

2 **RESOLUTION NO. 2016-103**

3  
4 A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE  
5 AUTHORIZATION TO EXCHANGE REAL PROPERTY  
6 LOCATED IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE,  
7 STATE OF CALIFORNIA

8 **WHEREAS**, the County desires to exchange real property with Castle & Cooke Commercial-CA,  
9 Inc. to acquire certain real property for conservation purposes as shown on **MAP A**, attached hereto and  
10 by this reference incorporated herein; and,

11 **WHEREAS**, on January 13, 2015, the Board of Supervisors of the County of Riverside ("Board")  
12 adopted Resolution No. 2015-030 Notice of Intention to Exchange Real Property located in the City of  
13 Lake Elsinore, County of Riverside, State of California for a proposed exchange of approximately 48  
14 acres of vacant land; and,

15 **WHEREAS**, on February 9, 2016, the Board of Supervisors of the County of Riverside ("Board")  
16 adopted Resolution No. 2016-074 Amending Resolution No. 2015-030 Notice of Intention to Exchange  
17 Real Property located in the City of Lake Elsinore, County of Riverside, State of California reducing the  
18 proposed exchange to approximately 40 acres of vacant land; and,

19 **WHEREAS**, the County is the owner of certain vacant parcels of real property, identified with  
20 Assessor's Parcel Numbers 390-200-009, 390-200-011, 390-130-029, 390-210-022 and 389-080-054,  
21 located in the City of Lake Elsinore, County of Riverside, State of California, where an approximate 40  
22 acre portion of said vacant land is intended to be conveyed to Castle & Cooke Commercial-CA, Inc.,  
23 more particularly legally described and depicted in **EXHIBIT A1**, attached hereto and by this reference  
24 incorporated herein, with an easement reservation which contains San Diego Ambrosia plant species with  
25 access in favor of the County over a portion of the parcel with Assessor's Parcel Number 390-130-029,  
26 referenced as the Ambrosia Easement and Ambrosia Access Easement, more particularly legally  
27 described and depicted in **EXHIBITS A and B** (4 pages) attached as **ATTACHMENT A**, attached  
28 hereto and by this reference incorporated herein; and,

FORM APPROVED COUNTY COUNSEL  
BY: *S. M. Gunzel* DATE: *3-17-16*  
SYNTHIA M. GUNZEL

1       **WHEREAS**, an adjacent property owner Castle & Cooke Commercial-CA, Inc. ("C&C") is the  
2 owner of certain real property, identified with Assessor's Parcel Number 390-200-010, 390-160-006 and  
3 390-130-028, where an approximate 40 acre portion thereof is to be conveyed to the County, and is  
4 desired by the County to accommodate the County's conservation purpose resulting in significant savings  
5 to the Western Riverside County Multiple Species Habitat Conservation Plan, more particularly legally  
6 described and depicted in **EXHIBIT B1**, attached hereto and by this reference incorporated herein; and,

7       **WHEREAS**, pursuant to Government Code Section 25365, the County may exchange real  
8 property belonging to the County with any person upon the terms and conditions as are agreed upon  
9 between the parties, and if the values of each parcels of land are approximately equal; and,

10       **WHEREAS**, the County and C&C desire to exchange the fee simple interests in real property  
11 described herein with an easement reservation in favor of the County over a portion of the parcel  
12 identified with Assessor's Parcel Number ("APN") 390-130-029 to restrict development by C&C and to  
13 accommodate the successful translocation of the San Diego Ambrosia plants located thereon to another  
14 location as further described and shown on the attached **EXHIBITS A AND B** each for the Ambrosia  
15 Easement and Ambrosia Access Easement, respectively, performed pursuant to success criteria to be  
16 developed; and,

17       **WHEREAS**, the property to be acquired by the County would be of great benefit to the County  
18 due to the location and proximity of this real property for conservation purposes; now, therefore,

19       **BE IT RESOLVED, DETERMINED AND ORDERED** by the Board of Supervisors of the  
20 County of Riverside, California ("Board"), in regular session assembled on April 5, 2016, at 9:00 am or  
21 soon thereafter, in the meeting room of the Board of Supervisors, located on the 1<sup>st</sup> floor of the County  
22 Administrative Center, 4080 Lemon Street, Riverside, California, that this Board authorizes the exchange  
23 of real property interests with Castle & Cooke Commercial-CA, Inc. and approves that certain Real Estate  
24 Exchange Agreement and Escrow Instructions (Exchange Agreement) by and between the County and  
25 Castle & Cooke Commercial-CA, Inc. for the following described fee simple interests in real property and  
26 pursuant to the terms and conditions of the Exchange Agreement: County to convey to C&C  
27 approximately 40 acres of vacant land from portions of real property with Assessor's Parcel Numbers  
28 390-130-029, 390-210-022, 390-200-009, 390-200-011 and 389-080-054 with an easement reservation

1 with access over a portion of land with APN 390-130-029 reserved in favor of the County in exchange for  
2 C&C conveying to County approximately 40 acres of vacant land from portions of real property with  
3 Assessor's Parcel Numbers 390-200-010, 390-160-006, and 390-130-028 as shown on **MAP A**. The  
4 County and Castle & Cooke Lake Elsinore West, Inc. will consummate the exchange through escrow and  
5 pursuant to the Exchange Agreement whereby the County conveys a certain portion of its fee interest in  
6 real property to Castle & Cooke Commercial-CA, Inc. with an easement reservation over a portion of land  
7 with APN 390-130-029 and Castle & Cooke Commercial-CA, Inc. will convey a certain portion of its fee  
8 interest in real property as described above to the County. This exchange transaction is in conformance  
9 with Government Code Section 25365 because the parcels have the approximately the same range of  
10 values and to Castle & Cooke Commercial-CA, Inc. will assume the slope maintenance obligations  
11 described in that certain Amended and Restated Temporary Operations and Permanent Maintenance  
12 Easement Agreement between the County and to Castle & Cooke Commercial-CA, Inc. entered into  
13 concurrently with this Exchange Agreement.

14 **BE IT FURTHER RESOLVED AND DETERMINED** that the Board approves the Amended  
15 and Restated Temporary Operations and Permanent Maintenance Easement Agreement between the  
16 County and to Castle & Cooke Commercial-CA, Inc. ("TOPME Agreement") whereby Castle & Cooke  
17 Commercial-CA, Inc. will assume the slope maintenance obligations over certain real property more  
18 particularly legally described and depicted in **EXHIBIT C1**, attached hereto and by this reference  
19 incorporated herein, pursuant to the terms of the TOPME Agreement.

20 **BE IT FURTHER RESOLVED AND DETERMINED** that the Board approves the  
21 Indemnification Agreement between the County and to Castle & Cooke Commercial-CA, Inc.  
22 ("Indemnity Agreement") whereby Castle & Cooke Commercial-CA, Inc. will indemnify the County for  
23 any claims or demands initiated against the County associated with the County's actions and approvals  
24 relating to this exchange transaction.

25 **BE IT FURTHER RESOLVED AND DETERMINED** that the Chairman of the Board of  
26 Supervisors of the County of Riverside is authorized to execute the Exchange Agreement, the TOPME  
27 Agreement and the Indemnification Agreement on behalf of the County.

28 **BE IT FURTHER RESOLVED AND DETERMINED** that the Assistant County Executive

1 Officer for the Economic Development Agency, or his designee, is authorized to execute any other  
2 documents to complete this transaction, including the Certificate of Acceptance for the Grant Deed  
3 executed by C&C in favor of the County.

4 **BE IT FURTHER RESOLVED AND DETERMINED** that the Clerk of the Board of  
5 Supervisors has given notice hereof as provided in Section 6063 of the Government Code.

MAP A

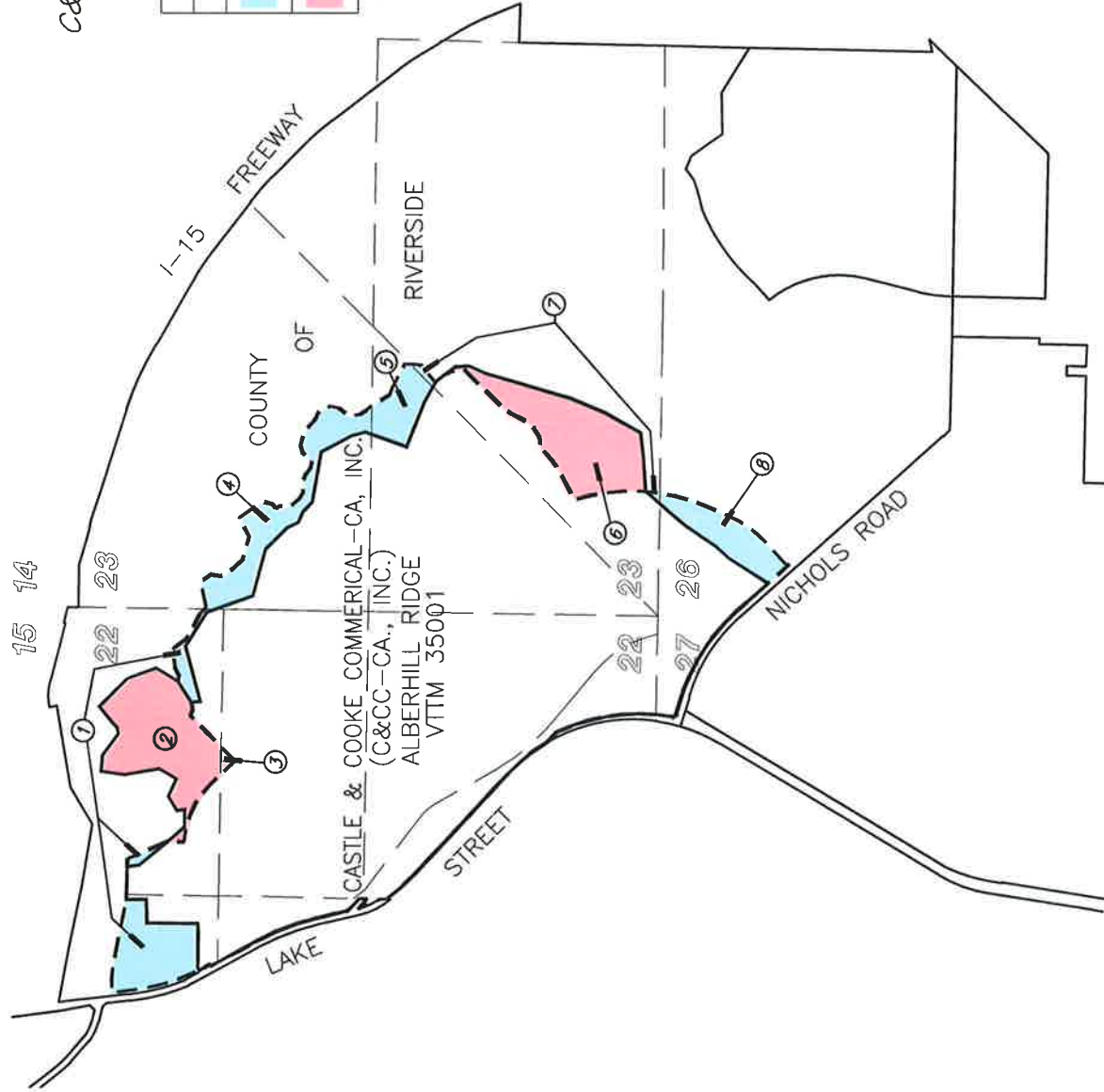
DEPICTION OF REAL PROPERTY WITH ASSESSOR'S PARCEL NUMBERS  
TO BE EXCHANGED BETWEEN COUNTY OF RIVERSIDE AND CASTLE & COOKE  
COMMERCIAL-CA, INC.

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# MAP A

## "APN" EXHIBIT

### ALBERHILL RIDGE TRI-VALLEY ACQUISITION C&CC-CA., INC./COUNTY OF RIVERSIDE APN EXHIBIT



AREA EXCHANGE SUMMARY		
AREA DESIGNATION	AREA IMPACT (AC)	
COUNTY OF RIVERSIDE TRANSFERS TO C&C		39.78
C&C TRANSFERS TO COUNTY OF RIVERSIDE		39.98

DATED: SEPTEMBER 4, 2015

#### APN LIST:

- ① APN 390-130-029
- ② APN 390-130-028
- ③ APN 390-160-006
- ④ APN 390-210-022
- ⑤ APN 390-200-009
- ⑥ APN 390-200-010
- ⑦ APN 390-200-011
- ⑧ APN 389-080-054

#### LEGEND:

- EXISTING PARCEL LINE
- - - PROPOSED PARCEL LINE
- - - APN LIMITS



SCALE IN FEET



CIVIL ENGINEERS • PLANNERS • SURVEYORS  
1880 COMPTON AVENUE, SUITE 100 • CORONA, CA 92881-3370 • 951-734-2130

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EXHIBIT A1  
LEGAL DESCRIPTION AND MAP  
FOR COUNTY OF RIVERSIDE TO CASTLE & COOKE COMMERCIAL-CA, INC.

**EXHIBIT "A1"**  
**LEGAL DESCRIPTION**  
**OF**  
**COUNTY OF RIVERSIDE TO**  
**CASTLE & COOKE COMMERCIAL-CA, INC.**

**Parcel "A":**

Being portions of that land conveyed to the County of Riverside by Grant Deed, Recorded December 30, 2004, as Instrument No. 2004-1036504, of Official Records, in the Office of the County Recorder of the County of Riverside, State of California, lying within Sections 23 and 26, Township 5 South, Range 5 West, San Bernardino Meridian, of said County, according to the official plat thereof, being more particularly described as follows:

**COMMENCING** at the southwest corner of said Section 23, as shown on a Record of Survey on file in Book 88, Pages 76 through 82, of Record of Surveys, records of said County;

Thence east along the south line of said Section 23, South 89°04'59" East, a distance of 1042.70 feet to a point lying on the westerly line of said Instrument No. 2004-1036504, said point also being the **TRUE POINT OF BEGINNING**;

Thence northeasterly along said westerly line, North 41°37'29" East, a distance of 166.45 feet to the beginning of a non-tangent curve, concave westerly and having a radius of 1745.00 feet, a radial bearing to said point bears South 85°30'24" East;

Thence southerly along said non-tangent curve, leaving said westerly line of said Instrument No. 2004-1036504, through a central angle of 18°56'26", an arc distance 576.86 feet to the beginning of a tangent line;

Thence southwesterly along said tangent line, South 23°26'02" West, a distance of 195.37 feet to the beginning of a tangent curve, concave northwesterly and having a radius of 1045.00 feet;

Thence southwesterly along said tangent curve, through a central angle of 24°22'08", an arc distance of 444.46 feet to the beginning of a tangent line;

Thence southwesterly along said tangent line, South 47°48'10" West, a distance of 268.41 feet;

Thence South 11°20'01" West, a distance of 28.60 feet to a point lying on the northeasterly right of way of Nichols Road as dedicated per Instrument No. 2008-0482210, recorded September 02, 2008, of Official Records of said County;

Thence northwesterly along said northeasterly right of way, North 42°11'50" West, a distance of 254.20 feet to a point lying on said westerly line of Instrument No. 2004-1036504;



*The following four (4) courses are along the westerly line of said Instrument No. 2004-1036504:*

1. Thence northeasterly, leaving said northeasterly right of way, North 32°56'52" East, a distance of 425.57 feet;
2. Thence North 43°06'11" East, a distance of 169.95 feet;
3. Thence North 33°14'54" East, a distance of 320.81 feet;
4. Thence North 41°37'29" East, a distance of 322.66 feet to the **TRUE POINT OF BEGINNING**.

Containing 7.91 acres, more or less.

As shown on the attached exhibit hereto and made a part hereof.

