

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



838

FROM: Economic Development Agency

SUBMITTAL DATE:
June 9, 2008

SUBJECT: Adoption of County Resolution No. 2008-191, Notice of Intention to Purchase Real Property in Thousand Palms from portions of – APNs: 626-150-040 – District 4

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt County Resolution No. 2008-191, Intent to Purchase Real Property from portions of APNs: 626-150-040 located in Thousand Palms;
2. Authorize the Clerk to the Board to advertise pursuant to Government Code Section 6063; and
3. Authorize the Executive Director or designee to prepare and bring back for approval the Acquisition Agreement between the County of Riverside and Christian Schools of the Desert.
4. Direct the Auditor-Controller to adjust appropriations and estimated revenue as outlined in Attachment A.

BACKGROUND: The Army Corp of Engineers in cooperation with the Coachella Valley Water District has been working on the design of improvements for the Thousand Palms Flood Control Project, hereinafter referred to as the "Proposed Project." This Proposed Project will help protect approximately 2,800 acres of land and over 9,600 residents and surrounding areas from potential devastating flash flooding.
(continued on page 2)

Deanna Lorson

RZ:DL:TE:JP:AG:kh

Deanna Lorson, Managing Director for
Robin Zimpfer, Assistant County Executive Officer/EDA

S:\RealProperty\Real Property\District Projects\Dist 4\Whitewater River Basin\Form 11s and Resolutions\Form 11 NOI 6-9-08 (CoCo).doc

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 2,046,500	In Current Year Budget:	No
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	Yes
	Annual Net County Cost:	\$ 0	For Fiscal Year:	08/09

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: No

SOURCE OF FUNDS: Palm Desert Redevelopment Pass-Through Funds	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input checked="" type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE

BY: *Jennifer L. Sargent*
Jennifer L. Sargent

County Executive Office Signature

FISCAL PROCEDURES APPROVED
 ROBERT E. BYRD, Auditor-Controller
 6/25/08
 Deputy
 Departmental
 MICHELLE CLACK
 DATE
 FORM APPROVED COUNTY COUNSEL
 MICHELLE CLACK
 DATE
 Policy
 Policy
 Consent
 Consent
 Dept's Recomm.:
 Per Exec. Ofc.:

Prev. Agn. Ref.: District: 4 **Agenda Number:**

3.25

Form 11 - Adoption of Resolution No. 2008-191, Notice of Intention to Purchase Real Property in
Thousand Palms from portions of APNs: 626-150- 040

June 9, 2008

Page 2

The flood control concept design consists of a series of earthen levees and channels which will convey the flood flows away from the unincorporated community of Thousand Palms from Rio Del Sol on the west to Washington Street on the east. Flood flows will ultimately join with the Whitewater River/Coachella Valley Storm Channel which, in turn conveys the flows in the Salton Sea.

This proposed land acquisition is required to preserve a critical section of the eastern boundary of the project for the development of the proposed channel improvements, the proposed realignment of Avenue 38 and the proposed relocation of existing utilities into a corridor that will facilitate protection of the Thousand Palms area from storm water flows. The area has a history of infrequent, but devastating flooding. Most recent flooding in Thousand Palms occurred in October 2005 and February 2005. The storm that struck Thousand Palms in February 2005 was less than a 10 year storm, but caused flooding which resulted in stranded residents and road closures.

County Counsel as approved the item as to form and staff recommends adoption of Resolution No. 2008-191 giving notice of County's intention to purchase Subject Property.

ATTACHMENT A

Increase appropriations: 10000-1101000000-551000	Operating transfers out	\$2,046,500
Increase estimated revenue: 10000-1101000000-781660	Redevelopment pass thru	\$2,046,500
Increase appropriations: 30700-1104200000-540040	Land	\$2,046,500
Increase estimated revenue: 30700-1104200000-790500	Operating transfers in	\$2,046,500

2 **RESOLUTION NO. 2008-191**
3 **NOTICE OF INTENT TO PURCHASE REAL PROPERTY**
4 **IN THE COMMUNITY OF THOUSAND PALMS**
5 **FROM PORTION OF APN: 626-150-040**
6 **(Fourth Supervisorial District)**

7 **WHEREAS**, the Economic Development Agency of the County of Riverside,
8 herein after referred to as the "County," has identified real property suitable for intended
9 public improvements; and

10 **WHEREAS**, the real property is approximately 18.95 acres of land from portion of
11 APN 626-150-040, herein after referred to as the "Subject Property," more particularly
12 described on Exhibit "A," attached hereto and made a part here of; and

13 **WHEREAS**, the Palm Desert Financing Authority will provide needed funds for
14 the purchase of the Subject Property; and

15 **WHEREAS**, based on a current fee appraisal report, County has negotiated a
16 purchase price of Two Million Forty Six Thousand Five Hundred Dollars (**\$2,046,500**) for
17 the Subject Property; and

18 **WHEREAS**, purchase price is consistent with the current market values in the
19 surrounding areas; and

20 **WHEREAS**, prior to using the Subject Property for the public improvements, the
21 County understands and agrees to fully comply with the California Environmental
22 Quality Act.

