

No Fees per Government Code 27383

RECORDING REQUESTED BY:

Ventura Local Agency Formation Commission

WHEN RECORDED MAIL TO:

Ventura LAFCo

I# 1850



20131212-00199157-0 1/19

Ventura County Clerk and Recorder
MARK A. LUNN

12/12/2013 01:57:01 PM
777527 \$.00 PE

VENTURA
LOCAL AGENCY FORMATION COMMISSION
800 South Victoria Ave.
Ventura CA 93009-1850

CERTIFICATE OF COMPLETION

Pursuant to Government Code Section 57200, this Certificate is issued by the Executive Officer of the Local Agency Formation Commission for Ventura County, California.

1. The short-term designation, as determined by LAFCo, is:
LAFCo 13-06 City of Oxnard Reorganization – Ventura Boulevard (Parcels A- E)
2. The name of each district or city involved in this change of organization and the kind or type of change of organization ordered for each city or district is as follows:

City of Oxnard – Annexation
Calleguas Municipal Water District – Annexation
Ventura County Fire Protection District – Detachment
Ventura County Resource Conservation District – Detachment
Ventura County Service Area No. 32 - Detachment
Ventura County Service Area No. 33 - Detachment

3. APN Numbers: (A) 149-0-100-350, -430 & -510; (B) 149-0-100-455 & -475; (C) 149-0-100-495; (D) Right of way – no parcel number; (E) 149-0-091-080 & -285
4. The above listed district is located within the following county: Ventura
5. A description of the boundaries of the above cited change of organization is shown on the attached legal descriptions and maps, marked Exhibit "A", and by this reference incorporated herein.
6. The territory is uninhabited.
7. This reorganization has been approved subject to the following terms and conditions, if any: None.
8. Resolution LAFCo 13-06, ordering this reorganization, was adopted on September 18, 2013 by the Ventura Local Agency Formation Commission.

I hereby certify that the resolution cited above includes any terms and conditions, and the maps and legal descriptions. I declare under penalty of perjury that the foregoing is true and correct.

Dated: 12/12/13


Kim Uhlich, Executive Officer
Ventura LAFCo

LAFCO 13-06

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING THE CITY OF OXNARD
REORGANIZATION – VENTURA BOULEVARD
(PARCELS A-E); ANNEXATION TO THE CITY OF
OXNARD AND THE CALLEGUAS MUNICIPAL WATER
DISTRICT AND DETACHMENT FROM THE VENTURA
COUNTY RESOURCE CONSERVATION DISTRICT, THE
VENTURA COUNTY FIRE PROTECTION DISTRICT, AND
COUNTY SERVICE AREA NOS. 32 AND 33**

WHEREAS, the above-referenced proposal to has been filed with the Executive Officer of the Ventura Local Agency Formation Commission (LAFCo or Commission) pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Section 56000 et seq. of the California Government Code); and

WHEREAS, at the times and in the manner required by law, the Executive Officer gave notice of the proposal; and

WHEREAS, the proposal was duly considered on September 18, 2013; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the proposal including, but not limited to, the LAFCo Staff Report and recommendation, the environmental determination, spheres of influence and applicable local plans and policies; and

WHEREAS, all landowners within the affected territory have consented to the proposal; and

WHEREAS, proof has been given to the Commission that the affected territory has fewer than 12 registered voters and is considered uninhabited; and

WHEREAS, information satisfactory to the Commission has been presented to show that no subject agency submitted written opposition to the proposal; and

WHEREAS, the Commission finds the proposal to be in the best interest of the landowners and present and future inhabitants within the City of Oxnard and the Calleguas Municipal Water District, and within the affected territory, and the organization of local governmental agencies within Ventura County;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Ventura Local Agency Formation Commission as follows:

- (1) The LAFCo Staff Report and recommendation for approval dated September 18, 2013 are adopted.

