

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

205



FROM: Economic Development Agency/Facilities Management and Transportation Department

SUBMITTAL DATE:
January 15, 2014

SUBJECT: Right of Way Acquisition Agreement and Temporary Construction Access Agreement for the A Street Project, District 1, [\$16,200] ; 100% Developer Contributions

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the attached Right of Way Acquisition Agreement for Parcels 0641-002A, 0641-006A, 0641-006I, 0641-006J, 0641-006K, 0641-006L and 0641-008A, all within a portion of Assessor's Parcel Numbers 239-270-002, 269-060-004, 269-060-005, 269-060-006 and 269-100-014;
2. Approve the attached Temporary Construction Access Agreement for Parcels 0641-002B, 0641-002C, 0641-006B, 0641-006C, 0641-006E, 0641-006F, 0641-008B and 0641-008C, all within a portion of Assessor's Parcel Numbers 239-270-002, 269-060-004, 269-060-005, 269-060-006 and 269-100-014;

(Continued)

Patricia Romo

Robert Field

Juan C. Perez, Director
Transportation and Land Management
Patricia Romo
Assistant Director of Transportation

Robert Field
Assistant County Executive Officer/EDA

| FINANCIAL DATA | Current Fiscal Year | Next Fiscal Year | Total Cost | Ongoing Cost | POLICY/CONSENT (per Exec. Office) |
|------------------------|---------------------|------------------|------------|--------------|---|
| COST | \$ 16,200 | \$ 0 | \$ 16,200 | \$ 0 | Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/> |
| NET COUNTY COST | \$ 0 | \$ 0 | \$ 0 | \$ 0 | |

SOURCE OF FUNDS: 100% Developer Contributions

Budget Adjustment: No
For Fiscal Year: 2013/14

C.E.O. RECOMMENDATION:

APPROVE

BY: *Rohini Dasika*
Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Benoit, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: February 4, 2014
xc: EDA, Transp.

Kecia Harper-Ihem
Clerk of the Board
By: *[Signature]*
Deputy

Prev. Agn. Ref.: 3.41b of 12/21/04; 3.58 of 12/18/07; 3.38 of 3/27/12; 3-73 of 9/24/13

District: 1/1

Agenda Number:

3-6

FORM APPROVED COUNTY COUNSEL
BY: *[Signature]* 11/15/13
PATRICIA MUNROE /DATE

FISCAL PROCEDURES APPROVED
PAUL ANGULO, CPA, AUDITOR-CONTROLLER
BY: *[Signature]* 11/3/14
Departmental Concurrence

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

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

Economic Development Agency/Facilities Management and Transportation Department

FORM 11: Right of Way Acquisition Agreement and Temporary Construction Access Agreement for the A Street Project, District 1 [\$16,200]; 100% Developer Contributions

DATE: January 15, 2014

PAGE: 2 of 3

RECOMMENDED MOTION: (Continued)

3. Authorize the Chairman of the Board to execute these agreements on behalf of the County;
4. Authorize the Assistant County Executive Officer/EDA or his designee to execute any other documents and administer all actions necessary to complete this transaction; and
5. Authorize and allocate the sum of \$16,200 to pay all related transaction costs.

BACKGROUND:

Summary

The Riverside County Transportation Department (RCTD) proposes to construct A Street, a two-lane collector road connecting McAllister Street to Van Buren Boulevard in the Woodcrest area (Project). Approximately 40 percent of the Project is located in the unincorporated county area (County) and 60 percent is located within the City of Riverside (City) jurisdiction.

In 2006, the County approved Tract 30153 (McAllister Hills), which would have constructed a golf course residential community development. The County required this tract to construct a new road between McAllister and Van Buren, referred to as A Street, which would serve traffic from the development and provide an alternate access route for residents of Victoria Grove, the Orchards, and other communities in the area north of Cajalco and east of La Sierra.

In 2008, work ceased on the developer's project, which went into foreclosure due to the economic downturn. Since that time, the communities desire to see "A" Street move forward has been heightened by the closure of the extension of McAllister north into the City of Riverside. The County took over the "A" Street project in 2010 and is working on property acquisition to prepare for construction.

Funding for the acquisition comes from Development Impact fees collected in this area since this road will help mitigate impacts of future development.

Environmental Impact Report No. 433 (EIR) was completed in compliance with the EIR Guidelines and Riverside County Rules to implement California Environmental Quality Act (CEQA). On December 21, 2004, the Board of Supervisors adopted Resolution No. 2004-539, Certifying Environmental Impact Report No. 433. On September 24, 2013, Amendment No. 1 to EIR No. 433 was approved by the Board of Supervisors.

CV Inland Communities 1, LP, a Delaware limited partnership (CV Communities) has agreed to dedicate the right-of-way and temporary access from the portion of the property needed for the proposed A Street project at no cost. CV Communities will execute an Easement Deed for road purposes in favor of the City of Riverside referenced as Parcel 0641-002A from a portion of Assessor's Parcel Number 239-270-002; an Easement Deed for road purposes in favor of the County of Riverside referenced as Parcel 0641-006A and an Easement Deed for storm drainage purposes in favor of the County of Riverside referenced as Parcels 0641-006I through 0641-006L, all located within a portion of Assessor's Parcel Numbers 269-060-004, 269-060-005, and 269-060-006; and an Easement Deed for road purposes in favor of the County of Riverside referenced as Parcel 0641-008A from a portion of Assessor's Parcel Number 269-100-014. There are costs of \$16,200 associated with this transaction.

The County and City are working together to identify potential funding for this project.

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

Economic Development Agency/Facilities Management and Transportation Department

FORM 11: Right of Way Acquisition Agreement and Temporary Construction Access Agreement for the A Street Project, District 1 [\$16,200]; 100% Developer Contributions

DATE: January 15, 2014

PAGE: 3 of 3

This Form 11 has been reviewed and approved by County Counsel as to legal form.

Impact on Residents and Businesses

The Project is a critical circulation and emergency access link for the communities of The Orchard, Victoria Grove and other developments located east of La Sierra Avenue, and north of El Sobrante

SUPPLEMENTAL:

Additional Fiscal Information

The following summarizes the funding necessary for the acquisition and temporary access for portions of Assessor's Parcel Numbers 239-270-002, 269-060-004, -005, and -006, and 269-100-014:

| | |
|-------------------------------------|----------|
| Acquisition: | \$ 0 |
| Temporary Construction Access | 0 |
| Estimated Title and Escrow Charges: | 0 |
| Preliminary Title Report | 1,200 |
| County Appraisal | 0 |
| EDA/FM Real Property Staff Time | 15,000 |
| Total Estimated Acquisition Costs | \$16,200 |

All costs associated with the acquisition of this property are fully funded by the Developer Mitigation Public Facilities Trust Fund in the Transportation Department's budget for FY 2013/14. No net county costs will be incurred as a result of this transaction.

Attachments:

Right of Way Acquisition Agreement (4)

Temporary Construction Access Agreement (4)

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PROJECT: FAIRWAY DRIVE (A STREET) NEW ROAD
CONSTRUCTION

PARCEL(S): 0641-002A, 0641-006A, 0641-006I, 0641-006J,
0641-006K, 0641-006L, and 0641-008A

APN: 239-270-002, 269-060-004, 269-060-005, 269-
060-006, and 269-100-014 (PORTION)

RIGHT OF WAY ACQUISITION AGREEMENT

This Right of Way Acquisition Agreement, ("Agreement"), is made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("County"), and CV INLAND INVESTMENTS 1, LP, a Delaware limited partnership, ("Grantor"). County and Grantor are sometimes collectively referred to as "Parties."

RECITALS

WHEREAS, Grantor owns that certain real property located between McAllister Street and Van Buren Boulevard in both City of Riverside and unincorporated Riverside County, County of Riverside, State of California, as depicted on the Plat Maps identified as Attachment "1," attached hereto and made a part hereof. The real property consisting of 146.24 acres of land and is also known as Assessor's Parcel Numbers: 239-270-002, 269-060-004, 269-060-005, 269-060-006, and 269-100-014 ("Property"); and

WHEREAS, Grantor desires to dedicate to the County and the County desire to accept a portion of the easement interest for road purposes as well as certain drainage easement in the Property ("ROW"), for the purpose of constructing the Fairway Drive (A Street) Project ("Project") as follows: an Easement Deed in favor of City of Riverside for road purposes referenced as Parcel 0641-002A; an Easement Deed in favor of the County of Riverside for road purposes referenced as Parcel Nos. 0641-006A and 0641-008A both described on Attachment "2A" attached hereto and made a part hereof, and an Easement Deed in favor of the County of Riverside for drainage

1 purposes referenced as Parcels Nos. 0641-006I, 0641-006J, 0641-006K, and 0641-
2 006L described on Attachment "2B" attached hereto and made a part hereof, pursuant
3 to the terms and conditions set forth herein; and

4 WHEREAS, concurrently with this Agreement, the Parties intend to enter into a
5 Temporary Construction Access Agreement to grant County the right to temporarily
6 use portions of the Property, as described therein, for slope purposes and for all
7 purposes necessary to facilitate and accomplish the construction of the Project; and

8 WHEREAS, the Effective Date is the date on which this Agreement is approved
9 and fully executed by County and Grantor as listed on the signature page of this
10 Agreement;

11 NOW, THEREFORE, in consideration of the payment and other obligations set
12 forth below, Grantor and County mutually agree as follows:

13 **ARTICLE 1. AGREEMENT**

14 1. Recitals. All the above recitals are true and correct and by this reference
15 are incorporated herein.

16 2. Consideration. As consideration for the acquisition of the ROW, the
17 County shall construct the road adjacent to Assessor's Parcel Number 239-270-002,
18 269-060-004, 269-060-005, 269-060-006, and 269-100-014 in exchange for Grantor's
19 conveyance of the Right of Way Property described herein, under the terms and
20 conditions set forth in this Agreement.

21 3. County Responsibilities.

22 A. On or before the date that Escrow is to close ("Close of Escrow"):

23 i. County will deposit to Escrow Holder amounts sufficient for
24 all escrow, recording and reconveyance fees incurred in this transaction, and if title
25 insurance is desired by County, the premium charged therefore. Said escrow and
26 recording charges shall not include documentary transfer tax as County is exempt
27 pursuant to Ca Govt. Code section 6103 and Ca Revenue and Taxation Code section
28 11922.

1 ii. County will deposit all other such documents consistent with
2 this Agreement as are reasonably required by Escrow Holder or otherwise to close
3 Escrow.

4 B. County will authorize the Escrow Holder to close Escrow, in
5 accordance with the provisions herein, to Grantor conditioned only upon the
6 satisfaction by County.

7 i. The deposit of the following documents into Escrow for
8 recordation in the Official Records of the County Recorder of Riverside County
9 ("Official Records") upon Close of Escrow:

10 a. The three (3) easement deeds executed, acknowledged
11 and delivered to Yolanda King, Real Property Agent for the County or to Escrow
12 Holder, substantially in the forms attached hereto as Attachment "3," (Easement
13 Deeds) granting the portion of the Property, subject to the following:

14 1. Free and clear of all liens, encumbrances,
15 easements, leases (recorded or unrecorded), and taxes except those encumbrances
16 and easements which, in the sole discretion of the County, are acceptable, except:

17 2. Current fiscal year, including personal
18 property tax, if any, and any further assessment thereto under Chapter 3.5 of Revenue
19 and Taxation Code of the State of California;

20 3. Easements or rights of way of record over said
21 land for public or quasi-public utility or public street purposes, if any;

22 4. Any items on the Preliminary Title Report
23 (PTR) not objected to by County in a writing provided to Escrow Holder before the
24 Close of Escrow;

25 5. Any other taxes owed whether current or
26 delinquent are to be made current.

27
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1 4. Grantor Responsibilities.

2 A. Execute and acknowledge an Easement Deed in favor of the City
3 of Riverside for road purposes dated _____ identified as Parcel Number 0641-
4 002A; an Easement Deed in favor of the County of Riverside for road purposes dated
5 _____ identified as Parcel Numbers 0641-006A and 0641-008A; and an
6 Easement Deed in favor of the County of Riverside for drainage purposes dated
7 _____ identified as Parcel Numbers 0641-006I, 0641-006J, 0641-006K,
8 and 0641-006L and deliver deeds to Yolanda King, Real Property Agent for the County
9 or to the Escrow Holder.

10 B. The Grantor hereby represents and warrants that during the period
11 of Grantor's ownership of the property, there have been no disposals, releases or
12 threatened releases of hazardous substances or hazardous wastes on, from, or under
13 the property. Grantor further represents and warrants that Grantor has no knowledge
14 of any disposal, release, or threatened release of hazardous substances or hazardous
15 wastes, on, from, or under the property which may have occurred prior to Grantor
16 taking title to the property.

17 C. The acquisition price of the property being acquired in this
18 transaction reflects the fair market value of the property without the presence of
19 contamination. If the property being acquired is found to be contaminated by the
20 presence of hazardous waste which requires mitigation under Federal or State law, the
21 County may elect to recover its cleanup costs from those who caused or contributed to
22 the contamination.

23 **Article II. MISCELLANEOUS**

24 1. It is mutually understood and agreed by and between the Parties hereto
25 that the right of possession and use of the subject property by County, including the
26 right to remove and dispose of improvements, shall commence upon the execution of
27 this Agreement by all parties.

28

1 2. This Agreement embodies all of the considerations agreed upon between
2 the County and Grantor. This Agreement was obtained without coercion, promises
3 other than those provided herein, or threats of any kind whatsoever by or to either
4 party.

5 3. The performance of this Agreement constitutes the entire consideration
6 for the acquisition of the Property and shall relieve the County of all further obligations
7 or claims pertaining to the acquisition of the Property or pertaining to the location,
8 grade or construction of the proposed public improvement.

9 4. This Agreement is made solely for the benefit of the Parties to this
10 Agreement and their respective successors and assigns, and no other person or entity
11 may have or acquired any right by virtue of this Agreement.

12 5. This Agreement shall not be changed, modified, or amended except upon
13 the written consent of the Parties hereto.

14 6. This Agreement is the result of negotiations between the Parties and is
15 intended by the Parties to be a final expression of their understanding with respect to
16 the matters herein contained. This Agreement supersedes any and all other prior
17 agreements and understandings, oral or written, in connection therewith. No provision
18 contained herein shall be construed against the County solely because it prepared this
19 Agreement in its executed form.

20 7. Any action at law or in equity brought by either of the Parties for the
21 purpose of enforcing a right or rights provided for by this Agreement shall be tried in a
22 court of competent jurisdiction in the County of Riverside, State of California, and the
23 Parties hereby waive all provisions of law providing for a change of venue in such
24 proceedings to any other county.

25 8. Grantor and its assigns and successors in interest shall be bound by all
26 the terms and conditions contained in this Agreement, and all the Parties thereto shall
27 be jointly and severally liable thereunder.

28

1 9. This Agreement may be signed in counterpart or duplicate copies, and
2 any signed counterpart or duplicate copy shall be equivalent to a signed original for all
3 purposes.

4 In Witness Whereof, the Parties have executed this Agreement the day and year
5 last below written.

6
7 Dated: 2/4/14

8
9 COUNTY:

10 COUNTY OF RIVERSIDE
11 a political subdivision of the
12 State of California

GRANTOR:

CV INLAND INVESTMENTS, 1, LP
a Delaware limited partnership
By: CV Inland Investments 1, Inc., a
Delaware corporation its General
Partner

13
14 By: Jeff Stone
15 Jeff Stone, Chairman
Board of Supervisors

By: August Belmont
August Belmont, President

16 ATTEST:
17 Kecia Harper-Ihem
Clerk of the Board

By: Michael White
Michael White, Vice President

18
19 By: David Elder
20 Deputy

21 APPROVED AS TO FORM:
22 Pamela J. Walls
23 County Counsel

24 By: Patricia Munroe
25 Patricia Munroe
Deputy County Counsel

26
27
28 SV:sl/101713/394TR/15.870

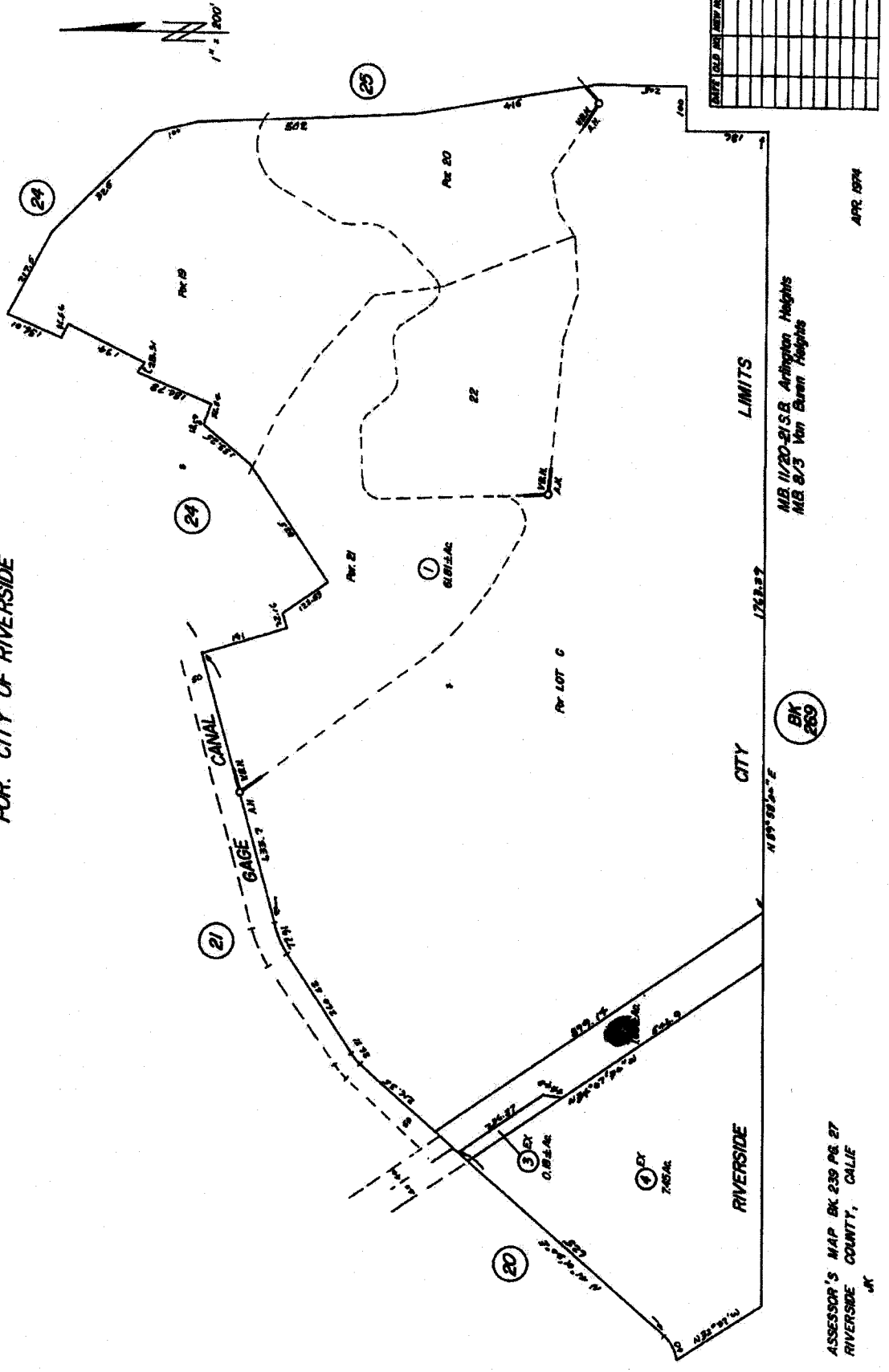
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ATTACHMENT "1"
Assessor's Plat Map

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239-27

FOR SEC 20 T3S. R5W
FOR CITY OF RIVERSIDE



ASSESSOR'S MAP BK 239 PG 27
RIVERSIDE COUNTY, CALIF

MB 11/20-21/5 R Arlington Heights
MB 8/5 Von Buren Heights

APR 1974

LIMITS

CITY

RIVERSIDE

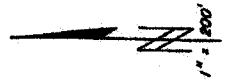
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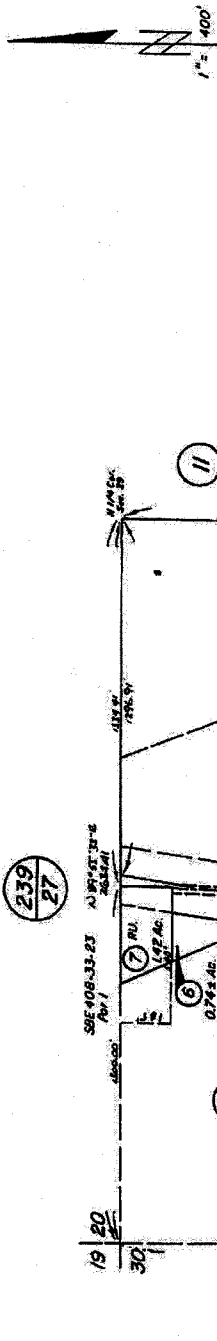


THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY

POR. NW 1/4 SEC. 29, T.3S. R.5W.
(POR. RO. EL SOBRANTE DE SAN JACINTO)

T.R.A. 8806

10-10
269-06



| DATE | ED. NO. | REV. NO. | REV. BY |
|------|---------|----------|---------|
| 1-77 | 1 | 1 | 1 |
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M.B. 9/13 EL SOBRANTE LEMON TRACT No. 1
P.M. 32/56 PARCEL MAP. 8043

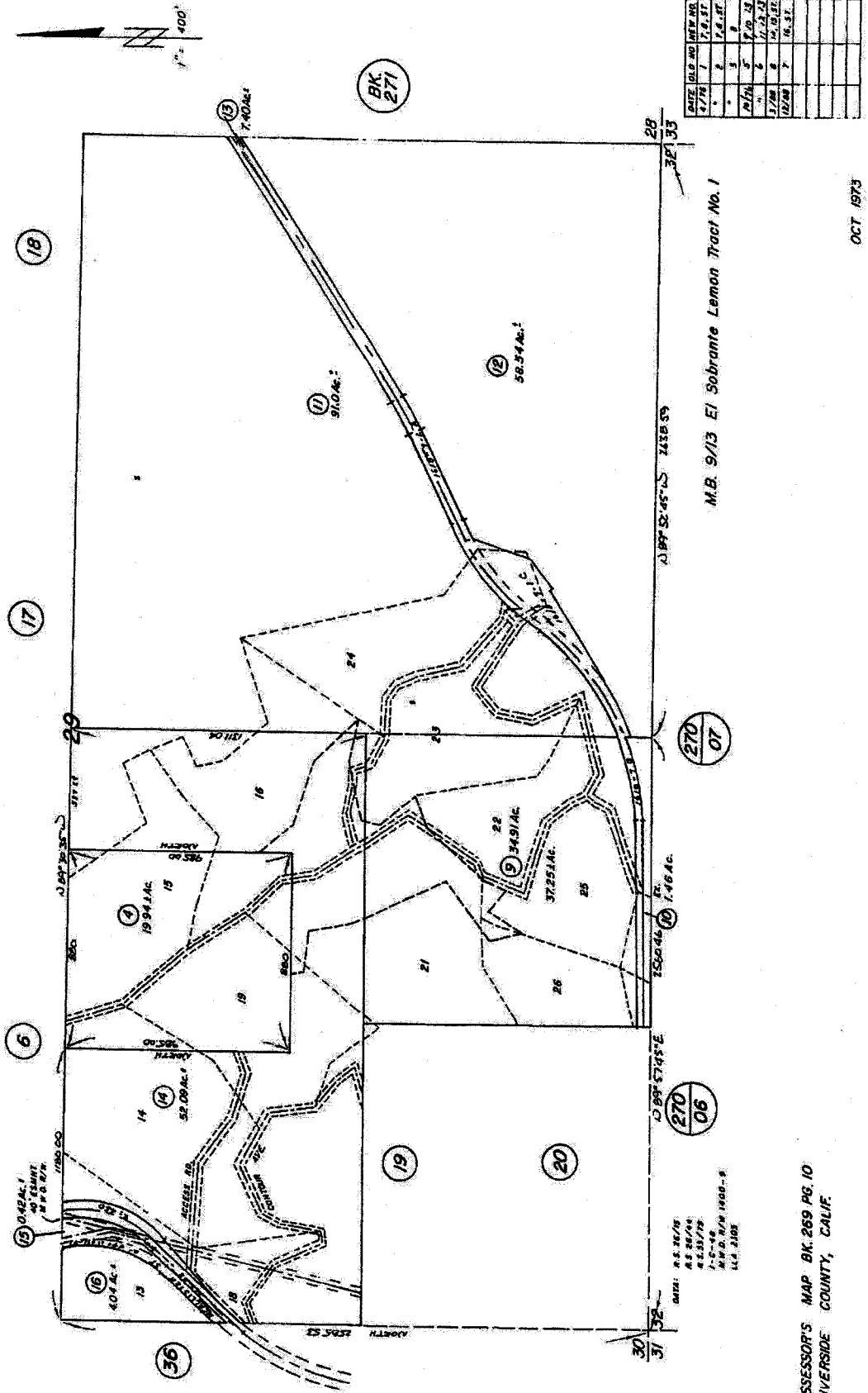
M.S. 1/10/1909-9
L.S. 2108

ASSESSOR'S MAP BK. 269 PG. 06
RIVERSIDE COUNTY, CALIF.

T.R.A. 8806 ¹⁰⁻¹⁸ 269-10

POR. S1/2 SEC. 29, T.3S. R.5W.
(POR. RO. EL SOBRANTE DE SAN JACINTO)

THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY



M.B. 9/13 El Sobrante Lemon Tract No. 1

OCT 1973

ASSESSOR'S MAP BK. 269 PG. 10
RIVERSIDE COUNTY, CALIF.

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ATTACHMENT "2"
Legal Description and Plat Maps

"2A" – Road Easement

1. A portion of APN: 239-270-002; Parcel 0641-002A in favor of the City of Riverside

2. A portion of APN's: 269-060-004, 269-060-005, 269-060-006; Parcel 0641-006A in favor of the County and a portion of APN: 269-100-014; Parcel 0641-008A in favor of the County

"2B" – Drainage Easement

1. A portion of APN's: 269-060-004, 269-060-005, 269-060-006; Parcels 0641-006I, 0641-006J, 0641-006K and 0641-006L in favor of the County

EXHIBIT "A"
0641-002A
LEGAL DESCRIPTION
PUBLIC ROAD AND UTILITY EASEMENT

Being a portion of that certain parcel of land described in a Grant Deed to CV COMMUNITIES, LLC, a Delaware limited liability company, recorded April 28, 2011 as filed in Instrument No. 2011-0187094 of Official Records, Riverside County Recorder, lying within Section 20, Township 3 South, Range 5 West, San Bernardino Meridian in the City of Riverside, County of Riverside, State of California, more particularly described as follows:

PARCL 0641-002A:

COMMENCING at the South Quarter Corner of Section 20, Township 3 South, Range 5 West, San Bernardino Meridian;

Thence along the southerly line thereof, North $89^{\circ}23'48''$ West 1251.05 feet;

Thence departing said line, North $08^{\circ}54'55''$ East 160.67 feet to the beginning of a tangent curve concave easterly and having a radius of 1033.00 feet;

Thence northerly along said curve through a central angle of $06^{\circ}10'49''$ an arc length of 111.43 feet, a radial line to said point bears, North $74^{\circ}54'16''$ West, said point also being a point on the northeasterly line of that certain parcel of land described in a Grant Deed to the City of Riverside, recorded September 7, 1977 as filed in Instrument No. 77-174584 of Official Records, Riverside County Recorder and the southwesterly line of said Grant Deed to CV COMMUNITIES, LLC, said point being the **TRUE POINT OF BEGINNING**;

Thence continuing northerly along said curve concave easterly and having a radius of 1033.00 feet, through a central angle of $06^{\circ}48'29''$ an arc length of 122.74 feet to a point on the northeasterly line of said Grant Deed to CV COMMUNITIES, LLC;

Thence along said northeasterly line of said Grant Deed to CV COMMUNITIES, LLC, South $33^{\circ}38'36''$ East 81.37 feet to a point on a curve concave easterly and having a radius of 967.00 feet, said curve being concentric with said 1033.00 foot radius, a radial line to said point bears, North $70^{\circ}49'30''$ West;

Thence southerly along the said concentric curve through a central angle of $07^{\circ}36'28''$ an arc length of 128.40 feet to a point on the aforementioned northeasterly line of said Grant Deed to the City of Riverside;

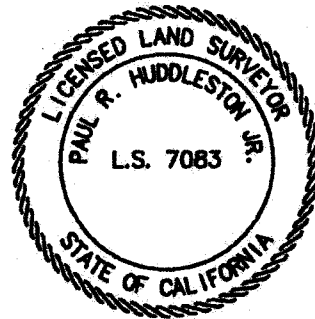
Thence along said northeasterly line North $33^{\circ}38'36''$ West 90.24 feet to the **TRUE POINT OF BEGINNING**.

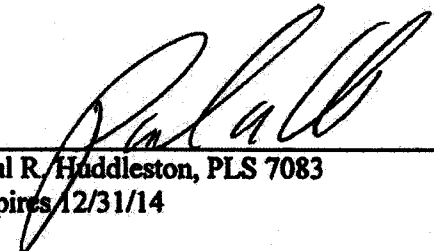
Containing 8,277 Square Feet, 0.190 acres more or less.

EXHIBIT "A"
0641-002A
LEGAL DESCRIPTION
PUBLIC ROAD AND UTILITY EASEMENT

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

Prepared under the supervision of:





Paul R. Huddleston, PLS 7083
Expires 12/31/14

3/18/13
Date


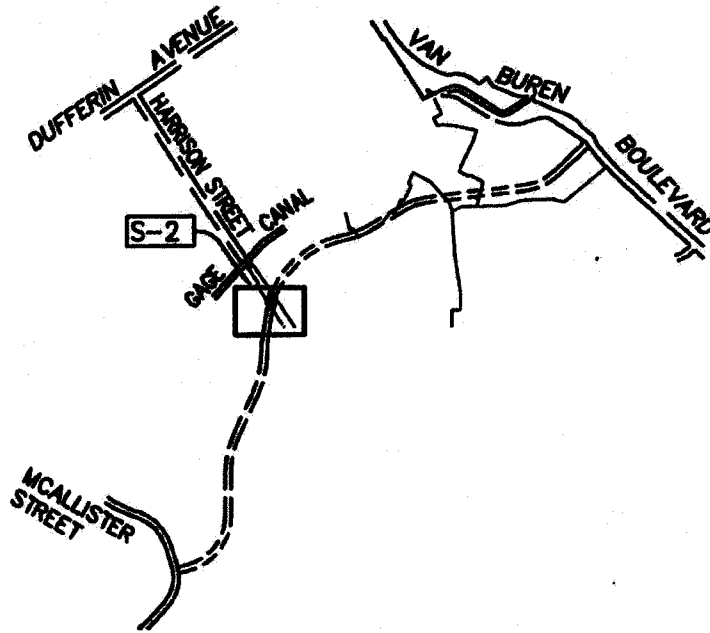
THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: 
DATE: 4-9-13

EXHIBIT "B"

0641-002A

PUBLIC ROAD AND UTILITY EASEMENT



VICINITY / INDEX MAP

LEGEND:



INDICATES SHEET No. AS NOTED.

