

FORM APPROVED COUNTY COUNSEL
BY: Gregory P. Priamos 10/15/14
DATE

Departmental Concurrence

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

106
A



FROM: Economic Development Agency/Facilities Management

SUBMITTAL DATE:
October 23, 2014

SUBJECT: Resolution No. 2014-204, Acceptance of Easement Interests in Real Properties located near the City of Temecula, for purpose of maintaining, operating, and repairing areas within the boundaries of certain real properties in the County of Riverside, District 3/District 3 [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2014-204, Acceptance of Easement Interests in Real Properties located near Temecula, County of Riverside; and
2. Authorize the Chairman of the Board to Accept Conveyance of easement interests in real property on behalf of County Service Area 143 (CSA 143), in the Morgan Hill Development, Tract Map No. 30885-3, Lots 105, 110, 111, and 112 and Tract Map No. 30885-2, Lot 111.

BACKGROUND:

Summary

(Commences on Page 2)

Robert Field

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

SOURCE OF FUNDS: N/A

Budget Adjustment: No

For Fiscal Year: 2014-15

C.E.O. RECOMMENDATION:

APPROVE

BY: *Rohini Dasika*

Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

Positions Added ☐
Change Order ☐
A-30 ☐
4/5 Vote ☐

Prev. Agn. Ref.:

District: 3/3

Agenda Number:

3-18

FORM 11: Resolution No. 2014-204, Acceptance of Easement Interests in Real Properties located near the City of Temecula, for purpose of maintaining, operating, and repairing landscaped areas within the boundaries of certain real properties in the County of Riverside, District 3/District 3 [\$0]

DATE: October 23, 2014

PAGE: 2 of 2

BACKGROUND:

Summary

The Morgan Hill residential Development annexed into CSA 143 as part of the Specific Plan 313 in April 2003. CSA 143 provides street lighting and landscape maintenance services. In order to provide landscape maintenance, easements are required for access to the affected properties.

EASEMENT DEEDS

GRANTOR - STANDARD PACIFIC CORP., a Delaware corporation
Tract Map No. 30885-1, Lot 105 – APN: 966-170-026

GRANTOR - STANDARD PACIFIC CORP., a Delaware corporation
Tract Map No. 30885-3, Lot 110 – APN: 966-470-027

GRANTOR – STANDARD PACIFIC CORP., a Delaware corporation
Tracy Map No. 30885-3, Lot 111 – APN: 966-490-015

GRANTOR - STANDARD PACIFIC CORP., a Delaware corporation
Tract Map No. 30885-3, Lot 112 - APN: 966-490-020

GRANTOR - STANDARD PACIFIC CORP., a Delaware corporation
Tract Map No. 30885-2, Lot 111 – APN: 966-451-043

Impact on Citizens and Businesses

The conveyance of the easements will allow CSA 143 to continue and maintain the right-of-way areas within the Morgan Hill residential community.

SUPPLEMENTAL:

Additional Fiscal Information

No net cost will be incurred and no budget adjustment is necessary.

1 Board of Supervisors

County of Riverside

2 **Resolution No. 2014-204**

3 **ACCEPTANCE OF EASEMENT INTERESTS IN REAL PROPERTIES NEAR THE CITY OF**
4 **TEMECULA COUNTY OF RIVERSIDE, COUNTY OF RIVERSIDE, 3RD DISTRICT**

5 **Assessor Parcel Numbers: 966-170-026, 966-470-027, 966-451-043, 966-490-015,**
6 **966-490-020**

7 **WHEREAS,** The Morgan Hill residential development annexed to County Service
8 Area 143 (CSA 143) as part of the Specific Plan 313 in April 2003. CSA 143 provides
9 street lighting and landscape maintenance services. In order to provide landscape
10 maintenance, easements are required for access to the affected properties;

11 **WHEREAS,** the conveyance is necessary to allow CSA 143 to maintain the easement
12 areas within the Morgan Hill residential development;

13 **WHEREAS,** the Grantor, STANDARD PACIFIC CORP, a Delaware corporation grants
14 and conveys to the County of Riverside easement interests over certain real properties for the
15 purpose of maintaining landscaped areas within certain boundaries of real properties in the
16 County of Riverside.

17 **BE IT RESOLVED, DETERMINED AND ORDERED** by the Board of Supervisors of the
18 County of Riverside, California, in regular session assembled on November 4, 2014, at 9:00
19 a.m., in the meeting room of the Board of Supervisors located on the 1st floor of the County
20 Administrative Center, 4080 Lemon Street, Riverside, California, authorizes the execution of
21 Certificates of Acceptance, the following described real property: Certain real property located
22 in the County of Riverside, State of California, more particularly described in Exhibit A – CSA
23 Maintained Area Legal Descriptions and Attachments 1, attached hereto and made a part
24 hereof.

25 ///

26 ///

27 ///

28 ///

FORM APPROVED COUNTY COUNSEL

BY:  PATRICIA MUNROE
DATE: 11/15/14

1 **BE IT FURTHER RESOLVED AND DETERMINED** that the Chairman of the Board of
2 Supervisors of the County of Riverside is authorized to execute the documents to complete the
3 conveyance of real property and this transaction.

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EXHIBIT "A" - CSA MAINTAINED AREA LEGAL DESCRIPTION

SHEET 1 OF 2 SHEETS

CSA MAINTAINED AREA

LOT 105 OF TRACT MAP NO. 30885-1, AS FILED IN BOOK 408, PAGES 30 THROUGH 39, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPTING THEREFROM THAT PORTION OF SAID LOT 105 DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 105, THENCE NORTH 11°06'14" WEST, ALONG THE WESTERLY LINE OF SAID LOT 105, A DISTANCE OF 54.90 FEET, TO THE TRUE POINT OF BEGINNING;

THENCE ALONG THE WESTERLY AND NORTHERLY LINES OF SAID LOT 105, THE FOLLOWING SIX (6) COURSES:

1. NORTH 11°06'14" WEST, 741.93 FEET, TO THE NORTHWEST CORNER OF SAID LOT 105;
2. THENCE NORTH 86°56'11" EAST, 5.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 567.00 FEET;
3. THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 6°13'57", AN ARC LENGTH OF 61.68 FEET;
4. THENCE SOUTH 86°49'52" EAST, 52.97 FEET, TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 633.00 FEET;
5. THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2°47'59", AN ARC LENGTH OF 30.93 FEET;
6. THENCE SOUTH 48°38'49" EAST, 18.52 FEET, TO THE NORTHEAST CORNER OF LOT 58 OF SAID TRACT MAP 30885-1;

THENCE WESTERLY AND SOUTHERLY ALONG THE NORTHERLY AND WESTERLY LINES OF LOTS 58 THROUGH 67, THE FOLLOWING TWENTY (20) COURSES:

1. SOUTH 88°16'09" WEST, 107.86 FEET;
2. THENCE SOUTH 57°57'09" WEST, 47.95 FEET;
3. THENCE SOUTH 11°11'04" EAST, 78.53 FEET;
4. THENCE SOUTH 57°28'50" EAST, 8.08 FEET;
5. THENCE SOUTH 23°28'44" EAST, 34.47 FEET;
6. THENCE SOUTH 28°26'23" EAST, 16.24 FEET;
7. THENCE SOUTH 20°30'34" EAST, 28.36 FEET;
8. THENCE SOUTH 13°42'39" EAST, 43.06 FEET;
9. THENCE SOUTH 1°11'20" WEST, 34.36 FEET;
10. THENCE SOUTH 2°20'54" WEST, 59.44 FEET;
11. THENCE SOUTH 44°12'52" EAST, 2.68 FEET;
12. THENCE SOUTH 0°47'05" EAST, 28.48 FEET;
13. THENCE SOUTH 11°06'14" EAST, 37.20 FEET;
14. THENCE SOUTH 53°58'45" EAST, 9.40 FEET;
15. THENCE SOUTH 4°11'37" EAST, 52.16 FEET;

EXHIBIT "A" - CSA MAINTAINED AREA LEGAL DESCRIPTION

SHEET 2 OF 2 SHEETS

16. THENCE SOUTH 53°03'48" EAST, 10.55 FEET;
17. THENCE SOUTH 3°35'12" EAST, 54.84 FEET;
18. THENCE SOUTH 51°05'16" EAST, 4.73 FEET;
19. THENCE SOUTH 3°11'29" EAST, 22.06 FEET;
20. THENCE SOUTH 11°06'14" EAST, 85.64 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 67;

