



Meeting Date: 7/26/2011

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: Cynthia Daniels

Agenda Item No. **I-3**

Reviewed By: City Manager *[Signature]*

City Attorney *[Signature]*

Finance *[Signature]*

Other Winegar *[Signature]*

DATE: July 18, 2011

TO: City Council

FROM: Cynthia Daniels, Project Manager
Development Services Department

[Signature: Cynthia Daniels]

SUBJECT: Joint Use Agreements with Southern California Edison Company (SCE)

RECOMMENDATION

That City Council:

1. Approve and authorize the Mayor to execute an agreement with SCE for joint use of public right of way at Rice Avenue north of Gonzales Road (Agreement No. A-7429)
2. Approve and authorize the Mayor to execute an agreement with SCE for joint use of public right of way at Santa Clara Avenue and Ventura Boulevard (Agreement No. A-7428).

DISCUSSION

The City Council approved Agreement A-6887 on July 13, 2010 to replace SCE's property rights acquired during condemnation of properties needed for the Rice Avenue/Santa Clara Avenue interchange improvements at Highway 101. The agreement identified the need for joint use agreements (JUAs) where SCE's electric utility facilities encroached on city right of way. The recommendations implement the terms of the prior agreement to share public right of way with SCE in two locations. SCE has overhead lines crossing Rice Avenue north of Gonzales Road, and at Santa Clara Avenue and Ventura Blvd. north of Highway 101. The Santa Clara Ave. and Ventura Blvd. locations will be granted to the California Department of Transportation when the Rice/Hwy 101 interchange improvements are completed.

FINANCIAL IMPACT

There is no cost for the JUAs.

CD

Attachment #1 - Agreement No. A-7429
#2 - Agreement No. A-7428

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 AND REAL ESTATE SERVICES

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Approved - SCE Law Dept. AG/MR
RP File No.: RELO264555
Service Order No.: 800160785

Serial - 68925A
Affects SCE Document 221329

JOINT USE AGREEMENT

THIS AGREEMENT, made and entered into this ___ day of _____, 20 ___, by and between SOUTHERN CALIFORNIA EDISON COMPANY, a corporation, hereinafter called "Company", and the CITY OF OXNARD, a municipal corporation of the State of California, hereinafter called "City",

W I T N E S S E T H:

THAT WHEREAS Company is the owner in possession of certain rights of way and easement(s) for electrical facilities by virtue of the following easement rights:

That certain right of way easement recorded January 14, 1965 in Book 2709, page 568 of Official Records, in the Office of the Ventura County Recorder, hereinafter referred to as "Company's Easement"; and

WHEREAS City has existing street right of way and has acquired easement rights for street and highway purposes for the construction and/or improvement of Rice Avenue in said City, County of Ventura, State of California, hereinafter referred to as "highway right of way", as shown on the print attached hereto, marked "Exhibit 85-A and Exhibit 85-B" and hereby made a part hereof which said future highway right of way is subject to Company's easement; and

WHEREAS Company's electrical facilities as now installed will interfere with or obstruct the construction, reconstruction, maintenance or use of said street or highway, and City desires to eliminate such interference or obstruction;

NOW THEREFORE, in consideration of the premises and the mutual covenants herein contained, Company and City do hereby agree as follows:

The Company's electrical facilities, including but not limited to, utility poles, wires, cables, and other appurtenances set forth in the Company's Easement ("Electrical Facilities"), insofar as they now lie in their current location, shall be relocated to a strip of land within the Future Right of Way (the "New Location"), more particularly described as Exhibit "85-A" and more particularly shown on Exhibit "85-B" both attached hereto and by this reference made a part hereof.

Joint Use Agreement
Between S. C. E., a corp. and
CITY OF OXNARD
Serial 68925A
R.P. File No. REL0264555
Affects SCE. Doc(s): 221329

Company hereby consents to the construction, reconstruction, maintenance or use by City of highway improvements consisting of landscaping, irrigation, drainage and appurtenant facilities over, along and upon the New Location upon and subject to the terms and conditions herein contained.

City acknowledges Company's title to Company's Easement in said New Location and the priority of Company's title over the title of City in said New Location. Company has and reserves the right and easement to use, in common with the public's use of said street or highway, said New Location for all of the purposes for which Company's Easement was acquired, without need for any additional permits or permission from City, except for any non-discretionary, ministerial permits as may otherwise be required by the City in the Company's ordinary course of business while operating, maintaining and making non-emergency repairs to its electrical facilities within City streets and highways.

