

FORM APPROVED COUNTY COUNSEL 5/9/16
 BY: GREGORY P. PRIAMOS DATE



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

623



FROM: Regional Park & Open-Space District

SUBMITTAL DATE:
 May 6, 2016

SUBJECT: Resolution No. 2016-03 Making Responsible Agency Findings Pursuant to the California Environmental Quality Act, Adopting A Mitigation Monitoring And Reporting Program, Issuing Certain Limited Approvals for Tract Map No. 36390 Subdivision Project by Authorizing the Conveyance of Easement Interests in Portions of Real Property Identified with Assessor's Parcel Numbers 269-100-010 and 269-100-013; Approval of Agreement Concerning the Conveyance of Easements for Public Purposes; District 1

RECOMMENDED MOTION: That the Board of Directors:

1. Adopt Resolution No. 2016-03 Making Responsible Agency Findings Pursuant to the California Environmental Quality Act, Adopting A Mitigation Monitoring And Reporting Program, Issuing Certain Limited Approvals for Tract Map No. 36390 Subdivision Project by Authorizing Authorization the Conveyance of Easement Interests in Portions of Real Property Identified with Assessor's Parcel Numbers 269-100-010 and 269-100-013 located in the City of Riverside, County of Riverside, State of California, by Easement Deeds; and
 (continued on page 2)

BACKGROUND:

Summary
 (continued on page 2)

2016-032D

[Signature]
 Scott Bangs
 General Manager

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

SOURCE OF FUNDS: _____
Budget Adjustment: _____
For Fiscal Year: _____

C.E.O. RECOMMENDATION:

APPROVE

BY: *Alex Gann*
 Alex Gann

County Executive Office Signature

MINUTES OF THE BOARD OF DIRECTORS

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

Prev. Agn. Ref.: _____ District: 1 Agenda Number: _____

DISTRICT
13-1

Departmental Concurrence

SUBMITTAL TO THE BOARD OF DIRECTORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Resolution No. 2016-03 Making Responsible Agency Findings Pursuant to the California Environmental Quality Act, Adopting a Mitigation Monitoring and Reporting Program, Issuing Certain Limited Approvals for Tract Map No. 36390 Subdivision Project by Authorizing the Conveyance of Easement Interests in Portions of Real Property Identified with Assessor's Parcel Numbers 269-100-010 and 269-100-013; Approval of Agreement Concerning the Conveyance of Easements for Public Purposes; District 1

DATE: May 6, 2016

PAGE: 2 of 3

RECOMMENDED MOTION: (continued from page 1)

2. Approve the Agreement Concerning the Conveyance of Easements for Public Purposes between the Riverside County Regional Park and Open-Space District and Lennar Homes of California, LLC and authorize the Chairman of the Board of Directors to execute the same on behalf of the District; and
3. Direct the Clerk of the Board to return all documents to the Regional Park and Open-Space District for further processing; and
4. Direct the Clerk of the Board to file for posting the Notice of Determination with the County Clerk within five working days of approval by this Board.

BACKGROUND:

Summary (continued)

District is the owner of certain unimproved real property, located in the unincorporated area of the County of Riverside, State of California, identified with Assessor's Parcel Numbers 269-100-010 and 269-100-013, consisting of approximately 8.86 acres (385,942 square feet) of vacant land ("District Property")(see Attachment 1). Lennar Homes of California, Inc. ("Lennar") owns real property located adjacent to the District Property, identified with Assessor's Parcel Numbers 269-100-009, 269-100-011, 269-100-012, 269-100-014, 269-060-004 and 269-060-006 ("Lennar Property") with certain development entitlements and conditions of approval associated with a project referenced as Tract Map No. 36390 ("TM36390"), an implementing project located within the Citrus Heights Specific Plan No. 325 Amendment No. 1 (see Attachment 2).

As a condition of approval for the development of TM36390, Lennar is required to make and provide for certain public easement dedications and improvements for road right of way, utility, storm drain, ponding, and fuel modification purposes, as shown on the attached Figure A, of TM36390. Lennar desires to acquire certain easement interests in, over, across and through those certain and limited portions of District Property in favor of the County of Riverside, the Riverside County Flood Control and Water Conservation District and other entities for public purposes, (the "Easements") as shown in Figure A, Overall Easement Exhibit, and further described and depicted in Attachment 3 to the Agreement, to satisfy its public dedication and improvement requirements for Lennar's TM36390 development.

In accordance with California Public Resources Code Section 5540, a district may grant or dispose of an interest in real property not actually dedicated for park and open-space purposes, within or without the district, necessary to the full exercise of its powers. The District finds that the grant of the easement interests over the District Property for public purposes requested by Lennar does not interfere with the use of the property for the District's purposes and the property has not been actually dedicated for park and open-space purposes.

The District and Lennar desire to enter into that certain Agreement Concerning the Conveyance of Easement Interests for Public Purposes ("Agreement") to provide the terms and conditions for the grant of the Easements. The District is not and will not be responsible for or obligated to any of Lennar's obligations and conditions associated with TM36390. Lennar is solely responsible for costs, consideration due and liabilities associated with any of the Easements and upon the terms and conditions set forth in any agreements negotiated between the parties. All easements required by the conditions of approval with the various listed agencies and utilities are to be satisfied solely by Lennar. Lennar agrees to absorb all costs and liabilities associated with the actions associated with acquiring the Easements. The District shall have the right to review and approve all easements and/or maintenance agreements to be entered into upon District owned land and nothing contained herein shall be deemed as a pre-commitment to actually conveying such Easements.

SUBMITTAL TO THE BOARD OF DIRECTORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Resolution No. 2016-03 Making Responsible Agency Findings Pursuant to the California Environmental Quality Act, Adopting a Mitigation Monitoring and Reporting Program, Issuing Certain Limited Approvals for Tract Map No. 36390 Subdivision Project by Authorizing the Conveyance of Easement Interests in Portions of Real Property Identified with Assessor's Parcel Numbers 269-100-010 and 269-100-013; Approval of Agreement Concerning the Conveyance of Easements for Public Purposes; District 1

DATE: May 6, 2016

PAGE: 3 of 3

On September 24, 2013, the County, as the California Environmental Quality Act (CEQA) lead agency, considered Addendum No. 1 to Environmental Impact Report ("EIR") No. 433 and approved Amendment No. 1 to Specific Plan No. 325; Change of Zone No. 7779 and Tentative Tract Map No. 36390 (the "Project"). The District is a responsible agency under CEQA and has a more limited approval and implementing authority over the Project, namely the conveyance of the easement interests for public purposes. Staff recommends adoption by the Board of Directors Resolution No. 2016-03 to make the requisite responsible agency CEQA findings for the limited District approval associated with this Project to finalize this transaction and approve the Agreement.

Resolution No. 2016-03, the Agreement and the Easement Deeds have been approved as to form by County Counsel.

Impact on Residents and Businesses

Granting of the easements will have no impact on the residents or businesses in the area. It will allow for the approved development plan to proceed.

SUPPLEMENTAL:

Additional Fiscal Information

All costs associated with this transaction will be paid by Lennar pursuant to terms of the Agreement.

Contract History and Price Reasonableness

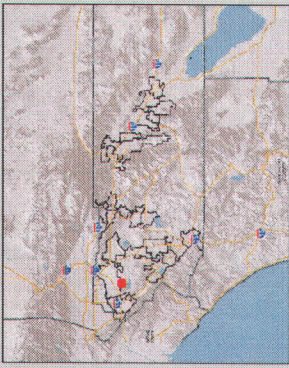
N/A

Attachments:

- Attachment 1 – District Property
- Attachment 2 – Lennar Property
- Figure A - Overall Easement Exhibit
- Resolution No. 2016-03 Making Responsible Agency California Environmental Quality Act Findings, Adopting MMRP, Issuing Certain Limited Approvals for Tract Map No. 36390 Subdivision Project by Authorization the Conveyance of Easement Interests
- Attachment 3 – Legal Descriptions and Plat Maps of Easement Interests
- Notice of Determination
- Agreement Concerning the Conveyance of Easements for Public Purposes between the District and Lennar

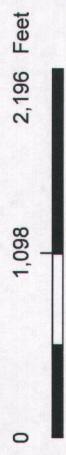
Attachment 1 - Park District Property

APNs 269-100-013 and 269-100-010



Legend

- RCLIS Parcels
- City Boundaries
- Cities



REPORT PRINTED ON... 7/17/2014 11:16:56 AM

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Notes

"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

Attachment 2 - Lennar Property

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 5 OF 57 SHEETS

TRACT NO. 36390

BEING A SUBDIVISION OF PORTIONS OF THE SOUTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO BY MAP RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY.

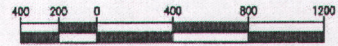
PROFESSIONAL LAND SURVEYING, INC.

APRIL, 2015

INDEX SHEET



SCALE: 1" = 400'



NOTE

SEE SHEET 3 FOR SURVEYOR'S NOTES, MONUMENT NOTES AND EASEMENT NOTES, AND LOT TABLE.

SEE SHEET 4 FOR BOUNDARY SHEET.

SHEETS NUMBERED 41 AND ABOVE REFER TO DETAIL SHEETS.



INDICATES SHEET NUMBER

INDICATES SHEET BOUNDARY

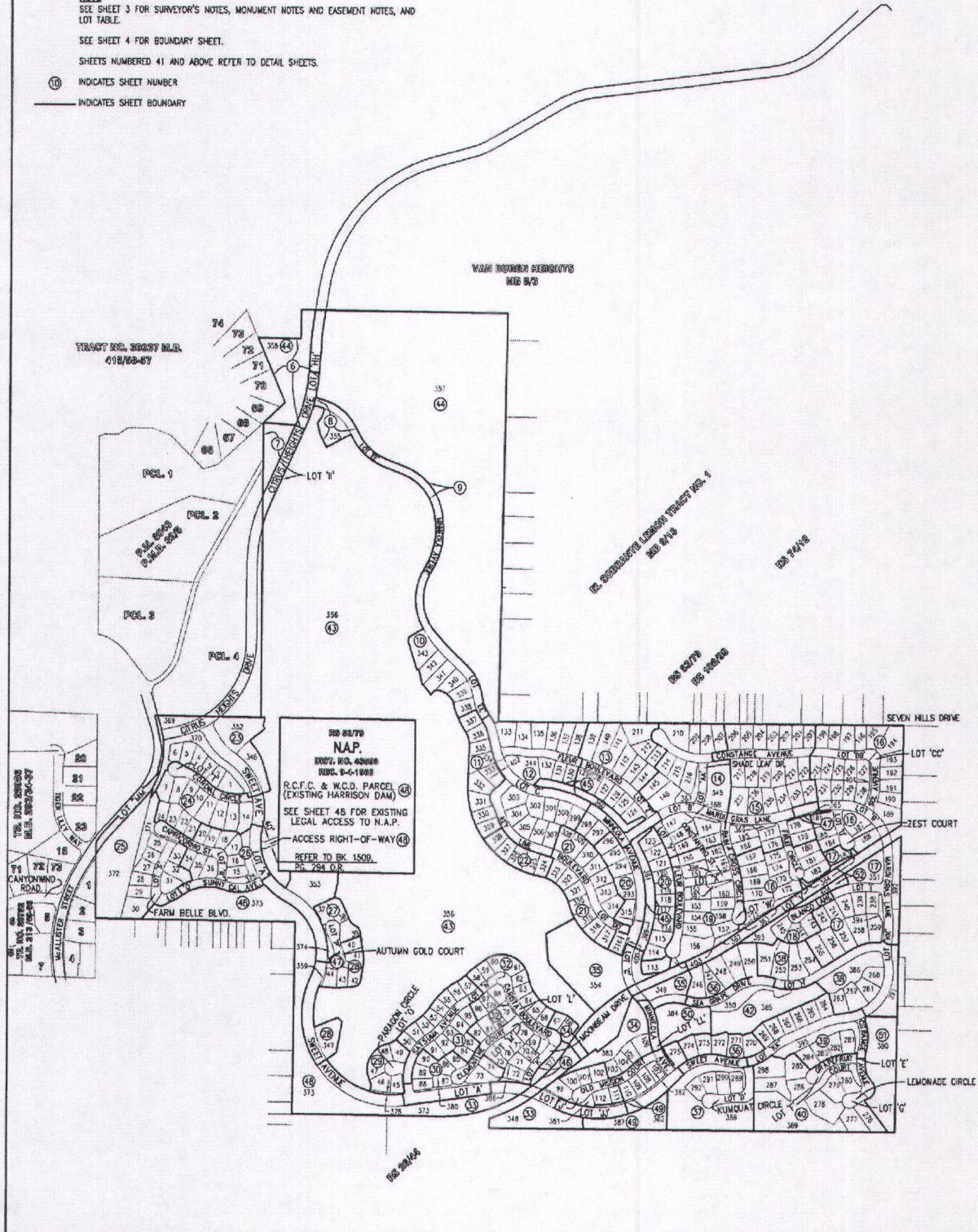
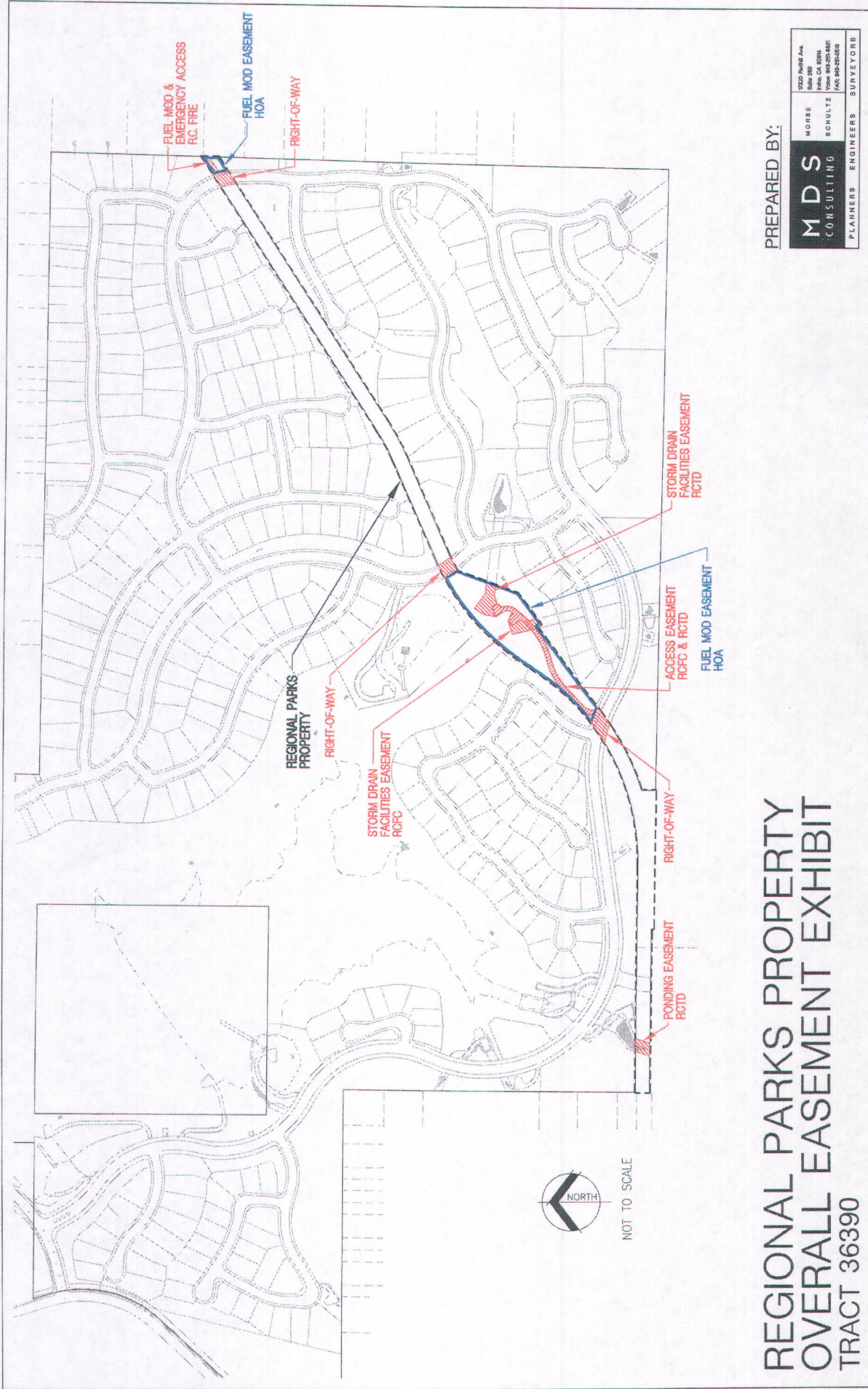


Figure A - Easement Overview



REGIONAL PARKS PROPERTY OVERALL EASEMENT EXHIBIT TRACT 36390

PREPARED BY:

15200 Purdie Ave Suite 200 Oakland, CA 94612 Phone 949-951-9877 Fax 949-951-0208	MDS MORSE SCHULTZ CONSULTING PLANNERS ENGINEERS SURVEYORS
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RIVERSIDE COUNTY

REGIONAL PARK AND OPEN-SPACE DISTRICT

NOTICE OF DETERMINATION

TO:
 Office of Planning and Research (OPR)
 1400 Tenth Street, Room 121
 Sacramento, CA 95814
 County Clerk
 County of Riverside

FROM:
 Riverside County Regional Park and Open-
 Space District
 4600 Crestmore Road
 Riverside CA 92509

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

<u>Citrus Heights – Conveyance of Easements</u>	Plan No. 325	
<i>Project Title:</i>	<i>Case Numbers</i>	
<u>2001061096</u>	<u>Riverside County Planning</u>	<u>951-955-3200</u>
<i>State Clearinghouse Number</i>	<i>Contact Person</i>	<i>Area Code/No./Ext.</i>

Riverside County Regional Park and Open-Space District, 4600 Crestmore Road, Riverside CA 92509
Project Applicant/Property Owner and Address

Southerly of Van Buren Blvd and easterly of McAllister Street – 333.7 Gross Acres – Zoning: Specific Plan (SP00325)
Project Location

Granting and Conveyance of Easements to meet project requirements.
Project Description

This is to advise that the Riverside County Regional Park and Open-Space District has approved the above-referenced project on May 17, 2016, and has made the following determinations regarding that project:

The proposed project consists of the conveyance of easement interests for public purposes by the Riverside County Regional Park and Open-Space District, in its limited role as a responsible agency under CEQA, for the Tentative Tract Map No. 36390 Project. On September 24, 2013, the County of Riverside approved Amendment No. 1 to Specific Plan No. 325; Change of Zone No. 7779 and Tentative Tract Map No. 36390 after it considered Addendum No. 1 to Environmental Impact Report No. 433. EIR No. 433 for Specific Plan No. 325 was previously certified by County of Riverside, as the CEQA lead agency, on December 21, 2004. The proposed conveyances are needed to satisfy certain conditions of approval associated with the TM36390 Project, portions of which are to be located within District's property.