THENCE NORTH 79°00'00" EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 67, A DISTANCE OF 90.11 FEET;

THENCE LEAVING SAID SOUTHERLY LINE, SOUTH 85°26'05" EAST, 146.44 FEET;
THENCE SOUTH 46°01'34" EAST, 29.73 FEET;
THENCE SOUTH 88°57'07" EAST, 28.47 FEET;
THENCE NORTH 1°02'53" EAST, 16.91 FEET;
THENCE SOUTH 85°37'32" EAST, 75.89 FEET, TO A POINT ON THE EASTERLY LINE OF SAID LOT 105:

THENCE SOUTH 41°20'00" EAST, 53.12 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 105;

THENCE SOUTH 73°41'40" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 105, A DISTANCE OF 176.92 FEET;

THENCE LEAVING SAID SOUTHERLY LINE, NORTH 85°26'05" WEST, 131.85 FEET;

THENCE SOUTH 79°00'00" WEST, 83.27 FEET, TO THE **POINT OF BEGINNING**.

CSA MAINTAINED AREA AS DESCRIBED CONTAINS 4.84 ACRES, MORE OR LESS.

AS SHOWN ON ATTACHMENT "1" ATTACHED HERETO AND MADE A PART HEREOF.

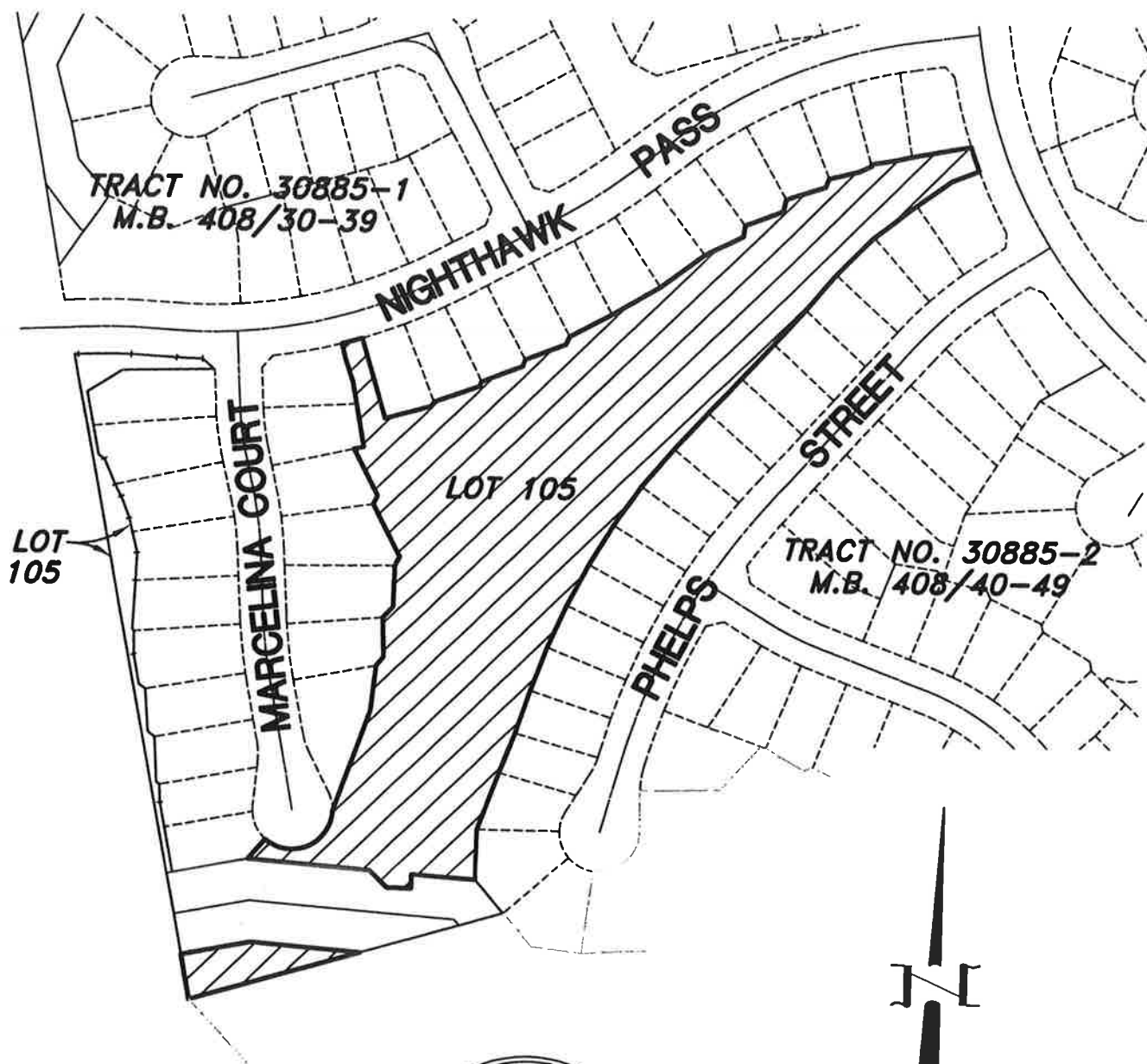
PREPARED UNDER THE DIRECTION OF:

Stanley Morse 12.13.13
STANLEY C. MORSE, LS 3640 DATE
EXPIRATION DATE: 6/30/2014



ATTACHMENT "1"
CSA MAINTAINED AREA

SHEET 1 OF 4 SHEETS



LEGEND:



CSA MAINTAINED AREA

LOT LINE LOT 105



SCALE: 1"=200'

ASSESSOR'S PARCEL NUMBER 966-170-026

T8S, R2W, SEC. 14 (LOCATED WITHIN RANCHO PAUBA)

DATE EXHIBIT PREPARED: MAY, 2013

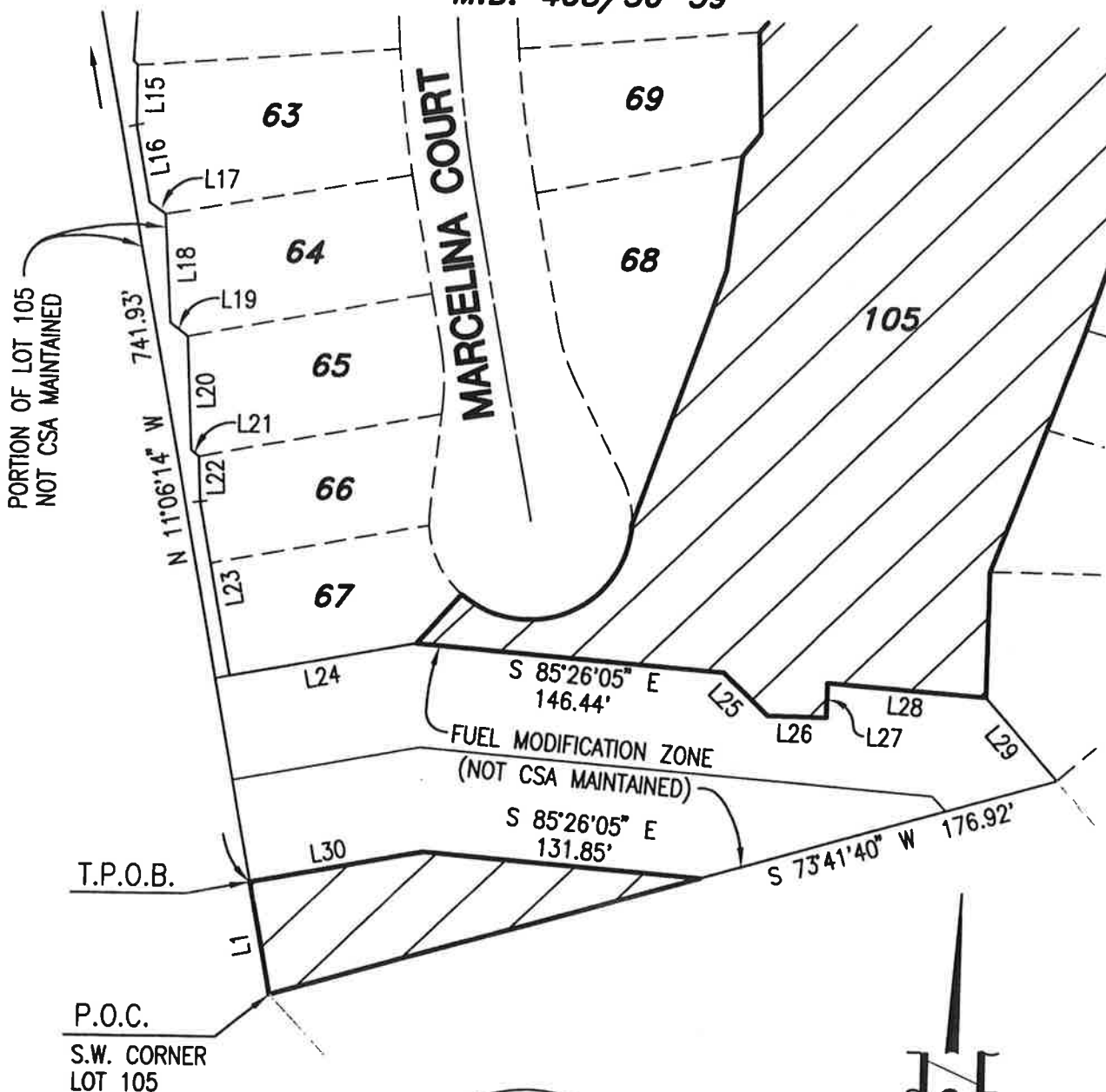
PREPARED UNDER THE DIRECTION OF:

Stanley Morse 12-13-13
STANLEY C. MORSE, LS 3640 DATE
EXPIRATION DATE: 6/30/2014

ATTACHMENT "1" CSA MAINTAINED AREA

SHEET 2 OF 4 SHEETS

TRACT NO. 30885-1
M.B. 408/30-39



LEGEND:



CSA MAINTAINED AREA

LOT LINE LOT 105

SCALE: 1"=80'

ASSESSOR'S PARCEL NUMBER 966-170-026

T8S, R2W, SEC. 14 (LOCATED WITHIN RANCHO PAUBA)

DATE EXHIBIT PREPARED: MAY, 2013



PREPARED UNDER THE DIRECTION OF:

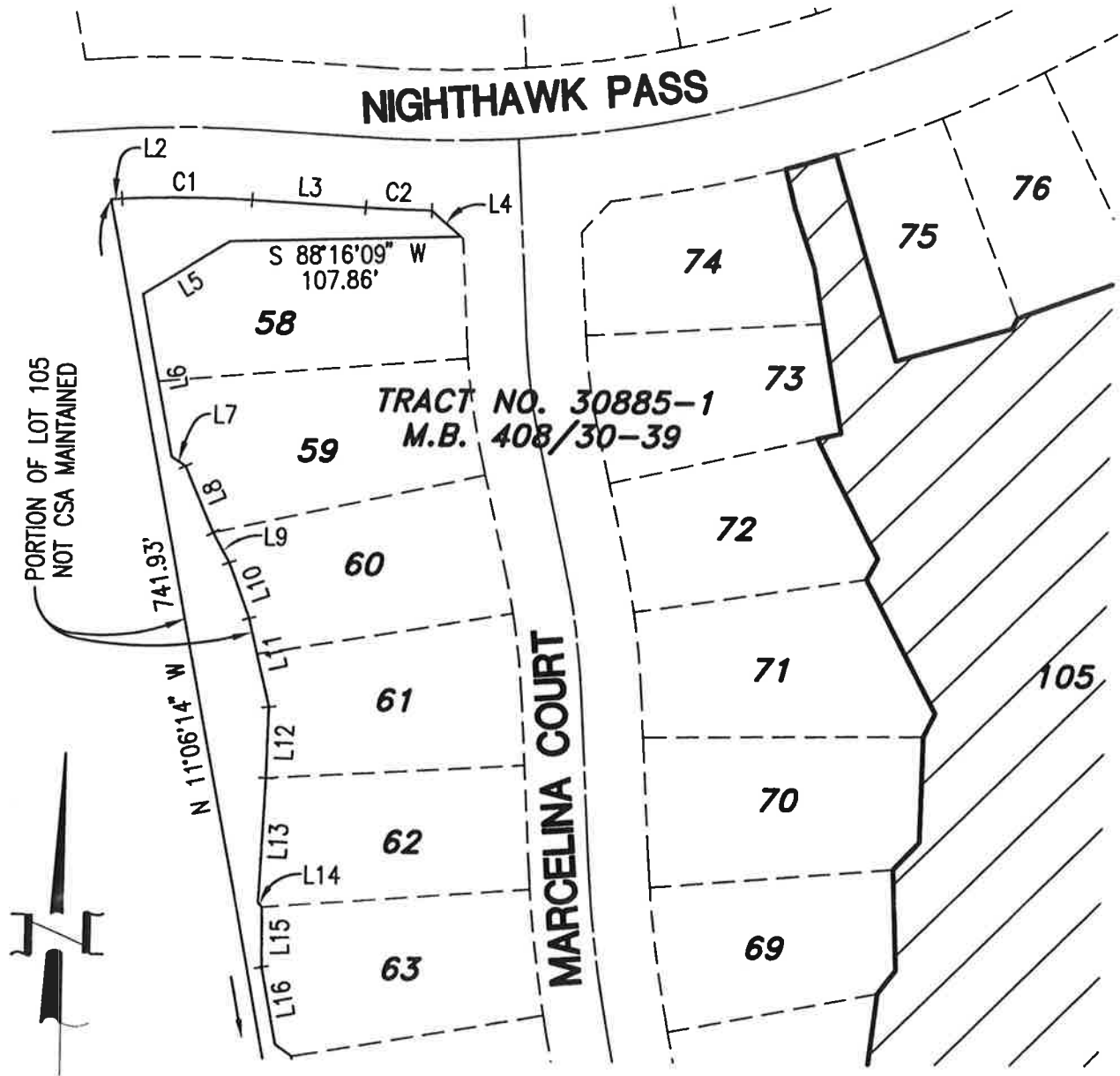
Stanley Morse 12-13-13
STANLEY C. MORSE, LS 3640 DATE
EXPIRATION DATE: 6/30/2014

I:\72584\MAPPING\CSA Tr 30885-1 Lot 105

5/29/2013

ATTACHMENT "1"
CSA MAINTAINED AREA

SHEET 3 OF 4 SHEETS



LEGEND:



CSA MAINTAINED AREA

LOT LINE LOT 105

SCALE: 1"=80'

ASSESSOR'S PARCEL NUMBER 966-170-026

T8S, R2W, SEC. 14 (LOCATED WITHIN RANCHO PAUBA)

DATE EXHIBIT PREPARED: MAY, 2013



PREPARED UNDER THE DIRECTION OF:

Stanley Morse 12.13.13

STANLEY C. MORSE, LS 3640

DATE

EXPIRATION DATE: 6/30/2014

ATTACHMENT "1" CSA MAINTAINED AREA

SHEET 4 OF 4 SHEETS

LINE DATA		
L#	BEARING	DISTANCE
1	N 11°06'14" W	54.90'
2	N 86°56'11" E	5.00'
3	S 86°49'52" E	52.97'
4	S 48°38'49" E	18.52'
5	S 57°57'09" W	47.95'
6	S 11°11'04" E	78.53'
7	S 57°28'50" E	8.08'
8	S 23°28'44" E	34.47'
9	S 28°26'23" E	16.24'
10	S 20°30'34" E	28.36'
11	S 13°42'39" E	43.06'
12	S 1°11'20" W	34.36'
13	S 2°20'54" W	59.44'
14	S 44°12'52" E	2.68'
15	S 0°47'05" E	28.48'

