



Meeting Date: 9/23/2008

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
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____

Prepared By: Christopher Williamson, AICP Senior Planner *CW* Agenda Item No. I-4

Reviewed By: City Manager *JLB*, City Attorney *Rupp*, Finance *PC* Other (Specify) _____

DATE: September 23, 2008

TO: City Council

FROM: Susan L. Martin, AICP Planning Division Manager *smat*

SUBJECT: Final Map for Tract No. 5669 for the 2201 Satham Project.
Filed by Oxnard Industrial Partners, LLC.

RECOMMENDATION

That City Council adopt a resolution approving the Final Map for Tract No. 5669 for 18 light-industrial condominiums located at 2201 Satham Boulevard.

DISCUSSION

On November 3, 2006, the City Council approved Planning and Zoning Permit No. 05-300-21 (Tentative Subdivision Map for Tract No. 5669 for Condominium Purposes) for the 2201 Satham Boulevard project. The project is an adaptive reuse of an 18,000 square foot industrial building into 18 for-sale units that each include an efficiency apartment for optional use by the owners. This is the first "work/live" project in the City.

FINANCIAL IMPACT

None.

- Attachment #1 - City Council Resolution 13,174
- #2 - Vicinity and Location Maps
- #3 - Reduced Final Map for Tract No. 5669
- #4 - Verification of Status Form
- #5 - Resolution

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO. 13,174

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 05-300-21 FOR A TENTATIVE SUBDIVISION MAP FOR CONDOMINIUM PURPOSES FOR TRACT NO. 5669, LOCATED AT 2201 STATHAM BOULEVARD (APN 220-0-010-365), SUBJECT TO CERTAIN FINDINGS. FILED BY COASTAL ARCHITECTS, 505 SOUTH A STREET, OXNARD, CA 93032.

WHEREAS, on July 6, 2006 the Planning Commission approved Resolution No. 2006-45 recommending that the City Council adopt a resolution approving Planning and Zoning Permit No. 05-300-21 (Tentative Subdivision Map for Tract No. 5669 for Condominium Purposes) filed by Coastal Architects; and

WHEREAS, the City Council has held a public hearing and received and reviewed written and oral comments related to proposed Tentative Subdivision Map No. 05-300-21 for Tract No. 5669 for Condominium Purposes; and

WHEREAS, Section 15302 of Title 14 of the California Code of Regulations exempts the project from the requirement for the preparation of environmental documents imposed by the California Environmental Quality Act; and

WHEREAS, the City Council finds that the Tentative Subdivision Map complies with all requirements of the Subdivision Map Act and the Oxnard City Code; and

WHEREAS, the City Council finds that the Tentative Subdivision Map, the proposed site, and the design and improvement of the development requested are consistent with the General Plan; and

WHEREAS, the City Council finds that the proposed site is suitable for the type and density of development requested and is not likely to cause substantial environmental damage, serious public health problems or conflict with any publicly acquired easements or access.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Oxnard hereby approves Tentative Subdivision Map for Tract No. 5669 for Condominium Purposes (PZ 05-300-21), subject to the following conditions:

CONDITIONS OF APPROVAL
PZ 05-300-21

Note: The abbreviations listed below indicate which City group or program has responsibility to insure compliance with these conditions. The first agency listed has responsibility at plan check, the second at inspection and the third at final inspection, prior to certificate of occupancy, or at a later date, as specified in the condition.

Agencies

CA	City Attorney	PL	Planning
DS	Dev Service/Eng Dev/Inspectors	TR	Traffic
PD	Police Department	B	Building Plan Checker
SC	Source Control	FD	Fire Prevention Bureau/Dept
PK	Parks Division	BI	Building Inspectors

If more than one agency is listed, the first department or division listed must check the plans or inspect the project before the second may approve compliance with the condition.

