



SOUTHERN CALIFORNIA
EDISON[®]

An EDISON INTERNATIONAL[®] Company

Mark E. Nelson
Director
Generation Planning & Strategy

CITY OF OXNARD
CITY ATTORNEY

2011 MAR 16 A 9:07

March 14, 2011

Mr. Alan Holmberg
Office of the City Attorney
300 West Third Street, Third Floor
Oxnard, CA 93030

Dear Mr. Holmberg:

Thank you for taking the time to meet with Southern California Edison's (SCE) McGrath peaker project (Project) team on Friday, November 19, 2010. On that day, the following people met at the City's offices in Oxnard: Russell Archer (SCE attorney for the Project), Mark Nelson (SCE Director of Generation Planning and Strategy), Raffi Minasian (SCE Project Manager – Generation), Paul Phelan (SCE Manager – Construction), Mike Montoya (SCE Local Public Affairs – Ventura Region), Nancy Williams (SCE Local Public Affairs – Ventura Region), Alan Holmberg (Oxnard City Attorney), Rob Roshanian (Oxnard Interim Public Works Director), Matthew Winegar (Oxnard Development Services Director), Anthony Emmert (Oxnard Water Resources Manager) and Christopher Williamson (Oxnard Principal Planner). Since that meeting we have worked to resolve the City's remaining issues, which the following demonstrates.

As you know, SCE submitted the Project's ministerial grading permit package to the City, which we understand based on our discussions with City staff includes all of the permits, plans, clearances and other approvals that SCE needs to commence Project construction.¹ In addition, SCE is ready to pay \$174,000 to the City based on the Project's Improvement Plan Cost Estimate (the "Construction Fee"). We understand that the City is ready to approve the grading permit package and to accept the Construction Fee, subject to resolution of three outstanding issues addressed below. We also understand that once the City approves the grading permit package and accepts the Construction Fee, SCE will have complied with all of the City's ministerial requirements for SCE to commence Project construction. Please let us know if that understanding is inconsistent with the City's understanding.

During our November 19th meeting, we discussed three outstanding items the City believes must be resolved for the City to approve the Project's grading permit package, each of which is discussed in more detail below: the reciprocal access agreement with GenOn Energy; the City's right to access the proposed deceleration lane

¹ The grading permit package includes the following permits, plans/drawings, clearances and other approvals that the City must approve or issue for SCE to commence Project construction: Master Drawing Set, Storm Water Covenant (revised copy to be submitted on our final plan check), Water Tapping Card Forms (Domestic, Irrigation and Fireline), Improvement Plan Cost Estimate, SQUIMP, SWPPP, Hydrology Report, Construction Engineering Form and Employment Acknowledgement Form.

adjacent to the Project site; and the satisfaction of the City's "water neutrality" policy. I am pleased to report that we have resolved each of those three items and therefore believe that SCE has now completed all outstanding items needed for the City to approve the Project's grading permit package. Accordingly, we expect that the City will approve the Project's grading permit package (including SCE contractor Southern California Gas Company's related encroachment permit), and accept SCE's Construction Fee immediately following the City's next City Council meeting, which is scheduled for March 22, 2011.

Below, I have set forth a more detailed explanation of how SCE has completed the three items needed for the City to approve the Project's grading permit package.

Reciprocal Access Agreement with GenOn Energy

As you are aware, GenOn Energy (formerly RRI Energy) is the owner and operator of the Mandalay Generating Station, which is located on property adjacent to the Project site. The City of Oxnard Fire Department has requested that GenOn Energy and SCE provide reciprocal access for emergency vehicles to each other's property. Accordingly, GenOn Energy and SCE have negotiated and executed a Reciprocal Access Agreement (RAA). A conformed copy of the recorded RAA is attached as Exhibit A to this letter.

City Right of Access to the Proposed Deceleration Lane

The Project plans call for a deceleration lane on the west side of Harbor Boulevard to allow trucks approaching the Project site from the north to safely egress from the main roadway and decelerate as they prepare to turn into the site. At our November 19th meeting, we discussed the appropriate legal form of City access to that deceleration lane. We all agreed that if SCE owns Harbor Boulevard in fee simple and has granted the City an easement for the street itself, SCE should correspondingly continue to own the deceleration lane in fee simple and grant the City an easement in the deceleration lane. Conversely, we agreed that if the City owns Harbor Boulevard in fee simple, SCE should correspondingly grant to the City fee title to the deceleration lane. SCE has confirmed that SCE owns Harbor Boulevard in fee simple. Accordingly, SCE has granted to the City and executed an easement for the deceleration lane. A conformed copy of the recorded easement is attached as Exhibit B to this letter.

Compliance with the City's Water Policy

It has been the City's position that in order for the City to issue a water connection (and to issue the broader set of permits, plans, clearances and other approvals in the grading permit package), SCE must satisfy the City's water neutrality policy. As you know, we disagree with the City's position for a variety of legal and policy reasons. Nevertheless, SCE has repeatedly pledged to the City to make the Project 100 percent water neutral. At our November 19th meeting, when reading from a copy of a letter the City drafted to respond to Mr. Nelson's October 26, 2010 letter, but still has not sent, the City concurred that SCE's offer to provide "at least" 100 acre-feet of water would satisfy the City's water neutrality policy. However, City staff explained at the meeting that because there have been recent political changes with the election of two new City Council members in November 2010, the City was not prepared to definitively

agree that the water neutrality policy had been satisfied and issue the Project's ministerial grading permit package without first consulting the new Council members. SCE disagrees that satisfying the water neutrality policy should be a "political" decision: the City must as a matter of law issue ministerial permits if all applicable standards have been satisfied. The very essence of a ministerial permit is that it **must** issue if the applicant meets the non-discretionary standards related to the permit.

The City's water neutrality policy, which was presented in a report to the Oxnard City Council on January 15, 2008, was designed to augment the City's 2005 Urban Water Management Plan's (UWMP) Water Shortage Contingency Plan. The water neutrality policy regulates new water use requests within the City by dividing new requests into two categories: (1) projects included in the 2005 UWMP's water supply and demand projections and (2) projects that were not included. New water users not included in the 2005 UWMP are further divided into "small new water users" and "large new water users," although thresholds for those categories have yet to be defined. Those projects that are considered small new water users are exempt from the water neutrality policy's mitigation obligations and will receive water service as requested. Large new water users, on the other hand, must either participate in programs developed by the Water Department that offset existing water demand, or suspend project approval until the user can demonstrate the availability of reliable water supplies for its project.

