

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

920



FROM: Economic Development Agency / Facilities Management

SUBMITTAL DATE:
December 6, 2012

SUBJECT: Resolution 2012-048, Authorization to Purchase Easements Affecting San Bernardino County Assessor's Parcel Numbers 1178-061-02-000 and 1178-191-04-000 for the Public Safety Enterprise Communication Project

RECOMMENDED MOTION: That the Board of Supervisors:

1. Rescind the adoption of Resolution No. 2008-372 and Resolution No. 2009-001 and adopt Resolution No. 2012-048, Authorization to Purchase, Easements Affecting San Bernardino County Assessor's Parcel Numbers 1178-061-02-000 and 1178-191-04-000 for the Public Safety Enterprise Communication Project;
2. Approve the First Amendment to the Agreement of Purchase and Sale and Joint Escrow Instructions and authorize the Chairman to execute the documents necessary to complete the purchase;

(Continued)

REVIEWED BY CIP

Christopher Hans

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2012/13

COMPANION ITEM ON BOARD AGENDA: No

SOURCE OF FUNDS: N/A	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE
BY:
County Executive Office Signature Jennifer L. Sargent

Dept's Recomm.: Consent
Per Exec. Ofc.: Consent

Policy
Policy

By:

Kevin Crawford, Chief Information Officer
Riverside County Information Technology

FORM APPROVED COUNTY COUNSEL
BY:
CYNTHIA M. GUNZEL, Departmental Concurrence DATE 11-29-12

Prev. Agn. Ref.: 3.8 of 2/10/09

District: N/A

Agenda Number:

3.19

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

RECOMMENDED MOTION: (Continued)

3. Authorize and direct the Assistant County Executive Officer/EDA to certify acceptance of any documents running in favor of the County as part of this transaction; and
4. Authorize the Assistant County Executive Officer/EDA, or his designee, to execute any other documents and administer all actions necessary to complete this transaction.

BACKGROUND:

On February 9, 2009, the Board approved Resolution 2009-001, which authorized the purchase of an access easement over certain land in Grand Terrace owned by Denis W. Kidd (Kidd), the purpose of which was to enable vehicular access to adjacent land consisting of approximately twenty four acres in Colton acquired by Riverside County for the Public Safety Enterprise Communication (PSEC) project, specifically the Blue Mountain site. As Consideration for the easement interest that the County will receive from Kidd, the County agreed to convey approximately nineteen of the twenty four acres to Kidd with a reservation for an access easement in favor of the County and a declaration of restriction of future development by Kidd on the nineteen acre parcel. It was later discovered that the conveyance of the nineteen acres to Kidd would also require a reservation of an access easement in favor of the County. In response, Kidd requested an access easement over the remaining five acres of County owned land in order to gain access to other real property owned by Kidd, and proposed a restriction of future development on that same five acre parcel.

The Real Estate Division recommends restriction of commercial development as it pertains to the five acre remainder parcel except as it relates to public safety, and Kidd has agreed to restrict any development on the nineteen acre parcel and on APN 1178-191-04-0000 (forty acres), as it is his intent to eventually set aside this land as a park.

Given this new information and need to add interests in real property in this transaction, it is recommended to rescind Resolution No. 2008-372 and Resolution No. 2009-001 and adopt Resolution No. 2012-048 to provide for all the necessary changes in the terms of the Agreement and this transaction.

On September 2, 2008, M.O. 3.52 the Board certified the Final Environmental Impact Report (FEIR) for the PSEC project, which included this particular site.

The Resolution and the First Amendment to the Agreement of Purchase and Sale and Joint Escrow Instructions have been reviewed by County Counsel as to legal form.

Attachments:
Amendment to Agreement

1 Board of Supervisors

County of Riverside

2 Resolution No. 2012-048

3 Authorization to Purchase Public Safety Enterprise Communications Project Site

4 San Bernardino County Assessor's Parcel Numbers:

5 1178-061-02-0000 and 1178-191-04-0000

6 Owner: Kidd

7

8 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the

9 County of Riverside, in regular session assembled on December 18, 2012, at 9:00 a.m., in the

10 meeting room of the Board of Supervisors located on the 1st floor of the County Administrative

11 Center, 4080 Lemon Street, Riverside, California, authorizes a transaction in which the County

12 of Riverside will purchase easement interests from Denis W. Kidd, Trustee, affecting certain

13 real property identified as San Bernardino County Assessor's Parcel Numbers 1178-061-02-

14 0000 and 1178-191-04-0000 located in the City of Grand Terrace, County of San Bernardino,

15 State of California, more particularly described in Exhibit "A", attached hereto and thereby

16 made a part hereof, with a land exchange consideration valuation price not-to-exceed One

17 Hundred Twenty Thousand Dollars (\$120,000) plus transaction costs not-to-exceed Ten

18 Thousand Dollars (\$10,000).

19 BE IT FURTHER RESOLVED AND DETERMINED that the Chairman of the Board of

20 Supervisors has given notice hereof as provided in Section 6063 of the Government Code.

21 BE IT FURTHER RESOLVED AND DETERMINED that the Chairman of the Board of

22 Supervisors of the County of Riverside is authorized to execute the documents to complete the

23 purchase.

24 BE IT FURTHER RESOLVED AND DETERMINED that the Assistant County Executive

25 Office/EDA, or his designee, is authorized to execute the necessary documents to complete

26 this transaction.

27

28 JF:ra/110712/019IT/14.616 S:\Real Property\TYPING\Docs-14.500 to 14.999\14.616.doc

FORM APPROVED COUNTY COUNSEL

BY: *Synthia M. Gunzel* 11-29-12

DATE
SYNTHIA M. GUNZEL

ATTACHMENT "A"

APN 1178-061-01
N 86°30'36" W 1326.44

South line of Gov't Lot 4
per Record of Survey 82/86.



SCALE: 1"=350 FEET



LINE TABLE		
NO.	BEARING	DISTANCE
L1	N 27°16'47" W	15.33
L2	N 10°50'58" W	69.59
L3	N 28°20'03" W	37.76
L4	N 31°11'42" E	83.53
L5	N 24°00'20" W	51.99
L6	N 11°15'10" W	61.28
L7	N 40°54'33" W	27.00
L8	N 89°18'37" W	19.50
L8	N 89°19'30" E	19.94
L9	N 81°10'04" E	100.06
L10	N 70°31'58" E	39.58
L11	N 62°43'42" W	53.96
L12	N 00°07'35" E	114.31
L13	N 34°24'02" W	48.95
L14	N 12°13'19" W	210.67
L15	N 38°10'03" W	42.70
L16	N 26°25'38" E	72.83
L17	S 39°21'49" E	48.94
L18	N 01°13'21" E	30.32
L19	N 55°18'28" W	23.56
L20	N 17°23'01" W	116.43
L21	N 52°16'06" W	42.36
L22	N 07°53'21" W	55.75
L23	S 38°03'16" W	102.19
L24	S 59°39'20" W	64.10
L25	S 47°56'07" W	41.75
L26	N 53°12'46" E	25.73
L27	N 20°02'58" E	43.28
L28	N 25°05'51" E	42.75
L29	N 11°42'54" W	38.43
L30	N 61°29'06" E	10.25

APN 1178-061-02

Parcel 1

EASEMENT IN FAVOR OF COUNTY ATTACHMENT "E"

EAST 1/4 COR SECTION 3
Section 3, T2S, R4W

CURVE TABLE			
NO	DELTA	RADIUS	LENGTH
C1	16°25'49"	100.00	28.68
C2	17°29'04"	250.00	76.29
C3	59°31'44"	250.00	259.74
C4	55°12'02"	125.00	120.43
C5	12°45'10"	200.00	44.52
C6	29°39'23"	175.00	90.58
C7	48°24'04"	100.00	84.48
C8	170°28'40"	18.00	53.56
C9	10°38'05"	300.00	55.68
C10	133°15'40"	80.00	186.07
C11	62°51'16"	100.00	109.70
C12	34°31'37"	200.00	120.52
C13	22°10'43"	100.00	38.71
C14	25°56'44"	100.00	45.28
C15	64°35'41"	50.00	56.37
C16	114°12'32"	65.00	129.57
C17	139°24'50"	30.00	73.00
C18	56°31'49"	150.00	148.00
C19	37°55'27"	125.00	82.74
C20	34°53'05"	100.00	60.88
C21	44°22'45"	75.00	58.09
C22	134°03'24"	35.00	81.89
C23	21°36'05"	100.00	37.70
C24	11°43'14"	100.00	20.46
C25	185°16'39"	15.00	48.51
C26	33°09'48"	100.00	57.88
C27	5°02'53"	100.00	8.81
C28	36°48'45"	50.00	32.12
C29	73°12'01"	150.00	191.64

Parcel 2

19 Acre Parcel

Parcel B

Section 4, T2S, R4W, SBM
San Bernardino County

AREAS OF RESERVATION
ATTACHMENT "G"

ATTACHMENT "A"
BLUE MOUNTAIN
COUNTY OF RIVERSIDE
COMMUNICATION FACILITY SITE ACCESS
THROUGH SECTION 4, T2S, R4W, SBM

KIDD EASEMENT ATTACHMENT "C" PARCEL C

5 Acre COMMUNICATION SITE
Parcel A

KIDD EASEMENT LINE TABLE		
NO.	BEARING	DISTANCE
K1	N 00°39'50" W	157.53
K2	S 89°37'56" E	60.00
K3	N 00°39'50" W	157.53
K4	S 89°37'56" E	60.00

SE Cor Sec 4

**FIRST AMENDMENT TO
AGREEMENT OF PURCHASE AND SALE
AND JOINT ESCROW INSTRUCTIONS
BY AND BETWEEN**

**DENIS W. KIDD, as Trustee
of the Denis W. Kidd Personal Trust dated May 8, 2009
AS SELLER**

AND

**THE COUNTY OF RIVERSIDE
A political subdivision of the State of California
AS BUYER**

RELATING TO

San Bernardino County Assessor's Parcel Numbers:

1178-191-04-0000 and 1178-061-02-0000

Grand Terrace, California

And 1178-251-14-0000

Colton, California

**FIRST AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
AND JOINT ESCROW INSTRUCTIONS**

1
2 THIS FIRST AMENDMENT TO AGREEMENT OF PURCHASE AND SALE AND
3 JOINT ESCROW INSTRUCTIONS ("1st Amendment") is made and entered into this ____ day
4 of _____, 2012, by and between COUNTY OF RIVERSIDE, a political subdivision of
5 the State of California ("Buyer"), and DENIS W. KIDD, as Trustee of the Denis W. Kidd
6 Personal Trust dated May 8, 2009, successor-in-interest to DENIS W. KIDD a married man as
7 his sole and separate property, ("Seller") (sometimes hereinafter collectively referred to as the
8 Parties).

