

FORM APPROVED COUNTY COUNSEL

DATE

BY ANITA C. WILLIS

SUBMITTAL TO THE BOARD OF DIRECTORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

117



FROM: Regional Park and Open-Space District

SUBMITTAL DATE:
January 28, 2015

SUBJECT: Resolution No. 2015-3 Notice of Intention to Purchase Real Property in the Temescal Valley of the Unincorporated Area of Western Riverside County, State of California; District 1 [\$158,174]; 100% Western Riverside County Development Impact Fee Fund

RECOMMENDED MOTION: That the Board of Directors:

1. Adopt Resolution No. 2015-3 Notice of Intention to Purchase Real Property in the Temescal Valley of the Unincorporated Area of Western Riverside County, Assessor's Parcel Number 290-670-007 and portions of Assessor's Parcel Numbers 290-670-006 and 290-660-002 and 290-660-003; and
2. Authorize the Real Estate Division of the Economic Development Agency to negotiate the transaction at a purchase price not to exceed \$158,174; and
3. Direct the Clerk of the Board to give notice pursuant to Section 6063 of the Government Code.

Continued on Page 2


Scott Bangle
General Manager

2015-026D MB/SB

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 158,174	\$ 0	\$ 158,174	\$ 0	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	
SOURCE OF FUNDS: 100% Western Riverside County Development Impact Fee Fund #30533 Western Riverside County Trails				Budget Adjustment: No	
				For Fiscal Year:	2014/15

C.E.O. RECOMMENDATION:

APPROVE

BY: 
Alex Gann

County Executive Office Signature

MINUTES OF THE BOARD OF DIRECTORS

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

Prev. Agn. Ref.: M.O. 13.4; 9/28/04

District: 1

Agenda Number:

DISTRICT
13-2

Departmental Concurrence

SUBMITTAL TO THE BOARD OF DIRECTORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Resolution No. 2015-3 Notice of Intention to Purchase Real Property in the Temescal Valley of the Unincorporated Area of Western Riverside County, State of California; District 1 [\$158,174]; 100% Western Riverside County Development Impact Fee Fund

DATE: January 28, 2015

PAGE: 2 of 2

BACKGROUND:

The District is constantly looking for new recreational use opportunities and service expansion. Starfield Sycamore Investors (Seller) is the owner of certain real property ("Seller Property"), with certain land use approvals, known as Tract Map No. 36317 ("TTM36317"). The map was tentatively approved by the County of Riverside on November 6, 2013, whereby Seller Property was subdivided into 192 residential lots and 14 open space lots. The Property offered for sale by Seller is located within TTM36317. Seller is willing to sell a portion of property identified with Assessor's Parcel Number 290-670-007 and portions of Assessor's Parcel Numbers 290-670-006, 290-660-002 and 290-660-003 (the "Property") at a purchase price in the amount of \$158,174, pending negotiations and final approval by the parties. The Property consists of approximately 14.35 acres of reclaimed open-space land located adjacent to the developed Deleo Sports Park, which is located in the Sycamore Creek Specific Plan Area in the Temescal Valley of the unincorporated area of Riverside County, California, as depicted in the attached Map A. The acreage is being obtained for potential active recreation park land or passive recreation open-space use in connection with the Regional trail. The District has not yet identified the development level of the property.

This property is being offered for purchase in AS-IS condition with no warranties and representations regarding the condition of the title or property, and places a limitation on any liability by the Seller for the condition of the property at \$75,000 for 12 months after close of escrow. The Property has title exceptions and encumbrances. The District, EDA Real Property (agent), and the Seller are aware of these limitations.

A future action to authorize the purchase of this Property will be brought to this Board for its approval at a later date.

Resolution No. 2015-3 has been approved as to form by County Counsel.

Impact on Citizens and Businesses

This Board item has no immediate impact. Should the purchase be consummated, the land will provide the Regional Park and Open-Space District future opportunities to meet the needs of its service community in providing the regional park and open-space experience.

SUPPLEMENTAL:

ADDITIONAL FISCAL INFORMATION:

The proposed land acquisition will be funded through the District's Western Riverside County Trails Development Impact Fee Account. On September 28, 2004 by Minute Order 13.4, your honorable board approved the allocation of funds from that account for the costs associated with the Temescal Canyon Trail Expansion.

ATTACHMENTS:

Resolution No. 2015-3

Map A

2
3
4 RESOLUTION NO. 2015-3

5
6 A RESOLUTION OF THE BOARD OF DIRECTORS OF
7 THE RIVERSIDE COUNTY REGIONAL PARK AND OPEN-SPACE DISTRICT
8 NOTICE OF INTENTION TO PURCHASE INTERESTS IN REAL PROPERTY
9 LOCATED IN THE TEMESCAL VALLEY OF THE UNINCORPORATED AREA OF WESTERN
10 RIVERSIDE COUNTY, STATE OF CALIFORNIA
11

12 WHEREAS, Starfield Sycamore Investors, L.L.C., a Delaware limited liability company,
13 (“Seller”) desires to sell approximately 14.35 acres of certain real property with Assessor’s Parcel
14 Number 290-670-007 and portions of Assessor’s Parcel Numbers 290-670-006 and 290-660-002 and 290-
15 660-003 (“Property”) situated within land with certain land use approvals known as Tentative Tract Map
16 No. 36317 located in the Temescal Valley of the unincorporated area of Riverside County, California,
17 depicted in Map A, attached hereto and by this reference incorporated herein, for a purchase price of One
Hundred Fifty Eight Thousand One Hundred Seventy Four Dollars (\$158,174); and