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, G-1).
2. This permit is granted for the plans dated July 1, 2005, ("the plans") on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Planning and Environmental Services Manager or a major modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A major modification shall be required for substantial changes or increases in such items. (PL, G-2)
3. An approved tentative map shall expire thirty-six (36) months after its approval, unless an extension is applied for and approved by the City Council pursuant to Section 15-46 of the City Code. (PL)
4. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Development Services Manager allows Developer to provide security or an executed

agreement approved by the City Attorney to ensure completion of such improvements. (DS, G-4)

5. By commencing any activity related to the project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, G-5)
6. Any covenants, conditions, and restrictions (CC&R's) applicable to the project property shall be consistent with the terms of this permit and the City Code. If there is a conflict between the CC&R's and the City Code or this permit, the City Code or this permit shall prevail. (CA, G-7)
7. Developer shall record with the Ventura County Recorder a "Notice of Land Use Restrictions and Conditions" in a form acceptable to the City Attorney. Before the City issues building permits or allows Developer to occupy the project, Developer shall submit a copy of the recorded document to the Planning and Environmental Services Manager. (PL, G-8)
8. Developer shall provide off-street parking for the project, including the number of spaces, stall size, paving, striping, location, and access, as required by the City Code. (PL/B, G-9)
9. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief. (FD, G-13)
10. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, G-14)
11. Prior to issuance of building permits, Developer shall correct all violations of the City Code existing on the project property. (PL, G-15).

PLANNING STANDARD CONDITIONS

12. Developer acknowledges that because of population limitations placed on the City by the Air Quality Management Program, approval of this permit does not guarantee that the City will issue building permits. The City's issuance of building permits may be delayed as a result of implementation of an air quality plan. (PL, PL-5)
13. Because of water limitations placed upon the City by its water providers, approval of this permit does not guarantee that the City will issue building permits. Issuance of building permits may be delayed as a result of implementation of a water conservation or allocation plan. (PL, PL-15)

14. Developer shall pay Quimby Fees (fees for park acquisition and improvement) before issuance of building permits. The amount of the fee shall be calculated by the Planning Division, and verified by the Parks Division at the time of payment. (PK/B, PL-36)
15. In accordance with City Council Ordinance No. 2615, or the ordinance in effect at the time building permits are issued, Developer shall pay affordable housing in lieu fees, to be calculated at the time of building permit issuance. (PL, PL-37)

PLANNING SPECIAL CONDITIONS

16. This permit is granted subject to the City's approval of a tentative map and final map and recordation of the final map. The City shall issue building permits only after such recordation, unless otherwise approved by both the Planning and Environmental Services Manager and the Development Services Manager. Before occupying any structures or initiating any use approved by this permit, Developer shall comply with all conditions of the tentative and final map. (PL/DS)
17. This permit is granted subject to the adoption by the City Council of zone text amendment PZ 06-580-1. (PL)
18. This permit is granted subject to the upholding of the Planning Commission's approval of PZ 05-500-21 (Special Use Permit) by the City Council. (PL)
19. The upstairs portion of a unit shall be a living quarters. The upstairs shall be an efficiency dwelling unit, as defined in section 310.7 of the Uniform Building Code, 1997 Edition, and shall not have a superficial floor area in excess of 319 square feet. This provision shall be included in the Owner's Association Rules and Regulations.

DEVELOPMENT SERVICES STANDARD CONDITIONS

20. Prior to approval of the final map or parcel map, Developer shall provide the City Engineer with written evidence from the Ventura County Clerk's Office that Developer has executed and filed with the Clerk all certificates, statements and securities required by Government Code Sections 66492 and 66493. (DS-26)
21. By title sheet dedication at the time of filing the subdivision map, Developer shall dedicate all water rights for the project property to City. (DS-39)
22. Prior to release of the final map or parcel map for recordation, Developer shall post a bond or other security satisfactory to the City Attorney, guaranteeing that all monuments will be set as required by the Government Code and the City Code. (DS-57)

DEVELOPMENT SERVICES SPECIAL CONDITIONS

23. In accordance with City Code, Developer shall provide each condominium unit with a separate water meter. (DS)
24. Developer shall process all associated site improvement drawings concurrently with final map review. Final map shall not record prior to substantial completion of site improvement drawings and provision of all security and improvement agreements required by planning and zoning permit 05-500-25. (DS)

PASSED AND ADOPTED this 14th day of November, 2006 by the following vote:

AYES: Councilmembers Holden, Zaragoza and Herrera.

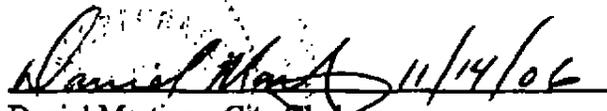
NOES: Councilman Flynn.

ABSENT: Councilmember Maulhardt.



