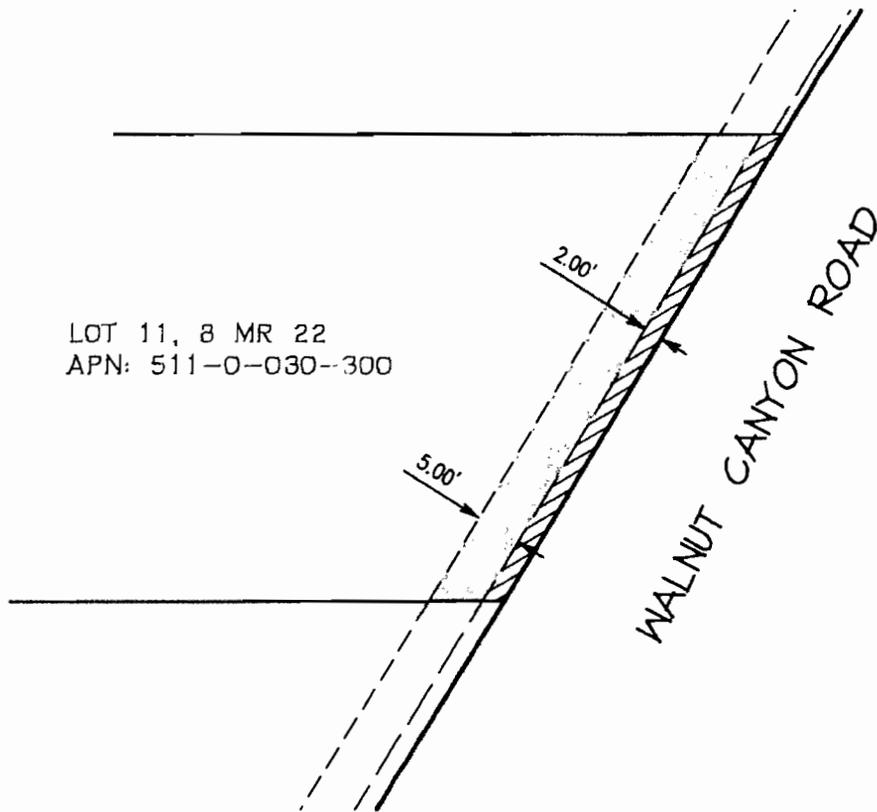
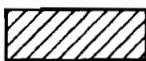


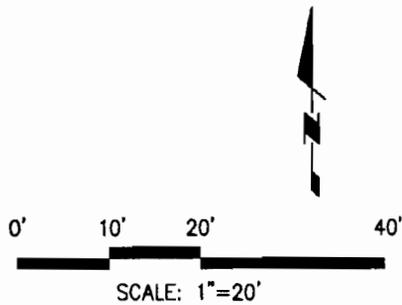
EXHIBIT "A-2"

(GARCIA)

LOT 11, 8 MR 22
APN: 511-0-030-300



 STORM DRAIN EASEMENT
 SIDEWALK EASEMENT



Joseph P. Tennyson, Jr. 11-28-2005
JOSEPH P. TENNYSON, JR. DATE
L.S. 5983 (EXP. 12-31-06)



**RECORDING REQUESTED BY
WHEN RECORDED MAIL THIS DOCUMENT
AND TAX STATEMENTS TO:**

City Clerk
CITY OF MOORPARK
799 Moorpark Avenue
Moorpark, CA 93021
MAIL TAX EXEMPT STATEMENTS TO: **EXEMPT**

APN:
Escrow No:
Title No:

Space above this line for Recorder's use

EASEMENT GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$0.00, CITY TRANSFER TAX \$0.00 (Easements have no apparent value)
 City of Moorpark, AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Armando Avalos and Maria Avalos, husband and wife

hereby GRANT(S) to

The City of Moorpark, a California municipal entity,

The following described easement over the real property described on Exhibit "A-1":

- (1) A permanent easement on, over, through and across that certain real property described as the "Sidewalk Easement" in Exhibit "A-1" and depicted as the "Sidewalk Easement" on Exhibit "A-2", for the purpose of constructing and maintaining a sidewalk and for ingress and egress on, over, through and across such easement.
- (2) a permanent easement on, over, through and across that certain real property described as the "Storm Drain Easement" in Exhibit "A-1" and depicted as the "Storm Drain Easement" on Exhibit "A-2", for the purpose of constructing storm drain improvements and for ingress and egress on, over, through and across such easement.

Dated: February 17, 2006

STATE OF CALIFORNIA

COUNTY OF Ventura } ss:

On March 28, 2006, before me,

Joanne C. Cowan,

a Notary Public, personally appeared,

Armando and Maria Avalos

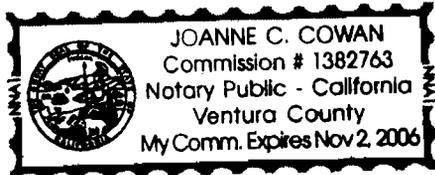
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) ~~is/are~~ subscribed to the within Instrument and acknowledged to me that ~~he/she~~ they executed the same in ~~his/her~~ their authorized capacity(ies), and that by his/her/their signature(s) 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 Joanne C. Cowan

Armando Avalos
Armando Avalos

Maria Avalos
Maria Avalos



FOR NOTARY SEAL OR STAMP

EXHIBIT "A-1"
(AVALOS)

Portions of Lot 13 of the Walnut Grove Tract, in the city of Moorpark, county of Ventura, state of California, per the map recorded in Book 8 at Page 22 of Miscellaneous Records (Maps) of said county, described as follows:

SIDEWALK EASEMENT

An easement for the construction and maintenance of a sidewalk described as follows:

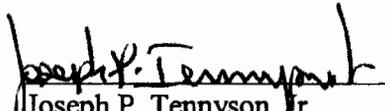
The easterly 1 foot of said Lot 13.

STORM DRAIN EASEMENT

An easement for the construction of storm drain improvements described as follows:

The westerly 5 feet of the easterly 6 feet of said Lot 13.

The above described easements are delineated on the attached Exhibit "A-2".


