

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

231



FROM: Economic Development Agency

SUBMITTAL DATE:
July 29, 2008

SUBJECT: Resolution No. 2008-256, Authorization to Purchase APN 607-040-066 and reimbursement of expenditures by Riverside County Palm Desert Financing Authority Bond Proceeds, District 4

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt County Resolution No. 2008-256, Authorization to Purchase Real Property located in the unincorporated community of Bermuda Dunes, known as APN 607-040-066;
2. Approve and authorize the Chairman of the Board of Supervisors to execute the Acquisition Agreement between the County of Riverside and Christian Schools of the Desert;
3. Approve and authorize the Chairman of the Board of Supervisors to execute the Lease Agreement between the County of Riverside and Christian Schools of the Desert;
4. Authorize the expenditure of up to \$6,000,000 for escrow and other related fees from Capital Improvement Program Funds to be reimbursed by the Riverside County Palm Desert Financing Authority Bond proceeds;
5. Authorize the Clerk to the Board to certify acceptance of any documents pertaining to this Transaction; and
6. Authorize the Assistant County Executive Officer/EDA or designee to execute and take all necessary steps to implement the Acquisition Agreement including signing subsequent, necessary related documents to complete this transaction.

(Continued on page 2)

Robin Zimpfer

Robin Zimpfer
Assistant County Executive Officer/EDA

RZ:DL:TE:JP:AG:kh:ag

S:\RealProperty\Real Property\District Projects\Dist 4\CSOD\Form 11 EDA Auth to Purchase 6-17-08.doc

FINANCIAL DATA	Current F.Y. Total Cost:	\$6,000,000	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2008/2009

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: No

SOURCE OF FUNDS: Capital Improvement Program funds to be reimbursed by the Riverside County Palm Desert Financing Authority Bond Proceeds	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE

BY *Jennifer L. Sargent*

Jennifer L. Sargent

County Executive Office Signature

Reviewed by CIP TEAM
 Departmental Confidential
 Haines
 DATE
 MICHELLE CLACK
 FORM APPROVED COUNTY COUNSEL
 BY: Michelle Clack

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

Prev. Agn. Ref.: 6/29/08 #6.26 **District:** 4 **Agenda Number:**

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3.37

BACKGROUND: On June 29, 2008, Item #3.26, the Board adopted County Resolution 2008-255, giving notice of the County's intent to purchase APN 607-040-066 the "Subject Property," for the construction of public improvements which may include a public park.

Since the area is nearly built-out, finding space to construct needed public improvements has been difficult, and the acquisition of the Subject Property will provide sufficient space to construct the proposed public improvements. Additionally, the proposed acquisition will not require any displacements and the owner is a willing seller.

The Subject Property will be leased back to Christian Schools of the Desert the "Sellers," for a maximum period of six (6) years for \$1.00 per year while the new school is being constructed on another site.

The acquisition and leasing-back of the real property with existing improvements is exempt from the California Environmental Quality Act pursuant to Guidelines Section 15301 (existing facilities) because the acquisition and lease of the property and existing structures will not expand the current use of the site.

The funds required for the purchase of the Subject Property will initially be provided by the County Capital Improvement Program funds. After bonds are issued, the Riverside County Palm Desert Financing Authority will reimburse the County for the expenditure from the Bond proceeds.

County Counsel has approved the item as to form and staff recommends adoption of Resolution No. 2008-256, authorizing the County to purchase Subject Property and authorizing the allocation of \$6,000,000 which includes the costs of escrow and other related fees from the Capital Improvement Program funds to be reimbursed by the Riverside County Palm Desert Financing Authority Bond Proceeds.

**COUNTY RESOLUTION NO. 2008-256
AUTHORIZING THE PURCHASE OF REAL PROPERTY IN THE
UNINCORPORATED COMMUNITY OF BERMUDA DUNES, APPROVING THE
LEASE AGREEMENT WITH CHRISTIAN SCHOOLS OF THE DESERT AND
AUTHORIZING REIMBURSEMENT OF EXPENDITURES RELATING TO THE
ACQUISITION OF ASSESSOR PARCEL NUMBER 607-040-066
Fourth Supervisorial District**

WHEREAS, pursuant to Government Code Section 23004 the County of Riverside ("County") may purchase, receive by gift or bequest, and hold land within its limits, or elsewhere when permitted by law; and

WHEREAS, the County has identified real property suitable for intended public improvements which may include a public park; and