In the event that the future use of said future street or highway right of way shall at any time or times necessitate a rearrangement, relocation, reconstruction or removal of any of Company's Electrical Facilities then existing in said New Location, the City shall notify Company in writing of such necessity and agree to reimburse Company on demand for its costs incurred in complying with such notice. Company will provide City with plans of its proposed rearrangement and an estimate of the cost thereof, and upon approval of such plans by City, Company will promptly proceed to effect such rearrangement, relocation, reconstruction or removal. Company shall make adequate provisions for the protection of the traveling public. No further permit or permission from City for such rearrangement, relocation or reconstruction shall be required and City will (1) enter into a Joint Use Agreement on the same terms and conditions as are herein set forth covering any such subsequent relocation of Company's Electrical Facilities within said street or highway rights of way, (2) provide executed document(s) granting to Company a good and sufficient easement or easements over private property if necessary to replace Company's Easement or any part thereof, and (3) reimburse Company for any costs which it may be required to expend to acquire such easement or easements, provided it is mutually agreed in writing that Company shall acquire such easement or easements.

City agrees to reimburse Company for any loss Company may suffer because of any lack of or defect in City's title to said New Location or any subsequent location within said future street or highway right of way, or in the title to any easement provided by City over private property, to which Company relocates its electrical facilities pursuant to the provisions hereof, and City agrees that if Company is ever required to relocate its electrical facilities because of any such lack of or defect in title, City shall reimburse Company for the cost of relocating its electrical facilities and any other reasonable costs arising therefrom, such as, but not limited to, costs to acquire any future right of way required for such relocation. City shall not reimburse Company for any loss caused by Company's own fault or negligence.

Both City and Company shall use said New Location in such a manner as not to interfere unduly with the rights of the other. Nothing herein contained shall be construed as a release or waiver of any claim for compensation or damages which Company or City may now have or may hereafter acquire resulting from the construction of additional Electrical Facilities or the alteration of existing Electrical Facilities by either City or Company in such a manner as to cause an unreasonable interference with the use of said New Location by the other party. City agrees that Company's Electrical Facilities shall not be damaged by reason of the construction, reconstruction or maintenance of said street or highway, by the City or its contractors, and that, if necessary, City will protect Company's Electrical Facilities against any such damage, at City's expense.

Joint Use Agreement
Between S. C. E., a corp. and
CITY OF OXNARD
Serial 68925A
R.P. File No. REL0264555
Affects SCE. Doc(s): 221329

Company shall have the right to remove, trim or top any shrubs, brush, tree or trees which may grow in said New Location in said future street or highway right of way, and which in the opinion of Company may endanger or interfere with the proper operation or maintenance of Company's Electrical Facilities, to the extent necessary to prevent any such interference or danger.

This agreement shall inure to the benefit of and be binding upon the Company and the City and their respective successors and assigns.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed in duplicate by their respective officers thereunto duly authorized, as of the day and year herein first above written.

SOUTHERN CALIFORNIA EDISON
COMPANY,
a corporation

By 
Ellen Wright
Right of Way Agent
Land Operations Northern Region
Real Properties Department

State of California)

County of _____)

On _____ before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Joint Use Agreement
Between S. C. E., a corp. and
CITY OF OXNARD
Serial 68925A
R.P. File No. REL0264555
Affects SCE. Doc(s): 221329

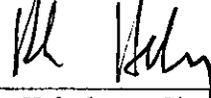
CITY OF OXNARD, a municipal
corporation

By _____
Dr. Thomas E. Holden, Mayor

ATTEST:

By _____
Daniel Martinez, City Clerk

APPROVED AS TO FORM:

By  _____
Alan Holmberg, City Attorney

APPROVED AS TO CONTENT:

 _____
Cynthia Daniels, Project Manager

State of California)

County of _____)

On _____ before me, _____, a Notary Public,
personally appeared _____, who proved to me on the
basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or
the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Joint Use Agreement
Between S. C. E., a corp. and
CITY OF OXNARD
Serial 68925A
R.P. File No. REL0264555
Affects SCE. Doc(s): 221329

State of California)

County of _____)

On _____ before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

State of California)

County of _____)

On _____ before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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WITNESS my hand and official seal.