9 **RECITALS**

10 A. COUNTY OF RIVERSIDE and DENIS W. KIDD, as Trustee of the Denis W.
11 Kidd Personal Trust dated May 8, 2009, successor-in-interest to DENIS W. KIDD, a married
12 man as his sole and separate property, entered into that certain Agreement for the Purchase
13 and Sale and Joint Escrow Instructions dated September 2, 2008, (the "Original Agreement"),
14 whereby the County of Riverside contracted to acquire easement interests for road and utility
15 purposes located on approximately 80 acres of land, also known as Assessor's Parcel
16 Numbers 1178-191-04-0000 and 1178-061-02-0000 in the County of San Bernardino,
17 California, more particularly described therein Exhibit "A".

18 B. The Parties wish to amend the Original Agreement to provide for, among other
19 things, the addition of certain portions of easement interests in real property needed in this
20 acquisition, and a reservation of an easement interest in favor of the County over the real
21 property being conveyed and used as consideration by the County to satisfy the Purchase
22 Price for the Easements from Seller as illustrated in the Attachment "A", Area Depiction,
23 attached hereto and by this reference incorporated herein.

24 C. Buyer has purchased and is the current owner of certain real property to the
25 southeast and east of Seller Property identified by Assessor's Parcel Number 1178-251-14-
26 0000, referenced as Parcel A (5 acre parcel), and Parcel B (19 acre parcel), consisting of
27 approximately 24 acres in total for the construction and operation of said communication
28 facility ("Buyer Property"), as described and shown on Attachment "B", attached hereto and by

1 this reference incorporated herein.

2 D. The County intends to provide the fee simple interest portion of Buyer Property,
3 referenced as Parcel B, and an easement interest over Parcel A of Buyer Property,
4 referenced as Parcel C, as legally described and shown in Attachment "C", attached hereto
5 and by this reference incorporated herein, as consideration for the easement interests needed
6 by the County for its communication facility.

7 E. As further consideration for this transaction, the Seller agrees to restrict future
8 development on Parcel 1 and over the Parcel B, (Parcels 2 and B are further defined herein),
9 that Seller is receiving from Buyer as consideration in this transaction and Buyer agrees not to
10 allow commercial development on Parcel A, or to permit construction of additional tower
11 structures outside its fenced compound.

12 F. Seller agrees to grant a non-exclusive easement for access over Seller's
13 property whereby Buyer intends to share the responsibility for maintaining the access road in
14 a manner agreed upon between Buyer and other leaseholders or easement holders and in
15 consultation with the Seller.

16 NOW, THEREFORE, in consideration of the mutual obligations in this First Amendment
17 and for other good consideration, the receipt and sufficiency of which are acknowledged, the
18 Parties to this First Amendment do hereby agree as follows:

19 1. **Effective Date.** This First Amendment will be effective as of the date it is
20 approved and fully executed by both the Buyer and Seller.

21 2. **Property.** Article 1(b) of the Original Agreement is hereby deleted in its
22 entirety and replaced with the following:

23 (a) **"Property"**. Seller is the owner of certain real property consisting
24 of land with Assessor's Parcel Numbers 1178-191-04-0000 (Parcel 1) and 1178-061-02-0000
25 (Parcel 2) that includes an existing radio tower service road and an Edison power line ("Seller
26 Property") as shown in Attachment "D". Buyer desires to acquire a non-exclusive access
27 easement ("Property"), as legally described and shown in Attachment "B", attached hereto
28 and by this reference incorporated herein, for ingress and egress, on and over Seller

1 Property, including the right, but not the sole obligation, to maintain the road and easement in
2 a functional state to provide access needed for construction and operation of Buyer's
3 communication facility on Buyer's adjacent land described herein. This access easement that
4 Buyer desires to purchase from Seller connects to another access easement that completes
5 the linkage to a public street. Buyer acknowledges that the easement road currently exists
6 and is used by other communication service providers.

7 3. **Purchase Price.** Article 1(c) of the Original Agreement is deleted in its
8 entirety and replaced with the following:

9 (a) **"Purchase Price"**. The agreed upon value for the easement
10 interests to be acquired by Buyer ("Purchase Price") is One Hundred Twenty Thousand
11 Dollars (\$120,000.00). The Parties have agreed that Buyer shall tender and Seller shall
12 accept the Purchase Price consideration (hereinafter referred to as the "Exchange Property")
13 in the following form:

14 (i) Conveyance of the fee interest of Parcel B in favor of Seller
15 with a restriction on future development thereon, consisting of approximately 19 acres, a
16 portion of Buyer Property and east of Parcel 1, and reserving an access easement in favor of
17 Buyer; and

18 (ii) Conveyance of an access easement on Parcel A in favor of
19 Seller so Seller may access other real property owned by Seller but not subject to this
20 transaction, referenced as Parcel C.

21 4. **"Closing" and "Close of Escrow"**. Article 1(f) of the Original
22 Agreement is deleted in its entirety and replaced with the following:

23 (a) **"Closing" and "Close of Escrow"**. Both are terms used
24 interchangeably in this Agreement. The Closing or the Close of Escrow will be deemed to
25 have occurred when the conveyance documents as described in Paragraph 5.1 is recorded in
26 the official records of the County of Riverside;

27 5. **Attachments.** Article 1(i) of the Original Agreement is deleted in its
28 entirety and replaced with the following:

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(a) **Attachments:**

Area Depictions and Legals and Plat Maps:

Attachment A: Area Depiction of Seller Property
(Parcels 1 and 2) and Buyer Property
(Parcels A and B)

Attachment B: Legal Descriptions and Plat Map of
Buyer Property

Attachment C: Legal Description and Plat Map of
Easement in favor of Seller (Parcel C)

Attachment D: Legal Description and Plat Map of the
Property

Conveyance, Reservation and Restriction Documents:

Attachment E: Easement Deed in favor of the County
for the Property

Attachment F: Declaration of Restriction on Parcel 2 of
Seller Property

Attachment G: Grant Deed in favor of Seller for Fee
Simple Interest with 1) restriction on
development and 2) reservation in favor
of County and Easement Deed in favor
of Seller for Exchange Property

6. Article 5.1 of the Original Agreement is hereby amended as follows:

(a) An Easement Deed (“Easement Deed 1”) for the Property,
substantially in the form attached to this Agreement as Attachment “E”, duly executed and
acknowledged by Seller in recordable form conveying the property interest to Buyer.

(b) A recordable Declaration of Restriction (Declaration) on any future
development as it pertains to Parcel 2 with Assessor’s Parcel Number 1178-061-02-0000,
substantially in the form attached to this Agreement as Attachment “F”, duly executed and

1 acknowledged by Seller in recordable form restricting the property.

2 7. Article 5.2 of the Original Agreement is hereby amended as follows:

3 (a) For the Exchange Property, the following deeds, substantially in
4 the forms attached to this Agreement as Attachment "G", duly executed and acknowledged by
5 Buyer in recordable form:

6 (i) A Grant Deed ("Grant Deed"), conveying the fee interest of
7 Parcel B in favor of Seller with a restriction on future development thereon and a reservation
8 for an access easement in favor of Buyer; and

9 (ii) An Easement Deed ("Easement Deed 2") conveying an
10 access easement over Parcel A in favor of Seller, and in accordance with Paragraph 3.1 of
11 the Agreement; and

12 8. Buyer agrees that it will restrict any future commercial development of
13 Parcel A, except as it pertains specifically to the existing Riverside County communication
14 facility and to public safety or public purposes in general.

15 9. All other terms and conditions of the Agreement shall remain the same.

16 [Signature provisions on following page]

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1 10. THIS AGREEMENT WILL BE NULL AND VOID IF NOT EXECUTED BY
2 BUYER and approved by the Board of Supervisors of the County of Riverside.

3 IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the
4 date and year set forth above.

5
6 **SELLER:**
7 DENIS W. KIDD, as Trustee of the
8 Denis W. Kidd Personal Trust dated
9 May 8, 2009

BUYER:
COUNTY OF RIVERSIDE, a political
subdivision of the State of California

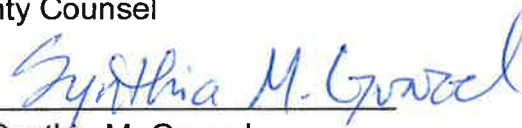
10 By: 
11 Denis W. Kidd, Trustee

By: _____
John Tavaglione, Chairman
Board of Supervisors

12
13 **ATTEST:**
14 Kecia Harper-Ihem
15 Clerk of the Board

16 By: _____
17 Deputy

18 **APPROVED AS TO FORM:**
19 Pamela J. Walls
20 County Counsel

21 By: 
22 Synthia M. Gunzel
23 Deputy County Counsel

Attachment A

Area Depiction of Seller Property (Parcels 1 and 2)
and Buyer Property (Parcels A and B)

ATTACHMENT "A"

South line of Gov't Lot 4
per Record of Survey 82/86.



