

REPORT TO CITY COUNCIL

DATE: JUNE 23, 2015

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: GREG RAMIREZ, CITY MANAGER 

BY: RAMIRO ADEVA, DIRECTOR OF PUBLIC WORKS/CITY ENGINEER 

SUBJECT: ADOPT RESOLUTION NO. 15-1792, REQUESTING THE BOARD OF SUPERVISORS OF LOS ANGELES COUNTY TO ACCEPT, ON BEHALF OF THE LOS ANGELES FLOOD CONTROL DISTRICT, THE TRANSFER AND CONVEYANCE OF STORM DRAIN IMPROVEMENTS FOR MISCELLANEOUS TRANSFER DRAIN NO. 1596

The City of Agoura Hills is in the process of transferring the easements and maintenance responsibilities for the storm drain known as Miscellaneous Transfer Drain (MTD) No. 1596, to the Los Angeles County Flood Control District (LACFCD). The storm drain was constructed as part of the Riopharm/Williams Homes project (98-CUP-007), and consists of two drains and a debris basin located in the southwest portion of the project area.

In order to complete the transfer of the maintenance responsibilities, the City Council must adopt the attached resolution, and quitclaim the necessary easements to the LACFCD. Once the resolution and quitclaim documents have been approved and signed, they will be forwarded to the County for action by the Los Angeles County Board of Supervisors. All fees for the inspection, repair, and transfer of the drain have been paid to the County by the developer.

RECOMMENDATION

Staff respectfully recommends that the City Council:

1. Approve Resolution No. 15-1792, requesting the transfer and conveyance and improvements of storm drain known as MTD No. 1596 (Tract Maps 48312 & 48901) to the Los Angeles County Flood Control District.
2. Authorize the Mayor to sign the resolution requesting transfer.
3. Authorize the Mayor to sign the quitclaim of easements.
4. Direct the City Clerk to attest and record resolution and quitclaim easements, and send a certified copy of the resolution to the Los Angeles County Flood Control District.

Attachments: Resolution No. 15-1792
Quitclaim Easements
Exhibit "A" – Legal Description

RESOLUTION NO. 15-1792

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, REQUESTING THE BOARD OF SUPERVISORS OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT OF THE STATE OF CALIFORNIA TO ACCEPT, ON BEHALF OF SAID DISTRICT, THE TRANSFER AND CONVEYANCE OF THE STORM DRAIN IMPROVEMENTS KNOWN AS MISCELLANEOUS TRANSFER DRAIN NO. 1596 IN THE CITY OF AGOURA HILLS FOR FUTURE OPERATION, MAINTENANCE, REPAIR, AND IMPROVEMENT, AND AUTHORIZE THE TRANSFER AND CONVEYANCE THEREOF

THE CITY COUNCIL OF THE CITY OF AGOURA HILLS HEREBY FINDS, RESOLVES, AND ORDERS AS FOLLOWS:

WHEREAS, there have been dedicated to, or the City of Agoura Hills has otherwise acquired, the storm drain improvements and drainage system known as Miscellaneous Transfer Drain (MTD) No. 1596, depicted on Los Angeles County Flood Control District Drawing No's 420-F4.1-.9 on file with the Director of Public Works for the County Los Angeles; and

WHEREAS, the City is authorized and empowered to transfer and convey to the Los Angeles County Flood Control District (hereinafter referred to as District) any storm drain improvements and drainage systems for future operation, maintenance, repair, and improvement; and

WHEREAS, the City and the District entered into an Agreement dated December 27, 1983, and recorded April 17, 1984, as Document No. 84-462954, of the Official Records in the Registrar-Recorder/County Clerk's office, whereby the City made certain warranties about its future transfers and conveyances of flood control facilities to the District; and

WHEREAS, the best public interest will be served by transfer and conveyance of said storm drain improvements and drainage system from the City to the District for future operation, maintenance, repair, and improvement.

NOW, THEREFORE, BE IT RESOLVED, that the City does hereby request the District to accept the transfer and conveyance of the storm drain improvements and drainage system depicted on District Drawing Nos. 420-F4.1-.9 on file with the Director of Public Works for the County of Los Angeles.

BE IT FURTHER RESOLVED that, subject to the acceptance thereof of the Board of Supervisors of the District, the City Engineer is directed and ordered to prepare all necessary instruments and documents to effectuate the transfer and conveyance and that the Mayor is authorized and instructed to execute said documents and other instruments. The District shall have no obligation or responsibility to maintain the storm drain, improvements, and drainage until all rights of way for the drain now vested in the City and all other necessary rights of way have been conveyed to and accepted by the District.

PASSED, APPROVED, and ADOPTED this 23rd day of June, 2015, by the following vote to wit:

AYES: (0)
NOES: (0)
ABSENT: (0)
ABSTAIN: (0)

Illece Buckley Weber, Mayor

ATTEST:

Kimberly M. Rodrigues, City Clerk

Conform

LAWYERS TITLE COMPANY-81

RECORDING REQUEST BY:
City of Agoura Hills

WHEN RECORDED MAIL TO:

NAME: Kimberly M. Rodrigues, MMC
City Clerk

MAILING: City of Agoura Hills

ADDRESS: 30001 Ladyface Court

CITY, STATE: Agoura Hills, CA

ZIP CODE: 91301

NO RECORDING FEE/PUBLIC ENTITY (Govt Code 6103)

COPY of Document Recorded
20100749829 6/3/10
Has not been compared with original.
Original will be returned when
processing has been completed.
LOS ANGELES COUNTY REGISTRAR - RECORDER

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

Titles

1069613

EASEMENT

**Riopharm USA, Inc.
TR48901 and TR48312**

This document is filed for record by Lawyers Title Company as an accommodation only. It has not been examined as to its execution or as to its effect upon the title.