This is to advise that the Riverside County Regional Park and Open-Space District (Responsible Agency) has evaluated and approved the above described Project on May 17, 2016 and has made the following findings and determinations:

1. Park District, as a responsible agency, has reviewed Addendum No. 1 to EIR No. 433 and determined that it adequately analyzes the potential environmental impacts associated with the District's limited role as a responsible agency in the implementation of the Project.
2. In its limited role as a responsible agency under CEQA, the District finds that there are no feasible alternatives to the Project which would avoid or substantially lessen the Project's potentially significant environmental impacts but still achieve most of the Project's objectives. The District further finds that the mitigation measures imposed by the lead agency are sufficient to reduce all potentially significant impacts to a level of less than significant. As such, the District concurs with the environmental findings adopted by the lead agency.
3. Findings were made pursuant to the provisions of CEQA.
4. A Mitigation Monitoring and Reporting Program was adopted for the Project.
5. Project will not result in new significant environmental effects not identified in the previously considered and adopted environmental documents; will not substantially increase the severity of the environmental effects identified in the documents; no considerably different mitigation measures have been identified; and no mitigation measures found infeasible have become feasible.

This is to certify that the previously adopted environmental documents and the record of Project approval are available to the General Public at: The Office of the Clerk of the Board, County Administrative Center, 4080 Lemon Street, Riverside, CA 92501.


Signature

Marc Brewer; Parks Senior Planner
Title

05/09/2016
Date

TO BE COMPLETED BY OPR Date Received for Filing and Posting at OPR:	FOR COUNTY CLERK'S USE ONLY <i>Please charge deposit fee case #:</i>
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SCOTT BANGLE Parks Director/General Manager
KYL BROWN Chief - Parks & Recreation
KEITH HERRON Chief - Resources & Planning
BRANDE HUNE Chief - Business Operations

Riverside County
Regional Park and Open-Space District

MEMORANDUM

DATE: May 9, 2016
TO: Mary Ann Meyer
FROM: Jeanne McLeod, Contracts and Grants Analyst
RE: Accounting String for Internal Charges

Please utilize the accounting string below to charge the Park District for any administrative expenses in connection with the attached request:

<u>FUND</u>	<u>DEPTID</u>	<u>ACCOUNT</u>	<u>PROJECT</u>
25400	931210	536780	PK-LENNAR7961

Please provide a copy of the posted journal via email to Parks-Finance@rivcoparks.org

If you have any questions or experience any difficulties in using the above accounting string, please do not hesitate to contact me.

Thanks!

Jeanne McLeod

Contracts and Grants Analyst

RESOLUTION NO. 2016-03

MAKING RESPONSIBLE AGENCY FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM, AND ISSUING CERTAIN LIMITED APPROVALS FOR THE TRACT MAP NUMBER 36390 SUBDIVISION PROJECT BY AUTHORIZING THE CONVEYANCE OF EASEMENT INTERESTS FOR PUBLIC PURPOSES IN PORTIONS OF REAL PROPERTY IDENTIFIED WITH ASSESSOR'S PARCEL NUMBERS 269-100-010 AND 269-100-013 LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

WHEREAS, the Riverside County Regional Park and Open-Space District is the owner of certain real property identified with Assessor's Parcel Numbers 269-100-010 and 269-100-013, consisting of approximately 8.86 acres (385,942 square feet) of vacant land, located in the unincorporated area of the County of Riverside, State of California, ("District Property"); and

WHEREAS, Lennar Homes of California, Inc. ("Lennar") is the owner of certain real property located adjacent to both sides of the District Property, identified with Assessor's Parcel Numbers 269-100-009, 269-100-011, 269-100-012, 269-100-014, 269-060-004 and 269-060-006, ("Lennar Property") with certain development entitlements and conditions of approval associated with a project referenced as Tract Map No. 36390 ("TM36390"), an implementing subdivision project located within the Citrus Heights Specific Plan No. 325 Amendment No. 1; and

WHEREAS, Lennar, as a condition of approval to TM36390, must provide certain public easements and improvements for road right of way and utility, storm drain, ponding, and fuel modification purposes, and access purposes; and

WHEREAS, Lennar desires to acquire certain easement interests on behalf of the public and the TM36390 project as further described in the legal descriptions and plat maps for the respective easement interests (the "Easements"), in the attached Attachment 3 and by this reference incorporated herein, needed in order for Lennar to satisfy the conditions of approval for TM36390; and

WHEREAS, the District has been asked to issue certain limited approvals for the TM36390 Project, specifically including authorizing the conveyance of easement interests for public purposes; and

FORM APPROVED COUNTY COUNSEL
BY: SYANTHA M. GUNZEL
DATE: 5-9-16

1 WHEREAS, pursuant to the California Environmental Quality Act (Public Resources Code
2 section 21000 et seq.) and the State CEQA Guidelines (14 California Code of Regulations section 15000
3 et seq.) (“CEQA”), on September 24, 2013, the County approved Amendment No. 1 to Specific Plan No.
4 325; Change of Zone No. 7779 and Tentative Tract Map No. 36390 (the “Project”) after it considered
5 Addendum No. 1 to Environmental Impact Report (“EIR”) No. 433 (EIR No. 433 for Specific Plan No.
6 325 was previously certified by County of Riverside, as the CEQA lead agency, on December 21, 2004
7 (State Clearinghouse No. 2001061096)) (collectively referred to as the “Documents); and

8 WHEREAS, the County of Riverside served as lead agency for the environmental review
9 and analysis of the Project pursuant to the requirements of CEQA; and

10 WHEREAS, the District has more limited approval and implementing authority over the
11 Project and thus serves only as a responsible agency for the Project pursuant to the requirements of
12 CEQA; and

13 WHEREAS, the lead agency, at a noticed public meeting, reviewed and considered the
14 Addendum No. 1 to EIR No. 433, the Initial Study, a Mitigation Monitoring and Reporting Program, the
15 Project, all oral and written comments received, made written findings, adopted a Mitigation Monitoring
16 and Reporting Program, and approved the Project; and

17 WHEREAS, the District, as a responsible agency, has reviewed Addendum No. 1 to EIR
18 No. 433 and determined that it adequately analyzes the potential environmental impacts associated with
19 the District’s limited role as a responsible agency in the implementation of the Project; and

20 WHEREAS, in accordance with California Public Resources Code Section 5540, a district
21 may grant or dispose of an interest in real property not actually dedicated for park and open-space
22 purposes, within or without the district, necessary to the full exercise of its powers; and

23 WHEREAS, District is willing to convey these certain easement interests on behalf of the
24 public and the Project pursuant to the terms and conditions of the Agreement Concerning the Conveyance
25 of Easements for Public Purposes between the District and Lennar, provided 1) the District finds that the
26 grant of the easement interests over the District Property for public purposes requested by Lennar does not
27 interfere with the use of the property for the District’s purposes; 2) due consideration and cost
28 reimbursement is paid by Lennar; and 3) the District is not responsible for or obligated to any of Lennar’s

1 obligations and conditions associated with TM36390; and

2 WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred;

3 NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the
4 Board of Directors of the Riverside County Regional Park and Open-Space District (“Board”), assembled
5 in regular session on or after May 17, 2016, at 9:00 am or soon thereafter, in the meeting room of the
6 Board of Directors located on the First Floor of the County Administrative Center, 4080 Lemon Street,
7 Riverside, California, based upon the evidence and testimony presented on the matter, both written and
8 oral, including the Documents, as it relates to the conveyance of the easement interests, that:

9 1. Incorporation of Recitals. The above recitations constitute findings of the Board
10 with respect to the conveyance of easement interests and are incorporated herein.

11 2. No Interference with District’s use of its Property. The District finds that the grant
12 of the easement interests over the District Property for public purposes requested by Lennar does not
13 interfere with the use of the property for the District’s purposes.

14 3. Consideration of the Addendum No. 1 to EIR No. 433 and Adoption of Findings
15 Regarding CEQA Compliance. As the decision-making body for the District, and in the District’s limited
16 role as a responsible agency under CEQA, the District has received, reviewed, and considered the
17 information contained in the Addendum No. 1 to Final Environmental Impact Report No. 433 for the
18 TM36390 Subdivision Project, the Initial Study, all comment letters, and other related documents. Based
19 on this review, the District finds that, as to those potential environmental impacts within the District
20 powers and authorities as responsible agency, that the Addendum No. 1 to EIR No. 433 for the Project
21 contains a complete, objective, and accurate reporting of those potential impacts and reflects the
22 independent judgment and analysis of the District.

23 4. CEQA Findings on Environmental Impacts. In its limited role as a responsible
24 agency under CEQA, the District finds that there are no feasible alternatives to the Project which would
25 avoid or substantially lessen the Project’s potentially significant environmental impacts but still achieve
26 most of the Project’s objectives. The District further finds that the mitigation measures imposed by the
27 lead agency are sufficient to reduce all potentially significant impacts to a level of less than significant.
28 As such, the District concurs with the environmental findings adopted by the lead agency, which are

1 attached hereto as Attachment 4 by this reference incorporated herein and therefore the District adopts
2 those findings as its own and incorporates them herein.

3 5. Adoption of Mitigation Monitoring and Reporting Program. The District hereby
4 approves and adopts the Mitigation Monitoring and Reporting Program prepared for the Project and
5 approved by the lead agency, which is attached to the written findings attached hereto as Attachment 4.

6 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED by the Board of
7 Directors (Board) of the Riverside County Regional Park and Open-Space District that, as required by
8 State CEQA Guidelines section 15096 and in its limited role as responsible agency under CEQA, the
9 Board authorizes the conveyance, to the designated grantees, of the following easement interests in real
10 property, over, across, on and within land identified with Assessor's Parcel Numbers 269-100-010 and
11 269-100-013, located in the unincorporated area of the County of Riverside, State of California,
12 referenced as the Easements, pursuant to the terms and conditions of that certain Agreement Concerning
13 the Conveyance of Easements for Public Purposes between the District and Lennar, as more particularly
14 legally described and depicted in the attached Attachment 3:

15 1. A permanent non-exclusive ponding easement ("**Ponding Easement**") in favor of
16 the County of Riverside, consisting of approximately 3,244 square feet, within a western portion of land
17 identified with Assessor's Parcel Number (APN) 269-100-010, more particularly legally described and
18 depicted in **Exhibits A and B** for the **Ponding Easement**.

19 2. Permanent public road right of way and utility easement interests in three locations
20 ("**Public Road & Utility Easement - Parcels 1, 2 and 3**") in favor of the County of Riverside, across the
21 following sections of land identified with APN 269-100-013: Parcel 1 consisting of approximately 3,819
22 square feet of southwestern area; Parcel 2 consisting of approximately 3,623 square feet of southwestern
23 area; and Parcel 3 consisting of approximately 5,523 square feet of northeastern limit, more particularly
24 legally described and depicted in the respective **Exhibits A and B** for the **Public Road & Utility**
25 **Easement - Parcels 1, 2 and 3**.

26 3. A permanent non-exclusive storm drain facilities easement ("**Storm Drain**
27 **Facilities Easement 1**"), consisting of approximately 5,223 square feet within the western portion of land
28 identified with APN 269-100-013, more particularly legally described and depicted in **Exhibits A and B**

1 for the **Storm Drain Facilities Easement 1** and a permanent non-exclusive access easement ("**Storm**
2 **Drain Facilities Access Easement**"), consisting of approximately 15,834 square feet within the
3 southwest portion of land identified with APN 269-100-013, more particularly legally described and
4 depicted in **Exhibits A and B** for the **Storm Drain Facilities Access Easement**, in favor of the Riverside
5 County Flood Control and Water Conservation District.

6 4. A permanent non-exclusive storm drain facilities easement ("**Storm Drain**
7 **Facilities Easement 2**"), consisting of approximately 7,623 square feet within land identified with APN
8 269-100-013, more particularly legally described and depicted in **Exhibits A and B** for the **Storm Drain**
9 **Facilities Easement 2** and a permanent non-exclusive storm drain facilities access easement ("**Storm**
10 **Drain Facilities Access Easement**"), consisting of approximately 15,834 square feet within the
11 southwest portion of land identified with APN 269-100-013, more particularly legally described and
12 depicted in **Exhibits A and B** for the **Storm Drain Facilities Access Easement**, in favor of the County of
13 Riverside.

14 5. Permanent fuel modification easement interests in two locations ("**HOA 1 & 2**") in
15 favor of Lennar Homes of California, Inc. on behalf of the Homeowners' Association for the Project,
16 across the following sections of land identified with APN 269-100-013: **HOA 1** consisting of
17 approximately 111,686 square feet and **HOA 2** consisting of approximately 4,859 square feet, more
18 particularly legally described and depicted in the respective **Exhibits A and B** for the **HOA 1 & 2**.

19 6. A permanent fuel modification access easement interests ("**Fuel Modification**
20 **Emergency Access Easement**") in favor of the County of Riverside, consisting of approximately 1,701
21 square feet, within the north end of the land identified with APN 269-100-013, more particularly legally
22 described and depicted in **Exhibits C and D** for the **Fuel Modification Emergency Access Easement**.

23 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED by this Board that this
24 Board approves the Agreement Concerning the Conveyance of Easements for Public Purposes between
25 the Riverside County Regional Park and Open-Space District and Lennar Homes of California, Inc. and
26 authorizes the Chairman of the Board of Directors for the District to execute the same on behalf of the
27 District.

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BE IT FURTHER RESOLVED, DETERMINED AND ORDERED by this Board that the Clerk of the Board is hereby directed to file a Notice of Determination with the Riverside County Clerk and also with the Governor's Office of Planning and Research within five (5) working days of the approval of the Project.

BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the documents and materials that constitute the record of proceedings on which these findings are based are located at the offices of the Clerk of the Board of Directors for the District at 4080 Lemon St., 1st Floor, Riverside, CA 92501.

BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Clerk of the Board shall sign this Resolution to attest and certify to the passage and adoption thereof.