- (2) The Commission finds that the proposal will lead to planned, orderly, and efficient development.
- (3) The reorganization is hereby approved, and the boundaries are established as generally set forth in the attached Exhibit A.
- (4) The affected territory is uninhabited as defined by Government Code §56046.
- (5) The subject proposal is assigned the following distinctive short form designation: **LAFCO 13-06 CITY OF OXNARD REORGANIZATION – VENTURA BOULEVARD (PARCELS A-E).**
- (6) The Commission certifies that it has reviewed and considered the information contained in: the Mitigated Negative Declaration/Finding of No Significant Impact (MND/FONSI) prepared for the Rice Avenue/U.S. 101 Interchange Project prepared by the City of Oxnard, dated December 19, 2001; Addendum No. 1 to the MND/FONSI prepared by the City of Oxnard, dated March 17, 2010; and the Second Addendum prepared by the Calleguas Municipal Water District, dated March 2013.
- (7) The Commission finds that, on the basis of the whole record before it, there is no substantial evidence that the project will have a significant effect on the environment and the MND/FONSI and its Addendums reflect the Commission's independent judgment and analysis.
- (8) The Commission hereby adopts the lead agency's Findings and Mitigation Measures (Attachment 5 of the staff report).
- (9) The Commission directs staff to file a Notice of Determination pursuant to CEQA Guidelines §15094 and §15096(i).
- (10) The Commission waives conducting authority proceedings since 1) the territory is uninhabited, 2) all landowners within the proposal area have given written consent to the proposal, and 3) no subject agency has submitted written opposition to the waiver of conducting authority proceedings [Government Code §56662].
- (11) **This reorganization shall not be recorded until confirmation has been provided to the LAFCo Executive Officer that the City has offered, and the County has accepted, an easement dedication or transfer of ownership of that area of Santa Clara Avenue right-of-way generally depicted in Attachment 3 of the Staff Report for public road and related purposes.**

- (12) This reorganization shall not be recorded until all LAFCo fees have been paid and until fees necessary for filing with the State Board of Equalization have been submitted to the Executive Officer.
- (13) This reorganization shall not be recorded until maps and legal descriptions consistent with this approval have been approved by the Ventura County Surveyor.

This resolution was adopted on September 18, 2013.

	AYE	NO	ABSTAIN	ABSENT
Commissioner Dandy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Long	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Ford-McCaffrey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Morehouse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commissioner Parks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Parvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Pringle	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Bennett	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Alt. Commissioner Cunningham	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Freeman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Alt. Commissioner Smith	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Dated:

9/18/13

Gail Pringle

Chair, Ventura Local Agency Formation Commission

Attachments: Exhibit A

Copies: City of Oxnard
Calleguas Municipal Water District
Ventura County Assessor
Ventura County Auditor
Ventura County Surveyor
Ventura County Planning
Ventura County Public Works
Ventura County Elections-Registrar of Voters
Southern California Gas Co.
Southern California Edison
Ventura County Sheriff – EOC
Ventura County Resource Conservation District
Ventura County Service Area No. 32
Ventura County Fire Protection District

13-06

CITY OF OXNARD REORGANIZATION
VENTURA BOULEVARD

**ANNEXATION NO. PZ 12-610-01 TO THE CITY OF OXNARD AND
ANNEXATION TO CALLEGUAS MUNICIPAL WATER DISTRICT AND
DETACHMENT FROM THE VENTURA COUNTY FIRE PROTECTION
DISTRICT AND DETACHMENT FROM THE VENTURA COUNTY
RESOURCE CONSERVATION DISTRICT AND DETACHMENT
FROM COUNTY SERVICE AREAS NO. 32 AND NO. 33**

PARCEL 1

That portion of Lot 65 of the Rancho Santa Clara del Norte, in the unincorporated territory of the County of Ventura, State of California, as shown on the map recorded in Book 3, Page 26 of Miscellaneous Records (Maps) in the office of the County Recorder of Ventura County, State of California, described as follows:

Beginning at the northwesterly corner of the parcel of land described in the Deed recorded on August 16, 1934, in Book 420, Page 143 of Official Records, in the office of the County Recorder of said County, said corner also being the northerly terminus of the 2nd course of Parcel B of the Alvarado Reorganization, Annexation No. 85-5 to the City of Oxnard, as shown and described in the Certificate of Completion recorded on October 15, 1987 as Instrument No. 87-166454 of said Official Records, said corner also being the northerly terminus of the 2nd course of Parcel H-2 of Annexation No. 27 to Calleguas Municipal Water District as shown and described in the Certificate of Completion recorded on December 31, 1987 as Instrument No. 87-208630 of said Official Records, said corner also being in the northerly line of Ventura Boulevard (Old Conejo Road); thence, along the west line of said Deed and along the existing City of Oxnard and Calleguas Municipal Water District Boundary and said northerly line by the following two courses:

- 1st: South 4°03'58" West 10.00 feet; thence,
- 2nd: North 85°56'02" West 75.00 feet to the southwesterly corner of the parcel of land described in the Grant Deed recorded October 9, 2003, as Instrument No. 20031009-0387438 of said Official Records; thence, along the boundary of said parcel of land of said Grant Deed by the following three courses:
- 3rd: North 4°03'58" East 300.00 feet; thence,
- 4th: South 85°56'02" East 75.00 feet; thence,
- 5th: South 4°03'58" West 169.58 feet to the most northerly corner of the parcel of land described in the Grant Deed recorded February 1, 2005, as Instrument No. 20050201-0024848 of said Official Records, said northerly corner being the beginning of a non-tangent curve, concave northeasterly, having a radius of 241.47 feet (73.600 meters) and radial bearing to said curve that bears South 67°45'03" West; thence, along the boundary of last said parcel of land by the following three courses:
- 6th: Southeasterly along said curve an arc distance of 73.83 feet (22.503 meters) through a central angle of 17°31'01" to the intersection with a line, radial to said curve and having a bearing of South 50°14'02" West; thence along said radial line,
- 7th: North 50°14'02" East 4.00 feet (1.22 meters) to the beginning of a non-tangent curve, concave northeasterly and having a radius of 237.47 feet (72.380 meters) and radial bearing to said curve that bears South 50°14'02" West; thence, along said curve continuing along the boundary of said parcel of land described in said Grant Deed recorded February 1, 2005, as Instrument No. 20050201-0024848 of said Official Records, to and along the northeasterly boundary of the parcel of land described in the Grant Deed recorded January 26, 2005, as Instrument No. 20050126-0019858 of said Official Records,
- 8th: Southeasterly along said curve an arc distance of 124.00 feet (37.796 meters) through a central angle of 29°55'07" to the intersection with the easterly line of said parcel of land described in said Grant Deed recorded January 26, 2005, as Instrument No. 20050126-0019858 of said Official Records, said easterly line also being the existing boundary of said City of Oxnard and Calleguas Municipal

Water District; thence, along the boundary of last said parcel of land by the following three courses and along said city and district boundary by the following four courses:

- 9th: South 4°03'58" West 9.48 feet (2.891 meters) to the intersection with said northerly line of said Ventura Boulevard (Old Conejo Road); thence, along said northerly line by the following three courses:
- 10th: North 85°56'02" West 75.00 feet to the southeasterly corner of said parcel of land described in said Deed recorded August 16, 1934, in Book 420, Page 143 of said Official Records; thence, along the boundary of last said Deed by the following two courses:
- 11th: North 4°03'58" East 10.00 feet; thence,
- 12th: North 85°56'02" West 75.00 feet to the Point of Beginning and containing 0.68 acres.

0.68 Gross Acres - 0.44 Road Acres = 0.24 Net Acres

PARCEL 2

That portion of Lot 65 of the Rancho Santa Clara del Norte, in the unincorporated territory of the County of Ventura, State of California, as shown on the map recorded in Book 3, Page 26 of Miscellaneous Records (Maps) in the office of the County Recorder of Ventura County, State of California, described as follows:

Beginning at a point in the northerly line Ventura Boulevard (Old Conejo Road), said point being the southwesterly corner of the parcel entitled "*PORTION OF ASSESSOR'S PARCEL NO. 149-0-100-125, PERMANENT PARTIAL TAKE 15*" in the Order for Prejudgment Possession recorded January 19, 2006, as Instrument No. 20060119-0012505 of Official Records, in the office of the County Recorder of Ventura County, said southwesterly corner also being the southerly terminus of the 11th course of Annexation 68-16 (Owl Towing & Storage Company) to the City of Oxnard as filed with

the Secretary of State on May 27, 1969, said southwesterly corner also being the southerly terminus of the 11th course of Parcel 49 of Oxnard Second Fringe Area/Annexation No. 7 to Calleguas Municipal Water District as shown and described in the Certificate of Filing recorded on November 13, 1969 in Book 3579, Page 129 of said Official Records; thence, along said city and district boundary by the following course and along the boundary of said "PORTION OF ASSESSOR'S PARCEL NO. 149-0-100-125, PERMANENT PARTIAL TAKE 15" to and along the boundary of the parcel entitled "PORTION OF ASSESSOR'S PARCEL NO. 149-0-100-115, PERMANENT PARTIAL TAKE 13" in said Order for Prejudgment Possession by the following four courses:

- 1st: North 4°03'58" East 155.95 feet (47.535 meters); thence,
- 2nd: South 21°03'40" East 68.03 feet (20.735 meters) to the beginning of a non tangent curve concave northeasterly, having a Radius of 830.05 feet (253 meters) and a radial bearing to said beginning of curve that bears South 36°02'04" West, thence, along said curve,
- 3rd: Southeasterly along said curve an arc distance of 233.64 feet (71.215 meters) through a central angle of 16°07'40" to the northerly line said Ventura Boulevard (Old Conejo Road), said northerly line also being the existing boundary of said City of Oxnard and Calleguas Municipal Water District; thence, along said northerly line and said existing city and district boundary,
- 4th: North 85°56'02" West 241.79 feet (73.697 meters) to the Point of Beginning and containing 0.28 acre.