1A

LAWYERS TITLE COMPANY-81

RECORDING REQUEST BY:
City of Agoura Hills

WHEN RECORDED MAIL TO:

NAME: Kimberly M. Rodrigues, MMC
City Clerk
MAILING: City of Agoura Hills
ADDRESS: 30001 Ladyface Court
CITY, STATE: Agoura Hills, CA
ZIP CODE: 91301
NO RECORDING FEE/PUBLIC ENTITY (Govt Code 6103)

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

Titles

1069613

EASEMENT

**Riopharm USA, Inc.
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This document is filed for record by Lawyers Title Company as an accommodation only. It has not been examined as to its execution or as to its effect upon the title.

LAWYERS TITLE COMPANY-81

RECORDING REQUESTED BY
WHEN RECORDED MAIL TO :

City Clerk
City of Agoura Hills
~~30101 Agoura Court, Suite 102~~
Agoura Hills, CA 91301
30001 Ladyface Court

1069613

SPACE ABOVE THIS LINE FOR RECORDER'S USE

EASEMENT

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, RIOPHARM USA, INC. do hereby GRANT to CITY OF AGOURA HILLS an easement for the right to construct, maintain, operate, and use a storm drain and appurtenant structures in and across the real property in the City of Agoura Hills, County of Los Angeles, State of California, described as:
SEE EXHIBIT "A" AND EXHIBIT "B" ATTACHED

Together with the right to enter upon and to pass and repass over and along said easement and right-of-way and to deposit tools, implements, and other materials, thereon, by said City, its officers, agents, and employees, and by any contractor, his agents and employees, engaged by said City whenever and wherever necessary for the purposes above set forth.

It is understood that each undersigned grantor grants only that portion of the above-described land in which said grantor has an interest.

It is understood and agreed by the parties hereto that Grantee shall have the right to convey to the Los Angeles County Flood Control district, a body corporate and politic, any and all rights hereby acquired.

Dated: 2/3, 2010

RIOPHARM USA INC.

BY: 

JACK DAVID, PRESIDENT

ALL SIGNATURES MUST BE WITNESSED BY A NOTARY

Acknowledgment

State of California

County of Los Angeles)

On February 3, 2010 before me, Theresa T. Langford, Notary Public
(here insert name and title of the officer)

personally appeared Jack David

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 [Handwritten Signature]

(This area for notary stamp)



EXHIBIT 'A'

**LEGAL DESCRIPTION
STORM DRAIN EASEMENTS TO CITY AGOURA HILLS
TR48901 AND TR48312**

PARCEL 'A'

**EASEMENT FOR COVERED STORM DRAIN APPURTENANT STRUCTURES AND
INGRESS AND EGRESS PURPOSES**

A STRIP OF LAND 12.00 FEET WIDE, BEING A PORTION OF TRACT MAP NO.48901 IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP FILED IN BOOK 1228, PAGES 46 THROUGH 49 (INCLUSIVE OF MAPS) AND TRACT MAP NO.48312 IN SAID CITY OF AGOURA HILLS, AND SAID COUNTY, PER MAP FILED IN BOOK 1238, PAGES 83 THROUGH 87 (INCLUSIVE OF MAPS). BOTH ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THE CENTERLINE IS DESCRIBED AS FOLLOWS

BEGINNING AT A POINT DISTANT NORTH 52°03'30"WEST, 80.59 FEET FROM THE NORTHEAST CORNER OF LOT 15 OF SAID TRACT 48901; THENCE, NORTH 87°53'25"WEST, 4.37 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 45.00 FEET; THENCE, SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 55°58'57" AN ARC DISTANCE OF 43.97 FEET; THENCE TANGENT, SOUTH 36°07'38"WEST, 211.16 FEET; FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 45.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°25'06" AN ARC DISTANCE OF 28.60 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 45.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°11'45" AN ARC DISTANCE OF 26.86 FEET; THENCE TANGENT, SOUTH 33°54'17"WEST, 60.15 FEET TO A BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 45 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 38°26'56" AN ARC DISTANCE OF 30.20 FEET; THENCE TANGENT, SOUTH 72°21'13"WEST, 26.94 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 45 FEET; THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°43'29" AN ARC DISTANCE OF 20.99 FEET; THENCE TANGENT, SOUTH 45°37'44"WEST, 30.47 FEET TO THE END OF CENTERLINE

THE SIDELINES OF EASEMENT ARE TO BE LENGTHENED OR SHORTENED SO AS TO END AT RIGHT SOUTHERLY RIGHT OF WAY LINE OF AGOURA ROAD (100' WIDE) AND AT RIGHT ANGLES TO THE SOUTHERLY TERMINUS THEREOF.

AREA CONTAINS APPROXIMATLEY 0.13 ACRES

PARCEL 'B'
EASEMENT FOR FLOOD CONTROL PURPOSES

BEING A PORTION OF LOT 'C', OF TRACT MAP NO.48312 IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP FILED IN BOOK 1238, PAGES 83 THROUGH 87 (INCLUSIVE OF MAPS) ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

BEGINNING AT THE WESTERLY TERMINUS OF THE SOUTHERLY LINE OF LOT 8 OF SAID TRACT 48312; THENCE, NORTH 10°02'13"EAST, 1.72 FEET TO THE TRUE POINT OF BEGINNING THENCE ALONG THE FOLLOWING DESCRIBED BOUNDARY NORTH 72°44'58"WEST, 12.22 FEET; THENCE, SOUTH 85°50'16"WEST, 60.63 FEET, THENCE, SOUTH 78°49'40"WEST, 36.61 FEET; THENCE, NORTH 14°14'19"WEST, 6.80 FEET; THENCE, NORTH 49°49'56"EAST, 35.68 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 10.60 FEET; THENCE, NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 102°50'42" AN ARC DISTANCE OF 19.03 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 7 OF SAID TRACT NO. 48312 HEREON DESCRIBE AS POINT A; THENCE NONTANGENT ALONG SAID SOUTHERLY LINE, NORTH 56°28'47"EAST, 86.03 FEET; THENCE, SOUTH 44°22'16"EAST, 21.09 FEET, THENCE, NORTH 45°37'44"EAST, 15.67 FEET; THENCE, NORTH 17°11'41"EAST, 24.16 FEET TO THE BEGINNING OF A NONTANAGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 100.00 FEET; TO WHICH A RADIAL LINE BEARS NORTH 08°14'43" EAST; THENCE, EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°28'08" AN ARC DISTANCE OF 20.02 FEET; THENCE LEAVING SAID CURVE, NONTANGENT SOUTH 29°02'41"WEST, 30.33 FEET; THENCE, SOUTH 18°23'02"WEST, 56.11 FEET; THENCE, SOUTH 23°42'38"WEST, 22.03 FEET TO THE TRUE POINT OF BEGINNING