SCALE: 1"=350 FEET



APN 1178-061-01
N 86°30'36" W 1326.44

S 86°26'11" E 409.78

Southeast corner
Gov't Lot 4

APN 1178-061-02

Parcel 1

EASEMENT IN
FAVOR OF COUNTY
ATTACHMENT "E"

N 00°39'57" W 1401.47

EAST 1/4 COR
SECTION 3

Section 3, T2S, R4W

CURVE TABLE

NO	DELTA	RADIUS	LENGTH
C1	16°25'49"	100.00	28.68
C2	17°29'04"	250.00	76.29
C3	59°31'44"	250.00	259.74
C4	55°12'02"	125.00	120.43
C5	12°45'10"	200.00	44.52
C6	29°39'23"	175.00	90.58
C7	48°24'04"	100.00	84.48
C8	170°28'40"	18.00	53.56
C9	10°38'05"	300.00	55.68
C10	133°15'40"	80.00	186.07
C11	62°51'16"	100.00	109.70
C12	34°31'37"	200.00	120.52
C13	22°10'43"	100.00	38.71
C14	25°56'44"	100.00	45.28
C15	64°35'41"	50.00	56.37
C16	114°12'32"	65.00	129.57
C17	139°24'50"	30.00	73.00
C18	56°31'49"	150.00	148.00
C19	37°55'27"	125.00	82.74
C20	34°53'05"	100.00	60.88
C21	44°22'45"	75.00	58.09
C22	134°03'24"	35.00	81.89
C23	21°36'05"	100.00	37.70
C24	11°43'14"	100.00	20.46
C25	185°16'39"	15.00	48.51
C26	33°09'48"	100.00	57.88
C27	5°02'53"	100.00	8.81
C28	36°48'45"	50.00	32.12
C29	73°12'01"	150.00	191.64

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 27°16'47" W	15.33
L2	N 10°50'58" W	69.59
L3	N 28°20'03" W	37.76
L4	N 31°1'42" E	83.53
L5	N 24°00'20" W	51.99
L6	N 11°15'10" W	61.28
L7	N 40°54'33" W	27.00
L8	N 89°18'37" W	19.50
L8	N 89°19'30" E	18.94
L9	N 81°10'04" E	100.06
L10	N 70°31'58" E	39.58
L11	N 62°43'42" W	53.96
L12	N 00°07'35" E	114.31
L13	N 34°24'02" W	48.95
L14	N 12°13'19" W	210.67
L15	N 38°10'03" W	42.70
L16	N 26°25'38" E	72.83
L17	S 39°21'49" E	48.94
L18	N 01°13'21" E	30.32
L19	N 55°18'28" W	23.56
L20	N 17°23'01" W	116.43
L21	N 52°16'06" W	42.36
L22	N 07°53'21" W	55.75
L23	S 38°03'16" W	102.19
L24	S 59°39'20" W	64.10
L25	S 47°56'07" W	41.75
L26	N 53°12'46" E	25.73
L27	N 20°02'58" E	43.28
L28	N 25°05'51" E	42.75
L29	N 11°42'54" W	38.43
L30	N 61°29'06" E	10.25

Parcel 2

Section 4, T2S, R4W, SBM
San Bernardino County

19 Acre Parcel

Parcel B

AREAS OF
RESERVATION
ATTACHMENT "G"

Lease Parcels

APN 1178-191-04

ATTACHMENT "A"
BLUE MOUNTAIN
COUNTY OF RIVERSIDE

COMMUNICATION FACILITY SITE ACCESS
THROUGH SECTION 4, T2S, R4W, SBM

APN 1178-241-04

KIDD EASEMENT
ATTACHMENT "C"
PARCEL C

5 Acre
COMMUNICATION SITE
Parcel A

KIDD EASEMENT LINE TABLE

NO.	BEARING	DISTANCE
K1	N 00°39'50" W	157.53
K2	S 89°37'56" E	60.00
K3	N 00°39'50" W	157.53
K4	S 89°37'56" E	60.00

SE Cor Sec 4

APN 1178-251-08

Attachment B

Legal Descriptions and Plat Map of Buyer Property

ATTACHMENT "B"

EXHIBIT "B"

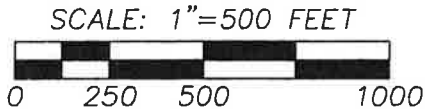
PARCEL 5 Ac

a portion of the Southwest 1/4 of Section 3, T2S, R4W, SBM



LINE TABLE

NO.	BEARING	DISTANCE
L1	N 00°39'50" W	339.91
L2	S 89°37'56" E	640.97
L3	N 00°42'18" W	339.92
L4	N 89°37'56" W	640.73



ATTACHMENT "B"

EXHIBIT "B"

PARCEL 19 Ac

a portion of the Southwest 1/4 of Section 3, T2S, R4W, SBM



LINE TABLE

NO.	BEARING	DISTANCE
L1	N 00°39'50" W	339.91
L2	S 89°37'56" E	640.97
L3	N 00°42'18" W	339.92

SCALE: 1"=500 FEET

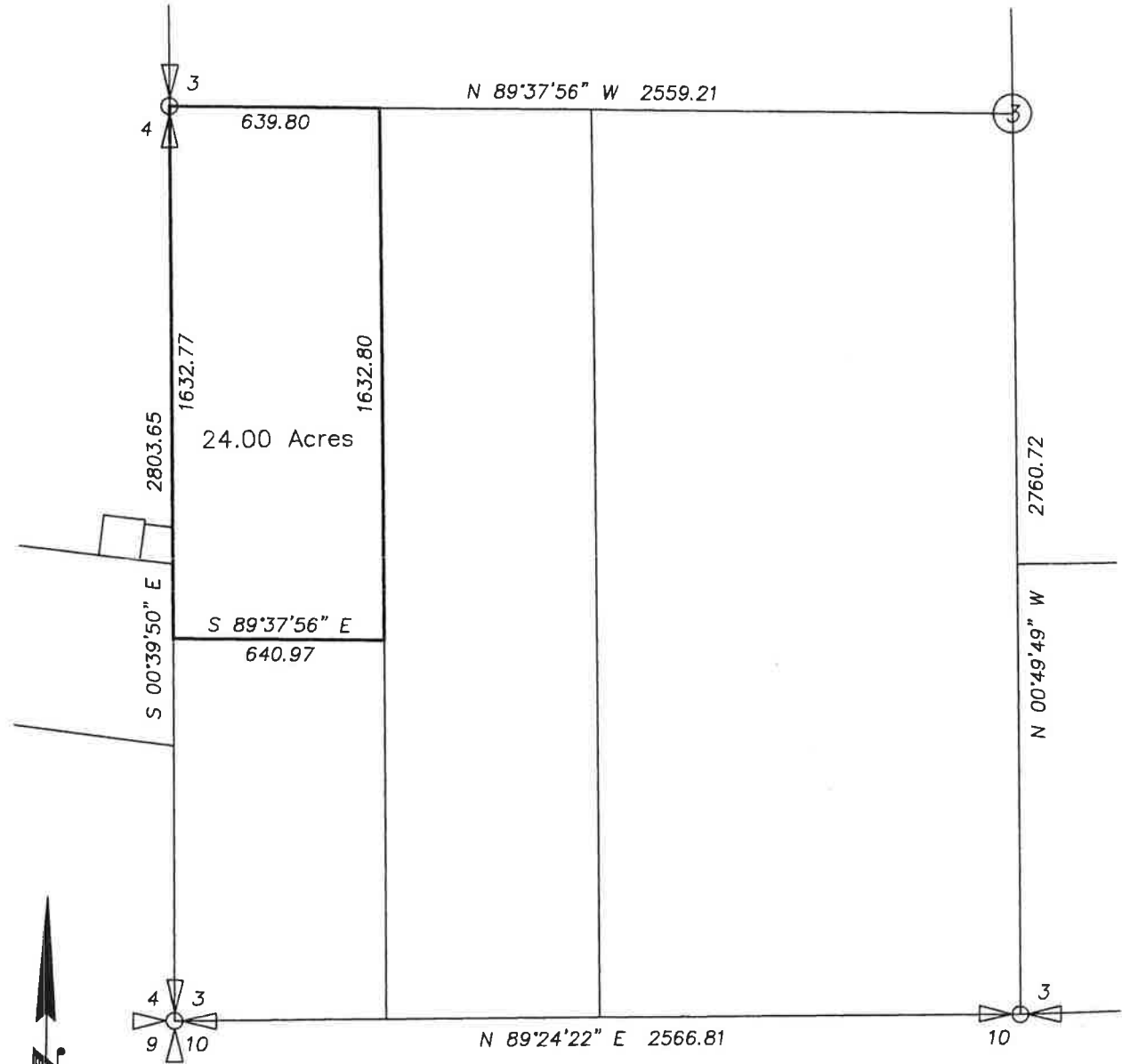


ATTACHMENT "B"

EXHIBIT "B"

PARCEL 24 Ac

a portion of the Southwest 1/4 of Section 3, T2S, R4W, SBM



SCALE: 1"=500 FEET



Parcel A

Exhibit "A"

Legal Description Parcel 5 Ac

All that portion of the West one-half of the West one-half of the Southwest one-quarter of Section 3, Township 2 South, Range 4 West, San Bernardino Meridian, in the County of San Bernardino, State of California, according to the Official Plat thereof, described as follows:

Commencing at the Northwest corner of the Southwest one-quarter of Section 3;

thence South 0°39'50" East, along the West line of said Section 3, a distance of 1292.86 feet to the **True Point of Beginning**;

thence continuing South 0°39'50" East, along the West line of said Section 3, a distance of 339.91 feet

thence South 89°37'56" East, along a line parallel to the North line of the Southwest one-quarter of Section 3 a distance of 640.97 feet, more or less, to the East line of the West one-half of the West one-half of the Southwest one-quarter of said Section 3;

thence North 0°42'18" West, along the East line of the West one-half of the West one-half of the Southwest one-quarter of Section 3 a distance of 339.92 feet;

thence North 89°37'56" West, along a line parallel to the North line of the Southwest one-quarter of Section 3 a distance of 640.73 feet to the **True Point of Beginning**.

Containing an area of 5.00 Gross Acres.

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

As shown on Exhibit "B" attached hereto and by this reference made a part hereof.

Prepared by:

Steve A. Leja – PLS 5933
Expires 12/31/2013

Leja Surveying Corp

Parcel B

Exhibit "A"

Legal Description Parcel 19 Ac

All that portion of the West one-half of the West one-half of the Southwest one-quarter of Section 3, Township 2 South, Range 4 West, San Bernardino Meridian, in the County of San Bernardino, State of California, according to the Official Plat thereof, described as follows:

Beginning at the Northwest corner of the Southwest one-quarter of Section 3;

thence South 0°39'50" East, along the West line of said Section 3, a distance of 1292.86 feet;

thence South 89°37'56" East, along a line parallel to the North line of the Southwest one-quarter of Section 3 a distance of 640.73 feet, more or less, to the East line of the West one-half of the West one-half of the Southwest one-quarter of said Section 3;

thence North 0°42'18" West, a distance of 1292.88 feet to the Northeast corner of the West one-half of the West one-half of the Southwest one-quarter of said Section 3

thence North 89°37'56" West, along the North line of the Southwest one-quarter of Section 3, a distance of 639.80 feet to the **Point of Beginning**.

Containing an area of 19.00 Gross Acres.

