

972

547



**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

FROM: Department of Facilities Management/Department of Transportation **SUBMITTAL DATE:**
January 24, 2006

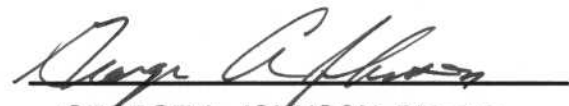
SUBJECT: RESOLUTION NO. 2006-040 NOTICE OF INTENTION TO CONDEMN REAL PROPERTY FOR PUBLIC ROAD AND PUBLIC UTILITY AND PUBLIC STORM DRAIN AND TEMPORARY CONSTRUCTION PURPOSES - LENNAR HOMES OF CALIFORNIA, INC. - SECOND SUPERVISORIAL DISTRICT

Departmental Concurrence

RECOMMENDED MOTION: That the Board of Supervisors approve Resolution No. 2006-040, Notice of Intention to Condemn Real Property for Public Road and Public Utility and Public Storm Drain and Temporary Construction (for grading) Purposes, and to set a public hearing for Resolution No. 2006-041, Authorizing Condemnation of Real Property for Public Road and Public Utility and Public Storm Drain and Temporary Construction (for grading) Purposes, on March 7, 2006.

BACKGROUND: (Continued on Page 2)


MICHAEL J. SYLVESTER, Director
Department of Facilities Management


GEORGE A. JOHNSON, Director
Department of Transportation

MJS:CNS:pc
9.682

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 230,000	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ -0-	Budget Adjustment:	No
	Annual Net County Cost:	\$ -0-	For Fiscal Year:	05/06

SOURCE OF FUNDS: Costs reimbursed to County Counsel 100% by developer.	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input checked="" type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE



County Executive Office Signature

Policy
 Policy
 Consent
 Consent
 Dep't Recomm.:
 Per Exec. Ofc.:

Prev. Agn. Ref.: | District: 2 | Agenda Number:

3.20

BOARD OF SUPERVISORS

Form 11: RESOLUTION NO. 2006-040 NOTICE OF INTENTION TO CONDEMN
REAL PROPERTY FOR PUBLIC ROAD AND PUBLIC UTILITY AND
PUBLIC STORM DRAIN AND TEMPORARY CONSTRUCTION PURPOSES
- LENNAR HOMES OF CALIFORNIA, INC. - SECOND SUPERVISORIAL
DISTRICT

January 23, 2006

Page 2

BACKGROUND: As a condition of approval for Tract Map 30913, Lennar Homes of California, Inc. is planning to construct public road, public utility and public storm drain improvements and temporary construction (for grading) purposes in the unincorporated area of Riverside County, near Corona. An offer has been made to the property owner as required by Government Code Section 7267.2. A settlement has not been reached with the property owner although negotiations are still in progress. Resolution No. 2006-041, Authorization to Condemnation of Real Property for Public Road and Public Utility and Public Storm Drain and Temporary Construction (for grading) Purposes will be submitted for approval on March 7, 2006.

2
3 RESOLUTION NO. 2006-040

4
5 NOTICE OF INTENTION TO CONDEMN REAL PROPERTY FOR
6 PUBLIC ROAD AND PUBLIC UTILITY AND PUBLIC STORM
7 DRAIN AND TEMPORARY CONSTRUCTION (FOR GRADING)
8 PURPOSES
9

10 Whereas the real properties that are the subjects of this Notice (collectively the "Subject
11 Property") are located entirely within the boundaries of the County of Riverside, State of
12 California; are sections of Riverside County Assessor's Parcel No. 130-080-018; are located to
13 the north of River Road and to the west of Archibald Avenue in unincorporated Riverside
14 County, California; and are legally described and pictorially depicted on the document attached
15 hereto as Exhibit "A" and incorporated herein by this reference;
16

17 Whereas the proposed project that is the subject of this Notice (the "Proposed Project") is
18 the use of the Subject Property for public road and public utility and public storm drain and
19 temporary construction (for grading) purposes; and
20

21 Whereas the interests in property that are the subjects of this Notice (collectively the
22 "Subject Property Interests") are: (a) fee simple ownership in the section of real property that will
23 be used for public road and public utility and public storm drain purposes; and (b) temporary
24 easements in the sections of real property that will be used for temporary construction (for
25 grading) purposes.

26 Now, therefore, BE IT RESOLVED AND ORDERED as follows by at least a four-fifths
27 vote of the Board of Supervisors of Riverside County, State of California, in regular session
28 assembled on February 7, 2006:

1 1. YOU ARE HEREBY NOTIFIED that this Board (at its public meeting on March 7, 2006
2 at 9:30 a.m. in the meeting room of the Board of Supervisors located on the 1st floor of the
3 County Administrative Center, 4080 Lemon Street, Riverside, California) intends to adopt a
4 Resolution Of Necessity that would authorize the County of Riverside to acquire the Subject
5 Property Interests by eminent domain (and would find and determine each of the following
6 matters):
7

8 (a) That the public interest and necessity require the Proposed Project;

9 (b) That the Proposed Project is planned or located in the manner that will be most
10 compatible with the greatest public good and the least private injury;

11 (c) That the Subject Property Interests are necessary for the Proposed Project; and

12 (d) That the offer required by Section 7267.2 of the Government Code has been made to
13 the owner or owners of record of the Subject Property.
14

15 2. If (within 15 days from the mailing of this Notice) you file a written request to appear at
16 the public meeting and be heard on the matters described above in 1(a), 1(b), 1(c), and 1(d) (or
17 any one or more of them), you will have a right to appear at that meeting and be heard on those
18 matters.