**PARCEL "B":**

Being portions of that land conveyed to the County of Riverside by Grant Deed, Recorded December 30, 2004, as Instrument No. 2004-1036504, of Official Records, in the Office of the County Recorder of the County of Riverside, State of California, lying within Sections 22 and 23, Township 5 South, Range 5 West, San Bernardino Meridian, of said County, according to the official plat thereof, being more particularly described as follows:

**COMMENCING** at the southwest corner of said Section 23, as shown on a Record of Survey on file in Book 88, Pages 76 through 82, of Record of Surveys, records of said County;

Thence north along the west line of said Section 23, North 00°53'18" East, a distance of 4036.32 feet to a point lying on the southwesterly line said Instrument No. 2004-1036504, said point also being the **TRUE POINT OF BEGINNING**;

*The following five (5) courses are along the southerly, southwesterly and westerly lines of said Instrument No. 2004-1036504:*

1. Thence North 19°45'52" West, a distance of 86.91 feet;
2. Thence North 58°17'49" West, a distance of 368.89 feet;
3. Thence South 75°09'21" West, a distance of 529.98 feet;
4. Thence North 02°49'18" West, a distance of 81.54 feet;
5. Thence North 57°38'09" East, a distance of 228.51 feet;

Thence northeasterly, leaving said westerly line of Instrument No. 2004-1036504, North 76°19'28" East, a distance of 124.91 feet;

Thence North 85°40'14" East, a distance of 184.05 feet;

Thence South 36°00'49" East, a distance of 139.07 feet;

Thence South 51°32'37" East, a distance of 53.43 feet;

Thence South 63°32'24" East, a distance of 218.06 feet;

Thence South 44°55'38" East, a distance of 82.30 feet;

Thence North 77°59'36" East, a distance of 245.09 feet;

Thence South 35°10'50" East, a distance of 110.65 feet;

Thence South 07°53'49" West, a distance of 96.34 feet;

Thence South 15°59'38" East, a distance of 33.14 feet;

Thence South 38°50'02" East, a distance of 111.07 feet;

Thence South 43°11'43" East, a distance of 105.85 feet;

Thence South 73°49'28" East, a distance of 220.27 feet;

Thence North 63°19'46" East, a distance of 201.76 feet;

Thence South 34°50'22" East, a distance of 241.54 feet;

Thence South 11°13'33" East, a distance of 28.41 feet;

Thence South 13°24'24" West, a distance of 78.25 feet;

Thence South 51°43'14" West, a distance of 50.50 feet;

Thence South 29°18'07" East, a distance of 43.81 feet;

Thence South 15°16'44" West, a distance of 45.58 feet;

Thence South 03°59'40" East, a distance of 48.14 feet;

Thence South 41°14'50" East, a distance of 115.25 feet;

Thence South 57°34'43" East, a distance of 61.68 feet;

Thence South 88°05'18" East, a distance of 127.48 feet;

Thence South 65°50'34" East, a distance of 52.57 feet;

Thence South 52°53'46" East, a distance of 70.10 feet;

Thence South 79°01'11" East, a distance of 72.19 feet to the beginning of a non-tangent curve, concave southeasterly and having a radius of 145.00 feet, a radial bearing to said point bears North 65°23'34" West;

Thence northeasterly along said non-tangent curve, through a central angle of 11°00'30", an arc distance of 27.86 feet to the beginning of a non-tangent line, a radial bearing to said point bears North 54°23'04" West;

Thence northeasterly along said non-tangent line, North 40°54'08" East, a distance of 83.38 feet;

Thence North 75°30'08" East, a distance of 67.11 feet;

Thence South 77°32'51" East, a distance of 74.84 feet;

Thence South 64°39'54" East, a distance of 104.95 feet;

Thence South 47°28'14" East, a distance of 97.29 feet;

Thence South 57°00'34" East, a distance of 26.28 feet to the beginning of a non-tangent curve, concave southwesterly and having a radius of 100.00 feet, a radial bearing to said point bears North 09°52'55" East;

Thence southeasterly along said non-tangent curve, through a central angle of 52°14'29", an arc distance of 91.18 feet to the beginning of a tangent line;

Thence southeasterly along said tangent line, South 27°52'35" East, a distance of 49.28 feet to the beginning of a tangent curve, concave westerly and having a radius of 70.00 feet;

Thence southeasterly along said tangent curve, through a central angle of 39°37'49", an arc distance of 48.42 feet to the beginning of a tangent line;

Thence southerly along said tangent line, South 11°45'13" West, a distance of 64.96 feet;

Thence South 38°41'11" West, a distance of 121.29 feet;

Thence South 10°40'02" East, a distance of 96.80 feet;

Thence South 32°18'15" East, a distance of 70.72 feet;

Thence South 41°24'37" East, a distance of 63.10 feet;

Thence South 32°29'56" East, a distance of 194.06 feet;

Thence South 68°55'29" East, a distance of 80.42 feet;

Thence South 62°26'58" East, a distance of 234.40 feet;

Thence South 03°48'43" West, a distance of 137.89 feet;

Thence South 49°17'06" West, a distance of 212.87 feet, to a point lying on the southerly line of said Instrument No. 2004-1036504;

*The following twelve (12) courses are along the southerly and southwesterly line of said Instrument No. 2004-1036504:*

1. Thence North 61°05'29" West, a distance of 211.00 feet;
2. Thence North 68°50'06" West, a distance of 440.81 feet;
3. Thence North 19°59'07" East, a distance of 397.34 feet;
4. Thence North 14°46'29" West, a distance of 134.01 feet;
5. Thence North 28°33'43" West, a distance of 306.17 feet;
6. Thence North 80°13'05" West, a distance of 472.02 feet;
7. Thence North 46°52'49" West, a distance of 124.75 feet;
8. Thence North 66°32'19" West, a distance of 110.04 feet;
9. Thence North 24°32'42" West, a distance of 109.26 feet;
10. Thence North 45°15'05" West, a distance of 282.27 feet;
11. Thence North 75°01'37" West, a distance of 447.21 feet;
12. Thence North 19°45'52" West, a distance of 363.48 feet to the **TRUE POINT OF BEGINNING**

Containing 20.62 acres, more or less.

As shown on the attached exhibit hereto and made a part hereof.

**PARCEL "C":**

Being portions of that land conveyed to the County of Riverside by Grant Deed, Recorded December 30, 2004, as Instrument No. 2004-1036504, of Official Records, in the Office of the County Recorder of the County of Riverside, State of California, lying within Section 22, Township 5 South, Range 5 West, San Bernardino Meridian, of said County, according to the official plat thereof, being more particularly described as follows:

**COMMENCING** at the intersection of the southerly line of Temescal Wash and the easterly right of way of Lake Street, both as shown on a Record of Survey on file in Book 88, Pages 76 through 82, of Record of Surveys, records of said County;

Thence easterly along said southerly line of Temescal Wash, leaving said easterly right of way of Lake Street, South 79°56'03" East, a distance of 405.93 feet;

Thence easterly, continuing along said southerly line, South 78°16'26" East, a distance of 551.45 feet to the easterly line of the northeast Quarter of the northwest Quarter of Section 22;

Thence southerly along said easterly line, leaving said southerly line of Temescal Wash, South 01°06'02" West, a distance of 426.67 feet to a point lying on the southerly line of said Instrument No. 2004-1036504;

Thence easterly along said southerly line of Instrument No. 2004-1036504, leaving said easterly line, South 88°44'12" East, a distance of 257.04 feet to the **TRUE POINT OF BEGINNING**;

Thence easterly along the prolongation of said last course, leaving said southerly line of said Instrument No. 2004-1036504, South 88°44'12" East, a distance of 68.26 feet;

Thence South 24°12'55" East, a distance of 400.86 feet to a point lying on said southerly line of said Instrument No. 2004-1036504, of Official Records of said County;

Thence northwesterly along said southerly line North 40°47'03" West, a distance of 340.93;

Thence northwesterly, continuing along said southerly line, North 05°13'20" West, a distance of 109.40 feet to said **TRUE POINT OF BEGINNING**.

Containing 0.53 acres, more or less.

As shown on the attached exhibit hereto and made a part hereof.

**PARCEL "D":**

Being portions of that land conveyed to the County of Riverside by Grant Deed, Recorded December 30, 2004, as Instrument No. 2004-1036504, of Official Records, in the Office of the County Recorder of the County of Riverside, State of California, lying within Section 22, Township 5 South, Range 5 West, San Bernardino Meridian, of said County, according to the official plat thereof, being more particularly described as follows:

**COMMENCING** at the intersection of the southerly line of Temescal Wash and the easterly right of way of Lake Street, both as shown on a Record of Survey on file in Book 88, Pages 76 through 82, of Record of Surveys, records of said County;

Thence easterly along said southerly line of Temescal Wash, leaving said easterly right of way of Lake Street, South 79°56'03" East, a distance of 405.93 feet;

Thence easterly, continuing along said southerly line, South 78°16'26" East, a distance of 551.45 feet to the easterly line of the northeast Quarter of the northwest Quarter of Section 22;

Thence southerly along said easterly line, leaving said southerly line Temescal Wash, South 01°06'02" West, a distance of 426.67 feet to a point lying on the southerly line of said Instrument No. 2004-1036504;

Thence westerly along the southerly line of said Instrument No. 2004-1036504, leaving said easterly line North 88°44'12" West, a distance of 46.17 feet to the **TRUE POINT OF BEGINNING**;

*The following five (5) courses are along the southerly line of Instrument No. 2004-1036504:*

1. Thence South 00°07'21" West, a distance of 179.56 feet;
2. Thence South 88°54'45" West, a distance of 216.92 feet;
3. Thence South 00°45'26" West, a distance of 464.53 feet;
4. Thence South 85°30'18" West, a distance of 59.88 feet;
5. Thence North 89°28'41" West, a distance of 374.19 feet to a point lying on the easterly right of way of said Lake Street, said point also being the beginning of a non-tangent curve, concave easterly and having a radius of 1956.00 feet, a radial bearing to said point bears South 64°15'46" West;

Thence northwesterly and northerly along said easterly right of way and said non-tangent curve, through a central angle of 19°20'14", an arc distance of 660.15 feet to the beginning of a tangent line;

Thence northerly along said tangent line, continuing along said easterly right of way, North 06°24'00" West, a distance of 152.46 feet;

Thence easterly leaving said easterly right of way, North 88°38'01" East, a distance of 122.61 feet to the beginning of a tangent curve, concave southerly and having a radius of 600.00 feet;

Thence southeasterly along said curve, through a central angle of 13°05'32", an arc distance of 137.10 feet to the beginning of a tangent line;

Thence easterly along said tangent line, South 78°16'24" East, a distance of 610.03 feet to said **TRUE POINT OF BEGINNING**.

Containing 10.74 acres, more or less.

As shown on the attached exhibit hereto and made a part hereof.

## KWC ENGINEERS

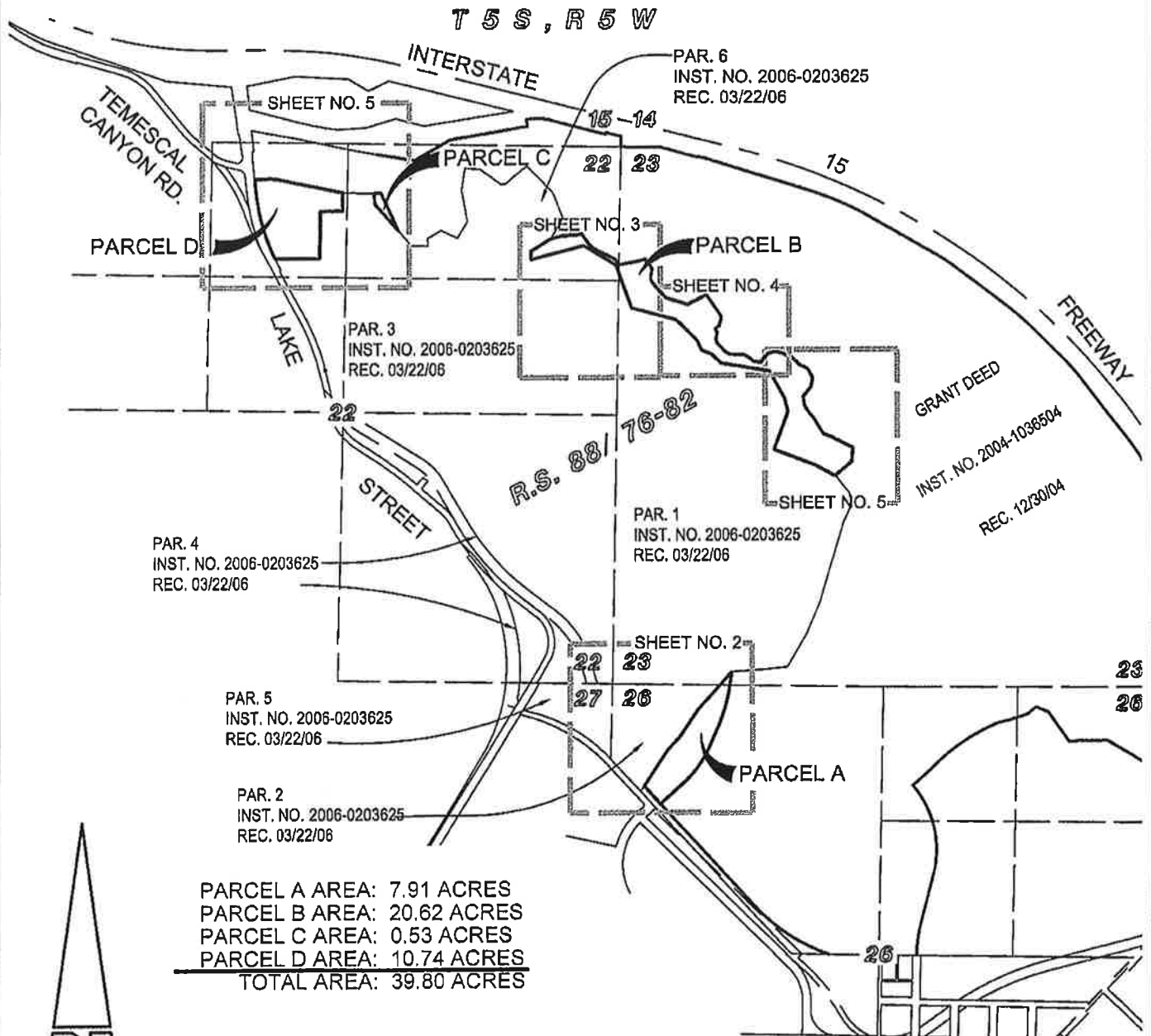
CIVIL ENGINEERS • PLANNERS • SURVEYORS

Thomas Caseldine      3-4-16  
Thomas M. Caseldine      Date  
P.L.S. 9029      Expires 09-30-17



March 7, 2016  
TMC/KWC/tmc  
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EXHIBIT "A1"  
COUNTY OF RIVERSIDE TO  
CASTLE & COOKE COMMERCIAL-CA, INC.



SHEET INDEX  
SCALE: 1"=1500'

## LEGEND:

- EXISTING PARCEL LINE
- - - EXISTING SECTION LINE
- PROPOSED PARCEL LINE
- DETAIL SHEET BOUNDARY

1500' 0 1500'  
SCALE: 1"=1500'



**KWC ENGINEERS**  
CIVIL ENGINEERING • PLANNING • SURVEYORS  
1880 COMPTON AVENUE, SUITE 100  
CORONA, CA. 92881-3370 • 951-734-2130

Thomas Caseldine 3-4-16  
THOMAS M. CASELDINE DATE  
L.S. 9029 Exp. 09-30-17



EXHIBIT "A1"  
COUNTY OF RIVERSIDE TO  
CASTLE & COOKE COMMERCIAL-CA, INC.

SHEET 2 OF 6 SHEETS

T 5 S , R 5 W

PAR. 1  
INST. NO. 2006-0203625  
REC. 03/22/06

P.O.C.  
S.W. CORNER SECTION 23

W'LY LINE OF LAND CONVEYED TO THE  
COUNTY OF RIVERSIDE PER GRANT DEED,  
REC. 12/30/04, INST. NO. 04-1036504, O.R.

22 23  
27 26

S89°04'59"E 1042.70'

S. LINE, SECTION 23

T.P.O.B.

R.S. 88/ 76-82

PAR. 2  
INST. NO. 2006-0203625  
REC. 03/22/06

PARCEL A  
7.91 ACRES

GRANT DEED,  
INST. NO. 2004-1036504,  
REC. 12/30/04

NE'LY LINE OF NICHOLS ROAD,  
PER INST. NO. 2008-0482210,  
REC. 09/02/08, O.R.