Signature _____

Joint Use Agreement
Between S. C. E., a corp. and
CITY OF OXNARD
Serial 68925A
R.P. File No. REL0264555
Affects SCE. Doc(s): 221329

State of California)

County of _____)

On _____ before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

EXHIBIT "85-A"

LEGAL DESCRIPTION

Those strips of land, 0.914 meters wide, in the City of Oxnard, County of Ventura, State of California, being portions of Parcels "C" and "D" of the Resubdivision of Subdivisions 45, 46 and a part of 49, Rancho el Rio de Santa Clara o'la Colonia, as per the map filed in Book 2, Page 43 of Records of Survey in the office of the County Recorder of said County, the centerlines of said strips of land described as follows:

Parcel 1-

Beginning at a point in the line described in the ninth course, Parcel 1 of Parcel 7 (Permanent Utility Easement 60) of the Order for Prejudgment Possession recorded December 30, 2005, as Document No. 20051230-0320112 of Official Records of Ventura County, said point bears North $4^{\circ}01'46''$ East 1.284 meters from the southerly terminus of said course; thence North $87^{\circ}21'38''$ West 3.736 meters to the intersection with the line described in the fourteenth course of Parcel 2 (Permanent Partial Take 45) of said Order of Prejudgment Possession, said point being the True Point of Beginning of this description; thence North $87^{\circ}21'38''$ West 30.576 meters to the intersection with the westerly line of Rice Avenue, as shown on the map of Tract No. 4359, recorded in Book 114, Pages 29 and 30 of Miscellaneous Records (Maps) in the office of said County Recorder.

The sidelines of said strip of land to be lengthened or shortened to terminate easterly in the easterly line of said Parcel 2, and westerly in the westerly line of said Rice Avenue.

Parcel 2-

Beginning at the northerly terminus of the line described in the ninth course, Parcel 1 of Parcel 7 of the hereinabove described Order of Prejudgment Possession; thence North $83^{\circ}16'11''$ West 7.828 meters to the intersection with the line described in the twelfth course of Parcel 2 of said Order of Prejudgment Possession, said point being the True Point of Beginning of this description; thence North $87^{\circ}21'38''$ West 30.576 meters to the intersection with the westerly line of Rice Avenue, as shown on the map of Tract No. 4359, recorded in Book 114, Pages 29 and 30 of Miscellaneous Records (Maps) in the office of said County Recorder.

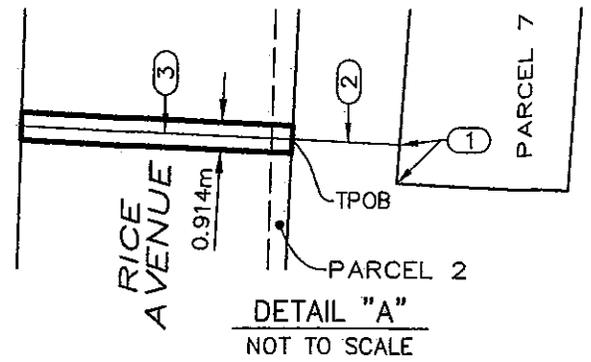
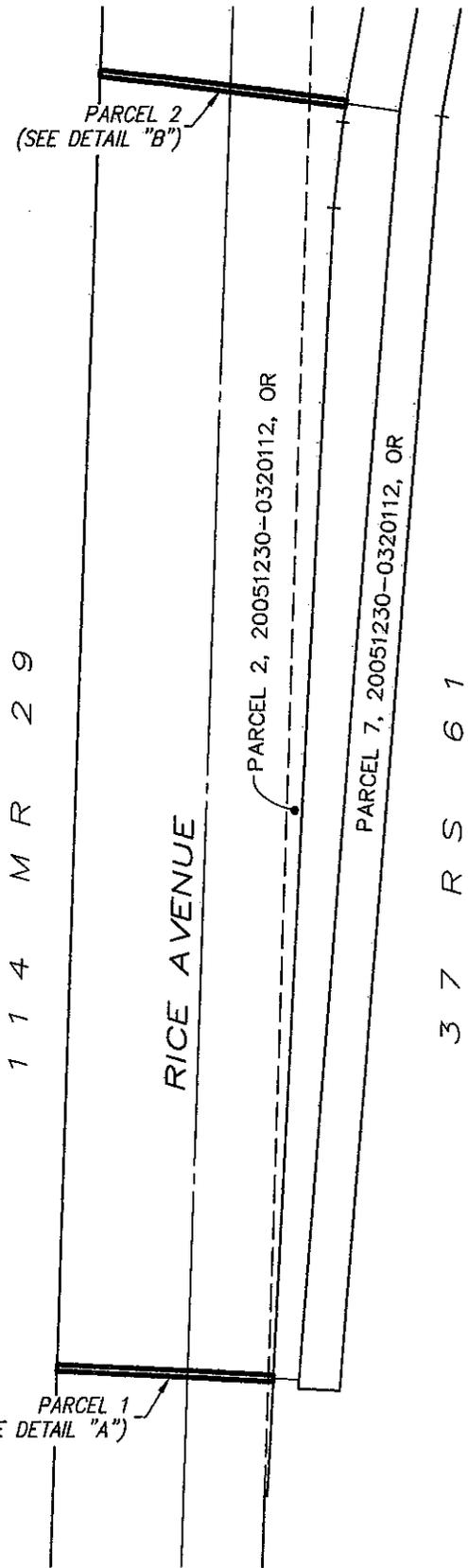
Serial 68925A

