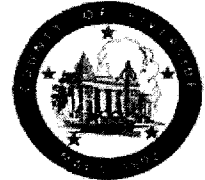


**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

422



**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
February 18, 2010

**SUBJECT:** Resolution No. 2010-039, Notice of Intention to Adopt a Resolution of Necessity Regarding the Timoteo Site for the Public Safety Enterprise Communication Project

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Approve Resolution No. 2010-039, Notice of Intention to Adopt a Resolution of Necessity Regarding the Timoteo Site for the Public Safety Enterprise Communication Project (portions of Assessor's Parcel Number 473-140-001);

(Continued)

Robert Field  
Assistant County Executive Officer/EDA

<b>FINANCIAL DATA</b>	<b>Current F.Y. Total Cost:</b>	\$45,400	<b>In Current Year Budget:</b>	Yes
	<b>Current F.Y. Net County Cost:</b>	\$ -0-	<b>Budget Adjustment:</b>	No
	<b>Annual Net County Cost:</b>	\$ -0-	<b>For Fiscal Year:</b>	09/10
<b>SOURCE OF FUNDS:</b> PSEC Budget			<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
			<b>Requires 4/5 Vote</b>	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:**

APPROVE

County Executive Office Signature Jennifer I. Sargent

- Policy
- Consent
- Policy
- Consent

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

FISCAL PROCEDURES APPROVED  
 ROBERT E. BYRD, AUDITOR-CONTROLLER  
 BY: [Signature] 3/18/10  
 SUSANA GARCIA-BOCANEGRA  
 FORM APPROVED COUNTY COUNSEL  
 BY: [Signature] 3/2/2010  
 GLENN R. BELOIAN  
 DATE  
 RCIT  
 Matthew Frymire, CIO  
 Departmental Concurrence

**RECOMMENDED MOTION:** (Continued)

2. Set a public hearing for May 25, 2010, for Resolution No. 2010-005, Authorizing Resolution of Necessity Regarding the Timoteo Site for the Public Safety Enterprise Communication Project; and
3. Direct the Clerk of the Board to send the required notice to the property owners as required per Section 1245.235 of the Code of Civil Procedure.

**BACKGROUND:**

The County of Riverside currently operates an 800 MHz radio system for Law Enforcement and emergency first responder voice communication that is lacking in coverage and functionality. The current system has a reduced level of radio coverage throughout the County. The County of Riverside's fire and law enforcement agencies currently utilize approximately 21 transmission towers to provide voice and data transmission capabilities to assigned personnel in the field. As currently configured, the system provides voice coverage to only about 60 percent of the County. The communication system now in use is at the end of its useful life, and is no longer adequate to meet the County's voice coverage and capacity needs. Voice coverage is also lacking in geographic areas of the County critical to public safety first responders. Population growth within the County is necessitating the expansion of the voice and data coverage footprint. Additionally, due to increases in the County's emergency first responder radio usage, additional traffic-carrying capacity is required to meet the needs of emergency services personnel to serve the public. The goal of the Public Safety Enterprise Communication project is to replace the current radio system with a new system. The new system's voice coverage will exceed 90% of the geographic area of the County. This expansion of coverage can only be achieved by expanding the associated infrastructure. The new system is urgently needed to ensure the safety of the public, Sheriff's deputies and firefighters.

The main goal of acquiring additional sites for transmission towers is to increase public and responder safety. By expanding the area of radio coverage and increasing signal strength, responders will be able to quickly assist community members, call for assistance, and maintain communications with dispatch.

In order to achieve the functionality goals established by the Riverside County Sheriff's Department and the Riverside County Fire Department (which are listed in the following sentence), the PSEC Project must significantly increase the number of transmission towers from the currently existing number of 21 such towers to the increased number of 75 towers. Adding those additional transmission towers will result in many benefits to the radio transmitting capabilities of County public safety personnel, including an increased geographical coverage area that will cover at least 90% of Riverside County (including recently constructed warehouses, schools, and residential areas); an increased ability to penetrate into buildings and other structures (including specifically into Sheriff's stations, courthouse, jails, the Riverside County Regional Medical Center, dispatch centers, Sheriff administration buildings, and the Riverside County Administrative Center); an increased ability to communicate with the corresponding systems of the Federal government, of other Counties, and of Cities; an increased voice and data-carrying capacity (which among other benefits will result in better voice clarity); and a more dependable system.

**BACKGROUND:** (Continued)

Acquisition by the County of the subject two acquisition parcel areas (on Riverside County Assessor's Parcel Number 473-140-001) is needed for the construction of an accessible transmission tower that will provide those listed benefits to a geographical area that (generally) includes the following areas: the Norton Younglove Reserve, the City of Moreno Valley, Redlands Blvd from the 60 freeway North to San Timoteo Canyon Road and portions of Highway 79. It will also provide microwave connectivity necessary to connect Hemet to Box Springs.