The City has classified the Project, which has a maximum water demand of 24 to 27 acre-feet of water per year in emergency scenarios and an actual water demand in non-emergency times of only 2 to 4 acre-feet of water per year, as a "large new water user." In Rob Roshanian's letter dated October 7, 2010, the City also stated that it believes the Project's maximum lifetime water use is 728 acre-feet, a figure that SCE believes is many times higher than the Project's anticipated actual lifetime water use. In a final effort to be cooperative, SCE makes the following offer to the City to comply with the water neutrality policy by demonstrating the availability of reliable water supplies for the Project. This offer goes above and beyond SCE's previous offers, which indisputably complied with any reasonable interpretation of the City's water neutrality policy.

Final SCE Water Offer: On February 11, 2011, SCE met with the Board of Directors of Calleguas Water District (Calleguas), the City's imported freshwater supplier. Calleguas confirmed the current availability of up to 728 additional acre-feet of water that the City can purchase now. According to the City, 728 acre-feet is the Project's maximum lifetime potential water use. SCE is offering to pay the City up-front for the full cost of purchasing this 728 acre-feet, subject to the terms of this paragraph, so that the City may purchase this water now. In order to accomplish this transaction, the City would need to contact Calleguas and order the 728 acre-feet for immediate delivery. The City could then take delivery of the water at the normal delivery point for Calleguas-provided water, and may use or bank the water at the City's discretion. SCE would pay for the entire cost of this water, including the purchase price (paid by SCE up-front) and any incremental costs/penalties attributable to the water (which SCE would pay to the City at the end of the fiscal year in the unlikely event that the delivery of this additional water to the City exposes the City to additional costs/penalties for deliveries beyond what the City would otherwise take). Title to this 728 acre-feet of water would immediately transfer to

the City. SCE would also "re-purchase" from the City all the water that the Project actually uses at the designated meter at the Project site at the generally-applicable retail rate (thus paying for the water twice). At the cessation of Project operations, the City would retain title to any unused water from the 728 acre-feet. Like all of SCE's previous offers, this offer is contingent upon the Project becoming operational (*i.e.*, it makes no sense for SCE to provide water for a project that will never use water). Accordingly, if the Project does not become operational, the City would agree to return the purchase price of the water to SCE.

Please formally present this letter to the City Council for consideration at its scheduled meeting on March 22, 2011. Please inform us in writing regarding the Council's decision on March 23, 2011. If the City Council decides to accept our offer, we will enter into an agreement with the City for the purchase of the 728-acre feet of water, subject to the terms of this letter. We expect the City to accept SCE's Construction Fee and approve the Project's grading permit package on the date that agreement is executed.

If the City Council decides to reject our offer, we will be forced to sue the City for unlawfully failing to approve and issue Project permits, plans, clearances and other approvals contained in the Project's ministerial grading permit package. Please note that our lawsuit will challenge the legality of the City's water policy, as well as its applicability to SCE, and if the Court agrees with SCE's position, SCE will not be required to provide the City with *any* water for the Project. If the City Council rejects our offer, we will consider your letter of March 23, 2011 as the formal rejection of our grading permit package. We understand that pursuant to Oxnard Municipal Code Section 22-6, "[a]ny person aggrieved by any act, determination, rule or regulation of the water division or city manager may appeal therefrom to the city council by filing a written notice of appeal with the city clerk within 30 days after receiving notice of such act or determination, rule or regulation." Should the City Council reject our offer at its March 22, 2011 meeting, please consider this letter our appeal under Municipal Code Section 22-6 and expeditiously schedule an appeal hearing for the Project before the Council. The Oxnard Municipal Code does not appear to require appeals for rejections of the other components of SCE's ministerial grading permit package. Should the City Council reject our offer, in your letter of March 23, 2011, please indicate if you believe there are City appellate procedures SCE must undertake to exhaust its administrative remedies for the other components of the Project's ministerial grading permit package before filing our lawsuit.

We remain hopeful that the City Council accepts our offer and that the parties can avoid additional litigation. We must caution, however, that we are ready to proceed with litigation, and the City should take the necessary steps to retain all documents and other information potentially relevant to the subject matter of the potential litigation.

Very truly yours,



Mark Nelson
Director, Generation Planning & Strategy

Attachments

cc: Thomas E. Holden, Mayor
Irene G. Pinkard, Mayor Pro Tem
Tim Flynn, Councilmember
Carmen Ramirez, Councilwoman
Bryan A. MacDonald, Councilman
Edmund Sotelo, City Manager
Rob Roshanian, Interim Public Works Director
Matthew Winegar, Development Services Director
Christopher Williamson, Principal Planner
Anthony Emmert, Water Resources Manager
Russell Archer, Attorney, SCE
Raffi Minasian, Project Manager, SCE
Paul Phelan, Manager, SCE
Mike D. Montoya, Manager, SCE
Nancy Williams, Ventura Region Manager, SCE

EXHIBIT A

COPY of Document Recorded
at Ventura County Recorder
20110308-00039668 03/08/2011
has not been compared with original.
Original will be returned when process
has been completed.

Recorded at Request of
and when recorded mail to:

Southern California Edison Company

REAL PROPERTIES

2131 WALNUT GROVE AVE.

ROSEMead, CA 91770

ATTN: TITLE & REAL ESTATE SERVICES

Fee: 75.00 DTT: 0.00 Total 75.00

MAIL TAX STATEMENTS TO:
Same as above

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Conformed Copy

DOCUMENTARY TRANSFER TAX \$ 0

Computed on the consideration or value of property
conveyed; OR

Computed on the consideration or value less liens or
encumbrances remaining at time of sale.

By J. Jensen

APN: 183-0-022-015, 025 & 035

183-0-021-015, & 035 AND 183-0-023-015

SERIAL: 69232A

RECIPROCAL ACCESS EASEMENT AGREEMENT

THIS RECIPROCAL ACCESS EASEMENT AGREEMENT ("Agreement") is made February 10, 2011, by and between SOUTHERN CALIFORNIA EDISON COMPANY, its successors and assigns ("SCE") and GENON WEST, LP (as successor in interest to RRI Energy Mandalay, Inc.), its successors and assigns ("GenOn").

RECITALS

- A. GenOn owns the property located at 393 North Harbor Boulevard, Oxnard, California 93035 ("GenOn Parcel"), which is legally described on Exhibit "A" attached hereto and incorporated by reference.
- B. SCE owns the property located at 251 North Harbor Boulevard, Oxnard, California 93035 (the "SCE Parcel"), which is legally described on Exhibit "B" attached hereto and incorporated by reference.
- C. The SCE Parcel is contiguous to the GenOn Parcel.
- D. Subject to the terms of this Agreement, GenOn is willing to allow secondary access to the SCE Property through the GenOn Property and SCE is willing to allow secondary access to the GenOn Property through the SCE Property. For the purpose of this Agreement, such secondary access will be only for emergency services vehicles from the City of Oxnard and/or other appropriate emergency services vehicles, including but not limited to fire fighting apparatus from the Oxnard Fire Department (collectively, "Emergency Services Vehicles").

