



TRIUNFO SANITATION DISTRICT

A PUBLIC AGENCY

Board of Directors
Triunfo Sanitation District
Ventura County, California

October 17, 2011

ACCEPTANCE OF EXECUTED EASEMENT AND GRANT DEEDS FOR RECORDATION

Summary

As part of the Conifer Tank Replacement Project, the Triunfo Sanitation District entered into an agreement with the Rancho Simi Recreation and Park District (RSRPD) for the exchange of real property to accommodate the construction of a new water tank. The RSRPD has transmitted the executed easement and grant deed documents for acceptance and recordation.

Background

On April 25, 2011, the Triunfo Sanitation District and the Rancho Simi Recreation and Park District entered into an agreement for the exchange of real property to accommodate the construction of a new water tank. The RSRPD has transmitted the following executed documents:

- Grant Deed granting Parcel 105
- Permanent Easement Deed for Parcels 103A, 103B, 103C, 103D, and 103E
- Temporary Construction Easement Deed for Parcels 203A, 203B, 205A, and 205B

The easement and grant deeds have been reviewed by Legal Counsel and are ready for acceptance by the Board for purposes of recordation.

Fiscal Impacts

No fiscal impacts.

Recommendation

It is recommended the Board authorize the Chairman to sign the Certificates of Acceptance for recordation of the easement and grant deeds transmitted by the Rancho Simi Recreation and Park District for the Conifer Tank Replacement Project.

APPROVED FOR THE OCTOBER 24, 2011 AGENDA


Doug Anders, Acting District Manager

Item 7-1



RANCHO SIMI RECREATION AND PARK DISTRICT

1692 Sycamore Drive, Simi Valley, California 93065 • (805) 584-4400 • FAX (805) 526-7025
Web Page: www.rsrpd.org

September 8, 2011

Transmitted via Personal Delivery

Mrs. Cindy Griffin and Mr. Tim Doyle
Triunfo Sanitation District
1001 Partridge Drive, Suite 150
Ventura, CA 93003-0704

Re: Conifer Tank Replacement / Oak Canyon Reservoir Project
Subject: Transmittal of Executed Grant Deeds

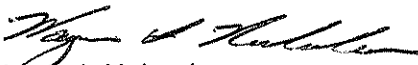
Dear Cindy and Tim:

Transmitted herein for Triunfo's acceptance and recordation are the following executed Easement and Grant Deed Documents from the Park District associated with the Conifer Tank Replacement / Oak Canyon Reservoir Project.

1. Executed Grant Deed granting Parcel 105 to Triunfo Sanitation District.
2. Executed Permanent Easement Deed to Triunfo Sanitation District for Parcels 103A, 103B, 103C, 103D, and 103E.
3. Executed Temporary Construction Easement Deed to Triunfo Sanitation District for Parcels 203A, 203B, 205A, and 205B.

If you have any questions or concerns, please feel free to contact me at (805) 584-4424.

Sincerely,


Wayne I. Nakaoka
Development Supervisor

Encls: 3

c. Assistant General Manager

F-2

RECORDING REQUESTED BY:
Triunfo Sanitation District

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS
OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO

NAME Triunfo Sanitation District
1001 Partridge Drive
STREET Suite 150
ADDRESS Ventura, CA 93003

SPACE ABOVE THIS LINE FOR RECORDER'S USE

This Deed is for the benefit of Triunfo Sanitation District and is
entitled to be recorded without fee (Government Code § 27383)

685	0	010	185	ALL
				PTN X

GRANT DEED

THE UNDERSIGNED GRANTOR DECLARE(s):
DOCUMENTARY TRANSFER TAX IS \$

None - Transfer to Political Subdivision of California-Exempt
Pursuant to Revenue & Taxation Code § 11922.

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale.
- Unincorporated area: County of Ventura, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Rancho Simi Recreation and Park District, a California Governmental Entity, (Grantor)

hereby GRANTS to
Triunfo Sanitation District, a California Governmental Entity, (Grantee)

That portion of real property in the County of Ventura, State of California, legally described in Exhibit A, as Parcel 105, which is attached hereto and by this reference incorporated herein, and graphically depicted in Exhibit B, which is attached hereto and by this reference incorporated herein.

The conveyance of this property has been made by the Grantor solely for the purpose of installation of a new water tank, utility access road and necessary utility lines by the Grantee. Grantee may not utilize the property for any other purpose, including installation of wireless telecommunication facilities on the property, without the express written consent of the Grantor.

Dated: Aug 18, 2011

RANCHO SIMI RECREATION AND PARK DISTRICT,
A California Governmental Entity

State of California }
County of Ventura }

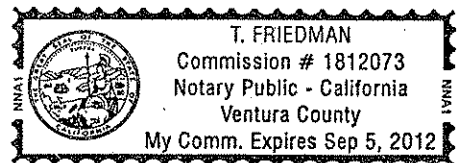
By: Gene P. Hostetler

On 8-18-11, before me,

(Name) Gene P. Hostetler

(Title) Chair, Board of Directors

T. FRIEDMAN, NOTARY
(here insert name and title of the officer)
personally appeared GENE P. HOSTETLER



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 T. Friedman

(Seal)

73

EXHIBIT 'A'
Legal Description
Parcel 105


Owner: Rancho Simi Recreation and Park District
Parcel: 685-0-010-185 and 685-0-010-195
Doc: 87-7762

That portion of Parcel 2 of Parcel Map No. 3776, in the unincorporated territory of the County of Ventura, State of California, as per map filed in Book 35, Page 60 of Parcel Maps, in the office of the County Recorder of said county, described as follows:

Beginning at the southern most point of the 13th course of Open Space Parcels 1L and A, as per the deed recorded as Document 87-7762 of the Official Records of Ventura County; thence North 26° 01' 22" West 135.55 feet along said 13th course to the true point of beginning, thence continuing on said 13th course:

- 1st North 26° 01' 22" West 135.97 feet; thence
- 2nd North 30° 13' 58" East 130.45 feet; thence
- 3rd North 42° 16' 02" East 344.53 feet; thence
- 4th South 50° 04' 27" East 74.72 feet; thence
- 5th South 24° 02' 35" West 281.88 feet; thence
- 6th South 54° 13' 25" West 117.86 feet to the true point of beginning.

For: Triunfo Sanitation District



Douglas M. Hahn, P.E.
C-30460 (Exp. 3/31/12)

6/3/11
Date



74

RANCHO SIMI RECREATION AND
PARK DISTRICT
PARCEL
885-0-010-185
&
885-0-010-195
DOC. 87-7762

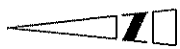
PARCEL 205A
3.76 AC

PARCEL 105
1.61 AC

PARCEL 205B
0.52 AC

T.P.O.B.