Specifically, the .98 acre acquisition area is needed for a communications facility including a transmission tower and equipment shelter (the "Communications Site"); and the 1.36 acre acquisition area is needed for an access road that will be used for vehicular access to and from the Communications Site, and for overhead electrical lines that will extend electrical service to the Communications Site (the "Access Road").

Attached to this Form 11 are the legal descriptions of the Communications Site and the Access Road, a map that visually depicts the Communications Site and Access Road, and copies of Riverside County Assessor's Parcel Map Numbers 473-14 and 473-12 (which visually depict APN 473-140-001 and the area surrounding APN 473-140-001). Before choosing the subject Communications Site as the location for the Timoteo transmission tower, the County considered and then rejected eleven alternative locations for that transmission tower. Based upon certain important considered criteria, including the extent of the voice transmission coverage area, the microwave connectivity to other network sites, the proximity of electrical power service to the site, and the proximity of access roads to the site, the availability of an appropriate construction staging platform on the site, the communicability of the site with other sites in the County's system, and the existence of excessive coverage overlap with other sites (including such overlap that would result in interference), the subject Communications Site is the best overall choice for the location of the important Timoteo transmission tower.

The Public Safety Enterprise Communication (PSEC) Environmental Impact Report was approved by the Board of Supervisors on September 2, 2008.

The Economic Development Agency (EDA) has presented an offer to the property owner of Assessor's Parcel Number 473-140-001, as required by Government Code Section 7267.2. The price offered is consistent with current property values in the Badlands area based on an independent appraisal report. EDA has also offered to pay the reasonable costs, not-to-exceed \$5,000 as required by California Code of Civil Procedure Section 1263.025, for the property owner to obtain their own independent appraisal.

Although negotiations are still in progress, settlements have not been reached with the property owner. In order to ensure timely acquisition of the property, it is necessary to initiate initial steps of condemnation and it is recommended that a resolution of necessity be set for consideration, regarding the Timoteo site near Redlands Boulevard in the Badlands area of Riverside County, on May 25, 2010.

**BACKGROUND:** (Continued)

The County is authorized to acquire property by eminent domain under various authorities, including Article 1, Section 19 of the California Constitution; Section 25350.5 of the Government Code; and Sections 1240.010, 1240.020, 1240.030, 1240.040, 1240.110, 1240.410, 1240.510, and 1240.610 of the Code of Civil Procedure.

The Resolution has been reviewed and approved by County Counsel as to legal form.

**FINANCIAL DATA:**

The following summarizes the estimated funding necessary for the acquisition of the required portion of Assessor's Parcel Number 473-140-001:

Appraised Value:	\$45,400
------------------	----------

Any necessary budget adjustment will be brought forward under separate cover seeking authorization to adopt a resolution of necessity.

All costs associated with this property acquisition are fully funded in the PSEC budget for FY 2009/10. Thus, no additional net county cost will be incurred as a result of this transaction.

## EXHIBIT "A"

### Parcel "A" (Legal Description-Communications Site)

All that certain property situated in Section 25, Township 2 South, Range 3 West, San Bernardino Meridian, in the County of Riverside, State of California described as follows:

**Commencing** at the Southwest corner of Section 25;

**thence** North 4°49'25" East, along the West line of Section 25, a distance of 1268.79 feet;

**thence** North 80°01'28" East, a distance of 44.59 feet to the beginning of a tangent curve to the left with a radius of 200.00 feet;

**thence** easterly along said curve, through a central angle of 18°35'36", an arc distance of 64.90 feet;

**thence** North 61°25'52" East, a distance of 128.25 feet to the beginning of a tangent curve to the right with a radius of 200.00 feet;

**thence** easterly along said curve through a central angle of 32°51'18", an arc distance of 114.68 feet;

**thence** South 85°42'51" East, a distance of 216.40 feet to the beginning of a tangent curve to the left with a radius of 275.00 feet;

**thence** northeasterly along said curve through a central angle of 60°01'56", an arc distance of 288.13 feet;

**thence** North 34°15'13" East, a distance of 156.11 feet to the beginning of a tangent curve to the left with a radius of 500.00 feet;

**thence** northeasterly along said curve, through a central angle of 16°17'18", an arc distance of 142.14 feet;

**thence** North 17°57'56" East, a distance of 201.58 feet;

**thence** at right angles North 72°02'04" West a distance of 15.00 feet to the beginning of a non-tangent curve to the right with a radius of 215.00 feet and an initial tangent of North 17°57'56" East, said point being the **True Point of Beginning**;

**thence** northeasterly along said curve, through a central angle of 35°17'19", an arc distance of 132.42 feet;

**thence** North 53°15'15" East, a distance of 68.36 feet to the beginning of a tangent curve to the left with a radius of 85.00 feet;

**EXHIBIT "A"**

**thence** northeasterly along said curve, through a central angle of  $53^{\circ}30'26''$ , an arc distance of 79.38 feet;

**thence** North  $0^{\circ}15'11''$  West, a distance of 38.13 feet;

**thence** North  $52^{\circ}04'01''$  West, a distance of 51.16 feet;

**thence** South  $89^{\circ}42'50''$  West, a distance of 223.59 feet;

**thence** South  $19^{\circ}16'54''$  East a distance of 300.67 feet to the **True Point of Beginning**.

Subject to all other easements and offers of dedication of record.