18 WHEREAS, the Riverside County Regional Park and Open-Space District (“District”)
19 desires to purchase the reclaimed open-space Property because of its potential opportunities to meet the
20 needs of the region and its close proximity to the developed Deleo Sports Park; and

21 WHEREAS, Seller offers the Property for sale in an “AS-IS” condition, no warranties and
22 representations regarding the condition of title or property, limitations on liability upon the Seller, special
23 assessments and with several title exceptions, such as certain covenants, conditions and restrictions and
24 easements that restrict any owner of the Property from taking any action or making claims against the
25 adjacent property owner and its operations; and
26

FORM APPROVED COUNTY COUNSEL
BY: *Sybil G. Ginzell* 1-29-15
SYBIL G. GINZELL DATE

1 WHEREAS, pursuant to California Public Resources Code Sections 5500 et seq., the
2 District may purchase real property within or without the District boundaries for its use and purposes to
3 the fullest extent of its powers; now, therefore,

4 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Directors of the
5 Riverside County Regional Park and Open-Space District, in regular session assembled on February 10,
6 2015, that:

7 NOTICE IS HEREBY GIVEN that the Board of Directors intends to purchase the Property
8 from Starfield Sycamore Investors, L.L.C. at a purchase price in the amount of \$158,174 pending
9 negotiating the remaining terms and conditions of a purchase and sale agreement and final approval by the
10 parties. The Board of Directors intend to meet to conclude the proposed transaction on or after March 10,
11 2015 at 10:30 a.m. at the meeting room of the Board of Directors located on the 1st floor of the County
12 Administrative Center, 4080 Lemon Street, Riverside, California.

13 BE IT FURTHER RESOLVED AND DETERMINED that the Clerk of the Board of
14 Directors is directed to give notice hereof as provided in Section 6063 of the California Government
15 Code.

Map A

APNs 290-660-002, 290-660-003, 290-670-006, and 290-670-007



Scale: Not to Scale

Attachment A

Legal Description and Plat Map of Fee Property

All that certain real property situated in the County of Riverside, State of California, legally described and depicted in the attached Exhibits "A" and "B" for the Fee Property

EXHIBIT "A"

SHEET 1 OF 3

PARCEL 1

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA:

BEING A PORTION OF PARCEL 1 OF PARCEL MAP NO. 34609, FILED IN BOOK 224, PAGES 45 THROUGH 49, INCLUSIVE OF PARCEL MAPS, A PORTION OF PARCEL "L" OF NOTICE OF LOT LINE ADJUSTMENT NO. 4416 PER DOCUMENT RECORDED DECEMBER 20, 2001 AS DOCUMENT NO. 2001-632915 OF OFFICIAL RECORDS, AND A PORTION OF PARCEL "D" OF NOTICE OF LOT LINE ADJUSTMENT NO. 4944 PER DOCUMENT RECORDED NOVEMBER 20, 2005 AS DOCUMENT NO. 2005-0978074 OF OFFICIAL RECORDS, ALL RECORDS OF SAID RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 6 WEST, S.B.M.;

THENCE SOUTH 89°06'58" EAST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 135.50 FEET;

THENCE NORTH 0°53'02" EAST, A DISTANCE OF 19.86 FEET;

THENCE NORTH 8°17'01" WEST, A DISTANCE OF 49.76 FEET;

THENCE NORTH 13°52'41" WEST, A DISTANCE OF 39.02 FEET;

THENCE NORTH 2°19'00" WEST, A DISTANCE OF 35.14 FEET;

THENCE NORTH 51°34'38" EAST, A DISTANCE OF 49.86 FEET;

THENCE NORTH 6°53'10" WEST, A DISTANCE OF 132.30 FEET;

THENCE NORTH 2°52'16" WEST, A DISTANCE OF 30.79 FEET;

THENCE NORTH 5°19'39" WEST, A DISTANCE OF 155.43 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 51.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 76°09'41", AN ARC LENGTH OF 67.79 FEET;

THENCE NON-TANGENT TO LAST SAID CURVE, NORTH 0°22'05" WEST, A DISTANCE OF 49.41 FEET;

THENCE NORTH 5°27'17" WEST, A DISTANCE OF 163.60 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 102.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 92°22'38', AN ARC LENGTH OF 164.45 FEET;

THENCE TANGENT TO LAST SAID CURVE, NORTH 86°55'21" EAST, A DISTANCE OF 20.35 FEET;

THENCE NORTH 88°14'19" EAST, A DISTANCE OF 51.80 FEET;

THENCE NORTH 0°40'12" WEST, A DISTANCE OF 36.95 FEET;

THENCE SOUTH 76°51'10" EAST, A DISTANCE OF 100.79 FEET;

THENCE NORTH 39°42'45" EAST, A DISTANCE OF 36.33 FEET;

THENCE SOUTH 68°17'30" EAST, A DISTANCE OF 36.53 FEET;

THENCE SOUTH 3°42'15" WEST, A DISTANCE OF 45.75 FEET;

THENCE SOUTH 45°11'20" EAST, A DISTANCE OF 92.10 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 60.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 55°34'05", AN ARC LENGTH OF 58.19 FEET;

THENCE TANGENT TO LAST SAID CURVE, SOUTH 10°22'45" WEST, A DISTANCE OF 49.77 FEET;

THENCE SOUTH 7°59'57" WEST, A DISTANCE OF 33.40 FEET;

THENCE SOUTH 0°35'51" WEST, A DISTANCE OF 44.00 FEET;

