

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

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

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

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

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

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

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

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

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

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

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

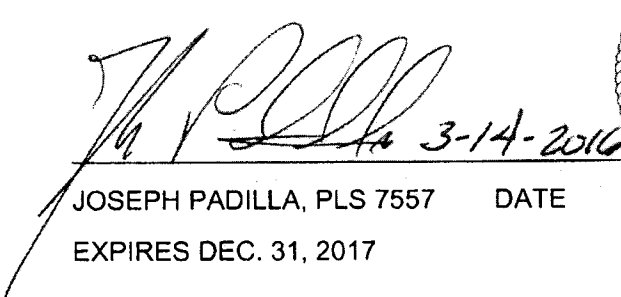
THENCE SOUTH 14°45'21" EAST, 112.84 FEET TO A POINT IN SAID LINE SHOWN ON SAID DEED AS SOUTH 52°52'22" WEST, 462.89 FEET;

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

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

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

PREPARED UNDER THE SUPERVISION OF:


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

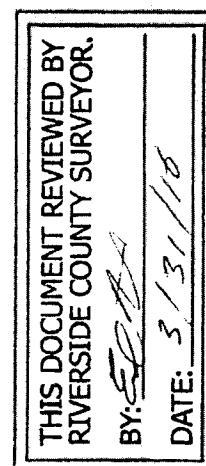
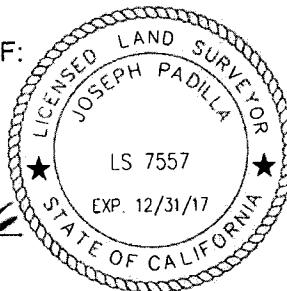
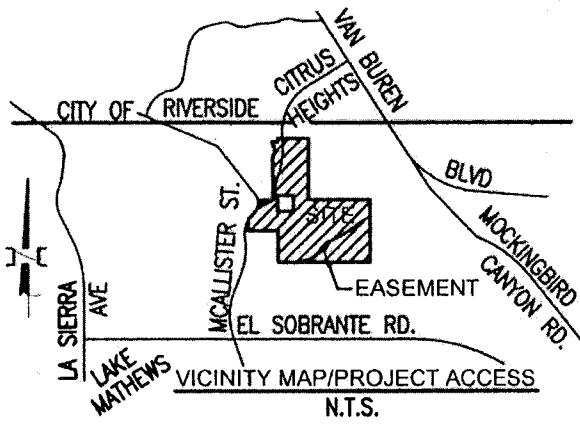


EXHIBIT "B"

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



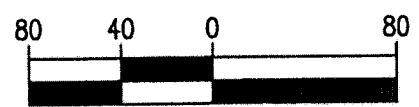
S.E. 1/4
SEC. 29
T. 3 S., R. 5 W.

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

P.O.B.

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

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

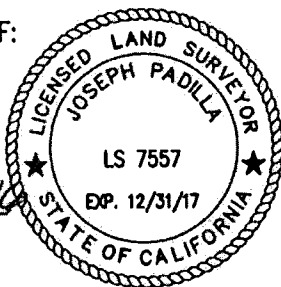


SCALE: 1" = 80'

SURVEYOR'S CERTIFICATE

PREPARED UNDER THE SUPERVISION OF:

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



INDICATES EASEMENT AREA

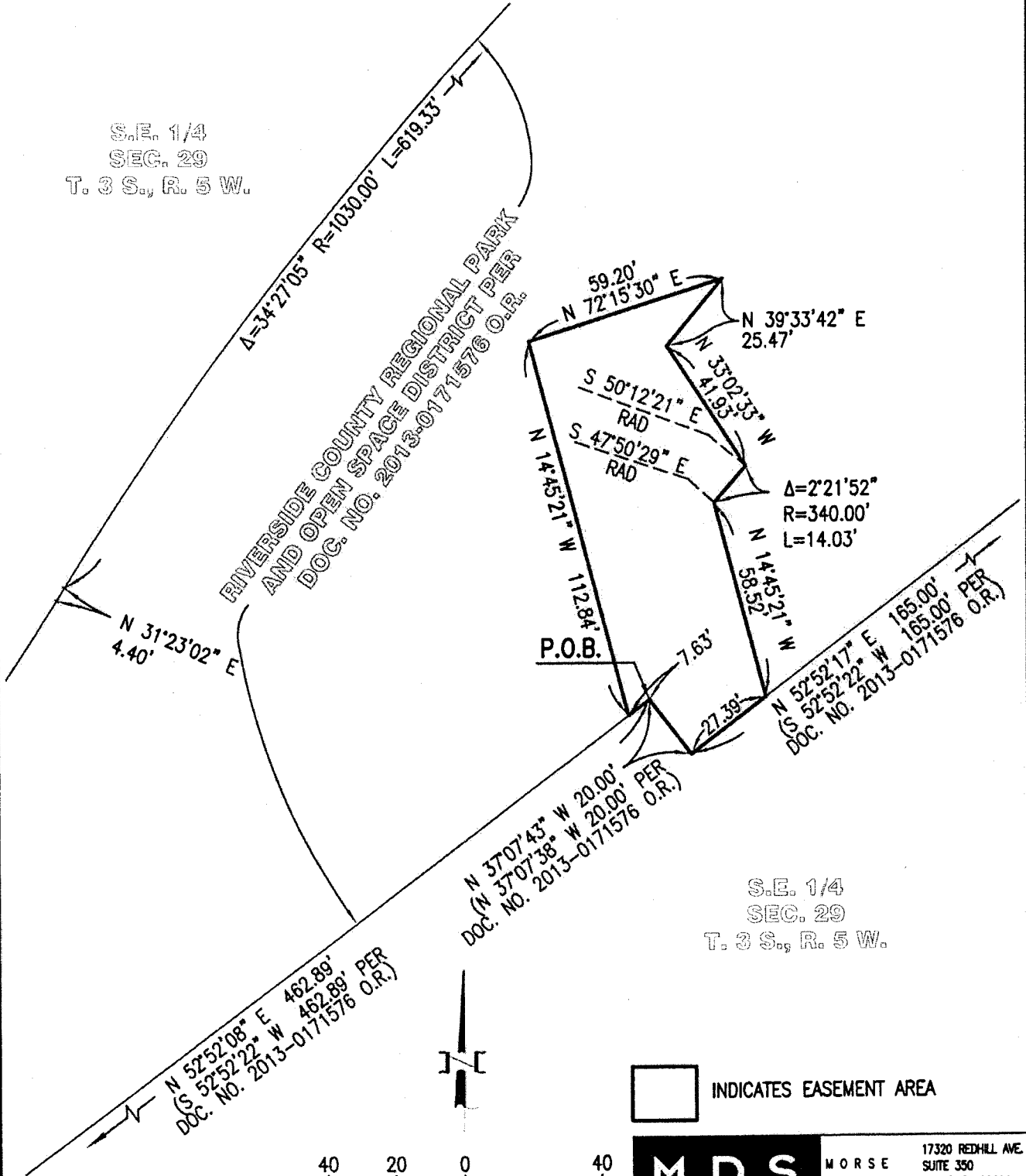
MDS CONSULTING	MORSE	17320 REDHILL AVE. SUITE 350 IRVINE, CA 92614
	SCHULTZ	PH: 949-251-8821 FAX: 949-251-0516
PLANNERS ENGINEERS SURVEYORS		

EXHIBIT "B"

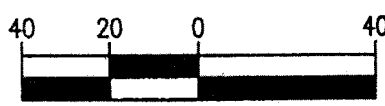
SHEET 2 OF 2

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

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



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



SCALE: 1" = 40'

 INDICATES EASEMENT AREA

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

FOR RECORDER'S USE

RETURN TO: STOP NO. 1080
RIVERSIDE COUNTY SURVEYOR'S OFFICE
4080 LEMON STREET, 8TH FLOOR
RIVERSIDE, CA 92501

CERTIFICATE of ACCEPTANCE of EASEMENT
(GOVERNMENT CODE SECTION 27281)

THIS INSTRUMENT IS FOR
THE BENEFIT OF THE
COUNTY OF RIVERSIDE AND
ENTITLED TO BE RECORDED
WITHOUT FEE. (GOV. CODE
6103)

THIS IS TO CERTIFY that the interest in real property
granted by the easement dated _____,
from Riverside County Regional Park & Open-Space District, to
the Riverside County Flood Control and Water Conservation
District, is hereby accepted. Grantee consents to recordation
thereof by its duly authorized officer.