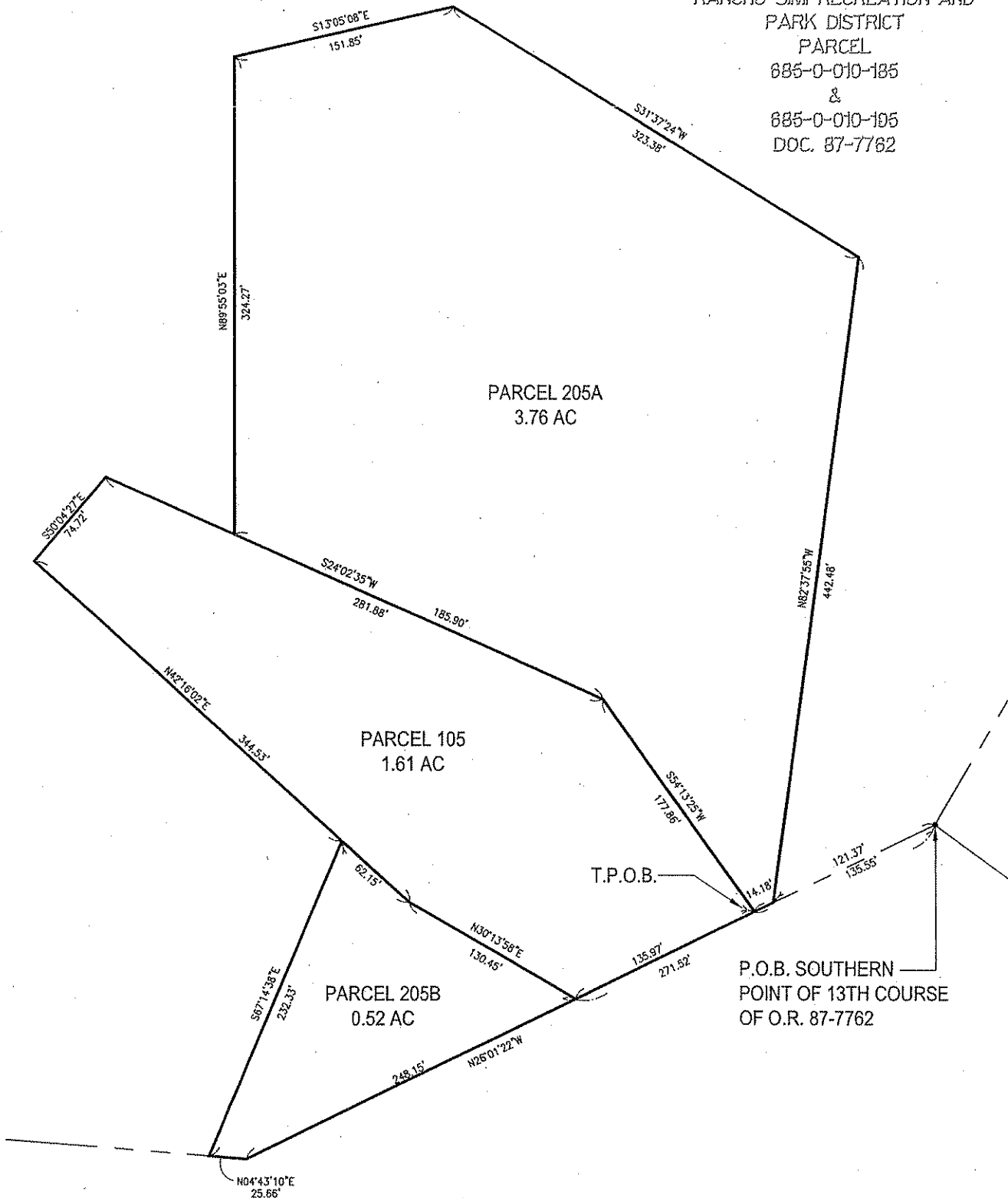
P.O.B. SOUTHERN
POINT OF 13TH COURSE
OF O.R. 87-7762



SCALE: 1"=100'

TRIUNFO SANITATION DISTRICT
OAK PARK WATER SERVICE
EXHIBIT 'B'
PARCEL 105

7.5



RANCHO SIMI RECREATION AND PARK DISTRICT

RESOLUTION NO. 1817

RESOLUTION AUTHORIZING A GRANT DEED TO TRIUNFO SANITATION DISTRICT CONVEYING A PORTION OF REAL PROPERTY LEGALLY DESCRIBED AS PARCEL 105 IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA FOR THE INSTALLATION OF A NEW WATER TANK, UTILITY ACCESS ROAD AND NECESSARY UTILITY LINES

WHEREAS, on April 25, 2011, the Rancho Simi Recreation and Park District (Rancho Simi) and the Triunfo Sanitation District (Triunfo) entered into an Agreement, *Exchange of Real Property Interests*, for the exchange of real property to accommodate the construction of a new water tank for the Oak Park Community; and

WHEREAS, under the terms of the Agreement, Rancho Simi is required to execute and deliver to Triunfo a Grant Deed, conveying to Triunfo a portion of real property legally described as Parcel 105 in the County of Ventura, State of California for the installation of a new water tank, utility access road and necessary utility lines required for the installation of the new tank, which is commonly referred to as the A7 Water Tank; and

WHEREAS, said Grant Deed is required to be executed and delivered to Triunfo by Rancho Simi within thirty (30) days of execution of the Agreement, or by May 25, 2011; and

WHEREAS, a good and sufficient Grant Deed granting to Triunfo a portion of real property legally described as Parcel 105 in the County of Ventura, State of California for the installation of a new water tank, utility access road and necessary utility lines to accommodate construction of the A-7 Water Tank has been presented to the Board of Directors of the Rancho Simi Recreation and Park District, and said Grant Deed has been reviewed by District staff and legal counsel and found to be in proper form.

NOW, THEREFORE, BE IT RESOLVED that the Grant Deed presented to the Board of Directors of the Rancho Simi Recreation and Park District granting to Triunfo a portion of real property legally described as Parcel 105 in the County of Ventura, State of California for the installation of a new water tank, utility access road and necessary utility lines to accommodate the construction of the A-7 Water Tank, the legal description of which is specifically set forth in said Grant Deed, is hereby approved and the Chairman of the Board of Directors of the Rancho Simi Recreation and Park District is hereby authorized and directed to execute same on behalf of the Rancho Simi Recreation and Park District and to deliver said Grant Deed to Triunfo Sanitation District.


The foregoing Resolution was approved by the Board of Directors of the Rancho Simi Recreation and Park District at a regularly scheduled meeting held on May 19, 2011 at 1692 Sycamore Drive, Simi Valley, California on a motion by Director Cavanaugh, seconded by Director Freeman, and carried with the following roll-call vote:

Ayes: Directors Johnson, Freeman, Cavanaugh, O'Brien, Hostetler

Noes: None


Absent: None

Abstain: None



Chair of the Board of Directors
Rancho Simi Recreation and Park District

I, Larry Peterson, Clerk of the Board of Directors of the Rancho Simi Recreation and Park District, Simi Valley, California, do hereby certify that the above and foregoing is a full, true and correct copy of Resolution No. 1817 approved by the Rancho Simi Recreation and Park District Board of Directors at its meeting on May 19, 2011.



Clerk to the Board of Directors
Rancho Simi Recreation and Park District

**CERTIFICATE OF ACCEPTANCE
TRIUNFO SANITATION DISTRICT**

This is to certify that the interest in real property conveyed by this Grant Deed dated August 18, 2011, from RANCHO SIMI RECREATION AND PARK DISTRICT, to the TRIUNFO SANITATION DISTRICT, a governmental agency, is hereby accepted by order of the TRIUNFO SANITATION DISTRICT BOARD OF DIRECTORS on October 24, 2011, and the Grantee consents to recordation thereof by its duty authorized officer.

Dated this 24th day of October, 2011.

TRIUNFO SANITATION DISTRICT

By: _____
Michael Paule, Chairman

State of California}
County of Ventura} ss

On _____, before me, _____, Notary Public, personally appeared _____ 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.