19 3. All such written requests to appear and be heard must be filed with the Clerk of the
20 Riverside County Board of Supervisors.
21

22 4. Your written request to appear and be heard must be filed within the 15-day time
23 period. Failure to file such a timely written request will result in a waiver of your right to appear
24 and be heard.

25 5. Questions regarding the amount of compensation to be paid will not be a part of the
26 public meeting, and the Board will not consider such questions in determining whether a
27 Resolution of Necessity should be adopted.
28

EXHIBIT "A"

PUBLIC ROAD AND UTILITY EASEMENT

A PORTION OF THE LAND CONVEYED TO MIKE RAWLS AND MARY RAWLS IN A DEED, RECORDED AS INSTRUMENT NO. 1607000, ON APRIL 18, 1994 IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA. SAID LAND ALSO BEING A PORTION OF LOT "A" OF FULLER RANCHO, WESTERLY SECTION, IN SAID COUNTY, AS SHOWN ON MAP ON FILE IN BOOK 16 PAGES 80 AND 81 OF MAPS INCLUSIVE, RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WESTERLY LINE OF SAID LOT "A" THAT BEARS NORTH 0°43' 20" EAST 1.5 FEET FROM THE CENTER LINE OF BRAYTON AVENUE, AS SHOWN ON MAP OF CEDAR RAPIDS COLONY TRACT ON FILE IN BOOK 8 PAGE 87 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA; SAID POINT BEING THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL CONVEYED TO RALPH OOSTEN AND CAROLINE OOSTEN, HIS WIFE, BY DEED RECORDED MARCH 31, 1955 AS INSTRUMENT NO. 20994, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE ALONG THE SOUTHERLY LINE OF THE PARCEL CONVEYED TO RALPH OOSTEN, ET UX, SOUTH 89° 20' 55" EAST 1320 FEET;

THENCE SOUTH 0° 03' 30" EAST 1860.82 FEET TO A POINT ON THE EASTERLY LINE OF PARCEL 4 AS SHOWN ON THE RECORD OF SURVEY MAP FILED FEBRUARY 7, 1956 IN BOOK 23, PAGE 84 OF OFFICIAL RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 51° 00' 19" WEST 299.57 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1350.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 4° 58' 51" AN ARC DISTANCE OF 117.36 FEET;

A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 34°00'49" WEST.

EXHIBIT "A"

PUBLIC ROAD AND UTILITY EASEMENT CONTINUED:

THENCE NORTH 89° 56' 24" EAST 166.81 FEET;

THENCE SOUTH 51° 00' 19" EAST 111.67;

THENCE NORTH 88° 41' 34" EAST 26.69 FEET;


THENCE ALONG SAID EASTERLY LINE, NORTH 39° 03' 26" EAST 73.97;

THENCE SOUTH 0° 03' 30" EAST 246.25 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED AREA CONTAINS 34,570 SQUARE FEET OR 0.79 ACRES.

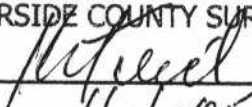
ATTACHED HERETO IS EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF.