Joseph P. Tennyson, Jr.
LS 5983 (Exp. 12/31/06)

11.28.2005
Date

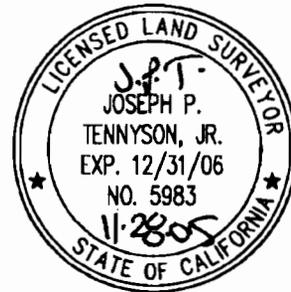
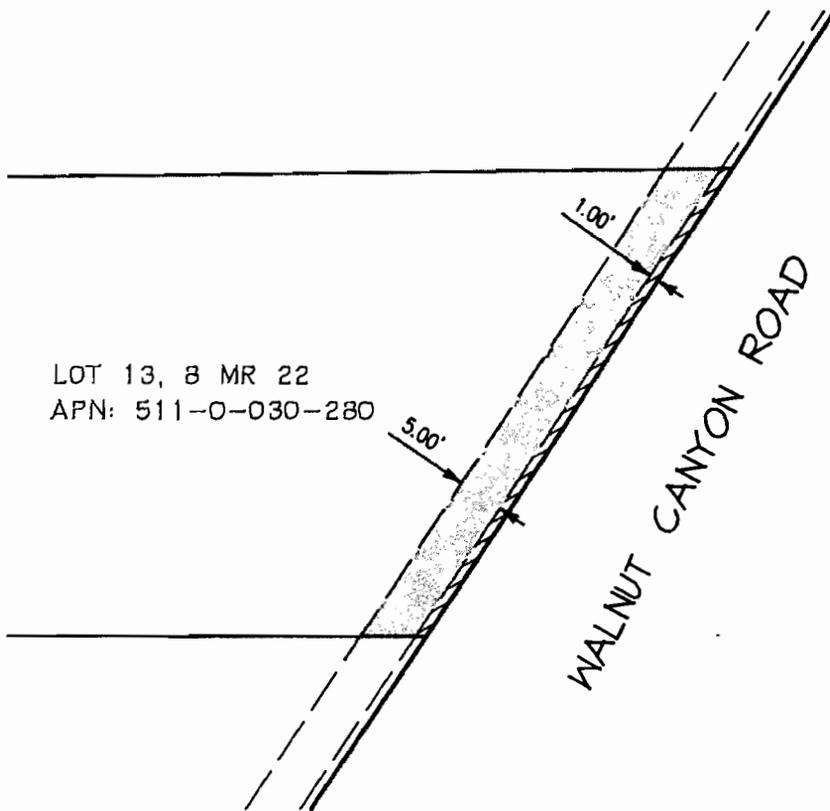
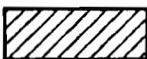


EXHIBIT "A-2"

(AVALOS)



STORM DRAIN EASEMENT



SIDEWALK EASEMENT



SCALE: 1"=20'

Joseph P. Tennyson, Jr.
JOSEPH P. TENNYSON, JR.
L.S. 5983 (EXP. 12-31-08) DATE



**RECORDING REQUESTED BY
WHEN RECORDED MAIL THIS DOCUMENT
AND TAX STATEMENTS TO:**

City Clerk
CITY OF MOORPARK
799 Moorpark Avenue
Moorpark, CA 93021
MAIL TAX EXEMPT STATEMENTS TO: **EXEMPT**

APN:
Escrow No:
Title No:

Space above this line for Recorder's use

EASEMENT GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$0.00, CITY TRANSFER TAX \$0.00 (Easements have no apparent value)
 City of Moorpark, AND

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

Juanita R. Carrillo, a widow

hereby GRANT(S) to

The City of Moorpark, a California municipal entity,

The following described easements over the real property described on Exhibit "A-1":

- (1) a permanent easement on, over, through and across that certain real property described as the "Sidewalk Easement" in Exhibit "A-1" and depicted as the "Sidewalk Easement" on Exhibit "A-2", for the purpose of constructing and maintaining a sidewalk and for ingress and egress on, over, through and across such easement.
- (2) a permanent easement on, over, through and across that certain real property described as the "Storm Drain Easement" in Exhibit "A-1" and depicted as the "Storm Drain Easement" on Exhibit "A-2", for the purpose of constructing storm drain improvements and for ingress and egress on, over, through and across such easement.

Dated: February 17, 2006

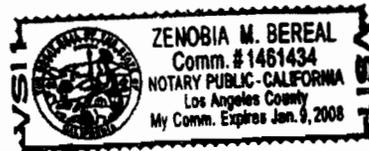
STATE OF CALIFORNIA }
COUNTY OF Ventura } ss:
On 3-15-2006 before me,
Zenobia M. Bereal
a Notary Public, personally appeared,
Juanita R. Carrillo

Juanita R. Carrillo
Juanita R. Carrillo

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 Zenobia M. Bereal



FOR NOTARY SEAL OR STAMP

EXHIBIT "A-1"
(CARRILLO)

Portions of Lot 14 of the Walnut Grove Tract, in the city of Moorpark, county of Ventura, state of California, per the map recorded in Book 8 at Page 22 of Miscellaneous Records (Maps) of said county, described as follows:

SIDEWALK EASEMENT

An easement for the construction and maintenance of a sidewalk described as follows:

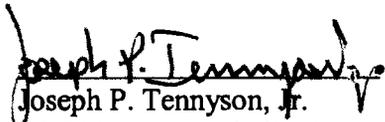
The easterly 1 foot of said Lot 14.

STORM DRAIN EASEMENT

An easement for the construction of storm drain improvements described as follows:

The westerly 5 feet of the easterly 6 feet of said Lot 14.

The above described easements are delineated on the attached Exhibit "A-2".


Joseph P. Tennyson, Jr.
LS 5983 (Exp. 12/31/06)

11.28.2005
Date

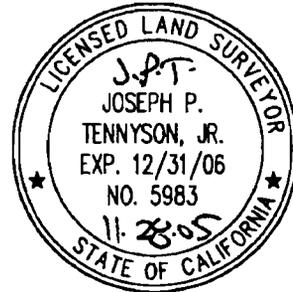
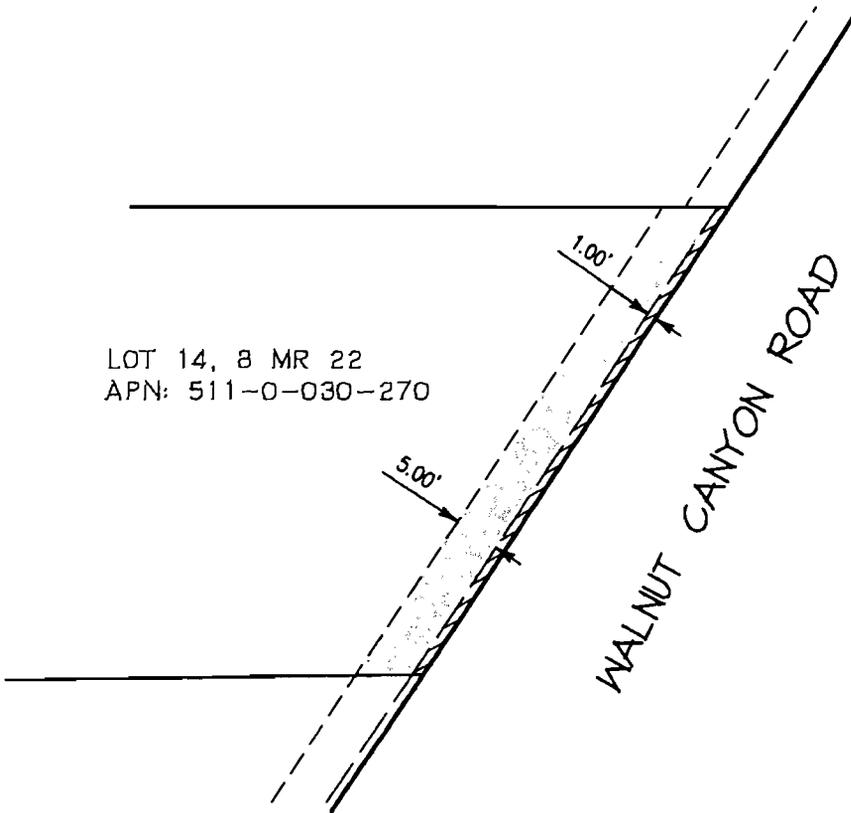
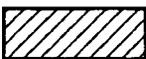