Said site contains approximately 0.98 acres more or less.

**Parcel "B"** (Legal Description-Access Road)

All that certain property situated in Section 25, Township 2 South, Range 3 West, San Bernardino Meridian, in the County of Riverside, State of California described as follows:

A 30.00 foot wide strip of land, lying 15.00 feet on each side of the following described centerline:

**Commencing** at the Southwest corner of Section 25

**thence** North  $4^{\circ}49'25''$  East, along the West line of Section 25, a distance of 1268.79 feet to the **True Point of Beginning** of said centerline;

**thence** North  $80^{\circ}01'28''$  East, a distance of 44.59 feet to the beginning of a tangent curve to the left with a radius of 200.00 feet;

**thence** easterly along said curve, through a central angle of  $18^{\circ}35'36''$ , an arc distance of 64.90 feet;

**thence** North  $61^{\circ}25'52''$  East, a distance of 128.25 feet to the beginning of a tangent curve to the right with a radius of 200.00 feet;

**thence** easterly along said curve through a central angle of  $32^{\circ}51'18''$ , an arc distance of 114.68 feet;

**thence** South  $85^{\circ}42'51''$  East, a distance of 216.40 feet to the beginning of a tangent curve to the left with a radius of 275.00 feet;

**thence** northeasterly along said curve through a central angle of  $60^{\circ}01'56''$ , an arc distance of 288.13 feet;

**EXHIBIT "A"**

**thence** North 34°15'13" East, a distance of 156.11 feet to the beginning of a tangent curve to the left with a radius of 500.00 feet;

**thence** northeasterly along said curve, through a central angle of 16°17'18", an arc distance of 142.14 feet;

**thence** North 17°57'56" East, a distance of 201.58 feet to the beginning of a tangent curve to the right with a radius of 200.00 feet;

**thence** northeasterly along said curve, through a central angle of 35°17'19", an arc distance of 123.18 feet;

**thence** North 53°15'15" East, a distance of 68.36 feet to the beginning of a tangent curve to the left with a radius of 100.00 feet;

**thence** northeasterly along said curve, through a central angle of 53°30'26", an arc distance of 93.39 feet;

**thence** North 0°15'11" West, a distance of 45.41 feet;

**thence** North 52°04'01" West, a distance of 63.64 feet;

**thence** South 89°42'50" West, a distance of 228.78 feet to the **Point of Termination** of said centerline, said point being South 65°05'22" East a distance of 858.13 feet from the West ¼ Corner of said Section 25.

The sidelines of the beginning of said strip to be lengthened or shortened to terminate in the West line of Section 25.

Subject to all other easements and offers of dedication of record.

Said strip contains approximately 1.36 acres more or less.

Prepared by:

Steve A. Leja – PLS 5933  
Expires 12/31/2010  
Leja Surveying Corp



28 Feb. 2010

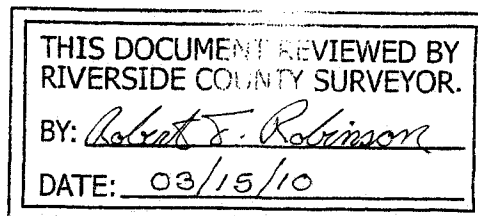


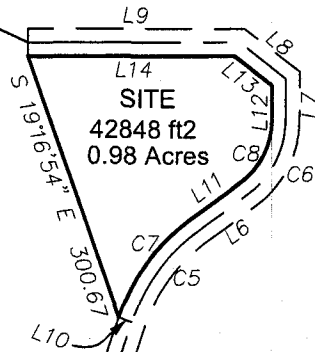
Exhibit "B"

NORTH LINE OF SOUTHWEST 1/4 SECTION 25

S 65°05'22" E 858.13

SECTION 26  
SECTION 25 T2S R3W SBM

LINE TABLE			
NO.	BEARING	DISTANCE	
L1	N 80°01'28" E	44.59	
L2	N 61°25'52" E	128.25	
L3	S 85°42'51" E	216.40	
L4	N 34°15'13" E	156.11	
L5	N 17°57'56" E	201.58	
L6	N 53°15'15" E	68.36	
L7	N 00°15'11" W	45.41	
L8	N 52°04'01" W	63.64	
L9	S 89°42'50" W	228.78	
L10	N 72°02'04" W	15.00	
L11	N 53°15'15" E	68.36	
L12	N 00°15'11" W	38.13	
L13	N 52°04'01" W	51.16	
L14	S 89°42'50" W	223.59	