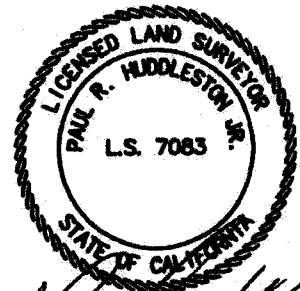


INDICATES RECORD PER RS 72/85-90.



INDICATES PARCEL No.

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: *[Signature]*
DATE: 4-9-13



[Signature]
PAUL R. HUDDLESTON JR.
PLS 7083

COUNTY W.O.: C1-0641

OWNER:
CV
COMMUNITIES,
LLC



HUNSAKER & ASSOCIATES
IRVINE, INC

INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE A-15
RIVERSIDE CA 92504 (951)352-7200

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,
SAN BERNARDINO MERIDIAN

PREPARED BY
RNB

CHECKED BY
PRH, JR.

SHEET 1 OF 2

DATE: Mar 15, 2013

W.O. 3053-9

APN:
239-270-002

EXHIBIT "B"

0641-002A

PUBLIC ROAD AND UTILITY EASEMENT

N'ELY LINE OF GRANT DEED TO CV
COMMUNITIES, LLC, REC. 4/28/2011,
PER INST. No. 2011-0187094, O.R.

APN: 239-270-001

N'ELY LINE OF GRANT DEED
TO THE CITY OF RIVERSIDE,
REC. 9/7/1977, PER INST.
No. 77-174584, O.R.

INST. No. 77-174584 O.R.
REC. 9/7/1977

APN: 239-270-004

N08°54'55"E
160.67'

T.P.O.B.
Δ=06°10'49"
R=1033.00'
L=111.43'

N74°54'16"W (R)

Δ=06°48'29"
R=1033.00'
L=122.74'

N68°05'47"W (R)

CITY OF RIVERSIDE
N89°23'48"W 2641.25'
(N89°23'31"W 2641.23')

APN: 296-060-004

N89°23'48"W 1251.05'
COUNTY OF RIVERSIDE

LOT 1
MB 9/13

N78°25'58"W (R)
APN: 239-270-002

Δ=07°36'28"
R=967.00'
L=128.40'

N70°49'30"W (R)

0641-002A
8,277 SQ.FT.
0.190 AC.

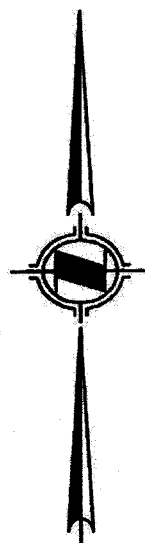
S33°38'36"E 81.37'

33' 33'
66'

33' 33'
66'

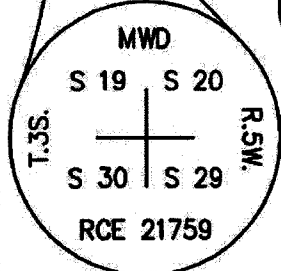
33' 33'
66'

INST. No. 2011-0187094 O.R.
REC. 04/28/2011
POR. BLOCK "C"
MB 11/20-21 SB Co.

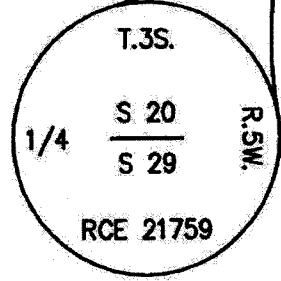


SCALE: 1" = 100'

P.O.C.



NORTH LINE OF RANCHO EL
SOBRANTE DE SAN JACINTO
& THE SOUTH LINE OF SW¼
SECTION 20, T.3S., R.5W.,
S.B.M.



COUNTY W.O.: C1-0641

OWNER:
CV
COMMUNITIES,
LLC

APN:
239-270-002



HUNSAKER & ASSOCIATES
IRVINE, INC
INLAND EMPIRE REGION
2900 ADAMS STREET, SUITE A-15
RIVERSIDE CA 92504 (951)352-7200
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,
SAN BERNARDINO MERIDIAN

| | | |
|--------------------|------------------------|--------------|
| PREPARED BY RNB | CHECKED BY PRH, JR. | SHEET 2 OF 2 |
|--------------------|------------------------|--------------|

DATE: Mar 15, 2013 W.O. 3053-9

EXHIBIT "A"
0641-006A
LEGAL DESCRIPTION
PUBLIC ROAD AND UTILITY EASEMENT

Being a portion of Lots 1 and 2 of the Map of El Sobrante Lemon Tract No. 1 as filed in Book 9, page 13 of Maps, Riverside County Recorder, being a Sectionalized Survey of Section 29, Township 3 South, Range 5 West, lying within Rancho El Sobrante De San Jacinto, in the County of Riverside, State of California, more particularly described as follows:

PARCEL 0641-006A:

COMMENCING at the South Quarter Corner of Section 20, Township 3 South, Range 5 West, San Bernardino Meridian;

Thence along the southerly line thereof, North $89^{\circ}23'48''$ West 1184.35 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said southerly line North $89^{\circ}23'48''$ West 66.70 feet;

Thence departing said line, South $08^{\circ}54'55''$ West 90.03 feet to the beginning of a tangent curve concave easterly and having a radius of 1033.00 feet;

Thence southerly along said curve through a central angle of $05^{\circ}02'01''$ an arc length of 90.75 feet;

Thence South $03^{\circ}52'54''$ West 219.50 feet to the beginning of a tangent curve concave westerly and having a radius of 967.00 feet;

Thence southerly along said curve through a central angle of $20^{\circ}54'42''$ an arc length of 352.93 feet;

Thence South $24^{\circ}47'36''$ West 500.59 feet to a point on the easterly line of Parcel 4 of Parcel Map 8043 as filed in Book 32, pages 5 and 6 of Parcel Maps, records of Riverside County Recorder;

Thence along said easterly line South $00^{\circ}08'03''$ West 191.06 feet to a point on a curve concave southeasterly and having a radius of 967.00 feet, a radial line to said point bears, North $74^{\circ}52'02''$ West;

Thence northeasterly along said curve through a central angle of $09^{\circ}39'38''$ an arc length of 163.04 feet to a point on a line being 66.00 feet southeasterly and parallel, measured at right angles from the aforementioned line described as "South $24^{\circ}47'36''$ West 500.59 feet";

EXHIBIT "A"
0641-006A
LEGAL DESCRIPTION
PUBLIC ROAD AND UTILITY EASEMENT

Thence along said parallel line North 24°47'36" East 511.95 feet to the beginning of a tangent curve concave westerly and having a radius of 1033.00 feet, said curve being concentric with first said 967.00 foot radius;

Thence northerly along said concentric curve through a central angle of 20°54'42" an arc length of 377.02 feet to a point on a line being 66.00 feet easterly and parallel, measured at right angles from the aforementioned line described as "South 03°52'54" West 219.50 feet;

Thence along said parallel line North 03°52'54" East 219.50 feet to the beginning of a tangent curve concave easterly and having a radius of 967.00 feet, said curve being concentric with first said 1033.00 foot radius;

Thence northerly along said concentric curve through a central angle of 05°02'01" an arc length of 84.95 feet to a point on a line being 66.00 feet easterly and parallel, measured at right angles from the aforementioned line described as "South 08°54'55" West 90.03 feet;

Thence along said parallel line North 08°54'55" East 99.68 feet to the **TRUE POINT OF BEGINNING.**

Containing 88,953 Square Feet, 2.042 acres more or less.

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

Prepared under the supervision of:

| |
|--|
| THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR. BY: <u>Paul R. Huddleston</u> DATE: <u>9-26-13</u> |
|--|



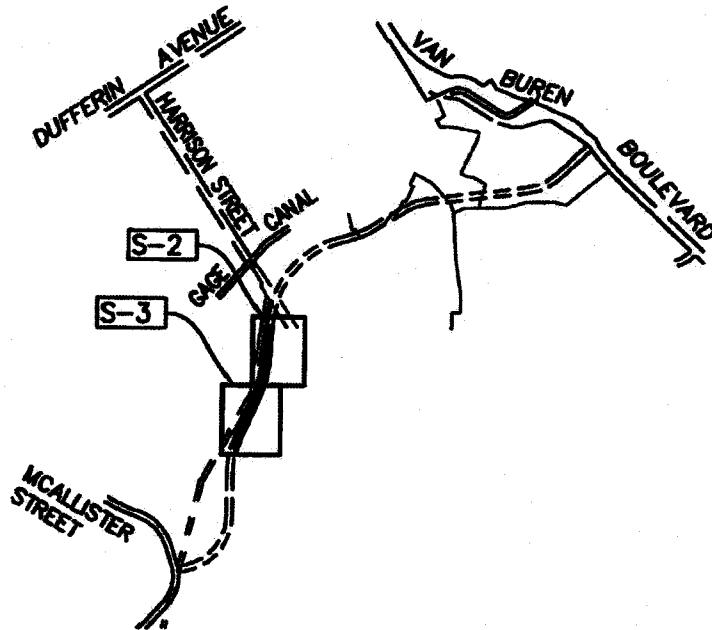
Paul R. Huddleston
Paul R. Huddleston, PLS 7083
Expires 12/31/14

9/23/13
Date

EXHIBIT "B"

0641-006A

PUBLIC ROAD AND UTILITY EASEMENT



VICINITY / INDEX MAP

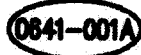
LEGEND:



INDICATES SHEET No. AS NOTED.

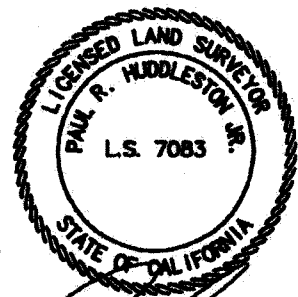


INDICATES RECORD PER RS 72/85-90.



INDICATES PARCEL No.

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: *[Signature]*
DATE: *4-9-13*



[Signature]
PAUL R. HUDDLESTON JR.
PLS 7083

COUNTY W.O.: C1-0641

OWNER:
CV
COMMUNITIES,
LLC

APN:
269-060-004



HUNSAKER & ASSOCIATES
IRVINE, INC

INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE A-15
RIVERSIDE CA 92504 (951)352-7200

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 29, T. 3 S., R. 5 W.,
RANCHO EL SOBRANTE DE SAN JACINTO

PREPARED BY
RNB

CHECKED BY
PRH, JR.

SHEET 1 OF 3

DATE: Mar 15, 2013

W.O. 3053-9

EXHIBIT "B"

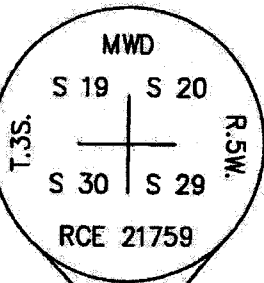
0641-006A

PUBLIC ROAD AND UTILITY EASEMENT

POR. BLOCK "C"

MB 11/20-21 SB Co.

APN: 239-270-001



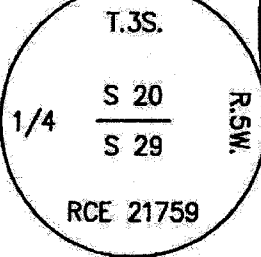
INST. No.
77-174584 O.R.
REC. 9/7/1977
APN: 239-270-004

APN: 239-270-002
CITY OF RIVERSIDE
P.O.C.

N89°23'48"W 66.70'
N89°23'48"W 2641.25' (N89°23'31"W 2641.23')

N89°23'48"W 1184.35'

T.P.O.B. COUNTY OF RIVERSIDE



NORTH LINE OF RANCHO EL
SOBRANTE DE SAN JACINTO
& THE SOUTH LINE OF SW¼
SECTION 20, T.3S., R.5W.,
S.B.M.

Δ=05°02'01" R=967.00'
L=84.95'

0641-006A

88,953 SQ.FT.
2.042 AC.

LOT 1
MB 9/13
APN: 269-060-004

LOT 1
MB 9/13
APN: 269-060-004

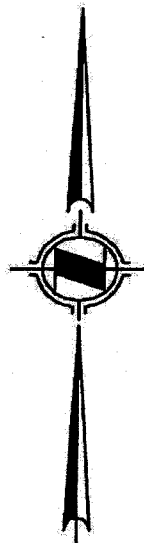
Δ=05°02'01" R=1033.00'
L=90.75'

POR.
LOT 2
MB 9/13
APN: 269-060-006

40' WIDE MWDSC EASEMENT PER
DEED RECORDED 10/01/1940 IN
BOOK 479, PAGE 109 O.R.
Δ=20°54'42" R=967.00'
L=352.93'

POR.
LOT 2
MB 9/13
APN: 269-060-004

Δ=20°54'42" R=1033.00'
L=377.02'



SCALE: 1" = 100'

SEE SHEET 3 FOR CONTINUATION

COUNTY W.O.: C1-0641

OWNER:
CV
COMMUNITIES,
LLC

APN:
269-060-004



HUNSAKER & ASSOCIATES
IRVINE, INC

INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE A-15
RIVERSIDE CA 92504 (951)352-7200

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 29, T. 3 S., R. 5 W.,
RANCHO EL SOBRANTE DE SAN JACINTO

PREPARED BY
RNB

CHECKED BY
PRH, JR.

SHEET 2 OF 3

DATE: Mar 15, 2013

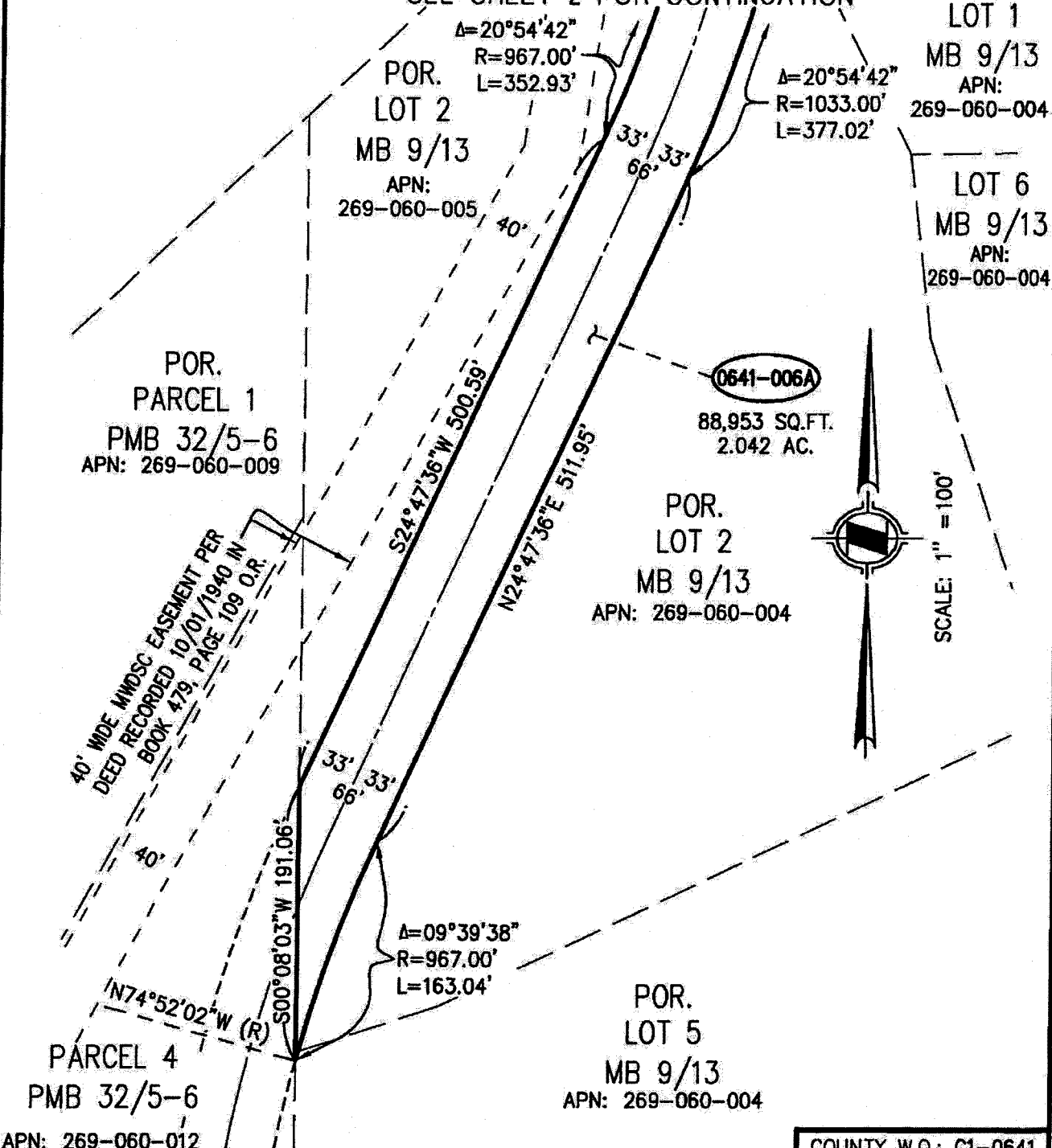
W.O. 3053-9

EXHIBIT "B"

0641-006A

PUBLIC ROAD AND UTILITY EASEMENT

SEE SHEET 2 FOR CONTINUATION



LOT 1
MB 9/13
APN:
269-060-004

LOT 6
MB 9/13
APN:
269-060-004

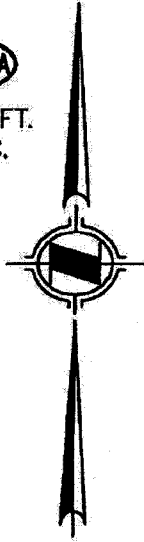
POR.
PARCEL 1
PMB 32/5-6
APN: 269-060-009

POR.
LOT 2
MB 9/13
APN: 269-060-004

PARCEL 4
PMB 32/5-6
APN: 269-060-012

POR.
LOT 5
MB 9/13
APN: 269-060-004

0641-006A
88,953 SQ.FT.
2.042 AC.



COUNTY W.O.: C1-0641

OWNER:
CV
COMMUNITIES,
LLC

APN:
269-060-004



HUNSAKER & ASSOCIATES
IRVINE, INC
INLAND EMPIRE REGION
2900 ADAMS STREET, SUITE A-15
RIVERSIDE CA 92504 (951)352-7200
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 29, T. 3 S., R. 5 W.,
RANCHO EL SOBRANTE DE SAN JACINTO

| | | |
|--------------------|------------------------|--------------|
| PREPARED BY RNB | CHECKED BY PRH, JR. | SHEET 3 OF 3 |
| DATE: Mar 15, 2013 | | W.O. 3053-9 |

EXHIBIT "A"
0641-006I, 0641-006J, 0641-006K & 0641-006L
LEGAL DESCRIPTION
STORM DRAIN EASEMENT

Being a portion of Lots 1, 2, 5 and 9 of the Map of El Sobrante Lemon Tract No. 1 as filed in Book 9, page 13 of Maps, Riverside County Recorder, being a Sectionalized Survey of Section 29, Township 3 South, Range 5 West, lying within Rancho El Sobrante De San Jacinto, in the County of Riverside, State of California, more particularly described as follows:

PARCEL 0641-006I:

COMMENCING at the South Quarter Corner of Section 20, Township 3 South, Range 5 West, San Bernardino Meridian;

Thence along the southerly line thereof, North 89°23'48" West 1251.05 feet;

Thence departing said line South 08°54'55" West 90.03 feet to the beginning of a tangent curve concave easterly and having a radius of 1033.00 feet;

Thence southerly along said curve through a central angle of 5°02'01" an arc length of 90.75 feet;

Thence South 86°07'06" East 66.00 feet;

Thence South 03°52'54" West 86.61 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing South 03°52'54" West 20.00 feet;

Thence South 86°07'06" East 10.00 feet;

Thence North 03°52'54" East 20.00 feet;

Thence North 86°07'06" West 10.00 feet to the **TRUE POINT OF BEGINNING**;

Containing: 200 Square Feet, 0.005 acres more or less.

PARCEL 0641-006J:

COMMENCING at the South Quarter Corner of Section 20, Township 3 South, Range 5 West, San Bernardino Meridian;

Thence along the southerly line thereof, North 89°23'48" West 1251.05 feet;

EXHIBIT "A"
0641-006L, 0641-006J, 0641-006K & 0641-006L
LEGAL DESCRIPTION
STORM DRAIN EASEMENT

Thence departing said line South 08°54'55" West 90.03 feet to the beginning of a tangent curve concave easterly and having a radius of 1033.00 feet;

Thence southerly along said curve through a central angle of 5°02'01" an arc length of 90.75 feet;

Thence South 03°52'54" West 182.55 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing South 03°52'54" West 36.95 feet to the beginning of a tangent curve concave westerly and having a radius of 967.00 feet;

Thence southerly along said curve through a central angle of 02°02'14" an arc length of 34.38 feet, a radial line to said point bears, South 84°04'52" East, said point further being a point of intersection with a non-radial curve concave westerly and having a radius of 730.86 feet, a radial line to said point bears, South 71°30'04" East;

Thence departing said curve having a radius of 967.00 feet, along the last mentioned curve having a radius of 730.86 feet through a central angle of 04°24'36" an arc length of 56.25 feet to a point of reverse curvature and having a radius of 130.00 feet, a radial line to said point bears, South 67°05'28" East;

Thence southerly along the last mentioned curve through a central angle of 09°40'52" an arc length of 21.97 feet;

Thence South 13°13'40" West 80.50 feet;

Thence South 35°03'29" East 21.13 feet to a point on the aforementioned 967.00 foot radius curve concave westerly, a radial line to said point bears, South 73°51'28" East;

Thence southerly along said curve through a central angle of 04°25'43" an arc length of 74.74 feet to a point on said curve to which a radial line bears, South 69°25'45" East, said point hereinafter referred to as **POINT "A"**;

Thence departing said curve North 35°03'29" West 45.60 feet;

Thence North 08°50'51" East 110.10 feet;

EXHIBIT "A"
0641-006I, 0641-006J, 0641-006K & 0641-006L
LEGAL DESCRIPTION
STORM DRAIN EASEMENT

Thence North 85°13'25" East 19.30 feet to a line being 15.00 feet westerly and parallel, measured at right angles from the aforementioned line described as "South 13°13'40" West 80.50 feet";

Thence along said parallel line North 13°13'40" East 22.91 feet to the beginning of a tangent curve concave easterly and having a radius of 145.00 feet, said curve being concentric with the aforementioned curve having a radius of 130.00 feet;

Thence northerly along said concentric curve through a central angle of 09°40'52" an arc length of 24.50 feet to a point of reverse curvature having a radius of 715.86 feet, a radial line to said point bears, North 67°05'28" West, said curve also being concentric with that certain aforementioned curve described as having a radius of 730.86 feet;

Thence along said concentric curve through a central angle of 09°32'06" an arc length of 119.13 feet to a point of reverse curvature having a radius of 15.00 feet, a radial line bears South 76°37'34" East;

Thence continuing northerly along said curve having a radius of 15.00 feet through a central angle of 20°08'47" an arc length of 5.27 feet to the **TRUE POINT OF BEGINNING**.

Containing: 6,710 Square Feet, 0.154 acres more or less.

PARCEL 0641-006K:

COMMENCING at the aforementioned **POINT "A"**;

Thence South 35°03'29" East 78.80 feet to a point on a curve concave westerly having a radius of 1033.00 feet, said curve being concentric with said 967.00 foot radius curve, a radial line to said point bears, South 66°57'39" East, said point further being the **TRUE POINT OF BEGINNING**, said point hereinafter referred to as **POINT "B"**;

Thence northerly along said concentric curve through a central angle of 05°25'45" an arc length of 97.88 feet to a point on said curve to which a radial line bears, South 72°23'24" East;

Thence departing said curve South 72°43'09" East 72.81 feet;

Thence South 17°16'51" West 15.00 feet;

EXHIBIT "A"
0641-006I, 0641-006J, 0641-006K & 0641-006L
LEGAL DESCRIPTION
STORM DRAIN EASEMENT

Thence South 35°17'06" West 42.06 feet;

Thence South 5°03'29" East 5.00 feet;

Thence South 54°56'31" West 73.53 feet;

Thence North 35°03'29" West 30.37 feet to the **TRUE POINT OF BEGINNING**.

Containing: 6,389 Square Feet, 0.147 acres more or less.

PARCEL 0641-006L:

COMMENCING at the aforementioned **POINT "B"**, said point being a point on the aforementioned 1033.00 foot radius curve, a radial line to said point bears, South 66°57'39" East;

Thence southerly along said curve through a central angle of 01°45'16" an arc length of 31.63 feet;

Thence South 24°47'36" West 511.95 feet to the beginning of a tangent curve concave southeasterly and having a radius of 967.00 feet;

Thence southwesterly along said curve through a central angle of 09°39'38" an arc length of 163.04 feet to a point on the easterly line of Parcel 4 as filed in Book 32, pages 5 and 6 of Parcel Maps, Riverside County Recorder;

Thence along said easterly line, South 00°08'03" West 474.80 feet to the **TRUE POINT OF BEGINNING**;

Thence departing said easterly line South 15°47'01" East 63.96 feet;

Thence South 17°44'04" East 152.00 feet;

Thence South 89°44'01" East 42.06 feet;

Thence South 17°44'16" East 22.00 feet;

Thence South 54°15'29" West 22.55 feet;

EXHIBIT "A"
0641-006I, 0641-006J, 0641-006K & 0641-006L
LEGAL DESCRIPTION
STORM DRAIN EASEMENT

Thence South 10°20'13" West 47.60 feet;

Thence North 79°39'47" West 87.68 feet to a point on the aforementioned easterly line;

Thence along said easterly line North 00°08'03" East 40.64 feet;

Thence departing said easterly line South 79°39'47" East 60.90 feet;

Thence North 17°44'16" West 184.69 feet;

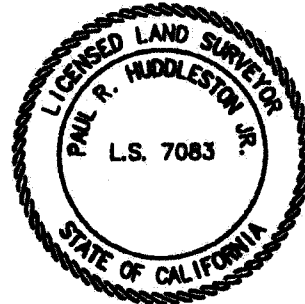
Thence North 15°47'01" West 11.87 feet to a point on the aforementioned easterly line;

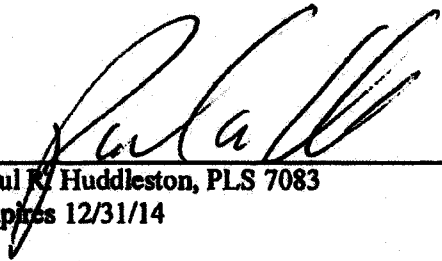
Thence along said easterly line North 00°08'03" East 54.69 feet to the **TRUE POINT OF BEGINNING**.

Containing: 8,448 Square Feet, 0.194 acres more or less.

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

Prepared under the supervision of:




Paul R. Huddleston, PLS 7083
Expires 12/31/14

4/27/13
Date


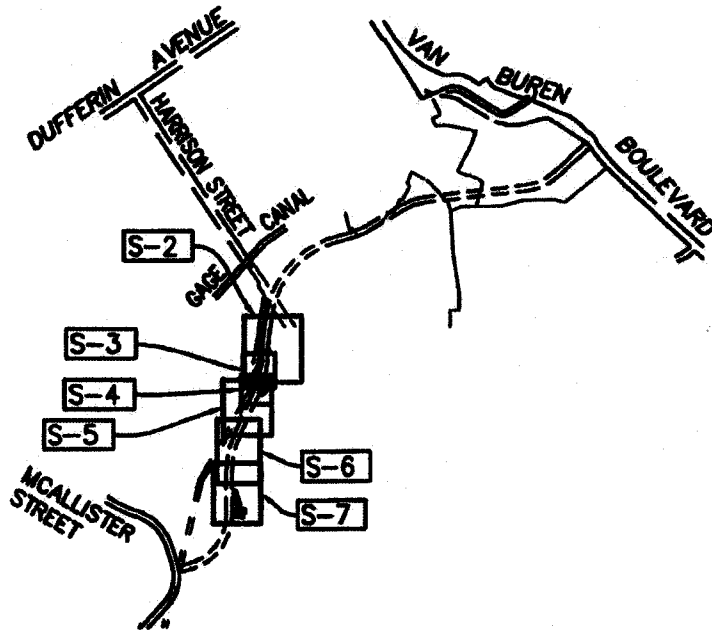
| |
|--|
| THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR. BY:  DATE: 4-25-13 |
|--|

EXHIBIT "B"

0641-006I, 0641-006J, 0641-006K & 0641-006L
STORM DRAIN EASEMENT



VICINITY / INDEX MAP

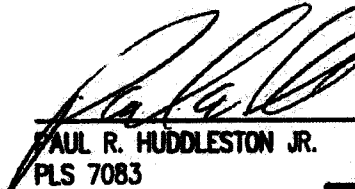
LEGEND:

- S-7 INDICATES SHEET No. AS NOTED.
- () INDICATES RECORD PER RS 72/85-90.
- 0641-001A INDICATES PARCEL No.
- Ⓢ INDICATES LINE OR CURVE DATA NUMBER (SEE SHEETS 8 & 9 FOR LINE AND CURVE TABLE DATA).

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.

