

ORIGINAL

**REAL PROPERTY
ACQUISITION AGREEMENT**
(Ventura River)

THIS AGREEMENT ("Agreement") is made and entered into by and between

Hermann J. Thomsen and Gay Thomsen, Trustee(s), or their Successor(s) in Trust of The Thomsen Family Trust, dated 1-28-04

hereinafter called "Grantors," and

VENTURA COUNTY WATERSHED PROTECTION DISTRICT

hereinafter called "Entity."

This Agreement is made in conjunction with Instrument No. 10,088.145E ("Instrument"), being a deed or grant executed and delivered to Charles E. Alvarez, Manager of the Real Estate Services Division of the Ventura County Public Works Agency, Entity's authorized agent, and which conveys to Entity the real property particularly described therein.

The parties have herein set forth the whole of their agreement. The public improvement proposed is to be constructed in accordance with the improvement plan designated Exhibit A, attached hereto and made a part hereof by reference. The performance of this Agreement shall relieve the Entity of all further obligations or claims on this account, or on account of the location, grade or construction of the proposed public improvement. In consideration of the aforementioned Instrument, and other consideration set forth herein, it is mutually agreed as follows:

A. PAYMENT. Entity shall pay to the order of Grantor, as consideration in full for the real property described in the Instrument, the sum total of \$29,200.00. Said sum shall be paid within sixty (60) days after Entity certifies the acceptance of the Instrument for recordation.

B. RECORDATION OF INSTRUMENT. Entity shall accept the Instrument and cause the same to be recorded in the office of the Ventura County Recorder.

C. THIRD PARTY CLAIMS INDEMNIFICATION. Grantor warrants there are no oral or written leases, licenses, or other third party claims on all or any portion of the real property described in Exhibit A exceeding a period of one month, or if there are such leases, licenses or other third party claims, Grantor agrees to hold Entity harmless and reimburse Entity for any and all of the expenses occasioned by reason thereof.

D. ARTICLE HEADINGS. Article headings in this Agreement are for convenience only and are not intended to be used in interpreting or construing the terms, covenants and conditions of this Agreement.

E. COMPLETE UNDERSTANDING. This Agreement constitutes the entire understanding between the parties with respect to the subject matter hereof, superseding all negotiations, prior discussions, and preliminary agreements or understandings, written or oral. This Agreement may not be amended except in a writing signed by the parties hereto.

F. SPECIAL PROVISIONS. If applicable, all other provisions of this Agreement are contained in Exhibit B, which is attached hereto and made a part hereof by reference.

() Exhibit B is applicable. (X) Exhibit B is not applicable.

Dated: 9.20.2019

The Thomsen Family Trust, dated 1-28-04

Hermann J. Thomsen

Hermann J. Thomsen, Trustee

Dated: 9-20-2019

Gay Thomsen

Gay Thomsen, Trustee

Grantors

Ventura County Watershed Protection District

Date: _____

By _____

Joan Araujo, Director
Central Services Department
Ventura County Public Works Agency

Entity

NO OBLIGATIONS OTHER THAN THOSE SET FORTH HEREIN WILL BE RECOGNIZED.

APPROVED:

Date: _____

Charles E. Alvarez, Manager
Real Estate Services Division
Ventura County Public Works Agency



COUNTY OF VENTURA
PUBLIC WORKS AGENCY
VENTURA COUNTY WATERSHED PROTECTION DISTRICT
ZONE 1
MATILIJA DAM ECOSYSTEM RESTORATION
SANTA ANA BLVD BRIDGE REPLACEMENT
ROAD IMPROVEMENTS

To be supplemented by the State of California
Department of Transportation Latest Standard Plans

INDEX TO SHEETS	
SHEET NO.	TITLE
1	GENERAL PLAN
2	INDEX TO STANDARD PLANS
3-4	TYPICAL CROSS SECTIONS
5	HORIZONTAL AND VERTICAL CONTROL
6-8	ROAD PLAN
9-12	PROFILES AND SUPERELEVATIONS
13-14	CONSTRUCTION DETAILS
15	DEMOLITION PLAN
16	DRAINAGE SYSTEMS - PLAN
17	DRAINAGE PROFILE
18	DRAINAGE DETAILS
19	UTILITY RELOCATION PLAN
20-26	TRAFFIC CONTROL PLANS
27-28	DETOUR PLANS
29-30	PAVEMENT DELINEATION AND SIGNS
31	SUMMARY OF QUANTITIES
BRIDGE PLANS	
32	GENERAL PLAN
33	DECK CONTOURS
34	FOUNDATION PLAN
35	ABUTMENT 1 LAYOUT
36	ABUTMENT 4 LAYOUT
37	ABUTMENT DETAILS NO. 1
38	ABUTMENT DETAILS NO. 2
39	ABUTMENT DETAILS NO. 3
40	PIER DETAILS NO.1
41	PIER DETAILS NO.2
42	TYPICAL SECTION
43	GIRDER LAYOUT
44	GIRDER REINFORCEMENT
45	STRIP JOINT SEAL ASSEMBLY MOVEMENT RATING=4"
46	JOINT ARMOR FOR PEDESTRIAN WALKWAYS
47	STRUCTURE APPROACH (TYPE EQ 10)
48	STRUCTURE APPROACH DRAINAGE DETAILS
49	TUBULAR BICYCLE RAILING DETAILS
50	SOIL BORINGS

GENERAL NOTES

IN FEET, DATUM OF NAVD 1988.

DRAWINGS ARE ALONG DESIGNATED SURVEY CONTROL LINES.

DOWN TOWN REFERENCE BY THE DISTRICT ONLY.

ATE BILL AS UNDER WHICH PAYMENT WILL BE MADE.