WHEREAS, on July 1, 2008, the Board of Supervisors adopted County Resolution Number 2008-255 approving the notice of intent to purchase Assessor's Parcel Number 607-040-066, hereinafter referred to as the "Subject Property"; and

WHEREAS, the Subject Property is approximately 12.37 acres, also commonly known as 40-700 Yucca Lane; located in the unincorporated community of Bermuda Dunes and described on Exhibit "1," attached hereto and made a part hereof; and

WHEREAS, the Subject Property is improved with existing buildings and is the current site of the Christian Schools of the Desert, hereinafter referred to as "CSOD,"; and

WHEREAS, based on a current fee appraisal report, County has negotiated a purchase price of Five Million Two Hundred Eighty Five Thousand Five Hundred Dollars (**\$5,285,500**) for the Subject Property which is consistent with the current market values in the surrounding areas; and

WHEREAS, County expects to expend approximately **\$5,285,500**, plus escrow fees for the purchase of the Subject Property, hereinafter referred to as the "Acquisition"; and

WHEREAS, upon close of escrow for the Subject Property, County will lease the

FORM APPROVED COUNTY COUNSEL
DATE 7/17/08
MICHELLE CLACK

1 Subject Property to CSOD according to the terms and conditions set forth in the Lease
2 Agreement included in Exhibit "2", which is attached hereto and made a part hereof; and

3 **WHEREAS**, prior to County using the Subject Property for the proposed public
4 improvements, which may include a public park, County understands and agrees to fully
5 comply with the California Environmental Quality Act; and

6 **WHEREAS**, County intends to enter into a long-term lease arrangement
7 hereinafter referred to as the "Lease Financing" to finance the Acquisition and related
8 costs; and

9 **WHEREAS**, County expects that the maximum principal amount of the Lease
10 Financing that would be used for the Acquisition and related costs will not exceed
11 \$6,000,000; and

12 **WHEREAS**, County intends to use a portion of the proceeds of such Lease
13 Financing to reimburse expenditures made by County for the Acquisition and related
14 costs prior to the consummation of the Lease Financing and such expenditures would
15 be properly chargeable to a capital account under general federal income tax principles;
16 and

17 **WHEREAS**, County reasonably expects to make the reimbursement allocation
18 no later than 18 months after the later of (i) the date on which the earliest original
19 expenditure is paid, or (ii) the date on which the project is placed in service (or
20 abandoned), but in no event later than three years after the date on which the earliest
21 original expenditure for the project is paid; and

22 **WHEREAS**, at the time of the reimbursement, County will evidence the
23 reimbursement in writing which identifies the allocation of the proceeds of the Lease
24 Financing to County for the purpose of reimbursing County for the capital expenditures
25 made prior to the consummation of the Lease Financing;

26 **BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of
27 Supervisors of the County of Riverside, State of California, in regular session
28 assembled on July 29, 2008 as follows: The nature of the Subject Property to be

1 purchased is improved, and is the current site of the Christian Schools of the Desert,
2 totaling approximately 12.37 acres; situated at the southeast corner of Yucca Lane and
3 Emerald Crest Drive in the unincorporated community of Bermuda Dunes, County of
4 Riverside, State of California.

5 1. That the Board hereby finds and declares that the above recitals are true
6 and correct.

7 2. That the County of Riverside is authorized to purchase real property
8 identified as Assessor's Parcel Number 607-040-066 in the unincorporated community
9 of Bermuda Dunes, County of Riverside.

10 3. That the Chairman of the Board of Supervisors is hereby authorized to
11 execute the Acquisition Agreement and sign any and all documents necessary to
12 complete the transaction.

13 4. That the County of Riverside is authorized to lease the Subject Property
14 back to CSOD pursuant to the terms and conditions set forth in the Lease Agreement
15 included in Exhibit "2".

16 5. That the Chairman of the Board of Supervisors is hereby authorized to
17 execute the Lease Agreement and sign any and all documents necessary to implement
18 the Lease Agreement between County and CSOD.

19 6. That, in accordance with Section 1.150-2 of the Treasury Regulations,
20 County declares its intentions to consummate a Lease Financing, in a principal amount
21 not exceeding \$6,000,000, a portion of the proceeds of which will be used to reimburse
22 County for certain capital expenditures relating to the Acquisition made prior to the
23 consummation of the Lease Financing.

24 7. That the Assistant Executive Officer/EDA is hereby authorized to take all
25 necessary steps to implement the Acquisition Agreement and the Lease Agreement
26 including signing subsequent, necessary related documents to complete this
27 transaction.