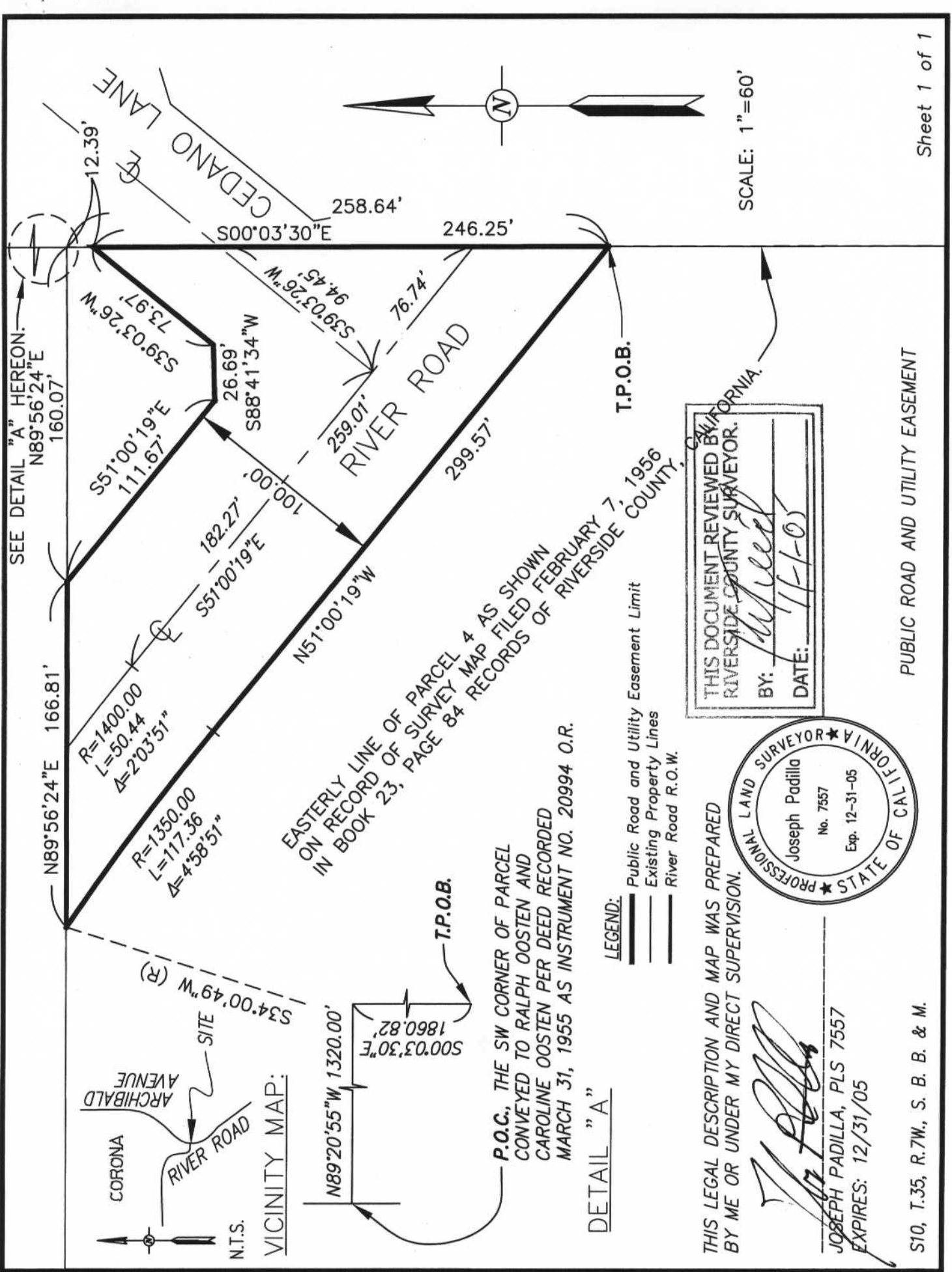
THIS LEGAL DESCRIPTION AND MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.



JOSEPH PADILLA, PLS 7557
EXPIRES: 12/31/05



THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR.
BY: 
DATE: 11-1-05



SEE DETAIL "A" HEREON:
 N89°56'24"E
 160.07'

S39°03'26"W
 73.97'
 S51°00'19"E
 111.67'
 26.69'
 S88°41'34"W

S00°03'30"E
 258.64'
 246.25'
 76.74'
 259.01'
 RIVER ROAD

182.27'
 100.00'
 N51°00'19"W
 299.57'
 T.P.O.B.

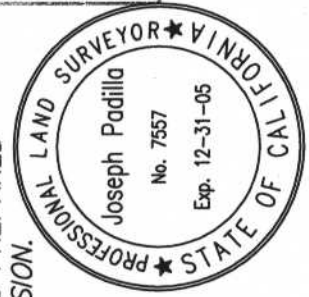
N89°56'24"E 166.81'
 R=1400.00
 L=50.44
 Δ=2°03'51"
 R=1350.00
 L=117.36
 Δ=4°58'51"

EASTERLY LINE OF PARCEL 4 AS SHOWN
 ON RECORD OF SURVEY MAP FILED FEBRUARY 7, 1956
 IN BOOK 23, PAGE 84 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

P.O.C., THE SW CORNER OF PARCEL
 CONVEYED TO RALPH OOSTEN AND
 CAROLINE OOSTEN PER DEED RECORDED
 MARCH 31, 1955 AS INSTRUMENT NO. 20994 O.R.

LEGEND:
 — Public Road and Utility Easement Limit
 — Existing Property Lines
 — River Road R.O.W.

THIS DOCUMENT REVIEWED BY
 RIVERSIDE COUNTY SURVEYOR,
 CALIFORNIA.
 BY: *[Signature]*
 DATE: 11-1-05



THIS LEGAL DESCRIPTION AND MAP WAS PREPARED
 BY ME OR UNDER MY DIRECT SUPERVISION.

[Signature]
 JOSEPH PADILLA, PLS 7557
 EXPIRES: 12/31/05

PUBLIC ROAD AND UTILITY EASEMENT

S10, T.35, R.7W., S. B. B. & M.