Notary Public

RECORDING REQUESTED BY:
Triunfo Sanitation District

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS
OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO

NAME Triunfo Sanitation District
STREET 1001 Partridge Drive
Suite 150
ADDRESS Ventura, CA 93003

SPACE ABOVE THIS LINE FOR RECORDER'S USE

This Deed is for the benefit of Triunfo Sanitation District and is
entitled to be recorded without fee (Government Code § 27383)

685	0	010	225	ALL
				PTN X

PERMANENT EASEMENT DEED

THE UNDERSIGNED GRANTOR DECLARE(s):
DOCUMENTARY TRANSFER TAX IS \$

None - Transfer to Political Subdivision of California-Exempt
Pursuant to Revenue & Taxation Code § 11922.

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale.
- Unincorporated area: County of Ventura, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Rancho Simi Recreation and Park District, a California Governmental Entity, (grantor)

hereby GRANTS to
Triunfo Sanitation District, a California Governmental Entity, (grantee)

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

A permanent easement for ingress, egress, construction, operation and maintenance of a utility service road and utility lines on, over, under and across that certain real property legally described in Exhibit "A", as Parcels 103A, 103B, 103C, 103D, and 103E, and graphically depicted in Exhibit "B", which exhibits are attached hereto and by this reference incorporated herein.

The Grantor reserves the right to use the surface area of the Permanent Easement, including the use of any utility service roads constructed by the Grantee for public multi-purpose recreational trail and open space activities including, but not limited to: walking, hiking, jogging, horseback riding, non-motorized biking, nature study, trail maintenance, and ingress and egress by the Grantor for maintenance and ranger vehicles.

Dated: Aug 18, 2011

State of California)
County of Ventura)

RANCHO SIMI RECREATION AND PARK DISTRICT,
A California Governmental Entity

By: Gene P. Hostetler

On 8-18-11, before me,

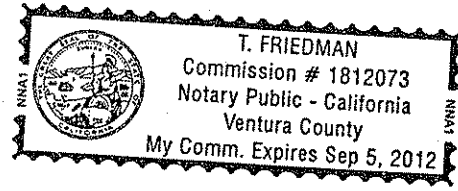
(Name) Gene P. Hostetler

T. FRIEDMAN NOTARY
(here insert name and title of the officer)

(Title) Chair, Board of Directors

personally appeared GENE P. HOSTETLER

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 [Signature]

(Seal)

710

EXHIBIT 'A'
Legal Description
Parcel 103A
Permanent Easement

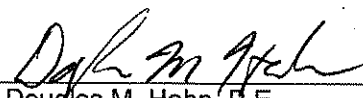
Owner: Rancho Simi Recreation and Park District
Parcel: 685-0-010-225
Doc: 87-7755

That portion of Parcel "A" in Tract 3803, in the unincorporated territory of the County of Ventura, State of California, as per the map recorded in Book 108, Page 59 through 67, inclusive, of the Miscellaneous Records (Maps), in the office of the County Recorder of said County, described as follows:

Beginning at the southern most point of said parcel as per deed recorded as Document 87-7755 of the Official Records of Ventura County; thence along the western boundary of said parcel

- 1st North 19° 59' 32" West, 96.86 feet; thence
- 2nd North 75° 44' 20" East, 35.16 feet to a 312.50-foot radius non-tangent curve concave to the east with a radial line bearing North 75° 44' 20" East; thence along said curve
- 3rd 107.22 feet through a central angle of 19° 40' 04"; thence tangentially
- 4th North 05° 24' 24" East, 52.45 feet to the northerly boundary of said parcel; thence along said northerly boundary
- 5th North 60° 36' 31" East, 6.53 feet; thence continuing on said northerly boundary
- 6th South 32° 49' 48" East 37.02 feet to a 77.50-foot radius non-tangent curve concave to the east with a radial line bearing South 68° 01' 57" East; thence along said curve
- 7th 20.55 feet through a central angle of 15° 11' 28" to a 287.50-foot radius tangential curve concave to the east with a radial line bearing South 83° 13' 25" East; thence along said curve
- 8th 105.56 feet through a central angle of 21° 02' 15"; thence tangentially
- 9th South 14° 15' 40" East 62.23 feet to a 42.50-foot radius tangential curve concave to the west with a radial line bearing South 75° 44' 20" East; thence along said curve
- 10th 28.68 feet through a central angle of 38° 39' 54"; thence
- 11th South 24° 24' 14" West 5.23 feet to the southerly boundary of said parcel; thence along said southerly boundary
- 12th South 70° 27' 22" West 38.07 feet to the point of beginning.

For: Triunfo Sanitation District



Douglas M. Hahn, P.E.
C-30460 (Exp. 3/31/12)

6/3/11
Date



EXHIBIT 'A'
Legal Description
Parcel 103B
Permanent Easement

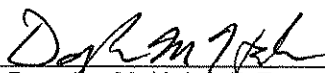
Owner: Rancho Simi Recreation and Park District
Parcel: 685-0-010-225
Doc: 87-7755

That strip of land 20-feet wide of Parcel "A" in Tract 3803, in the unincorporated territory of the County of Ventura, State of California, as per the map recorded on Book 108, Pages 59 through 67, inclusive, of Miscellaneous Records (Maps) in the office of the County Recorder of said County, the southerly boundary of said strip is offset 12.50 feet northerly of the line described as follows:

Beginning on the northwesterly boundary of said parcel as per deed recorded as Document 87-7755 of the Official Records of Ventura County, at the southerly most point of the adjacent parcel, APN 685-0-272-455, as per the deed recorded as Document 100081439 of the Official Records of Ventura County; thence North 57° 11' 48" East 81.50 feet along said northwesterly boundary; thence North 84° 42' 37" East, 98.21 feet to a 500-foot radius tangent curve concave to the north with a radial line bearing North 5° 17' 23" West; thence along said curve 137.24 feet though a central angle of 15° 43' 35"; thence tangentially North 68° 59' 02" East, 102.69 feet to a 500-foot radius tangent curve concave to the south with a radial line bearing South 21° 00' 58" East; thence along said curve 42.89 feet though a central angle of 4° 54' 55"; thence tangentially North 73° 53' 57" East, 160.36 feet to a 1500-foot radius tangent curve concave to the North with a radial line bearing North 16° 06' 03" West; thence along said curve 145 feet though a central angle of 5° 32' 19" to the true point of beginning; thence continuing on said curve

1st 50 feet though a central angle of 1° 54' 36".