NOW, THEREFORE, in consideration of the premises and agreements contained herein and for other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

AGREEMENT

Section 1.0. Recitals. SCE and GenOn hereby acknowledge the truth and accuracy of the foregoing Recitals, which are incorporated herein for all purposes.

Section 2.0. Grant of Easement by GENON to SCE. GenOn grants to SCE, its successors and assigns, a non-exclusive easement over and across that portion of the GenOn Parcel set forth on Exhibit "C" attached hereto and incorporated herein by reference (the "SCE Easement") solely and exclusively for access by Emergency Services Vehicles responding to an emergency on the SCE Parcel. This SCE Easement is granted by GenOn and accepted by SCE subject to validly existing and enforceable rights in connection with all covenants, conditions, restrictions, reservations, exceptions, encumbrances, rights, easements, leases, licenses, zoning laws, regulation, and ordinances affecting the SCE Easement or any portion thereof, whether of record or not.

It is expressly provided that GenOn, for itself and its successors and assigns, reserves all other rights in and to the SCE Easement which do not unreasonably interfere with the easement herein granted and conveyed to SCE. SCE agrees that should the roadway improvements located within the SCE Easement need to be relocated for the proper development of the property surrounding the SCE Easement by GenOn, as determined in GenOn's sole discretion, GenOn shall relocate the SCE Easement at SCE's sole cost and expense.

Section 3.0. Grant of Easement by SCE to GenOn. SCE grants to GenOn, its successors and assigns, a non-exclusive easement over and across that portion of the SCE Parcel set forth on Exhibit "D" attached hereto and incorporated herein by reference (the "GenOn Easement") solely and exclusively for access by Emergency Services Vehicles responding to an emergency on the GenOn Parcel. This GenOn Easement is granted by SCE and accepted by GenOn subject to validly existing and enforceable rights in connection with all covenants, conditions, restrictions, reservations, exceptions, encumbrances, rights, easements, leases, licenses, zoning laws, regulation, and ordinances affecting the GenOn Easement or any portion thereof, whether of record or not.

It is expressly provided that SCE, for itself and its successors and assigns, reserves all other rights in and to the GenOn Easement which do not unreasonably interfere with the easement herein granted and conveyed to GenOn. GenOn agrees that should the roadway improvements located within the GenOn Easement need to be relocated for the proper development of the property surrounding the GenOn Easement by SCE, as determined in SCE's sole discretion, SCE shall relocate the GenOn Easement at SCE's sole cost and expense.

Section 4.0. Easement Construction Obligations. As a controlling part of the consideration for the execution and delivery of this instrument by GenOn, the SCE Easement is granted and the GenOn Easement is accepted upon and subject to the express condition that the roadway improvements for which such easements are given (which improvements and other work or improvement are hereinafter sometimes collectively called "Improvement") shall be done without any cost or expense whatsoever to GenOn. SCE covenants and agrees, at its sole cost and expense, to design and construct the Improvements in accordance with all applicable laws and standards including, without limitation, the standards required by the City of Oxnard and the Oxnard Fire Department for use by Emergency Service Vehicles. At least 90 days prior to construction of any Improvements within the SCE Easement, SCE shall provide copies of the construction plans for such

Improvements to GenOn for its review and approval. Within 90 days following construction of the Improvements in the SCE Easement, SCE will provide GenOn with "as built" drawings and specifications of the Improvements.

All construction, demolition and/or work or activities on the SCE Easement by or on behalf of SCE shall be performed in accordance with the following requirements:

- (a) no such work or activity shall unreasonably interfere with the use, occupancy or enjoyment of the property adjacent to the SCE Easement by the GenOn;
- (b) no such work or activity shall cause the property of GenOn to be in violation of any local, state or federal governmental laws, statutes, rules or regulations, building codes, ordinances (zoning or otherwise) or permits which are, or will be, adopted, granted, amended, modified or supplemented in which govern, affect or relate to the use, development, zoning, improvement, operation or ownership of GenOn's property, or any portion thereof;
- (c) SCE shall promptly remedy any defects in the work which have a material adverse effect on the GenOn's property, or its use or operations, or subject GenOn to material risk of liability;
- (d) SCE shall take all safety measures reasonably necessary to protect GenOn and the property of GenOn, from injury or damage caused by or resulting from the performance of such work or activity;
- (e) all work shall be performed in a manner that will not damage the property of the GenOn; and
- (f) no construction, alteration, installation, or restoration work shall be performed in the SCE Easement without SCE first providing GenOn with reasonable prior written notice of such work and SCE will coordinate access to the SCE Easement with GenOn (SCE acknowledges that the SCE Easement is located within a secure area and access thereto shall be subject to compliance with the security and safety provisions of GenOn in effect from time to time).

Section 5.0. Easement Maintenance and Use Obligations. SCE and GenOn covenant and agree that the easement areas and Improvements constructed and installed on the SCE Parcel and the GenOn Parcel, respectively, shall be used, maintained and repaired in a safe and responsible manner at the cost and expense of the owner of the parcel on which such easement or Improvements are located in compliance with all laws and will cooperate with the other party to minimize any disruption to SCE's and GenOn's businesses on the property surrounding the easements including, without limitation, operation of electric generating facilities. SCE and GenOn further agree to keep the easement areas on their respective parcels free and clear of debris, and that such easement areas shall be open for Emergency Services Vehicles in a manner satisfactory to any applicable governmental or regulatory authority such as, but not limited to, the Oxnard Fire Department.

Section 6.0. Emergency Demarcation. GenOn and SCE agree that each party will take such action as may be required by any governmental or regulatory authority to demarcate the Improvements (on both the SCE Parcel and the GenOn Parcel) through the use of signage, striping, or other mechanisms as an emergency access road. Upon written request of the other party, SCE and GenOn agree to provide such reasonable written notification to a government or regulatory authority that the Improvements are available for emergency access.