LINE DATA		
L#	BEARING	DISTANCE
16	S 11°06'14" E	37.20'
17	S 53°58'45" E	9.40'
18	S 4°11'37" E	52.16'
19	S 53°03'48" E	10.55'
20	S 3°35'12" E	54.84'
21	S 51°05'16" E	4.73'
22	S 3°11'29" E	22.06'
23	S 11°06'14" E	85.64'
24	N 79°00'00" E	90.11'
25	S 46°01'34" E	29.73'
26	S 88°57'07" E	28.47'
27	N 1°02'53" E	16.91'
28	S 85°37'32" E	75.89'
29	S 41°20'00" E	53.12'
30	S 79°00'00" W	83.27'

LINE DATA			
C#	DELTA	RADIUS	LENGTH
1	6°13'57"	567.00'	61.68'
2	2°47'59"	633.00'	30.93'

LEGEND:



CSA MAINTAINED AREA

LOT LINE LOT 105

SCALE: 1"=80'

ASSESSOR'S PARCEL NUMBER 966-170-026

T8S, R2W, SEC. 14 (LOCATED WITHIN RANCHO PAUBA)

DATE EXHIBIT PREPARED: MAY, 2013



PREPARED UNDER THE DIRECTION OF:

Stanley Morse 12-13-13
 STANLEY C. MORSE, LS 3640 DATE
 EXPIRATION DATE: 6/30/2014

EXHIBIT "A" - CSA MAINTAINED AREA LEGAL DESCRIPTION

SHEET 1 OF 1 SHEET

CSA MAINTAINED AREA

LOT 110 OF TRACT MAP 30885-3, AS FILED IN BOOK 408, PAGES 50 THROUGH 58, INCLUSIVE,
OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA;

CSA MAINTAINED AREA AS DESCRIBED CONTAINS 5,172 SQUARE FEET, MORE OR LESS.

AS SHOWN ON ATTACHMENT "1" ATTACHED HERETO AND MADE A PART HEREOF.

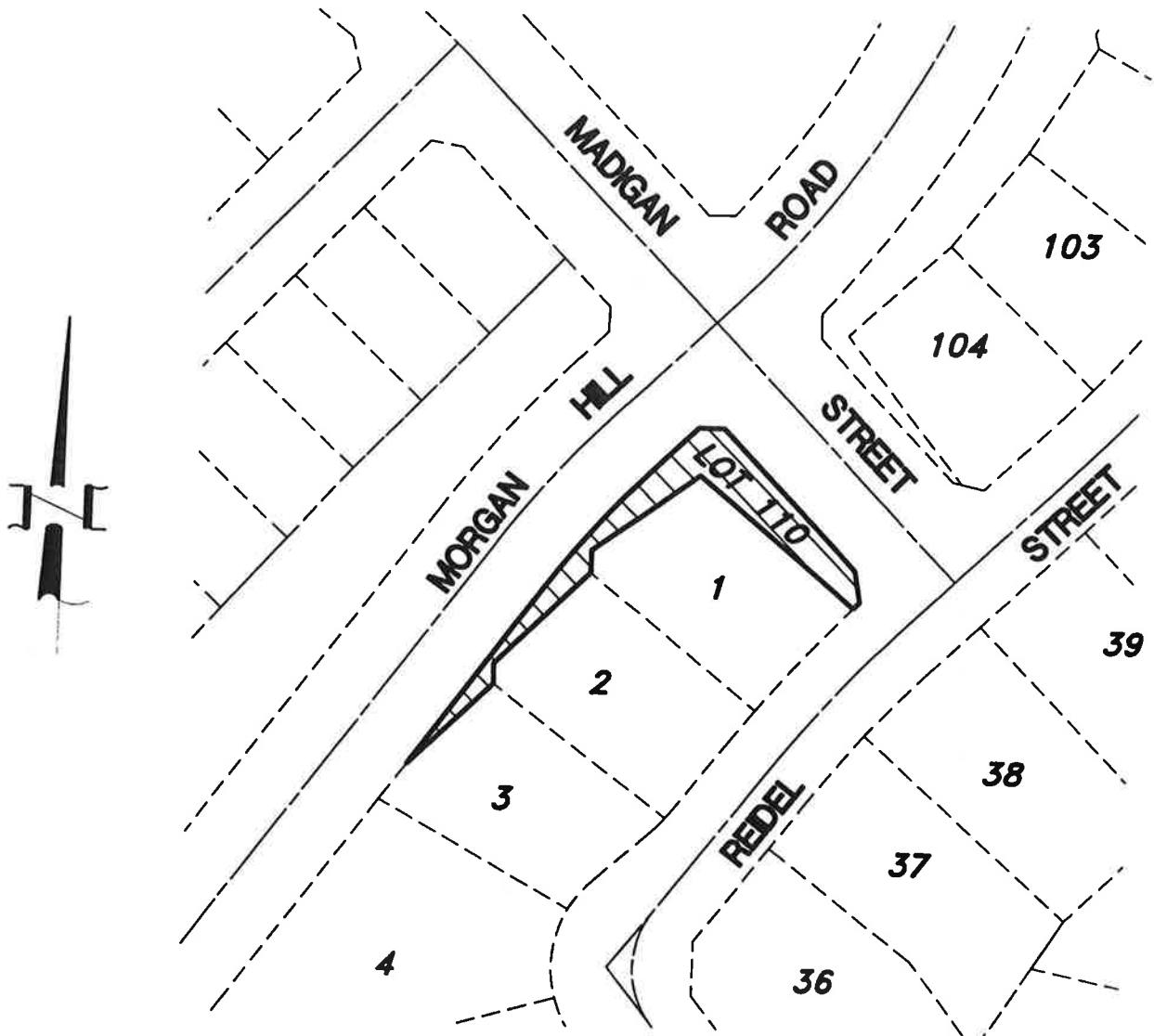
PREPARED UNDER THE DIRECTION OF:

Stanley Morse 12.13.13
STANLEY C. MORSE, LS 3640 DATE
EXPIRATION DATE: 6/30/2014



ATTACHMENT "1"
CSA MAINTAINED AREA

SHEET 1 OF 1 SHEET



TRACT NO. 30885-3
M.B. 408/50-58

LEGEND:



CSA MAINTAINED AREA

LOT LINE LOT 110



SCALE: 1"=100'

ASSESSOR'S PARCEL NUMBER 966-470-027

T8S, R2W, SEC. 14 (LOCATED WITHIN RANCHO PAUBA)

DATE EXHIBIT PREPARED: MAY, 2013

PREPARED UNDER THE DIRECTION OF:

Stanley Morsee 12-13-13

STANLEY C. MORSEE, LS 3640

DATE

EXPIRATION DATE: 6/30/2014

EXHIBIT "A" - CSA MAINTAINED AREA LEGAL DESCRIPTION

SHEET 1 OF 1 SHEET

CSA MAINTAINED AREA

LOT 111 OF TRACT MAP 30885-3, AS FILED IN BOOK 408, PAGES 50 THROUGH 58, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA;

CSA MAINTAINED AREA AS DESCRIBED CONTAINS 37,048 SQUARE FEET, MORE OR LESS.
AS SHOWN ON ATTACHMENT "1" ATTACHED HERETO AND MADE A PART HEREOF.

PREPARED UNDER THE DIRECTION OF:

Stanley C. Morse 12-13-13
STANLEY C. MORSE, LS 3640 DATE
EXPIRATION DATE: 6/30/2014



ATTACHMENT "1" CSA MAINTAINED AREA

SHEET 1 OF 1 SHEET

TRACT NO. 30885-1
M.B. 408/30-39

COPPOLA

CHAMOUX COURT

TRACT NO. 30885-2
M.B. 408/40-49

HOURGLASS ST.
MADIGAN

ST.

MORGAN HILL DRIVE

STREET

LOT 111

REIDEL STREET

TRACT NO. 30885-3
M.B. 408/50-58

LEGEND:



CSA MAINTAINED AREA

LOT LINE LOT 111

SCALE: 1"=200'

ASSESSOR'S PARCEL NUMBER 966-490-015

T8S, R2W, SEC. 14 (LOCATED WITHIN RANCHO PAUBA)

DATE EXHIBIT PREPARED: MAY, 2013



PREPARED UNDER THE DIRECTION OF:

Stanley Morse 12-13-13

STANLEY C. MORSE, LS 3640

DATE

EXPIRATION DATE: 6/30/2014

EXHIBIT "A" - CSA MAINTAINED AREA LEGAL DESCRIPTION

SHEET 1 OF 1 SHEET

CSA MAINTAINED AREA

LOT 112 OF TRACT MAP 30885-3, AS FILED IN BOOK 408, PAGES 50 THROUGH 58, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA;

CSA MAINTAINED AREA AS DESCRIBED CONTAINS 16,204 SQUARE FEET, MORE OR LESS.
AS SHOWN ON ATTACHMENT "1" ATTACHED HERETO AND MADE A PART HEREOF.