EXHIBIT "A-2"

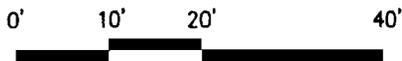
(CARRILLO)



STORM DRAIN EASEMENT



SIDEWALK EASEMENT



SCALE: 1"=20'

Joseph P. Tennyson, Jr. - 11-28-2005
JOSEPH P. TENNYSON, JR. DATE
L.S. 5983 (EXP. 12-31-06)



RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

City Clerk
CITY OF MOORPARK
799 Moorpark Avenue
Moorpark, CA 93021
MAIL TAX EXEMPT STATEMENTS TO: EXEMPT

EASEMENT GRANT DEED

The undersigned declares that the DOCUMENTARY TRANSFER TAX is
NOT APPLICABLE, TRANSFER TO PUBLIC AGENCY.

_____ computed on the full value of the interest or property conveyed; OR IS
_____ computed on the full value less value of liens or encumbrances remaining
thereon at the time of sale.

Signature of Declarant

For valuable consideration, receipt of which is hereby acknowledged,
this 23rd day of MAY, 2008,
ROBERTO and LEONOR GONZALEZ, husband and wife, Grantors,
grant to THE CITY OF MOORPARK, a California municipal entity, Grantee,

a permanent easement on, over, through and across that certain real property described as the "Sidewalk
Easement" in Exhibit "A-1" and depicted as the "Sidewalk Easement" on Exhibit "A-2", both attached hereto,
for the purpose of constructing and maintaining a sidewalk, and for ingress and egress on, over, through and
across such easement.

Roberto Gonzalez
Roberto Gonzalez

Leonor Gonzalez
Leonor Gonzalez

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF CALIFORNIA,)
COUNTY OF VENTURA)

On MAY 23, 2008 before me, CAROL A. SUCCA, (here insert name and title of the
officer), personally appeared ROBERTO GONZALEZ and LEONOR GONZALEZ, who 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.

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 Carol A. Succa (Seal)

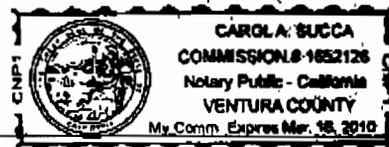


EXHIBIT "A-1"
(GONZALEZ)

Portions of Lot 40 of the Walnut Grove Tract, in the city of Moorpark, county of Ventura, state of California, per the map recorded in Book 8 at Page 22 of Miscellaneous Records (Maps) of said county, described as follows:

SIDEWALK EASEMENT

An easement for the construction and maintenance of a sidewalk described as follows:

Beginning at the southeast corner of said Lot 40; thence along the southerly line of said Lot,

- 1st South 89°55'56" West, a distance of 7.00 feet; thence,
- 2nd North 14°30'25" East, a distance of 43.21 feet to the easterly line of said Lot 40; thence along said easterly line,
- 3rd South 05°13'28" West, a distance of 42.00 feet to the Point of Beginning.

TEMPORARY CONSTRUCTION EASEMENT

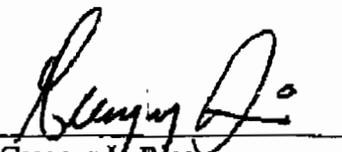
An easement for the construction of street and driveway improvements described as follows:

Beginning at the southwesterly corner of the above described sidewalk easement; thence along the southerly line of said Lot 40,

- 1st South 89°55'56" West, a distance of 5.17 feet to a line that is parallel with and distant 5.00 feet northwesterly, measured at right angles, from the northwesterly line of the above described sidewalk easement; thence along said parallel line,
- 2nd North 14°30'25" East, a distance of 51.70 feet to the northerly line of said Lot 40; thence along said northerly line,
- 3rd North 89°56'51" East, a distance of 3.79 feet to the northeasterly corner of said Lot 40; thence along the easterly line of said Lot,
- 4th South 05°13'28" West, a distance of 8.25 feet to the most northerly corner of the above described sidewalk easement; thence along the northwesterly line thereof,
- 5th South 14°30'25" West, a distance of 43.21 feet to the Point of Beginning.

This temporary construction easement shall terminate upon completion of the street and driveway improvements or on 01/01/2015, which ever occurs first.

The above described easements are delineated on the attached Exhibit "A-2".

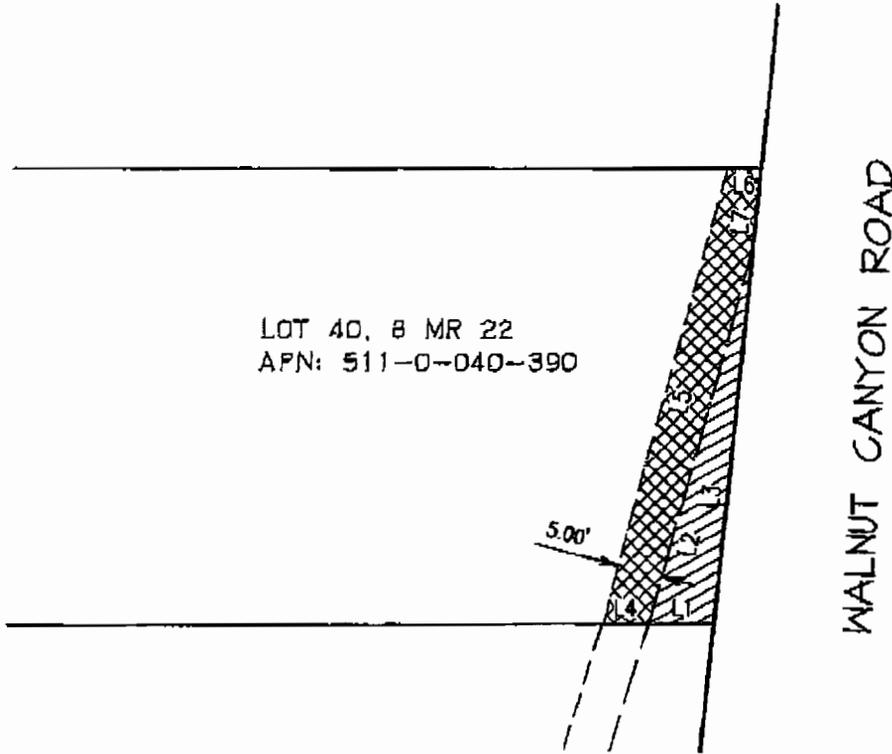


Gregory L. Rice
LS 8201 (Exp. 03/31/09)