BY: *[Signature]*

DATE: 4-25-13



LICENSED LAND SURVEYOR
PAUL R. HUDDLESTON JR.
L.S. 7083
STATE OF CALIFORNIA

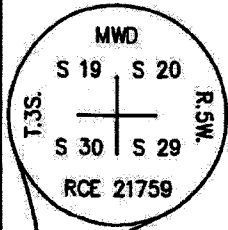
PAUL R. HUDDLESTON JR.
PLS 7083

COUNTY W.O.: C1-0641

| | | | | | | | | |
|---|---|--|--------------------|------------------------|--------------|--------------------|--|-------------|
| <p>OWNER: CV COMMUNITIES, LLC</p> <p>APN: 269-060-004</p> |  <p>HUNSAKER & ASSOCIATES IRVINE, INC INLAND EMPIRE REGION 2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS</p> | <p>POR. OF SECTION 29, T. 3 S., R. 5 W., RANCHO EL SOBRANTE DE SAN JACINTO</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">PREPARED BY RNB</td> <td style="width: 33%;">CHECKED BY PRH, JR.</td> <td style="width: 33%;">SHEET 1 OF 9</td> </tr> <tr> <td colspan="2">DATE: Apr 24, 2013</td> <td>W.O. 3053-9</td> </tr> </table> | PREPARED BY RNB | CHECKED BY PRH, JR. | SHEET 1 OF 9 | DATE: Apr 24, 2013 | | W.O. 3053-9 |
| PREPARED BY RNB | CHECKED BY PRH, JR. | SHEET 1 OF 9 | | | | | | |
| DATE: Apr 24, 2013 | | W.O. 3053-9 | | | | | | |

EXHIBIT "B"

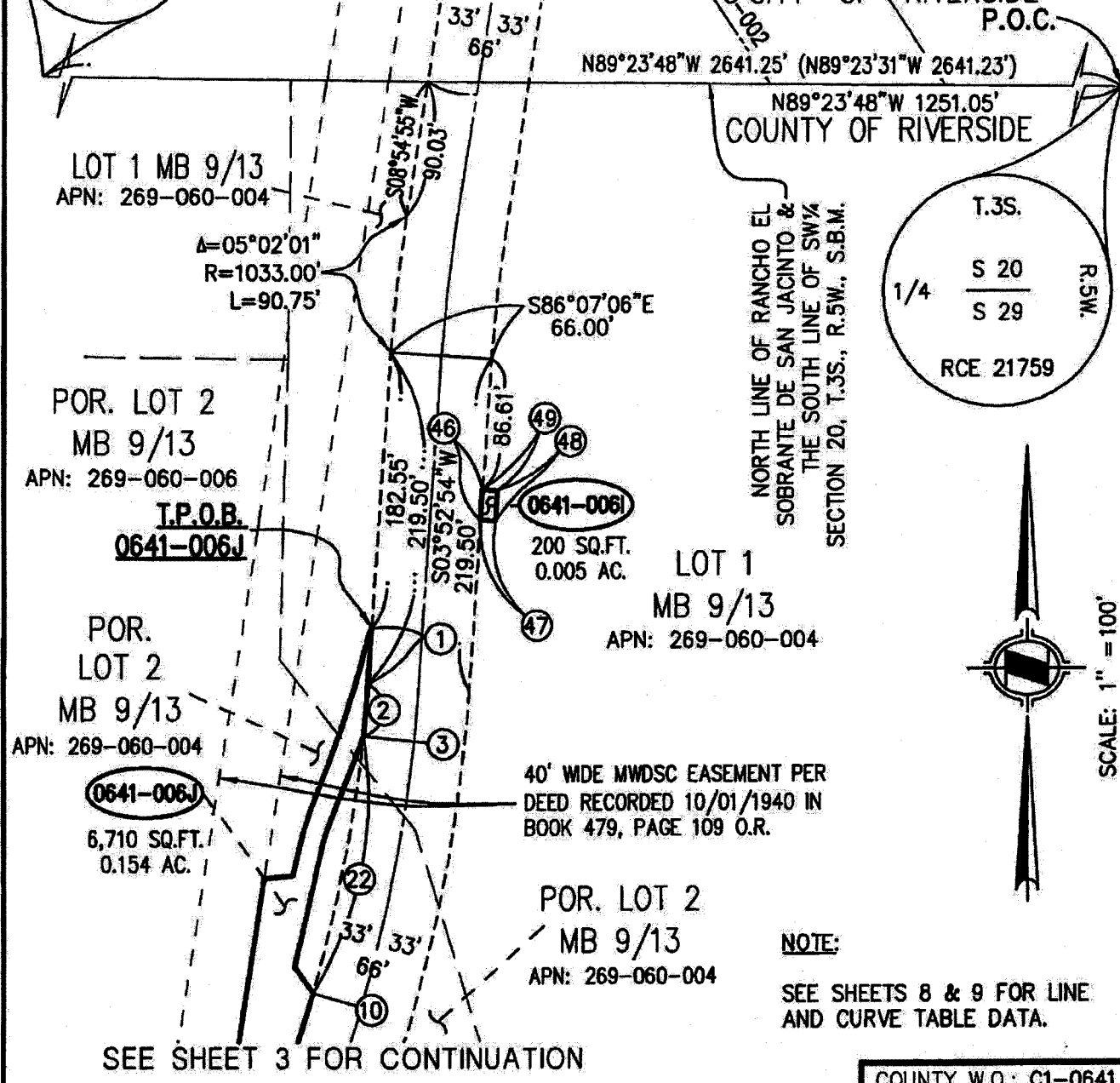
0641-006I, 0641-006J, 0641-006K & 0641-006L
STORM DRAIN EASEMENT



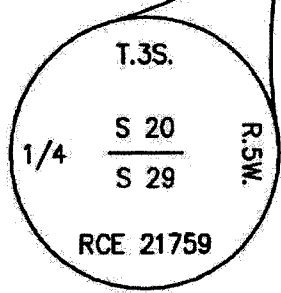
INST. No.
77-174584 O.R.
REC. 9/7/1977
APN: 239-270-004

POR. BLOCK "C"
MB 11/20-21 SB Co
APN: 239-270-001
CITY OF RIVERSIDE
P.O.C.

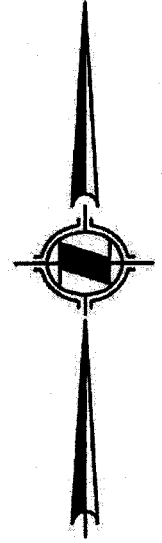
APN: 239-270-002



N89°23'48"W 1251.05'
COUNTY OF RIVERSIDE



NORTH LINE OF RANCHO EL
SOBRANTE DE SAN JACINTO &
THE SOUTH LINE OF SW¼
SECTION 20, T.3S., R.5W., S.B.M.



SCALE: 1" = 100'

NOTE:
SEE SHEETS 8 & 9 FOR LINE
AND CURVE TABLE DATA.

SEE SHEET 3 FOR CONTINUATION

COUNTY W.O.: C1-0641

| | | | | | | | | |
|---|---|---|--------------------|------------------------|--------------|--------------------|--|-------------|
| <p>OWNER: CV COMMUNITIES, LLC APN: 269-060-004</p> | <p>HUNSAKER & ASSOCIATES IRVINE, INC INLAND EMPIRE REGION 2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS</p> | <p>POR. OF SECTION 29, T. 3 S., R. 5 W., RANCHO EL SOBRANTE DE SAN JACINTO</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">PREPARED BY RNB</td> <td style="width: 33%;">CHECKED BY PRH, JR.</td> <td style="width: 33%;">SHEET 2 OF 9</td> </tr> <tr> <td colspan="2">DATE: Apr 24, 2013</td> <td>W.O. 3053-9</td> </tr> </table> | PREPARED BY RNB | CHECKED BY PRH, JR. | SHEET 2 OF 9 | DATE: Apr 24, 2013 | | W.O. 3053-9 |
| PREPARED BY RNB | CHECKED BY PRH, JR. | SHEET 2 OF 9 | | | | | | |
| DATE: Apr 24, 2013 | | W.O. 3053-9 | | | | | | |

EXHIBIT "B"

0641-006I, 0641-006J, 0641-006K & 0641-006L
STORM DRAIN EASEMENT

NOTE:

SEE SHEETS 8 & 9 FOR LINE
AND CURVE TABLE DATA.

SEE SHEET 2 FOR CONTINUATION

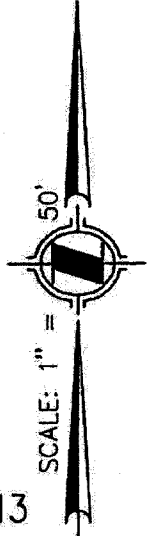
POR. LOT 2 MB 9/13
APN: 269-060-006

POR. LOT 2
MB 9/13
APN: 269-060-004

40' WIDE MWOSC EASEMENT PER
DEED RECORDED 10/01/1940 IN
BOOK 479, PAGE 109 O.R.

T.P.O.B.
0641-006J

182.55'
S03°52'54"W
219.50'



LOT 1
MB 9/13
APN: 269-060-004

POR. LOT 2
MB 9/13
APN: 269-060-004
NOTE: SEE SHEET 4
FOR DELINATION OF
PARCEL 0641-006K.

POR. LOT 2
MB 9/13
APN: 269-060-005

0641-006J
6,710 SQ.FT.
0.154 AC.

POINT "A"
POR. LOT 2
MB 9/13

APN: 269-060-004

SEE SHEET 5 FOR CONTINUATION

0641-006K
6,389 SQ.FT.
0.147 AC.

COUNTY W.O.: C1-0641

OWNER:
CV
COMMUNITIES,
LLC

APN:
269-060-004



HUNSAKER & ASSOCIATES
IRVINE, INC
INLAND EMPIRE REGION
2900 ADAMS STREET, SUITE A-15
RIVERSIDE CA 92504 (951)352-7200
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

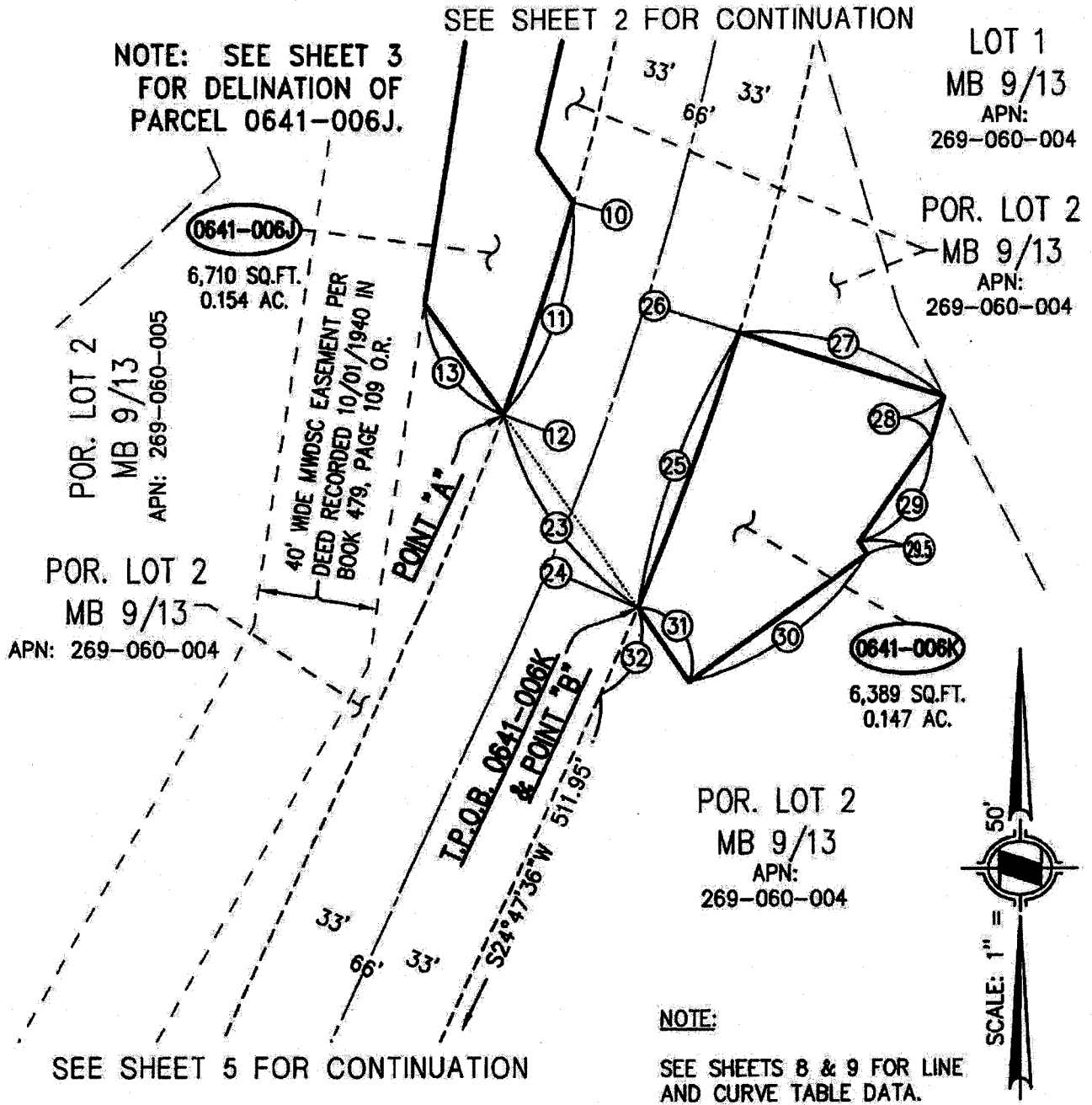
POR. OF SECTION 29, T. 3 S., R. 5 W.,
RANCHO EL SOBRANTE DE SAN JACINTO

| | | |
|--------------------|------------------------|--------------|
| PREPARED BY RNB | CHECKED BY PRH, JR. | SHEET 3 OF 9 |
|--------------------|------------------------|--------------|

| | |
|--------------------|-------------|
| DATE: Apr 24, 2013 | W.O. 3053-9 |
|--------------------|-------------|

EXHIBIT "B"

0641-006I, 0641-006J, 0641-006K & 0641-006L
STORM DRAIN EASEMENT



COUNTY W.O.: C1-0641

OWNER:
CV
COMMUNITIES,
LLC

APN:
269-060-004

H & A
HUNSAKER & ASSOCIATES
IRVINE, INC
INLAND EMPIRE REGION
2900 ADAMS STREET, SUITE A-15
RIVERSIDE CA 92504 (951)352-7200
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

| | | |
|--|------------------------|--------------|
| POR. OF SECTION 29, T. 3 S., R. 5 W., RANCHO EL SOBRANTE DE SAN JACINTO | | |
| PREPARED BY RNB | CHECKED BY PRH, JR. | SHEET 4 OF 9 |
| DATE: Apr 24, 2013 | | W.O. 3053-9 |

EXHIBIT "B"

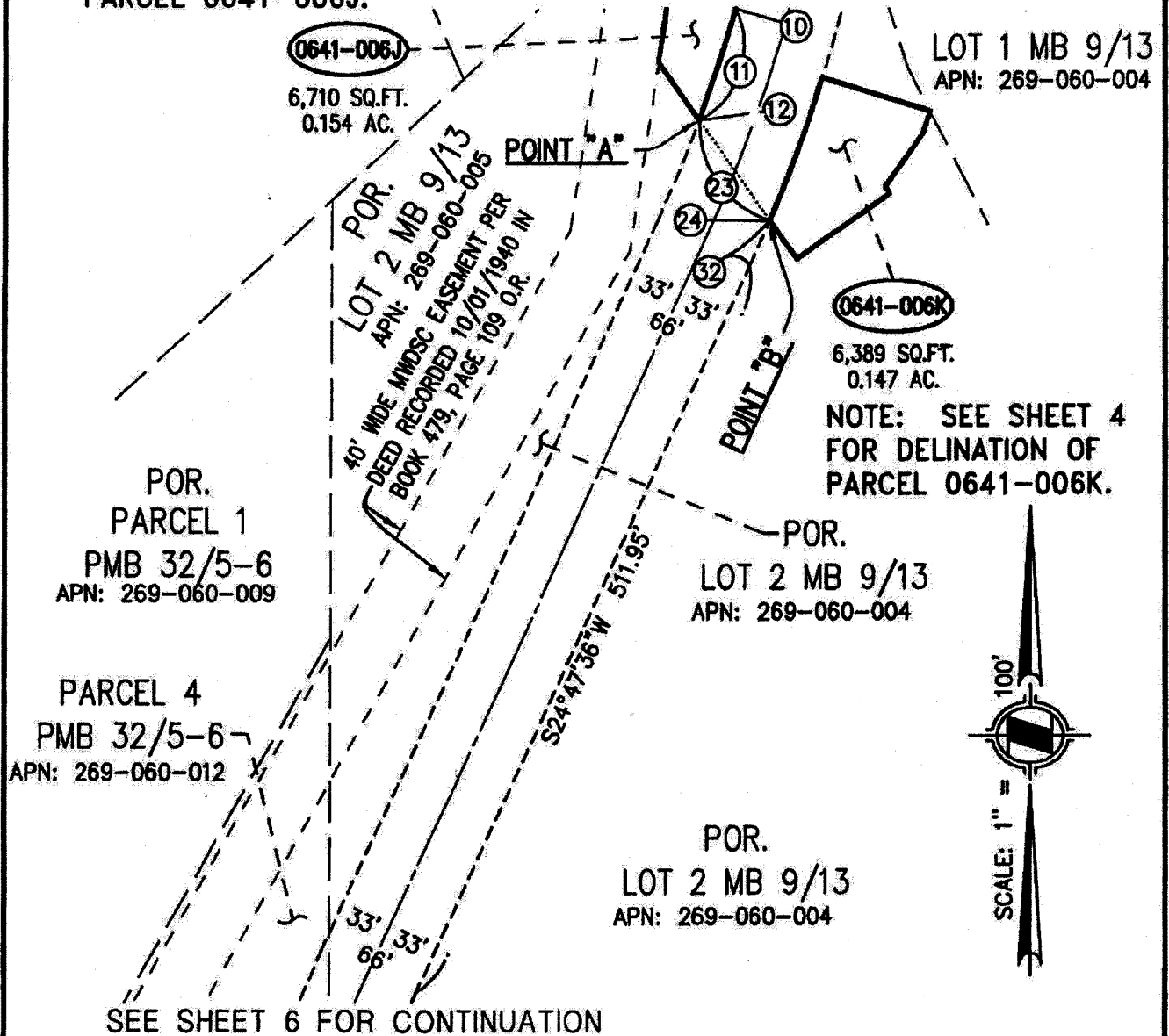
0641-006I, 0641-006J, 0641-006K & 0641-006L
STORM DRAIN EASEMENT

NOTE:

SEE SHEETS 8 & 9 FOR LINE
AND CURVE TABLE DATA.

**NOTE: SEE SHEET 3
FOR DELINATION OF
PARCEL 0641-006J.**

SEE SHEETS 2 & 3 FOR CONTINUATION



SEE SHEET 6 FOR CONTINUATION

COUNTY W.O.: C1-0641

OWNER:
CV
COMMUNITIES,
LLC

APN:
269-060-004



**HUNSAKER & ASSOCIATES
IRVINE, INC**
INLAND EMPIRE REGION
2900 ADAMS STREET, SUITE A-15
RIVERSIDE, CA 92504 (951)352-7200
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 29, T. 3 S., R. 5 W.,
RANCHO EL SOBRANTE DE SAN JACINTO

| | | |
|--------------------|------------------------|--------------|
| PREPARED BY RNB | CHECKED BY PRH, JR. | SHEET 5 OF 9 |
|--------------------|------------------------|--------------|

DATE: Apr 24, 2013

W.O. 3053-9

EXHIBIT "B"

0641-006I, 0641-006J, 0641-006K & 0641-006L
STORM DRAIN EASEMENT

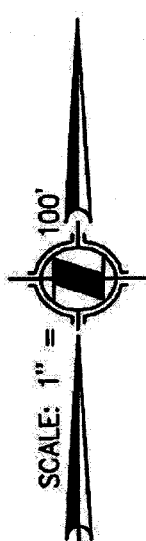
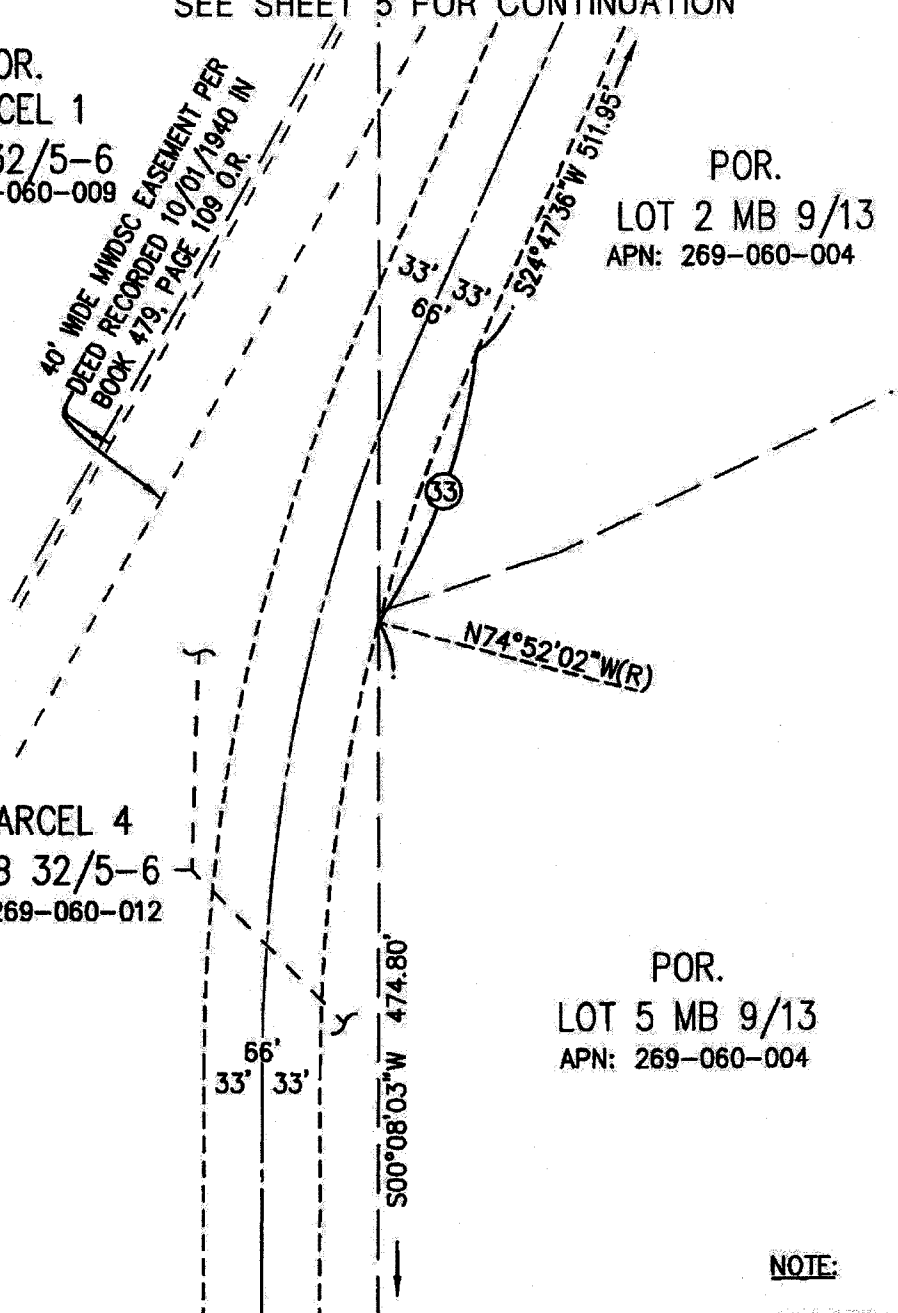
SEE SHEET 5 FOR CONTINUATION

POR.
PARCEL 1
PMB 32/5-6
APN: 269-060-009

POR.
LOT 2 MB 9/13
APN: 269-060-004

PARCEL 4
PMB 32/5-6
APN: 269-060-012

POR.
LOT 5 MB 9/13
APN: 269-060-004



SEE SHEET 7 FOR CONTINUATION

NOTE:

SEE SHEETS 8 & 9 FOR LINE AND CURVE TABLE DATA.

COUNTY W.O.: C1-0641

OWNER:
CV
COMMUNITIES,
LLC

APN:
269-060-004



HUNSAKER & ASSOCIATES
IRVINE, INC
INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE A-15
RIVERSIDE CA 92504 (951)352-7200
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 29, T. 3 S., R. 5 W.,
RANCHO EL SOBRANTE DE SAN JACINTO

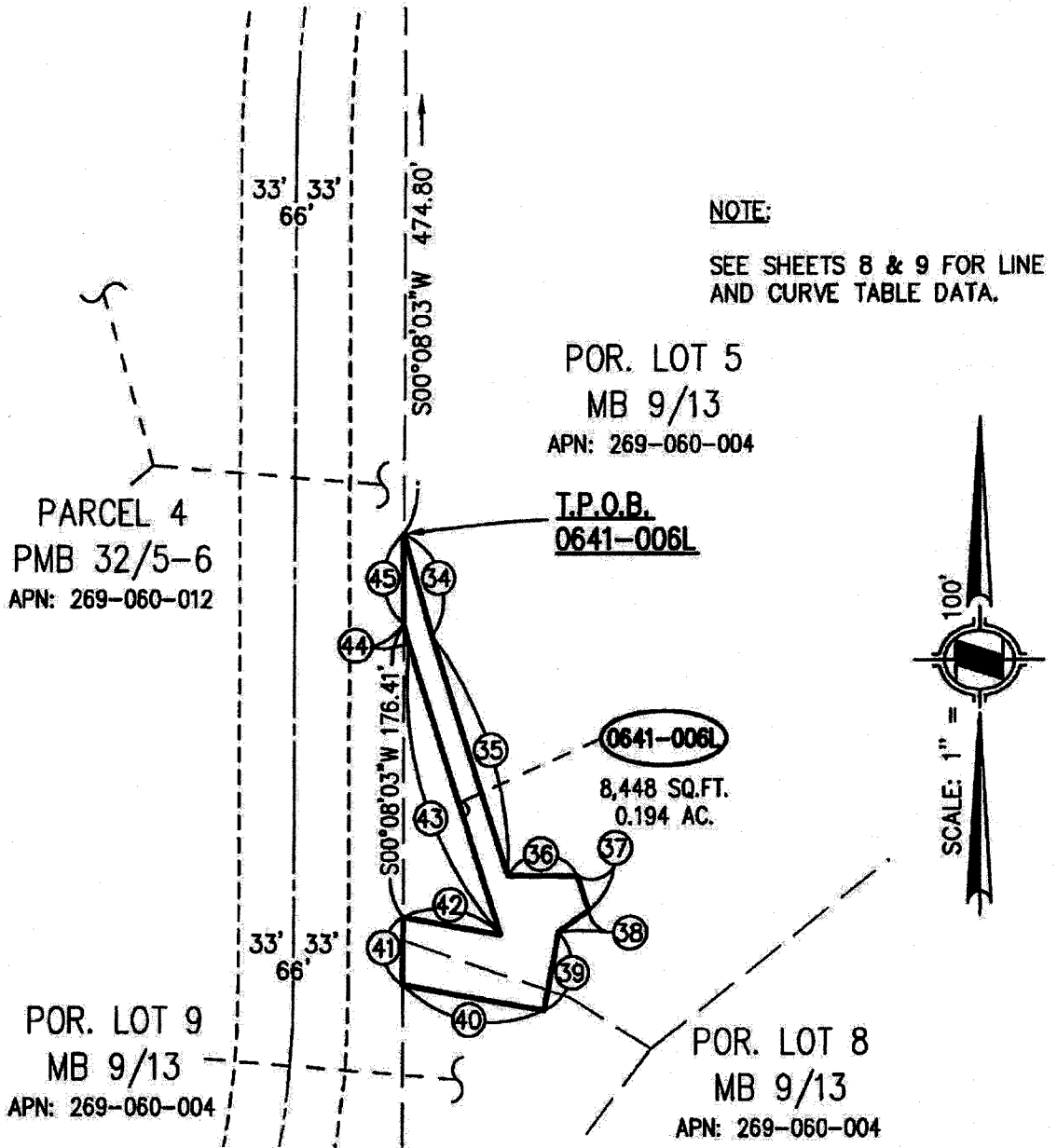
| | | |
|--------------------|------------------------|--------------|
| PREPARED BY RNB | CHECKED BY PRH, JR. | SHEET 6 OF 9 |
|--------------------|------------------------|--------------|

| | |
|--------------------|-------------|
| DATE: Apr 24, 2013 | W.O. 3053-9 |
|--------------------|-------------|

EXHIBIT "B"

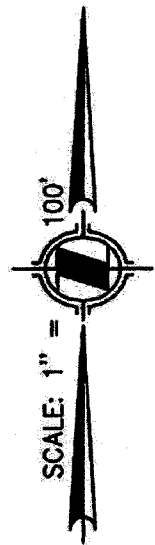
0641-006I, 0641-006J, 0641-006K & 0641-006L
STORM DRAIN EASEMENT

SEE SHEET 6 FOR CONTINUATION



NOTE:

SEE SHEETS 8 & 9 FOR LINE
AND CURVE TABLE DATA.



COUNTY W.O.: C1-0641

OWNER:
CY
COMMUNITIES,
LLC

APN:
269-060-004



HUNSAKER & ASSOCIATES
IRVINE, INC
INLAND EMPIRE REGION
2900 ADAMS STREET, SUITE A-15
RIVERSIDE CA 92504 (951)352-7200
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 29, T. 3 S., R. 5 W.,
RANCHO EL SOBRANTE DE SAN JACINTO

PREPARED BY
RNB

CHECKED BY
PRH, JR.