23 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of
24 Supervisors of the County of Riverside, State of California, that certain real property
25 located within the County of Riverside, State of California, shown on Exhibit "A"
26 attached to this resolution, is desired by County for the construction of public
27 improvements and NOTICE IS HEREBY GIVEN that it is the intention of the Board of
28 Supervisors to purchase said real property pursuant to the provisions of Section 25350
of the Government Code upon the following term and conditions:

1. The nature of the Subject Property to be purchased is vacant, unimproved

1 parcel totaling approximately 18.95 acres; situated at the southwest corner of
2 Washington Street and 38th Avenue in Thousand Palms, County of Riverside, State of
3 California.

4 2. The seller of the Subject Property is Christian Schools of the Desert.

5 3. The purchase price of the Subject Property is \$2,046,500.

6 4. The agreement to purchase the Subject Property shall be considered by
7 the Board of Supervisors on July 1, 2008, in the meeting room of the Board of
8 Supervisors, County Administrative Center, 4080 Lemon Street, 1st Floor, Riverside,
9 California, 92501-3656, at 9:00 AM, or as soon thereafter as the agenda of the Board
10 permits.

11 IT IS FURTHER RESOLVED that the Clerk to the Board is directed to give notice
12 of this intent to purchase pursuant to Section 6063 of the Government.

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EXHIBIT "A"
LOT LINE ADJUSTMENT NO. 5137
LEGAL DESCRIPTION

PARCEL "A"

THAT PORTION OF PARCEL 1 OF PARCEL MERGER NO. 1699, RECORDED
DECEMBER 13, 2006 AS INSTRUMENT NO. 2006-0912525, O.R., IN THE COUNTY OF
RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS
FOLLOW:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 1 OF SAID PARCEL
MERGER NO. 1699;

THENCE NORTH 00°31'06" EAST 979.82 FEET ALONG THE CENTER LINE OF SAID
SECTION 1;

THENCE SOUTH 89°27'42" EAST 1319.43 FEET TO THE EAST LINE OF SAID PARCEL
1;

THENCE SOUTH 00°23'32" WEST 983.96 FEET ALONG SAID EAST LINE TO THE
SOUTHEAST CORNER OF SAID PARCEL 1;

THENCE NORTH 89°16'57" WEST 1321.61 FEET ALONG THE SOUTH LINE OF SAID
PARCEL 1 TO THE POINT OF THE BEGINNING.

DESCRIBED PARCEL CONTAINS 29.77 ACRES, MORE OR LESS AND AS SHOWN ON
THE ATTACHED PLAT, BY THIS REFERENCE BEING MADE A PART HEREOF.

Prepared under the supervision of:

 Date: 2/20/07

Angela E. Dorf, P.L.S. #8010
Expires 12/31/08
STANTEC CONSULTING, INC.
73-733 Fred Waring Drive, Suite 100
Palm Desert, CA 92260
(760) 346-9844

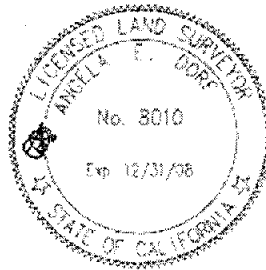


EXHIBIT "A"
LOT LINE ADJUSTMENT NO. 5137
LEGAL DESCRIPTION

PARCEL "B"

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 6 EAST, S.B.M, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 1 OF PARCEL MERGER NO. 1699, RECORDED DECEMBER 13, 2006 AS INSTRUMENT NO. 0912525, OFFICIAL RECORDS OF SAID COUNTY;

THENCE NORTH 00°23'32" EAST 983.96 FEET ALONG THE EAST LINE OF SAID PARCEL 1;

THENCE SOUTH 89°27'42" EAST 689.06 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1940.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 204.15 FEET THROUGH A CENTRAL ANGLE OF 06°01'46", A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS NORTH 06°34'04" EAST;

THENCE SOUTH 00°32'18" WEST 539.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1376.00 FEET, A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS SOUTH 05°22'52" EAST;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 66.58 FEET THROUGH A CENTRAL ANGLE OF 02°46'21" TO THE BEGINNING OF REVERSE CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 306.00 FEET, A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS NORTH 08°09'13" WEST;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 46.20 FEET THROUGH A CENTRAL ANGLE OF 08°38'59", A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS SOUTH 00°29'46" WEST;

THENCE SOUTH 05°09'58" EAST 102.86 FEET;

THENCE SOUTH 02°36'10" EAST 89.81 FEET;

THENCE SOUTH 13°32'01" WEST 117.38 FEET;

THENCE SOUTH 31°47'23" WEST 138.04 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1;

EXHIBIT "A"
LOT LINE ADJUSTMENT NO. 5137
LEGAL DESCRIPTION

THENCE NORTH 89°16'57" WEST 695.41 FEET TO ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1 TO THE POINT OF THE BEGINNING.

EXCEPTING AND RESERVING THEREFROM AN ACCESS EASEMENT ALONG THE SOUTHERLY 20.00 FEET OF THE ABOVE DESCRIBED PARCEL.

DESCRIBED PARCEL CONTAINS 18.96 ACRES, MORE OR LESS AND AS SHOWN ON THE ATTACHED PLAT, BY THIS REFERENCE BEING MADE A PART HEREOF.