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

As shown on Exhibit "B" attached hereto and by this reference made a part hereof.

Prepared by:

Steve A. Leja – PLS 5933
Expires 12/31/2013

Leja Surveying Corp

APN: 1178-251-14-000

Exhibit "A"

Legal Description Parcel 24 Ac

All that portion of the West one-half of the West one-half of the Southwest one-quarter of Section 3, Township 2 South, Range 4 West, San Bernardino Meridian, in the County of San Bernardino, State of California, according to the Official Plat thereof, described as follows:

Beginning at the Northwest corner of the Southwest one-quarter of Section 3;

thence South 0°39'50" East, along the West line of said Section 3, a distance of 1632.77 feet;

thence South 89°37'56" East, along a line parallel to the North line of the Southwest one-quarter of Section 3 a distance of 640.97 feet, more or less, to the East line of the West one-half of the West one-half of the Southwest one-quarter of said Section 3;

thence North 0°42'18" West, a distance of 1632.80 feet to the Northeast corner of the West one-half of the West one-half of the Southwest one-quarter of said Section 3

thence North 89°37'56" West, along the North line of the Southwest one-quarter of Section 3, a distance of 639.80 feet to the **Point of Beginning**.

Containing an area of 24.00 Gross Acres.

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

As shown on Exhibit "B" attached hereto and by this reference made a part hereof.

Prepared by:

Steve A. Leja – PLS 5933

Expires 12/31/2013

Leja Surveying Corp

Attachment C

Legal Description and Plat Map of Easement in favor of Seller (Parcel C)

Parcel C - Easement in Favor of Kidd

Exhibit "A"
Legal Description
Blue Mountain Access Easement

All that portion of the Southwest ¼ of Section 3, Township 2 South, Range 4 West, San Bernardino Meridian, in the County of San Bernardino, State of California, according to the Official Plat thereof, described as follows:

Commencing at the Northwest corner of said Southwest ¼ of Section 3 as shown on Parcel Map Book 62, pages 27, in the Office of the County Recorder of said County;

thence South 00°39'50" East along the West line of said Southwest ¼ of Section 3, a distance of 1292.86 feet to the **True Point of Beginning**;

thence South 89°37'56" East, parallel to the North line of said Southwest ¼ section 3, a distance of 60.00 feet;

thence South 00°39'50" East, parallel to the West line of said Southwest ¼ section 3, a distance of 157.53 feet;

thence North 89°37'56" West, parallel to the North line of said Southwest ¼ section 3, a distance of 60.00 feet to a point on the West line of said Southwest ¼ section 3;

thence North 00°39'50" West, along to the West line of said Southwest ¼ section 3, a distance of 157.53 feet to the **True Point of Beginning**;

Containing a total area of approximately 9,450 square feet.

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

As shown on Exhibit "B" attached hereto and by this reference made a part hereof.

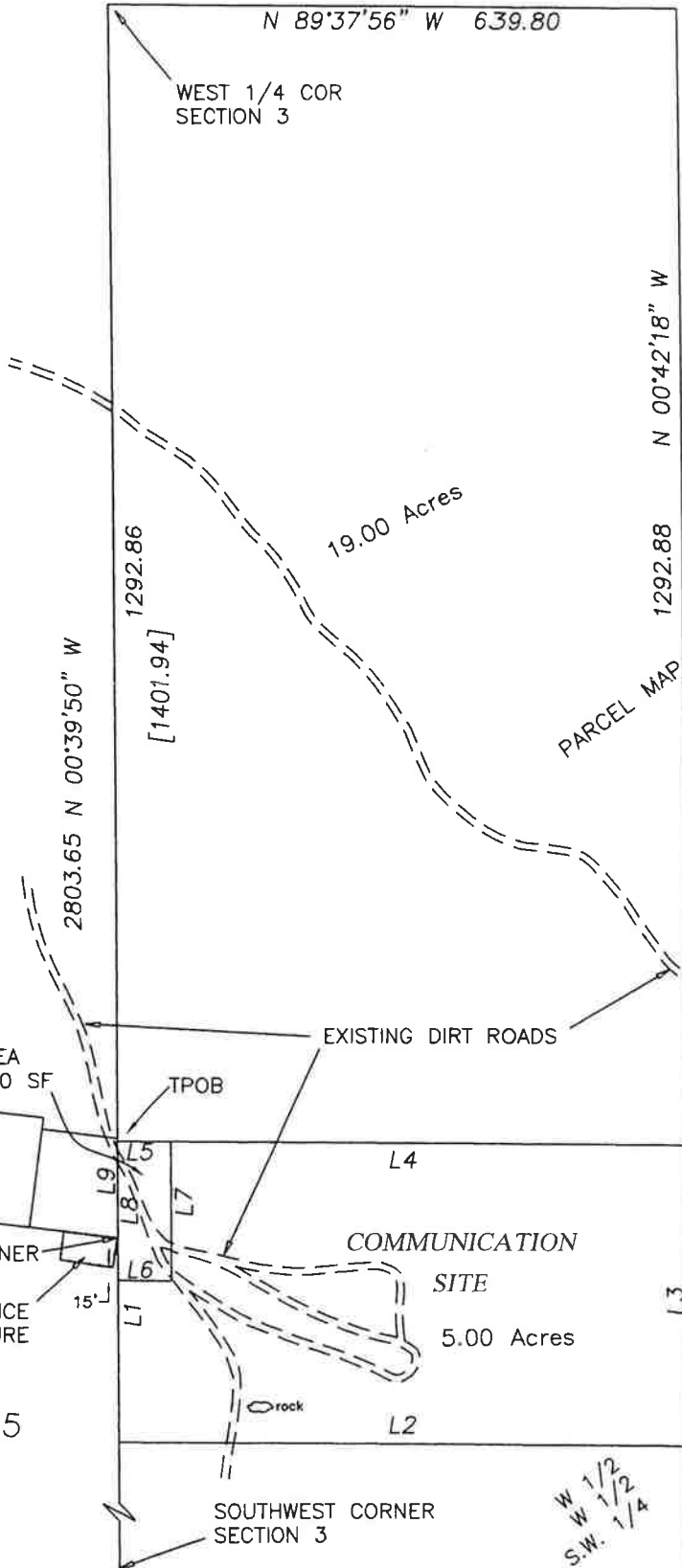
Prepared by:

Steve A. Leja – PLS 5933
Expires 12/31/2013

Leja Surveying Corp

ATTACHMENT "C"

EXHIBIT "B"
ACCESS EASEMENT
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3,
T.2S., R.4W., S.B.M.



SURVEYOR'S NOTES:

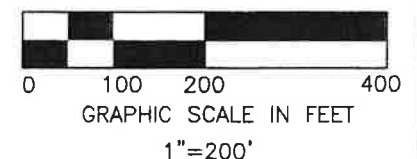
BASIS OF BEARINGS IS THE WEST LINE OF THE SW 1/4 OF SECTION 3 BEING N00°39'50"W PER RS 96/55



LINE TABLE

NO.	BEARING	DISTANCE
L1	N 00°39'50" W	339.91
L2	S 89°37'56" E	640.97
L3	N 00°42'18" W	339.92
L4	N 89°37'56" W	640.73
L5	N 89°37'56" W	60.00
L6	N 89°37'56" W	60.00
L7	N 00°39'50" W	157.53
L8	N 00°39'50" W	157.53
L9	N 00°39'50" W	109.26

E 1/2
W 1/2
S.W. 1/4



EASEMENT AREA
APPROX: 9,450 SF

2803.65 N 00°39'50" W

[1401.94]

N 89°37'56" W 639.80

WEST 1/4 COR
SECTION 3

1292.86

19.00 Acres

N 00°42'18" W
1292.88

PARCEL MAP 6064

EXISTING DIRT ROADS

TPOB

L4

COMMUNICATION
SITE

5.00 Acres

L3

L2

rock

WEST 1/16 CORNER
CHAIN LINK FENCE
ENCLOSURE
15'

RS 96/55

SOUTHWEST CORNER
SECTION 3

W 1/2
W 1/2
S.W. 1/4

Attachment D

Legal Description and Plat Map of the Property

EXHIBIT "A"
LEGAL DESCRIPTION

ALL THOSE CERTAIN PARCELS SITUATED IN THE COUNTY OF SAN BERNARDINO,
STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1: (APN 1178-061-02)

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER IN SECTION 4,
TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN,
ACCORDING TO GOVERNMENT SURVEY.

PARCEL 2: (APN 1178-191-04)

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE EAST 20
ACRES OF A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER, ALL IN
SECTION 4, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND
MERIDIAN, AS SHOWN BY GOVERNMENT SURVEY, THE PORTION DESCRIBED AS
FOLLOWS:

BEGINNING AT THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4
AT A POINT 840 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE EAST
PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION, 2640 FEET TO THE
EAST LINE OF SAID SECTION; THENCE NORTH ALONG THE EAST LINE OF SAID
SECTION, 480 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF SAID
SOUTHEAST QUARTER OF SAID SECTION 4; THENCE WEST ALONG THE NORTH LINE
OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER, 2640 FEET TO THE
NORTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER;
THENCE SOUTH 480 FEET TO THE POINT OF BEGINNING.
(SEE RECORD OF SURVEY 96/55 FOR MEASURED DATA)

SAVING AND EXCEPTING THEREFROM A PORTION OF THE EAST 20 ACRES OF THE
SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH,
RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN
BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY,
DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTH 1/16th CORNER OF SECTIONS 3 AND 4 PER R.S. 95/55, SAID
CORNER BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 0° 39' 50" EAST, A
DISTANCE OF 100.00 FEET ALONG EAST LINE OF SAID SECTION 4; THENCE NORTH
83° 00' 12" WEST, A DISTANCE OF 200.00 FEET; THENCE NORTH 0° 39' 50" WEST A
DISTANCE OF 100.00 FEET; THENCE SOUTH 83° 00' 12" EAST, A DISTANCE OF 200.00
FEET TO THE TRUE POINT OF BEGINNING. (CONTAINS 0.46 ACRES.)

