No Fees per Government Code 27383

RECORDING REQUESTED BY: Ventura Local Agency Formation Commission WHEN RECORDED MAIL TO: Ventura LAFCo L# 1850



Ventura County Clerk and Recorder MARK A. LUNN 08/31/2012 09:31:01 AM 645613 \$ 00 MA

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 12-06 City of San Buenaventura Reorganization – Montalvo Islands (Parcels A- I)
- 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 San Buenaventura Annexation Ventura Port District – Annexation Ventura County Fire Protection District – Detachment Ventura County Resource Conservation District – Detachment Ventura County Service Area No. 14 - Detachment Ventura County Service Area No. 32 - Detachment
- 3. APN Number: See attached list
- 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 inhabited.
- 7. This reorganization has been approved subject to the following terms and conditions, if any: None.
- 8. Resolution LAFCo 12-06, ordering this reorganization, was adopted on July 18, 2012 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.

8-31-12 Dated:

Kim Uhlich, Executive Officer Ventura LAFCo

VPN_10	TRA	LV ('11-'12)	Address	Street_Full
135-0-063-080	91012	\$205,821		ALAMEDA AV
135-0-063-090	91012	\$11,444	1952	ALAMEDA AV
135-0-071-020	91012	\$114,407	2021	ALAMEDA AV
135-0-071-035	91012	\$263,000		ALAMEDA AV
135-0-071-040	91012	\$14,323	2051	ALAMEDA AV
135-0-071-050	91012	\$74,952	2065	ALAMEDA AV
135-0-071-060	91012	\$14,598	2077	ALAMEDA AV
135-0-071-070	91012	\$268,000	2091	ALAMEDA AV
135-0-071-085	91012	\$161,111	2107	ALAMEDA AV
135-0-071-095	91012	\$112,163	2123	ALAMEDA AV
135-0-071-105	91012	\$179,946	2135	ALAMEDA AV
135-0-071-115	91012	\$14,312	2151	ALAMEDA AV
135-0-071-120	91012	\$116,693	2165	ALAMEDA AV
135-0-071-135	91012	\$238,000	2177	ALAMEDA AV
135-0-071-140	91012	\$89,978	2191	ALAMEDA AV
135-0-072-140	91012	\$223,000	2192	ALAMEDA AV
135-0-072-150	91012	\$220,000	2178	ALAMEDA AV
135-0-072-160	91012	\$275,000	2164	ALAMEDA AV
135-0-072-170	91012	\$65,961	2150	ALAMEDA AV
135-0-072-180	91012	\$72,137	2138	ALAMEDA AV
135-0-072-195	91012	\$224,000	2122	ALAMEDA AV
135-0-072-205	91012	\$145,921	2108	ALAMEDA AV
135-0-072-210	91012	\$14,312	2092	ALAMEDA AV
135-0-072-225	91012	\$126,979	2074	ALAMEDA AV
135-0-072-230	91012	\$146,933	2064	ALAMEDA AV
135-0-072-245	91012	\$50,961	2048	ALAMEDA AV
135-0-072-250	91012	\$15,474	2036	ALAMEDA AV
135-0-072-270	91012	\$236,000 2	2008	ALAMEDA AV
135-0-141-010	91012	\$167,949	2205	ALAMEDA AV
135-0-141-020	91012	\$14,312	2221	ALAMEDA AV
135-0-141-035	91012	\$242,000 2	2235	ALAMEDA AV
135-0-141-045	91012	\$50,961 2	2249	ALAMEDA AV
135-0-141-050	91012	\$43,543 2	263	ALAMEDA AV
135-0-141-075	91012	\$230,612 2	285	ALAMEDA AV
135-0-142-140	91012	\$198,000 2	340	ALAMEDA AV
135-0-142-155	91012	\$316,000 2	322	ALAMEDA AV
135-0-142-160	91012	\$167,949 2	308	ALAMEDA AV
135-0-142-170	91012	\$15,497 2	288	ALAMEDA AV
135-0-142-185	91012	\$14,312 2	278	ALAMEDA AV
135-0-142-190	91012	\$237,000 2	264	ALAMEDA AV
135-0-142-200	91012	\$64,666 2	250	ALAMEDA AV

APN_10	TRA	LV ('11-'12)	Address	Street_Full
135-0-142-215	91012	\$280,000	2238	ALAMEDA AV
135-0-142-220	91012	\$209,070	2232	ALAMEDA AV
135-0-142-235	91012	\$14,312	2208	ALAMEDA AV
135-0-142-245	91012	\$16,237	2366	ALAMEDA AV
135-0-142-255	91012	\$225,000	2350	ALAMEDA AV
135-0-151-025	91012	\$125,608	2423	ALAMEDA AV
135-0-152-085	91012	\$134,596	2422	ALAMEDA AV
135-0-141-235	91012	\$167,949	2307	ALAMEDA ST
135-0-081-080	91011	\$82,460	6269	BELL PL
135-0-081-095	91011	\$230,000	6275	BELL PL
135-0-081-105	91011	\$51,979	6299	BELL PL
135-0-081-115	91011	\$200,000	6311	BELL PL
135-0-081-015	91012	\$40,709	6315	BELL ST
135-0-081-020	91012	\$246,000	6301	BELL ST
135-0-081-030	91012	\$246,000	6295	BELL ST
135-0-081-040	91012	\$230,000	6279	BELL ST
135-0-081-125	91012	\$151,819	6261	BELL ST
135-0-082-095	91012	\$103,725	6220	BELL ST
135-0-082-105	91012	\$246,000	6232	BELL ST
135-0-082-115	91012	\$257,000	6244	BELL ST
135-0-082-125	91012	\$15,299	6256	BELL ST
135-0-082-135	91012	\$115,923	6268	BELL ST
135-0-082-145	91012	\$103,725	6280	BELL ST
135-0-082-150	91012	\$116,693	6292	BELL ST
135-0-084-015	91012	\$14,312	6312	BELL ST
135-0-083-010	91012	\$14,312	6291	BRISTOL RD
135-0-083-020	91012	\$14,312	6275	BRISTOL RD
135-0-083-035	91012	\$14,312	6271	BRISTOL RD
135-0-083-045	91012	\$112,040	6251	BRISTOL RD
135-0-083-050	91012	\$179,946	6239	BRISTOL RD
135-0-083-065	91012	\$212,000	6233	BRISTOL RD
135-0-083-075	91012	\$271,000	6221	BRISTOL RD
135-0-143-070	91012	\$132,659	6191	BRISTOL RD
135-0-143-085	91012	\$137,086	6153	BRISTOL RD
135-0-191-010	91012	\$112,757	6170	BRISTOL RD
135-0-192-010	91012	\$227,000	6208	BRISTOL RD
135-0-192-020	91012	\$228,000	6220	BRISTOL RD
135-0-192-030	91012	\$135,309	5232	BRISTOL RD
135-0-192-040	91012	\$59,460	5240	BRISTOL RD
135-0-192-050	91012	\$14,426	5256	BRISTOL RD
135-0-192-065	91012	\$243,000 6	5268	BRISTOL RD