Dated: _____

By: _____

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

RIVERSIDE COUNTY REGIONAL PARK & OPEN-SPACE DISTRICT

Grant(s) to the Riverside County Flood Control and Water Conservation District, a body politic, an
easement for Storm Drain Facilities Access Easement, over, upon, across, and within the real
property in the County of Riverside, State of California, described as follows:

SEE LEGAL DESCRIPTION AND PLAT ATTACHED HERETO AS
EXHIBITS "A" AND "B" AND MADE A PART HEREOF

RIVERSIDE COUNTY REGIONAL PARK & OPEN-SPACE DISTRICT

DATED: May 17, 2016

BY: [Signature]
KEVIN JEFFRIES, CHAIRMAN
BOARD OF DIRECTORS

ATTEST:
KECIA HARPER, IHCM, Clerk
By [Signature]
DEPUTY

EXHIBIT "A"

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

LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

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

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

EXHIBIT "A"

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

LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

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

EXHIBIT "A"

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

LEGAL DESCRIPTION

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

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

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

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

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

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

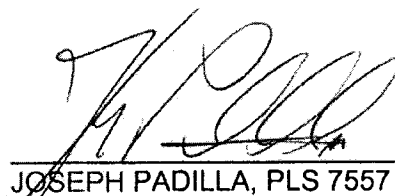
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°17'43", AN ARC DISTANCE OF 20.02 FEET, TO A POINT ON THE FIRST MENTIONED CURVE IN THIS DESCRIPTION HAVING A RADIUS OF 637.00 FEET, A RADIAL LINE TO SAID END OF CURVE BEARS SOUTH 38°05'52" EAST, A RADIAL LINE TO SAID POINT OF THE 637.00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

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

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

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

M PREPARED UNDER THE SUPERVISION OF:


JOSEPH PADILLA, PLS 7557 5-5-16 DATE

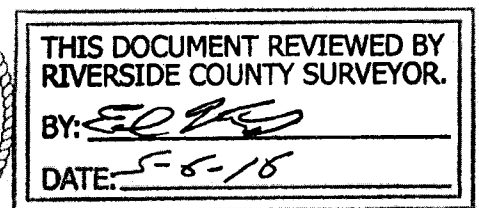
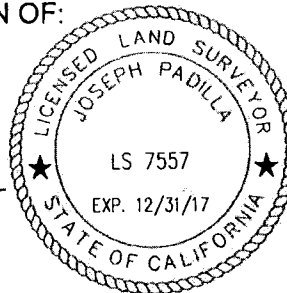


EXHIBIT "B"

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

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

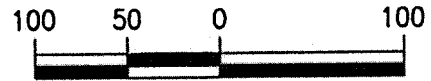
RIVERSIDE COUNTY REGIONAL PARK
AND OPEN SPACE DISTRICT PER
DOC. NO. 2013-0171576 O.R.

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

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

I.P.O.B.

P.O.C.



SCALE: 1" = 100'



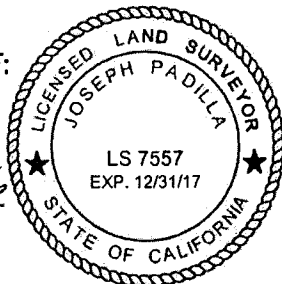
INDICATES EASEMENT AREA

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

SURVEYOR'S CERTIFICATE
PREPARED UNDER THE SUPERVISION OF:

[Signature] 5-5-16

JOSEPH PADILLA
LICENSED LAND SURVEYOR NO. 7557



RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

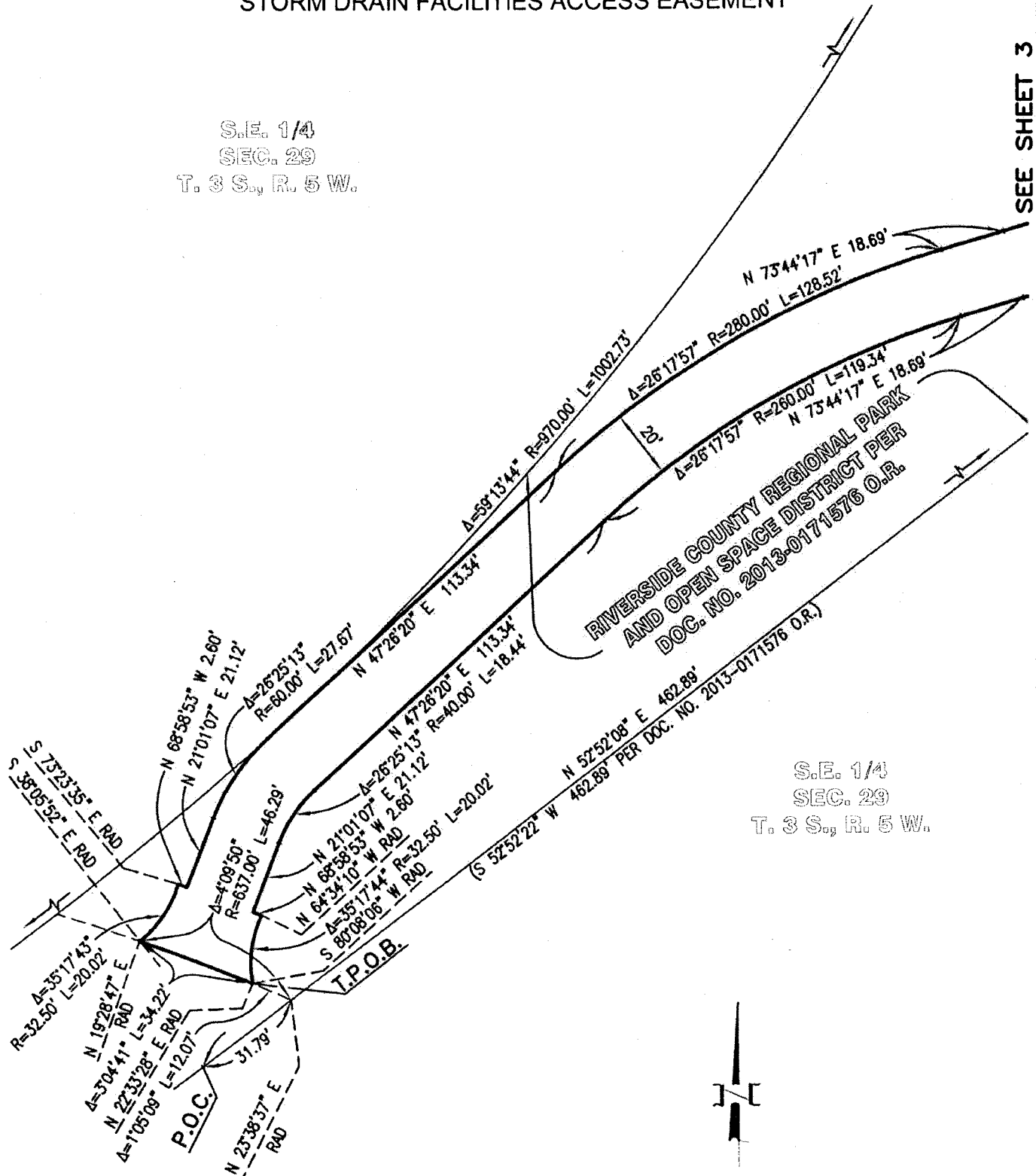
MDS CONSULTING	MORSE	17320 REDHILL AVE. SUITE 350 IRVINE, CA 92614
	SCHULTZ	PH: 949-251-8021 FAX: 949-251-0516
	PLANNERS ENGINEERS SURVEYORS	

EXHIBIT "B"