ALBERHILL  
RANCH ROAD

NICHOLS ROAD



LEGEND:

- EXISTING PARCEL LINE
- - - EXISTING SECTION LINE
- PROPOSED PARCEL LINE

**KWC ENGINEERS**  
CIVIL ENGINEERING • PLANNING • SURVEYORS  
1880 COMPTON AVENUE, SUITE 100  
CORONA, CA. 92881-3370 • 951-734-2130

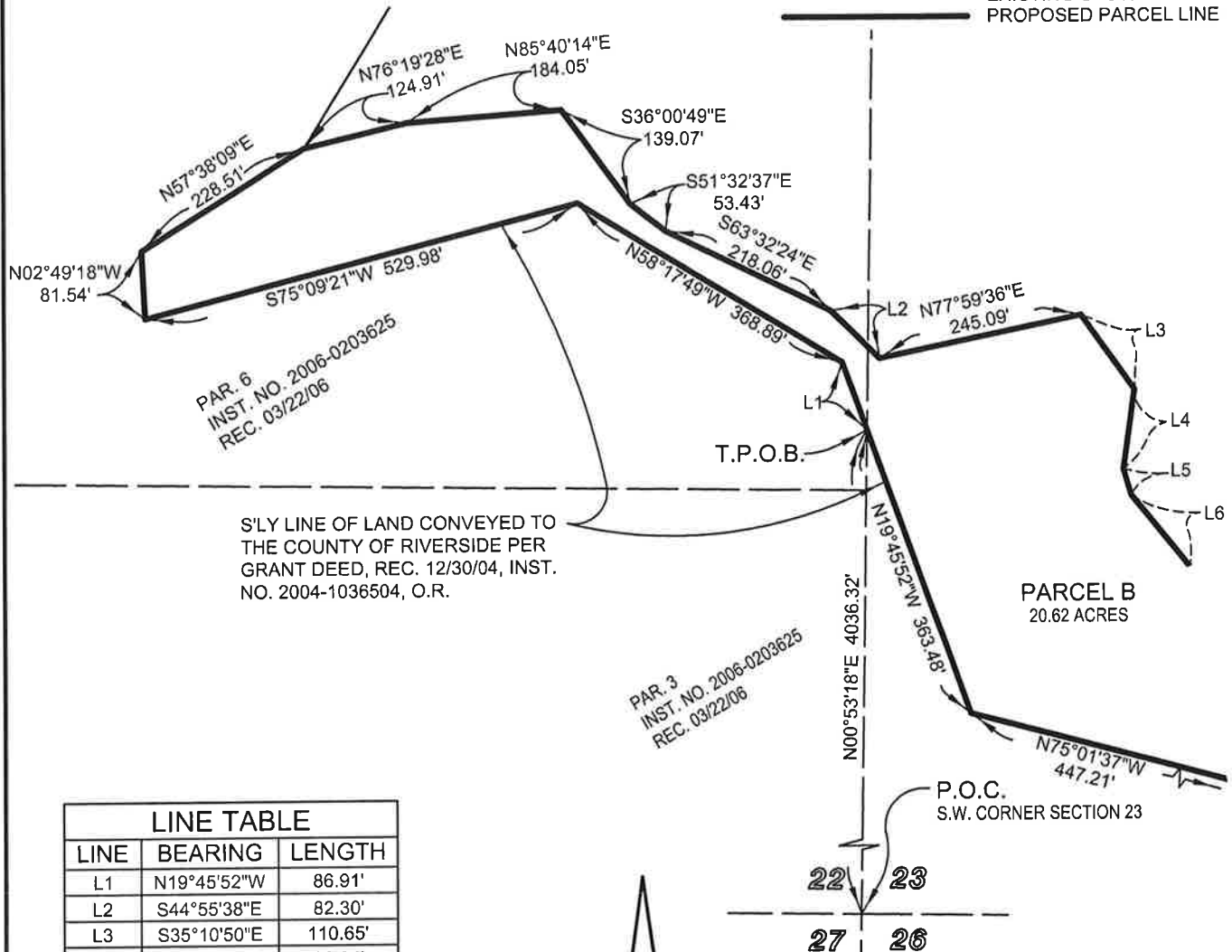
EXHIBIT "A1"  
COUNTY OF RIVERSIDE TO  
CASTLE & COOKE COMMERCIAL-CA, INC.

SHEET 3 OF 6 SHEETS

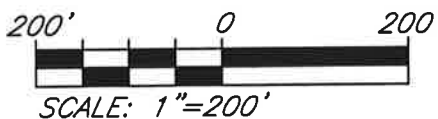
T 5 S , R 5 W

LEGEND:

- EXISTING PARCEL LINE
- - - - EXISTING SECTION LINE
- PROPOSED PARCEL LINE



LINE TABLE		
LINE	BEARING	LENGTH
L1	N19°45'52"W	86.91'
L2	S44°55'38"E	82.30'
L3	S35°10'50"E	110.65'
L4	S07°53'49"W	96.34'
L5	S15°59'38"E	33.14'
L6	S38°50'02"E	111.07'



SEE SHEET NO. 4

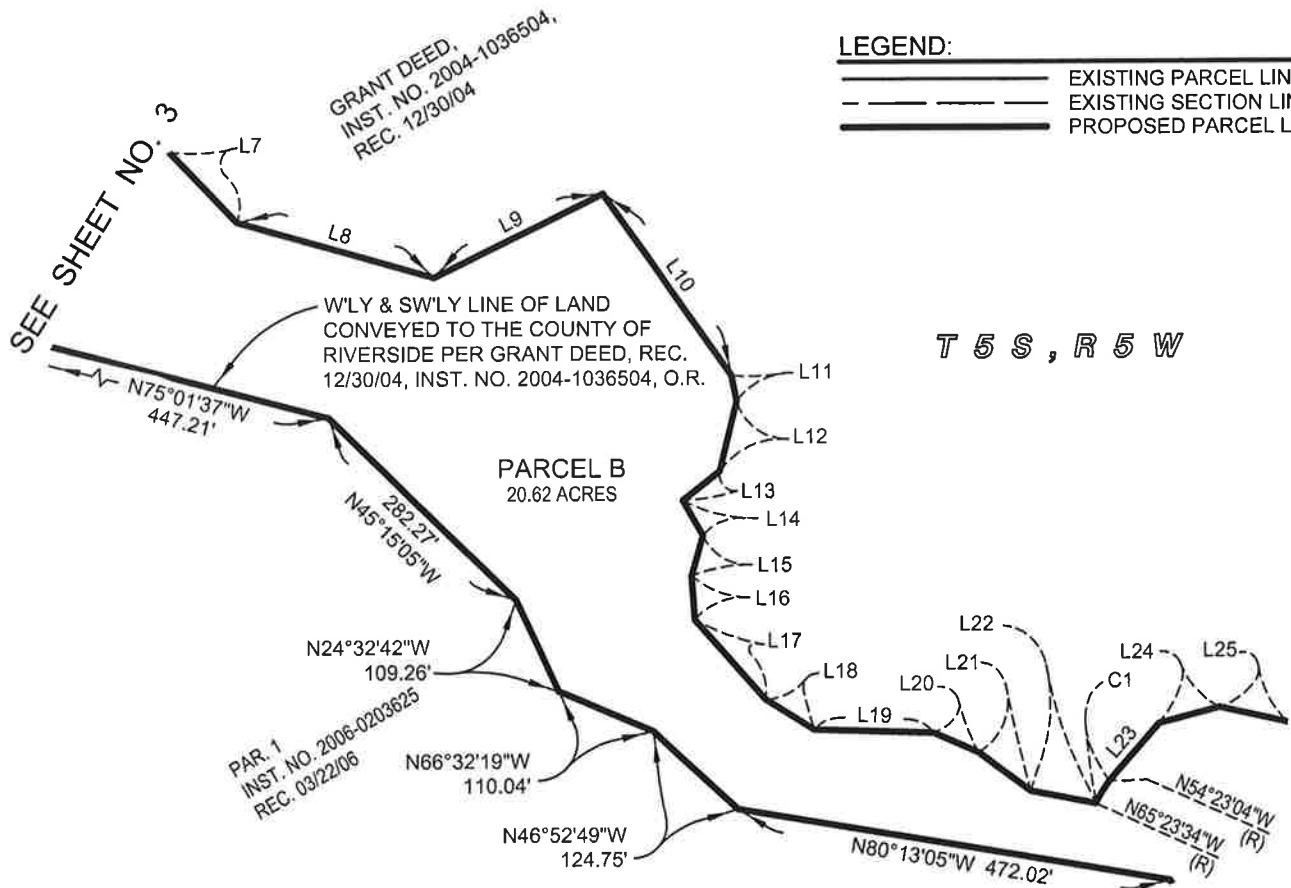
**KWC ENGINEERS**  
CIVIL ENGINEERING • PLANNING • SURVEYORS  
1880 COMPTON AVENUE, SUITE 100  
CORONA, CA. 92881-3370 • 951-734-2130

**EXHIBIT "A1"**  
**COUNTY OF RIVERSIDE TO**  
**CASTLE & COOKE COMMERCIAL-CA, INC.**

SHEET 4 OF 6 SHEETS

**LEGEND:**

	EXISTING PARCEL LINE
	EXISTING SECTION LINE
	PROPOSED PARCEL LINE



**LINE TABLE**

LINE	BEARING	LENGTH
L7	S43°11'43"E	105.85'
L8	S73°49'28"E	220.27'
L9	N63°19'46"E	201.76'
L10	S34°50'22"E	241.54'
L11	S11°13'33"E	28.41'
L12	S13°24'24"W	78.25'
L13	S51°43'14"W	50.50'
L14	S29°18'07"E	43.81'
L15	S15°16'44"W	45.58'
L16	S03°59'40"E	48.14'
L17	S41°14'50"E	115.25'
L18	S57°34'43"E	61.68'
L19	S88°05'18"E	127.48'
L20	S65°50'34"E	52.57'
L21	S52°53'46"E	70.10'
L22	S79°01'11"E	72.19'
L23	N40°54'08"E	83.38'
L24	N75°30'08"E	67.11'
L25	S77°32'51"E	74.84'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C1	11°00'30"	145.00'	27.86'

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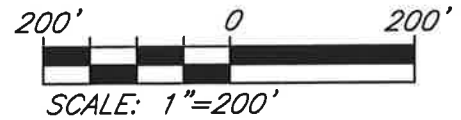
SEE SHEET NO. 5

EXHIBIT "A1"  
COUNTY OF RIVERSIDE TO  
CASTLE & COOKE COMMERCIAL-CA, INC.

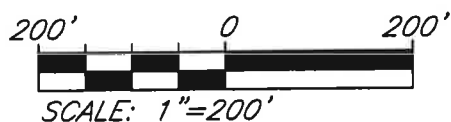
SHEET 5 OF 6 SHEETS

LINE TABLE		
LINE	BEARING	LENGTH
L26	S64°39'54"E	104.95'
L27	S47°28'14"E	97.29'
L28	S57°00'34"E	26.28'
L29	S27°52'35"E	49.28'
L30	S11°45'13"W	64.96'
L31	S38°41'11"W	121.29'
L32	S10°40'02"E	96.80'
L33	S32°18'15"E	70.72'
L34	S41°24'37"E	63.10'
L35	S32°29'56"E	194.06'
L36	S68°55'29"E	80.42'
L37	S62°26'58"E	234.40'
L38	S03°48'43"W	137.89'

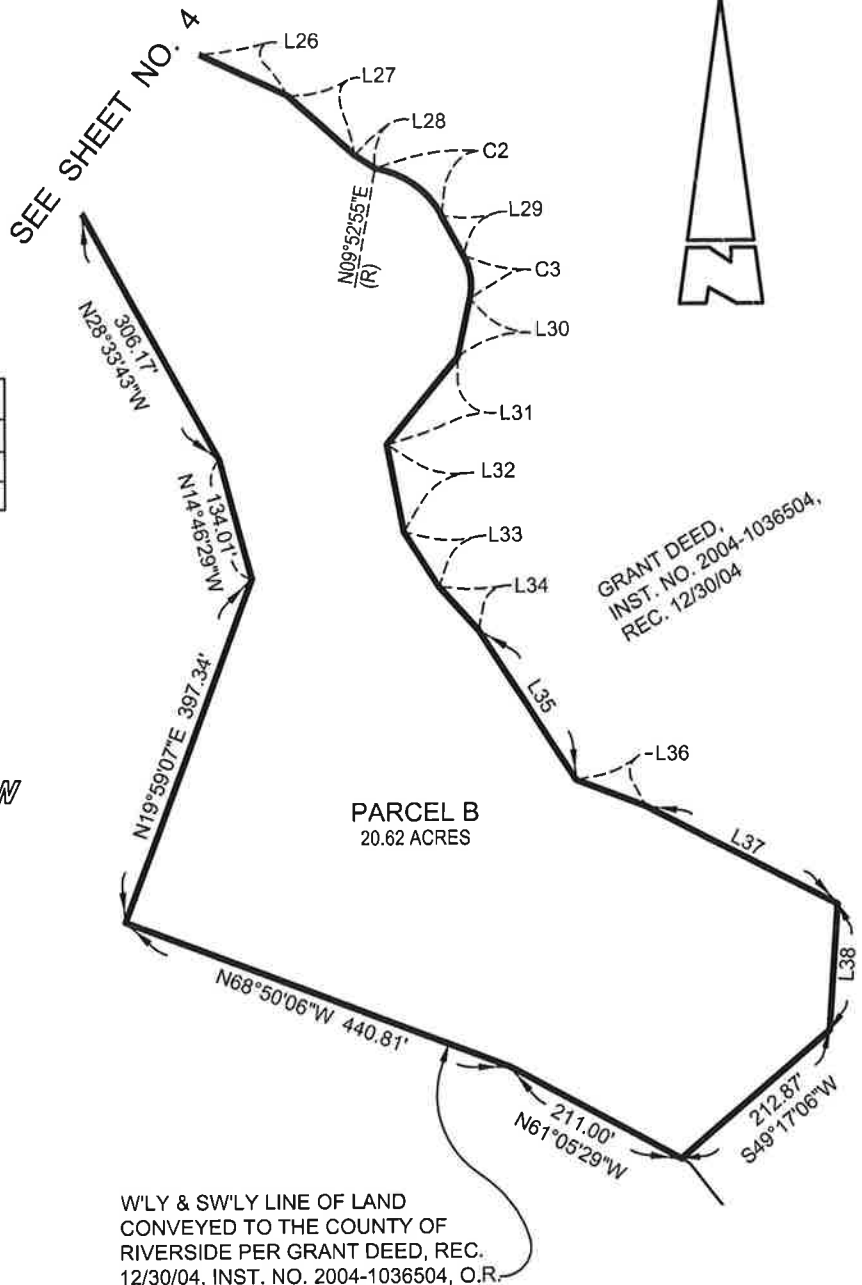
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C2	52°14'27"	100.00'	91.18'
C3	39°37'48"	70.00'	48.42'



T 5 S , R 5 W



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**LEGEND:**  
— EXISTING PARCEL LINE  
- - - EXISTING SECTION LINE  
— PROPOSED PARCEL LINE

SHEET 6 OF 6 SHEETS

INTERSTATE 15 FREEWAY



300' 0 300'

SCALE: 1"=300'

\_\_\_\_\_ EXISTING PARCEL LINE  
 - - - - - EXISTING SECTION LINE  
 \_\_\_\_\_ PROPOSED PARCEL LINE

ATTACHMENT A

AMBROSIA EASEMENT – EXHIBIT A AND B (2 PAGES)

AMBROSIA ACCESS EASEMENT – EXHIBIT A AND B (2 PAGES)

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## EXHIBIT "A"

### LEGAL DESCRIPTION FOR AMBROSIA EASEMENT

An easement lying over, under and across that portion of that certain Grant Deed to the County of Riverside, Recorded December 30, 2004, as Instrument No. 2004-1036504, also lying within Section 22 of Township 5 South, Range 5 West, San Bernardino Base and Meridian in the County of Riverside, State of California, being more particularly described as follows:

**COMMENCING** at the intersection of the easterly right of way of Lake Street and the southerly line of said Instrument No. 2004-1036504, as shown on a Record of Survey on file in Book 123, Pages 43 through 48 inclusive of Record of Surveys, Records of said County;

Thence easterly along said southerly line South 89°28'41" East, a distance of 138.59 feet;

Thence leaving said southerly line, North 00°31'19" East, a distance of 231.00 feet to a point lying on a line that is parallel with and distant 231.00 feet northerly from said southerly line, said point also being **THE TRUE POINT OF BEGINNING**;

Thence northerly, leaving said parallel line, North 00°31'19" East, a distance of 125.00 feet to an angle point;

Thence South 89°28'41" East, a distance of 80.00 feet to an angle point;

Thence South 00°31'19" West, a distance of 125.00 feet to a point lying on said parallel line;

Thence westerly along said parallel line, South 89°28'41" West, a distance of 80.00 feet to said **TRUE POINT OF BEGINNING**.