Section 7.0. Cross Indemnification. SCE shall indemnify, defend, and hold harmless GenOn for any cause of action arising out of SCE's use of the SCE Easement. In addition, GenOn shall indemnify, defend, and hold harmless SCE for any cause of action arising out of GenOn's use of the GenOn Easement. SCE shall indemnify, protect and hold harmless GenOn, its affiliates and their respective officers, directors, employees and agents from and against any and all losses, damages, claims, demands, causes of action, suits or other litigation (including all costs thereof and attorney's fees) of every kind and character arising from or in connection with the exercise of any rights in and to the SCE Easement by SCE, or anyone employed directly or indirectly by SCE, or anyone for whose acts SCE may be liable, and from and against any and all claims, demands or action for such loss, injury or damage caused by or growing out of the presence or use of the construction of the Improvements within the SCE Easement, except to the extent that such loss, injury or damages shall be caused by the negligence or willful misconduct of GenOn.

GenOn shall indemnify, protect and hold harmless SCE, its affiliates and their respective officers, directors, employees and agents from and against any and all losses, damages, claims, demands, causes of action, suits or other litigation (including all costs thereof and attorney's fees) of every kind and character arising from or in connection with the exercise of any rights in and to the GenOn Easement by GenOn, or anyone employed directly or indirectly by GenOn, or anyone for whose acts GenOn may be liable, except to the extent that such loss, injury or damages shall be caused by the negligence or willful misconduct of SCE.

Section 8.0. Governing Law. This Agreement shall be construed in accordance with the laws of California. Venue shall be appropriate in the County in which the Parcels are located.

Section 9.0. Notice. All notices, demands, statements, and requests required or permitted to be given under this Agreement must be in writing and shall be deemed to have been properly given or served by (a) hand delivery, (b) overnight courier or expedited delivery service with proof of delivery, (c) United States mail, postage pre-paid, registered or certified mail, or (d) fax or email (provided that such fax or email is confirmed by mail in the manner previously described), addressed as follows:

If to GenOn: **GenOn West, LP**
393 North Harbor Blvd.
Oxnard, California 93035
Attn: Plant Manager

With a copy to: **GenOn Energy, Inc.**
Attn: General Counsel
Facsimile: (832) 357-2487
for mail delivery:
P.O. Box 1384
Houston, Texas 77251-1384
for courier delivery:
1000 Main, 21st Floor
Houston, Texas 77002

If to SCE: **Southern California Edison Company**
Corporate Real Estate
14799 Chestnut
Westminster, CA 92683-5240

All notices, demands, and requests shall, except as hereinafter set forth, be effective upon hand delivery or, as the case may be, upon being deposited in the United States mail in accordance with the provisions hereof. Rejection, or other refusal to accept, or the inability to deliver because of a changed address of which no notice was given hereunder, shall be deemed to be receipt of the notice, demand or request. Each party shall have the right, from time to time and at any time, upon at least ten (10) days' prior written notice thereof in accordance with the provisions hereof, to change its respective address by specifying any other address within the United States of America; provided, however, notwithstanding anything contained herein to the contrary, that in order for such notice of address change to be effective it must actually be received.

Section 10.0. CPUC General Order 69(C). This Agreement and the easements granted herein by SCE are granted pursuant to and in recognition of the requirements set forth in California Public Utilities Commission ("CPUC") General Order 69(c), such General Order and its requirements are incorporated herein by reference. If either SCE or the CPUC commences or resumes use of property covered by the GenOn Easement pursuant to the provisions of CPUC General Order 69(c), then both the GenOn Easement and the SCE Easement shall terminate and this Agreement shall be of no further force or effect.

Section 11.0 Default. In the event of any default of this Agreement, either SCE or GenOn, as applicable, shall have the right to prosecute a proceeding at law or in equity against the defaulting party for damages, injunctive relief or other remedies at law or in equity.

The failure of SCE or GenOn to enforce any covenant, condition, restriction or provision herein contained shall in no event be deemed to be a waiver of the right thereafter to do so, nor of the right to enforce any other covenant, condition, restriction or provision set forth in this Agreement.

Section 12.0. Amendment. Any amendment or modification to this Agreement shall be made only in a writing executed by all parties hereto.

Section 13.0. Entire Agreement. This Agreement constitutes the entire agreement between the parties.

REMAINDER OF PAGE INTENTIONALLY OMITTED

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement to be effective as of the date set forth above.

GenOn West, LP

Southern California Edison Company

By: GenOn West GP, LLC, its General Partner

By: Russ Krieger

By: John Chillemi
Name: John Chillemi
Title: President

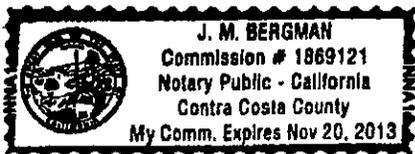
Name: Russ Krieger
Title: Vice President, Power Production Dept.

STATE OF California §
 §
COUNTY OF Contra Costa §

On February 14, 2011, before me, J.M. Bergman, personally appeared John Chillemi, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person 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.



J. M. Bergman
Notary Public

STATE OF _____ §
 §
COUNTY OF _____ §

See attached notarial certificate

BEFORE ME, a notary public, on this day personally appeared Russ Krieger, the Vice President, Power Production Department, of Southern California Edison Company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. Given under my hand and seal of office this the _____ day of _____, 2011.

Notary Public in and for the
State of _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On Feb 17, 2011 before me, Lisa A. Smith, Notary Public

Date

Here Insert Name and Title of the Officer

personally appeared Russell W. Krieger

Name(s) of Signer(s)

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.



Place Notary Seal Above

Signature Lisa A. Smith

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: Agreement

Document Date: no date

Number of Pages: ONE

Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: R. W. Krieger

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

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing: Southern California Edison

Signer's Name: _____

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

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing: _____

EXHIBIT A

GENON Parcel

EXHIBIT "A"

Parcel I:

Parcel A of Lot Line Adjustment No. 97-5-28, recorded June 16, 1997 as Instrument No. 97-074360, Official Records, in the City of Oxnard, more particularly described as follows:

Those portions of Parcels A, B and C of Parcel Map No. 74-24, in the City of Oxnard, as shown on the map filed in Book 19, Page 7 of Parcel Maps, in the office of the County Recorder of said County, described as follows:

Beginning at a point on the Northerly line of said Parcel B, said point being distant North $88^{\circ} 40' 54''$ West, 280.97 feet from the intersection of the Northerly line of said Parcel Map with the centerline of Harbor Boulevard, 120 feet wide, as shown on said Parcel Map.