Prepared under the supervision of:

Angela Dorf Date: 2/20/07

Angela E. Dorf, P.L.S. #8010
Expires 12/31/08
STANTEC CONSULTING, INC.
73-733 Fred Waring Drive, Suite 100
Palm Desert, CA 92260
(760) 346-9844

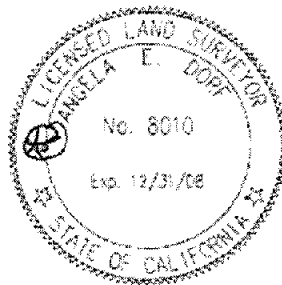


EXHIBIT "A"
LOT LINE ADJUSTMENT NO. 5137
LEGAL DESCRIPTION

PARCEL "C"

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 6 EAST, S.B.M., AND PARCEL 1 OF PARCEL MERGER NO. 1699, RECORDED DECEMBER 13, 2006 AS INSTRUMENT NO. 2006-0912525, O.R., BOTH IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 1 OF SAID PARCEL MERGER NO. 1699;

THENCE SOUTH $89^{\circ}27'42''$ EAST 2637.54 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF 38TH AVENUE AS DESCRIBED BY DEED RECORDED APRIL 25, 1960 AS INSTRUMENT NO. 36719 AND AS FILE IN BOOK 2681, PAGE 415, O.R. TO A POINT ON THE EAST LINE OF SAID SECTION 1;

THENCE SOUTH $00^{\circ}16'00''$ WEST 407.45 FEET ALONG SAID EAST LINE TO THE BEGINNING A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1940.00 FEET, A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS SOUTH $19^{\circ}30'56''$ WEST;


THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 642.56 FEET THROUGH A CENTRAL ANGLE OF $18^{\circ}58'38''$;

THENCE NORTH $89^{\circ}27'42''$ WEST 2008.49 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 1;

THENCE NORTH $00^{\circ}31'06''$ EAST 302.00 FEET ALONG SAID WEST LINE TO THE POINT OF THE BEGINNING.

DESCRIBED PARCEL CONTAINS 18.79 ACRES, MORE OR LESS AND AS SHOWN ON THE ATTACHED PLAT, BY THIS REFERENCE BEING MADE A PART HEREOF.

Prepared under the supervision of:

 Date: 2/20/07
Angela E. Dorf, P.L.S. #8010
Expires 12/31/08
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73-733 Fred Waring Drive, Suite 100
Palm Desert, CA 92260
(760) 346-9844

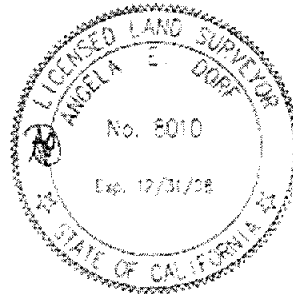


EXHIBIT "A"
LOT LINE ADJUSTMENT NO. 5137
LEGAL DESCRIPTION

PARCEL "D"

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 6 EAST, S.B.M., IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEGINNING NORTH ONE-SIXTEEN CORNER OF SAID SECTION 1;

THENCE NORTH 00°16'00" EAST 882.65 FEET ALONG THE EAST LINE OF SAID SECTION 1 TO THE BEGINNING A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1940.00 FEET, A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS SOUTH 19°30'56" WEST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 438.41 FEET THROUGH A CENTRAL ANGLE OF 12°56'52", A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS NORTH 06°34'04" EAST;

THENCE SOUTH 00°32'18" WEST 539.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1376.00 FEET, A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS SOUTH 05°22'52" EAST;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 66.58 FEET THROUGH A CENTRAL ANGLE OF 02°46'21" TO THE BEGINNING OF REVERSE CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 306.00 FEET, A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS NORTH 08°09'13" WEST;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 46.20 FEET THROUGH A CENTRAL ANGLE OF 08°38'59", A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS SOUTH 00°29'46" WEST;

THENCE SOUTH 05°09'58" EAST 102.86 FEET;

THENCE SOUTH 02°36'10" EAST 89.81 FEET;

THENCE SOUTH 13°32'01" WEST 117.38 FEET;

THENCE SOUTH 31°47'23" WEST 138.04 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1;

EXHIBIT "A"
LOT LINE ADJUSTMENT NO. 5137
LEGAL DESCRIPTION

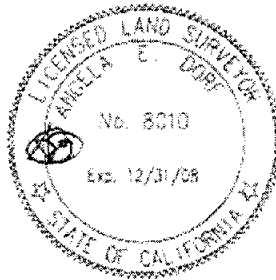
THENCE SOUTH 89°16'57" EAST 626.20 FEET TO ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1 TO THE POINT OF THE BEGINNING.

EXCEPTING AND RESERVING THEREFROM AN ACCESS EASEMENT ALONG THE SOUTHERLY 20.00 FEET OF THE ABOVE DESCRIBED PARCEL.

DESCRIBED PARCEL CONTAINS 10.43 ACRES, MORE OR LESS AND AS SHOWN ON THE ATTACHED PLAT, BY THIS REFERENCE BEING MADE A PART HEREOF.

