

DECLARATION OF MAILING OF  
NOTICE OF INTENTION TO ADOPT A RESOLUTION OF NECESSITY FOR  
THE STREET A IMPROVEMENT PROJECT

I, CECILIA GIL, Board Assistant to the Clerk of the Board of Supervisors, hereby declares as follows:

That on DECEMBER 5, 2014, I served by mail (1) a copy of the Notice of Intention to Adopt a Resolution of Necessity for the Street A Improvement Project and (2) a copy of the plat maps and legal descriptions, copies of which are on file in the Office of the Clerk of the Board of Supervisors, and (3) the original of the letter dated December 5, 2014 from the Clerk of the Board of Supervisors to the recipients as addressed below, a copy of which is attached hereto as Exhibit "A", by depositing said copies enclosed in a sealed envelope, postage prepaid, in the United States Postal Service mailbox at the City of Riverside, California, addressed as follows:

Mr. Verne Tjarks  
El Sobrante Estates  
16921 Parthenia St., Suite 201B  
North Hills, CA 91343  
**7013 0600 0001 1305 4959**

Ms. May Yu Wen  
1261 Colton Street  
Los Angeles, CA 90026  
**7010 2780 0001 1472 4556**

Ms. Mary L. O'Neill, ESQ.  
Neill, Huxtable & Abelson  
1631 Beverly Blvd.  
Los Angeles, CA 90026  
**7013 0600 0001 1305 4966**

Trustees of the Wen Revocable  
Family Trust et al  
c/o Chris Wen  
Walton Realty  
19057 Colima Road  
Rowland Heights, CA 91745  
**7010 2780 0001 1472 4563**

David Pai-Hsien &  
Helen Mei-Hsien Lin  
519 N. Bedford Drive  
Beverly Hills, CA 90210  
**7013 0600 0001 1305 4980**

Chin Hsian Tang et al  
c/o Chris Wen  
Walton Realty  
19057 Colima Rd.  
Rowland Heights, CA 91745  
**7010 2780 0001 1472 4570**

Robert Johnson, Atty. At Law  
34197 Pacific Coast Hwy., Suite #100  
Dana Point, CA 92629  
**7013 0600 0001 1305 4997**

I declared under penalty of perjury that the foregoing is true and correct to the best of my knowledge.

Executed this 5th day of December, 2014 at Riverside County, California.

  
\_\_\_\_\_  
Signature



OFFICE OF  
CLERK OF THE BOARD OF SUPERVISORS  
1<sup>st</sup> FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
Office: (951) 955-1060 FAX: (951) 955-1071

KECIA HARPER-IHEM  
Clerk of the Board

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

December 5, 2014

Mr. Verne Tjarks  
El Sobrante Estates  
16921 Parthenia Street, Suite 201B  
North Hills, California 91343

Re: Resolution No. 2014-137, Notice of Intention to Adopt a Resolution of Necessity for the  
Street A Improvement Project

Dear Property Owner:

The law provides procedures for public agencies to acquire private property for public use. It requires that every agency which intends to condemn property notify the owners of its intention to condemn. Article 1, Section 19 of the California Constitution; Section 25350.5 of the Government Code; Section 760 of the Streets and Highways Code; and Sections 1240.010, 1240.020, 1240.030, 1240.040, 1240.110, 1240.410, 1240.510, and 1240.610 of the California Code of Civil Procedures (CCP) provides that the power of eminent domain may be exercised to acquire property for a proposed project if the following 7 conditions are established:

- (A) That the public interest and necessity require the Proposed Project;
- (B) That the Proposed Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (C) That the Subject Property Interest is necessary for the Proposed Project;
- (D) That the offer required by Section 7267.2 of the Government Code has been made to the owner of record of the Subject Property;
- (E) That, to the extent that the Subject Property is already devoted to a public use, the use of the Proposed Project is a compatible use that will not unreasonably interfere with or impair the continuance of the public use as it presently exists or may reasonably be expected to exist in the future (California Code of Civil Procedure Section 1240.510) or the use of the Proposed Project is a more necessary public use than is the presently existing public use (California Code of Civil Procedure Section 1240.610);
- (F) That the Subject Property Interests are needed for a Public Road and Utility Easement, Slope/Drainage Easement, Storm Drainage Easement and Temporary Construction Access purposes; and
- (G) That acquisition of the Subject Property Interest will promote the interests of the County of Riverside.

You are hereby notified that the Board of Supervisors ("Board") of Riverside County, State of California at its public meeting to be held on **January 13, 2015 at 9:30 a.m.** in the meeting room of the Board of Supervisors located on the 1<sup>st</sup> floor of the County Administrative Center, 4080 Lemon Street, Riverside, California, will be asked to decide if the above conditions have been

met concerning your property and, if so, to adopt the Resolution of Necessity ("Resolution"). Questions regarding the amount of compensation to be paid or the value of the property to be acquired are not part of this proceeding and the Board will not consider such in determining whether a Resolution should be adopted.

The Board's adoption of the Resolution authorized the County to acquire the property by eminent domain. Within six months of the adopted Resolution, the County will prepare and file a complaint in Superior Court commencing the eminent domain proceeding. All issues related to the compensation to be awarded for the acquisition of your property will be resolved in this court proceeding. Enclosed is a copy of Resolution No. 2014-137, Notice of Intention to Adopt a Resolution of Necessity for the Street A Improvement Project which includes the legal description and plat map of the required property is attached to this Notice.

The law provides you an opportunity to appear before the Board and raise questions concerning only the conditions cited above. If you file a written request to appear (within 15 days from the mailing of this Notice), you are entitled to appear and object to the adoption of the Resolution.

Your written request to appear should include a statement indicating which of the conditions listed in the first paragraph above you contend have not been met. By designating which of the conditions form the basis of your challenge and explaining why you believe they have not been met, you will enable the Board to authorize a full and expeditious review of the project's effect on your property. The Transportation Department and Real Estate Division will conduct the review on behalf of the Board and ask for your participation. Based on this review, the Transportation Department and Real Estate Division will then prepare a report to be presented to the Board at the meeting at which you intend to appear.

Your written request to appear must actually be on file with the Clerk of the Riverside County Board of Supervisors. Please mail or personally deliver your request to:

Ms. Kecia Harper-Ihem  
Clerk to the Board of Supervisors  
County Administrative Center  
PO Box 1147  
4080 Lemon Street, 1<sup>st</sup> Floor  
Riverside, California 92502-1147

Failure to file such a timely written response will result in a waiver of your right to appear and be heard.

If you have any questions, please call Lorie G. Houghlan, Real Property Agent for the Economic Development Agency/Facilities Management Real Estate Division at (951) 955-9276. Thank you.

Sincerely,



---

Cecilia Gil, Board Assistant to:  
KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

---

REQUEST TO APPEAR AND BE HEARD ON THE MATTERS REFERRED TO IN THE  
NOTICE OF INTENTION (**RESOLUTION NO. 2014-137**) TO ADOPT A RESOLUTION OF  
NECESSITY (**RESOLUTION NO. 2015-002**) FOR THE STREET A IMPROVEMENT PROJECT  
TO BE HELD ON JANUARY 13, 2015.

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

\_\_\_\_\_

TELEPHONE NO.: (\_\_\_\_\_) \_\_\_\_\_

DATED: \_\_\_\_\_

---

(Signature)



OFFICE OF  
CLERK OF THE BOARD OF SUPERVISORS  
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KECIA HARPER-IHEM  
Clerk of the Board

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

December 5, 2014

Ms. May Yu Wen  
1261 Colton Street  
Los Angeles, California 90026

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- (E) That, to the extent that the Subject Property is already devoted to a public use, the use of the Proposed Project is a compatible use that will not unreasonably interfere with or impair the continuance of the public use as it presently exists or may reasonably be expected to exist in the future (California Code of Civil Procedure Section 1240.510) or the use of the Proposed Project is a more necessary public use than is the presently existing public use (California Code of Civil Procedure Section 1240.610);
- (F) That the Subject Property Interests are needed for a Public Road and Utility Easement, Slope/Drainage Easement, Storm Drainage Easement and Temporary Construction Access purposes; and
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You are hereby notified that the Board of Supervisors ("Board") of Riverside County, State of California at its public meeting to be held on **January 13, 2015 at 9:30 a.m.** in the meeting room of the Board of Supervisors located on the 1<sup>st</sup> floor of the County Administrative Center, 4080 Lemon Street, Riverside, California, will be asked to decide if the above conditions have been

met concerning your property and, if so, to adopt the Resolution of Necessity ("Resolution"). Questions regarding the amount of compensation to be paid or the value of the property to be acquired are not part of this proceeding and the Board will not consider such in determining whether a Resolution should be adopted.

The Board's adoption of the Resolution authorized the County to acquire the property by eminent domain. Within six months of the adopted Resolution, the County will prepare and file a complaint in Superior Court commencing the eminent domain proceeding. All issues related to the compensation to be awarded for the acquisition of your property will be resolved in this court proceeding. Enclosed is a copy of Resolution No. 2014-137, Notice of Intention to Adopt a Resolution of Necessity for the Street A Improvement Project which includes the legal description and plat map of the required property is attached to this Notice.

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Clerk to the Board of Supervisors  
County Administrative Center  
PO Box 1147  
4080 Lemon Street, 1<sup>st</sup> Floor  
Riverside, California 92502-1147

Failure to file such a timely written response will result in a waiver of your right to appear and be heard.

If you have any questions, please call Lorie G. Houghlan, Real Property Agent for the Economic Development Agency/Facilities Management Real Estate Division at (951) 955-9276. Thank you.

Sincerely,



---

Cecilia Gil, Board Assistant to:  
KECIA HARPER-IHEM  
Clerk of the Board of Supervisors



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December 5, 2014

Ms. Mary L. O'Neill, Esq.  
Neill, Huxtable & Abelson  
1631 Beverly Boulevard  
Los Angeles, California 90026

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Cecilia Gil, Board Assistant to:  
KECIA HARPER-IHEM  
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KECIA HARPER-IHEM  
Clerk of the Board

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

December 5, 2014

Mr. Chris Hong Wen, Mei Lung Wen, Trustees of the Wen Revocable Family Trust dated December 15, 1988 and May Yu Wen and Chao Tung Tang and Hsueh-Mei Lee Tang, Trustees for the Tang Living Trust dated June 18, 1993 and Chin Hsian Tang and Chun Chen Tang  
c/o of Chris Wen  
Walton Realty  
19057 Colima Road  
Rowland Heights, California 91745

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of the Board of Supervisors located on the 1<sup>st</sup> floor of the County Administrative Center, 4080 Lemon Street, Riverside, California, will be asked to decide if the above conditions have been met concerning your property and, if so, to adopt the Resolution of Necessity ("Resolution"). Questions regarding the amount of compensation to be paid or the value of the property to be acquired are not part of this proceeding and the Board will not consider such in determining whether a Resolution should be adopted.

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Sincerely,



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Cecilia Gil, Board Assistant to:  
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Clerk of the Board of Supervisors



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December 5, 2014

David Pai-Hsien Lin and Helen Mei-Hsien Lin  
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Cecilia Gil, Board Assistant to:  
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cc: Mr. Robert Johnson  
Attorney at Law  
34197 Pacific Coast Highway, Suite 100  
Dana Point, California 92629



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- (D) That the offer required by Section 7267.2 of the Government Code has been made to the owner of record of the Subject Property;
- (E) That, to the extent that the Subject Property is already devoted to a public use, the use of the Proposed Project is a compatible use that will not unreasonably interfere with or impair the continuance of the public use as it presently exists or may reasonably be expected to exist in the future (California Code of Civil Procedure Section 1240.510) or the use of the Proposed Project is a more necessary public use than is the presently existing public use (California Code of Civil Procedure Section 1240.610);
- (F) That the Subject Property Interests are needed for a Public Road and Utility Easement, Slope/Drainage Easement, Storm Drainage Easement and Temporary Construction Access purposes; and
- (G) That acquisition of the Subject Property Interest will promote the interests of the County of Riverside.

You are hereby notified that the Board of Supervisors ("Board") of Riverside County, State of California at its public meeting to be held on **January 13, 2015 at 9:30 a.m.** in the meeting room

of the Board of Supervisors located on the 1<sup>st</sup> floor of the County Administrative Center, 4080 Lemon Street, Riverside, California, will be asked to decide if the above conditions have been met concerning your property and, if so, to adopt the Resolution of Necessity ("Resolution"). Questions regarding the amount of compensation to be paid or the value of the property to be acquired are not part of this proceeding and the Board will not consider such in determining whether a Resolution should be adopted.

The Board's adoption of the Resolution authorized the County to acquire the property by eminent domain. Within six months of the adopted Resolution, the County will prepare and file a complaint in Superior Court commencing the eminent domain proceeding. All issues related to the compensation to be awarded for the acquisition of your property will be resolved in this court proceeding. Enclosed is a copy of Resolution No. 2014-137, Notice of Intention to Adopt a Resolution of Necessity for the Street A Improvement Project which includes the legal description and plat map of the required property is attached to this Notice.

The law provides you an opportunity to appear before the Board and raise questions concerning only the conditions cited above. If you file a written request to appear (within 15 days from the mailing of this Notice), you are entitled to appear and object to the adoption of the Resolution.

Your written request to appear should include a statement indicating which of the conditions listed in the first paragraph above you contend have not been met. By designating which of the conditions form the basis of your challenge and explaining why you believe they have not been met, you will enable the Board to authorize a full and expeditious review of the project's effect on your property. The Transportation Department and Real Estate Division will conduct the review on behalf of the Board and ask for your participation. Based on this review, the Transportation Department and Real Estate Division will then prepare a report to be presented to the Board at the meeting at which you intend to appear.

Your written request to appear must actually be on file with the Clerk of the Riverside County Board of Supervisors. Please mail or personally deliver your request to:

Ms. Kecia Harper-Ihem  
Clerk to the Board of Supervisors  
County Administrative Center  
PO Box 1147  
4080 Lemon Street, 1<sup>st</sup> Floor  
Riverside, California 92502-1147

Failure to file such a timely written response will result in a waiver of your right to appear and be heard.

If you have any questions, please call Lorie G. Houghlan, Real Property Agent for the Economic Development Agency/Facilities Management Real Estate Division at (951) 955-9276. Thank you.

Sincerely,



---

Cecilia Gil, Board Assistant to:  
KECIA HARPER-IHEM  
Clerk of the Board of Supervisors



OFFICE OF  
CLERK OF THE BOARD OF SUPERVISORS  
1<sup>st</sup> FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
Office: (951) 955-1060 FAX: (951) 955-1071

KECIA HARPER-IHEM  
Clerk of the Board

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

December 5, 2014

David Pai-Hsien Lin and Helen Mei-Hsien Lin  
519 N. Bedford Drive  
Beverly Hills, California 90210

Re: Resolution No. 2014-137, Notice of Intention to Adopt a Resolution of Necessity for the  
Street A Improvement Project

Dear Property Owner:

The law provides procedures for public agencies to acquire private property for public use. It requires that every agency which intends to condemn property notify the owners of its intention to condemn. Article 1, Section 19 of the California Constitution; Section 25350.5 of the Government Code; Section 760 of the Streets and Highways Code; and Sections 1240.010, 1240.020, 1240.030, 1240.040, 1240.110, 1240.410, 1240.510, and 1240.610 of the California Code of Civil Procedures (CCP) provides that the power of eminent domain may be exercised to acquire property for a proposed project if the following 7 conditions are established:

- (A) That the public interest and necessity require the Proposed Project;
- (B) That the Proposed Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (C) That the Subject Property Interest is necessary for the Proposed Project;
- (D) That the offer required by Section 7267.2 of the Government Code has been made to the owner of record of the Subject Property;
- (E) That, to the extent that the Subject Property is already devoted to a public use, the use of the Proposed Project is a compatible use that will not unreasonably interfere with or impair the continuance of the public use as it presently exists or may reasonably be expected to exist in the future (California Code of Civil Procedure Section 1240.510) or the use of the Proposed Project is a more necessary public use than is the presently existing public use (California Code of Civil Procedure Section 1240.610);
- (F) That the Subject Property Interests are needed for a Public Road and Utility Easement, Slope/Drainage Easement, Storm Drainage Easement and Temporary Construction Access purposes; and
- (G) That acquisition of the Subject Property Interest will promote the interests of the County of Riverside.

You are hereby notified that the Board of Supervisors ("Board") of Riverside County, State of California at its public meeting to be held on **January 13, 2015 at 9:30 a.m.** in the meeting room of the Board of Supervisors located on the 1<sup>st</sup> floor of the County Administrative Center, 4080 Lemon Street, Riverside, California, will be asked to decide if the above conditions have been met concerning your property and, if so, to adopt the Resolution of Necessity ("Resolution").

Questions regarding the amount of compensation to be paid or the value of the property to be acquired are not part of this proceeding and the Board will not consider such in determining whether a Resolution should be adopted.

The Board's adoption of the Resolution authorized the County to acquire the property by eminent domain. Within six months of the adopted Resolution, the County will prepare and file a complaint in Superior Court commencing the eminent domain proceeding. All issues related to the compensation to be awarded for the acquisition of your property will be resolved in this court proceeding. Enclosed is a copy of Resolution No. 2014-137, Notice of Intention to Adopt a Resolution of Necessity for the Street A Improvement Project which includes the legal description and plat map of the required property is attached to this Notice.

The law provides you an opportunity to appear before the Board and raise questions concerning only the conditions cited above. If you file a written request to appear (within 15 days from the mailing of this Notice), you are entitled to appear and object to the adoption of the Resolution.

Your written request to appear should include a statement indicating which of the conditions listed in the first paragraph above you contend have not been met. By designating which of the conditions form the basis of your challenge and explaining why you believe they have not been met, you will enable the Board to authorize a full and expeditious review of the project's effect on your property. The Transportation Department and Real Estate Division will conduct the review on behalf of the Board and ask for your participation. Based on this review, the Transportation Department and Real Estate Division will then prepare a report to be presented to the Board at the meeting at which you intend to appear.

Your written request to appear must actually be on file with the Clerk of the Riverside County Board of Supervisors. Please mail or personally deliver your request to:

Ms. Kecia Harper-Ihem  
Clerk to the Board of Supervisors  
County Administrative Center  
PO Box 1147  
4080 Lemon Street, 1<sup>st</sup> Floor  
Riverside, California 92502-1147

Failure to file such a timely written response will result in a waiver of your right to appear and be heard.

If you have any questions, please call Lorie G. Houghlan, Real Property Agent for the Economic Development Agency/Facilities Management Real Estate Division at (951) 955-9276. Thank you.

Sincerely,



---

Cecilia Gil, Board Assistant to:  
KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

cc: Mr. Robert Johnson  
Attorney at Law  
34197 Pacific Coast Highway, Suite 100  
Dana Point, California 92629



2 **Resolution No. 2014-137**

3 **Notice of Intention to Adopt a Resolution of Necessity Regarding**  
4 **the Street A Improvement Project**

5  
6 **WHEREAS**, the portion of real properties that are the subject of this Notice  
7 (collectively the "Subject Properties") are located in the Woodcrest area, County of  
8 Riverside, State of California; within an area bounded by Van Buren Boulevard on the  
9 east and McAllister Street on the west; are legally described and pictorially depicted on  
10 the documents attached hereto as Exhibit "A" and Exhibit "B" (and incorporated herein  
11 by this reference); as Parcels 0641-003A through 0641-003M and Parcels 0641-003O  
12 through 0641-003Q; Parcels 0641-004A through 0641-004K; Parcels 0641-005A  
13 through 0641-005G and Parcels 0641-005I and 0641-005J; and Parcels 0641-007A  
14 through 0641-007G and are portions of larger real properties in all cases;

15 **WHEREAS**, each one of the Subject Properties are listed below and includes  
16 the relevant Subject Property within its boundaries, and whereas the larger real  
17 properties are listed below, in Table One across by its Riverside County's Parcel  
18 Number;

Assessor's Parcel Number (Portion)	Parcel No.
239-270-001	0641-003A to 0641-003M 0641-003O to 0641-003Q
239-240-001	0641-004A to 0641-004K
239-240-004	0641-005A to 0641-005G 0641-005I and 0641-005J
269-060-012	0641-007A to 0641-007G

1           **WHEREAS**, the proposed project that is the subject of this Notice (the  
2 "Proposed Project") is to construct a new road, Street A, that will provide a two lane  
3 collector road connecting Van Buren Boulevard to McAllister Street;

4           **WHEREAS**, the Project is a critical circulation and emergency access link for the  
5 community, including but not limited to, the use of the Subject Properties for public road  
6 purposes, for slope purposes, for drainage purposes, for temporary construction  
7 purposes and or other work, and for other incidental uses required by the Proposed  
8 Project;

9           **WHEREAS**, Parcels 0641-003A and 0641-003B, Parcels 0641-004A and 0641-  
10 004B, Parcel 0641-005A and Parcel 0641-007A will each be used for public road  
11 purposes; Parcels 0641-003D, 0641-003F, 0641-003H, and 0641-003J; Parcels 0641-  
12 004C, 0641-004F, 0641-004G, 0641-004H; Parcels 0641-005B, 0641-005C, and 0641-  
13 005E will each be used for slope/drainage purposes; Parcels 0641-003L, 0641-003M,  
14 0641-003O; Parcels 0641-004I through 0641-004K; Parcels 0641-005I and 0641-005J  
15 and Parcels 0641-007D through 0641-007G will each be used for storm drainage  
16 purposes, and whereas the uses that will be made of each one of the remaining  
17 Subject Properties is/are described in Exhibit "A";

18           **WHEREAS**, the interests in the property that are the subject of this notice  
19 (collectively the "Subject Property Interests") are identified below in Table Two; and

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TABLE TWO				
Subject Properties	Permanent Easements			Temporary Easement
	Road Easement	Slope/Drainage	Storm Drainage	
0641-003A	X			
0641-003B	X			
0641-003C				
0641-003D		X		X
0641-003E				X
0641-003F		X		
0641-003G				X
0641-003H		X		
0641-003I				X
0641-003J		X		
0641-003K				X
0641-003L			X	
0641-003M			X	
0641-003O			X	
0641-003P				X
0641-003Q				X
0641-004A	X			
0641-004B	X			
0641-004C		X		
0641-004D				X
0641-004E				X
0641-004F		X		
0641-004G		X		
0641-004H		X		
0641-004I			X	
0641-004J			X	
0641-004K			X	
0641-005A	X			
0641-005B		X		
0641-005C		X		
0641-005D				X
0641-005E		X		
0641-005F				X
0641-005G				X
0641-005I			X	
0641-005J			X	
0641-007A	X			
0641-007B		X		
0641-007C		X		
0641-007D			X	
0641-007E			X	
0641-007F			X	
0641-007G			X	

///  
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///

1       **WHEREAS**, the statutes that authorize the County of Riverside to acquire the  
2 Subject Property Interests by eminent domain include Article 1, Section 19 of the  
3 California Constitution; Section 25350.5 of the Government Code; Section 760 of the  
4 Streets and Highways Code; and Sections 1240.010, 1240.020, 1240.030, 1240.040,  
5 1240.110, 1240.410, 1240.510, and 1240.610 of the Code of Civil Procedure.

6       Now, therefore, **BE IT RESOLVED AND ORDERED** as follows by the Board of  
7 Supervisors of Riverside County, State of California, in regular session assembled on  
8 November 25, 2014.

9       1.     **YOU ARE HEREBY NOTIFIED** that this Board (at its public meeting on  
10 January 13, 2015, at 9:30 a.m. in the meeting room of the Board of Supervisors located  
11 on the 1<sup>st</sup> floor of the County Administrative Center, 4080 Lemon Street, Riverside,  
12 California) may decide to adopt a Resolution of Necessity that would authorize the  
13 County of Riverside to acquire the Subject Property Interests by eminent domain (and  
14 that would find and determine each of the following matters):

15             (a)    That the public interests and necessity require the Proposed  
16 Project;

17             (b)    That the Proposed Project is planned or located in the manner that  
18 will be most compatible with the greatest public good and the least private injury;

19             (c)    That the Subject Property Interests are necessary for the  
20 Proposed Project;

21             (d)    That the offers required by Section 7267.2 of the Government  
22 Code have been made to the owner of record of the Subject Properties;

23             (e)    That, to the extent that the Subject Properties are already devoted  
24 to a public use, the use of the Proposed Project is a compatible use that will not  
25 unreasonably interfere with or impair the continuance of the public use as it presently  
26 exists or may reasonably be expected to exist in the future (California Code of Civil  
27 Procedure Section 1240.510) or the use of the Proposed Project is a more necessary  
28

1 public use than is the presently existing public use (California Code of Civil Procedure  
2 Section 1240.610);

3 (f) That the Subject Property Interests is necessary for the Proposed  
4 Project;

5 (g) That acquisition of the Subject Property Interests will promote the  
6 interests of the County of Riverside.

7 2. If (within 15 days from the mailing of this Notice) you file a written request  
8 to appear at the public meeting and be heard on the matters described above in 1(a),  
9 1(b), 1(c), 1(d), 1(e), 1(f), 1(g), (or any one or more of them), you will have a right to  
10 appear at that meeting and be heard on those matters.

11 3. All such written requests to appear and be heard must be filed with the  
12 Clerk of the Riverside County Board of Supervisors.

13 4. Your written request to appear and be heard must be filed within the  
14 fifteen (15) day time period. Failure to file such a timely written request will result in a  
15 waiver of your right to appear and be heard.

16 5. Questions regarding the amount of compensation to be paid will not be a  
17 part of the public meeting and the Board will not consider such questions in  
18 determining whether a Resolution of Necessity should be adopted.

19  
20 (SIGNATURE PROVISION ON THE FOLLOWING PAGE)  
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1           6.     The Clerk of the Board of Supervisors shall cause a copy of this Notice to  
2 be sent by first-class mail to each person whose property may be acquired by eminent  
3 domain and whose name and address appears on the last equalized county  
4 assessment roll (including the roll of state-assessed property).

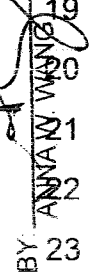
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ROLL CALL:

Ayes:           Jeffries, Stone, Benoit and Ashley  
Nays:           None  
Absent:         Tavaglione

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on the date therein set forth.

KECIA HARPER-IHEM, Clerk of said Board  
By  Deputy

FORM APPROVED COUNTY COUNSEL  
BY  ANNA W. WANG  
DATE 11/19/14

PARCEL 0641-003A TO 0641-003M

PARCEL 0641-003O TO 0641-003Q

**EXHIBIT "A"**  
**0641-003A & 0641-003B**  
**LEGAL DESCRIPTION**  
**PUBLIC ROAD AND UTILITY EASEMENT**

Being a portion of Block "C" of the Map of Arlington Heights as filed in Book 11, pages 20 and 21 of Maps, San Bernardino County Recorder and a portion of Lots 19 and 21 of the Map of Van Buren Heights as filed in Book 8, page 3 of Maps, 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 0641-003A:**

**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 southeasterly and having a radius of 1033.00 feet;

Thence northerly along said curve through a central angle of  $12^{\circ}59'18''$  an arc length of 234.17 feet, a radial line to said point bears, North  $68^{\circ}05'47''$  West, said point being a point on the northeasterly line 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, said point also being the **TRUE POINT OF BEGINNING**;

Thence continuing northeasterly along said curve, through a central angle of  $53^{\circ}02'54''$  an arc length of 956.42 feet;

Thence North  $74^{\circ}57'07''$  East along a line tangent to the end of said curve, 233.58 feet to the beginning of a tangent curve concave northwesterly and having a radius of 567.00 feet;

Thence northeasterly along said curve through a central angle of  $02^{\circ}14'32''$  an arc length of 22.19 feet to a point on the westerly line of that certain Deed granted to David Pai-Hsien Lin and Helen Mei-Hsien Lin, recorded April 12, 1990 as Instrument No. 133910, of Official Records Riverside County Recorder, a radial line to said point bears, South  $17^{\circ}17'25''$  East said point hereinafter referred to as Point "A";

Thence along said westerly line, South  $33^{\circ}34'52''$  East 68.46 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  $19^{\circ}01'43''$  East;



**EXHIBIT "A"**  
**0641-003A & 0641-003B**  
**LEGAL DESCRIPTION**  
**PUBLIC ROAD AND UTILITY EASEMENT**

Thence southwesterly along said concentric curve through a central angle of  $03^{\circ}58'50''$  an arc length of 43.98 feet to a point on a line 66.00 feet southerly and parallel, measured at right angles from the aforementioned line described as "North  $74^{\circ}57'07''$  East 233.58 feet";

Thence along said parallel line South  $74^{\circ}57'07''$  West 233.58 feet to the beginning of a tangent curve concave southeasterly and having a radius of 967.00 feet, said curve being concentric with said 1033.00 foot radius curve;

Thence along said concentric curve through a central angle of  $55^{\circ}46'37''$  an arc length of 941.37 feet to a point on the aforementioned northeasterly line;

Thence along said line North  $33^{\circ}38'36''$  West 81.37 feet to the **TRUE POINT OF BEGINNING.**

Containing 80,222 Square Feet, 1.842 acres more or less.