THENCE SOUTH 89°24'09" EAST, A DISTANCE OF 7.38 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 100.00 FEET;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°17'48", AN ARC LENGTH OF 17.97 FEET;

THENCE TANGENT TO LAST SAID CURVE, NORTH 80°18'03" EAST, A DISTANCE OF 40.99 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 66.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 110°35'35", AN ARC LENGTH OF 127.39 FEET;

THENCE TANGENT TO LAST SAID CURVE, SOUTH 10°53'38" WEST, A DISTANCE OF 40.99 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 100.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°17'48", AN ARC LENGTH OF 17.97 FEET;

THENCE TANGENT TO LAST SAID CURVE, SOUTH 0°35'50" WEST, A DISTANCE OF 145.00 FEET;

THENCE SOUTH 44°24'10" EAST, A DISTANCE OF 21.21 FEET;

THENCE SOUTH 89°24'10" EAST, A DISTANCE OF 25.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 272.00 FEET;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°15'38", AN ARC LENGTH OF 115.17 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 328.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 23°39'48" WEST;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°33'00" AN ARC LENGTH OF 140.54 FEET TO A POINT OF CUSP WITH A TANGENT LINE, SAID LINE BEING THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO THE COUNTY OF RIVERSIDE PER DOCUMENT RECORDED NOVEMBER 8, 2007 AS DOCUMENT NO. 0675974 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

THENCE NORTH 89°06'48" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 100.71 FEET TO AN ANGLE POINT THEREIN;

THENCE NORTH 34°39'50" WEST ALONG THE SOUTHWESTERLY LINE SAID RIVERSIDE COUNTY PROPERTY, A DISTANCE 332.58 FEET TO AN ANGLE POINT THEREIN;

THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE, NORTH 24°39'50" WEST, A DISTANCE OF 751.02 FEET TO AN ANGLE POINT;

THENCE ALONG THE WESTERLY LINE OF SAID RIVERSIDE COUNTY PROPERTY, NORTH 7°32'47" EAST, A DISTANCE OF 621.58 FEET TO THE SOUTHERLY LINE OF PARCEL "G" OF SAID LOT LINE ADJUSTMENT NO. 4416;

THENCE SOUTH 78°36'52" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 100.08 FEET TO AN ANGLE POINT THEREIN;

THENCE NORTH 47°46'11" WEST CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 392.06 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL "G", SAID CORNER BEING A POINT IN THE WEST LINE OF SAID SECTION 12;

THENCE SOUTH 1°08'26" WEST ALONG SAID WEST LINE, A DISTANCE OF 2188.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.35 ACRES, MORE OR LESS.

SEE EXHIBIT B, ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED BY ME OR UNDER MY DIRECTION

Gordon D. Edwards

12-8-2014

GORDON D EDWARDS, PLS 6678
EXPIRATION 6-30-2016



EXHIBIT "B"

S'LY LINE PARCEL "G",
LOT LINE ADJUSTMENT
NO. 4416, INST. NO.
2002-107682 O.R.



1" = 300'



COUNTY OF RIVERSIDE
COUNTY SERVICE AREA NO. 134
PER DOC. NO. 2007-0675974 O.R.
REC. 11-06-2007

PARCEL 1
14.35 ACRES

POR. PARCEL "L"
LOT LINE ADJUSTMENT
NO. 4416, INST. NO.
2002-107682 O.R.

SEE DETAIL
SHEET 2

PORTION PARCEL "D" LOT
LINE ADJUSTMENT NO. 4944,
INST. NO. 2005-0978074 O.R.

SEE DETAIL
SHEET 2

PORTION PARCEL 1
PM NO. 34609
PMB 224 / 45-49

S1°08'26"W 2188.51'
PORTION PARCEL "D" LOT LINE ADJUSTMENT
NO. 4944, INST. NO. 2005-0978074 O.R.

T5S R6W SBM

POB 11 12
135.50'

S89°06'58"E
14 13

N47°46'11"W
392.06'
S78°36'52"W
100.08'

N7°32'47"E 621.58'

N24°39'50"W
751.02'

751.02'

N34°39'50"W
332.58'

S89°24'10"E
25.00'

21.21'

S44°24'10"E

R=272.00'
L=115.17'

V=24°15'38"

L=140.54'

R=328.00'

V=24°33'00"

L=123.39'48"(R)

N84°06'48"W 100.71'

SANTIAGO CANYON

ROAD

PLAT PREPARED BY:

adkan ENGINEERS
Civil Engineering · Surveying · Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 · Fax:(951) 688-0599