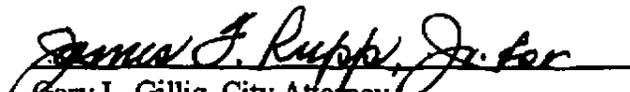
Dr. Thomas E. Holden, Mayor

ATTEST:



Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Gary L. Gillig, City Attorney

SUNKIST CR

BUSINESS & RESEARCH PARK

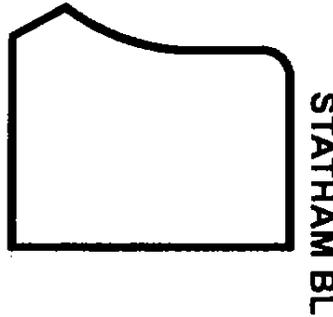
COMMERCIAL GENERAL

BUSINESS & RESEARCH PARK

INDUSTRIAL LIMITED

S OXNARD BL

INDUSTRIAL LIGHT



INDUSTRIAL LIMITED

BUSINESS & RESEARCH PARK

STATHAM PK

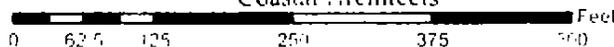
INDUSTRIAL LIMITED



San Diego Planning & Economic Development

PZ 05-500-19
 Location: 2201 Statham
 APN: 220001036
 Coastal Architects

2020 General Plan Map



000042

ATTACHMENT 2
 PAGE 2 OF 2

OWNER'S CERTIFICATE

I, the undersigned, being the owner of the above described property, do hereby certify that the same is the property of the undersigned and that the same is not subject to any lien or encumbrance...

STATE OF CALIFORNIA, ss:
COUNTY OF SANTA BARBARA, ss:

DAVID G. WIRTH, JR., PRESIDENT OF CHRYSLER FINANCIAL SERVICES, INC.
DAVID G. WIRTH, JR., PRESIDENT OF CHRYSLER FINANCIAL SERVICES, INC.

DAVID G. WIRTH, JR., PRESIDENT OF CHRYSLER FINANCIAL SERVICES, INC.

STATE OF CALIFORNIA, ss:
COUNTY OF SANTA BARBARA, ss:

I, the undersigned, being the owner of the above described property, do hereby certify that the same is the property of the undersigned and that the same is not subject to any lien or encumbrance...

STATE OF CALIFORNIA, ss:
COUNTY OF SANTA BARBARA, ss:

DAVID G. WIRTH, JR., PRESIDENT OF CHRYSLER FINANCIAL SERVICES, INC.
DAVID G. WIRTH, JR., PRESIDENT OF CHRYSLER FINANCIAL SERVICES, INC.

STATE OF CALIFORNIA, ss:
COUNTY OF SANTA BARBARA, ss:

DAVID G. WIRTH, JR., PRESIDENT OF CHRYSLER FINANCIAL SERVICES, INC.
DAVID G. WIRTH, JR., PRESIDENT OF CHRYSLER FINANCIAL SERVICES, INC.

I, the undersigned, being the owner of the above described property, do hereby certify that the same is the property of the undersigned and that the same is not subject to any lien or encumbrance...

STATE OF CALIFORNIA, ss:
COUNTY OF SANTA BARBARA, ss:

DAVID G. WIRTH, JR., PRESIDENT OF CHRYSLER FINANCIAL SERVICES, INC.
DAVID G. WIRTH, JR., PRESIDENT OF CHRYSLER FINANCIAL SERVICES, INC.

SURVEYOR'S STATEMENT

I, the undersigned, being a duly licensed and qualified surveyor, do hereby certify that the above described property is the property of the undersigned and that the same is not subject to any lien or encumbrance...



STATE OF CALIFORNIA, ss:
COUNTY OF SANTA BARBARA, ss:

DAVID G. WIRTH, JR., PRESIDENT OF CHRYSLER FINANCIAL SERVICES, INC.
DAVID G. WIRTH, JR., PRESIDENT OF CHRYSLER FINANCIAL SERVICES, INC.

COUNTY TAX COLLECTOR'S CERTIFICATE

I, the undersigned, being the county tax collector, do hereby certify that the above described property is the property of the undersigned and that the same is not subject to any lien or encumbrance...

STATE OF CALIFORNIA, ss:
COUNTY OF SANTA BARBARA, ss:

DAVID G. WIRTH, JR., PRESIDENT OF CHRYSLER FINANCIAL SERVICES, INC.
DAVID G. WIRTH, JR., PRESIDENT OF CHRYSLER FINANCIAL SERVICES, INC.

COUNTY RECORDER'S CERTIFICATE

I, the undersigned, being the county recorder, do hereby certify that the above described property is the property of the undersigned and that the same is not subject to any lien or encumbrance...