For: Triunfo Sanitation District



Douglas M. Hahn, P.E.
C-30460 (Exp. 3/31/12)

6/3/11
Date



7-12

EXHIBIT 'A'
Legal Description
Parcel 103C
Permanent Easement

Owner: Rancho Simi Recreation and Park District
Parcel: 685-0-010-225
Doc: 87-7755

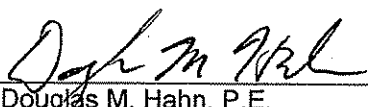
That strip of land 25-feet wide of Parcel "A" in Tract 3803, in the unincorporated territory of the County of Ventura, State of California, as per the map recorded on Book 108, Pages 59 through 67, inclusive, of Miscellaneous Records (Maps) in the office of the County Recorder of said County, the centerline described as follows:

Beginning on the northwesterly boundary of said parcel as per deed recorded as Document 87-7755 of the Official Records of Ventura County, at the southern most point of the adjacent parcel, APN 685-0-272-455, as per the deed recorded as Document 100081439 of the Official Records of Ventura County; thence North 57° 11' 48" East 81.50 feet along said northwesterly boundary to the true point of beginning; thence

- 1st North 84° 42' 37" East, 98.21 feet to a 500-foot radius tangent curve concave to the north with a radial line bearing North 5° 17' 23" West; thence along said curve
- 2nd 137.24 feet though a central angle of 15° 43' 35"; thence tangentially
- 3rd North 68° 59' 02" East, 102.69 feet to a 500-foot radius tangent curve concave to the south with a radial line bearing South 21° 00' 58" East; thence along said curve
- 4th 42.89 feet though a central angle of 4° 54' 55"; thence tangentially
- 5th North 73° 53' 57" East, 160.36 feet to a 1500-foot radius tangent curve concave to the North with a radial line bearing North 16° 06' 03" West; thence along said curve
- 6th 296.56 feet though a central angle of 11° 19' 40"; thence tangentially
- 7th North 62° 34' 17" East, 142.11 feet to a 40-foot radius tangent curve concave to the south with a radial line bearing South 27° 25' 43" East; thence along said curve
- 8th 66.78 feet though a central angle of 95° 39' 17"; thence tangentially
- 9th South 21° 46' 26" East, 91.31 feet to a 200-foot radius tangent curve concave to the east with a radial line bearing North 68° 13' 34" East; thence along said curve
- 10th 71.88 feet though a central angle of 20° 35' 34".

The northerly and southerly boundaries of the west end of said strip shall be lengthened or shortened to meet the said northwesterly boundary.

For: Triunfo Sanitation District



Douglas M. Hahn, P.E.
C-30460 (Exp. 3/31/12)

6/3/11
Date



7-13

EXHIBIT 'A'
Legal Description
Parcel 103D
Permanent Easement

Owner: Rancho Simi Recreation and Park District
Parcel: 685-0-010-225
Doc: 87-7755

That strip of land 15-feet wide of Parcel "A" in Tract 3803, in the unincorporated territory of the County of Ventura, State of California, as per the map recorded on Book 108, Pages 59 through 67, inclusive, of the Miscellaneous Records (Maps) in the office of the County Recorder of said County, the centerline of the strip is described as follows:


Beginning on the northwesterly boundary of said parcel as per deed recorded as Document 87-7755 of the Official Records of Ventura County, at the southern most point of the adjacent parcel, APN 685-0-272-455, as per the deed recorded as Document 100081439 of the Official Records of Ventura County; thence North 57° 11' 48" East 81.50 feet along said northwesterly boundary; thence North 84° 42' 37" East, 98.21 feet to a 500-foot radius tangent curve concave to the north with a radial line bearing North 5° 17' 23" West; thence along said curve 137.24 feet through a central angle of 15° 43' 35"; thence tangentially North 68° 59' 02" East, 102.69 feet to a 500-foot radius tangent curve concave to the south with a radial line bearing South 21° 00' 58" East; thence along said curve 42.89 feet through a central angle of 4° 54' 55"; thence tangentially North 73° 53' 57" East, 160.36 feet to a 1500-foot radius tangent curve concave to the North with a radial line bearing North 16° 06' 03" West; thence along said curve 196.30 feet through a central angle of 7° 29' 53" to the true point of beginning; thence

1st North 86° 23' 56" East 344.25 feet to the northeasterly boundary of said parcel.

The northerly and southerly boundaries of the east end of said strip shall be lengthened or shortened to meet the said northeasterly boundary.

Areas overlapping Parcel 103C are excluded.

For: Triunfo Sanitation District



Douglas M. Hahn, P.E.
C-30460 (Exp. 3/31/12)

6/3/11
Date



7-14

EXHIBIT 'A'
Legal Description
Parcel 103E
Permanent Easement


Owner: Rancho Simi Recreation and Park District
Parcel: 685-0-010-225
Doc: 87-7755

That portion of Parcel "A" in Tract 3803, in the unincorporated territory of the County of Ventura, State of California, as per the map recorded on Book 108, Pages 59 through 67, inclusive, of the Miscellaneous Records (Maps) in the office of the County Recorder of said County, described as follows:

Beginning on the easterly boundary of said parcel as per deed recorded as Document 87-7755 of the Official Records of Ventura County, at the northern most point of the 13th course of the adjacent parcel, APN 685-0-010-185, as per the deed recorded as Document 87-7762 of the Official Records of Ventura County; thence South 26° 01' 22" East 248.15 feet along said easterly boundary and said 13th course to the true point of beginning, thence continuing on said easterly boundary

- 1st South 26° 01' 22" East, 135.98 feet; thence
- 2nd South 54° 13' 25" West, 14.54 feet; thence
- 3rd North 45° 38' 22" West, 110.50 feet; thence
- 4th North 30° 14' 36" East, 61.85 feet to said easterly boundary and true point of beginning.

For: Triunfo Sanitation District



Douglas M. Hahn, P.E.
C-30460 (Exp. 3/31/12)

6/3/11
Date



7-15

DWG: F:\TSD\60182844 (16189.01) - Conifer Tank\0001\CAD\Exhibits\Legal Description Maps\EXHIBIT-1E.dwg
 DATE: Jun 03, 2011 11:36am
 USER: rainesd
 XREFS: parcels
 PROP CONST
 IMAGES: Basemap02
 Last Modified Date: 6/3/2011 11:36 AM