2/24/08
Date



EXHIBIT "A-2" (GONZALEZ)

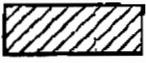


LOT 40, 8 MR 22
APN: 511-0-040-390

WALNUT CANYON ROAD

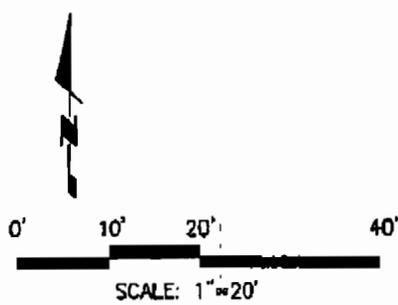
5.00'

 TEMPORARY CONSTRUCTION EASEMENT

 SIDEWALK EASEMENT

LINE TABLE

LINE	BEARING	LENGTH
L1	S89°55'56"W	7.00'
L2	N14°30'25"E	43.21'
L3	S05°13'28"W	42.00'
L4	S89°55'56"W	5.17'
L5	N14°30'25"E	51.70'
L6	N89°56'51"E	3.79'
L7	S05°13'28"W	8.25'



Gregory L. Rice 2/27/08
 GREGORY L. RICE DATE
 L.S. 8201 (EXP. 03-31-09)



L:\506\2077\Exhibits\Walnut Cn Road\Survey\Ex A-2 Easement\2077 Ex A-2 511-0-040-390.dwg
 Feb 28, 2008, 3:23pm mcr/ellur

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

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

MAIL TAX EXEMPT STATEMENTS TO: **EXEMPT**

The undersigned grantor(s) declare(s):

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX IS Not a Part of Public Records

.....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:

GRANT DEED

FELIX

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

Gary E. and Moana M. Felix (owners),

hereby GRANTS to

The City of Moorpark, a California municipal entity,

(1) in fee, that certain real property designated as the "Fee Parcel" in Exhibit "A-1" and depicted as the "Fee Parcel" on Exhibit "A-2", both of which are attached hereto and incorporated herein by this reference.

(2) a permanent easement on, over, through and across that certain real property described as the "Sidewalk Easement" in Exhibit "A-1" and depicted as the "Sidewalk Easement" on Exhibit "A-2", for the purpose of constructing and maintaining a sidewalk and for ingress and egress on, over, through and across such easement.

Dated: 3-30, ²⁰⁰⁶/₂₀₀₅



Owner



Owner

MAIL TAX STATEMENTS TO: Same as above

000246

EXHIBIT "A-1"
(FELIX)

Portions of Parcel 4 in the city of Moorpark, county of Ventura, state of California, per the map recorded in Book 4 at Page 39 of Parcel Maps of said county, described as follows:

SIDEWALK EASEMENT

An easement for the construction and maintenance of a sidewalk described as follows:

Beginning at the northeasterly corner of said Parcel 4; thence along the easterly line of said Parcel,

- 1st South 17°13'28" West, a distance of 29.68 feet; thence,
- 2nd North 07°37'07" East, a distance of 28.59 feet to the northerly line of said Parcel; thence along said northerly line,
- 3rd North 89°47'04" East, a distance of 5.00 feet to the Point of Beginning.

TEMPORARY CONSTRUCTION EASEMENT

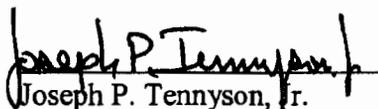
An easement for the construction of street and driveway improvements described as follows:

Beginning at the northwesterly corner of the above described sidewalk easement; thence along the westerly line of said sidewalk easement,

- 1st South 07°37'07" West, a distance of 28.59 feet to the easterly line of said Parcel; thence along said easterly line,
- 2nd South 17°13'28" West, a distance of 29.96 feet to a line that is parallel with and distant 5.00 feet westerly, measured at right angles, from said westerly line; thence along said parallel line,
- 3rd North 07°37'07" East, a distance of 57.44 feet to the northerly line of said Parcel; thence along said northerly line,
- 4th North 89°47'04" East, a distance of 5.05 feet to the Point of Beginning.

This temporary construction easement shall terminate upon completion of the street and driveway improvements or on 1-1-2015, which ever occurs first.

The above described easements are delineated on the attached Exhibit "A-2".