Thence 1st, leaving said Northerly line, South $23^{\circ} 34' 50''$ East, parallel with the centerline of Harbor Boulevard, a distance of 190.96 feet;

Thence 2nd, South $66^{\circ} 25' 10''$ West, perpendicular to said centerline, a distance of 300.06 feet;

Thence 3rd, South $23^{\circ} 34' 50''$ East, parallel with said centerline, a distance of 497.33 feet;

Thence 4th, North $66^{\circ} 25' 10''$ East, perpendicular to said centerline, a distance of 300.06 feet;

Thence 5th, North $23^{\circ} 34' 50''$ West, parallel with said centerline, a distance of 384.95 feet;

Thence 6th, North $66^{\circ} 25' 10''$ East, perpendicular to said centerline, a distance of 314.85 feet, to a point on the Northeasterly line of said Harbor Boulevard;

Thence 7th, along said Northeasterly line, South $23^{\circ} 34' 50''$ East, a distance of 476.34 feet to the beginning of a non-tangent curve, concave Southerly, the radial center of which bears South $13^{\circ} 53' 28''$ East, a distance of 480.00 feet;

Thence 8th, Easterly and Southeasterly along said curve through a central angle of $43^{\circ} 15' 06''$, an arc distance of 362.35 feet;

Thence 9th, South $60^{\circ} 38' 22''$ East, tangent to said curve, a distance of 1125.21 feet to the Easterly line of said Parcel C;

Thence 10th, along said Easterly line South $1^{\circ} 13' 38''$ West, a distance of 295.97 feet to its intersection with a line parallel with, and lying 261.00 feet Southwesterly of, the last described course;

Thence 11th, leaving said Easterly line North $60^{\circ} 38' 22''$ West, along said parallel line, a distance of 1264.76 feet;

Thence 12th, North $60^{\circ} 55' 40''$ West, a distance of 94.33 feet;

Thence 13th, North 85° 46' 03" West, a distance of 41.56 feet to a point on the Northeasterly line of said Harbor Boulevard;

Thence 14th, South 66° 25' 10" West, perpendicular to said centerline of Harbor Boulevard, a distance of 120.00 feet to a point on the Southwesterly line of said Harbor Boulevard;

Thence 15th, along said Southwesterly line, South 23° 34' 50" East, a distance of 27.30 feet;

Thence 16th, South 66° 25' 10" West, perpendicular to said centerline, a distance of 474.34 feet;

Thence 17th, South 23° 34' 49" East, a distance of 168.36 feet;

Thence 18th, South 68° 14' 49" West, a distance of 93.58 feet;

Thence 19th, South 85° 59' 00" West, a distance of 257.24 feet;

Thence 20th, South 22° 46' 50" East, a distance of 187.62 feet;

Thence 21st, South 32° 46' 59" West, a distance of 52.95 feet;

Thence 22nd, South 66° 39' 31" West, a distance of 163.61 feet;

Thence 23rd, North 23° 46' 48" West, a distance of 270.80 feet;

Thence 24th, North 9° 40' 33" West, a distance of 82.43 feet;

Thence 25th, South 75° 30' 03" West, a distance of 128.80 feet;

Thence 26th, North 80° 58' 30" West, a distance of 47.21 feet;

Thence 27th, South 66° 13' 06" West, a distance of 160.04 feet;

Thence 28th, South 23° 32' 21" East, a distance of 56.48 feet to a point on the Southerly line of said Parcel B;

Thence 29th, along said Southerly line of Parcel B and the Southerly line of Parcel A, South 66° 13' 12" West, a distance of 354.71 feet, more or less, to a point on the mean high tide line of the Pacific Ocean;

Thence 30th, along said mean high tide line, North 21° 29' 29" West, a distance of 40.71 feet;

Thence 31st, continuing along said mean high tide line, North 27° 20' 45" West, a distance of 130.60 feet;

Thence 32nd, continuing along said mean high tide line, North 17° 55' 26" West, a distance of 107.21 feet;

Thence 33rd, continuing along said mean high tide line, North 23° 06' 14" West, a distance of 415.32 feet;

Thence 34th, continuing along said mean high tide line, North 27° 49' 12" West, a distance of 81.41 feet;

Thence 35th, continuing along said mean high tide line, North 13° 11' 11" West, a distance of 65.73 feet;

Thence 36th, continuing along said mean high tide line, North 21° 56' 40" West, a distance of 505.65 feet;

Thence 37th, continuing along said mean high tide line, North 27° 33' 58" West, a distance of 127.48 feet;

Thence 38th, continuing along said mean high tide line, North 14° 59' 27" West, a distance of 115.95 feet;

Thence 39th, continuing along said mean high tide line, North 24° 01' 12" West, a distance of 99.89 feet to the Northwest corner of said Parcel A;

Thence 40th, leaving said mean high tide line and along the Northerly line of said Parcels A and B, South 88° 40' 54" East, a distance of 1602.67 feet to the point of beginning.

Excepting those portions of said land which at any time were tideland, which was not formed by the deposit of any Alluvion from natural causes and by imperceptible degrees, and also excepting any portions lying below the mean high tide line of the Pacific Ocean.

EXHIBIT B

SCE Parcel

Parcel I:

Parcel B of Lot Line Adjustment 97-5-28, recorded June 16, 1997 as Instrument No. 97-074360, Official Records, in the City of Oxnard, County of Ventura, State of California, more particularly described as follows:

Those portions of Parcels B and C of Parcel Map No. 74-24, in the City of Oxnard, County of Ventura, State of California, as shown on the map filed in Book 19, Page 7 of Parcel Maps, in the office of the County Recorder of said County, described as follows:

Beginning at a point on the Northerly line of said Parcel B, said point being distant North $88^{\circ} 40' 54''$ West, 280.97 feet from the intersection of the Northerly line of said parcel map with the centerline of Harbor Boulevard, 120 feet wide, as shown on said parcel map;

thence 1st, leaving said Northerly line, South $23^{\circ} 34' 50''$ East, parallel with the centerline of Harbor Boulevard, a distance of 190.96 feet;

thence 2nd, South $66^{\circ} 25' 10''$ West, perpendicular to said centerline, a distance of 300.06 feet;

thence 3rd, South $23^{\circ} 34' 50''$ East, parallel with said centerline, a distance of 497.33 feet;

thence 4th, North $66^{\circ} 25' 10''$ East, perpendicular to said centerline, a distance of 300.06 feet;

thence 5th, North $23^{\circ} 34' 50''$ West, parallel with said centerline, a distance of 384.95 feet;

thence 6th, North $66^{\circ} 25' 10''$ East, perpendicular to said centerline, a distance of 314.85 feet, to a point on the Northeasterly line of said Harbor Boulevard;

thence 7th, along said Northeasterly line, South $23^{\circ} 34' 50''$ East, a distance of 476.34 feet to the beginning of a non-tangent curve, concave Southerly, the radial center of which bears South $13^{\circ} 53' 28''$ East, a distance of 480.00 feet;

thence 8th, Easterly and Southeasterly along said curve, through a central angle of $43^{\circ} 15' 06''$, an arc distance of 362.35 feet;

thence 9th, South $60^{\circ} 38' 22''$ East, tangent to said curve, a distance of 1125.21 feet to the Easterly line of said Parcel C;

thence 10th, along said Easterly line, North 1° 13' 38" East, a distance of 1143.18 feet to the Northeast corner of said Parcel C;

thence 11th, along the Northerly line of said Parcel C and the Northerly line of said Parcel B, South 88° 40' 54" East, a distance of 1956.72 feet to the point of beginning.