PARCEL 3: (APN 1178-161-76)

PARCEL 2 OF THAT CERTAIN "CERTIFICATE OF COMPLIANCE" RECORDED
DECEMBER 13, 2000 AS INSTRUMENT NO. 2000-0457904 OF OFFICIAL RECORDS OF

SAN BERNARDINO COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

IN THE CITY OF GRAND TERRACE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, LYING SOUTHERLY AND SOUTHEASTERLY OF THE SOUTHERLY AND SOUTHEASTERLY LINE OF VAN BUREN STREET, AND EASTERLY OF THE EASTERLY LINE OF TRACT NO. 13050-6, AS SAID LINES ARE SHOWN ON MAP OF SAID TRACT NO. 13050-6 AS RECORDED IN BOOK 228, PAGES 1 THROUGH 6, INCLUSIVE, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4, AS SHOWN ON MAP OF TRACT NO. 13050-1, AS RECORDED IN BOOK 197, PAGES 45 THROUGH 47, INCLUSIVE, RECORDS OF SAID COUNTY; THENCE NORTH $00^{\circ} 12' 39''$ WEST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, A DISTANCE OF 136.00 FEET; THENCE SOUTH $89^{\circ} 41' 02''$ WEST, PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, A DISTANCE OF 212.19 FEET; THENCE SOUTH $11^{\circ} 53' 57''$ EAST, A DISTANCE OF 138.83 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4; THENCE NORTH $89^{\circ} 41' 02''$ EAST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, A DISTANCE OF 184.06 FEET TO THE POINT OF BEGINNING.

Attachment E

Easement Deed in favor of the County for the Property

Recorded at request of and return to:
Department of Facilities Management
Real Property Division
3133 Mission Inn Avenue
Riverside, CA 92507-4199

FREE RECORDING

This instrument is for the benefit of
the County of Riverside and is
entitled to be recorded without fee.

(Govt. Code 6103)

12.242\120108\019ITJRFra

(Space above this line reserved for Recorder's use)

PROJECT: Public Safety Enterprise
Communication

APN: 1178-191-04-0000,
1178-061-02-0000

GRANT OF EASEMENT

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

DENIS W. KIDD as trustee of the DENIS W. KIDD Trust, dated May 8, 2009

GRANT(S) to the COUNTY OF RIVERSIDE, a political subdivision of the state of California, an easement over, under, within and through portions of Assessor's Parcel Numbers 1178-191-04-0000 and 1178-061-02-0000 in the County of San Bernardino, State of California described on Exhibit "A", attached hereto and by this reference incorporated herein, for ingress and egress purposes, subject only to those encumbrances and easements which the County of Riverside has accepted.

Legal Description attached hereto as Exhibit "A"

PROJECT: Public Safety Enterprise Communication
APN: 1178-191-04-0000, 1178-061-02-0000

Dated: Aug. 5, 2009

GRANTOR:
Denis W. Kidd, as trustee of the
Denis W. Kidd Trust, dated May 8, 2009.

By: Denis W. Kidd, Trustee
Denis W. Kidd, Trustee

STATE OF CALIFORNIA)
)ss.
COUNTY OF RIVERSIDE)

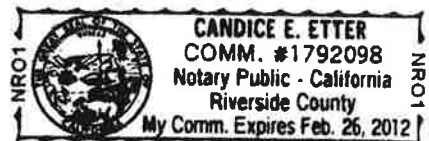
On Aug. 5, 2009, before me, Candice E Etter, a Notary Public in and for said County and State, personally appeared Denis W. Kidd, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal:

Signature Candice E Etter

[SEAL]

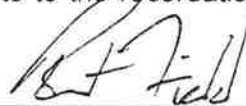


PROJECT: Public Safety Enterprise Communication
APN: 1178-191-04-0000, 1178-061-02-0000

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within deed to the COUNTY OF RIVERSIDE, a political subdivision, is hereby accepted by order of the Board of Supervisors on the date below and the Grantee consents to the recordation thereof by its duly authorized officer.

Date: _____

By: 
Robert Field
Assistant County Executive Officer/EDA

FORM APPROVED COUNTY COUNSEL
BY:  11-29-12
SYNTHIA M. GUNZEL DATE

Easement for the "Property"

EXHIBIT "A"

Legal Description for Access Road Easement across
Assessor's Parcel Numbers 1178-191-04-0000 and 1178-061-02-0000

That portion of **Section 4**, Township 2 South, Range 4 West, San Bernardino Meridian, in the County of Riverside, State of California described as follows:

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

Commencing at the Southeast corner of Section 4; thence N 0°39'50" W, along the East line of said Section 4, a distance of 1489.38 feet to the **True Point of Beginning**;

thence N 27°16'47" W, a distance of 15.33 feet to the beginning of a curve, concave easterly the radius point of which bears N 62°43'13" E, a distance of 100.00 feet;

thence along said curve, through a central angle of 16°25'49", a distance of 28.68 feet;

thence N 10°50'58" W, a distance of 69.59 feet to the beginning of a curve, concave westerly the radius point of which bears S 79°09'02" W, a distance of 250.00 feet;

thence along said curve, through a central angle of 17°29'04", a distance of 76.29 feet;

thence N 28°20'03" W, a distance of 37.76 feet to the beginning of a curve, concave easterly the radius point of which bears N 61°39'57" E, a distance of 250.00 feet;

thence along said curve, through a central angle of 59°31'44", a distance of 259.74 feet;

thence N 31°11'42" E, a distance of 83.53 feet to the beginning of a curve, concave westerly the radius point of which bears N 58°48'18" W, a distance of 125.00 feet;

thence along said curve, through a central angle of 55°12'02", a distance of 120.43 feet;

thence N 24°00'20" W, a distance of 51.99 feet to the beginning of a curve, concave easterly the radius point of which bears N 65°59'40" E, a distance of 200.00 feet;

thence along said curve, through a central angle of 12°45'10", a distance of 44.52 feet;

thence N 11°15'10" W, a distance of 61.28 feet to the beginning of a curve, concave southwesterly the radius point of which bears S 78°44'50" W, a distance of 175.00 feet;

thence along said curve, through a central angle of 29°39'23", a distance of 90.58 feet;

thence N 40°54'33" W, a distance of 27.00 feet to the beginning of a curve, concave southwesterly the radius point of which bears S 49°05'27" W, a distance of 100.00 feet;

thence along said curve, through a central angle of 48°24'04", a distance of 84.48 feet;

thence N 89°18'37" W, a distance of 19.50 feet to the beginning of a curve, concave easterly the radius point of which bears N 0°41'23" E, a distance of 18.00 feet;

thence along said curve, through a central angle of 170°28'40", a distance of 53.56 feet;

thence N 81°10'04" E, a distance of 100.06 feet to the beginning of a curve, concave northerly the radius point of which bears N 8°49'56" W, a distance of 300.00 feet;

thence along said curve, through a central angle of 10°38'05", a distance of 55.68 feet;

Easement for the "Property"

thence N 70°31'58" E, a distance of 39.58 feet to the beginning of a curve, concave westerly
the radius point of which bears N 19°28'02" W, a distance of 80.00 feet;
thence along said curve, through a central angle of 133° 15'40", a distance of 186.07 feet;
thence N 62°43'42" W, a distance of 53.96 feet to the beginning of a curve, concave northeasterly
the radius point of which bears N 27°16'18" E, a distance of 100.00 feet;
thence along said curve, through a central angle of 62°51'16", a distance of 109.70 feet;
thence N 0°07'35" E, a distance of 114.31 feet to the beginning of a curve, concave westerly
the radius point of which bears N 89°52'25" W, a distance of 200.00 feet;
thence along said curve, through a central angle of 34°31'37", a distance of 120.52 feet;
thence N 34°24'02" W, a distance of 48.95 feet to the beginning of a curve, concave northeasterly
the radius point of which bears N 55°35'58" E, a distance of 100.00 feet;
thence along said curve, through a central angle of 22°10'43", a distance of 38.71 feet;
thence N 12°13'19" W, a distance of 210.67 feet to the beginning of a curve, concave southwesterly
the radius point of which bears S 77°46'41" W, a distance of 100.00 feet;
thence along said curve, through a central angle of 25°56'44", a distance of 45.28 feet;
thence N 38°10'03" W, a distance of 42.70 feet to the beginning of a curve, concave easterly
the radius point of which bears N 51°49'57" E, a distance of 50.00 feet;
thence along said curve, through a central angle of 64°35'41", a distance of 56.37 feet;
thence N 26°25'38" E, a distance of 72.83 feet to the beginning of a curve, concave southerly
the radius point of which bears S 63°34'22" E, a distance of 65.00 feet;
thence along said curve, through a central angle of 114°12'32", a distance of 129.57 feet;
thence S 39°21'49" E, a distance of 48.94 feet to the beginning of a curve, concave northerly
the radius point of which bears N 50°38'11" E, a distance of 30.00 feet;
thence along said curve, through a central angle of 139°24'50", a distance of 73.00 feet;
thence N 1°13'21" E, a distance of 30.32 feet to the beginning of a curve, concave southwesterly
the radius point of which bears N 88°46'39" W, a distance of 150.00 feet;
thence along said curve, through a central angle of 56°31'49", a distance of 148.00 feet;
thence N 55°18'28" W, a distance of 23.56 feet to the beginning of a curve, concave northeasterly
the radius point of which bears N 34°41'32" E, a distance of 125.00 feet;
thence along said curve, through a central angle of 37°55'27", a distance of 82.74 feet;
thence N 17°23'01" W, a distance of 116.43 feet to the beginning of a curve, concave southwesterly
the radius point of which bears S 72°36'59" W, a distance of 100.00 feet;
thence along said curve, through a central angle of 34°53'05", a distance of 60.89 feet;
thence N 52°16'06" W, a distance of 42.36 feet to the beginning of a curve, concave northeasterly
the radius point of which bears N 37°43'54" E, a distance of 75.00 feet;