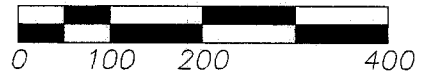
30' ACCESS EASEMENT  
59242 ft2  
1.36 Acres

EXISTING 100' WIDE  
ACCESS EASEMENT

CURVE TABLE			
NO	DELTA	RADIUS	LENGTH
C1	18°35'36"	200.00	64.90
C2	32°51'18"	200.00	114.68
C3	60°01'56"	275.00	288.13
C4	16°17'18"	500.00	142.14
C5	35°17'19"	200.00	123.18
C6	53°30'26"	100.00	93.39
C7	35°17'19"	215.00	132.42
C8	53°30'26"	85.00	79.38



SCALE: 1"=200 FEET



N 04°49'25" E 1268.79

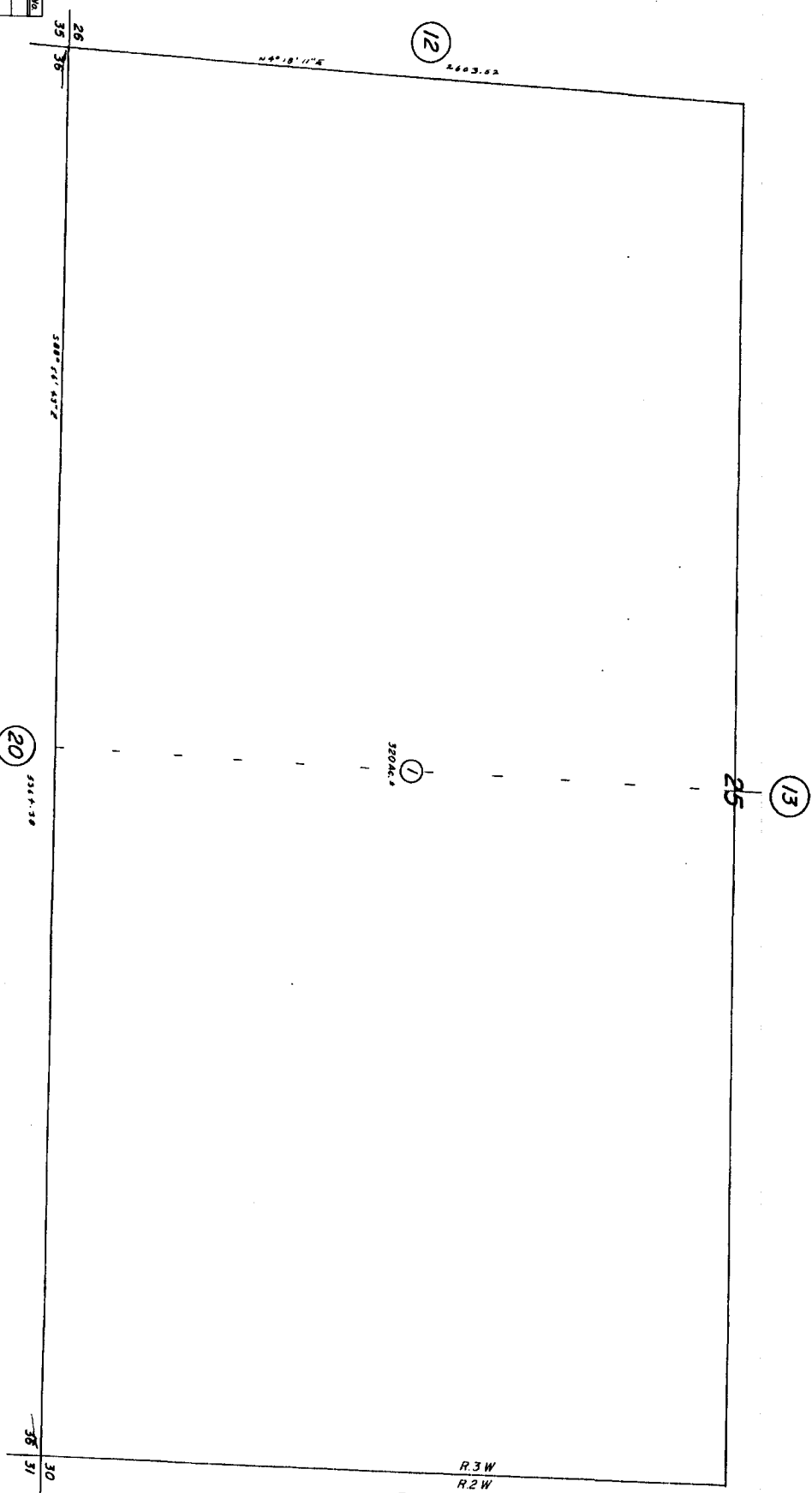
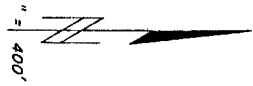


