



TRIUNFO SANITATION DISTRICT

A PUBLIC AGENCY

Board of Directors

Janna Orkney, Chair

Susan Pan, Vice Chair

Leon Shapiro, Director

Raymond Tjulander, Director

James Wall, Director

Providing Outstanding Service Since 1963

December 17, 2018

Board of Directors
Triunfo Sanitation District
Ventura County, California

BRIDGEGATE DEBRIS BASIN EASEMENT TRANSFER FOR HIDDEN VALLEY MAINTENANCE CORPORATION AND VENTURA COUNTY WATERSHED PROTECTION DISTRICT

Summary

In 2013, the Triunfo Sanitation District (TSD) was approached by representatives from Ventura County Watershed Protection District (VCWPD), Hidden Valley Maintenance Corporation (HVMC), and HVR Associates, LP (HVR) regarding the District's easement at the Bridgegate Debris Basin. At issue, the District's blanket easement rights for a sewer line traversing through HVMC parcels and VCWPD's debris basin. Specifically, VCWPD's desire to limit the easement to a more defined boundary supporting the current alignment of TSD's pipeline. As this easement dated back to the installation of the sewer line but was causing interference with development of the site, staff and District Legal Counsel worked to address VCWPD's request. Following a series of high-level meetings with the County and affected parties, several deed transfer and easement modification documents were generated for further review and execution. Unfortunately, due to a number of outside influences, the final set of transfer documents was never completed.

Recently, HVR approached District staff with a request to complete the easement transfer process and replace the blanket easement with a 15' wide easement along the sewer centerline and grant new easements for ingress and egress for the District. HVR provided draft documents for staff and District Legal Counsel to review and the documents meet the requirements by the District for the transfer to proceed. Staff recommends the Board approve the modified easement for the District's sewer system through the Westlake area and direct staff to complete the process and authorize the GM sign the deed agreements.

Please contact me at 805-658-4621 or email marknorris@vrsd.com if you have any questions or need additional information.

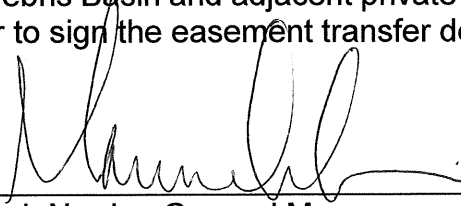
Fiscal Impact

There is no fiscal impact associated with the easement transfer as the District will retain its easement rights for the purposes of maintaining and operating the sewer line through the HVMC parcels and VCWPD's debris basin.

Recommendation

It is recommended the Board approve the requested easement change for the sewer line traversing through the Bridgegate Debris Basin and adjacent private-party parcels in Westlake and authorize the General Manager to sign the easement transfer documents.

REVIEWED AND APPROVED:



Mark Norris - General Manager

Attachment: Draft - Easement Transfer Agreement documents

Recorded at no fee in accordance with
Government Code Section 27383

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

James D. Power, IV
Julie M. Power
1490 Cheviot Hills Court
Westlake Village, CA 91361

ASSESSOR'S PARCEL NO. 664-0-083-235

QUIT CLAIM DEED

TRIUNFO SANITATION DISTRICT, a California sanitation district under California law,

Does hereby quit claim and release to

**JAMES DAVID POWER IV AND JULIE McCracken Power, co-trustees
of The Power Community Property Trust under the Jamey and Julie Power Revocable
Trust dated 1-19-01.**

All rights and interest to that certain non-exclusive blanket easement for underground and above-ground sanitary sewer system purposes and surface access thereto, and all uses incidental thereto, in, on, under and across that portion of said Parcel 2 described in the Easement Deed recorded as Instrument Number 20050629-0159014 on June 29, 2005, excepting therefrom those certain 15.00 foot wide strips described in the attached Exhibits "A" through "D".

TRIUNFO SANITATION DISTRICT

Dated: _____

By: _____

Name:

Title:

Grantor

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

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 A

SEWER EASEMENT - PARCEL 2

That portion of Parcel 2 of Lot Line Adjustment Number 96-291, in the City of Thousand Oaks, County of Ventura, State of California, described in the document recorded August 26, 2002 as document number 2002-0202470-00, of Official Records in the Office of the Ventura County Recorder, being a portion of Lots 1 and 2 of Tract No. 4291 in said City, County and State as per the map recorded in Book 118, Pages 1 through 7 of Miscellaneous Records (maps) in the Office of the Ventura County Recorder, and also being a portion of Cheviot Hills Court, a private street also shown on said map. Said Parcel 2 being shown on Record of Survey recorded in Book 54 at pages 87 through 97 of Records of Survey. Said portion being a 15.00 foot wide strip, the centerline of which being described as follows:

Beginning at the northerly corner of said Parcel 2; thence along the northwesterly line of said Parcel 2,

South 29° 48' 36" West 24.68 feet to the **TRUE POINT OF BEGINNING** of this description; thence,

1ST South 46° 40' 16" East 94.14 feet to the beginning of a curve concave westerly having a radius of 200.00 feet; thence along said curve,

2nd Southerly, through a central angle of 26° 13' 26" an arc length of 91.54 feet to that certain course in the general easterly line of said Parcel 2 described in said Lot Line Adjustment as having a bearing and distance of South 30° 12' 05" West 39.80 feet; thence leaving said 15.00 foot wide portion lying within said Parcel 2, and continuing along said centerline, the following two courses,

Southerly along the continuation of said curve, through a central angle of 12° 09' 03" an arc length of 42.41 feet; thence tangent to said curve,

South 8° 17' 47" East 64.29 feet to that certain course in the general easterly line of said Parcel 2 described in said Lot Line Adjustment as having a bearing and distance of South 36° 50' 10" East 80.50 feet; to the beginning of the centerline of a 15.00 foot wide strip lying within said Parcel 2; thence continuing along said centerline of last said 15.00 wide strip,

3rd South 8° 17' 47" East 40.03 feet to that certain course in the general easterly line of said Parcel 2 described in said Lot Line Adjustment as having a bearing and distance of South 29° 39' 50" West 53.21 feet.

The sidelines of said 15.00-foot wide portion shall be prolonged or shortened so as to terminate in the northwesterly and general easterly lines of said Parcel 2.

Prepared by:
Gene Rosecrans PLS 4034
6454 E. Smoke Tree Ave.
Oak Park, CA 91377
(818) 889-7445

Project Number:
Triunfo Sanitation District
Sewer Easement
Parcel 2, 54 R.S. 87-97

11-17-08
Doc #3

Sheet 1 of 2

ITEM # 15

EXHIBIT A

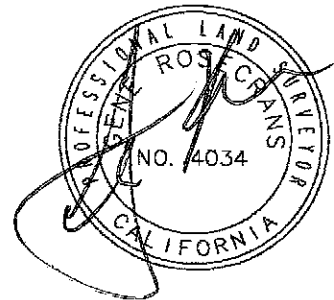
continued

TOGETHER WITH that portion of Parcel 2 of Lot Line Adjustment Number 96-291, in the City of Thousand Oaks, County of Ventura, State of California, described in the document recorded August 26, 2002 as document number 2002-0202470-00, of Official Records in the Office of the Ventura County Recorder, being a portion of Lots 1 and 2 of Tract No. 4291 in said City, County and State as per the map recorded in Book 118, Pages 1 through 7 of Miscellaneous Records (maps) in the Office of the Ventura County Recorder, and also being a portion of Cheviot Hills Court, a private street also shown on said map. Said Parcel 2 being shown on Record of Survey recorded in Book 54 at pages 87 through 97 of Records of Survey. Said portion being described as follows:

Beginning at the northerly corner of said Parcel 2; thence along the northwesterly line of said Parcel 2,

South 29° 48' 36" West 24.68 feet to the **TRUE POINT OF BEGINNING** of this description; thence continuing along said northwesterly line the following two courses,

- 1ST South 29° 48' 36" West 22.05 feet to the beginning of a curve concave northerly having a radius of 45.00 feet; thence along said curve,
- 2nd Southwesterly through a central angle of 6° 08' 20" an arc length of 4.82 feet, a radial line bears South 54° 03' 04" East from said point; thence leaving said curve and said northwesterly line,
- 3rd North 82° 09' 49" East 33.60 feet to a line that bears South 46° 40' 16" East from said True Point of Beginning; thence along said line,
- 4th North 46° 40' 16" West 27.10 feet to said **TRUE POINT OF BEGINNING**.