ATTACHMENT 3

LEGAL DESCRIPTIONS AND PLAT MAPS
OF EACH LISTED EASEMENT INTERESTS IN REAL PROPERTY

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PONDING EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE – Exhibits A and B

PUBLIC ROAD AND UTILITY EASEMENTS (PARCELS 1, 2 & 3) IN FAVOR OF THE COUNTY OF RIVERSIDE– Exhibits A and B, respectively

STORM DRAIN FACILITIES EASEMENT 1 and STORM DRAIN FACILITIES ACCESS EASEMENT IN FAVOR OF THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT – Exhibits A and B, respectively

STORM DRAIN FACILITIES EASEMENT 2 and STORM DRAIN FACILITIES ACCESS EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE – Exhibits A and B, respectively

FUEL MODIFICATION EASEMENTS (HOA 1 & 2) IN FAVOR OF THE LENNAR on behalf of the HOMEOWNER’S ASSOCIATION – Exhibits A and B, respectively

FUEL MODIFICATION EMERGENCY ACCESS EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE – Exhibits C and D

EXHIBIT "A"
LEGAL DESCRIPTION
RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT
PONDING EASEMENT

THAT PORTION OF LAND DESCRIBED IN THE DEED TO RIVERSIDE COUNTY REGIONAL PARK AND OPEN-SPACE DISTRICT, A PUBLIC CORPORATION, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED APRIL 11, 2013 AS DOCUMENT NO. 2013-0171576, OFFICIAL RECORDS OF SAID COUNTY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY LYING WITHIN SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST S.B.M, AS SHOWN BY SECTIONALIZED SURVEY OF RANCHO DE SAN JACINTO RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS;

COMMENCING AT THE EASTERLY TERMINUS OF THE LINE IN SAID DEED DESCRIBED THEREIN AS BEING NORTH 89°22'53" WEST 2241.64 FEET;

THENCE NORTH 89°23'15" WEST 734.88 FEET, ALONG SAID LINE TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID LINE NORTH 89°23'15" WEST 54.07 FEET;

THENCE SOUTH 19°09'18" WEST 63.29 FEET;

THENCE SOUTH 89°23'15" EAST 54.07 FEET;

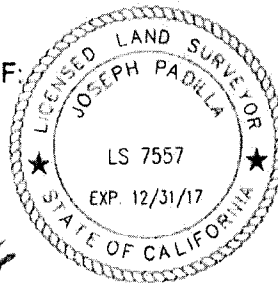
THENCE NORTH 19°09'18" EAST 63.29 FEET TO THE TRUE POINT OF BEGINNING.

EXHIBIT "A"
LEGAL DESCRIPTION
RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT
PONDING EASEMENT

THE ABOVE DESCRIBED LAND CONTAINS 3,244 SQUARE FEET OR 0.07 ACRES, MORE OR LESS.

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

PREPARED UNDER THE SUPERVISION OF:

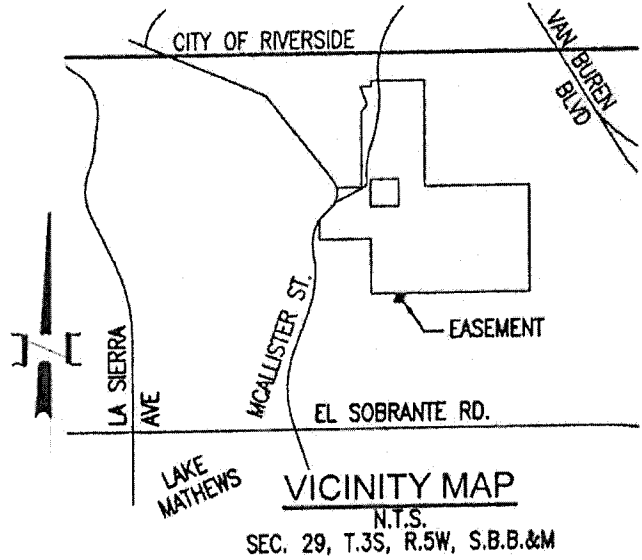


[Handwritten Signature] 3-14-2016
JOSEPH PADILLA, PLS 7557 DATE

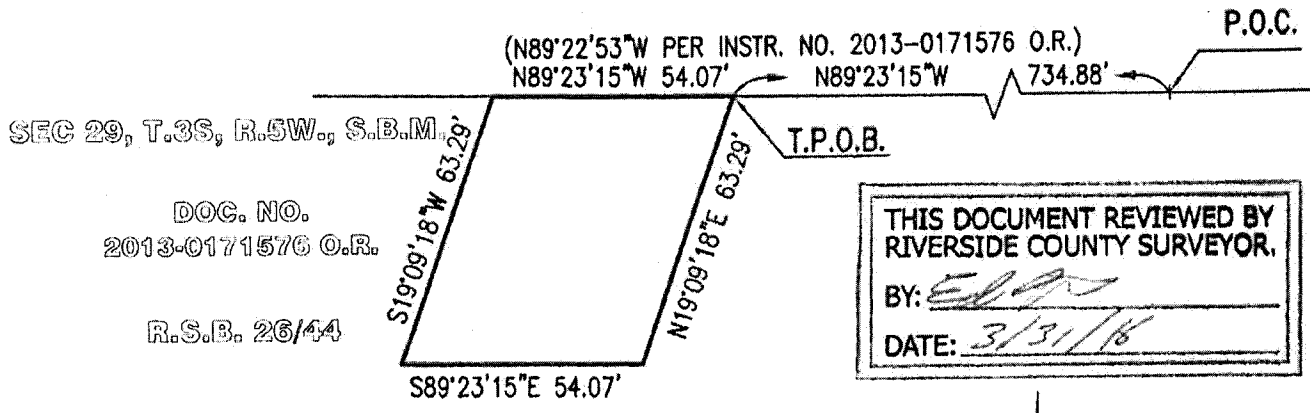
THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: *[Signature]*
DATE: 3/31/16

EXHIBIT "B"

RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT PONDING EASEMENT




TRACT MAP NO. 36390



THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: *[Signature]*
DATE: 3/31/16

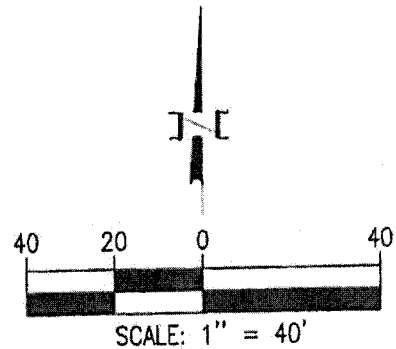
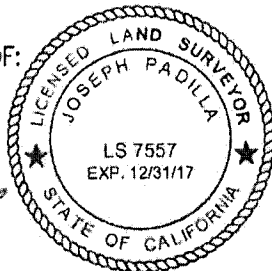
LEGEND

 INDICATES
EASEMENT AREA

SURVEYOR'S CERTIFICATE

PREPARED UNDER THE SUPERVISION OF:

[Signature] 3-14-2016
JOSEPH PADILLA DATE
LICENSED LAND SURVEYOR NO. 7557



MDS CONSULTING	MORSE	17320 REDHILL AVE. SUITE 350 IRVINE, CA 92614
	SCHULTZ	PH: 949-251-8821 FAX: 949-251-0518
PLANNERS ENGINEERS SURVEYORS		

EXHIBIT "A"
PUBLIC ROAD AND UTILITY EASEMENT
LEGAL DESCRIPTION

PARCEL 1

THAT PORTION OF THE LAND IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED IN THE DEED TO METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, A PUBLIC CORPORATION, RECORDED SEPTEMBER 30, 1976 AS INSTRUMENT NO. 146106, OFFICIAL RECORDS OF SAID COUNTY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WITHIN SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 29 WITH THE NORTHWESTERLY LINE OF PARCEL 'A' AS DESCRIBED IN SAID DEED;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE SOUTH $56^{\circ}51'26''$ WEST 98.09 FEET TO A POINT ON A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 355.00 FEET SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH $62^{\circ}23'40''$ EAST;

THENCE, LEAVING SAID NORTHWESTERLY LINE, SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $09^{\circ}51'35''$, AN ARC DISTANCE OF 61.09 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF SAID PARCEL 'A';

THENCE, ALONG SAID SOUTHEASTERLY LINE, SOUTH $56^{\circ}51'26''$ WEST 62.72 FEET TO A POINT ON A CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 295.00 FEET, SAID CURVE BEING CONCENTRIC WITH AND DISTANT 60.00 FEET WESTERLY FROM PREVIOUSLY MENTIONED CURVE HAVING A RADIUS OF 355.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH $75^{\circ}29'26''$ EAST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $11^{\circ}57'54''$, AN ARC DISTANCE OF 61.60 FEET TO A POINT IN THE NORTHWESTERLY LINE OF SAID PARCEL 'A';

THENCE ALONG SAID NORTHWESTERLY LINE NORTH $56^{\circ}51'26''$ EAST 60.34 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 3,679 SQUARE FEET, OR 0.08 ACRES, MORE OR LESS.

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

PARCEL 2

THAT PORTION OF THE LAND IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED IN THE DEED TO METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, A PUBLIC CORPORATION, RECORDED SEPTEMBER 30, 1976 AS INSTRUMENT NO. 146106, OFFICIAL RECORDS OF SAID COUNTY, IN THE OFFICE OF

EXHIBIT "A"
PUBLIC ROAD AND UTILITY EASEMENT
LEGAL DESCRIPTION

THE COUNTY RECORDER OF SAID COUNTY, LYING WITHIN SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 29 WITH THE NORTHWESTERLY LINE OF PARCEL 'A' AS DESCRIBED IN SAID DEED;

THENCE ALONG SAID NORTHWESTERLY LINE SOUTH 56°51'26" WEST 1375.27 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 970.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE AND SAID NORTHWESTERLY LINE THROUGH A CENTRAL ANGLE OF 8°58'41", AN ARC DISTANCE OF 152.00 FEET;

THENCE SOUTHWESTERLY ON SAID NORTHWESTERLY LINE SOUTH 65°50'07" WEST, 442.83 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,030.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE AND SAID NORTHWESTERLY LINE THROUGH A CENTRAL ANGLE OF 1°54'53", AN ARC DISTANCE OF 34.42 FEET TO THE **TRUE POINT OF BEGINNING**.

THENCE CONTINUING SOUTHWESTERLY ALONG SAID CURVE AND SAID NORTHWESTERLY LINE THROUGH A CENTRAL ANGLE OF 3°20'17", AN ARC DISTANCE OF 60.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 330.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 62°39'30" WEST;

THENCE SOUTHEASTERLY ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 10°26'55", AN ARC DISTANCE OF 60.18 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF SAID PARCEL 'A', BEING A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 970.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 29°13'22" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID SOUTHEASTERLY LINE THROUGH A CENTRAL ANGLE OF 3°37'02", AN ARC DISTANCE OF 61.24 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 270.00 FEET, SAID CURVE BEING CONCENTRIC WITH AND DISTANT 60.00 FEET NORTHEASTERLY FROM PREVIOUSLY MENTIONED CURVE HAVING A RADIUS OF 330.00 FEET, A RADIAL LINE TO THE BEGINNING OF SAID NON-TANGENT CURVE BEARS NORTH 25°26'20" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°52'47", AN ARC DISTANCE OF 60.69 FEET TO THE **TRUE POINT OF BEGINNING**.

EXHIBIT "A"
PUBLIC ROAD AND UTILITY EASEMENT
LEGAL DESCRIPTION

CONTAINING 3,623 SQUARE FEET, OR 0.08 ACRES, MORE OR LESS.

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

PARCEL 3

THAT PORTION OF THE LAND IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED IN THE DEED TO METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, A PUBLIC CORPORATION, RECORDED SEPTEMBER 30, 1976 AS INSTRUMENT NO. 146106, OFFICIAL RECORDS OF SAID COUNTY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WITHIN SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 29 WITH THE NORTHWESTERLY LINE OF PARCEL 'A' AS DESCRIBED IN SAID DEED;

THENCE ALONG SAID NORTHWESTERLY LINE SOUTH 56°51'26" WEST 1375.27 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 970.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE AND SAID NORTHWESTERLY LINE THROUGH A CENTRAL ANGLE OF 8°58'41", AN ARC DISTANCE OF 152.00 FEET;

THENCE SOUTHWESTERLY ON SAID NORTHWESTERLY LINE SOUTH 65°50'07" WEST, 442.83 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,030.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE AND SAID NORTHWESTERLY LINE THROUGH A CENTRAL ANGLE OF 34°27'05"; AN ARC DISTANCE OF 619.33 FEET;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE SOUTH 31°23'02" WEST, 4.40 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 970.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°07'58"; AN ARC DISTANCE OF 357.77 FEET TO THE **TRUE POINT OF BEGINNING**.

THENCE CONTINUING ALONG SAID CURVE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 5°48'33", AN ARC DISTANCE OF 98.35 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 563.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 11°03'30" EAST;

EXHIBIT "A"
PUBLIC ROAD AND UTILITY EASEMENT
LEGAL DESCRIPTION

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8°10'33", AN ARC DISTANCE OF 80.34 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF SAID PARCEL 'A', BEING A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1,030.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 34°43'52" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID SOUTHEASTERLY LINE THROUGH A CENTRAL ANGLE OF 3°04'52", AN ARC DISTANCE OF 55.39' FEET;


THENCE, CONTINUING ALONG SAID SOUTHEASTERLY LINE NORTH 52°52'08" EAST, 31.79 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 637.00 FEET, SAID CURVE BEING CONCENTRIC WITH AND 74.00 FEET NORTHEASTERLY FROM PREVIOUSLY MENTIONED CURVE HAVING A RADIUS OF 563.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 23°38'37" EAST;

THENCE NORTHWESTERLY AND WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 6°23'27", AN ARC DISTANCE OF 71.05 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 5,523 SQUARE FEET, OR 0.13 ACRES, MORE OR LESS.

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

PREPARED UNDER THE SUPERVISION OF:


JOSEPH PADILLA, PLS 7557 4-15-16 DATE

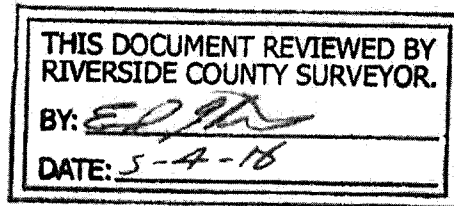
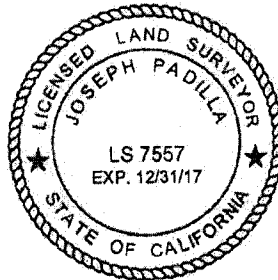
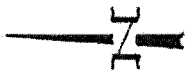


EXHIBIT "B"

PUBLIC ROAD AND UTILITY EASEMENT

SHEET 1 OF 4



SCALE: 1" = 300'



INDICATES EASEMENT PARCEL

S.E. 1/4
SEC. 29

T. 3 S., R. 5 W., S.B.M.

A=8'58'41"
R=970.00' L=152.00'

S. 85°50'00" W.
S. 85°50'00" W.

S.E. 1/4
SEC. 29

T. 3 S., R. 5 W., S.B.M.

EASTERLY LINE
SEC. 29, T.3S.,
R.5W., S.B.M.

P.O.C. FOR
PARCELS 1, 2 & 3
SEE SHEET 2
I.P.O.B.
PCL 1

PARCEL 1

S 59°17'36" W 175.32'

SHEET 3
I.P.O.B.
PCL 2

PARCEL 2

A=47.7705'
R=1030.00' L=519.32'

S 31°23'02" W 4.40'

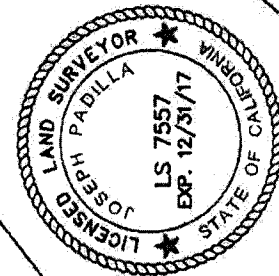
I.P.O.B. SHEET 4
PCL 3

PARCEL 3

L=1007.73'
R=1007.73'

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: *Edith*
DATE: 5-7-16

SURVEYOR'S CERTIFICATE
PREPARED UNDER THE SUPERVISION OF:



Joseph Padilla
JOSEPH PADILLA
LICENSED LAND SURVEYOR NO. 7557
DATE 4-15-16

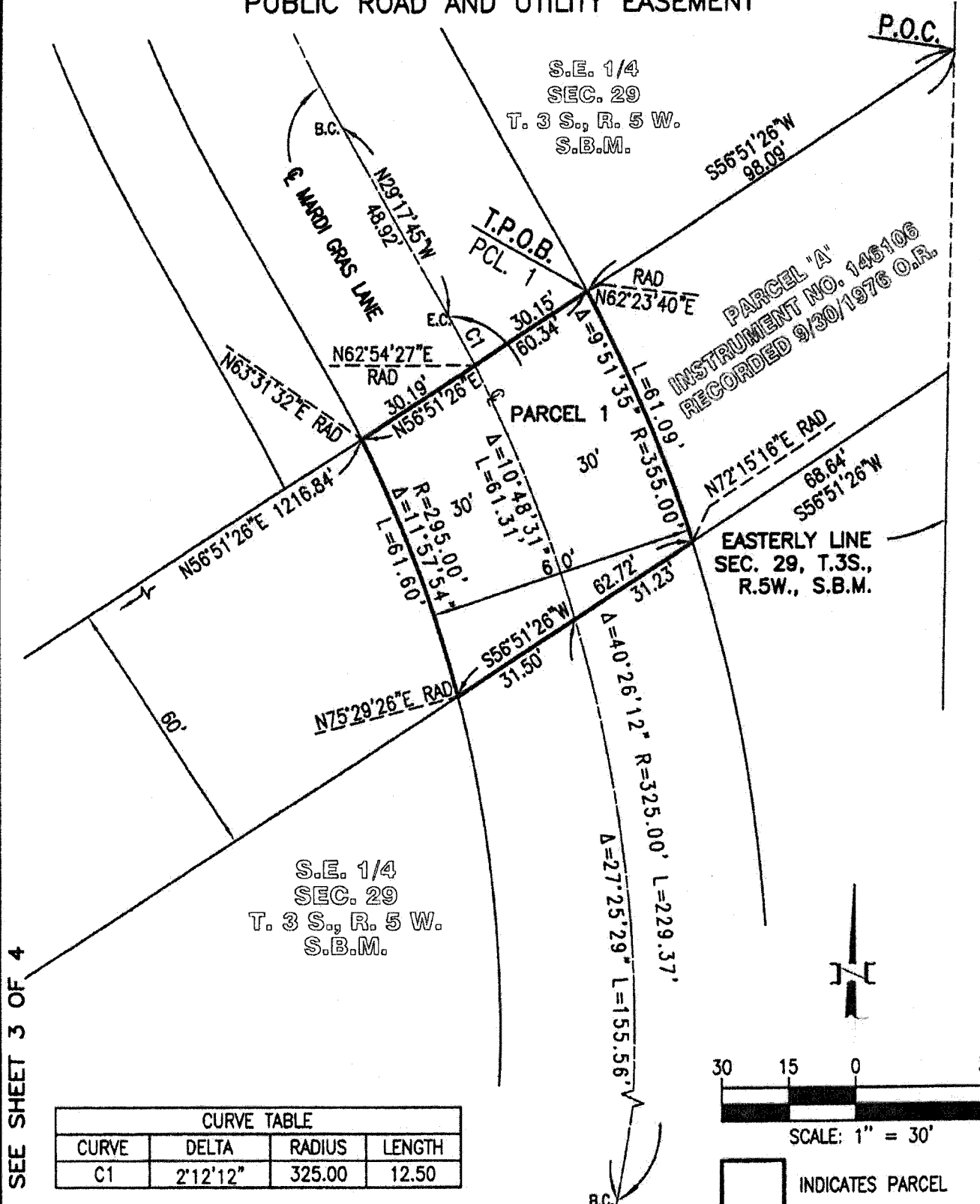
17320 REDHILL AVE.
SUITE 350
IRVINE, CA 92614
PH: 949-251-8821
FAX: 949-251-0616

MDS
CONSULTING

PLANNERS ENGINEERS SURVEYORS

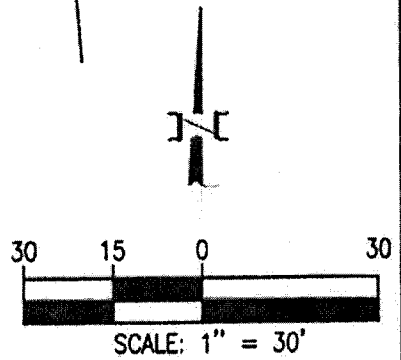
EXHIBIT "B"

PUBLIC ROAD AND UTILITY EASEMENT



SEE SHEET 3 OF 4

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	2°12'12"	325.00	12.50



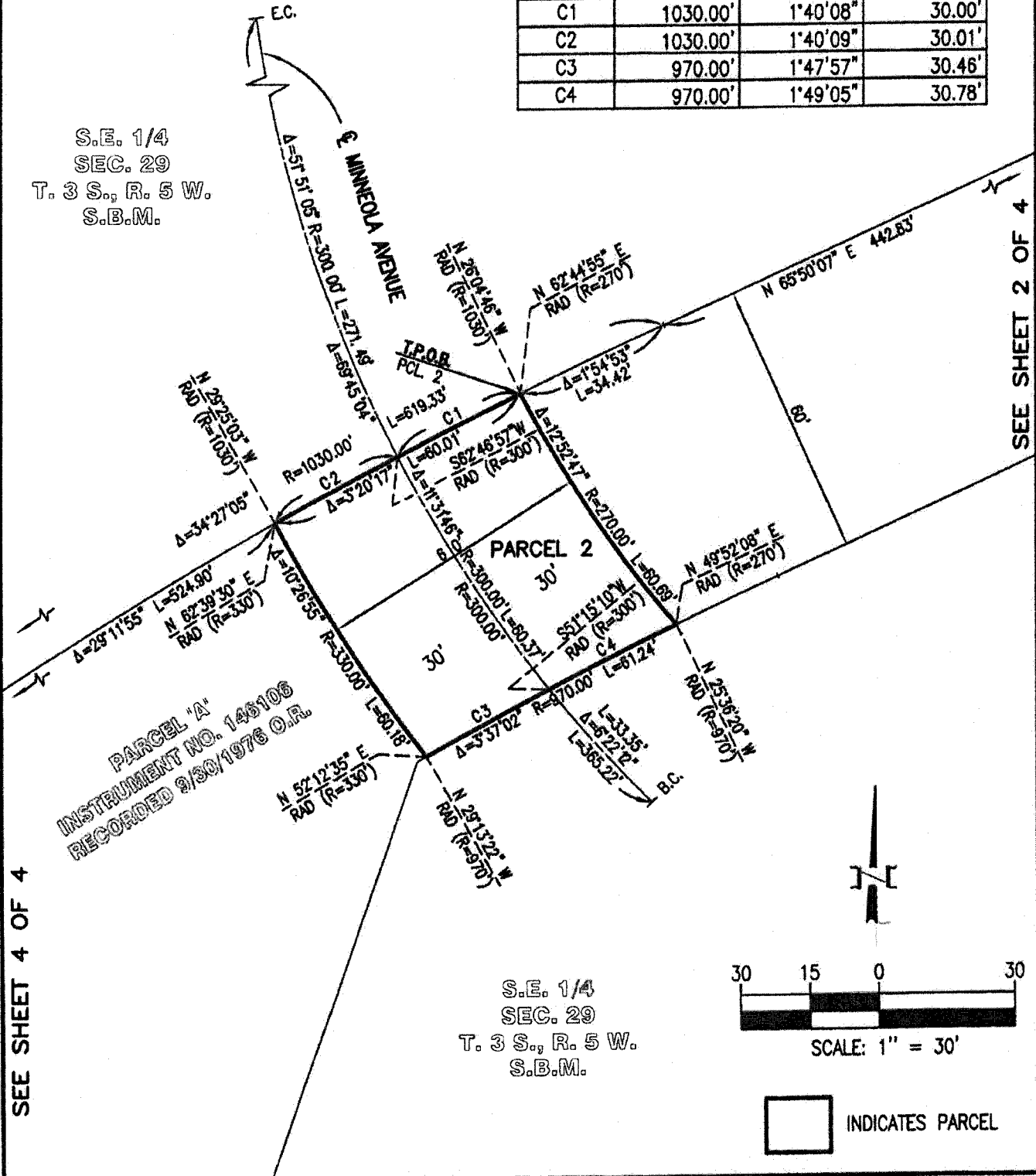
INDICATES PARCEL

EXHIBIT "B"

PUBLIC ROAD AND UTILITY EASEMENT

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	1030.00'	1°40'08"	30.00'
C2	1030.00'	1°40'09"	30.01'
C3	970.00'	1°47'57"	30.46'
C4	970.00'	1°49'05"	30.78'

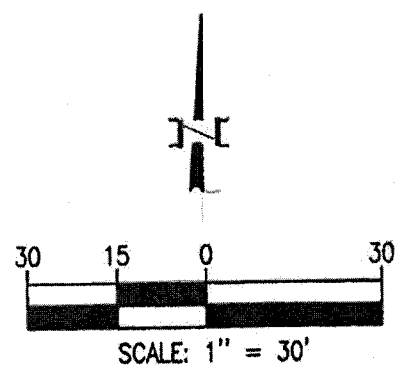
S.E. 1/4
SEC. 29
T. 3 S., R. 5 W.
S.B.M.



SEE SHEET 4 OF 4

SEE SHEET 2 OF 4

S.E. 1/4
SEC. 29
T. 3 S., R. 5 W.
S.B.M.



INDICATES PARCEL

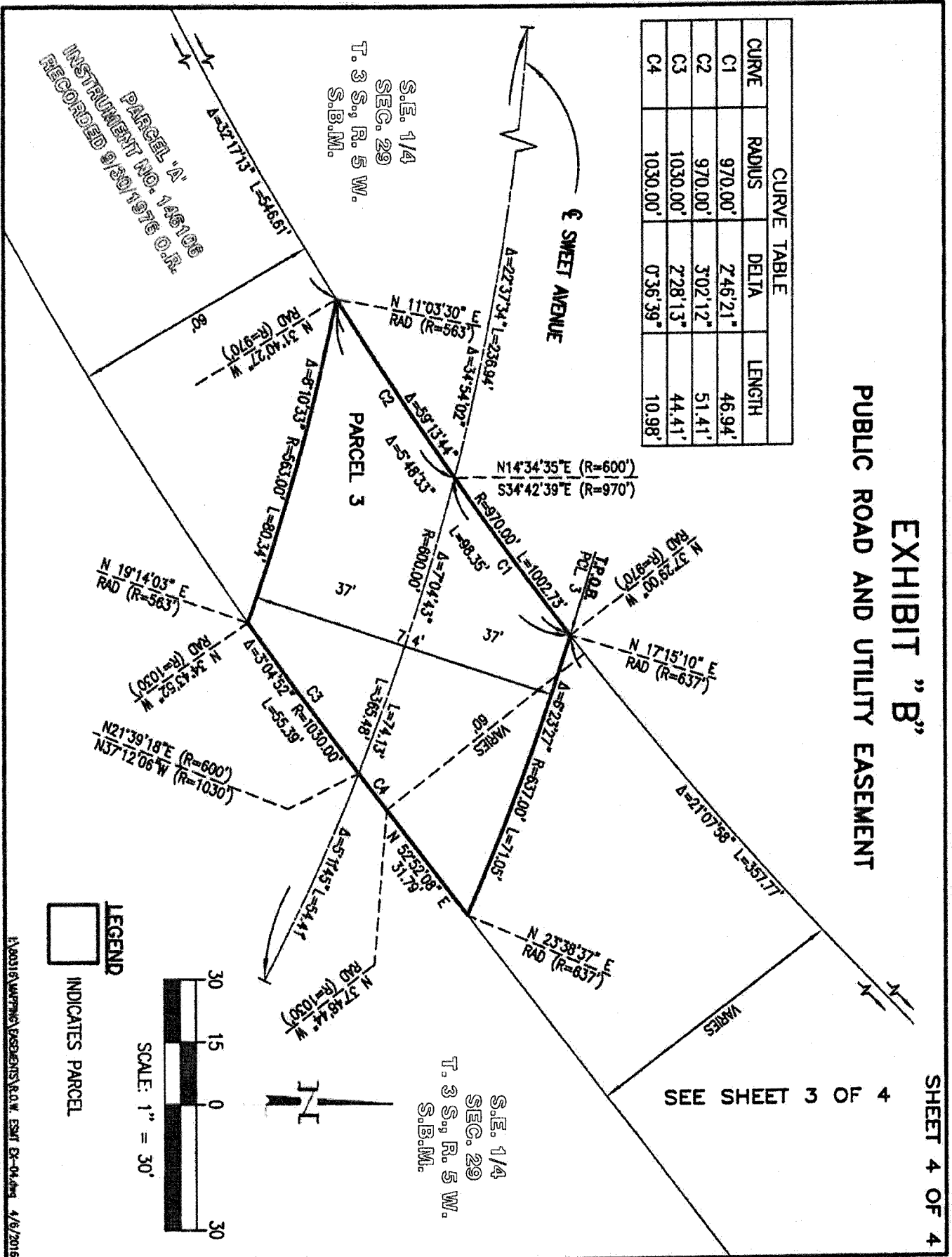
EXHIBIT "B"

PUBLIC ROAD AND UTILITY EASEMENT

CURVE TABLE		
CURVE	RADIUS	DELTA
C1	970.00'	246°21'
C2	970.00'	370°12'
C3	1030.00'	228°13'
C4	1030.00'	036°39'

SHEET 4 OF 4

SEE SHEET 3 OF 4

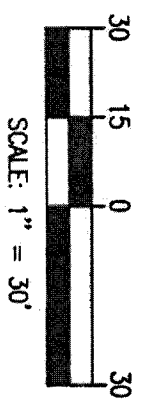


PARCEL 'A'
INSTRUMENT NO. 146106
RECORDED 9/30/1976 O.R.

S.E. 1/4
SEC. 29
T. 3 S., R. 5 W.
S.B.M.

S.E. 1/4
SEC. 29
T. 3 S., R. 5 W.
S.B.M.

LEGEND
[] INDICATES PARCEL



100318 WORTHINGTONS ROW, ESRT 82-04, 4/8/2016

EXHIBIT "A"
LEGAL DESCRIPTION
RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
STORM DRAIN FACILITIES EASEMENT

THAT PORTION OF LAND DESCRIBED IN THE DEED TO RIVERSIDE COUNTY REGIONAL PARK AND OPEN-SPACE DISTRICT, A PUBLIC CORPORATION, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED APRIL 11, 2013 AS DOCUMENT NO. 2013-0171576, OFFICIAL RECORDS OF SAID COUNTY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WITHIN SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST S.B.M, AS SHOWN BY SECTIONALIZED SURVEY OF RANCHO DE SAN JACINTO RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEASTERLY TERMINUS OF THAT LINE SHOWN IN SAID DEED AS BEING "SOUTH 52°52'22" WEST, 462.89 FEET";

THENCE ALONG THE BOUNDARY OF SAID DEED THE FOLLOWING TWO (2) COURSES;

1. SOUTH 37°07'43" EAST, 20.00 FEET;
2. NORTH 52°52'17" EAST, 27.39 FEET;

THENCE DEPARTING SAID BOUNDARY OF SAID DEED NORTH 14°45'21" WEST, 58.52 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 340.00 FEET, A RADIAL LINE TO THE BEGINNING OF SAID NON-TANGENT CURVE BEARS SOUTH 47°50'29" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2°21'52", AN ARC DISTANCE OF 14.03 FEET;

THENCE NORTH 33°02'33" WEST, 41.93 FEET;

EXHIBIT "A"
LEGAL DESCRIPTION
RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
STORM DRAIN FACILITIES EASEMENT

THENCE NORTH 39°33'42" EAST, 25.47 FEET;

THENCE SOUTH 72°15'30" WEST, 59.20 FEET;

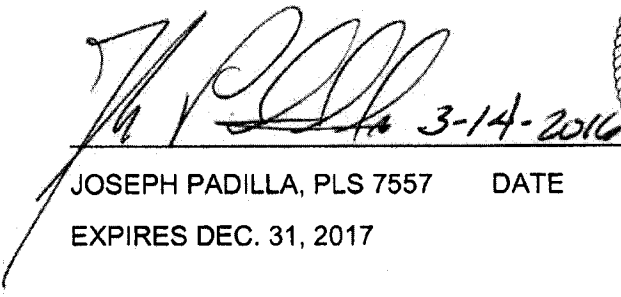
THENCE SOUTH 14°45'21" EAST, 112.84 FEET TO A POINT IN SAID LINE SHOWN ON SAID DEED AS SOUTH 52°52'22" WEST, 462.89 FEET;

THENCE ALONG SAID LINE NORTH 52°52'08" EAST, 7.63 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 5,223 SQUARE FEET, OR 0.12 ACRES, MORE OR LESS.

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

PREPARED UNDER THE SUPERVISION OF:


JOSEPH PADILLA, PLS 7557 DATE 3-14-2016
EXPIRES DEC. 31, 2017

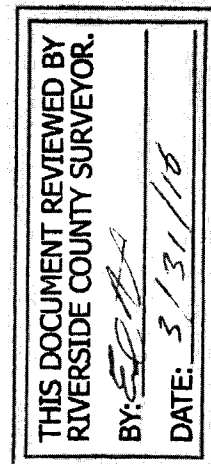
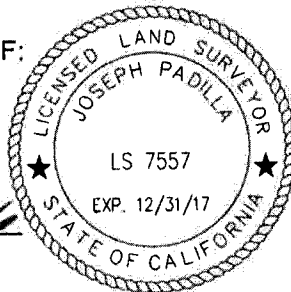
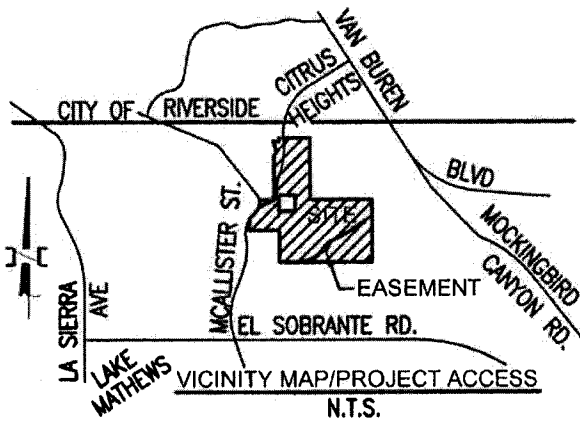


EXHIBIT "B"

SHEET 1 OF 2

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT STORM DRAIN FACILITIES EASEMENT



S.E. 1/4
SEC. 29
T. 3 S., R. 5 W.