Prepared under the supervision of:

Angela E. Dorf Date: 2/20/07
Angela E. Dorf, P.L.S. #8010
Expires 12/31/08
STANTEC CONSULTING, INC.
73-733 Fred Waring Drive, Suite 100
Palm Desert, CA 92260
(760) 346-9844



N 1/4 COR. SEC. 1
P.O.B. PARCEL "C"

38TH AVENUE

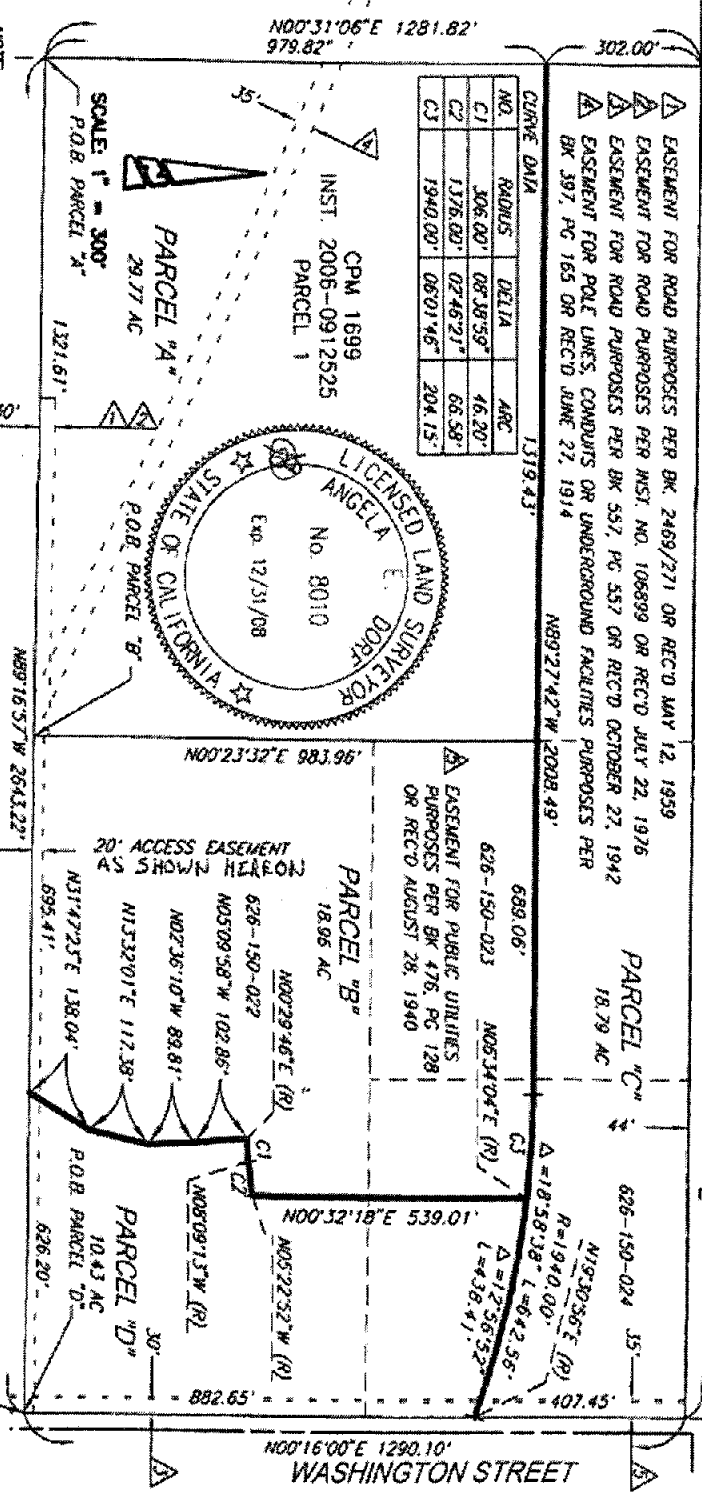
N 1/2, NE 1/4, SEC. 1, T.5S., R.6E.

NE COR. SEC. 1

SHEET 1 OF 1

- △ EASEMENT FOR ROAD PURPOSES PER BK. 2469/271 OR REC'D. MAY 12, 1939
- △ EASEMENT FOR ROAD PURPOSES PER M.S.T. NO. 106899 OR REC'D. JULY 22, 1976
- △ EASEMENT FOR ROAD PURPOSES PER BK. 557, PG. 557 OR REC'D. OCTOBER 27, 1942
- △ EASEMENT FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES PURPOSES PER BK. 397, PG. 165 OR REC'D. JUNE 27, 1914

CURVE DATA	NO.	RADIUS	DELTA	ARC
C1	306.00'	08°38'59"	46.20'	
C2	1376.00'	02°46'21"	66.58'	
C3	1940.00'	08°01'46"	204.15'	



- NOTE:
1. THIS LOT LINE ADJUSTMENT DOES NOT AFFECT OR SUPERSEDE ANY EXISTING EASEMENTS ON THE PROPERTY
 2. THE PROPOSED LOT LINE WILL NOT MATERIALLY INTERSECT A GRADED MANUFACTURED SLOPE.
 3. NO DRAINAGE FROM THE TRIBUTARY AREA ABOVE A MANUFACTURED SLOPE WILL SHEET FLOW OVER THE SLOPE FACE.
- APN: 626-150-015 THRU 017 & 626-150-022 THRU 024

LEGEND:

— NEW LOT LINE


- - - EXISTING LOT LINE TO REMAIN

--- EXISTING LOT LINE TO BE DELETED

LOT LINE ADJUSTMENT NO. 5137

PREPARED UNDER THE SUPERVISION OF:

Angela Dorr
ANGELA E. DORR, P.L.S. 18010 DATE *7/20/08*



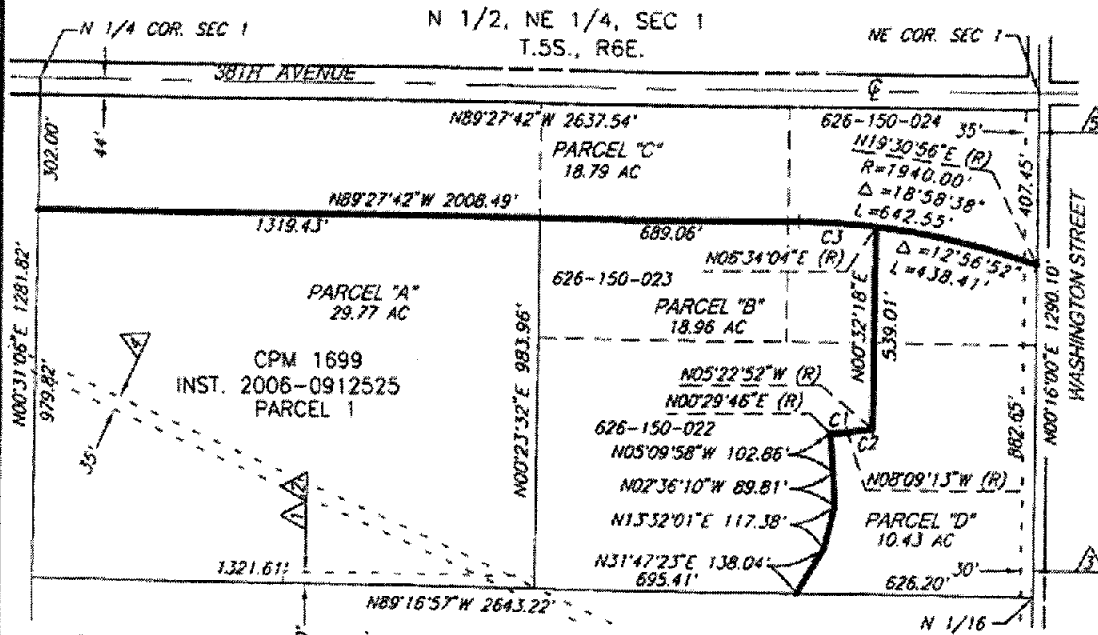
STANTEC CONSULTING INC.
73-733 FRED WARREN DRIVE
SUITE 100
PALM DESERT, CA 92260
760.346.9844

JUN # 20161038.00

EXHIBIT "C" - SITE PLAN

LOT LINE ADJUSTMENT NO.5137

SHEET 1 OF 1



LEGEND:

- NEW LOT LINE
- EXISTING LOT LINE TO REMAIN
- EXISTING LOT LINE TO BE DELETED

CURVE DATA

NO.	RADIUS	DELTA	ARC
C1	306.00'	08°38'59"	46.20'
C2	1376.00'	02°46'21"	66.58'
C3	1940.00'	06°01'46"	204.15'

DESCRIPTION:

THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 6 EAST, S.B.M., IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

EXCEPTING THEREFROM THE NORTHERLY 44.00 FEET THEREOF, AS GRANTED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED APRIL 25, 1960 AS INSTRUMENT NO. 36719 AND AS FILE IN BOOK 2681, PAGE 415, O.R.

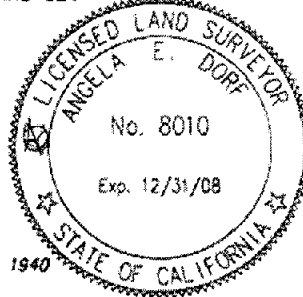
ASSESSOR'S PARCEL NUMBER(S): 626-150-015 THRU 017 & 626-150-022 THRU 024

SCALE: 1"=400'

NOTE: VACANT LAND, NO STRUCTURE & UTILITIES

EASEMENT NOTES:

- ▲ EASEMENT FOR ROAD PURPOSES PER BK. 2469/271 OR REC'D MAY 12, 1959
- ▲ EASEMENT FOR ROAD PURPOSES PER INST. NO. 106899 OR REC'D JULY 22, 1976
- ▲ EASEMENT FOR ROAD PURPOSES PER BK 557/557 OR REC'D OCTOBER 27, 1942
- ▲ EASEMENT FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES PURPOSES PER BK 397/165 OR REC'D JUNE 27, 1914
- ▲ EASEMENT FOR PUBLIC UTILITIES PURPOSES PER BK 476/128 OR REC'D AUGUST 28, 1940



PREPARED UNDER THE SUPERVISION OF:

Angela Dorf 2/20/07
 ANGELA E. DORF, P.L.S. 8010 DATE

JN # 20161038.00

STANTEC CONSULTING INC.
 73-733 FRED WARING DRIVE
 SUITE 100
 PALM DESERT, CA 92260
 760 346 9644

EXHIBIT "A"
LOT LINE ADJUSTMENT NO. 5137
LEGAL DESCRIPTION

PARCEL "A"