HILLCREST HOME OWNERS
 ASSOCIATION OF VENTURA
 PARCEL A
 TRACT 4363

WESTERN MOST
 POINT PARCEL 44-7

PARCEL 206
 .19 AC

PARCEL 685-0-272-455
 DOC. 100081439

PARCEL 104
 .08 AC

RANCHO SIMI RECREATION AND PARK DISTRICT
 PARCEL 685-0-010-225
 DOC. 87-7755

PARCEL 103A
 .20 AC

PARCEL 685-0-321-305
 DOC. 100081438

HILLCREST HOMEOWNERS ASSOCIATION OF
 VENTURA PARCEL A TRACT 4364
 DOC. 00-04183

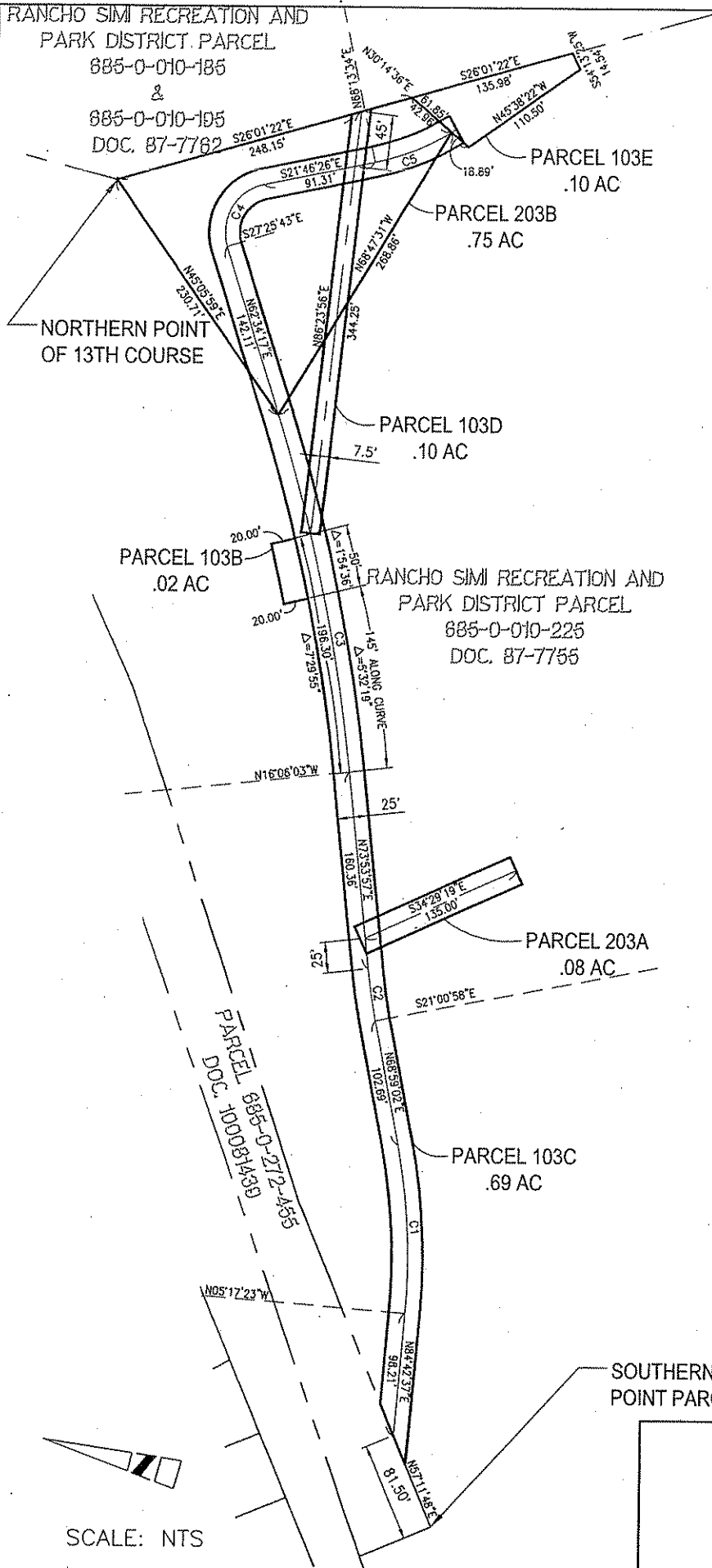
CURVE TABLE				
CURVE	DELTA	LENGTH	RADIUS	TANGENT
C1	19°40'04"	107.22'	312.50'	54.17'
C2	15°11'28"	20.55'	77.50'	10.33'
C3	21°02'15"	105.56'	287.50'	53.38'
C4	38°39'54"	28.68'	42.50'	14.91'
C5	14°48'32"	20.03'	77.50'	10.07'
C6	69°03'06"	15.06'	12.50'	8.60'
C7	9°03'59"	17.80'	112.50'	8.92'
C8	21°07'04"	32.25'	87.50'	16.31'



SCALE: NTS

TRIUNFO SANITATION DISTRICT
 OAK PARK WATER SERVICE
EXHIBIT B
 PARCEL 103A
 716
 SHEET 1 OF 2

DWG: F:\TSD\60182844 (16189.01) - Conifer Tank\0001\CAD\Exhibits\Legal Description Maps\EXHIBIT-1F-2.dwg
 DATE: Jun 03, 2011 1:43pm XREFS: parcels PROP CONST Basetopo2 IMAGES:
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 Lost Modified Date: 6/3/2011 11:40 AM



CURVE TABLE				
CURVE	DELTA	LENGTH	RADIUS	TANGENT
C1	15°43'35"	137.24'	500.00'	69.12'
C2	4°54'55"	42.89'	500.00'	21.44'
C3	11°19'40"	296.56'	1500.00'	148.82'
C4	95°39'17"	66.78'	40.00'	43.60'
C5	20°35'34"	71.88'	200.00'	36.96'



SCALE: NTS

TRIUNFO SANITATION DISTRICT
 OAK PARK WATER SERVICE
EXHIBIT B
 PARCELS 103B, 103C, 103D & 103E
 SHEET 2 OF 2

717

RANCHO SIMI RECREATION AND PARK DISTRICT

RESOLUTION NO. 1818

RESOLUTION AUTHORIZING A PERMANENT EASEMENT DEED TO TRIUNFO SANITATION DISTRICT FOR INGRESS, EGRESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF A UTILITY SERVICE ROAD AND UTILITY LINES ON, OVER, UNDER AND ACROSS CERTAIN REAL PROPERTY LEGALLY DESCRIBED AS PARCELS 103A, 103B, 103C, 103D AND 103E IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA

WHEREAS, on April 25, 2011, the Rancho Simi Recreation and Park District (Rancho Simi) and the Triunfo Sanitation District (Triunfo) entered into an Agreement, *Exchange of Real Property Interests*, for the exchange of real property to accommodate the construction of a new water tank for the Oak Park Community; and

WHEREAS, under the terms of the Agreement, Rancho Simi is required to execute and deliver to Triunfo a Permanent Easement Deed for ingress, egress, construction, operation and maintenance of a utility service road and utility lines on, over, under and across certain real property legally described as Parcels 103A, 103B, 103C, 103D and 103E in the County of Ventura, State of California; and

WHEREAS, said Permanent Easement Deed is required to be executed and delivered to Triunfo by Rancho Simi within thirty (30) days of execution of the Agreement, or by May 25, 2011; and

WHEREAS, a good and sufficient Permanent Easement Deed for ingress, egress, construction, operation and maintenance of a utility service road and utility lines on, over, under and across certain real property legally described as Parcels 103A, 103B, 103C, 103D and 103E in the County of Ventura, State of California has been presented to the Board of Directors of the Rancho Simi Recreation and Park District, and said Permanent Easement Deed has been reviewed by District staff and legal counsel and found to be in proper form.

NOW, THEREFORE, BE IT RESOLVED that the Permanent Easement Deed presented to the Board of Directors of the Rancho Simi Recreation and Park District for ingress, egress, construction, operation and maintenance of a utility service road and utility lines on, over, under and across certain real property legally described as Parcels 103A, 103B, 103C, 103D and 103E in the County of Ventura, State of California, the legal description of which is specifically set forth in said Permanent Easement Deed, is hereby approved and the Chairman of the Board of Directors of the Rancho Simi Recreation and Park District is hereby authorized and directed to execute same on behalf of the Rancho Simi Recreation and Park District and to deliver said Permanent Easement Deed to Triunfo Sanitation District.

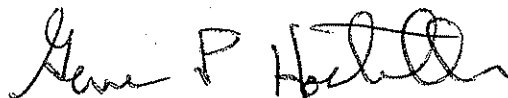
The foregoing Resolution was approved by the Board of Directors of the Rancho Simi Recreation and Park District at a regularly scheduled meeting held on May 19, 2011 at 1692 Sycamore Drive, Simi Valley, California on a motion by Director Cavanaugh, seconded by Director Freeman, and carried with the following roll-call vote:

Ayes: Directors Johnson, Freeman, Cavanaugh, O'Brien, Hostettler

Noes: None

Absent: None

Abstain: None



Chair of the Board of Directors
Rancho Simi Recreation and Park District

I, Larry Peterson, Clerk of the Board of Directors of the Rancho Simi Recreation and Park District, Simi Valley, California, do hereby certify that the above and foregoing is a full, true and correct copy of Resolution No. 1818 approved by the Rancho Simi Recreation and Park District Board of Directors at its meeting on May 19, 2011.



