



Meeting Date: March 28, 2006

ACTION	TYPE OF ITEM
<input type="checkbox"/> Approved Recommendation	<input checked="" type="checkbox"/> Info/Consent
<input type="checkbox"/> Ord. No(s). _____	<input type="checkbox"/> Report
<input type="checkbox"/> Res. No(s). _____	<input type="checkbox"/> Public Hearing (Info/consent)
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____

Prepared By: Alan Holmberg *AH* Agenda Item No. I-1
 Reviewed By: City Manager JRB City Attorney Holmberg *AH* Finance [Signature] Other (Specify) _____

DATE: March 17, 2006

TO: City Council

FROM: Gary Gillig, City Attorney *Gary Gillig*

SUBJECT: **Quitclaim of a Portion of Former Ventura Road Right-of-Way and an Adjacent "Future Street" Right-of-Way.**

RECOMMENDATION

The City Council approve and authorize the Mayor to execute a Quitclaim Deed to RP Apartments Ventures, LLC ("RP") for a portion of Ventura Road right-of-way and an adjacent 7.5-foot wide "future street" right-of-way accepted by the City on the title sheet for Tract No. 4334 recorded in book 114, Pages 62 through 66, inclusive, of Miscellaneous Records (Maps) with the two former rights-of-way located along the southwesterly side of Ventura Road approximately 1200 feet north of the Ventura Road/Town Center Drive intersection.

DISCUSSION

On November 15, 1988, right-of-way for Ventura Road and an adjacent 7.5-foot wide "future street" right-of-way were accepted by the City of Oxnard as part of the first phase of the original Oxnard Town Center development (Tract No. 4334). The Oxnard Town Center developer improved Ventura Road within this right-of-way. The specific plan for RiverPark and associated Tentative Subdivision Map No. 5352 proposed straightening the northeasterly approximately 200 feet of Ventura Road. This road realignment eliminates the need for this portion of the existing right-of-way. The City accepted additional right-of-way along the northwesterly side of Ventura Road to provide for this straightening.

On March 7, 2006, the City Council adopted a resolution vacating the above-described former right-of-way, as it was no longer needed. RP has requested, that for purposes of clarifying title, the City quitclaim any interest it may have in the former right-of-way to RP.

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FINANCIAL IMPACT

There is no financial impact to this action.

(AH/kh)

Attachment #1 – Quitclaim Deed

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Recording Requested By and
When Recorded Mail to:

City of Oxnard
Attn: City Clerk
300 West Third Street
Oxnard, California 93030

Request recording without fee. Record for the benefit of the
City of Oxnard pursuant to section 6103 of the Government Code.

(Space above this line for Recorder's use)

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the City of Oxnard, a municipal corporation of the State of California ("Grantor"), does hereby quitclaim to RP Apartments Ventures, LLC, a Delaware limited liability company ("Grantee"), all of its right, title, and interest in the real property legally described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and incorporated herein by this reference.

Dated: _____, 2006

CITY OF OXNARD, a municipal
Corporation of the State of California

By: _____
Dr. Thomas E. Holden,
Mayor

NOTARIZATION REQUIRED

10-0921-05 (A)
01-24-06

EXHIBIT A
LEGAL DESCRIPTION
STREET ABANDONMENT
(VENTURA ROAD ADJACENT TO LOT 1
- LOT LINE ADJUSTMENT NO. LL-90-8)

Those portions of Ventura Road and the 7.5 foot wide future street within Tract No. 4334, in the City of Oxnard, County of Ventura, State of California, as shown on the map recorded in Book 114, Pages 62 through 66, inclusive, of Miscellaneous Records (Maps), in the office of the County Recorder of said County, described as follows:

Beginning at the Southeasterly terminus of that certain course in the most Northeasterly line of said Tract No. 4334, shown as having a bearing and distance of "N 43°26'16" W 596.10' " on said Tract No. 4334; thence North 43°25'15" West 61.33 feet along said Northeasterly line to the Northeasterly prolongation of a line being parallel with and 50.00 feet Southeasterly of that certain course in the centerline of Ventura Road shown as having a bearing and distance of "N 46°34'45" E 685.29' " on said Tract No. 4334; thence leaving said Northeasterly line South 46°35'24" West 152.85 feet along said Northeasterly prolongation to a line that is radial to the Northwesterly right-of-way line of said Ventura Road and which passes through the most Southerly corner of Lot 1 of Lot Line Adjustment No. 90-8 as described in the Certificate of Approval for Lot Line Adjustment No. 90-8 recorded December 19, 1990 as Instrument No. 90-186303 of Official Records in the office of said County Recorder, said radial line having a bearing of North 31°55'01" West; thence leaving said Northeasterly prolongation along said radial line South 31°55'01" East 5.05 feet to the Southeasterly tract boundary line of said Tract No. 4334, said point being on a non-tangent curve concave Southeasterly having a radius of 546.00 feet, a radial line from said curve to said point bears North 31°55'01" West; thence leaving said radial line Northeasterly 164.50 feet along said Southeasterly tract boundary line of said Tract No. 4334 and said curve through a central angle of 17°15'42" to the point of beginning.