RIVERSIDE COUNTY REGIONAL PARK
AND OPEN SPACE DISTRICT PER
DOG. NO. 2013-0171576 O.R.

P.O.B.

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.

BY: *[Signature]*

DATE: 5-8-16

S.E. 1/4
SEC. 29
T. 3 S., R. 5 W.

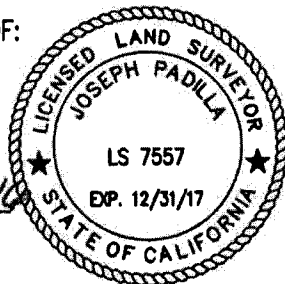


SCALE: 1" = 80'

SURVEYOR'S CERTIFICATE

PREPARED UNDER THE SUPERVISION OF:

[Signature]
3-14-2016
JOSEPH PADILLA DATE
LICENSED LAND SURVEYOR NO. 7557



INDICATES EASEMENT AREA

MDS
CONSULTING

MORSE
SCHULTZ
17320 REDHILL AVE.
SUITE 350
IRVINE, CA 92614
PH: 949-251-8821
FAX: 949-251-0516

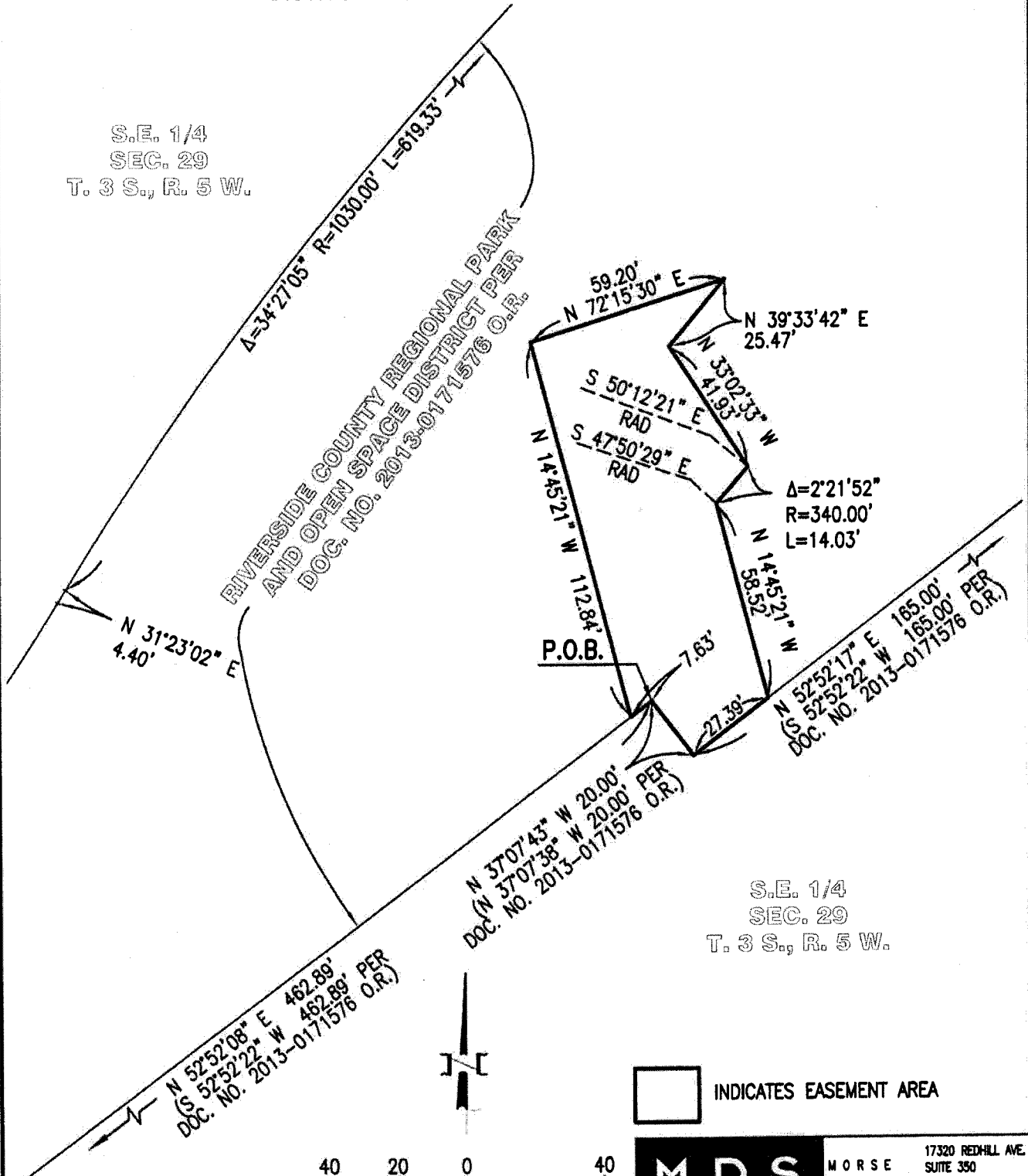
PLANNERS ENGINEERS SURVEYORS

EXHIBIT "B"

SHEET 2 OF 2

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT STORM DRAIN FACILITIES EASEMENT

S.E. 1/4
SEC. 29
T. 3 S., R. 5 W.



S.E. 1/4
SEC. 29
T. 3 S., R. 5 W.



SCALE: 1" = 40'

INDICATES EASEMENT AREA

MDS CONSULTING	MORSE	17320 REDHILL AVE. SUITE 350 IRVINE, CA 92614
	SCHULTZ	PH: 949-251-8821 FAX: 949-251-0516
PLANNERS ENGINEERS SURVEYORS		

EXHIBIT "A"

**RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
STORM DRAIN FACILITIES ACCESS EASEMENT**

LEGAL DESCRIPTION

THAT PORTION OF LAND DESCRIBED IN THE DEED TO RIVERSIDE COUNTY REGIONAL PARK AND OPEN-SPACE DISTRICT, A PUBLIC CORPORATION, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED APRIL 11, 2013 AS DOCUMENT NO. 2013-0171576, OFFICIAL RECORDS OF SAID COUNTY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WITHIN SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST S.B.M, AS SHOWN BY SECTIONALIZED SURVEY OF RANCHO DE SAN JACINTO RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWESTERLY END OF THAT LINE DESCRIBED IN SAID DEED AS BEING SOUTH 52°52'22" WEST, 462.89 FEET;

THENCE NORTHEASTERLY ALONG SAID LINE 31.79 FEET BEING TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 637.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 23°38'37" EAST;

THENCE DEPARTING SAID LINE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 1°05'09", AN ARC DISTANCE OF 12.07 FEET TO THE **TRUE POINT OF BEGINNING AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS 32.50 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 80°08'06" WEST;**

THENCE NORTHEASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 35°17'44", AN ARC DISTANCE OF 20.02 FEET, A RADIAL LINE TO SAID END OF CURVE BEARS NORTH 64°34'10" WEST;

THENCE NORTH 68°58'53" WEST, 2.60 FEET;

THENCE NORTH 21°01'07" EAST, 21.12 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 40.00 FEET;

THENCE NORTHEASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 26°25'13", AN ARC DISTANCE OF 18.44 FEET;

THENCE NORTH 47°26'20" EAST, 113.34 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 260.00 FEET;

THENCE NORTHEASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 26°17'57", ARC DISTANCE OF 119.34 FEET;

EXHIBIT "A"

**RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
STORM DRAIN FACILITIES ACCESS EASEMENT**

LEGAL DESCRIPTION

THENCE NORTH 73°44'17" EAST, 18.69 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 360.00 FEET;

THENCE NORTHEASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 34°15'09", AN ARC DISTANCE OF 215.21 FEET;

THENCE NORTH 39°29'08" EAST, 47.59 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 52.50 FEET;

THENCE NORTHERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 64°14'44", AN ARC DISTANCE OF 58.87 FEET, A RADIAL LINE TO SAID END OF CURVE BEARS NORTH 65°14'24" EAST;

**THENCE NORTH 33°13'20" EAST, 27.82 FEET;
THENCE NORTH 35°28'00" WEST, 23.40 FEET;**

THENCE SOUTH 76°20'05" WEST, 29.10 FEET;

THENCE SOUTH 54°32'00" WEST, 17.98 FEET;

THENCE SOUTH 35°28'00" EAST, 34.56 FEET TO THE BEGINNING OF TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 32.50 FEET, SAID CURVE BEING CONCENTRIC AND DISTANT 20.00 FEET WESTERLY FROM PREVIOUSLY MENTIONED CURVE HAVING A RADIUS OF 52.50 FEET;

THENCE SOUTHERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 71°47'29", AN ARC DISTANCE OF 40.72 FEET, A RADIAL LINE TO SAID END OF CURVE BEARS SOUTH 53°40'31" EAST;

THENCE NORTH 68°45'23" WEST, 42.03 FEET;

THENCE SOUTH 39°33'42" WEST, 25.47 FEET;

THENCE SOUTH 33°02'33" EAST, 41.93 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 340.00 FEET, SAID CURVE BEING CONCENTRIC AND DISTANT 20.00 FEET FROM PREVIOUSLY MENTIONED CURVE HAVING A RADIUS OF 360.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 50°12'21" EAST;

THENCE SOUTHWESTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 33°56'38", AN ARC DISTANCE OF 201.43 FEET;

EXHIBIT "A"

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
STORM DRAIN FACILITIES ACCESS EASEMENT

LEGAL DESCRIPTION

THENCE SOUTH 73°44'17" WEST, 18.69 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 280.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 26°17'57", AN ARC DISTANCE OF 128.52 FEET;

THENCE SOUTH 47°26'20" WEST, 113.34 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 60.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 26°25'13", AN ARC DISTANCE OF 27.67 FEET;

THENCE SOUTH 21°01'07" WEST, 21.12 FEET;

THENCE NORTH 68°58'53" WEST, 2.60 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 32.50 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 73°23'35" EAST;

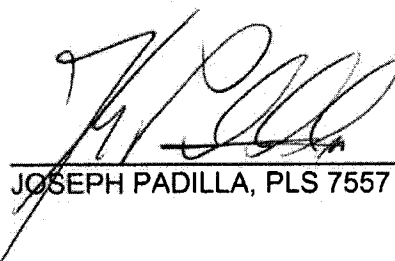
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°17'43", AN ARC DISTANCE OF 20.02 FEET, TO A POINT ON THE FIRST MENTIONED CURVE IN THIS DESCRIPTION HAVING A RADIUS OF 637.00 FEET, A RADIAL LINE TO SAID END OF CURVE BEARS SOUTH 38°05'52" EAST, A RADIAL LINE TO SAID POINT OF THE 637.00 FOOT CURVE BEARS NORTH 19°28'47" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3°04'41", AN ARC DISTANCE OF 34.22 FEET, TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 15,834 SQUARE FEET, OR 0.36 ACRES, MORE OR LESS.

AS SHOWN ON EXHIBIT "D" ATTACHED HERETO AND MADE A PART HEREOF.

M PREPARED UNDER THE SUPERVISION OF:


JOSEPH PADILLA, PLS 7557 5-5-16 DATE

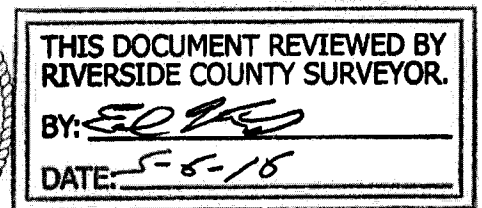
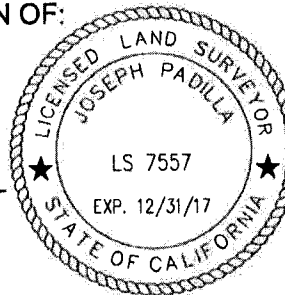


EXHIBIT "B"

SHEET 1 OF 3

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT STORM DRAIN FACILITIES ACCESS EASEMENT

S.E. 1/4
SEC. 29
T. 3 S., R. 5 W.

RIVERSIDE COUNTY REGIONAL PARK
AND OPEN SPACE DISTRICT PER
D.O.C. NO. 2013-0171576 O.R.

N52°52'08"E 468.89'
(S52°52'22"W 468.89')
PER DOCUMENT RECORDED
APRIL 11, 2013 AS INSTRUMENT NO.
2013-0171576, OFFICIAL RECORDS.

S.E. 1/4
SEC. 29
T. 3 S., R. 5 W.

T.P.O.B.

P.O.C.



SCALE: 1" = 100'



INDICATES EASEMENT AREA

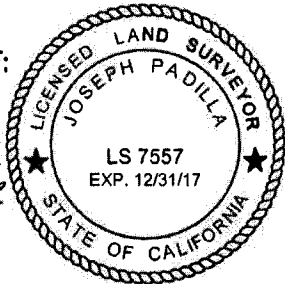
THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: *Ed [Signature]*
DATE: *5-6-16*

SURVEYOR'S CERTIFICATE

PREPARED UNDER THE SUPERVISION OF:

[Signature] 5-5-16

JOSEPH PADILLA
LICENSED LAND SURVEYOR NO. 7557



RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

MDS
CONSULTING

MORSE
SCHULTZ

17320 REDHILL AVE.
SUITE 350
IRVINE, CA 92614
PH: 949-251-8821
FAX: 949-251-0516

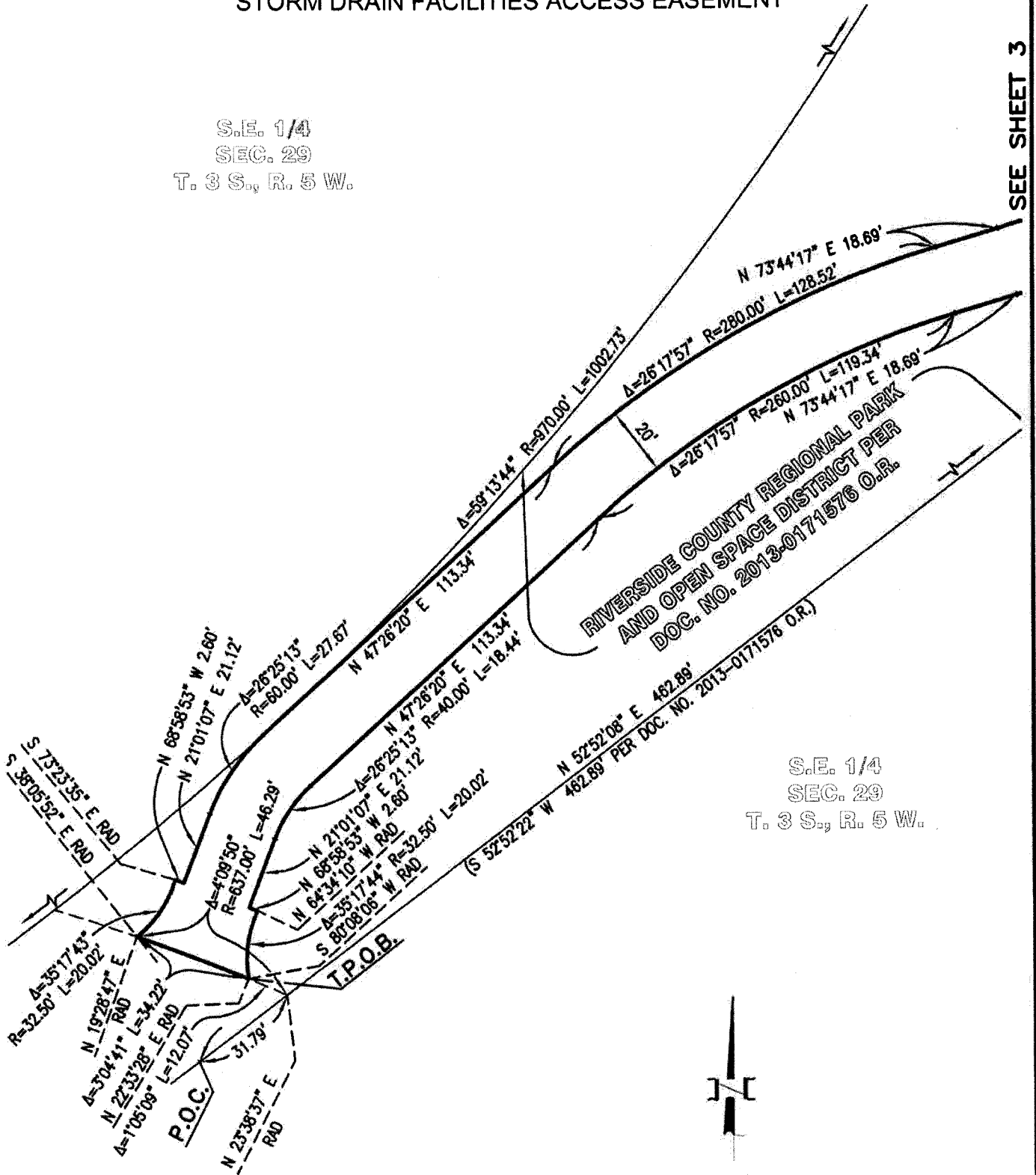
PLANNERS ENGINEERS SURVEYORS

EXHIBIT "B"

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT STORM DRAIN FACILITIES ACCESS EASEMENT

S.E. 1/4
SEC. 29
T. 3 S., R. 5 W.