INDICATE THE DETAIL CALL-OUT AND SHEET ON IT IS SHOWN.

TO NOTES ON SAME SHEET UNLESS OTHERWISE NOTED.

ATES LIMITS OF VCWPD RIGHT OF WAY

ATES LIMITS OF TEMPORARY WORK AREA

SHALL BE REMOVED. ALL OTHERS SHALL BE PROTECTED

S SECTIONS FOR THIS PROJECT WERE TAKEN FROM SURVEYS 05, NOV 2009, OCT 2011 AND JUNE 2013.

THE LOCATION OF HORIZONTAL AND VERTICAL CONTROL POINTS ED BY THE AGENCY FOR CONSTRUCTION USE.

VERTICAL CONTROL SHEET FOR LOCATIONS).

EASTING	ELEVATION	DESCRIPTION
6166938.61	412.25	VC BRASS DISK
6167168.73	412.88	1/2" REBAR/VC CAP
6167713.17	465.65	MAG NAIL

THE PROJECT WERE MADE IN MAY, 2013 AND THEIR LOCATION IS .

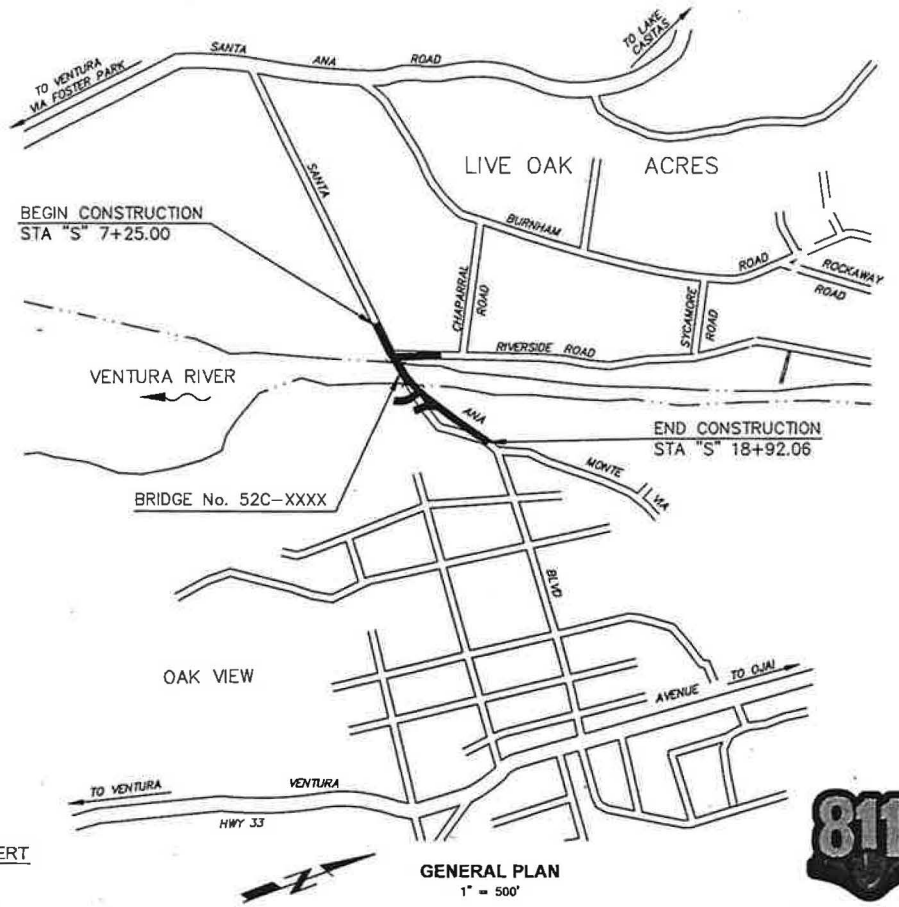
SUBSURFACE SOIL INVESTIGATION RESULTS ARE FURNISHED IN ACCORDANCE WITH SUBSECTION 2-7 OF THE STANDARD WARRANTY IS MADE THEREFOR.

WITHIN THE RIGHT OF WAY AND WORK AREAS SHALL REMAIN ED UNLESS OTHERWISE NOTED. DAMAGED IMPROVEMENTS KIND TO A CONDITION EQUAL TO OR BETTER THAN THAT CONSTRUCTION.

KNOWN TO EXIST AT TIME OF SURVEY. UTILITIES MAY HAVE D, AND/OR RELOCATED. CONTRACTOR SHALL EXERCISE CARE LL PROTECT ALL UTILITIES.

IFY UTILITY OWNERS A MINIMUM OF TWO WORKING DAYS PRIOR REAS "ING THEIR FACILITIES:

AS CO.	PR ENERGY UTILITY)	TEL. NO. (818) 701-3319	JEFF ROTH
ER DISTRICT		TEL. NO. (805) 648-5254	MIKE WHICH
DISON CO.		TEL. NO. (805) 649-2251 EXT 139	ANDY BENITEZ
DISTRICT		TEL. NO. (805) 654-7253	ELLEN WRIGHT
		TEL. NO. (805) 639-0342	BILL GRIFFIN
		TEL. NO. (805) 646-5548	JIM STALLINGS
		TEL. NO. (805) 477-4439	JOE MAYSICK
WATER		TEL. NO. (805) 846-3403	MATT
VS		TEL. NO. (805) 290-3331	SEAN SCOTT



UNDERGROUND SERVICE ALERT

1-800-422-4133
CALL USA/SC
FOR UNDERGROUND LOCATION
2 WORKING DAYS BEFORE YOU DIG

12/15/15
DATE

PROVAL DATE



EXHIBIT A