Parcel II:

Parcel C of Lot Line Adjustment 97-5-28, recorded June 16, 1997 as Instrument No. 97-074360, Official Records, in the City of Oxnard, County of Ventura, State of California, more particularly described as follows:

Those portions of Parcels B and C of Parcel Map No. 74-24, in the City of Oxnard, County of Ventura, State of California, as shown on the map filed in Book 19, Page 7 of Parcel Maps, in the office of the County Recorder of said County, described as follows:

Commencing at a point on the Northerly line of said Parcel B, said point being distant North 88° 40' 54" West, 280.97 feet from the intersection of the Northerly line of said Parcel Map with the centerline of Harbor Boulevard, 120 feet wide, as shown on said Parcel Map.

Thence, leaving said Northerly line, South 23° 34' 50" East, parallel with the centerline of Harbor Boulevard, a distance of 190.96 feet;

thence South 66° 25' 10" West, perpendicular to said centerline, a distance of 300.06 feet;

thence South 23° 34' 50" East, parallel with said centerline, a distance of 497.33 feet;

thence North 66° 25' 10" East, perpendicular to said centerline, a distance of 300.06 feet;

thence North 23° 34' 50" West, parallel with said centerline, a distance of 384.95 feet;

thence North 66° 25' 10" East, perpendicular to said centerline, a distance of 314.85 feet, to a point on the Northeasterly line of said Harbor Boulevard;

thence, along said Northeasterly line, South 23° 34' 50" East, a distance of 476.34 feet to the beginning of a non-tangent curve, concave Southerly, the radial center of which bears South 13° 53' 28" East, a distance of 480.00 feet;

thence, Easterly and Southeasterly along said curve, through a central angle of 43° 15' 06", an arc distance of 362.35 feet;

thence, South 60° 38' 22" East, tangent to said curve, a distance of 1125.21 feet to the Easterly line of said Parcel C:

thence, along said Easterly line South $1^{\circ} 13' 38''$ West, a distance of 295.97 feet to its intersection with a line parallel with, and lying 261.00 feet Southwesterly of the last described course, being the true point of beginning.

Thence 1st, leaving said Easterly line, North $60^{\circ} 38' 22''$ West, along said parallel line, a distance of 1264.76 feet;

thence 2nd, North $60^{\circ} 55' 40''$ West, a distance of 94.33 feet;

thence 3rd, North $85^{\circ} 46' 03''$ West, a distance of 41.56 feet to a point on the Northeasterly line of said Harbor Boulevard;

thence 4th, South $66^{\circ} 25' 10''$ West, perpendicular to said centerline of Harbor Boulevard, a distance of 120.00 feet to a point on the Southwesterly line of said Harbor Boulevard;

thence 5th, along said Southwesterly line, South $23^{\circ} 34' 50''$ East, a distance of 27.30 feet;

thence 6th, South $66^{\circ} 25' 10''$ West, perpendicular to said centerline, a distance of 474.34 feet;

thence 7th, South $23^{\circ} 34' 49''$ East, a distance of 168.36 feet;

thence 8th, South $68^{\circ} 14' 49''$ West, a distance of 93.58 feet;

thence 9th, South $85^{\circ} 59' 00''$ West, a distance of 257.24 feet;

thence 10th, South $22^{\circ} 46' 40''$ East, a distance of 187.62 feet;

thence 11th, South $32^{\circ} 46' 59''$ West, a distance of 52.95 feet;

thence 12th, South $66^{\circ} 39' 31''$ West, a distance of 163.61 feet;

thence 13th, North $23^{\circ} 46' 48''$ West, a distance of 270.80 feet;

thence 14th, North $9^{\circ} 40' 33''$ West, a distance of 82.43 feet;

thence 15th, South $75^{\circ} 30' 03''$ West, a distance of 128.80 feet;

thence 16th, North $80^{\circ} 58' 30''$ West, a distance of 47.21 feet;

thence 17th, South $66^{\circ} 13' 06''$ West, a distance of 160.04 feet;

thence 18th, South $23^{\circ} 32' 21''$ East, a distance of 56.48 feet to a point on the Southerly line of said Parcel B;

thence 19th, along said Southerly line of Parcel B, North 66° 13' 12" East, a distance of 288.87 feet to an angle point on said Southerly line;

thence 20th, continuing along said Southerly line, South 23° 46' 48" East, a distance of 569.18 feet to an angle point thereon;

thence 21st, continuing along the Southerly line of said Parcel B and the Southerly line of Parcel C, South 88° 47' 04" East, a distance of 1559.83 feet to an angle point on the Southerly line of Parcel C;

thence 22nd, continuing along said Southerly line North 1° 13' 38" East, a distance of 299.99 feet, to an angle point thereon;