PREPARED UNDER THE DIRECTION OF:

Stanley Morse 12-13-13
STANLEY C. MORSE, LS 3640 DATE
EXPIRATION DATE: 6/30/2014

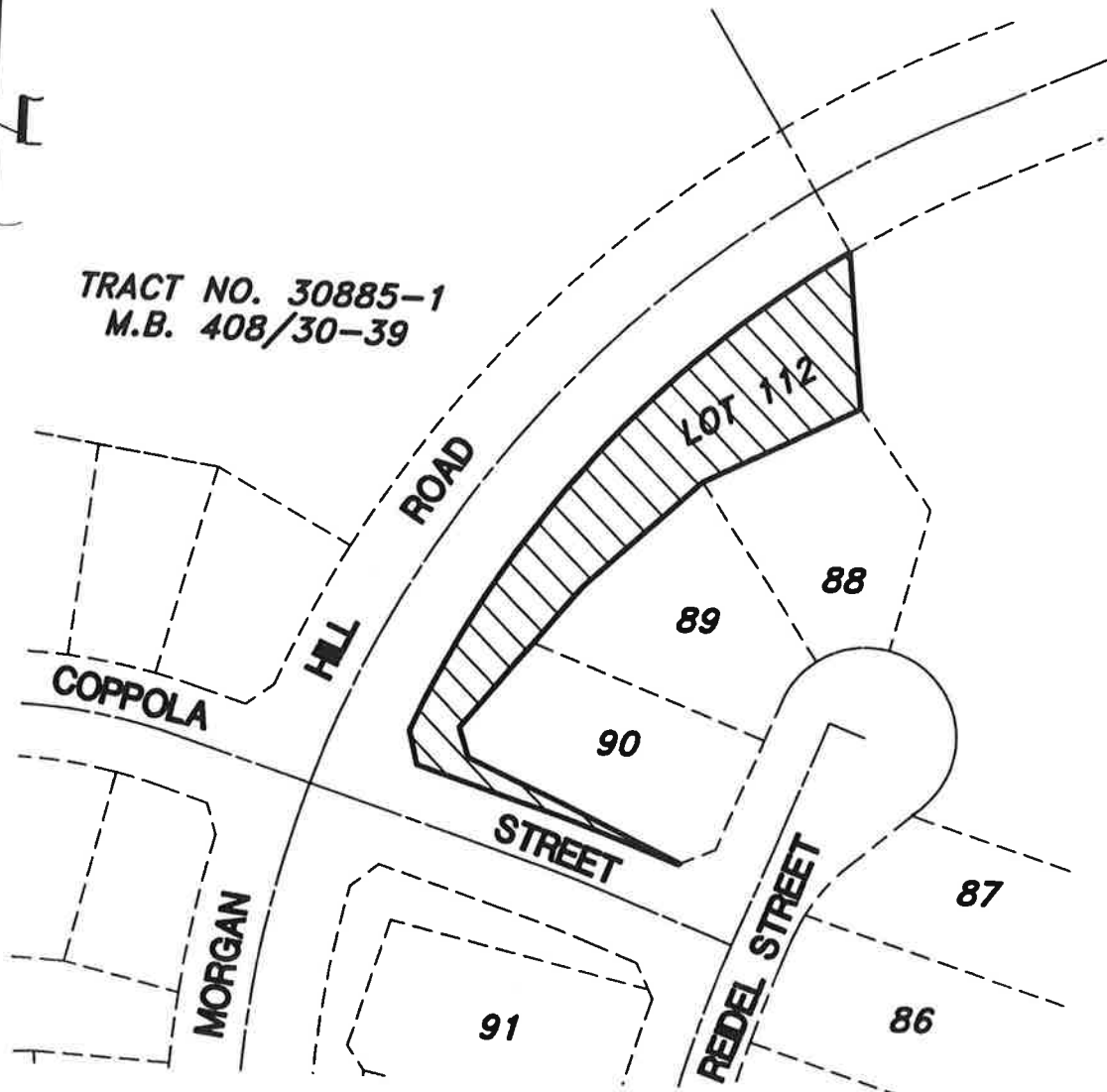


ATTACHMENT "1" CSA MAINTAINED AREA

SHEET 1 OF 1 SHEET



TRACT NO. 30885-1
M.B. 408/30-39



TRACT NO. 30885-3
M.B. 408/50-58

LEGEND:



CSA MAINTAINED AREA

LOT LINE LOT 112

SCALE: 1"=100'

ASSESSOR'S PARCEL NUMBER 966-490-020

T8S, R2W, SEC. 14 (LOCATED WITHIN RANCHO PAUBA)

DATE EXHIBIT PREPARED: MAY, 2013



PREPARED UNDER THE DIRECTION OF:

Stanley Morse 12-13-13

STANLEY C. MORSE, LS 3640

DATE

EXPIRATION DATE: 6/30/2014

EXHIBIT "A" - CSA MAINTAINED AREA LEGAL DESCRIPTION

SHEET 1 OF 1 SHEET

CSA MAINTAINED AREA

LOT 111 OF TRACT MAP 30885-2, AS FILED IN BOOK 408, PAGES 40 THROUGH 49, INCLUSIVE,
OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA;

CSA MAINTAINED AREA AS DESCRIBED CONTAINS 1.25 ACRES, MORE OR LESS.
AS SHOWN ON ATTACHMENT "1" ATTACHED HERETO AND MADE A PART HEREOF.

PREPARED UNDER THE DIRECTION OF:

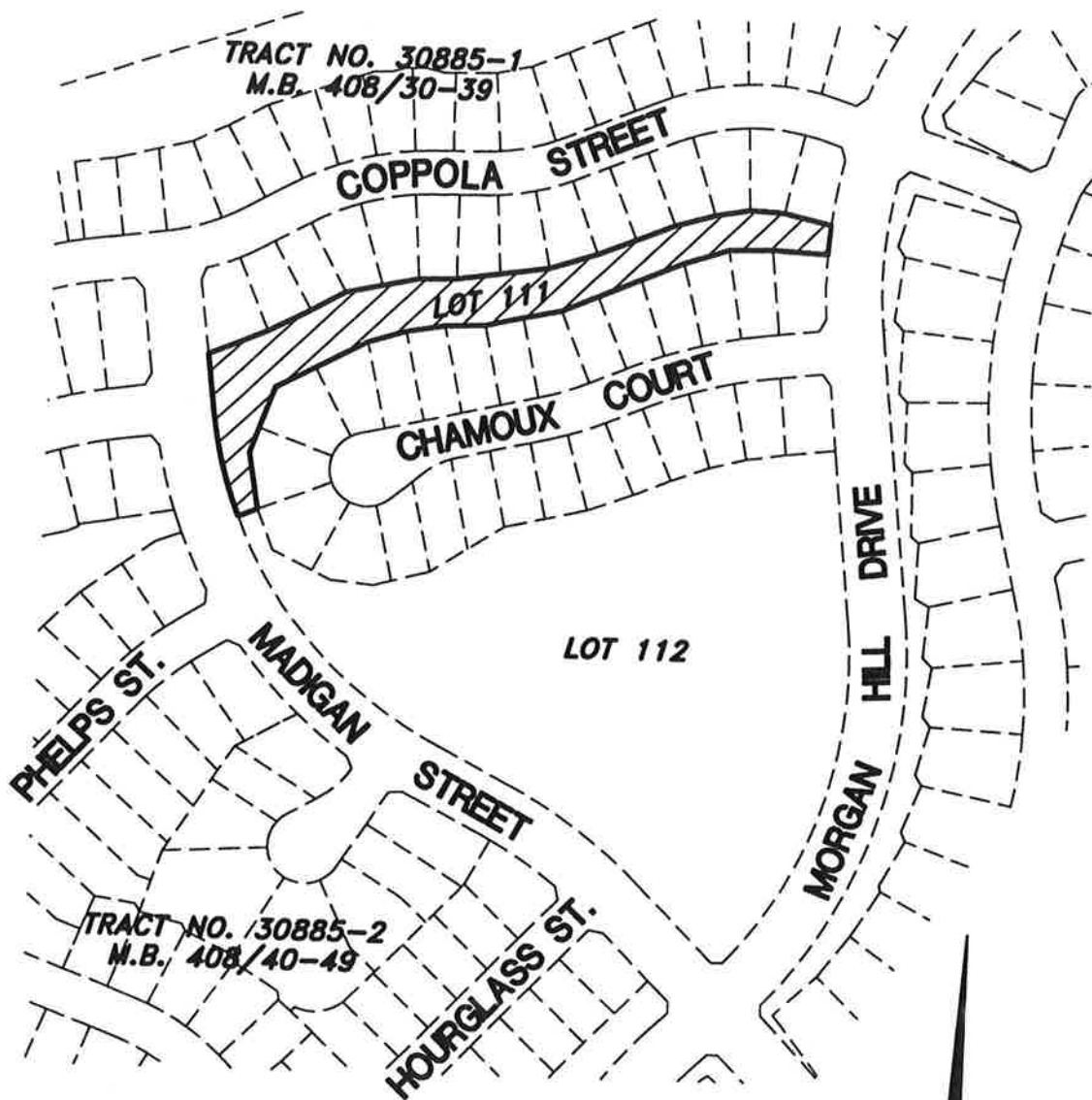
Stanley C. Morse 12.13.13
STANLEY C. MORSE, LS 3640
EXPIRATION DATE: 6/30/2014