Containing 10,000 square feet, more or less

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

### KWC ENGINEERS

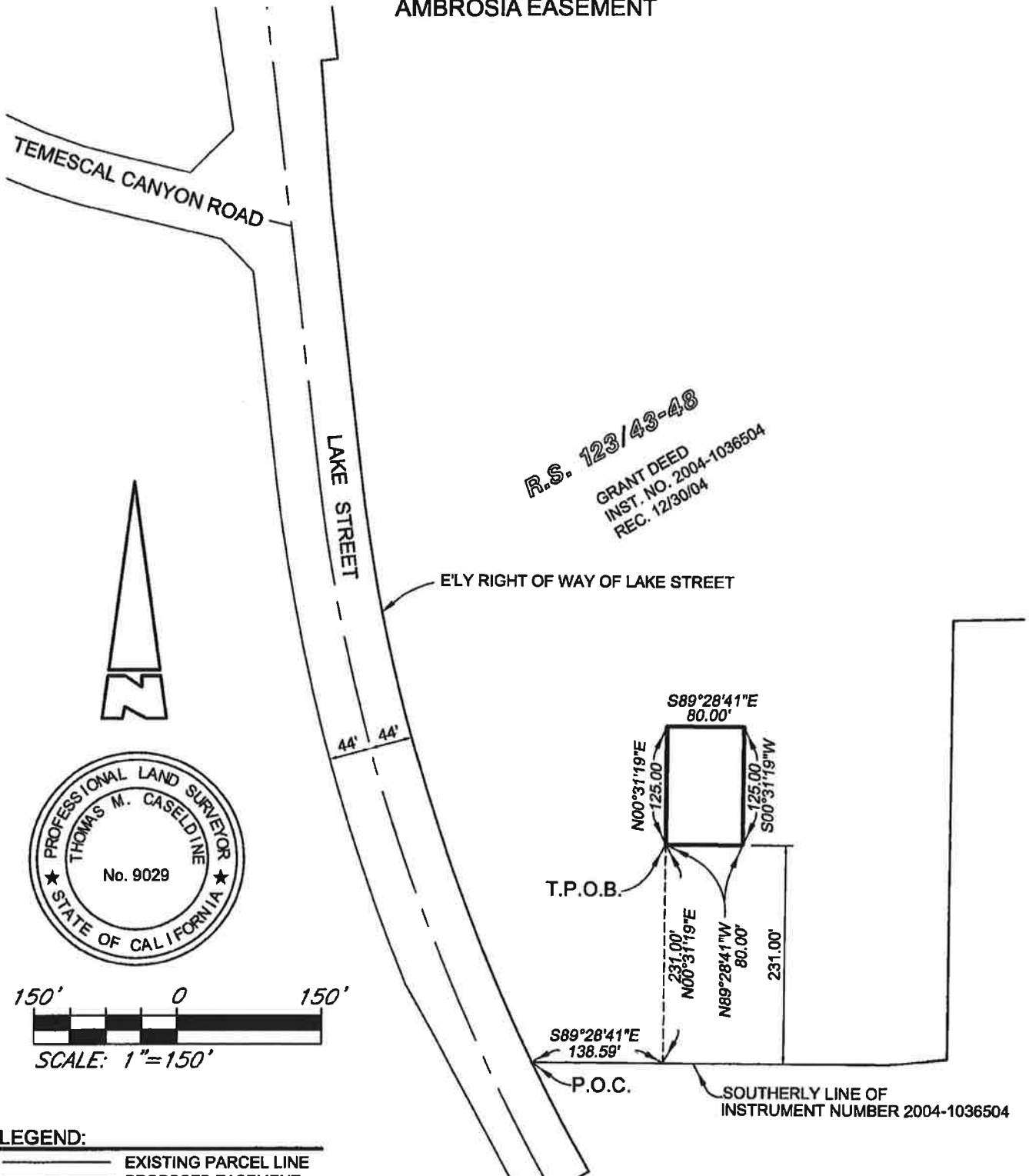
CIVIL ENGINEERS • PLANNERS • SURVEYORS

Thomas Caseldine 3-21-16  
Thomas M. Caseldine Date  
P.L.S. 9029 Expires 09-30-17



EXHIBIT "B"  
AMBROSIA EASEMENT

SHEET 1 OF 1 SHEETS



CIVIL ENGINEERING • PLANNING • SURVEYORS  
1880 COMPTON AVENUE, SUITE 100  
CORONA, CA. 92881-3370 • 951-734-2130

Thomas Caseldine 3-21-16  
THOMAS CASELDINE DATE  
L.S. 9029  
Exp. 09-30-17



**EXHIBIT "A"**

**LEGAL DESCRIPTION FOR  
AMBROSIA ACCESS EASEMENT**

An easement lying over, under and across that portion of that certain Grant Deed to the County of Riverside, Recorded December 30, 2004, as Instrument No. 2004-1036504, also lying within Section 22 of Township 5 South, Range 5 West, San Bernardino Base and Meridian in the County of Riverside, State of California, being more particularly described as follows:

**COMMENCING** at the intersection of the easterly right of way of Lake Street and the southerly line of said Instrument No. 2004-1036504, as shown on a Record of Survey on file in Book 123, Pages 43 through 48 inclusive of Record of Surveys, Records of said County;

Thence easterly along said southerly line South 89°28'41" East, a distance of 138.59 feet;

Thence leaving said southerly line, North 00°31'19" East, a distance of 231.00 feet to a point lying on a line that is parallel with and distant 231.00 feet northerly from said southerly line, said point also being **THE TRUE POINT OF BEGINNING**;

Thence westerly along said parallel line, North 89°28'41" West, a distance of 234.71 feet to a point lying on said easterly right of way of Lake Street, said point also being the beginning of a non-tangent curve, concave northeasterly and having a radius of 1956.00 feet, a radial bearing to said point bears South 71°35'48" West;

Thence northerly along said curve and said easterly right of way of Lake Street, through a central angle of 01°32'29", a distance of 52.62 feet to the beginning of a non-tangent line;

Thence easterly along said non-tangent line, leaving said easterly right of way, South 89°28'41" East, a distance of 251.11 feet to an angle point;

Thence South 00°31'19" West, a distance of 50.00 feet to said **TRUE POINT OF BEGINNING**.

Containing 12,152 square feet, more or less

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

**KWC ENGINEERS**

CIVIL ENGINEERS • PLANNERS • SURVEYORS

Thomas Caseldine      3-7-16  
Thomas M. Caseldine      Date  
P.L.S. 9029      Expires 09-30-17



EXHIBIT "B"  
AMBROSIA ACCESS EASEMENT

SHEET 1 OF 1 SHEETS

TEMESCAL CANYON ROAD

T5S, R5W

R.S. 123/43-48  
GRANT DEED  
INST. NO. 2004-1036504  
REC. 12/30/04

LAKE STREET

E'LY RIGHT OF WAY OF LAKE STREET



$\Delta=01^{\circ}32'29''$   
 $R=1956.00'$   
 $L=52.62'$

$S71^{\circ}35'48''W$   
(R)

$S89^{\circ}28'41''E$   
251.11'

$S00^{\circ}31'19''W$   
50.00'

234.71'  
 $N89^{\circ}28'41''W$

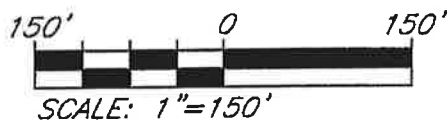
T.P.O.B.

231.00'  
 $N00^{\circ}31'19''E$

$S89^{\circ}28'41''E$   
138.59'

P.O.C.

SOUTHERLY LINE OF  
INSTRUMENT NUMBER 2004-1036504



LEGEND:

— EXISTING PARCEL LINE  
— PROPOSED EASEMENT

AREA: 12,152 S.F.

**KWC ENGINEERS**  
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1880 COMPTON AVENUE, SUITE 100  
CORONA, CA. 92881-3370 • 951-734-2130  
R:\07\1100\LEGALS\1100 AMBROSIA ACCESS.DWG

Thomas Caseldine 3-7-16  
THOMAS CASELDINE DATE  
L.S. 9029 Exp. 09-30-17

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EXHIBIT B2  
LEGAL DESCRIPTION AND MAP  
FOR CASTLE & COOKE COMMERCIAL-CA, INC. TO COUNTY OF RIVERSIDE

**EXHIBIT "B1"**  
**LEGAL DESCRIPTION**  
**OF**  
**CASTLE & COOKE COMMERCIAL-CA, INC.**  
**TO COUNTY OF RIVERSIDE**

**Parcel "A":**

Being portions of Parcel 1 of a Grant Deed, Recorded March 22, 2006, as Instrument No. 2006-0203625, of Official Records, in the Office of the County Recorder of the County of Riverside, State of California, lying within Section 23, Township 5 South, Range 5 West, San Bernardino Meridian, of said County, according to the official plat thereof, being more particularly described as follows:

**COMMENCING** at the southwest corner of said Section 23, as shown on a Record of Survey on file in Book 88, Pages 76 through 82, of Record of Surveys, records of said County;

Thence east along the south line of said Section 23, South  $89^{\circ}04'59''$  East, a distance of 1042.16 feet to a point lying on the westerly line of that land conveyed to the County of Riverside by Grant Deed, Recorded December 30, 2004, as Instrument No. 2004-1036504, of Official Records, of said County;

Thence northeasterly along said westerly line, North  $41^{\circ}37'29''$  East, a distance of 166.45 feet to the beginning of a non-tangent curve, concave westerly and having a radius of 1745.00 feet, a radial bearing to said point bears South  $85^{\circ}30'24''$  East, said point also being the **TRUE POINT OF BEGINNING**;

Thence northerly along said non-tangent curve, leaving said westerly line, through a central angle of  $21^{\circ}57'23''$ , an arc distance of 668.70 feet to the beginning of a non-tangent line, a radial bearing to said point bears North  $72^{\circ}32'13''$  East;

Thence North  $62^{\circ}02'43''$  East, a distance of 268.17 feet to the beginning of a tangent curve, concave northwesterly and having a radius of 924.00 feet;

Thence northeasterly along said tangent curve, through a central angle of  $18^{\circ}30'20''$ , an arc distance of 298.43 feet to the beginning of a reverse curve, concave southerly and having a radius of 41.00 feet, a radial bearing through said point bears North  $46^{\circ}27'36''$  West;

Thence northeasterly along said reverse curve, through a central angle of  $57^{\circ}01'37''$ , an arc distance of 40.81 feet to the beginning of a reverse curve, concave northerly and having a radius of 109.00 feet, a radial bearing through said point bears South  $10^{\circ}34'00''$  West;

Thence northeasterly along said reverse curve, through a central angle of  $39^{\circ}21'21''$ , an arc distance of 74.87 feet to the beginning of a tangent line;

Thence northeasterly along said tangent line, North 61°12'40" East, a distance of 32.36 feet to the beginning of a tangent curve, concave northwesterly and having a radius of 309.00 feet;

Thence northeasterly along said tangent curve, through a central angle of 33°59'25", an arc distance of 183.31 feet to the beginning of a tangent line;

Thence northeasterly along said tangent line, North 27°13'15" East, a distance of 127.89 feet to the beginning of a tangent curve, concave southeasterly and having a radius of 291.00 feet;

Thence northeasterly along said tangent curve, through a central angle of 18°02'11", an arc distance of 91.60 feet to the beginning of a tangent line;

Thence northeasterly along said tangent line, North 45°15'26" East, a distance of 495.50 feet to the beginning of a non-tangent curve, concave westerly and having a radius of 354.00 feet, a radial bearing to said point bears North 89°13'22" East;

Thence northerly and northwesterly along said non-tangent curve, through a central angle of 31°41'14", an arc distance of 195.78 feet to a point lying on the southwesterly line of said Instrument No. 2004-1036504, said point also being the beginning of a non-tangent line, a radial bearing to said point bears North 57°32'08" East;

*The following nine (9) course are along the southwesterly and westerly line of said Instrument No. 2004-1036504:*

1. Thence South 37°52'55" East, a distance of 132.83 feet;
2. Thence South 02°44'53" East, a distance of 126.72 feet;
3. Thence South 24°50'47" West, a distance of 164.28 feet;
4. Thence South 16°21'18" West, a distance of 814.59 feet;
5. Thence South 22°47'57" West, a distance of 343.25 feet;
6. Thence South 29°38'22" West, a distance of 375.65 feet;
7. Thence South 84°08'08" West, a distance of 215.58 feet;
8. Thence South 86°03'32" West, a distance of 322.53 feet;
9. Thence South 41°37'29" West, a distance of 8.78 feet to the **TRUE POINT OF BEGINNING.**

Containing 19.49 acres, more or less.

As shown on the attached exhibit hereto and made a part hereof.

**PARCEL "B":**

Being portions of Parcels 3 and 6 of a Grant Deed, Recorded March 22, 2006, as Instrument No. 2006-0203625, of Official Records, in the Office of the County Recorder of the County of Riverside, State of California, lying within Section 22, Township 5 South, Range 5 West, San Bernardino Meridian, of said County, according to the official plat thereof, being more particularly described as follows:

**COMMENCING** at the southwest corner of Section 23, as shown on a Record of Survey on file in Book 88, Pages 76 through 82, of Record of Surveys, records of said County;

Thence north along the west line of said Section 23, North 00°53'18" East, a distance of 4036.32 feet to a point lying on the southwesterly line of that land conveyed to the County of Riverside by Grant Deed, Recorded December 30, 2004, as Instrument No. 2004-1036504, of Official Records, of said County;

*The following four (4) courses are along the southerly and southwesterly line of said Instrument No. 2004-1036504:*

1. Thence North 19°45'52" West, a distance of 86.92 feet;
2. Thence North 58°17'49" West, a distance of 368.89 feet;
3. Thence South 75°09'21" West, a distance of 529.98 feet;
4. Thence North 02°49'18" West, a distance of 81.54 feet to the **TRUE POINT OF BEGINNING**;

Thence southwesterly, leaving said southwesterly line, South 78°16'15" West, a distance of 65.67 feet;

Thence North 72°42'25" West, a distance of 64.72 feet;

Thence South 45°49'31" West, a distance of 584.10 feet;

Thence North 44°10'29" West, a distance of 310.83 feet to the beginning of a tangent curve, concave southerly and having a radius of 795.00 feet;

Thence northwesterly along said tangent curve, through a central angle of 43°10'39", an arc distance of 599.10 feet to the beginning of a non-tangent line, a radial bearing to said point bears North 02°38'51" East;

Thence northerly along said non-tangent line North 02°38'17" East, a distance of 149.55 feet to a point lying on the southerly line of said Instrument No. 2004-1036504;

*The following seventeen (17) courses are along the southerly, southeasterly and southwesterly line of said Instrument No. 2004-1036504:*

1. Thence South 40°47'03" East, a distance of 201.70 feet;
2. Thence South 89°34'46" East, a distance of 159.24 feet;
3. Thence North 06°56'16" West, a distance of 73.13 feet;
4. Thence North 59°27'28" East, a distance of 154.25 feet;
5. Thence South 65°14'28" East, a distance of 176.56 feet;
6. Thence North 31°23'11" East, a distance of 187.10 feet;
7. Thence North 10°04'01" West, a distance of 316.83 feet;
8. Thence North 7°47'25" East, a distance of 217.01 feet;
9. Thence South 85°45'54" East, a distance of 150.54 feet;
10. Thence South 53°40'42" East, a distance of 248.70 feet;
11. Thence North 82°12'58" East, a distance of 51.78 feet;
12. Thence North 46°06'48" East, a distance of 69.28 feet;
13. Thence North 50°49'26" East, a distance of 195.23 feet;
14. Thence South 44°01'13" East, a distance of 368.85 feet;
15. Thence South 21°14'17" East, a distance of 269.17 feet;
16. Thence South 31°09'13" West, a distance of 236.83 feet;
17. Thence South 57°38'09" West, a distance of 228.51 feet to the **TRUE POINT OF BEGINNING.**

Containing 20.49 acres, more or less.

As shown on the attached exhibit hereto and made a part hereof.

**KWC ENGINEERS**

CIVIL ENGINEERS • PLANNERS • SURVEYORS

Thomas Caseldine      3-4-16  
Thomas M. Caseldine      Date  
P.L.S. 9029      Expires 09-30-17

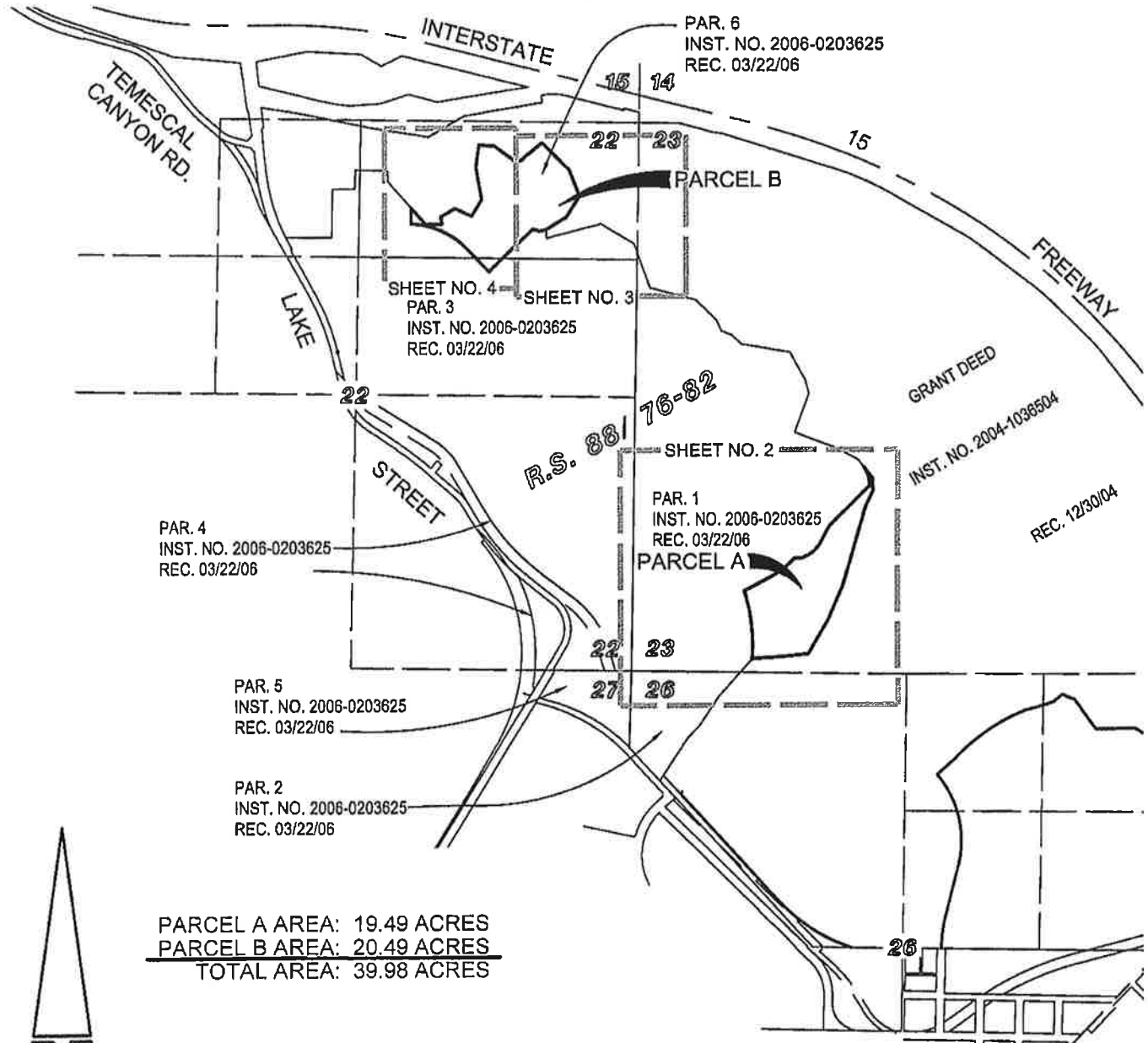


March 7, 2016  
TMC/KWC/tmc  
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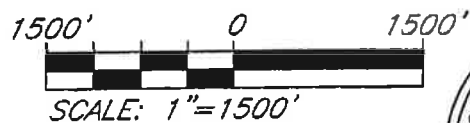
CASTLE & COOKE COMMERCIAL-CA, INC.  
TO COUNTY OF RIVERSIDE