Prepared by:
Gene Rosecrans PLS 4034
6454 E. Smoke Tree Ave.
Oak Park, CA 91377
(818) 889-7445

Project Number:

Triunfo Sanitation District
Sewer Easement
Parcel 2, 54 R.S. 87-97

11-17-08
Doc #3

Sheet 2 of 2

EXHIBIT B

SEWER ACCESS EASEMENT - PARCEL 2

That portion of Parcel 2 of Lot Line Adjustment Number 96-291, in the City of Thousand Oaks, County of Ventura, State of California, described in the document recorded August 26, 2002 as document number 2002-0202470-00, of Official Records in the Office of the Ventura County Recorder, being a portion of Lots 1 and 2 of Tract No. 4291 in said City, County and State as per the map recorded in Book 118, Pages 1 through 7 of Miscellaneous Records (maps) in the Office of the Ventura County Recorder, and also being a portion of Cheviot Hills Court, a private street also shown on said map. Said Parcel 2 being shown on Record of Survey recorded in Book 54 at pages 87 through 97 of Records of Survey. Said portion being 15.00 feet wide, the westerly line of which being described as follows:

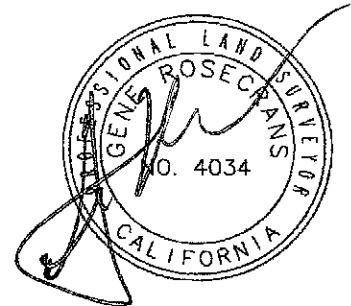
Beginning at the northerly corner of said Parcel 2; thence along the northwesterly line of said Parcel 2,

South 29° 48' 36" West 33.94 feet to the **TRUE POINT OF BEGINNING** of this description; thence,

1ST South 46° 40' 16" East 145.05 feet; thence,

2ND South 16° 40' 35" East 43.50 feet to the southerly terminus of the 5th numbered course in the generally easterly line of said Parcel 2 of said Lot Line Adjustment, described in said document as South 30° 12' 05" West 39.80 feet.

The easterly line of said 15.00 foot strip shall be prolonged so as to terminate in the northwesterly line of said Parcel 2 and shortened so as to terminate in said 5th numbered course.



Prepared by:
Gene Rosecrans PLS 4034
6454 E. Smoke Tree Ave.
Oak Park, CA 91377
(818) 889-7445

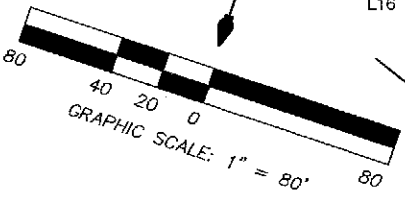
Project Number:
Triunfo Sanitation District
Sewer Access Easement
Parcel 2, 54 R.S. 87-97

11-17-08
Doc #3

Sheet 1 of 1

ITEM # 15

EXHIBIT C SEWER EASEMENT PARCEL 2



| NUMBER | DISTANCE | BEARING |
|--------|----------|-----------------|
| L1 | 14.82' | N 66° 38' 33" W |
| L2 | 46.37' | N 66° 38' 33" W |
| L13 | 22.20' | N 85° 15' 43" E |
| L14 | 19.54' | N 44° 42' 41" W |
| L15 | 14.96' | N 45° 17' 19" E |
| L16 | 13.75' | N 87° 24' 50" W |

| NUMBER | RADIUS | DELTA | LENGTH |
|--------|---------|--------------|---------|
| C10 | 25.00' | 62° 10' 55" | 27.13' |
| C12 | 25.00' | 66° 13' 54" | 28.90' |
| C13 | 45.00' | 80° 02' 25" | 62.86' |
| C14 | 25.00' | 64° 37' 23" | 28.20' |
| C15 | 623.00' | 6° 45' 56" | 73.56' |
| C16 | 20.00' | 90° 18' 47" | 31.53' |
| C24 | 950.50' | 20° 40' 12" | 342.90' |
| C121 | 45.00' | 134° 45' 01" | 105.83' |
| C122 | 45.00' | 43° 48' 24" | 34.41' |
| C123 | 45.00' | 90° 56' 37" | 71.43' |
| C124 | 45.00' | 6° 08' 20" | 4.82' |

SEE DETAIL SHEET 2

SEE DETAIL SHEET 2

SEE DETAIL SHEET 2

PARCEL 2
54 R.S. 87-97

PARCEL 1
54 R.S. 87-97

PARCEL 33
54 R.S. 87-97

PARCEL 31
54 R.S. 87-97

BEARINGS AND DISTANCES SHOWN HEREON HAVE BEEN TAKEN FROM RECORD OF SURVEY (54 R.S. 87-97) RECORDED CONCURRENTLY WITH LOT LINE ADJUSTMENT NO. 96-291, RECORDED AUGUST 26, 2002 AS DOCUMENT NO. 2002-0202470-00, O.R., AND FROM RECORD OF SURVEY (56 R.S. 40-44) RECORDED CONCURRENTLY WITH LOT LINE ADJUSTMENT NO. 2003-421, RECORDED FEBRUARY 16, 2005 AS DOCUMENT NO. 20050216-0037585, O.R.. ALSO SEE CERTIFICATE OF CORRECTION RECORDED APRIL 14, 2011 AS DOCUMENT NO. 20110414-00059285-0 1/1, O.R., AND AMENDED LOT LINE ADJUSTMENT NO. 96-291, RECORDED OCTOBER 28, 2011 AS DOCUMENT NO. 20111028-00162212-0, O.R.
REFER TO SAID DOCUMENTS FOR ADDITIONAL INFORMATION AND/OR CLARIFICATION.

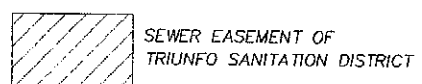


EXHIBIT C DETAIL OF SEWER EASEMENT

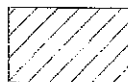


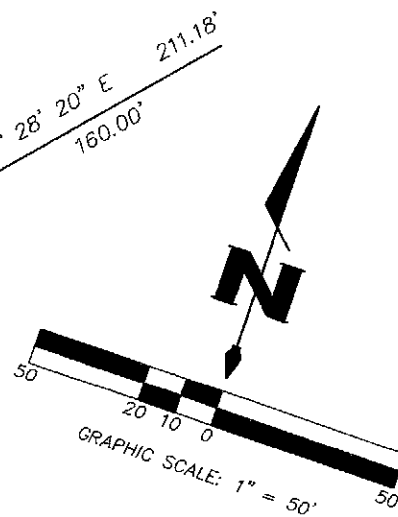
PARCEL 1
54 R.S. 87-97

PARCEL 2
54 R.S. 87-97

PARCEL 31
54 R.S. 87-97

PARCEL 33
54 R.S. 87-97

 SEWER EASEMENT TO TRIUNFO SANITATION DISTRICT

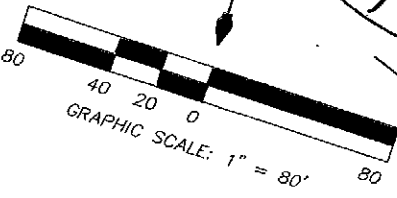
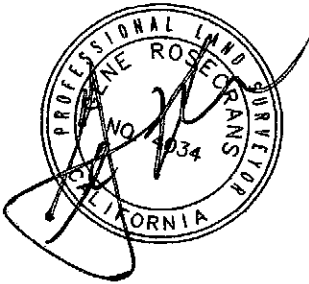


| NUMBER | DISTANCE | BEARING |
|--------|----------|-----------------|
| L14 | 19.54' | N 44° 42' 41" W |
| L15 | 14.96' | N 45° 17' 19" E |
| L16 | 13.75' | N 87° 24' 50" W |