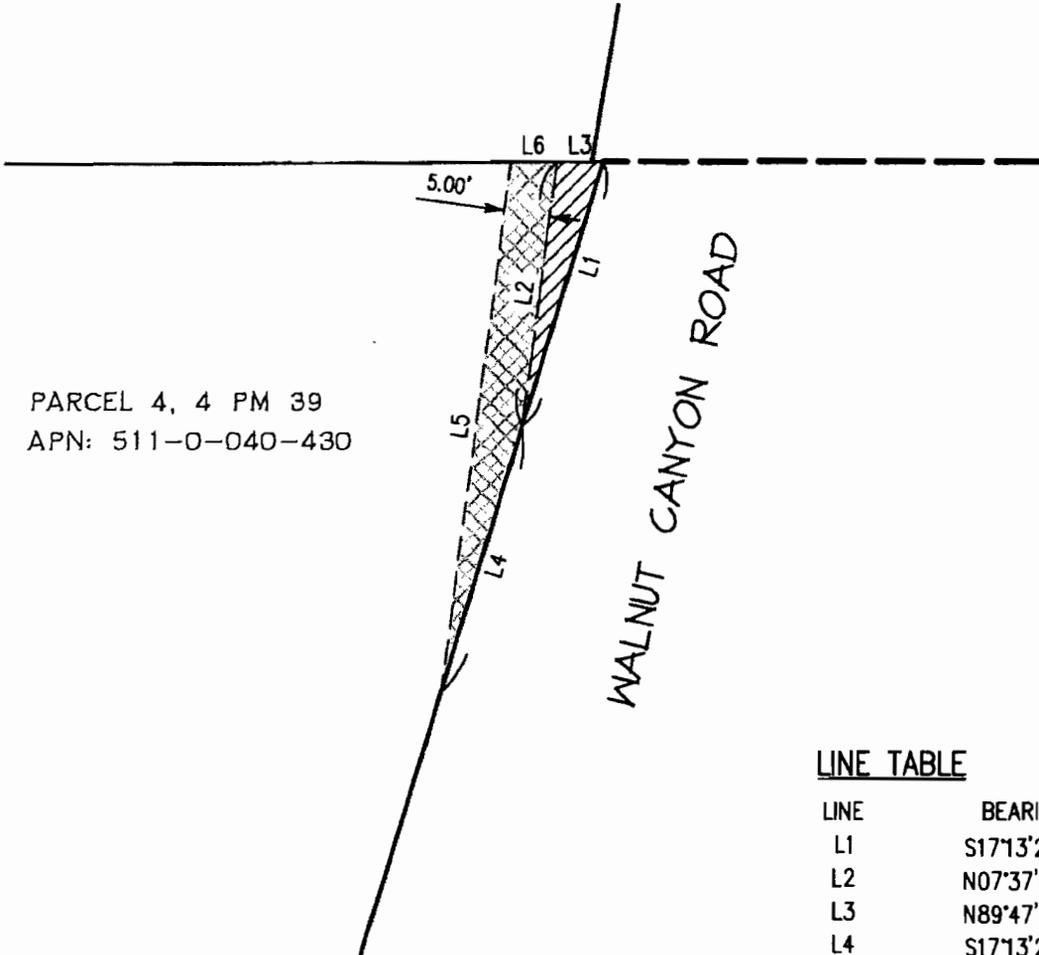

Joseph P. Tennyson, Jr.
LS 5983 (Exp. 12/31/06)

12.29.2004
Date



EXHIBIT "A-2"

(FELIX)

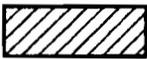


LINE TABLE

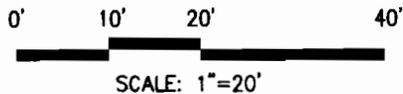
LINE	BEARING	LENGTH
L1	S17°13'28"W	29.68'
L2	N07°37'07"E	28.59'
L3	N89°47'04"E	5.00'
L4	S17°13'28"W	29.96'
L5	N07°37'07"E	57.44'
L6	N89°47'04"E	5.05'



TEMPORARY CONSTRUCTION
EASEMENT



SIDEWALK EASEMENT



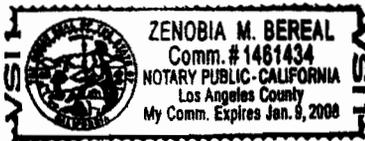
Joseph P. Tennyson, Jr.
 JOSEPH P. TENNYSON, JR. DATE
 L.S. 5983 (EXP. 12-31-06)

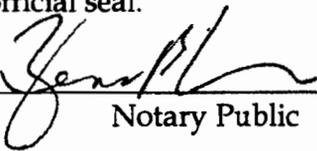


STATE OF CALIFORNIA)
) ss.
COUNTY OF VENTURA)

On 3-30, 200⁶~~5~~, before me, the undersigned, a notary public, personally appeared **Gary E. Felix**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person/persons whose names is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacities, and that by his/~~her~~/~~their~~ signatures 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.





Notary Public
Zenobia M. Bereal

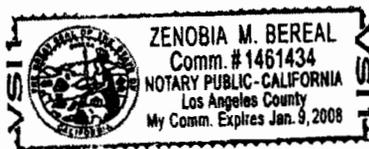
Name (Typed or Printed)

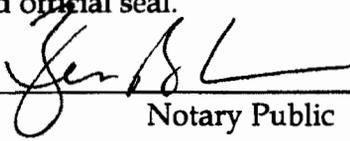
[Seal]

STATE OF CALIFORNIA)
) ss.
COUNTY OF VENTURA)

On 3-30, 200⁶~~5~~, before me, the undersigned, a notary public, personally appeared **Moana M. Felix**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person/persons whose names is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacities, and that by his/~~her~~/~~their~~ signatures 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.





Notary Public
Zenobia M. Bereal

Name (Typed or Printed)

[Seal]

972697-68

RECORDING REQUESTED BY:

FIDELITY NATIONAL TITLE COMPANY
_ **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 NO CONSIDERATION

.....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:

GRANT DEED

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

Jose Lozano, Jr. and Hortencia Lozano (owners),

hereby GRANTS to

The City of Moorpark, a California municipal entity,

(1) in fee, that certain real property designated as the "Fee Parcel" in Exhibit "A-1" and depicted as the "Fee Parcel" on Exhibit "A-2", both of which are attached hereto and incorporated herein by this reference.

(2) a permanent easement on, over, through and across that certain real property described as the "Sidewalk Easement" in Exhibit "A-1" and depicted as the "Sidewalk Easement" on Exhibit "A-2", for the purpose of constructing and maintaining a sidewalk and for ingress and egress on, over, through and across such easement.

Dated: April 20, 2005

Jose Lozano Jr.
Owner Jose Lozano Jr. ✓

Hortencia Lozano
Owner Hortencia Lozano ✓

MAIL TAX STATEMENTS TO: Same as above

EXHIBIT "A-1"
(LOZANO)

Portions of Parcel 2, in the city of Moorpark, county of Ventura, state of California, per the map recorded in Book 18 at Page 12 of Parcel Maps of said county, described as follows:

SIDEWALK EASEMENT

An easement for the construction and maintenance of a sidewalk described as follows:

Beginning at the northeasterly corner of said Parcel 2; thence along the easterly line of said Parcel the following 2 courses,

- 1st South 05°13'28" West, a distance of 14.09 feet; thence,
- 2nd South 35°43'28" West, a distance of 42.69 feet; thence,
- 3rd North 24°31'17" East, a distance of 53.51 feet to the northerly line of said Parcel; thence along said northerly line,
- 4th North 89°56'16" East, a distance of 4.00 feet to the Point of Beginning.

TEMPORARY CONSTRUCTION EASEMENT

An easement for the construction of street and driveway improvements described as follows:

Beginning at the northwesterly corner of the above described sidewalk easement; thence along the westerly line of said sidewalk easement,

- 1st South 24°31'17" West, a distance of 53.51 feet to the easterly line of said Parcel; thence along said easterly line,
- 2nd South 35°43'28" West, a distance of 25.74 feet to a line that is parallel with and distant 5.00 feet north westerly, measured at right angles, from said westerly line; thence along said parallel line,
- 3rd North 24°31'17" East, a distance of 76.47 feet to the northerly line of said Parcel; thence along said northerly line,
- 4th North 89°56'16" East, a distance of 5.50 feet to the Point of Beginning.

This temporary construction easement shall terminate upon completion of the street and driveway improvements or on 1-1-2015, which ever occurs first.

The above described easements are delineated on the attached Exhibit "A-2".