Clerk to the Board of Directors
Rancho Simi Recreation and Park District

**CERTIFICATE OF ACCEPTANCE
TRIUNFO SANITATION DISTRICT**

This is to certify that the interest in real property conveyed by this Permanent Easement Deed dated August 18, 2011, from RANCHO SIMI RECREATION AND PARK DISTRICT, to the TRIUNFO SANITATION DISTRICT, a governmental agency, is hereby accepted by order of the TRIUNFO SANITATION DISTRICT BOARD OF DIRECTORS on October 24, 2011, and the Grantee consents to recordation thereof by its duty authorized officer.

Dated this 24th day of October, 2011.

TRIUNFO SANITATION DISTRICT

By: _____
Michael Paule, Chairman

State of California}
County of Ventura} ss

On _____, before me, _____, Notary Public, personally appeared _____ 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.

Notary Public

RECORDING REQUESTED BY:
Triunfo Sanitation District

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS
OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO

NAME Triunfo Sanitation District
STREET 1001 Partridge Drive
Suite 150
ADDRESS Ventura, CA 93003

SPACE ABOVE THIS LINE FOR RECORDER'S USE

This Deed is for the benefit of Triunfo Sanitation District and is
entitled to be recorded without fee (Government Code § 27383)

685	0	010	225	ALL
				PTN X

TEMPORARY CONSTRUCTION EASEMENT DEED

THE UNDERSIGNED GRANTOR DECLARE(s):
DOCUMENTARY TRANSFER TAX IS \$

None - Transfer to Political Subdivision of California-Exempt
Pursuant to Revenue & Taxation Code § 11922.

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale.
- Unincorporated area: County of Ventura, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Rancho Simi Recreation and Park District, a California Governmental Entity, (grantor)

hereby GRANTS to
Triunfo Sanitation District, a California Governmental Entity, (grantee)

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

A non-exclusive temporary construction easement for ingress, egress, construction, grading, landscaping, and installation of temporary utilities on, over, under and across that certain real property legally described in Exhibit "A" as Parcels 203A, 203B, 205A, and 205B and graphically described in Exhibit "B", which exhibits are attached hereto and by this reference incorporated herein. These non-exclusive temporary construction easements shall automatically terminate upon recordation of a Notice of Completion by Triunfo Sanitation District accepting the construction and improvements for the Conifer Tank Replacement Project.

Dated: Aug 18, 2011

State of California

County of Ventura

On 8-18-11, before me,

T. FRIEDMAN, NOTARY
(here insert name and title of the officer)

personally appeared GENE P. HOSTETLER

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 [Signature]

RANCHO SIMI RECREATION AND PARK DISTRICT,
A California Governmental Entity

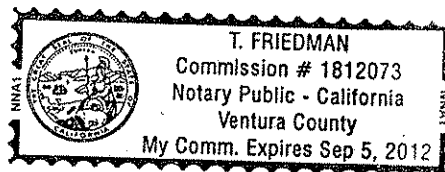
By: [Signature]

(Name)

Gene P. Hostetler

(Title)

Chair, Board of Directors



(Seal)

722

EXHIBIT 'A'
Legal Description
Parcel 203A
Temporary Construction Easement

Owner: Rancho Simi Recreation and Park District
Parcel: 685-0-010-225
Doc: 87-7755


That strip of land 25-feet wide of Parcel "A" in Tract 3803, in the unincorporated territory of the County of Ventura, State of California, as per the map recorded on Book 108, Pages 59 through 67, inclusive, of the Miscellaneous Records (Maps) in the office of the County Recorder of said County, the centerline described as follows:

Beginning on the northwesterly boundary of said parcel as per deed recorded as Document 87-7755 of the Official Records of Ventura County, at the southern most point of the adjacent parcel, APN 685-0-272-455, as per the deed recorded as Document 100081439 of the Official Records of Ventura County; thence North 57° 11' 48" East 81.50 feet along said northwesterly boundary, thence North 84° 42' 37" East, 98.21 feet to a 500-foot radius tangent curve concave to the north with a radial line bearing North 5° 17' 23" West; thence along said curve 137.24 feet though a central angle of 15° 43' 35"; thence tangentially North 68° 59' 02" East, 102.69 feet to a 500-foot radius tangent curve concave to the south with a radial line bearing South 21° 00' 58" East; thence along said curve 42.89 feet though a central angle of 4° 54' 55"; thence tangentially North 73° 53' 57" East, 25.00 feet to the true point of beginning, thence

1st South 34° 29' 19" East, 135 feet.

Areas overlapping Parcel 103C are excluded.

For: Triunfo Sanitation District



Douglas M. Hahn, P.E.
C-30460 (Exp. 3/31/12)

6/3/11
Date



7-23

EXHIBIT 'A'
Legal Description
Parcel 203B
Temporary Construction Easement

Owner: Rancho Simi Recreation and Park District
Parcel: 685-0-010-225
Doc: 87-7755

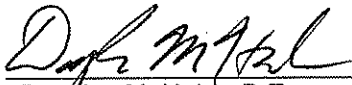
That portion of Parcel "A" in Tract 3803, in the unincorporated territory of the County of Ventura, State of California, as per the map recorded on Book 108, Pages 59 through 67, inclusive, of the Miscellaneous Records (Maps) in the office of the County Recorder of said County, described as follows:

Beginning on the easterly boundary of said parcel as per deed recorded as Document 87-7755 of the Official Records of Ventura County, at the northern most point of the 13th course of the adjacent parcel, APN 685-0-010-185, as per the deed recorded as Document 87-7762 of the Official Records of Ventura County; thence along said easterly boundary and said 13th course

- 1st South 26° 01' 22" East, 248.15 feet; thence
- 2nd South 30° 14' 36" West, 42.96 feet; thence
- 3rd North 68° 47' 31" West, 268.86 feet; thence
- 4th North 45° 05' 59" East, 230.71 feet to said easterly boundary and point of beginning.

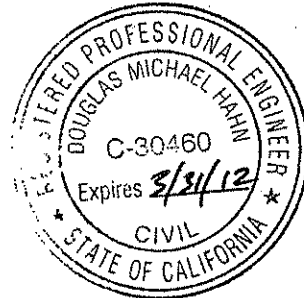
Areas overlapping Parcel 103C and Parcel 103D are excluded.

For: Triunfo Sanitation District



Douglas M. Hahn, P.E.
C-30460 (Exp. 3/31/12)

6/3/11
Date



724

EXHIBIT 'A'
Legal Description
Parcel 205A
Temporary Construction Easement

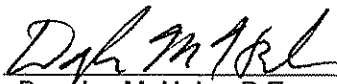
Owner: Rancho Simi Recreation and Park District
Parcel: 685-0-010-185 and 685-0-010-195
Doc: 87-7762

That portion of Parcel 2 of Parcel Map No. 3776, in the unincorporated territory of the County of Ventura, State of California, as per map filed in Book 35, Page 60 of Parcel Maps, in the office of the County Recorder of said county, described as follows:

Beginning at the southern most point of the 13th course of Open Space Parcels 1L and A, as per the deed recorded as Document 87-7762 of the Official Records of Ventura County, thence North 26° 01' 22" West 121.37 feet along said 13th course to the true point of beginning, thence continuing on said 13th course:

- 1st North 26° 01' 22" West 14.18 feet; thence
- 2nd North 54° 13' 25" East 177.86 feet; thence
- 3rd North 24° 02' 35" East 185.90 feet; thence
- 4th North 12° 43' 16" East 82.55 feet; thence
- 5th North 89° 55' 03" East 324.27 feet; thence
- 6th South 13° 05' 08" East 151.85 feet; thence
- 7th South 31° 37' 24" West 323.38 feet; thence
- 8th North 82° 37' 55" West 442.48 feet to a point on the said 13th course and the true point of the beginning.