EXHIBIT "A"

DRAINAGE EASEMENT

A PORTION OF THE LAND CONVEYED TO MIKE RAWLS AND MARY RAWLS IN A DEED, RECORDED AS INSTRUMENT NO. 1607000, ON APRIL 18, 1994, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA. SAID LAND ALSO BEING A PORTION OF LOT "A" OF FULLER RANCHO, WESTERLY SECTION, IN SAID COUNTY, AS SHOWN ON MAP ON FILE IN BOOK 16 PAGES 80 AND 81 OF MAPS INCLUSIVE, RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WESTERLY LINE OF SAID LOT "A" THAT BEARS NORTH 0° 43' 20" EAST 1.5 FEET FROM THE CENTER LINE OF BRAYTON AVENUE, AS SHOWN ON MAP OF CEDAR RAPIDS COLONY TRACT ON FILE IN BOOK 8 PAGE 87 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA; SAID POINT BEING THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL CONVEYED TO RALPH OOSTEN AND CAROLINE OOSTEN, HIS WIFE, BY DEED RECORDED MARCH 31, 1955 AS INSTRUMENT NO. 20994, OFFICIAL RECORDS OF SAID COUNTY;

THENCE ALONG THE SOUTHERLY LINE OF THE PARCEL CONVEYED TO RALPH OOSTEN, ET UX, SOUTH 89° 20' 55" EAST 1320 FEET;

THENCE SOUTH 0° 03' 30" EAST 1643.10 FEET TO A POINT ON THE EASTERLY LINE OF PARCEL 4 AS SHOWN ON THE RECORD OF SURVEY MAP FILED FEBRUARY 7, 1956 IN BOOK 23, PAGE 84 OF OFFICIAL RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE TRUE POINT OF

BEGINNING:

THENCE SOUTH 39° 03' 26" WEST 69.06 FEET TO THE NORTHEASTERLY RIGHT OF WAY OF RIVER ROAD.

THENCE SOUTH 50° 56' 34" EAST 20.00 FEET ALOND SAID RIGHT OF WAY.

THENCE NORTH 39° 03' 26" EAST 44.46 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL 4.

EXHIBIT "A"


DRAINAGE EASEMENT CONTINUED:

THENCE ALONG SAID EASTERLY LINE NORTH 00° 03' 30" EAST 31.70 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED AREA CONTAINS 1,135 SQUARE FEET OR 0.026 ACRES.

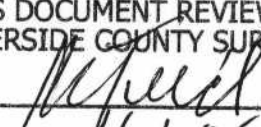
ATTACHED HERETO IS EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF.

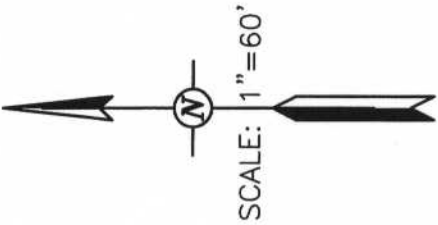
THIS LEGAL DESCRIPTION AND MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.



JOSEPH PADILLA, PLS 7557
EXPIRES: 12/31/05



THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR.
BY: 
DATE: 11-1-05



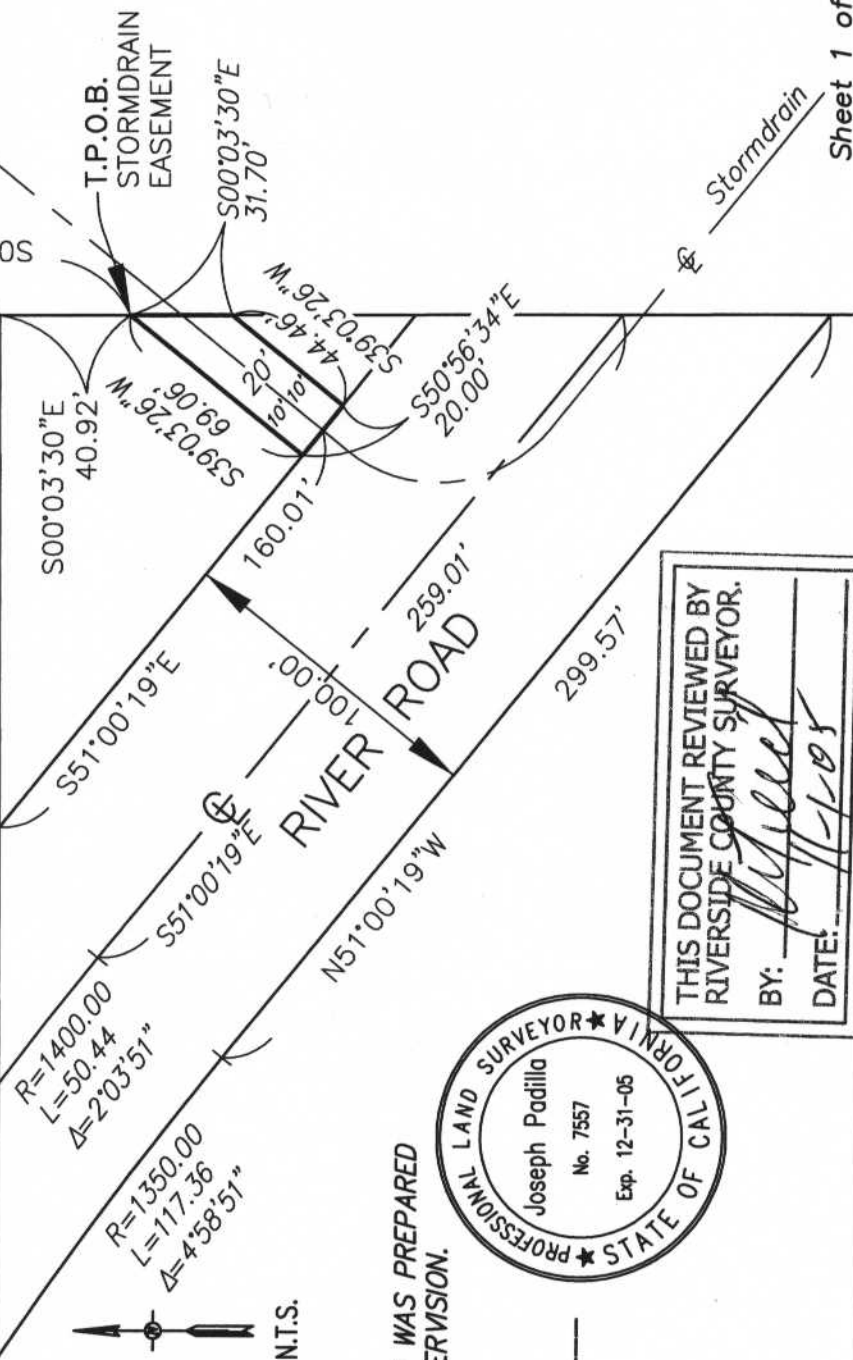
DRAINAGE EASEMENT
 N89°20'55"W 1320.00'