T 5 S , R 5 W



SHEET INDEX

SCALE: 1"=1500'



## LEGEND:

- EXISTING PARCEL LINE
- - - EXISTING SECTION LINE
- PROPOSED PARCEL LINE
- DETAIL SHEET BOUNDARY

**KWC ENGINEERS**  
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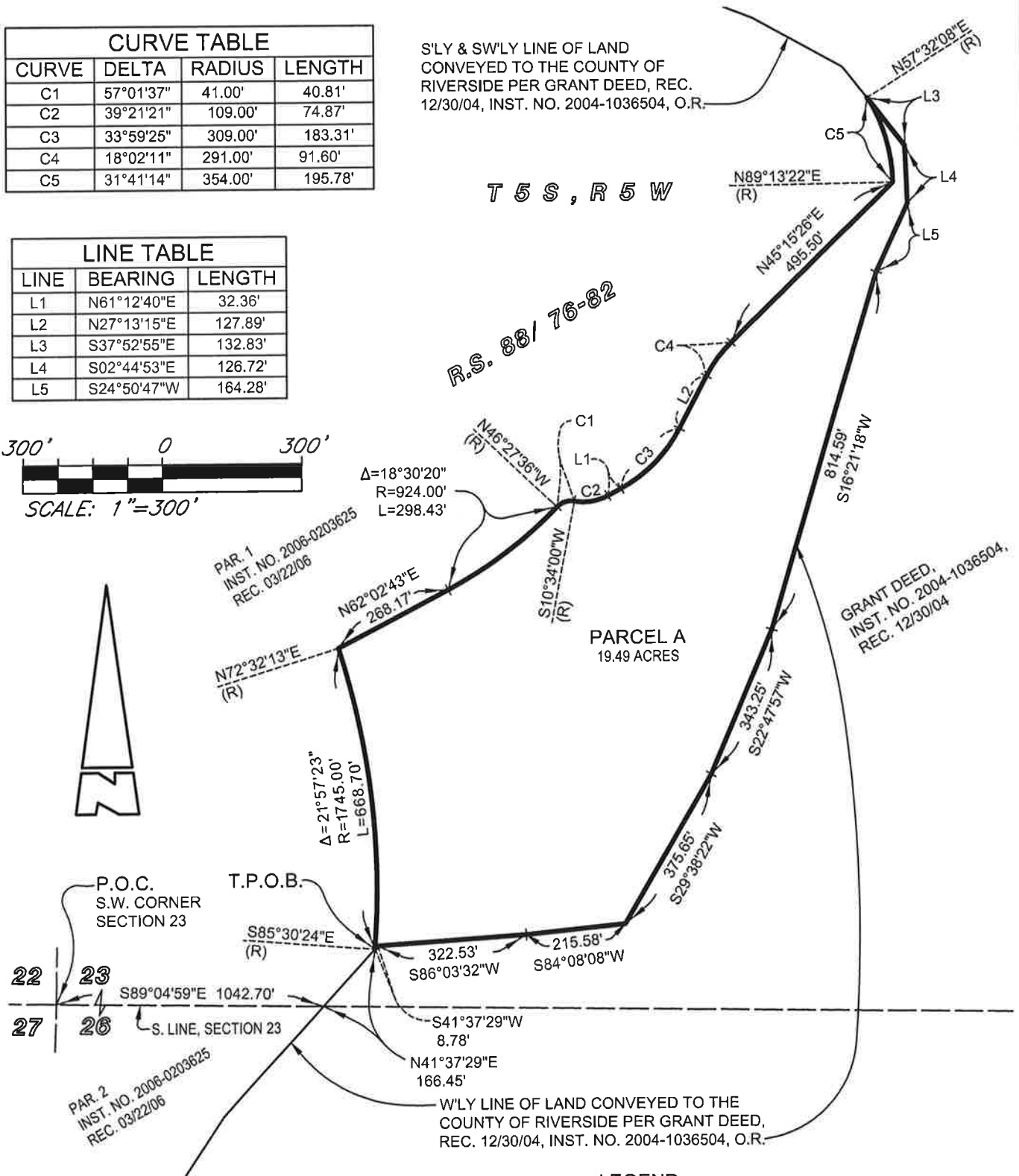
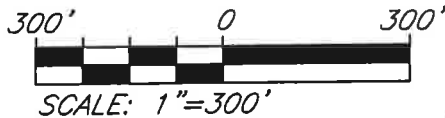
Thomas Caseldine 3-4-16  
THOMAS M. CASELDINE DATE  
L.S. 9029 Exp. 09-30-17

**EXHIBIT "B1"**  
**CASTLE & COOKE COMMERCIAL-CA, INC.**  
**TO COUNTY OF RIVERSIDE**

SHEET 2 OF 4 SHEETS

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	57°01'37"	41.00'	40.81'
C2	39°21'21"	109.00'	74.87'
C3	33°59'25"	309.00'	183.31'
C4	18°02'11"	291.00'	91.60'
C5	31°41'14"	354.00'	195.78'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N61°12'40"E	32.36'
L2	N27°13'15"E	127.89'
L3	S37°52'55"E	132.83'
L4	S02°44'53"E	126.72'
L5	S24°50'47"W	164.28'






**KWC ENGINEERS**  
 CIVIL ENGINEERING • PLANNING • SURVEYORS  
 1880 COMPTON AVENUE, SUITE 100  
 CORONA, CA. 92881-3370 • 951-734-2130

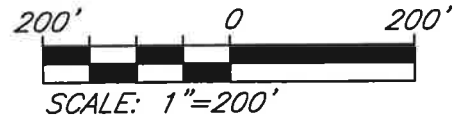
EXHIBIT "B1"  
CASTLE & COOKE COMMERCIAL-CA, INC.  
TO COUNTY OF RIVERSIDE

SHEET 3 OF 4 SHEETS

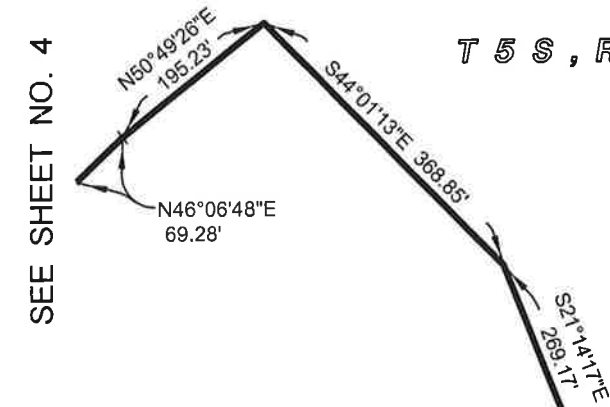
T 5 S , R 5 W

LEGEND:

-  EXISTING PARCEL LINE
-  EXISTING SECTION LINE
-  PROPOSED PARCEL LINE



SEE SHEET NO. 4



PARCEL B  
20.49 ACRES

R.S. 88/ 76-82  
T.P.O.B.

N72°42'25"W  
64.72'

S78°16'15"W  
65.67'  
N02°49'18"W  
81.54'

S45°49'31"W 584.10'

228.51'  
S57°38'09"W

S75°09'21"W 529.98'

PAR. 6  
INST. NO. 2006-0203625  
REC. 03/22/06

GRANT DEED,  
INST. NO. 2004-1036504,  
REC. 12/30/04

N19°45'52"W  
86.92'

PAR. 3  
INST. NO. 2006-0203625  
REC. 03/22/06

N00°53'18"E 4036.32'

W. LINE OF  
SECTION 23

22 23  
27 26

P.O.C.  
S.W. CORNER  
SECTION 23

**KWC ENGINEERS**  
CIVIL ENGINEERING • PLANNING • SURVEYORS  
1880 COMPTON AVENUE, SUITE 100  
CORONA, CA. 92881-3370 • 951-734-2130

EXHIBIT "B1"  
 CASTLE & COOKE COMMERCIAL-CA, INC.  
 TO COUNTY OF RIVERSIDE

SHEET 4 OF 4 SHEETS

LEGEND:

	EXISTING PARCEL LINE
	EXISTING SECTION LINE
	PROPOSED PARCEL LINE

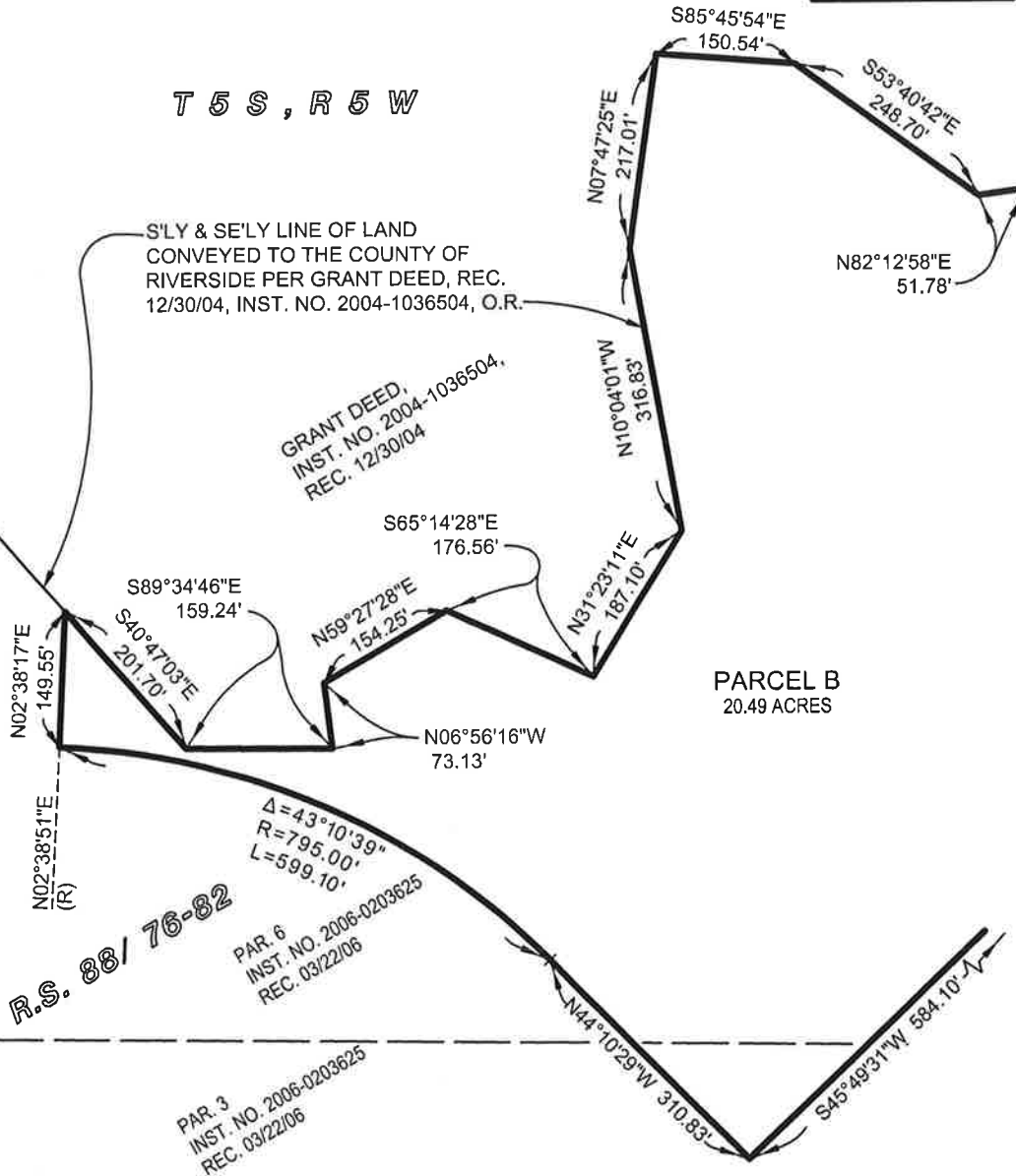
T 5 S , R 5 W

SEE SHEET NO. 3

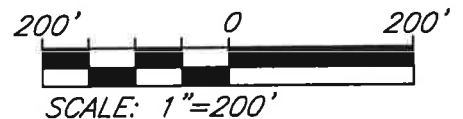
S'LY & SE'LY LINE OF LAND  
 CONVEYED TO THE COUNTY OF  
 RIVERSIDE PER GRANT DEED, REC.  
 12/30/04, INST. NO. 2004-1036504, O.R.

GRANT DEED,  
 INST. NO. 2004-1036504,  
 REC. 12/30/04

PARCEL B  
 20.49 ACRES



SEE SHEET NO. 3



**KWC ENGINEERS**  
 CIVIL ENGINEERING • PLANNING • SURVEYORS  
 1880 COMPTON AVENUE, SUITE 100  
 CORONA, CA. 92881-3370 • 951-734-2130

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EXHIBIT C1  
LEGAL DESCRIPTION AND MAP  
FOR TEMPORARY OPERATIONS AND PERMANENT MAINTENANCE EASEMENT

**EXHIBIT "C1"**  
**LEGAL DESCRIPTION**  
**FOR**  
**TEMPORARY OPERATIONS AND**  
**PERMANENT MAINTENANCE EASEMENT**

That portion of Sections 15, 22, 23 and 26, Township 5 South, Range 5 West, San Bernardino Meridian, of Riverside County, State of California, according to the official plat thereof, being more particularly described as follows:

**COMMENCING** at the southwest corner of said Section 23, as shown on a Record of Survey on file in Book 88, Pages 76 through 82, of Record of Surveys, records of said County;

Thence east along the south line of said Section 23, South  $89^{\circ}04'59''$  East, a distance of 1042.16 feet to the beginning of a non-tangent curve concave westerly and having a radius of 1745.00 feet, said point also lying on the easterly line of Parcel "A" of that land conveyed as Parcel "A", "B", "C" and "D" to Castle & Cooke Commercial-Ca, Incorporated, Recorded \_\_\_\_\_, as Instrument No. \_\_\_\_\_, of Official Records of said County, a radial bearing to said point bears South  $81^{\circ}20'34''$  East, said point also being the **TRUE POINT OF BEGINNING**;

Thence northerly along said easterly line and said non-tangent curve, through a central angle of  $04^{\circ}09'50''$ , an arc distance of 126.82 feet to a point lying on the westerly line of Parcel "A" of that land conveyed as Parcel "A" and "B" to the County of Riverside, Recorded \_\_\_\_\_, as Instrument No. \_\_\_\_\_, of Official Records of said County;

*The following eleven (11) courses are along the westerly and northwesterly line of said Parcel "A" of land conveyed to the County of Riverside:*

1. Thence northerly along said westerly line, continuing along said curve, through a central angle of  $21^{\circ}57'23''$ , an arc distance of 668.70 feet to the beginning of a non-tangent line, a radial bearing to said point bears North  $72^{\circ}32'13''$  East;
2. Thence northeasterly along said non-tangent line, North  $62^{\circ}02'43''$  East, a distance of 268.17 feet to the beginning of a tangent curve, concave northwesterly and having a radius of 924.00 feet;
3. Thence northeasterly along said tangent curve, through a central angle of  $18^{\circ}30'20''$ , an arc distance of 298.43 feet to the beginning of a reverse curve, concave southerly and having a radius of 41.00 feet, a radial bearing through said point bears North  $46^{\circ}27'36''$  West;