**PARCEL 0641-003B:**

**COMMENCING** at the aforementioned Point "A", said point being a point on a curve concave northwesterly and having a radius of 567.00 feet, a radial line to said point bears, South  $17^{\circ}17'25''$  East;

Thence northeasterly continuing along said curve concave northwesterly, through a central angle of  $12^{\circ}46'09''$  an arc length of 126.36 feet;

Thence North  $59^{\circ}56'26''$  East along a line tangent to the end of said curve, 415.18 feet to the **TRUE POINT OF BEGINNING;**

Thence continuing North  $59^{\circ}56'26''$  East 80.80 feet to the beginning of a tangent curve concave southeasterly and having a radius of 633.00 feet;

Thence northeasterly along said curve through a central angle of  $23^{\circ}36'46''$  an arc length of 260.87 feet;

Thence North  $83^{\circ}33'12''$  East along a line tangent to the end of said last described curve, 190.10 feet to a point on the southwesterly line of said Deed granted to David Pai-Hsien Lin and Helen Mei-Hsien Lin;

**EXHIBIT "A"**  
**0641-003A & 0641-003B**  
**LEGAL DESCRIPTION**  
**PUBLIC ROAD AND UTILITY EASEMENT**

Thence along said southwesterly line South  $43^{\circ}52'40''$  East 83.11 feet to a point on a line being 66.00 feet southerly and parallel, measured at right angles from the aforementioned line described as "North  $83^{\circ}33'12''$  East 190.10 feet";

Thence along said parallel line South  $83^{\circ}33'12''$  West 240.62 feet to the beginning of a tangent curve concave southeasterly and having a radius of 567.00 feet, said curve being concentric with said 633.00 foot radius curve;

Thence along said concentric curve through a central angle of  $23^{\circ}36'46''$  an arc length of 233.67 feet to a line being 66.00 feet southeasterly and parallel, measured at right angles from the aforementioned line described as "North  $59^{\circ}56'26''$  East 415.18 feet";

Thence along said parallel line South  $59^{\circ}56'26''$  West 495.98 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 having a central angle of  $12^{\circ}46'09''$ ;

Thence southwesterly along said concentric curve through a central angle of  $06^{\circ}09'15''$  an arc length of 67.99 feet to a point on the southeasterly line of said Deed granted to David Pai-Hsien Lin and Helen Mei-Hsien Lin;

Thence along said southeasterly line the following five (5) courses:

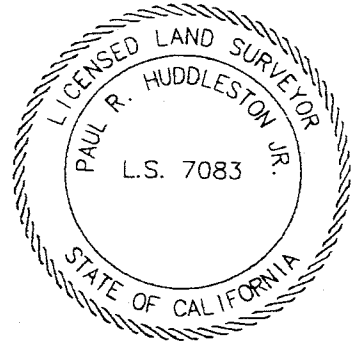
- 1) North  $56^{\circ}25'40''$  East 272.28 feet;
- 2) North  $40^{\circ}10'18''$  East 133.24 feet to a point on a curve concave southwesterly and having a radius of 230.00 feet, a radial line to said point bears North  $30^{\circ}00'11''$  East;
- 3) Southeasterly along said curve through a central angle of  $04^{\circ}30'51''$  an arc length of 18.12 feet to a point of reverse curvature to which a radial line bears, South  $34^{\circ}31'02''$  West, said reverse curve being concave northeasterly and having a radius of 295.00 feet;
- 4) Continuing southeasterly along said 295.00 foot radius curve through a central angle of  $06^{\circ}22'40''$  an arc length of 32.84 feet to a point which a radial line bears, South  $28^{\circ}08'22''$  West;
- 5) North  $23^{\circ}34'38''$  East 76.67 feet to the **TRUE POINT OF BEGINNING.**

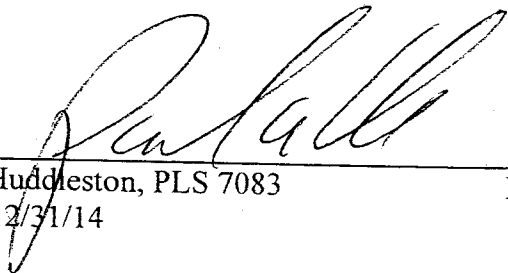
Containing 48,111 Square Feet, 1.104 acres more or less.

EXHIBIT "A"  
0641-003A & 0641-003B  
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

10/29/13  
Date

DESCRIPTION APPROVAL:

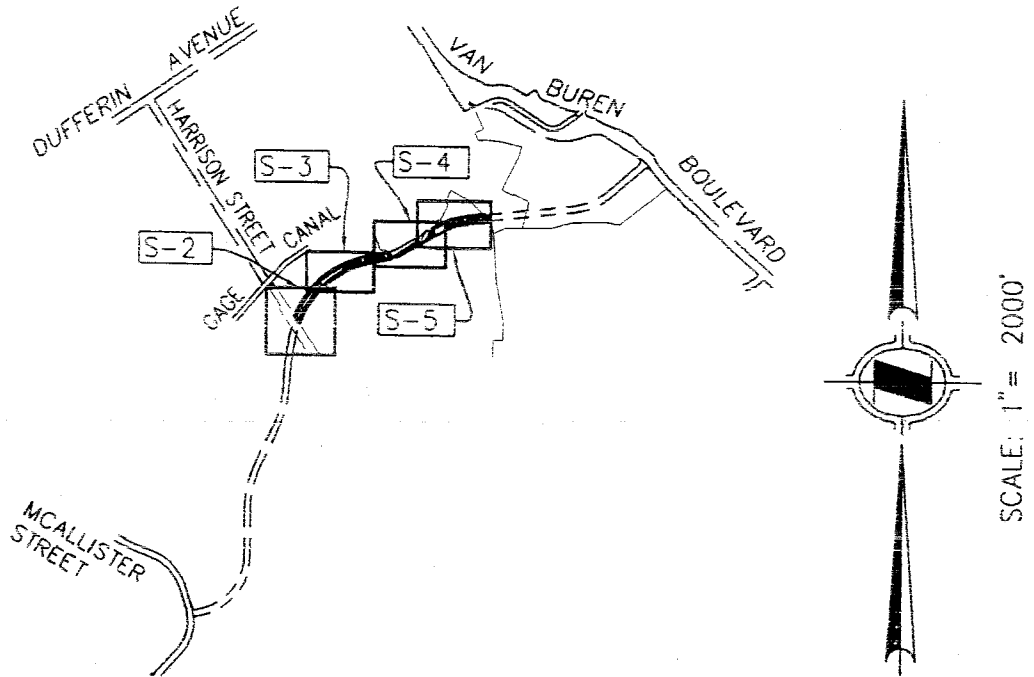
BY: K. Scott 11/01/2013  
DATE

FOR: CURTIS C. STEPHENS, L.S. 7519  
CITY SURVEYOR

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.  
BY: Shirley D. Hunt  
DATE: 10-31-2013

# EXHIBIT "B"

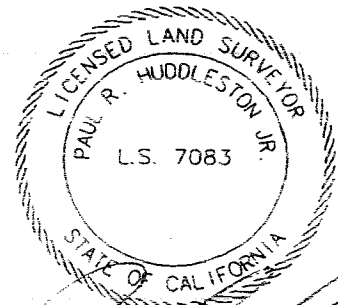
0641-003A & 0641-003B  
PUBLIC ROAD AND UTILITY EASEMENT



## VICINITY / INDEX MAP

### LEGEND:

- S-# INDICATES SHEET No. AS NOTED.
- ( ) INDICATES RECORD PER RS 72/85-90.
- 0641-001A INDICATES PARCEL No.



THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.

BY: *[Signature]*  
DATE: 10-31-2013

*[Signature]*  
PAUL R. HUDDLESTON JR.  
PLS 7083

COUNTY W.O.: C1-0641

OWNER  
TANG CHAO  
TUNG &  
HSUEH LEE



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 5
---------------------	-------------------------	--------------

DATE: Oct 28, 2013

W.O. 3053-9

APN  
239-270-001

# EXHIBIT "B"

0641-003A & 0641-003B  
PUBLIC ROAD AND UTILITY EASEMENT

SEE SHEET 3 FOR CONTINUATION

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

NELY LINE INST. No.  
2011-0187094 O.R.  
REC. 04/28/2011

$\Delta=53^{\circ}02'54''$   
 $R=1033.00'$   
 $L=956.42'$

$\Delta=55^{\circ}46'37''$   
 $R=967.00'$   
 $L=941.37'$

T.P.O.B.  
**0641-003A**

**0641-003A**  
80,222 SQ.FT.  
1.842 AC.  
APN: 239-270-001

$\Delta=12^{\circ}59'18''$   
 $R=1033.00'$   
 $L=234.17'$

$N70^{\circ}49'30''W (R)$   
 $N33^{\circ}38'36''W 81.37'$

APN: 239-270-004

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

APN: 239-270-002

INST. No.  
2011-0187094 O.R.  
REC. 04/28/2011

CITY OF RIVERSIDE

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

P.O.C.

COUNTY OF RIVERSIDE

APN: 296-060-004

LOT 1  
MB 9/13

T.3S.

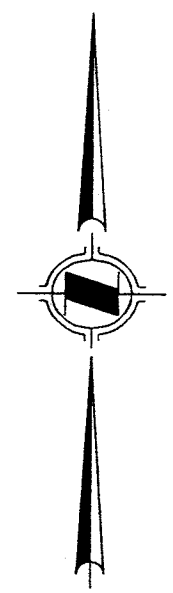
$\frac{1}{4}$   $\frac{S 20}{S 29}$

RCE 21759

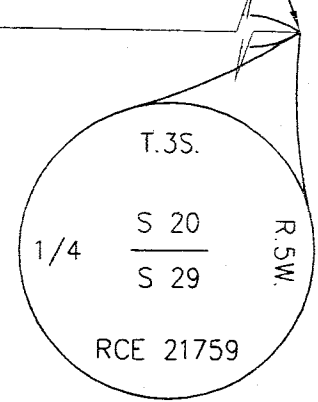
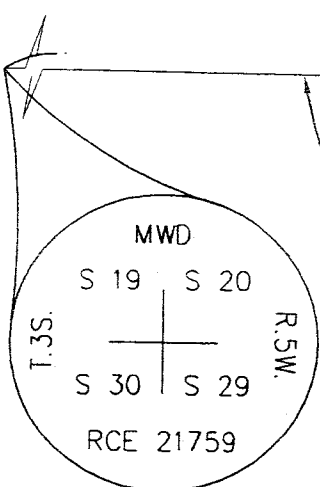
NORTH LINE OF RANCHO EL SOBRANTE  
DE SAN JACINTO & THE SOUTH LINE OF  
SW $\frac{1}{4}$  SECTION 20, T.3S., R.5W., S.B.M.

COUNTY W.O.: C1-0641

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



SCALE: 1" = 100'



OWNER  
TANG CHAO  
TUNG &  
HSUEH LEE  
  
APN  
239-270-001

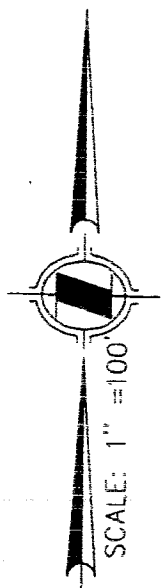


HUNSAKER & ASSOCIATES  
IRVINE, INC  
INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN  
PREPARED BY RNB CHECKED BY PRH, JR. SHEET 2 OF 5  
DATE: Oct 29, 2013 W.O. 3053-9

# EXHIBIT "B"

0641-003A & 0641-003B  
PUBLIC ROAD AND UTILITY EASEMENT



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

**0641-003A**

80,222 SQ.FT.  
1.842 AC.

SOUTHWEST LINE OF  
THE VAN BUREN  
HEIGHTS TRACT, MB 8/3

N74°57'07"E 233.58'

33'  
66'  
33'

$\Delta=53^{\circ}02'54''$   
R=1033.00'  
L=956.42'

S74°57'07"W 233.58'

$\Delta=55^{\circ}46'37''$   
R=967.00'  
L=941.37'

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

SEE SHEET 4 FOR CONTINUATION

SEE SHEET 2 FOR CONTINUATION

COUNTY W.O.: C1-0641

OWNER  
TANG CHAO  
TUNG &  
HSUEH LEE



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 5

APN  
239-270-001

DATE: Oct 28, 2013

W.O. 3053-9

# EXHIBIT "B"

## 0641-003A & 0641-003B PUBLIC ROAD AND UTILITY EASEMENT

POR. LOT 21  
MB 8/3

APN: 239-270-001

SEE SHEET 5 FOR CONTINUATION

S'ELY LINE OF INST. No. 133910,  
O.R., REC. 4/12/1990

**T.P.O.B.**

**0641-003B**

APN: 239-210-005  
**GAGE CANAL**

POR.

LOT 19 MB 8/3

APN: 239-240-001

$\Delta=04^{\circ}30'51''$

R=230.00' L=18.12'

N30°00'11"E (R)

POR.

LOT 21 MB 8/3

APN: 239-240-001

INST. No. 133910 O.R.

REC. 4/12/1990

N59°56'26"E 415.18'

S34°31'02"W (PRC)

N23°34'38"E 96.33'

76.67'

495.98'

$\Delta=06^{\circ}22'40''$

R=295.00'

L=32.84'

POR.

LOT 19 MB 8/3

APN: 239-270-001

**0641-003B**

48,111 SQ.FT.  
1.104 AC.

POR. LOT 21

MB 8/3

APN: 239-270-001

W'LY LINE OF INST. No.  
133910, O.R., REC.  
4/12/1990

**0641-003A**

80,222 SQ.FT.  
1.842 AC.

SEE SHEET 3 FOR CONTINUATION

N74°57'07"E 233.58'

$\Delta=02^{\circ}14'32''$

R=567.00'

L=22.19'

S17°17'25"E (R)  
**POINT "A"**

$\Delta=12^{\circ}46'09''$

R=567.00'

L=126.36'

S33°34'52"E 68.46'

N56°25'40"E 272.28'

$\Delta=06^{\circ}09'15''$

R=633.00'

L=67.99'

S23°54'19"E (R)

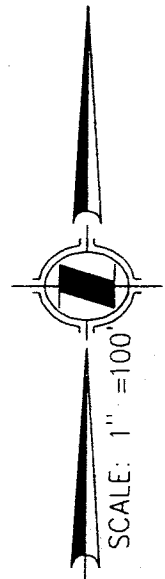
$\Delta=03^{\circ}58'50''$

R=633.00'

L=43.98'

S19°01'43"E (R)

S74°57'07"W 233.58'



COUNTY W.O.: C1-0641

OWNER:  
TANG CHAO  
TUNG &  
HSUEH LEE



**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 4 OF 5

APN:  
239-270-001

DATE: Oct 29, 2013

W.O. 3053-9

# EXHIBIT "B"

## 0641-003A & 0641-003B PUBLIC ROAD AND UTILITY EASEMENT

S'ELY LINE OF INST. No. 133910,  
O.R., REC. 4/12/1990

S'WLY LINE OF INST. No. 133910,  
O.R., REC. 4/12/1990

INST. No. 133910 O.R.  
REC. 4/12/1990  
POR. LOT 19 MB 8/3  
APN: 239-240-001

POR.  
LOT 19 MB 8/3  
APN: 239-240-001  
INST. No. 133910 O.R.  
REC. 4/12/1990

POR.  
LOT 19 MB 8/3  
APN: 239-270-001

$\Delta = 23^{\circ}36'46''$   
 $R = 633.00'$   
 $L = 260.87'$

$N83^{\circ}33'12''E$  190.10'

$S43^{\circ}52'40''E$  83.11'

$S83^{\circ}33'12''W$  240.62'

$N23^{\circ}34'38''E$  76.67'

$\Delta = 23^{\circ}36'46''$   
 $R = 567.00'$   
 $L = 233.67'$

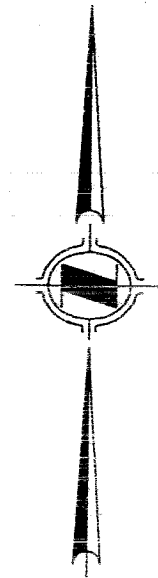
**0641-003B**

48,111 SQ.FT.  
1.104 AC.

$\Delta = 06^{\circ}22'40''$   
 $R = 295.00'$   
 $L = 32.84'$

POR.

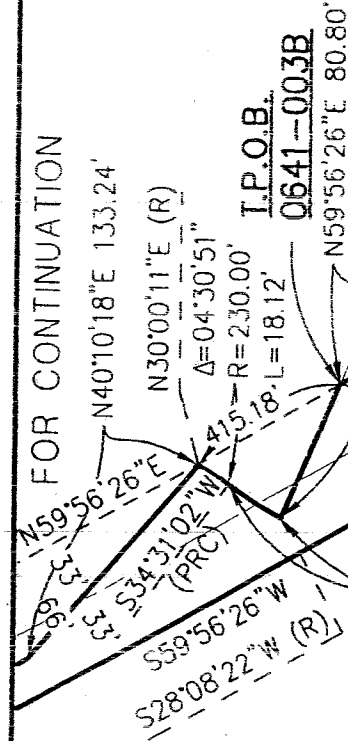
LOT 19 MB 8/3  
APN: 239-270-001



SCALE: 1" = 100'

FOR CONTINUATION

SEE SHEET 4



OWNER  
TANG CHAO  
TUNG &  
HSUEH LEE

APN  
239-270-001



HUNSAKER & ASSOCIATES  
IRVINE, INC  
INLAND EMPIRE REGION

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

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

COUNTY W.O.: C1-0641

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

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

SHEET 5 OF 5

DATE: Oct 29, 2013

W O 3053-9



**EXHIBIT "A"**  
**0641-003C, 0641-003E, 0641-003G, 0641-003I, 0641-003K, 0641-003P & 0641-003Q**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**LEGAL DESCRIPTION**

Being a portion of Block "C" of the Map of Arlington Heights as filed in Book 11, pages 20 and 21 of Maps, San Bernardino County Recorder and a portion of Lots 19 and 21 of the Map of Van Buren Heights as filed in Book 8, page 3 of Maps, 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 0641-003C:**

**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 southeasterly and having a radius of 1033.00 feet;

Thence northeasterly along said curve through a central angle of 12°59'18" an arc length of 234.17 feet, to a point on the northeasterly line of that certain parcel of land described in a Grant Deed to CV COMMUNITIES, LLC, a Delaware limited liability company, April 28, 2011 as filed in Instrument No. 2011-0187094, of Official Records, Riverside County Recorder, said point hereinafter referred to as **POINT "A"**, said point further being the **TRUE POINT OF BEGINNING**, a radial line to said point bears, North 68°05'47" West;

Thence continuing northeasterly along said curve, through a central angle of 33°41'03" an arc length of 607.30 feet to a point on said curve, a radial line to said point bears, North 34°24'44" West;

Thence departing said curve, South 65°34'45" West 45.95 feet;

Thence South 57°35'17" West 50.13 feet;

Thence South 51°02'46" West 73.40 feet;

Thence South 47°11'28" West 47.15 feet;

Thence South 38°55'48" West 94.24 feet;

Thence South 39°52'25" West 147.36 feet;

**EXHIBIT "A"**  
**0641-003C, 0641-003E, 0641-003G, 0641-003I, 0641-003K, 0641-003P & 0641-003Q**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**LEGAL DESCRIPTION**

Thence South 22°10'54" West 77.67 feet;

Thence South 15°43'18" West 71.71 feet;

Thence South 10°25'25" West 7.95 feet to a point on said northeasterly line;

Thence along said northeasterly line South 33°38'36" East 9.16 feet to the **TRUE POINT OF BEGINNING**.

Containing 10,183 Square Feet, 0.234 acres more or less.

**PARCEL 0641-003G:**

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

Thence along said northeasterly line South 33°38'36" East 81.37 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 70°49'30" West, said point further being the **TRUE POINT OF BEGINNING**;

Thence northeasterly along said 967.00 foot curve through a central angle of 37°33'13" an arc length of 633.80 feet to a point on said curve, a radial line to said point bears, North 33°16'17" West, said point hereinafter referred to as **POINT "B"**;

Thence departing said curve South 31°47'04" West 95.39 feet;

Thence South 35°16'30" West 165.94 feet;

Thence South 28°03'04" West 106.39 feet;

Thence South 46°15'03" West 245.21 feet;

Thence South 52°51'18" East 33.26 feet;

Thence South 67°37'41" West 25.45 feet to said northeasterly line;

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

Contains 32,188 Square Feet, 0.739 acres more or less.

**EXHIBIT "A"**  
**0641-003C, 0641-003E, 0641-003G, 0641-003I, 0641-003K, 0641-003P & 0641-003Q**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**LEGAL DESCRIPTION**

**PARCEL 0641-003P:**

**COMMENCING** at the aforementioned **POINT "B"**, said point being a point on a curve concave southeasterly and having a radius of 967.00 feet, a radial line to said point bears, North 33°16'17" West;

Thence northeasterly continuing along said curve through a central angle of 18°13'24" an arc length of 307.56 feet;

Thence North 74°57'07" East 41.21 feet to a point hereinafter referred to as **POINT "C"** and the **TRUE POINT OF BEGINNING**;

Thence North 74°57'07" East 192.37 feet to the beginning of a tangent curve concave northwesterly and having a radius of 633.00 feet;

Thence northeasterly along said 633.00 foot curve through a central angle of 03°58'50" an arc length of 43.98 feet;

Thence non-tangent from said curve South 33°34'52" East 11.29 feet;

Thence North 56°25'40" East, a distance of 21.95 feet;

Thence South 25°37'59" West 177.74 feet;

Thence North 57°44'47" West 37.28 feet;

Thence South 87°12'57" West 28.68 feet;

Thence North 62°18'17" West 131.14 feet;

Thence North 84°38'47" West 27.79 feet;

Thence North 66°04'47" East 31.18 feet to the **TRUE POINT OF BEGINNING**.

Contains 19,917 Square Feet, 0.457 acres more or less.

**EXHIBIT "A"**  
**0641-003C, 0641-003E, 0641-003G, 0641-003I, 0641-003K, 0641-003P & 0641-003Q**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**LEGAL DESCRIPTION**

**PARCEL 0641-003I:**

**COMMENCING** at the aforementioned **POINT "C"**, Thence North  $74^{\circ}57'07''$  East 192.37 feet to the beginning of a tangent curve concave northwesterly and having a radius of 633.00 feet;

Thence northeasterly along said curve through a central angle of  $08^{\circ}51'26''$  an arc length of 97.85 feet to the **TRUE POINT OF BEGINNING**, a radial line to said point bears, South  $23^{\circ}54'19''$  East;

Thence northeasterly continuing along said 633.00 foot radius curve through a central angle of  $06^{\circ}09'15''$  an arc length of 67.99 feet;

Thence tangent from said curve North  $59^{\circ}56'26''$  East 61.15 feet, to a point hereinafter referred to as **POINT "D"**;

Thence South  $46^{\circ}09'53''$  West 53.51 feet;

Thence South  $73^{\circ}45'13''$  West 26.96 feet;

Thence South  $66^{\circ}13'38''$  West 34.34 feet;

Thence South  $23^{\circ}16'20''$  East 13.23 feet;

Thence South  $46^{\circ}05'37''$  West 26.50 feet;

Thence North  $49^{\circ}04'33''$  West 25.92 feet;

Thence North  $56^{\circ}25'40''$  East 19.05 feet to the **TRUE POINT OF BEGINNING**.

Contains 1,454 Square Feet, 0.033 acres more or less.

**PARCEL 0641-003K:**

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

Thence North  $59^{\circ}56'26''$  East 275.21 feet to the **TRUE POINT OF BEGINNING**, furthermore, said point is hereinafter referred to as **POINT "E"**;

**EXHIBIT "A"**  
**0641-003C, 0641-003E, 0641-003G, 0641-003I, 0641-003K, 0641-003P & 0641-003Q**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**LEGAL DESCRIPTION**

Thence continuing North 59°56'26" East 159.62 feet to the beginning of a tangent curve concave southeasterly and having a radius of 567.00 feet;

Thence northeasterly along said curve through a central angle of 03°57'51" an arc length of 39.23 feet, a radial line to said point bears, North 26°05'43" West, furthermore, said point is hereinafter referred to as **POINT "F"**;

Thence departing said curve South 52°33'57" West 66.39 feet;

Thence South 66°22'13" West 58.62 feet;

Thence South 32°31'33" East 43.61 feet;

Thence North 88°35'37" West 89.81 feet to the **TRUE POINT OF BEGINNING**.

Containing 2,485 Square Feet, 0.057 acres more or less.

**PARCEL 0641-003E:**

**COMMENCING** at the aforementioned **POINT"E"**,

Thence North 30°03'34" West 66.00 feet;

Thence North 59°56'26" East 78.82 feet to a point on southeasterly line of that certain parcel of land described in a Grant Deed to David Pai-Hsien Lin and Helen Mei-Hsien Lin, recorded April 12, 1990 as Instrument No. 133910, of Official Records, Riverside County Recorder, and the **TRUE POINT OF BEGINNING**;

Thence continuing North 59°56'26" East 79.67 feet;

Thence North 73°26'59" West 31.94 feet;

Thence South 36°38'46" West 35.10 feet;

Thence South 51°28'35" West 16.23 feet to a point on the aforementioned southeasterly line of said Grant Deed to David Pai-Hsien Lin and Helen Mei-Hsien Lin;

**EXHIBIT "A"**  
**0641-003C, 0641-003E, 0641-003G, 0641-003I, 0641-003K, 0641-003P & 0641-003Q**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**LEGAL DESCRIPTION**

Thence along said southeasterly line South 23°34'38" West 11.71 feet to the **TRUE POINT OF BEGINNING**.

Contains 942 Square Feet, 0.022 acres more or less.

**PARCEL 0641-003Q:**

**COMMENCING** at the aforementioned **POINT "F"** being a point on a 567.00 foot radius curve, concave to the southeast, a radial to said point bears North 26°05'43" West;

Thence northeasterly along said curve through a central angle of 01°49'59" an arc length of 18.14 feet to the **TRUE POINT OF BEGINNING**, a radial line to said point bears, North 24°15'44" West;

Thence continuing northeasterly along said curve through a central angle of 17°48'56" an arc length of 176.30 feet;

Thence tangent from said curve North 83°33'12" East 49.42 feet;

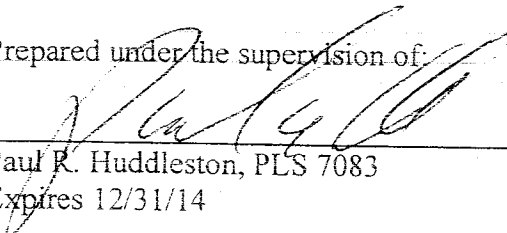
Thence South 73°43'10" West 203.47 feet;

Thence North 77°48'44" West 23.66 feet to the **TRUE POINT OF BEGINNING**.

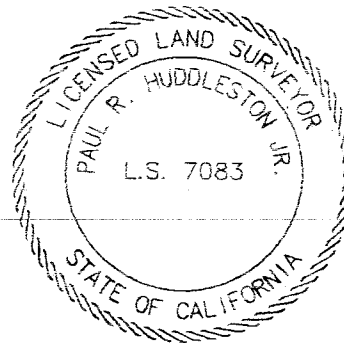
Contains 2,621 Square Feet, 0.060 acres more or less.

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

10/29/13  
Date



DESCRIPTION APPROVAL:

BY:   
11/01/2013  
DATE

FOR: CURTIS C. STEPHENS, L.S. 7519  
CITY SURVEYOR

Page 6 of 6

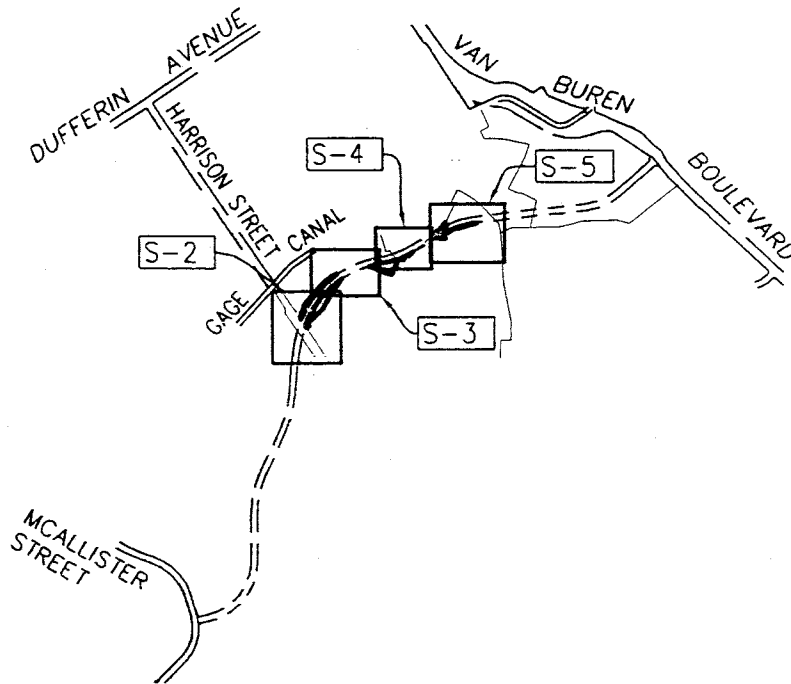
THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.