473-14

12-42

T.R.A. 8020

S1/2 SEC. 25, T.2S, R.3W



CEL	DL	NR	ACR	NR	NR

NS 02/98  
DATA N/S 17/69, 31/68, 37/69

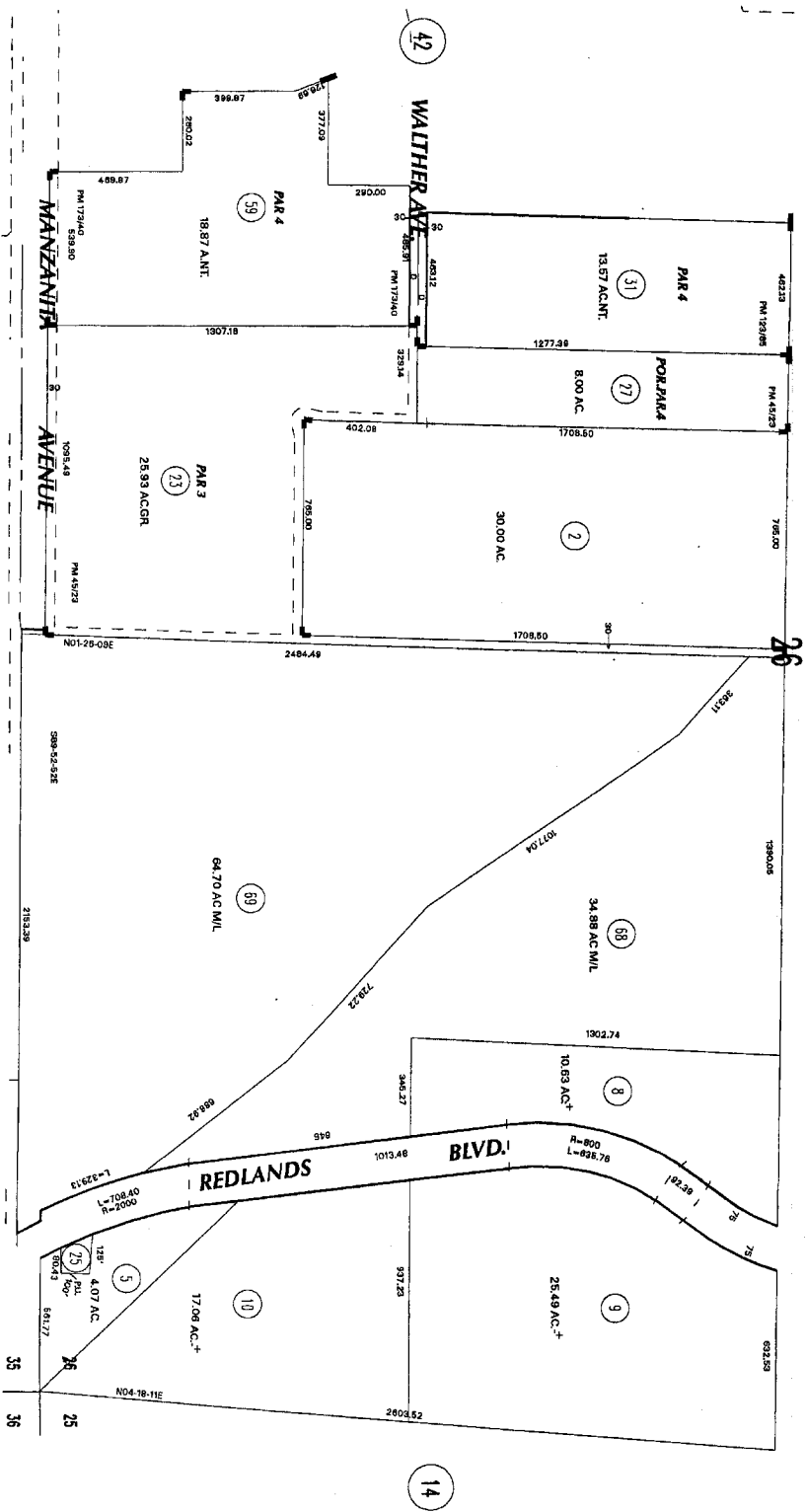
ASSESSOR'S MAP BK 473 PG 14  
RIVERSIDE COUNTY, CALIF.

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

MAY 30 2006

SEC. 26 35 T. 2S., R. 3W

11



ASSESSOR'S MAP BK473 PG. 12  
Riverside County, Calif.