DATE



ATTACHMENT "1" CSA MAINTAINED AREA

SHEET 1 OF 1 SHEET



LEGEND:



CSA MAINTAINED AREA

LOT LINE LOT 111



SCALE: 1"=240'

ASSESSOR'S PARCEL NUMBER 966-451-043

T8S, R2W, SEC. 14 (LOCATED WITHIN RANCHO PAUBA)

DATE EXHIBIT PREPARED: MAY, 2013

PREPARED UNDER THE DIRECTION OF:

Stanley Morse 12-13-13
STANLEY C. MORSE, LS 3640 DATE
EXPIRATION DATE: 6/30/2014

Recorded at request of and return to:
Economic Development Agency
On behalf of: Community Services Division
for County Service Area (CSA) No. 143
3403 Tenth Street, Suite 400
Riverside, California 92501

FREE RECORDING

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

(Govt. Code 6103)

Project: Morgan Hill Phase 3
Tract Map No.: 30885-1
Lot: 105

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

EASEMENT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, STANDARD PACIFIC CORP., a Delaware corporation, hereby grants and conveys to the COUNTY OF RIVERSIDE, a political subdivision of the State of California, on behalf of County Service Area 143, together with the right to further grant or transfer the same to others, a nonexclusive easement and right-of-way for the purpose of accessing, maintaining, operating, altering, repairing and replacing equipment and landscaping over and within the boundaries of all that certain real property in the County of Riverside, State of California, more particularly described in Exhibit "A" attached hereto, which is incorporated herein by this reference.

Dated: _____

STANDARD PACIFIC CORP.,
a Delaware corporation

By: _____

Name: JOSHUA A. GAUSE

Title: AUTHORIZED REPRESENTATIVE

State of California)
County of Riverside)

On July 15, 2014, before me,
Sarah McPherson, a Notary
Public in and for said County and State, personally
appeared, Joshua A. Gause,
who proved to me on the basis of satisfactory evidence to be
the person whose name is subscribed to the within
instrument and acknowledged to me that he/she executed
the same in his/her authorized capacity and that by his/her
signature on the instrument the person, or the entity upon
behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Sarah McPherson



For Notary Seal or Stamp

Project: Morgan Hill Phase 3
Tract Map No.: 30885-1
Lot 105

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the attached Easement 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: _____

Jeff Stone, Chairman
Board of Supervisors

EXHIBIT "A"

EASEMENT AREA LEGAL DESCRIPTION

EXHIBIT "A" - CSA MAINTAINED AREA LEGAL DESCRIPTION

SHEET 1 OF 2 SHEETS

CSA MAINTAINED AREA

LOT 105 OF TRACT MAP NO. 30885-1, AS FILED IN BOOK 408, PAGES 30 THROUGH 39, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPTING THEREFROM THAT PORTION OF SAID LOT 105 DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 105, THENCE NORTH 11°06'14" WEST, ALONG THE WESTERLY LINE OF SAID LOT 105, A DISTANCE OF 54.90 FEET, TO THE TRUE POINT OF BEGINNING;

THENCE ALONG THE WESTERLY AND NORTHERLY LINES OF SAID LOT 105, THE FOLLOWING SIX (6) COURSES:

1. NORTH 11°06'14" WEST, 741.93 FEET, TO THE NORTHWEST CORNER OF SAID LOT 105;
2. THENCE NORTH 86°56'11" EAST, 5.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 567.00 FEET;
3. THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 6°13'57", AN ARC LENGTH OF 61.68 FEET;
4. THENCE SOUTH 86°49'52" EAST, 52.97 FEET, TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 633.00 FEET;
5. THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2°47'59", AN ARC LENGTH OF 30.93 FEET;
6. THENCE SOUTH 48°38'49" EAST, 18.52 FEET, TO THE NORTHEAST CORNER OF LOT 58 OF SAID TRACT MAP 30885-1;

THENCE WESTERLY AND SOUTHERLY ALONG THE NORTHERLY AND WESTERLY LINES OF LOTS 58 THROUGH 67, THE FOLLOWING TWENTY (20) COURSES:

1. SOUTH 88°16'09" WEST, 107.86 FEET;
2. THENCE SOUTH 57°57'09" WEST, 47.95 FEET;
3. THENCE SOUTH 11°11'04" EAST, 78.53 FEET;
4. THENCE SOUTH 57°28'50" EAST, 8.08 FEET;
5. THENCE SOUTH 23°28'44" EAST, 34.47 FEET;
6. THENCE SOUTH 28°26'23" EAST, 16.24 FEET;
7. THENCE SOUTH 20°30'34" EAST, 28.36 FEET;
8. THENCE SOUTH 13°42'39" EAST, 43.06 FEET;
9. THENCE SOUTH 1°11'20" WEST, 34.36 FEET;
10. THENCE SOUTH 2°20'54" WEST, 59.44 FEET;
11. THENCE SOUTH 44°12'52" EAST, 2.68 FEET;
12. THENCE SOUTH 0°47'05" EAST, 28.48 FEET;
13. THENCE SOUTH 11°06'14" EAST, 37.20 FEET;
14. THENCE SOUTH 53°58'45" EAST, 9.40 FEET;
15. THENCE SOUTH 4°11'37" EAST, 52.16 FEET;

EXHIBIT "A" - CSA MAINTAINED AREA LEGAL DESCRIPTION

SHEET 2 OF 2 SHEETS

16. THENCE SOUTH 53°03'48" EAST, 10.55 FEET;
17. THENCE SOUTH 3°35'12" EAST, 54.84 FEET;
18. THENCE SOUTH 51°05'16" EAST, 4.73 FEET;
19. THENCE SOUTH 3°11'29" EAST, 22.06 FEET;
20. THENCE SOUTH 11°06'14" EAST, 85.64 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 67;

THENCE NORTH 79°00'00" EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 67, A DISTANCE OF 90.11 FEET;

THENCE LEAVING SAID SOUTHERLY LINE, SOUTH 85°26'05" EAST, 146.44 FEET;
THENCE SOUTH 46°01'34" EAST, 29.73 FEET;
THENCE SOUTH 88°57'07" EAST, 28.47 FEET;
THENCE NORTH 1°02'53" EAST, 16.91 FEET;
THENCE SOUTH 85°37'32" EAST, 75.89 FEET, TO A POINT ON THE EASTERLY LINE OF SAID LOT 105:

THENCE SOUTH 41°20'00" EAST, 53.12 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 105;

THENCE SOUTH 73°41'40" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 105, A DISTANCE OF 176.92 FEET;

THENCE LEAVING SAID SOUTHERLY LINE, NORTH 85°26'05" WEST, 131.85 FEET;

THENCE SOUTH 79°00'00" WEST, 83.27 FEET, TO THE **POINT OF BEGINNING**.