Easement for the "Property"

thence along said curve, through a central angle of 44°22'45", a distance of 58.09 feet;
thence N 7°53'21" W, a distance of 55.75 feet to the beginning of a curve, concave southerly
the radius point of which bears S 82°06'39" W, a distance of 35.00 feet;
thence along said curve, through a central angle of 134°03'24", a distance of 81.89 feet;
thence S 38°03'16" W, a distance of 102.19 feet to the beginning of a curve, concave northwesterly
the radius point of which bears N 51°56'44" W, a distance of 100.00 feet;
thence along said curve, through a central angle of 21°36'05", a distance of 37.70 feet;
thence S 59°39'20" W, a distance of 64.10 feet to the beginning of a curve, concave southeasterly
the radius point of which bears S 30°20'40" E, a distance of 100.00 feet;
thence along said curve, through a central angle of 11°43'14", a distance of 20.46 feet;
thence S 47°56'07" W, a distance of 41.75 feet to the beginning of a curve, concave southwesterly
the radius point of which bears N 42°03'53" W, a distance of 15.00 feet;
thence along said curve, through a central angle of 185°16'39", a distance of 48.51 feet;
thence N 53°12'46" E, a distance of 25.73 feet to the beginning of a curve, concave northwesterly
the radius point of which bears N 36°47'14" W, a distance of 100.00 feet;
thence along said curve, through a central angle of 33°09'48", a distance of 57.88 feet;
thence N 20°02'58" E, a distance of 43.28 feet to the beginning of a curve, concave southeasterly
the radius point of which bears S 69°57'02" E, a distance of 100.00 feet;
thence along said curve, through a central angle of 5°02'53", a distance of 8.81 feet;
thence N 25°05'51" E, a distance of 42.75 feet to the beginning of a curve, concave westerly
the radius point of which bears N 64°54'09" W, a distance of 50.00 feet;
thence along said curve, through a central angle of 36°48'45", a distance of 32.12 feet;
thence N 11°42'54" W, a distance of 38.43 feet to the beginning of a curve, concave southeasterly
the radius point of which bears N 78°17'06" E, a distance of 150.00 feet;
thence along said curve, through a central angle of 73°12'01", a distance of 191.64 feet;
thence N 61°29'06" E, a distance of 10.25 feet, more or less to the **Point of Termination** in the South line of
Government Lot 4 as shown on Record of Survey recorded in Book 82, page 96, Official Records of said
County, said point lying N 86°26'11" W, a distance of 409.78 feet from the Southeast corner of said
Government Lot 4.

The sidelines of said easement to be lengthened or shortened to terminate in the South line of Government Lot 4 and East line of Section 4.

Attachment "E"

August 8, 2012

Easement for the "Property"

As shown on Exhibit "B" attached hereto and by this reference made a part hereof.

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

Prepared by:

Steve A. Leja – PLS 5933
Expires 12/31/2013

Leja Surveying Corp

ATTACHMENT "E"

South line of Gov't Lot 4 per Record of Survey 82/96.



SCALE: 1"=350 FEET



CURVE TABLE			
NO	DELTA	RADIUS	LENGTH
C1	16°25'49"	100.00	28.68
C2	17°29'04"	250.00	76.29
C3	59°31'44"	250.00	259.74
C4	55°12'02"	125.00	120.43
C5	12°45'10"	200.00	44.52
C6	29°39'23"	175.00	90.58
C7	48°24'04"	100.00	84.48
C8	170°28'40"	18.00	53.56
C9	10°38'05"	300.00	55.68
C10	133°15'40"	80.00	186.07
C11	62°51'16"	100.00	109.70
C12	34°31'37"	200.00	120.52
C13	22°10'43"	100.00	38.71
C14	25°56'44"	100.00	45.28
C15	64°35'41"	50.00	56.37
C16	114°12'32"	65.00	129.57
C17	139°24'50"	30.00	73.00
C18	56°31'49"	150.00	148.00
C19	37°55'27"	125.00	82.74
C20	34°53'05"	100.00	60.88
C21	44°22'45"	75.00	58.09
C22	134°03'24"	35.00	81.89
C23	21°36'05"	100.00	37.70
C24	11°43'14"	100.00	20.46
C25	185°16'39"	15.00	48.51
C26	33°09'48"	100.00	57.88
C27	5°02'53"	100.00	8.81
C28	36°48'45"	50.00	32.12
C29	73°12'01"	150.00	191.64

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N 27°16'47" W	15.33
L2	N 10°50'58" W	69.59
L3	N 28°20'03" W	37.76
L4	N 31°11'42" E	83.53
L5	N 24°00'20" W	51.99
L6	N 11°15'10" W	61.28
L7	N 40°54'33" W	27.00
L8	N 89°18'37" W	19.50
L8	N 89°19'30" E	19.94
L9	N 81°10'04" E	100.06
L10	N 70°31'58" E	39.58
L11	N 62°43'42" W	53.96
L12	N 00°07'35" E	114.31
L13	N 34°24'02" W	48.95
L14	N 12°13'19" W	210.67
L15	N 38°10'03" W	42.70
L16	N 26°25'38" E	72.83
L17	S 39°21'49" E	48.94
L18	N 01°13'21" E	30.32
L19	N 55°18'28" W	23.56
L20	N 17°23'01" W	116.43
L21	N 52°16'06" W	42.36
L22	N 07°53'21" W	55.75
L23	S 38°03'16" W	102.19
L24	S 59°39'20" W	64.10
L25	S 47°56'07" W	41.75
L26	N 53°12'46" E	25.73
L27	N 20°02'58" E	43.28
L28	N 25°05'51" E	42.75
L29	N 11°42'54" W	38.43
L30	N 61°29'06" E	10.25

APN 1178-061-02

EASEMENT IN FAVOR OF COUNTY ATTACHMENT "E"

Section 3, T2S, R4W

19 Acre Parcel

Section 4, T2S, R4W, SBM
San Bernardino County

EXHIBIT "B"
BLUE MOUNTAIN
COUNTY OF RIVERSIDE
COMMUNICATION FACILITY SITE ACCESS
THROUGH SECTION 4, T2S, R4W, SBM

5 Acre
COMMUNICATION SITE

APN 1178-191-04

APN 1178-251-14

APN 1178-241-04

APN 1178-251-08

Lease Parcels

P.O.B.

SE Cor Sec 4

Attachment F
Declaration of Restriction on Parcel 2 of Seller Property

RECORDING REQUESTED BY
Denis W. Kidd

WHEN RECORDED MAIL TO:

Denis W. Kidd
22874 Pico Street
Grand Terrace, CA 92313

APNS: 1178-061-02 and portion of 1178-251-14

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COVENANT AND DEED RESTRICTION

This Covenant and Deed Restriction ("Deed Restriction") is in reference to and affects the fee simple interests in real property with Assessor's Parcel Numbers 1178-061-02 and a portion of 1178-251-14, collectively consisting of approximately 59 acres of unimproved land, located in the County of San Bernardino, State of California, more particularly described and depicted as Parcel 1 and Parcel B in Attachment "A" (the "Property"), attached hereto and made a part hereof, now owned by Denis W. Kidd, as Trustee of the Denis W. Kidd Personal Trust dated May 8, 2009 ("Kidd Trust").

WHEREAS, Kidd is the owner of the fee simple interest of real property with Assessor's Parcel Number 1178-061-02 whereby the County of Riverside ("County") had acquired an easement interest over and across under that certain Purchase and Sale Agreement dated September 2, 2008 between County and Kidd Trust ("PSA") and once amended by that First Amendment dated _____ (1st Amendment) (hereinafter referenced the same as in the 1st Amendment as "Parcel 1"); and,

WHEREAS, the real property interest with Assessor's Parcel Number 1178-251-14, (hereinafter referenced the same as in the 1st Amendment as "Parcel B"), a portion of which was conveyed by deed on or about _____, from County to the Kidd Trust pursuant to the terms of the PSA executed concurrently with this Deed Restriction as part of the consideration regarding the purchase of real property easement interests by the County for the access, construction, maintenance, operation of the Blue Mountain site of Riverside County's Public Safety Enterprise Communication Project (PSEC); and,

WHEREAS, the County had acquired Parcel B from another seller near and adjacent to the real property with Assessor's Parcel Number 1178-061-02 and Kidd entered into the PSA later determined the need to amend to address additional access and terms (restriction); and,

WHEREAS, by the terms of the PSA, the Kidd Trust shall record this Deed Restriction which shall restrict for itself and its successors in interest future development on or over the Property; and,

WHEREAS, the intent of this document is to assure that the development on the Property will be restricted and retained and maintained predominately as open space preserved in its natural condition, subject to allowed uses; now, therefore,

Each recital set forth above is incorporated herein by reference and is made a part of this Deed Restriction.

The Kidd Trust agrees that the Deed Restriction will be subject to the following conditions:

1. Property Description. The Property is described and depicted in the attached Attachment "A".
2. Term. This Deed Restriction shall run with the land in perpetuity and shall be binding on all future owners, successors, heirs, administrators, assigns, lessees or other occupiers and users for the duration of the term of this Deed Restriction.
3. Recordation. This Deed Restriction shall be filed concurrently and is contingent upon the County's Deed in favor of Kidd Trust for Parcel "B".
4. Covenant and Restriction. Kidd Trust shall restrict future development on the Property for the duration of the Term of this Deed Restriction, as follows:
 - a. Compatible uses. Certain non-motorized recreational uses are deemed compatible, and therefore permitted, to the Deed Restriction placed on the Property, including, but not limited to, the use of hiking trails and horseback riding activities.
 - b. Activities Allowed. Environmental monitoring controls, utilities, inspections or gathering data, maintenance and paving of access roads are permitted uses and activities on the Property.
 - c. Prohibited Uses.
 1. All activities and uses which may adversely affect the purposes of this Deed Restriction or the condition of the Property.
 2. Use of off-road vehicles and use of any other motorized vehicles except on access roads.
 3. Depositing or accumulation of soil, trash, ashes, refuse, waste, bio solids or any other materials.
 4. Planting, introduction or dispersal of non-native or exotic plant or animal species.
 5. All activities and uses that are otherwise inconsistent with the purpose of a habitat plan.
5. Enforcement. If the Property is not maintained and restricted in accordance with the terms of this Deed Restriction, the County may take any measures available at law or in equity to enforce the terms of this Deed Restriction.
6. Severability. Should any provision of this Deed Restriction or application thereof to any person, entity or circumstance be found to be invalid or unenforceable, the rest and remainder of the provisions of this Deed Restriction or application shall not be affected and shall remain valid and enforceable.

IN WITNESS WHEREOF, Denis W. Kidd, as Trustee of the Denis W. Kidd Personal Trust dated May 8, 2009, has duly executed and delivered this Covenant and Deed Restriction as of the day and year written below.

GRANTOR:

Denis W. Kidd, as Trustee of the Denis W. Kidd
Personal Trust dated May 8, 2009

Dated: _____

By: _____
Denis W. Kidd, Trustee

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF _____

On _____, before me, _____, notary public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

ATTACHED TO: COVENANT AND DEED RESTRICTION
[APN's 1178-061-02 and portion of 1178-251-14]

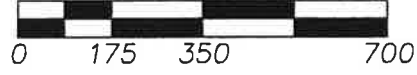
ATTACHMENT "A"

APN 1178-061-01
N 85°30'36" W 1326.44

South line of Gov'l Lot 4
per Record of Survey 82/96.