SEE SHEET 3



RIVERSIDE COUNTY REGIONAL PARK
AND OPEN SPACE DISTRICT PER
DOC. NO. 2013-0171576 O.R.

S.E. 1/4
SEC. 29
T. 3 S., R. 5 W.

 INDICATES EASEMENT AREA

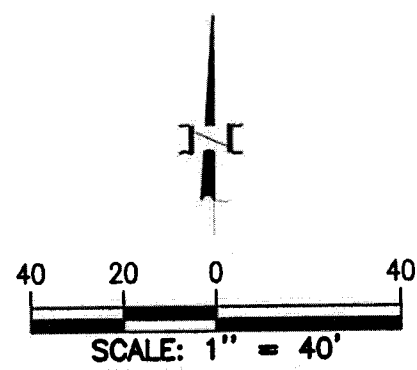


EXHIBIT "B"

RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT STORM DRAIN FACILITIES ACCESS EASEMENT

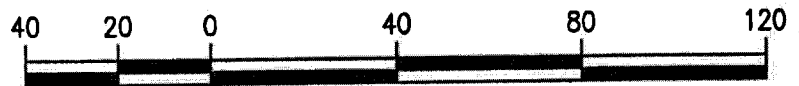
LINE TABLE		
TAG	BEARING	LENGTH
L1	N 39°33'42" E	25.47'
L2	N 35°28'00" W	34.56'
L3	N 54°32'00" E	17.98'
L4	N 76°20'05" E	29.10'
L5	N 35°28'00" W	23.40'
L6	N 33°13'20" E	27.82'

CURVE TABLE			
TAG	DELTA	RADIUS	LENGTH
C1	$\Delta=64^{\circ}14'44''$	52.50'	58.87'
C2	$\Delta=71^{\circ}47'29''$	32.50'	40.72'

S.E. 1/4
SEC. 29
T. 3 S., R. 5 W.

RIVERSIDE COUNTY REGIONAL PARK
AND OPEN SPACE DISTRICT PER
DOC. NO. 2013-0171576 O.R.

S.E. 1/4
SEC. 29
T. 3 S., R. 5 W.



SCALE: 1" = 40'



INDICATES EASEMENT AREA

EXHIBIT "A"
RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT
STORM DRAIN FACILITIES EASEMENT
LEGAL DESCRIPTION

THAT PORTION OF LAND DESCRIBED IN THE DEED TO RIVERSIDE COUNTY REGIONAL PARK AND OPEN-SPACE DISTRICT, A PUBLIC CORPORATION, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED APRIL 11, 2013 AS DOCUMENT NO. 2013-0171576, OFFICIAL RECORDS OF SAID COUNTY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE BEING THE EASTERLY BOUNDARY OF SAID DOCUMENT NO. 2013-0171576 SHOWN AS NORTH 19°13'45" EAST 273.63 FEET;

THENCE ALONG SAID COURSE NORTH 19°13'40" EAST 99.22 FEET, TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 83°49'09" WEST 45.84 FEET;

THENCE SOUTH 72°34'16" WEST 34.86 FEET;

THENCE NORTH 35°28'00" WEST 23.40 FEET;

THENCE SOUTH 76°20'05" WEST 29.10 FEET;

THENCE SOUTH 54°32'00" WEST 17.98 FEET;

THENCE NORTH 09°36'01" EAST 51.20 FEET;

THENCE NORTH 30°14'18" EAST 50.50 FEET;

THENCE SOUTH 54°18'02" EAST 78.98 FEET;

THENCE SOUTH 83°49'09" EAST 51.05 FEET, TO A POINT ON SAID CERTAIN COURSE THE EASTERLY BOUNDARY OF SAID DOCUMENT NO. 2013-0171576 SHOWN AS NORTH 19°13'45" EAST;


THENCE ALONG SAID CERTAIN COURSE, SOUTH 19°13'40" WEST 41.06 FEET, TO THE TRUE POINT OF BEGINNING.

CONTAINING 7,623 SQUARE FEET OR 0.17 ACRES, MORE OR LESS.

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

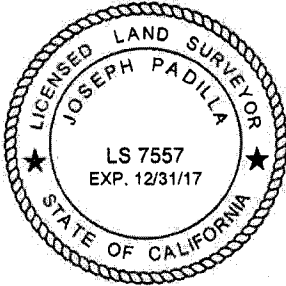
EXHIBIT "A"
RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT
STORM DRAIN FACILITIES EASEMENT
LEGAL DESCRIPTION

PREPARED UNDER THE SUPERVISION OF:



JOSEPH PADILLA PLS 7557
4-25-16

DATE




THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: 
DATE: 5-3-16

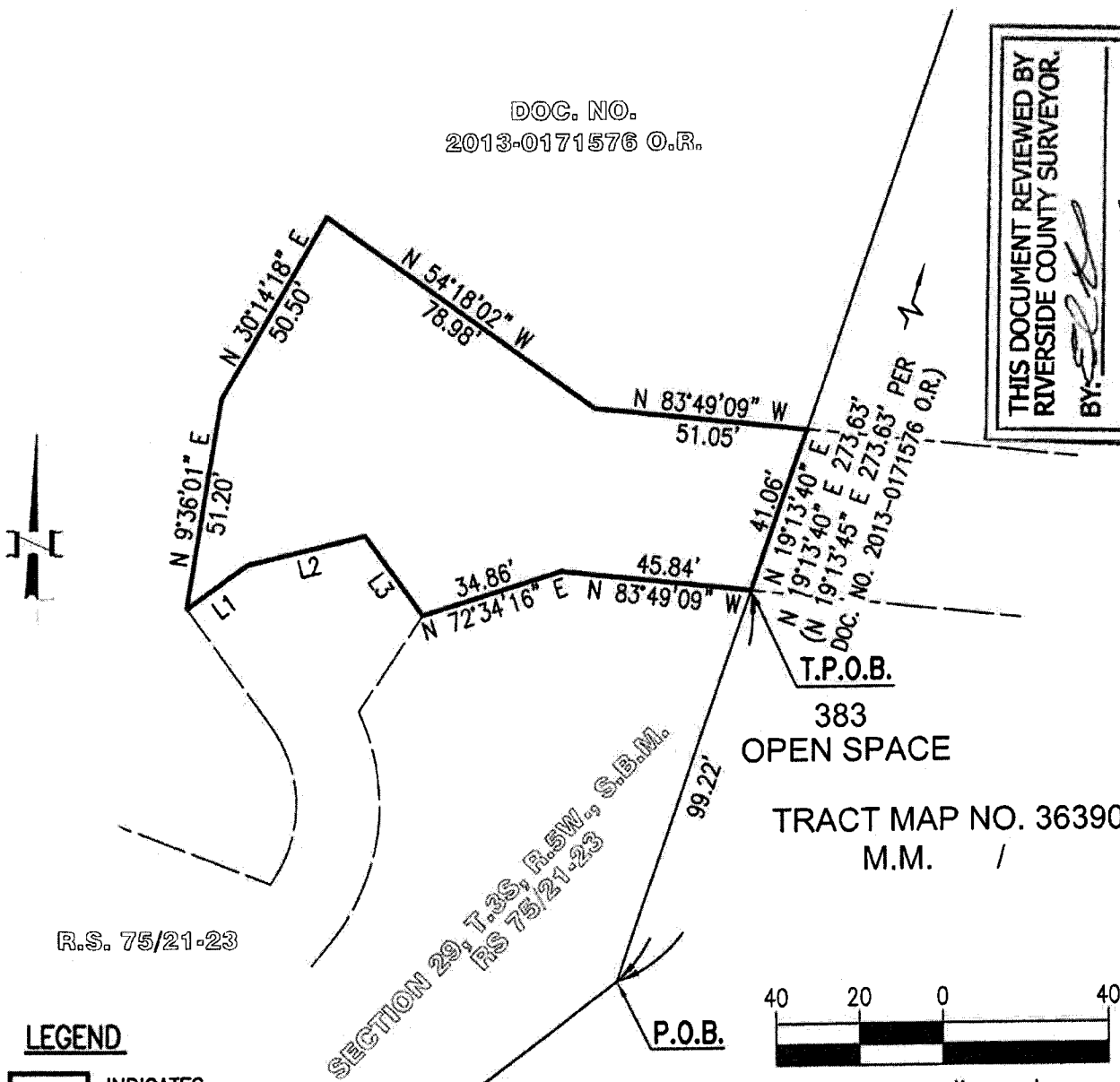
EXHIBIT "B"

SHEET 1 OF 1

RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT STORM DRAIN FACILITIES EASEMENT

DOC. NO.
2013-0171576 O.R.

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: *[Signature]*
DATE: 5-3-16



R.S. 75/21-23

LEGEND

 INDICATES
EASEMENT AREA



SCALE: 1" = 40'

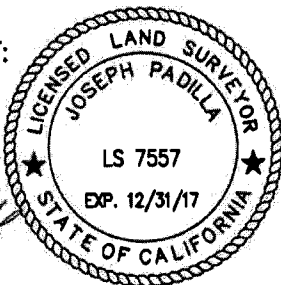
LINE TABLE		
LINE	BEARING	LENGTH
L1	N54°32'00"E	17.98'
L2	N76°20'05"E	29.10'
L3	N35°28'00"W	23.40'

SURVEYOR'S CERTIFICATE

PREPARED UNDER THE SUPERVISION OF:

[Signature] 4-25-16

JOSEPH PADILLA DATE
LICENSED LAND SURVEYOR NO. 7557



MDS
CONSULTING

MORSE
SCHULTZ

17320 REDHILL AVE.
SUITE 350
IRVINE, CA 92614
PH: 949-251-8821
FAX: 949-251-0516

PLANNERS ENGINEERS SURVEYORS

EXHIBIT "A"
RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT
STORM DRAIN FACILITIES ACCESS EASEMENT
LEGAL DESCRIPTION

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COMMENCING AT THE SOUTHWESTERLY END OF THAT LINE DESCRIBED IN SAID DEED AS BEING SOUTH 52°52'22" WEST, 462.89 FEET;

THENCE NORTHEASTERLY ALONG SAID LINE 31.79 FEET BEING TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 637.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 23°38'37" EAST;

THENCE DEPARTING SAID LINE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 1°05'09", AN ARC DISTANCE OF 12.07 FEET TO THE TRUE POINT OF BEGINNING AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS 32.50 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 80°08'06" WEST;

THENCE NORTHEASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 35°17'44", AN ARC DISTANCE OF 20.02 FEET, A RADIAL LINE TO SAID END OF CURVE BEARS NORTH 64°34'10" WEST;

THENCE NORTH 68°58'53" WEST, 2.60 FEET;

THENCE NORTH 21°01'07" EAST, 21.12 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 40.00 FEET;

THENCE NORTHEASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 26°25'13", AN ARC DISTANCE OF 18.44 FEET;

THENCE NORTH 47°26'20" EAST, 113.34 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 260.00 FEET;

THENCE NORTHEASTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 26°17'57", ARC DISTANCE OF 119.34 FEET;

EXHIBIT "A"

**RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT
STORM DRAIN FACILITIES ACCESS EASEMENT**

LEGAL DESCRIPTION

THENCE NORTH 73°44'17" EAST, 18.69 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 360.00 FEET;

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**THENCE NORTH 33°13'20" EAST, 27.82 FEET;
THENCE NORTH 35°28'00" WEST, 23.40 FEET;**

THENCE SOUTH 76°20'05" WEST, 29.10 FEET;

THENCE SOUTH 54°32'00" WEST, 17.98 FEET;

THENCE SOUTH 35°28'00" EAST, 34.56 FEET TO THE BEGINNING OF TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 32.50 FEET, SAID CURVE BEING CONCENTRIC AND DISTANT 20.00 FEET WESTERLY FROM PREVIOUSLY MENTIONED CURVE HAVING A RADIUS OF 52.50 FEET;

THENCE SOUTHERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 71°47'29", AN ARC DISTANCE OF 40.72 FEET, A RADIAL LINE TO SAID END OF CURVE BEARS SOUTH 53°40'31" EAST;

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RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT
STORM DRAIN FACILITIES ACCESS EASEMENT

LEGAL DESCRIPTION

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THENCE SOUTH 47°26'20" WEST, 113.34 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 60.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 26°25'13", AN ARC DISTANCE OF 27.67 FEET;

THENCE SOUTH 21°01'07" WEST, 21.12 FEET;

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THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°17'43", AN ARC DISTANCE OF 20.02 FEET, TO A POINT ON THE FIRST MENTIONED CURVE IN THIS DESCRIPTION HAVING A RADIUS OF 637.00 FEET, A RADIAL LINE TO SAID END OF CURVE BEARS SOUTH 38°05'52" EAST, A RADIAL LINE TO SAID POINT OF THE 637.00 FOOT CURVE BEARS NORTH 19°28'47" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3°04'41", AN ARC DISTANCE OF 34.22 FEET, TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 15,834 SQUARE FEET, OR 0.36 ACRES, MORE OR LESS.

AS SHOWN ON EXHIBIT "D" ATTACHED HERETO AND MADE A PART HEREOF.

M PREPARED UNDER THE SUPERVISION OF:


JOSEPH PADILLA, PLS 7557 5-5-16 DATE

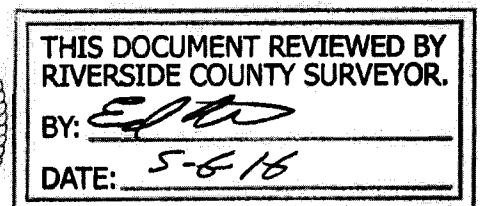
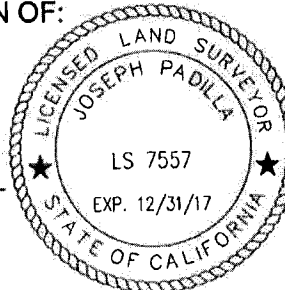


EXHIBIT "B"

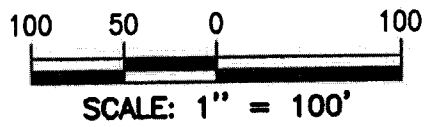
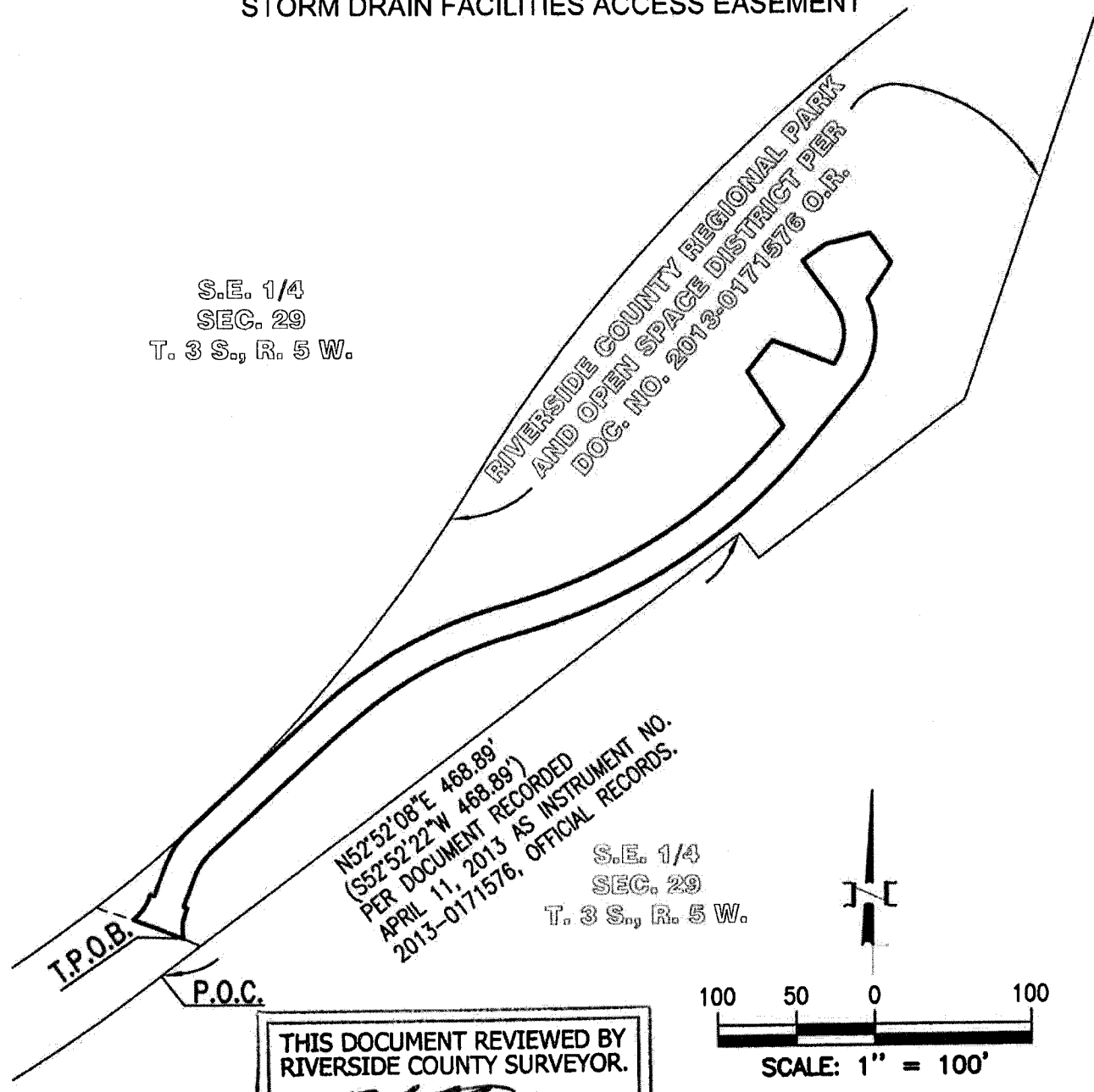
RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT
STORM DRAIN FACILITIES ACCESS EASEMENT

S.E. 1/4
SEC. 29
T. 3 S., R. 5 W.