CSA MAINTAINED AREA AS DESCRIBED CONTAINS 4.84 ACRES, MORE OR LESS.

AS SHOWN ON ATTACHMENT "1" ATTACHED HERETO AND MADE A PART HEREOF.

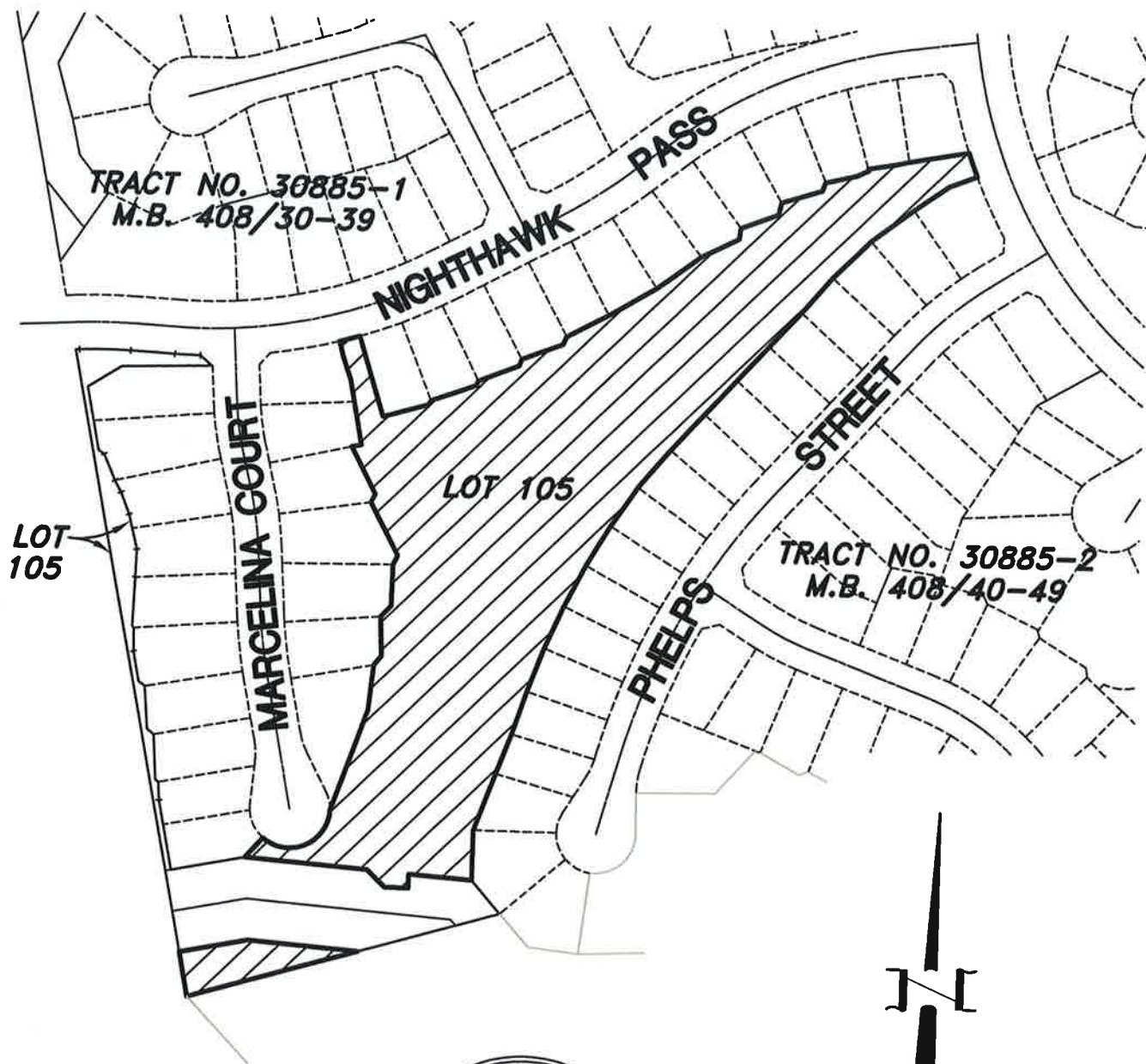
PREPARED UNDER THE DIRECTION OF:

Stanley C. Morse 12.13.13
STANLEY C. MORSE, LS 3640 DATE
EXPIRATION DATE: 6/30/2014



ATTACHMENT "1" CSA MAINTAINED AREA

SHEET 1 OF 4 SHEETS



LEGEND:



CSA MAINTAINED AREA

LOT LINE LOT 105

SCALE: 1"=200'

ASSESSOR'S PARCEL NUMBER 966-170-026

T8S, R2W, SEC. 14 (LOCATED WITHIN RANCHO PAUBA)

DATE EXHIBIT PREPARED: MAY, 2013



PREPARED UNDER THE DIRECTION OF:

Stanley Morse 12.13.13

STANLEY C. MORSE, LS 3640

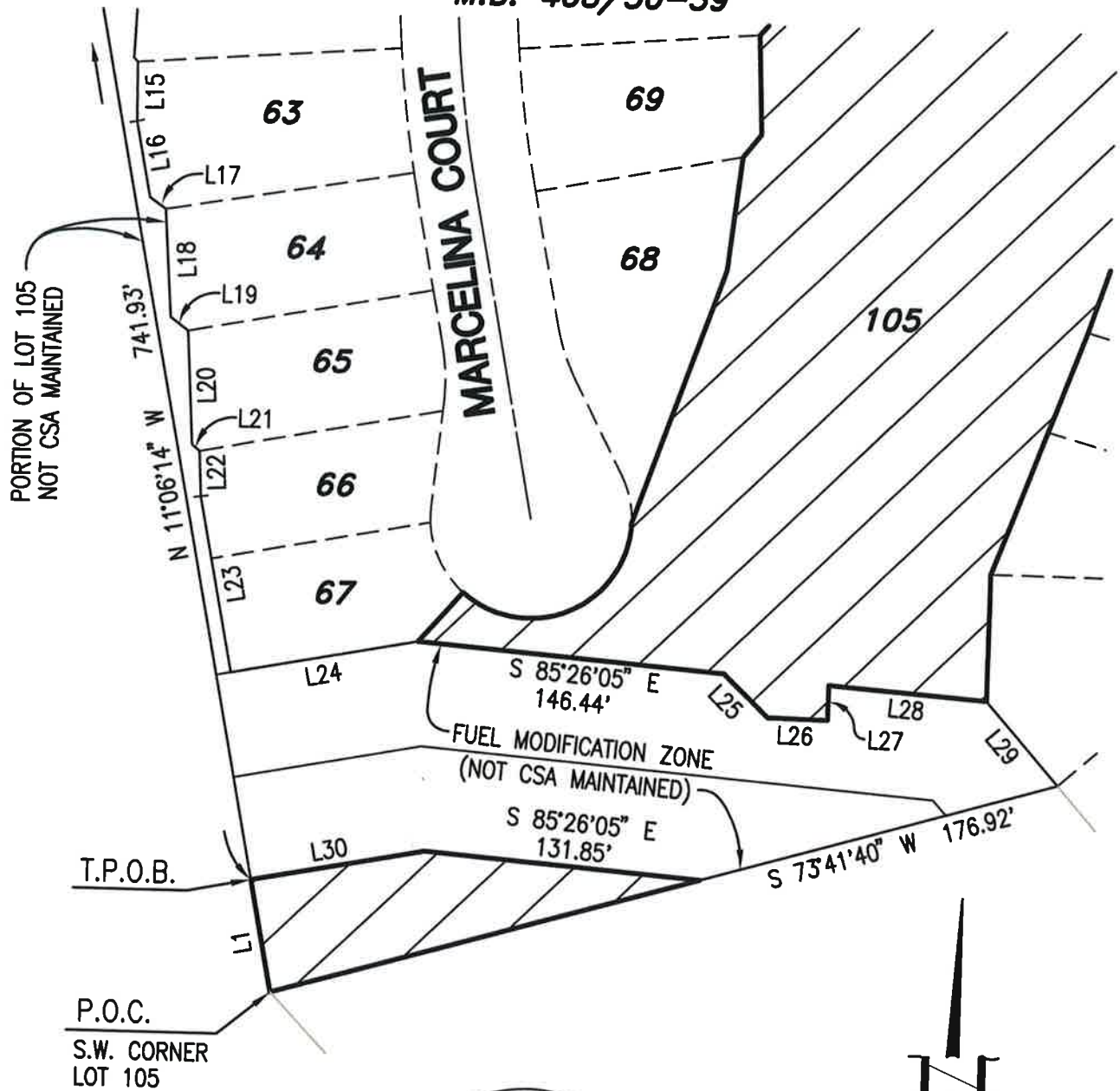
DATE

EXPIRATION DATE: 6/30/2014

ATTACHMENT "1"
CSA MAINTAINED AREA

SHEET 2 OF 4 SHEETS

TRACT NO. 30885-1
M.B. 408/30-39



LEGEND:



CSA MAINTAINED AREA
LOT LINE LOT 105

SCALE: 1"=80'

ASSESSOR'S PARCEL NUMBER 966-170-026

T8S, R2W, SEC. 14 (LOCATED WITHIN RANCHO PAUBA)
DATE EXHIBIT PREPARED: 11/1/88

DATE EXHIBIT PREPARED: MAY, 2013



PREPARED UNDER THE DIRECTION OF:

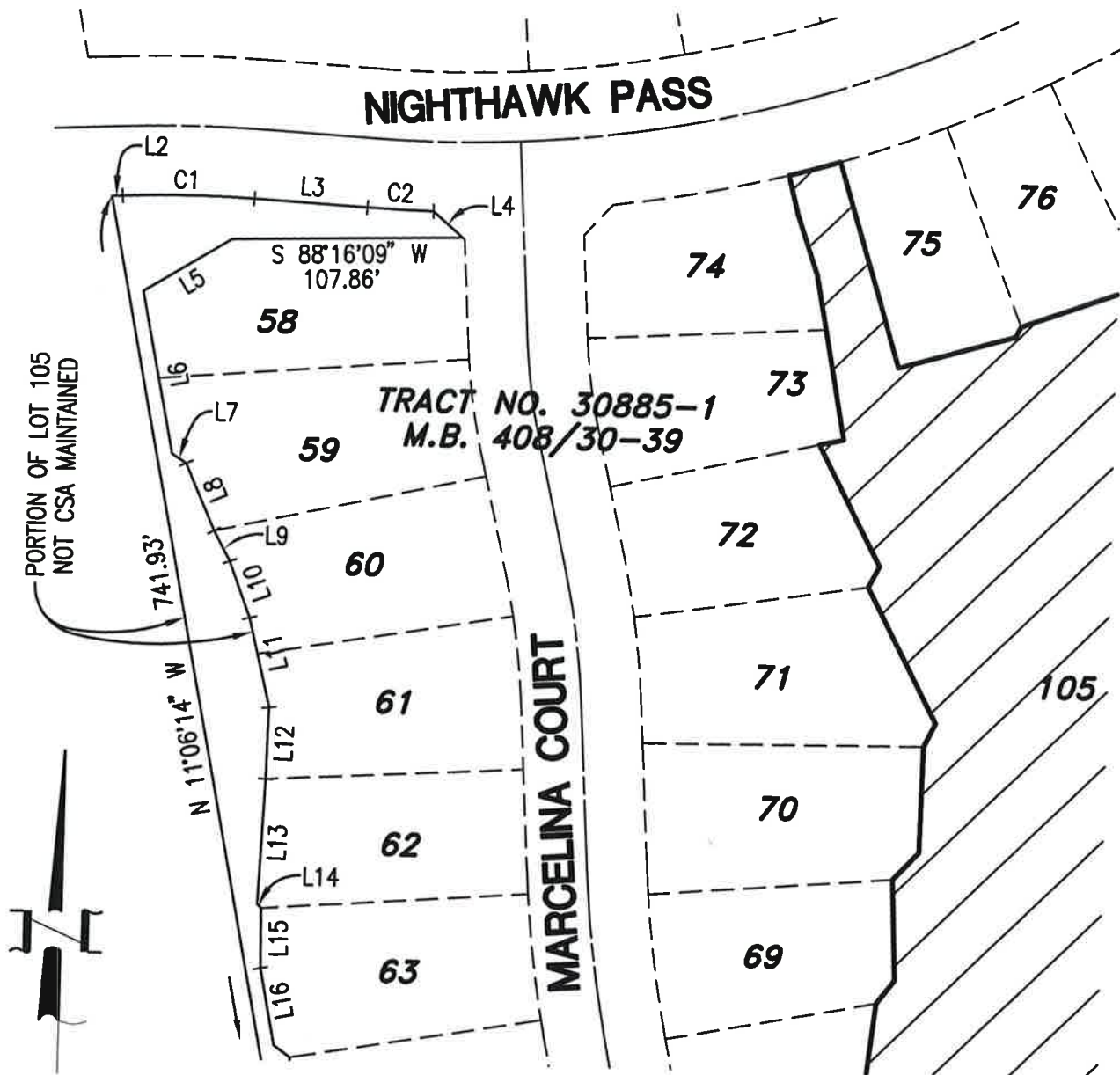
STANLEY C. MORSE, LS 3640
EXPIRATION DATE: 6/30/2014

I:\72584\MAPPING\CSA Tr 30885-1 Lot 105

5/29/2013

ATTACHMENT "1" CSA MAINTAINED AREA

SHEET 3 OF 4 SHEETS



LEGEND:



CSA MAINTAINED AREA

LOT LINE LOT 105

SCALE: 1"=80'

ASSESSOR'S PARCEL NUMBER 966-170-026

T8S, R2W, SEC. 14 (LOCATED WITHIN RANCHO PAUBA)

DATE EXHIBIT PREPARED: MAY, 2013



PREPARED UNDER THE DIRECTION OF:

Stanley Morse 12-13-13

STANLEY C. MORSE, LS 3640

DATE

EXPIRATION DATE: 6/30/2014

ATTACHMENT "1"

CSA MAINTAINED AREA

SHEET 4 OF 4 SHEETS

LINE DATA		
L#	BEARING	DISTANCE
1	N 11°06'14" W	54.90'
2	N 86°56'11" E	5.00'
3	S 86°49'52" E	52.97'
4	S 48°38'49" E	18.52'
5	S 57°57'09" W	47.95'
6	S 11°11'04" E	78.53'
7	S 57°28'50" E	8.08'
8	S 23°28'44" E	34.47'
9	S 28°26'23" E	16.24'
10	S 20°30'34" E	28.36'
11	S 13°42'39" E	43.06'
12	S 1°11'20" W	34.36'
13	S 2°20'54" W	59.44'
14	S 44°12'52" E	2.68'
15	S 0°47'05" E	28.48'

LINE DATA		
L#	BEARING	DISTANCE
16	S 11°06'14" E	37.20'
17	S 53°58'45" E	9.40'
18	S 4°11'37" E	52.16'
19	S 53°03'48" E	10.55'
20	S 3°35'12" E	54.84'
21	S 51°05'16" E	4.73'
22	S 3°11'29" E	22.06'
23	S 11°06'14" E	85.64'
24	N 79°00'00" E	90.11'
25	S 46°01'34" E	29.73'
26	S 88°57'07" E	28.47'
27	N 1°02'53" E	16.91'
28	S 85°37'32" E	75.89'
29	S 41°20'00" E	53.12'
30	S 79°00'00" W	83.27'

LINE DATA			
C#	DELTA	RADIUS	LENGTH
1	6°13'57"	567.00'	61.68'
2	2°47'59"	633.00'	30.93'

LEGEND:



CSA MAINTAINED AREA

LOT LINE LOT 105

SCALE: 1"=80'

ASSESSOR'S PARCEL NUMBER 966-170-026

T8S, R2W, SEC. 14 (LOCATED WITHIN RANCHO PAUBA)

DATE EXHIBIT PREPARED: MAY, 2013



PREPARED UNDER THE DIRECTION OF:

Stanley Morse 12-13-13

STANLEY C. MORSE, LS 3640

DATE

EXPIRATION DATE: 6/30/2014