JOB NO. 8613 DATE: 12-8-2014

APPROVED BY:
Gordon D Edwards
GORDON D EDWARDS, PLS 6678

CLIENT: FORESTAR MANAGEMENT

OPEN SPACE AREA
PLAT TO ACCOMPANY LEGAL
DESCRIPTION

SEE SHEET 1

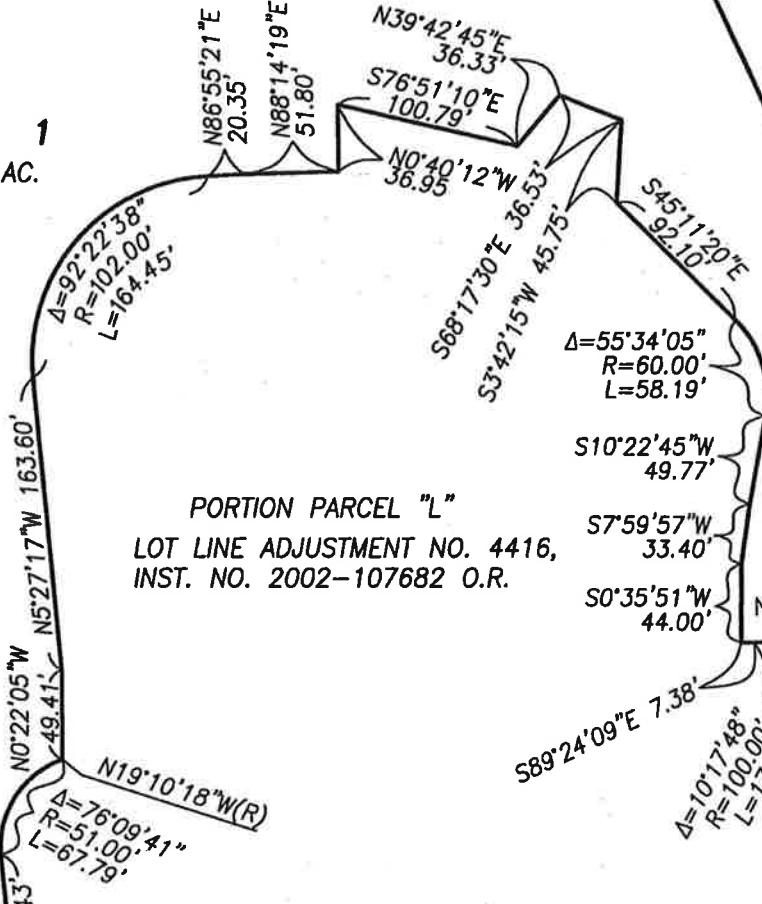
PARCEL 14.35 AC.

PORTION PARCEL "D" LOT LINE ADJUSTMENT NO. 4944, INST. NO. 2005-0978074 O.R.

N1°08'26"E 2079.00'

EXHIBIT "B" SHEET 2 OF 2

SEE SHEET 1
COUNTY OF RIVERSIDE
COUNTY SERVICE AREA NO. 13A
PER DOC. NO. 2007-0675974 O.R.
REC. 11-06-2007



PORTION PARCEL "L"
LOT LINE ADJUSTMENT NO. 4416,
INST. NO. 2002-107682 O.R.

PORTION PARCEL "D"
LOT LINE ADJUSTMENT NO. 4944,
INST. NO. 2005-0978074 O.R.

PARCEL 1

PORTION PARCEL 1
PM NO. 34609
PMB 224 / 45-49



1" = 100'

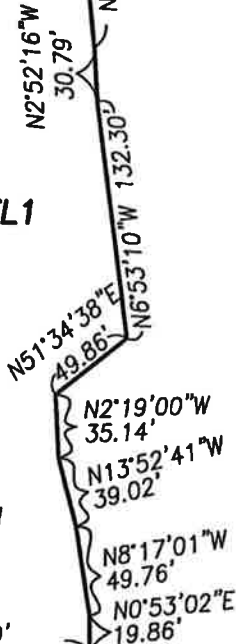
SEE SHEET 1

T5S R6W SBM

11 12 POB 135.50'

14 13

N89°06'58"W



Attachment B

Legal Description and Plat Map of the Trail Easement Property

All that certain real property situated in the County of Riverside, State of California,
Legally described and depicted in the attached Exhibits "A" and "B"

EXHIBIT "A"
SYCAMORE CREEK COMMUNITY TRAIL EASEMENT

SHEET 1 OF 2

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA:

BEING A PORTION OF PARCEL 1 OF PARCEL MAP NO. 34609, FILED IN BOOK 224, PAGES 45 THROUGH 49, INCLUSIVE OF PARCEL MAPS, A PORTION OF PARCEL "L" OF NOTICE OF LOT LINE ADJUSTMENT NO. 4416 PER DOCUMENT RECORDED DECEMBER 20, 2001 AS DOCUMENT NO. 2001-632915 OF OFFICIAL RECORDS, AND A PORTION OF PARCEL "D" OF NOTICE OF LOT LINE ADJUSTMENT NO. 4944 PER DOCUMENT RECORDED NOVEMBER 20, 2005 AS DOCUMENT NO. 2005-0978074 OF OFFICIAL RECORDS, ALL RECORDS OF SAID RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

BEING A 15.00 FOOT WIDE EASEMENT LYING 7.50 FEET ON EACH SIDE OF THE FOLLOW DESCRIBED CENTERLINE:

BEGINNING AT A POINT IN THE WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO THE COUNTY OF RIVERSIDE PER DOCUMENT RECORDED NOVEMBER 8, 2007 AS DOCUMENT NO. 0675974, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, DISTANT SOUTH 7°32'47" WEST, A DISTANCE OF 30.95 FEET FROM THE NORTHWESTERLY CORNER THEREOF;

THENCE SOUTH 29°37'47" WEST, A DISTANCE OF 68.97 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 157.50 FEET;

THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°56'37" AN ARC LENGTH OF 60.32 FEET;

THENCE TANGENT TO LAST SAID CURVE, SOUTH 7°41'10" WEST, A DISTANCE OF 404.80 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 87.50 FEET;

THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°21'00" AN ARC LENGTH OF 49.40 FEET;

THENCE TANGENT TO LAST SAID CURVE, SOUTH 24°39'50" EAST, A DISTANCE OF 771.71 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 27.50 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°39'44" AN ARC LENGTH OF 9.44 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 227.50 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 45°40'26" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°55'55" AN ARC LENGTH OF 99.00 FEET;

THENCE TANGENT TO LAST SAID CURVE, SOUTH 19°23'39" EAST, A DISTANCE OF 18.14 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 84.50 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH CENTRAL ANGLE OF 32°04'54" AN ARC LENGTH OF 48.99 FEET;

THENCE TANGENT TO LAST SAID CURVE, SOUTH 51°28'32" EAST, 9.92 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 162.50 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH CENTRAL ANGLE OF 21°32'48" AN ARC LENGTH OF 61.11 FEET;

THENCE TANGENT TO LAST SAID CURVE, SOUTH 29°55'45" EAST, A DISTANCE OF 108.93 FEET TO THE END OF SAID 15.00 FOOT WIDE STRIP.