RIVERSIDE COUNTY REGIONAL PARK
AND OPEN SPACE DISTRICT PER
DOC. NO. 2013-0171576 O.R.

N52°52'08"E 468.89'
(S52°52'22"W 468.89')
PER DOCUMENT RECORDED
APRIL 11, 2013 AS INSTRUMENT NO.
2013-0171576, OFFICIAL RECORDS.

S.E. 1/4
SEC. 29
T. 3 S., R. 5 W.



THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: [Signature]
DATE: 5-6-16

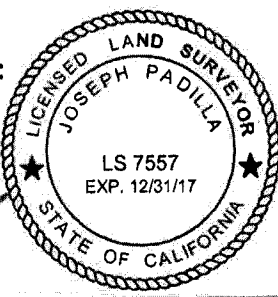
 INDICATES EASEMENT AREA

SURVEYOR'S CERTIFICATE

PREPARED UNDER THE SUPERVISION OF:

[Signature]

JOSEPH PADILLA
LICENSED LAND SURVEYOR NO. 7557



RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

MDS CONSULTING	MORSE	17320 REDHILL AVE. SUITE 350 IRVINE, CA 92614
	SCHULTZ	PH: 949-251-8821 FAX: 949-251-0516
PLANNERS ENGINEERS SURVEYORS		

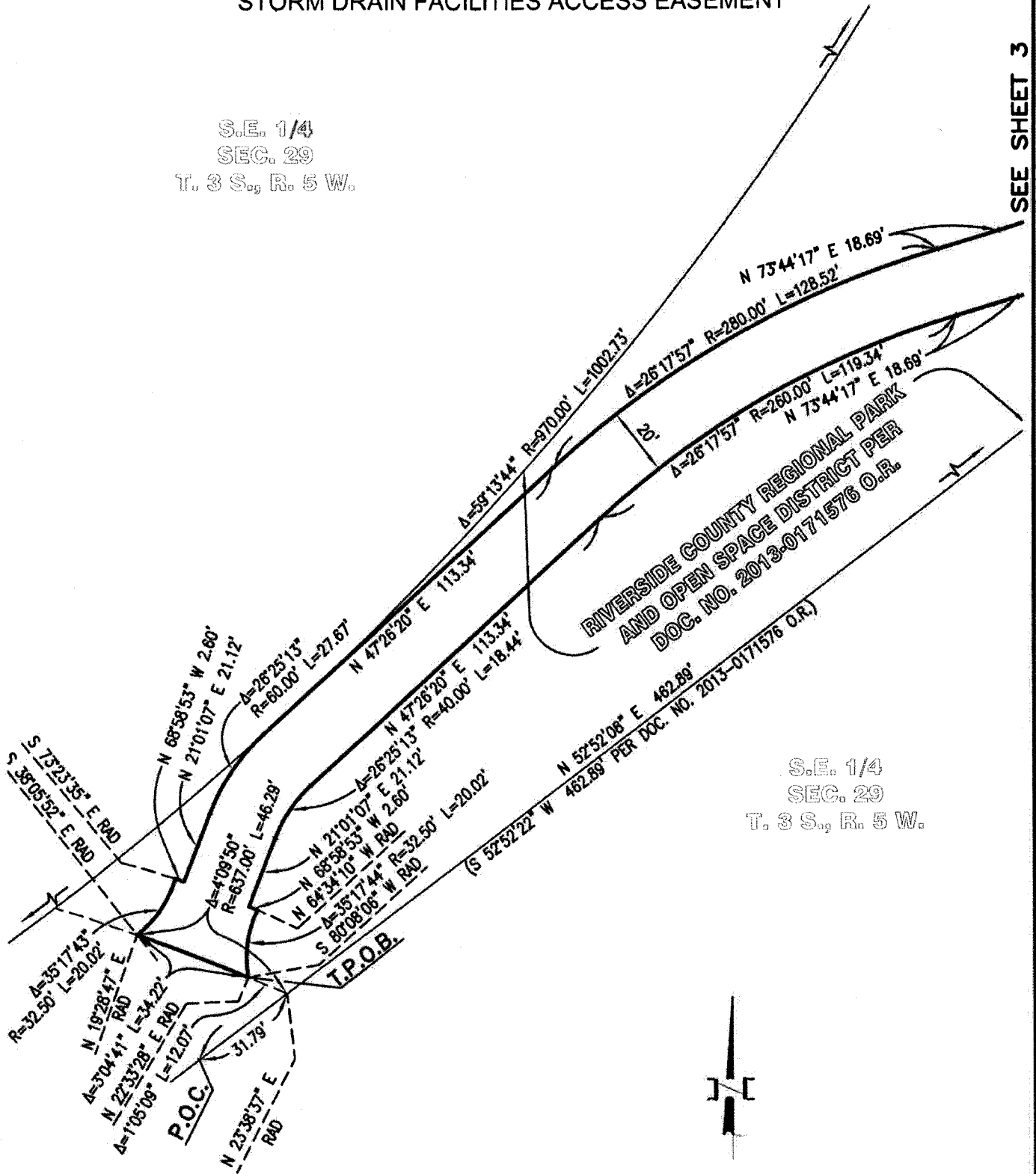
EXHIBIT "B"

SHEET 2 OF 3

RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT STORM DRAIN FACILITIES ACCESS EASEMENT

S.E. 1/4
SEC. 29
T. 3 S., R. 5 W.

SEE SHEET 3



 INDICATES EASEMENT AREA

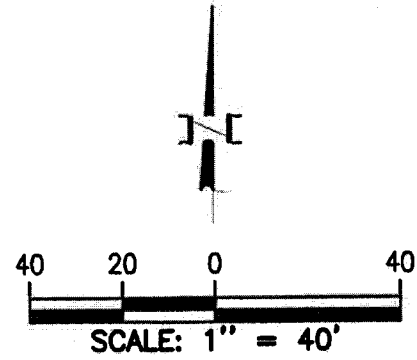


EXHIBIT "B"

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT STORM DRAIN FACILITIES ACCESS EASEMENT

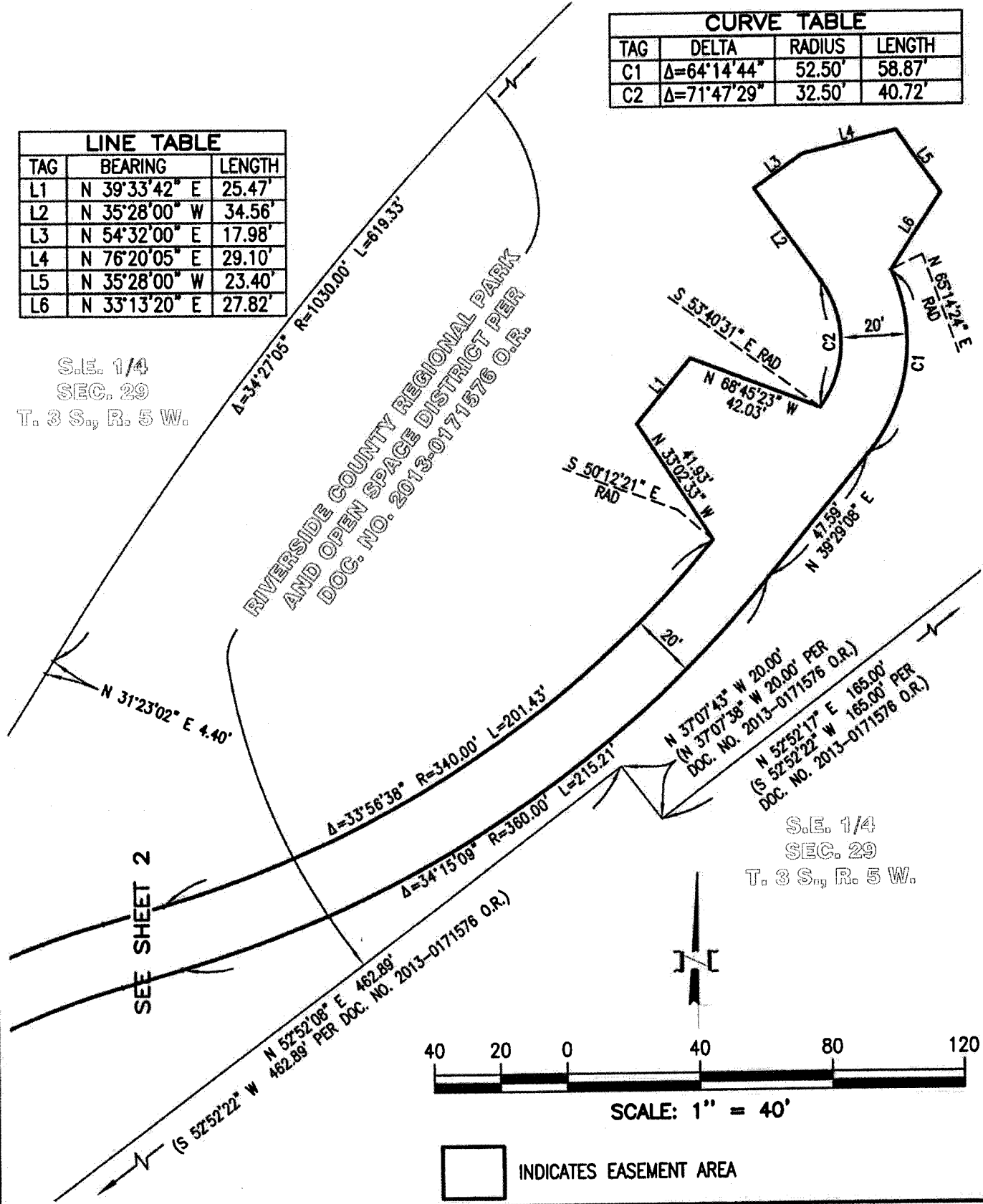
LINE TABLE		
TAG	BEARING	LENGTH
L1	N 39°33'42" E	25.47'
L2	N 35°28'00" W	34.56'
L3	N 54°32'00" E	17.98'
L4	N 76°20'05" E	29.10'
L5	N 35°28'00" W	23.40'
L6	N 33°13'20" E	27.82'

CURVE TABLE			
TAG	DELTA	RADIUS	LENGTH
C1	$\Delta=64^{\circ}14'44''$	52.50'	58.87'
C2	$\Delta=71^{\circ}47'29''$	32.50'	40.72'

S.E. 1/4
SEC. 29
T. 3 S., R. 5 W.

RIVERSIDE COUNTY REGIONAL PARK
AND OPEN SPACE DISTRICT PER
DOC. NO. 2013-0171576 O.R.

S.E. 1/4
SEC. 29
T. 3 S., R. 5 W.



SCALE: 1" = 40'

INDICATES EASEMENT AREA

EXHIBIT "A"

LEGAL DESCRIPTION

FUEL MODIFICATION EASEMENT

THAT PORTION OF LAND DESCRIBED IN THE DEED TO RIVERSIDE COUNTY REGIONAL PARK AND OPEN-SPACE DISTRICT, A PUBLIC CORPORATION, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED APRIL 11, 2013 AS DOCUMENT NO. 2013-0171576, OFFICIAL RECORDS OF SAID COUNTY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WITHIN SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST S.B.M, AS SHOWN BY SECTIONALIZED SURVEY OF RANCHO DE SAN JACINTO RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWESTERLY TERMINUS OF THAT COURSE DESCRIBED IN SAID DEED AS SOUTH 19°13'45" WEST 273.63 FEET;

THENCE NORTH 19°13'40" EAST, ALONG SAID COURSE A DISTANCE OF 273.63 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 970.00 FEET, A RADIAL LINE TO THE BEGINNING OF SAID CURVE BEARS NORTH 29°20'59" WEST;

THENCE NORTHEASTERLY ALONG SAID NON-TANGENT CURVE AN ARC DISTANCE OF 2.15 FEET, THROUGH A CENTRAL ANGLE OF 00°07'37", TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 330.00 FEET, A RADIAL LINE TO BEGINNING OF SAID CURVE BEARS SOUTH 52°12'35" WEST;

THENCE NORTHWESTERLY ALONG SAID NON-TANGENT CURVE AN ARC DISTANCE OF 60.18 FEET, THROUGH A CENTRAL ANGLE OF 10°26'55", TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, ALSO BEING THE NORTHWESTERLY BOUNDARY OF THE LAND DESCRIBED IN SAID ABOVE MENTIONED DEED, HAVING A

EXHIBIT "A"

LEGAL DESCRIPTION

FUEL MODIFICATION EASEMENT

RADIUS OF 1030.00 FEET, A RADIAL LINE TO THE BEGINNING OF SAID NON-TANGENT CURVE BEARS NORTH 29°25'03" WEST;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY BOUNDARY, AN ARC DISTANCE OF 524.90 FEET, THROUGH A CENTRAL ANGLE OF 29°11'55";

THENCE CONTINUING ALONG SAID NORTHWESTERLY BOUNDARY SOUTH 31°23'02" WEST 4.40 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 970.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY BOUNDARY LINE AND TANGENT CURVE THROUGH A CENTRAL ANGLE 21°07'58", AN ARC DISTANCE OF 357.77 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 637.00 FEET, A RADIAL LINE TO THE BEGINNING OF SAID NON-TANGENT CURVE BEARS NORTH 17°15'10" EAST;

THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE AN ARC DISTANCE OF 71.05 FEET THROUGH A CENTRAL ANGLE OF 06°23'27 TO A POINT ON THE SOUTHEAST LINE OF THE LAND DESCRIBED IN SAID ABOVE MENTIONED DEED;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE, NORTH 52°52'08" EAST 431.10 FEET;

THENCE SOUTH 37°07'43" EAST 20.00 FEET;

THENCE NORTH 52°52'17" EAST 165.00 FEET TO THE **POINT OF BEGINNING**;

EXHIBIT "A"

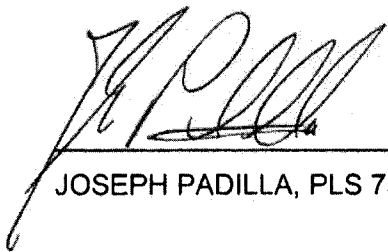
LEGAL DESCRIPTION

FUEL MODIFICATION EASEMENT

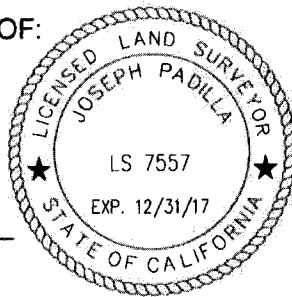
THE ABOVE DESCRIBED LAND CONTAINS 111,684 SQUARE FEET OR 2.56 ACRES, MORE OR LESS.