Joseph P. Tennyson, Jr.
LS 5983 (Exp. 12/31/06)

12.29.2004
Date

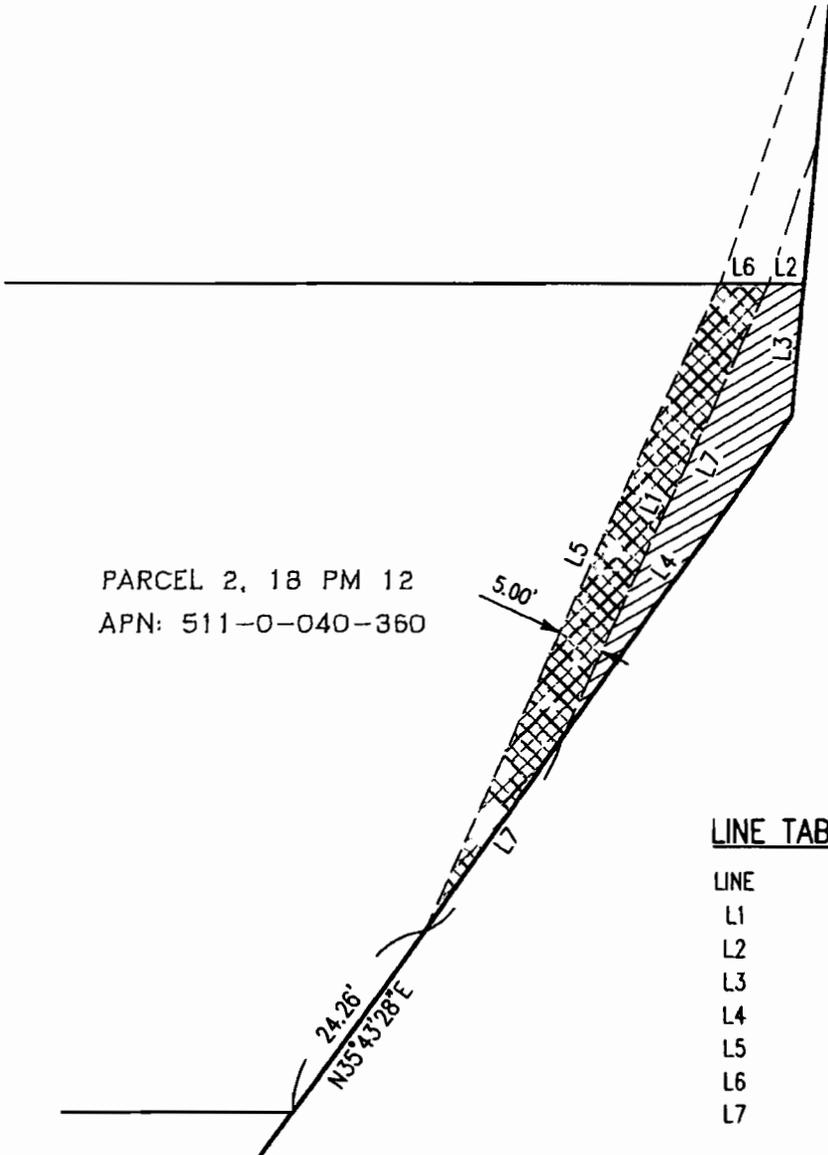


EXHIBIT "A-2"

(LOZANO)

PARCEL 2, 18 PM 12
APN: 511-0-040-360

WALNUT CANYON ROAD



LINE TABLE

LINE	BEARING	LENGTH
L1	N24°31'17"E	53.51'
L2	N89°56'16"E	4.00'
L3	S05°13'28"W	14.09'
L4	S35°43'28"W	42.69'
L5	N24°31'17"E	76.47'
L6	N89°56'16"E	5.50'
L7	S35°43'28"W	25.74'



TEMPORARY CONSTRUCTION
EASEMENT

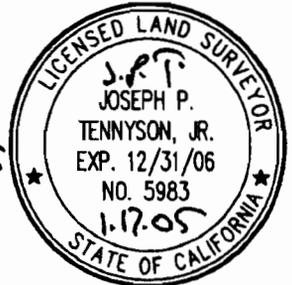


SIDEWALK EASEMENT



SCALE: 1"=20'

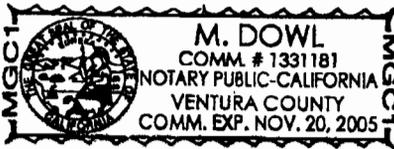
Joseph P. Tennyson, Jr.
JOSEPH P. TENNYSON, JR. DATE
L.S. 5983 (EXP. 12-31-06)



STATE OF CALIFORNIA)
) ss.
COUNTY OF VENTURA)

On 4/20/ 2005 before me, the undersigned, a notary public, personally appeared Jose Lozano, Jr., personally known to me (or proved to me on the basis of satisfactory evidence) to be the person/persons whose names is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacities, and that by his/her/their signatures 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.



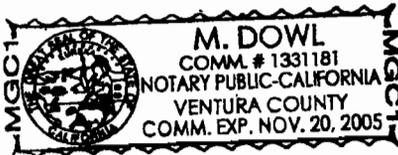
[Signature]
Notary Public
M. Dowl
Name (Typed or Printed)

[Seal]

STATE OF CALIFORNIA)
) ss.
COUNTY OF VENTURA)

On 4/20/ 2005 before me, the undersigned, a notary public, personally appeared Hortencia Lozano, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person/persons whose names is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacities, and that by his/her/their signatures 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]
Notary Public
M. Dowl
Name (Typed or Printed)

[Seal]

972697 BB

RECORDING REQUESTED BY:

FIDELITY NATIONAL TITLE COMPANY
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 **NO CONSIDERATION**

.....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:

GRANT DEED

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

Ramon and Maria Leticia Morales (owners),

hereby GRANTS to

The City of Moorpark, a California municipal entity,

(1) in fee, that certain real property designated as the "Fee Parcel" in Exhibit "A-1" and depicted as the "Fee Parcel" on Exhibit "A-2", both of which are attached hereto and incorporated herein by this reference.

(2) a permanent easement on, over, through and across that certain real property described as the "Sidewalk Easement" in Exhibit "A-1" and depicted as the "Sidewalk Easement" on Exhibit "A-2", for the purpose of constructing and maintaining a sidewalk and for ingress and egress on, over, through and across such easement.

Dated: April 2, 2005

Ramon Morales
Owner **Ramon Morales**

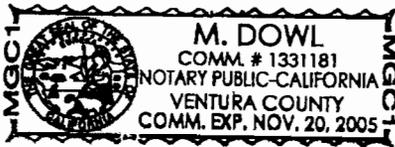
Maria L. Morales
Owner **Maria L. Morales**

MAIL TAX STATEMENTS TO: Same as above

STATE OF CALIFORNIA)
) ss.
COUNTY OF VENTURA)

On April 7, 2005 before me, the undersigned, a notary public, personally appeared **Ramon Morales**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person/persons whose names is are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacities, and that by his/her/their signatures 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.