P.O.C., THE SW CORNER OF PARCEL CONVEYED TO RALPH OOSTEN AND CAROLINE OOSTEN PER DEED RECORDED MARCH 31, 1955 AS INSTRUMENT NO. 20994 O.R.

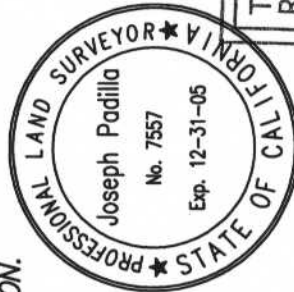
N89°56'24"E



VICINITY MAP: N.T.S.



THIS LEGAL DESCRIPTION AND MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.



Joseph Padilla
 JOSEPH PADILLA, PLS 7557
 EXPIRES: 12/31/05

- LEGEND:
- EXISTING PROPERTY LINES
 - DRAINAGE EASEMENT
 - RIVER ROAD R.O.W.
 - S10, T.35, R.7W., S. B. B. & M.

THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR.
 BY: *Michael*
 DATE: 11-1-05

EXHIBIT "A"

TEMPORARY CONSTRUCTION EASEMENT

TEMPORARY CONSTRUCTION EASEMENT NO. 1:

A PORTION OF THE LAND CONVEYED TO MIKE RAWLS AND MARY RAWLS IN A DEED, RECORDED AS INSTRUMENT NO. 1607000, ON APRIL 18, 1994, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA. SAID LAND ALSO BEING A PORTION OF LOT "A" OF FULLER RANCHO, WESTERLY SECTION, IN SAID COUNTY, AS SHOWN ON MAP ON FILE IN BOOK 16 PAGES 80 AND 81 OF MAPS INCLUSIVE, RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WESTERLY LINE OF SAID LOT "A" THAT BEARS NORTH 0° 43' 20" EAST 1.5 FEET FROM THE CENTER LINE OF BRAYTON AVENUE, AS SHOWN ON MAP OF CEDAR RAPIDS COLONY TRACT ON FILE IN BOOK 8 PAGE 87 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA; SAID POINT BEING THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL CONVEYED TO RALPH OOSTEN AND CAROLINE OOSTEN, HIS WIFE, BY DEED RECORDED MARCH 31, 1955 AS INSTRUMENT NO. 20994, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE ALONG THE SOUTHERLY LINE OF THE PARCEL CONVEYED TO RALPH OOSTEN, ET UX, SOUTH 89° 20' 55" EAST 1320 FEET;

THENCE SOUTH 0° 03' 30" EAST 1602.18 FEET TO A POINT ON THE NORTHERLY LINE OF SAID RAWLS PARCEL, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;

THENCE ALONG SAID NORTHERLY LINE, SOUTH 89°56' 24" WEST 160.07 FEET;

THENCE SOUTH 51° 00' 19" EAST 111.67 FEET;

THENCE NORTH 88° 41' 34" EAST 26.69 FEET;

THENCE NORTH 39° 03' 26" EAST 73.97 FEET TO A POINT ON THE EASTERLY LINE OF PARCEL 4 AS SHOWN ON THE RECORD OF SURVEY MAP FILED FEBRUARY 7, 1956 IN BOOK 23, PAGE 84 OF OFFICIAL RECORDS OF SAID COUNTY;

EXHIBIT "A"

TEMPORARY CONSTRUCTION EASEMENT


TEMPORARY CONSTRUCTION EASEMENT NO. 1 CONTINUED:

THENCE ALONG SAID EASTERLY LINE, NORTH 00° 03' 30" WEST, 12.39 FEET TO THE TRUE POINT OF BEGINNING.

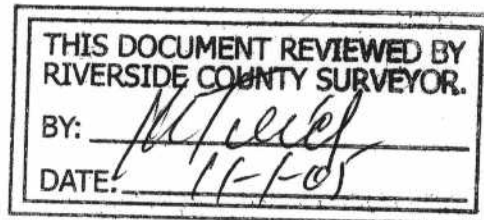
THE ABOVE DESCRIBED AREA CONTAINS 6,838 SQUARE FEET OR 0.16 ACRES.