THAT PORTION OF PARCEL 1 OF PARCEL MERGER NO. 1699, RECORDED
DECEMBER 13, 2006 AS INSTRUMENT NO. 2006-0912525, O.R., IN THE COUNTY OF
RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS
FOLLOW:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 1 OF SAID PARCEL
MERGER NO. 1699;

THENCE NORTH 00°31'06" EAST 979.82 FEET ALONG THE CENTER LINE OF SAID
SECTION 1;

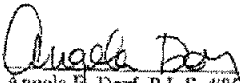
THENCE SOUTH 89°27'42" EAST 1319.43 FEET TO THE EAST LINE OF SAID PARCEL
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THENCE SOUTH 00°23'32" WEST 983.96 FEET ALONG SAID EAST LINE TO THE
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DESCRIBED PARCEL CONTAINS 29.77 ACRES, MORE OR LESS AND AS SHOWN ON
THE ATTACHED PLAT, BY THIS REFERENCE BEING MADE A PART HEREOF.

Prepared under the supervision of:

 Date: 7/20/07
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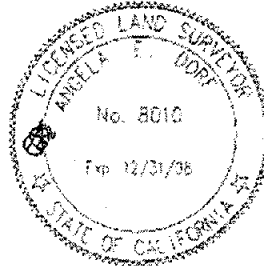


EXHIBIT "A"
LOT LINE ADJUSTMENT NO. 5137
LEGAL DESCRIPTION

PARCEL "B"

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 6 EAST, S.B.M, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 1 OF PARCEL MERGER NO. 1699, RECORDED DECEMBER 13, 2006 AS INSTRUMENT NO. 0912525, OFFICIAL RECORDS OF SAID COUNTY;

THENCE NORTH 00°23'32" EAST 983.96 FEET ALONG THE EAST LINE OF SAID PARCEL 1;

THENCE SOUTH 89°27'42" EAST 689.06 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1940.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 204.15 FEET THROUGH A CENTRAL ANGLE OF 06°01'46", A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS NORTH 06°34'04" EAST;

THENCE SOUTH 00°32'18" WEST 539.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1376.00 FEET, A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS SOUTH 05°22'52" EAST;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 66.58 FEET THROUGH A CENTRAL ANGLE OF 02°46'21" TO THE BEGINNING OF REVERSE CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 306.00 FEET, A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS NORTH 08°09'13" WEST;

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LOT LINE ADJUSTMENT NO. 5137
LEGAL DESCRIPTION

THENCE NORTH 89°16'57" WEST 695.41 FEET TO ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1 TO THE POINT OF THE BEGINNING.

EXCEPTING AND RESERVING THEREFROM AN ACCESS EASEMENT ALONG THE SOUTHERLY 20.00 FEET OF THE ABOVE DESCRIBED PARCEL.

DESCRIBED PARCEL CONTAINS 18.96 ACRES, MORE OR LESS AND AS SHOWN ON THE ATTACHED PLAT, BY THIS REFERENCE BEING MADE A PART HEREOF.

Prepared under the supervision of:

 Date: 2/20/07

Angela E. Dorf, P.L.S. #8010
Expires 12/31/08
STANTEC CONSULTING, INC.
73-733 Fred Waring Drive, Suite 100
Palm Desert, CA 92260
(760) 346-9844

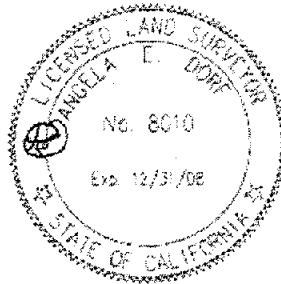


EXHIBIT "A"
LOT LINE ADJUSTMENT NO. 5137
LEGAL DESCRIPTION

PARCEL "C"

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 6 EAST, S.B.M., AND PARCEL 1 OF PARCEL MERGER NO. 1699, RECORDED DECEMBER 13, 2006 AS INSTRUMENT NO. 2006-0912525, O.R., BOTH IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 1 OF SAID PARCEL MERGER NO. 1699;

THENCE SOUTH 89°27'42" EAST 2637.54 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF 38TH AVENUE AS DESCRIBED BY DEED RECORDED APRIL 25, 1960 AS INSTRUMENT NO. 36719 AND AS FILE IN BOOK 2681, PAGE 415, O.R. TO A POINT ON THE EAST LINE OF SAID SECTION 1;

THENCE SOUTH 00°16'00" WEST 407.45 FEET ALONG SAID EAST LINE TO THE BEGINNING A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1940.00 FEET, A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS SOUTH 19°30'56" WEST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 642.56 FEET THROUGH A CENTRAL ANGLE OF 18°58'38";

THENCE NORTH 89°27'42" WEST 2008.49 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 1;

THENCE NORTH 00°31'06" EAST 302.00 FEET ALONG SAID WEST LINE TO THE POINT OF THE BEGINNING.

DESCRIBED PARCEL CONTAINS 18.79 ACRES, MORE OR LESS AND AS SHOWN ON THE ATTACHED PLAT, BY THIS REFERENCE BEING MADE A PART HEREOF.