AREA CONTAINS APPROXIMATLEY 0.16 ACRES

PARCEL 'C'
EASEMENT FOR COVERED STORM DRAIN APPURTENANT STRUCTURES AND INGRESS AND EGRESS PURPOSES

A STRIP OF LAND 15.00 FEET WIDE, BEING A PORTION OF LOT 1 AND LOT 'A' OF TRACT MAP NO.48312 IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA. PER MAP FILED IN BOOK 1238, PAGES 83 THROUGH 87 (INCLUSIVE OF MAPS). ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THE CENTERLINE IS DECRIBED AS FOLLOWS

BEGINNING AT A POINT, DISTANT SOUTH 52°03'30"EAST, 120.16 FEET FROM THE NORTHWEST CORNER OF SAID LOT 1; THENCE, SOUTH 35°58'43"EAST, 87.69 FEET TO THE END OF CENTERLINE

THE SIDELINES OF EASEMENT ARE TO BE LENGHTENED OR SHORTENED SO AS TO END AT THE SOUTH RIGHT OF WAY LINE OF AGOURA ROAD (100' WIDE) AT RIGHT ANGLES OF THE EASTERLY TERMINUS THEREOF

AREA CONTAINS APPROXIMATLEY 0.03 ACRES

PARCEL 'D'

EASEMENT FOR FLOOD CONTROL PURPOSES

BEING A PORTION OF LOT '14', OF TRACT MAP NO.48312 IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP FILED IN BOOK 1238, PAGES 83 THROUGH 87 (OF MAPS) ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS

BEGINNING AT THE EASTERLY CORNER OF SAID LOT 14; THENCE ALONG THE EASTERLY LINE OF SAID LOT ; SOUTH 36°29'05"WEST, 10.88 FEET TO THE TRUE POINT OF BEGINNING; THENCE, SOUTH 36°29'05"WEST, 83.84 FEET; THENCE; LEAVING SAID EASTERLY LINE NORTH 05°43'02"EAST, 16.76 FEET; THENCE, NORTH 16°51'38"WEST, 31.74 FEET, THENCE, NORTH 30°38'27"WEST, 50.82 FEET; THENCE, NORTH 49°32'34"EAST, 24.65 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 122.67 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°01'21" AN ARC DISTANCE OF 15.04 FEET ; THENCE, SOUTH 56°15'39"EAST, 10.68 FEET; THENCE, SOUTH 34°56'19"EAST, 46.32 FEET; THENCE, SOUTH 72°08'54"EAST, 19.23 FEET TO THE TRUE POINT OF BEGINNING

AREA CONTAINS APPROXIMATLEY 0.09 ACRES

PARCEL 'E'

EASEMENT FOR STORM DRAIN INGRESS AND EGRESS PURPOSES

BEING A PORTION OF LOT '14', OF TRACT MAP NO.48312 IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP FILED IN BOOK 1238, PAGES 83 THROUGH 87 (OF MAPS) ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS

A STRIP OF LAND 34.00 FEET WIDE, LYING 17 FEET, EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, BEGINNING AT THE NORTHEAST CORNER OF LOT 14 OF SAID TRACT MAP NO.48312, THENCE, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF AGOURA ROAD (100.00 FEET WIDE); NORTH 52°03'30"WEST, 95.12 FEET TO THE TRUE POINT OF BEGINNING AND BEGINNING OF A NONTANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 100.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 49°06'08"EAST; THENCE, LEAVING SAID RIGHT-OF-WAY LINE, SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 15.09 FEET, THROUGH A CENTRAL ANGLE OF 08°38'42"; TANGENT, SOUTH 49°32'34"WEST, 100.11 FEET TO THE BEGINNING OF TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 300.00 FEET, THENCE, SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 149.22 FEET, THROUGH A CENTRAL ANGLE 28°29'56" TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 100.00, THENCE, SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 217.25 FEET, THROUGH A CENTRAL ANGLE OF 124°28'30"; TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 120.00; THENCE, WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 66.98 FEET, THROUGH A CENTRAL ANGLE OF 31°58'58"; THENCE TANGENT, NORTH 66°27'50"WEST 57.05 FEET MORE OR LESS TO THE EAST LINE OF PARCEL "A". THE SIDELINES OF EASEMENT SHALL BE PROLONGED OR SHORTENED TO TERMINATE AT THE SOUTH RIGHT OF WAY LINE (100' WIDE) AND AT THE EAST LINE OF PARCEL "A".

PARCEL 'F'

EASEMENT FOR STORM DRAIN INGRESS AND EGRESS PURPOSES

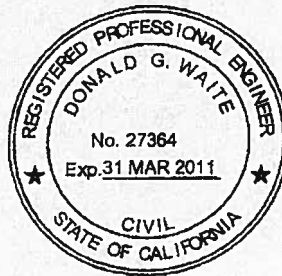
BEING A PORTION OF LOT '15', OF TRACT MAP NO.48901 IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP FILED IN BOOK 1228, PAGES 46 THROUGH 49 (OF MAPS) ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS

A 30 FEET WIDE STRIP OF LAND, LYING 15 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE. BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 15; SAID POINT OF BEGINNING BEING THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2956.57 TO WHICH A RADIAL LINE BEARS NORTH 32°28'06" EAST; SAID CURVE BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF AGOURA ROAD, (100.00 FEET WIDE) AS SHOWN ON SAID TRACT MAP NO.48901; THENCE, ALONG SAID RIGHT-OF-WAY LINE AND RADIUS OF 2956.57 AN ARC DISTANCE OF 96.06 FEET, THROUGH A CENTRAL ANGLE OF 01°51'42", TO THE TRUE POINT OF BEGINNING; TO WHICH A RADIAL LINE BEARS NORTH 34°19'48" WEST, THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 31°24'03" WEST, 11.35 FEET, THENCE SOUTH 13°03'25" WEST, 22.26 FEET TO A BEGINNING OF A TANGENT CURVE CONCAVE SOUTH EASTERLY HAVING A RADIUS 45.00 FEET, THENCE SOUTH EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 67°45'41" AN ARC DISTANCE OF 53.22 FEET, THENCE TANGENT TO SAID CURVE SOUTH 54°42'16" EAST 110.69 FEET TO THE WEST LINE OF PARCEL "A". THE SIDELINES OF EASEMENT SHALL BE PROLONGED OR SHORTENED TO TERMINATE AT THE SOUTH RIGHT OF WAY LINE AT AGOURA ROAD (100' WIDE) AND AT THE WEST LINE OF PARCEL "A".

Westland Civil, Inc.

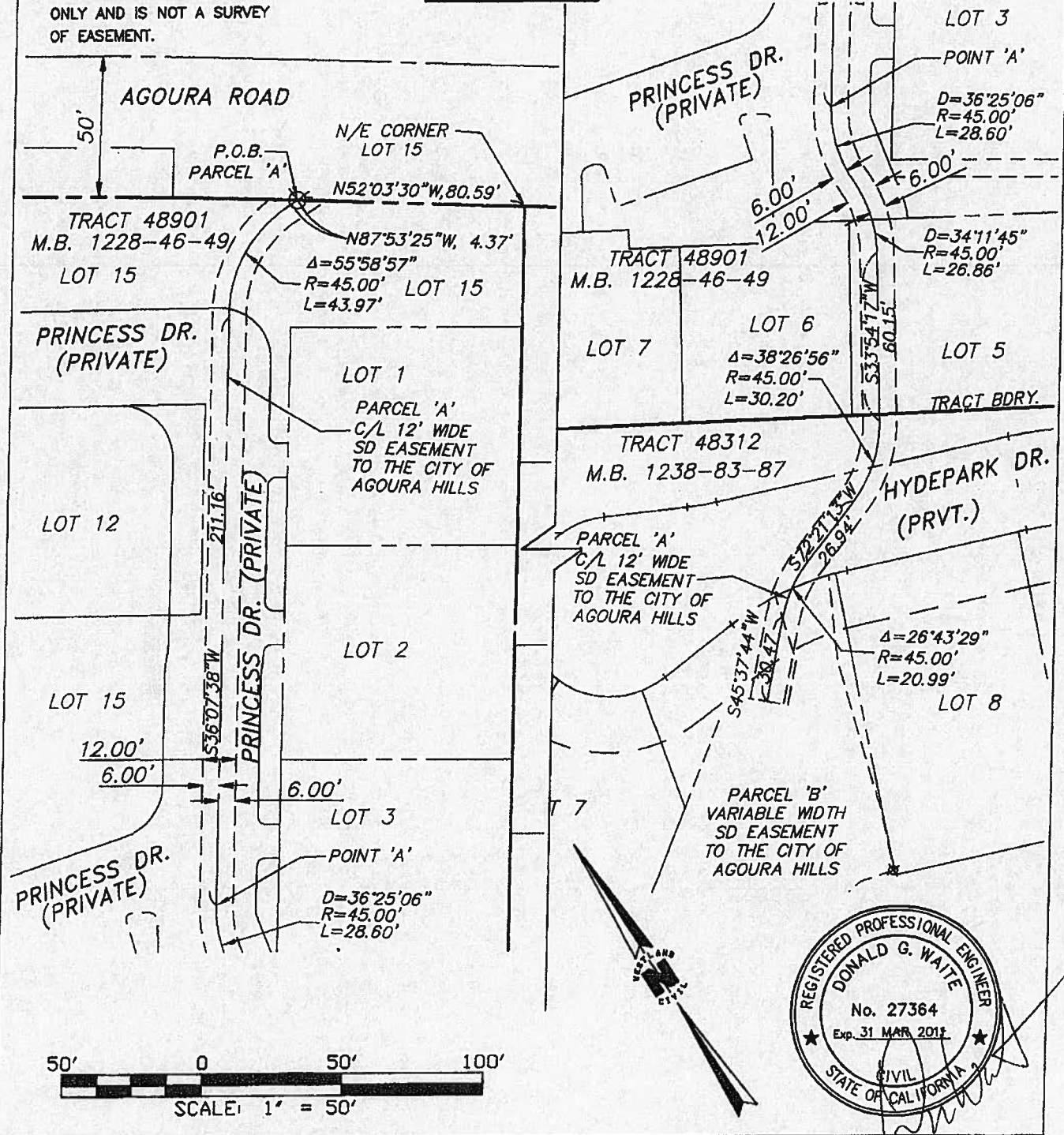


Donald G. Waite, RCE 27364
Expires: March 31, 2011



NOTE: EXHIBIT 'B' IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT A SURVEY OF EASEMENT.