BY: 

DATE: 10-31-2013

# EXHIBIT "B"

0641-003C, 0641-003E, 0641-003G, 0641-003I, 0641-003K, 0641-003P, 0641-003Q  
 TEMPORARY CONSTRUCTION EASEMENT

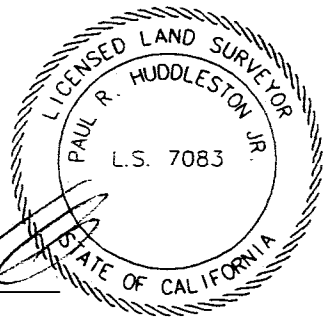


## VICINITY / INDEX MAP

### 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 6 FOR LINE AND CURVE TABLE DATA).

THIS DOCUMENT REVIEWED BY  
 RIVERSIDE COUNTY SURVEYOR.  
 BY: Edward B. Harris  
 DATE: 10-31-2013

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

COUNTY W.O.: C1-0641

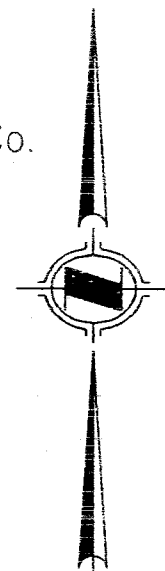
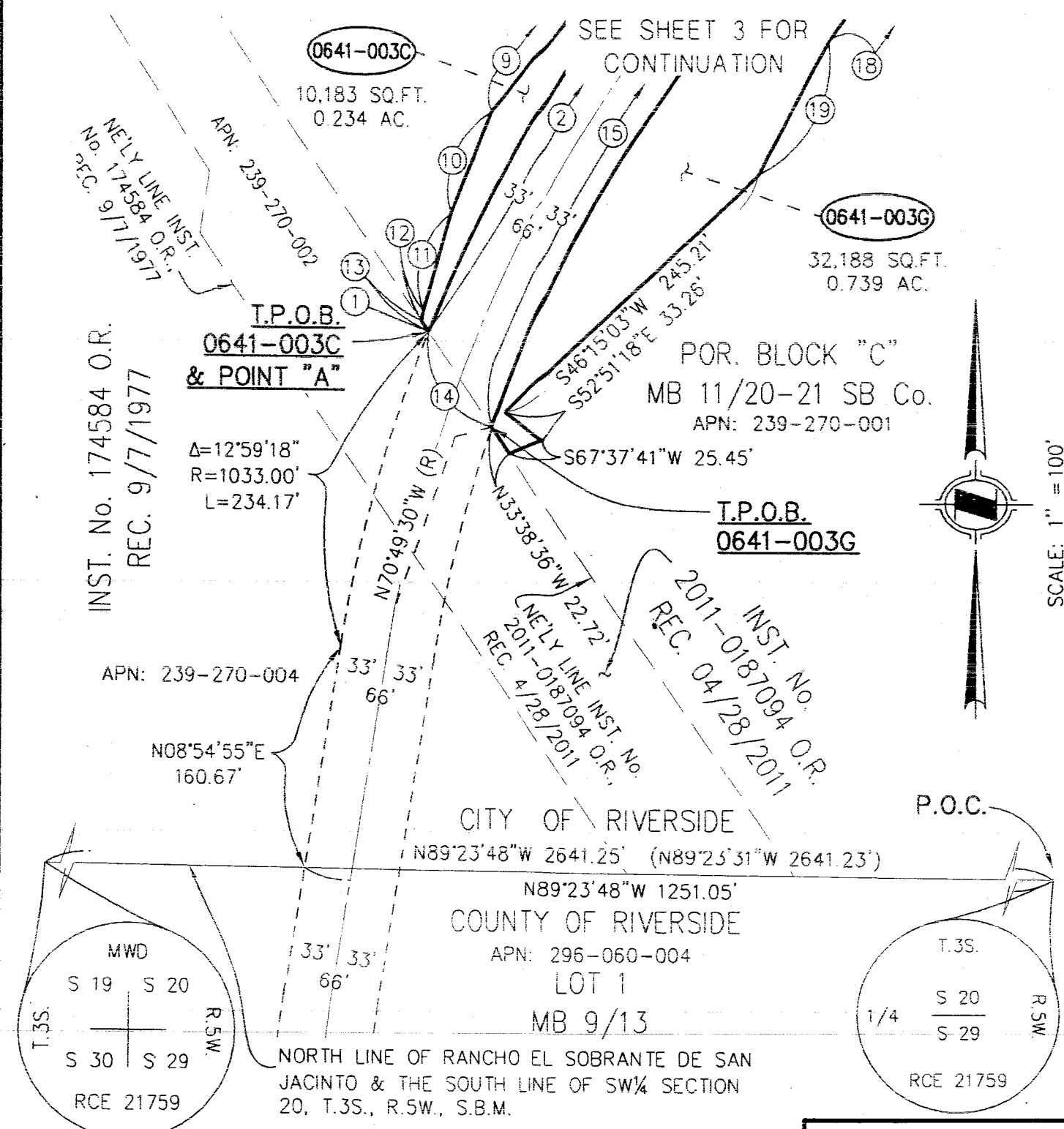
OWNER  
 Tang Chao Tung  
 & Hsueh Lee  
  
 APN  
 239-270-001


**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 6
DATE: Oct 28, 2013		W.O. 3053-9

# EXHIBIT "B"

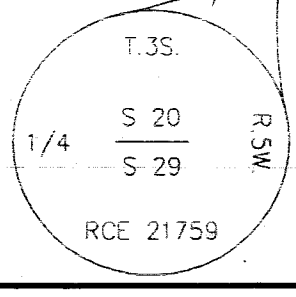
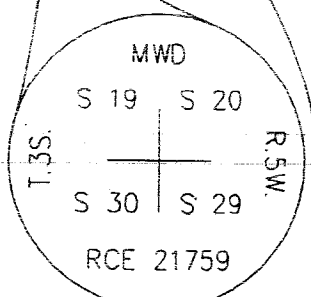
0641-003C, 0641-003E, 0641-003G, 0641-003I, 0641-003K, 0641-003P, 0641-003Q  
 TEMPORARY CONSTRUCTION EASEMENT



SCALE: 1" = 100'

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

INST. No. 2011-0187094 O.R.  
 REC. 04/28/2011



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.

NOTE: SEE SHEET 6 FOR DATA TABLE.

COUNTY W.O.: C1-0641

OWNER  
 Tang Chao Tung  
 & Hsueh Lee

APN  
 239-270-001



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

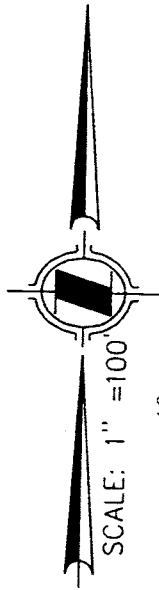
POR. OF SECTION 20, T. 3 S., R. 5 W.,  
 SAN BERNARDINO MERIDIAN

PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 2 OF 6
DATE: Oct 29, 2013		W.O 3053-9



# EXHIBIT "B"

0641-003C, 0641-003E, 0641-003G, 0641-003I, 0641-003K, 0641-003P, 0641-003O  
 TEMPORARY CONSTRUCTION EASEMENT



SOUTHWEST LINE OF THE  
 VAN BUREN HEIGHTS  
 TRACT, MB 8/3.

POR. LOT 21

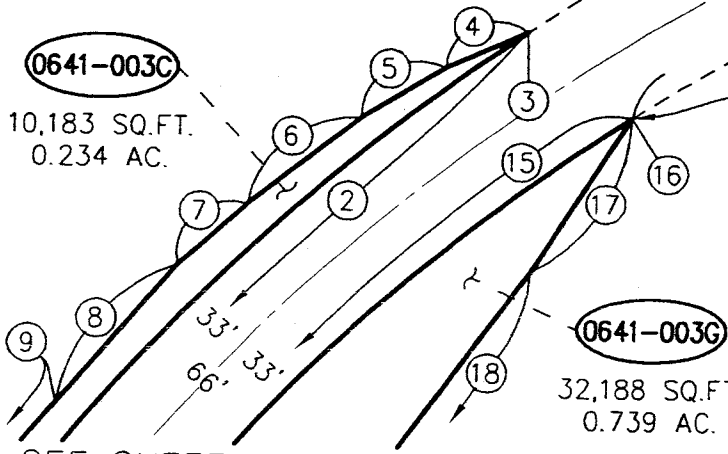
MB 8/3

APN: 239-270-001

T.P.O.B.  
0641-003P  
POINT "C"

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

SEE SHEET 4 FOR CONTINUATION



**0641-003C**  
 10,183 SQ.FT.  
 0.234 AC.

**0641-003G**  
 32,188 SQ.FT.  
 0.739 AC.

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

POR. LOT 21  
 MB 8/3

SEE SHEET 2 FOR CONTINUATION

NOTE: SEE SHEET 6 FOR DATA TABLE.

OWNER Tang Chao Tung & Hsueh Lee  APN: 239-270-001	<b>HUNSAKER &amp; ASSOCIATES</b> IRVINE, INC INLAND EMPIRE REGION 2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS	COUNTY W.O.: C1-0641 <b>POR. OF SECTION 20, T. 3 S., R. 5 W.,</b> <b>SAN BERNARDINO MERIDIAN</b>
		SHEET 3 OF 6
		W.O. 3053-9
		DATE: Oct 28, 2013

# EXHIBIT "B"

0641-003C, 0641-003E, 0641-003G, 0641-003I, 0641-003K, 0641-003P, 0641-003Q  
 TEMPORARY CONSTRUCTION EASEMENT

W'LY LINE OF INST. No. 133910, O.R.  
 REC. 4/12/1990

POR. LOT 21  
 MB 8/3  
 APN: 239-240-001

POR. LOT 19 MB 8/3  
 APN: 239-240-001

INST. No. 133910 O.R.  
 REC. 4/12/1990

SEE SHEET 3 FOR CONTINUATION

SEE SHEET 5 FOR CONTINUATION

**T.P.O.B.**  
**0641-003P**  
**POINT "C"**

**T.P.O.B.**  
**0641-003I**

**T.P.O.B. 0641-003I**

**POINT "D"**

**0641-003P**

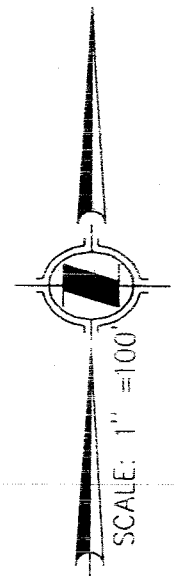
19,917 SQ.FT.  
 0.457 AC.

**0641-003I**

1,454 SQ.FT.  
 0.033 AC.

POR. LOT 21  
 MB 8/3  
 APN: 239-270-001

NOTE: SEE SHEET 6 FOR DATA TABLE.



COUNTY W.O.: C1-0641

OWNER  
 Tang Chao Tung  
 & Hsueh Lee

APN  
 239 270-001



**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

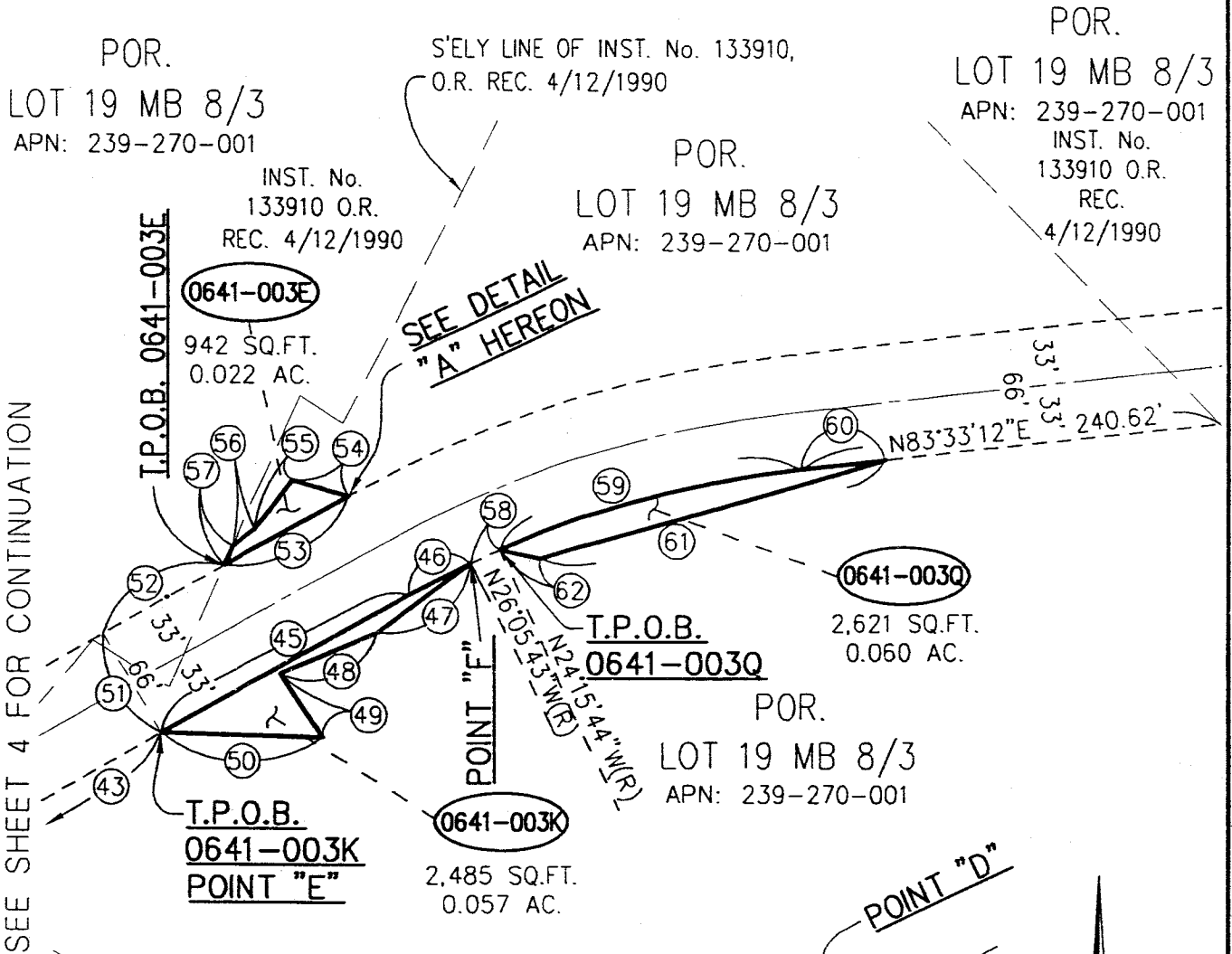
SHEET 4 OF 6

DATE: Oct 29, 2013

W.O. 3053-9

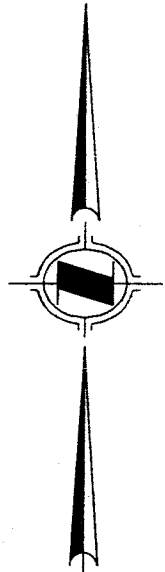
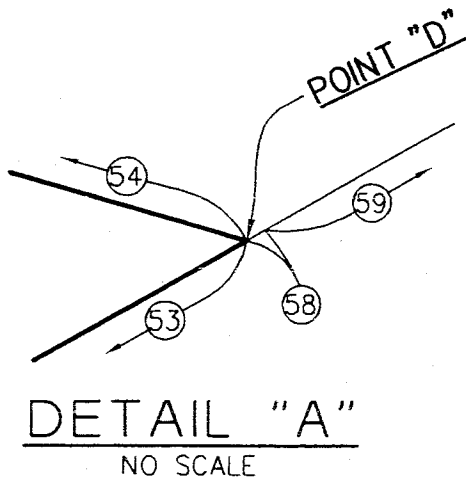
# EXHIBIT "B"

0641-003C, 0641-003E, 0641-003G, 0641-003I, 0641-003K, 0641-003P, 0641-003Q  
 TEMPORARY CONSTRUCTION EASEMENT



SEE SHEET 4 FOR CONTINUATION

SEE DETAIL "A" HEREON

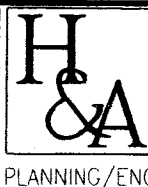


SCALE: 1" = 100'

NOTE: SEE SHEET 6 FOR DATA TABLE.

COUNTY W.O.: C1-0641

OWNER  
 Tang Chao Tung  
 & Hsueh Lee  
  
 APN:  
 239-270-001



**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 5 OF 6
DATE: Oct 29, 2013		W.O. 3053-9

# EXHIBIT "B"

0641-003C, 0641-003E, 0641-003G, 0641-003I, 0641-003K, 0641-003P, 0641-003Q  
 TEMPORARY CONSTRUCTION EASEMENT

DATA TABLE

DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
①	N68°05'47"W (R)			
②	33°41'03"	1033.00'	607.30'	312.71'
③	N34°24'44"W (R)			
④	S65°34'45"W		45.95'	
⑤	S57°35'17"W		50.13'	
⑥	S51°02'46"W		73.40'	
⑦	S47°11'28"W		47.15'	
⑧	S38°55'48"W		94.24'	
⑨	S39°52'25"W		147.36'	
⑩	S22°10'54"W		77.67'	
⑪	S15°43'18"W		72.40'	
⑫	S09°55'29"W		7.27'	
⑬	S33°38'36"E		9.16'	
⑭	S33°38'36"E		81.37'	
⑮	37°33'13"	967.00'	633.80'	328.76'
⑯	N33°16'17"W (R)			
⑰	S31°47'04"W		95.39'	
⑱	S35°16'30"W		165.94'	
⑲	S28°03'04"W		106.39'	
⑳	18°13'24"	967.00'	307.56'	155.09'
㉑	N74°57'07"E		41.21'	
㉒	N74°57'07"E		192.37'	
㉓	3°58'50"	633.00'	43.98'	22.00'
㉔	S33°34'52"E		11.29'	
㉕	N56°25'40"E		21.95'	
㉖	S25°37'59"W		177.74'	
㉗	N57°44'47"W		37.28'	
㉘	S87°12'57"W		28.68'	
㉙	N62°18'17"W		131.10'	
㉚	N84°36'52"W		27.83'	
㉛	N66°04'47"E		31.18'	
㉜	8°51'26"	633.00'	97.85'	49.02'
㉝	6°09'15"	633.00'	67.99'	34.03'

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
③④	N59°56'26"E		61.15'	
③⑤	S46°09'53"W		53.51'	
③⑥	S73°45'13"W		26.96'	
③⑦	S66°13'38"W		34.34'	
③⑧	S23°16'20"E		13.23'	
③⑨	S46°05'37"W		26.50'	
④①	N49°04'33"W		25.92'	
④②	N56°25'40"E		19.05'	
④③	N56°25'40"E		11.66'	
④④	N59°56'26"E		275.21'	
④⑤	S23°54'19"E(R)			
④⑥	N59°56'26"E		159.62'	
④⑦	3°57'51"	567.00'	39.23'	19.62'
④⑧	S52°33'57"W		66.39'	
④⑨	S66°22'13"W		58.62'	
⑤①	S32°31'33"E		43.61'	
⑤②	N88°35'37"W		89.81'	
⑤③	N30°03'34"W		66.00'	
⑤④	N59°56'26"E		78.82'	
⑤⑤	N59°56'26"E		79.67'	
⑤⑥	N73°26'59"W		31.94'	
⑤⑦	S36°38'46"W		35.10'	
⑤⑧	S51°28'35"W		16.23'	
⑤⑨	S23°34'38"W		11.71'	
⑥①	1°49'59"	567.00'	18.14'	9.07'
⑥②	17°48'56"	567.00'	176.30'	88.87'
⑥③	N83°33'12"E		49.42'	
⑥④	S73°43'10"W		203.47'	
⑥⑤	N77°48'44"W		23.66'	

COUNTY W.O.: C1-0641

OWNER:  
Tang Chao Tung  
& Hsueh Lee

APN  
239-270-001



**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 6 OF 6

DATE: Oct 28, 2013

W.O. 3053-9

**EXHIBIT "A"**  
**0641-003D, 0641-003F, 0641-003H & 0641-003J**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

Being a portion of Block "C" of the Map of Arlington Heights as filed in Book 11, pages 20 and 21 of Maps, San Bernardino County Recorder and a portion of Lots 19 and 21 of the Map of Van Buren Heights as filed in Book 8, page 3 of Maps, 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 0641-003D:**

**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 southeasterly and having a radius of 1033.00 feet;

Thence northeasterly along said curve through a central angle of  $12^{\circ}59'18''$  an arc length of 234.17 feet, to a point on the northeasterly line 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, said point hereinafter referred to as **POINT "A"**,

Thence continuing northeasterly along said curve, through a central angle of  $34^{\circ}00'58''$  an arc length of 613.28 feet to a point on said curve, a radial line to said point bears, North  $34^{\circ}04'49''$  West, said point also being the **TRUE POINT OF BEGINNING**;

Thence easterly continuing along said curve, being concave southerly and having a radius of 1033.00 feet through a central angle of  $19^{\circ}01'56''$  an arc length of 343.14 feet;

Thence tangent from said curve, North  $74^{\circ}57'07''$  East 233.58 feet to the beginning of a tangent curve concave northerly and having a radius of 567.00 feet;

Thence easterly along said curve through a central angle of  $02^{\circ}14'32''$  an arc length of 22.19 feet to a point on the westerly line of that certain parcel of land described in a Grant Deed to David Pai-Hsien Lin and Helen Mei-Hsien Lin, recorded April 12, 1990 as Instrument No. 133910, of Official Records, Riverside County Recorder, a radial line to said point bears, South  $17^{\circ}17'25''$  East, said point hereinafter referred to as **POINT "B"**;

Thence departing said curve along said westerly line North  $33^{\circ}34'52''$  West 10.78 feet;

**EXHIBIT "A"**  
**0641-003D, 0641-003F, 0641-003H & 0641-003J**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

Thence departing said westerly line South 77°07'09" West 24.70 feet;  
Thence South 79°10'54" West 68.77 feet;  
Thence South 83°21'06" West 57.54 feet;  
Thence South 73°33'59" West 12.37 feet;  
Thence South 87°31'15" West 79.65 feet;  
Thence South 71°50'03" West 61.80 feet;  
Thence North 24°45'57" West 40.65 feet;  
Thence South 85°06'50" West 45.12 feet;  
Thence South 10°57'52" West 45.20 feet;  
Thence South 68°33'02" West 20.88 feet;  
Thence South 21°26'58" East 17.74 feet;  
Thence South 49°44'25" West 22.63 feet;  
Thence South 61°13'09" West 99.88 feet;  
Thence South 44°43'34" West 52.81 feet;  
Thence North 79°45'12" West 19.55 feet;  
Thence South 40°58'05" West 28.10 feet;  
Thence South 38°50'31" East 16.80 feet to the **TRUE POINT OF BEGINNING**;

**EXCEPTING THEREFROM** the following described parcel to be known as Parcel 0641-003L:

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

**EXHIBIT "A"**  
**0641-003D, 0641-003F, 0641-003H & 0641-003J**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

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 southeasterly and having a radius of 1033.00 feet;

Thence northerly along said curve through a central angle of 58°29'38" an arc length of 1054.60 feet to a point on said curve, said point hereinafter referred to as **POINT "E"**, a radial line to said point bears, North 22°35'27" West, said point also being the **TRUE POINT OF BEGINNING**;

Thence northeasterly continuing along said curve through a central angle of 01°39'51" an arc length of 30.00 feet, a radial line to said point bears, North 20°55'36" West;

Thence departing said curve, North 21°26'58" West 21.52 feet;

Thence North 84°17'36" East 56.36 feet to the beginning of a tangent curve concave southerly and having a radius of 577.68 feet;

Thence easterly along said curve through a central angle of 03°34'23" an arc length of 36.03 feet, a radial line to said point bears, North 02°08'01" West, said point also being a point on the aforementioned curve having a radius of 1033.00 feet, being concave southerly, a radial line to said point bears, North 16°00'17" West;

Thence easterly along said curve concave southerly and having a radius of 1033.00 feet through a central angle of 00°57'24" an arc length of 17.25 feet;

Thence North 74°57'07" East 38.21 feet to a point, said point being a point on a non-tangent curve concave southerly and having a radius of 592.68 feet, said curve being concentric with the aforementioned curve having a radius of 577.68 feet, a radial line to said point bears, North 03°05'44" East, said point hereinafter referred to as **POINT "F"**;

Thence westerly along said concentric curve through a central angle of 08°48'08" an arc length of 91.05 feet;

Thence South 84°17'36" West 13.73 feet;

Thence North 23°42'39" West 42.06 feet;

Thence South 84°17'36" West 22.00 feet;

**EXHIBIT "A"**  
**0641-003D, 0641-003F, 0641-003H & 0641-003J**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

Thence South  $12^{\circ}17'51''$  West 40.09 feet;

Thence North  $21^{\circ}26'58''$  West 13.87 feet;

Thence South  $68^{\circ}33'02''$  West 30.00 feet;

Thence South  $21^{\circ}26'58''$  East 53.08 feet to the **TRUE POINT OF BEGINNING**.

Containing 14,537 Square Feet, 0.334 acres more or less.

**PARCEL 0641-003F:**

**COMMENCING** at the aforementioned **POINT "B"**, said point being a point on a curve concave northerly and having a radius of 567.00 feet, a radial line to said point bears, South  $17^{\circ}17'25''$  East;

Thence northeasterly continuing along said curve through a central angle of  $12^{\circ}46'09''$  an arc length of 126.36 feet;

Thence tangent from said curve North  $59^{\circ}56'26''$  East 415.18 feet to a point on the southeasterly line of said Grant Deed to David Pai-Hsien Lin and Helen Mei-Hsien Lin, said point hereinafter referred to as **POINT "C"**;

Thence North  $59^{\circ}56'26''$  East 80.80 feet to the beginning of a tangent curve concave southerly and having a radius of 633.00 feet;

Thence easterly along said curve through a central angle of  $02^{\circ}05'23''$  an arc length of 23.09 feet to a point on said curve, a radial line to said point bears, North  $27^{\circ}58'11''$  West, said point being the **TRUE POINT OF BEGINNING**;

Thence continuing easterly along said curve through a central angle of  $21^{\circ}31'23''$  an arc length of 237.79 feet;

Thence tangent from said curve North  $83^{\circ}33'12''$  East 147.89 feet;

Thence North  $65^{\circ}40'42''$  West 23.07 feet;

Thence North  $78^{\circ}11'38''$  West 46.51 feet;



**EXHIBIT "A"**  
**0641-003D, 0641-003F, 0641-003H & 0641-003J**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

Thence South 81°10'55" West 119.63 feet;

Thence South 30°34'02" West 23.40 feet;

Thence South 79°24'36" West 41.46 feet;

Thence South 74°49'19" West 58.68 feet;

Thence South 65°55'14" West 51.09 feet;

Thence South 54°03'29" West 39.60 feet to the **TRUE POINT OF BEGINNING**.

Contains 5,123 Square Feet, 0.118 acres more or less.

**PARCEL 0641-003H:**

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

Thence along said northeasterly line South 33°38'36" East 81.37 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 70°49'30" West, said curve concentric with said 1033.00 foot radius curve;

Thence northeasterly along said 967.00 foot curve through a central angle of 37°33'13" an arc length of 633.80 feet to a point on said curve, said point further being the **TRUE POINT OF BEGINNING**, a radial line to said point bears, North 33°16'17" West;

Thence northeasterly continuing along said curve through a central angle of 18°13'24" an arc length of 307.56 feet;

Thence tangent from said curve North 74°57'07" East 41.21 feet, to a point hereinafter referred to as **POINT "D"**;

Thence departing said curve, South 66°04'47" West 113.69 feet;

Thence South 53°07'59" West 26.71 feet;

Thence South 68°33'02" West 12.34 feet;

Thence South 04°13'34" East 30.94 feet;

**EXHIBIT "A"**  
**0641-003D, 0641-003F, 0641-003H & 0641-003J**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

Thence South 17°13'54" West 20.03 feet;

Thence South 71°55'37" West 35.98 feet;

Thence North 34°27'03" West 11.18 feet;

Thence North 57°58'42" West 19.37 feet;

Thence South 74°07'20" West 56.19 feet;

Thence South 79°39'08" West 68.93 feet to the **TRUE POINT OF BEGINNING**;

**EXCEPTING THEREFROM** the following described parcel to be known as Parcel 0641-003M:

**COMMENCING** at the aforementioned **POINT "E"**, said point being a point on a curve concave southeasterly and having a radius of 1033.00 feet, a radial line to said point bears, North 22°35'27" West;

Thence South 21°26'58" East 66.01 feet to a point on a curve being concentric with the aforementioned curve having a radius of 1033.00 feet, a radial line to said point bears, North 22°40'08" West, said point also being the **TRUE POINT OF BEGINNING**;

Thence easterly along said concentric curve concave southerly and having a radius of 967.00 feet through a central angle of 01°46'40" an arc length of 30.00 feet, a radial line to said point bears, North 20°53'28" West;

Thence departing said concentric curve, South 21°26'58" East 22.58 feet;

Thence South 68°33'02" West 28.53 feet;

Thence South 01°12'47" East 42.66 feet;

Thence South 70°46'58" West 22.00 feet;

Thence North 37°13'17" West 42.06 feet;

Thence South 70°46'58" West 112.90 feet to a point on the aforementioned concentric curve concave southerly and having a radius of 967.00 feet, a radial line to said point bears, North 32°10'58" West;

**EXHIBIT "A"**  
**0641-003D, 0641-003F, 0641-003H & 0641-003J**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

Thence easterly along said concentric curve through a central angle of 04°51'46" an arc length of 82.07 feet, a radial line to said point bears, North 27°19'12" West;

Thence departing said curve North 70°46'58" East 78.39 feet;

Thence North 21°26'58" West 7.91 feet to the **TRUE POINT OF BEGINNING**.

Contains 4,501 Square Feet, 0.103 acres more or less.

**PARCEL 0641-003J:**

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

Thence North 74°57'07" East 192.37 feet to the beginning of a tangent curve concave northwesterly and having a radius of 633.00 feet;

Thence northeasterly along said curve through a central angle of 15°00'41" an arc length of 165.85 feet;

Thence tangent from said curve North 59°56'26" East 78.73 feet, to the **TRUE POINT OF BEGINNING**;

Thence continuing North 59°56'26" East 217.49 feet;

Thence South 53°51'42" West 82.78 feet;

Thence South 19°11'57" West 30.62 feet;

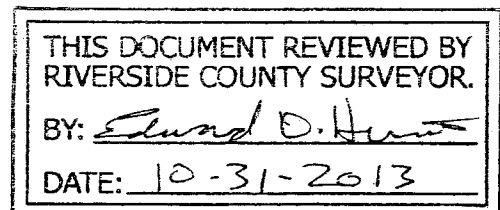
Thence South 63°40'06" West 47.67 feet;

Thence North 82°13'54" West 14.03 feet;

Thence South 59°56'26" West 17.52 feet;

Thence North 30°03'34" West 9.16 feet;

Thence South 72°21'54" West 36.66 feet to the **TRUE POINT OF BEGINNING**;



**EXHIBIT "A"**  
**0641-003D, 0641-003F, 0641-003H & 0641-003J**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

**EXCEPTING THEREFROM** the following described parcel to be known as Parcel 0641-003O:

**COMMENCING** at the aforementioned **POINT "F"**,

Thence North 74°57'07" East 195.37 feet to the beginning of a tangent curve, concave northwesterly, having a radius of 567.00 feet;

Thence northeasterly along said curve through a central angle of 15°00'41" an arc length of 148.55 feet;

Thence tangent from said curve North 59°56'26" East 129.66 feet to a point on the northeasterly line of said Lot 21;

Thence along said northeasterly line South 62°20'58" East 78.07 feet to a point on a line 66.00 feet southerly and parallel, measured at right angles from the aforementioned line described as "North 59°56'26" East 129.66 feet";

Thence along said parallel line South 59°56'26" West 16.83 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said parallel line, South 59°56'26" West 40.00 feet;

Thence departing said parallel line South 30°03'34" East 17.05 feet;

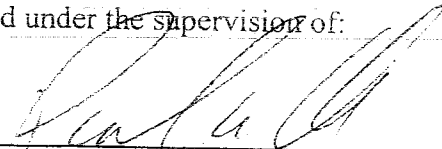
Thence North 59°56'26" East 40.00 feet;

Thence North 30°03'34" West 17.05 feet to the **TRUE POINT OF BEGINNING**.

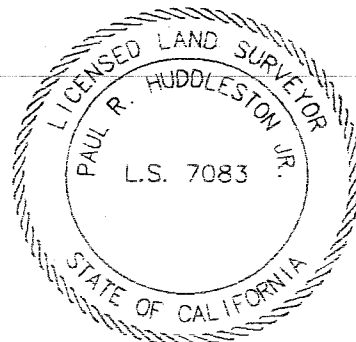
Contains 2,084 Square Feet, 0.048 acres more or less.