4. Thence northeasterly and easterly along said reverse curve, through a central angle of  $57^{\circ}01'37''$ , an arc distance of 40.81 feet to the beginning of a reverse curve, concave northerly and having a radius of 109.00 feet, a radial bearing through said point bears North  $10^{\circ}34'00''$  East;
5. Thence easterly and northeasterly along said reverse curve, through a central angle of  $39^{\circ}21'21''$ , an arc distance of 74.87 feet to the beginning of a tangent line;
6. Thence northeasterly along said tangent line, North  $61^{\circ}12'40''$  East, a distance of 32.36 feet to the beginning of a tangent curve, concave northwesterly and having a radius of 309.00 feet;
7. Thence northeasterly along said tangent curve, through a central angle of  $33^{\circ}59'25''$ , an arc distance of 183.31 feet to the beginning of a tangent line;
8. Thence northeasterly along said tangent line, North  $27^{\circ}13'15''$  East, a distance of 127.89 feet to the beginning of a tangent curve, concave southeasterly and having a radius of 291.00 feet;
9. Thence northeasterly along said tangent curve, through a central angle of  $18^{\circ}02'11''$ , an arc distance of 91.60 feet to the beginning of a tangent line;
10. Thence northeasterly along said tangent line, North  $45^{\circ}15'26''$  East, a distance of 495.50 feet to the beginning of a non-tangent curve, concave southwesterly and having a radius of 354.00 feet, a radial bearing to said point bears North  $89^{\circ}13'22''$  East;
11. Thence northwesterly along said non-tangent curve, through a central angle of  $31^{\circ}41'14''$ , an arc distance of 195.78 feet to the beginning of a non-tangent line, said point also lying on the southwesterly line of that land conveyed to the County of Riverside by Grant Deed, Recorded December 30, 2004, as Instrument No. 2004-1036504, of Official Records of said County, a radial bearing to said point bears North  $57^{\circ}32'08''$  East;

Thence northwesterly along said southwesterly line and said non-tangent line, North  $37^{\circ}52'55''$  West, a distance of 87.47 feet;

Thence northwesterly, continuing along said southwesterly line, North  $61^{\circ}05'29''$  West, a distance of 10.76 feet, to a point lying on the northeasterly line of said Parcel "B" of land conveyed to Castle & Cooke Commercial-Ca, Incorporated, Recorded \_\_\_\_\_, as Instrument No. \_\_\_\_\_, of Official Records of said County;

*The following forty-seven (47) courses are along the northeasterly and northerly line of said Parcel "B" of land conveyed to Castle & Cooke Commercial-Ca, Incorporated:*

1. Thence northeasterly, leaving said southwesterly line, North  $49^{\circ}17'06''$  East, a distance of 212.87 feet;

2. Thence North  $03^{\circ}48'43''$  East, a distance of 137.89 feet;
3. Thence North  $62^{\circ}26'58''$  West, a distance of 234.40 feet;
4. Thence North  $68^{\circ}55'29''$  West, a distance of 80.42 feet;
5. Thence North  $32^{\circ}29'56''$  West, a distance of 194.06 feet;
6. Thence North  $41^{\circ}24'37''$  West, a distance of 63.10 feet;
7. Thence North  $32^{\circ}18'15''$  West, a distance of 70.72 feet;
8. Thence North  $10^{\circ}40'02''$  West, a distance of 96.80 feet;
9. Thence North  $38^{\circ}41'11''$  East, a distance of 121.29 feet;
10. Thence North  $11^{\circ}45'13''$  East, a distance of 64.96 feet to the beginning of a tangent curve, concave westerly and having a radius of 70.00 feet;
11. Thence northwesterly along said curve, through a central angle of  $39^{\circ}37'49''$ , an arc distance of 48.42 feet to the beginning of a tangent line;
12. Thence northwesterly along said tangent line, North  $27^{\circ}52'35''$  West, a distance of 49.28 feet to the beginning of a tangent curve, concave southwesterly and having a radius of 100.00 feet;
13. Thence northwesterly along said curve, through a central angle of  $52^{\circ}14'27''$ , an arc distance of 91.18 feet to the beginning of a non-tangent line, a radial bearing to said point bears North  $09^{\circ}52'55''$  East;
14. Thence northwesterly along said non-tangent line, North  $57^{\circ}00'29''$  West, a distance of 26.29 feet;
15. Thence North  $47^{\circ}28'14''$  West, a distance of 97.29 feet;
16. Thence North  $64^{\circ}39'54''$  West, a distance of 104.95 feet;
17. Thence North  $77^{\circ}32'51''$  West, a distance of 74.84 feet;
18. Thence South  $75^{\circ}30'08''$  West, a distance of 67.11 feet;
19. Thence South  $40^{\circ}54'08''$  West, a distance of 83.38 feet to the beginning of a non-tangent curve, concave southeasterly and having a radius of 145.00 feet, a radial bearing to said point bears North  $54^{\circ}23'04''$  West;



20. Thence southwesterly along said non-tangent curve, through a central angle of  $11^{\circ}00'30''$ , an arc distance of 27.86 feet to the beginning of a non-tangent line, a radial bearing to said point bears North  $65^{\circ}23'34''$  West;
21. Thence westerly along said non-tangent line, North  $79^{\circ}01'11''$  West, a distance of 72.19 feet;
22. Thence North  $52^{\circ}53'46''$  West, a distance of 70.10 feet;
23. Thence North  $65^{\circ}50'34''$  West, a distance of 52.57 feet;
24. Thence North  $88^{\circ}05'18''$  West, a distance of 127.48 feet;
25. Thence North  $57^{\circ}34'43''$  West, a distance of 61.68 feet;
26. Thence North  $41^{\circ}14'50''$  West, a distance of 115.25 feet;
27. Thence North  $03^{\circ}59'40''$  West, a distance of 48.14 feet;
28. Thence North  $15^{\circ}16'44''$  East, a distance of 45.58 feet;
29. Thence North  $29^{\circ}18'07''$  West, a distance of 43.81 feet;
30. Thence North  $51^{\circ}43'14''$  East, a distance of 50.50 feet;
31. Thence North  $13^{\circ}24'24''$  East, a distance of 78.25 feet;
32. Thence North  $11^{\circ}13'33''$  West, a distance of 28.41 feet;
33. Thence North  $34^{\circ}50'22''$  West, a distance of 241.54 feet;
34. Thence South  $63^{\circ}19'46''$  West, a distance of 201.76 feet;
35. Thence North  $73^{\circ}49'28''$  West, a distance of 220.27 feet;
36. Thence North  $43^{\circ}11'43''$  West, a distance of 105.85 feet;
37. Thence North  $38^{\circ}50'02''$  West, a distance of 111.07 feet;
38. Thence North  $15^{\circ}59'38''$  West, a distance of 33.14 feet;
39. Thence North  $07^{\circ}53'49''$  East, a distance of 96.34 feet;
40. Thence North  $35^{\circ}10'50''$  West, a distance of 110.65 feet;

41. Thence South 77°59'36" West, a distance of 245.09 feet;
42. Thence North 44°55'38" West, a distance of 82.30 feet;
43. Thence North 63°32'24" West, a distance of 218.06 feet;
44. Thence North 51°32'37" West, a distance of 53.43 feet;
45. Thence North 36°00'49" West, a distance of 139.07 feet;
46. Thence South 85°40'14" West, a distance of 184.05 feet;
47. Thence South 76°19'36" West, a distance of 124.89 feet to a point lying on the southwesterly line of that land conveyed to the County of Riverside by Grant Deed, Recorded December 30, 2004, as Instrument No. 2004-1036504, of Official Records, of said County;

Thence South 57°38'08" West, a distance of 228.51 to a point lying on the southerly line of said land conveyed to the County of Riverside;

*The following six (6) courses are along the southerly line of said Parcel "B" of that land conveyed to the County of Riverside:*

1. Thence leaving said southerly line of said Instrument No. 04-1036504 southwesterly, South 78°16'15" West, a distance of 65.67 feet;
2. Thence North 72°42'25" West, a distance of 64.73 feet;
3. Thence South 45°49'31" West, a distance of 584.10 feet;
4. Thence North 44°10'29" West, a distance of 310.83 feet to the beginning of a tangent curve, concave southerly and having a radius of 795.00 feet;
5. Thence northwesterly along said tangent curve, through a central angle of 43°10'39", an arc distance of 599.10 feet to the beginning of a non-tangent line, a radial bearing to said point bears North 02°38'51" East;
6. Thence along said non-tangent line North 02°38'17" East, a distance of 149.55 feet to the southerly line of said Instrument No. 2004-1036504 that point also lying on the easterly line of said land conveyed to Castle & Cooke Commercial-Ca, Incorporated, Recorded \_\_\_\_\_, as Instrument No. \_\_\_\_\_, of Official Records of said County;

*The following two (2) courses are along the easterly line of said Parcel "C" of that land conveyed to Castle & Cooke Commercial-Ca, Incorporated:*

1. Thence North 24°12'55" West, a distance of 400.86 feet;
2. Thence North 88°44'12" West, a distance of 371.47 feet to the northeasterly corner of said Parcel "D" of said land conveyed to Castle & Cooke Commercial-Ca, Incorporated;

*The following three (3) courses are along the northerly line of said Parcel "D" of that land conveyed to Castle & Cooke Commercial-Ca, Incorporated:*

1. Thence westerly along said northerly line, North 78°16'26" West, a distance of 610.03 feet to the beginning of a tangent curve, concave southerly and having a radius of 600.00 feet;
2. Thence westerly along said curve, through a central angle of 13°05'32", an arc distance of 137.10 feet to the beginning of a tangent line;
3. Thence westerly along said tangent line, South 88°38'01" West, a distance of 122.61 feet to a point lying on the easterly right of way of Lake Street as shown on a Record of Survey on file in Book 88, Pages 76 through 82, of Record of Surveys, records of said County;

*The following four (4) courses are along the easterly right of way of said Lake Street*

1. Thence North 06°24'00" West, a distance of 123.34 feet;
2. Thence North 04°08'23" West, a distance of 152.12 feet;
3. Thence North 83°36'00" East, a distance of 17.00 feet;
4. Thence North 06°06'49" West, a distance of 200.14 feet, to a point lying on the southerly line of Temescal Wash as shown on a Record of Survey on file in Book 88, Pages 76 through 82, of Record of Surveys, records of said County;

Thence easterly along said southerly line of Temescal Wash, leaving said easterly right of way of Lake Street, South 79°56'03" East, a distance of 52.06 feet;

Thence southerly leaving said southerly line of Temescal Wash, South 06°06'49" East, a distance of 235.38 feet;

Thence South 83°36'00" West, a distance of 18.69 feet;

Thence South 04°08'23" East, a distance of 103.07 feet;

Thence South 06°24'00" East, a distance of 76.56 feet;

Thence North 88°38'01" East, a distance of 76.82 feet to the beginning of a tangent curve, concave southerly and having a radius of 650.00 feet;

Thence easterly along said tangent curve, through a central angle of 13°05'32", an arc distance of 148.53 feet to the beginning of a tangent line;

Thence easterly along said tangent line, South 78°16'26" East, a distance of 605.46 feet;

Thence South 88°44'12" East, a distance of 453.82 feet;

Thence South 24°12'59" East, a distance of 432.48 feet;

Thence South 02°38'17" West, a distance of 79.05 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 895.00 feet, a radial bearing to said point bears North 09°03'42" East;

Thence southeasterly along said non-tangent curve, through a central angle of 36°45'48", an arc distance of 574.27 feet to the beginning of a tangent line;

Thence southeasterly along said tangent line, South 44°10'29" East, a distance of 110.83 feet;

Thence North 45°49'31" East, a distance of 603.01 feet;

Thence South 72°42'25" East, a distance of 187.07 feet;

Thence North 57°38'08" East, a distance of 215.90 feet;

Thence North 85°40'14" East, a distance of 390.34 feet;

Thence South 36°00'49" East, a distance of 202.30 feet;

Thence South 51°32'37" East, a distance of 17.21 feet;

Thence South 63°32'24" East, a distance of 261.03 feet;

Thence North 77°59'36" East, a distance of 391.20 feet;

Thence South 35°10'50" East, a distance of 268.81 feet;

Thence South 7°53'49" West, a distance of 108.41 feet;

Thence South 38°50'02" East, a distance of 58.99 feet;

Thence South 43°11'43" East, a distance of 59.06 feet;

Thence South 73°49'28" East, a distance of 120.34 feet;

Thence North 63°19'46" East, a distance of 272.91 feet;

Thence South 34°50'22" East, a distance of 402.90 feet;

Thence South 11°13'33" East, a distance of 92.51 feet;

Thence South 13°24'24" West, a distance of 188.77 feet;

Thence South 41°14'50" East, a distance of 29.57 feet;

Thence South 88°05'18" East, a distance of 115.77 feet;

Thence South 65°50'34" East, a distance of 103.49 feet;

Thence North 40°54'08" East, a distance of 48.26 feet;

Thence North 75°30'08" East, a distance of 149.77 feet;

Thence South 77°32'51" East, a distance of 127.72 feet;

Thence South 64°39'54" East, a distance of 144.56 feet;

Thence South 23°20'26" East, a distance of 122.71 feet to the beginning of a non-tangent curve, concave southwesterly and having a radius of 200.00 feet a radial bearing to said point bears North 16°28'37" East;

Thence southeasterly along said non-tangent curve, through a central angle of 45°38'47", an arc distance of 159.34 feet to the beginning of a tangent line;

Thence southeasterly along said tangent line, South 27°52'35" East, a distance of 49.28 feet to the beginning of a tangent curve, concave westerly and having a radius of 170.00 feet;

Thence southeasterly and southerly along said tangent curve, through a central angle of 39°37'49", an arc distance of 117.59 feet to the beginning of a tangent line;

Thence southerly along said tangent line, South 11°45'13" West, a distance of 89.13 feet;

Thence South 38°41'11" West, a distance of 99.13 feet;

Thence South 10°40'02" East, a distance of 31.74 feet;

Thence South 32°18'16" East, a distance of 43.54 feet;

Thence South 41°24'37" East, a distance of 62.93 feet;

Thence South  $32^{\circ}29'56''$  East, a distance of 168.95 feet;

Thence South  $68^{\circ}55'29''$  East, a distance of 53.18 feet;

Thence South  $62^{\circ}26'58''$  East, a distance of 305.32 feet;

Thence South  $03^{\circ}48'43''$  West, a distance of 245.06 feet;

Thence South  $49^{\circ}17'06''$  West, a distance of 145.63 feet;

Thence South  $22^{\circ}42'12''$  East, a distance of 91.52 feet to the beginning of a tangent curve, concave southwesterly and having a radius of 454.00 feet;

Thence southeasterly and southerly along said tangent curve, through a central angle of  $32^{\circ}42'38''$ , an arc distance of 259.19 feet to the beginning of a non-tangent line, a radial bearing to said point bears South  $79^{\circ}59'34''$  East;

Thence southwesterly along said non-tangent line, South  $45^{\circ}15'26''$  West, a distance of 502.73 feet to the beginning of a tangent curve, concave southeasterly and having a radius of 166.00 feet;

Thence southwesterly along said tangent curve, through a central angle of  $18^{\circ}02'11''$ , an arc distance of 52.26 feet to the beginning of a tangent line;

Thence southwesterly along said tangent line, South  $27^{\circ}13'15''$  West, a distance of 127.89 feet to the beginning of a tangent curve, concave northwesterly and having a radius of 434.00 feet;

Thence southwesterly along said tangent curve, through a central angle of  $33^{\circ}59'25''$ , an arc distance of 257.47 feet to the beginning of a tangent line;

Thence southwesterly along said tangent line, South  $61^{\circ}12'40''$  West, a distance of 32.36 feet to the beginning of a tangent curve, concave northerly and having a radius of 234.00 feet;

Thence southwesterly and westerly along said tangent curve, through a central angle of  $27^{\circ}32'06''$ , an arc distance of 112.45 feet to the beginning of a non-tangent compound curve, concave northwesterly and having a radius of 1049.00 feet, a radial bearing to said point bears South  $44^{\circ}15'46''$  East;

Thence southwesterly along said non-tangent compound curve, through a central angle of  $16^{\circ}18'29''$ , an arc distance of 298.58 feet to the beginning of a tangent line;

Thence southwesterly along said non-tangent line, South  $62^{\circ}02'43''$  West, a distance of 141.45 feet to the beginning of a non-tangent curve, concave westerly and having a radius of 1895.00 feet, a radial bearing to said point bears North  $75^{\circ}33'25''$  East;

Thence southerly along said non-tangent curve, through a central angle of  $17^{\circ}06'44''$ , an arc distance of 565.97 feet to the beginning of a non-tangent line, a radial bearing to said point bears South  $87^{\circ}19'51''$  East;

Thence southeasterly along said non-tangent line, South  $37^{\circ}18'51''$  East, a distance of 76.44 feet;

Thence South  $06^{\circ}15'22''$  West, a distance of 126.36 feet;

Thence South  $52^{\circ}37'41''$  West, a distance of 72.32 feet to the beginning of a non-tangent curve, concave westerly and having a radius of 1895.00 feet, a radial bearing to said point bears South  $80^{\circ}19'22''$  East;

Thence southwesterly along said non-tangent curve, through a central angle of  $13^{\circ}45'24''$ , an arc distance of 454.99 feet to the beginning of a tangent line;

Thence southwesterly along said tangent line, South  $23^{\circ}26'02''$  West, a distance of 195.37 feet to the beginning of a tangent curve, concave northwesterly and having a radius of 1195.00 feet;

Thence southwesterly along said tangent curve, through a central angle of  $24^{\circ}22'08''$ , an arc distance of 508.25 feet to the beginning of a tangent line;

Thence southwesterly along said tangent line, South  $47^{\circ}48'10''$  West, a distance of 291.41 feet to a point lying on the northeasterly right of way of Nichols Road as dedicated per Instrument No. 2008-0482210, recorded September 02, 2008, of Official Records of said County;

Thence northwesterly along said northeasterly right of way, North  $42^{\circ}11'50''$  West, a distance of 133.00 feet to a point lying on the easterly line of said land conveyed to Castle & Cooke Commercial-Ca, Incorporated;

*The following five (5) courses are along said easterly line of said land conveyed to Castle & Cooke Commercial-Ca, Incorporated:*

1. Thence northerly, leaving said northeasterly right of way, North  $11^{\circ}20'01''$  East, a distance of 28.60 feet;
2. Thence North  $47^{\circ}48'10''$  East, a distance of 268.41 feet to the beginning of a tangent curve, concave northwesterly and having a radius of 1045.00 feet;
3. Thence northeasterly along said tangent curve, through a central angle of  $24^{\circ}22'08''$ , an arc distance of 444.46 feet to the beginning of a tangent line;
4. Thence northeasterly along said tangent line, North  $23^{\circ}26'02''$  East, a distance of 195.37 feet to the beginning of a tangent curve, concave northwesterly and having a radius of 1745.00 feet;

5. Thence northeasterly and northerly along said tangent curve, through a central angle of  $14^{\circ}46'36''$ , an arc distance of 450.04 feet to the **TRUE POINT OF BEGINNING**.