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EXHIBIT "1"

All that certain real property situated in the County of Riverside, State of California, described as follows:

Parcel A:

That portion of the Northwest $\frac{1}{4}$ of Section 7, Township 5 South, Range 7 East, in the County of Riverside, State of California, according to the Official Plat thereof, described as follows:

Commencing at the Southeast corner of the Northwest $\frac{1}{4}$ of said Section 7, as shown on Record of Survey of a portion of Section 7, Township 5 South, Range 7 East, San Bernardino Base and Meridian, and of Lots 27, 28, 29 and 30 of Records of Survey Book 20, Page 81, Riverside County Records, on file in Book 23, Page 43 of Records of Survey, Riverside County Records;

Thence North $00^{\circ} 13' 30''$ West, on the Easterly line of said Northwest $\frac{1}{4}$, 664.35 feet, more or less, to the Southeast corner of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 7, for the true point of beginning;

Thence Northerly on said Easterly line, 486 feet to a point 178.45 feet, South of the Southeast corner of Parcel 121 as shown on said Record of Survey;

Thence South $89^{\circ} 19' 08''$ West, 663.44 feet, to a point which bears South $00^{\circ} 07' 00''$ East from the Southwest corner of said Parcel 121;

Thence North $00^{\circ} 07' 00''$ West, 178.37 feet, to the Southwest corner of said Parcel 121;

Thence South $89^{\circ} 19' 199''$ West, 663.11 feet, to the Northeast corner of Parcel 132 as shown on said Record of Survey;

Thence South $00^{\circ} 00' 30''$ East, 664.40 feet, more or less, to the Southwest corner of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 7;

Thence Easterly, on the Southerly line of said North $\frac{1}{2}$, to the true point of beginning.

Excepting therefrom that portion described as follows:

That portion of the Northwest $\frac{1}{4}$ of Section 7, Township 5 South, Range 7 East, San Bernardino Base and Meridian, described as follows:

Commencing at the Southeast corner of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section;

Thence Northerly on the Easterly line of said Northwest $\frac{1}{4}$ 324 feet, more or less, to the Southeast corner of that certain parcel conveyed to Garo Garabedian, an unmarried man, by deed recorded March 15, 1957 as Instrument No. 19152 of Official Records;

Thence Westerly on the Southerly line of said parcel so conveyed 663.44 feet, more or less, to the Southwest corner thereof;

Thence South $0^{\circ} 07' 00''$ East, on the Southerly extension of the Westerly line of said parcel so conveyed 324 feet, more or less, to the Southerly line of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section;
Thence North $89^{\circ} 19' 08''$ East, on said Southerly line, 663.44 feet, more or less, to the point of beginning.

Also Excepting therefrom that portion thereof as follows:

That portion of the Northwest $\frac{1}{4}$ of Section 7, Township 5 South, Range 7 East, San Bernardino Base and Meridian, described as follows:

Commencing at the Southwest corner of Parcel 121, as shown on Record of Survey entitled "Record of Survey of a portion of Section 7, Township 5 South, Range 7 East, San Bernardino Base and Meridian, and Lots 27, 28, 29 and 30 of Record of Survey, Book 20, Page 81, records of Riverside County, California, on file in Book 23, Page 43 of Records of Survey, Riverside County Records;
Thence South $0^{\circ} 07' 0''$ East, 178.37 feet to the Southwest corner of that certain parcel of land conveyed to Charles S. Tune and Ophelia E. Tune, husband and wife, by deed recorded April 3, 1956 as Instrument No. 23235 of Official Records, for the true point of beginning;
Thence continuing South $0^{\circ} 07' 0''$ East on the Southerly prolongation of the Westerly line of the parcel described hereinabove, 162 feet;
Thence Easterly 663.44 feet, more or less, to the Southwest corner of Parcel 110 of said Record of Survey;
Thence North $0^{\circ} 13' 30''$ West on the Westerly line of Parcel 110, 162 feet to the Southeast corner of that certain parcel of land conveyed to Charles S. Tune and Ophelia Tune, husband and wife, hereinabove described;
Thence South $89^{\circ} 19' 08''$ West on the Southerly line of said Parcel 663.44 feet to the true point of beginning.