For: Triunfo Sanitation District



Douglas M. Hahn, P.E.
C-60460 (Exp. 3/31/12)

6/3/11
Date



725

EXHIBIT 'A'
Legal Description
Parcel 205B
Temporary Construction Easement


Owner: Rancho Simi Recreation and Park District
Parcel: 685-0-010-185 and 685-0-010-195
Doc: 87-7762

That portion of Parcel 2 of Parcel Map No. 3776, in the unincorporated territory of the County of Ventura, State of California, as per map filed in Book 35, Page 60 of Parcel Maps, in the office of the County Recorder of said county, described as follows:

Beginning at the southern most point of the 13th course of Open Space Parcels 1L and A, as per the deed recorded as Document 87-7762 of the Official Records of Ventura County, thence North 26° 01' 22" West 271.52 feet along said 13th course to the true point of beginning, thence continuing on said 13th course:

- 1st North 26° 01' 22" West 248.15 feet; thence along the 14th course of said open space parcels
- 2nd North 04° 43' 10" East 25.66 feet; thence
- 3rd South 67° 14' 38" East 232.33 feet; thence
- 4th South 42° 16' 02" West 62.15 feet; thence
- 5th South 30° 13' 58" West 130.45 feet to a point on said 13th course and the true point of beginning.

For: Triunfo Sanitation District



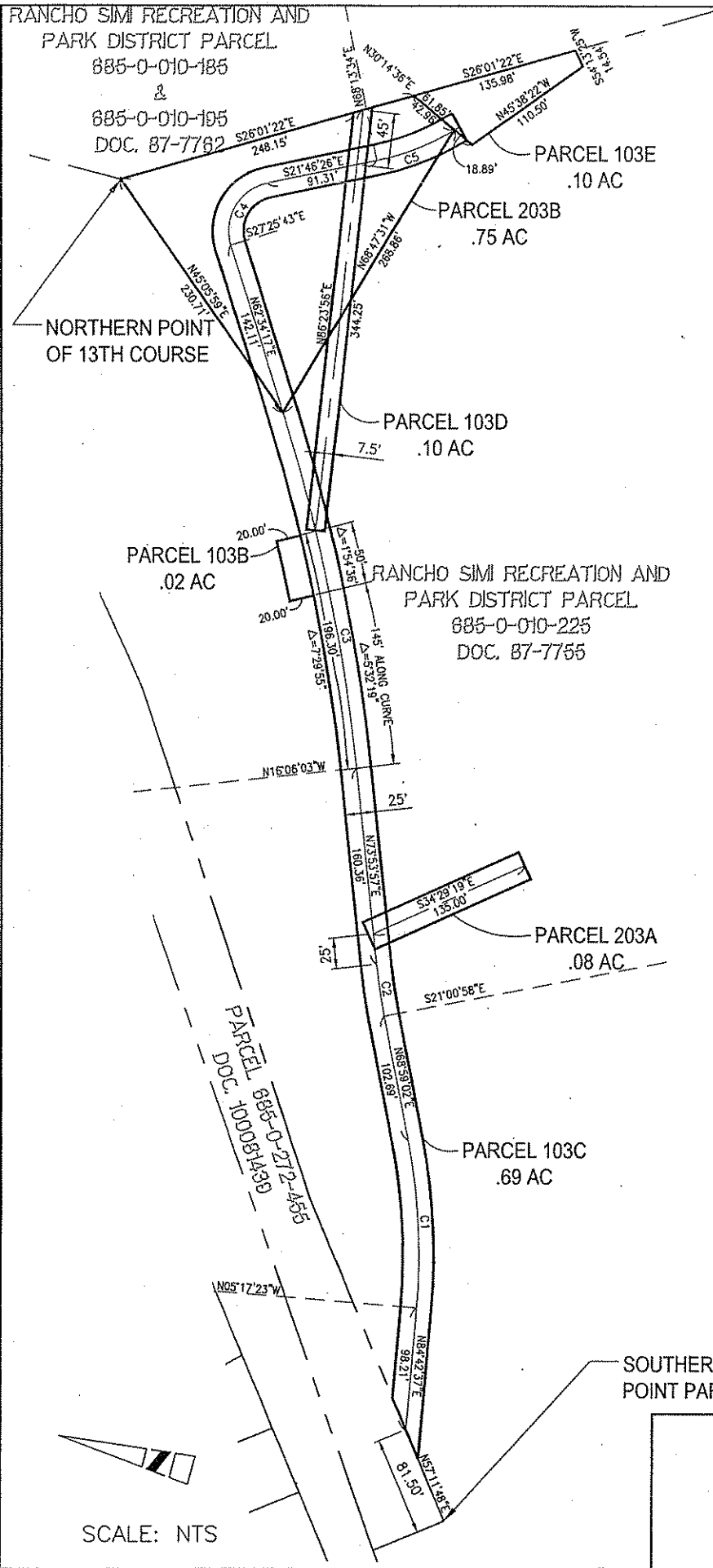
Douglas M. Hahn, P.E.
C-20460 (Exp. 3/31/12)

6/3/11
Date



7-26

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 Lost Modified Date: 6/3/2011 11:38 AM