STATE OF CALIFORNIA, ss:
COUNTY OF SANTA BARBARA, ss:

DAVID G. WIRTH, JR., PRESIDENT OF CHRYSLER FINANCIAL SERVICES, INC.
DAVID G. WIRTH, JR., PRESIDENT OF CHRYSLER FINANCIAL SERVICES, INC.

CITY SURVEYOR'S STATEMENT

I, the undersigned, being a duly licensed and qualified city surveyor, do hereby certify that the above described property is the property of the undersigned and that the same is not subject to any lien or encumbrance...

STATE OF CALIFORNIA, ss:
COUNTY OF SANTA BARBARA, ss:

DAVID G. WIRTH, JR., PRESIDENT OF CHRYSLER FINANCIAL SERVICES, INC.
DAVID G. WIRTH, JR., PRESIDENT OF CHRYSLER FINANCIAL SERVICES, INC.

CITY COUNCIL'S CERTIFICATE

I, the undersigned, being the city council, do hereby certify that the above described property is the property of the undersigned and that the same is not subject to any lien or encumbrance...

STATE OF CALIFORNIA, ss:
COUNTY OF SANTA BARBARA, ss:

DAVID G. WIRTH, JR., PRESIDENT OF CHRYSLER FINANCIAL SERVICES, INC.
DAVID G. WIRTH, JR., PRESIDENT OF CHRYSLER FINANCIAL SERVICES, INC.

CITY TREASURER'S CERTIFICATE

I, the undersigned, being the city treasurer, do hereby certify that the above described property is the property of the undersigned and that the same is not subject to any lien or encumbrance...

STATE OF CALIFORNIA, ss:
COUNTY OF SANTA BARBARA, ss:

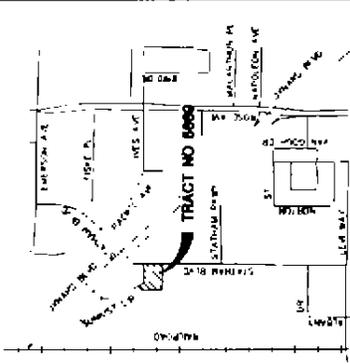
DAVID G. WIRTH, JR., PRESIDENT OF CHRYSLER FINANCIAL SERVICES, INC.
DAVID G. WIRTH, JR., PRESIDENT OF CHRYSLER FINANCIAL SERVICES, INC.

GROSS AREA = 1.04 ACRES
FOR CONDOMINIUM PURPOSES

TRACT MAP NO. 56669

CITY OF OXNARD
VENTURA COUNTY, CALIFORNIA
PARCEL A OF RECORD OF SURVEY (C.D. 15 84)

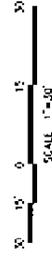
JULY, 2006



VICINITY MAP
SCALE 1"=1000'

CURVE DATA:

NO.	BEARING	LENGTH
C1	44°00'00" E	177.801(PI)
C2	50°00'00" E	177.801(PI)
C3	90°00'00" E	3000.00(PI)