SHEET 7 OF 9

DATE: Apr 24, 2013

W.O. 3053-9

EXHIBIT "B"

0641-006I, 0641-006J, 0641-006K & 0641-006L
STORM DRAIN EASEMENT

DATA TABLE

| | BEARING/Delta | RADIUS | LENGTH | TANGENT |
|---|-----------------|---------|---------|---------|
| ① | S03°52'54"W | | 36.95' | |
| ② | 02°02'14" | 967.00' | 34.38' | 17.19' |
| ③ | S84°04'52"E (R) | 967.00' | | |
| ④ | S71°30'04"E (R) | 730.86' | | |
| ⑤ | 04°24'36" | 730.86' | 56.25' | 28.14' |
| ⑥ | S67°05'28"E (R) | PRC | | |
| ⑦ | 09°40'52" | 130.00' | 21.97' | 11.01' |
| ⑧ | S13°13'40"W | | 80.50' | |
| ⑨ | S35°03'29"E | | 21.13' | |
| ⑩ | S73°51'28"E (R) | | | |
| ⑪ | 04°25'43" | 967.00' | 74.74' | 37.39' |
| ⑫ | S69°25'45"E (R) | | | |
| ⑬ | N35°03'29"W | | 45.60' | |
| ⑭ | N08°50'51"E | | 110.10' | |
| ⑮ | N85°13'25"E | | 19.30' | |
| ⑯ | N13°13'40"E | | 22.91' | |
| ⑰ | 09°40'52" | 145.00' | 24.50' | 12.28' |
| ⑱ | 09°32'06" | 715.86' | 119.13' | 59.70' |
| ⑲ | N76°37'34"W (R) | PRC | | |
| ⑳ | 20°08'47" | 15.00' | 5.27' | 2.66' |
| ㉑ | N56°28'47"W (R) | | | |
| ㉒ | 10°13'24" | 967.00' | 172.54' | 86.50' |
| ㉓ | S35°03'29"E | | 78.80' | |

COUNTY W.O.: C1-0641

| | | |
|--|---|---|
| OWNER: CV COMMUNITIES, LLC APN: 269-060-004 | HUNSAKER & ASSOCIATES IRVINE, INC INLAND EMPIRE REGION 2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS | POR. OF SECTION 29, T. 3 S., R. 5 W., RANCHO EL SOBRANTE DE SAN JACINTO PREPARED BY: RNB CHECKED BY: PRH, JR. SHEET 8 OF 9 DATE: Apr 24, 2013 W.O. 3053-9 |
|--|---|---|

EXHIBIT "B"

0641-006I, 0641-006J, 0641-006K & 0641-006L
STORM DRAIN EASEMENT

DATA TABLE

| | BEARING/Delta | RADIUS | LENGTH | TANGENT |
|----|-----------------|----------|---------|---------|
| 24 | S66°57'39"E (R) | | | |
| 25 | 05°25'45" | 1033.00' | 97.88' | 48.98' |
| 26 | S72°23'24"E (R) | | | |
| 27 | S72°43'09"E | | 72.81' | |
| 28 | S17°16'51"W | | 15.00' | |
| 29 | S35°17'06"W | | 42.06' | |
| 29 | S35°03'29"E | | 5.00' | |
| 30 | S54°56'31"W | | 73.53' | |
| 31 | N35°03'29"W | | 30.37' | |
| 32 | 01°45'16" | 1033.00' | 31.63' | 15.82' |
| 33 | 09°39'38" | 967.00' | 163.04' | 81.72' |
| 34 | S15°47'01"E | | 63.96' | |
| 35 | S17°44'04"E | | 152.00' | |
| 36 | S89°44'01"E | | 42.06' | |
| 37 | S17°44'16"E | | 22.00' | |
| 38 | S54°15'29"W | | 22.55' | |
| 39 | S10°20'13"W | | 47.60' | |
| 40 | N79°39'47"W | | 87.68' | |
| 41 | N00°08'03"E | | 40.64' | |
| 42 | S79°39'47"E | | 60.90' | |
| 43 | N17°44'16"W | | 184.69' | |
| 44 | N15°47'01"W | | 11.87' | |
| 45 | N00°08'03"E | | 54.69' | |
| 46 | S3°52'54"W | | 20.00' | |
| 47 | S86°07'06"E | | 10.00' | |
| 48 | N3°52'54"E | | 20.00' | |
| 49 | N86°07'06"W | | 10.00' | |

COUNTY W.O.: C1-0641

OWNER:
CV
COMMUNITIES,
LLC

APN:
269-060-004



HUNSAKER & ASSOCIATES
IRVINE, INC
INLAND EMPIRE REGION
2900 ADAMS STREET, SUITE A-15
RIVERSIDE CA 92504 (951)352-7200
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

**POR. OF SECTION 29, T. 3 S., R. 5 W.,
RANCHO EL SOBRANTE DE SAN JACINTO**

| | | |
|--------------------|------------------------|--------------|
| PREPARED BY RNB | CHECKED BY PRH, JR. | SHEET 9 OF 9 |
| DATE: Apr 24, 2013 | | W.O. 3053-9 |

EXHIBIT "A"
0641-008A
LEGAL DESCRIPTION
PUBLIC ROAD AND UTILITY EASEMENT

Being a portion of Lots 8 and 14 of the Map of El Sobrante Lemon Tract No. 1 as filed in Book 9, page 13 of Maps, Riverside County Recorder, being a Sectionalized Survey of Section 29, Township 3 South, Range 5 West, lying within Rancho El Sobrante De San Jacinto, in the County of Riverside, State of California, more particularly described as follows:

PARCEL 0641-008A:

COMMENCING at the South Quarter Corner of Section 20, Township 3 South, Range 5 West, San Bernardino Meridian;

Thence along the southerly line thereof, North $89^{\circ}23'48''$ West 1251.05 feet;

Thence departing said line, South $08^{\circ}54'55''$ West 90.03 feet to the beginning of a tangent curve concave easterly and having a radius of 1033.00 feet;

Thence southerly along said curve through a central angle of $05^{\circ}02'01''$ an arc length of 90.75 feet;

Thence South $03^{\circ}52'54''$ West 219.50 feet to the beginning of a tangent curve concave westerly and having a radius of 967.00 feet;

Thence southerly along said curve through a central angle of $20^{\circ}54'42''$ an arc length of 352.93 feet;

Thence South $24^{\circ}47'36''$ West 511.95 feet to the beginning of a tangent curve concave westerly and having a radius of 1033.00 feet;

Thence southerly along said curve through a central angle of $24^{\circ}39'26''$ an arc length of 444.55 feet;

Thence South $00^{\circ}08'11''$ West 497.11 feet to the beginning of a tangent curve concave westerly and having a radius of 567.00 feet;

Thence southerly along said curve through a central angle of $58^{\circ}50'06''$ an arc length of 582.23 feet to a point on the southerly line of Parcel 4 as filed in Book 32, pages 5 and 6 of Parcel Maps, records of Riverside County Recorder, a radial line to said point bears, South $31^{\circ}01'43''$ East, said point also being the **TRUE POINT OF BEGINNING**;

Thence continuing along said curve concave northwesterly and having a radius of 567.00 feet through a central angle of $18^{\circ}49'54''$ an arc length of 186.36 feet;

EXHIBIT "A"
0641-008A
LEGAL DESCRIPTION
PUBLIC ROAD AND UTILITY EASEMENT

Thence South $77^{\circ}48'11''$ West 79.45 feet;

Thence North $48^{\circ}57'01''$ West 24.08 feet to a point on the easterly line of McAllister Street (33.00 feet half-width per Grant Deed to County of Riverside recorded February 4, 1988, as Instrument No. 30943, Official Records, Riverside County Recorder), said point also being a point on a curve concave westerly and having a radius of 483.00 feet to which a radial line bears, North $73^{\circ}24'53''$ East;

Thence southerly along said easterly line and said curve, through a central angle of $12^{\circ}24'09''$ an arc length of 104.35 feet to a point on said curve to which a radial line bears, North $85^{\circ}49'02''$ East;

Thence departing said easterly line North $25^{\circ}41'58''$ East 24.08 feet to a point on a line being 66.00 feet southerly and parallel, measured at right angles from the aforementioned line described as "South $77^{\circ}48'11''$ West 79.45 feet";

Thence along said parallel line North $77^{\circ}48'11''$ East 82.37 feet to the beginning of a tangent curve concave northwesterly and having a radius of 633.00 feet, said curve being concentric with said aforementioned 567.00 foot radius curve;

Thence northeasterly along said concentric curve through a central angle of $27^{\circ}29'44''$ an arc length of 303.77 feet to a point on the aforementioned southerly line of Parcel 4;

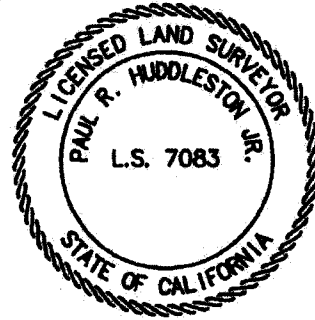
Thence along said southerly line North $89^{\circ}22'42''$ West 112.01 feet to the **TRUE POINT OF BEGINNING**.

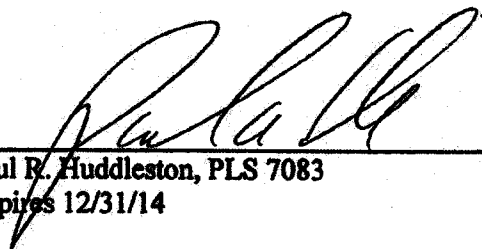
Containing 22,665 Square Feet, 0.520 acres more or less.

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

EXHIBIT "A"
0641-008A
LEGAL DESCRIPTION
PUBLIC ROAD AND UTILITY EASEMENT

Prepared under the supervision of:




Paul R. Huddleston, PLS 7083
Expires 12/31/14

3/13/13
Date

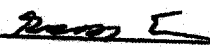
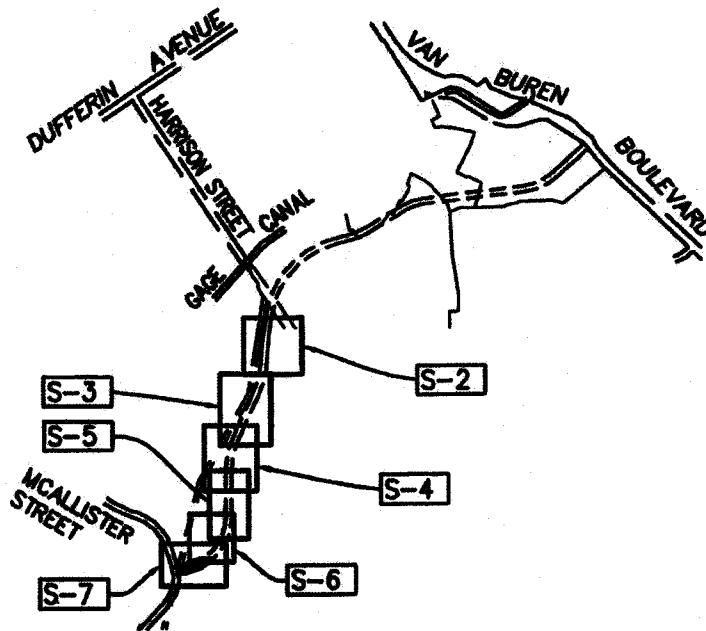
THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: 
DATE: 4-9-13

EXHIBIT "B"

0641-008A

PUBLIC ROAD AND UTILITY EASEMENT



VICINITY / INDEX MAP

LEGEND:



INDICATES SHEET No. AS NOTED.



INDICATES RECORD PER RS 72/85-90.



INDICATES PARCEL No.

THIS DOCUMENT REVIEWED BY
 RIVERSIDE COUNTY SURVEYOR.
 BY: *Paul R.*
 DATE: 4-9-13



Paul R. Huddleston Jr.
 PAUL R. HUDDLESTON JR.
 PLS 7083

COUNTY W.O.: C1-0641

OWNER:
 CV
 COMMUNITIES,
 LLC



HUNSAKER & ASSOCIATES
 IRVINE, INC

INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE A-15
 RIVERSIDE CA 92504 (951)352-7200

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 29, T. 3 S., R. 5 W.,
 RANCHO EL SOBRANTE DE SAN JACINTO

PREPARED BY
 RNB

CHECKED BY
 PRH, JR.

SHEET 1 OF 7

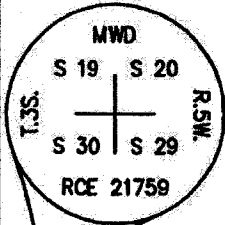
APN:
 269-100-014

DATE: Mar 15, 2013

W.O. 3053-9

EXHIBIT "B"

0641-008A
PUBLIC ROAD AND UTILITY EASEMENT



INST. No. 77-174584 O.R.

REC. 9/7/1977

APN: 239-270-004

CITY OF

POR. BLOCK "C"
MB 11/20-21 SB Co.
APN: 239-270-001

RIVERSIDE
P.O.C.

INST. No. 2011-0187094 O.R.
REC. 4/28/2011
APN: 239-270-002

N89°23'48"W 2641.25' (N89°23'31"W 2641.23')

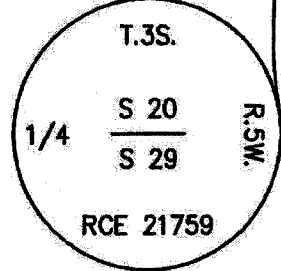
N89°23'48"W 1251.05'

COUNTY OF RIVERSIDE

LOT 1 MB 9/13
APN: 269-060-004

$\Delta=05^{\circ}02'01''$
 $R=1033.00'$
 $L=90.75'$

NORTH LINE OF RANCHO EL
SOBRANTE DE SAN JACINTO
& THE SOUTH LINE OF SW¼
SECTION 20, T.3S., R.5W.,
S.B.M.



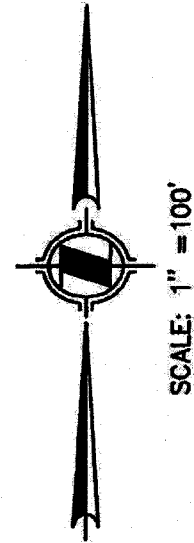
POR.
LOT 2
MB 9/13
APN: 269-060-006

LOT 1 MB 9/13
APN: 269-060-004

$\Delta=20^{\circ}54'42''$
 $R=967.00'$
 $L=352.93'$

POR. LOT 2
MB 9/13
APN: 269-060-004

SEE SHEET 3 FOR CONTINUATION
40' WIDE MWDSC EASEMENT PER
DEED RECORDED 10/01/1940 IN
BOOK 479, PAGE 109 O.R.



COUNTY W.O.: C1-0641

OWNER:
CV
COMMUNITIES,
LLC

APN:
269-100-014



HUNSAKER & ASSOCIATES
IRVINE, INC
INLAND EMPIRE REGION
2900 ADAMS STREET, SUITE A-15
RIVERSIDE CA 92504 (951)352-7200
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 29, T. 3 S., R. 5 W.,
RANCHO EL SOBRANTE DE SAN JACINTO

| | | |
|--------------------|------------------------|--------------|
| PREPARED BY RNB | CHECKED BY PRH, JR. | SHEET 2 OF 7 |
|--------------------|------------------------|--------------|

DATE: Mar 15, 2013

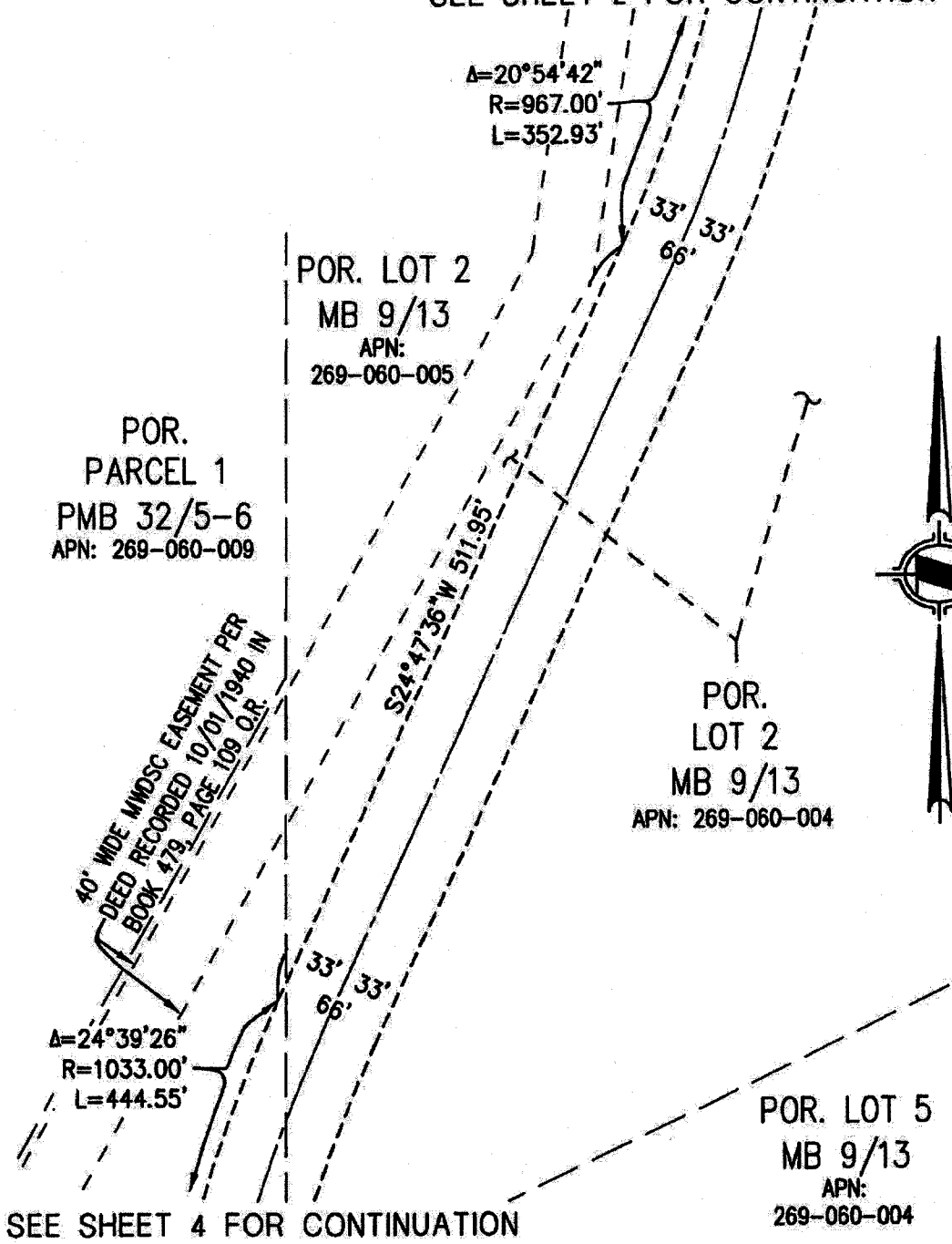
W.O. 3053-9

EXHIBIT "B"

0641-008A

PUBLIC ROAD AND UTILITY EASEMENT

SEE SHEET 2 FOR CONTINUATION



SEE SHEET 4 FOR CONTINUATION

COUNTY W.O.: C1-0641

OWNER:
CV
COMMUNITIES,
LLC

APN:
269-100-014

H & A
HUNSAKER & ASSOCIATES
IRVINE, INC
INLAND EMPIRE REGION
 2900 ADAMS STREET, SUITE A-15
 RIVERSIDE CA 92504 (951)352-7200
 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

| | | |
|--|------------------------|--------------|
| POR. OF SECTION 29, T. 3 S., R. 5 W., RANCHO EL SOBRANTE DE SAN JACINTO | | |
| PREPARED BY RNB | CHECKED BY PRH, JR. | SHEET 3 OF 7 |
| DATE: Mar 15, 2013 | W.O. 3053-9 | |

EXHIBIT "B"

0641-008A

PUBLIC ROAD AND UTILITY EASEMENT

SEE SHEET 3 FOR CONTINUATION

POR.
PARCEL 1
PMB 32/5-6
APN: 269-060-009

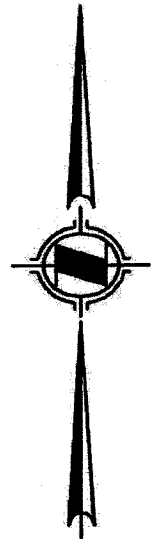
POR. LOT 2
MB 9/13
APN: 269-060-004

40' WIDE MWDSC EASEMENT PER
DEED RECORDED 10/01/1940 IN
BOOK 479, PAGE 109 O.R.

$L=444.55'$
 $R=1033.00'$
 $L=24^{\circ}39'26''$
 $L=497.11'$
 $S=500^{\circ}08'11''W$

PARCEL 4
PMB 32/5-6
APN: 269-060-012

POR. LOT 5
MB 9/13
APN: 269-060-004



SCALE: 1" = 100'

SEE SHEET 5 FOR CONTINUATION

COUNTY W.O.: C1-0641

OWNER:
CV
COMMUNITIES,
LLC



HUNSAKER & ASSOCIATES
IRVINE, INC

INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE A-15
RIVERSIDE CA 92504 (951)352-7200

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 29, T. 3 S., R. 5 W.,
RANCHO EL SOBRANTE DE SAN JACINTO

PREPARED BY
RNB

CHECKED BY
PRH, JR.

SHEET 4 OF 7

APN:
269-100-014

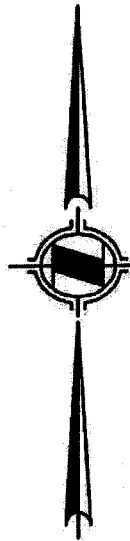
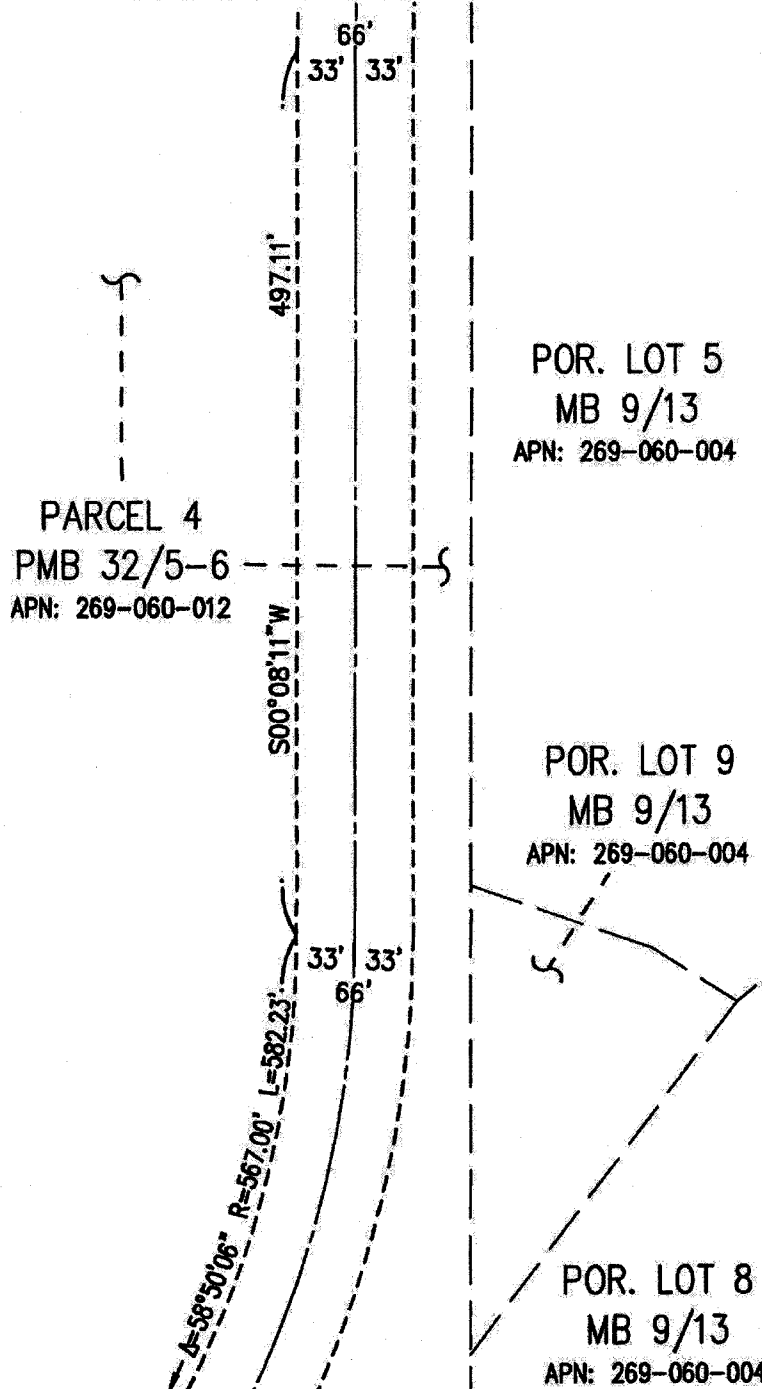
DATE: Mar 15, 2013

W.O. 3053-9

EXHIBIT "B"

0641-008A

PUBLIC ROAD AND UTILITY EASEMENT
SEE SHEET 4 FOR CONTINUATION



SCALE: 1" = 100'

SEE SHEET 6 FOR CONTINUATION

COUNTY W.O.: C1-0641

OWNER:
CV
COMMUNITIES,
LLC

APN:
269-100-014



HUNSAKER & ASSOCIATES
IRVINE, INC

INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE A-15
RIVERSIDE CA 92504 (951)352-7200

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 29, T. 3 S., R. 5 W.,
RANCHO EL SOBRANTE DE SAN JACINTO

PREPARED BY
RNB

CHECKED BY
PRH, JR.

SHEET 5 OF 7

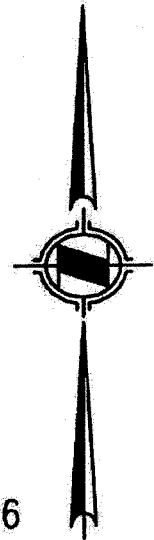
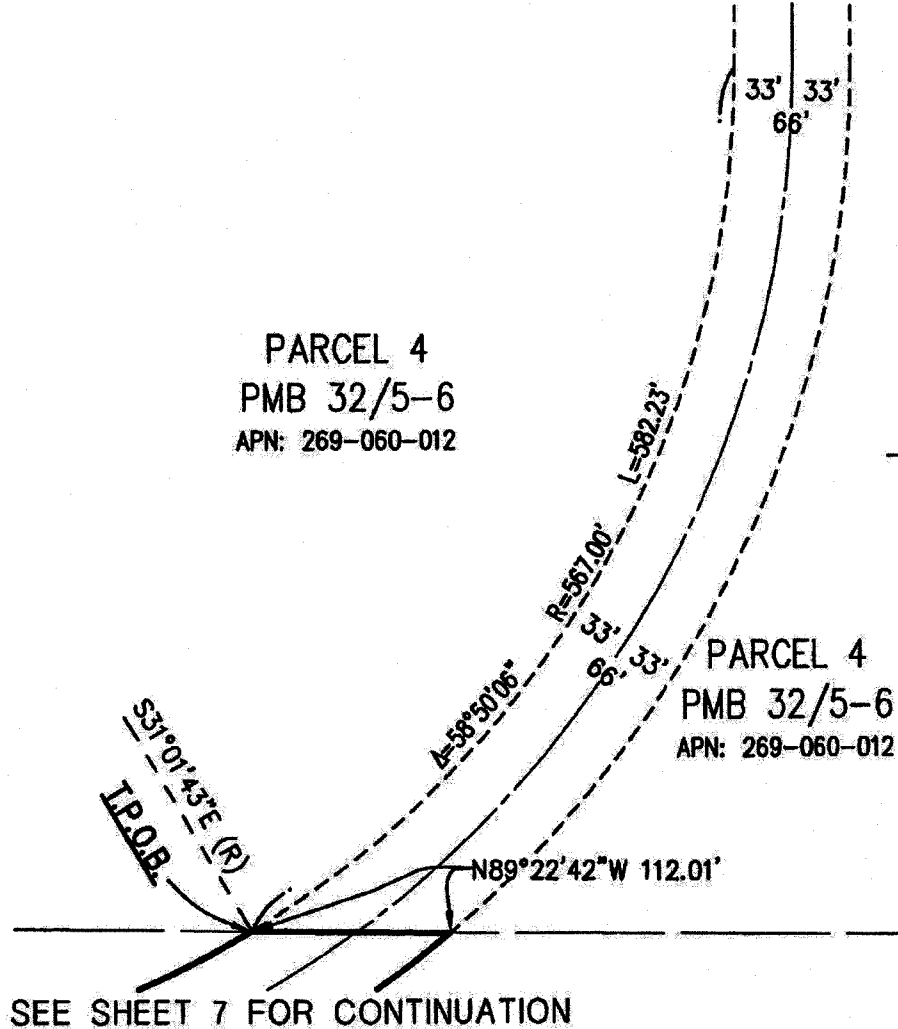
DATE: Mar 15, 2013

W.O. 3053-9

EXHIBIT "B"

0641-008A
PUBLIC ROAD AND UTILITY EASEMENT

SEE SHEET 5 FOR CONTINUATION



SCALE: 1" = 100'

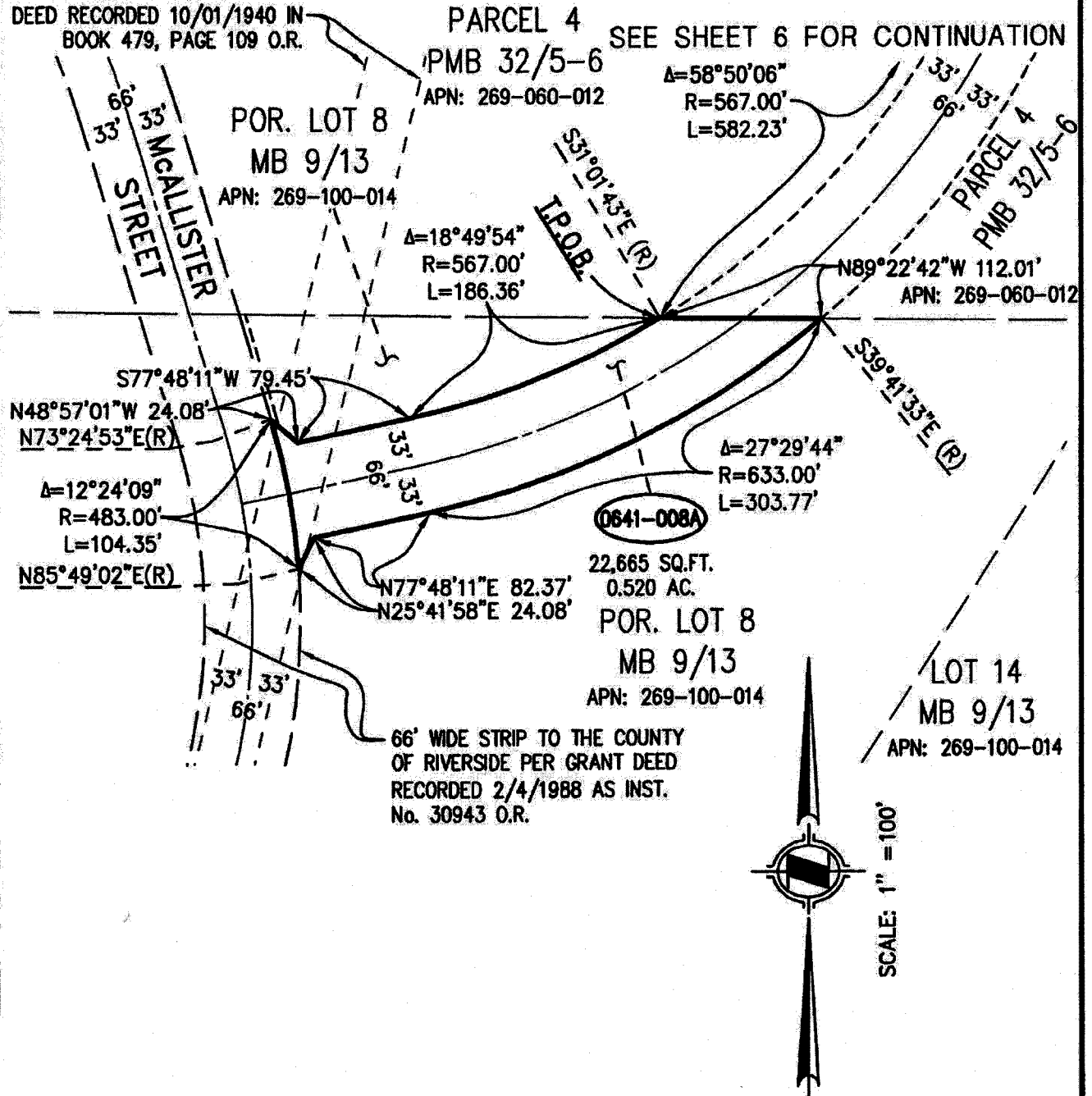
COUNTY W.O.: C1-0641

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| OWNER: CV COMMUNITIES, LLC APN: 269-100-014 |  HUNSAKER & ASSOCIATES IRVINE, INC INLAND EMPIRE REGION 2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS | POR. OF SECTION 29, T. 3 S., R. 5 W., RANCHO EL SOBRANTE DE SAN JACINTO | | |
| | | PREPARED BY RNB | CHECKED BY PRH, JR. | SHEET 6 OF 7 |
| | | DATE: Mar 15, 2013 | | W.O. 3053-9 |

EXHIBIT "B"

0641-008A PUBLIC ROAD AND UTILITY EASEMENT

40' WIDE MWDC EASEMENT PER
DEED RECORDED 10/01/1940 IN
BOOK 479, PAGE 109 O.R.