The sidelines of said strip of land to be lengthened or shortened to terminate easterly in the easterly line of said Parcel 2, and westerly in the westerly line of said Rice Avenue.

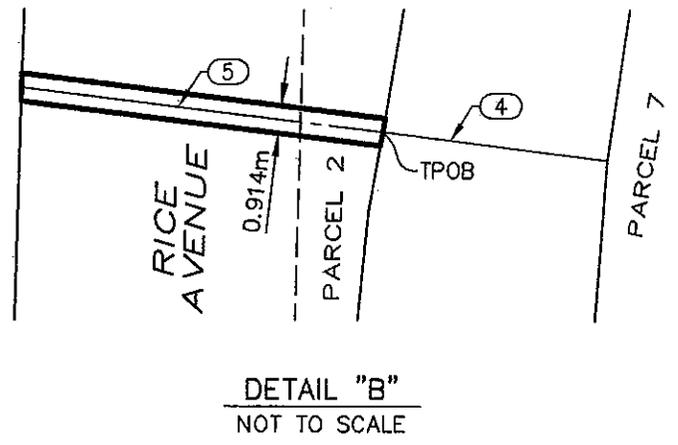
Larry J. Frager
Larry J. Frager P.L.S. 7998
6/11/10
Date



Serial 68925A



TPOB = TRUE POINT OF BEGINNING



○ LINE TABLE:

1	N4°01'46"E	1.284m
2	N87°21'38"W	3.736m
3	N87°21'38"W	30.576m
4	N83°16'11"W	7.828m
5	N83°16'11"W	35.290m



METRIC SCALE:
1:1000

PREPARED BY:
 BENNER AND CARPENTER, INC.
 506 EAST MAIN STREET
 SANTA PAULA, CA 93060
 (805) 525-3396

Serial 68925A

EXHIBIT "85-B"
 SKETCH TO ACCOMPANY
 LEGAL DESCRIPTION

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 AND REAL ESTATE SERVICES

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Approved - SCE Law Dept. AG/MR
RP File No.: REL0264555
Service Order No.: 800160785

Serial - 68921A
Affects SCE Document 221329

JOINT USE AGREEMENT

THIS AGREEMENT, made and entered into this ___ day of _____, 20 ___, by and between SOUTHERN CALIFORNIA EDISON COMPANY, a corporation, hereinafter called "Company", and the CITY OF OXNARD, a municipal corporation of the State of California, hereinafter called "City",

W I T N E S S E T H:

THAT WHEREAS Company is the owner in possession of certain rights of way and easement(s) for electrical facilities by virtue of the following easement rights:

That certain right of way easement recorded January 14, 1965 in Book 2709, page 568 of Official Records, in the Office of the Ventura County Recorder, hereinafter referred to as "Company's Easement"; and

WHEREAS City has existing street right of way and has acquired easement rights for street and highway purposes for the construction and/or improvement of Rice Avenue and Santa Clara Avenue in said City, County of Ventura, State of California, hereinafter referred to as "highway right of way", as shown on the print attached hereto, marked "Exhibit 82-A and Exhibit 82-B" and hereby made a part hereof which said future highway right of way is subject to Company's Easement; and