THE SIDELINES OF SAID STRIP SHALL BE LENGTHENED OR SHORTENED SO AS TO ORIGINATE IN SAID WESTERLY LINE OF THE RIVERSIDE COUNTY PARCEL AND TERMINATE IN NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 328.00 FEET, A RADIAL LINE TO SAID END OF 15.00 WIDE STRIP BEARS NORTH 18°14'21" WEST.

CONTAINING 25,661 SQUARE FEET, MORE OR LESS.

PREPARED BY ME OR UNDER MY SUPERVISION:



12-8-2014
GORDON D EDWARDS, PLS 6678
EXPIRATION 6-30-2016



EXHIBIT "B"



1" = 300'



SEE SHEET 2

15' WIDE SYCAMORE CREEK COMMUNITY TRAIL EASEMENT. AREA = 25661 SQUARE FEET, MORE OR LESS.

COUNTY OF RIVERSIDE
COUNTY SERVICE AREA NO. 134
PER DOC. NO. 2007-0675974 O.R.
REC. 11-06-2007

PORTION PARCEL "D" LOT LINE ADJUSTMENT
NO. 4944, INST. NO. 2005-0978074 O.R.

PORTION
PARCEL "L"
LOT LINE ADJUSTMENT
NO. 4416, INST. NO.
2002-107682 O.R.

SEE SHEET 3

PORTION PARCEL "D" LOT LINE ADJUSTMENT
NO. 4944, INST. NO. 2005-0978074 O.R.

PORTION PARCEL 1
PM NO. 34609
PMB 224 / 45-49

T5S R6W SBM
11 12
14 13

Santiago Canyon Road

PLAT PREPARED BY:

adkan
ENGINEERS

Civil Engineering · Surveying · Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 · Fax:(951) 688-0599

JOB NO. 8613

DATE: 12-8-2014

CLIENT: FORESTAR MANAGEMENT

APPROVED BY:

GORDON D EDWARDS, PLS 6678

PLAT OF SYCAMORE CREEK
COMMUNITY TRAIL EASEMENT

EXHIBIT "B"



1" = 100'

POB

$\Delta=21^{\circ}56'37''$
 $R=157.50'$
 $L=60.32'$

$S29^{\circ}37'47''W$
 $68.97'$

$N1^{\circ}32'47''E$ 30.995'

NW'LY CORNER COUNTY OF RIVERSIDE
COUNTY SERVICE AREA NO. 134
PER DOC. NO. 2007-0675974 O.R.
REC. 11-06-2007

PORTION PARCEL "L"
LOT LINE ADJUSTMENT
NO. 4416, INST. NO.
2002-107682 O.R.

$S7^{\circ}41'10''W$ 404.80'

COUNTY OF RIVERSIDE
COUNTY SERVICE AREA NO. 134
PER DOC. NO. 2007-0675974 O.R.
REC. 11-06-2007

€ 15.00' WIDE SYCAMORE CREEK COMMUNITY TRAIL
EASEMENT. AREA = 25,661 SQUARE FEET, MORE OR LESS.

$\Delta=32^{\circ}21'00''$
 $R=87.50'$
 $L=49.40'$

$S24^{\circ}39'50''E$ 771.71'

SEE SHEET 3

EXHIBIT "B"

SEE SHEET 2



1" = 100'

COUNTY OF RIVERSIDE
COUNTY SERVICE AREA NO. 134
PER DOC. NO. 2007-0675974 O.R.
REC. 11-06-2007

⊕ 15.00' WIDE SYCAMORE CREEK
COMMUNITY TRAIL EASEMENT.
AREA = 25,661 SQUARE FEET, MORE
OR LESS.

PORTION PARCEL "L"

LOT LINE ADJUSTMENT NO. 4416,
INST. NO. 2002-107682 O.R.

S24°39'50"E 771.71'

Δ=19°39'44"
R=27.50'
L=9.44'

N45°40'26"E(R)
Δ=24°55'55"
R=227.50'
L=99.00'

S19°23'39"E
18.14'

Δ=32°04'54"
R=87.50'
L=48.99'

S51°28'32"E 9.92'
Δ=21°32'48"
R=162.50'
L=61.11'

PORTION PARCEL "D" LOT LINE ADJUSTMENT
NO. 4944, INST. NO. 2005-0978074 O.R.