APN_10	TRA	LV ('11-'12)	Address	Street_Full
135-0-192-075	91012	\$146,833	the second second second	BRISTOL RD
135-0-192-085	91012	\$229,399	6290	BRISTOL RD
135-0-083-155	91012	\$14,312	6278	CLARA
135-0-082-010	91012	\$276,736	Contraction of the second s	CLARA ST
135-0-082-025	91012	\$198,373		CLARA ST
135-0-082-030	91012	\$203,000	6257	CLARA ST
135-0-082-040	91012	\$229,535	6245	CLARA ST
135-0-082-050	91012	\$253,674	6233	CLARA ST
135-0-082-060	91012	\$238,000	6221	CLARA ST
135-0-082-070	91012	\$97,098	6207	CLARA ST
135-0-083-090	91012	\$114,407	6206	CLARA ST
135-0-083-100	91012	\$14,312	6220	CLARA ST
135-0-083-115	91012	\$117,987	6232	CLARA ST
135-0-083-125	91012	\$14,312	6244	CLARA ST
135-0-083-130	91012	\$14,426	6256	CLARA ST
135-0-083-145	91012	\$158,723	6272	CLARA ST
135-0-061-010	91011	\$63,126	5971	EIGHTH ST
078-0-062-070	91054	\$201,898	4205	FOOTHILL RD
135-0-192-095	91012	\$151,819	6287	GENEVA ST
135-0-192-100	91012	\$15,474	6279	GENEVA ST
135-0-192-115	91012	\$198,012	6263	GENEVA ST
135-0-192-125	91012	\$43,312	6251	GENEVA ST
135-0-192-130	91012	\$14,312	6239	GENEVA ST
135-0-192-145	91012	\$64,666	6227	GENEVA ST
135-0-192-150	91012	\$155,952	6215	GENEVA ST
135-0-192-160	91012	\$180,000	6201	GENEVA ST
135-0-193-010	91012	\$76,184	6208	GENEVA ST
135-0-193-020	91012	\$14,312	6220	GENEVA ST
135-0-193-030	91012	\$257,000	6232	GENEVA ST
135-0-193-040	91012	\$14,312	6244	GENEVA ST
135-0-193-050	91012	\$220,000	6256	GENEVA ST
135-0-193-060	91012	\$68,716	6268	GENEVA ST
135-0-193-070	91012	\$245,000	6280	GENEVA ST
135-0-072-025	91012	\$14,312	2021	GRAND AV
135-0-072-035	91012	\$76,184	2037	GRAND AV
135-0-072-045	91012	\$148,842	2051	GRAND AV
135-0-072-055	91012	\$71,333	2065	GRAND AV
135-0-072-065	91012	\$15,841	2077	GRAND AV
135-0-072-070	91012	\$14,220	2091	GRAND AV
135-0-072-080	91012	\$300,000		GRAND AV
135-0-072-095	91012	\$250,000	2123	GRAND AV

APN_10	TRA	LV ('11-'12)	Address	Street_Full
135-0-072-105	91012	\$155,952	2135	GRAND AV
135-0-072-110	91012	\$211,701	2149	GRAND AV
135-0-072-120	91012	\$76,184	2165	GRAND AV
135-0-072-135	91012	\$225,462	2177	GRAND AV
135-0-073-040	91012	\$243,000	2178	GRAND AV
135-0-073-050	91012	\$169,000	2168	GRAND AV
135-0-073-065	91012	\$159,071	2154	GRAND AV
135-0-073-075	91012	\$116,693	2142	GRAND AV
135-0-073-080	91012	\$270,000	2130	GRAND AV
135-0-142-015	91012	\$114,407	2207	GRAND AV
135-0-142-025	91012	\$194,000	2223	GRAND AV
135-0-142-030	91012	\$67,954	2237-2235	GRAND AV
135-0-142-045	91012	\$71,333	2251	GRAND AV
135-0-142-050	91012	\$14,220	2265	GRAND AV
135-0-142-060	91012	\$14,220	2277	GRAND AV
135-0-142-085	91012	\$14,312	2325	GRAND AV
135-0-142-095	91012	\$14,312	2341	GRAND AV
135-0-142-100	91012	\$263,000	2355	GRAND AV
135-0-142-115	91012	\$205,821	2377	GRAND AV
135-0-142-265	91012	\$7,704	2313	GRAND AV
135-0-142-275	91012	\$7,702	2313	GRAND AV
135-0-143-090	91012	\$226,000	2278	GRAND AV
135-0-143-105	91012	\$14,312	2266	GRAND AV
135-0-143-110	91012	\$257,000	2250	GRAND AV
135-0-143-125	91012	\$15,841	2238	GRAND AV
135-0-143-130	91012	\$14,312	2222	GRAND AV
135-0-143-140	91012	\$14,312	2208	GRAND AV
135-0-143-155	91012	\$244,000		GRAND AV
135-0-152-125	91012	\$135,226	2521	GRAND AV
135-0-152-155	91012	\$331,657	2463	GRAND AV
135-0-191-090	91012	\$129,660	and the second	GRAND AV
135-0-191-105	91012	\$14,426	2464	GRAND AV
135-0-191-115	91012	\$259,000	Sea Sea	GRAND AV
135-0-191-125	91012	\$74,952	2426	GRAND AV
135-0-191-130	91012	\$246,000	2410	GRAND AV
135-0-191-140	91012	\$133,196	2396	GRAND AV
135-0-191-155	91012	\$223,000	2388	GRAND AV
135-0-191-165	91012	\$190,975	1266	GRAND AV
135-0-191-170	91012	\$146,833	2358	GRAND AV
135-0-191-180	91012	\$207,549		GRAND AV
135-0-220-245	91012	\$116,682	1	INEZ ST

APN_10	TRA	LV ('11-'12)	Address	Street Full
135-0-220-335	91012	\$49,467		INEZ ST
135-0-220-395	91012	\$59,362	6187	INEZ ST
135-0-220-415	91012	\$77,395	6197	INEZ ST
135-0-073-020	91012	\$14,312	2157	JAMES AV
135-0-073-035	91012	\$171,307		JAMES AV
135-0-082-085	91012	\$272,000	2180	JAMES AV
135-0-083-085	91012	\$80,613	2282	JAMES AV
135-0-143-010	91012	\$250,000	2191	JAMES AV
135-0-143-025	91012	\$45,054	2207	JAMES AV
135-0-143-035	91012	\$253,000	2223	JAMES AV
135-0-143-040	91012	\$175,758	2237	JAMES AV
135-0-143-055	91012	\$116,693	2265	JAMES AV
135-0-143-060	91012	\$223,000		JAMES AV
135-0-191-025	91012	\$43,312	2353	JAMES AV
135-0-191-035	91012	\$65,961	2381	JAMES AV
135-0-191-040	91012	\$15,299	2395	JAMES AV
135-0-191-055	91012	\$262,000	2401	JAMES AV
135-0-191-065	91012	\$64,666	2425	JAMES AV
135-0-191-070	91012	\$244,829	2451	JAMES AV
135-0-191-080	91012	\$15,841	2475	JAMES AV
135-0-083-160	91012	\$248,000	2245	KATHERINE AV
135-0-084-020	91012	\$209,000	2182	KATHERINE AV
135-0-084-035	91012	\$232,000	2210	KATHERINE AV
135-0-084-045	91012	\$234,000	2222	KATHERINE AV
135-0-084-055	91012	\$40,709	2232	KATHERINE AV
135-0-084-065	91012	\$40,709	2264	KATHERINE AV
135-0-084-070	91012	\$199,000	2270	KATHERINE AV
135-0-084-085	91012	\$14,312	2288	KATHERINE AV
135-0-194-015	91012	\$254,000	2302	KATHERINE AV
135-0-194-020	91012	\$190,000	2326	KATHERINE AV
135-0-194-035	91012	\$185,000	2350	KATHERINE AV
135-0-194-045	91012	\$202,000	2376	KATHERINE AV
135-0-194-050	91012	\$269,000	2402	KATHERINE AV
135-0-194-065	91012	\$280,000	2410	KATHERINE AV
135-0-194-075	91012	\$201,026	2426	KATHERINE AV
135-0-194-085	91012	\$72,760	2456	KATHERINE AV
135-0-194-090	91012	\$72,760	2476	KATHERINE AV
135-0-220-105	91012	\$14,312	2525	KATHERINE AV
135-0-220-120	91012	\$295,000	2502	KATHERINE AV
135-0-220-130	91012	\$179,946		KATHERINE AV
135-0-220-140	91012	\$91,421	2530	KATHERINE AV