Also Excepting therefrom that portion described as follows:

Commencing at the Northwest corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 7, Township 5 South, Range 7 East, San Bernardino Base and Meridian, as shown on Record of Survey filed in Book 8, Page 74 of Records of Survey of Riverside County, California, being also in the centerline of Yucca Lane at the Northeast corner the Parcel 132 of Record of Survey filed in Book 23, Page 43 of Records of Survey, records of Riverside County, California;
Thence South $0^{\circ} 00' 30''$ East, along the Westerly line of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 7, as shown on said Record of Survey filed in Book 8, Page 74 of Records of Survey, being also in the Easterly line of said Parcel 132, and in the centerline of said Yucca Lane, 30.00 feet, to a point in a line which is parallel to and 30 feet Southerly (measured at right angles) from the Southerly line of Parcel 122 as shown on said Record of Survey filed in Book 23, Page 43 of Records of Survey;
Thence North $89^{\circ} 19' 15''$ East, along said parallel line, 30.00 feet, to a point in a line which is parallel to and 30 feet Easterly (measured at right angles) from said

centerline of Yucca Lane, being the true point of beginning of the parcel of land being described;

Thence continuing North 89° 19' 15" East, along said first mentioned parallel line, 45 feet;

Thence South 0° 00' 30" East, parallel to said centerline of Yucca Lane, 30.00 feet, to a point in a line which is parallel to and 60 feet Southerly (measured at right angles) from said Southerly line of Parcel 122;

Thence South 89° 19' 15" West, along said last mentioned parallel line, 45.00 feet, to a point in said previously mentioned line which is parallel line which is parallel to and 30 feet Easterly (measured at right angles) from said centerline of Yucca Lane;

Thence North 0° 00' 30" West, parallel to said centerline of Yucca Lane, 30.00 feet to said true point of beginning.

Parcel B:

The Northerly 317.00 feet of the following described parcel:

That portion of the Southwest ¼ of the Southeast ¼ of the Northwest ¼ of Section 7, Township 5 South, Range 7 East, San Bernardino Base and Meridian, according to the Official Plat thereof, described as follows:

Beginning at the intersection of the centerline of Yucca Lane with the centerline of 41st Avenue;

Thence East, along said centerline of 41st Avenue, 332.76 feet to a point that is 332.76 feet West of the Southeast ¼ of the Southwest ¼ of the Southeast ¼ of the Northwest ¼ and point being the true point of beginning;

Thence North, in a direct line to a point on the North line of said Southwest ¼;

Thence West along said North line 166.06 feet to a point that is distant East, 166.06 feet from the centerline of Yucca Lane;

Thence South in a direct line, 664.31 feet to a point on the centerline of 41st Avenue, said point being 166.38 feet East of the intersection of the centerlines of Yucca Lane and 41st Avenue;

Thence East, along the centerline of 41st Avenue, 166.38 feet to the true point of beginning.

Excepting therefrom any portion included within 41st Avenue.

THIS MAP HAS BEEN PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR ANY DEFECTS OF THE DATA SHOWN. ASSESSOR'S PARCEL MAP NOT COMPLETE WITH LOCAL GOV'T OR BUILDING SITE ORDINANCES.