WHEREAS Company's facilities as now installed will interfere with or obstruct the construction, reconstruction, maintenance or use of said street or highway, and City desires to eliminate such interference or obstruction;

NOW THEREFORE, in consideration of the premises and the mutual covenants herein contained, Company and City do hereby agree as follows:

The Company's electrical facilities, including but not limited to, utility poles, wires, cables, and other appurtenances set forth in the Company's Easement ("Electrical Facilities"), insofar as they now lie in their current location, shall be relocated to a strip of land within the Future Right of Way (the "New Location"), more particularly described as Exhibit "82-A" and more particularly shown on Exhibit "82-B" both attached hereto and by this reference made a part hereof.

Joint Use Agreement
Between S. C. E., a corp. and
CITY OF OXNARD
Serial 68921A
R.P. File No. REL0264555
Affects SCE. Doc(s): 221329

Company hereby consents to the construction, reconstruction, maintenance or use by City of highway improvements consisting of landscaping, irrigation, drainage and appurtenant facilities over, along and upon the New Location upon and subject to the terms and conditions herein contained.

City acknowledges Company's title to Company's Easement in said New Location and the priority of Company's title over the title of City in said New Location. Company has and reserves the right and easement to use, in common with the public's use of said street or highway, said New Location for all of the purposes for which Company's Easement was acquired, without need for any additional permits or permission from City, except for any non-discretionary, ministerial permits as may otherwise be required by the City in the Company's ordinary course of business while operating, maintaining and making non-emergency repairs to its Electrical Facilities within City streets and highways.

In the event that the future use of said future street or highway right of way shall at any time or times necessitate a rearrangement, relocation, reconstruction or removal of any of Company's Electrical Facilities then existing in said New Location, the City shall notify Company in writing of such necessity and agree to reimburse Company on demand for its costs incurred in complying with such notice. Company will provide City with plans of its proposed rearrangement and an estimate of the cost thereof, and upon approval of such plans by City, Company will promptly proceed to effect such rearrangement, relocation, reconstruction or removal. Company shall make adequate provisions for the protection of the traveling public. No further permit or permission from City for such rearrangement, relocation or reconstruction shall be required and City will (1) enter into a Joint Use Agreement on the same terms and conditions as are herein set forth covering any such subsequent relocation of Company's Electrical Facilities within said street or highway rights of way, (2) provide executed document(s) granting to Company a good and sufficient easement or easements over private property if necessary to replace Company's Easement or any part thereof, and (3) reimburse Company for any costs which it may be required to expend to acquire such easement or easements, provided it is mutually agreed in writing that Company shall acquire such easement or easements.

City agrees to reimburse Company for any loss Company may suffer because of any lack of or defect in City's title to said New Location or any subsequent location within said future street or highway right of way, or in the title to any easement provided by City over private property, to which Company relocates its Electrical Facilities pursuant to the provisions hereof, and City agrees that if Company is ever required to relocate its Electrical Facilities because of any such lack of or defect in title, City shall reimburse Company for the cost of relocating its Electrical Facilities and any other reasonable costs arising therefrom, such as, but not limited to, costs to acquire any future right of way required for such relocation. City shall not reimburse Company for any loss caused by Company's own fault or negligence.

Both City and Company shall use said New Location in such a manner as not to interfere unduly with the rights of the other. Nothing herein contained shall be construed as a release or waiver of any claim for compensation or damages which Company or City may now have or may hereafter acquire resulting from the construction of additional Electrical Facilities or the alteration of existing Electrical Facilities by either City or Company in such a manner as to cause an unreasonable interference with the use of said New Location by the other party. City agrees that Company's Electrical Facilities shall not be damaged by reason of the construction, reconstruction or maintenance of said street or highway, by the City or its contractors, and that, if necessary, City will protect Company's Electrical Facilities against any such damage, at City's expense.

Joint Use Agreement
Between S. C. E., a corp. and
CITY OF OXNARD
Serial 68921A
R.P. File No. REL0264555
Affects SCE. Doc(s): 221329

Company shall have the right to remove, trim or top any shrubs, brush, tree or trees which may grow in said New Location in said future street or highway right of way, and which in the opinion of Company may endanger or interfere with the proper operation or maintenance of Company's Electrical Facilities, to the extent necessary to prevent any such interference or danger.