| NUMBER | RADIUS | DELTA | LENGTH |
|--------|--------|------------|--------|
| C124 | 45.00' | 6° 08' 20" | 4.82' |

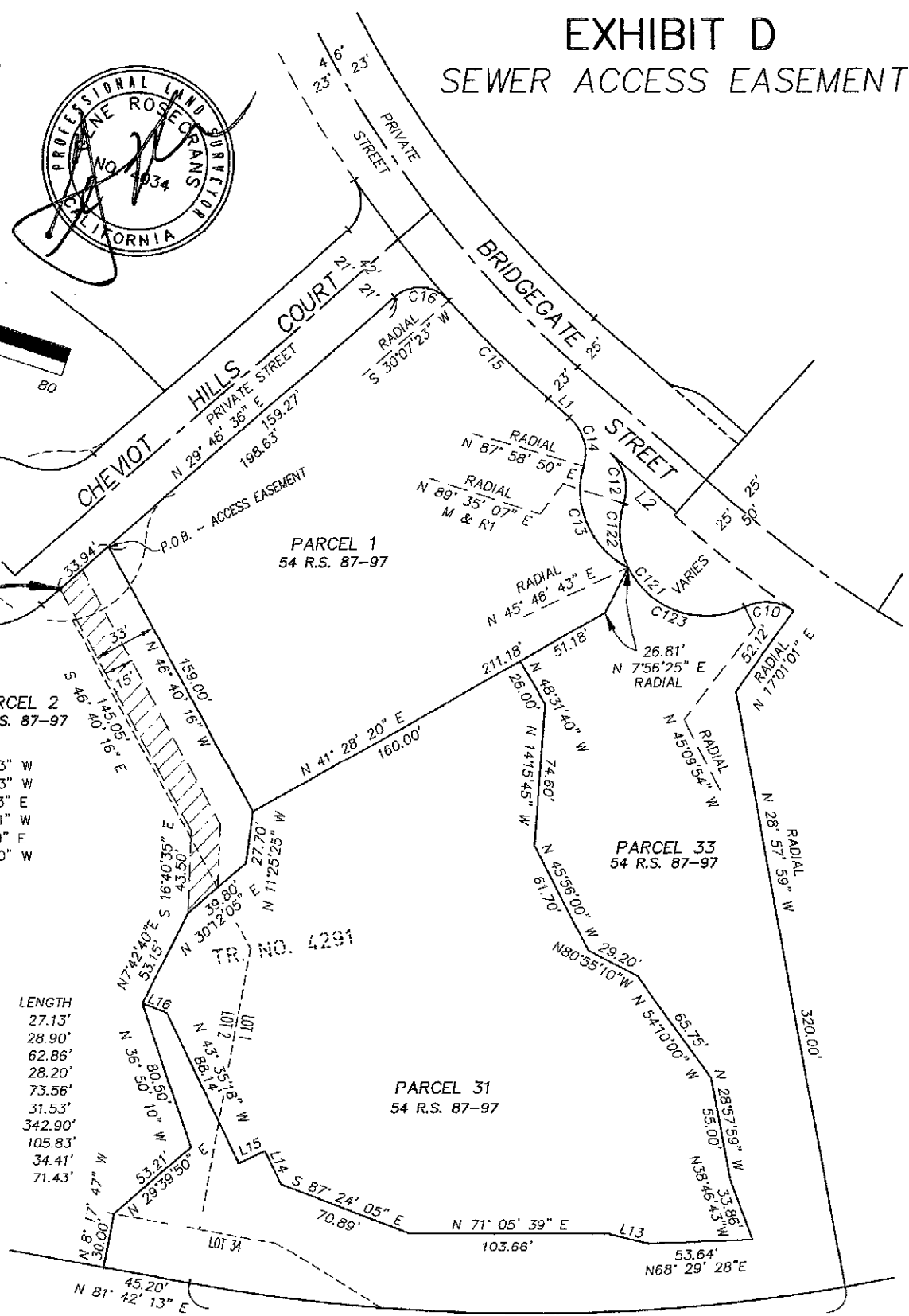
BEARINGS AND DISTANCES SHOWN HEREON HAVE BEEN TAKEN FROM RECORD OF SURVEY (54 R.S. 87-97) RECORDED CONCURRENTLY WITH LOT LINE ADJUSTMENT NO. 96-291, RECORDED AUGUST 26, 2002 AS DOCUMENT NO. 2002-0202470-00, O.R., AND FROM RECORD OF SURVEY (56 R.S. 40-44) RECORDED CONCURRENTLY WITH LOT LINE ADJUSTMENT NO. 2003-421, RECORDED FEBRUARY 16, 2005 AS DOCUMENT NO. 20050216-0037585, O.R.. ALSO SEE CERTIFICATE OF CORRECTION RECORDED APRIL 14, 2011 AS DOCUMENT NO. 20110414-00059285-0 1/1, O.R., AND AMENDED LOT LINE ADJUSTMENT NO. 96-291, RECORDED OCTOBER 28, 2011 AS DOCUMENT NO. 2011028-00162212-0, O.R.
REFER TO SAID DOCUMENTS FOR ADDITIONAL INFORMATION AND/OR CLARIFICATION.

EXHIBIT D SEWER ACCESS EASEMENT

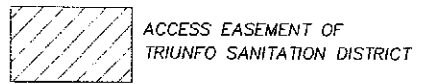


| NUMBER | DISTANCE | BEARING |
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| L2 | 46.37' | N 66° 38' 33" W |
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| L16 | 13.75' | N 87° 24' 50" W |

| NUMBER | RADIUS | DELTA | LENGTH |
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| C10 | 25.00' | 62° 10' 55" | 27.13' |
| C12 | 25.00' | 66° 13' 54" | 28.90' |
| C13 | 45.00' | 80° 02' 25" | 62.86' |
| C14 | 25.00' | 64° 37' 23" | 28.20' |
| C15 | 623.00' | 6° 45' 56" | 73.56' |
| C16 | 20.00' | 90° 18' 47" | 31.53' |
| C24 | 950.50' | 20° 40' 12" | 342.90' |
| C121 | 45.00' | 134° 45' 01" | 105.83' |
| C122 | 45.00' | 43° 48' 24" | 34.41' |
| C123 | 45.00' | 90° 56' 37" | 71.43' |



BEARINGS AND DISTANCES SHOWN HEREON HAVE BEEN TAKEN FROM RECORD OF SURVEY (54 R.S. 87-97) RECORDED CONCURRENTLY WITH LOT LINE ADJUSTMENT NO. 96-291, RECORDED AUGUST 26, 2002 AS DOCUMENT NO. 2002-0202470-00, O.R., AND FROM RECORD OF SURVEY (56 R.S. 40-44) RECORDED CONCURRENTLY WITH LOT LINE ADJUSTMENT NO. 2003-421, RECORDED FEBRUARY 16, 2005 AS DOCUMENT NO. 20050216-0037585, O.R. ALSO SEE CERTIFICATE OF CORRECTION RECORDED APRIL 14, 2011 AS DOCUMENT NO. 20110414-00059285-0 1/1, O.R., AND AMENDED LOT LINE ADJUSTMENT NO. 96-291, RECORDED OCTOBER 28, 2011 AS DOCUMENT NO. 20111028-00162212-0, O.R.
REFER TO SAID DOCUMENTS FOR ADDITIONAL INFORMATION AND/OR CLARIFICATION.



6
No recording fees pursuant to
Government Code 6103. Recording
Essential for benefit of the
Triunfo Sanitation District (TCSD)
A.P. # 664-0-083-225

Recording Requested By and
When Recorded, Mail To:

Sally Coleman, Dir. of Operations
Triunfo Sanitation District
1001 Partridge Drive, Suite 150
Ventura, CA 93003-0704

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged,

TRIUNFO SANITATION DISTRICT, a California sanitation district under
California law,

do(es) hereby remise, release, and forever quitclaim to

HVR ASSOCIATES, L.P., a California limited partnership

all right, title, and interest in and to the hereinafter described real property in the State of
California, County of Ventura.

All of those portions of the non-exclusive, blanket easement for underground and above-ground
sanitary sewer purposes (relating to a sanitary sewer system crossing private property), and all
uses incidental thereto, granted to Triunfo Sanitation District by HVR Associates, L.P., a
California limited partnership, by Easement Deed recorded as Instrument Number 20050629-
0159014 of Official Records on June 29, 2005 in the Office of the County Recorder of said
County, lying within Parcel 31 of Lot Line Adjustment LLA 96-291 recorded as Instrument
Number 2002-0202470-00 of said Official Records on August 26, 2002, as amended by the
document recorded on October 28, 2011 as document number 20111028-00162212-0 of said
Official Records, and as shown on Record of Survey filed in Book 54 of Records of Survey, at
pages 87-97, as amended by the Certificate of Correction recorded April 14, 2011 as document
number 20110414-00059285-0 1/1 of said Official Records.

Said Parcel 31 being a portion of Lots 1 and 2 of Tract 4291, in the County of Ventura, State of
California, as shown on the map recorded in Book 118, Pages 1-7 of Miscellaneous Records
(Maps) in the Office of the County Recorder of said County.

TRIUNFO SANITATION DISTRICT

Dated: _____

Mark Lawler
District Manager
Triunfo Sanitation District

Grantor

ACKNOWLEDGMENT

State of California

County of _____ ss

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

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

WITNESS my hand and official seal.

Notary Public Seal

NOTARY PUBLIC in and for said
County and State

Recorded at the request of and
Return to Public Works Agency
Real Estate Services Division
A. P. # 664-0-083-225
Instrument # 10,115.8a

No Fee Required
(Govt. Code Sec. 6103 & 27383)
(Rev. & Tax. Code Sec. 11922)

EASEMENT DEED
(Potrero Creek Basin)

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged,

VENTURA COUNTY WATERSHED PROTECTION DISTRICT

do(es) hereby GRANT to

TRIUNFO SANITATION DISTRICT, a California Sanitation district under
California law

a non exclusive easement and right-of-way for subsurface sewer pipeline(s) and related purposes, including but not limited to such surface installations and devices that are appurtenant to said sewer pipeline(s) in, on, over, under, and across the following described real property in the State of California, County of Ventura.

[See description attached as Exhibit "A", attached hereto and made a part hereof and depicted on Exhibit "B" which is attached hereto for informational purposes]

By accepting this deed, the easement holder agrees that it shall be solely responsible for all costs associated with the operation, maintenance and repair of all facilities installed within the easement area including any damage to the access road in all instances other than for routine inspection of its' facilities and shall reimburse Grantor for any damage to Grantor's property as a result of the operation, repair or maintenance of the facilities. This easement is subject to emergency and maintenance operations of the Ventura County Watershed protection District.