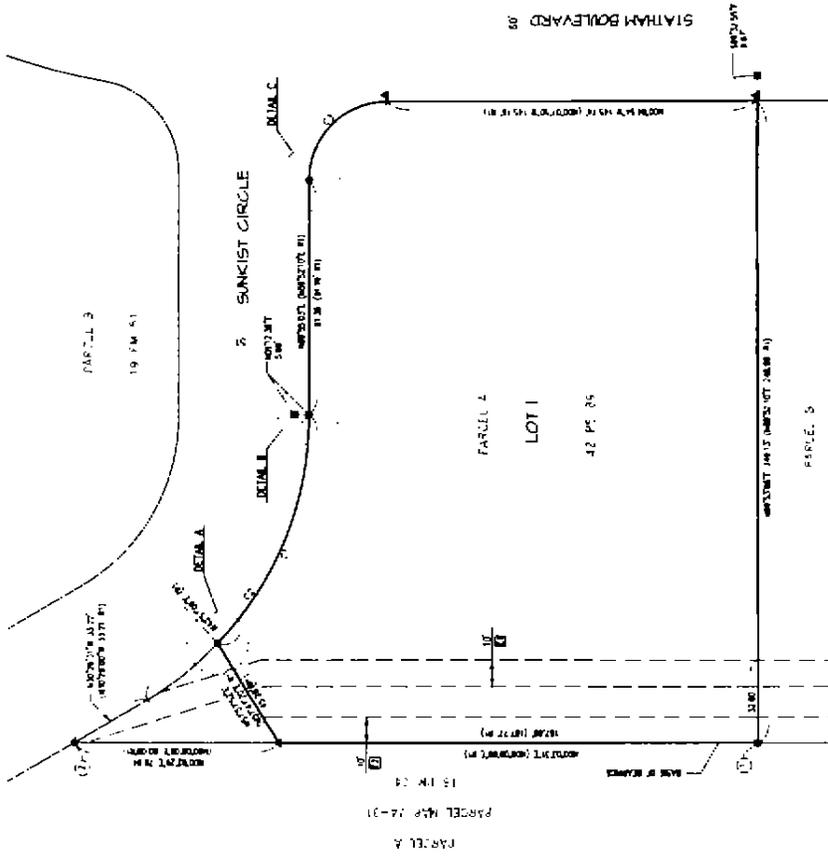
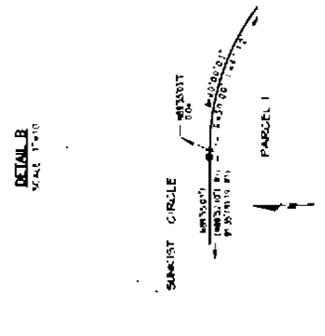
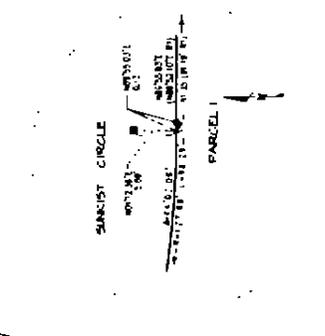
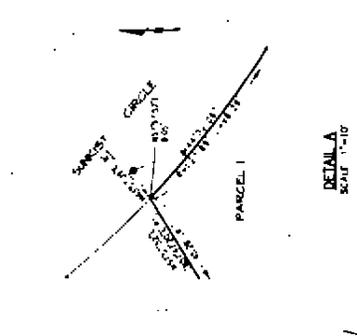


FOR CONDOMINIUM PURPOSES
TRACT MAP NO. 5669

CITY OF OXNARD
VENTURA COUNTY, CALIFORNIA
PARCEL A OF RECORD OF SURVEY (42 PG. 84)

JULY, 2006

DAVID BLISSON, S.F.A.C. - REG. 1, 1833 OXNARD STREET, OXNARD, CALIFORNIA 93030 (805) 624-8877



- NOTE:**
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO THE CENTER OF THE CURVE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO THE CENTER OF THE CURVE UNLESS OTHERWISE NOTED.
4. TO LOCATE THE TOP OF THE CURVE, SEE THE MONUMENT SCHEDULE.
5. TO LOCATE THE TOP OF THE CURVE, SEE THE MONUMENT SCHEDULE.
6. TO LOCATE THE TOP OF THE CURVE, SEE THE MONUMENT SCHEDULE.
- MONUMENT LEGEND/NOTES**
- TO LOCATE THE TOP OF THE CURVE, SEE THE MONUMENT SCHEDULE.
 - ▲ TO LOCATE THE TOP OF THE CURVE, SEE THE MONUMENT SCHEDULE.
 - TO LOCATE THE TOP OF THE CURVE, SEE THE MONUMENT SCHEDULE.
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 - TO LOCATE THE TOP OF THE CURVE, SEE THE MONUMENT SCHEDULE.

- BASE OF BEARINGS:**
1. ALL BEARINGS ARE TO THE CENTER OF THE CURVE UNLESS OTHERWISE NOTED.
2. ALL BEARINGS ARE TO THE CENTER OF THE CURVE UNLESS OTHERWISE NOTED.
3. ALL BEARINGS ARE TO THE CENTER OF THE CURVE UNLESS OTHERWISE NOTED.
- RECORD REFERENCES:**
1. ALL RECORDS ARE TO THE CENTER OF THE CURVE UNLESS OTHERWISE NOTED.
2. ALL RECORDS ARE TO THE CENTER OF THE CURVE UNLESS OTHERWISE NOTED.
3. ALL RECORDS ARE TO THE CENTER OF THE CURVE UNLESS OTHERWISE NOTED.
- ABBREVIATIONS:**
1. ALL ABBREVIATIONS ARE TO THE CENTER OF THE CURVE UNLESS OTHERWISE NOTED.
2. ALL ABBREVIATIONS ARE TO THE CENTER OF THE CURVE UNLESS OTHERWISE NOTED.
3. ALL ABBREVIATIONS ARE TO THE CENTER OF THE CURVE UNLESS OTHERWISE NOTED.
- CASEMENT SCHEDULE:**
1. ALL CASEMENTS ARE TO THE CENTER OF THE CURVE UNLESS OTHERWISE NOTED.
2. ALL CASEMENTS ARE TO THE CENTER OF THE CURVE UNLESS OTHERWISE NOTED.
3. ALL CASEMENTS ARE TO THE CENTER OF THE CURVE UNLESS OTHERWISE NOTED.