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

Prepared under the supervision of:

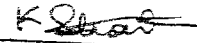
  
Paul R. Huddleston, PLS 7083  
Expires 12/31/14

10/29/13  
Date



**DESCRIPTION APPROVAL:**

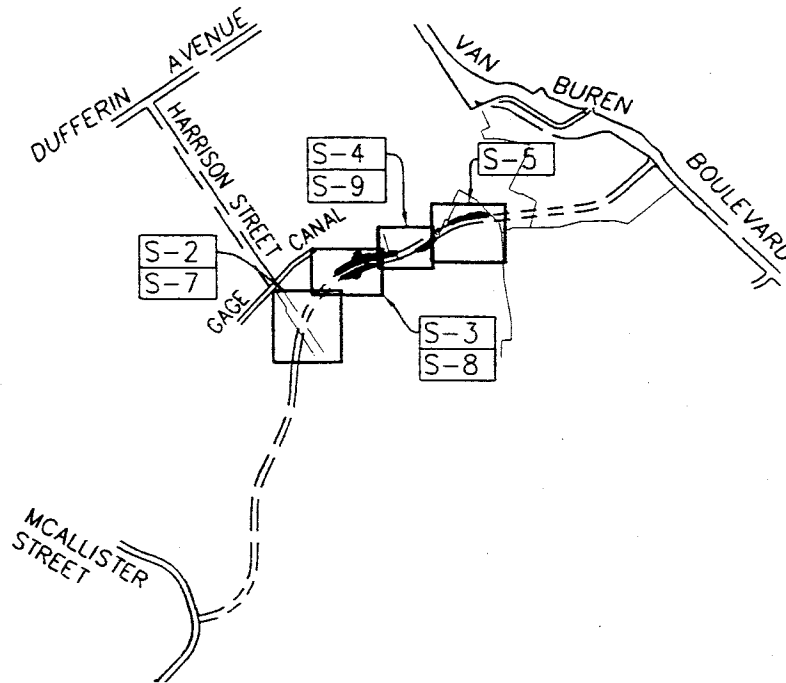
Page 8 of 8

BY:   
FOR: CURTIS C. STEPHENS, L.S. 7519  
CITY SURVEYOR

11/01/2013  
DATE

# EXHIBIT "B"

0641-003D, 0641-003F, 0641-003H, 0641-003J  
SLOPE MAINTENANCE & DRAINAGE 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 6 & 10 FOR LINE AND CURVE TABLE DATA).
- #

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.  
BY: *Edward D. Hunt*  
DATE: 10-31-2013

*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

<p>OWNER: <i>Tang Chao Tung &amp; Hsueh Lee</i></p> <p>APN: 239-270-001</p>	<p><b>HUNSAKER &amp; ASSOCIATES</b> IRVINE, INC INLAND EMPIRE REGION 2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS</p>	<p><b>POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN</b></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 10</td> </tr> <tr> <td colspan="2">DATE: Oct 28, 2013</td> <td>W.O. 3053-9</td> </tr> </table>	PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 1 OF 10	DATE: Oct 28, 2013		W.O. 3053-9
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 1 OF 10						
DATE: Oct 28, 2013		W.O. 3053-9						

# EXHIBIT "B"

0641-003D, 0641-003F, 0641-003H, 0641-003J  
SLOPE MAINTENANCE & DRAINAGE EASEMENT

POR. BLOCK "C" SEE SHEET 3 FOR  
MB 11/20-21 SB Co. CONTINUATION  
APN: 239-270-001

NELY LINE INST. No. 174584 O.R. REC. 9/7/1977  
APN: 239-270-002

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

$\Delta = 12^{\circ}59'18''$   
 $R = 1033.00'$   
 $L = 234.17'$

POINT "A"

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

$N70^{\circ}49'30''W (R)$

APN: 239-270-004

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

NELY LINE INST. No. 2011-0187094 O.R. REC. 04/28/2011

INST. No. 2011-0187094 O.R. REC. 04/28/2011

CITY OF RIVERSIDE

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

COUNTY OF RIVERSIDE

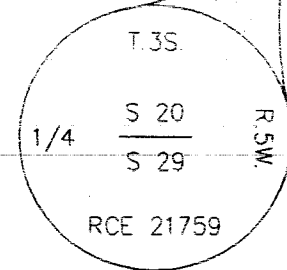
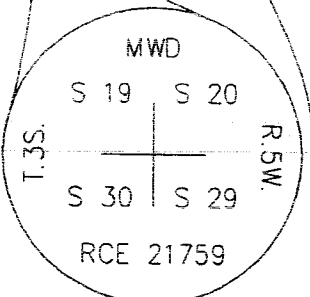
APN: 296-060-004

LOT 1

MB 9/13

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 6 FOR DATA TABLE.

COUNTY W.O.: C1-0641

OWNER  
Fang Chao Tung  
& Hsueh Lee



**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

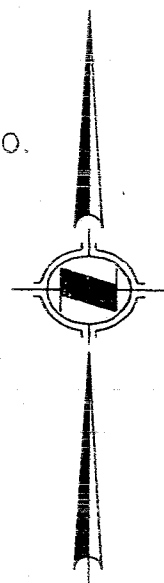
CHECKED BY  
PRH, JR.

SHEET 2 OF 10

DATE: Oct 29, 2013

W.O. 3053-9

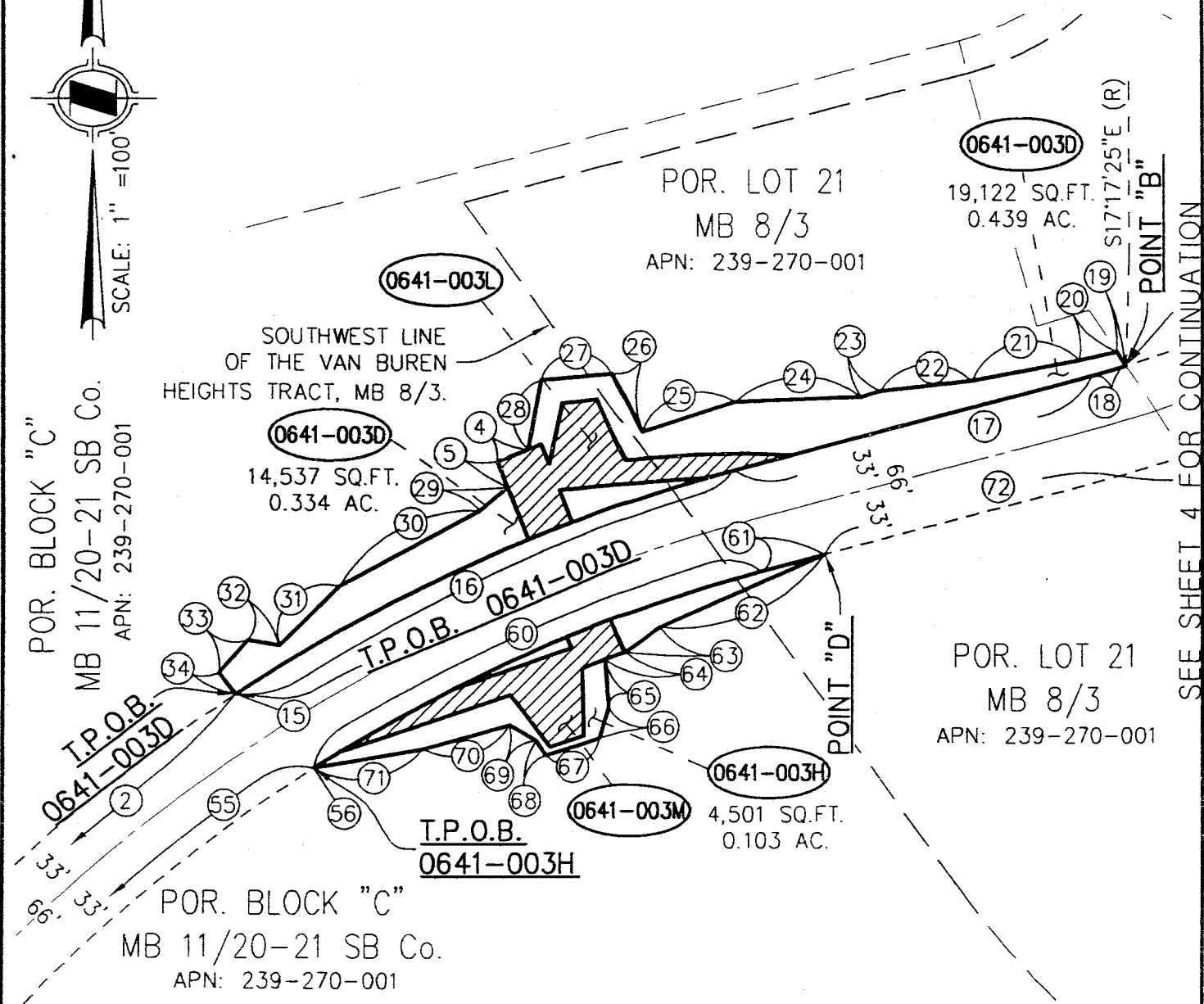
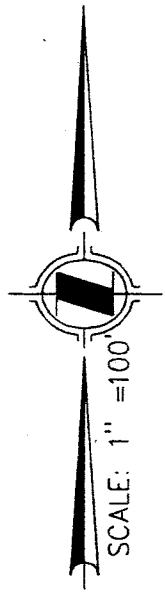
APN  
239-270-001



SCALE: 1" = 100'

# EXHIBIT "B"

0641-003D, 0641-003F, 0641-003H, 0641-003J  
SLOPE MAINTENANCE & DRAINAGE EASEMENT



SEE SHEET 4 FOR CONTINUATION

SEE SHEET 2 FOR CONTINUATION

INDICATES "NOT A PART"

NOTE: SEE SHEET 6 FOR DATA TABLE.  
SEE SHEETS 7 THROUGH 10 FOR  
NOT A PART PARCEL DELINEATION.

COUNTY W.O.: C1-0641

OWNER:  
Tang Chao' Tung  
& Hsueh Lee

APN  
239-270-001



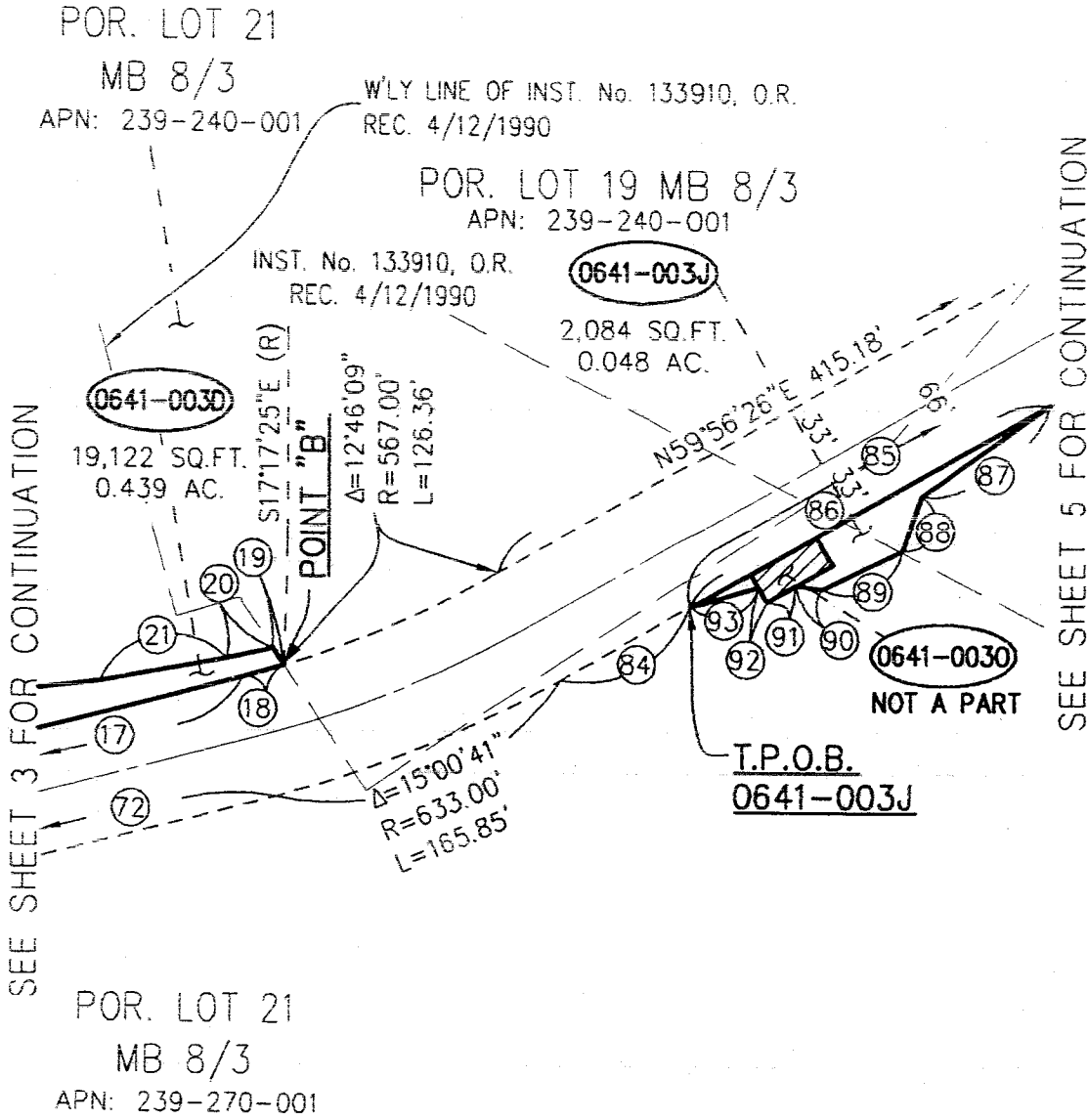
**HUNSAKER & ASSOCIATES**  
**IRVINE, INC**  
**INLAND EMPIRE REGION**  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

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

PREPARED BY RNB	CHECKED BY PRH, JR	SHEET 3 OF 10
DATE: Oct 29, 2013		W.O. 3053-9

# EXHIBIT "B"

0641-003D, 0641-003F, 0641-003H, 0641-003J  
SLOPE MAINTENANCE & DRAINAGE EASEMENT

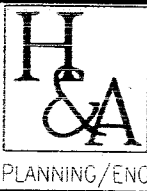


INDICATES "NOT A PART"

NOTE: SEE SHEET 6 FOR DATA TABLE.  
SEE SHEETS 7 THROUGH 10 FOR  
NOT A PART PARCEL DELINEATION.

OWNER  
Tang Chao Tung  
& Hsueh Lee

APN  
239-270-001



**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 4 OF 10
DATE: Oct 29, 2013		W O 3053-9

COUNTY W.O.: C1-0641



# EXHIBIT "B"

0641-003D, 0641-003F, 0641-003H, 0641-003J  
SLOPE MAINTENANCE & DRAINAGE EASEMENT

POR.  
LOT 19 MB 8/3  
APN: 239-270-001

INST. No.  
133910 O.R.  
REC. 4/12/1990

S'ELY LINE OF INST. No. 133910,  
O.R. REC. 4/12/1990

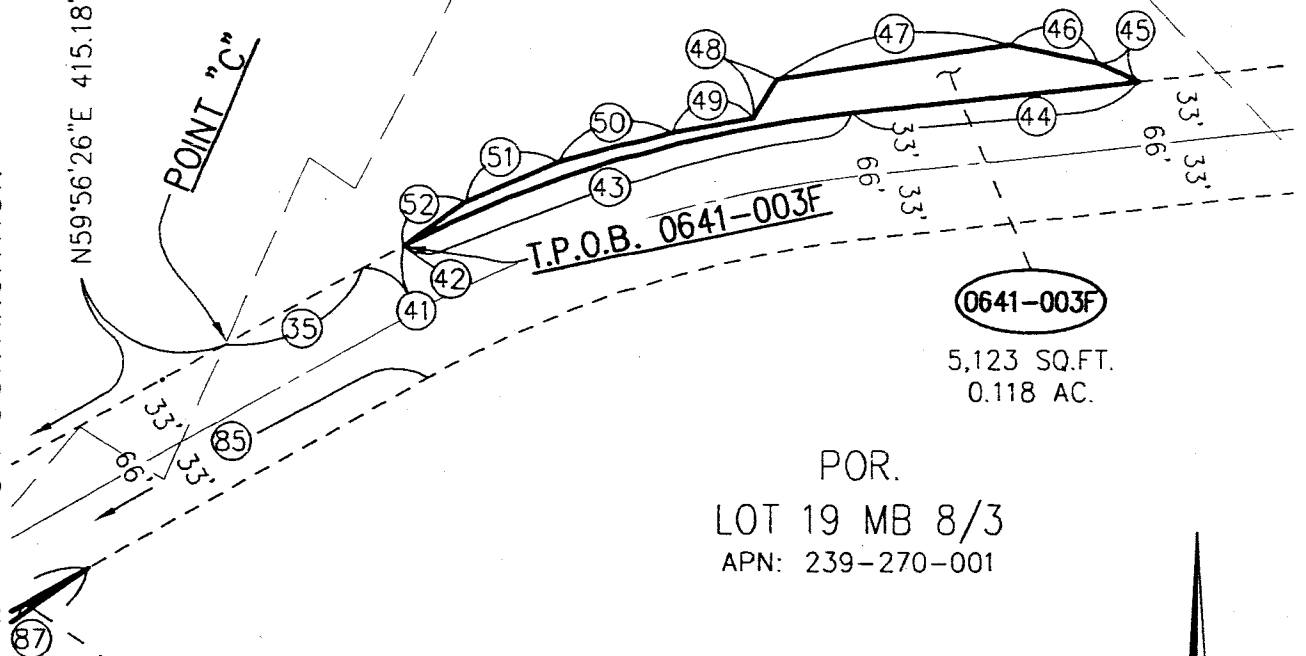
POR.  
LOT 19 MB 8/3  
APN: 239-270-001

POR.  
LOT 19 MB 8/3  
APN: 239-270-001  
INST. No.  
133910 O.R.  
REC.  
4/12/1990

SEE SHEET 4 FOR CONTINUATION

N59°56'26"E 415.18'

POINT "C"



0641-003F

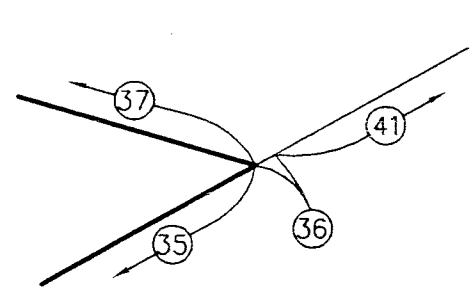
  
 5,123 SQ.FT.  
0.118 AC.

POR.  
LOT 19 MB 8/3  
APN: 239-270-001

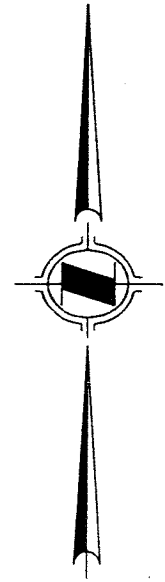
0641-003J

  
 2,084 SQ.FT.  
0.048 AC.

POR. LOT 21  
MB 8/3  
APN: 239-270-001



**DETAIL "A"**  
NO SCALE



SCALE: 1" = 100'

NOTE: SEE SHEET 6 FOR DATA TABLE.  
SEE SHEETS 7 THROUGH 10 FOR  
NOT A PART PARCEL DELINEATION.

COUNTY W.O.: C1-0641

OWNER:  
Tang Chao Tung  
& Hsueh Lee

APN:  
239-270-001



**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 5 OF 10
DATE: Oct 29, 2013		W.O. 3053-9

# EXHIBIT "B"

0641-003D, 0641-003F, 0641-003H, 0641-003J

SLOPE MAINTENANCE & DRAINAGE EASEMENT

DATA TABLE

DATA TABLE

	BEARING/Delta	RADIUS	LENGTH	TANGENT
①	N68°05'47"W (R)			
②	34°00'58"	1033.00'	613.28'	315.98'
④	S68°33'02"W		20.88'	
⑤	S21°26'58"E		17.74'	
⑮	N34°04'49"W (R)			
⑯	19°01'56"	1033.00'	343.14'	173.16'
⑰	N74°57'07"E		233.58'	
⑱	02°14'32"	567.00'	22.19'	11.10'
⑲	N33°34'52"W		10.78'	
⑳	S77°07'09"W		24.70'	
㉑	S79°10'54"W		68.77'	
㉒	S83°21'06"W		57.54'	
㉓	S73°33'59"W		12.37'	
㉔	S87°31'15"W		79.65'	
㉕	S71°50'03"W		61.80'	
㉖	N24°45'57"W		40.65'	
㉗	S85°06'50"W		45.12'	
㉘	S10°57'52"W		45.20'	
㉙	S49°44'25"W		22.63'	
㉚	S61°13'09"W		99.88'	
㉛	S44°43'34"W		52.81'	
㉜	N79°45'12"W		19.55'	
㉝	S40°58'05"W		28.10'	
㉞	S38°50'31"E		16.80'	
㉟	N59°56'26"E		80.80'	
④①	02°05'23"	633.00'	23.09'	11.55'
④②	N27°58'11"W (R)			
④③	21°31'23"	633.00'	237.79'	120.31'
④④	N83°33'12"E		147.89'	
④⑤	N65°40'42"W		23.07'	
④⑥	N78°11'38"W		46.51'	
④⑦	S81°10'55"W		119.63'	

	BEARING/Delta	RADIUS	LENGTH	TANGENT
④⑧	S30°34'02"W		23.40'	
④⑨	S79°24'36"W		41.46'	
⑤⑩	S74°49'19"W		58.68'	
⑤⑪	S65°55'14"W		51.09'	
⑤⑫	S54°03'29"W		39.60'	
⑤⑬	S33°38'36"E		81.37'	
⑤⑭	37°33'13"	967.00'	633.80'	328.76'
⑤⑮	N33°16'17"W (R)			
⑥⑰	18°13'24"	967.00'	307.56'	155.09'
⑥⑱	N74°57'07"E		41.21'	
⑥㉑	S66°04'47"W		113.69'	
⑥㉒	S53°07'59"W		26.71'	
⑥㉓	S68°33'02"W		12.34'	
⑥㉔	S04°13'34"E		30.94'	
⑥㉕	S17°13'54"W		20.03'	
⑥㉖	S71°55'37"W		35.98'	
⑥㉗	N34°27'03"W		11.18'	
⑥㉘	N57°58'42"W		19.37'	
⑦⑰	S74°07'20"W		56.19'	
⑦⑱	S79°39'08"W		68.93'	
⑦㉑	N74°57'07"E		192.37'	
⑧⑰	N59°56'26"E		78.73'	
⑧⑱	N59°56'26"E		417.24'	
⑧㉑	N59°56'26"E		217.49'	
⑧㉓	S53°51'42"W		82.78'	
⑧㉕	S19°11'57"W		30.62'	
⑧㉗	S63°40'06"W		47.67'	
⑨⑰	N82°13'54"W		14.03'	
⑨⑱	S59°56'26"W		17.52'	
⑨㉑	N30°03'34"W		9.16'	
⑨㉓	S72°21'54"W		36.66'	

COUNTY W.O.: C1-0641

OWNER  
Tang Chao Tung  
& Hsueh Leo



**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 6 OF 10

APN  
239-270-001

DATE: Oct 28, 2013

W.O. 3053-9

# EXHIBIT "B"

0641-003D, 0641-003F, 0641-003H, 0641-003J  
SLOPE MAINTENANCE & DRAINAGE EASEMENT

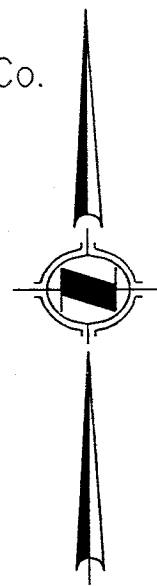
SEE SHEET 8 FOR CONTINUATION

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

APN: 239-270-002

$\Delta=58^{\circ}29'38''$   
 $R=1033.00'$   
 $L=1054.60'$

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



SCALE: 1" = 100'

APN: 239-270-004

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

INST. No. 2011-018709A  
O.R. REC. 04/28/2011

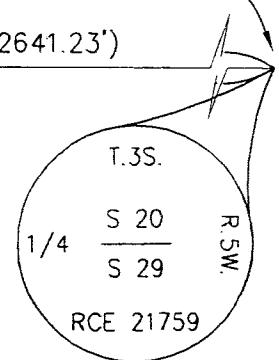
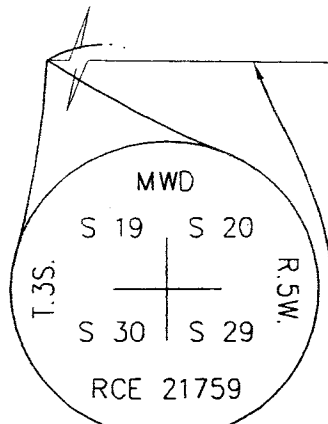
CITY OF RIVERSIDE  
 $N89^{\circ}23'48''W$  2641.25' ( $N89^{\circ}23'31''W$  2641.23')  
P.O.C.

$N89^{\circ}23'48''W$  1251.05'  
COUNTY OF RIVERSIDE

APN: 296-060-004

LOT 1  
MB 9/13

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.



COUNTY W.O.: C1-0641

OWNER  
Tang Chao Tung  
& Hsueh Lee

APN:  
239-270-001



PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION

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

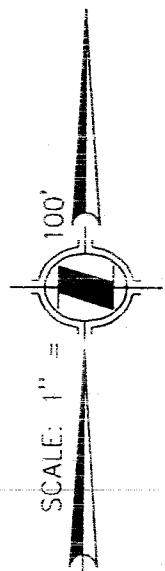
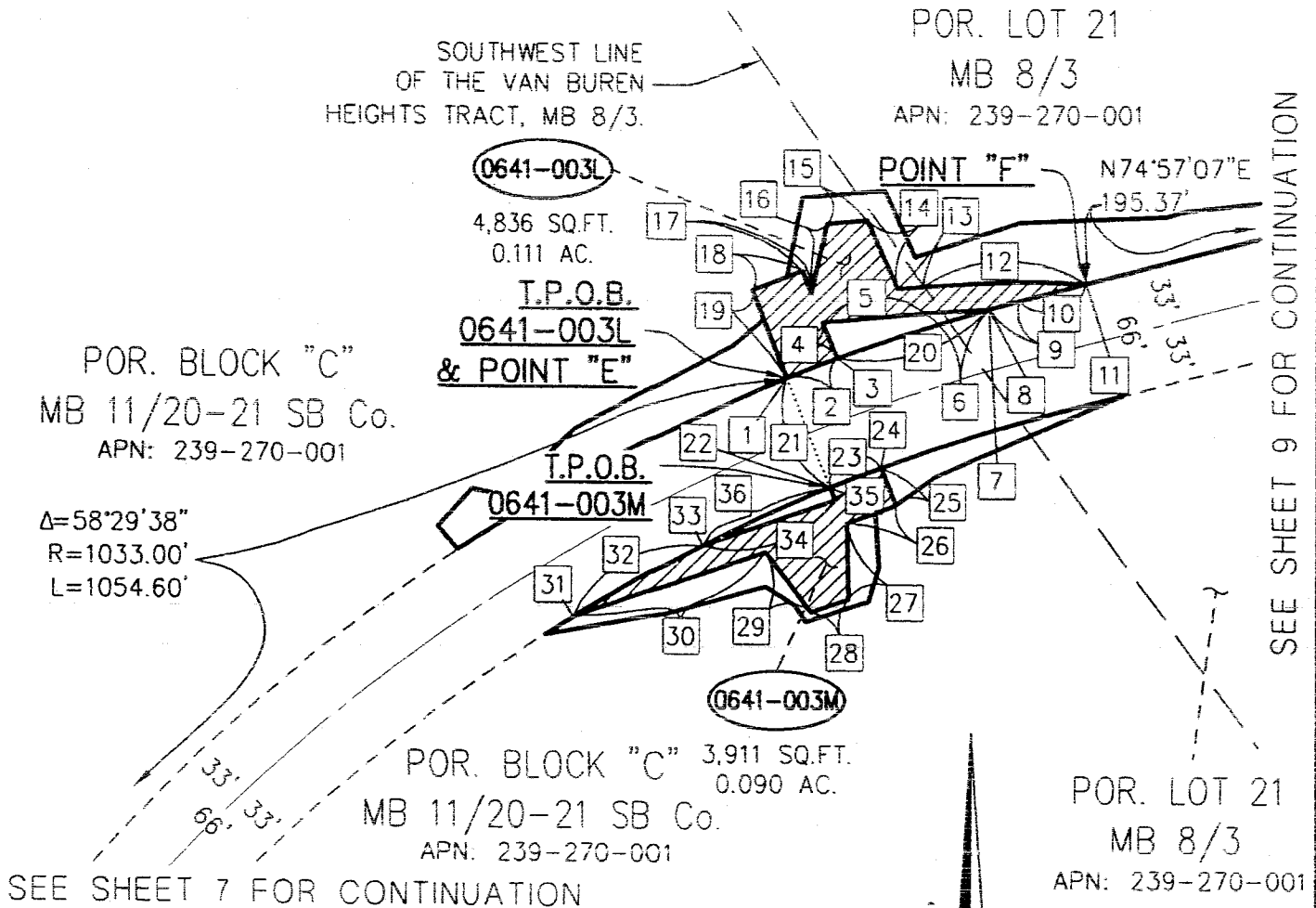
POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 7 OF 10
--------------------	------------------------	---------------

DATE: Oct 29, 2013	W.O. 3053-9
--------------------	-------------

# EXHIBIT "B"

0641-003D, 0641-003F, 0641-003H, 0641-003J  
SLOPE MAINTENANCE & DRAINAGE EASEMENT



INDICATES "NOT A PART"

NOTE: SEE SHEET 10 FOR DATA TABLE.