COUNTY W.O.: C1-0641

OWNER:
CV
COMMUNITIES,
LLC

APN:
269-100-014

H & A
HUNSAKER & ASSOCIATES
IRVINE, INC
INLAND EMPIRE REGION
2900 ADAMS STREET, SUITE A-15
RIVERSIDE CA 92504 (951)352-7200
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

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|--|------------------------|--------------|
| POR. OF SECTION 29, T. 3 S., R. 5 W., RANCHO EL SOBRANTE DE SAN JACINTO | | |
| PREPARED BY RNB | CHECKED BY PRH, JR. | SHEET 7 OF 7 |
| DATE: Mar 15, 2013 | W.O. 3053-9 | |

ATTACHMENT "3"
Form of Easement Deeds

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When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code §6103)

FOR RECORDER'S OFFICE USE ONLY

Project: Fairway Drive (A Street) New Road Construction
Parcel: 0641-002A
APN: 239-270-002 (portion)

D -

GRANT OF EASEMENT

CV Inland Investments 1, LP, a Delaware limited partnership as Grantor, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to the CITY OF RIVERSIDE, a California charter city and municipal corporation, as Grantee, its successors and assigns, an easement and right-of-way for public street and highway purposes, together with all rights to construct and maintain utilities, sewers, drains and other improvements consistent with the use as a public street and highway, in, under, upon, over and along that certain real property as described in **EXHIBITS "A" and "B"** attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

CV Inland Investments 1, LP, a
Delaware limited partnership
By: CV Inland Investments 1, Inc. a
Delaware corp. its General Partner

Dated _____

August Belmont, President

Dated _____

Michael White, Vice President

State of California

County of _____ } ss

On _____, before me, _____,

notary public, personally appeared, _____

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

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

WITNESS my hand and official seal.

Notary Signature

**CERTIFICATE OF ACCEPTANCE
(Government Code Section §27281)**

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, a California charter city and municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 21027 of said City Council adopted September 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

Dated _____

Recorded at request of and return to:
Economic Development Agency/
Facilities Management
Real Estate Division
On behalf of the Transportation Department
3403 10th Street, Suite 500
Riverside, California 92501

FREE RECORDING
This instrument is for the benefit of
the County of Riverside, and is
entitled to be recorded without fee.
(Govt. Code 6103)

SV:sl/100913/394TR/15.872

(Space above this line for Recorder's use)

PROJECT: FAIRWAY DRIVE (A STREET) NEW ROAD
CONSTRUCTION

PARCEL(S): 0641-006A and 0641-008A

APN: 269-060-004, 269-060-005, 269-060-006, and
269-100-014 (PORTION)

EASEMENT DEED

FOR GOOD AND VALUABLE CONSIDERATION, receipt and adequacy of which are hereby acknowledged,

CV Inland Investments 1, LP, a Delaware limited partnership

Grant(s) to the COUNTY OF RIVERSIDE, a political subdivision of the State of California, an easement for public road and utility purposes, including drainage purposes, over, upon, across and within the real property in the County of Riverside, State of California, as more particularly described as:

See Exhibits "A" and "B" attached hereto
and made a part hereof

PROJECT: FAIRWAY DRIVE (A STREET) NEW ROAD CONSTRUCTION
PARCEL(S): 0641-006A and 0641-008A
APN: 269-060-004, 269-060-005, 269-060-006, and 269-100-014 (PORTION)

Dated: _____

GRANTOR:

CV Inland Investments 1, LP, a
Delaware limited partnership
By: CV Inland Investments 1, Inc., a
Delaware corporation its General
Partner

By: _____
August Belmont, President

By: _____
Michael White, Vice President

STATE OF CALIFORNIA)
)
)ss
COUNTY OF _____)

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

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

WITNESS my hand and official seal:

Signature _____

[SEAL]

PROJECT: FAIRWAY DRIVE (A STREET) NEW ROAD CONSTRUCTION
PARCEL(S): 0641-006A and 0641-008A
APN: 269-060-004, 269-060-005, 269-060-006, and 269-100-014 (PORTION)

PUBLIC ROAD AND UTILITY EASEMENT

**CERTIFICATE of ACCEPTANCE
(Government Code Section 27281)**

THIS IS TO CERTIFY that the interest in real property granted by the easement deed dated _____, from CV COMMUNITIES, LLC, a Delaware limited liability company, to the COUNTY OF RIVERSIDE, is hereby accepted for the purpose of vesting title in the County of Riverside on behalf of the public for public road, drainage and utility purposes, and will be included into the County Maintained Road System by the undersigned on behalf of the Board of Supervisors pursuant to the authority contained in County Ordinance No. 669. Grantee consents to recordation thereof by its duly authorized officer.

Dated: _____

COUNTY OF RIVERSIDE
Juan C. Perez, Director of Transportation

By: _____, Deputy

Recorded at request of and return to:
Economic Development Agency/
Facilities Management
Real Estate Division
On behalf of the Transportation Department
3403 10th Street, Suite 500
Riverside, California 92501

FREE RECORDING

This instrument is for the benefit of
the County of Riverside, and is
entitled to be recorded without fee.
(Govt. Code 6103)

SV:s/100913/394TR/15.873

(Space above this line for Recorder's use)

**PROJECT: FAIRWAY DRIVE (A STREET) NEW ROAD
CONSTRUCTION**

**PARCEL(S): 0641-006I, 0641-006J, 0641-006K, and 0641-
006L**

**APN: 269-060-004, 269-060-005, and 269-060-006
(PORTION)**

EASEMENT DEED

**FOR GOOD AND VALUABLE CONSIDERATION, receipt and adequacy of which are
hereby acknowledged,**

CV Inland Investments 1, LP, a Delaware limited partnership

**Grant(s) to the COUNTY OF RIVERSIDE, a political subdivision of the State of California,
an easement for drainage purposes, over, upon, across and within the real property in the
County of Riverside, State of California, as more particularly described as:**

**See Exhibits "A" and "B" attached hereto
and made a part hereof**

PROJECT: FAIRWAY DRIVE (A STREET) NEW ROAD CONSTRUCTION
PARCEL(S): 0641-006I, 0641-006J, 0641-006K, and 0641-006L
APN: 269-060-004, 269-060-005, and 269-060-006 (PORTION)

Dated: _____

GRANTOR:

CV Inland Investments 1, LP, a Delaware limited partnership
By: CV Inland Investments 1, Inc., a Delaware corporation its General Partner

By: _____
August Belmont, President

By: _____
Michael White, Vice President

STATE OF CALIFORNIA)
)ss
COUNTY OF _____)

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

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

WITNESS my hand and official seal:

Signature _____

[SEAL]

PROJECT: FAIRWAY DRIVE (A STREET) NEW ROAD CONSTRUCTION
PARCEL(S): 0641-006I, 0641-006J, 0641-006K, and 0641-006L
APN: 269-060-004, 269-060-005, and 269-060-006 (PORTION)

DRAINAGE EASEMENT

**CERTIFICATE of ACCEPTANCE
(Government Code Section 27281)**

THIS IS TO CERTIFY that the interest in real property granted by the easement deed dated _____, from CV COMMUNITIES, LLC, a Delaware limited liability company, to the COUNTY OF RIVERSIDE, is hereby accepted for the purpose of vesting title in the County of Riverside on behalf of the public for drainage purposes, and will be included into the County Maintained Road System by the undersigned on behalf of the Board of Supervisors pursuant to the authority contained in County Ordinance No. 669. Grantee consents to recordation thereof by its duly authorized officer.

Dated: _____

COUNTY OF RIVERSIDE
Juan C. Perez, Director of Transportation

By: _____, Deputy

1 COUNTY OF RIVERSIDE, a political subdivision of the State of California
2 ("County"), and

3
4 CV INLAND INVESTMENTS 1, LP, a Delaware limited partnership
5 ("Grantor")

6
7 PROJECT: FAIRWAY DRIVE (A STREET) NEW ROAD
8 CONSTRUCTION

9 PARCEL(S): 0641-002B, 0641-002C, 0641-006B, 0641-
10 006C, 0641-006E, 0641-006F, 0641-008B, and
11 0641-008C

12 APN: 239-270-002, 269-060-004, 269-060-005, 269-
13 060-006, and 269-100-014 (PORTION)

14
15
16 **TEMPORARY CONSTRUCTION ACCESS AGREEMENT**

17 This Temporary Construction Access Agreement ("Agreement") is made by and
18 between the COUNTY OF RIVERSIDE, a political subdivision of the State of California,
19 ("County") and CV INLAND INVESTMENTS 1, LP, a Delaware limited partnership
20 ("Grantor"). County and Grantor are sometimes collectively referred to as "Parties."

21 1. RIGHTS GRANTED. The right is hereby granted to County to enter upon
22 and use the land of Grantor in the County of Riverside, State of California, described
23 as portion of Assessor's Parcel Numbers 239-270-002, 269-060-004, 269-060-005,
24 269-060-006, and 269-100-014, highlighted on Attachment "1," attached hereto
25 ("Property"), and made a part hereof, to construct cut and fill slopes, and for all
26 purposes necessary to facilitate and accomplish the construction of Fairway Drive (A
27 Street) New Road Construction Project ("Project").

1 2. AFFECTED PARCEL. The temporary construction access, used during
2 construction of the Project, referenced as Parcel Nos. 0641-002B, 0641-002C, 0641-
3 006B, 0641-006C, 0641-006E, 0641-006F, 0641-008B, and 0641-008C consisting of
4 approximately 2.562 acres or 112,059 square feet as designated on Attachment "2,"
5 attached hereto, and made a part hereof ("TCA Area").

6 3. NOTICE TO GRANTOR. Pursuant to the ROW Agreement, County shall
7 provide a thirty (30) day written notice shall be given to Grantor prior to using the rights
8 herein granted. The rights herein granted may be exercised for twenty-four (24)
9 months from the thirty (30) day written notice, or until completion of said Project,
10 whichever occurs later.

11 4. EQUIPMENT. It is understood that the County may enter upon the TCA
12 Area where appropriate or designated for the purpose of getting equipment to and from
13 the TCA Area. County agrees not to damage the TCA Area in the process of
14 performing such activities.

15 5. DEBRIS REMOVED. At the termination of the period of use of TCA Area
16 by County, but before its relinquishment to Grantor, debris generated by County's use
17 will be removed and the surface will be graded and left in a neat condition.

18 6. HOLD HARMLESS. Grantor shall be held harmless from all claims of
19 third persons arising from the County's use of the TCA Area permitted under this
20 Agreement; however, this hold harmless agreement does not extend to any liability
21 arising from or as a consequence of the presence of hazardous waste on the Property.

22 7. OWNERSHIP. Grantor hereby warrants that they are the owners of the
23 Property and that they have the right to grant County permission to enter upon and use
24 the Property.

25 8. ENTIRE AGREEMENT. This Agreement is the result of negotiations
26 between the parties hereto. This Agreement is intended by the parties as a final
27 expression of their understanding with respect to the matters herein and is a complete
28 and exclusive statement of the terms and conditions thereof. This Agreement

1 supersedes any and all other prior agreements or understandings, oral or written, in
2 connection therewith. No provision contained herein shall be construed against the
3 County solely because it provided or prepared this Agreement.

4 9. MODIFICATIONS IN WRITING. This Agreement shall not be changed,
5 modified, or amended except upon the written consent of the parties hereto.

6 10. SUCCESSORS AND ASSIGNS. Grantor, its assigns and successors in
7 interest, shall be bound by all the terms and conditions contained in this Agreement,
8 and all the parties thereto shall be jointly and severally liable thereunder.

9 11. TITLES AND HEADINGS. Titles and headings to articles, paragraphs or
10 subparagraphs herein are for the purpose of convenience and reference only, and shall
11 in no way limit, define or otherwise affect the provisions of this Agreement.

12 12. GOVERNING LAW AND VENUE. Any action at law or in equity brought
13 by either of the Parties hereto for the purpose of enforcing a right or rights providing for
14 by this Agreement shall be tried in a court of competent jurisdiction in the County of
15 Riverside, State of California, and the Parties hereby waive all provisions of law
16 providing for a change of venue in such proceedings to any other county.

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1 13. COUNTERPARTS. This Agreement may be signed in counterpart or
2 duplicate copies, and any signed counterpart or duplicate copy shall be equivalent to a
3 signed original for all purposes.

4 In Witness Whereof, the Parties have executed this Agreement the day and year
5 last below written.

6
7 Dated: 2/4/14

8
9 COUNTY:

10 COUNTY OF RIVERSIDE
11 a political subdivision of the
12 State of California

GRANTOR:

CV INLAND INVESTMENTS, 1, LP
a Delaware limited partnership
By: CV Inland Investments 1, Inc. a
Delaware corp. its General Partner

13 By: Jeff Stone
14 Jeff Stone, Chairman
Board of Supervisors

By: August Belmont
August Belmont, President

15 ATTEST:
16 Kecia Harper-Ihem
17 Clerk of the Board

By: Michael White
Michael White, Vice President

18 By: Spai Etkes
19 Deputy

20 APPROVED AS TO FORM:
21 Pamela J. Walls
22 County Counsel

23 By: Patricia Munroe
24 Patricia Munroe
25 Deputy County Counsel

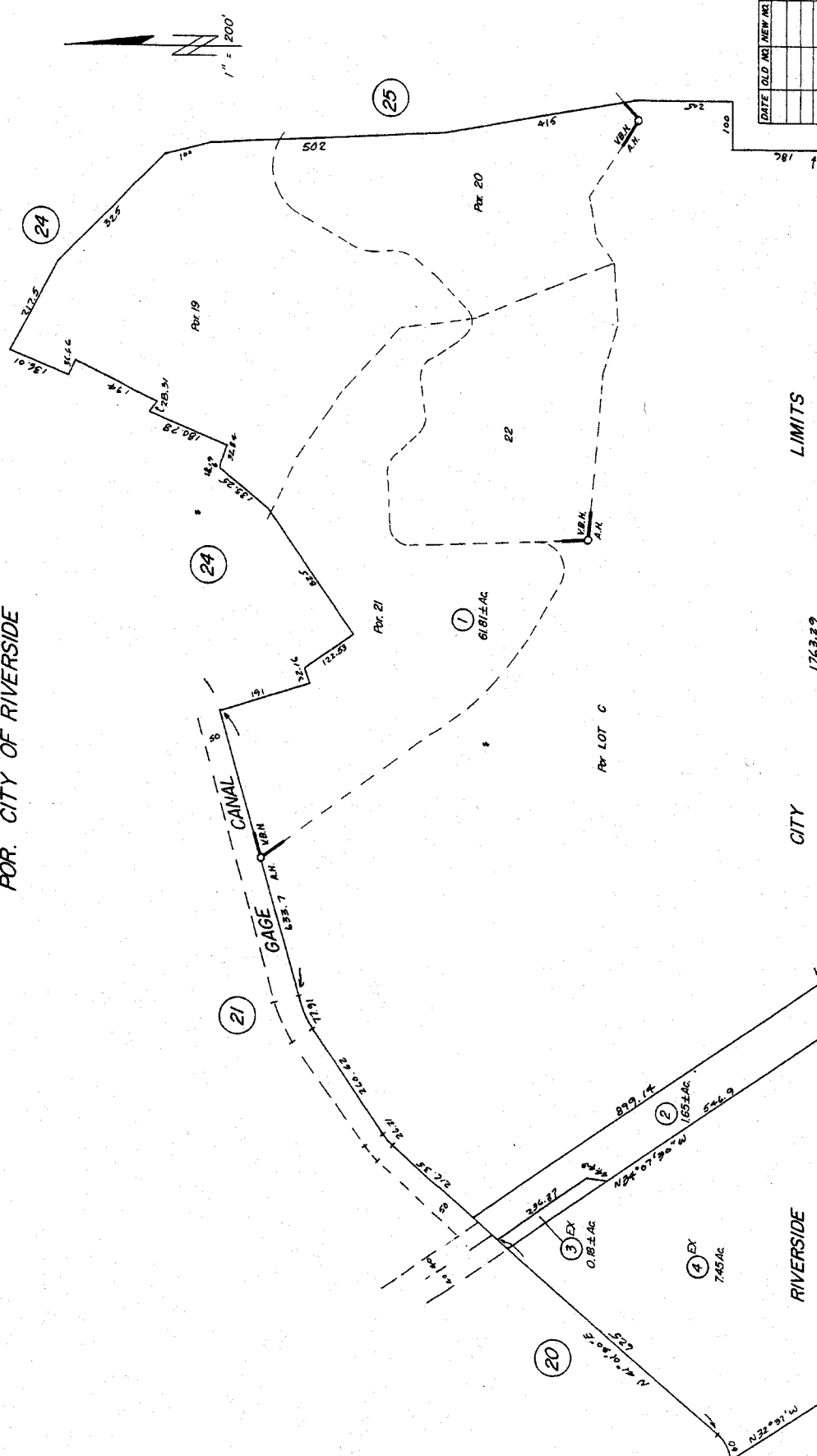
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ATTACHMENT "1"
ASSESSOR'S PLAT MAP

5-60
239-27

FOR SEC 20 T3S. R5W
FOR CITY OF RIVERSIDE

T.R.A. 902



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MB 11/20-21 S.B. Arlington Heights
MB 8/3 Von Buren Heights

APR 1974

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269

RIVERSIDE

CITY

LIMITS

ASSESSOR'S MAP BK 239 PG 27
RIVERSIDE COUNTY, CALIF

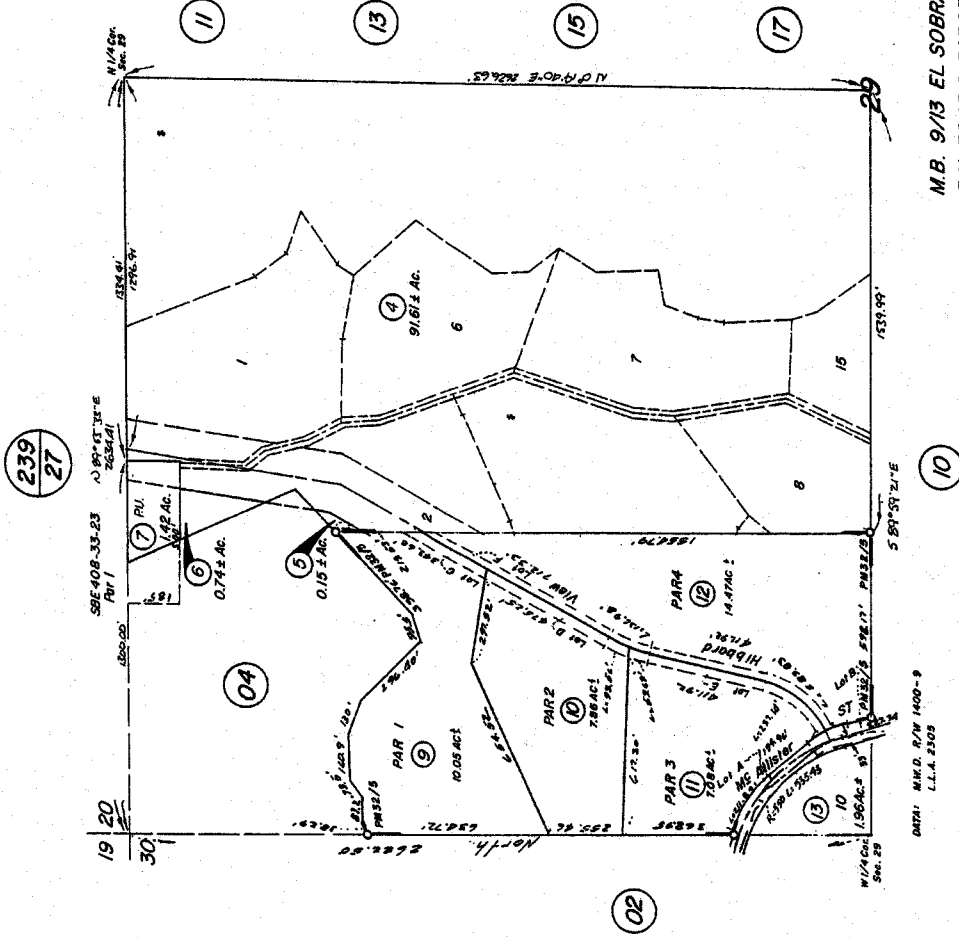
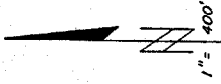
JK

THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY

POR. NW1/4 SEC. 29, T.3S. R.5W.
(POR. RO. EL SOBRANTE DE SAN JACINTO)

T.R.A. 8806

10-10
269-06



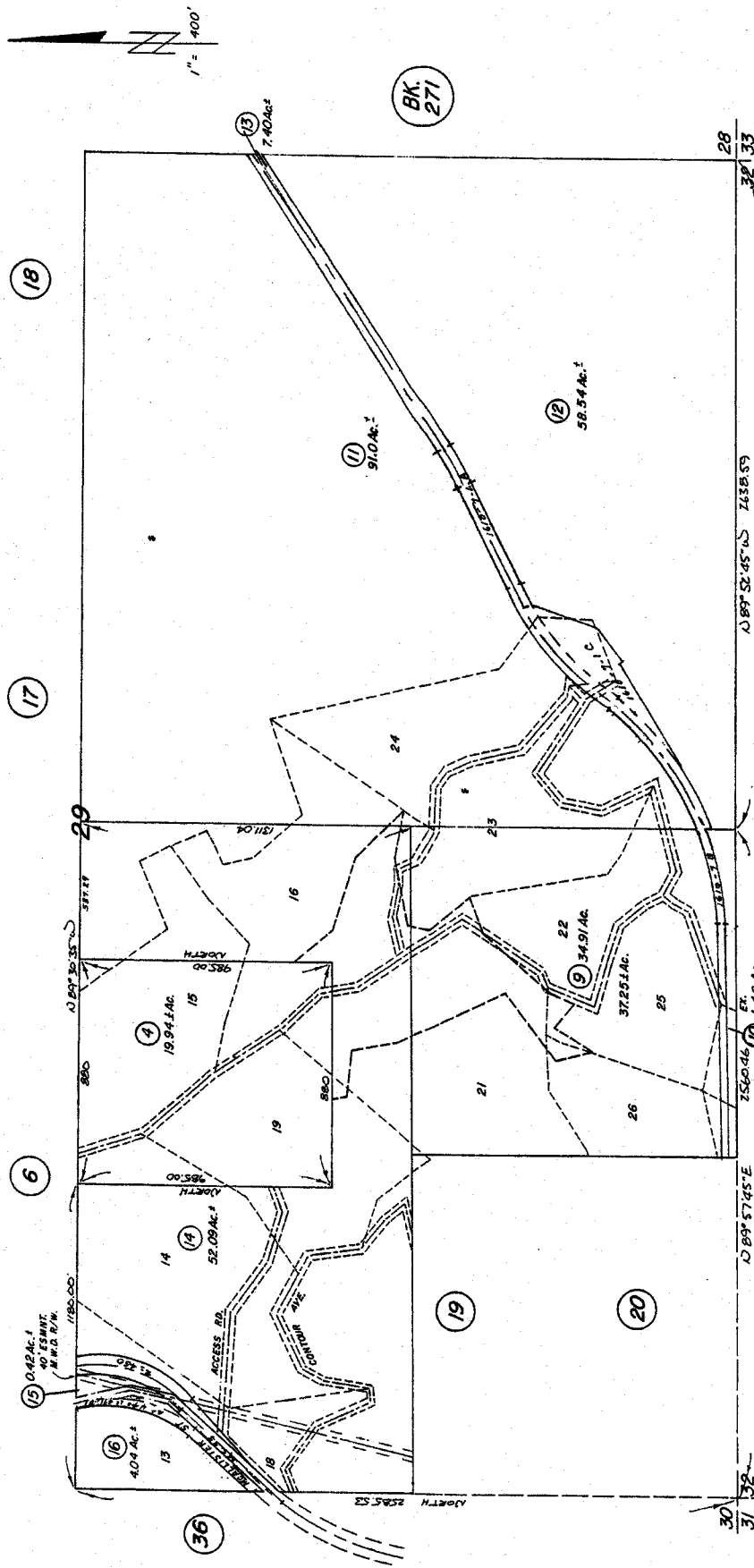
DATA: M.M.D. R/W 1400-9
L.L.A. 2305

M.B. 9/13 EL SOBRANTE LEMON TRACT No. 1
P.M. 32/5,6 PARCEL MAP 8043

| DATE | OLD NO. | NEW NO. |
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| 3-77 | 8 | 9-12 |
| 8/88 | 1 | 15, 17. |
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POR. S1/2 SEC. 29, T.3S. R.5W.
 (POR. RO. EL SOBRIANTE DE SAN JACINTO)

THIS MAP IS FOR
 ASSESSMENT PURPOSES ONLY



| DATE | OLD NO. | NEW NO. |
|---------|---------|----------|
| 4/7/78 | 1 | 7.8.37 |
| " | 2 | 7.9.37 |
| " | 3 | 8 |
| 10/1/78 | 5 | 8.10.37 |
| " | 6 | 11.15.37 |
| 3/8/88 | 8 | 14.15.37 |
| 12/8/88 | 7 | 15.37 |

M.B. 9/13 El Sobrante Lemon Tract No. 1

DATE: A.S. 26/75
 R.S. 26/74
 R.S. 26/79
 1-C-18
 M.W.D. R/W 1900-3
 LLA 2308

ATTACHMENT "2"

TEMPORARY ACCESS LEGAL DESCRIPTIONS AND PLAT MAPS

1. A portion of APN: 239-270-002; Parcels 0641-002B and 0641-002C
2. A portion of APN's: 269-060-004, 269-060-005, and 269-060-006; Parcels 0641-006B, 0641-006C, 0641-006E, and 0641-006F
3. A portion of APN's: 269-100-014; Parcels 0641-008B and 0641-008C

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EXHIBIT "A"
0641-002B & 0641-002C
TEMPORARY CONSTRUCTION EASEMENT
LEGAL DESCRIPTION

Being a portion of that certain parcel of land described in a Grant Deed to CV COMMUNITIES, LLC, a Delaware limited liability company, recorded April 28, 2011 as filed in Instrument No. 2011-0187094 of Official Records, Riverside County Recorder, lying within Section 20, Township 3 South, Range 5 West, San Bernardino Meridian in the City of Riverside, County of Riverside, State of California, more particularly described as follows:

PARCEL 0641-002B:

COMMENCING at the South Quarter Corner of Section 20, Township 3 South, Range 5 West, San Bernardino Meridian;

Thence along the southerly line thereof, North 89°23'48" West 1251.05 feet;

Thence departing said line, North 08°54'55" East 160.67 feet to the beginning of a tangent curve concave easterly and having a radius of 1033.00 feet;

Thence northerly along said curve through a central angle of 11°03'00" an arc length of 199.22 feet, a radial line to said point bears, North 70°02'05" West, said point further being the **TRUE POINT OF BEGINNING**;

Thence continuing northerly along said curve concave easterly and having a radius of 1033.00 feet, through a central angle of 01°56'18" an arc length of 34.95 feet to a point on the northeasterly line of said Grant Deed to CV COMMUNITIES, LLC, said point hereinafter referred to as **POINT "A"**;

Thence along said northeasterly line of said Grant Deed to CV COMMUNITIES, LLC, North 33°38'36" West 9.17 feet;

Thence departing the northeasterly line of said Grant Deed to CV COMMUNITIES, LLC, South 10°25'25" West 40.94 feet to the **TRUE POINT OF BEGINNING**.

Containing 127 Square Feet, 0.003 acres more or less.

PARCEL 0641-002C:

COMMENCING at the aforementioned **POINT "A"**;

Thence along the northeasterly line of said Grant Deed to CV COMMUNITIES, LLC, South 33°38'36" East 81.37 feet to a point on a curve concave easterly and having a radius of 967.00

EXHIBIT "A"
0641-002B & 0641-002C
TEMPORARY CONSTRUCTION EASEMENT
LEGAL DESCRIPTION

feet, said curve being concentric with said 1033.00 foot radius, a radial line to said point bears, North 70°49'30" West, said point further being the **TRUE POINT OF BEGINNING**;

Thence departing said northeasterly line of said Grant Deed to CV COMMUNITIES, LLC, Southerly along said concentric curve through a central angel of 07°36'28" an arc length of 128.40 feet to a point on said curve and on the northeasterly line of that certain Grant Deed to the City of Riverside, recorded September 7, 1977 as filed in Instrument No. 77-174584, of Official Records, Riverside County Recorder and the southwesterly line of said Grant Deed to CV COMMUNITIES, LLC, a radial line to said point bears, North 78°25'58" West;

Thence along said southwesterly line, South 33°38'36" East 65.18 feet;

Thence departing said northeasterly line of said Grant Deed to the City of Riverside, North 03°29'12" West 151.25 feet;

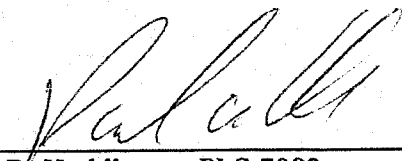
Thence North 67°37'41" East 21.28 feet to said northeasterly line of said grant deed;

Thence North 33°38'36" West 22.72 feet along said northeasterly line to the **TRUE POINT OF BEGINNING**.