3



VERIFICATION OF STATUS:

FINAL MAPS AND IMPROVEMENT PLANS

TRACT/PARCEL MAP 5669
PROJECT LOCATION:
SUNKIST

[X] Requires Subdivision Agreement.

[] The Development Services Program does not require improvement plans for this development.

[X] This Program has reviewed the improvement plans and found them acceptable. Based on our review, we believe these plans comply with the resolution of the Planning Commission and the City Council approving the tentative map for this development.

[X] This Program has reviewed the Final Map and Title Sheet and found them acceptable. Based on our review, we believe the map complies with the resolution of the Planning Commission and the City Council approving the tentative map for this development and also with the Subdivision Map Act of the State of California.

[X] The Final Map has been signed.

DATE: 9-2-8

[Signature]
Paul J. Wendt
Development Services Program

PJW:kas
c:\data\wp\verif-st.tus\tr-pm\map-pjw.mst

Rev. 5/30/96

000045

ATTACHMENT 4
PAGE 1 OF 7

RECORDING REQUESTED BY:

City of Oxnard

Request recording without fee. Record for benefit of City of Oxnard pursuant to Section 6103 of Government code.

WHEN RECORDED, RETURN TO:

Oxnard City Clerk's Office
305 W. Third Street
Oxnard, CA 93030

PIPELINE EASEMENT

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **OXNARD INDUSTRIAL PARTNERS, LLC.**, hereby GRANT(S) to the City of Oxnard,

An easement for Water pipeline purposes upon, across, above and under the real property described in Exhibits "A" and "B", attached hereto and incorporated herein in full by this reference ("the property"), together with the right of ingress and egress to and from said easement for the purpose of constructing, installing, inspecting, repairing, replacing and maintaining improvements therein. Property owner agrees not to obstruct, in any way, the City's rights of access to the easement. In the event property owner does obstruct City's rights of access to the easement, all costs incurred by the City associated with removing any such obstruction shall be paid for by property owner. City may record such costs as a special assessment against the property or as a lien on the property if property owner fails to pay such costs within 30 days of the City providing property owner with an invoice detailing such costs.

By: [Signature]
Name: _____
Title: Managing Member Dave O. White, Jr.

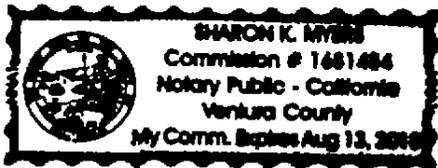
STATE OF CALIFORNIA)
COUNTY OF Ventura) ss.

By: _____
Name: _____
Title: _____

On 10/29/07 before me, Sharon K Myers
personally appeared Dave O. White Jr.

- personally known to me
- 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]
Signature

EXHIBIT "A"
(WATER PIPELINE EASEMENT)

That portion of Lot 1 of Tract Number 5669 in the City of Oxnard, County of Ventura, State of California, as shown on the map recorded in Book _____ at Page _____ of Miscellaneous Records (Maps) in the Office of the County Recorder of said county, being a strip of land 15.00 feet wide, lying 7.50 feet of each side of the following described line:



Beginning at a point on the easterly line of said Lot 1, distant thereon North 00°04'54" West, 29.40 feet from the southeasterly corner of said Lot 1; thence

1st South 89°53'05" West, a distance of 227.35 feet; thence at right angles,

2nd South 00°06'55" East, a distance of 14.00 feet.

The above described strip of land is delineated on the attached Exhibit "B".



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

10/22/07
Date



RECORDING REQUESTED BY:
City of Oxnard
Request recording without fee. Record for benefit
of City of Oxnard pursuant to Section 6103 of
Government code.