APN_10	TRA	LV ('11-'12)	Address	Street Full
135-0-193-085	91012	\$205,822	1	KATHERINE ST
135-0-193-095	91012	\$14,344	6287	MONTALVO DR
135-0-193-105	91012	\$203,942	6279	MONTALVO DR
135-0-193-110	91012	\$230,000	6263	MONTALVO DR
135-0-193-125	91012	\$158,985	6251	MONTALVO DR
135-0-193-135	91012	\$240,000	6239	MONTALVO DR
135-0-193-145	91012	\$211,000	6227	MONTALVO DR
135-0-193-150	91012	\$266,000	6215	MONTALVO DR
135-0-193-160	91012	\$101,692	6201	MONTALVO DR
135-0-220-010	91012	\$34,419	6200	MONTALVO DR
135-0-220-020	91012	\$46,040	6208	MONTALVO DR
135-0-220-030	91012	\$119,390	6220	MONTALVO DR
135-0-220-040	91012	\$14,437	6232	MONTALVO DR
135-0-220-055	91012	\$15,474	6244	MONTALVO DR
135-0-220-065	91012	\$14,312	6256	MONTALVO DR
135-0-220-075	91012	\$251,000	6268	MONTALVO DR
135-0-220-080	91012	\$119,390	6280	MONTALVO DR
135-0-220-090	91012	\$117,987	6290	MONTALVO DR
135-0-062-035	91012	\$32,503	5971	MOON DR
135-0-062-045	91012	\$32,503	5941	MOON DR
135-0-063-030	91012	\$225,000	6061	MOON DR
135-0-063-100	91012	\$13,365	6033	MOON DR
135-0-072-010	91012	\$161,897	6082	MOON DR
135-0-062-175	91012	\$149,554	5995	MOON ST
135-0-151-045	91012	\$257,835	5950	SEAHAWK ST
135-0-063-040	91012	\$148,842	6041	SEVENTH ST
135-0-142-125	91012	\$69,933		THIRD ST
135-0-071-160	91012	\$161,950	2178	VENTURA AV
135-0-152-045	91012	\$18,154		VENTURA BL
135-0-062-080	91012	\$45,890	1930	VICTORIA AV
135-0-062-200	91012	\$45,906	1950	VICTORIA AV
135-0-062-210	91012	\$45,906	1960	VICTORIA AV
135-0-071-150	91012	\$165,000	2192	VICTORIA AV
135-0-071-175	91012	\$133,203	2164	VICTORIA AV
135-0-071-185	91012	\$185,000	2148	VICTORIA AV
135-0-071-190	91012	\$15,299	2138	VICTORIA AV
135-0-071-205	91012	\$15,299	2124	VICTORIA AV
135-0-071-210	91012	\$15,299	2108	VICTORIA AV
135-0-071-225	91012	\$168,174	2092	VICTORIA AV
135-0-071-235	91012	\$216,000	2080	VICTORIA AV
135-0-071-245	91012	\$179,000		VICTORIA AV

APN_10	TRA	LV ('11-'12)	Address	Street_Full
135-0-071-255	91012	\$215,000		VICTORIA AV
135-0-141-110	91012	\$45,903		VICTORIA AV
135-0-141-125	91012	\$233,000		VICTORIA AV
135-0-141-135	91012	\$218,000	and the second sec	VICTORIA AV
135-0-141-145	91012	\$221,000		VICTORIA AV
135-0-141-150	91012	\$212,000		VICTORIA AV
135-0-141-265	91012	\$1,125,000		VICTORIA AV
135-0-220-355	91012	\$123,631		
135-0-220-405	91012	\$29,668		
		\$35,310,969		

LAFCO 12-06

RESOLUTION OF THE VENTURA LOCAL AGENCY FORMATION COMMISSION MAKING DETERMINATIONS AND APPROVING THE CITY OF SAN BUENAVENTURA **REORGANIZATION - MONTALVO ISLANDS (PARCELS** A-I): ANNEXATION TO THE CITY OF SAN BUENAVENTURA AND THE VENTURA PORT DISTRICT AND DETACHMENT FROM THE VENTURA COUNTY FIRE PROTECTION DISTRICT, THE VENTURA COUNTY **RESOURCE CONSERVATION DISTRICT, AND COUNTY** SERVICE AREA NOS. 14 AND 32

WHEREAS, the above-referenced proposal 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 a public hearing on the matter; and

WHEREAS, the proposal was duly considered at a public hearing on July 18, 2012; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the proposal including, but not limited to, the determinations required pursuant to Government Code § 56375 and § 56375.3, the LAFCo Staff Report and recommendation, the environmental determination, sphere of influence and applicable local plans and policies; and

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interest of the landowners and present and future inhabitants within the City of San Buenaventura 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 July 18, 2012 are adopted.
- (2) The Commission has considered the criteria set forth in Government Code § 56375 and § 5637.3 and finds the following:

The City submitted the application for LAFCo consideration of the proposal on April 19, 2012;

The City adopted a resolution initiating reorganization proceedings on March 19, 2012;

The entirety of the proposal area is approximately 56 acres in size;

The proposal is a reorganization containing nine individual unincorporated islands;

Each of the nine unincorporated islands is entirely surrounded by the City;

Of the 255 parcels, 246 are developed with residential uses, primarily singlefamily, and generally range from 5,000 square feet to 7,000 square feet in size. The remaining 9 parcels are developed with commercial and light industrial uses, the largest of which is approximately 1.25 acres;

The proposal area is built out with urban uses and is not prime agricultural land; and

The territory will benefit from the increased level of services provided by the City, including emergency response, street maintenance, drainage, etc. In addition, the proposal area is currently receiving various benefits from the City, such as potable water service. It also benefits from mutual aid agreements between the County of Ventura and the City.

- (3) In accordance with staff's determination that the proposal is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15319(a) of the CEQA Guidelines, the Commission hereby finds the proposal to be categorically exempt.
- (4) The Commission directs staff to file a Notice of Exemption pursuant to Section 15062 of the CEQA Guidelines.
- (5) The reorganization is hereby approved, and the boundaries are established as generally set forth in the attached Exhibit A.
- (6) The subject proposal is assigned the following distinctive short form designation: LAFCO 12-06 CITY OF SAN BUENAVENTURA REORGANIZATION – MONTALVO ISLANDS (PARCELS A-I).

- (7) The Commission hereby waives conducting authority proceedings entirely pursuant to Govt. Code § 56375.3(a).
- (8) The affected territory shall be liable for all taxes, charges, fees or assessments that are levied on similar properties within the City.
- (9) 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 LAFCo Executive Officer.
- (10) This annexation shall not be recorded until a map and legal description consistent with this approval and suitable for filing with the State Board of Equalization have been submitted to the LAFCo Executive Officer.

This resolution was adopted on July 18, 2012.