Prepared under the supervision of:

 Date: 2/20/07

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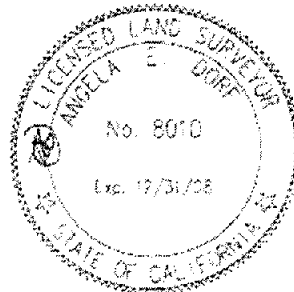


EXHIBIT "A"
LOT LINE ADJUSTMENT NO. 5137
LEGAL DESCRIPTION

PARCEL "D"

THAT PORTION OF THE NORTHEAST QUARTER-OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 6 EAST, S.B.M., IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEGINNING NORTH ONE-SIXTEEN CORNER OF SAID SECTION 1;

THENCE NORTH 00°16'00" EAST 882.65 FEET ALONG THE EAST LINE OF SAID SECTION 1 TO THE BEGINNING A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1940.00 FEET, A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS SOUTH 19°30'56" WEST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 438.41 FEET THROUGH A CENTRAL ANGLE OF 12°56'52", A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS NORTH 06°34'04" EAST;

THENCE SOUTH 00°32'18" WEST 539.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1376.00 FEET, A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS SOUTH 05°22'52" EAST;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 66.58 FEET THROUGH A CENTRAL ANGLE OF 02°46'21" TO THE BEGINNING OF REVERSE CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 306.00 FEET, A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS NORTH 08°09'13" WEST;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 46.20 FEET THROUGH A CENTRAL ANGLE OF 08°38'59", A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS SOUTH 00°29'46" WEST;

THENCE SOUTH 05°09'58" EAST 102.86 FEET;

THENCE SOUTH 02°36'10" EAST 89.81 FEET;

THENCE SOUTH 13°32'01" WEST 117.38 FEET;

THENCE SOUTH 31°47'23" WEST 138.04 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1;


EXHIBIT "A"
LOT LINE ADJUSTMENT NO. 5137
LEGAL DESCRIPTION

THENCE SOUTH 89°16'57" EAST 626.20 FEET TO ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1 TO THE POINT OF THE BEGINNING.

EXCEPTING AND RESERVING THEREFROM AN ACCESS EASEMENT ALONG THE SOUTHERLY 20.00 FEET OF THE ABOVE DESCRIBED PARCEL.

DESCRIBED PARCEL CONTAINS 10.43 ACRES, MORE OR LESS AND AS SHOWN ON THE ATTACHED PLAT, BY THIS REFERENCE BEING MADE A PART HEREOF.

Prepared under the supervision of:

 Date: 2/20/07
Angela El Dorf, P.L.S. #8010
Expires 12/31/08
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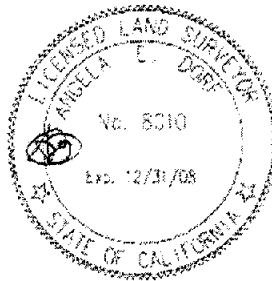


EXHIBIT "B"

SHEET 1 OF 1

N 1/2, NE 1/4, SEC 1, T.5S., R.6E.

NE COR SEC 1

38TH AVENUE

N 89°27'42"W 2617.54'

N 19°30'56"E (R)

407.45'

- △ EASEMENT FOR ROAD PURPOSES PER BK 2469/271 OR REC'D MAY 12, 1939
- △ EASEMENT FOR ROAD PURPOSES PER INST. NO. 106899 OR REC'D JULY 22, 1976
- △ EASEMENT FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES PURPOSES PER BK 397, PG 165 OR REC'D JUNE 27, 1914

PARCEL "C"

626-150-024

18.79 AC

35'

CURVE DATA	NO.	RADIUS	DELTA	ARC
C1	306.00'	08°38'58"	46.20'	
C2	1726.60'	02°46'21"	66.58'	
C3	1940.00'	06°07'46"	204.15'	

626-150-023
EASEMENT FOR PUBLIC UTILITIES PURPOSES PER BK 476, PG 1281 OR REC'D AUGUST 28, 1940

PARCEL "B"

18.96 AC

N00°31'06"E 1281.82'

979.82'

CPM 1699
INST. 2006-0912525
PARCEL 1

PARCEL "A"

29.77 AC

SCALE: 1" = 300'

P.O.B. PARCEL "A"

1321.61'

P.O.B. PARCEL "B"

N 89°16'57"W 2641.22'

N 00°23'32"E 983.96'

20' ACCESS EASEMENT

N 02°36'10"W 88.81'

N 05°09'58"W 102.86'

N 13°32'01"E 117.38'

N 31°47'25"E 138.04'

N 02°39'46"E (R)

N 05°22'52"W (R)

N 08°09'13"W (R)

N 00°32'18"E 539.01'

N 05°34'04"E (R)

N 19°30'56"E (R)

882.65'

PARCEL "D"

10.43 AC

626.20'

30'

N 1/16

WASHINGTON STREET

N 00°16'00"E 1290.10'

14.00'

N 1/4 COR SEC 1

P.O.B. PARCEL "C"

302.00'

1319.43'

N 89°27'42"W 2008.49'

688.06'

18.79 AC

626-150-022

N 06°34'04"E (R)

Δ = 18°58'38" L = 642.56'

Δ = 12°36'52" L = 438.47'

Δ = 18°58'38" L = 642.56'

R = 1940.00'

407.45'

882.65'

N 00°32'18"E 539.01'

N 05°34'04"E (R)

N 19°30'56"E (R)