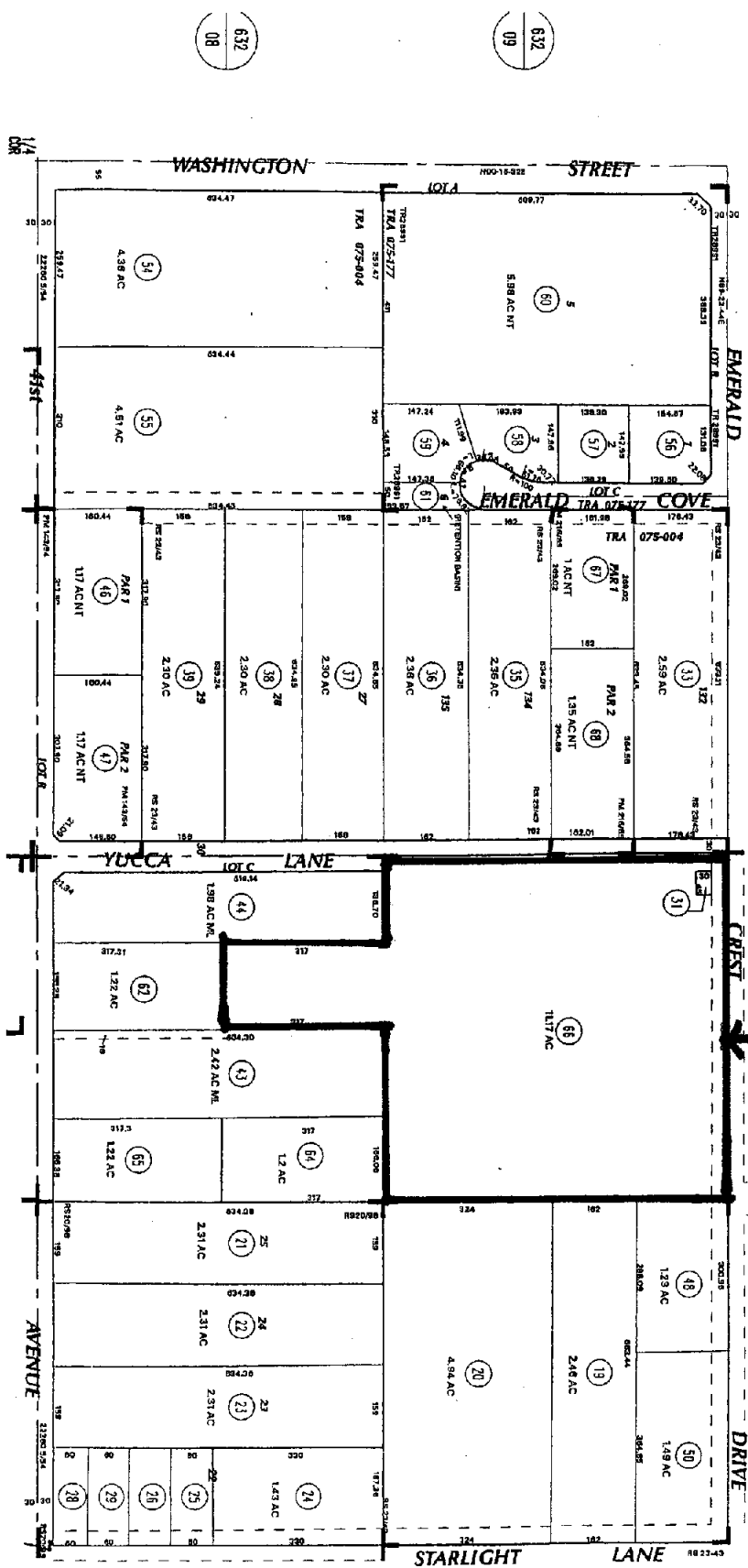
OCT 30 2008

POR. NW 7 T. 5S., R. 7E

T.R.A. 075-004
075-177

607-04

SUBJECT PROPERTY



ASSESSOR'S MAP BK807 PG. 04
Riverside County, Calif.

ADW

DATE: 9/5 9/74

WB 290/58-80 TRACT MAP NO 28991
RS 20/98 RECORD OF SURVEY
RS 23/43 RECORD OF SURVEY
PM 143/54-55 PARCEL MAP 22023
PM 219/89-90 PARCEL MAP 31909

NOV 2 2008
OCT 2008

DATE	JOB NUMBER	PREPARED BY	DATE
11/27/07	11	11	11/27/07
11/27/07	12	12	11/27/07
11/27/07	13	13	11/27/07
11/27/07	14	14	11/27/07
11/27/07	15	15	11/27/07
11/27/07	16	16	11/27/07
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11/27/07	28	28	11/27/07
11/27/07	29	29	11/27/07
11/27/07	30	30	11/27/07
11/27/07	31	31	11/27/07

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Parcel A:

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Commencing at the Southeast corner of the Northwest $\frac{1}{4}$ of said Section 7, as shown on Record of Survey of a portion of Section 7, Township 5 South, Range 7 East, San Bernardino Base and Meridian, and of Lots 27, 28, 29 and 30 of Records of Survey Book 20, Page 81, Riverside County Records, on file in Book 23, Page 43 of Records of Survey, Riverside County Records;
Thence North $00^{\circ} 13' 30''$ West, on the Easterly line of said Northwest $\frac{1}{4}$, 664.35 feet, more or less, to the Southeast corner of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 7, for the true point of beginning;
Thence Northerly on said Easterly line, 486 feet to a point 178.45 feet, South of the Southeast corner of Parcel 121 as shown on said Record of Survey;
Thence South $89^{\circ} 19' 08''$ West, 663.44 feet, to a point which bears South $00^{\circ} 07' 00''$ East from the Southwest corner of said Parcel 121;
Thence North $00^{\circ} 07' 00''$ West, 178.37 feet, to the Southwest corner of said Parcel 121;
Thence South $89^{\circ} 19' 199''$ West, 663.11 feet, to the Northeast corner of Parcel 132 as shown on said Record of Survey;
Thence South $00^{\circ} 00' 30''$ East, 664.40 feet, more or less, to the Southwest corner of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 7;
Thence Easterly, on the Southerly line of said North $\frac{1}{2}$, to the true point of beginning.