EXHIBIT 'B'



PREPARED BY

ID #: Riopharm Agoura



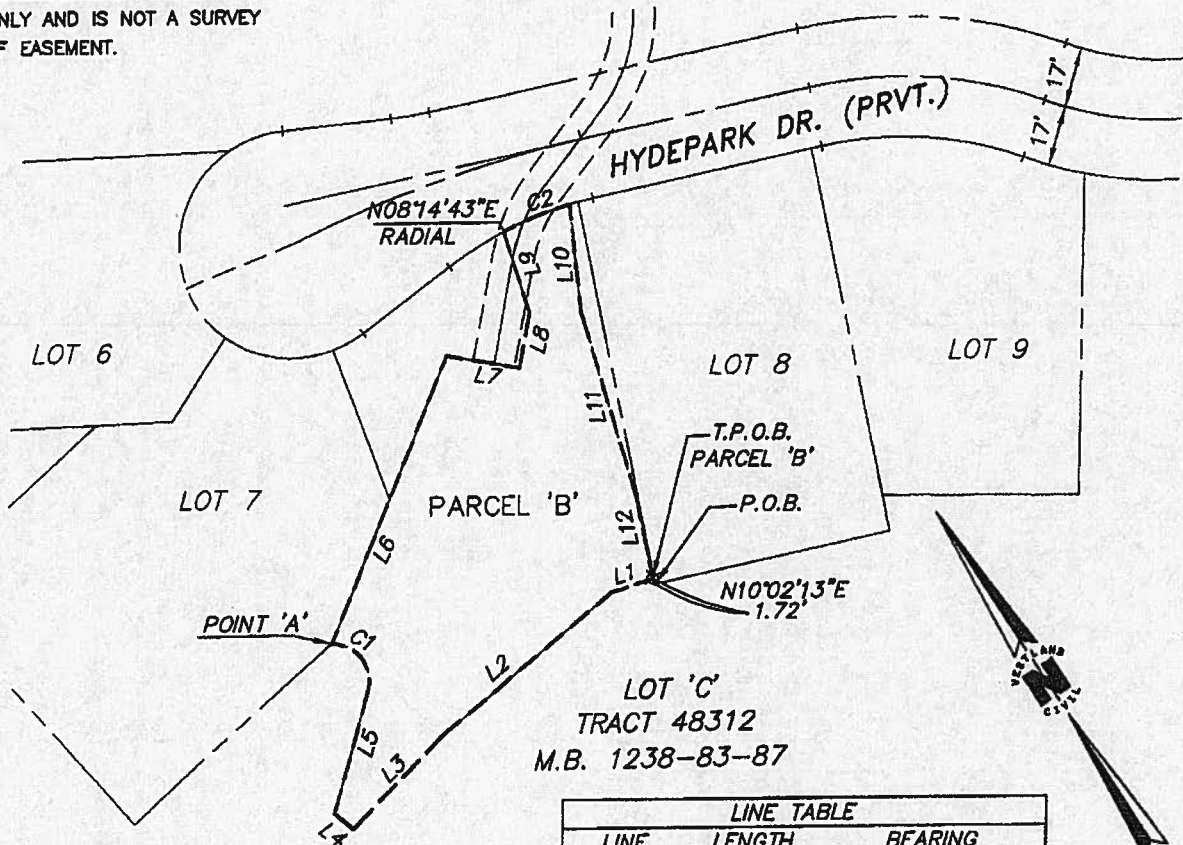
CIVIL ENGINEERS PLANNING / DESIGN LAND SURVEYORS
 550 ST. CHARLES DR, SUITE 208, THOUSAND OAKS, CA, 91360
 (805) 495-1330 FAX: (805) 448-9125

**EASEMENT EXHIBIT
 PARCEL 'A'
 FOR COVERED STORM DRAIN
 TRACT 48901**

DATE SUBMITTED 09/01/2009 SHEET 5 OF 10

NOTE: EXHIBIT 'B' IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT A SURVEY OF EASEMENT.

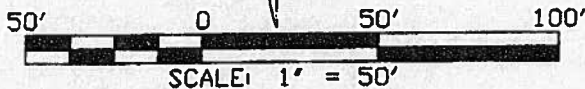
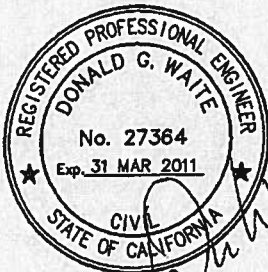
EXHIBIT 'B'



LOT 'C'
TRACT 48312
M.B. 1238-83-87

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.22'	N72°44'58"W
L2	60.63'	S85°50'16"W
L3	36.61	S78°49'40"W
L4	6.80'	N14°14'19"W
L5	35.68'	N49°49'56"E
L6	86.03'	S56°28'47"E
L7	21.09'	S44°22'16"E
L8	15.67'	N45°37'44"E
L9	24.16'	N17°11'41"E
L10	30.33'	S29°02'41"W
L11	56.11'	S18°23'02"W
L12	22.03'	S23°42'38"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	19.03	10.60	102°50'42"
C2	20.02	100.00	11°28'08"