This agreement shall inure to the benefit of and be binding upon the Company and the City and their respective successors and assigns.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed in duplicate by their respective officers thereunto duly authorized, as of the day and year herein first above written.

SOUTHERN CALIFORNIA EDISON
COMPANY,
a corporation

By *Ellen N. Wright*
Ellen N. Wright
Right of Way Agent
Land Operations Northern Region
Real Properties Department

State of California)
County of _____)

On _____ before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Joint Use Agreement
Between S. C. E., a corp. and
CITY OF OXNARD
Serial 68921A
R.P. File No. REL0264555
Affects SCE, Doc(s): 221329

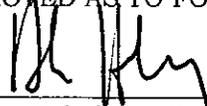
CITY OF OXNARD, a municipal
corporation

By _____
Dr. Thomas E. Holden, Mayor

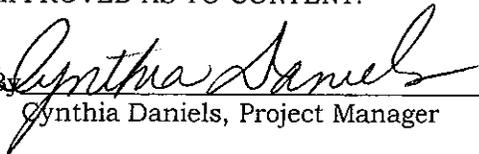
ATTEST:

By _____
Daniel Martinez, City Clerk

APPROVED AS TO FORM:

By  _____
Alan Holmberg, City Attorney

APPROVED AS TO CONTENT:

By  _____
Cynthia Daniels, Project Manager

State of California)

County of _____)

On _____ before me, _____, a Notary Public,
personally appeared _____, who proved to me on the
basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or
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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 _____

Joint Use Agreement
Between S. C. E., a corp. and
CITY OF OXNARD
Serial 68921A
R.P. File No. REL0264555
Affects SCE. Doc(s): 221329

State of California)

County of _____)

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Signature _____

State of California)

County of _____)

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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 _____

EXHIBIT "82-A"

LEGAL DESCRIPTION

Being a strip of land, 7.620 meters (25.00 feet) wide, in the City of Oxnard, County of Ventura, State of California, over a portion of Lot 65 of the Rancho Santa Clara del Norte, as per map recorded in Book 3, Page 26 of Miscellaneous Records (Maps) in the office of the County Recorder of Ventura County, the centerline of said strip of land described as follows:

Beginning at a point in the southeasterly line of Santa Clara Avenue, 18.288 meters (60.00 feet) wide, which bears North 40°14'47" East 46.429 meters from the intersection of said southeasterly line with the northerly line of Ventura Boulevard, as shown on the Record of Survey filed in Book 31, Page 66 of Records of Survey in the office of said County Recorder; thence,

1st: South 22°35'24" West 44.784 meters; thence,

2nd: South 4°03'34" West 10.251 meters to the intersection with the northerly line of the Ventura Freeway (State Highway 101), as described in Parcel 1 of Document No. 24140, recorded May 31, 1957, in Book 1518, Page 81 of Official Records of Ventura County.

The sidelines of said strip of land to be lengthened or shortened to terminate southerly in the northerly line of said Ventura Freeway.

EXCEPTING THEREFROM that portion of said strip of land which lies between the southeasterly line of said Santa Clara Avenue, and the northerly line of said Ventura Boulevard.

Containing 0.014 hectares (0.035 acres), more or less.


Larry J. Frager P.L.S. 7998 6/4/10
Date



Serial 68921A

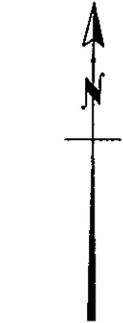
REF: 08181LD82.DWG
DATE: 5/26/10
APN: 149-0-100-37 (PERM. POLE)

POINT OF BEGINNING

SANTA CLARA AVENUE

N40°14'47"E 46.429m

S22°35'24"W 44.784m



METRIC SCALE
1:250

3 1 R S 6 6

7.620m
(25')

3.810m
(12.50')

3.810m
(12.50')

VENTURA BOULEVARD

S4°03'34"W
10.251m

VENTURA FREEWAY
(STATE HIGHWAY 101)

PREPARED BY:
BENNER AND CARPENTER, INC.
506 EAST MAIN STREET
SANTA PAULA, CA 93060
(805) 525-3396

Benal 68921A

EXHIBIT '82-B'
SKETCH TO ACCOMPANY
LEGAL DESCRIPTION

ATTACHMENT 2

PAGE 8 OF 8