<p><i>OWNER</i> Fang Chao Tung &amp; Hsueh Lee</p> <p>APN: 239-270-001</p>	<p><b>HUNSAKER &amp; ASSOCIATES</b> IRVINE, INC INLAND EMPIRE REGION 2900 ADAMS STREET, SUITE 4-15 RIVERSIDE CA 92504 (951)352-7200 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS</p>	<p>COUNTY W.O.: C1-0641</p> <p>POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN</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 8 OF 10</td> </tr> <tr> <td colspan="2">DATE: Oct 29, 2013</td> <td>W.O. 3053-9</td> </tr> </table>	PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 8 OF 10	DATE: Oct 29, 2013		W.O. 3053-9
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 8 OF 10						
DATE: Oct 29, 2013		W.O. 3053-9						

# EXHIBIT "B"

0641-003D, 0641-003F, 0641-003H, 0641-003J  
SLOPE MAINTENANCE & DRAINAGE EASEMENT

POR. LOT 21  
MB 8/3  
APN: 239-240-001

POR. LOT 19 MB 8/3  
APN: 239-240-001

INST. No. 133910 O.R.  
REC. 4/12/1990

POR. LOT 19  
MB 8/3  
APN: 239-270-001

SEE SHEET 8 FOR CONTINUATION

N74°57'07"E  
195.37'

$\Delta = 15'00.41"$   
 $R = 567.00'$   
 $L = 148.55'$

**T.P.O.B.**  
**0641-0030**

**0641-0030**

682 SQ.FT.  
0.016 AC.

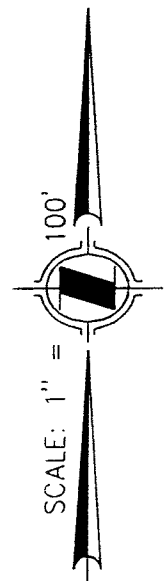
POR. LOT 21  
MB 8/3  
APN: 239-270-001

POR. LOT 21  
MB 8/3  
APN: 239-270-001



INDICATES "NOT A PART"

NOTE: SEE SHEET 10 FOR DATA TABLE.



COUNTY W.O.: C1-0641

OWNER:  
Tang Chao Tung  
& Hsueh Lee

APN:  
239-270-001



**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 9 OF 10

DATE: Oct 29, 2013

W.O 3053-9

# EXHIBIT "B"

0641-003D, 0641-003F, 0641-003H, 0641-003J  
SLOPE MAINTENANCE & DRAINAGE EASEMENT

DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	N22°35'27"W (R)			
2	01°39'51"	1033.00'	30.00'	15.00'
3	N20°55'36"W (R)			
4	N21°26'58"W		21.52'	
5	N84°17'36"E		56.36'	
6	03°34'23"	577.68'	36.03'	18.02'
7	N02°08'01"W (R)	577.68'		
8	N16°00'17"W (R)	1033.00'		
9	00°57'24"	1033.00'	17.25'	8.62'
10	N74°57'07"E		38.21'	
11	N03°05'44"E (R)			
12	08°48'08"	592.68'	91.05'	45.62'
13	S84°17'36"W		13.73'	
14	N23°42'39"W		42.06'	
15	S84°17'36"W		22.00'	
16	S12°17'51"W		40.09'	
17	N21°26'58"W		13.87'	
18	S68°33'02"W		30.00'	
19	S21°26'58"E		53.08'	
20	04°55'19"	1033.00'	88.74'	44.40'
21	S21°26'58"E		66.01'	
22	N22°40'08"W (R)			

DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
23	01°46'40"	967.00'	30.00'	15.00'
24	N20°53'28"W (R)			
25	S21°26'58"E		22.58'	
26	S68°33'02"W		28.53'	
27	S01°12'47"E		42.66'	
28	S70°46'58"W		22.00'	
29	N37°13'17"W		42.06'	
30	S70°46'58"W		112.90'	
31	N32°10'58"W (R)			
32	04°51'46"	967.00'	82.07'	41.06'
33	N27°19'12"W (R)			
34	N70°46'58"E		78.39'	
35	N21°26'58"W		7.91'	
36	04°39'04"	967.00'	78.50'	39.27'
37	N59°56'26"E		129.66'	
41	S62°20'58"E		78.07'	
42	S59°56'26"W		16.83'	
43	S59°56'26"W		40.00'	
44	S30°03'34"E		17.05'	
45	N59°56'26"E		40.00'	
46	N30°03'34"W		17.05'	

COUNTY W.O.: C1-0641

OWNER  
Tang Chao Tung  
& Hsueh Lee



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 10 OF 10

APN  
239.270-001

DATE: Oct 28, 2013

W.O. 3053-9

**EXHIBIT "A"**  
**0641-003L, 0641-003M & 0641-003O**  
**LEGAL DESCRIPTION**  
**STORM DRAIN EASEMENT**

Being a portion of Block "C" of the Map of Arlington Heights as filed in Book 11, pages 20 and 21 of Maps, San Bernardino County Recorder and a portion of a portion of Lot 21 of the Map of Van Buren Heights as filed in Book 8, page 3 of Maps, 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 0641-003L:**

**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 southeasterly and having a radius of 1033.00 feet;

Thence northerly along said curve through a central angle of 58°29'38" an arc length of 1054.60 feet to a point hereinafter referred to as **POINT "A"**, a radial line to said point bears, North 22°35'27" West, said point also being the **TRUE POINT OF BEGINNING**;

Thence northeasterly continuing along said curve through a central angle of 01°39'51" an arc length of 30.00 feet, a radial line to said point bears, North 20°55'36" West;

Thence departing said curve, North 21°26'58" West 21.52 feet;

Thence North 84°17'36" East 56.36 feet to the beginning of a tangent curve concave southerly and having a radius of 577.68 feet;

Thence easterly along said curve through a central angle of 03°34'23" an arc length of 36.03 feet, a radial line to said point bears, North 02°08'01" West, said point also being a point on the aforementioned curve having a radius of 1033.00 feet, being concave southerly, a radial line to said point bears, North 16°00'17" West;

Thence easterly along said curve concave southerly and having a radius of 1033.00 feet through a central angle of 00°57'24" an arc length of 17.25 feet;

**EXHIBIT "A"**  
**0641-003L, 0641-003M & 0641-003O**  
**LEGAL DESCRIPTION**  
**STORM DRAIN EASEMENT**

Thence North  $74^{\circ}57'07''$  East 38.21 feet to a point, said point being a point on a non-tangent curve concave southerly and having a radius of 592.68 feet, said curve being concentric with the aforementioned curve having a radius of 577.68 feet, a radial line to said point bears, North  $03^{\circ}05'44''$  East, said point hereinafter referred to as **POINT "B"**;

Thence westerly along said concentric curve through a central angle of  $08^{\circ}48'08''$  an arc length of 91.05 feet;

Thence South  $84^{\circ}17'36''$  West 13.73 feet;

Thence North  $23^{\circ}42'39''$  West 42.06 feet;

Thence South  $84^{\circ}17'36''$  West 22.00 feet;

Thence South  $12^{\circ}17'51''$  West 40.09 feet;

Thence North  $21^{\circ}26'58''$  West 13.87 feet;

Thence South  $68^{\circ}33'02''$  West 30.00 feet;

Thence South  $21^{\circ}26'58''$  East 53.08 feet to the **TRUE POINT OF BEGINNING**.

**Containing:** 4,836 Square Feet, 0.111 acres more or less.

**PARCEL 0641-003M:**

**COMMENCING** at the aforementioned **POINT "A"**, said point being a point on a curve concave southeasterly and having a radius of 1033.00 feet, a radial line to said point bears, North  $22^{\circ}35'27''$  West;

Thence South  $21^{\circ}26'58''$  East 66.01 feet to a point on a curve being concentric with the aforementioned curve having a radius of 1033.00 feet, a radial line to said point bears, North  $22^{\circ}40'08''$  West, said point also being the **TRUE POINT OF BEGINNING**;

Thence easterly along said concentric curve concave southerly and having a radius of 967.00 feet through a central angle of  $01^{\circ}46'40''$  an arc length of 30.00 feet, a radial line to said point bears, North  $20^{\circ}53'28''$  West;



**EXHIBIT "A"**  
**0641-003L, 0641-003M & 0641-003O**  
**LEGAL DESCRIPTION**  
**STORM DRAIN EASEMENT**

Thence departing said concentric curve, South 21°26'58" East 22.58 feet;

Thence South 68°33'02" West 28.53 feet;

Thence South 01°12'47" East 42.66 feet;

Thence South 70°46'58" West 22.00 feet;

Thence North 37°13'17" West 42.06 feet;

Thence South 70°46'58" West 112.90 feet to a point on the aforementioned concentric curve concave southerly and having a radius of 967.00 feet, a radial line to said point bears, North 32°10'58" West;

Thence easterly along said concentric curve through a central angle of 04°51'46" an arc length of 82.07 feet, a radial line to said point bears, North 27°19'12" West;

Thence departing said curve North 70°46'58" East 78.39 feet;

Thence North 21°26'58" West 7.91 feet to the **TRUE POINT OF BEGINNING**.

**Containing:** 3,911 Square Feet, 0.090 acres more or less.

**PARCEL 0641-003O:**

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

Thence North 74°57'07" East 195.37 feet to the beginning of a tangent curve, concave northwesterly, having a radius of 567.00 feet;

Thence northeasterly along said curve through a central angle of 15°00'41" an arc length of 148.55 feet;

Thence tangent from said curve North 59°56'26" East 129.66 feet to a point on the northeasterly line of said Lot 21;

Thence along said northeasterly line South 62°20'58" East 78.07 feet to a point on a line

EXHIBIT "A"  
0641-003L, 0641-003M & 0641-003O  
LEGAL DESCRIPTION  
STORM DRAIN EASEMENT

66.00 feet southerly and parallel, measured at right angles from the aforementioned line described as "North 59°56'26" East 129.66 feet";

Thence along said parallel line South 59°56'26" West 16.83 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said parallel line, South 59°56'26" West 40.00 feet;

Thence departing said parallel line South 30°03'34" East 17.05 feet;

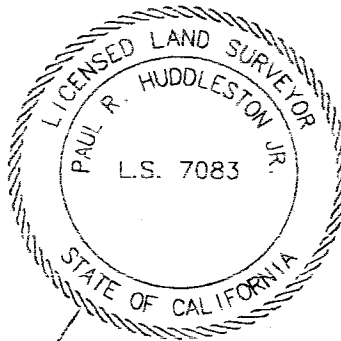
Thence North 59°56'26" East 40.00 feet;

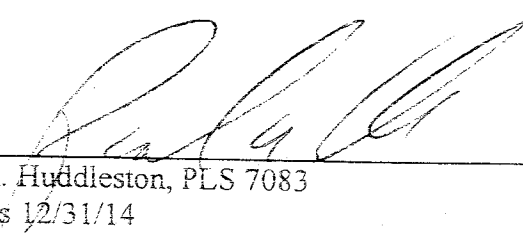
Thence North 30°03'34" West 17.05 feet to the **TRUE POINT OF BEGINNING**.

**Containing:** 682 Square Feet, 0.016 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

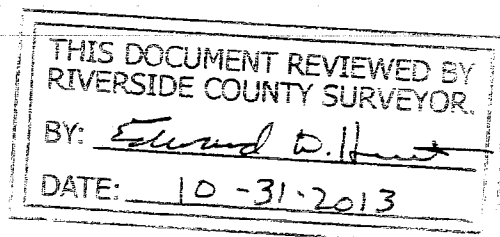
10/29/13  
Date

DESCRIPTION APPROVAL:

BY:   
11/01/2013  
DATE

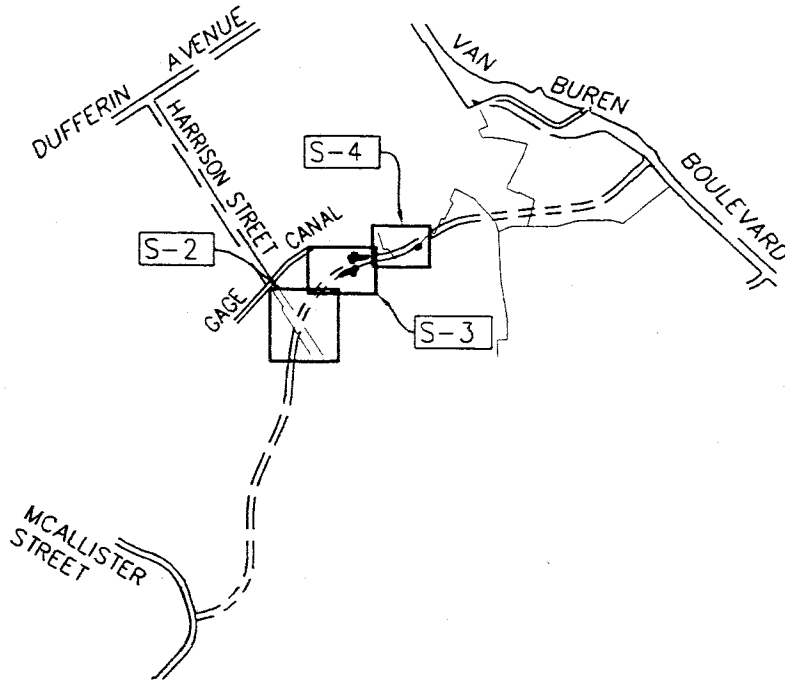
FOR: CURTIS C. STEPHENS, L.S. 7519  
CITY SURVEYOR

Page 4 of 4



# EXHIBIT "B"

0641-003L, 0641-003M & 0641-003O  
STORM DRAINAGE EASEMENT



## VICINITY / INDEX MAP

### LEGEND:

S-#

INDICATES SHEET No. AS NOTED.

( )

INDICATES RECORD PER RS 72/85-90.

0641-001A

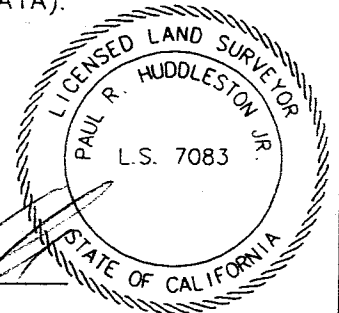
INDICATES PARCEL No.

#

INDICATES LINE OR CURVE DATA NUMBER (SEE SHEETS 5 & 6 FOR LINE AND CURVE TABLE DATA).

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.  
BY: *Edward O. Hunt*  
DATE: 10-31-2013

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



COUNTY W.O.: C1-0641

OWNER:  
Tang Chao Tung  
& Hsueh Lee



**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 5

DATE: Oct 28, 2013

W.O. 3053-9

APN:  
239-270-001

# EXHIBIT "B"

0641-003L, 0641-003M & 0641-003O  
STORM DRAINAGE EASEMENT

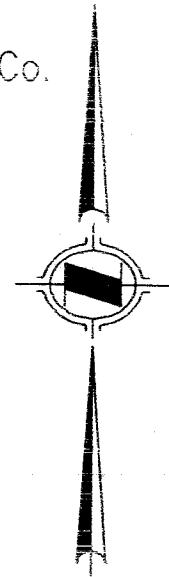
SEE SHEET 3 FOR CONTINUATION

$\Delta=58^{\circ}29'38''$   
 $R=1033.00'$   
 $L=1054.60'$

APN: 239-270-002

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

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



SCALE: 1" = 100'

APN: 239-270-004

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

INST. No. 2011-0187094  
O.R. REC. 04/28/2011

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

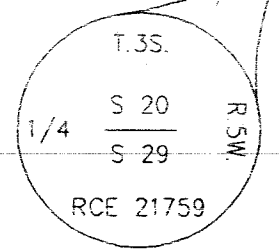
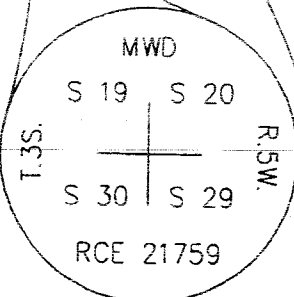
$N89^{\circ}23'48''W$  1251.05'  
COUNTY OF RIVERSIDE

APN: 296-060-004

LOT 1

MB 9/13

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.



OWNER  
Tang Chao Tung  
& Hsueh Lee

APN  
239-270-001



HUNSAKER & ASSOCIATES  
IRVINE, INC  
INLAND EMPIRE REGION

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

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

COUNTY W.O.: C1-0641

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

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

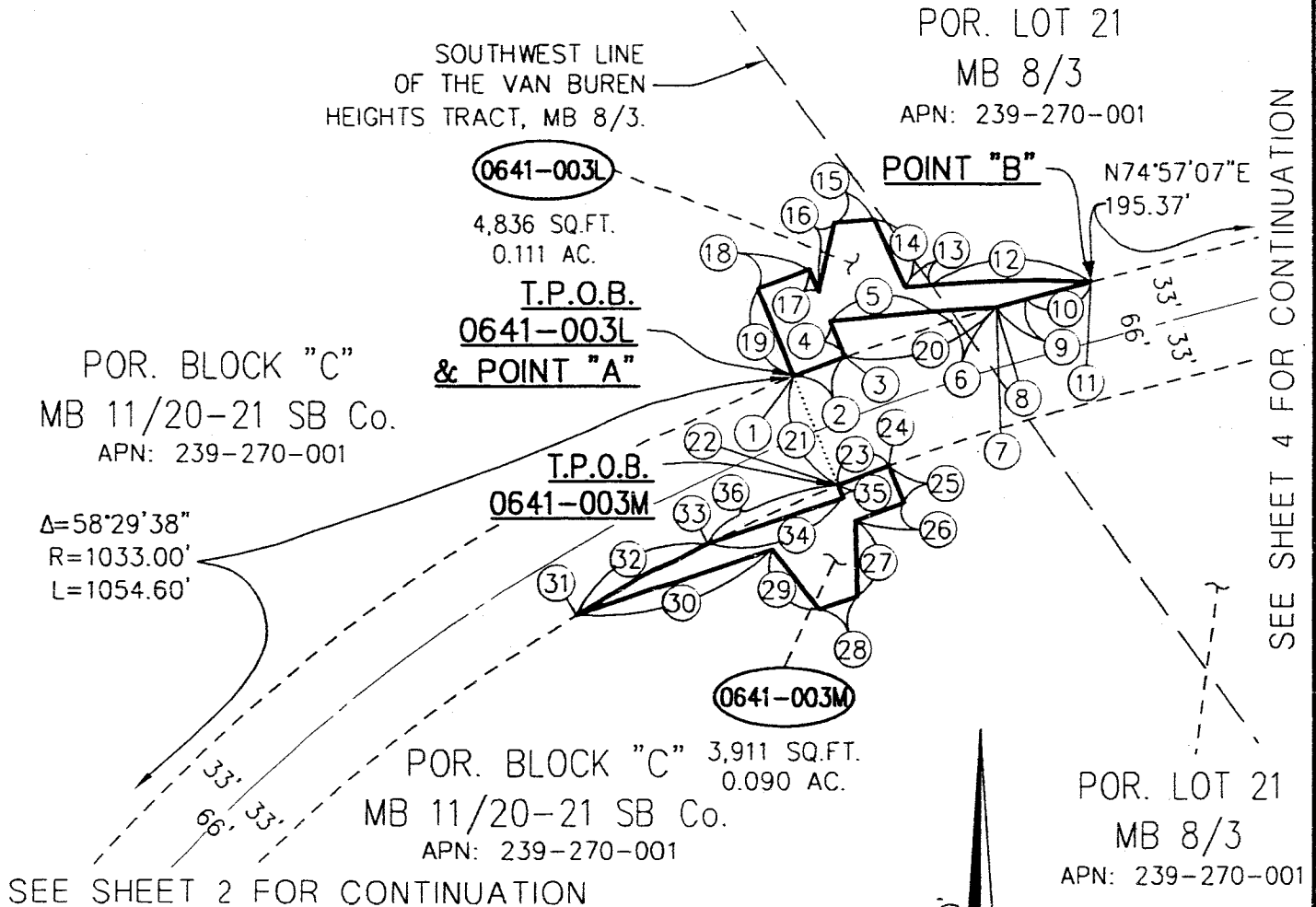
SHEET 2 OF 5

DATE: Oct 29, 2013

W.O. 3053-9

# EXHIBIT "B"

0641-003L, 0641-003M & 0641-003O  
STORM DRAINAGE EASEMENT



NOTE: SEE SHEETS 5 & 6 FOR DATA TABLE.

COUNTY W.O.: C1-0641

OWNER  
Tang Chao Tung  
& Hsueh Lee

APN  
239-270-001



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 5

DATE: Oct 28, 2013

W.O. 3053-9

# EXHIBIT "B"

0641-003L, 0641-003M & 0641-003O  
STORM DRAINAGE EASEMENT

POR. LOT 21  
MB 8/3  
APN: 239-240-001

POR. LOT 19 MB 8/3  
APN: 239-240-001

INST. No. 133910 O.R.  
REC. 4/12/1990

$\Delta = 15^{\circ}00'41''$   
 $R = 567.00'$   
 $L = 148.55'$

POR. LOT 19  
MB 8/3  
APN: 239-270-001  
T.P.O.B.  
0641-0030

SEE SHEET 3 FOR CONTINUATION

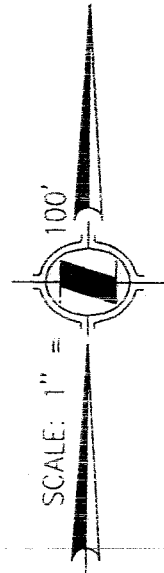
$N74^{\circ}57'07''E$   
195.37'

**0641-0030**

682 SQ.FT.  
0.016 AC.

POR. LOT 21  
MB 8/3  
APN: 239-270-001

POR. LOT 21  
MB 8/3  
APN: 239-270-001



NOTE: SEE SHEETS 5 & 6 FOR DATA TABLE.

OWNER Tang Chao Tung & Hsueh Lee  APN 239-270-001		<b>HUNSAKER &amp; ASSOCIATES</b> IRVINE, INC INLAND EMPIRE REGION 2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS	COUNTY W.O.: C1-0641 POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN PREPARED BY: RNB      CHECKED BY: PRH, JR      SHEET 4 OF 5 DATE: Oct 29, 2013      W.O. 3053-9
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# EXHIBIT "B"

0641-003L, 0641-003M & 0641-003O  
STORM DRAINAGE EASEMENT

DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
①	N22°35'27"W (R)			
②	01°39'51"	1033.00'	30.00'	15.00'
③	N20°55'36"W (R)			
④	N21°26'58"W		21.52'	
⑤	N84°17'36"E		56.36'	
⑥	03°34'23"	577.68'	36.03'	18.02'
⑦	N02°08'01"W (R)	577.68'		
⑧	N16°00'17"W (R)	1033.00'		
⑨	00°57'24"	1033.00'	17.25'	8.62'
⑩	N74°57'07"E		38.21'	
⑪	N03°05'44"E (R)			
⑫	08°48'08"	592.68'	91.05'	45.62'
⑬	S84°17'36"W		13.73'	
⑭	N23°42'39"W		42.06'	
⑮	S84°17'36"W		22.00'	
⑯	S12°17'51"W		40.09'	
⑰	N21°26'58"W		13.87'	
⑱	S68°33'02"W		30.00'	
⑲	S21°26'58"E		53.08'	
⑳	04°55'19"	1033.00'	88.74'	44.40'
㉑	S21°26'58"E		66.01'	
㉒	N22°40'08"W (R)			

DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
㉓	01°46'40"	967.00'	30.00'	15.00'
㉔	N20°53'28"W (R)			
㉕	S21°26'58"E		22.58'	
㉖	S68°33'02"W		28.53'	
㉗	S01°12'47"E		42.66'	
㉘	S70°46'58"W		22.00'	
㉙	N37°13'17"W		42.06'	
㉚	S70°46'58"W		112.90'	
㉛	N32°10'58"W (R)			
㉜	04°51'46"	967.00'	82.07'	41.06'
㉝	N27°19'12"W (R)			
㉞	N70°46'58"E		78.39'	
㉟	N21°26'58"W		7.91'	
㊱	04°39'04"	967.00'	78.50'	39.27'
㊲	N59°56'26"E		129.66'	
㊳	S62°20'58"E		78.07'	
㊴	S59°56'26"W		16.83'	
㊵	S59°56'26"W		40.00'	
㊶	S30°03'34"E		17.05'	
㊷	N59°56'26"E		40.00'	
㊸	N30°03'34"W		17.05'	

COUNTY W.O.: C1-0641

<p>OWNER Tang Chao Tung &amp; Hsueh Lee.</p> <p>APN: 239-270-001</p>		<p><b>HUNSAKER &amp; ASSOCIATES</b> <b>IRVINE, INC</b> <b>INLAND EMPIRE REGION</b> 2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS</p>	<p><b>POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN</b></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 5 OF 5</td> </tr> <tr> <td colspan="2">DATE: Oct 28, 2013</td> <td>W.O. 3053-9</td> </tr> </table>	PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 5 OF 5	DATE: Oct 28, 2013		W.O. 3053-9
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 5 OF 5							
DATE: Oct 28, 2013		W.O. 3053-9							

PARCEL 0641-004A TO 0641-004K



**EXHIBIT "A"**  
**0641-004A & 0641-004B**  
**LEGAL DESCRIPTION**  
**PUBLIC ROAD AND UTILITY EASEMENT**

Being a portion of that Grant Deed to David Pai-Hsien Lin and Helen Mei-Hsien Lin, recorded April 12, 1990 as Instrument No. 133910, 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 0641-004A:**

**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 southeasterly and having a radius of 1033.00 feet;

Thence northerly along said curve through a central angle of  $66^{\circ}02'12''$  an arc length of 1190.59 feet;

Thence North  $74^{\circ}57'07''$  East along a line tangent to the end of said curve, 233.58 feet to the beginning of a tangent curve concave northwesterly and having a radius of 567.00 feet;

Thence northeasterly along said curve through a central angle of  $02^{\circ}14'32''$  an arc length of 22.19 feet to a point on said curve to which a radial line bears, South  $17^{\circ}17'25''$  East, said point also being a point on the westerly line of said Grant Deed and the **TRUE POINT OF BEGINNING**;

Thence continuing northeasterly along said curve through a central angle of  $12^{\circ}46'09''$  an arc length of 126.36 feet;

Thence North  $59^{\circ}56'26''$  East along a line tangent to the end of said curve, 415.18 feet to a point on the southeasterly line of said Grant Deed, said point hereinafter referred to as **POINT "A"**;

Thence along said southeasterly line the following five (5) courses:

- 1) South  $23^{\circ}34'38''$  West 76.67 feet to a point on a curve concave northeasterly and having a radius of 295.00 feet, a radial line to said point bears, South  $28^{\circ}08'22''$  West;
- 2) Northwesterly along said curve through a central angle of  $06^{\circ}22'40''$  an arc length of 32.84 feet to a point of reverse curvature to which a radial line bears, North  $34^{\circ}31'02''$  East, said reverse curve being concave southwesterly and having a radius of 230.00 feet;

**EXHIBIT "A"**  
**0641-004A & 0641-004B**  
**LEGAL DESCRIPTION**  
**PUBLIC ROAD AND UTILITY EASEMENT**

- 3) Northwesterly along said curve through a central angle of  $04^{\circ}30'51''$  an arc length of 18.12 feet to a point to which a radial line bears, North  $30^{\circ}00'11''$  East;
- 4) South  $40^{\circ}10'18''$  West 133.24 feet;
- 5) South  $56^{\circ}25'40''$  West 272.28 feet to a point on a non-tangent curve concave northwesterly and having a radius of 633.00 feet, said curve being concentric with said 567.00 foot radius curve, the radial line to said point bears, South  $23^{\circ}54'19''$  East;

Thence southwesterly along said concentric curve through a central angle of  $04^{\circ}52'36''$  an arc length of 53.88 feet to a point on the aforementioned westerly line;

Thence along said westerly line North  $33^{\circ}34'52''$  West 68.46 feet to the **TRUE POINT OF BEGINNING**.

Containing 23,345 Square Feet, 0.536 acres more or less.

**PARCEL 0641-004B:**

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

Thence North  $59^{\circ}56'26''$  East 80.80 feet to the beginning of a tangent curve concave southeasterly and having a radius of 633.00 feet;

Thence northeasterly along said curve through a central angle of  $23^{\circ}36'46''$  an arc length of 260.87 feet;

Thence North  $83^{\circ}33'12''$  East along a tangent line to the end of said curve, 190.10 feet to a point on the southwesterly line of said Grant Deed, said point being the **TRUE POINT OF BEGINNING**;

Thence continuing North  $83^{\circ}33'12''$  East 447.16 feet to a point on the easterly line of said Grant Deed;

Thence along said easterly line South  $14^{\circ}23'46''$  West 70.62 feet to a line being 66.00 feet southerly and parallel, measured at right angles from the aforementioned line described as "North  $83^{\circ}33'12''$  East 447.16 feet";

**EXHIBIT "A"**  
**0641-004A & 0641-004B**  
**LEGAL DESCRIPTION**  
**PUBLIC ROAD AND UTILITY EASEMENT**

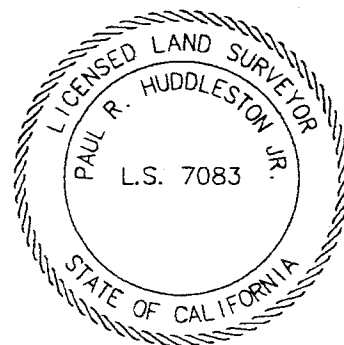
Thence along said parallel line South 83°33'12" West 371.52 feet to a point on the  
aforementioned southwesterly line of said Grant Deed;

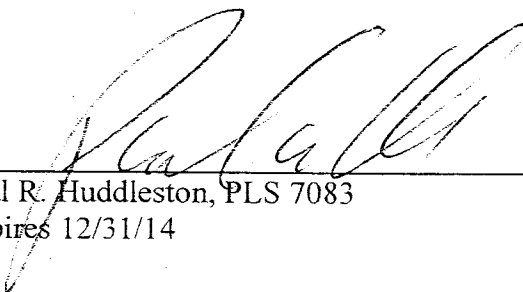
Thence along said southwesterly line North 43°52'40" West 83.11 feet to the **TRUE POINT OF  
BEGINNING.**

Containing 27,016 Square Feet, 0.620 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  
Date 11/29/13

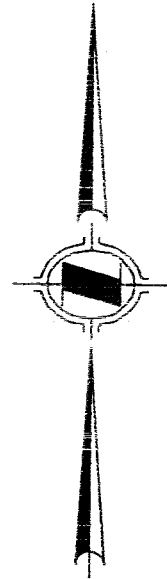
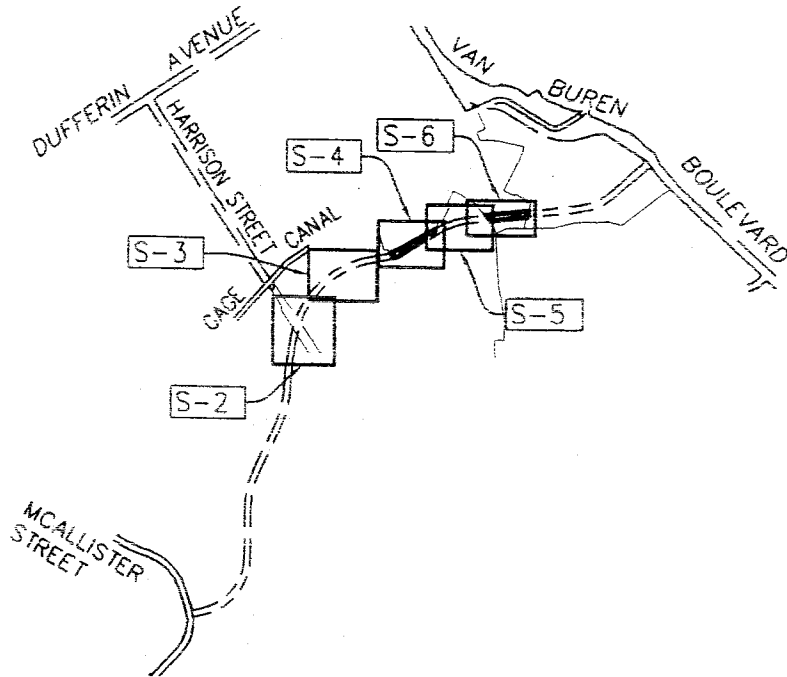
THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.  
BY: Edward P. Hunt  
DATE: 10-31-2013

DESCRIPTION APPROVAL:

BY: K. Stewart  
DATE 11/01/2013  
FOR: CURTIS C. STEPHENS, L.S. 7519  
CITY SURVEYOR

# EXHIBIT "B"

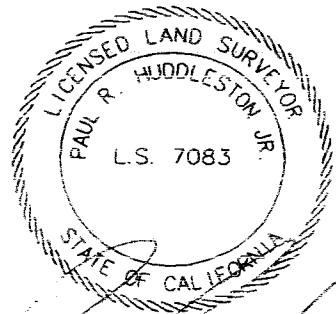
0641-004A & 0641-004B  
PUBLIC ROAD AND UTILITY EASEMENT



## VICINITY / INDEX MAP

### LEGEND:

- S-# INDICATES SHEET No. AS NOTED.
- ( ) INDICATES RECORD PER RS 72/85-90.
- 0641-001A INDICATES PARCEL No.



THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.  
BY: *Edward P. Hines*  
DATE: 10-31-2013

PAUL R. HUDDLESTON JR.  
PLS 7083

COUNTY W.O.: C1-0641

OWNER  
LIN DAVID PAI  
HSEIN & HELEN  
MEI HSEIN



**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 6
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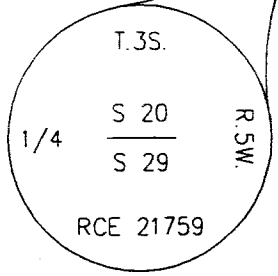
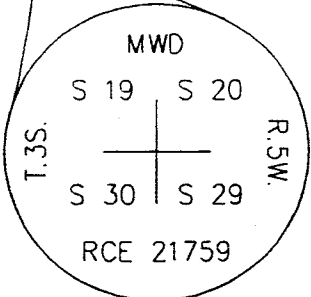
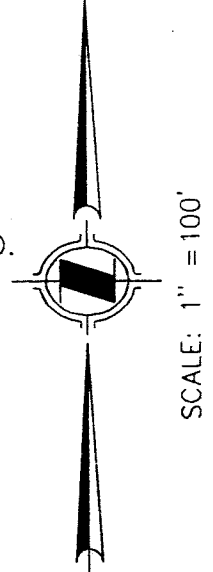
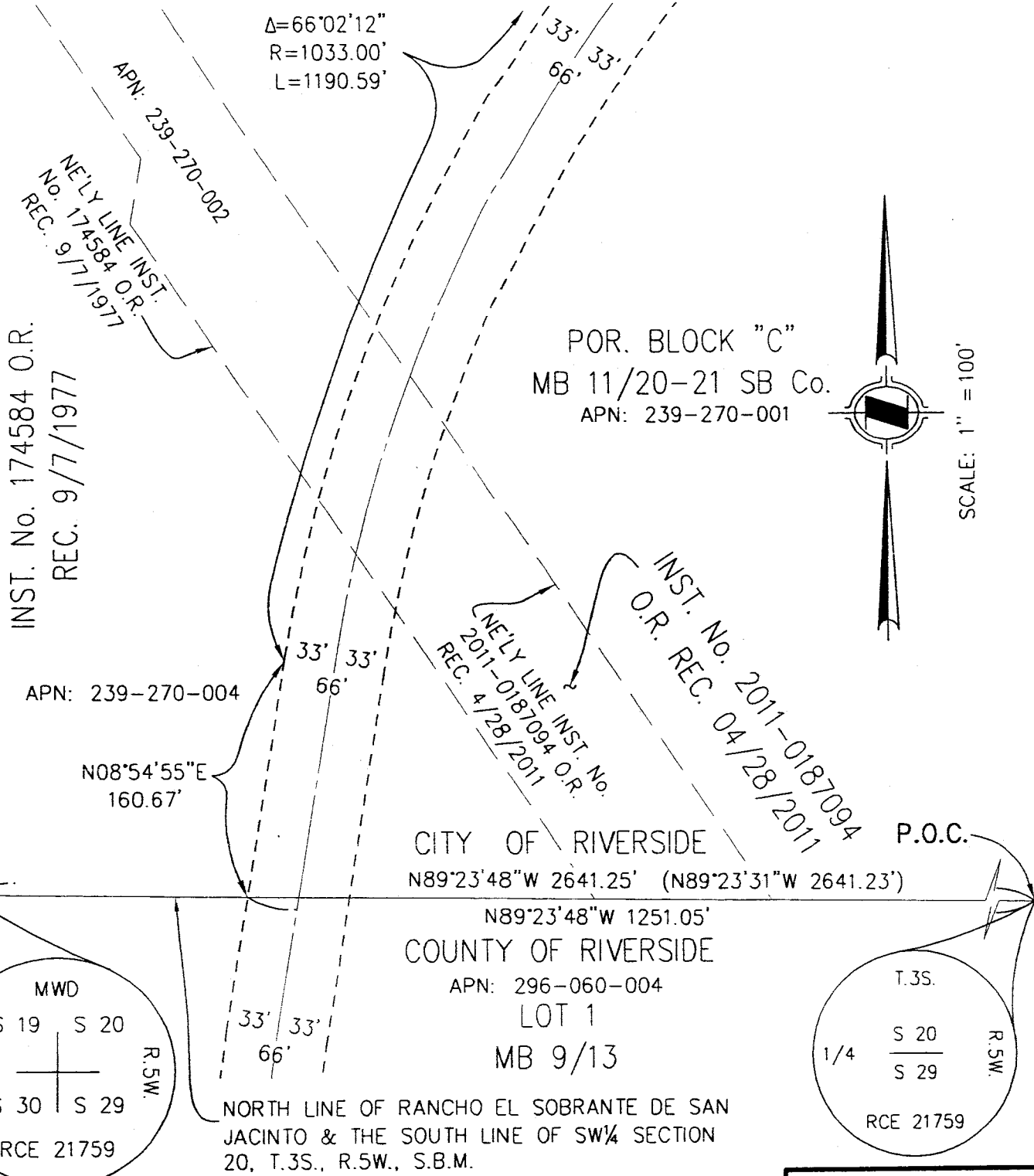
DATE: Oct 28, 2013

W O 3053-9

APN  
239-240-001

# EXHIBIT "B"

0641-004A & 0641-004B  
 PUBLIC ROAD AND UTILITY EASEMENT  
 SEE SHEET 3 FOR CONTINUATION



COUNTY W.O.: C1-0641

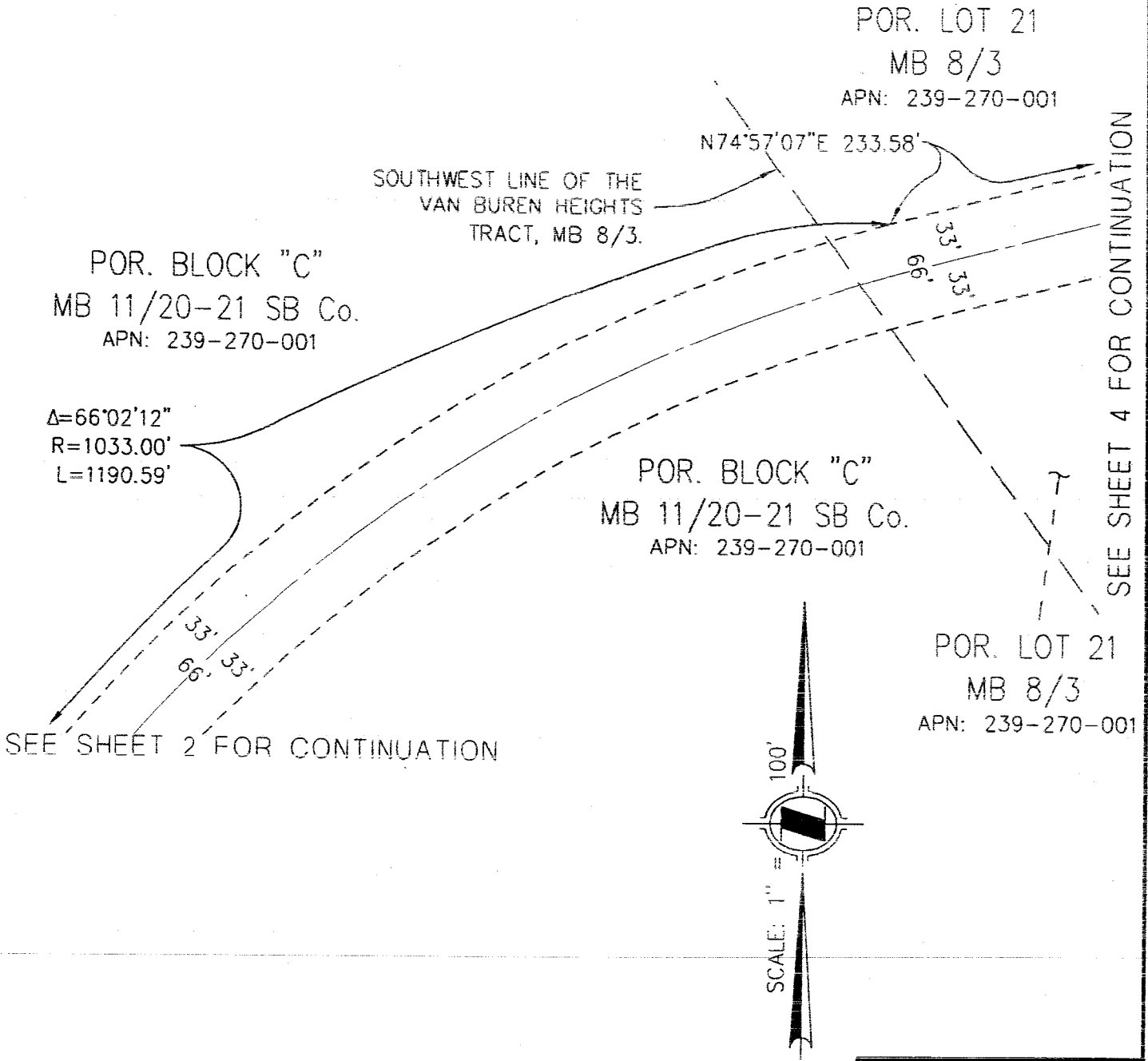
OWNER:  
 LIN DAVID PAI  
 HSEIN & HELEN  
 MEI HSEIN  
 APN:  
 239-240-001

  
**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 6
DATE: Oct 28, 2013		W.O. 3053-9

# EXHIBIT "B"

0641-004A & 0641-004B  
PUBLIC ROAD AND UTILITY EASEMENT



COUNTY W.O.: C1-0641

OWNER:  
LIN DAVID PAI  
HSEIN & HELEN  
MEI HSEIN



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 6

APN  
239-240-001

DATE: Oct 28, 2013

W.O. 3053-9

# EXHIBIT "B"

## 0641-004A & 0641-004B PUBLIC ROAD AND UTILITY EASEMENT

S'ELY LINE OF INST. No. 133910,  
O.R. REC. 4/12/1990

POR. LOT 21  
MB 8/3  
APN: 239-270-001

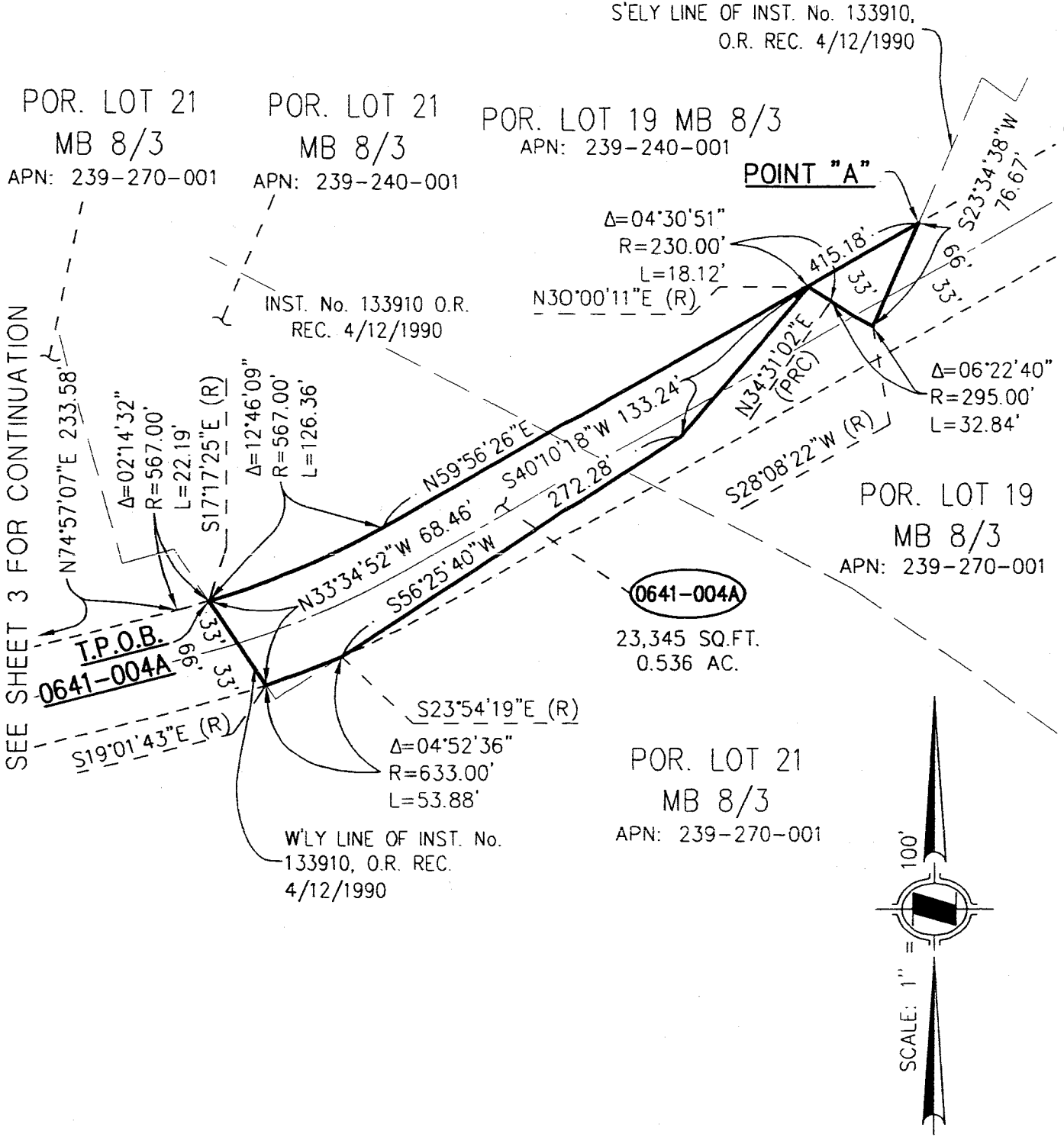
POR. LOT 21  
MB 8/3  
APN: 239-240-001

POR. LOT 19 MB 8/3  
APN: 239-240-001

**POINT "A"**

SEE SHEET 3 FOR CONTINUATION

SEE SHEET 5 FOR CONTINUATION



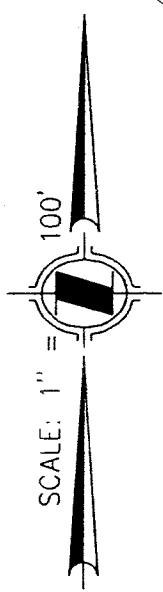
SEE SHEET 3 FOR CONTINUATION

POR. LOT 19  
MB 8/3  
APN: 239-270-001

0641-004A

  
 23,345 SQ.FT.  
0.536 AC.

POR. LOT 21  
MB 8/3  
APN: 239-270-001

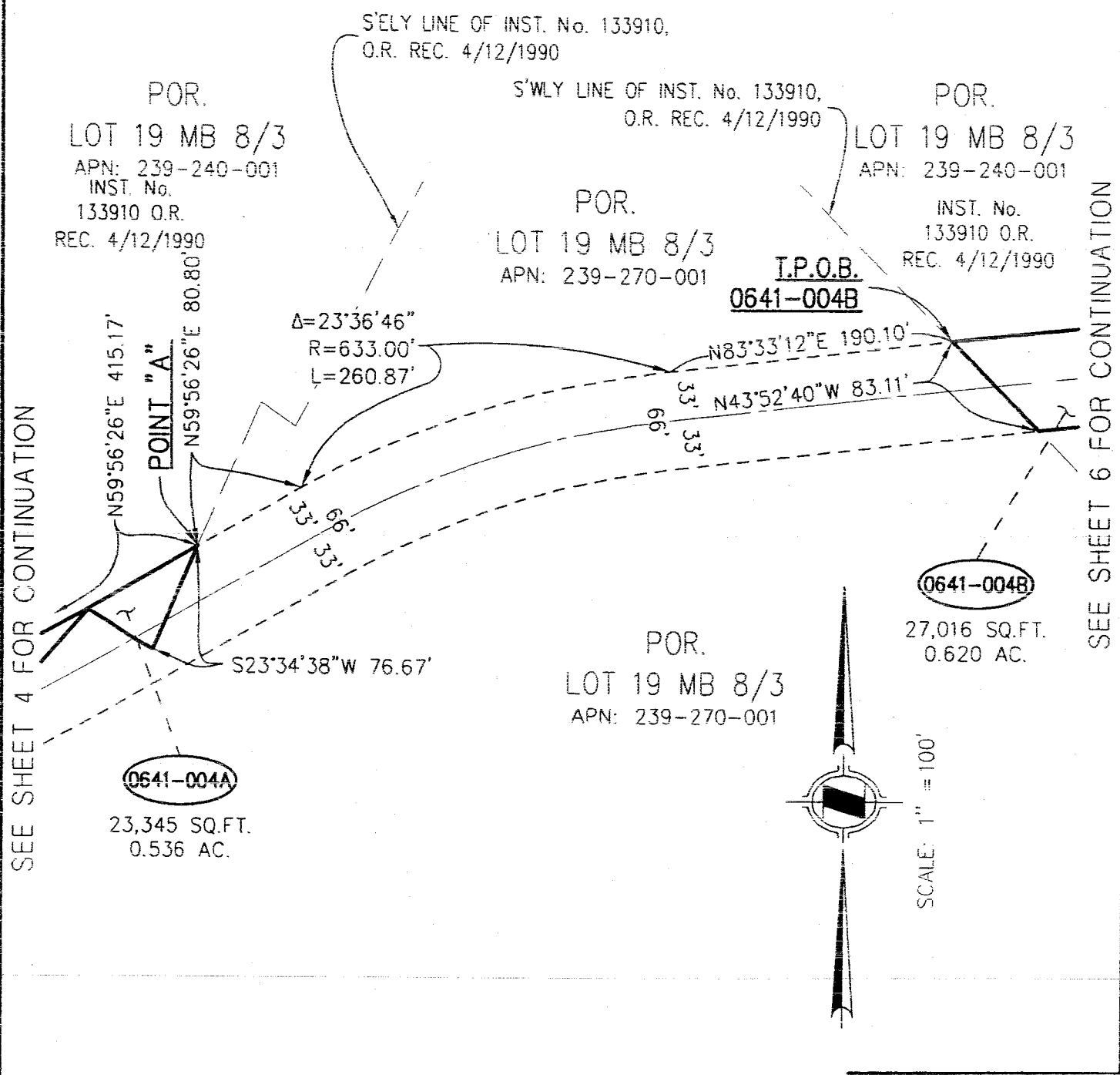


COUNTY W.O.: C1-0641

OWNER: LIN DAVID PAI HSEIN & HELEN MEI HSEIN  APN 239-240-001		<b>HUNSAKER &amp; ASSOCIATES</b> <b>IRVINE, INC</b> <b>INLAND EMPIRE REGION</b> 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 <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 4 OF 6</td> </tr> <tr> <td colspan="2">DATE: Oct 29, 2013</td> <td>W.O. 3053-9</td> </tr> </table>	PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 4 OF 6	DATE: Oct 29, 2013		W.O. 3053-9
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 4 OF 6							
DATE: Oct 29, 2013		W.O. 3053-9							

# EXHIBIT "B"

## 0641-004A & 0641-004B PUBLIC ROAD AND UTILITY EASEMENT



POR.  
LOT 19 MB 8/3  
APN: 239-240-001  
INST. No.  
133910 O.R.  
REC. 4/12/1990

POR.  
LOT 19 MB 8/3  
APN: 239-270-001

POR.  
LOT 19 MB 8/3  
APN: 239-240-001  
INST. No.  
133910 O.R.  
REC. 4/12/1990

N59°56'26"E 415.17'  
**POINT "A"**  
N59°56'26"E 80.80'

Δ=23°36'46"  
R=633.00'  
L=260.87'

**I.P.O.B.**  
**0641-004B**

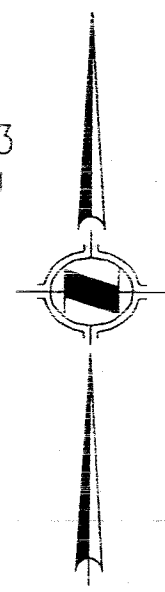
N83°33'12"E 190.10'  
N43°52'40"W 83.11'

S23°34'38"W 76.67'

**0641-004A**  
23,345 SQ.FT.  
0.536 AC.

POR.  
LOT 19 MB 8/3  
APN: 239-270-001

**0641-004B**  
27,016 SQ.FT.  
0.620 AC.



OWNER  
LIN DAVID PAI  
HSEIN & HELEN  
MEI HSEIN  
  
APN  
239-240-001

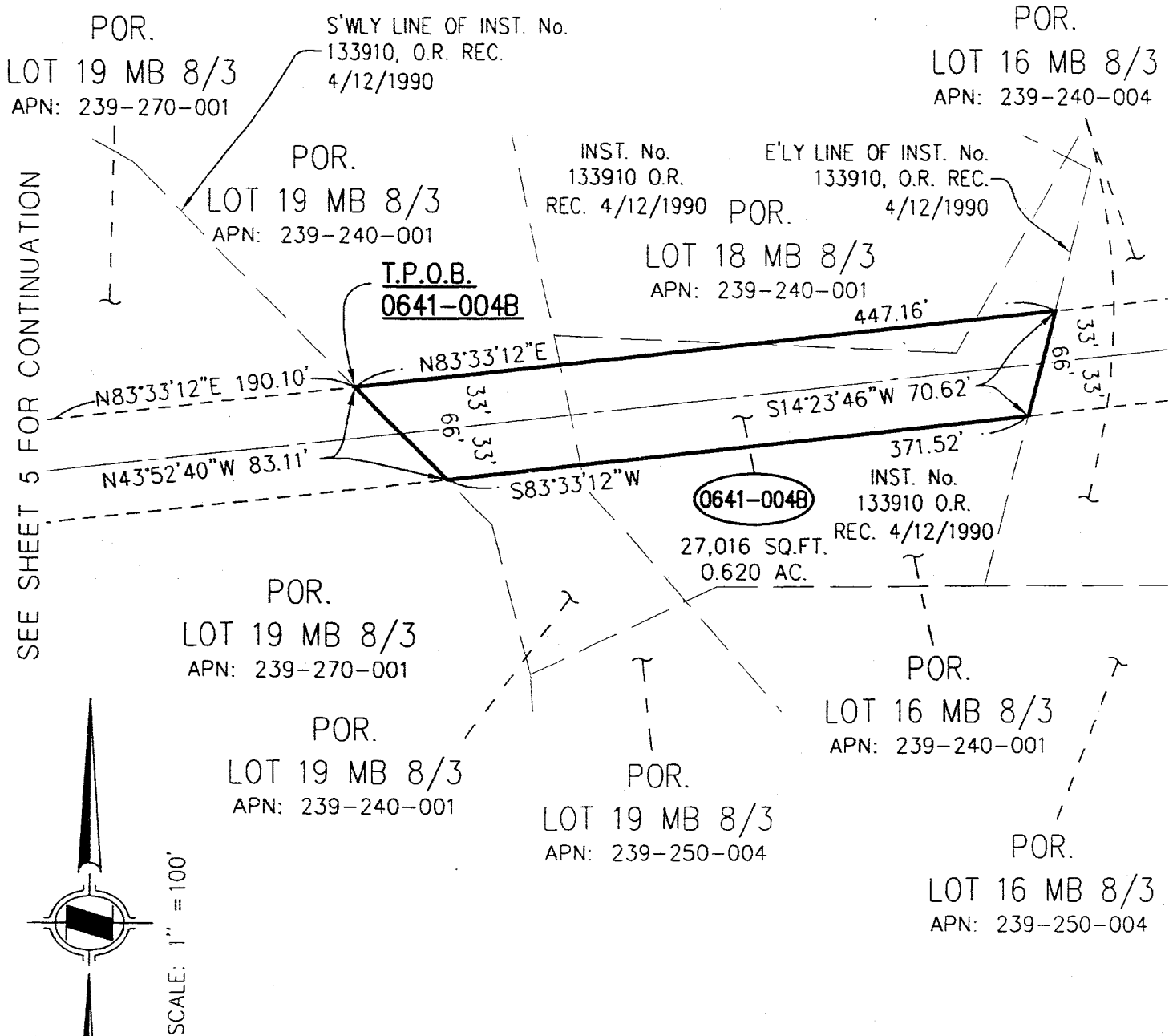
**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

COUNTY W.O.: C1-0641		
POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN		
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 5 OF 6
DATE: Oct 29, 2013	W.O. 3053-9	



# EXHIBIT "B"

0641-004A & 0641-004B  
PUBLIC ROAD AND UTILITY EASEMENT



COUNTY W.O.: C1-0641

OWNER  
LIN DAVID PAI  
HSEIN & HELEN  
MEI HSEIN

APN  
239-240-001



**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 6 OF 6
DATE: Oct 29, 2013		W.O. 3053-9

**EXHIBIT "A"**  
**0641-004C, 0641-004F, 0641-004G & 0641-004H**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

Being those portions of Lots 16, 18, 19 and 21 of the Map of Van Buren Heights, per map recorded in Book 8, Page 3 of Maps, records of Riverside County Recorder as described in that certain Grant Deed to David Pai-Hsien Lin and Helen Mei-Hsien Lin, recorded April 12, 1990 as Instrument No. 133910, 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 0641-004C:**

**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 southeasterly and having a radius of 1033.00 feet;

Thence northerly along said curve through a central angle of  $66^{\circ}02'12''$  an arc length of 1190.59 feet;

Thence North  $74^{\circ}57'07''$  East along a line tangent to the end of said curve, 233.58 feet to the beginning of a tangent curve concave northwesterly and having a radius of 567.00 feet;

Thence northeasterly along said curve through a central angle of  $02^{\circ}14'32''$  an arc length of 22.19 feet to a point on said curve to which a radial line bears, South  $17^{\circ}17'25''$  East, said point also being a point on the westerly line of said Grant Deed, said point hereinafter referred to as **POINT "A"**, said point further being the **TRUE POINT OF BEGINNING**;

Thence continuing northeasterly along said curve through a central angle of  $12^{\circ}46'09''$  an arc length of 126.36 feet;

Thence North  $59^{\circ}56'26''$  East along a line tangent to the end of said curve, 348.11 feet, to a point hereinafter referred to as **POINT "B"**,

Thence South  $76^{\circ}41'22''$  West 61.52 feet;

Thence South  $68^{\circ}23'46''$  West 84.20 feet;

Thence North  $43^{\circ}29'17''$  West 36.77 feet;

**EXHIBIT "A"**  
**0641-004C, 0641-004F, 0641-004G & 0641-004H**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

Thence South 72°11'33" West 36.04 feet;

Thence South 00°36'04" East 49.06 feet;

Thence South 59°56'26" West 23.49 feet;

Thence South 30°03'34" East 9.62 feet;

Thence South 57°12'20" West 53.08 feet;

Thence South 46°51'37" West 56.99 feet;

Thence South 58°09'54" West 44.12 feet;

Thence South 68°40'18" West 20.19 feet;

Thence North 46°01'36" West 33.50 feet;

Thence South 57°16'35" West 25.72 feet;

Thence South 18°43'10" East 22.94 feet;

Thence South 77°07'09" West 29.86 feet to a point on the aforementioned westerly line of said Grant Deed;

Thence along said westerly line South 33°34'52" East 10.78 feet to the **TRUE POINT OF BEGINNING**;

**EXCEPTING THEREFROM** the following described parcel to be known as Parcel 0641-004I:

**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 southeasterly and having a radius of 1033.00 feet;

Thence northerly along said curve through a central angle of 66°02'12" an arc length of 1190.59 feet;

**EXHIBIT "A"**  
**0641-004C, 0641-004F, 0641-004G & 0641-004H**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

Thence North 74°57'07" East along a line tangent to the end of said curve, 233.58 feet to the beginning of a tangent curve concave northwesterly and having a radius of 567.00 feet;

Thence northeasterly along said curve through a central angle of 15°00'41" an arc length of 148.55 feet;

Thence North 59°56'26" East along a line tangent to the end of said curve, 114.54 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing North 59°56'26" East 40.00 feet;

Thence North 30°03'34" West 8.31 feet;

Thence North 71°17'07" East 42.24 feet;

Thence North 59°56'26" East 76.25 feet, said point hereinafter referred to as **POINT "E"**;

Thence South 71°17'07" West 79.98 feet;

Thence North 36°43'08" West 42.06 feet;

Thence South 71°17'07" West 22.00 feet;

Thence South 00°42'38" East 35.60 feet;

Thence South 59°56'26" West 35.36 feet;

Thence South 30°03'34" East 30.80 feet to the **TRUE POINT OF BEGINNING**.