COPY

DATE: RE 12/06, 35/05, 42/01, 17/09  
 01 11/06 553  
 02 08/05 553  
 03 11/07

PN 123/85-86 PARCEL MAP NO. 19875  
 PN 45/23-24 PARCEL MAP NO. 9308  
 PN 173/40-41 PARCEL MAP NO. 23489

MAY 2006

MAY 30 2006

1" = 40'



473-12  
12-42

DATE	OLD NUMBER	NEW NUMBER
1/7/71	5	12,15,16
1/7/71	7	14,15
1/7/71	11	12,16
1/7/71	12	17,18
1/7/71	13	19,20
1/7/71	14	21,22
1/7/71	15	23,24
1/7/71	16	25,26
1/7/71	17	27,28
1/7/71	18	29,30
1/7/71	19	31,32
1/7/71	20	33,34
1/7/71	21	35,36
1/7/71	22	37,38
1/7/71	23	39,40
1/7/71	24	41,42
1/7/71	25	43,44
1/7/71	26	45,46
1/7/71	27	47,48
1/7/71	28	49,50
1/7/71	29	51,52
1/7/71	30	53,54
1/7/71	31	55,56
1/7/71	32	57,58
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1/7/71	39	71,72
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1/7/71	42	77,78
1/7/71	43	79,80
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1/7/71	88	169,170
1/7/71	89	171,172
1/7/71	90	173,174
1/7/71	91	175,176
1/7/71	92	177,178
1/7/71	93	179,180
1/7/71	94	181,182
1/7/71	95	183,184
1/7/71	96	185,186
1/7/71	97	187,188
1/7/71	98	189,190
1/7/71	99	191,192
1/7/71	100	193,194

Resolution No. 2010-039  
Notice of Intention to Adopt a Resolution of Necessity Regarding  
the Timoteo Site for the Public Safety Enterprise Communication Project

1  
2  
3  
4 WHEREAS, the portions of real property that are the subjects of this Notice (collectively  
5 the "Subject Properties") are located in unincorporated Riverside County, California; are  
6 portions of a larger parcel of real property that is presently designated as Riverside County  
7 Assessor's Parcel Number 473-140-001; are located in the general vicinity of the intersection  
8 of Redlands Boulevard and Timoteo Canyon Road; are legally described and pictorially  
9 depicted in the papers attached hereto as Exhibits "A" and "B" (and incorporated herein by this  
10 reference); and are referred to on Attached Exhibits "A" and "B" as the "Communications Site"  
11 or the "SITE" (the "Communications Site") on the one hand, and as the "Access Road" or the  
12 "30' ACCESS EASEMENT" (the "Access Road") on the other hand;

13 WHEREAS, the proposed project that is the subject of this Notice (the "Proposed  
14 Project") is known as the County of Riverside's Public Safety Enterprise Communication  
15 Project and is one to replace the County's presently existing public safety communication  
16 system (for public safety personnel including the County's fire and law enforcement agencies)  
17 with a new and improved system that will provide communication coverage over a wider  
18 geographical area, that will provide additional carrying capacity for voice and data  
19 transmission, and that will provide other benefits over and above the presently existing  
20 system;

21 WHEREAS, the Communications Site will be used for a communications facility  
22 including a transmission tower and equipment shelter (and for other uses incidental to the  
23 Proposed Project and required by the Proposed Project);

24 WHEREAS, the Access Road will be used for vehicular access to and from the  
25 Communications Site, for overhead electrical lines to extend electrical service to the

1 Communications Site, and for other uses incidental to the Proposed Project and required by  
2 the Proposed Project;

3 WHEREAS, the interests in property that are the subjects of this Notice (collectively the  
4 "Subject Property Interests") are: (a) fee simple ownership of the Communications Site; and  
5 (b) a perpetual non-exclusive easement in the Access Road;

6 WHEREAS, the statutes that authorize the County of Riverside to acquire the Subject  
7 Property Interests by eminent domain include Article 1, Section 19 of the California  
8 Constitution; Section 25350.5 of the Government Code; and Sections 1240.010, 1240.020,  
9 1240.030, 1240.040, 1240.110, 1240.410, 1240.510, and 1240.610 of the Code of Civil  
10 Procedure.

11 NOW, THEREFORE, BE IT RESOLVED AND ORDERED as follows by the Board of  
12 Supervisors of Riverside County, State of California, in regular session assembled on April 6,  
13 2010:

14 1. You are hereby notified that this Board (at its public meeting on May 25, 2010 at  
15 9:30 a.m. in the meeting room of the Board of Supervisors located on the 1<sup>st</sup> Floor of the  
16 County Administrative Center, 4080 Lemon Street, Riverside, California) may decide to adopt  
17 a Resolution Of Necessity that would authorize the County of Riverside to acquire the Subject  
18 Property Interests by eminent domain (and that would find and determine each of the following  
19 matters):

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

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

23 (c) That the Subject Property Interests are necessary for the Proposed  
24 Project;

25

1 (d) That the offer required by Section 7267.2 of the Government Code has  
2 been made to the owners of record of the Subject Properties; and

3 (e) That, to the extent that the Subject Properties are already devoted to a  
4 public use, the use of the Proposed Project is a compatible use that will not unreasonably  
5 interfere with or impair the continuance of the public use as it presently exists or may  
6 reasonably be expected to exist in the future (California Code of Civil Procedure Section  
7 1240.510) or the use of the Proposed Project is a more necessary public use than is the  
8 presently existing public use (California Code of Civil Procedure Section 1240.610).