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

PREPARED UNDER THE SUPERVISION OF:



JOSEPH PADILLA, PLS 7557 DATE 5-5-16




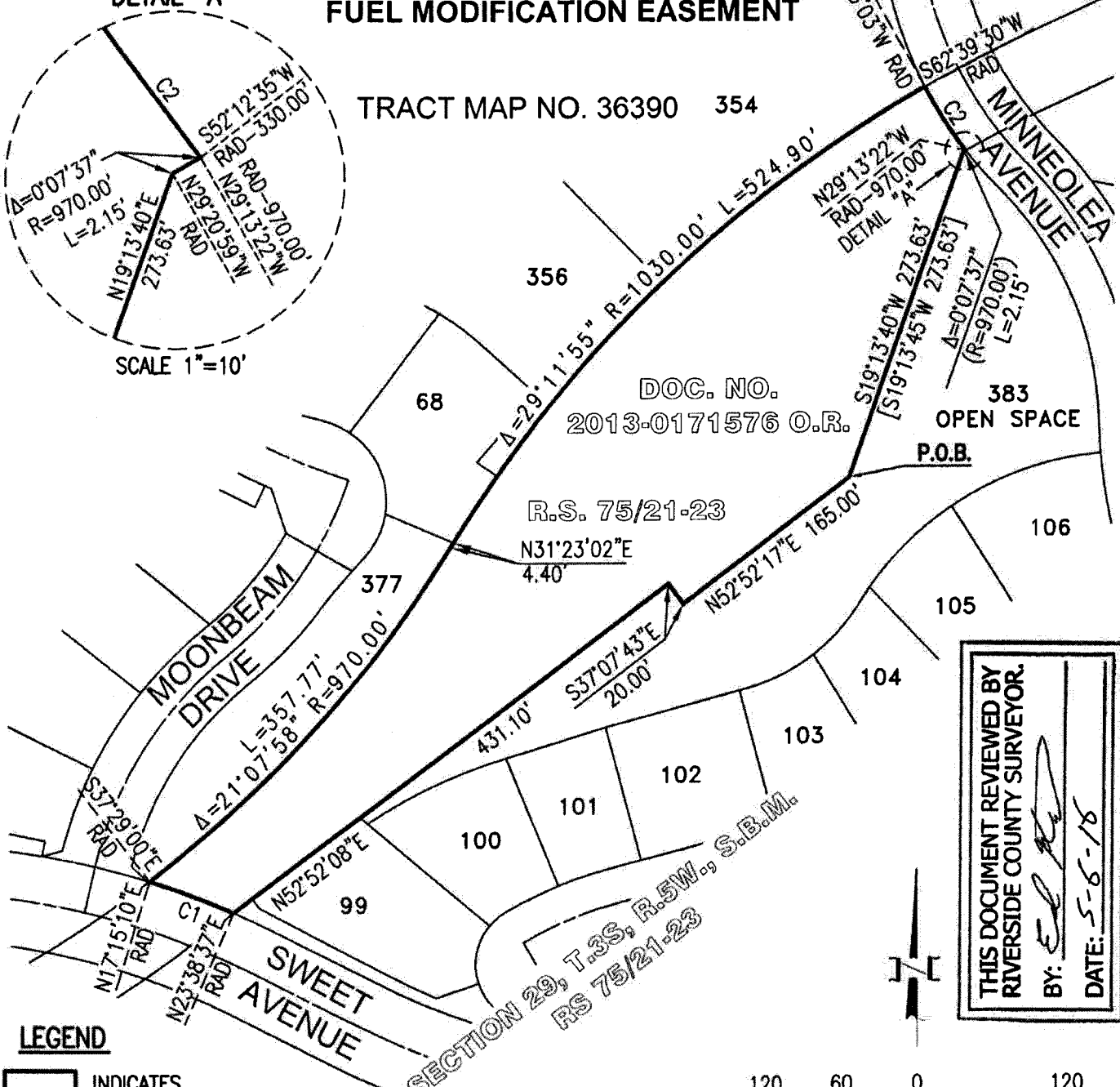
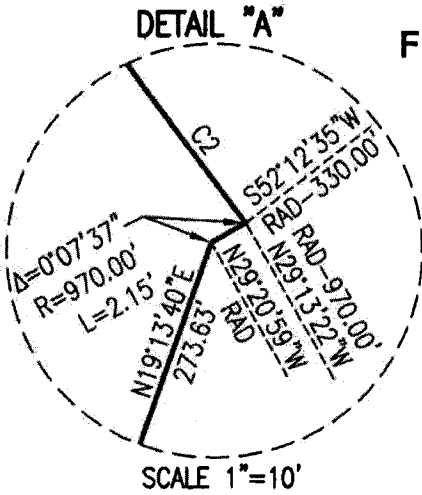
THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: 
DATE: 5-6-16

EXHIBIT "B"

FUEL MODIFICATION EASEMENT

SHEET 1 OF 1

TRACT MAP NO. 36390 354



THIS DOCUMENT REVIEWED BY
 RIVERSIDE COUNTY SURVEYOR.
 BY: *[Signature]*
 DATE: 5-6-16

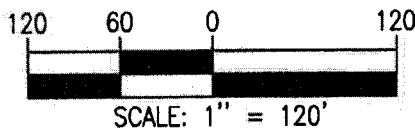
LEGEND

- INDICATES EASEMENT AREA
- [] INDICATES RECORD DATA PER DOC. NO. 2013-0171576 O.R.

SURVEYOR'S CERTIFICATE

PREPARED UNDER THE SUPERVISION OF:

[Signature] 5-5-16
 JOSEPH PADILLA
 LICENSED LAND SURVEYOR NO. 7557



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	6°23'27"	637.00'	71.05'
C2	10°26'55"	330.00'	60.18'

MDS CONSULTING
 MORSE SCHULTZ
 PLANNERS ENGINEERS SURVEYORS
 17320 REDHILL AVE. SUITE 350
 IRVINE, CA 92614
 PH: 949-251-8821
 FAX: 949-251-0516

EXHIBIT "A"
FUEL MODIFICATION EASEMENT
LEGAL DESCRIPTION

THAT PORTION OF LAND DESCRIBED IN THE DEED TO RIVERSIDE COUNTY REGIONAL PARK AND OPEN-SPACE DISTRICT, A PUBLIC CORPORATION, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED APRIL 11, 2013 AS DOCUMENT NO. 2013-0171576, OFFICIAL RECORDS OF SAID COUNTY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WITHIN SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST S.B.M, AS SHOWN BY SECTIONALIZED SURVEY OF RANCHO DE SAN JACINTO RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS;

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 29, WITH THE SOUTHEASTERLY LINE OF SAID LAND DESCRIBED IN DOCUMENT NO. 2013-0171576, RECORDED APRIL 11, 2013, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

THENCE ALONG SAID SOUTHEASTERLY LINE SOUTH 56°51'26" WEST 68.64 FEET, TO A POINT ON A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 355.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 72°15'16" EAST,

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°51'35" AN ARC DISTANCE OF 61.09 FEET TO ITS INTERSECTION WITH THE NORTHWESTERLY LINE OF SAID LAND DESCRIBED IN DOCUMENT NO. 2013-0171576, RECORDED APRIL 11, 2013, OFFICIAL RECORDS OF RIVERSIDE COUNTY.


THENCE ALONG SAID NORTHWESTERLY LINE NORTH 56°51'26" EAST 98.09 FEET, TO A POINT ON SAID EASTERLY LINE OF SAID SECTION 29;

THENCE SOUTH 00°54'00" WEST 72.41 FEET, ALONG SAID EASTERLY LINE, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND CONTAINS 4,948 SQUARE FEET OR 0.11 ACRES, MORE OR LESS.

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

PREPARED UNDER THE SUPERVISION OF:



JOSEPH PADILLA, PLS 7557
4-25-16

DATE

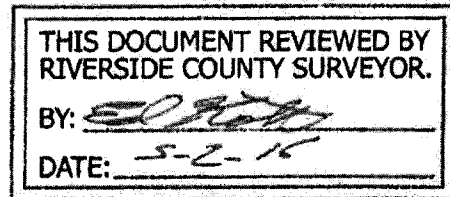
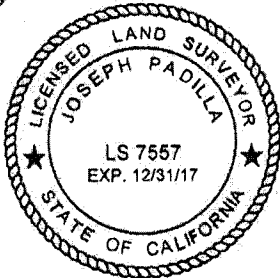


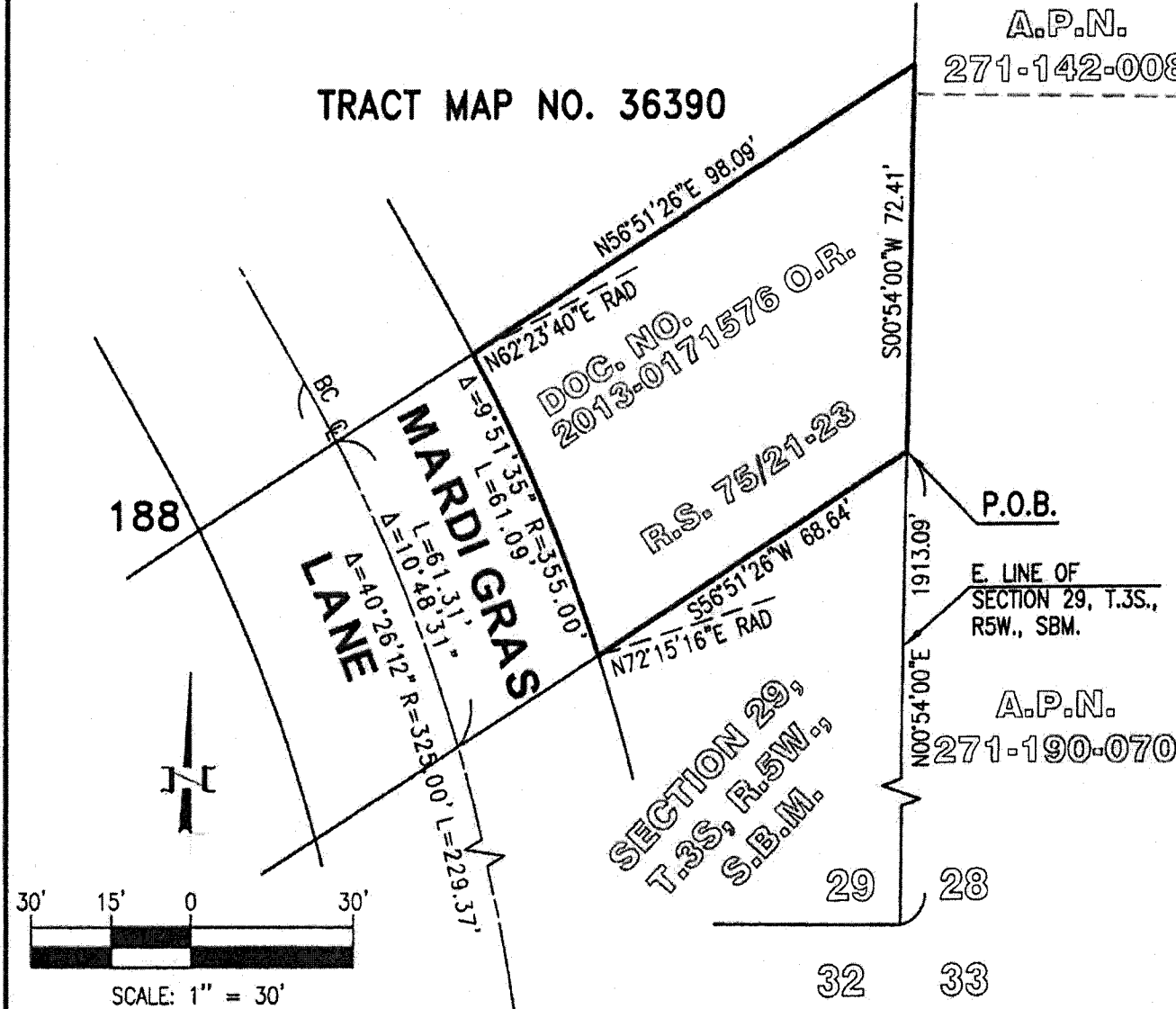
EXHIBIT "B"

SHEET 1 OF 1

FUEL MODIFICATION EASEMENT

TRACT MAP NO. 36390

A.P.N.
271-142-008




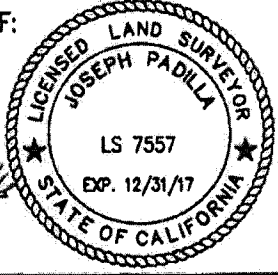
LEGEND


 INDICATES EASEMENT AREA

SURVEYOR'S CERTIFICATE

PREPARED UNDER THE SUPERVISION OF:


 JOSEPH PADILLA DATE 4-25-16
 LICENSED LAND SURVEYOR NO. 7557



THIS DOCUMENT REVIEWED BY
 RIVERSIDE COUNTY SURVEYOR.
 BY: 
 DATE: 5-2-16

MDS CONSULTING	MORSE	17320 REDHILL AVE. SUITE 350 IRVINE, CA 92614
	SCHULTZ	PH: 949-251-8821 FAX: 949-251-0516
PLANNERS ENGINEERS SURVEYORS		

EXHIBIT "C"
FUEL MODIFICATION EMERGENCY ACCESS EASEMENT
LEGAL DESCRIPTION

THAT PORTION OF LAND DESCRIBED IN THE DEED TO RIVERSIDE COUNTY REGIONAL PARK AND OPEN-SPACE DISTRICT, A PUBLIC CORPORATION, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED APRIL 11, 2013 AS DOCUMENT NO. 2013-0171576, OFFICIAL RECORDS OF SAID COUNTY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WITHIN SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST S.B.M, AS SHOWN BY SECTIONALIZED SURVEY OF RANCHO DE SAN JACINTO RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS;

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SECTION 29, TOWNSHIP 3, SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, WITH THE SOUTHEASTERLY LINE OF SAID LAND DESCRIBED IN DOCUMENT NO. 2013-0171576, RECORDED APRIL 11, 2013, OFFICIAL RECORDS OF RIVERSIDE COUNTY;

THENCE NORTH 00°54'00" EAST 40.97 FEET, ALONG SAID EAST LINE OF SECTION 29, TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 40.00 FEET AND THE **TRUE POINT OF BEGINNING**, A RADIAL LINE TO SAID POINT BEARS NORTH 19°59'23" WEST;

THENCE SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 13°09'11", AN ARC DISTANCE OF 9.18 FEET;

THENCE SOUTH 56°51'26" WEST 74.71 FEET, TO A POINT ON A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 355.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 66°27'57" EAST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°15'36", AN ARC DISTANCE OF 20.20 FEET;

THENCE NORTH 56°51'26" EAST 71.91 FEET, TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 60.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°17'28", AN ARC DISTANCE OF 21.25 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 29;


THENCE ALONG SAID EAST LINE SOUTH 00°54'00" WEST 20.91 FEET TO THE **TRUE POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1,769 SQUARE FEET OR 0.04 ACRES, MORE OR LESS.

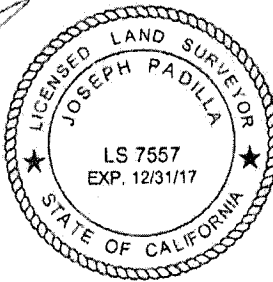
EXHIBIT "C"
FUEL MODIFICATION EMERGENCY ACCESS EASEMENT
LEGAL DESCRIPTION

EXHIBIT "D" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED UNDER THE SUPERVISION OF:



JOSEPH PADILLA, P.L.S. 7557
4-25-14
DATE




THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: 
DATE: 5-2-16

EXHIBIT "D"

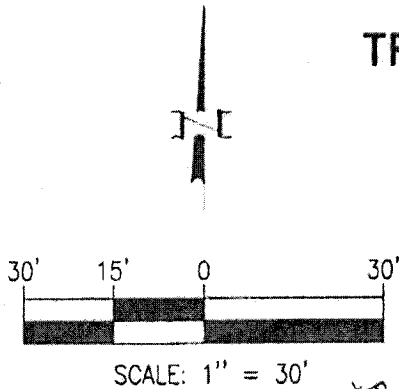
SHEET 1 OF 1

FUEL MODIFICATION EMERGENCY ACCESS EASEMENT

TRACT MAP NO. 36390

A.P.N.

271-142-008



SCALE: 1" = 30'

MARDIGRAS LANE

DOC. NO. 2013-0171576 O.R.
R.S. 75/21-23

RAD N12°51'06"W

T.P.O.B.

P.O.C.

E. LINE OF SECTION 29, T.3S., R.5W., S.B.M.

A.P.N.

271-190-070

LEGEND

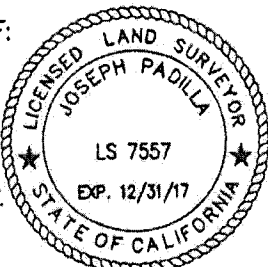
INDICATES EASEMENT AREA

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°54'00"E	20.91'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	3°15'36"	355.00'	20.20'
C2	0°48'41"	355.00'	5.03'
C4	20°17'28"	60.00'	21.25'
C5	13°09'11"	40.00'	9.18'

SURVEYOR'S CERTIFICATE
PREPARED UNDER THE SUPERVISION OF:

DATE: 4/25/16
JOSEPH PADILLA
LICENSED LAND SURVEYOR NO. 7557



SECTION 29,
T.3S., R.5W.,
S.B.M.

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY:
DATE: 5-2-15

MDS CONSULTING MORSE SCHULTZ
17320 REDHILL AVE. SUITE 350 IRVINE, CA 92614
PH: 949-251-8821 FAX: 949-251-0518
PLANNERS ENGINEERS SURVEYORS

ATTACHMENT 4

INITIAL STUDY AND ADDENDUM NO. 1 TO EIR NO. 433
FOR AMENDMENT NO. 1 TO SPECIFIC PLAN NO. 325;
CHANGE OF ZONE NO. 7779 AND TENTATIVE TRACT MAP NO. 36390

- 1
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