WHEN RECORDED, RETURN TO:
Oxnard City Clerks Office
305 W. Third Street
Oxnard, CA 93030

SIDEWALK EASEMENTS

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **OXNARD INDUSTRIAL PARTNERS, LLC.**, hereby GRANT(S) to the City of Oxnard,

An easement for public sidewalk purposes upon, across, above and under the real property described in Exhibit "A" and delineated in Exhibit "B", attached hereto and made a part thereof, together with the rights of ingress and egress to and from said easement for the purpose of constructing, installing, inspecting, repairing, replacing and maintaining improvements therein.

By: *Dave O. White Jr*
Name: _____
Title: *Managing Member Dave O. White Jr*

By: _____
Name: _____
Title: _____

STATE OF CALIFORNIA)
COUNTY OF Ventura ss.
On 10/29/07 before me, Sharon K Myers
personally appeared Dave O. White Jr

- Personally known to me
- 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/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.

Sharon K Myers
Signature



EXHIBIT "A"
(SIDEWALK EASEMENT)

That portion of Lot 1 of Tract Number 5669 in the City of Oxnard, County of Ventura, State of California, as shown on the map recorded in Book _____ at Page _____ of Miscellaneous Records (Maps) in the Office of the County Recorder of said county, described as follows:



Beginning at a point on the northerly line of said Lot 1, said point being on a curve concave northeasterly having and having a radius of 127.89 feet, distant thereon an arc length of 9.90 feet from the westerly terminus of said northerly line, from which the radius bears North 39°31'04" East; thence continuing along said curve,

- 1st Southeasterly an arc distance of 42.89 feet, through a central angle of 19°12'57", a radial line to the center of said curve bears North 20°18'07" East to a point of cusp; thence,
- 2nd South 61°13'35" West, a distance of 5.23 feet to the beginning of a non-tangent curve concave northeasterly, having a radius of 131.89 feet, from which the radius bears North 21°47'30" East, thence along said curve,
- 3rd Northwesterly an arc distance of 37.40 feet, through a central angle of 16°14'52"; thence,
- 4th North 01°10'44" West, a distance of 5.22 feet to the Point of Beginning.

The above described parcel of land is delineated on the attached Exhibit "B".

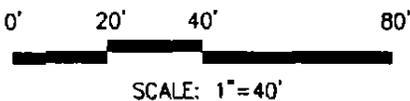
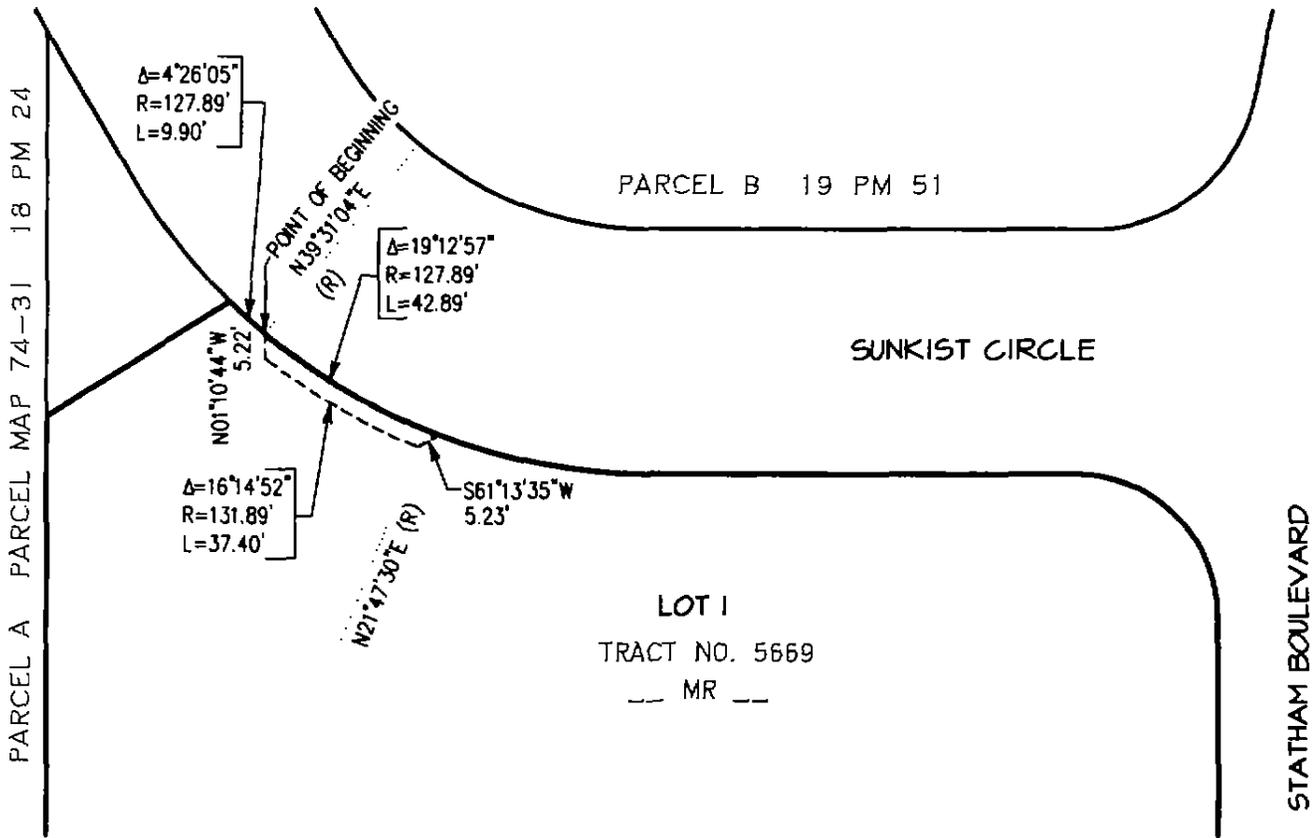