Containing 2,916 Square Feet, 0.067 acres more or less.

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

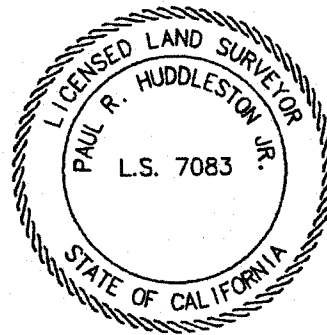
Prepared under the supervision of:



Paul R. Huddleston, PLS 7083
Expires 12/31/14

3/18/13

Date



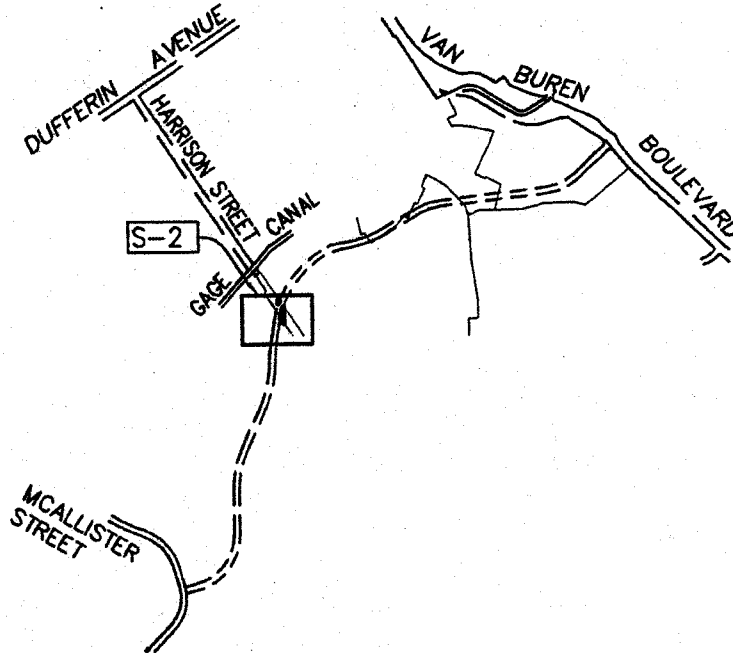
THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.

BY: 

DATE: 4-9-13

EXHIBIT "B"

0641-002B & 0641-002C
 TEMPORARY CONSTRUCTION EASEMENT



VICINITY / INDEX MAP

LEGEND:

- S-# INDICATES SHEET No. AS NOTED.
- () INDICATES RECORD PER RS 72/85-90.
- 0641-001A INDICATES PARCEL No.
- # INDICATES LINE OR CURVE DATA NUMBER (SEE SHEET 3 FOR LINE AND CURVE TABLE DATA).

THIS DOCUMENT REVIEWED BY
 RIVERSIDE COUNTY SURVEYOR.
 BY: *Paul R. Huddleston Jr.*
 DATE: 4-9-13

Paul R. Huddleston Jr.
 PAUL R. HUDDLESTON JR.
 PLS 7083

LICENSED LAND SURVEYOR
 PAUL R. HUDDLESTON JR.
 L.S. 7083
 STATE OF CALIFORNIA

COUNTY W.O.: C1-0641

OWNER:
 CV
 COMMUNITIES,
 LLC
 APN:
 239-270-002

H & A
 HUNSAKER & ASSOCIATES
 IRVINE, INC
 INLAND EMPIRE REGION
 2900 ADAMS STREET, SUITE A-15
 RIVERSIDE CA 92504 (951)352-7200
 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

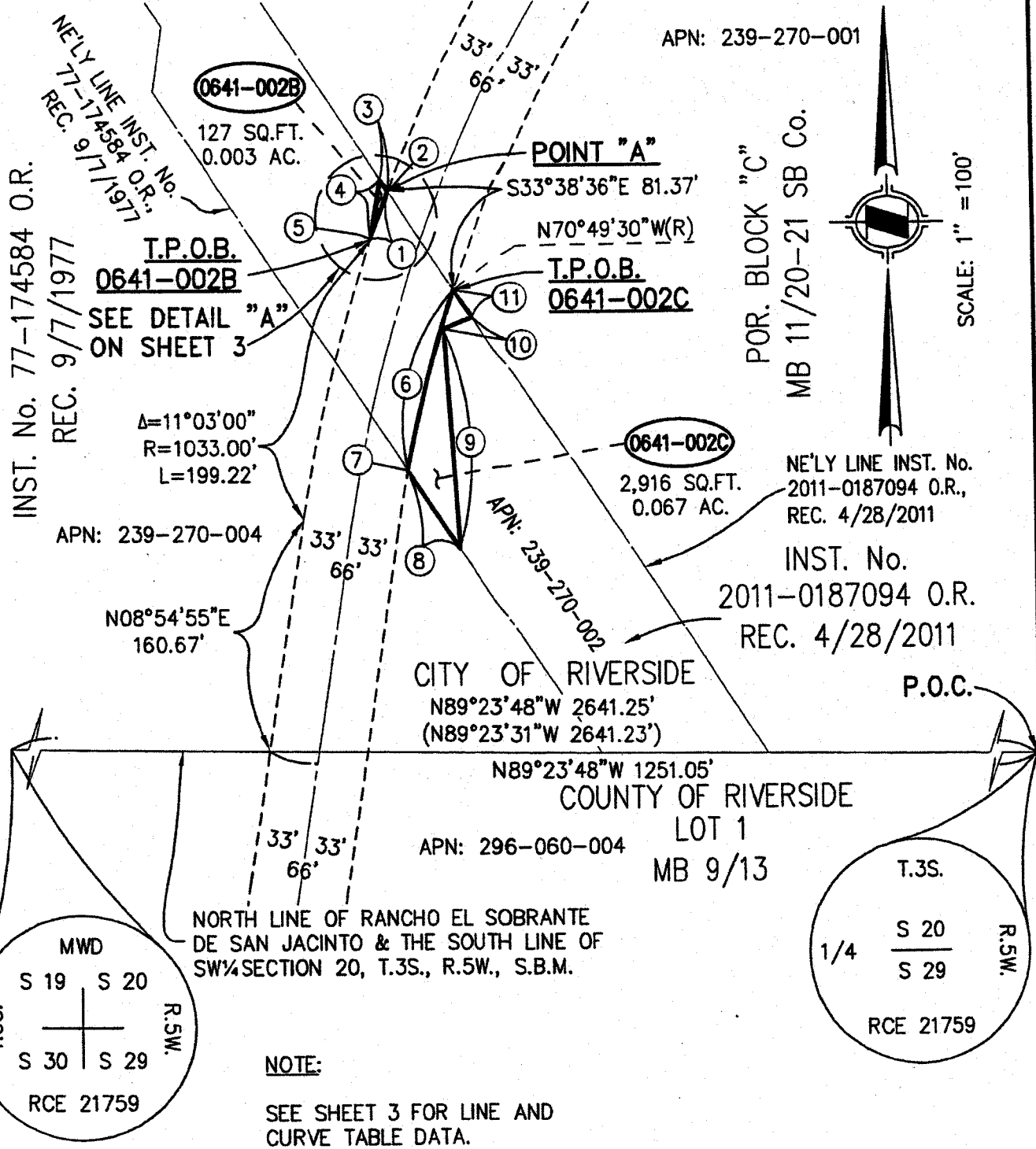
POR. OF SECTION 20, T. 3 S., R. 5 W.,
 SAN BERNARDINO MERIDIAN

| | | |
|--------------------|------------------------|--------------|
| PREPARED BY RNB | CHECKED BY PRH, JR. | SHEET 1 OF 3 |
| DATE: Mar 15, 2013 | | W.O. 3053-9 |

EXHIBIT "B"

0641-002B & 0641-002C TEMPORARY CONSTRUCTION EASEMENT

APN: 239-270-001



INST. No. 77-174584 O.R.
REC. 9/7/1977

NE'LY LINE INST. No. 77-174584 O.R.
REC. 9/7/1977

T.P.O.B.
0641-002B
SEE DETAIL "A"
ON SHEET 3

$\Delta = 11^{\circ}03'00''$
 $R = 1033.00'$
 $L = 199.22'$

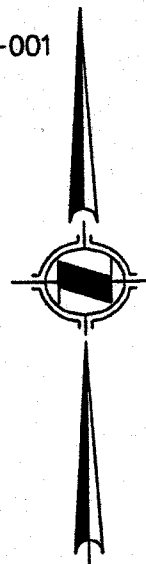
APN: 239-270-004

$N08^{\circ}54'55''E$
160.67'

POINT "A"
 $S33^{\circ}38'36''E$ 81.37'

T.P.O.B.
0641-002C

POR. BLOCK "C"
MB 11/20-21 SB Co.



SCALE: 1" = 100'

NE'LY LINE INST. No. 2011-0187094 O.R.,
REC. 4/28/2011

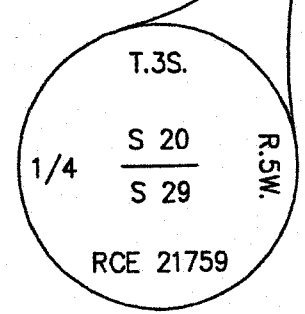
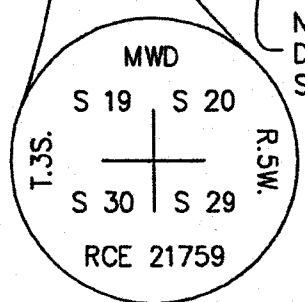
INST. No. 2011-0187094 O.R.
REC. 4/28/2011

CITY OF RIVERSIDE
 $N89^{\circ}23'48''W$ 2641.25'
($N89^{\circ}23'31''W$ 2641.23')

COUNTY OF RIVERSIDE
LOT 1
MB 9/13
APN: 296-060-004

NORTH LINE OF RANCHO EL SOBRANTE DE SAN JACINTO & THE SOUTH LINE OF SW $\frac{1}{4}$ SECTION 20, T.3S., R.5W., S.B.M.

P.O.C.



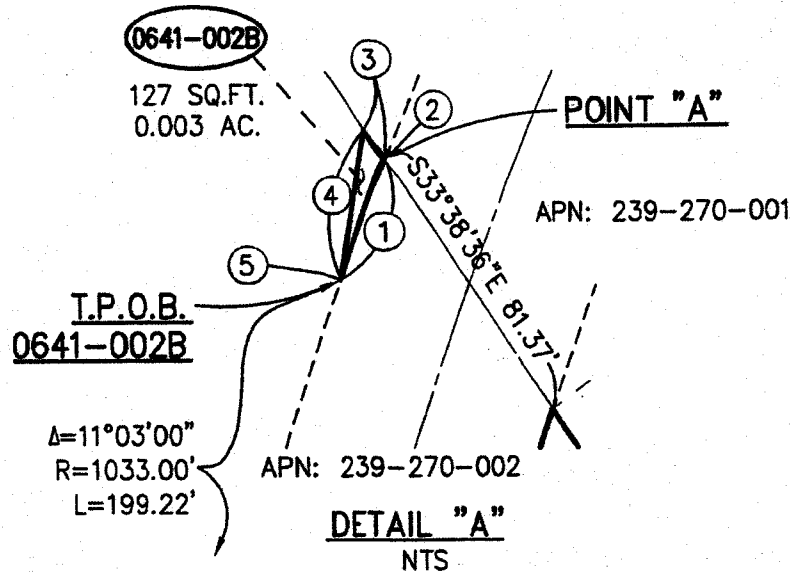
NOTE:
SEE SHEET 3 FOR LINE AND CURVE TABLE DATA.

COUNTY W.O.: C1-0641

| | | | |
|--|--|---|---|
| OWNER: CV COMMUNITIES, LLC APN: 239-270-002 | | HUNSAKER & ASSOCIATES IRVINE, INC INLAND EMPIRE REGION 2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS | POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN PREPARED BY: RNB CHECKED BY: PRH, JR. SHEET 2 OF 3 DATE: Mar 15, 2013 W.O. 3053-9 |
|--|--|---|---|

EXHIBIT "B"

0641-002B & 0641-002C TEMPORARY CONSTRUCTION EASEMENT



DATA TABLE

| | BEARING/DELTA | RADIUS | LENGTH | TANGENT |
|---|-----------------|----------|---------|---------|
| ① | 01°56'18" | 1033.00' | 34.95' | |
| ② | N68°05'47"W (R) | | | |
| ③ | N33°38'36"W | | 9.17' | |
| ④ | S10°25'25"W | | 40.94' | |
| ⑤ | N70°02'05"W (R) | | | |
| ⑥ | 07°36'28" | 967.00' | 128.40' | 64.29' |
| ⑦ | N78°25'58"W (R) | | | |
| ⑧ | S33°38'36"E | | 65.18' | |
| ⑨ | N03°29'12"W | | 151.25' | |
| ⑩ | N67°37'41"E | | 21.28' | |
| ⑪ | N33°38'36"W | | 22.72' | |

COUNTY W.O.: C1-0641

OWNER:
CV
COMMUNITIES,
LLC

APN:
239-270-002



**HUNSAKER & ASSOCIATES
IRVINE, INC**

INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE A-15
RIVERSIDE CA 92504 (951)352-7200
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,
SAN BERNARDINO MERIDIAN

PREPARED BY
RNB

CHECKED BY
PRH, JR.

SHEET 3 OF 3

DATE: Mar 15, 2013

W.O. 3053-9

EXHIBIT "A"
0641-006B, 0641-006C, 0641-006E & 0641-006F
TEMPORARY CONSTRUCTION EASEMENT
LEGAL DESCRIPTION

Being a portion of Lots 1, 2, 5, 8, 9 and a portion of El Sobrante Avenue (Lot "A") of the Map of El Sobrante Lemon Tract No. 1 as filed in Book 9, page 13 of Maps, records of Riverside County Recorder, being a Sectionalized Survey of Section 29, Township 3 South, Range 5 West, lying within Rancho El Sobrante De San Jacinto, in the County of Riverside, State of California, more particularly described as follows:

PARCEL 0641-006B:

COMMENCING at the South Quarter Corner of Section 20, Township 3 South, Range 5 West, San Bernardino Meridian;

Thence along the southerly line thereof, North $89^{\circ}23'48''$ West 1184.35 feet to a point, said point hereinafter referred to as **POINT "A"**, said point also being the **TRUE POINT OF BEGINNING**;

Thence departing said southerly line South $08^{\circ}54'55''$ West 99.68 feet to the beginning of a tangent curve concave easterly and having a radius of 967.00 feet;

Thence southerly along said curve through a central angle of $05^{\circ}02'01''$ an arc length of 84.95 feet;

Thence tangent from said curve South $03^{\circ}52'54''$ West 219.50 feet to the beginning of a tangent curve, concave westerly and having a radius of 1033.00 feet;

Thence southerly along said curve through a central angle of $20^{\circ}54'42''$ an arc length of 377.02 feet;

Thence tangent from said curve South $24^{\circ}47'36''$ West 511.95 feet to the beginning of a tangent curve concave easterly and having a radius of 967.00 feet;

Thence southerly along said curve through a central angle of $09^{\circ}39'38''$ an arc length of 163.05 feet to a point on the west line of said lot 5, said point being South $00^{\circ}08'03''$ West 6.02 feet from the northwest corner of said lot;

Thence non-tangent from said curve and along the west line of said lots 5 and 9, South $00^{\circ}08'03''$ West 92.95 feet to a point, said point hereinafter referred to as **POINT "B"**;

Thence leaving said west line of lot 9 North $09^{\circ}39'21''$ East 90.21 feet;

EXHIBIT "A"
0641-006B, 0641-006C, 0641-006E & 0641-006F
TEMPORARY CONSTRUCTION EASEMENT
LEGAL DESCRIPTION

Thence North 19°05'33" East 186.03 feet;

Thence North 21°33'45" East 93.16 feet;

Thence North 30°35'52" East 50.39 feet;

Thence North 25°14'38" East 150.91 feet;

Thence North 29°16'25" East 51.13 feet;

Thence North 44°19'29" East 73.72 feet;

Thence North 20°33'05" East 91.79 feet;

Thence North 54°56'17" East 40.06 feet;

Thence North 70°36'09" East 25.40 feet;

Thence North 43°27'51" East 45.01 feet;

Thence North 32.48 feet;

Thence North 12°07'41" West 164.29 feet;

Thence North 59°46'16" East 25.00 feet;

Thence North 29°34'03" East 41.43 feet;

Thence North 08°36'39" West 70.66 feet;

Thence North 22°52'17" West 38.15 feet;

Thence South 72°35'27" East 109.13 feet;

Thence North 07°37'35" West 130.75 feet;

Thence North 36°27'36" West 125.58 feet;

Thence North 48°18'06" East 24.80 feet;

EXHIBIT "A"
0641-006B, 0641-006C, 0641-006E & 0641-006F
TEMPORARY CONSTRUCTION EASEMENT
LEGAL DESCRIPTION

Thence North 06°30'08" East 26.05 feet;

Thence North 27°40'30" West 36.13 feet;

Thence North 21°40'41" East 78.83 feet;

Thence North 05°27'22" East 4.72 feet to a point on the south line of said Section 20;

Thence North 89°23'48" West 22.09 feet to the **TRUE POINT OF BEGINNING**.

Excepting there from that portion of the above described parcel lying within Parcel 0641-006I recorded _____, 2013 as Instrument No. 2013-_____

Also excepting there from that portion of the above described parcel lying within Parcel 0641-006K recorded _____, 2013 as Instrument No. 2013-_____

Contains 44,795 Square Feet, 1.028 acres more or less.

PARCEL 0641-006C:

COMMENCING at the aforementioned **POINT "B"**;

Thence along the west line of said lots 5 and 9, South 00°08'03" West 359.52 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said west line South 00°08'03" West 505.92 feet;

Thence departing said west line North 28°39'33" East 290.50 feet;

Thence North 35°06'10" West 46.89 feet;

Thence South 73°03'28" West 17.24 feet;

Thence North 60°35'29" West 11.81 feet;

Thence North 19°21'42" West 30.84 feet;

Thence North 37°54'13" West 34.48 feet;

EXHIBIT "A"
0641-006B, 0641-006C, 0641-006E & 0641-006F
TEMPORARY CONSTRUCTION EASEMENT
LEGAL DESCRIPTION

Thence North 28°22'48" East 59.70 feet;

Thence North 31°29'37" West 87.18 feet;

Thence North 51°17'01" West 45.91 feet to the **TRUE POINT OF BEGINNING**.

Excepting there from that portion of the above described parcel lying within Parcel 0641-006L recorded _____, 2013 as Instrument No. 2013-_____

Contains 26,526 Square Feet, 0.609 acres more or less.

PARCEL 0641-006D:

COMMENCING at the aforementioned **POINT "A"** on the southerly line of the Southwest Quarter of Section 20, Township 3 South, Range 5 West, San Bernardino Meridian;;

Thence along said southerly line North 89°23'48" West 66.70 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving said southerly line South 08°54'55" West 38.02 feet to a point, said point hereinafter referred to as **POINT "C"**;

Thence North 05°55'38" West 7.71 feet;

Thence North 06°05'59" East 30.10 feet to a point on the above said southerly line;

Thence South 89°23'48" East 3.49 feet to the **TRUE POINT OF BEGINNING**.

Contains 90 Square Feet, 0.002 acres more or less.

PARCEL 0641-006E:

COMMENCING at the aforementioned **POINT "C"**;

Thence South 08°54'55" West 16.29 feet to the **TRUE POINT OF BEGINNING**;

EXHIBIT "A"
0641-006B, 0641-006C, 0641-006E & 0641-006F
TEMPORARY CONSTRUCTION EASEMENT
LEGAL DESCRIPTION

Thence continuing South 08°54'55" West 35.72 feet to the beginning of a tangent curve concave easterly, having a radius of 1033.00 feet;

Thence southerly along said curve through a central angle of 05°02'01" an arc length of 90.75 feet;

Thence tangent from said curve South 03°52'54" West 219.50 feet to the beginning of a tangent curve concave westerly, having a radius of 967.00 feet;

Thence southerly along said curve through a central angle of 20°54'42" an arc length of 352.93 feet;

Thence tangent from said curve South 24°47'36" West 123.93 feet to a point, said point hereinafter referred to as **POINT "D"**;

Thence North 18°45'09" East 88.21 feet;

Thence North 29°30'55" East 12.14 feet;

Thence North 08°50'51" East 243.33 feet;

Thence North 85°13'25" East 7.57 feet;

Thence North 13°14'24" East 117.64 feet;

Thence North 22°13'48" East 53.05 feet;

Thence North 63°50'56" East 16.88 feet;

Thence North 28°08'03" West 70.61 feet;

Thence North 08°50'58" East 119.54 feet;

Thence North 32°11'52" East 37.32 feet;

Thence North 12°22'37" West 22.27 feet;

Thence North 25°53'42" East 63.43 feet to the **TRUE POINT OF BEGINNING**.

EXHIBIT "A"
0641-006B, 0641-006C, 0641-006E & 0641-006F
TEMPORARY CONSTRUCTION EASEMENT
LEGAL DESCRIPTION

Excepting there from that portion of the above described parcel lying within Parcel 0641-006J recorded _____, 2013 as Instrument No. 2013-_____

Contains 14,996 Square Feet, 0.334 acres more or less.

PARCEL 0641-006F:

COMMENCING at the aforementioned **POINT "D"**;

Thence South 24°47'36" West 258.16 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing South 24°47'36" West 118.50 feet;

Thence North 00°08'03" East 20.00 feet;

Thence North 28°11'29" East 76.86 feet;

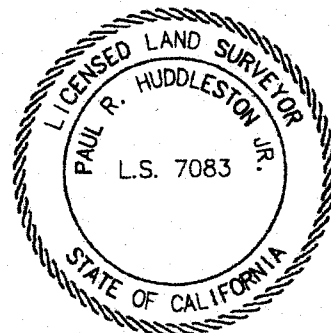
Thence North 33°54'24" East 23.91 feet to the **TRUE POINT OF BEGINNING**.

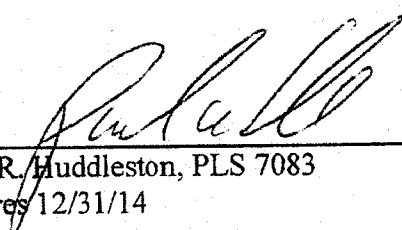
Containing 586 Square Feet, 0.013 acres more or less.

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

Prepared under the supervision of:

| |
|---|
| THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR. BY: _____ DATE: 4-11-13 |
|---|

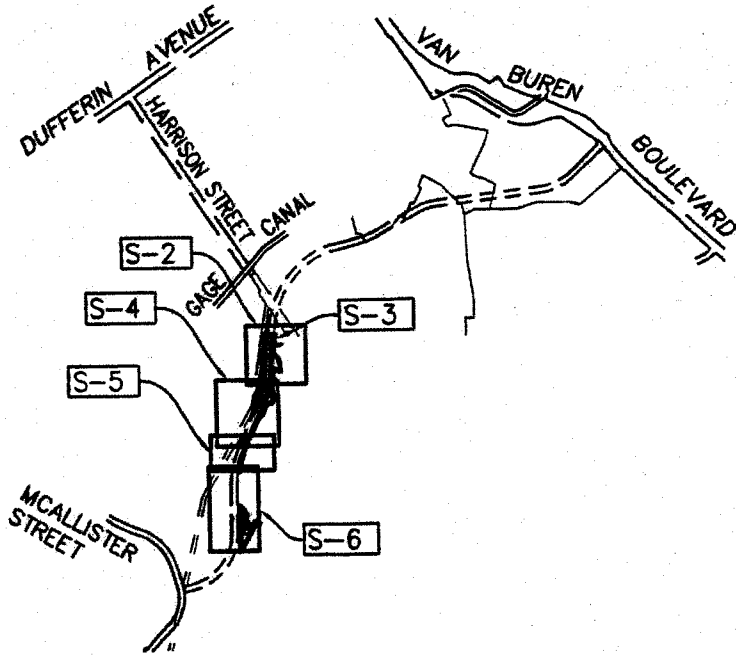



Paul R. Huddleston, PLS 7083
Expires 12/31/14


Date

EXHIBIT "B"

0641-006B, 0641-006C, 0641-006E & 0641-006F,
TEMPORARY CONSTRUCTION EASEMENT



VICINITY / INDEX MAP

LEGEND:

S-#

INDICATES SHEET No. AS NOTED.

()

INDICATES RECORD PER RS 72/85-90.

0641-001A

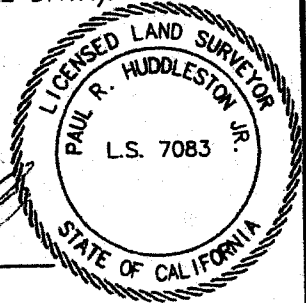
INDICATES PARCEL No.

#

INDICATES LINE OR CURVE DATA NUMBER (SEE SHEETS 7, 8 & 9 FOR LINE AND CURVE TABLE DATA).

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: *[Signature]*
DATE: 4-11-13

[Signature]
PAUL R. HUDDLESTON JR.
PLS 7083



COUNTY W.O.: C1-0641

OWNER:
CV
COMMUNITIES,
LLC

APN:
269-060-004

H & A
HUNSAKER & ASSOCIATES
IRVINE, INC
INLAND EMPIRE REGION
2900 ADAMS STREET, SUITE A-15
RIVERSIDE CA 92504 (951)352-7200
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 29, T. 3 S., R. 5 W.,
RANCHO EL SOBRANTE DE SAN JACINTO

| | | |
|--------------------|------------------------|--------------|
| PREPARED BY RNB | CHECKED BY PRH, JR. | SHEET 1 OF 9 |
| DATE: Apr 02, 2013 | W.O. 3053-9 | |

EXHIBIT "B"

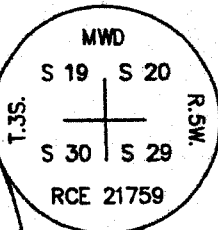
0641-006B, 0641-006C, 0641-006E & 0641-006F,
TEMPORARY CONSTRUCTION EASEMENT

INST. No. 77-174584 O.R.

REC. 9/7/1977

APN: 239-270-004

POR. BLOCK "C"
MB 11/20-21 SB Co.
APN: 239-270-001



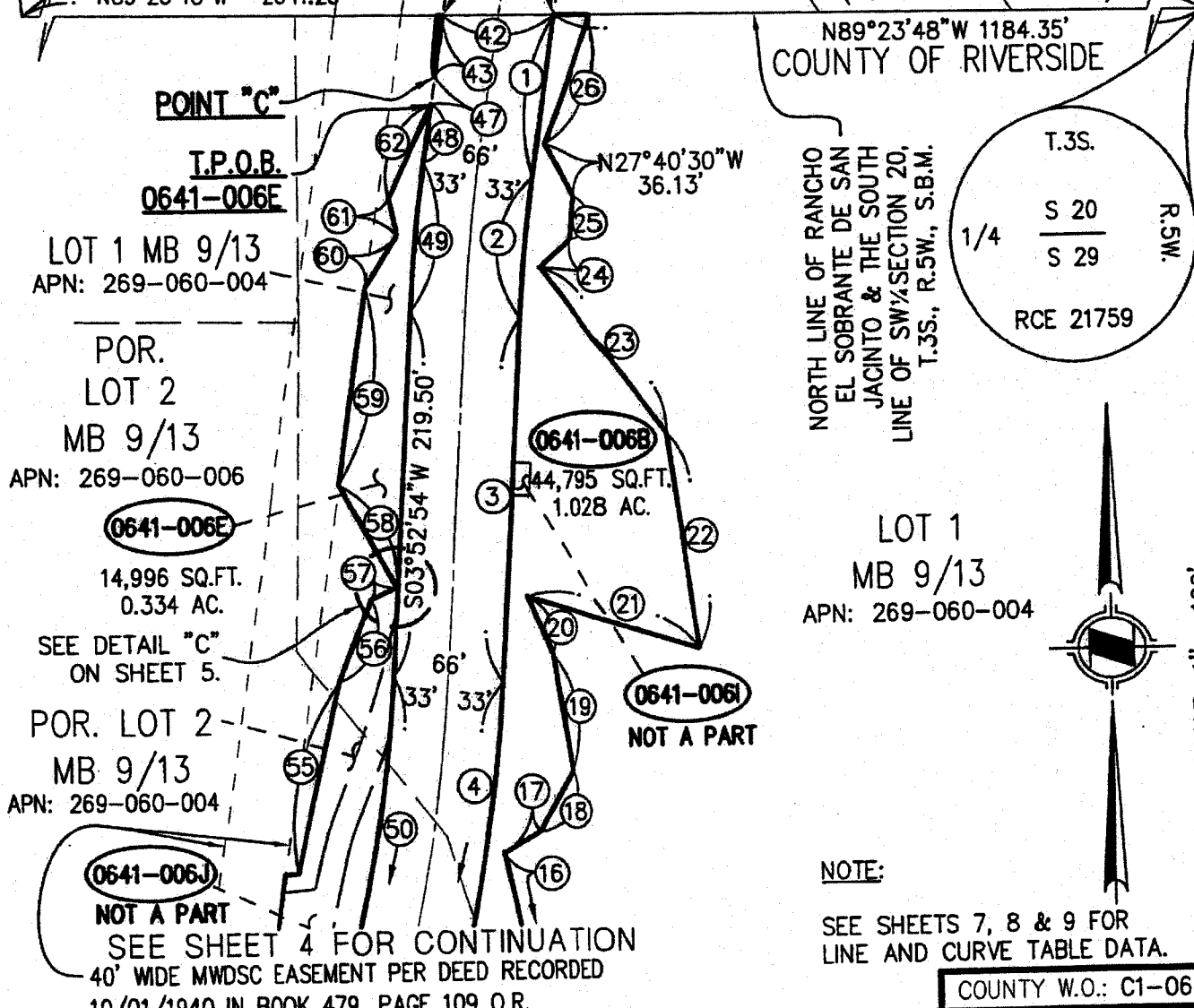
T.P.O.B.
0641-006D
SEE DETAIL
"A" SHEET 3

T.P.O.B.
0641-006B
& POINT "A"
SEE DETAIL
"A" SHEET 3

N89°23'48"W 2641.25'

(N89°23'31"W 2641.23')

N89°23'48"W 1184.35'
COUNTY OF RIVERSIDE



POINT "C"

T.P.O.B.
0641-006E

LOT 1 MB 9/13
APN: 269-060-004

POR.
LOT 2
MB 9/13
APN: 269-060-006

0641-006E

14,996 SQ.FT.
0.334 AC.