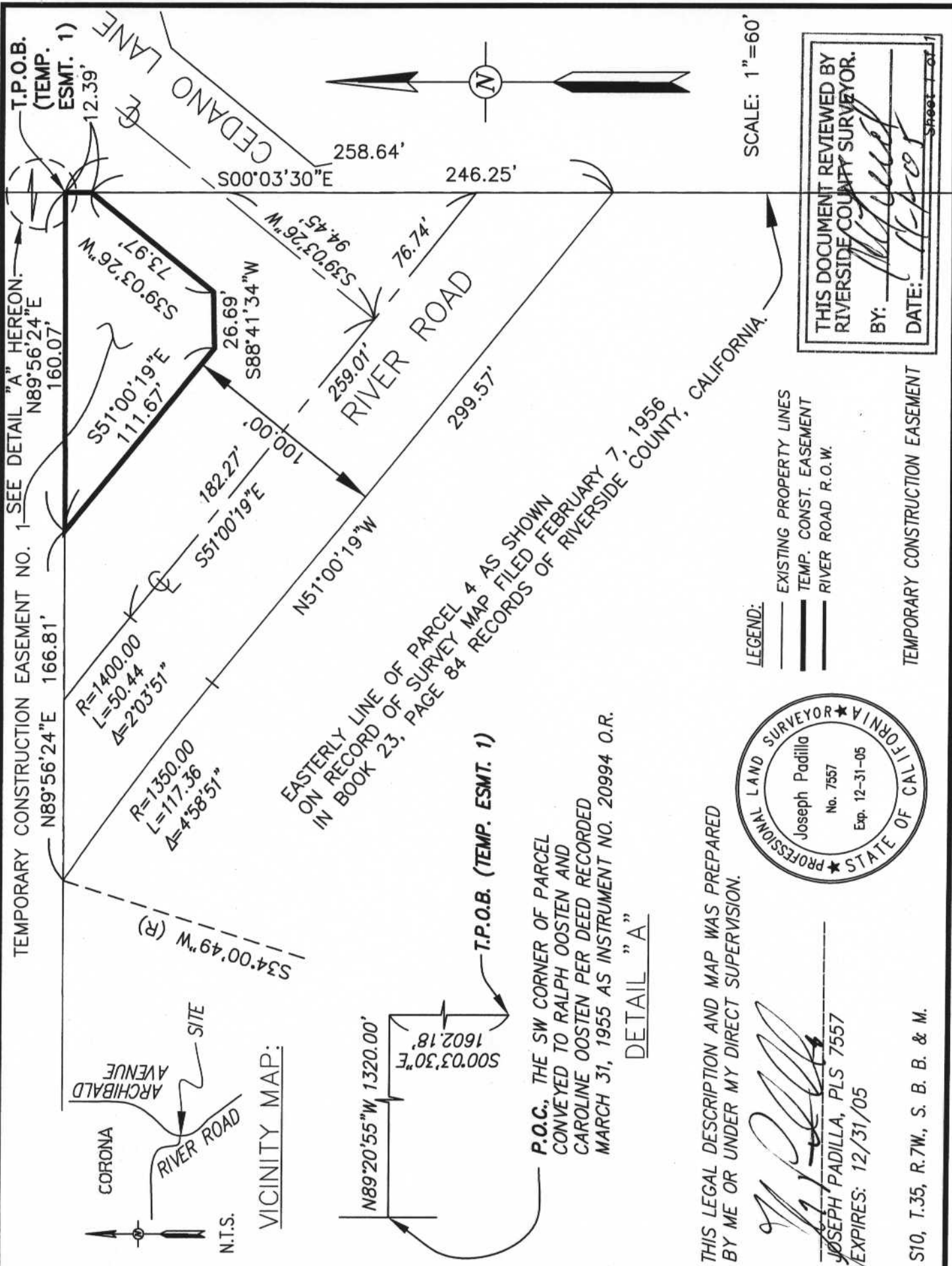
ATTACHED HERETO IS EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF.

THIS LEGAL DESCRIPTION AND MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.



JOSEPH PADILLA, PLS 7557
EXPIRES: 12/31/05





TEMPORARY CONSTRUCTION EASEMENT NO. 1 SEE DETAIL "A" HEREOF:
 N89°56'24"E 160.07'

T.P.O.B. (TEMP. ESMT. 1)
 12.39'

CEDANO LANE

258.64'

S00°03'30"E

246.25'

S39°03'26"W 73.97'

26.69'

S88°41'34"W

S39°03'26"W 94.45'

76.74'

RIVER ROAD

259.01'

182.27'

S51°00'19"E

100.00'

N51°00'19"W

299.57'

R=1400.00
 L=50.44
 Δ=2°03'51"

R=1350.00
 L=117.36
 Δ=4°58'51"

S34°00'49"W (R)

1602.18'

S00°03'30"E

1602.18'

T.P.O.B. (TEMP. ESMT. 1)

N89°20'55"W 1320.00'

1602.18'

S00°03'30"E

1602.18'

T.P.O.B. (TEMP. ESMT. 1)

DETAIL "A"

P.O.C., THE SW CORNER OF PARCEL 4 AS SHOWN ON RECORD OF SURVEY MAP FILED FEBRUARY 7, 1956 IN BOOK 23, PAGE 84 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THIS LEGAL DESCRIPTION AND MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

JOSEPH PADILLA, PLS 7557
 EXPIRES: 12/31/05

S10, T.35, R.7W., S. B. B. & M.