Contains 6,956 Square Feet, 0.160 acres more or less.

**PARCEL 0641-004F:**

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

Thence North 59°56'26" East 147.87 feet to the beginning of a tangent curve concave southeasterly and having a radius of 633.00 feet;

**EXHIBIT "A"**  
**0641-004C, 0641-004F, 0641-004G & 0641-004H**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

Thence northeasterly along said curve through a central angle of  $23^{\circ}36'46''$  an arc length of 260.87 feet;

Thence tangent from said curve North  $83^{\circ}33'12''$  East 190.10 feet to a point on the southwesterly line of said Grant Deed, said point hereinafter referred to as **POINT "C"**;

Thence continuing North  $83^{\circ}33'12''$  East 94.96 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing North  $83^{\circ}33'12''$  East 125.55 feet, to a point hereinafter referred to as **POINT "D"**;

Thence North  $88^{\circ}06'25''$  West 52.99 feet;

Thence North  $06^{\circ}26'48''$  West 30.31 feet;

Thence South  $83^{\circ}33'12''$  West 40.00 feet;

Thence South  $06^{\circ}26'48''$  East 28.55 feet;

Thence South  $67^{\circ}37'28''$  West 34.45 feet to the **TRUE POINT OF BEGINNING**;

**EXCEPTING THEREFROM** the following described parcel to be known as Parcel 0641-004J:

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

Thence North  $59^{\circ}56'26''$  East 223.77 feet to the beginning of a tangent curve concave southeasterly and having a radius of 633.00 feet;

Thence northeasterly along said curve through a central angle of  $23^{\circ}36'46''$  an arc length of 260.87 feet;

Thence North  $83^{\circ}33'12''$  East along a line tangent to the end of said curve, 318.19 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing North  $83^{\circ}33'12''$  East 1.47 feet to a point on the easterly line of said Lot 19, said point hereinafter referred to as **POINT "F"**;

Thence continuing North  $83^{\circ}33'12''$  East 38.53 feet;

Thence North  $06^{\circ}26'48''$  West 38.00 feet;

**EXHIBIT "A"**  
**0641-004C, 0641-004F, 0641-004G & 0641-004H**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

Thence South 83°33'12" West 40.00 feet

Thence South 06°26'48" East 38.00 feet to the **TRUE POINT OF BEGINNING**.

Contains 358 Square Feet, 0.008 acres more or less.

**PARCEL 0641-004G:**

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

Thence North 83°33'12" East 171.86 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing North 83°33'12" East 54.78 feet to a point on the easterly line of said Grant Deed;

Thence along said easterly line North 14°23'46" East 8.76 feet;

Thence departing said line South 75°30'18" West 58.48 feet to the **TRUE POINT OF BEGINNING**.

Contains 224 Square Feet, 0.005 acres more or less.

**PARCEL 0641-004H:**

**COMMENCING** at the aforementioned **POINT "C"**, said point being a point on the southwesterly line of said Grant Deed;

Thence along said southwesterly line South 43°52'40" East 83.11 feet to a line that is parallel with and distant 66.00 feet southerly, as measured at right angles, from that certain course described hereinabove in Parcel 0641-004F as "North 83°33'12" East, 94.96 feet";

Thence North 83°33'12" East along said parallel line, 16.59 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said parallel line, North 83°33'12" East 145.80 feet;

Thence South 65°42'12" West 41.84 feet;

Thence South 83°33'12" West 50.00 feet;

**EXHIBIT "A"**  
**0641-004C, 0641-004F, 0641-004G & 0641-004H**  
**SLOPE MAINTENANCE & DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**

Thence North 83°32'37" West 57.43 feet to the **TRUE POINT OF BEGINNING**;

**EXCEPTING THEREFROM** the following described parcel to be known as Parcel 0641-004K:

**COMMENCING** at the aforementioned **POINT "F"**, said point being a point on said easterly line of said Lot 19;

Thence along said easterly line South 11°24'58" East 66.25 feet to a point on a line 66.00 feet southerly and parallel, measured at right angles from the aforementioned line described as "North 83°33'12" East 318.19 feet", said point being the **TRUE POINT OF BEGINNING**;

Thence along said parallel line South 83°33'12" West 12.21 feet;

Thence departing said parallel line South 06°26'48" East 12.82 feet;

Thence North 83°33'12" East 50.00 feet;

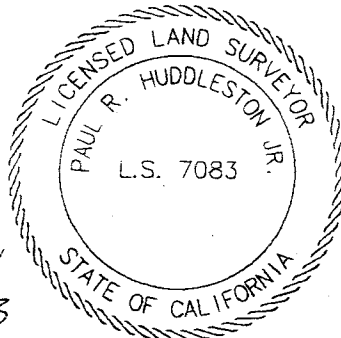
Thence North 06°26'48" West 12.82 feet to above said parallel line;

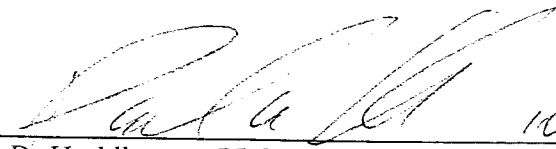
Thence along said parallel line, South 83°33'12" West 37.79 feet to the **TRUE POINT OF BEGINNING**.

Containing 615 Square Feet, 0.014 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:



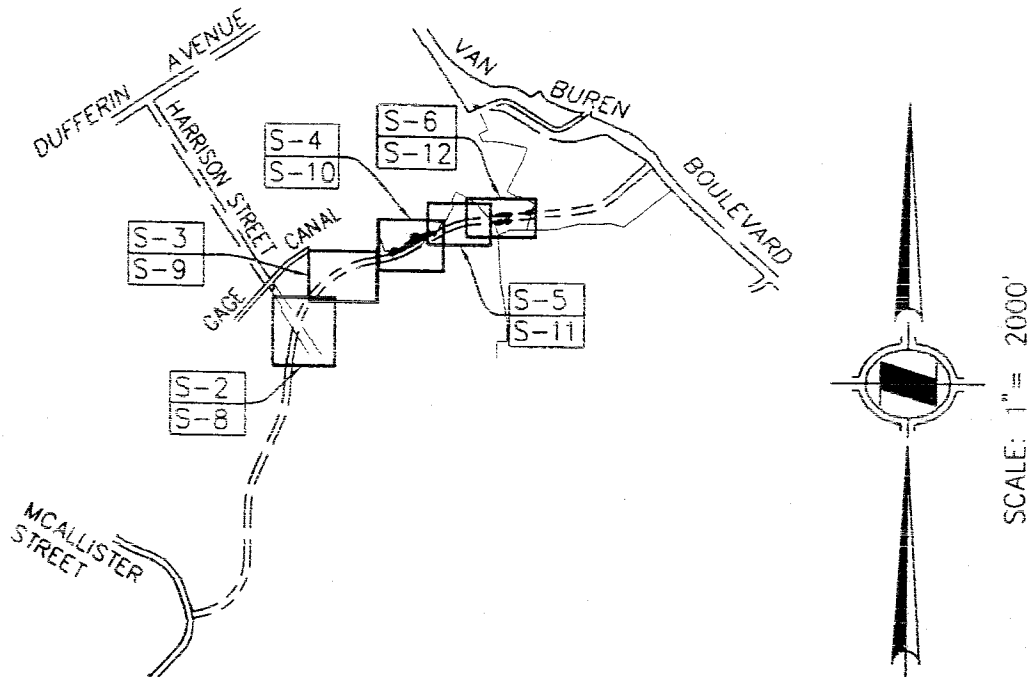
  
Paul R. Huddleston, PLS 7083  
Expires 12/31/14  
Date 10/31/13

DESCRIPTION APPROVAL: \_\_\_\_\_  
BY: K. Street 11/01/2013  
DATE  
FOR: CURTIS C. STEPHENS, L.S. 7519  
CITY SURVEYOR

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.  
BY: Edward D. [Signature]  
DATE: 10-31-2013

# EXHIBIT "B"

0641-004C, 0641-004F, 0641-004G & 0641-004H  
SLOPE MAINTENANCE & DRAINAGE EASEMENT



## VICINITY / INDEX MAP

### LEGEND:

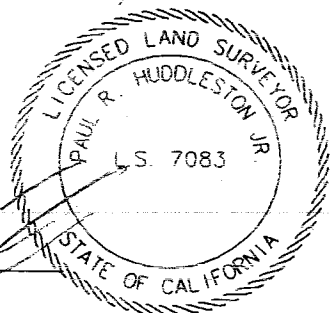
- S-# INDICATES SHEET No. AS NOTED.
- ( ) INDICATES RECORD PER RS 72/85-90.
- 0641-001A INDICATES PARCEL No.
- # INDICATES LINE OR CURVE DATA NUMBER (SEE SHEETS 7 & 13 FOR LINE AND CURVE TABLE DATA).

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.

BY: *Edward D. H.*

DATE: 10-31-2013

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



COUNTY W.O.: C1-0641

OWNER  
Lin David Pai  
Hsein & Hsein  
Mer Hsein



**HUNSAKER & ASSOCIATES**  
**IRVINE, INC**  
**INLAND EMPIRE REGION**

APN  
239-240-001

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 13
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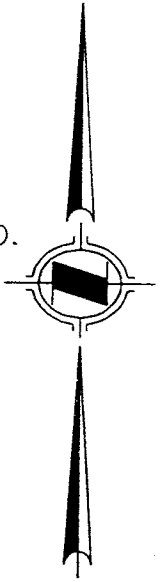
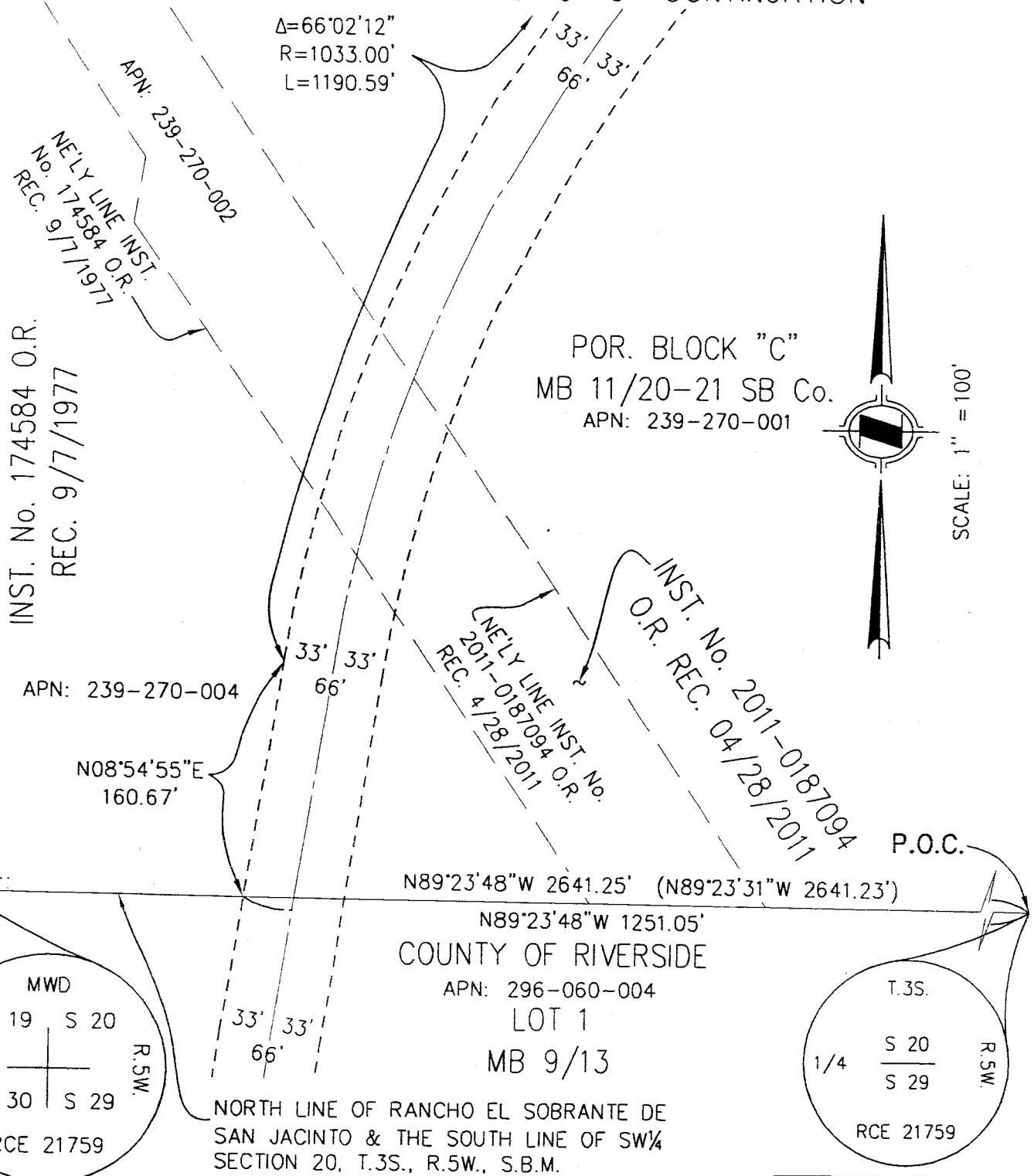
DATE: Oct 28, 2013

W.O. 3053-9



# EXHIBIT "B"

0641-004C, 0641-004F, 0641-004G & 0641-004H  
 SLOPE MAINTENANCE & DRAINAGE EASEMENT  
 SEE SHEET 3 FOR CONTINUATION



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

COUNTY OF RIVERSIDE

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

COUNTY W.O.: C1-0641

**OWNER**  
 Lin David Pai  
 Hsein & Helen  
 Mei Hsein

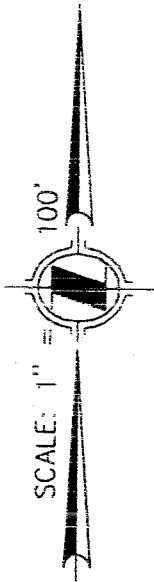
APN  
 239-240-001

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

<b>POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN</b>		
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 2 OF 13
DATE: Oct 28, 2013	W.O. 3053-9	

# EXHIBIT "B"

0641-004C, 0641-004F, 0641-004G & 0641-004H  
SLOPE MAINTENANCE & DRAINAGE EASEMENT



POR. LOT 21  
MB 8/3  
APN: 239-270-001

N74°57'07"E 233.58'

SOUTHWEST LINE OF THE  
VAN BUREN HEIGHTS  
TRACT, MB 8/3.

SEE SHEET 4 FOR CONTINUATION

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

$\Delta=66^{\circ}02'12''$   
 $R=1033.00'$   
 $L=1190.59'$

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

POR. LOT 21  
MB 8/3  
APN: 239-270-001

SEE SHEET 2 FOR CONTINUATION

COUNTY W.O.: C1-0641

OWNER:  
Lin David, Pat  
Hsein & Helen  
Mer Hsein



**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION

APN  
239-240-001

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 13

DATE: Oct 28, 2013

W.O. 3053-9

# EXHIBIT "B"

0641-004C, 0641-004F, 0641-004G & 0641-004H  
SLOPE MAINTENANCE & DRAINAGE EASEMENT

W'LY LINE OF INST. No. 133910,  
O.R. REC. 4/12/1990

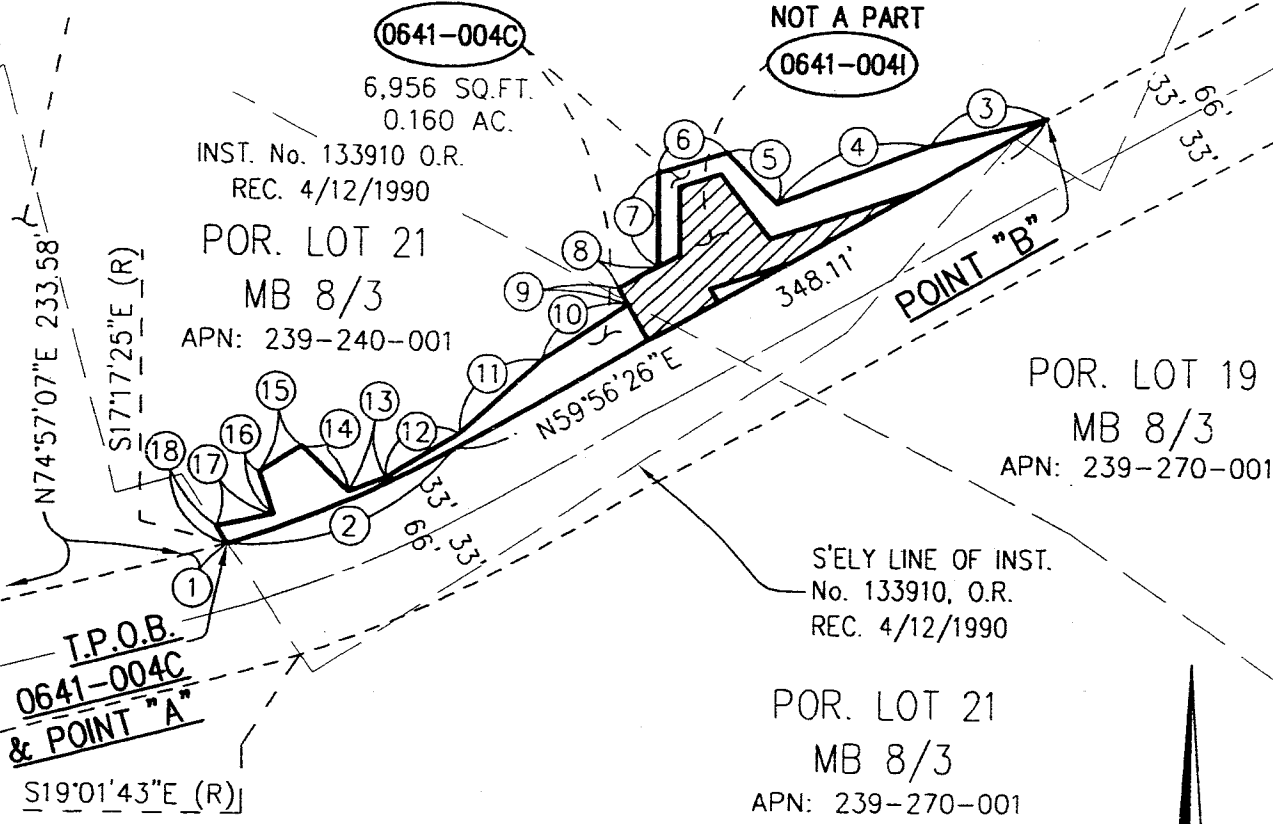
S'ELY LINE OF INST. No. 133910,  
O.R. REC. 4/12/1990

POR. LOT 21  
MB 8/3  
APN: 239-270-001

POR. LOT 19 MB 8/3  
APN: 239-240-001

SEE SHEET 5 FOR CONTINUATION

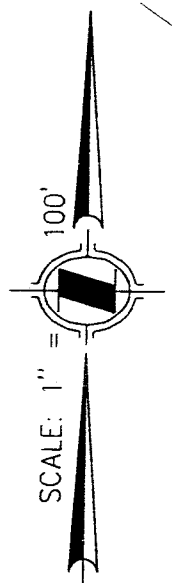
SEE SHEET 3 FOR CONTINUATION



T.P.O.B.  
**0641-004C**  
& POINT "A"  
S19°01'43"E (R)

S'ELY LINE OF INST.  
No. 133910, O.R.  
REC. 4/12/1990

POR. LOT 21  
MB 8/3  
APN: 239-270-001



INDICATES "NOT A PART"

NOTE: SEE SHEET 7 FOR DATA TABLE.  
SEE SHEETS 8 THROUGH 13 FOR  
NOT A PART PARCEL DELINEATION.

COUNTY W.O.: C1-0641

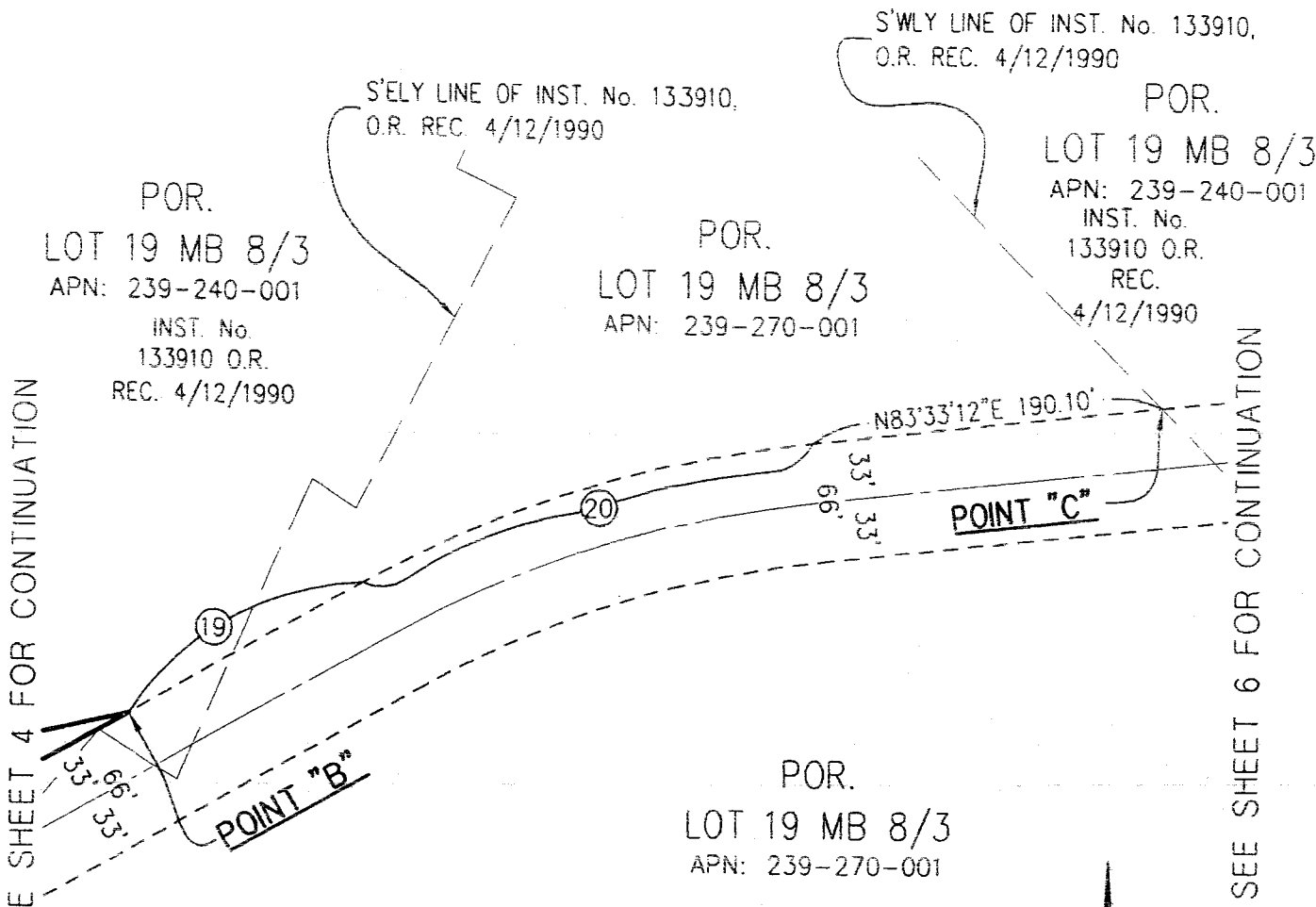
OWNER:  
Lin David Pai  
Hsein & Helen  
Mer Hsein  
  
APN  
239-240-001

**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION  
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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 4 OF 13
DATE: Oct 29, 2013	W.O. 3053-9	

# EXHIBIT "B"

0641-004C, 0641-004F, 0641-004G & 0641-004H  
SLOPE MAINTENANCE & DRAINAGE EASEMENT



SEE SHEET 4 FOR CONTINUATION

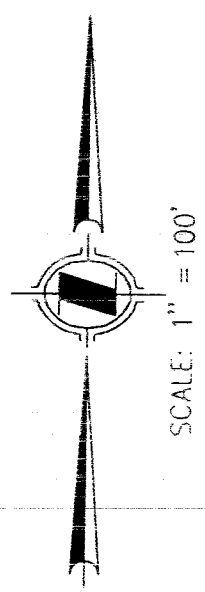
SEE SHEET 6 FOR CONTINUATION

POR.  
LOT 19 MB 8/3  
APN: 239-240-001  
INST. No.  
133910 O.R.  
REC. 4/12/1990

POR.  
LOT 19 MB 8/3  
APN: 239-270-001

S'WLY LINE OF INST. No. 133910,  
O.R. REC. 4/12/1990  
POR.  
LOT 19 MB 8/3  
APN: 239-240-001  
INST. No.  
133910 O.R.  
REC.  
4/12/1990

POR.  
LOT 19 MB 8/3  
APN: 239-270-001



NOTE: SEE SHEET 7 FOR DATA TABLE.  
SEE SHEETS 8 THROUGH 13 FOR  
NOT A PART PARCEL DELINEATION.

OWNER  
Lin David Pai  
Hsein & Helen  
Mei Hsein  
  
APN  
239-240-001



**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
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PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

COUNTY W.O.: C1-0641		
POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN		
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 5 OF 13
DATE: Oct 28, 2013		W.O. 3053-9

# EXHIBIT "B"

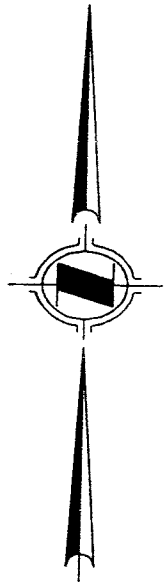
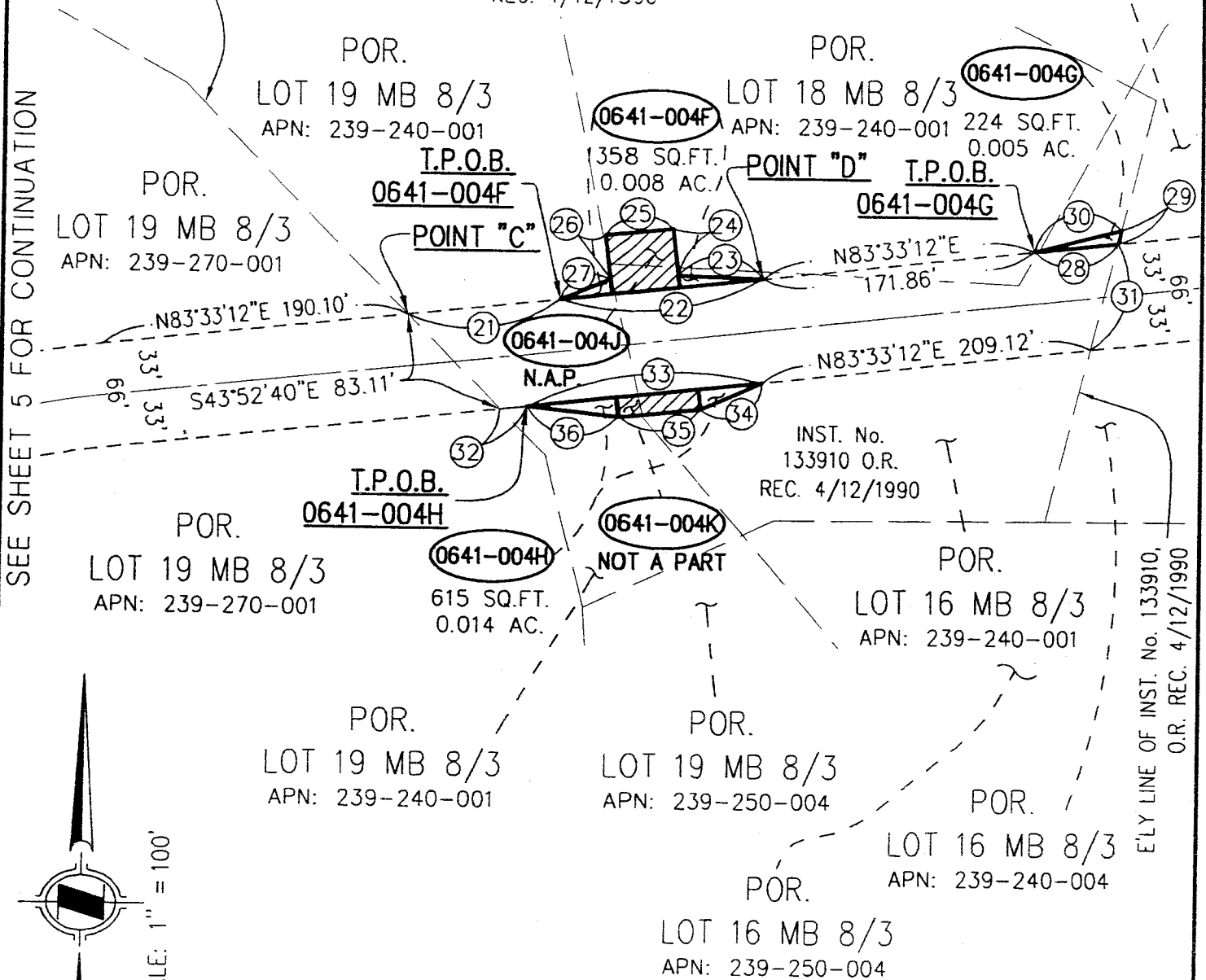
0641-004C, 0641-004F, 0641-004G & 0641-004H  
SLOPE MAINTENANCE & DRAINAGE EASEMENT

S'WLY LINE OF INST. No. 133910,  
O.R. REC. 4/12/1990

INST. No. 133910 O.R.  
REC. 4/12/1990

POR.  
LOT 16 MB 8/3  
APN: 239-240-004

SEE SHEET 5 FOR CONTINUATION



SCALE: 1" = 100'

INDICATES "NOT A PART"

NOTE: SEE SHEET 7 FOR DATA TABLE.  
SEE SHEETS 8 THROUGH 13 FOR  
NOT A PART PARCEL DELINEATION.