SEE DETAIL "C"
ON SHEET 5.

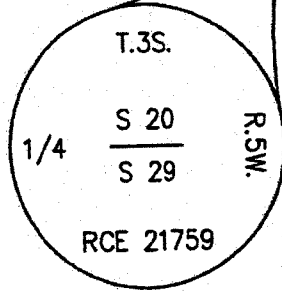
POR. LOT 2
MB 9/13
APN: 269-060-004

0641-006J

NOT A PART

SEE SHEET 4 FOR CONTINUATION
40' WIDE MWDC EASEMENT PER DEED RECORDED
10/01/1940 IN BOOK 479, PAGE 109 O.R.

NORTH LINE OF RANCHO
EL SOBRANTE DE SAN
JACINTO & THE SOUTH
LINE OF SW 1/4 SECTION 20,
T.3S., R.5W., S.B.M.



LOT 1
MB 9/13
APN: 269-060-004

0641-006B

44,795 SQ.FT.
1.028 AC.

0641-006F

NOT A PART

NOTE:

SEE SHEETS 7, 8 & 9 FOR
LINE AND CURVE TABLE DATA.

SCALE: 1" = 100'

COUNTY W.O.: C1-0641

OWNER:
CV
COMMUNITIES,
LLC

APN:
269-060-004

HUNSAKER & ASSOCIATES
IRVINE, INC
INLAND EMPIRE REGION
2900 ADAMS STREET, SUITE A-15
RIVERSIDE CA 92504 (951)352-7200
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

| | | |
|--|------------------------|--------------|
| POR. OF SECTION 29, T. 3 S., R. 5 W., RANCHO EL SOBRANTE DE SAN JACINTO | | |
| PREPARED BY RNB | CHECKED BY PRH, JR. | SHEET 2 OF 9 |
| DATE: Apr 02, 2013 | | W.O. 3053-9 |

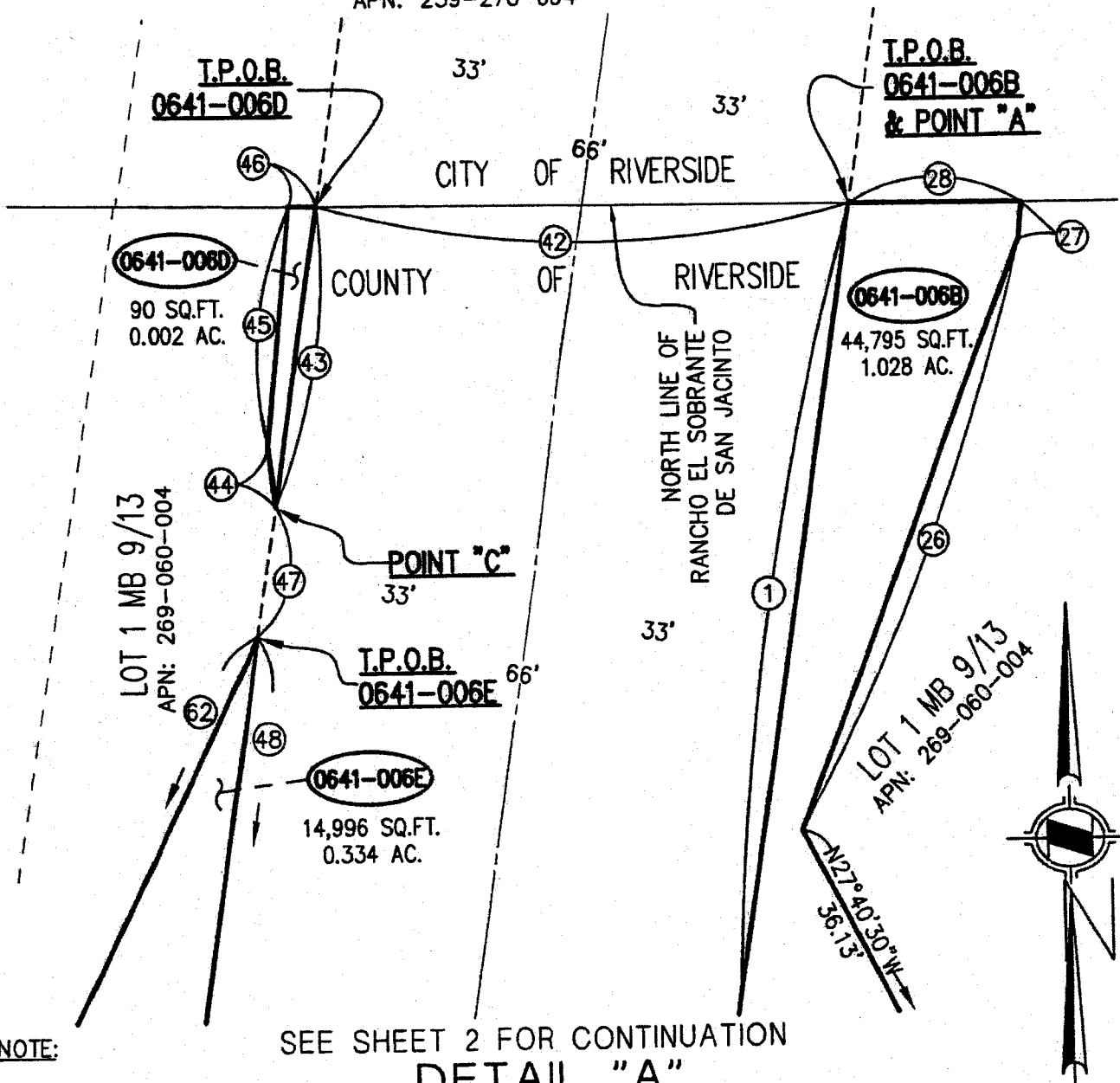
EXHIBIT "B"

0641-006B, 0641-006C, 0641-006E & 0641-006F,
TEMPORARY CONSTRUCTION EASEMENT

INST. No. 77-174584 O.R.

REC. 9/7/1977

APN: 239-270-004



SEE SHEET 2 FOR CONTINUATION

SCALE: 1" = 20'

NOTE:

SEE SHEET 2 FOR CONTINUATION
DETAIL "A"

SEE SHEETS 7, 8 & 9 FOR
LINE AND CURVE TABLE DATA.

SCALE: 1"=20'

COUNTY W.O.: C1-0641

OWNER:
CV
COMMUNITIES,
LLC

APN:
269-060-004



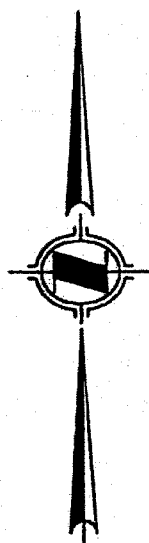
HUNSAKER & ASSOCIATES
IRVINE, INC
INLAND EMPIRE REGION
2900 ADAMS STREET, SUITE A-15
RIVERSIDE CA 92504 (951)352-7200
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

| | | |
|--|------------------------|--------------|
| POR. OF SECTION 29, T. 3 S., R. 5 W., RANCHO EL SOBRANTE DE SAN JACINTO | | |
| PREPARED BY RNB | CHECKED BY PRH, JR. | SHEET 3 OF 9 |
| DATE: Apr 02, 2013 | | W.O. 3053-9 |

EXHIBIT "B"

0641-006B, 0641-006C, 0641-006E & 0641-006F,
TEMPORARY CONSTRUCTION EASEMENT

SEE SHEET 2 FOR CONTINUATION



SCALE: 1" = 100'

POR. PARCEL 1
PMB 32/5-6
APN: 269-060-009

PARCEL 4
PMB 32/5-6
APN: 269-060-012

0641-006F
586 SQ.FT.
0.013 AC.

POR. LOT 2
MB 9/13
APN: 269-060-005

0641-006E
14,996 SQ.FT.
0.344 AC.

0641-006K
NOT A PART

0641-006B
44,795 SQ.FT.
1.028 AC.

POR. LOT 2
MB 9/13
APN: 269-060-004

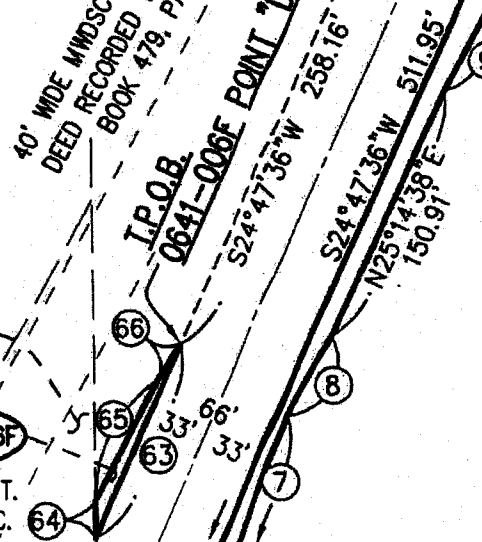
NOTE:

SEE SHEETS 7, 8 & 9
FOR LINE AND CURVE
TABLE DATA.

SEE SHEET 5 FOR CONTINUATION

40' WIDE MWDSC EASEMENT PER
DEED RECORDED 10/01/1940 IN
BOOK 479, PAGE 109 O.R.
I.P.O.R.
0641-006E POINT "D"

0641-006J
NOT A PART



COUNTY W.O.: C1-0641

OWNER:
CV
COMMUNITIES,
LLC

APN:
269-060-004



HUNSAKER & ASSOCIATES
IRVINE, INC
INLAND EMPIRE REGION
2900 ADAMS STREET, SUITE A-15
RIVERSIDE CA 92504 (951)352-7200
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 29, T. 3 S., R. 5 W.,
RANCHO EL SOBRANTE DE SAN JACINTO

| | | |
|--------------------|------------------------|--------------|
| PREPARED BY RNB | CHECKED BY PRH, JR. | SHEET 4 OF 9 |
| DATE: Apr 11, 2013 | | W.O. 3053-9 |

EXHIBIT "B"

0641-006B, 0641-006C, 0641-006E & 0641-006F,
TEMPORARY CONSTRUCTION EASEMENT

NOTE:

SEE SHEETS 7, 8 & 9 FOR
LINE AND CURVE TABLE DATA.

POR. LOT 2

MB 9/13

APN: 269-060-005

SEE SHEET 4 FOR CONTINUATION

POR.
PARCEL 1
PMB 32/5-6
APN: 269-060-009

T.P.O.B.
0641-006F
586 SQ.FT.
0.013 AC.

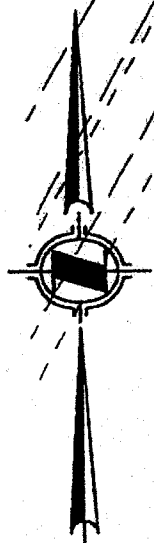
POR. LOT 2
MB 9/13
APN: 269-060-004

40' WIDE MUDSC EASEMENT PER
DEED RECORDED 10/01/1940 IN
BOOK 479, PAGE 109 O.R.

PARCEL 4
PMB 32/5-6
APN: 269-060-012

0641-006B
44,795 SQ.FT.
1.028 AC.

POR. LOT 5
MB 9/13
APN: 269-060-004



SCALE: 1" = 100'

POINT "B"

DETAIL "C"
NO SCALE

SEE SHEET 6 FOR CONTINUATION

COUNTY W.O.: C1-0641

OWNER:
CV
COMMUNITIES,
LLC

APN:
269-060-004



HUNSAKER & ASSOCIATES
IRVINE, INC
INLAND EMPIRE REGION
2900 ADAMS STREET, SUITE A-15
RIVERSIDE CA 92504 (951)352-7200
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 29, T. 3 S., R. 5 W.,
RANCHO EL SOBRANTE DE SAN JACINTO

| | | |
|--------------------|------------------------|--------------|
| PREPARED BY RNB | CHECKED BY PRH, JR. | SHEET 5 OF 9 |
|--------------------|------------------------|--------------|

| | |
|--------------------|-------------|
| DATE: Apr 11, 2013 | W.O. 3053-9 |
|--------------------|-------------|

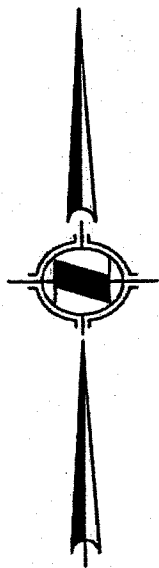
EXHIBIT "B"

0641-006B, 0641-006C, 0641-006E & 0641-006F,
TEMPORARY CONSTRUCTION EASEMENT

SEE SHEET 5 FOR CONTINUATION

NOTE:

SEE SHEETS 7, 8 & 9 FOR
LINE AND CURVE TABLE DATA.



SCALE: 1" = 100'

PARCEL 4
PMB 32/5-6
APN: 269-060-012

POR. LOT 9
MB 9/13
APN: 269-060-004

T.P.O.B.
0641-006C

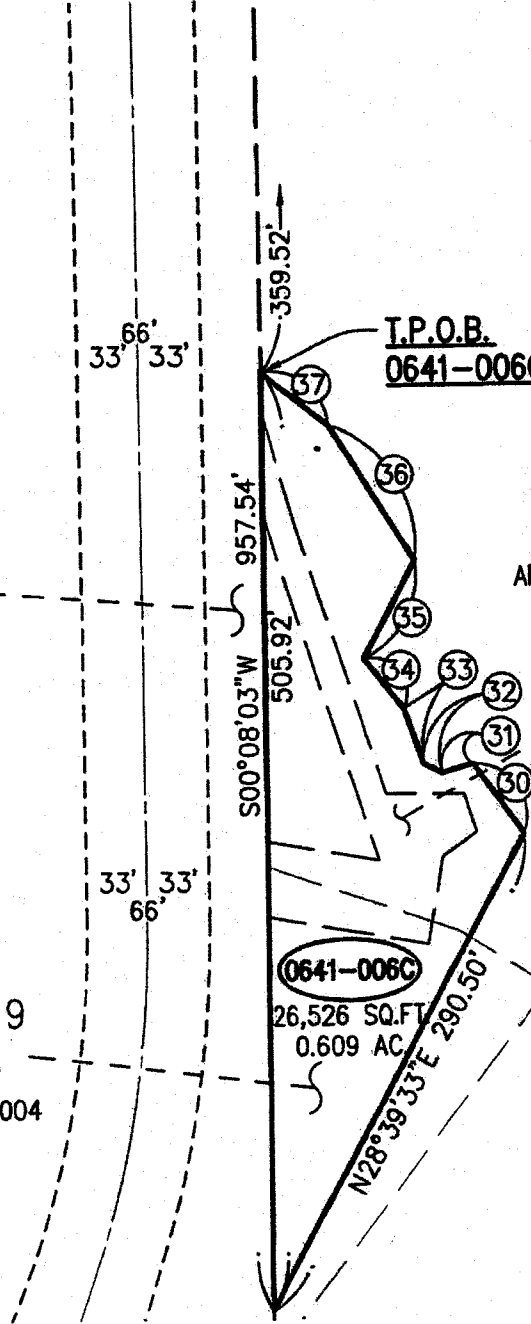
POR. LOT 5
MB 9/13
APN: 269-060-004

0641-006L
NOT A PART

0641-006C

26,526 SQ.FT.
0.609 AC

POR. LOT 8
MB 9/13
APN: 269-060-004



COUNTY W.O.: C1-0641

| | | | | | |
|--|--|---|------------------------|--|--|
| OWNER: CV COMMUNITIES, LLC APN: 269-060-004 | | HUNSAKER & ASSOCIATES IRVINE, INC INLAND EMPIRE REGION 2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS | | POR. OF SECTION 29, T. 3 S., R. 5 W., RANCHO EL SOBRANTE DE SAN JACINTO | |
| | | PREPARED BY RNB | CHECKED BY PRH, JR. | SHEET 6 OF 9 | |
| | | DATE: Apr 02, 2013 | | W.O. 3053-9 | |

EXHIBIT "B"

0641-006B, 0641-006C, 0641-006E & 0641-006F,
TEMPORARY CONSTRUCTION EASEMENT

DATA TABLE

| | BEARING/Delta | RADIUS | LENGTH | TANGENT |
|---|---------------|----------|---------|---------|
| ① | S8°54'55"W | | 99.68' | |
| ② | 5°02'01" | 967.00' | 84.95' | 42.50' |
| ③ | S3°52'54"W | | 219.50' | |
| ④ | 20°54'42" | 1033.00' | 377.02' | 190.63' |
| ⑤ | 9°39'38" | 967.00' | 163.04' | 81.72' |
| ⑥ | N9°39'21"E | | 90.21' | |
| ⑦ | N21°33'45"E | | 93.16' | |
| ⑧ | N30°35'52"E | | 50.39' | |
| ⑨ | N29°16'25"E | | 51.13' | |
| ⑩ | N44°19'29"E | | 73.72' | |
| ⑪ | N20°33'05"E | | 91.79' | |
| ⑫ | N54°56'17"E | | 40.06' | |
| ⑬ | N70°36'09"E | | 25.40' | |
| ⑭ | N43°27'51"E | | 45.01' | |
| ⑮ | NORTH | | 32.48' | |
| ⑯ | N12°07'41"W | | 164.29' | |
| ⑰ | N59°46'16"E | | 25.00' | |
| ⑱ | N29°34'03"E | | 41.43' | |
| ⑲ | N8°36'39"W | | 70.66' | |
| ⑳ | N22°52'17"W | | 38.15' | |
| ㉑ | S72°35'27"E | | 109.13' | |
| ㉒ | N7°37'35"W | | 130.75' | |
| ㉓ | N36°27'36"W | | 125.58' | |
| ㉔ | N48°18'06"E | | 24.80' | |
| ㉕ | N6°30'08"E | | 26.05' | |
| ㉖ | N21°40'41"E | | 78.83' | |
| ㉗ | N5°27'22"E | | 4.72' | |
| ㉘ | N89°23'48"W | | 22.09' | |

COUNTY W.O.: C1-0641

OWNER:
CV
COMMUNITIES,
LLC

APN:
269-060-004



HUNSAKER & ASSOCIATES
IRVINE, INC

INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE A-15
RIVERSIDE CA 92504 (951)352-7200

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 29, T. 3 S., R. 5 W.,
RANCHO EL SOBRANTE DE SAN JACINTO

PREPARED BY
RNB

CHECKED BY
PRH, JR.

SHEET 7 OF 9

DATE: Apr 02, 2013

W.O. 3053-9

EXHIBIT "B"

0641-006B, 0641-006C, 0641-006E & 0641-006F,
TEMPORARY CONSTRUCTION EASEMENT

DATA TABLE

| | BEARING/Delta | RADIUS | LENGTH | TANGENT |
|----|---------------|--------|--------|---------|
| 30 | N35°06'10"W | | 46.89' | |
| 31 | S73°03'28"W | | 17.24' | |
| 32 | N60°35'29"W | | 11.81' | |
| 33 | N19°21'42"W | | 30.84' | |
| 34 | N37°54'13"W | | 34.48' | |
| 35 | N28°22'48"E | | 59.70' | |
| 36 | N31°29'37"W | | 87.18' | |
| 37 | N51°17'01"W | | 45.91' | |

| | | | | |
|----|-------------|----------|---------|---------|
| 42 | N89°23'48"W | | 66.70' | |
| 43 | S8°54'55"W | | 38.02' | |
| 44 | N5°55'38"W | | 7.71' | |
| 45 | N6°05'59"E | | 30.10' | |
| 46 | S89°23'48"E | | 3.49' | |
| 47 | S08°54'55"W | | 16.29' | |
| 48 | S08°54'55"W | | 35.72' | |
| 49 | 05°02'01" | 1033.00' | 90.75' | 45.41' |
| 50 | 20°54'42" | 967.00' | 352.93' | 178.45' |

COUNTY W.O.: C1-0641

OWNER:
CV
COMMUNITIES,
LLC

APN:
269-060-004



HUNSAKER & ASSOCIATES
IRVINE, INC

INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE A-15
RIVERSIDE CA 92504 (951)352-7200

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 29, T. 3 S., R. 5 W.,
RANCHO EL SOBRANTE DE SAN JACINTO

PREPARED BY
RNB

CHECKED BY
PRH, JR.

SHEET 8 OF 9

DATE: Apr 02, 2013

W.O. 3053-9

EXHIBIT "B"

0641-006B, 0641-006C, 0641-006E & 0641-006F,
TEMPORARY CONSTRUCTION EASEMENT

DATA TABLE

| | BEARING/DELTA | RADIUS | LENGTH | TANGENT |
|----|---------------|--------|---------|---------|
| 51 | S24°47'36"W | | 123.93' | |
| 52 | N18°45'09"E | | 88.21' | |
| 53 | N29°30'55"E | | 12.14' | |
| 54 | N85°13'25"E | | 7.57' | |
| 55 | N13°14'24"E | | 117.64' | |
| 56 | N22°13'48"E | | 53.05' | |
| 57 | N63°50'56"E | | 16.88' | |
| 58 | N28°08'03"W | | 70.61' | |
| 59 | N08°50'58"E | | 119.54' | |
| 60 | N32°11'52"E | | 37.32' | |
| 61 | N12°22'37"W | | 22.27' | |
| 62 | N25°53'42"E | | 63.43' | |
| 63 | S24°47'36"W | | 118.50' | |
| 64 | N00°08'03"E | | 20.00' | |
| 65 | N28°11'29"E | | 76.86' | |
| 66 | N33°54'24"E | | 23.91' | |

COUNTY W.O.: C1-0641

OWNER:
CV
COMMUNITIES,
LLC

APN:
269-060-004



HUNSAKER & ASSOCIATES
IRVINE, INC
INLAND EMPIRE REGION
2900 ADAMS STREET, SUITE A-15
RIVERSIDE CA 92504 (951)352-7200
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

**POR. OF SECTION 29, T. 3 S., R. 5 W.,
RANCHO EL SOBRANTE DE SAN JACINTO**

PREPARED BY
RNB

CHECKED BY
PRH, JR.

SHEET 9 OF 9

DATE: Apr 02, 2013

W.O. 3053-9

EXHIBIT "A"
0641-008B & 0641-008C
TEMPORARY CONSTRUCTION EASEMENT
LEGAL DESCRIPTION

Being a portion of Lot 8 of the Map of El Sobrante Lemon Tract No. 1 as filed in Book 9, page 13 of Maps, Riverside County Recorder, being a Sectionalized Survey of Section 29, Township 3 South, Range 5 West, lying within Rancho El Sobrante De San Jacinto, in the County of Riverside, State of California, more particularly described as follows:

PARCEL 0641-008B:

COMMENCING at the South Quarter Corner of Section 20, Township 3 South, Range 5 West, San Bernardino Meridian;

Thence along the southerly line thereof, North $89^{\circ}23'48''$ West 1251.05 feet;

Thence departing said line, South $08^{\circ}54'55''$ West 90.03 feet to the beginning of a tangent curve concave westerly and having a radius of 1033.00 feet;

Thence southerly along said curve through a central angle of $05^{\circ}02'01''$ an arc length of 90.75 feet;

Thence South $03^{\circ}52'54''$ West 219.50 feet to the beginning of a tangent curve concave westerly and having a radius of 967.00 feet;

Thence southerly along said curve through a central angle of $20^{\circ}54'42''$ an arc length of 352.93 feet;

Thence South $24^{\circ}47'36''$ West 511.95 feet to the beginning of a tangent curve concave easterly and having a radius of 1033.00 feet;

Thence southeasterly along said curve through a central angle of $24^{\circ}39'26''$ an arc length of 444.55 feet;

Thence South $00^{\circ}08'11''$ West 497.11 feet to the beginning of a tangent curve concave westerly and having a radius of 567.00 feet;

Thence southwesterly along said curve through a central angle of $58^{\circ}50'06''$ an arc length of 582.23 feet to a point on the southerly line of Parcel 4 as filed in Book 32, pages 5 and 6 of Parcel Maps, records of Riverside County Recorder, a radial line to said point bears, South $31^{\circ}01'43''$ East, said point also being the **TRUE POINT OF BEGINNING**, said point hereinafter referred to as **POINT "A"**;

EXHIBIT "A"
0641-008B & 0641-008C
TEMPORARY CONSTRUCTION EASEMENT
LEGAL DESCRIPTION

Thence continuing along said curve concave northwesterly and having a radius of 567.00 feet through a central angle of $18^{\circ}49'54''$ an arc length of 186.36 feet;

Thence tangent from said curve South $77^{\circ}48'11''$ West 79.45 feet;

Thence North $48^{\circ}57'01''$ West 24.08 feet to a point on the easterly line of McAllister Street (33.00 feet half-width per Grant Deed to County of Riverside recorded February 4, 1988, as Instrument No. 30943, Official Records, Riverside County Recorder), said point also being a point on a curve concave westerly and having a radius of 483.00 feet, a radial line to said point bears, North $73^{\circ}24'53''$ East;

Thence northerly along said curve through a central angle of $00^{\circ}21'51''$ an arc length of 3.63 feet;

Thence North $17^{\circ}00'58''$ West 72.14 feet to a point on the aforementioned southerly line of Parcel 4;

Thence along said southerly line South $89^{\circ}22'42''$ East 22.95 feet;

Thence departing said southerly line South $08^{\circ}45'31''$ East 72.49 feet;

Thence South $57^{\circ}54'47''$ East 11.83 feet;

Thence North $80^{\circ}14'09''$ East 58.18 feet;

Thence North $75^{\circ}16'59''$ East 66.95 feet;

Thence North $67^{\circ}40'25''$ East 85.34 feet;

Thence North $57^{\circ}35'28''$ East 29.75 feet to a point on the aforementioned southerly line of Parcel 4;

Thence along said southerly line South $89^{\circ}22'42''$ East 20.30 feet to the **TRUE POINT OF BEGINNING.**

Containing 3,516 Square Feet, 0.081 acres more or less.

EXHIBIT "A"
0641-008B & 0641-008C
TEMPORARY CONSTRUCTION EASEMENT
LEGAL DESCRIPTION

PARCEL 0641-008C:

COMMENCING at the aforementioned **POINT "A"**, said point being a point on the southerly line of said Parcel 4;

Thence along said southerly line South 89°22'42" East 112.01 feet to a point on a curve concave northwesterly and having a radius of 633.00 feet, said curve being concentric with said 567.00 foot radius curve, a radial line to said point bears, South 39°41'33" East, said point further being the **TRUE POINT OF BEGINNING**;

Thence continuing along said southerly line South 89°22'42" East 54.56 feet;

Thence departing said southerly line South 40°16'49" West 22.90 feet;

Thence South 12°44'42" West 14.79 feet;

Thence South 32°35'31" West 31.83 feet;

Thence South 35°56'05" East 13.53 feet;

Thence South 11°59'54" West 37.10 feet;

Thence South 79°02'15" West 46.28 feet;

Thence North 31°50'23" West 16.53 feet;

Thence South 85°21'58" West 26.41 feet;

Thence South 65°36'58" West 19.24 feet;

Thence South 56°24'24" West 43.67 feet;

Thence South 74°03'12" West 31.05 feet;

Thence North 88°20'08" West 118.05 feet;

Thence South 62°42'13" West 28.11 feet;

EXHIBIT "A"
0641-008B & 0641-008C
TEMPORARY CONSTRUCTION EASEMENT
LEGAL DESCRIPTION

Thence South 73°18'28" West 76.75 feet to a point on said easterly line of McAllister Street, said point also being a point on a curve concave westerly and having a radius of 483.00 feet, a radial line to said point bears, North 86°23'41" East;

Thence northerly along said curve through a central angle of 00°34'39" an arc length of 4.87 feet;

Thence departing said curve North 25°41'58" East 24.08 feet to a point on a line being 66.00 feet southerly and parallel, measured at right angles from the aforementioned line described as "South 77°48'11" West 79.45 feet";

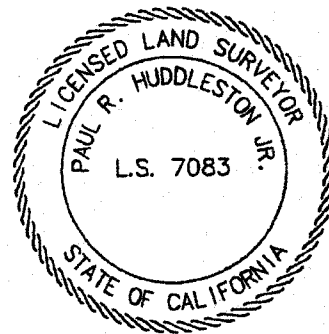
Thence along said parallel line North 77°48'11" East 82.37 feet to the beginning of a tangent curve concave northwesterly and having a radius of 633.00 feet, said curve being concentric with said 567.00 foot radius curve;

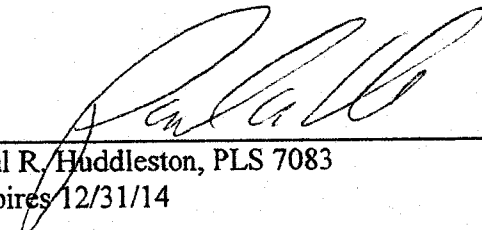
Thence northeasterly along said concentric curve through a central angle of 27°29'44" an arc length of 303.77 feet to the **TRUE POINT OF BEGINNING**.

Containing 18,597 Square Feet, 0.427 acres more or less.

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

Prepared under the supervision of:




Paul R. Huddleston, PLS 7083
Expires 12/31/14

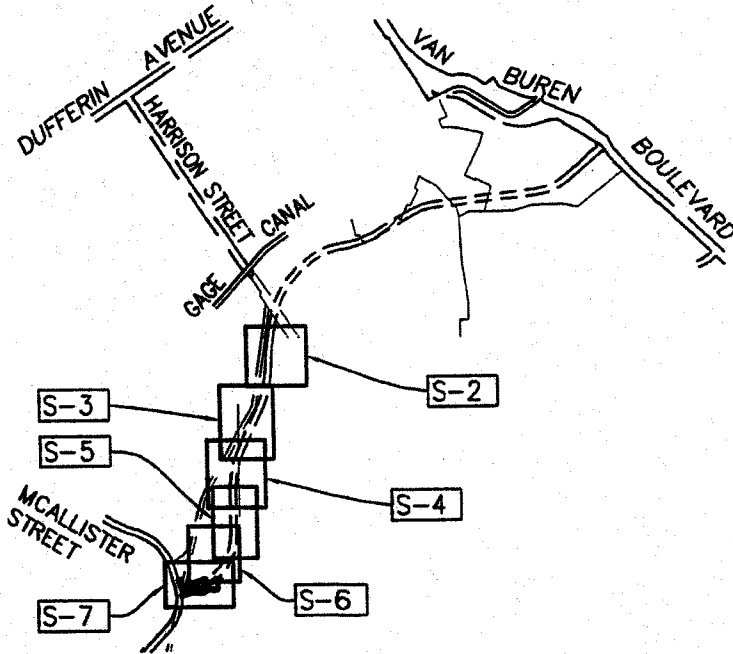
3/8/13
Date

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.