- NOTE:
1. THIS LOT LINE ADJUSTMENT DOESN'T AFFECT OR SUPERSEDE ANY EXISTING EASEMENTS ON THE PROPERTY
 2. THE PROPOSED LOT LINE WILL NOT LATERALLY INTERSECT A GRADED MANUFACTURED SLOPE.
 3. NO DRAINAGE FROM THE TRIBUTARY AREA ABOVE A MANUFACTURED SLOPE WILL SHEET FLOW OVER THE SLOPE FACE.
- APR. 626-150-015 THRU 017 & 626-150-022 THRU 024

LEGEND:


- NEW LOT LINE
- EXISTING LOT LINE TO REMAIN
- EXISTING LOT LINE TO BE DELETED

LOT LINE ADJUSTMENT NO. 5137

PREPARED UNDER THE SUPERVISION OF:

JUN # 20161038.00

ANGELA E. DORR, P.L.S. 8010 DATE

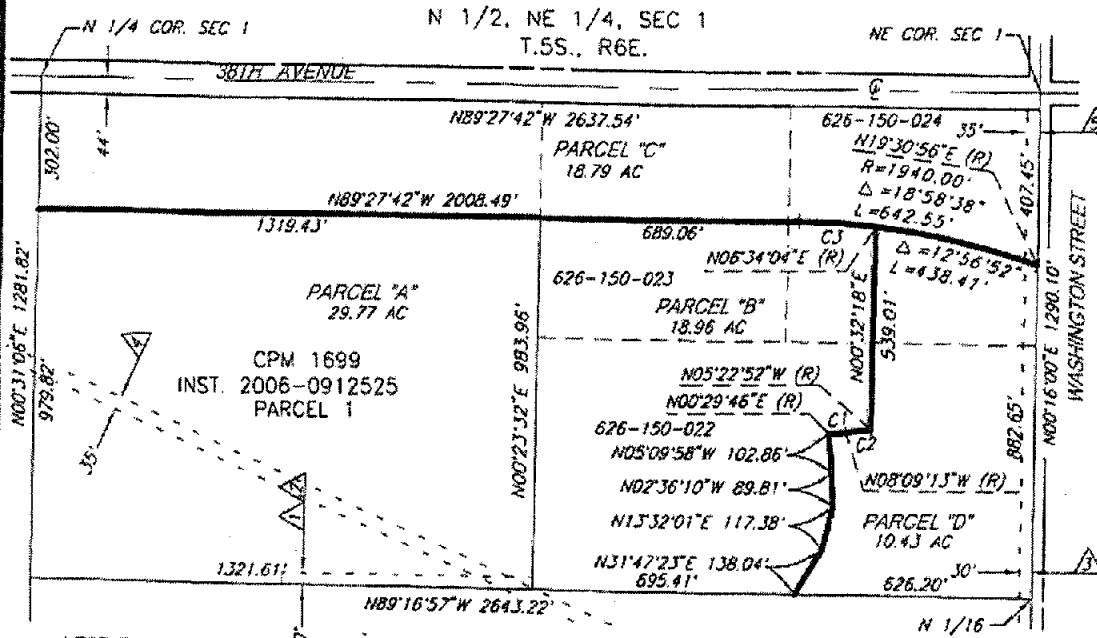


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EXHIBIT "C" - SITE PLAN LOT LINE ADJUSTMENT NO.5137

SHEET 1 OF 1



LEGEND:

- NEW LOT LINE
- EXISTING LOT LINE TO REMAIN
- EXISTING LOT LINE TO BE DELETED

CURVE DATA

NO.	RADIUS	DELTA	ARC
C1	306.00'	08°38'59"	46.20'
C2	1376.00'	02°46'21"	66.58'
C3	1940.00'	06°01'46"	204.15'

DESCRIPTION:

THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 6 EAST, S.B.M., IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

EXCEPTING THEREFROM THE NORTHERLY 44.00 FEET THEREOF, AS GRANTED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED APRIL 25, 1960 AS INSTRUMENT NO. 35719 AND AS FILE IN BOOK 2681, PAGE 415, O.R.

ASSESSOR'S PARCEL NUMBER(S): 626-150-015 THRU 017 & 626-150-022 THRU 024

SCALE: 1"=400'

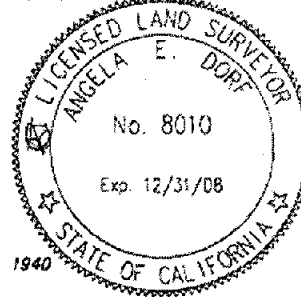
NOTE: VACANT LAND, NO STRUCTURE & UTILITIES

EASEMENT NOTES:

- ▲ EASEMENT FOR ROAD PURPOSES PER BK. 2469/271 OR REC'D MAY 12, 1959
- ▲ EASEMENT FOR ROAD PURPOSES PER INST. NO. 106899 OR REC'D JULY 22, 1976
- ▲ EASEMENT FOR ROAD PURPOSES PER BK 557/557 OR REC'D OCTOBER 27, 1942
- ▲ EASEMENT FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES PURPOSES PER BK 397/165 OR REC'D JUNE 27, 1914
- ▲ EASEMENT FOR PUBLIC UTILITIES PURPOSES PER BK 476/128 OR REC'D AUGUST 28, 1940

PREPARED UNDER THE SUPERVISION OF:

Angela Dorf 2/20/08
ANGELA E. DORF, P.L.S. #8010 DATE



JN # 20161038.00

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