Α	YE	NO	ABSTAIN	ABSENT
Commissioner Cunningham				П
Commissioner Long				R
Commissioner Freeman	V		Ē	
Commissioner Morehouse	V		Ē	Ē
Commissioner Parks	V		Π	ñ
Commissioner Parvin	V		Ē	
Commissioner Pringle	V		Ē	Ē
Alt. Commissioner Bennett			Ē	M
Alt. Commissioner Dandy			Ē	
Alt. Commissioner Smith			Ē	R
Alt. Commissioner Ford-McCaffrey				\Box

Dated:

Chair, Ventura Local Agency Formation Commission

Attachments:

Exhibit A

Copies: City of San Buenaventura Ventura Port District Southern California Edison Co. Southern California Gas Co. Ventura County Watershed Protection District Ventura County Assessor Ventura County Auditor Ventura County Auditor Ventura County Elections-Registrar of Voters Ventura County Fire Protection District Ventura County Fire Protection District Ventura County Planning Ventura County Planning Ventura County Environmental Health Ventura County Resource Conservation District Ventura County Sheriff – EOC Ventura County Surveyor

LAFCo 12-06 City of San Buenaventura Reorganization–Montalvo Islands (Parcels A-I) Resolution of Approval July 18, 2012 Page 4 of 4

CITY OF SAN BUENAVENTURA REORGANIZATION PARCEL A

MONTALVO ISLANDS REORGANIZATION ANNEXATION NO. 1-12-8527 TO THE CITY OF SAN BUENAVENTURA AND ANNEXATION TO THE VENTURA PORT 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 14 & 32

That portion of Lots 95, 102 and 103 of Rancho Santa Paula Y Saticoy, in the County of Ventura, State of California, as shown on the map recorded in the Office of the County Recorder of said County, in Book A, Page 290 of Miscellaneous Records(maps), described as follows:

Beginning at the intersection of the south line of Moon Drive (formerly Seventh Street), 60.00 feet wide, and the west line of Grand Avenue, 100.00 feet wide, said intersection also being the northerly terminus of the 14th course of Parcel D of the Petit Addition No. 1, Annexation No. 193 to the City of San Buenaventura, as described and shown in the Certificate of Completion filed with the California Secretary of State on February 16, 1977 and recorded in the Office of said County Recorder in Book 4792, Page 391 of Official Records; thence, along said west line of Grand Avenue and along the existing Boundary of said City of San Buenaventura by the following thirty four (34) courses:

- 1st South 10°30'00" East 450.00 feet; thence, leaving said west line of said Grand Avenue,
- 2nd North 79°30'00" East 250.00 feet; thence,
- 3rd South 10°30'00" East 110.00 feet; thence,
- 4th North 79°30'00" East 120.00 feet to the west line of James Avenue, 50.00 feet wide; thence, along said west line,
- 5th South 10°30'00" East 50.00 feet to the westerly prolongation of the south line of Bell Street, 50.00 feet wide; thence, along said prolongation and south line,
- 6th North 79°30'00" East 363.57 feet; thence, leaving said south line of said Bell Street,
- 7th North 10°30'00" West 310.00 feet; thence,
- 8th North 79°30'00" East 332.61 feet; thence,

- 9th South 09°45'00" East 859.54 feet to the south line of Bristol Road, 60.00 feet wide; thence, along said south line,
- 10th North 79°30'00" East 25.00 feet; thence, leaving said south line of said Bristol Road,
- 11th South 09°57'00" East 772.57 feet; thence,
- 12th South 79°30'00" West 295.39 feet; thence,
- 13th North 10°30'00" West 72.00 feet; thence,
- 14th South 79°30'00" West 337.12 feet; thence,
- 15th South 10°30'00" East 220.00 feet to the north line of Inez Street (formerly First Street), 80.00 feet wide; thence, along said north line,
- 16th South 79°30'00" West 240.00 feet; thence, leaving said north line of said Inez Street
- 17th North 10°30'00" West 130.00 feet; thence,
- 18th North 79°30'00" East 150.00 feet; thence,
- 19th North 10°30'00" West 250.00 feet to the north line of Montalvo Drive (formerly Ann Street), 50.00 feet wide; thence, along said north line,
- 20th South 79°30'00" West 250.00 feet to the east line of said Grand Avenue, 100.00 feet wide; thence, along said east line,
- 21st North 10°30'00" West 320.00 feet to the easterly prolongation of the north line of Seahawk Street (formerly Third Street), 60.00 feet wide; thence, along said prolongation and said north line,
- 22nd South 79°30'00" West 400.00 feet to the east line of Alameda Avenue, 80.00 feet wide; thence, along said east line,
- 23rd North 10°30'00" West 410.00 feet; thence, leaving said east line of said Alameda Avenue,
- 24th South 79°30'00" West 380.00 feet to the east line of Victoria Avenue, 80.00 feet wide; thence, along said east line,
- 25th North 10°30'00" West 820.00 feet; thence, leaving said east line of said Victoria Avenue,

- 26th North 79°30'00" East 150.00 feet; thence,
- 27th North 10°30'00" West 100.00 feet; thence,
- 28th North 79°30'00" East 150.00 feet to the west line of said Alameda Avenue, 80.00 feet wide; thence, along said west line,
- 29th South 10°30'00" East 50.00 feet; thence, leaving said west line of said Alameda Avenue,
- 30th North 79°30'00" East 230.00 feet; thence,
- 31st North 10°30'00" West 50.00 feet; thence,
- 32nd South 79°30'00" West 150.00 feet to said east line of said Alameda Avenue Street, 80.00 feet wide; thence, along said east line,
- 33rd North 10°30'00" West 50.00 feet to said south line of said Moon Drive, 60.00 feet wide; thence, along said south line,
- 34th North 79°30'00" East 300.00 feet to the point of beginning and containing 50.37 acres.

alan azel Kawleur 5/27,

Alan Azell Rawlins, PLS 6701 Date:

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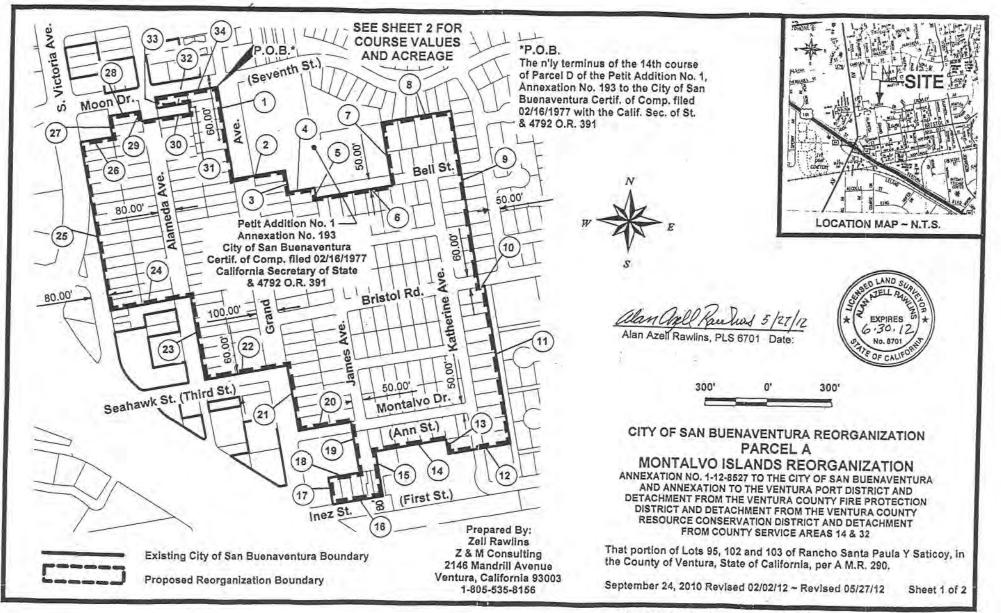
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain. Certified by: Date: 7

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.

2010:/10-11A.doc ~ 09/17/10; Revised 2012-02A.doc ~ 02/02/12; Revised 5/27/12

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: 7/30/2013



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.

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: 7/30/2012

1st -	S 10°30'00" E	450.00'
2nd -	N 79°30'00" E	250.00'
3rd -	S 10°30'00" E	110.00'
4th -	N 79°30'00" E	120.00'
5th -	S 10°30'00" E	50.00'
6th -	N 79°30'00" E	363.57'
7th -	N 10°30'00" W	310.00'
8th -	N 79°30'00" E	332.61'
9th -	S 09°45'00" E	859.54'
10th -	N 79°30'00" E	25.00'
11th -	S 09°57'00" E	772.57'
12th -	S 79°30'00" W	295.39'
13th -	N 10°30'00" W	72.00'
14th -	S 79°30'00" W	337.12'
15th -	S 10°30'00" E	220.00'
16th -	S 79°30'00" W	240.00'
17th -	N 10°30'00" W	130.00'
18th -	N 79°30'00" E	150.00'
19th -	N 10°30'00" W	250.00'
20th -	S 79°30'00" W	250.00'
21st -	N 10°30'00" W	320.00'
22nd -	S 79°30'00" W	400.00'

23rd -	N 10°30'00" W	410.00'
24th -	S 79°30'00" W	380.00'
25th -	N 10°30'00" W	820.00'
26th -	N 79°30'00" E	150.00'
27th -	N 10°30'00" W	100.00'
28th -	N 79°30'00" E	150.00'
29th -	S 10°30'00" E	50.00'
30th -	N 79°30'00" E	230.00'
31st -	N 10°30'00" W	50.00'
32nd -	S 79°30'00" W	150.00'
33rd -	N 10°30'00" W	50.00'
34th -	N 79°30'00" E	300.00'
	50.37 Acres.	