0.28 Gross Acres - 0.28 Road Acres = 0.00 Net Acres

PARCEL 3

That portion of Lot 65 of the Rancho Santa Clara del Norte, in the unincorporated territory of the County of Ventura, State of California, as shown on the map recorded in Book 3, Page 26 of Miscellaneous Records (Maps) in the office of the County Recorder of Ventura County, State of California, described as follows:

Beginning at the most westerly corner of the parcel entitled "*PORTION OF ASSESSOR'S PARCEL NO. 149-0-100-155, PERMANENT PARTIAL TAKE 16*" in the Order for Prejudgment Possession recorded January 19, 2006, as Instrument No. 20060119-0012505 of Official Records in the office of County Recorder of Ventura County, said westerly corner also being the northwesterly terminus of the 9th course of Annexation 68-16 (Owl Towing & Storage Company) to the City of Oxnard as filed with the Secretary of State of California on May 27, 1969, said westerly corner also being the northwesterly terminus of the 9th course of Parcel 49 of Oxnard Second Fringe Area/Annexation No. 7 to Calleguas Municipal Water District as shown and described in the Certificate of Filing recorded on November 13, 1969 in Book 3579, Page 129 of said Official Records; thence, along the existing boundary of said City of Oxnard and Calleguas Municipal Water District by the following course and along the boundary of said parcel titled "*PORTION OF ASSESSOR'S PARCEL NO. 149-0-100-155, PERMANENT PARTIAL TAKE 16*" by the following three courses:

- 1st: North 40°14'47" East 39.60 feet (12.070 meters) to the beginning of a non tangent curve concave southwesterly, having a radius of 661.74 feet (201.700 meters) and having a radial bearing that bears North 57°19'57 East; thence, along said curve,
- 2nd: Southeasterly an arc distance of 94.64 feet (28.846 meters) through a central angle of 8°11'38" to a point in the existing boundary of said City of Oxnard and Calleguas Municipal Water District; thence, along said city and district boundary,
- 3rd: North 53°16'43" West 88.33 feet (26.924 meters) to the Point of Beginning and containing 0.04 acre.

0.04 Gross Acres - 0.04 Road Acres = 0.00 Net Acres

PARCEL 4

That portion of Parcel 1 of Parcel Map No. 4371, a portion of Lot 66 of the Rancho Santa Clara del Norte, in the unincorporated territory of the County of Ventura, State of California, as shown on the map recorded in Book 53, Page 39 of Parcel Maps, in the office of the County Recorder of Ventura County, State of California, described as follows:

Beginning at the most southerly corner of said Parcel 1 of Parcel Map No. 4371, said southerly corner also being the southeasterly terminus of the 3rd course of the Asahino Reorganization (Annexation No. 87-9) to the City of Oxnard as described and shown on the Certificate of Completion recorded May 16, 1990, as Instrument No. 90-073838 of Official Records in the office of the said County Recorder, said southerly corner also being the southeasterly terminus of the 3rd course of Parcel B of Annexation No. 29 to Calleguas Municipal Water District as shown and described in the Certificate of Completion recorded October 10, 1989 as Instrument No. 89-160094 of said Official Records, the southwesterly line of said Parcel 1 and both said third courses also being the existing boundary of said City of Oxnard and Calleguas Municipal Water District; thence, along said city and district boundary along said southwesterly line of said Parcel 1 and both said third courses,

- 1st: North 49°45'58" West 477.05 feet (145.407 meters) to the most westerly corner of Parcel 1 (Permanent Partial Take 39) of the Final Order of Condemnation (Assessor's Parcel No. 144-0-150-015) recorded July 17, 2008 as Instrument No. 20080717-00110076-0 of said Official Records; thence, leaving said city and district boundary along the boundary of said Parcel 1 (Permanent Partial Take 39) by the following eight courses:
- 2nd: North 40°14'02" East 3.28 feet (1.000 meters) to the intersection with a line, parallel with and 3.28 feet (1.000 meters) northeasterly of, measured at right angles, said northeasterly line of Auto Center Drive; thence, along said parallel line,