PREPARED BY

ID #: Riopharm Agoura



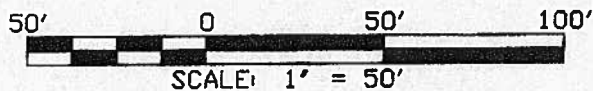
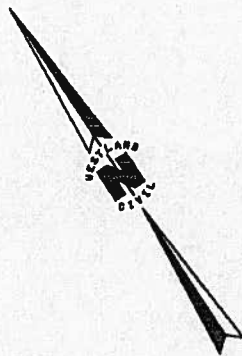
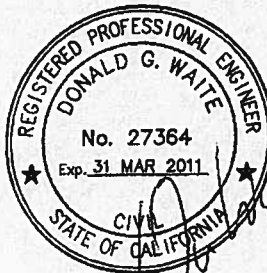
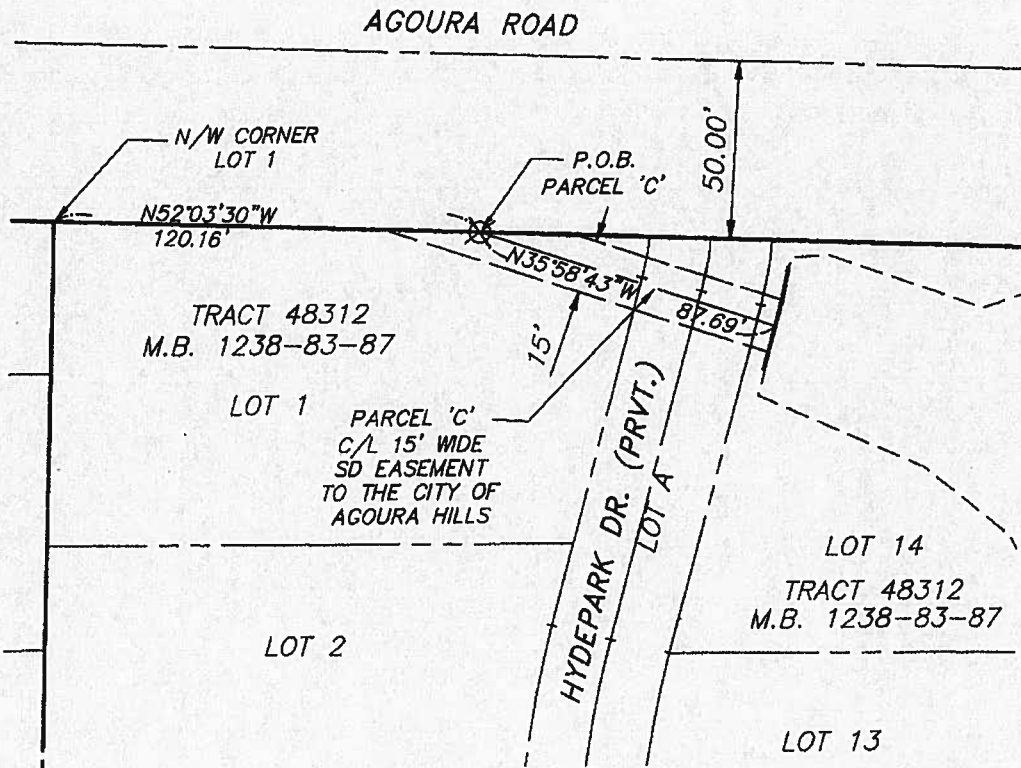
WESTLAND CIVIL, INC.
CIVIL ENGINEERS PLANNING / DESIGN LAND SURVEYORS
550 ST. CHARLES DR, SUITE 208, THOUSAND OAKS, CA, 91360
(805) 495-1330 FAX: (805) 446-9125

**EASEMENT EXHIBIT PARCEL 'B'
FOR FLOOD CONTROL
PURPOSES
TRACT 48312**

DATE SUBMITTED 09/01/2009 SHEET 6 OF 10

EXHIBIT 'B'

NOTE: EXHIBIT 'B' IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT A SURVEY OF EASEMENT.



PREPARED BY

ID #: Rlopharm Agoura



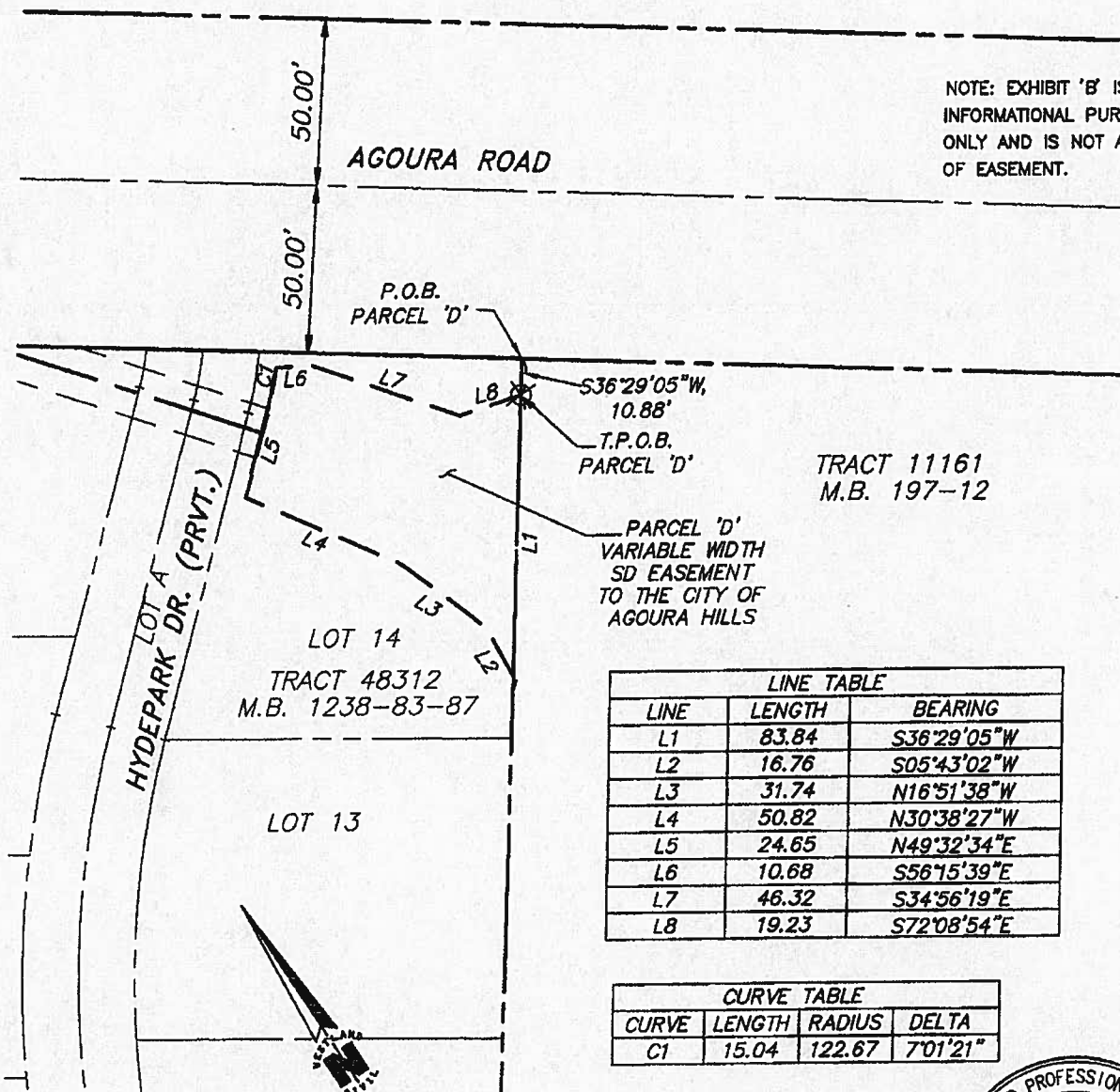
CIVIL ENGINEERS PLANNING / DESIGN LAND SURVEYORS
550 ST. CHARLES DR, SUITE 208, THOUSAND OAKS, CA, 91360
(805) 495-1330 FAX: (805) 446-9125