Instrument No 10,115.8a

VENTURA COUNTY WATERSHED
PROTECTION DISTRICT

Dated: _____

Tully Clifford, Agency Director
Ventura County Public Works Agency

- Grantor(s)

APPROVED:

Keith B. Filegar, Manager
Real Estate Services Division
Public Works Agency
_____, 20__

ACKNOWLEDGMENT

State of California

County of _____ ss

On _____, before me _____,
Deputy County Clerk of said County and State, personally appeared _____,
_____, 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.

MARK A. LUNN, County Clerk
County of Ventura, California

By _____
Deputy County Clerk

**CERTIFICATE OF ACCEPTANCE
TRIUNFO SANITATION DISTRICT**

This is to certify that the interest in real property conveyed by this Easement Deed dated _____, from VENTURA COUNTY WATERSHED PROTECTION DISTRICT, to the TRIUNFO SANITATION DISTRICT, a governmental agency, is hereby accepted by order of the TRIUNFO SANITATION DISTRICT BOARD OF DIRECTORS on _____, and the Grantee consents to recordation thereof by its duly authorized officer.

Dated this ___ day of _____, _____.

TRIUNFO SANITATION DISTRICT

By _____
_____, Chairman

State of California)
County of Ventura)

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

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

Witness my hand and official seal.

Notary Seal

Notary Signature

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Recorded at the request of and
Return to Public Works Agency
Real Estate Services Division
A.P.# 6645-0-083-225
Instrument # 10,115

No fee Required
(Govt. code Sec. 6103 & 27383)
(Rev. & Tax. Code Sec. 11922)

EASEMENT DEED
(Potrero Creek Basin)

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged,

VENTURA COUNTY WATERSHED PROTECTION DISTRICT

Do(es) hereby GRANT to:

TRIUNFO SANITATION DISTRICT, a California sanitation district under California law,

a non-exclusive easement for the purpose of ingress and egress over and across the existing crushed miscellaneous base access road, the real property being in the State of California, County of Ventura as described in the attached Exhibit "A" and illustrated on the attached Exhibit "B", subject to obtaining an encroachment permit from the Ventura County Watershed Protection District ("VCWPD") for the maintenance, repair and replacement of said crushed miscellaneous base access road. This easement is subject to emergency and maintenance operations of the Ventura County Watershed protection District.

VENTURA COUNTY WATERSHED PROTECTION
DISTRICT

Dated: _____

TULLY CLIFFORD, Agency Director
Ventura County Public Works Agency

Grantor(S)

Instrument No 10,115

APPROVED:

Keith B. Filegar, Manager
Real Estate Services Division
Public Works Agency

_____, 2012

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF VENTURA)

On _____, 20__ before me, _____,
Deputy County Clerk, personally appeared _____,
_____, who proved to me on the basis
of satisfactory evidence to be the person(s) whose names(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 signatures(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.

MARK A. LUNN, County Clerk
County of Ventura, California

By: _____
Deputy County Clerk

2 of 2

**CERTIFICATE OF ACCEPTANCE
TRIUNFO SANITATION DISTRICT**

This is to certify that the interest in real property conveyed by this Easement Deed dated _____, from VENTURA COUNTY WATERSHED PROTECTION DISTRICT, to the TRIUNFO SANITATION DISTRICT, a governmental agency, is hereby accepted by order of the TRIUNFO SANITATION DISTRICT BOARD OF DIRECTORS on _____, and the Grantee consents to recordation thereof by its duly authorized officer.

Dated this ____ day of _____, _____.

TRIUNFO SANITATION DISTRICT

By _____
_____, Chairman

State of California)
County of Ventura)

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

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

Witness my hand and official seal.

Notary Seal

Notary Signature

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No recording fees pursuant to
Government Code 6103. Recording
Essential for benefit of the
Triunfo Sanitation District (TCSD)
A.P. # 664-0-083-205

Recording Requested By and
When Recorded, Mail To:

Sally Coleman, Dir. of Operations
Triunfo Sanitation District
1001 Partridge Drive, Suite 150
Ventura, CA 93003-0704

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged,

TRIUNFO SANITATION DISTRICT, a California sanitation district under
California law,

do(es) hereby remise, release, and forever quitclaim to

HIDDEN VALLEY MAINTENANCE CORPORATION, a California nonprofit mutual
benefit corporation

all right, title, and interest in and to the hereinafter described real property in the State of
California, County of Ventura.

All of those portions of the non-exclusive, blanket easement for underground and above-ground
sanitary sewer purposes (relating to a sanitary sewer system crossing private property), and all
uses incidental thereto, granted to Triunfo Sanitation District by HVR Associates, L.P., a
California limited partnership, by Easement Deed recorded as Instrument Number 20050629-
0159014 of Official Records on June 29, 2005 in the Office of the County Recorder of said
County, lying within Parcel 33 of Lot Line Adjustment LLA 96-291 recorded as Instrument
Number 2002-0202470-00 of said Official Records on August 26, 2002, as amended by the
document recorded on October 28, 2011 as document number 20111028-00162212-0 of Official
Records and as shown on Record of Survey filed in Book 54 of Records of Survey, at pages 87-
97, as amended by the Certificate of Correction recorded April 14, 2011 as document number
20110414-00059285-0 1/1 of said Official Records.

Said Parcel 33 being a portion of Lots 1, 2 and 34 of Tract 4291, in the County of Ventura, State
of California, as shown on the map recorded in Book 118, Pages 1-7 of Miscellaneous Records
(Maps) in the Office of the County Recorder of said County.

TRIUNFO SANITATION DISTRICT

Dated: _____

Mark Lawler
District Manager
Triunfo Sanitation District

Grantor

ACKNOWLEDGMENT

State of California
County of _____ ss

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

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

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

WITNESS my hand and official seal.

Notary Seal

Notary Signature

#12

Recorded at no fee in accordance
with Government Code Section
27383

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Sally Coleman, Dir. of Operations
Triunfo Sanitation District
1001 Partridge Drive, Suite 150
Ventura, California 93003-0704

ASSESSOR'S PARCEL NO. 664-0-083-205

EASEMENT DEED

(Bridgeway Debris/Detention Basin, Parcel 33 of LLA 96-291, Tr. 4291)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Hidden Valley Maintenance Corporation, a California nonprofit mutual benefit corporation, their heirs, assigns and successors in interest

does hereby GRANT to:

TRIUNFO SANITATION DISTRICT, a California sanitation district under California law,

a non-exclusive easement for subsurface sewer pipeline and related purposes, including but not limited to such surface installations and devices that are appurtenant to said sewer pipeline in, on, under, and across the following real property in the State of California, County of Ventura as described in the attached Exhibit "A" and illustrated on the attached Exhibit "B", subject to obtaining an encroachment permit from the Ventura County Watershed Protection District ("VCWPD") for the maintenance, repair and replacement of said sewer pipeline and appurtenant installations and devices.

GRANTOR: Hidden Valley Maintenance Corporation, a California nonprofit mutual benefit corporation

By _____ By _____
_____, President _____, Secretary

EXHIBIT A

SEWER EASEMENT - PARCEL 33

That portion of Parcel 33 of Lot Line Adjustment Number 96-291, in the City of Thousand Oaks, County of Ventura, State of California, described in the document recorded August 26, 2002 as document number 2002-0202470-00, of Official Records in the Office of the Ventura County Recorder as corrected by the document entitled "Amended Lot Line Adjustment 96-291" recorded on October 28, 2011 as document number 20111028-00162212-0, of said Official Records, being a portion of Lots 2 and 34 of Tract No. 4291 in the City of Thousand Oaks, County of Ventura, State of California as per the map recorded in Book 118, Pages 1 through 7 of Miscellaneous Records (maps) in the Office of the Ventura County Recorder. Said Parcel 33 as shown on Record of Survey filed in Book 54 at pages 87 through 97 of Records of Survey has been amended by the Certificate of Correction recorded on April 14, 2011 as document number 20110414-00059285-0 1/1 of said Official Records. Said portion being 15.00 feet wide, the centerline of which being described as follows:

Beginning at the northerly corner of Parcel 2 of said Lot Line Adjustment; thence along the northwesterly line of said Parcel 2,

South 29° 48' 36" West 24.68 feet; thence,

South 46° 40' 16" East 94.14 feet to the beginning of a curve concave westerly having a radius of 200.00 feet; thence along said curve,

Southerly, through a central angle of 26° 13' 26" an arc length of 91.54 feet to that certain course in the general easterly line of said Parcel 2 described in said Lot Line Adjustment as having a bearing and distance of South 30° 12' 05" West 39.80 feet, thence leaving said Parcel 2 and continuing along said curve, and said centerline the following two courses (lying within Parcel 31 of said Lot Line Adjustment),

Through a central angle of 12° 09' 03" an arc length of 42.41 feet; thence tangent to said curve,

South 8° 17' 47" East 36.88 feet to that certain course in the general westerly line of Parcel 31 described in said Lot Line Adjustment as having a bearing and distance of South 43° 35' 18" East 88.14 feet, and the **TRUE POINT OF BEGINNING** of said 15.00 foot wide strip; thence leaving Parcel 31 and continuing along said centerline lying within said Parcel 33,

1st South 8° 17' 47" East 27.41 feet to that certain course in the general westerly line of said Parcel 33 described in said Lot Line Adjustment as having a bearing and distance of South 36° 50' 10" East 80.50 feet; thence leaving said Parcel 33 and continuing along said centerline lying within said Parcel 2,

South 8° 17' 47" East 40.03 feet to that certain course in the general westerly line of said Parcel 33 described in said Lot Line Adjustment as having a bearing and distance of South 29° 39' 50" West 53.21 feet; thence leaving said Parcel 2 and continuing along said centerline lying within said Parcel 33,

2nd South 8° 17' 47" East 50.55 feet to its intersection with the southerly line of said Parcel 33 shown on said Record of Survey as having a bearing and distance of North 81° 42' 13" East 45.20 feet.