9 2. If (within 15 days from the mailing of this Notice) you file a written request to  
10 appear at the public meeting and be heard on the matters described above in paragraphs 1(a),  
11 1(b), 1(c), 1(d), and 1(e) (or any one or more of them), you will have a right to appear at that  
12 meeting and be heard on those matters.

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

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

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

21 6. The Clerk of the Board of Supervisors shall cause a copy of this Notice to be sent  
22 by first-class mail to each person whose property may be acquired by eminent domain and  
23 whose name and address appears on the last equalized County Assessment Roll (including  
24 the roll of state-assessed property).

25 JRF:ra  
3/18/10  
052IT  
12.411

FORM APPROVED COUNTY COUNSEL  
BY: Glenn Beloit 03/29/10  
GLENN R. BELOIAN DATE

## EXHIBIT "A"

### Parcel "A" (Legal Description-Communications Site)

All that certain property situated in Section 25, Township 2 South, Range 3 West, San Bernardino Meridian, in the County of Riverside, State of California described as follows:

**Commencing** at the Southwest corner of Section 25;

**thence** North 4°49'25" East, along the West line of Section 25, a distance of 1268.79 feet;

**thence** North 80°01'28" East, a distance of 44.59 feet to the beginning of a tangent curve to the left with a radius of 200.00 feet;

**thence** easterly along said curve, through a central angle of 18°35'36", an arc distance of 64.90 feet;

**thence** North 61°25'52" East, a distance of 128.25 feet to the beginning of a tangent curve to the right with a radius of 200.00 feet;

**thence** easterly along said curve through a central angle of 32°51'18", an arc distance of 114.68 feet;

**thence** South 85°42'51" East, a distance of 216.40 feet to the beginning of a tangent curve to the left with a radius of 275.00 feet;

**thence** northeasterly along said curve through a central angle of 60°01'56", an arc distance of 288.13 feet;

**thence** North 34°15'13" East, a distance of 156.11 feet to the beginning of a tangent curve to the left with a radius of 500.00 feet;

**thence** northeasterly along said curve, through a central angle of 16°17'18", an arc distance of 142.14 feet;

**thence** North 17°57'56" East, a distance of 201.58 feet;

**thence** at right angles North 72°02'04" West a distance of 15.00 feet to the beginning of a non-tangent curve to the right with a radius of 215.00 feet and an initial tangent of North 17°57'56" East, said point being the **True Point of Beginning**;

**thence** northeasterly along said curve, through a central angle of 35°17'19", an arc distance of 132.42 feet;

**thence** North 53°15'15" East, a distance of 68.36 feet to the beginning of a tangent curve to the left with a radius of 85.00 feet;

**EXHIBIT "A"**

**thence** northeasterly along said curve, through a central angle of  $53^{\circ}30'26''$ , an arc distance of 79.38 feet;

**thence** North  $0^{\circ}15'11''$  West, a distance of 38.13 feet;

**thence** North  $52^{\circ}04'01''$  West, a distance of 51.16 feet;

**thence** South  $89^{\circ}42'50''$  West, a distance of 223.59 feet;

**thence** South  $19^{\circ}16'54''$  East a distance of 300.67 feet to the **True Point of Beginning**.

Subject to all other easements and offers of dedication of record.

Said site contains approximately 0.98 acres more or less.

**Parcel "B"** (Legal Description-Access Road)

All that certain property situated in Section 25, Township 2 South, Range 3 West, San Bernardino Meridian, in the County of Riverside, State of California described as follows:

A 30.00 foot wide strip of land, lying 15.00 feet on each side of the following described centerline:

**Commencing** at the Southwest corner of Section 25

**thence** North  $4^{\circ}49'25''$  East, along the West line of Section 25, a distance of 1268.79 feet to the **True Point of Beginning** of said centerline;

**thence** North  $80^{\circ}01'28''$  East, a distance of 44.59 feet to the beginning of a tangent curve to the left with a radius of 200.00 feet;

**thence** easterly along said curve, through a central angle of  $18^{\circ}35'36''$ , an arc distance of 64.90 feet;

**thence** North  $61^{\circ}25'52''$  East, a distance of 128.25 feet to the beginning of a tangent curve to the right with a radius of 200.00 feet;