SCALE: 1"=350 FEET



NO.	BEARING	DISTANCE
L1	N 27°16'47" W	15.33
L2	N 10°50'58" W	69.59
L3	N 28°20'03" W	37.76
L4	N 31°11'42" E	83.53
L5	N 24°00'20" W	51.99
L6	N 11°15'10" W	61.28
L7	N 40°54'33" W	27.00
L8	N 89°18'37" W	19.50
L8	N 89°19'30" E	19.94
L9	N 81°10'04" E	100.06
L10	N 70°31'58" E	39.58
L11	N 62°43'42" W	53.96
L12	N 00°07'35" E	114.31
L13	N 34°24'02" W	48.95
L14	N 12°13'19" W	210.67
L15	N 38°10'03" W	42.70
L16	N 26°25'38" E	72.83
L17	S 39°21'49" E	48.94
L18	N 01°13'21" E	30.32
L19	N 55°18'28" W	23.56
L20	N 17°23'01" W	116.43
L21	N 52°16'06" W	42.36
L22	N 07°53'21" W	55.75
L23	S 38°03'16" W	102.19
L24	S 59°39'20" W	64.10
L25	S 47°56'07" W	41.75
L26	N 53°12'46" E	25.73
L27	N 20°02'58" E	43.28
L28	N 25°05'51" E	42.75
L29	N 11°42'54" W	38.43
L30	N 61°29'06" E	10.25

NO	DELTA	RADIUS	LENGTH
C1	16°25'49"	100.00	28.68
C2	17°29'04"	250.00	76.29
C3	59°31'44"	250.00	259.74
C4	55°12'02"	125.00	120.43
C5	12°45'10"	200.00	44.52
C6	29°39'23"	175.00	90.58
C7	48°24'04"	100.00	84.48
C8	170°28'40"	18.00	53.56
C9	10°38'05"	300.00	55.68
C10	133°15'40"	80.00	186.07
C11	62°51'16"	100.00	109.70
C12	34°31'37"	200.00	120.52
C13	22°10'43"	100.00	38.71
C14	25°56'44"	100.00	45.28
C15	64°35'41"	50.00	56.37
C16	114°12'32"	65.00	129.57
C17	139°24'50"	30.00	73.00
C18	56°31'49"	150.00	148.00
C19	37°55'27"	125.00	82.74
C20	34°53'05"	100.00	60.88
C21	44°22'45"	75.00	58.09
C22	134°03'24"	35.00	81.89
C23	21°36'05"	100.00	37.70
C24	11°43'14"	100.00	20.46
C25	185°16'39"	15.00	48.51
C26	33°09'48"	100.00	57.88
C27	5°02'53"	100.00	8.81
C28	36°48'45"	50.00	32.12
C29	73°12'01"	150.00	191.64

APN 1178-061-02

Parcel 1

EASEMENT IN FAVOR OF COUNTY ATTACHMENT "E"

EAST 1/4 COR SECTION 3
Section 3, T2S, R4W

Parcel 2

19 Acre Parcel

Section 4, T2S, R4W, SBM
San Bernardino County

Parcel B

AREAS OF RESERVATION
ATTACHMENT "G"

ATTACHMENT "A"
BLUE MOUNTAIN
COUNTY OF RIVERSIDE
COMMUNICATION FACILITY SITE ACCESS
THROUGH SECTION 4, T2S, R4W, SBM

APN 1178-191-04

KIDD EASEMENT ATTACHMENT "C" PARCEL C

APN 1178-241-04

APN 1178-251-14

5 Acre COMMUNICATION SITE
Parcel A

NO.	BEARING	DISTANCE
K1	N 00°39'50" W	157.53
K2	S 89°37'56" E	60.00
K3	N 00°39'50" W	157.53
K4	S 89°37'56" E	60.00

SE Cor Sec 4

Attachment G

Grant Deed in favor of Seller for Fee Simple Interest with 1) restriction on development and 2) reservation in favor of County and Easement Deed in favor of Seller for Exchange Property

RECORDING REQUESTED BY:

County of Riverside

WHEN RECORDED MAIL TO:

92502 Denis W. Kidd
22874 Pico St.
Grand Terrace, CA 92313

WITH A CONFORMED COPY TO:

County of Riverside
EDA Real Estate Division
PO Box 1180
Riverside, CA

APN 1178-251-14-0000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

EXEMPT FROM RECORDING FEES PURSUANT TO GOV. CODE § 27383
NO DOCUMENTARY TRANSFER TAX PURSUANT TO CALIFORNIA REVENUE & TAXATION CODE § 11922

GRANT DEED

FOR VALUE RECEIVED, receipt of which is hereby acknowledged, COUNTY OF RIVERSIDE, a political subdivision of the State of California (hereinafter referred to as "**Grantor**"), hereby remises, releases and forever grants to DENIS W. KIDD, Trustee of the DENIS W. KIDD TRUST DATED MAY 8, 2009 (hereinafter referred to as "**Grantee**"), its successors and assigns, all Grantor's right, title and interest in and to that certain real property situated in the County of Riverside, State of California, more fully described in ATTACHMENT G attached hereto and incorporated herein by reference ("**Property**"), reserving therefrom unto Grantor an access easement over that strip of land described therein.

GRANTOR:

Dated: _____

COUNTY OR RIVERSIDE
A political subdivision of the State of California

By: _____
John Tavaglione, Chairman

Its: Board of Supervisors

FORM APPROVED COUNTY COUNSEL
BY: Synthia M. Gunzel 11/29/18
SYNTHIA M. GUNZEL DATE

NOTARY ACKNOWLEDGMENT
(California All-Purpose Acknowledgment)

STATE OF CALIFORNIA

COUNTY OF _____

On _____, 20__ before me, _____, notary public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

ATTACHED TO: GRANT DEED
 APN 1178-251-14-0000

Parcel B with Easement Reserved

Exhibit "A"

Legal Description Parcel 19 Ac

All that portion of the West one-half of the West one-half of the Southwest one-quarter of **Section 3**, Township 2 South, Range 4 West, San Bernardino Meridian, in the County of San Bernardino, State of California, according to the Official Plat thereof, described as follows:

Beginning at the Northwest corner of the Southwest one-quarter of Section 3;

Thence South 0°39'50" East, along the West line of said Section 3, a distance of 1292.86 feet;

Thence South 89°37'56" East, along a line parallel to the North line of the Southwest one-quarter of Section 3 a distance of 640.73 feet, more or less, to the East line of the West one-half of the West one-half of the Southwest one-quarter of said Section 3;

Thence North 0°42'18" West, a distance of 1292.88 feet to the Northeast corner of the West one-half of the West one-half of the Southwest one-quarter of said Section 3

Thence North 89°37'56" West, along the North line of the Southwest one-quarter of Section 3, a distance of 639.80 feet to the **Point of Beginning**.

Containing an area of 19.00 Gross Acres.

Reserving therefrom an easement over that portion of the follow described centerline that falls within the above described Parcel:

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

Commencing at the Southeast corner of Section 4; thence N 0°39'50" W, along the East line of said Section 4, a distance of 1489.38 feet to the **True Point of Beginning**;

Thence N 27°16'47" W, a distance of 15.33 feet to the beginning of a curve, concave easterly the radius point of which bears N 62°43'13" E, a distance of 100.00 feet;

Thence along said curve, through a central angle of 16°25'49", a distance of 28.68 feet;

Thence N 10°50'58" W, a distance of 69.59 feet to the beginning of a curve, concave westerly the radius point of which bears S 79°09'02" W, a distance of 250.00 feet;

Thence along said curve, through a central angle of 17°29'04", a distance of 76.29 feet;

Thence N 28°20'03" W, a distance of 37.76 feet to the beginning of a curve, concave easterly the radius point of which bears N 61°39'57" E, a distance of 250.00 feet;

Thence along said curve, through a central angle of 59°31'44", a distance of 259.74 feet;

Thence N 31°11'42" E, a distance of 83.53 feet to the beginning of a curve, concave westerly the radius point of which bears N 58°48'18" W, a distance of 125.00 feet;

Thence along said curve, through a central angle of 55°12'02", a distance of 120.43 feet;

Thence N 24°00'20" W, a distance of 51.99 feet to the beginning of a curve, concave easterly the radius point of which bears N 65°59'40" E, a distance of 200.00 feet;

Thence along said curve, through a central angle of 12°45'10", a distance of 44.52 feet;

Parcel B with Easement Reserved

Thence N 11°15'10" W, a distance of 61.28 feet to the beginning of a curve, concave southwesterly the radius point of which bears S 78°44'50" W, a distance of 175.00 feet;

Thence along said curve, through a central angle of 29°39'23", a distance of 90.58 feet;

Thence N 40°54'33" W, a distance of 27.00 feet to the beginning of a curve, concave southwesterly the radius point of which bears S 49°05'27" W, a distance of 100.00 feet;

Thence along said curve, through a central angle of 48°24'04", a distance of 84.48 feet;

Thence N 89°18'37" W, a distance of 19.50 feet to the beginning of a curve, concave easterly the radius point of which bears N 0°41'23" E, a distance of 18.00 feet;

Thence along said curve, through a central angle of 170°28'40", a distance of 53.56 feet;

Thence N 81°10'04" E, a distance of 100.06 feet to the beginning of a curve, concave northerly the radius point of which bears N 8°49'56" W, a distance of 300.00 feet;

Thence along said curve, through a central angle of 10°38'05", a distance of 55.68 feet;

Thence N 70°31'58" E, a distance of 39.58 feet to the beginning of a curve, concave westerly the radius point of which bears N 19°28'02" W, a distance of 80.00 feet;

Thence along said curve, through a central angle of 133°15'40", a distance of 186.07 feet;

Thence N 62°43'42" W, a distance of 53.96 feet to the beginning of a curve, concave northeasterly the radius point of which bears N 27°16'18" E, a distance of 100.00 feet;

Thence along said curve, through a central angle of 62°51'16", a distance of 109.70 feet;

Thence N 0°07'35" E, a distance of 114.31 feet to the beginning of a curve, concave westerly the radius point of which bears N 89°52'25" W, a distance of 200.00 feet;