The sidelines of said 15.00-foot wide portion shall be prolonged or shortened so as to terminate in the general westerly and southerly lines of said Parcel 33.

Prepared by:
Gene Rosecrans PLS 4034
6454 E. Smoke Tree Ave.
Oak Park, CA 91377
(818) 889-7445

Project Number:
Triunfo Sanitation District
Sewer Easement
Parcel 33, 54 R.S. 87-97

9-26-08

EXHIBIT B

SEWER EASEMENT PARCEL 33

PARCEL 1
54 R.S. 87-97



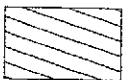
PARCEL 2
54 R.S. 87-97

PARCEL 31
54 R.S. 87-97

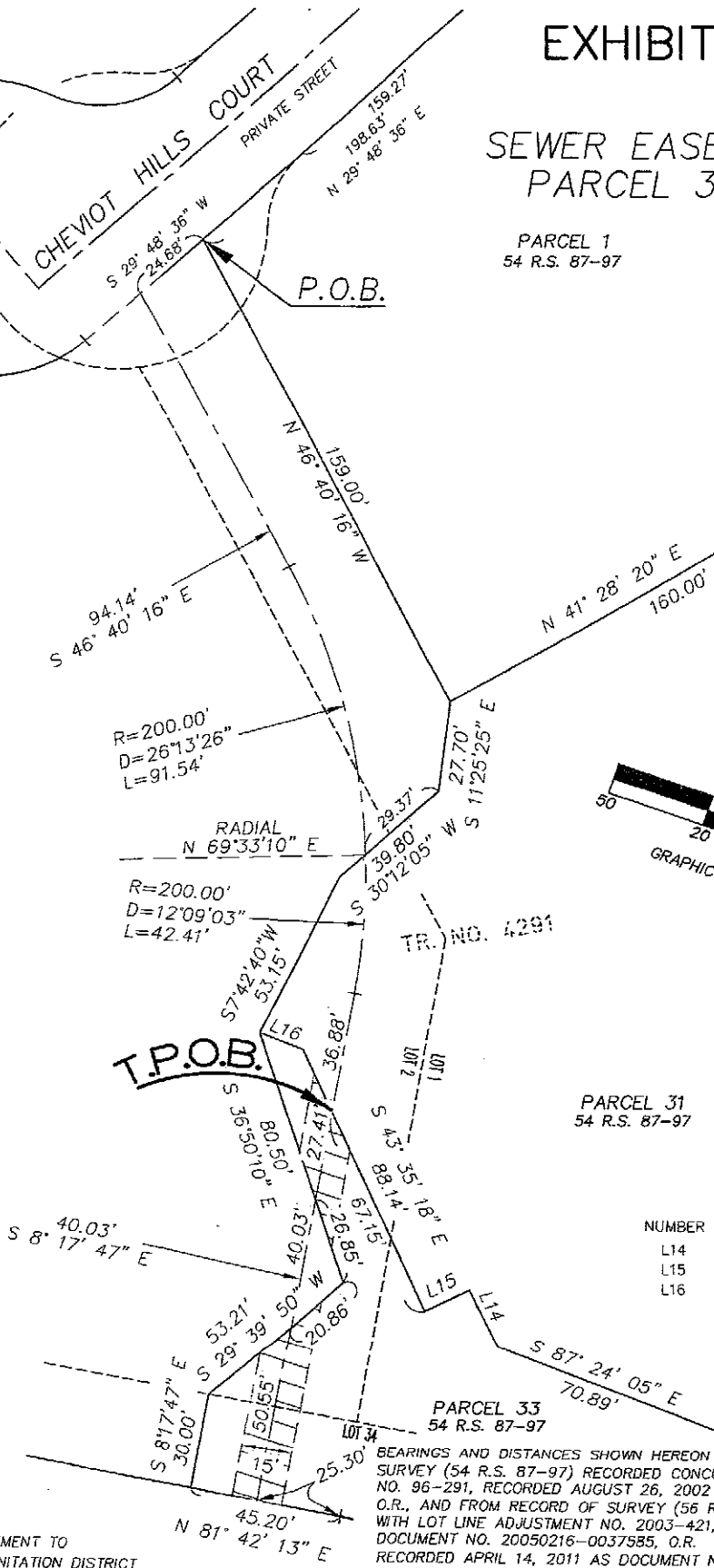
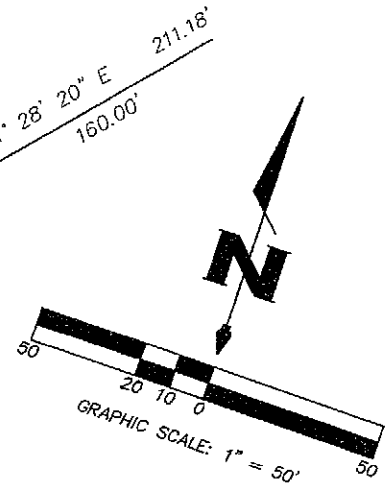
PARCEL 33
54 R.S. 87-97

| NUMBER | DISTANCE | BEARING |
|--------|----------|-----------------|
| L14 | 19.54' | N 44° 42' 41" W |
| L15 | 14.96' | N 45° 17' 19" E |
| L16 | 13.75' | N 87° 24' 50" W |

BEARINGS AND DISTANCES SHOWN HEREON HAVE BEEN TAKEN FROM RECORD OF SURVEY (54 R.S. 87-97) RECORDED CONCURRENTLY WITH LOT LINE ADJUSTMENT NO. 96-291, RECORDED AUGUST 26, 2002 AS DOCUMENT NO. 2002-0202470-00, O.R., AND FROM RECORD OF SURVEY (56 R.S. 40-44) RECORDED CONCURRENTLY WITH LOT LINE ADJUSTMENT NO. 2003-421, RECORDED FEBRUARY 16, 2005 AS DOCUMENT NO. 20050216-0037985, O.R. ALSO SEE CERTIFICATE OF CORRECTION RECORDED APRIL 14, 2011 AS DOCUMENT NO. 20110414-00059285-0 1/1, O.R., AND AMENDED LOT LINE ADJUSTMENT NO. 96-291, RECORDED OCTOBER 28, 2011 AS DOCUMENT NO. 20111028-00162212-0, O.R.
REFER TO SAID DOCUMENTS FOR ADDITIONAL INFORMATION AND/OR CLARIFICATION.



SEWER EASEMENT TO
TRIUNFO SANITATION DISTRICT



**CERTIFICATE OF ACCEPTANCE
TRIUNFO SANITATION DISTRICT**

This is to certify that the interest in real property conveyed by this Easement Deed dated _____, from HIDDEN VALLEY MAINTENANCE CORPORATION, a California nonprofit mutual benefit corporation, to the TRIUNFO SANITATION DISTRICT, a governmental agency, is hereby accepted by order of the TRIUNFO SANITATION DISTRICT BOARD OF DIRECTORS on _____, and the Grantee consents to recordation thereof by its duly authorized officer.

Dated this ____ day of _____, _____.

TRIUNFO SANITATION DISTRICT

By _____
_____, Chairman

State of California)
County of Ventura)

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

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

Witness my hand and official seal.

Notary Public Seal

Notary Signature

Doc 13

Recorded at no fee in accordance with Government Code Section 27383

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

Sally Coleman, Dir. of Operations
Triunfo Sanitation District
1001 Partridge Drive, Suite 150
Ventura, California 93003-0704

ASSESSOR'S PARCEL NO. 664-0-083-205

EASEMENT DEED

(Bridgegate Debris/Detention Basin, Parcel 33 of LLA 96-291, Tr. 4291)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Hidden Valley Maintenance Corporation, a California nonprofit mutual benefit corporation, their heirs, assigns and successors in interest

does hereby GRANT to:

TRIUNFO SANITATION DISTRICT, a California sanitation district under California law,

a non-exclusive easement for the purpose of ingress and egress over and across the existing crushed miscellaneous base access road and a portion of the concrete dam spillway, described in the attached Exhibit "A" and illustrated on the attached Exhibit "C" and, a non-exclusive easement for the purpose of ingress and egress over and across the subsurface sewer pipeline and adjacent slope described in the attached Exhibit "B" and illustrated on the attached Exhibit "D", all real property being in the State of California, County of Ventura, and subject to obtaining an encroachment permit from the Ventura County Watershed Protection District ("VCWPD") for the maintenance, repair and replacement of said crushed miscellaneous base access road, the described portion of the concrete dam spillway, and the sewer pipeline and adjacent slope.