- 3rd: South 49°45'58" East 442.91 feet (135.000 meters); thence,
4th: North 87°11'55" East 70.43 feet (21.467 meters); thence,
5th: North 46°48'37" East 180.45 feet (55.000 meters); thence,
6th: North 55°20'28" East 59.71 feet (18.201 meters); thence,
7th: North 51°05'58" East 39.48 feet (12.034 meters); thence,
8th: North 46°48'37" East 149.56 feet (45.587 meters); thence,
9th: North 46°46'10" East 9.91 feet (3.021 meters); thence,
10th: South 49°45'17" East 56.88 feet to the northeasterly terminus of the line described in the eighteenth course of said Parcel 1 (Permanent Partial Take 39) said terminus also being the existing boundary of said City of Oxnard and Calleguas Municipal Water District; thence, along the boundary of said Parcel 1 (Permanent Partial Take 39) and said existing city and district boundary by the following six courses:
11th: South 40°14'47" West 194.09 feet (59.159 meters) to the beginning of a non-tangent curve, concave northwesterly and having a radius of 509.00 feet (155.144 meters), a radial to said beginning of curve bears South 34°53'42" East; thence,
12th: Southwesterly along said curve an arc distance of 140.87 feet (42.936 meters) through a central angle of 15°51'24"; thence, tangent to said curve,
13th: South 70°57'42" West 0.25 feet (0.076 meters) to the beginning of a tangent curve, concave southeasterly and having a radius of 540.00 feet (164.592 meters); thence,
14th: Southwesterly along said curve an arc distance of 148.23 feet (45.181 meters) through a central angle of 15°43'40" to the beginning of a tangent reverse curve, concave northerly and having a radius of 25.00 feet (7.620 meters); thence,
15th: Southwesterly along said curve an arc distance of 32.73 feet (9.975 meters) through a central angle of 75°00'00" to the intersection with a line, radial to said curve and passing through the point of beginning of this description; thence, along said radial line,
16th: South 40°14'02" West 7.00 feet (2.134 meters) to the point of beginning and containing 0.67 acre.

0.67 Gross Acres - 0.67 Road Acres = 0.00 Net Acres

PARCEL 5

That portion of Lot 65 of the Rancho Santa Clara del Norte, in the unincorporated territory of the County of Ventura, State of California, as shown on the map recorded in Book 3, Page 26 of Miscellaneous Records (Maps) in the office of the County Recorder of Ventura County, State of California, described as follows:


Beginning at a point in the southeasterly line of Santa Clara Avenue, said point also being the northwesterly terminus of the 9th course of Annexation 68-16 (Owl Towing & Storage Company) to the City of Oxnard as filed with the Secretary of State of California on May 27, 1969, said point also being the northwesterly terminus of the 9th course of Parcel 49 of Oxnard Second Fringe Area/Annexation No. 7 to Calleguas Municipal Water District as shown and described in the Certificate of Filing recorded on November 13, 1969 in Book 3579, Page 129 of said Official Records; thence, North 40°14'47" East 333.67 feet along said southeasterly line of said Santa Clara Avenue and the existing boundary of said City of Oxnard and Calleguas Municipal Water District to the most westerly corner of the parcel of land described in the Grant Deed recorded March 17, 2005, as Instrument No. 20050317-0065894 of said Official Records, said corner being the True Point of Beginning; thence, continuing along said southeasterly line of said Santa Clara Avenue and the existing boundary of said City of Oxnard and Calleguas Municipal Water District by the following course and the northwesterly line of said Grant Deed,

- 1st: North 40°14'47" East 85.03 feet to the intersection with the northeasterly line of the parcel of land described in the Grant Deed recorded March 05, 2004, as Instrument No. 20040305-0057186 of said Official Records; thence, leaving said city and district boundary along said northeasterly line,
- 2nd: South 43°11'23" East 87.75 feet to the intersection with the northeasterly line of said parcel of land described in said Grant Deed recorded March 17, 2005, as

Instrument No. 20050317-0065894 of said Official Records; thence, along said northeasterly line,

- 3rd: South 49°45'13" East 330.45 feet to the most easterly corner said parcel of land described in said Grant Deed recorded March 17, 2005, as Instrument No. 20050317-0065894 of said Official Records; thence, along the southeasterly line of last said parcel to and along the southeasterly line of Parcel 4 described in the Notice of Lis Pendens recorded July 21, 2004, as Instrument No. 20040721-0201590 of said Official Records,
- 4th: South 40°14'47" West 150.00 feet to the most southerly corner said Parcel 4 of said Notice of Lis Pendens recorded July 21, 2004, as Instrument No. 20040721-0201590 of said Official Records; thence, along the boundary of said Parcel 4 by the following three courses:
- 5th: North 49°45'13" West 227.34 feet (69.292 meters); thence,
- 6th: North 40°14'47" East 55.77 feet (17.000 meters); thence,
- 7th: North 6°27'33" West 28.04 feet (8.546 meters) to the southwesterly line of said parcel of land described in said Grant Deed recorded March 17, 2005, as Instrument No. 20050317-0065894 of said Official Records; thence, along said southwesterly line,
- 8th: North 49°45'13" West 169.88 feet to the True Point of Beginning and containing 1.13 acres.