Containing 37.74 acres more or less.

As shown on the attached exhibit hereto and made a part hereof.

**KWC ENGINEERS**

CIVIL ENGINEERS • PLANNERS • SURVEYORS

Thomas Caseldine 3-4-16  
Thomas M. Caseldine Date  
P.L.S. 9029 Expires 09-30-17



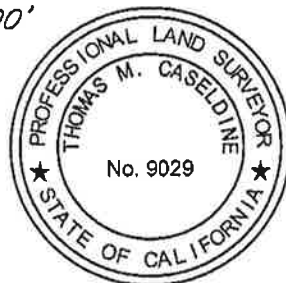
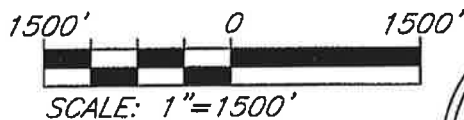
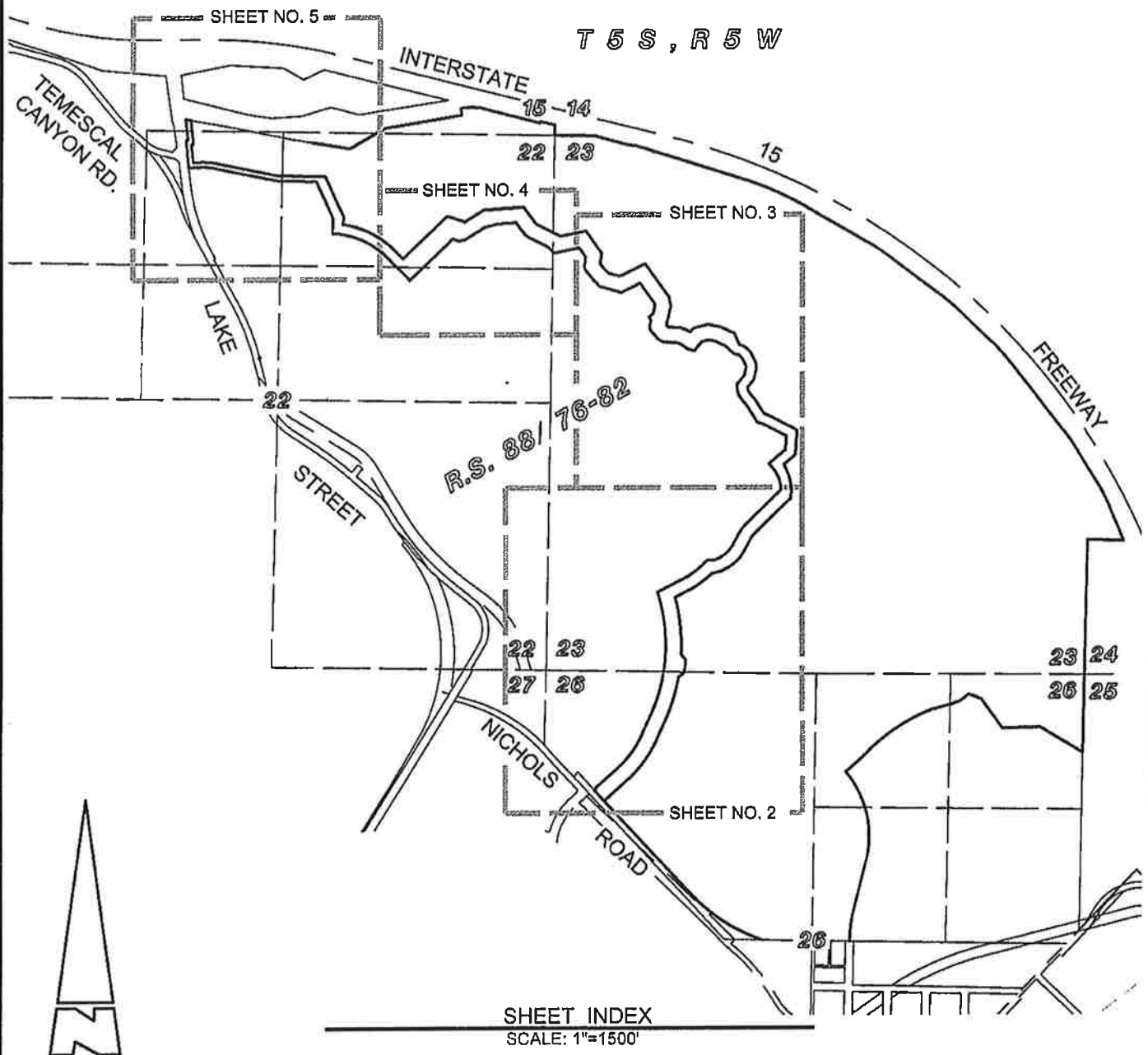
March 4, 2016

TMC/KWC/tmc

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# EXHIBIT "C1" TEMPORARY OPERATIONS AND PERMANENT MAINTENANCE EASEMENT



## LEGEND:

- EXISTING PARCEL LINE
- - - EXISTING SECTION LINE
- PROPOSED EASEMENT LINE
- - - DETAIL SHEET BOUNDARY

EASEMENT "A" AREA: 37.74 ACRES

**KWC ENGINEERS**  
CIVIL ENGINEERING • PLANNING • SURVEYORS  
1880 COMPTON AVENUE, SUITE 100  
CORONA, CA. 92881-3370 • 951-734-2130

*Thomas Caseldine* 3-4-16  
THOMAS M. CASELDINE DATE  
L.S. 9029 Exp. 09-30-17

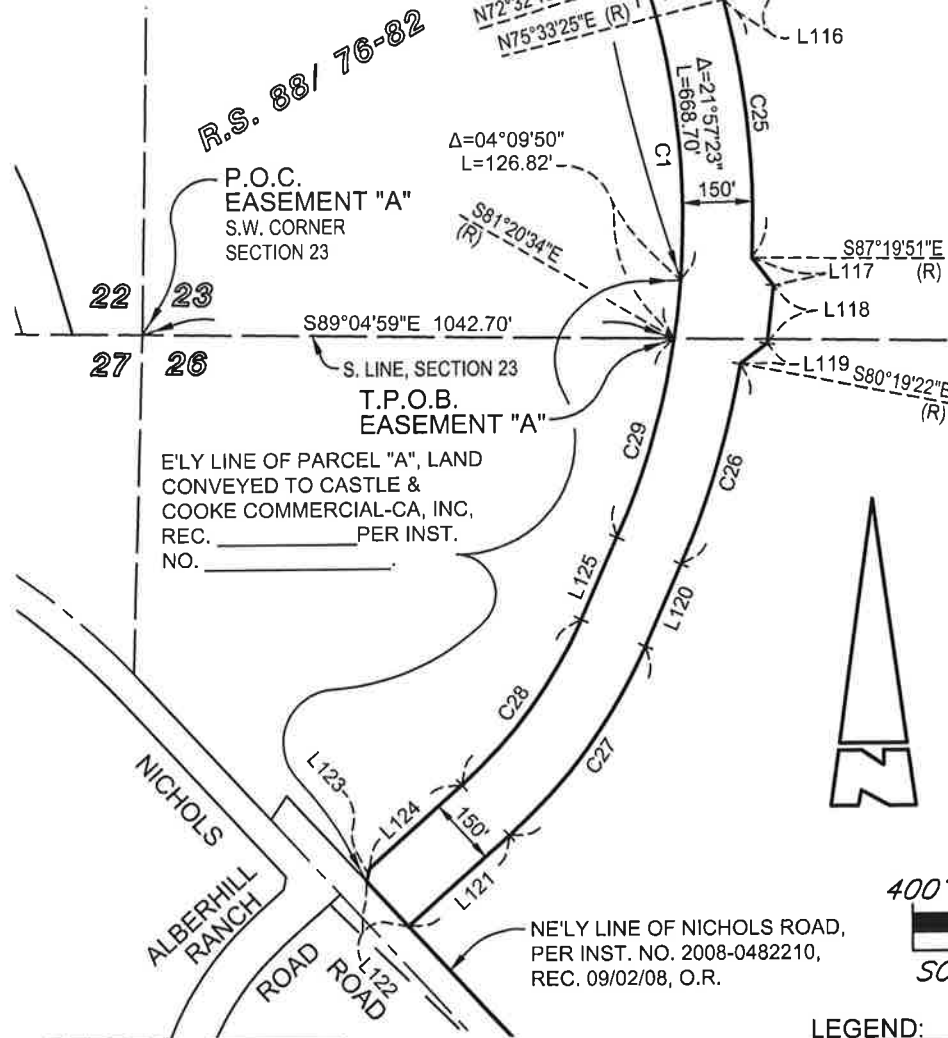
**EXHIBIT "C1"**  
**TEMPORARY OPERATIONS AND**  
**PERMANENT MAINTENANCE EASEMENT**

SHEET 2 OF 5 SHEETS

SEE SHEET NO. 3

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	26°07'13"	1745.00'	795.52'
C2	18°30'20"	924.00'	298.43'
C3	57°01'37"	41.00'	40.81'
C4	39°21'21"	109.00'	74.87'
C5	33°59'25"	309.00'	183.31'
C6	18°02'11"	291.00'	91.60'
C21	18°02'11"	166.00'	52.26'
C22	33°59'25"	434.00'	257.47'
C23	27°32'06"	234.00'	112.45'
C24	16°18'29"	1049.00'	298.58'
C25	17°06'44"	1895.00'	565.97'
C26	13°45'24"	1895.00'	454.99'
C27	24°22'08"	1195.00'	508.25'
C28	24°22'08"	1045.00'	444.46'
C29	14°46'36"	1745.00'	450.04'

W'LY & NW'LY LINE OF PARCEL "A",  
 LAND CONVEYED TO THE COUNTY OF  
 RIVERSIDE, REC. \_\_\_\_\_ PER  
 INST. NO. \_\_\_\_\_



LINE TABLE		
LINE	BEARING	LENGTH
L1	N62°02'43"E	268.17'
L2	N61°12'40"E	32.36'
L3	N27°13'15"E	127.89'
L4	N45°15'26"E	495.50'
L113	S45°15'26"W	502.73'
L114	S27°13'15"W	127.89'
L115	S61°12'40"W	32.36'
L116	S62°02'43"W	141.45'
L117	S37°18'51"E	76.44'
L118	S06°15'22"W	126.36'
L119	S52°37'41"W	72.32'
L120	S23°26'02"W	195.37'
L121	S47°48'10"W	291.41'
L122	N42°11'50"W	133.00'
L123	N11°20'01"E	28.60'
L124	N47°48'10"E	268.41'
L125	N23°26'02"E	195.37'



**T 5 S , R 5 W**



- LEGEND:**
- EXISTING PARCEL LINE
  - - - - - EXISTING SECTION LINE
  - PROPOSED EASEMENT LINE

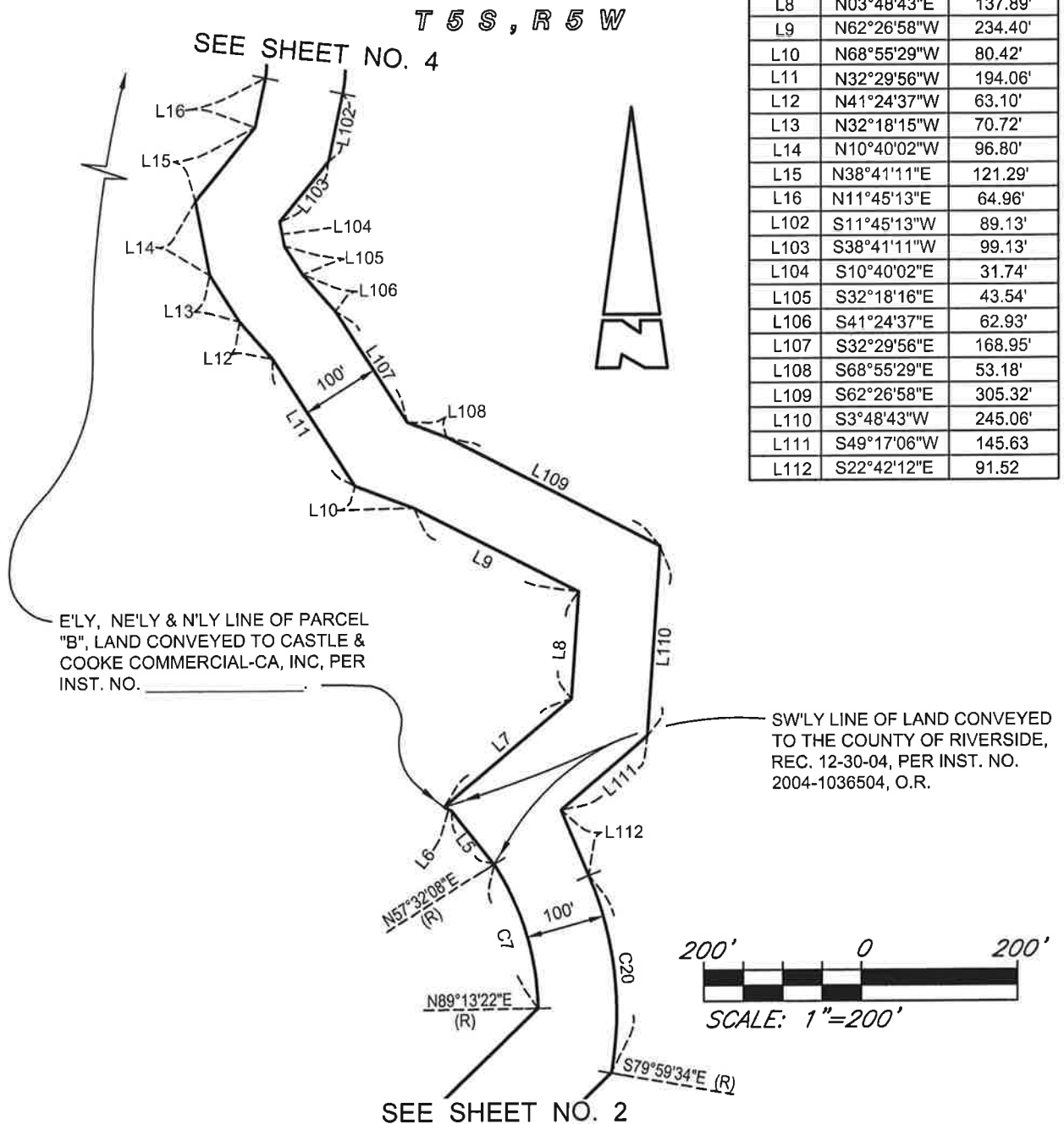
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EXHIBIT "C1"  
TEMPORARY OPERATIONS AND  
PERMANENT MAINTENANCE EASEMENT

SHEET 3 OF 5 SHEETS

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C7	31°41'14"	354.00'	195.78'
C20	32°42'38"	454.00'	259.19'