GRANTOR: Hidden Valley Maintenance Corporation, a California nonprofit mutual benefit corporation

By _____

President

By _____

Secretary

State of California)
County of Ventura)

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

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

Witness my hand and official seal.

Notary Seal

Notary Signature

**CERTIFICATE OF ACCEPTANCE
TRIUNFO SANITATION DISTRICT**

This is to certify that the interest in real property conveyed by this Easement Deed dated _____, from HIDDEN VALLEY MAINTENANCE CORPORATION, a California nonprofit mutual benefit corporation, to the TRIUNFO SANITATION DISTRICT, a governmental agency, is hereby accepted by order of the TRIUNFO SANITATION DISTRICT BOARD OF DIRECTORS on _____, and the Grantee consents to recordation thereof by its duly authorized officer.

Dated this ____ day of _____, _____.

TRIUNFO SANITATION DISTRICT

By _____
_____, Chairman

State of California)
County of Ventura)

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

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

Witness my hand and official seal.

Notary Seal

Notary Signature

EXHIBIT A

ACCESS EASEMENT - PARCEL 33

That portion of Parcel 33 of Lot Line Adjustment Number 96-291, in the City of Thousand Oaks, County of Ventura, State of California, described in the document recorded August 26, 2002 as document number 2002-0202470-00, of Official Records in the Office of the Ventura County Recorder, as corrected by the document entitled "Amended Lot Line Adjustment 96-291" recorded on October 28, 2011 as document number 20111028-00162212-0, of said Official Records, being a portion of Lots 1, 2 and 34 of Tract No. 4291 in the City of Thousand Oaks, County of Ventura, State of California as per the map recorded in Book 118, Pages 1 through 7 of Miscellaneous Records (maps) in the Office of the Ventura County Recorder. Said Parcel 33 as shown on Record of Survey filed in Book 54 at pages 87 through 97 of Records of Survey has been amended by the Certificate of Correction recorded on April 14, 2011 as document number 20110414-00059285-0 1/1 of said Official Records. Said portion being more particularly described as follows:

Beginning at the southeasterly terminus of the 6TH numbered course in the southwesterly line of Parcel 31 of said Lot Line Adjustment, described in said document as South 43° 35' 18" East 88.14 feet; thence,

South 14° 00' 00" East 10.00 feet; thence,

South 14° 00' 00" West 13.00 feet; thence,

South 42° 00' 00" West 10.00 feet; thence,

South 47° 45' 00" West 56.74 feet to its intersection with that certain 9TH numbered course in the southwesterly line of Parcel 33 of said Lot Line Adjustment, described in said document as South 8° 17' 47" East 30.00 feet; said intersection being the **TRUE POINT OF BEGINNING** of this description; thence,

1ST North 47° 45' 00" East 56.74 feet; thence,

2ND North 42° 00' 00" East 10.00 feet; thence,

3RD North 14° 00' 00" East 13.00 feet; thence,

4TH North 14° 00' 00" West 10.00 feet to said southeasterly terminus of the 6th numbered course of said Parcel 31; thence along the southerly line of said Parcel 31 the following 3 courses,

5TH North 45° 17' 19" East 14.96 feet; thence,

6TH South 44° 42' 41" East 19.54 feet; thence,

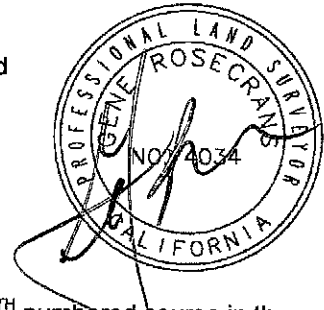
7TH South 87° 24' 05" East 70.89 feet (erroneously stated in the description of said Parcel 31 in said Lot Line Adjustment as North 87° 24' 05" East 70.89 feet and corrected by said Amended Lot Line Adjustment 96-291); thence leaving said southerly line,

8th South 00° 56' 19" West 43.20 feet to a point in the southerly line of Parcel 33 described in said Lot Line Adjustment as being a curve concave northerly having a radius of 950.50 feet; said point being the most easterly corner of said Lot 34; a radial line to said point bears South 14° 19' 29" East; thence along said southerly line,

9th Westerly through a central angle of 6° 01' 42" an arc length of 100.00 feet; thence continuing along said southerly line,

10th South 81° 42' 13" West 45.20 feet to the southwesterly corner of said Parcel 33; thence along the westerly line of said Parcel 33,

11th North 8° 17' 47" West 8.06 feet to said **TRUE POINT OF BEGINNING**.



Prepared by:
Gene Rosecrans PLS 4034
6454 E. Smoke Tree Ave.
Oak Park, CA 91377
(818) 889-7445
9-26-08
Doc #13

Project Number:
Triunfo Sanitation District
Sewer Access Easement
Parcel 33, 54 R.S. 87-97

EXHIBIT B

ACCESS EASEMENT - PARCEL 33

That portion of Parcel 33 of Lot Line Adjustment Number 96-291, in the City of Thousand Oaks, County of Ventura, State of California, described in the document recorded August 26, 2002 as document number 2002-0202470-00, of Official Records in the Office of the Ventura County Recorder, as corrected by the document entitled "Amended Lot Line Adjustment 96-291" recorded on October 28, 2011 as document number 20111028-00162212-0, of said Official Records, being a portion of Lots 1, 2 and 34 of Tract No. 4291 in the City of Thousand Oaks, County of Ventura, State of California as per the map recorded in Book 118, Pages 1 through 7 of Miscellaneous Records (maps) in the Office of the Ventura County Recorder. Said Parcel 33 as shown on Record of Survey filed in Book 54 at pages 87 through 97 of Records of Survey has been amended by the Certificate of Correction recorded on April 14, 2011 as document number 20110414-00059285-0 1/1 of said Official Records. Said portion being more particularly described as follows:

Beginning at the southeasterly terminus of the 6TH numbered course in the southwesterly line of Parcel 31 of said Lot Line Adjustment, described in said document as South 43° 35' 18" East 88.14 feet; thence,

1ST South 14° 00' 00" East 10.00 feet; thence,

2ND South 14° 00' 00" West 13.00 feet; thence,

3RD South 42° 00' 00" West 10.00 feet; thence,

4TH South 47° 45' 00" West 56.74 feet to its intersection with that certain 9TH numbered course in the southwesterly line of Parcel 33 of said Lot Line Adjustment, described in said document as South 8° 17' 47" East 30.00 feet; thence along said southwesterly line the following 3 courses,

5TH North 8° 17' 47" West 21.94 feet; thence,

6TH North 29° 39' 50" East 53.21 feet; thence,

7TH North 36° 50' 10" West 80.50 feet; thence, along the northerly and northeasterly line of said Parcel 33 the following 2 courses,

8TH South 87° 24' 50" East 13.75 feet; thence,

9TH South 43° 35' 18" East 88.14 feet to said **POINT OF BEGINNING**

EXCEPTING THEREFROM

That portion of Parcel 33 of said Lot Line Adjustment Number 96-291 lying westerly of the following described line:

Beginning at the northerly corner of Parcel 2 of said Lot Line Adjustment; thence along the northwesterly line of said Parcel 2,

South 29° 48' 36" West 24.68 feet to the TRUE POINT OF BEGINNING of said exception line; thence,

South 46° 40' 16" East 94.14 feet to the beginning of a curve concave westerly having a radius of 200.00 feet; thence along said curve,

Prepared by:
Gene Rosecrans PLS 4034
6454 E. Smoke Tree Ave.
Oak Park, CA 91377
(818) 889-7445

Project Number:
V.C.W.P.D.
Flood Control Basin Spillway
Parcel 33, 54 R.S. 87-97

HOA-VCWPD
2-29-08
Doc #13

EXHIBIT B
CONTINUED

Southerly, through a central angle of 26° 13' 26" an arc length of 91.54 feet to that certain course in the general easterly line of said Parcel 2 described in said Lot Line Adjustment as having a bearing and distance of South 30° 12' 05" West 39.80 feet, thence leaving said Parcel 2 and continuing along said curve, and said exception line the following two courses (lying within Parcel 31 of said Lot Line Adjustment),

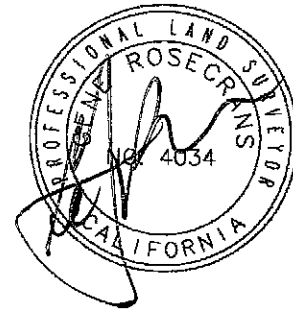
Through a central angle of 12° 09' 03" an arc length of 42.41 feet; thence tangent to said curve,

South 8° 17' 47" East 36.88 feet to that certain course in the general westerly line of Parcel 31 described in said Lot Line Adjustment as having a bearing and distance of South 43° 35' 18" East 88.14 feet; thence leaving Parcel 31 and continuing along said exception line lying within said Parcel 33,

South 8° 17' 47" East 27.41 feet to that certain course in the general westerly line of said Parcel 33 described in said Lot Line Adjustment as having a bearing and distance of South 36° 50' 10" East 80.50 feet; thence leaving said Parcel 33 and continuing along said exception line lying within said Parcel 2,

South 8° 17' 47" East 40.03 feet to that certain course in the general westerly line of said Parcel 33 described in said Lot Line Adjustment as having a bearing and distance of South 29° 39' 50" West 53.21 feet; thence leaving said Parcel 2 and continuing along said exception line lying within said Parcel 33,

South 8° 17' 47" East 55.50' feet to its intersection with the southerly line of said Parcel 33 shown on said Record of Survey as having a bearing and distance of North 81° 42' 13" East 45.20 feet.