A handwritten signature in black ink, appearing to read "Michael D. Dowl", written over a horizontal line.

Notary Public

A handwritten name "Michael D. Dowl" in black ink, written over a horizontal line.

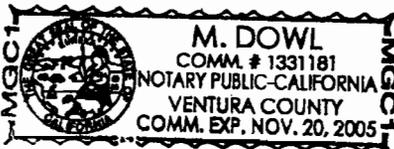
Name (Typed or Printed)

[Seal]

STATE OF CALIFORNIA)
) ss.
COUNTY OF VENTURA)

On April 7, 2005 before me, the undersigned, a notary public, personally appeared **Maria Leticia Morales**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person/persons whose names is are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacities, and that by his/her/their signatures 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.



A handwritten signature in black ink, appearing to read "Michael D. Dowl", written over a horizontal line.

Notary Public

A handwritten name "Michael D. Dowl" in black ink, written over a horizontal line.

Name (Typed or Printed)

[Seal]

Government Code 27361.7

I certify under the penalty of perjury that the notary seal on this document read as follows:

Name of Notary: M. Dowd
Date Commission Expires: 11/20/05
County where bond is Filed: Ventura
Commission No.: 1331181
Manufacturer/Vendor No.: MGC1

Place of execution - Newport Beach

Date - July 26, 2005



FIDELITY NATIONAL TITLE COMPANY

EXHIBIT "A-1"
(MORALES)

Portions of Lot 39 of the Walnut Grove Tract, in the city of Moorpark, county of Ventura, state of California, per the map recorded in Book 8 at Page 22 of Miscellaneous Records (Maps) of said county, described as follows:

FEE PARCEL

A parcel in fee for street improvement purposes.

Beginning at the southeasterly corner of said Lot 39; thence along the southerly line of said Lot,

- 1st South 89°56'16" West, a distance of 8.00 feet; thence,
- 2nd North 17°27'32" East, a distance of 37.59 feet to the easterly line of said Lot 39; thence along said easterly line,
- 3rd South 05°13'28" West, a distance of 36.00 feet to the Point of Beginning.

SIDEWALK EASEMENT

An easement for the construction and maintenance of a sidewalk described as follows:

Beginning at the most southwesterly corner of the above described fee parcel; thence along the southerly line of said Lot 39,

- 1st South 89°56'16" West, a distance of 9.61 feet; thence,
- 2nd North 16°52'37" East, a distance of 52.30 feet to the northerly line of said Lot 39; thence along said northerly line,
- 3rd North 89°55'56" East, a distance of 7.00 feet to the northeast corner of said Lot 39; thence along the easterly line of said Lot,
- 4th South 05°13'28" West, a distance of 14.25 feet to the most northerly corner of the above described Fee Parcel; thence along the northwesterly line of said Fee Parcel,
- 5th South 17°27'32" West, a distance of 37.59 feet to the Point of Beginning.

TEMPORARY CONSTRUCTION EASEMENT

An easement for the construction of street and driveway improvements described as follows:

Beginning at the southwesterly corner of the above described sidewalk easement; thence along the southerly line of said Lot 39,

- 1st South 89°56'16" West, a distance of 5.23 feet to a line that is parallel with and distant 5.00 feet northwesterly, measured at right angles, from the northwesterly line of the above described sidewalk easement; thence along said parallel line,
- 2nd North 16°52'37" East, a distance of 52.30 feet to the northerly line of said Lot 39; thence along said northerly line,
- 3rd North 89°55'56" East, a distance of 5.23 feet to the northwesterly corner of said sidewalk easement; thence along the northwesterly line thereof,
- 4th South 16°52'37" West, a distance of 52.30 feet to the Point of Beginning.

This temporary construction easement shall terminate upon completion of the street and driveway improvements or on 1-1-2015, which ever occurs first.

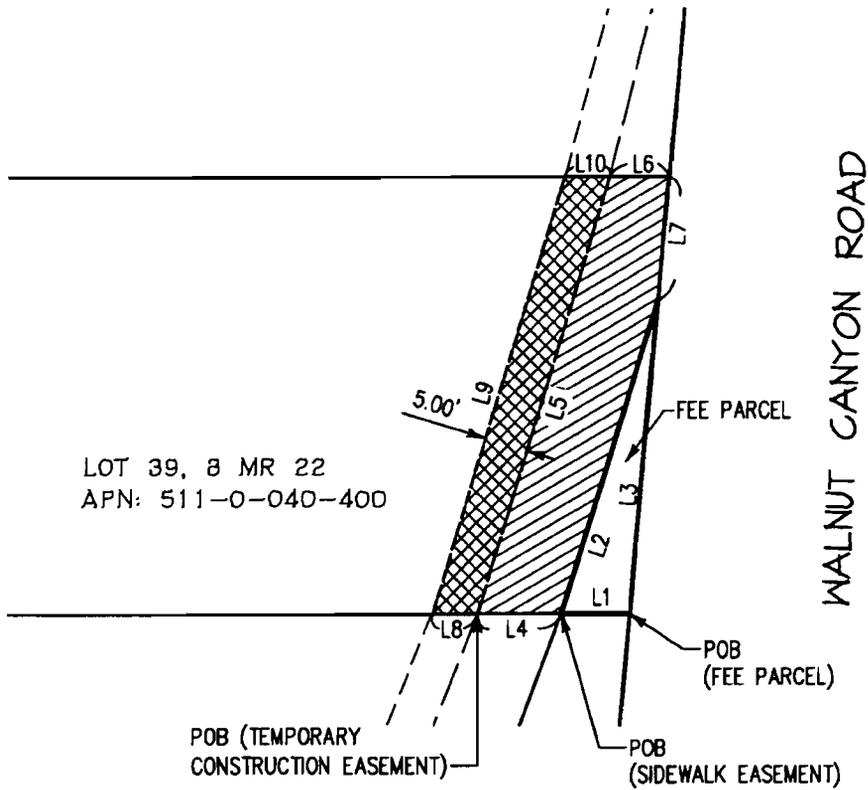
The above described fee parcel and easements are delineated on the attached Exhibit "A-2".