PORTION PARCEL 1
PM NO. 34609
PMB 224 / 45-49

108.93'
S29°55'45"E
R=328.00'
N18°14'21"W(R)

Attachment C

Legal Description and Plat Map of the Temporary Grading License Property

All that certain real property situated in the County of Riverside, State of California, described in the attached Exhibits "A" and "B" for the Temporary Grading License

EXHIBIT "A"
GRADING LICENSE AGREEMENT AREA

SHEET 1 OF 3

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA:

BEING A PORTION OF PARCEL 1 OF PARCEL MAP NO. 34609, FILED IN BOOK 224, PAGES 45 THROUGH 49, INCLUSIVE OF PARCEL MAPS, A PORTION OF PARCEL "L" OF NOTICE OF LOT LINE ADJUSTMENT NO. 4416 PER DOCUMENT RECORDED DECEMBER 20, 2001 AS DOCUMENT NO. 2001-632915 OF OFFICIAL RECORDS, AND A PORTION OF PARCEL "D" OF NOTICE OF LOT LINE ADJUSTMENT NO. 4944 PER DOCUMENT RECORDED NOVEMBER 20, 2005 AS DOCUMENT NO. 2005-0978074 OF OFFICIAL RECORDS, ALL RECORDS OF SAID RIVERSIDE COUNTY, DESCRIBED AS STRIPS AS FOLLOWS:

STRIP NO. 1

BEING A 40.00 FOOT WIDE STRIP OF LAND LYING WESTERLY AND NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 6 WEST, S.B.M.;

THENCE SOUTH 89°06'58" EAST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 135.50 FEET TO **THE POINT OF BEGINNING;**

THENCE NORTH 0°53'02" EAST, A DISTANCE OF 19.86 FEET;

THENCE NORTH 8°17'01" WEST, A DISTANCE OF 49.76 FEET;

THENCE NORTH 13°52'41" WEST, A DISTANCE OF 39.02 FEET;

THENCE NORTH 2°19'00" WEST, A DISTANCE OF 35.14 FEET;

THENCE NORTH 51°34'38" EAST, A DISTANCE OF 49.86 FEET;

THENCE NORTH 6°53'10" WEST, A DISTANCE OF 132.30 FEET;

THENCE NORTH 2°52'16" WEST, A DISTANCE OF 30.79 FEET;

THENCE NORTH 5°19'39" WEST, A DISTANCE OF 155.43 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 51.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 76°09'41", AN ARC LENGTH OF 67.79 FEET;

THENCE NON-TANGENT TO LAST SAID CURVE, NORTH 0°22'05" WEST, A DISTANCE OF 49.41 FEET;

THENCE NORTH 5°27'17" WEST, A DISTANCE OF 163.60 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 102.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 92°22'38', AN ARC LENGTH OF 164.45 FEET;

THENCE TANGENT TO LAST SAID CURVE, NORTH 86°55'21" EAST, A DISTANCE OF 20.35 FEET;

THENCE NORTH 88°14'19" EAST, A DISTANCE OF 51.80 FEET TO POINT "A" AND THE TERMINUS OF STRIP NO. 1.

THE NORTHERLY LINE OF SAID STRIP NO. 1 SHALL BE LENGTHENED TO TERMINATE IN A LINE BEARING NORTH 0°42'12" WEST AND ORIGINATING FROM SAID POINT "A".

STRIP NO. 2

BEING A 40.00 FOOT WIDE STRIP OF LAND LYING NORTHEASTERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT POINT "A", HEREIN ABOVE DESCRIBED:

THENCE NORTH 0°42'12" WEST, A DISTANCE OF 36.95 FEET;

THENCE SOUTH 76°51'10" EAST, A DISTANCE OF 100.79 FEET;

THENCE NORTH 39°42'45" EAST, A DISTANCE OF 36.33 FEET;

THENCE SOUTH 68°17'30" EAST, A DISTANCE OF 36.53 FEET;

THENCE SOUTH 3°42'15" WEST, A DISTANCE OF 45.75 FEET TO POINT "B" AND THE **POINT OF BEGINNING** FOR STRIP NO. 2;

THENCE SOUTH 45°11'20" EAST, A DISTANCE OF 92.10 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 60.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 55°34'05", AN ARC LENGTH OF 58.19 FEET;

THENCE TANGENT TO LAST SAID CURVE, SOUTH 10°22'45" WEST, A DISTANCE OF 49.77 FEET;

THENCE SOUTH 7°59'57" WEST, A DISTANCE OF 33.40 FEET;

THENCE SOUTH 0°35'51" WEST, A DISTANCE OF 44.00 FEET;

THENCE SOUTH 89°24'09" EAST, A DISTANCE OF 7.38 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 100.00 FEET;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°17'48", AN ARC LENGTH OF 17.97 FEET;

THENCE TANGENT TO LAST SAID CURVE, NORTH 80°18'03" EAST, A DISTANCE OF 40.99 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 66.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 110°35'35", AN ARC LENGTH OF 127.39 FEET;

THENCE TANGENT TO LAST SAID CURVE, SOUTH 10°53'38" WEST, A DISTANCE OF 40.99 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 100.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°17'48", AN ARC LENGTH OF 17.97 FEET;

THENCE TANGENT TO LAST SAID CURVE, SOUTH 0°35'50" WEST, A DISTANCE OF 145.00 FEET;

THENCE SOUTH 44°24'10" EAST, A DISTANCE OF 21.21 FEET;

THENCE SOUTH 89°24'10" EAST, A DISTANCE OF 25.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 272.00 FEET;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°15'38", AN ARC LENGTH OF 115.17 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 328.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 23°39'48" WEST;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°33'00" AN ARC LENGTH OF 140.54 FEET TO A POINT OF CUSP WITH A TANGENT LINE, SAID LINE BEING THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO THE COUNTY OF RIVERSIDE PER DOCUMENT RECORDED NOVEMBER 8, 2007 AS DOCUMENT NO. 0675974 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, AND THE TERMINUS OF THIS LINE.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN SAID CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO THE COUNTY OF RIVERSIDE PER DOCUMENT RECORDED NOVEMBER 8, 2007 AS DOCUMENT NO. 0675974 OF OFFICIAL RECORDS.