CORONA

ARCHIBALD AVENUE

RIVER ROAD

SITE

VICINITY MAP:

N.T.S.

SCALE: 1"=60'

LEGEND:

EXISTING PROPERTY LINES

TEMP. CONST. EASEMENT

RIVER ROAD R.O.W.

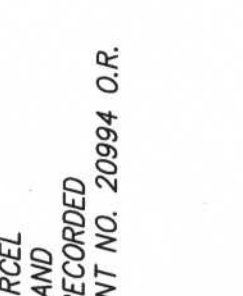
TEMPORARY CONSTRUCTION EASEMENT

THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR.

BY: [Signature]

DATE: 11/10/05

Sheet 1 of 1



THIS LEGAL DESCRIPTION AND MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

JOSEPH PADILLA, PLS 7557
 EXPIRES: 12/31/05

S10, T.35, R.7W., S. B. B. & M.

EXHIBIT "A"

TEMPORARY CONSTRUCTION EASEMENT

TEMPORARY CONSTRUCTION EASEMENT NO. 2:

A PORTION OF THE LAND CONVEYED TO MIKE RAWLS AND MARY RAWLS IN A DEED, RECORDED AS INSTRUMENT NO. 1607000, ON APRIL 18, 1994, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA. SAID LAND ALSO BEING A PORTION OF LOT "A" OF FULLER RANCHO, WESTERLY SECTION, IN SAID COUNTY, AS SHOWN ON MAP ON FILE IN BOOK 16 PAGES 80 AND 81 OF MAPS INCLUSIVE, RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WESTERLY LINE OF SAID LOT "A" THAT BEARS NORTH 0° 43' 20" EAST 1.5 FEET FROM THE CENTER LINE OF BRAYTON AVENUE, AS SHOWN ON MAP OF CEDAR RAPIDS COLONY TRACT ON FILE IN BOOK 8 PAGE 87 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA; SAID POINT BEING THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL CONVEYED TO RALPH OOSTEN AND CAROLINE OOSTEN, HIS WIFE, BY DEED RECORDED MARCH 31, 1955 AS INSTRUMENT NO. 20994, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE ALONG THE SOUTHERLY LINE OF THE PARCEL CONVEYED TO RALPH OOSTEN, ET UX, SOUTH 89° 20' 55" EAST 1320 FEET;

THENCE SOUTH 0° 03' 30" EAST 1860.82 FEET TO A POINT ON THE EASTERLY LINE OF PARCEL 4 AS SHOWN ON THE RECORD OF SURVEY MAP FILED FEBRUARY 7, 1956 IN BOOK 23, PAGE 84 OF OFFICIAL RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 51° 00' 19" WEST 299.57 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1350.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 4° 58' 51" AN ARC LENGTH OF 117.36 FEET TO A POINT ON THE NORTHERLY LINE OF SAID RAWLS PARCEL;

THENCE ALONG SAID NORTHERLY LINE, SOUTH 89° 56' 24" WEST 16.20 FEET;

EXHIBIT "A"

TEMPORARY CONSTRUCTION EASEMENT

TEMPORARY CONSTRUCTION EASEMENT NO. 2 CONTINUED:

THENCE SOUTH 17° 10' 11" EAST 153.94 FEET;

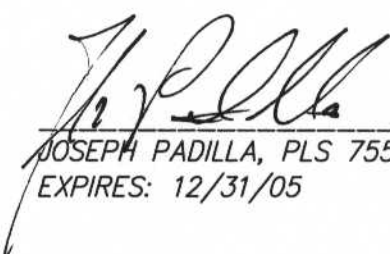
THENCE SOUTH 48° 15' 51" EAST 399.40 FEET TO A POINT ON THE SAID EASTERLY LINE OF PARCEL 4;

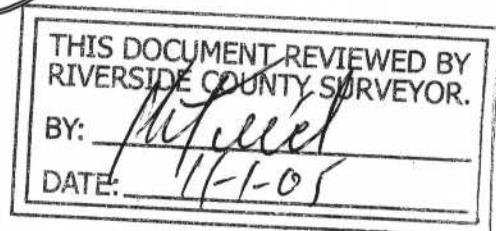
THENCE ALONG SAID EASTERLY LINE NORTH 00° 03' 30" WEST, 154.68 FEET TO THE TRUE POINT OF BEGINNING.