Prepared By: Zell Rawlins Z & M Consulting 2146 Mandrill Avenue Ventura, California 93003 1-805-535-8156

CITY OF SAN BUENAVENTURA REORGANIZATION PARCEL A MONTALVO ISLANDS REORGANIZATIONS ANNEXATION NO. 1-12-8527 TO THE CITY OF SAN BUENAVENTURA AND ANNEXATION TO THE VENTURA PORT 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 14 & 32

COURSES FOR

That portion of Lots 95, 102 and 103 of Rancho Santa Paula Y Saticoy, in the County of Ventura, State of California, per A M.R. 290.

September 24, 2010; Revised 02/02/12; Revised 05/27/12 Sheet 2 of 2

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

CITY OF SAN BUENAVENTURA REORGANIZATION PARCEL B

MONTALVO ISLANDS REORGANIZATION ANNEXATION NO. 1-12-8577 TO THE CITY OF SAN BUENAVENTURA AND ANNEXATION TO THE VENTURA PORT DISTRICT AND DETACHMENT FROM THE VENTURA COUNTY FIRE PROTECTION DISTRICT AND DETACHMENT FROM THE VENTURA COUNTY RESOURCE CONSERVATION DISTRICT AND DETACHMENT FROM COUNTY SERVICE AREA 32

That portion of Lot 95 of Rancho Santa Paula Y Saticoy, in the County of Ventura, State of California, as shown on the map recorded in the Office of the County Recorder of said County, in Book A, Page 290 of Miscellaneous Records(maps), described as follows:

Beginning at a point in the north line of Eighth Street, 60.00 feet wide, said point also being the northerly terminus of the 1st course of Parcel A of the Chappell Reorganization, Annexation No. 273 to the City of San Buenaventura, as described and shown in the Certificate of Completion, recorded February 21, 1986, in the Office of said County Recorder, as Document No. 86-021315 of Official Records; thence, leaving said north line of said Eighth Street along the existing boundary of said City of San Buenaventura by the following four (4) courses:

- 1st North 10°30'00" West 150.00 feet; thence,
- 2nd North 79°30'00" East 150.00 feet; thence,
- 3rd South 10°30'00" East 150.00 feet to said north line of said Eighth Street, 60.00 feet wide; thence, along said north line,
- 4th South 79°30'00" West 150.00 feet to the point of beginning and containing 0.52 acre.

Alan Azell Rawlins, PLS 6701



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

2010:/10-11B.doc ~ 09/17/10; Revised 2012-02B.doc ~ 02/02/12; Revised 05/27/12

The Ventura County Su certifies this map and le	urveyor's office of the Public Works Agency gal description to be definite and certain.
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Certified by: Un	1 10011000

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CITY OF SAN BUENAVENTURA REORGANIZATION PARCEL C

MONTALVO ISLANDS REORGANIZATION ANNEXATION NO. 1-12-8527 TO THE CITY OF SAN BUENAVENTURA AND ANNEXATION TO THE VENTURA PORT 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 14 & 32

That portion of Lot 95 of Rancho Santa Paula Y Saticoy, in the County of Ventura, State of California, as shown on the map recorded in the Office of the County Recorder of said County, in Book A, Page 290 of Miscellaneous Records(maps), described as follows:

Beginning at a point in the north line of Moon Drive (formerly Seventh Street), 60.00 feet wide, said point also being the northerly terminus of the 1st course of Parcel D of the Petit Addition No. 1, Annexation No. 193 to the City of San Buenaventura, as described and shown in the Certificate of Completion filed with the California Secretary of State on February 16, 1977 and recorded in the Office of said County Recorder in Book 4792, Page 391 of Official Records; thence leaving said north line of said Moon Drive, along the existing boundary of said City of San Buenaventura by the following nine (9) courses:

- 1st North 10°30'00" West 100.00 feet; thence,
- 2nd South 79°30'00" West 150.00 feet to the east line of Victoria Avenue, 122.00 feet wide; thence, along said east line,
- 3rd North 10°30'00" West 150.00 feet; thence, leaving said east line of said Victoria Avenue,
- 4th North 79°30'00" East 150.00 feet; thence,
- 5th South 10°30'00" East 100.00 feet; thence,
- 6th North 79°30'00" East 160.00 feet to the west line of Alameda Avenue, 60.00 feet wide; thence, along said east line by the following two (2) courses:
- 7th South 10°30'00" East 143.50 feet to the beginning of a nontangent curve concaved northwesterly, having a radius of 15.00 feet, and having a radial to said beginning of said curve bearing South 66°56'34" East; thence, along said curve,

- 8th Southwesterly and westerly 12.26 feet through a central angle of 46°50'55" to said north line of said Moon Drive, 60.00 feet wide; thence, along said north line,
- 9th South 79°30'00" West 150.00 feet to the point of beginning and containing 1.07 acres.

Alan Azell/Rawlins, PLS 6701



The Ventu certifies th	ra County Surveyor's office of the Public Works Agency is map and legal description to be definite and certain.
	y: Cin wetter
Date: 7	30/2012

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

2010:/10-11C.doc ~ 09/17/10; Revised 2012-02C.doc ~ 02/02/12; Revised 05/27/12

CITY OF SAN BUENAVENTURA REORGANIZATION PARCEL D MONTALVO ISLANDS REORGANIZATION ANNEXATION NO. 1-12-8527 TO THE CITY OF SAN BUENAVENTURA AND ANNEXATION TO THE VENTURA PORT 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 14 & 32

That portion of Lot 95 of Rancho Santa Paula Y Saticoy, in the County of Ventura, State of California, as shown on the map recorded in the Office of the County Recorder of said County, in Book A, Page 290 of Miscellaneous Records(maps), described as follows:

Beginning at a point in the north line of Moon Drive (formerly Seventh Street), 60.00 feet wide, said point also being the southerly terminus of the 2nd course of the Bishop Reorganization No. 1, Annexation No. 238 to the City of San Buenaventura, as described and shown in the Certificate of Completion recorded on March 21, 1980 in the Office of said County Recorder in Book 5620, Page 594 Official Records; thence, along said north line by the following two (2) courses and along the existing boundary of said City of San Buenaventura by the following seven (7) courses:

- 1st South 79°30'00" West 225.00 feet to the beginning of a nontangent curve concaved northeasterly, having a radius of 15.00 feet, and having a radial to said beginning of said curve bearing South 00°54'21" East; thence, along said curve,
- 2nd Westerly and northwesterly 12.26 feet through a central angle of 46°50'55" to the east line of Alameda Avenue, 60.00 feet wide; thence, along said east line,
- 3rd North 10°30'00" West 193.50 feet; thence, leaving said east line of said Alameda Avenue,
- 4th North 79°30'00" East 160.00 feet; thence,
- 5th South 10°30'00" East 100.00 feet; thence,
- 6th North 79°30'00" East 75.00 feet; thence,
- 7th South 10°30'00" East 100.00 feet to the point of beginning and containing 0.91 acre.