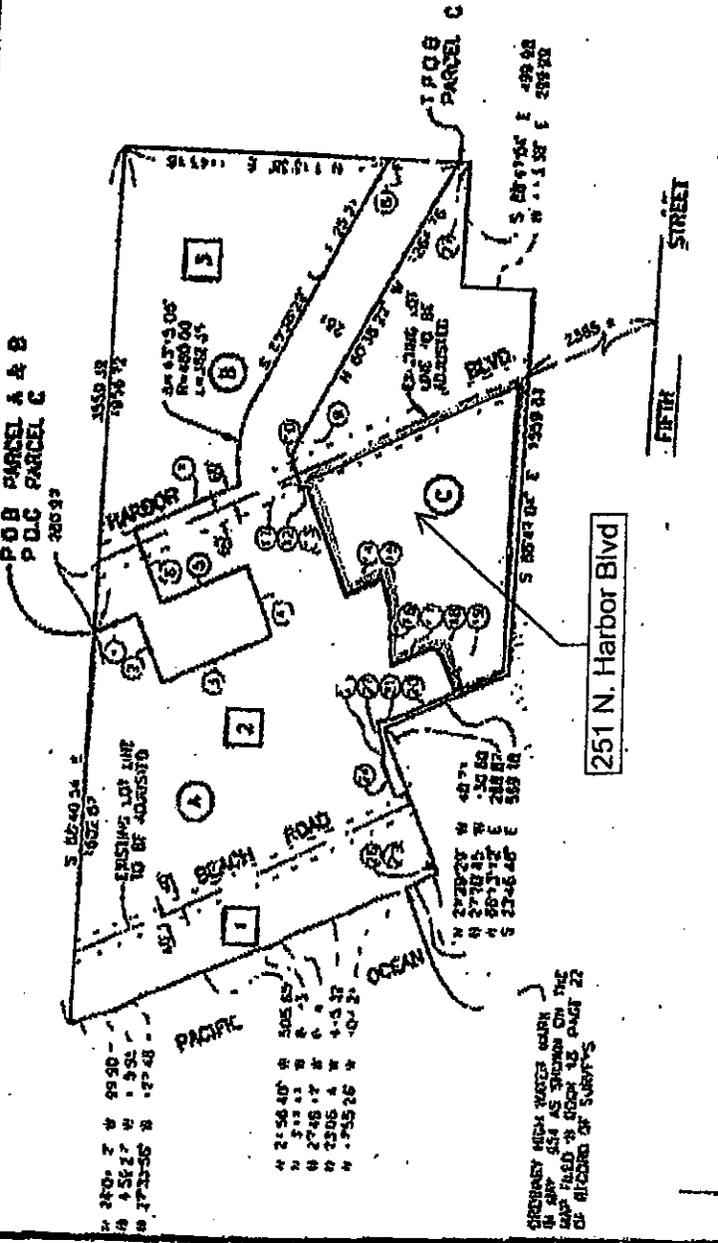
thence 23rd, continuing along said Southerly line, South 88° 47' 04" East, a distance of 499.98 feet to the Southeast corner of said Parcel C;

thence 24th, along the Easterly line of said Parcel C, North 1° 13' 38" East, a distance of 43.59 feet to the true point of beginning.

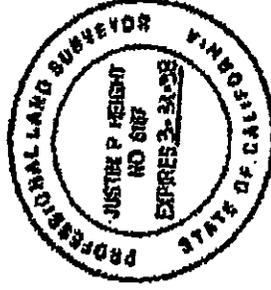
COURSE TABLE

NO. RELATION TO EXISTING
X. INVERTED COURSES

1	S	2134.95'	E	180.95'
2	S	8875.10'	W	328.96'
3	S	2134.95'	E	497.33'
4	N	5875.10'	E	900.06'
5	N	2134.95'	W	384.95'
6	N	8875.10'	E	314.85'
7	S	2134.95'	E	478.34'
8	S	2134.95'	W	284.97'
9	N	6055.40'	W	34.31'
10	N	2248.05'	W	41.56'
11	S	8875.10'	E	20.00'
12	S	2134.95'	E	22.38'
13	S	5875.10'	W	474.34'
14	S	2134.95'	E	85.36'
15	S	8875.10'	W	93.38'
16	S	10597.00'	W	257.24'
17	S	2248.05'	E	181.67'
18	S	1748.50'	W	34.95'
19	S	8875.10'	W	63.5'
20	N	2134.95'	E	278.00'
21	N	8875.10'	W	37.43'
22	S	2134.95'	W	28.80'
23	N	8875.10'	W	43.2'
24	S	2615.00'	W	60.04'
25	S	2134.95'	E	55.48'
26	S	8875.10'	W	34.7'
27	N	8875.10'	E	43.93'



EXISTING LOTS
 1 2 3
 PROPOSED LOTS
 A B C



I, JUSTIN P. HEIGHT HEREBY CERTIFY
 THAT THIS PLAN WAS PREPARED UNDER MY
 DIRECTION AND THE MATHEMATICAL DATA
 SHOWN HEREON ARE CORRECT.
 JUSTIN P. HEIGHT
 5-21-97
 O.K.E.

Penfield & Smith
 ENGINEERS & SURVEYORS
 11882.03
 LAKELONG 5-21-97 SCALE 1" = 800'

EXHIBIT B
LOT LINE ADJUSTMENT NO. 87-5-28

CONVEYANCE WITH WATER MARK
 IN THIS CASE AS SHOWN ON THE
 MAP FILED IN BOOK 12 PAGE 22
 OF RECORD OF SURVEYS

EXHIBIT C

SCE Easement

EXHIBIT D

GENON Easement

EXHIBIT B

SPL

RECORDING REQUESTED BY
SOUTHERN CALIFORNIA EDISON COMPANY

WHEN RECORDED MAIL TO:
SOUTHERN CALIFORNIA EDISON COMPANY
2131 WALNUT GROVE AVENUE
GO3 - 2ND FLOOR
ROSEMEAD, CA 91770

TITLE & REAL ESTATE SERVICES

WITH A CONFORMED COPY TO:

CITY OF OXNARD
214 SOUTH "C" STREET
OXNARD, CA 93030

ATTN: PAUL WEDNT



20110224-00033220-0 1/6

Ventura County Clerk and Recorder
MARK A. LUNN
02/24/2011 08:00:00 AM
492962 \$.00 LE

Common Area

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Easement

Location: City of Oxnard
APN: 183-0-022-035
RP File No.: GRT201067969
Affects SCE Documents:
162814

DOCUMENTARY TRANSFER TAX \$ <u>0</u>	SER.69111A Service Order No. 800564307
<input checked="" type="checkbox"/> COMPUTED ON FULL VALUE OF PROPERTY CONVEYED <input type="checkbox"/> OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE	APPROVED REAL PROPERTIES DEPARTMENT
<u>Eileen Steinhilber</u> SO. CALIF. EDISON CO. SIGNATURE OF DECLARANT OR AGENT DETERMINING TAX FIRM NAME	BY LC/LS DATE 01/10/11 SCE LAW DEPT. MR

SOUTHERN CALIFORNIA EDISON COMPANY, a corporation, hereinafter called "Grantor", does hereby grant to CITY OF OXNARD, a municipal corporation, hereinafter called "Grantee", an easement for Road and Public Utility purposes, in, on, under, over, along and across that certain real property in the City of Oxnard, County of Ventura, State of California, described as follows:

That portion of Parcel "B" of Parcel Map 74-24, in the City of Oxnard, County of Ventura, State of California, as shown on the map filed in Book 19, Page 7 of Parcel Maps, in the office of the County Recorder of said County and more particularly described as Parcel "C" of that certain Certificate of Approval for Lot Line Adjustment recorded June 16, 1997 as Instrument No. 97-074360 of Official Records of said County, as shown on the map filed in Book 53, Pages 86 through 90, inclusive, Records of Survey, in the Office of the County Recorder of said County.