1.13 Gross Acres - 0.65 Road Acres = 0.48 Net Acres


Larry J. Frager P.L.S. 7998
10/2/13
Date



For assessment purposes only. This description of land is not a legal description as defined in the Subdivision Map Act and may not be used as a basis for an offer for sale of the land described

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: 

Date: 10/10/2013

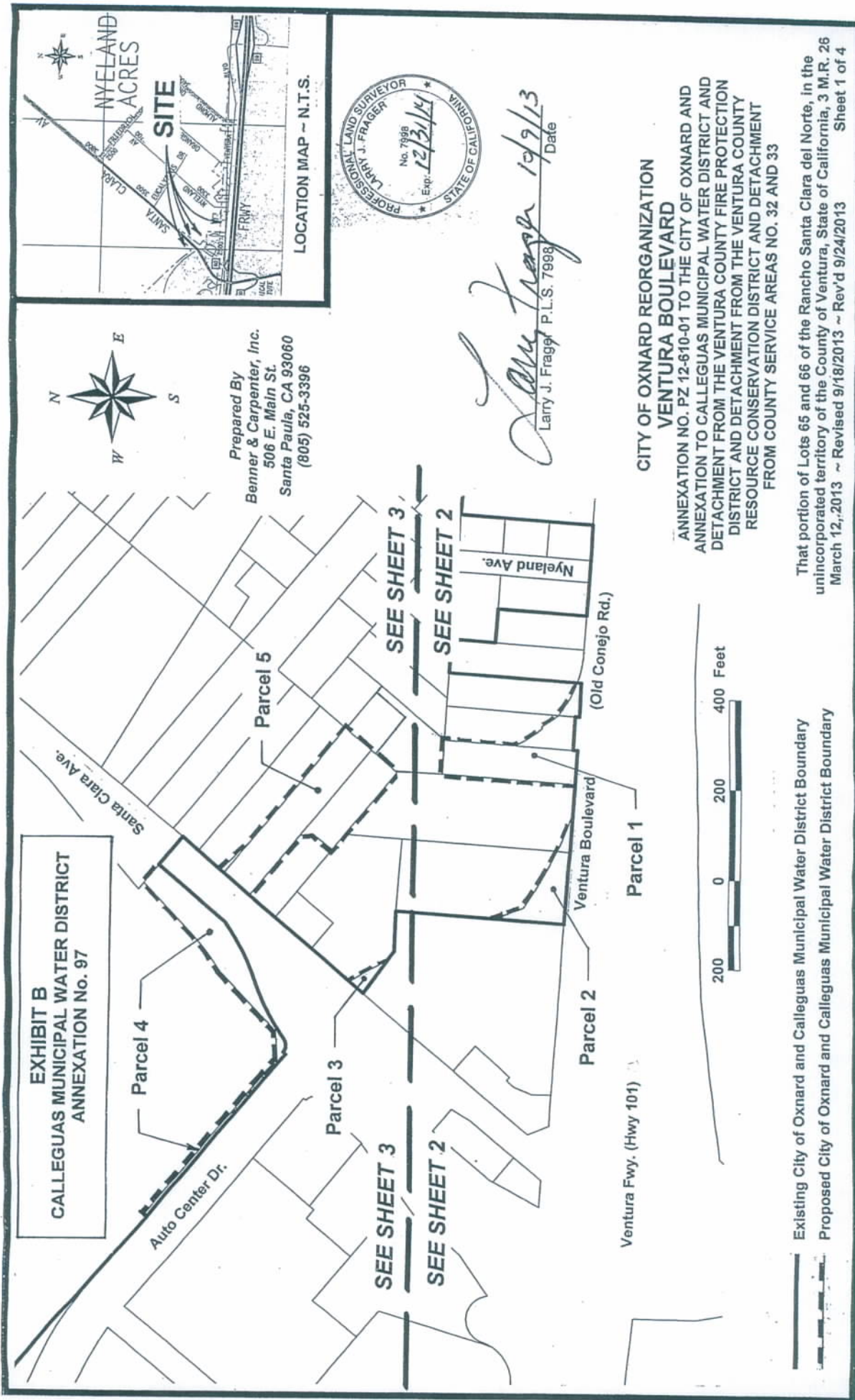
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *[Signature]*

Date: 10/10/2013

EXHIBIT A

13-06



Prepared By
Benner & Carpenter, Inc.
506 E. Main St.
Santa Paula, CA 93060
(805) 525-3396



[Signature]
Larry J. Frager P.L.S. 7998
Date: 10/9/13

CITY OF OXNARD REORGANIZATION
VENTURA BOULEVARD

ANNEXATION NO. PZ 12-810-01 TO THE CITY OF OXNARD AND
ANNEXATION TO CALLEGUAS MUNICIPAL WATER DISTRICT AND
DETACHMENT FROM THE VENTURA COUNTY FIRE PROTECTION
DISTRICT AND DETACHMENT FROM THE VENTURA COUNTY
RESOURCE CONSERVATION DISTRICT AND DETACHMENT
FROM COUNTY SERVICE AREAS NO. 32 AND 33

Existing City of Oxnard and Calleguas Municipal Water District Boundary
Proposed City of Oxnard and Calleguas Municipal Water District Boundary

That portion of Lots 65 and 66 of the Rancho Santa Clara del Norte, in the
unincorporated territory of the County of Ventura, State of California, 3 M.R. 28
March 12, 2013 ~ Revised 9/18/2013 ~ Rev'd 9/24/2013
Sheet 1 of 4

FOR ASSESSMENT PURPOSES ONLY. THIS MAP IS NOT A MAP AS DEFINED IN THE SUBDIVISION MAP
ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND SHOWN.