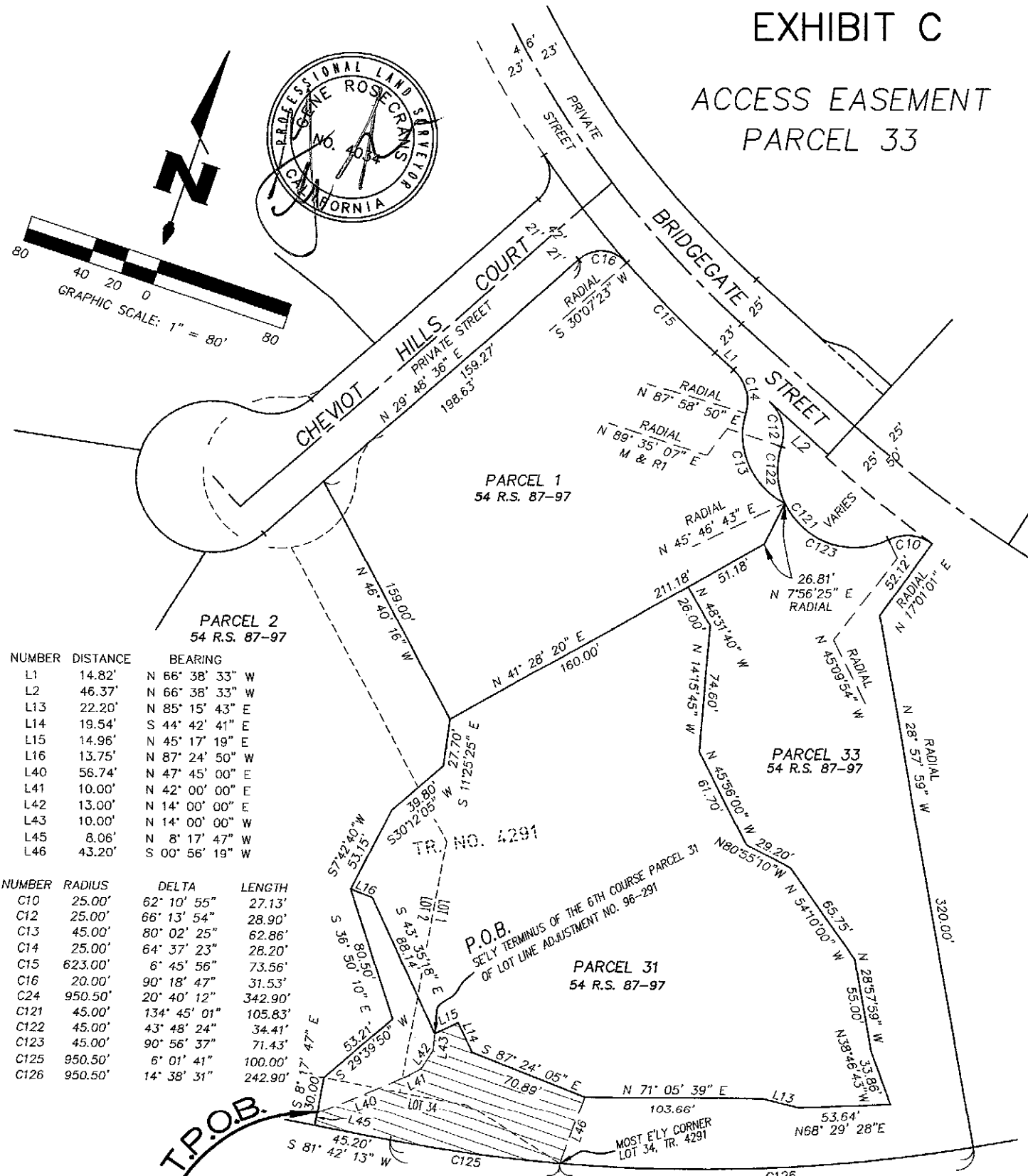
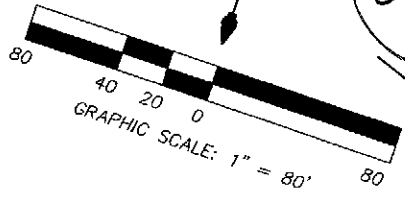


Prepared by:
Gene Rosecrans PLS 4034
6454 E. Smoke Tree Ave.
Oak Park, CA 91377
(818) 889-7445
9-26-08
Doc #13

Project Number:
Triunfo Sanitation District
Sewer Access Easement
Parcel 33, 54 R.S. 87-97

EXHIBIT C

ACCESS EASEMENT PARCEL 33



| NUMBER | DISTANCE | BEARING |
|--------|----------|-----------------|
| L1 | 14.82' | N 66° 38' 33" W |
| L2 | 46.37' | N 66° 38' 33" W |
| L13 | 22.20' | N 85° 15' 43" E |
| L14 | 19.54' | S 44° 42' 41" E |
| L15 | 14.96' | N 45° 17' 19" E |
| L16 | 13.75' | N 87° 24' 50" W |
| L40 | 56.74' | N 47° 45' 00" E |
| L41 | 10.00' | N 42° 00' 00" E |
| L42 | 13.00' | N 14° 00' 00" E |
| L43 | 10.00' | N 14° 00' 00" W |
| L45 | 8.06' | N 8° 17' 47" W |
| L46 | 43.20' | S 00° 56' 19" W |

| NUMBER | RADIUS | DELTA | LENGTH |
|--------|---------|--------------|---------|
| C10 | 25.00' | 62° 10' 55" | 27.13' |
| C12 | 25.00' | 66° 13' 54" | 28.90' |
| C13 | 45.00' | 80° 02' 25" | 62.86' |
| C14 | 25.00' | 64° 37' 23" | 28.20' |
| C15 | 623.00' | 6° 45' 56" | 73.56' |
| C16 | 20.00' | 90° 18' 47" | 31.53' |
| C24 | 950.50' | 20° 40' 12" | 342.90' |
| C21 | 45.00' | 134° 45' 01" | 105.83' |
| C22 | 45.00' | 43° 48' 24" | 34.41' |
| C23 | 45.00' | 90° 56' 37" | 71.43' |
| C25 | 950.50' | 6° 01' 41" | 100.00' |
| C126 | 950.50' | 14° 38' 31" | 242.90' |

BEARINGS AND DISTANCES SHOWN HEREON HAVE BEEN TAKEN FROM RECORD OF SURVEY (54 R.S. 87-97) RECORDED CONCURRENTLY WITH LOT LINE ADJUSTMENT NO. 96-291, RECORDED AUGUST 26, 2002 AS DOCUMENT NO. 2002-0202470-00, O.R., AND FROM RECORD OF SURVEY (56 R.S. 40-44) RECORDED CONCURRENTLY WITH LOT LINE ADJUSTMENT NO. 2003-421, RECORDED FEBRUARY 16, 2005 AS DOCUMENT NO. 20050216-0037585, O.R.. ALSO SEE CERTIFICATE OF CORRECTION RECORDED APRIL 14, 2011 AS DOCUMENT NO. 20110414-00059285-0 1/1, O.R., AND AMENDED LOT LINE ADJUSTMENT NO. 96-291, RECORDED OCTOBER 28, 2011 AS DOCUMENT NO. 20111028-00162212, O.R.
REFER TO SAID DOCUMENTS FOR ADDITIONAL INFORMATION AND/OR CLARIFICATION.