THE NORTHEASTERLY LINE SHALL BE LENGTHENED TO ORIGINATE IN A LINE BEARING NORTH 3°42'15" EAST AND ORIGINATING FROM SAID POINT "B".

SEE EXHIBIT B, ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED BY ME OR UNDER MY DIRECTION


12-8-2014

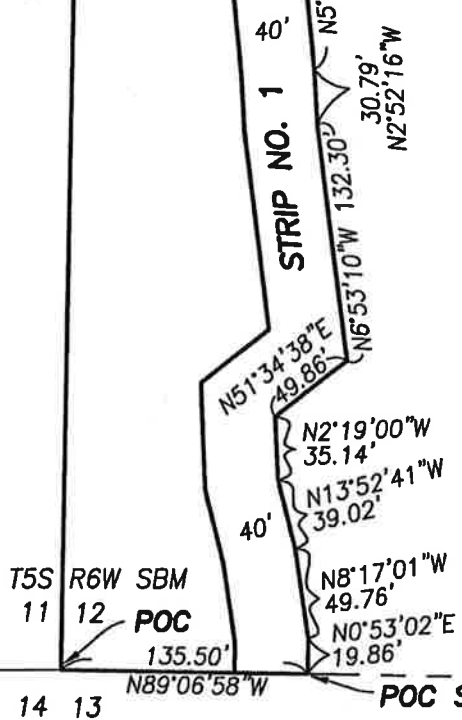
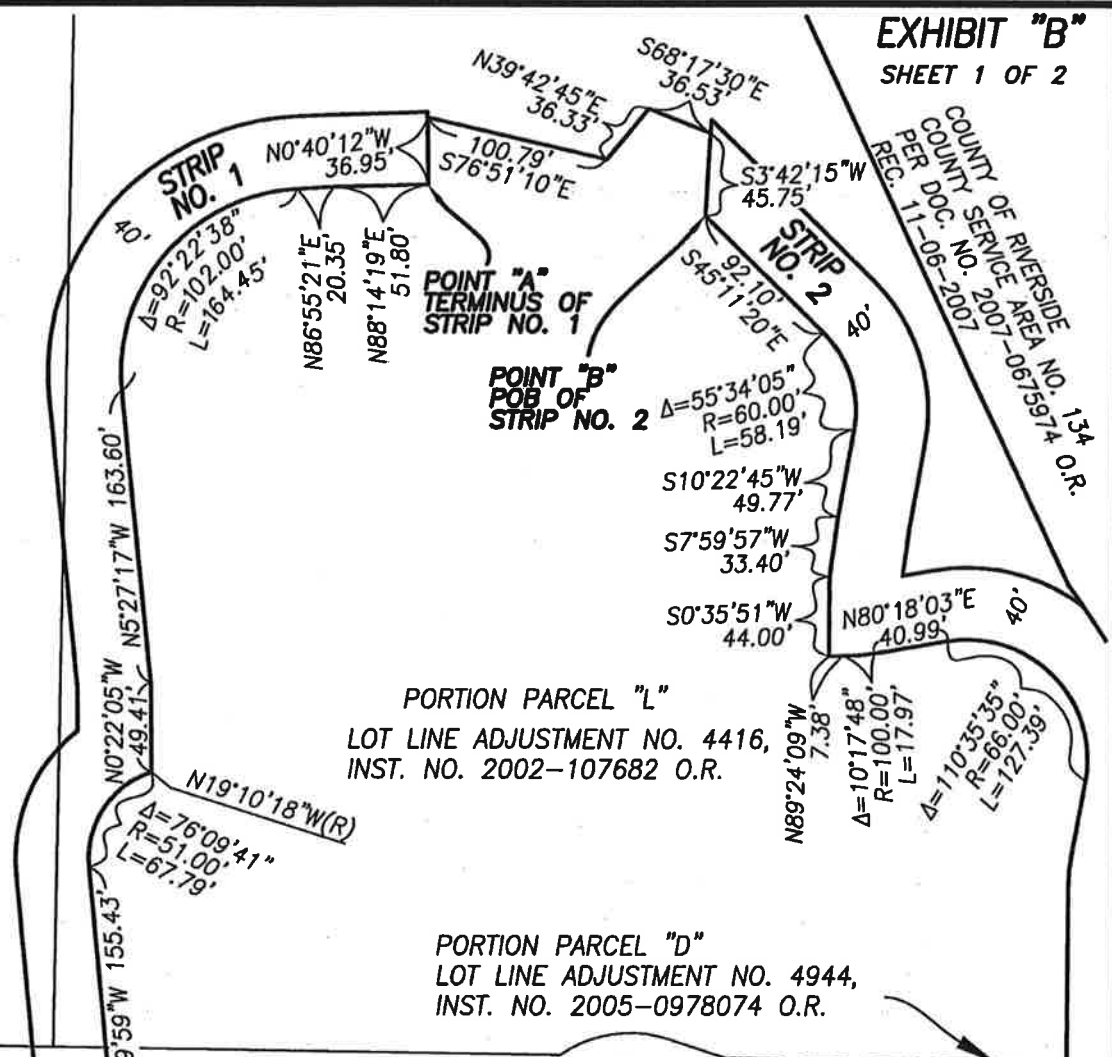
GORDON D EDWARDS, PLS 6678
EXPIRATION 6-30-2016



EXHIBIT "B"
SHEET 1 OF 2

COUNTY OF RIVERSIDE AREA NO. 134
COUNTY SERVICE AREA NO. 2007-0675974 O.R.
REC. 11-06-2007

PORTION PARCEL "D" LOT LINE ADJUSTMENT NO. 4944,
INST. NO. 2005-0978074 O.R.