Alan Chell Rowhurd 5/21/. Alan Azell Rawlins, PLS 6701 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 2010:/10-11D.doc ~ 09/17/10; Revised 2012-02D.doc ~ 02/02/12; Revised 05/27/12

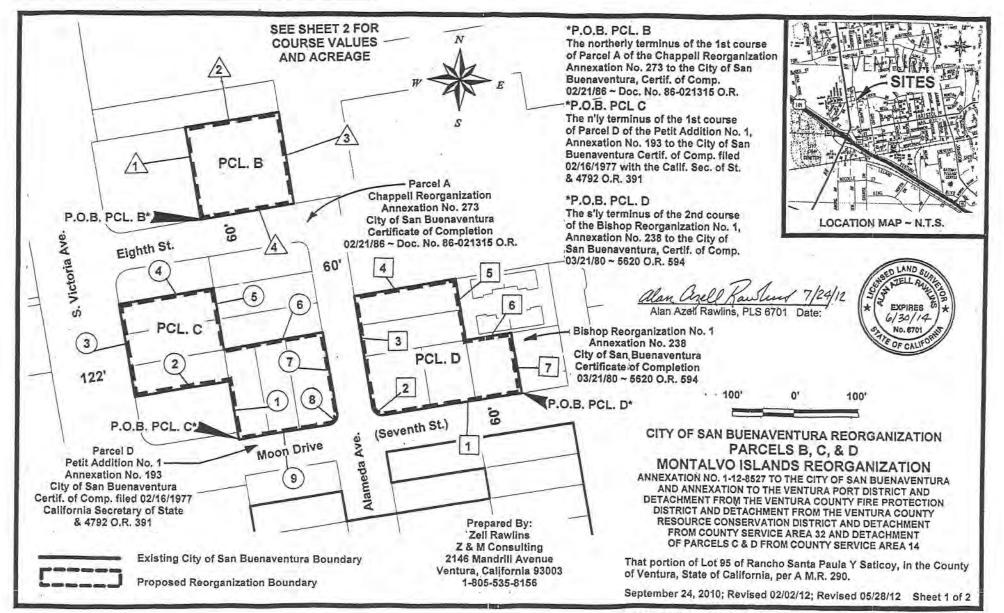
Page 1 of 1



The Vi certifie	entura County Surveyor's office of the Public Works Agency s this map and legal description to be definite and certain.
Certifie	ed by: Um Metan
Date:	7/30/2012

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The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain. Certified by: / Im M Date: 7 (30/2012



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The Ventura County Surveyo	or's office of the Public Works Agency
certifies this map and legal c	description to be definite and certain.
Certified by: Comp Date: 7/30/2012	Mton

Courses for Parcel B 1st - N 10°30'00" W 150,00' 2nd - N 79°30'00" E 150.00' 3rd - S 10°30'00" E 150.00' 4th - S 79°30'00" W 150.00' 0.52 Acre Courses for Parcel D 1st - S 79°30'00" W 225.00' 2nd - R = 15.00'; L = 12.26'; D = 46°50'55"; Rad. Bearing = \$ 00°54'21" E 3rd - N 10°30'00" W 193.50' 4th - N 79°30'00" E 160.00' 5th - S 10°30'00" E 100.00' 6th - N 79°30'00" E 75.00' 7th - S-10°30'00" E 100.00' 0.91 Acre

Courses for Parcel C 1st - N 10°30'00" W 100.00' 2nd - S 79°30'00" W 150.00' 3rd - N 10°30'00" W 150.00' 4th - N 79°30'00" E 150.00' 5th - S 10°30'00" E 100.00' 6th - N 79°30'00" E 160.00' 7th - S 10°30'00" E 143.50' 8th - R = 15.00'; L = 12.26'; D = 46°50'55" Rad. Bearing = S 66°56'34" E

141

9th - S 79°30'00" W 150.00'

1.07 Acres

Prepared By: Zell Rawlins Z & M Consulting 2146 Mandrill Avenue Ventura, California 93003 1-805-535-8156

COURSES FOR CITY OF SAN BUENAVENTURA REORGANIZATION PARCELS B, C, & D MONTALVO ISLANDS REORGANIZATION ANNEXATION NO. 1-12-8527 TO THE CITY OF SAN BUENAVENTURA AND ANNEXATION TO THE VENTURA COUNTY FIRE PROTECTION DETACHMENT FROM THE VENTURA COUNTY FIRE PROTECTION DISTRICT AND DETACHMENT FROM THE VENTURA COUNTY RESOURCE CONSERVATION DISTRICT AND DETACHMENT FROM COUNTY SERVICE AREA 32 AND DETACHMENT OF PARCELS C & D FROM COUNTY SERVICE AREA 14

That portion of Lot 95 of Rancho Santa Paula Y Saticoy, in the County of Ventura, State of California, per A M.R. 290.

September 24, 2010; Revised 02/02/12; Revised 05/28/12 Sheet 2 of 2

CITY OF SAN BUENAVENTURA REORGANIZATION PARCEL E

MONTALVO ISLANDS REORGANIZATION ANNEXATION NO. 1-12-8527 TO THE CITY OF SAN BUENAVENTURA AND ANNEXATION TO THE VENTURA PORT 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 14 & 32

That portion of Lots 95 and 103 of Rancho Santa Paula Y Saticoy, in the County of Ventura, State of California, as shown on the map recorded in the Office of the County Recorder of said County, in Book A, Page 290 of Miscellaneous Records(maps), described as follows:

Beginning at the intersection of the north line of Seahawk Street (formerly Third Street), 60.00 feet wide, and the west line of Alameda Avenue, 80.00 feet wide, said intersection also being the easterly terminus of the 9th course of the Wilding Addition No. 1, Annexation No. 218 to the City of San Buenaventura, as described and shown in the Certificate of Completion recorded on December 19, 1978 in the Office of said County Recorder in Book 5287, Page 623 of Official Records; thence, along said west line and along the existing boundary of said City of San Buenaventura by the following thirteen (13) courses:

- 1st North 10°30'00" West 100.00 feet; thence, leaving said west line of said Alameda Avenue,
- 2nd South 79°30'00" West 150.00 feet; thence,
- 3rd North 10°30'00" West 150.00 feet; thence,
- 4th North 79°30'00" East 150.00 feet to said west line of said Alameda Avenue, 80.00 feet wide; thence, along said west line,
- 5th North 10°30'00" West 110.00 feet; thence, leaving said west line of said Alameda Avenue,
- 6th South 79°30'00" West 150.00 feet; thence,
- 7th South 10°30'00" East 60.00 feet; thence,
- 8th South 79°30'00" West 150.00 feet to the east line of Victoria Avenue, 80.00 feet wide; thence, along said east line by the following two (2) courses:
- 9th South 10°30'00" East 141.37 feet to the beginning of a nontangent curve concaved northeasterly having a radius of 238.00 feet and having a radial to

said beginning of said curve bearing South 74°11'45" West; thence, along said curve.

- 10th Southerly and southeasterly 123.95 feet through a central angle of 29°50'23" to the northeast line of Ventura Boulevard, variable width; thence, along said northeast line by the following two (2) courses:
- 11th South 45°38'38" East 33.64 feet to the beginning of a curve concaved northerly and having a radius of 38.00 feet; thence, along said curve,
- 12th Southeasterly and easterly 36.38 feet through a central angle of 54°51'22" to said north line of said Seahawk Street, 60.00 feet wide; thence, along said north line,
- 13th North 79°30'00" East 207.20 feet to the point of beginning and containing 1.66 acres.