EASEMENT EXHIBIT
PARCEL 'C'
FOR COVERED STORM DRAIN
TRACT 48312

DATE SUBMITTED 09/01/2009 SHEET 7 OF 10

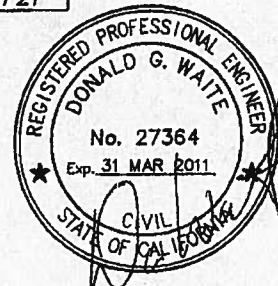
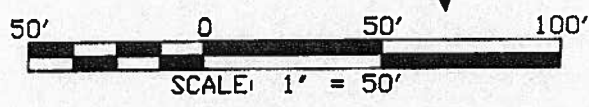
EXHIBIT 'B'

NOTE: EXHIBIT 'B' IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT A SURVEY OF EASEMENT.



LINE TABLE		
LINE	LENGTH	BEARING
L1	83.84	S36°29'05"W
L2	16.76	S05°43'02"W
L3	31.74	N16°51'38"W
L4	50.82	N30°38'27"W
L5	24.65	N49°32'34"E
L6	10.68	S56°15'39"E
L7	46.32	S34°56'19"E
L8	19.23	S72°08'54"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	15.04	122.67	7°01'21"



PREPARED BY ID #: Riopharm Agoura

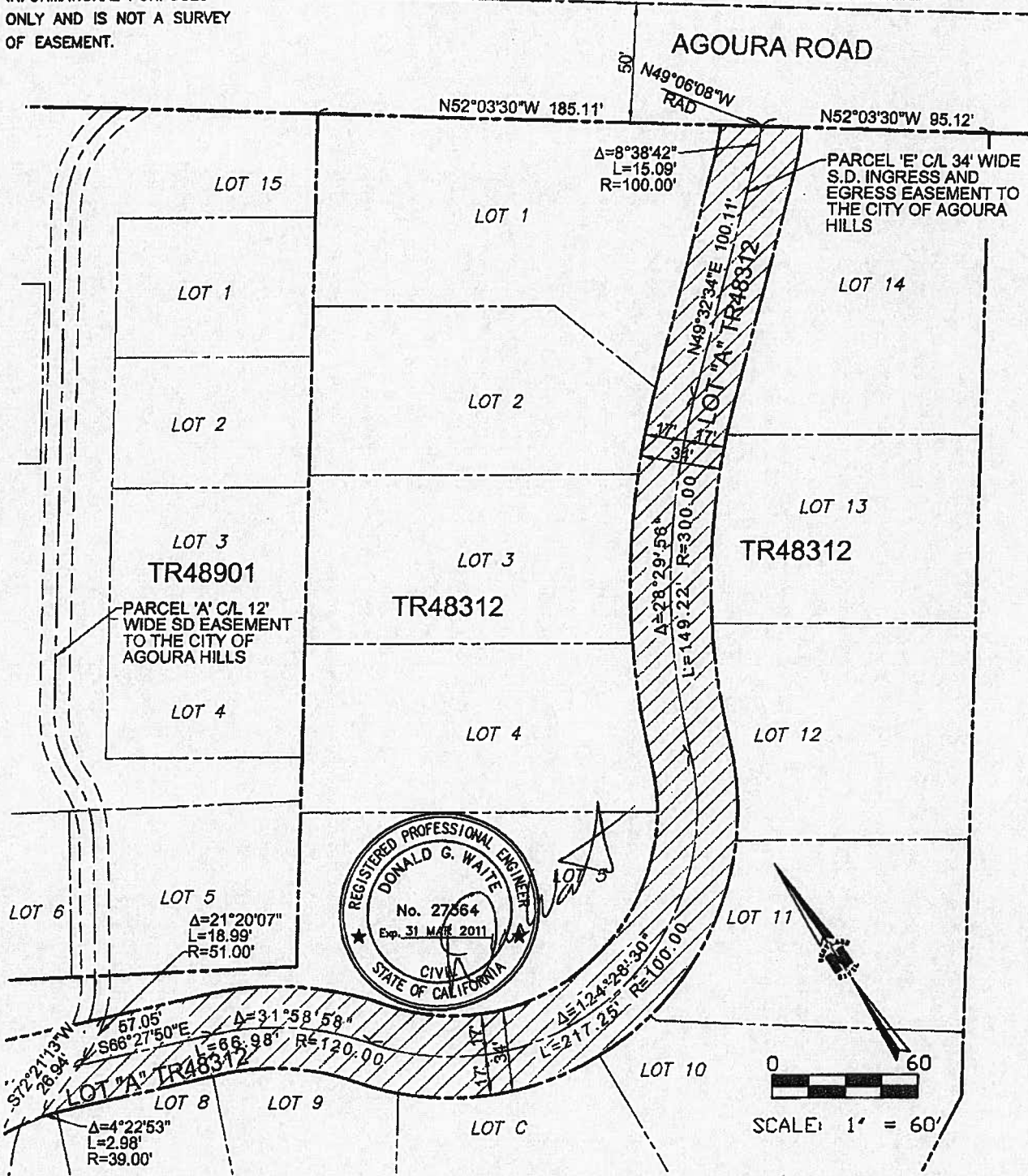
WESTLAND CIVIL, INC.
CIVIL ENGINEERS PLANNING / DESIGN LAND SURVEYORS
550 ST. CHARLES DR, SUITE 208, THOUSAND OAKS, CA, 91360
(805) 495-1330 FAX: (805) 446-9125

EASEMENT EXHIBIT PARCEL 'D'
FOR FLOOD CONTROL
PURPOSES
TRACT 48312

NOTE: EXHIBIT "B" IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT A SURVEY OF EASEMENT.