Date: 10/10/2013



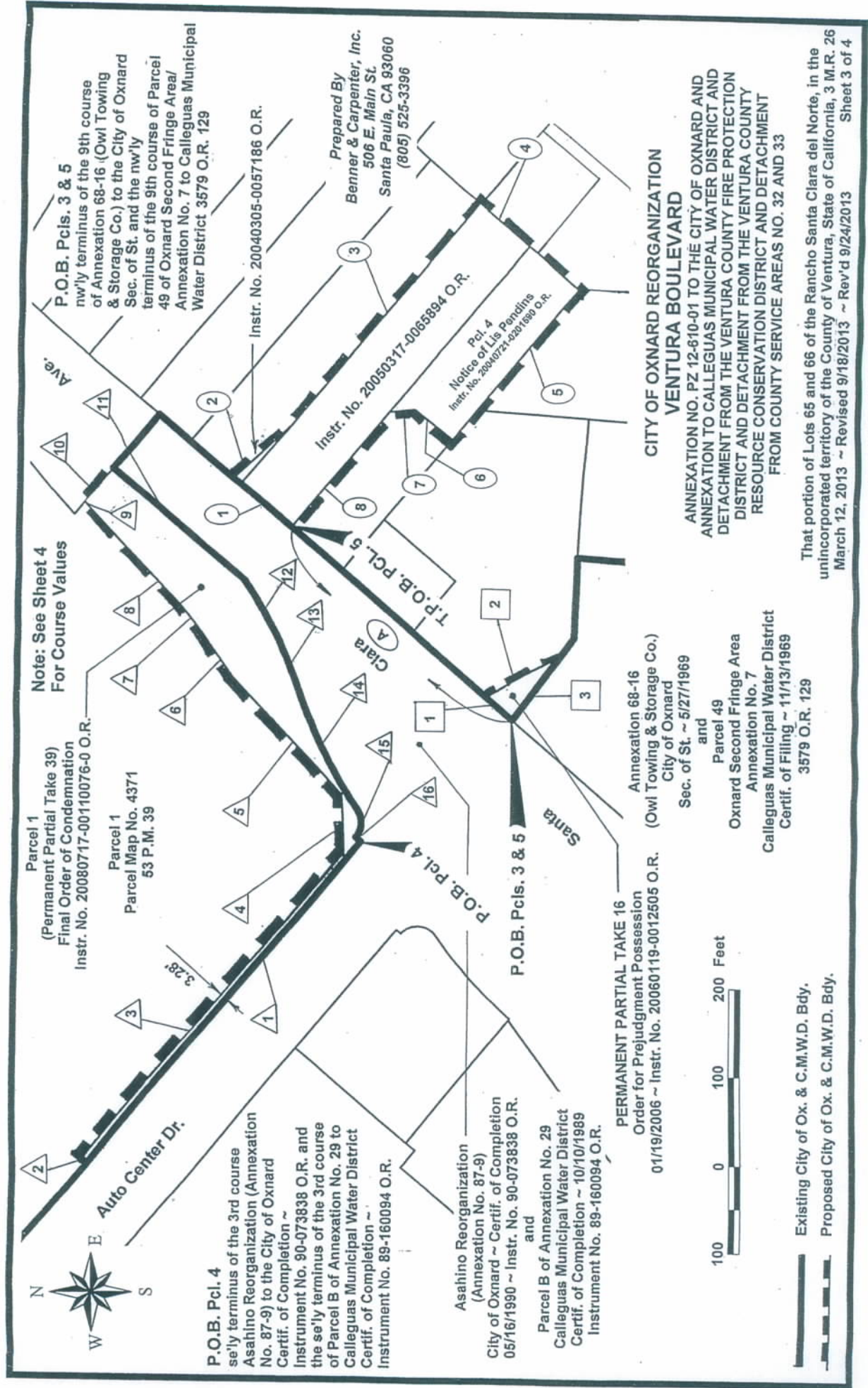
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Clay Wilson*