Excepting therefrom that portion described as follows:

That portion of the Northwest $\frac{1}{4}$ of Section 7, Township 5 South, Range 7 East, San Bernardino Base and Meridian, described as follows:

Commencing at the Southeast corner of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section;
Thence Northerly on the Easterly line of said Northwest $\frac{1}{4}$ 324 feet, more or less, to the Southeast corner of that certain parcel conveyed to Garo Garabedian, an unmarried man, by deed recorded March 15, 1957 as Instrument No. 19152 of Official Records;
Thence Westerly on the Southerly line of said parcel so conveyed 663.44 feet, more or less, to the Southwest corner thereof;

Thence South $0^{\circ} 07' 00''$ East, on the Southerly extension of the Westerly line of said parcel so conveyed 324 feet, more or less, to the Southerly line of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section;
Thence North $89^{\circ} 19' 08''$ East, on said Southerly line, 663.44 feet, more or less, to the point of beginning.

Also Excepting therefrom that portion thereof as follows:

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Thence continuing South $0^{\circ} 07' 0''$ East on the Southerly prolongation of the Westerly line of the parcel described hereinabove, 162 feet;
Thence Easterly 663.44 feet, more or less, to the Southwest corner of Parcel 110 of said Record of Survey;
Thence North $0^{\circ} 13' 30''$ West on the Westerly line of Parcel 110, 162 feet to the Southeast corner of that certain parcel of land conveyed to Charles S. Tune and Ophelia Tune, husband and wife, hereinabove described;
Thence South $89^{\circ} 19' 08''$ West on the Southerly line of said Parcel 663.44 feet to the true point of beginning.

Also Excepting therefrom that portion described as follows:

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Thence South $0^{\circ} 00' 30''$ East, along the Westerly line of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 7, as shown on said Record of Survey filed in Book 8, Page 74 of Records of Survey, being also in the Easterly line of said Parcel 132, and in the centerline of said Yucca Lane, 30.00 feet, to a point in a line which is parallel to and 30 feet Southerly (measured at right angles) from the Southerly line of Parcel 122 as shown on said Record of Survey filed in Book 23, Page 43 of Records of Survey;
Thence North $89^{\circ} 19' 15''$ East, along said parallel line, 30.00 feet, to a point in a line which is parallel to and 30 feet Easterly (measured at right angles) from said

centerline of Yucca Lane, being the true point of beginning of the parcel of land being described;
Thence continuing North $89^{\circ} 19' 15''$ East, along said first mentioned parallel line, 45 feet;
Thence South $0^{\circ} 00' 30''$ East, parallel to said centerline of Yucca Lane, 30.00 feet, to a point in a line which is parallel to and 60 feet Southerly (measured at right angles) from said Southerly line of Parcel 122;
Thence South $89^{\circ} 19' 15''$ West, along said last mentioned parallel line, 45.00 feet, to a point in said previously mentioned line which is parallel line which is parallel to and 30 feet Easterly (measured at right angles) from said centerline of Yucca Lane;
Thence North $0^{\circ} 00' 30''$ West, parallel to said centerline of Yucca Lane, 30.00 feet to said true point of beginning.

Parcel B:

The Northerly 317.00 feet of the following described parcel:

That portion of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 7, Township 5 South, Range 7 East, San Bernardino Base and Meridian, according to the Official Plat thereof, described as follows:

Beginning at the intersection of the centerline of Yucca Lane with the centerline of 41st Avenue;
Thence East, along said centerline of 41st Avenue, 332.76 feet to a point that is 332.76 feet West of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and point being the true point of beginning;
Thence North, in a direct line to a point on the North line of said Southwest $\frac{1}{4}$;
Thence West along said North line 166.06 feet to a point that is distant East, 166.06 feet from the centerline of Yucca Lane;
Thence South in a direct line, 664.31 feet to a point on the centerline of 41st Avenue, said point being 166.38 feet East of the intersection of the centerlines of Yucca Lane and 41st Avenue;
Thence East, along the centerline of 41st Avenue, 166.38 feet to the true point of beginning.

Excepting therefrom any portion included within 41st Avenue.