OWNER:  
Lin David Pai  
Hsein & Helen  
Mei Hsein  
  
APN  
239-240-001

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

COUNTY W.O.: C1-0641		
POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN		
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 6 OF 13
DATE: Oct 29, 2013		W.O. 3053-9

# EXHIBIT "B"

0641-004C, 0641-004F, 0641-004G & 0641-004H  
SLOPE MAINTENANCE & DRAINAGE EASEMENT

DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
①	02°14'32"	567.00'	22.19'	11.10'
②	12°46'09"	567.00'	126.36'	63.45'
③	S76°41'22"W		61.52'	
④	S68°23'46"W		84.20'	
⑤	S43°29'17"E		36.77'	
⑥	S72°11'33"W		36.04'	
⑦	S0°36'04"E		49.06'	
⑧	S59°56'26"W		23.49'	
⑨	S30°03'34"E		9.62'	
⑩	S57°12'20"W		53.08'	
⑪	S46°51'37"W		56.99'	
⑫	S58°09'54"W		44.12'	
⑬	S68°40'18"W		20.19'	
⑭	N46°01'36"W		33.50'	
⑮	S57°16'35"W		25.72'	
⑯	S18°43'10"E		22.94'	
⑰	S77°07'09"W		29.86'	
⑱	S33°34'52"E		10.78'	

DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
⑲	N59°56'26"E		147.87'	
⑳	23°36'46"	633.00'	260.87'	132.31'
㉑	N83°33'12"E		94.96'	
㉒	N83°33'12"E		125.55'	
㉓	N88°06'25"W		52.99'	
㉔	N6°26'48"W		30.31'	
㉕	S83°33'12"W		40.00'	
㉖	S6°26'48"E		28.55'	
㉗	S67°37'28"W		34.45'	
㉘	N83°33'12"E		54.78'	
㉙	N14°23'46"E		8.76'	
㉚	S75°30'18"W		58.48'	
㉛	S14°23'46"W		70.62'	
㉜	N83°33'12"E		16.59'	
㉝	N83°33'12"E		145.80'	
㉞	S65°42'12"W		41.84'	
㉟	S83°33'12"W		50.00'	
㊱	N83°32'37"W		57.43'	

OWNER  
Lin David Pai  
Hsein & Helen  
Mei Hsein

APN  
239-240-001



**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION

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

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

COUNTY W.O.: C1-0641

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

PREPARED BY  
RNB

CHECKED BY  
PRH, JR.

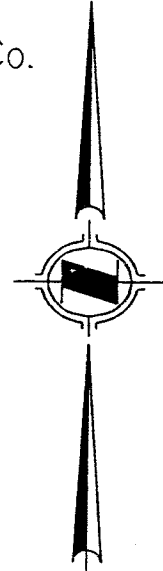
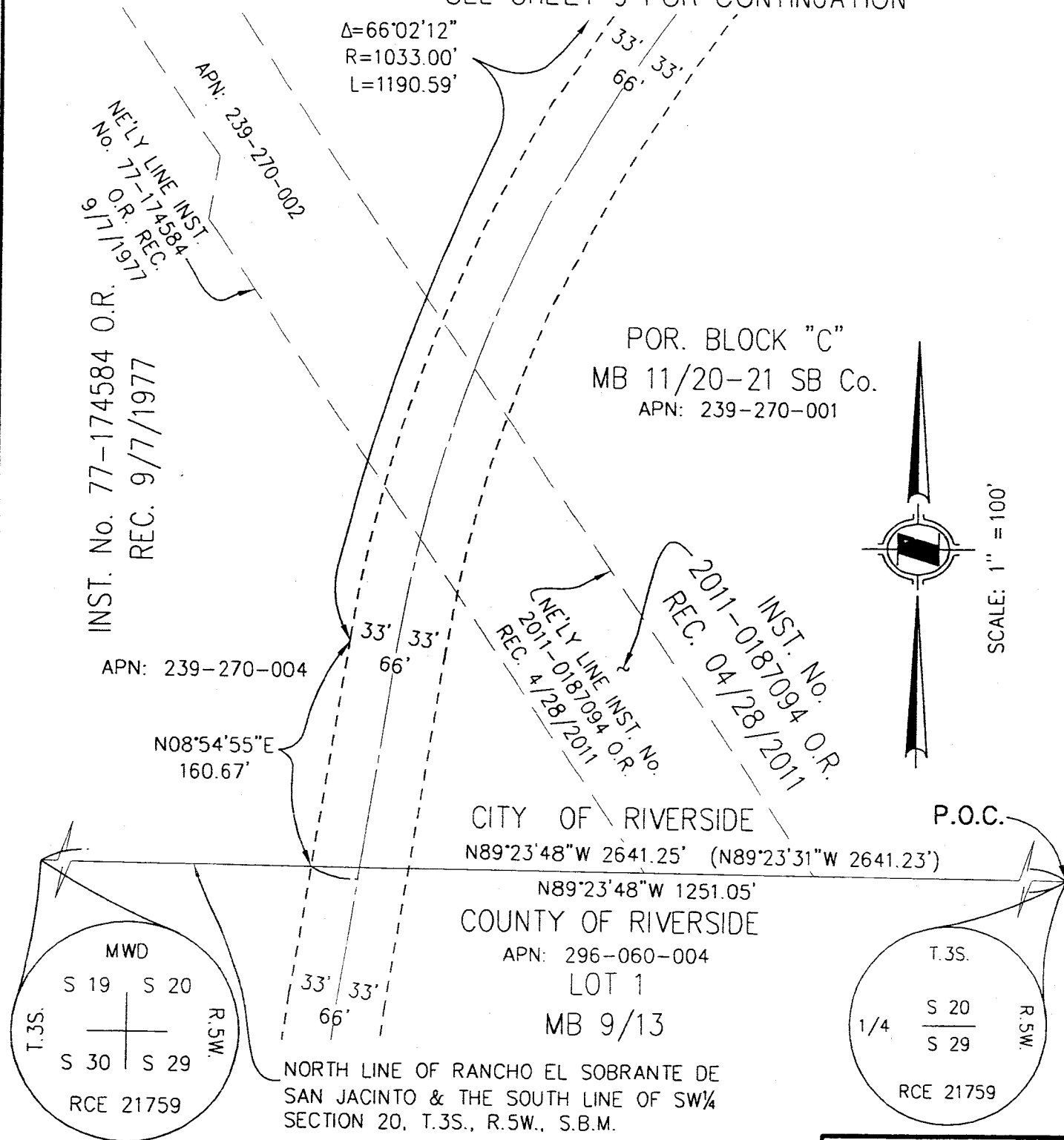
SHEET 7 OF 13

DATE: Oct 28, 2013

W.O. 3053-9

# EXHIBIT "B"

0641-004C, 0641-004F, 0641-004G & 0641-004H  
 SLOPE MAINTENANCE & DRAINAGE EASEMENT  
 SEE SHEET 9 FOR CONTINUATION



SCALE: 1" = 100'

COUNTY W.O.: C1-0641

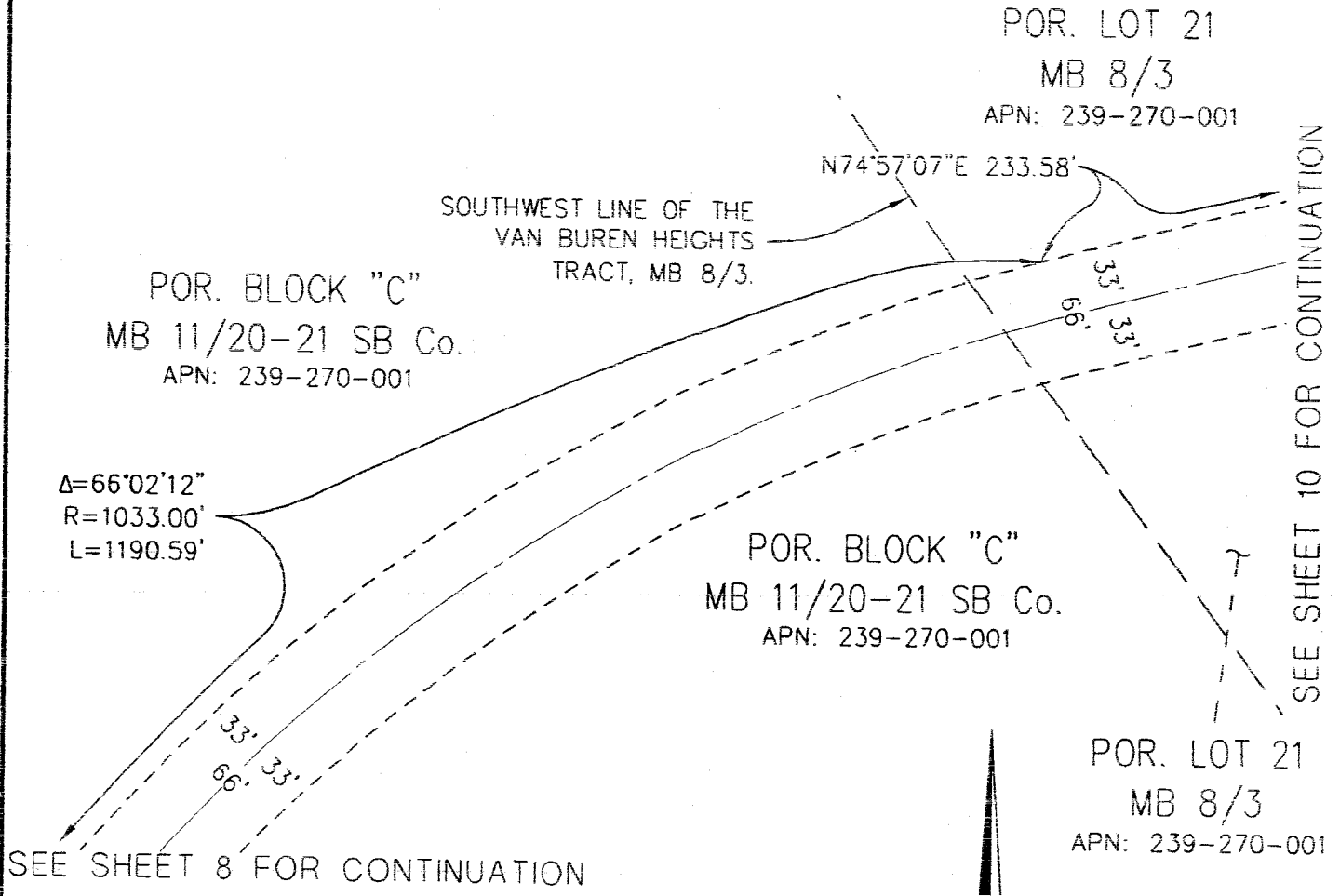
**OWNER:**  
 Lin David Pai  
 Hsien & Helen  
 Mei Hsien  
 APN:  
 239-240-001

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

<b>POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN</b>		
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 8 OF 13
DATE: Oct 28, 2013		W.O. 3053-9

# EXHIBIT "B"

0641-004C, 0641-004F, 0641-004G & 0641-004H  
SLOPE MAINTENANCE & DRAINAGE EASEMENT



OWNER  
Lin David Pai  
Hsien & Helen  
Mei Hsien  
  
APN  
239-240-001

**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

COUNTY W.O.: C1-0641

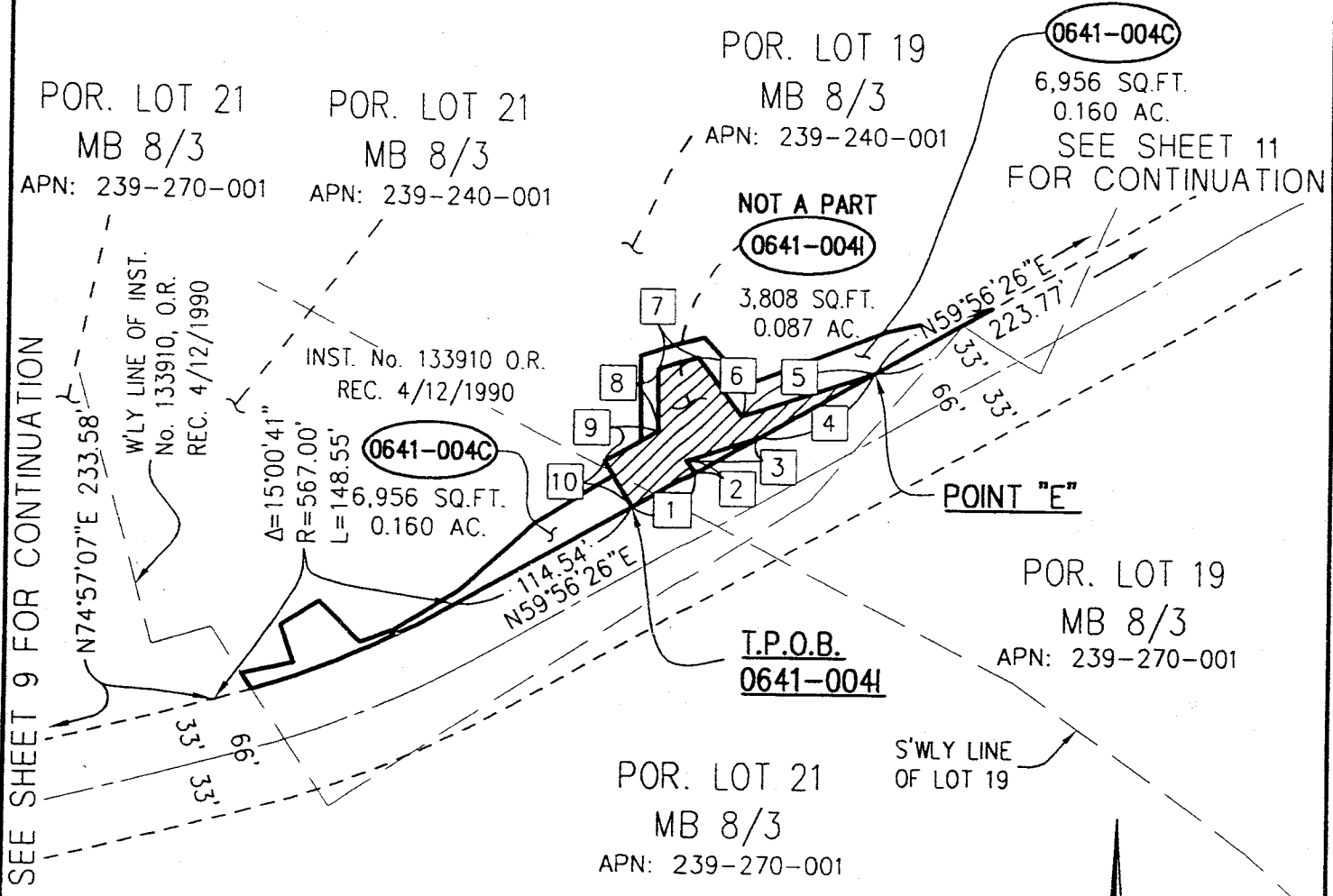
POR. OF SECTION 20, T. 3 S., R. 5 W.,  
SAN BERNARDINO MERIDIAN

PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 9 OF 13
DATE: Oct 28, 2013		W.O. 3053-9



# EXHIBIT "B"

0641-004C, 0641-004F, 0641-004G & 0641-004H  
SLOPE MAINTENANCE & DRAINAGE EASEMENT



SEE SHEET 9 FOR CONTINUATION

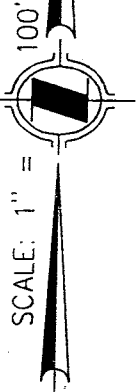
0641-004C  
6,956 SQ.FT.  
0.160 AC.  
SEE SHEET 11  
FOR CONTINUATION

NOT A PART  
0641-004I

0641-004C

POINT "E"

T.P.O.B.  
0641-004I



INDICATES "NOT A PART"

NOTE: SEE SHEET 13 FOR DATA TABLE.

COUNTY W.O.: C1-0641

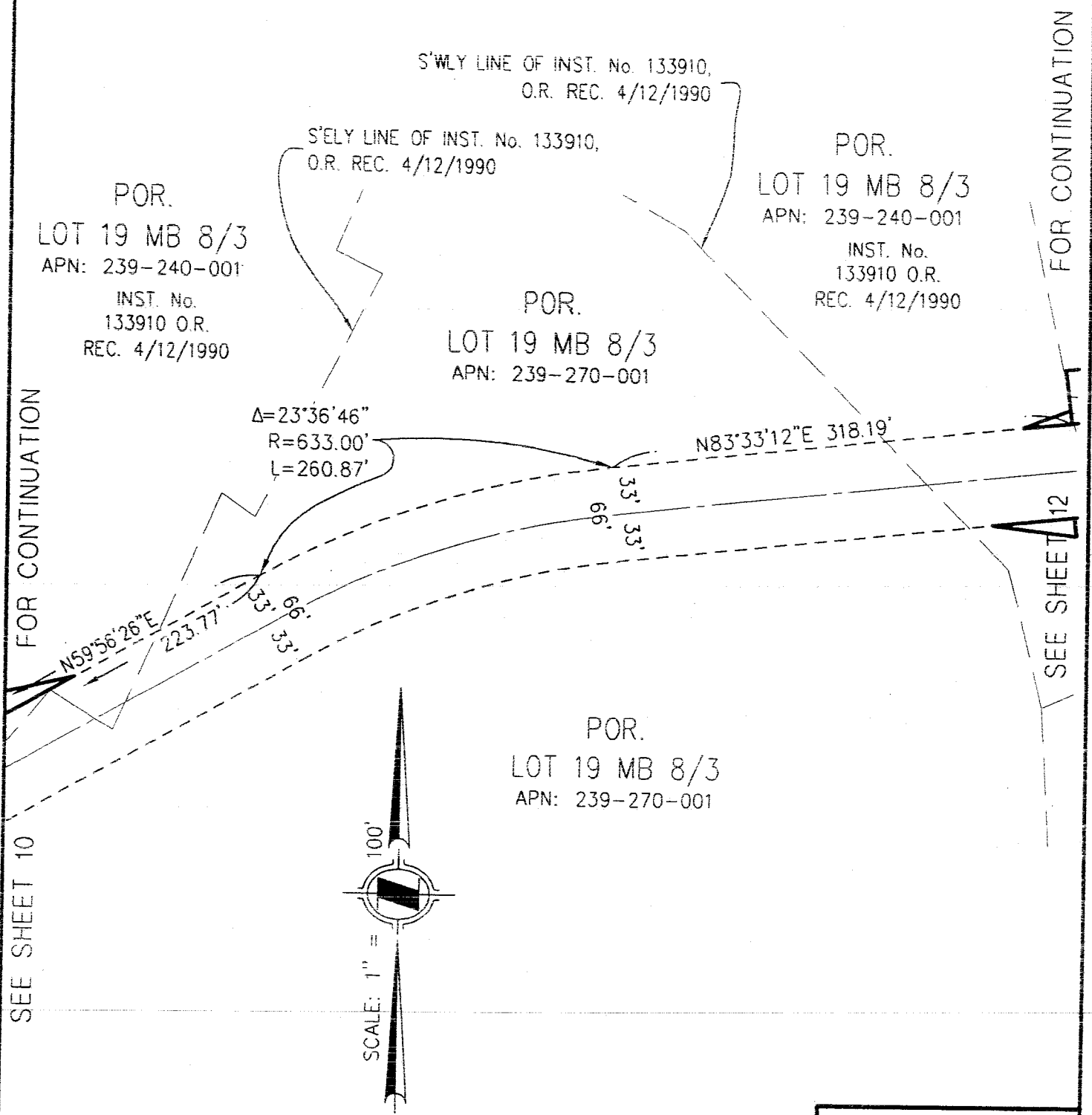
OWNER:  
Lin David Pai  
Hsien & Helen  
Mei Hsien  
  
APN:  
239-240-001

**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 10 OF 13
DATE: Oct 29, 2013		W.O. 3053-9

# EXHIBIT "B"

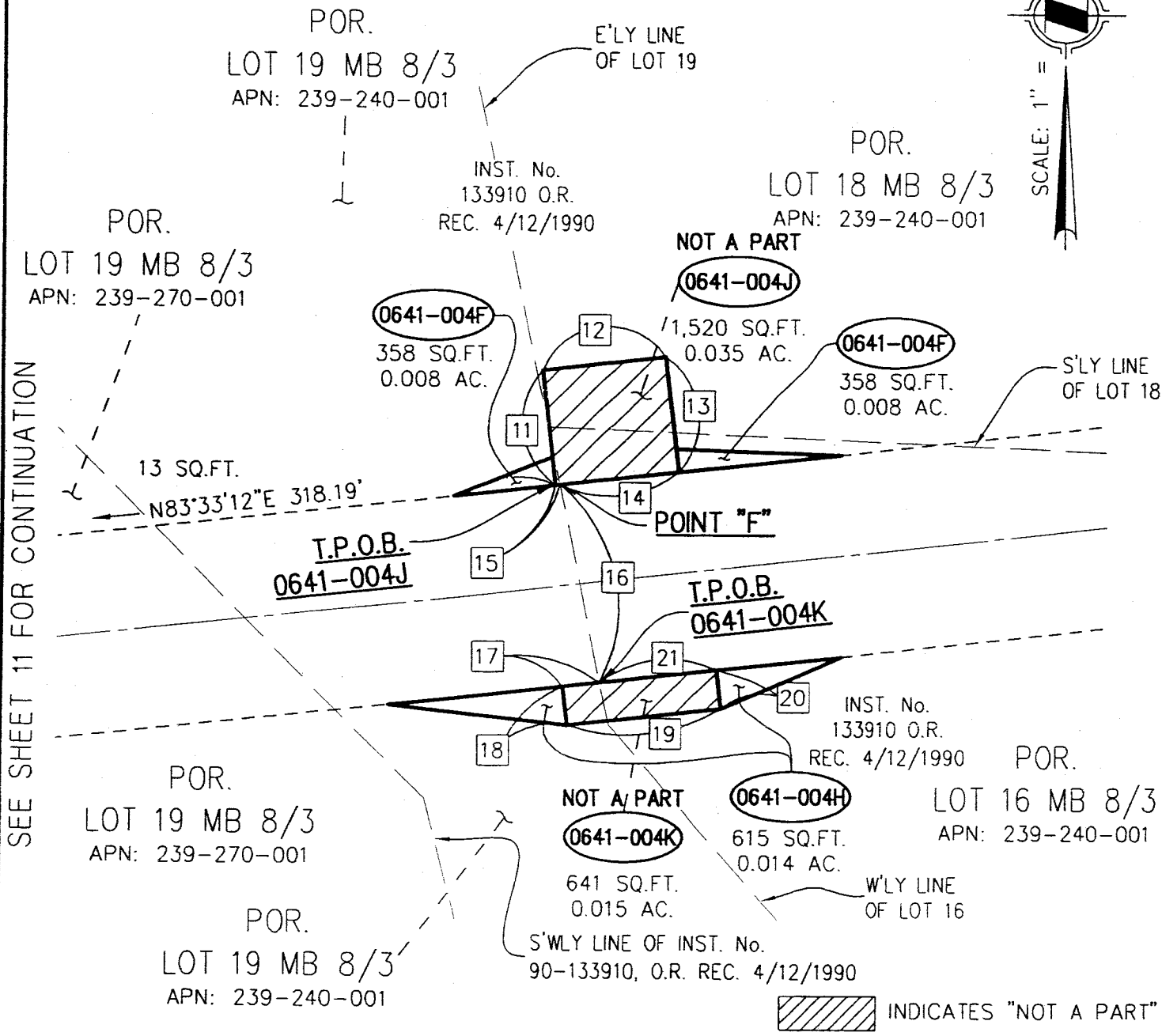
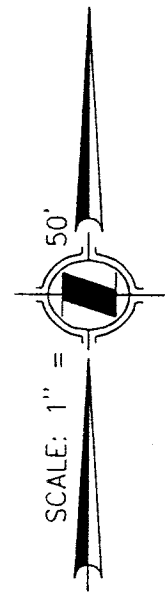
0641-004C, 0641-004F, 0641-004G & 0641-004H  
SLOPE MAINTENANCE & DRAINAGE EASEMENT



<p><b>OWNER</b> Lin David Pai Hsien &amp; Helen Mei Hsien</p> <p>APN 239-240-001</p>	<p><b>HUNSAKER &amp; ASSOCIATES</b> IRVINE, INC INLAND EMPIRE REGION 2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS</p>	<p>COUNTY W.O.: C1-0641</p> <p>POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN</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 11 OF 13</td> </tr> <tr> <td colspan="2">DATE: Oct 29, 2013</td> <td>W.O. 3053-9</td> </tr> </table>	PREPARED BY RNB	CHECKED BY PRH. JR	SHEET 11 OF 13	DATE: Oct 29, 2013		W.O. 3053-9
PREPARED BY RNB	CHECKED BY PRH. JR	SHEET 11 OF 13						
DATE: Oct 29, 2013		W.O. 3053-9						

# EXHIBIT "B"

0641-004C, 0641-004F, 0641-004G & 0641-004H  
SLOPE MAINTENANCE & DRAINAGE EASEMENT



SEE SHEET 11 FOR CONTINUATION

NOTE: SEE SHEET 13 FOR DATA TABLE. COUNTY W.O.: C1-0641

**OWNER:**  
Lin David Pai  
Hsien & Helen  
Mei Hsien

APN  
239-240-001

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

<b>POR. OF SECTION 20, T. 3 S., R. 5 W., SAN BERNARDINO MERIDIAN</b>		
PREPARED BY RNB	CHECKED BY PRH, JR.	SHEET 12 OF 13
DATE: Oct 29, 2013		W.O. 3053-9

# EXHIBIT "B"

0641-004C, 0641-004F, 0641-004G & 0641-004H  
SLOPE MAINTENANCE & DRAINAGE EASEMENT

## DATA TABLE

#	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	N59°56'26"E		40.00'	
2	N30°03'34"W		8.31'	
3	N71°17'07"E		42.24'	
4	N59°56'26"E		76.25'	
5	S71°17'07"W		79.98'	
6	N36°43'08"W		42.06'	
7	S71°17'07"W		22.00'	
8	S00°42'38"E		35.60'	
9	S59°56'26"W		35.36'	
10	S30°03'34"E		30.80'	
11	S6°26'48"E		38.00'	
12	S83°33'12"W		40.00'	
13	N6°26'48"W		38.00'	
14	N83°33'12"E		38.53'	
15	N83°33'12"E		1.47'	
16	S11°24'58"E		66.25'	
17	S83°33'12"W		12.21'	
18	S6°26'48"E		12.82'	
19	N83°33'12"E		50.00'	
20	N6°26'48"W		12.82'	
21	S83°33'12"W		37.79'	

COUNTY W.O.: C1-0641

OWNER  
Lin David Pai  
Hsien & Helen  
Mei Hsien



**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 13 OF 13

APN  
239-240-001

DATE: Oct 28, 2013

W.O. 3053-9

**EXHIBIT "A"**  
**0641-004D & 0641-004E**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**LEGAL DESCRIPTION**

Being those portions of Lots 16, 18, 19 and 21 of the Map of Van Buren Heights, per map recorded in Book 8, Page 3 of Maps, records of Riverside County Recorder as described in that certain Grant Deed to David Pai-Hsien Lin and Helen Mei-Hsien Lin, recorded April 12, 1990 as Instrument No. 133910, 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 0641-004E:**

**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 southeasterly and having a radius of 1033.00 feet;

Thence northerly along said curve through a central angle of  $66^{\circ}02'12''$  an arc length of 1190.59 feet;

Thence North  $74^{\circ}57'07''$  East 233.58 feet to the beginning of a tangent curve concave northwesterly and having a radius of 567.00 feet;

Thence northeasterly along said curve through a central angle of  $02^{\circ}14'32''$  an arc length of 22.19 feet to a point on said curve to which a radial line bears, South  $17^{\circ}17'25''$  East, said point also being a point on the westerly line of said Grant Deed, said point hereinafter referred to as **POINT "A"**;

Thence continuing northeasterly along said curve through a central angle of  $12^{\circ}46'09''$  an arc length of 126.36 feet;

Thence North  $59^{\circ}56'26''$  East 348.11 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing North  $59^{\circ}56'26''$  East 37.23 feet to a point on the southeasterly line of said Grant Deed;

Thence along said southeasterly line North  $23^{\circ}34'43''$  East 11.71 feet;

**EXHIBIT "A"**  
**0641-004D & 0641-004E**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**LEGAL DESCRIPTION**

Thence departing said southeasterly line South 51°28'35" West 47.17 feet to the **TRUE POINT OF BEGINNING**.

Contains 129 Square Feet, 0.003 acres more or less.

**PARCEL 0641-004D:**

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

Thence along the westerly line of said Grant Deed South 33°34'52" East 68.46 feet to a point on a non-tangent curve concave northwesterly and having a radius of 633.00 feet, a radial line to said point bears, South 19°01'43" East;

Thence departing said westerly line northeasterly along said non-tangent curve through a central angle of 03°01'35" an arc length of 33.43 feet to a point on said curve, said point being the **TRUE POINT OF BEGINNING**, a radial line to said point bears, South 22°03'18" East;

Thence continuing northeasterly along said curve through a central angle of 01°51'01" an arc length of 20.44 feet to which a radial line bears, South 23°54'19" East, said point being a point on the southeasterly line of said Grant Deed;


Thence departing said curve along said southeasterly line South 56°25'40" West 19.05 feet;

Thence departing said southerly line North 49°04'33" West 3.90 feet to the **TRUE POINT OF BEGINNING**.

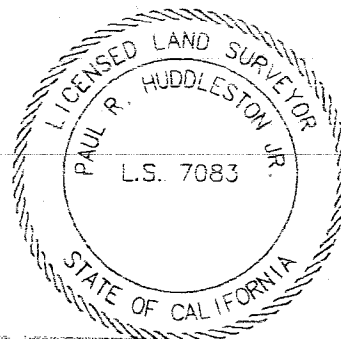
Contains 35 Square Feet, 0.001 acres more or less.

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

10/29/13  
Date



Page 2 of 2

DESCRIPTION APPROVAL:

BY: K. Strout 11/01/2013  
DATE

FOR: CURTIS C. STEPHENS, L.S. 7519

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.

BY: Thomas D. Hurd  
DATE: 10-31-2013