Date: 10/10/2013

EXHIBIT A

13-06



The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Gregory M. Martin*

Date: 10/10/2013

EXHIBIT A

13-06

PARCEL 1

1st: S 4°03'58" W 10.00'
 2nd: N 85°56'02" W 75.00'
 3rd: N 4°03'58" E 300.00'
 4th: S 85°56'02" E 75.00'
 5th: S 4°03'58" W 169.58'
 6th: R = 241.47'; L = 73.83'; D = 17°31'01";
 Radial Bearing = S 67°45'03" W
 7th: N 50°14'02" E 4.00'
 8th: R = 237.47'; L = 124.00'; D = 29°55'07";
 Radial Bearing = S 50°14'02" W
 9th: S 4°03'58" W 9.48'
 10th: N 85°56'02" W 75.00'
 11th: N 4°03'58" E 10.00'
 12th: N 85°56'02" W 75.00'

0.68 Gross Acres

-0.44 Road Acres

0.24 Net Acres

PARCEL 2

1st: N 4°03'58" E 155.95'
 2nd: S 21°03'40" E 68.03'
 3rd: Radius = 830.05'; L = 233.64'; D = 16°07'40";
 Radial Bearing = S 36°02'04" W
 4th: N 85°56'02" W 241.79'

0.28 Gross Acres

-0.28 Road Acres

0.00 Net Acres

PARCEL 3

1st: N 40°14'47" E 39.60'
 2nd: Radius = 661.74'; L = 94.64'; D = 8°11'38";
 Radial Bearing = N 57°19'57" E
 3rd: N 53°16'43" W 88.33'

0.04 Gross Acres

-0.04 Road Acres

0.00 Net Acres

PARCEL 4

1st: N 49°45'58" W 477.05'
 2nd: N 40°14'02" E 3.28'
 3rd: S 49°45'58" E 442.91'
 4th: N 87°11'55" E 70.43'
 5th: N 46°48'37" E 180.45'
 6th: N 55°20'28" E 59.71'
 7th: N 51°05'58" E 39.48'
 8th: N 46°48'37" E 149.56'
 9th: N 46°46'10" E 9.91'
 10th: S 49°45'17" E 56.88'
 11th: S 40°14'47" W 194.09'
 12th: Radius = 509.00'; L = 140.87'; D = 15°51'24";
 Radial Bearing = S 34°53'42" E
 13th: S 70°57'42" W 0.25'
 14th: Radius = 540.00'; L = 148.23'; D = 15°43'40";
 15th: Radius = 25.00'; L = 32.73'; D = 75°00'00";
 16th: S 40°14'02" W 7.00'

0.67 Gross Acres

-0.67 Road Acres

0.00 Net Acres

PARCEL 5

P.O.B.
 A: N 40°14'47" E 333.67
 T.P.O.B.
 1st: N 40°14'47" E 85.03'
 2nd: S 43°11'23" E 87.75'
 3rd: S 49°45'13" E 330.45'
 4th: S 40°14'47" W 150.00'
 5th: N 49°45'13" W 227.34'
 6th: N 40°14'47" E 55.77'
 7th: N 6°27'33" W 28.04'
 8th: N 49°45'13" W 169.88'

1.13 Gross Acres

-0.65 Road Acres

0.48 Net Acres

Gross Acres Rd. Acres
 Pcl. 1 0.68 Ac 0.44 Ac
 Pcl. 2 0.28 Ac 0.28 Ac
 Pcl. 3 0.04 Ac 0.04 Ac
 Pcl. 4 0.67 Ac 0.67 Ac
 Pcl. 5 +1.13 Ac +0.65 Ac
 Total 2.80 Ac 2.08 Ac

2.80 Ac - Gross Acres
 -2.08 Ac - Road Acres
 0.72 Ac - Net Acres

Prepared By
 Benner & Carpenter, Inc.
 506 E. Main St.
 Santa Paula, CA 93060
 (805) 525-3396

Course Values for Sheets 2 & 3

CITY OF OXNARD REORGANIZATION VENTURA BOULEVARD

ANNEXATION NO. PZ 12-610-01 TO THE CITY OF OXNARD AND
 ANNEXATION TO CALLEGUAS MUNICIPAL WATER DISTRICT AND
 DETACHMENT FROM THE VENTURA COUNTY FIRE PROTECTION
 DISTRICT AND DETACHMENT FROM THE VENTURA COUNTY
 RESOURCE CONSERVATION DISTRICT AND DETACHMENT
 FROM COUNTY SERVICE AREAS NO. 32 AND 33

That portion of Lots 65 and 66 of the Rancho Santa Clara del Norte, in the
 unincorporated territory of the County of Ventura, State of California, 3 M.R. 26
 March 12, 2013 ~ Revised 9/18/2013

Sheet 4 of 4