PORTION PARCEL 1
PM NO. 34609
PMB 224 / 45-49



1" = 100'

SEE SHEET 2

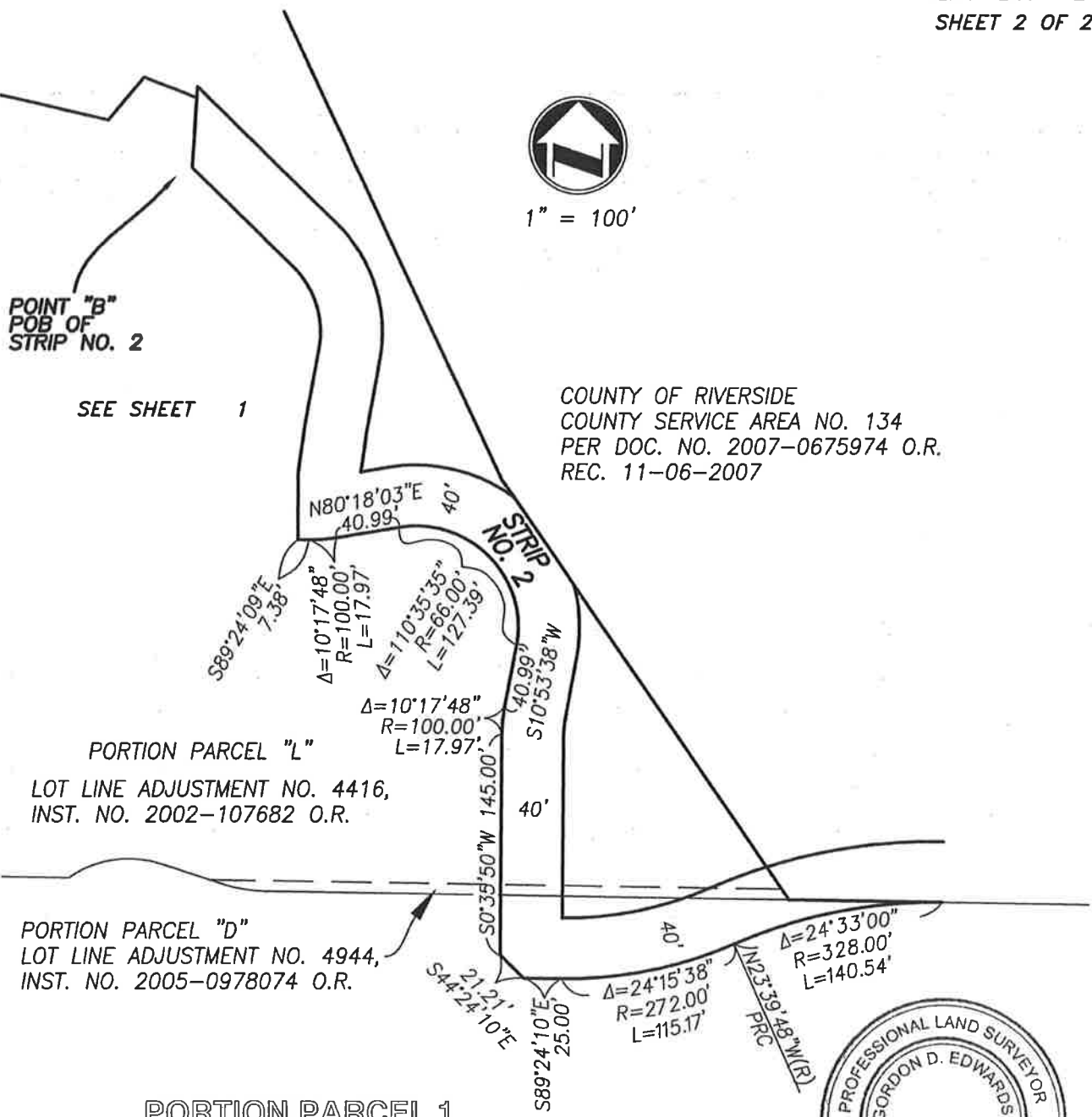


1" = 100'

POINT "B"
POB OF
STRIP NO. 2

SEE SHEET 1

COUNTY OF RIVERSIDE
COUNTY SERVICE AREA NO. 134
PER DOC. NO. 2007-0675974 O.R.
REC. 11-06-2007

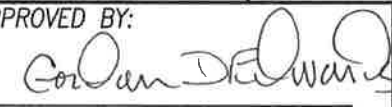


PORTION PARCEL "L"
LOT LINE ADJUSTMENT NO. 4416,
INST. NO. 2002-107682 O.R.

PORTION PARCEL "D"
LOT LINE ADJUSTMENT NO. 4944,
INST. NO. 2005-0978074 O.R.

PORTION PARCEL 1
PM NO. 34609
PMB 224 / 45-49



PLAT PREPARED BY: adkan ENGINEERS <small>Civil Engineering • Surveying • Planning</small> 6879 Airport Drive, Riverside, CA 92504 Tel: (951) 688-0241 • Fax: (951) 688-0599	JOB NO. 8613	DATE: 12-8-2014	CLIENT: FORESTAR MANAGEMENT
	APPROVED BY:  GORDON D. EDWARDS, PLS 6678	GRADING LICENSE AGREEMENT AREA. PLAT TO ACCOMPANY LEGAL DESCRIPTION	