

Recorded at the Request of and
Return to Harbor Department
County of Ventura

AP #: 206028053
Instrument No.

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

PUBLIC ACCESS EASEMENT DEED

[Continuation of Vehicular Circulation]

(Harbor - Peninsula Road Modification)

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

COUNTY OF VENTURA

does hereby GRANT to the

CITY OF OXNARD, California

the following:

A public access easement in, on, over, under and across the hereinafter described real property in the State of California, County of Ventura, for purposes of allowing for the continuation of vehicular circulation, excluding the right to any public parking, following the City of Oxnard's vacation of its right, title and interest in the southernmost 272 feet of Peninsula Road fronting 3605 Peninsula Road.

See the description in Exhibit "A," attached hereto and made a part hereof, and depicted for informational purposes only on the map in Exhibit "B," attached hereto and made a part hereof.

Instrument No.

COUNTY OF VENTURA

DATED: _____

By: _____

Michael Tripp, Director
Harbor Department

CONSENT

Pursuant to Section 1.4.1 of that certain Harbor Lease (Hotel), dated December 23, 2021, between County of Ventura, a subdivision of the State of California, as lessor ("County"), and Bright Peninsula Road, LLC, a California limited liability company ("Lessee"), the undersigned lessee hereby consents to the grant of this public access easement deed and to its recordation, by County.

BRIGHT PENINSULA ROAD, LLC
a California limited liability company

DATED: _____

By: _____
Joseph Fan, Manager

WITNESS my hand and official seal.

Notary Public

[Seal]

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

STATE OF CALIFORNIA
COUNTY OF VENTURA

On _____ before me, _____ (here insert name and title of the officer), personally appeared (insert name(s) of signer(s)) 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.

WITNESS my hand and official seal.

Signature _____ (Seal)

[Seal]

CITY OF OXNARD
CERTIFICATE OF ACCEPTANCE OF DEED

This is to certify that the interest in real property conveyed by deed or grant dated _____, 20____, from the COUNTY OF VENTURA and consented to by BRIGHT PENINSULA ROAD, LLC, a California limited company, to the CITY OF OXNARD is hereby accepted by the undersigned officer on behalf of the CITY OF OXNARD pursuant to authority conferred by order of the City Council of the above named city on _____, 20____, and the grantee consents to the recording thereof by its duly authorized officer.

(SEAL)

Dated: _____

By: _____
Authorized Officer

EXHIBIT "A"
LEGAL DESCRIPTION

THAT PORTION OF PARCEL 7 (PENINSULA ROAD), IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SAID PARCEL 7 IS DESCRIBED IN THE DEED RECORDED JULY 16, 1970 AS INSTRUMENT NO. 34474 IN BOOK 3691, PAGE 56 OF OFFICIAL RECORDS OF SAID COUNTY, LYING SOUTHERLY OF A LINE PARALLEL WITH AND DISTANT 56.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES, OF THE 4TH COURSE OF SAID PARCEL 7 AND ITS WESTERLY PROLONGATION, BEING DESCRIBED AS "NORTH 88° 43' 03" WEST 9.00 FEET".

CONTAINING AN AREA OF 22,279 SQUARE FEET, MORE OR LESS.

EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.



THIS DESCRIPTION WAS PREPARED
BY ME OR UNDER MY DIRECTION:

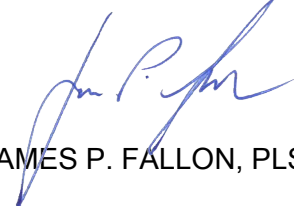

6/30/2021
JAMES P. FALLON, PLS 7807

EXHIBIT "B"

MAP TO ACCOMPANY LEGAL DESCRIPTION
IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA

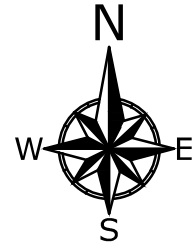
LEGEND

() RECORD DATA PER INST. NO. 34474,
BOOK 3691, PAGE 56, O.R.

O.R. OFFICIAL RECORDS

(A) EASEMENT PARCEL 7 PER INST. NO.
34474, BOOK 3691, PAGE 56, O.R.

W. CHANNEL ISLAND BLVD



SCALE: 1"=60'



PREPARED UNDER THE
SUPERVISION OF:

James P. Fallon 6/30/2021
JAMES P. FALLON, P.L.S 7807



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PHONE: 805.322.4443 WEBSITE: WWW.ECGCIVIL.COM

DOC. NO.
20040115-0010237,
O.R.

(N 01°16'57" E 277.00')

PENINSULA ROAD

(S 01°16'57" W 193.62')

DOC. NO.
20040115-0010237,
O.R.

1" = 60'

1 OF 1