Said Road Easement is more particularly described on the Exhibit "A" and more particularly depicted on the Exhibit "B", both attached hereto and by this reference made a part hereof.

SUBJECT TO covenants, conditions, restrictions, reservations, exceptions, encumbrances, rights, easements, leases and licenses, affecting the above described real property or any portion thereof, whether of record or not.

The foregoing grant is made subject to the following terms and conditions:

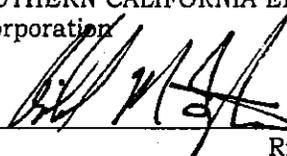
1. It is expressly understood and agreed that this Easement is granted pursuant to the authority of and upon and subject to the conditions prescribed by General Order No. 69-C of the Public Utilities Commission of the State of California dated and effective July 10, 1985, which by this reference is incorporated herein and made a part hereof.

Grant of Easement
S.C.E., a corporation to
City of Oxnard
Serial No. 69111A
RP FILE: GRT201067969
Affects SCE Document(s): 162814

IN WITNESS WHEREOF, said Southern California Edison Company has caused this instrument to be executed this 13 day of JANUARY, 2011.

SOUTHERN CALIFORNIA EDISON COMPANY
a corporation

By



Richard Fujikawa
Right of Way Agent
Real Estate Revenue
Real Properties Department

State of California)

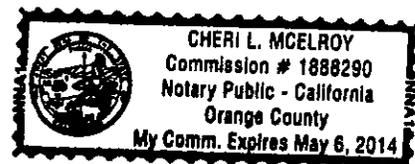
County of Los Angeles

On January 13, 2011 before me, Cheri L Mcelroy, a Notary Public, personally appeared Richard Fujikawa, 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 Cheri L Mcelroy



CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant of Easement for an easement for Road and Public Utility purposes APN# 183-0-022-035 dated January 13, 2011, from Southern California Edison Company, a corporation, by Richard Fujikawa, Right of Way Agent to the City of Oxnard, a political corporation and governmental agency, is hereby accepted, and pursuant to City Council Resolution No. 1939, adopted February 11, 1958, and recorded in book 1591, Official Records of Ventura County at page 273, the City Council consents to recordation thereof by its duly authorized officer.

DATED:

By:



Dr. Thomas E. Holden

Mayor

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EXHIBIT 'A'
LEGAL DESCRIPTION
RIGHT OF WAY DEDICATION

In the City of Oxnard, County of Ventura, State of California, being that portion of Parcel C of the Certificate of Approval for Lot Line Adjustment recorded June 16, 1997 as Instrument No. 97-074360, Official Records of said County, as shown on the map filed in Book 53, Pages 86 through 90, inclusive, of Records of Survey, in the Office of the County Recorder of said County, described as follows:

Beginning at the intersection of the southwesterly line of Harbor Boulevard, 120.00 feet wide, with the southerly line of said Parcel C, as shown on said Record of Survey; thence along said southwesterly line North 23°34'50" West 127.58 feet to the **True Point of Beginning**; thence continuing along said southwesterly line North 23°34'50" West 317.70 feet; thence leaving said southwesterly line South 10°42'27" East 26.83 feet to the beginning of a curve concave northeasterly having a radius of 160.00 feet; thence southeasterly along said curve 35.95 feet through a central angle of 12°52'19" to a line lying 10.00 feet southwesterly of and parallel to said southwesterly line of Harbor Boulevard; thence along said parallel line South 23°34'50" East 235.40 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 26.00 feet, a radial line to said beginning bears North 14°23'19" East; thence southeasterly along said curve 23.61 feet through a central angle of 52°01'52" to the **True Point of Beginning**.

Containing 2,803 square feet.

Distances as described above are grid distances. Ground distances may be obtained by multiplying grid distances by the mean combination factor of the courses being described. The mean combination factor for this conversion is 1.00003650.

All as shown on Exhibit "B", attached hereto and by this reference made a part hereof.

PSOMAS

SERIAL No. 69111A

EXHIBIT 'A'

LEGAL DESCRIPTION

RIGHT OF WAY DEDICATION

This legal description is not intended for use in the division and/or conveyance of land in violation of the Subdivision Map Act of the State of California.

Prepared under the direction of:

Peter J. Fitzpatrick

Peter J. Fitzpatrick, PLS 6777

MAY 20, 2010

Date



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EXHIBIT "B"

S10°42'27"E
26.83'

Δ=12°52'19"
R=160.00'
L=35.95'

APN: 183-021-003

PARCEL C
LLA 97-5-28
INST. NO. 97-074360, O.R.

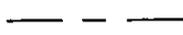
53R986

APN: 183-022-003

PARCEL C
LLA 97-5-28
INST. NO. 97-074360, O.R.

53R986

LEGEND

-  RIGHT OF WAY DESIGNATION
-  CENTERLINE
-  EXISTING LOT LINES
-  EXISTING RIGHT-OF-WAY LINE
-  CENTERLINE
- APN: ASSESSOR'S PARCEL NUMBER
- RS: RECORD OF SURVEY
- P.O.B.: POINT OF BEGINNING
- S.F.: SQUARE FEET
- T.P.O.B.: TRUE POINT OF BEGINNING

N23°34'50"W 317.70'
S23°34'50"E 235.40'

N14°23'19"E
(RAD.)
Δ=52°01'52"
R=26.00'
L=23.61'

T.P.O.B.
N66°25'11"E
(RAD.)

HARBOR BOULEVARD

TO WEST FIFTH STREET

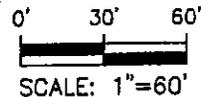
TO GONZALEZ ROAD
EXISTING RIGHT-OF-WAY

S'LY LINE PARCEL C

P.O.B.



SERIAL NO. 69111A



DWG Name: M:\2SCE015100\SURVEY\LEGALS\PL-PLAT-TURN_POCKET.dwg Plotted by: koffenberg on May 24, 2010 - 8:15:30

SHEET 1 OF 1	LOCATION: City of Oxnard County of Ventura State of California	DESCRIPTION: RIGHT OF WAY DESIGNATION PORTION OF PARCEL C, INST. NO. 97-074360, O.R. PLANNING PERMIT NUMBER: 09-00003965
SCALE: 1" = 60'	<p>PSOMAS 3 Hutton Centre #20 Santa Ana, California 92707 (714) 751-7373 www.psomas.com</p> 	<p>EXHIBIT 'B': SKETCH TO ACCOMPANY LEGAL DESCRIPTION</p>
DRAFTED: KVO		
CHECKED: PJF		
DATE: 5-20-2010		
JOB NO: 2SCE015100-T1		