EXHIBIT 'B'

 EASEMENT LOCATION



PREPARED BY:

ID #: Riopharm Agoura



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**EASEMENT EXHIBIT
 PARCEL 'E'
 FOR STORM DRAIN INGRESS
 AND EGRESS PURPOSES
 CITY OF AGOURA HILLS**

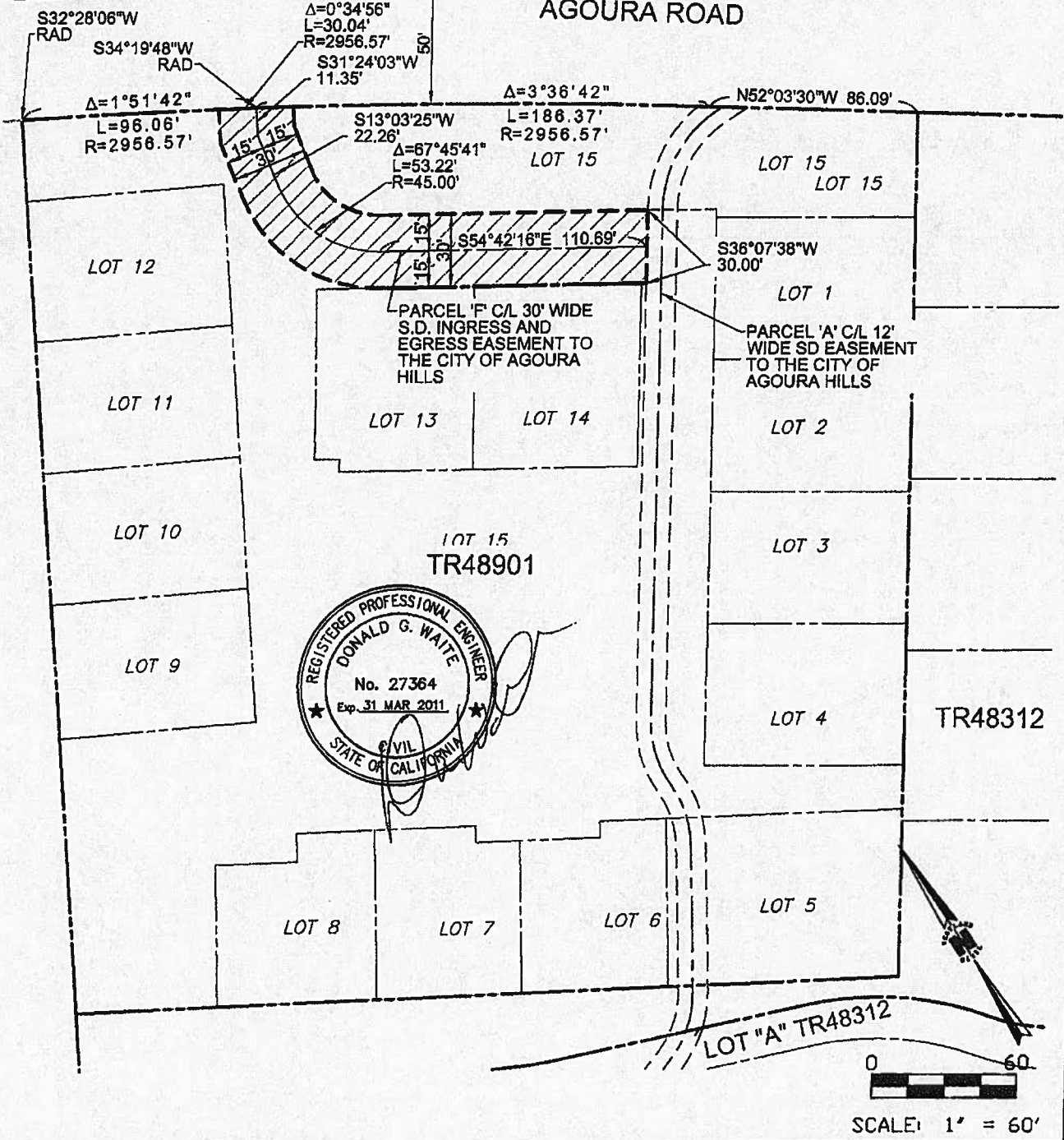
DATE SUBMITTED: 09/01/2009

SHEET 9 OF 10

NOTE: EXHIBIT "B" IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT A SURVEY OF EASEMENT.

EXHIBIT 'B'

 EASEMENT LOCATION



PREPARED BY:

ID #: Riopharm Agoura



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**EASEMENT EXHIBIT
 PARCEL 'F'
 STORM DRAIN INGRESS AND
 EGRESS PURPOSES
 CITY OF AGOURA HILLS**

DATE SUBMITTED: 09/01/2009

SHEET 10 OF 10

CITY OF AGOURA HILLS

Office of the City Clerk
30001 Ladyface Court
Agoura Hills, CA 91301

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
CITY OF AGOURA HILLS)

CERTIFICATE OF ACCEPTANCE

I Kimberly M. Rodrigues, City Clerk of the City of Agoura Hills, DO HEREBY CERTIFY that the interest in real property conveyed by the attached EASEMENT for the right to construct, maintain, operate, and use a storm drain and appurtenant structures in and across the real property, dated February 3, 2010, from RIOPHARM USA, INC., a California corporation, to the CITY OF AGOURA HILLS, a municipal corporation, is hereby accepted by the undersigned on behalf of the City of Agoura Hills, pursuant to authority conferred by Resolution No. 00-1157 of the City Council of the City of Agoura Hills adopted on May 24, 2000, and the grantee consents to recordation thereof by its duly authorized officer.



Kimberly M. Rodrigues, MMC
City Clerk



Dated: June 2, 2010