BY: 

DATE: 4-9-13

EXHIBIT "B"
0641-008B & 0641-008C
TEMPORARY CONSTRUCTION EASEMENT



VICINITY / INDEX MAP

LEGEND:

- S-#** INDICATES SHEET No. AS NOTED.
- ()** INDICATES RECORD PER RS 72/85-90.
- 0641-001A** INDICATES PARCEL No.
- #** INDICATES LINE OR CURVE DATA NUMBER (SEE SHEET 8 FOR LINE AND CURVE TABLE DATA).

THIS DOCUMENT REVIEWED BY
 RIVERSIDE COUNTY SURVEYOR.
 BY: *[Signature]*
 DATE: 4-7-13

[Signature]
 PAUL R. HUDDLESTON JR.
 PLS 7083

COUNTY W.O.: C1-0641

OWNER:
 CV
 COMMUNITIES,
 LLC
 APN:
 269-100-014

H & A
HUNSAKER & ASSOCIATES
IRVINE, INC
INLAND EMPIRE REGION
 2900 ADAMS STREET, SUITE A-15
 RIVERSIDE CA 92504 (951)352-7200
 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 29, T. 3 S., R. 5 W.,
RANCHO EL SOBRANTE DE SAN JACINTO

| | | |
|--------------------|------------------------|--------------|
| PREPARED BY RNB | CHECKED BY PRH, JR. | SHEET 1 OF 8 |
| DATE: Mar 15, 2013 | | W.O. 3053-9 |

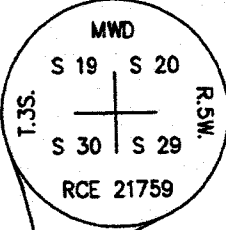
EXHIBIT "B"

0641-008B & 0641-008C TEMPORARY CONSTRUCTION EASEMENT

POR. BLOCK "C"
MB 11/20-21 SB Co.
APN: 239-270-001

INST. No. 77-174584 O.R.
REC. 9/7/1977
APN: 239-270-004

CITY OF
RIVERSIDE
P.O.C.

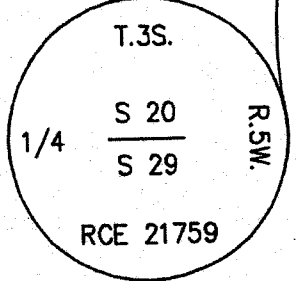


INST. No. 2011-0187094 O.R.
REC. 4/28/2011
APN: 239-270-002

LOT 1 MB 9/13
APN: 269-060-004

N89°23'48"W 2641.25' (N89°23'31"W 2641.23')
N89°23'48"W 1251.05'
COUNTY OF RIVERSIDE

NORTH LINE OF RANCHO EL
SOBRANTE DE SAN JACINTO
& THE SOUTH LINE OF SW¼
SECTION 20, T.3S., R.5W.,
S.B.M.



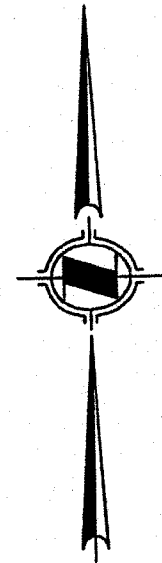
$\Delta=05^{\circ}02'01''$
 $R=1033.00'$
 $L=90.75'$

POR.
LOT 2
MB 9/13
APN: 269-060-006

LOT 1 MB 9/13
APN: 269-060-004

$\Delta=20^{\circ}54'42''$
 $R=967.00'$
 $L=352.93'$

POR. LOT 2
MB 9/13
APN: 269-060-004



SEE SHEET 3 FOR CONTINUATION
40' WIDE MWDC EASEMENT PER
DEED RECORDED 10/01/1940 IN
BOOK 479, PAGE 109 O.R.

COUNTY W.O.: C1-0641

OWNER:
CV
COMMUNITIES,
LLC

APN:
269-100-014

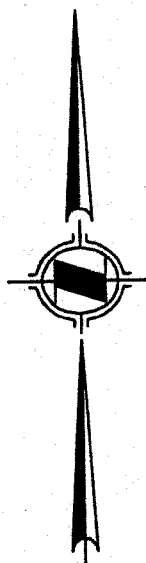
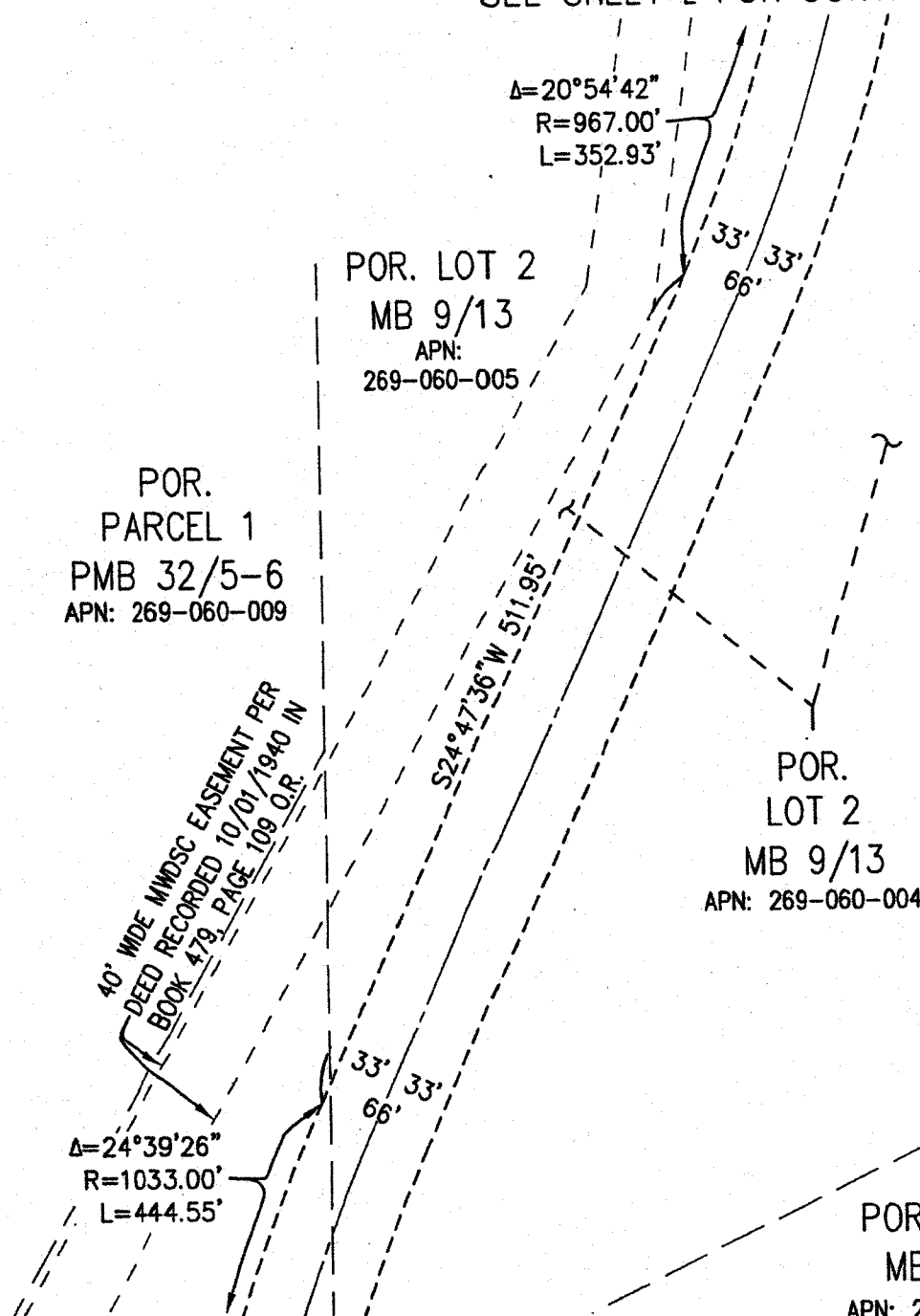


HUNSAKER & ASSOCIATES
IRVINE, INC
INLAND EMPIRE REGION
2900 ADAMS STREET, SUITE A-15
RIVERSIDE CA 92504 (951)352-7200
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

| | | |
|--|------------------------|--------------|
| POR. OF SECTION 29, T. 3 S., R. 5 W., RANCHO EL SOBRANTE DE SAN JACINTO | | |
| PREPARED BY RNB | CHECKED BY PRH, JR. | SHEET 2 OF 8 |
| DATE: Mar 15, 2013 | | W.O. 3053-9 |

EXHIBIT "B"
0641-008B & 0641-008C
TEMPORARY CONSTRUCTION EASEMENT

SEE SHEET 2 FOR CONTINUATION



SCALE: 1" = 100'

SEE SHEET 4 FOR CONTINUATION

COUNTY W.O.: C1-0641

OWNER:
 CV
 COMMUNITIES,
 LLC
 APN:
 269-100-014

H & A
HUNSAKER & ASSOCIATES
IRVINE, INC
INLAND EMPIRE REGION
 2900 ADAMS STREET, SUITE A-15
 RIVERSIDE CA 92504 (951)352-7200
 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

| | | |
|--|------------------------|--------------|
| POR. OF SECTION 29, T. 3 S., R. 5 W., RANCHO EL SOBRANTE DE SAN JACINTO | | |
| PREPARED BY RNB | CHECKED BY PRH, JR. | SHEET 3 OF 8 |
| DATE: Mar 15, 2013 | | W.O. 3053-9 |

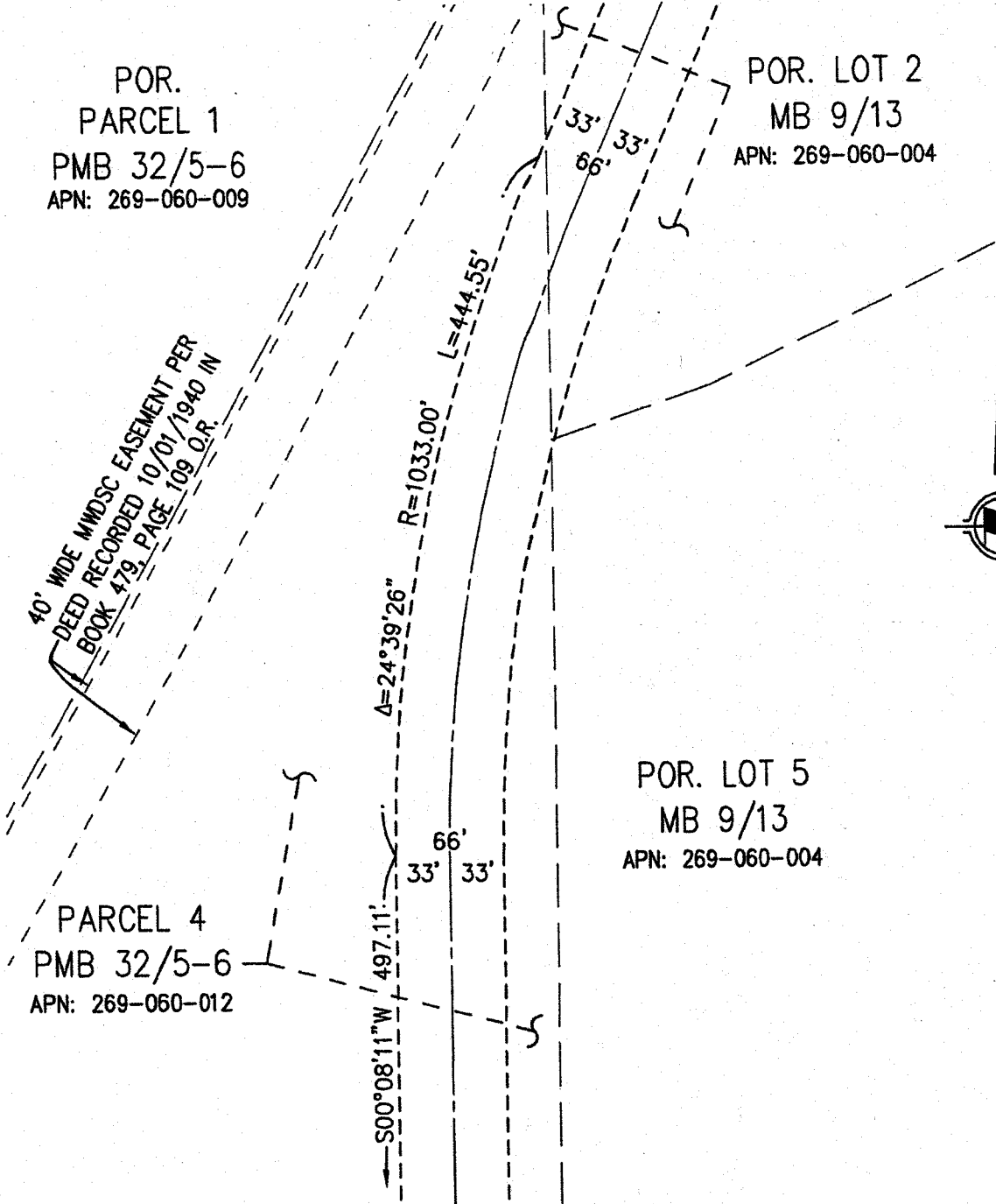
EXHIBIT "B"

0641-008B & 0641-008C
 TEMPORARY CONSTRUCTION EASEMENT

SEE SHEET 3 FOR CONTINUATION

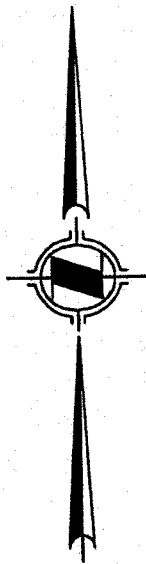
POR.
 PARCEL 1
 PMB 32/5-6
 APN: 269-060-009

POR. LOT 2
 MB 9/13
 APN: 269-060-004



40' WIDE MWDSC EASEMENT PER
 DEED RECORDED 10/01/1940 IN
 BOOK 479, PAGE 109 O.R.

POR. LOT 5
 MB 9/13
 APN: 269-060-004



SCALE: 1" = 100'

SEE SHEET 5 FOR CONTINUATION

COUNTY W.O.: C1-0641


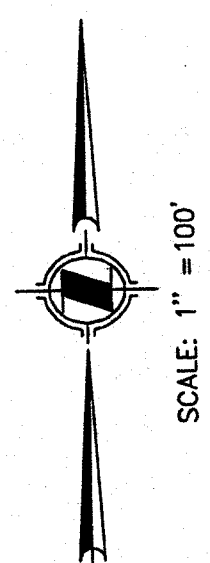
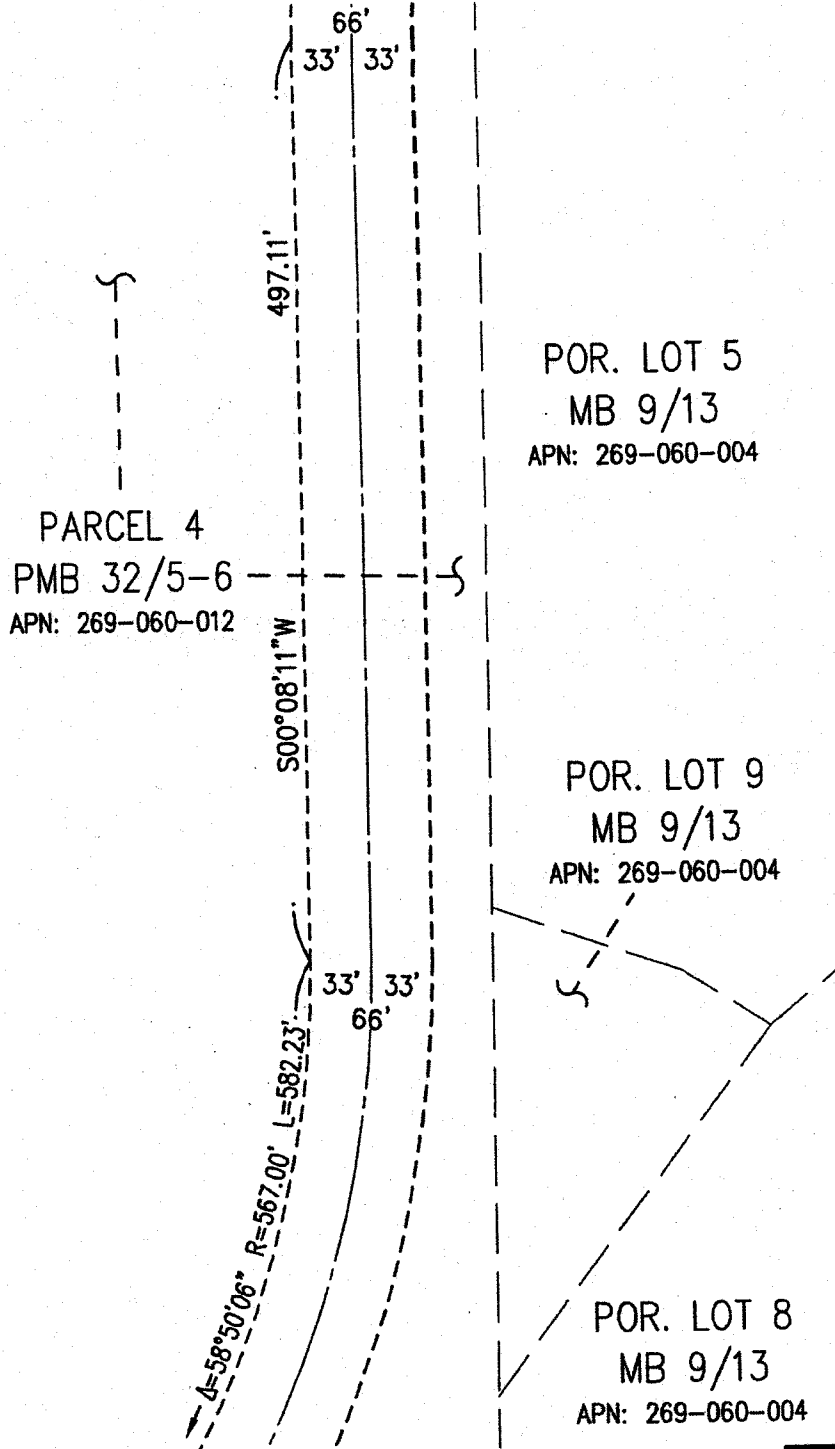
| | | | | |
|--|--|--|------------------------|--------------|
| OWNER: CV COMMUNITIES, LLC APN: 269-100-014 |  HUNSAKER & ASSOCIATES IRVINE, INC INLAND EMPIRE REGION 2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS | POR. OF SECTION 29, T. 3 S., R. 5 W., RANCHO EL SOBRANTE DE SAN JACINTO | | |
| | | PREPARED BY RNB | CHECKED BY PRH, JR. | SHEET 4 OF 8 |
| | | DATE: Mar 15, 2013 | | W.O. 3053-9 |

EXHIBIT "B"

0641-008B & 0641-008C
 TEMPORARY CONSTRUCTION EASEMENT
 SEE SHEET 4 FOR CONTINUATION



SEE SHEET 6 FOR CONTINUATION

COUNTY W.O.: C1-0641

OWNER:
 CV
 COMMUNITIES,
 LLC

APN:
 269-100-014



HUNSAKER & ASSOCIATES
 IRVINE, INC
 INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE A-15
 RIVERSIDE CA 92504 (951)352-7200

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 29, T. 3 S., R. 5 W.,
 RANCHO EL SOBRANTE DE SAN JACINTO

PREPARED BY
 RNB

CHECKED BY
 PRH, JR.

SHEET 5 OF 8

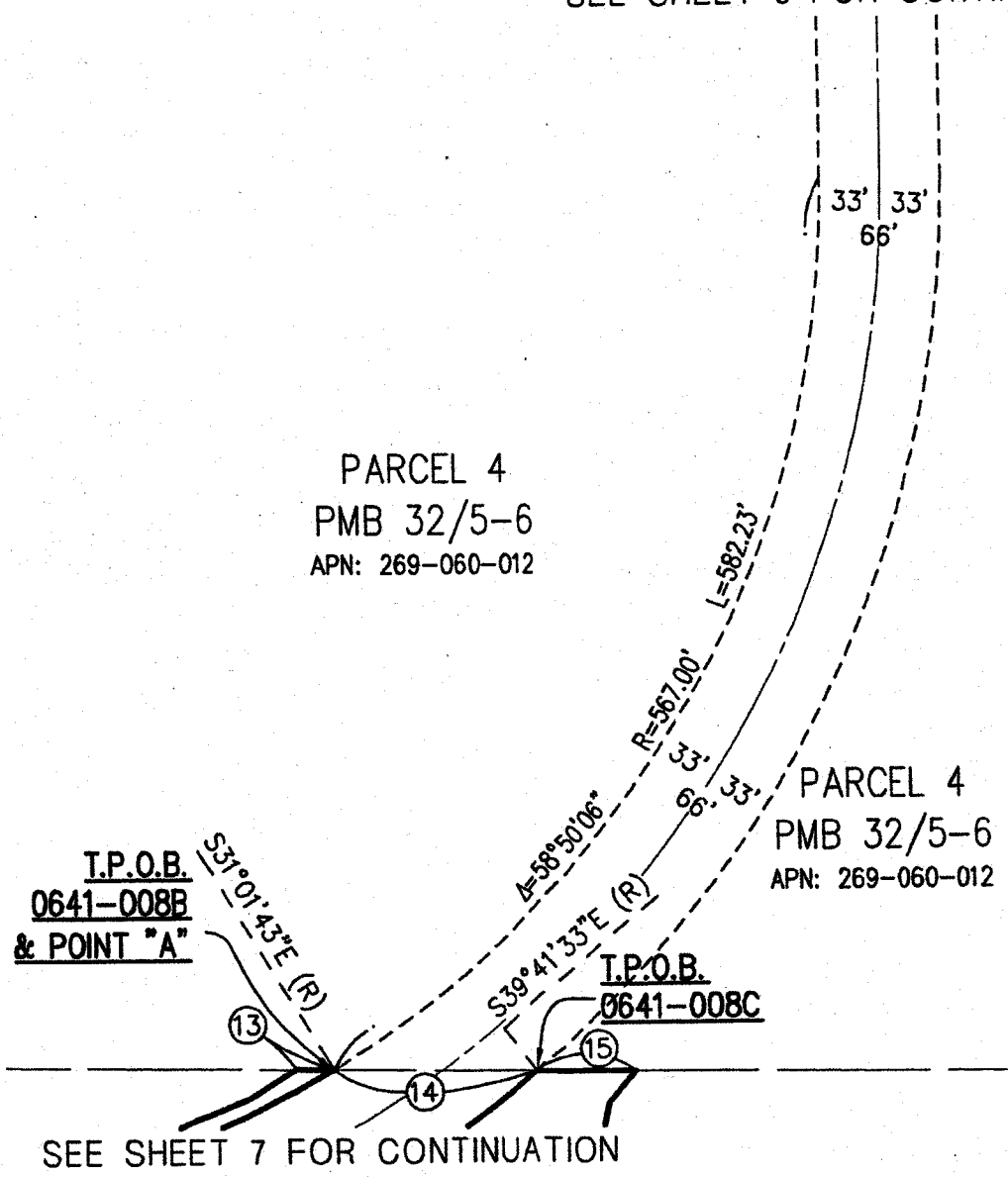
DATE: Mar 15, 2013

W.O. 3053-9

EXHIBIT "B"

0641-008B & 0641-008C
 TEMPORARY CONSTRUCTION EASEMENT

SEE SHEET 5 FOR CONTINUATION



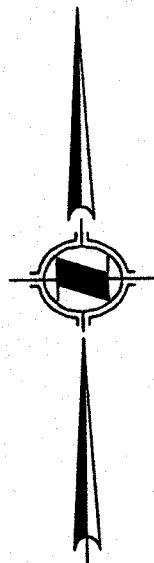
PARCEL 4
 PMB 32/5-6
 APN: 269-060-012

PARCEL 4
 PMB 32/5-6
 APN: 269-060-012

T.P.O.B.
 0641-008B
 & POINT "A"

T.P.O.B.
 0641-008C

SEE SHEET 7 FOR CONTINUATION



SCALE: 1" = 100'

COUNTY W.O.: C1-0641


| | | | | |
|--|--|--|------------------------|--------------|
| OWNER: CV COMMUNITIES, LLC APN: 269-100-014 |  HUNSAKER & ASSOCIATES IRVINE, INC INLAND EMPIRE REGION 2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS | POR. OF SECTION 29, T. 3 S., R. 5 W., RANCHO EL SOBRANTE DE SAN JACINTO | | |
| | | PREPARED BY RNB | CHECKED BY PRH, JR. | SHEET 6 OF 8 |
| | | DATE: Mar 15, 2013 | | W.O. 3053-9 |

EXHIBIT "B"

0641-008B & 0641-008C

TEMPORARY CONSTRUCTION EASEMENT

40' WIDE MWDSC EASEMENT PER DEED RECORDED 10/01/1940 IN BOOK 479, PAGE 109 O.R.

PARCEL 4
PMB 32/5-6
APN: 269-060-012

SEE SHEET 6 FOR CONTINUATION

$\Delta = 58^{\circ}50'06''$
 $R = 567.00'$
 $L = 582.23'$

POR. LOT 8
MB 9/13
APN: 269-100-014

T.P.O.B.
0641-008B
& POINT "A"

T.P.O.B.
0641-008C

PARCEL 4
PMB 32/5-6
APN: 269-060-012

66' 33' 33'
MALLISTER STREET

3,516 SQ.FT.
0.081 AC.

0641-008C

18,597 SQ.FT.
0.427 AC.

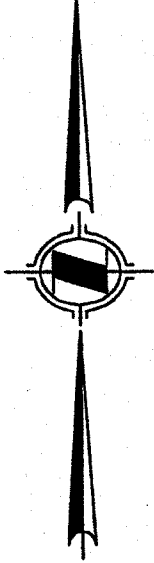
POR. LOT 8
MB 9/13
APN: 269-100-014

LOT 14
MB 9/13
APN: 269-100-014

66' WIDE STRIP TO THE COUNTY OF RIVERSIDE PER GRANT DEED RECORDED 2/4/1988 AS INST. No. 30943 O.R.

$N73^{\circ}24'53''E(R)$

SCALE: 1" = 100'



NOTE:

SEE SHEET 8 FOR LINE AND CURVE TABLE DATA.

COUNTY W.O.: C1-0641

OWNER:
CV COMMUNITIES, LLC
APN: 269-100-014



HUNSAKER & ASSOCIATES
IRVINE, INC
INLAND EMPIRE REGION
2900 ADAMS STREET, SUITE A-15
RIVERSIDE CA 92504 (951)352-7200
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 29, T. 3 S., R. 5 W.,
RANCHO EL SOBRANTE DE SAN JACINTO

PREPARED BY
RNB

CHECKED BY
PRH, JR.

SHEET 7 OF 8

DATE: Mar 15, 2013

W.O. 3053-9

EXHIBIT "B"

0641-008B & 0641-008C TEMPORARY CONSTRUCTION EASEMENT

DATA TABLE

| | BEARING/Delta | RADIUS | LENGTH | TANGENT |
|---|---------------|---------|---------|---------|
| ① | 18°49'54" | 567.00' | 186.36' | 94.03' |
| ② | S77°48'11"W | | 79.45' | |
| ③ | N48°57'01"W | | 24.08' | |
| ④ | 00°21'51" | 483.00' | 3.63' | 1.82' |
| ⑤ | N17°00'58"W | | 72.14' | |
| ⑥ | S89°22'42"E | | 22.95' | |
| ⑦ | S08°45'31"E | | 72.49' | |
| ⑧ | S57°54'47"E | | 11.83' | |
| ⑨ | N80°14'09"E | | 58.18' | |
| ⑩ | N75°16'59"E | | 66.95' | |
| ⑪ | N67°40'25"E | | 85.34' | |
| ⑫ | N57°35'28"E | | 29.75' | |
| ⑬ | S89°22'42"E | | 20.30' | |
| ⑭ | S89°22'42"E | | 112.01' | |
| ⑮ | S89°22'42"E | | 54.56' | |
| ⑯ | S40°16'49"W | | 22.90' | |
| ⑰ | S12°44'42"W | | 14.79' | |
| ⑱ | S32°35'31"W | | 31.83' | |

DATA TABLE

| | BEARING/Delta | RADIUS | LENGTH | TANGENT |
|---|-----------------|---------|---------|---------|
| ⑲ | S35°56'05"E | | 13.53' | |
| ⑳ | S11°59'54"W | | 37.10' | |
| ㉑ | S79°02'15"W | | 46.28' | |
| ㉒ | N31°50'23"W | | 16.53' | |
| ㉓ | S85°21'58"W | | 26.41' | |
| ㉔ | S65°36'58"W | | 19.24' | |
| ㉕ | S56°24'24"W | | 43.67' | |
| ㉖ | S74°03'12"W | | 31.05' | |
| ㉗ | N88°20'08"W | | 118.05' | |
| ㉘ | S62°42'13"W | | 28.11' | |
| ㉙ | S73°18'28"W | | 76.75' | |
| ㉚ | N86°23'41"E (R) | | | |
| ㉛ | 00°34'39" | 483.00' | 4.87' | 2.44' |
| ㉜ | N85°49'02"E (R) | | | |
| ㉝ | N25°41'58"E | | 24.08' | |
| ㉞ | N77°48'11"E | | 82.37' | |
| ㉟ | 27°29'44" | 633.00' | 303.77' | 154.87' |

COUNTY W.O.: C1-0641

OWNER:
CV
COMMUNITIES,
LLC



HUNSAKER & ASSOCIATES
IRVINE, INC
INLAND EMPIRE REGION

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RIVERSIDE CA 92504 (951)352-7200

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**POR. OF SECTION 29, T. 3 S., R. 5 W.,
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PREPARED BY
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PRH, JR.

SHEET 8 OF 8

APN:
269-100-014

DATE: Mar 15, 2013

W.O. 3053-9