Thence along said curve, through a central angle of 34°31'37", a distance of 120.52 feet;

Thence N 34°24'02" W, a distance of 48.95 feet to the beginning of a curve, concave northeasterly the radius point of which bears N 55°35'58" E, a distance of 100.00 feet;

Thence along said curve, through a central angle of 22°10'43", a distance of 38.71 feet;

Thence N 12°13'19" W, a distance of 210.67 feet to the beginning of a curve, concave southwesterly the radius point of which bears S 77°46'41" W, a distance of 100.00 feet;

Thence along said curve, through a central angle of 25°56'44", a distance of 45.28 feet;

Thence N 38°10'03" W, a distance of 42.70 feet to the beginning of a curve, concave easterly the radius point of which bears N 51°49'57" E, a distance of 50.00 feet;

Thence along said curve, through a central angle of 64°35'41", a distance of 56.37 feet;

Thence N 26°25'38" E, a distance of 72.83 feet to the beginning of a curve, concave southerly the radius point of which bears S 63°34'22" E, a distance of 65.00 feet;

Thence along said curve, through a central angle of 114°12'32", a distance of 129.57 feet;

Thence S 39°21'49" E, a distance of 48.94 feet to the beginning of a curve, concave northerly the radius point of which bears N 50°38'11" E, a distance of 30.00 feet;

Thence along said curve, through a central angle of 139°24'50", a distance of 73.00 feet;

Parcel B with Easement Reserved

Thence N 1°13'21" E, a distance of 30.32 feet to the beginning of a curve, concave southwesterly the radius point of which bears N 88°46'39" W, a distance of 150.00 feet;

Thence along said curve, through a central angle of 56°31'49", a distance of 148.00 feet;

Thence N 55°18'28" W, a distance of 23.56 feet to the beginning of a curve, concave northeasterly the radius point of which bears N 34°41'32" E, a distance of 125.00 feet;

Thence along said curve, through a central angle of 37°55'27", a distance of 82.74 feet;

Thence N 17°23'01" W, a distance of 116.43 feet to the beginning of a curve, concave southwesterly the radius point of which bears S 72°36'59" W, a distance of 100.00 feet;

Thence along said curve, through a central angle of 34°53'05", a distance of 60.89 feet;

Thence N 52°16'06" W, a distance of 42.36 feet to the beginning of a curve, concave northeasterly the radius point of which bears N 37°43'54" E, a distance of 75.00 feet;

Thence along said curve, through a central angle of 44°22'45", a distance of 58.09 feet;

Thence N 7°53'21" W, a distance of 55.75 feet to the beginning of a curve, concave southerly the radius point of which bears S 82°06'39" W, a distance of 35.00 feet;

Thence along said curve, through a central angle of 134°03'24", a distance of 81.89 feet;

Thence S 38°03'16" W, a distance of 102.19 feet to the beginning of a curve, concave northwesterly the radius point of which bears N 51°56'44" W, a distance of 100.00 feet;

Thence along said curve, through a central angle of 21°36'05", a distance of 37.70 feet;

Thence S 59°39'20" W, a distance of 64.10 feet to the beginning of a curve, concave southeasterly the radius point of which bears S 30°20'40" E, a distance of 100.00 feet;

Thence along said curve, through a central angle of 11°43'14", a distance of 20.46 feet;

Thence S 47°56'07" W, a distance of 41.75 feet to the beginning of a curve, concave southwesterly the radius point of which bears N 42°03'53" W, a distance of 15.00 feet;

Thence along said curve, through a central angle of 185°16'39", a distance of 48.51 feet;

Thence N 53°12'46" E, a distance of 25.73 feet to the beginning of a curve, concave northwesterly the radius point of which bears N 36°47'14" W, a distance of 100.00 feet;

Thence along said curve, through a central angle of 33°09'48", a distance of 57.88 feet;

Thence N 20°02'58" E, a distance of 43.28 feet to the beginning of a curve, concave southeasterly the radius point of which bears S 69°57'02" E, a distance of 100.00 feet;

Thence along said curve, through a central angle of 5°02'53", a distance of 8.81 feet;

Thence N 25°05'51" E, a distance of 42.75 feet to the beginning of a curve, concave westerly the radius point of which bears N 64°54'09" W, a distance of 50.00 feet;

Thence along said curve, through a central angle of 36°48'45", a distance of 32.12 feet;

Thence N 11°42'54" W, a distance of 38.43 feet to the beginning of a curve, concave southeasterly the radius point of which bears N 78°17'06" E, a distance of 150.00 feet;

Thence along said curve, through a central angle of 73°12'01", a distance of 191.64 feet;

Attachment "G"

August 8, 2012

Parcel B with Easement Reserved

Thence N 61°29'06" E, a distance of 10.25 feet, more or less to the **Point of Termination** in the South line of Government Lot 4 as shown on Record of Survey recorded in Book 82, page 96, Official Records of said County, said point lying N 86°26'11" W, a distance of 409.78 feet from the Southeast corner of said Government Lot 4.

The sidelines of said easement to be lengthened or shortened to terminate in the west line of Section 3 and the north line of the 5 acre communication site

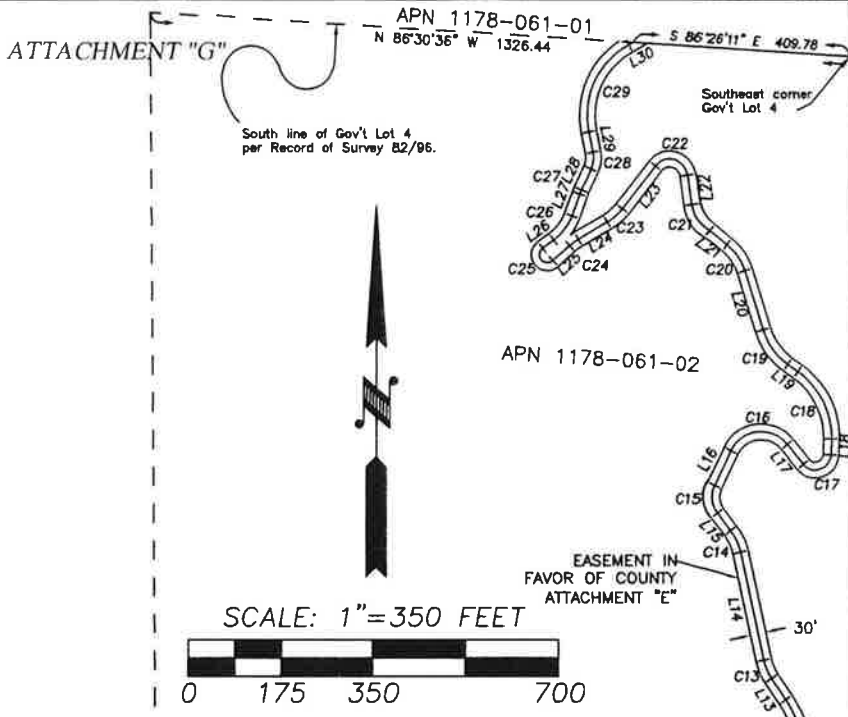
Subject to all other easements and offers of dedication of record.

As shown on Exhibit "B" attached hereto and by this reference made a part hereof.

Prepared by:

Steve A. Leja – PLS 5933
Expires 12/31/2013

Leja Surveying Corp



NO.	BEARING	DISTANCE
L1	N 27°16'47" W	15.33
L2	N 10°50'58" W	69.59
L3	N 28°20'03" W	37.76
L4	N 31°11'42" E	83.53
L5	N 24°00'20" W	51.99
L6	N 11°15'10" W	61.28
L7	N 40°54'33" W	27.00
L8	N 89°18'37" W	19.50
L8	N 89°19'30" E	19.94
L9	N 81°10'04" E	100.06
L10	N 70°31'58" E	39.58
L11	N 62°43'42" W	53.96
L12	N 00°07'35" E	114.31
L13	N 34°24'02" W	48.95
L14	N 12°13'19" W	210.67
L15	N 38°10'03" W	42.70
L16	N 26°25'38" E	72.83
L17	S 39°21'49" E	48.94
L18	N 01°13'21" E	30.32
L19	N 55°18'28" W	23.56
L20	N 17°23'01" W	116.43
L21	N 52°16'06" W	42.36
L22	N 07°53'21" W	55.75
L23	S 38°03'16" W	102.19
L24	S 59°39'20" W	64.10
L25	S 47°56'07" W	41.75
L26	N 53°12'46" E	25.73
L27	N 20°02'58" E	43.28
L28	N 25°05'51" E	42.75
L29	N 11°42'54" W	38.43
L30	N 61°29'06" E	10.25

NO.	DELTA	RADIUS	LENGTH
C1	16°25'49"	100.00	28.68
C2	17°29'04"	250.00	76.29
C3	59°31'44"	250.00	259.74
C4	55°12'02"	125.00	120.43
C5	12°45'10"	200.00	44.52
C6	29°39'23"	175.00	90.58
C7	48°24'04"	100.00	84.48
C8	170°28'40"	18.00	53.56
C9	10°38'05"	300.00	55.68
C10	133°15'40"	80.00	186.07
C11	62°51'16"	100.00	109.70
C12	34°31'37"	200.00	120.52
C13	22°10'43"	100.00	38.71
C14	25°56'44"	100.00	45.28
C15	64°35'41"	50.00	56.37
C16	114°12'32"	65.00	129.57
C17	139°24'50"	30.00	73.00
C18	56°31'49"	150.00	148.00
C19	37°55'27"	125.00	82.74
C20	34°53'05"	100.00	60.88
C21	44°22'45"	75.00	58.09
C22	134°03'24"	35.00	81.89
C23	21°36'05"	100.00	37.70
C24	11°43'14"	100.00	20.46
C25	185°16'39"	15.00	48.51
C26	33°09'48"	100.00	57.88
C27	5°02'53"	100.00	8.81
C28	36°48'45"	50.00	32.12
C29	73°12'01"	150.00	191.64

EXHIBIT "B"
BLUE MOUNTAIN
 COUNTY OF RIVERSIDE
 COMMUNICATION FACILITY SITE ACCESS
 THROUGH SECTION 4, T2S, R4W, SBM

APN 1178-191-04
 APN 1178-241-04

APN 1178-251-14
 5 Acre COMMUNICATION SITE

APN 1178-251-08