Containing an area of 0.101 acres, more or less.

Subject to covenants, conditions, reservations, restrictions, rights of way and easements, if any, of record.


JAMES L. GARVIN, PLS 6343



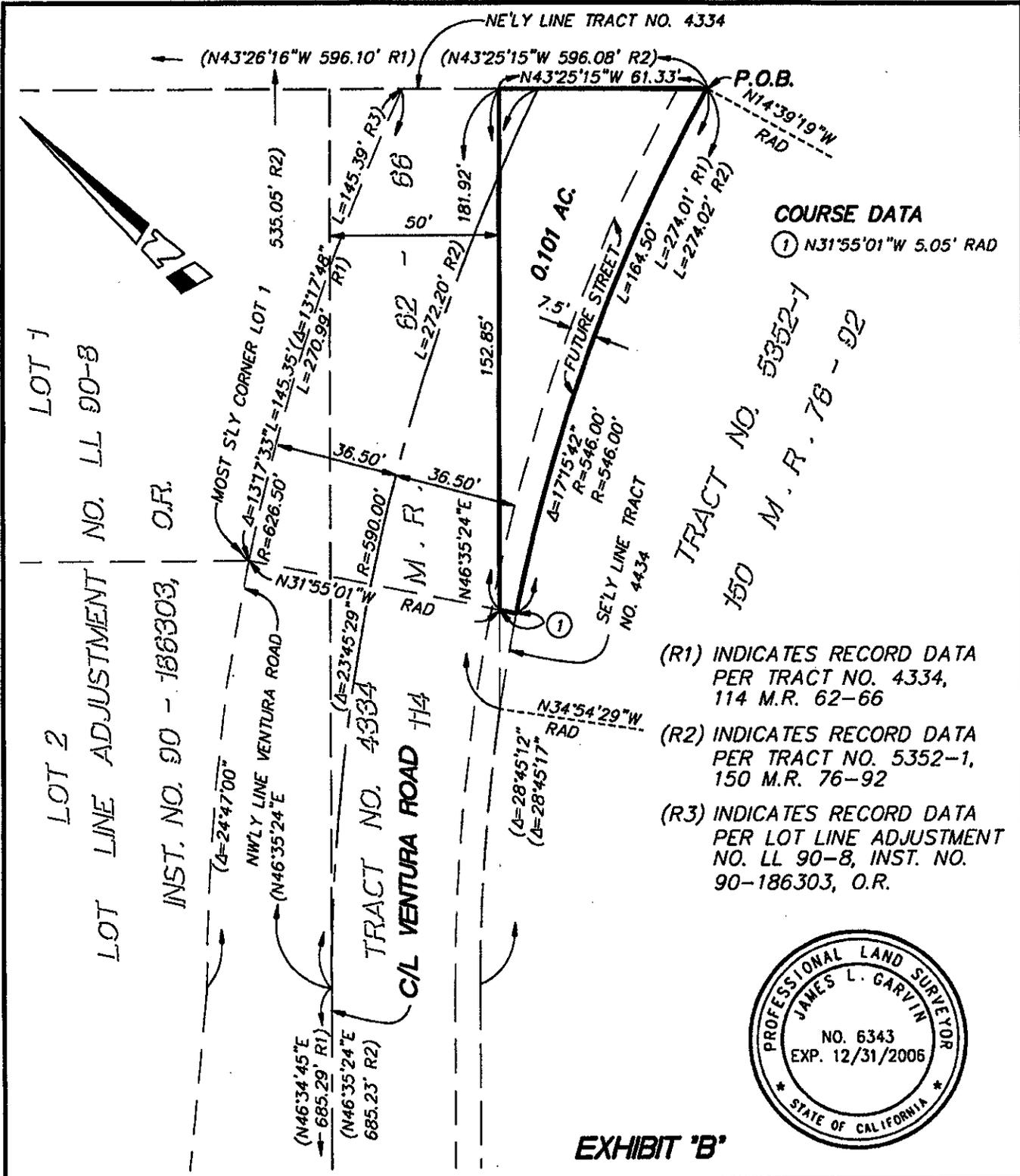


EXHIBIT 'B'

HUITT-ZOLIARS
 Huitt-Zollars, Inc. Irvine
 430 Exchange, Suite 200, Irvine, CA 92602-1315
 Phone (714) 734-5100 Fax (714) 734-5155

APPROVED BY
James L. Garvin 1-24-2006

SKETCH TO ACCOMPANY
 A LEGAL DESCRIPTION
STREET ABANDONMENT AREA
**(VENTURA ROAD ADJACENT
 TO LOT 1, LOT LINE
 ADJUSTMENT NO. 90-8**

SCALE	1"=40'
DRAWN BY	DAO
CHECKED BY	JLG
DATE	1/24/06
JOB NO.	10-0921-05

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