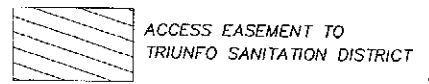
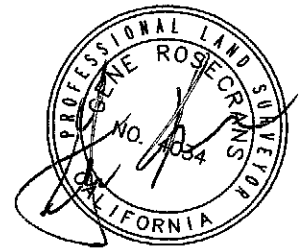


EXHIBIT D

SEWER EASEMENT PARCEL 33

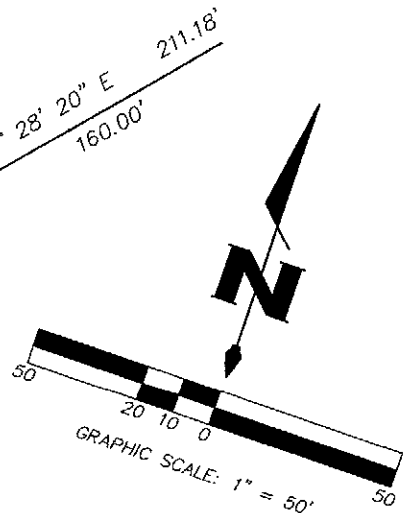
PARCEL 1
54 R.S. 87-97



T.P.O.B.
EXCEPTION

P.O.B.
EXCEPTION

EXCEPTION LINE



PARCEL 2
54 R.S. 87-97

R=200.00'
D=26°13'26"
L=91.54'

RADIAL
N 69°33'10" E
R=200.00'
D=12°09'03"
L=42.41'

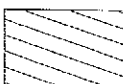
TR. NO. L291

PARCEL 31
54 R.S. 87-97

P.O.B. EASEMENT
SEELY TERMINUS OF THE 6TH COURSE PARCEL 31
OF LOT LINE ADJUSTMENT NO. 96-291

| NUMBER | DISTANCE | BEARING |
|--------|----------|-----------------|
| L14 | 19.54' | N 44° 42' 41" W |
| L15 | 14.96' | N 45° 17' 19" E |
| L16 | 13.75' | N 87° 24' 50" W |
| L40 | 56.74' | N 47° 45' 00" E |
| L41 | 10.00' | N 42° 00' 00" E |
| L42 | 13.00' | N 14° 00' 00" E |
| L43 | 10.00' | N 14° 00' 00" W |
| L45 | 8.06' | N 8° 17' 47" W |
| L47 | 21.94' | N 8° 17' 47" W |
| L48 | 159.82' | N 8° 17' 47" W |

PARCEL 33
54 R.S. 87-97



SEWER EASEMENT TO
TRIUNFO SANITATION DISTRICT

BEARINGS AND DISTANCES SHOWN HEREON HAVE BEEN TAKEN FROM RECORD OF SURVEY (54 R.S. 87-97) RECORDED CONCURRENTLY WITH LOT LINE ADJUSTMENT NO. 96-291, RECORDED AUGUST 26, 2002 AS DOCUMENT NO. 2002-0202470-00, O.R., AND FROM RECORD OF SURVEY (56 R.S. 40-44) RECORDED CONCURRENTLY WITH LOT LINE ADJUSTMENT NO. 2003-421, RECORDED FEBRUARY 16, 2005 AS DOCUMENT NO. 20050216-0037585, O.R. ALSO SEE CERTIFICATE OF CORRECTION RECORDED APRIL 14, 2011 AS DOCUMENT NO. 20110414-00059285-0 1/1, O.R., AND AMENDED LOT LINE ADJUSTMENT NO. 96-291, RECORDED OCTOBER 28, 2011 AS DOCUMENT NO. 20111028-00162212-0, O.R.
REFER TO SAID DOCUMENTS FOR ADDITIONAL INFORMATION AND/OR CLARIFICATION.

Doc 14+4

Recorded at the request of and
Return to Public Works Agency
Real Estate Services Division
A.P. # 664-0-083-205 & 664-0-083-235
Instrument #10,115

No Fee Required
(Govt. Code Sec. 6103 & 27383)

DECLARATION OF SUBORDINATION
OF EASEMENT
(Potrero Creek Basin)

WHEREAS, Triunfo Sanitation District, a county sanitation district formed pursuant to California Health & Safety Code 4700, et seq., is the owner of certain easements, more particularly described in the deeds:

recorded on _____, as Document No. (#3 - Pcl 2),
recorded on _____, as Document No. (#12 - Pcl 33),
recorded on _____, as Document No. (#13 - Pcl 33),

all of Official Records of the County of Ventura, and

WHEREAS, said owner desires to subordinate the above referenced easements to any and all easements granted to the Ventura County Watershed Protection District for flood control and access road purposes over those certain real properties described in Exhibit "A", which is attached hereto and made a part hereof by reference.

NOW, THEREFORE, the undersigned owner does hereby subordinate the above referenced easements to any and all of said easements for flood control and access road purposes granted to the Ventura County Watershed Protection District over said real property described in Exhibit "A".

TRIUNFO SANITATION DISTRICT

Date: _____

Mark Lawler
District Manager
Triunfo Sanitation District

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

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 A

PROPERTY DESCRIPTION

Parcel 2 of Lot Line Adjustment Number 96-291, in the City of Thousand Oaks, County of Ventura, State of California, described in the document recorded August 26, 2002 as document number 2002-0202470-00 of Official Records of said County, being a portion of Lots 1 and 2 of Tract No. 4291 in the City of Thousand Oaks, County of Ventura, State of California as per the map recorded in Book 118, Pages 1 through 7 of Miscellaneous Records (maps) in the Office of the Ventura County Recorder, together with that portion of Cheviot Hills Court, a private street shown on said map lying within said Parcel 2.

TOGETHER WITH:

Parcel 33 of Lot Line Adjustment Number 96-291, in the City of Thousand Oaks, County of Ventura, State of California, described in the document recorded August 26, 2002 as document number 2002-0202470-00 of said Official Records, as corrected by the document entitled "Amended Lot Line Adjustment 96-291" recorded on October 28, 2011 as document number 20111028-00162212-0 of said Official Records, being a portion of Lots 1, 2 and 34 of Tract No. 4291 in the City of Thousand Oaks, County of Ventura, State of California as per the map recorded in Book 118, Pages 1 through 7 of Miscellaneous Records (maps) in the Office of the Ventura County Recorder.

Said Parcel 33 as shown on Record of Survey filed in Book 54 at pages 87 through 97 of Records of Survey has been amended by the Certificate of Correction recorded on April 14, 2011 as document number 20110414-00059285-0 1/1 of said Official Records.

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**Order of Recording Agreement
Hidden Valley Flood Control Basin
Parcel 31 of LLA 96-291**

HVR Associates, LP (“HVR”) is owner of Parcel 31 of Lot Line Adjustment 96-291 in the City of Thousand Oaks, California, County of Ventura. HVR is in the process of transferring Parcel 31 (“Flood Control Basin” or “Basin”) to the Ventura County Watershed Protection District (“VCWPD”). This process includes numerous documents as listed below.

In order to address the concerns of all parties having an interest in, over, or around, the Flood Control Basin, including the complete and continuous access to their facilities or property, the order of recording, as proposed by VCWPD, is as follows:

| Doc # | Description |
|---------|--|
| 1 | Access Easement from Parcel 2 Owners (Power) to the VCWPD (to record prior to the balance of the documents)* |
| 6 | Quitclaim from Triunfo Sanitation District (“TSD”), all rights of Parcel 31 (Basin) |
| 11 | Quitclaim from TSD, all rights over Hidden Valley Maintenance Corporation (“HOA”) common area Parcel 33 |
| 3 | Quitclaim from TSD to Parcel 2 Owners, all rights except those shown in Exhibits A through D (TSD sewer line easement) |
| 5 | Grant Deed, Fee Simple from HVR to VCWPD for Parcel 31 (Basin) |
| 2 | Subordination of Easement on Parcel 2 - HOA to VCWPD |
| 7 | Easement from VCWPD to TSD – Sewer Line / Parcel 31 |
| 8 | Easement from VCWPD to TSD – Access / Parcel 31 |
| 9 | Easement from HOA to VCWPD across portion of Parcel 33 |
| 12 | Easement from HOA to TSD – Sewer Line / Parcel 33 |
| 13 | Easement from HOA to TSD – Access / Parcel 33 |
| 4 (&14) | Subordination of Easement from TSD to VCWPD for Parcels 2 and 33 |

*Document #1, the Power Easement, is expected to record prior to the recording of the other documents as listed above. The balance of the documents will record consecutively in the order listed above and all on the same day.

The above is a comprehensive list of all documents needed to complete the transfer of the Hidden Valley Flood Control Basin to VCWPD.

By signature below, each party is agreeing to, and shall be bound by the ordering and recordation set forth above relating to the transfer of said Parcel 31 from HVR to VCWPD.

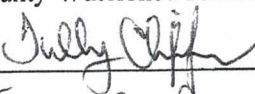
This Recording Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

[Signatures on next page]

[Signature page to Recording Agreement for Hidden Valley Flood Control Basin]

This Recording Agreement is dated for identification purposes MARCH 19, 2014.

Ventura County Watershed Protection District

By: 
Tully Clifford, Director
(Type or Print Name / Title)

Triunfo Sanitation District, a California sanitation district under California law

By: _____

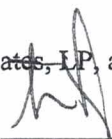
(Type or Print Name / Title)

Hidden Valley Maintenance Corporation, a California nonprofit mutual benefit corporation

By: _____

(Type or Print Name/Title)

HVR Associates, LP, a California limited partnership

By: 
Matt Sigurd
(Type or Print Name/Title)

Existing Triunfo Sanitation District Pipeline

2

#12 HOA to TSD for pipe line

#13 HOA to TSD access to pipeline

#7 WPD to TSD for pipeline

#8 WPD to TSD for access

15' Triunfo Sanitation District Easement

Basin Floor

31

HOA prop
Pd 33

Concrete

concrete

gate

concrete

33

#13

rip-rap slope

Potrero Creek