Alan Azefl Rawlins, PL



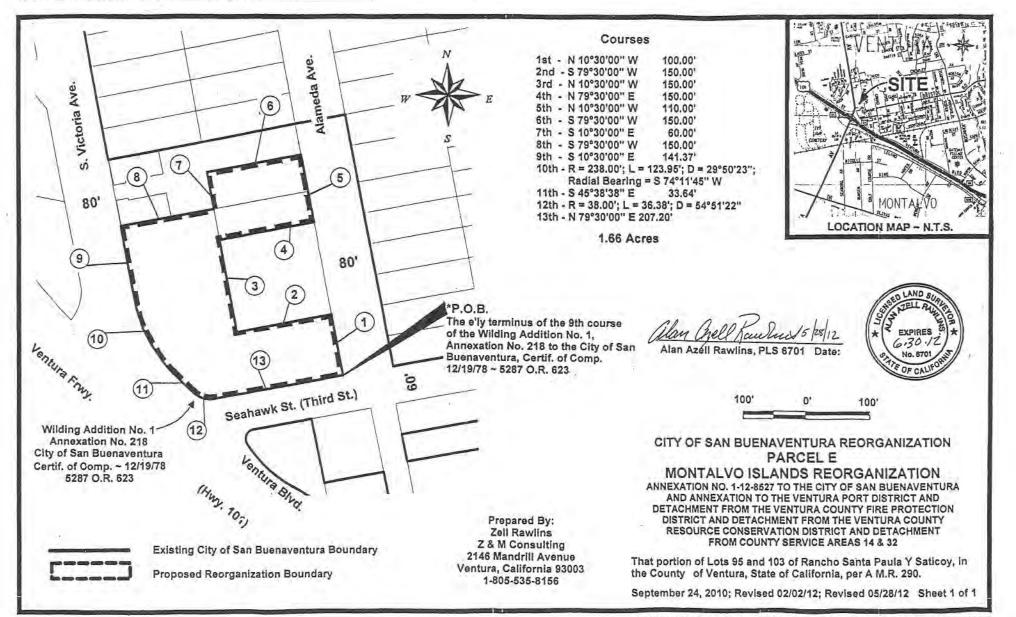
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.	
Certified by: Ung Mtm	
Date: 7/30/2012	

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

2010:/10-11E.doc ~ 09/17/10; Revised 2012-02E.doc ~ 02/02/12; Revised 05/28/12 ~ Revised 07/24/12

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

Certified by: / MM Date: 7/30/2012



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

CITY OF SAN BUENAVENTURA REORGANIZATION PARCEL F

MONTALVO ISLANDS REORGANIZATION ANNEXATION NO. 1-12-8527 TO THE CITY OF SAN BUENAVENTURA AND ANNEXATION TO THE VENTURA PORT 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 14 & 32

That portion of Lot 103 of Rancho Santa Paula Y Saticoy, in the County of Ventura, State of California, as shown on the map recorded in the Office of the County Recorder of said County, in Book A, Page 290 of Miscellaneous Records(Maps), described as follows:

Beginning at a point in the south line of Seahawk Street (formerly Third Street), 60.00 feet wide, said point also being the northerly terminus of the 2nd course of Parcel A of the Derryberry Reorganization No. 1, Annexation No. 252 to the City of San Buenaventura, as described and shown in the Certificate of Completion recorded on October 5, 1981 in the Office of said County Recorder as Document No. 094137 of Official Records; thence, leaving said south line along the existing boundary of said City of San Buenaventura by the following eight (8) courses:

- 1st South 10°30'00" East 100.00 feet; thence,
- 2nd North 79°30'00" East 95.00 feet to the west line of Alameda Avenue, 40.00 feet wide; thence, along said west line by the following two (2) courses:
- 3rd South 10°30'00" East 114.59 feet to the beginning of a curve concaved northwesterly and having a radius of 10.00 feet; thence, along said curve,
- 4th Southerly, southwesterly, westerly, and northwesterly 23.08 feet through a central angle of 132°15'00" to the northeast line of Ventura Boulevard, variable width; thence, along said northeast line by the following three (3) courses:
- 5th North 58°15'00" West 169.73 feet to the beginning of a curve concaved northeasterly and having a radius of 275.00 feet; thence, along said curve,
- 6th Northwesterly 108.25 feet through a central angle of 22°33'12" to a compound curve concaved easterly and having a radius of 15.00 feet; thence, along said curve,
- 7th Northwesterly, northerly, northeasterly, and easterly 30.16 feet through a central angle of 115°11'48" to said south line of said Seahawk Street, 60.00 feet wide; thence, along said south line,

8th - North 79°30'00" East 97.72 feet to the point of beginning and containing 0.45 acre.

alan 4 Alan Azéll Rawlins, PLS 6701 Date

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: 2



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

2010:/10-11F.doc ~ 09/17/10; Revised 2012-02F.doc ~ 02/02/12; Revised 05/28/12 ~ Revised 07/24/12

CITY OF SAN BUENAVENTURA REORGANIZATION PARCEL G

MONTALVO ISLANDS REORGANIZATION ANNEXATION NO. 1-12-8527 TO THE CITY OF SAN BUENAVENTURA AND ANNEXATION TO THE VENTURA PORT 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 14 & 32

That portion of Lot 103 of Rancho Santa Paula Y Saticoy, in the County of Ventura, State of California, as shown on the map recorded in the Office of the County Recorder of said County, in Book A, Page 290 of Miscellaneous Records(maps), described as follows:

Beginning at a point in the east line of Alameda Avenue, 40.00 feet wide, said point also being the westerly terminus of the 7th course of Parcel A of the Derryberry Reorganization, Annexation No. 252 to the City of San Buenaventura, as described and shown in the Certificate of Completion recorded October 5, 1981 in the Office of said County Recorder as Document No.094137 of Official Records; thence, leaving said east line along the existing boundary of said City of San Buenaventura by the following four (4) courses:

- 1st North 79°30'00" East 150.00 feet; thence,
- 2nd South 10°30'00" East 45.00 feet; thence,
- 3rd South 79°30'00" West 150.00 feet to said east line of said Alameda Avenue; thence, along said east line,
- 4th North 10°30'00" West 45.00 feet to the point of beginning and containing 0.16 acre.

Alan Azell Rawlins, PLS 6701



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

2010:/10-11G.doc ~ 09/17/10; Revised 2012-02G.doc ~ 02/02/12; Revised 05/28/12

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain. Certified by: Ung Mtn Date: 7/30/2012

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CITY OF SAN BUENAVENTURA REORGANIZATION PARCEL H MONTALVO ISLANDS REORGANIZATION ANNEXATION NO. 1-12-8527 TO THE CITY OF SAN BUENAVENTURA AND ANNEXATION TO THE VENTURA PORT 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 14 & 32

That portion of Lot 103 of Rancho Santa Paula Y Saticoy, in the County of Ventura, State of California, as shown on the map recorded in the Office of the County Recorder of said County, in Book A, Page 290 of Miscellaneous Records(maps), described as follows:

Beginning at a point in the west line of Grand Avenue, 100.00 feet wide, said point also being the northerly terminus of the 2nd course of the Howland Reorganization, Annexation No. 250 to the City of San Buenaventura, as described and shown in the Certificate of Completion recorded on November 16, 1981 in the Office of said County Recorder as Document No. 109202 of Official Records; thence, along said west line by the following two (2) courses and along the existing boundary of said City of San Buenaventura by the following six (6) courses:

- 1st South 10°30'00" East 335.00 feet; thence,
- 2nd South 79°30'00" West 39.01 feet to the northeast line of Ventura Boulevard, variable width; thence, along said northeast line.
- 3rd North 58°15'00" West 275.15 feet; thence, leaving said northeast line of said Ventura Boulevard,
- 4th North 79°30'00" East 92.68 feet; thence,
- 5th North 10°30'00" West 150.00 feet; thence,
- 6th North 79°30'00" East 150.00 feet to the point of beginning and containing 1.12 acres.