**thence** easterly along said curve through a central angle of  $32^{\circ}51'18''$ , an arc distance of 114.68 feet;

**thence** South  $85^{\circ}42'51''$  East, a distance of 216.40 feet to the beginning of a tangent curve to the left with a radius of 275.00 feet;

**thence** northeasterly along said curve through a central angle of  $60^{\circ}01'56''$ , an arc distance of 288.13 feet;

**EXHIBIT "A"**

**thence** North 34°15'13" East, a distance of 156.11 feet to the beginning of a tangent curve to the left with a radius of 500.00 feet;

**thence** northeasterly along said curve, through a central angle of 16°17'18", an arc distance of 142.14 feet;

**thence** North 17°57'56" East, a distance of 201.58 feet to the beginning of a tangent curve to the right with a radius of 200.00 feet;

**thence** northeasterly along said curve, through a central angle of 35°17'19", an arc distance of 123.18 feet;

**thence** North 53°15'15" East, a distance of 68.36 feet to the beginning of a tangent curve to the left with a radius of 100.00 feet;

**thence** northeasterly along said curve, through a central angle of 53°30'26", an arc distance of 93.39 feet;

**thence** North 0°15'11" West, a distance of 45.41 feet;

**thence** North 52°04'01" West, a distance of 63.64 feet;

**thence** South 89°42'50" West, a distance of 228.78 feet to the **Point of Termination** of said centerline, said point being South 65°05'22" East a distance of 858.13 feet from the West ¼ Corner of said Section 25.

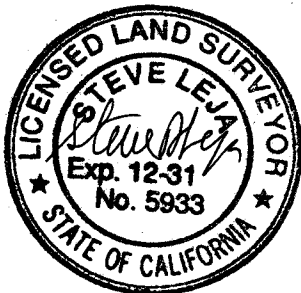
The sidelines of the beginning of said strip to be lengthened or shortened to terminate in the West line of Section 25.

Subject to all other easements and offers of dedication of record.

Said strip contains approximately 1.36 acres more or less.

Prepared by:

Steve A. Leja – PLS 5933  
Expires 12/31/2010  
Leja Surveying Corp



28 Feb. 2010

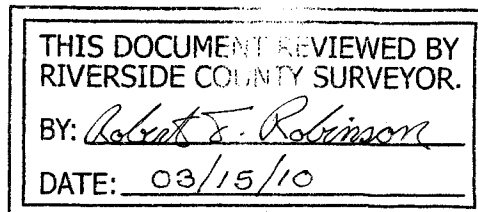




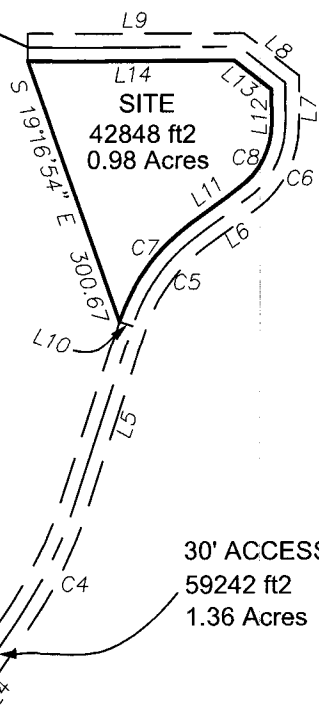
Exhibit "B"

NORTH LINE OF SOUTHWEST 1/4 SECTION 25

S 65°05'22" E 858.13

SECTION 26  
SECTION 25 T2S R3M SBM

LINE TABLE			
NO.	BEARING		DISTANCE
L1	N 80°01'28" E		44.59
L2	N 61°25'52" E		128.25
L3	S 85°42'51" E		216.40
L4	N 34°15'13" E		156.11
L5	N 17°57'56" E		201.58
L6	N 53°15'15" E		68.36
L7	N 00°15'11" W		45.41
L8	N 52°04'01" W		63.64
L9	S 89°42'50" W		228.78
L10	N 72°02'04" W		15.00
L11	N 53°15'15" E		68.36
L12	N 00°15'11" W		38.13
L13	N 52°04'01" W		51.16
L14	S 89°42'50" W		223.59



EXISTING 100' WIDE ACCESS EASEMENT

30' ACCESS EASEMENT  
59242 ft2  
1.36 Acres

CURVE TABLE			
NO	DELTA	RADIUS	LENGTH
C1	18°35'36"	200.00	64.90
C2	32°51'18"	200.00	114.68
C3	60°01'56"	275.00	288.13
C4	16°17'18"	500.00	142.14
C5	35°17'19"	200.00	123.18
C6	53°30'26"	100.00	93.39
C7	35°17'19"	215.00	132.42
C8	53°30'26"	85.00	79.38

N 04°49'25" E 1268.79