Joseph P. Tennyson, Jr. LS 5983 Date 1001.2007
Expires 12/31/08



EXHIBIT "A-2"

(MORALES)



LOT 39, 8 MR 22
APN: 511-0-040-400

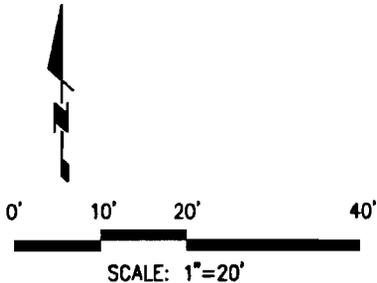
WALNUT CANYON ROAD

LEGEND

- TEMPORARY CONSTRUCTION EASEMENT
- SIDEWALK EASEMENT
- POB POINT OF BEGINNING

LINE TABLE

LINE	BEARING	LENGTH
L1	S89°56'16"W	8.00'
L2	N17°27'32"E	37.59'
L3	S05°13'28"W	36.00'
L4	S89°56'16"W	9.61'
L5	N16°52'37"E	52.30'
L6	N89°55'56"E	7.00'
L7	S05°13'28"W	14.25'
L8	S89°56'16"W	5.23'
L9	N16°52'37"E	52.30'
L10	N89°55'56"E	5.23'



Joseph P. Tennyson, Jr.
 JOSEPH P. TENNYSON, JR.
 L.S. 5983 (EXP. 12-31-08) DATE 10.01.07



**RECORDING REQUESTED BY
WHEN RECORDED MAIL THIS DOCUMENT
AND TAX STATEMENTS TO:**

City Clerk
CITY OF MOORPARK
799 Moorpark Avenue
Moorpark, CA 93021
MAIL TAX EXEMPT STATEMENTS TO: **EXEMPT**

APN:
Escrow No:
Title No:

Space above this line for Recorder's use

EASEMENT GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$0.00, CITY TRANSFER TAX \$0.00 (Easements have no apparent value)
 City of Moorpark, AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Pete D. Rivera and Connie Rivera, husband and wife

hereby GRANT(S) to

The City of Moorpark, a California municipal entity,

The following described easement over the real property described on Exhibit "A-1":

- (1) A permanent easement on, over, through and across that certain real property described as the "Sidewalk Easement" in Exhibit "A-1" and depicted as the "Sidewalk Easement" on Exhibit "A-2", for the purpose of constructing and maintaining a sidewalk and for ingress and egress on, over, through and across such easement.
- (2) a permanent easement on, over, through and across that certain real property described as the "Storm Drain Easement" in Exhibit "A-1" and depicted as the "Storm Drain Easement" on Exhibit "A-2", for the purpose of constructing storm drain improvements and for ingress and egress on, over, through and across such easement.

Dated: February 17, 2006

STATE OF CALIFORNIA

COUNTY OF Ventura } ss:

On March 24, 2006, before me,
Lisa E. Mayer
a Notary Public, personally appeared, Pete D. Rivera

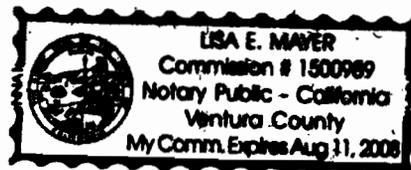
Pete D. Rivera
Pete D. Rivera

Connie Rivera

~~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 Lisa E Mayer



FOR NOTARY SEAL OR STAMP

EXHIBIT "A-1"
(RIVERA)

Portions of Lot 12 of the Walnut Grove Tract, in the city of Moorpark, county of Ventura, state of California, per the map recorded in Book 8 at Page 22 of Miscellaneous Records (Maps) of said county, described as follows:

SIDEWALK EASEMENT

An easement for the construction and maintenance of a sidewalk described as follows:

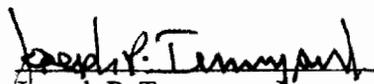
The easterly 1 foot of said Lot 12.

STORM DRAIN EASEMENT

An easement for the construction of storm drain improvements described as follows:

The westerly 5 feet of the easterly 6 feet of said Lot 12.

The above described easements are delineated on the attached Exhibit "A-2".


Joseph P. Tennyson, Jr.
LS 5983 (Exp. 12/31/06)

11.28.2005
Date

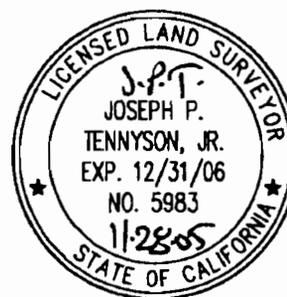
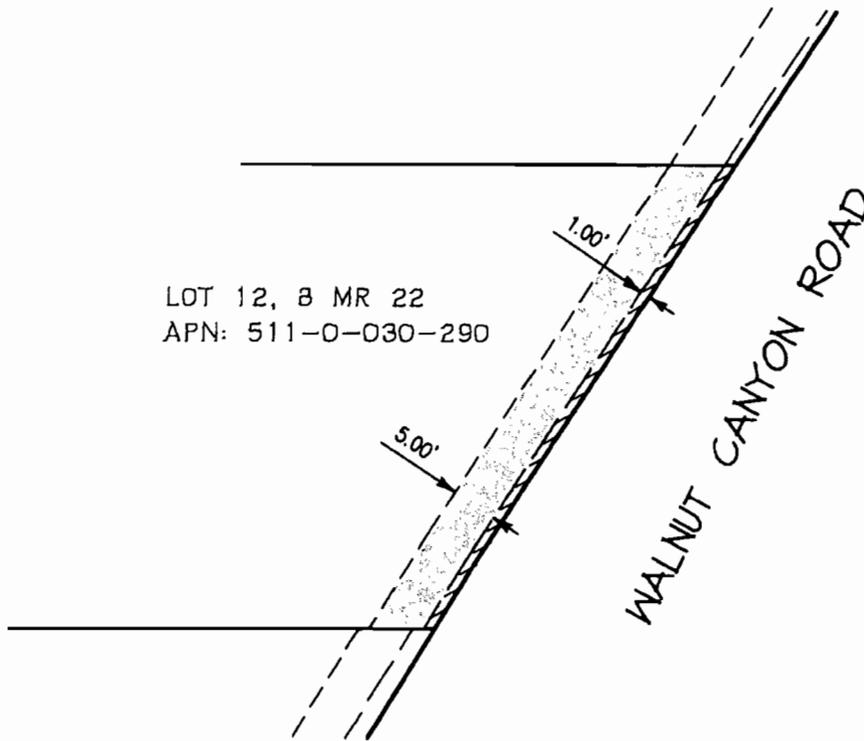


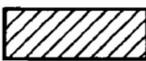
EXHIBIT "A-2"

(RIVERA)

LOT 12, B MR 22
APN: 511-0-030-290



STORM DRAIN EASEMENT



SIDEWALK EASEMENT



0' 10' 20' 40'

SCALE: 1"=20'

Joseph P. Tennyson, Jr. 11-28-2005
JOSEPH P. TENNYSON, JR. DATE
L.S. 5983 (EXP. 12-31-06)