LINE TABLE		
LINE	BEARING	LENGTH
L5	N37°52'55"W	87.47'
L6	N61°05'29"W	10.76'
L7	N49°17'06"E	212.87'
L8	N03°48'43"E	137.89'
L9	N62°26'58"W	234.40'
L10	N68°55'29"W	80.42'
L11	N32°29'56"W	194.06'
L12	N41°24'37"W	63.10'
L13	N32°18'15"W	70.72'
L14	N10°40'02"W	96.80'
L15	N38°41'11"E	121.29'
L16	N11°45'13"E	64.96'
L102	S11°45'13"W	89.13'
L103	S38°41'11"W	99.13'
L104	S10°40'02"E	31.74'
L105	S32°18'16"E	43.54'
L106	S41°24'37"E	62.93'
L107	S32°29'56"E	168.95'
L108	S68°55'29"E	53.18'
L109	S62°26'58"E	305.32'
L110	S3°48'43"W	245.06'
L111	S49°17'06"W	145.63'
L112	S22°42'12"E	91.52'



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LEGEND:  
——— EXISTING PARCEL LINE  
- - - - EXISTING SECTION LINE  
———— PROPOSED EASEMENT LINE

**EXHIBIT "C1"**  
**TEMPORARY OPERATIONS AND**  
**PERMANENT MAINTENANCE EASEMENT**

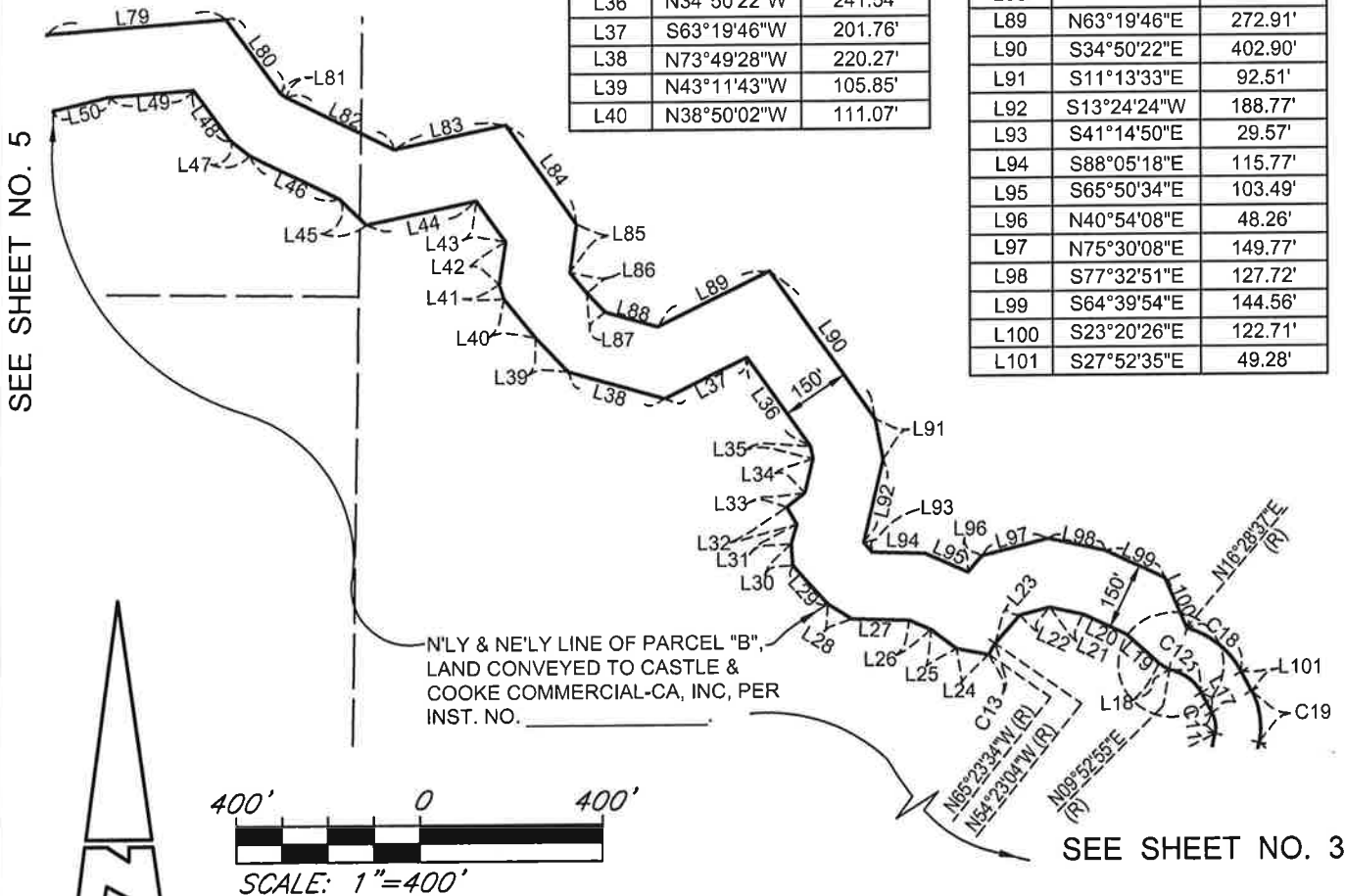
SHEET 4 OF 5 SHEETS

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C11	39°37'49"	70.00'	48.42'
C12	52°14'27"	100.00'	91.18'
C13	11°00'30"	145.00'	27.86'
C18	45°38'47"	200.00'	159.34'
C19	39°37'49"	170.00'	117.59'

LINE TABLE		
LINE	BEARING	LENGTH
L17	N27°52'35"W	49.28'
L18	N57°00'29"W	26.29'
L19	N47°28'14"W	97.29'
L20	N64°39'54"W	104.95'
L21	N77°32'51"W	74.84'
L22	S75°30'08"W	67.11'
L23	S40°54'08"W	83.38'
L24	N79°01'11"W	72.19'
L25	N52°53'46"W	70.10'
L26	N65°50'34"W	52.57'
L27	N88°05'18"W	127.48'
L28	N57°34'43"W	61.68'
L29	N41°14'50"W	115.25'
L30	N03°59'40"W	48.14'
L31	N15°16'44"E	45.58'
L32	N29°18'07"W	43.81'
L33	N51°43'14"E	50.50'
L34	N13°24'24"E	78.25'
L35	N11°13'33"W	28.41'
L36	N34°50'22"W	241.54'
L37	S63°19'46"W	201.76'
L38	N73°49'28"W	220.27'
L39	N43°11'43"W	105.85'
L40	N38°50'02"W	111.07'

LINE TABLE		
LINE	BEARING	LENGTH
L41	N15°59'38"W	33.14'
L42	N07°53'49"E	96.34'
L43	N35°10'50"W	110.65'
L44	S77°59'36"W	245.09'
L45	N44°55'38"W	82.30'
L46	N63°32'24"W	218.06'
L47	N51°32'37"W	53.43'
L48	N36°00'49"W	139.07'
L49	S85°40'14"W	184.05'
L50	S76°19'36"W	124.89'
L79	N85°40'14"E	390.34'
L80	S36°00'49"E	202.30'
L81	S51°32'37"E	17.21'
L82	S63°32'24"E	261.03'
L83	N77°59'36"E	391.20'
L84	S35°10'50"E	268.81'
L85	S07°53'49"W	108.41'
L86	S38°50'02"E	58.99'
L87	S43°11'43"E	59.06'
L88	S73°49'28"E	120.34'
L89	N63°19'46"E	272.91'
L90	S34°50'22"E	402.90'
L91	S11°13'33"E	92.51'
L92	S13°24'24"W	188.77'
L93	S41°14'50"E	29.57'
L94	S88°05'18"E	115.77'
L95	S65°50'34"E	103.49'
L96	N40°54'08"E	48.26'
L97	N75°30'08"E	149.77'
L98	S77°32'51"E	127.72'
L99	S64°39'54"E	144.56'
L100	S23°20'26"E	122.71'
L101	S27°52'35"E	49.28'

T 5 S , R 5 W



**LEGEND:**

- EXISTING PARCEL LINE
- - - EXISTING SECTION LINE
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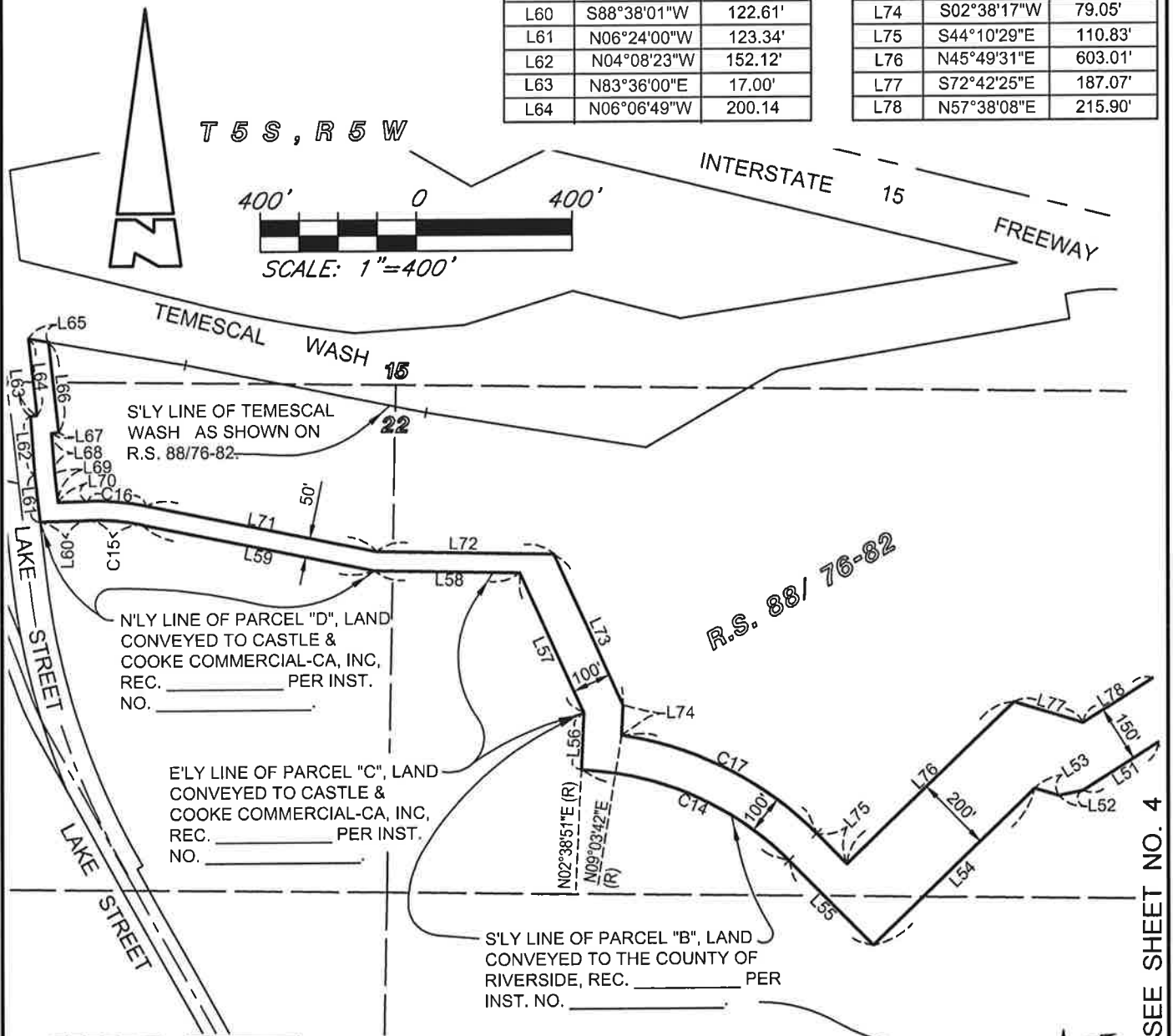
# EXHIBIT "C1" TEMPORARY OPERATIONS AND PERMANENT MAINTENANCE EASEMENT

SHEET 5 OF 5 SHEETS

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C14	43°10'39"	795.00'	599.10'
C15	13°05'32"	600.00'	137.10'
C16	13°05'32"	650.00'	148.53'
C17	36°45'48"	895.00'	574.27'

LINE TABLE		
LINE	BEARING	LENGTH
L51	S57°38'08"W	228.51'
L52	S78°16'15"W	65.67'
L53	N72°42'25"W	64.73'
L54	S45°49'31"W	584.10'
L55	N44°10'29"W	310.83'
L56	N02°38'17"E	149.55'
L57	N24°12'55"W	400.86'
L58	N88°44'12"W	371.47'
L59	N78°16'26"W	610.03'
L60	S88°38'01"W	122.61'
L61	N06°24'00"W	123.34'
L62	N04°08'23"W	152.12'
L63	N83°36'00"E	17.00'
L64	N06°06'49"W	200.14'

LINE TABLE		
LINE	BEARING	LENGTH
L65	S79°56'03"E	52.06'
L66	S06°06'49"E	235.38'
L67	S83°36'00"W	18.69'
L68	S04°08'23"E	103.07'
L69	S06°24'00"E	76.56'
L70	N88°38'01"E	76.82'
L71	N78°16'26"W	605.46'
L72	S88°44'12"E	453.82'
L73	S24°12'59"E	432.48'
L74	S02°38'17"W	79.05'
L75	S44°10'29"E	110.83'
L76	N45°49'31"E	603.01'
L77	S72°42'25"E	187.07'
L78	N57°38'08"E	215.90'



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**LEGEND:**  
— EXISTING PARCEL LINE  
--- EXISTING SECTION LINE  
--- PROPOSED EASEMENT LINE



## Notice of Determination

**To:**

☒ Office of Planning and Research

For U.S Mail: Street Address:  
P.O. Box 3044 1400 Tenth St.  
Sacramento, CA 95812-3044 Sacramento, CA 95814

**From:**

Public

Agency: County of Riverside  
Address: 4080 Lemon Street  
Riverside, CA 92501  
Contact: Clerk of the Board  
Phone: (951) 955-0911

☒ County Clerk

County of: Riverside  
Address: 4080 Lemon Street, 1<sup>st</sup> Floor  
Riverside, CA 92501

Lead Agency (if different from above): City of Lake Elsinore

Address: 130 South Main Street  
Lake Elsinore, CA 92530  
Contact: City Clerk  
Phone: (951) 674-3124

**SUBJECT: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.**

State Clearinghouse Number (if submitted to State Clearinghouse): 88090517

Project Title: Resolution No. 2016-103 Authorizing the Exchange of Real Property and Related Agreements

Project Location (include county): City of Lake Elsinore, County of Riverside

**Project Description:**

In 2004, the County of Riverside purchased 598 acres of unimproved land for conservation purposes from Tri-Valley I. Additionally, the County entered into an MOU with the City of Lake Elsinore and Tri-Valley I concerning the finalization of the boundaries of the property purchased (through further mapping to be submitted) and other MSHCP compliance issues. As part of the acquisition, a temporary operations and permanent maintenance easement agreement benefiting the adjoining developable property was also entered into. In 2012, the City of Lake Elsinore approved Vested Tentative Tract Map No. 35001 (VTTM No. 35001) and certified EIR Addendum No. IV. to the Alberhill Ranch Specific Plan Final EIR No. 89-2 following disclosure and assessment of the environmental impacts related to the subdivision map. VTTM No. 35001 also established final boundaries for this exchange transaction pursuant to the terms of the MOU.

This is to advise that the Riverside County Board of Supervisors approved the above project on

☐ Lead agency or ☒ Responsible Agency

April 5, 2016

(Date)

and has made the following determinations regarding the above described project:

Based on the considerations noted above, no new or significant environmental impacts as a result of the approval of VTTM No. 35001 or the exchange transaction would occur. It has been determined that the exchange transaction is within the scope of EIR Addendum No. IV and therefore, preparation of a subsequent environmental impact report is not required. The County of Riverside has determined that EIR Addendum No. IV is appropriate because none of the conditions described in Section 15162 have occurred.

1. The project ☐ will ☒ will not have a significant effect on the environment.
2. ☒ An Environmental Impact Report and Addendum were prepared for this project pursuant to the provisions of CEQA.  
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☐ were ☒ were not made a condition of the approval of the project.
4. A Mitigation reporting or monitoring plan ☐ was ☒ was not adopted for this project.

5. A statement of Overriding Considerations ☐was ☒was not adopted for this project.  
6. Findings ☒were ☐were not made pursuant to the provisions of CEQA.

This is to certify that the Alberhill Ranch Specific Plan Final EIR No. 89-2 and a EIR Addendum No. IV together with any comments, responses and record of project approval is available to the General Public at:

County of Riverside  
Clerk of the Board  
2080 Lemon Street, 1<sup>st</sup> Floor  
Riverside, CA 92501

Signature: (Public Agency)



Title: Senior Environmental Planner

Date: 3/22/16

Date received for filing at OPR: \_\_\_\_\_

Authority cited: Sections 21083, Public Resources Code.  
Reference Section 21000-21174, Public Resources Code.