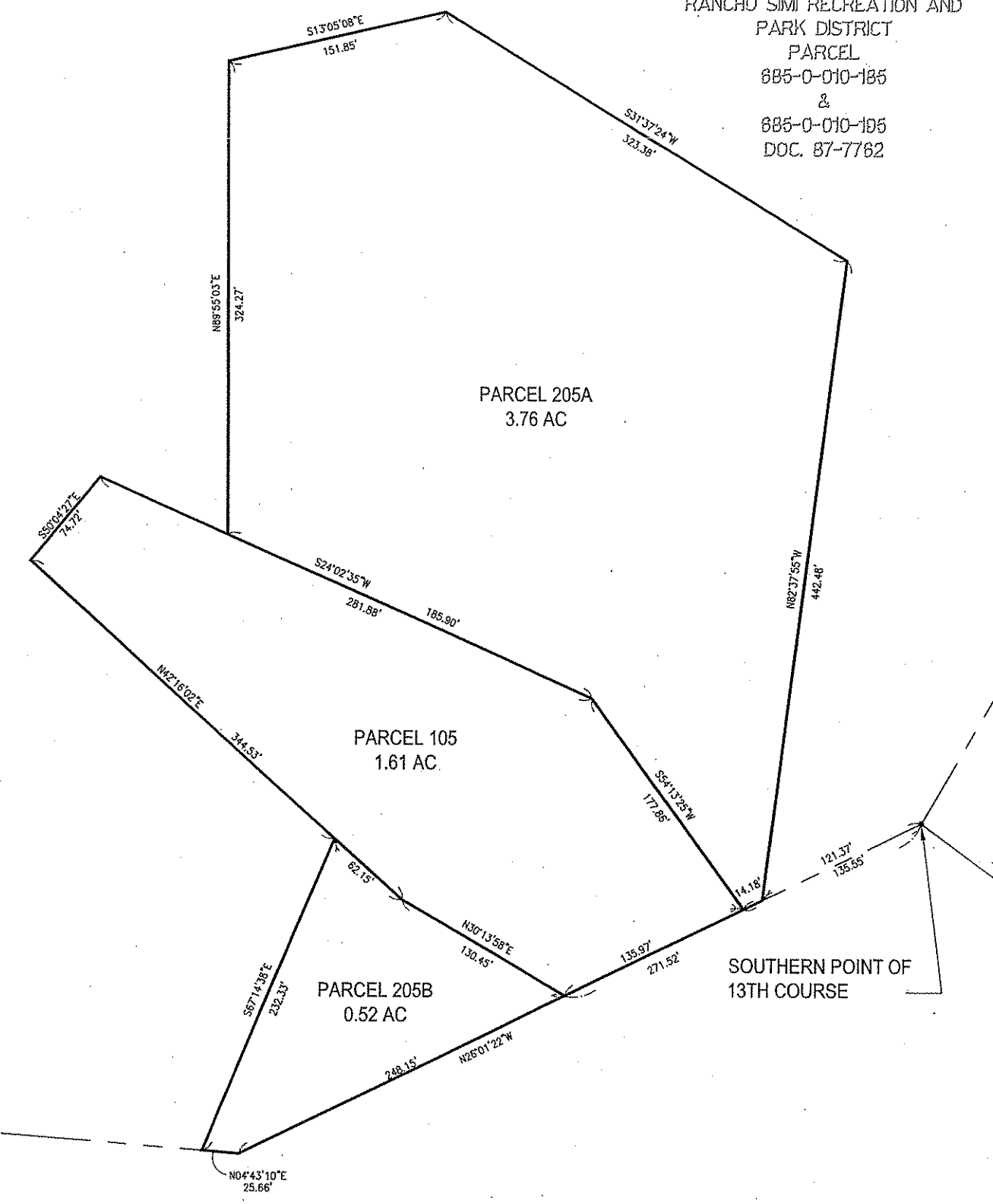


CURVE TABLE				
CURVE	DELTA	LENGTH	RADIUS	TANGENT
C1	15°43'35"	137.24'	500.00'	69.12'
C2	4°54'55"	42.89'	500.00'	21.44'
C3	11°19'40"	296.56'	1500.00'	148.82'
C4	95°39'17"	66.78'	40.00'	43.60'
C5	20°35'34"	71.88'	200.00'	36.96'

TRIUNFO SANITATION DISTRICT
 OAK PARK WATER SERVICE
EXHIBIT B
 PARCELS 203A & 203B
 SHEET 1 OF 2

727

RANCHO SIMI RECREATION AND
PARK DISTRICT
PARCEL
885-0-010-185
&
885-0-010-195
DOC. 87-7762



SCALE: 1"=100'

TRIUNFO SANITATION DISTRICT
OAK PARK WATER SERVICE
EXHIBIT B
PARCELS 205A & 205B
728
SHEET 2 OF 2

RANCHO SIMI RECREATION AND PARK DISTRICT

RESOLUTION NO. 1819

RESOLUTION AUTHORIZING A TEMPORARY CONSTRUCTION EASEMENT DEED TO TRIUNFO SANITATION DISTRICT FOR INGRESS, EGRESS, CONSTRUCTION, GRADING, LANDSCAPING AND INSTALLATION OF TEMPORARY UTILITIES ON, OVER, UNDER AND ACROSS CERTAIN REAL PROPERTY LEGALLY DESCRIBED AS PARCELS 203A, 203B, 205A, AND 205B IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA (ITEM 51K-11-I/51I-11-E)

WHEREAS, on April 25, 2011, the Rancho Simi Recreation and Park District (Rancho Simi) and the Triunfo Sanitation District (Triunfo) entered into an Agreement, *Exchange of Real Property Interests*, for the exchange of real property to accommodate the construction of a new water tank for the Oak Park Community; and

WHEREAS, under the terms of the Agreement, Rancho Simi is required to execute and deliver to Triunfo a Temporary Construction Easement Deed for ingress, egress, construction, grading, landscaping and installation of temporary utilities on, over, under and across certain real property legally described as Parcels 203A, 203B, 205A, and 205B in the County of Ventura, State of California; and

WHEREAS, said Temporary Construction Easement Deed is required to be executed and delivered to Triunfo by Rancho Simi within thirty (30) days of execution of the Agreement, or by May 25, 2011; and

WHEREAS, a good and sufficient Temporary Construction Easement Deed for ingress, egress, construction, grading, landscaping and installation of temporary utilities on, over, under and across certain real property legally described as Parcels 203A, 203B, 205A, and 205B in the County of Ventura, State of California, has been presented to the Board of Directors of the Rancho Simi Recreation and Park District, and said Temporary Construction Easement Deed has been reviewed by District staff and legal counsel and found to be in proper form.

NOW, THEREFORE, BE IT RESOLVED that the Temporary Construction Easement Deed presented to the Board of Directors of the Rancho Simi Recreation and Park District for ingress, egress, construction, grading, landscaping and installation of temporary utilities on, over, under and across certain real property legally described as Parcels 203A, 203B, 205A, and 205B in the County of Ventura, State of California, the legal description of which is specifically set forth in said Temporary Construction Easement Deed, is hereby approved and the Chairman of the Board of Directors of the Rancho Simi Recreation and Park District is hereby authorized and directed to execute same on behalf of the Rancho Simi Recreation and Park District and to deliver said Temporary Construction Easement Deed to Triunfo Sanitation District.

7-29

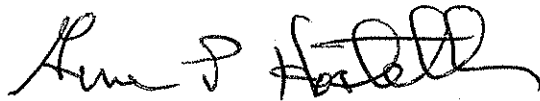
The foregoing Resolution was approved by the Board of Directors of the Rancho Simi Recreation and Park District at a regularly scheduled meeting held on May 19, 2011 at 1692 Sycamore Drive, Simi Valley, California on a motion by Director Johnson, seconded by Vice Chair O'Brien, and carried with the following roll-call vote:

Ayes: Directors Johnson, Freeman, Cavanaugh, O'Brien, Hostetler

Noes: None

Absent: None

Abstain: None



Chair of the Board of Directors
Rancho Simi Recreation and Park District

I, Larry Peterson, Clerk of the Board of Directors of the Rancho Simi Recreation and Park District, Simi Valley, California, do hereby certify that the above and foregoing is a full, true and correct copy of Resolution No. 1819 approved by the Rancho Simi Recreation and Park District Board of Directors at its meeting on May 19, 2011.



Clerk to the Board of Directors
Rancho Simi Recreation and Park District

**CERTIFICATE OF ACCEPTANCE
TRIUNFO SANITATION DISTRICT**

This is to certify that the interest in real property conveyed by this Temporary Construction Easement Deed dated August 18, 2011, from RANCHO SIMI RECREATION AND PARK DISTRICT, to the TRIUNFO SANITATION DISTRICT, a governmental agency, is hereby accepted by order of the TRIUNFO SANITATION DISTRICT BOARD OF DIRECTORS on October 24, 2011, and the Grantee consents to recordation thereof by its duty authorized officer.

Dated this 24th day of October, 2011.

TRIUNFO SANITATION DISTRICT

By: _____
Michael Paule, Chairman

State of California}
County of Ventura} ss

On _____, before me, _____, Notary Public, personally appeared _____ 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.

Notary Public