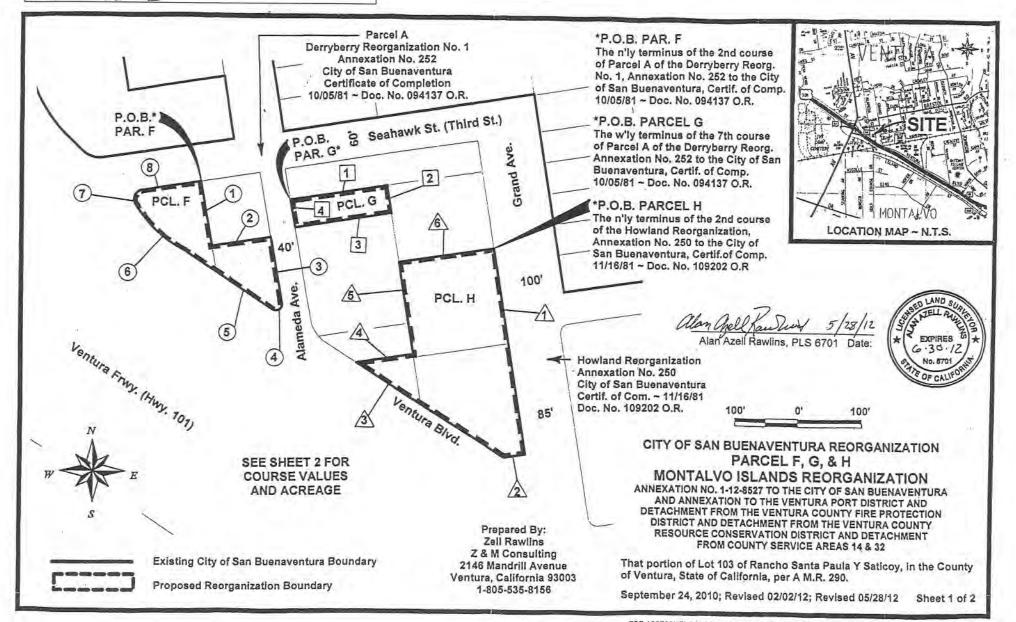
Alan Azell Rawlins, PLS 6701

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 2010:/10-11H.doc ~ 09/17/10; Revised 2012-02H.doc ~ 02/02/12; Revised 05/28/12

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain. Certified by: Ung Mith Date: 7/30/2012

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

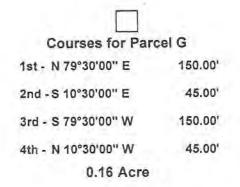
Certified by: / Date: 7/30/2017



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. 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: 7/30/2012

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Cours	es for P	Parcel F
1st - S 10°30'00"	E	100.00'
2nd - N 79°30'00'	Έ.	95.00'
3rd - S 10°30'00'	E	114.59'
4th - R = 10.00';	L = 23.08	3'; D = 132°15'00"
5th - N 58°15'00'	:w	169.73'
6th - R = 275.00'	; L = 108	.25'; D = 22°33'12'
7th - R = 15.00';	L = 30.16	5'; D = 115°11'48"
8th - N 79°30'00'	' E	97.72'
C	.45 Acr	e



	\bigtriangleup	
Co	ourses for Par	rcel H
1st - S 1	10°30'00" E	335.00'
2nd - S 7	'9°30'00'' W	39.01'
3rd - N 8	58°15'00" W	275.15'
4th - N 7	79°30'00" E	92.68'
5th - N -	10°30'00" W	150.00'
6th - N 7	79°30'00" E	150.00'
	1.12 Acres	

A

Prepared By: Zell Rawlins Z & M Consulting 2146 Mandrill Avenue Ventura, California 93003 1-805-535-8156

COURSES FOR CITY OF SAN BUENAVENTURA REORGANIZATION PARCEL F, G, & H MONTALVO ISLANDS REORGANIZATION ANNEXATION NO. 1-12-8527 TO THE CITY OF SAN BUENAVENTURA AND ANNEXATION TO THE VENTURA PORT 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 14 & 32

That portion of Lot 103 of Rancho Santa Paula Y Saticoy, in the County of Ventura, State of California, per A M.R. 290.

September 24, 2010; Revised 02/02/12; Revised 05/28/12 Sheet 2 of 2

CITY OF SAN BUENAVENTURA REORGANIZATION PARCEL I

MONTALVO ISLANDS REORGANIZATION ANNEXATION NO. 1-12-8527 TO THE CITY OF SAN BUENAVENTURA AND ANNEXATION TO THE VENTURA PORT DISTRICT AND DETACHMENT FROM THE VENTURA COUNTY FIRE PROTECTION DISTRICT AND DETACHMENT FROM THE VENTURA COUNTY RESOURCE CONSERVATION DISTRICT AND DETACHMENT FROM COUNTY SERVICE AREA 32

All of Parcel B and a portion of Foothill Road, 89.00 feet wide, as shown on the parcel map filed in the Office of the Ventura County Recorder in Book 12, Page 20 of Parcel Maps and being a portion of Rancho Santa Paula Y Saticoy, as shown on the map recorded in the Office of said County Recorder, in Book A, Page 290 of Miscellaneous Records(maps), in the County of Ventura, State of California, described as follows:

Beginning at the northwest corner of said Parcel B, said corner also being the westerly terminus of the 3rd course of the Hopper Addition No. 1, Annexation No. 165 to the City of San Buenaventura, as filed with the California Secretary of State on September 16, 1974; thence, along the boundary of said Parcel B and the existing boundary of the City of San Buenaventura by the following four (4) courses:

- 1st South 88°24'55" East 128.30 feet; thence,
- 2nd South 10°13'00" East 126.07 feet to the beginning of a nontangent curve concaved northerly, having a radius of 770.00 feet, and having a radial to said beginning of said curve bearing South 04°02'48" East; thence, along said curve,
- 3rd Westerly 128.06 feet through a central angle of 09°31'43"; thence,
- 4th North 10°13'00" West 128.05 feet to the point of beginning and containing 0.37 acre.

Alan Azell Rawlins, PLS 6701



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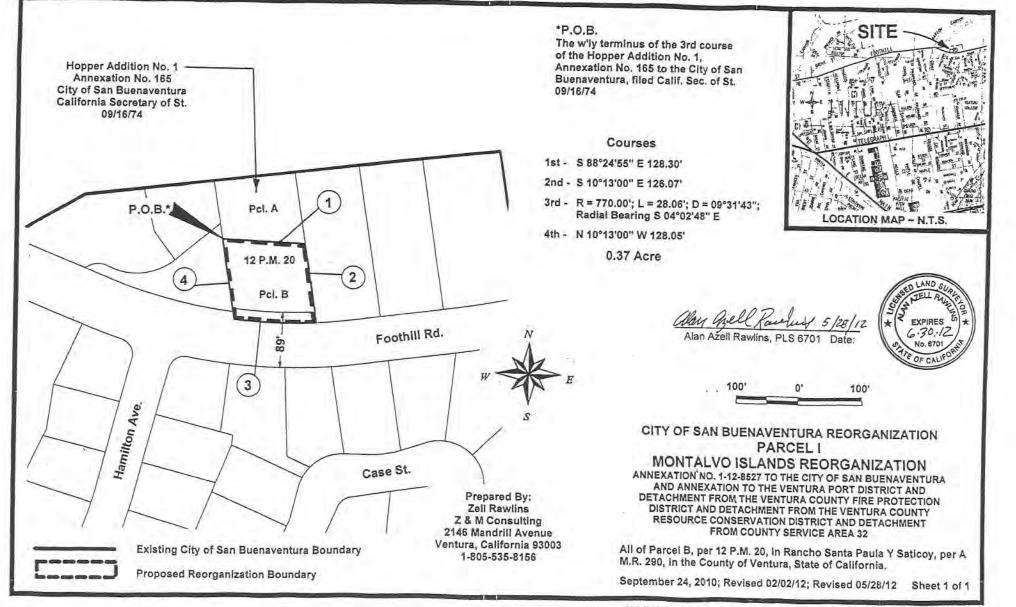
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The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: Im Mtm Date: 7/30/2012

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

Certified by: Um Mts Date: 7/30/2012



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.