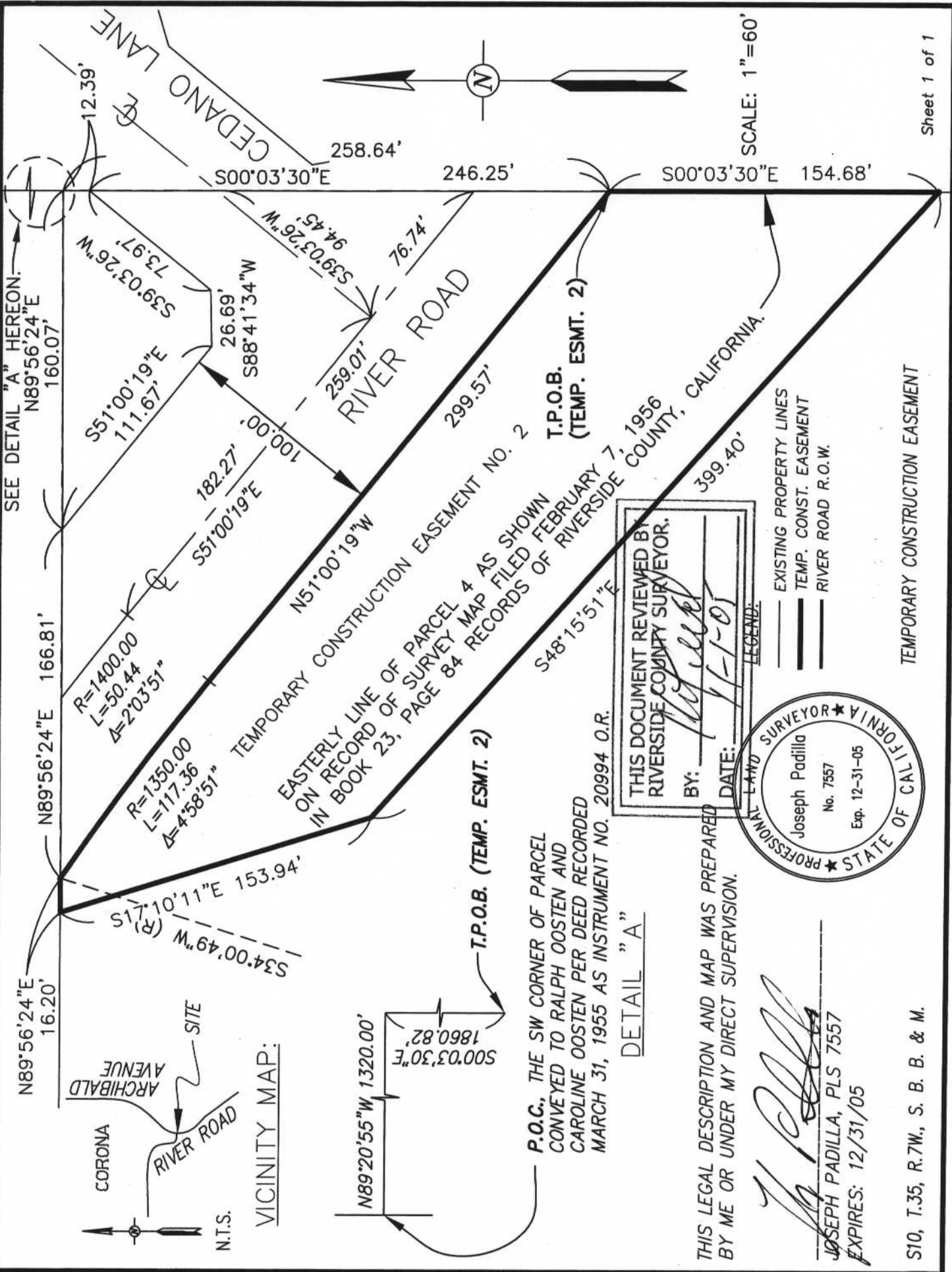
THE ABOVE DESCRIBED AREA CONTAINS 45,368 SQUARE FEET OR 1.04 ACRES.

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

THIS LEGAL DESCRIPTION AND MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.


JOSEPH PADILLA, PLS 7557
EXPIRES: 12/31/05



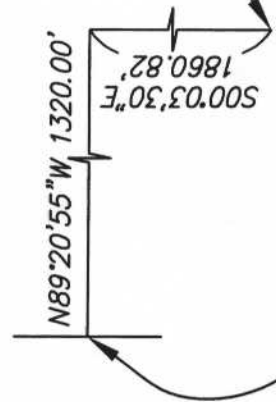


SEE DETAIL "A" HEREON:
N89°56'24"E
160.07'

N89°56'24"E
16.20'



VICINITY MAP:

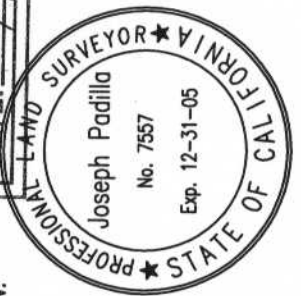


P.O.C., THE SW CORNER OF PARCEL CONVEYED TO RALPH OOSTEN AND CAROLINE OOSTEN PER DEED RECORDED MARCH 31, 1955 AS INSTRUMENT NO. 20994 O.R.

DETAIL "A"

THIS LEGAL DESCRIPTION AND MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

Joseph Padilla
JOSEPH PADILLA, PLS 7557
EXPIRES: 12/31/05



THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR.
BY: *[Signature]*
DATE: 11-1-05

LEGEND:
— EXISTING PROPERTY LINES
— TEMP. CONST. EASEMENT
— RIVER ROAD R.O.W.

TEMPORARY CONSTRUCTION EASEMENT

S10, T.35, R.7W., S. B. B. & M.

SCALE: 1"=60'