Gregory L. Rice
LS 8201 (Exp. 03/31/09)

10/22/07
Date



EXHIBIT "B"

(SIDEWALK EASEMENT)



P2 05-500-25
TRACT 5669

SHADED AREA DENOTES LAND DESCRIBED IN THE ATTACHED EXHIBIT "A"

Gregory L. Rice 10/22/07
 GREGORY L. RICE DATE
 LS 8201 (EXP. 03-31-09)



JENSEN DESIGN & SURVEY, INC. 1672 DONLON STREET, VENTURA, CA 93003 (805) 654-6977

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ATTACHMENT 4
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CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING FINAL MAP FOR TRACT NO. 5669 FOR PROPERTY LOCATED AT 2201 STATHAM BOULEVARD. FILED BY OXNARD INDUSTRIAL PARTNERS, LLC, 2201 STATHAM BLVD, SUITE 117, OXNARD, CA, 93033.

WHEREAS, on July 6, 2006, the Planning Commission recommended City Council approval of a tentative subdivision map for Tract No. 5669 to subdivide an existing industrial building into 18 units, subject to certain conditions; and

WHEREAS, on November 14, 2006, the City Council approved Tentative Subdivision Map for Tract No. 5669 by adopting Resolution No. 13,174, subject to certain conditions; and

WHEREAS, the Final Map for such subdivision has been submitted, together with the Subdivision Improvements Agreement; and

WHEREAS, the City Council has reviewed the Final Map for property located at 2201 Statham Boulevard, filed by Oxnard Industrial Partners, LLC; and

WHEREAS, an easement is granted by the Oxnard Industrial Partners, LLC for a water pipeline; and

WHEREAS, an easement is granted by the Oxnard Industrial Partners, LLC for sidewalks on Sunkist Circle; and

WHEREAS, approval of the Final Map is exempt as ministerial under the California Environmental Quality Act, according to City Council Resolution No. 10,851.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The Final Map for Tract No. 5669 is approved, subject to the conditions set forth in City Council Resolution No. 13,174 on file in the City Clerk's Office and Planning Commission Resolution No. 2006-45 on file at the City of Oxnard Planning Division, approving the Tentative Subdivision Map.
2. The Final Map is consistent with the General Plan and is in substantial compliance with the previously approved Tentative Subdivision Map.
3. The Subdivision Improvement Agreement is approved and the Mayor is authorized to execute such Agreement.

4. All easement offers shown on the Final Map are accepted and the Mayor is authorized to sign the final map signifying acceptance of said easements.

PASSED AND ADOPTED this 23th day of September, 2008, by the following vote:

AYES:

NOES:

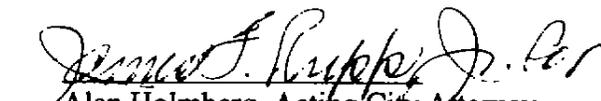
ABSENT:

Dr. Thomas E. Holden, Mayor

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:


Alan Holmberg, Acting City Attorney