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

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

SEE SHEET 3



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

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

INDICATES EASEMENT AREA

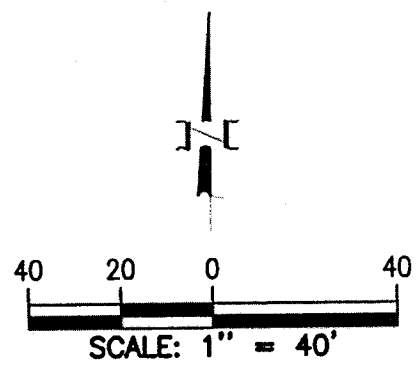


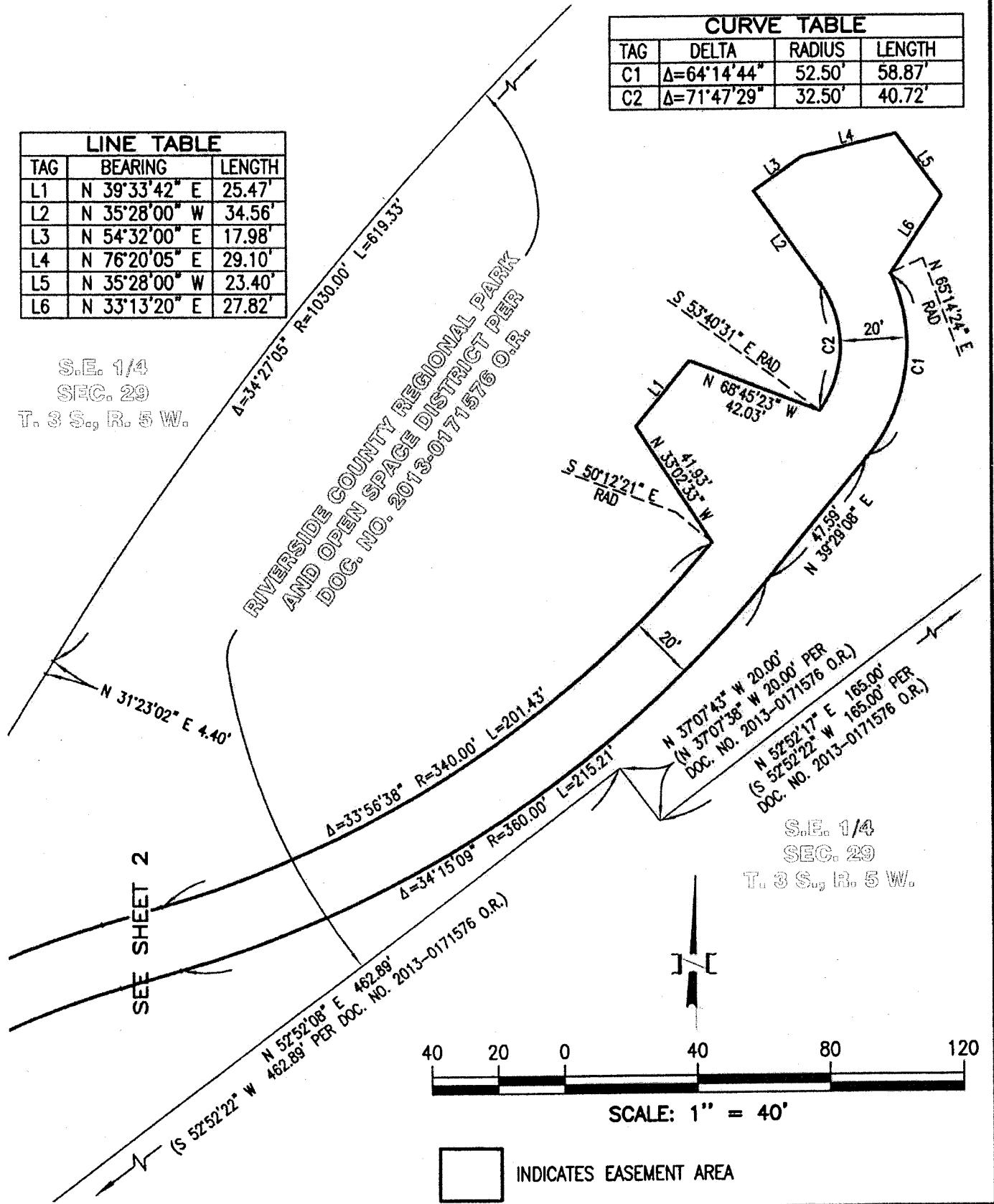
EXHIBIT "B"

RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT STORM DRAIN FACILITIES ACCESS EASEMENT

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

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

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



RETURN TO: STOP NO. 1080
RIVERSIDE COUNTY SURVEYOR'S OFFICE
4080 LEMON STREET, 8TH FLOOR
RIVERSIDE, CA 92501

FOR RECORDER'S USE

CERTIFICATE of ACCEPTANCE of EASEMENT
(GOVERNMENT CODE SECTION 27281)

THIS INSTRUMENT IS FOR
THE BENEFIT OF THE
COUNTY OF RIVERSIDE AND
ENTITLED TO BE RECORDED
WITHOUT FEE. (GOV. CODE
6103)

THIS IS TO CERTIFY that the interest in real property granted by the easement dated _____, from Riverside County Regional Park & Open-Space District, to the COUNTY OF RIVERSIDE, is hereby accepted for the purpose of vesting title in the County of Riverside on behalf of the public for a Storm Drain Facilities Access Easement, and will be included into the County Maintained System by the undersigned on behalf of the Board of Supervisors pursuant to the authority contained in County Ordinance No. 669. Grantee consents to recordation thereof by its duly authorized officer.

Dated: _____ COUNTY OF RIVERSIDE

Juan C. Perez
Director of Transportation

By: _____ DEPUTY

RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT
STORM DRAIN FACILITIES ACCESS EASEMENT

RIVERSIDE COUNTY REGIONAL PARK & OPEN-SPACE DISTRICT

Grant(s) to the County of Riverside, a political subdivision of the State of California, an easement for Storm Drain Facilities Access Easement, over, upon, across, and within the real property in the County of Riverside, State of California, described as follows:

SEE LEGAL DESCRIPTION AND PLAT ATTACHED HERETO AS
EXHIBITS "A" AND "B" AND MADE A PART HEREOF

RIVERSIDE COUNTY REGIONAL PARK & OPEN-SPACE DISTRICT

DATED: May 17, 2016

BY: [Signature]
KEVIN JEFFRIES, CHAIRMAN
BOARD OF DIRECTORS

ATTEST:
KECIA HARPER-IHEM, Clerk
By: [Signature]
DEPUTY

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

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

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

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

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

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

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

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

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

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

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

EXHIBIT "A"

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

LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

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

EXHIBIT "A"

RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT
STORM DRAIN FACILITIES ACCESS EASEMENT

LEGAL DESCRIPTION

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

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

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

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

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

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


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

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

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

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

M PREPARED UNDER THE SUPERVISION OF:


JOSEPH PADILLA, PLS 7557 5-5-16 DATE

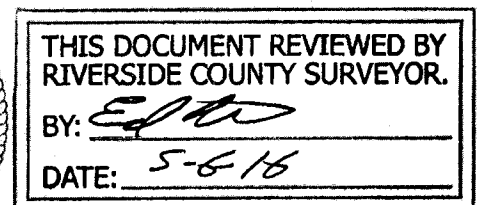
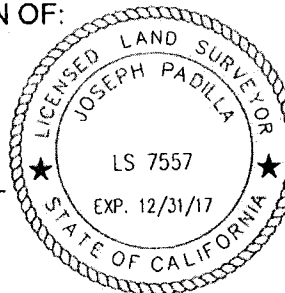


EXHIBIT "B"

RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT
STORM DRAIN FACILITIES ACCESS EASEMENT

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

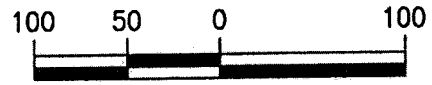
RIVERSIDE COUNTY REGIONAL PARK
AND OPEN SPACE DISTRICT PER
DOC. NO. 2013-0171576 O.R.

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

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

T.P.O.B.

P.O.C.



SCALE: 1" = 100'



INDICATES EASEMENT AREA

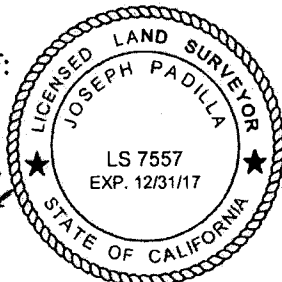
THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: *[Signature]*
DATE: 5-6-16

SURVEYOR'S CERTIFICATE

PREPARED UNDER THE SUPERVISION OF:

[Signature]

JOSEPH PADILLA
LICENSED LAND SURVEYOR NO. 7557



RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

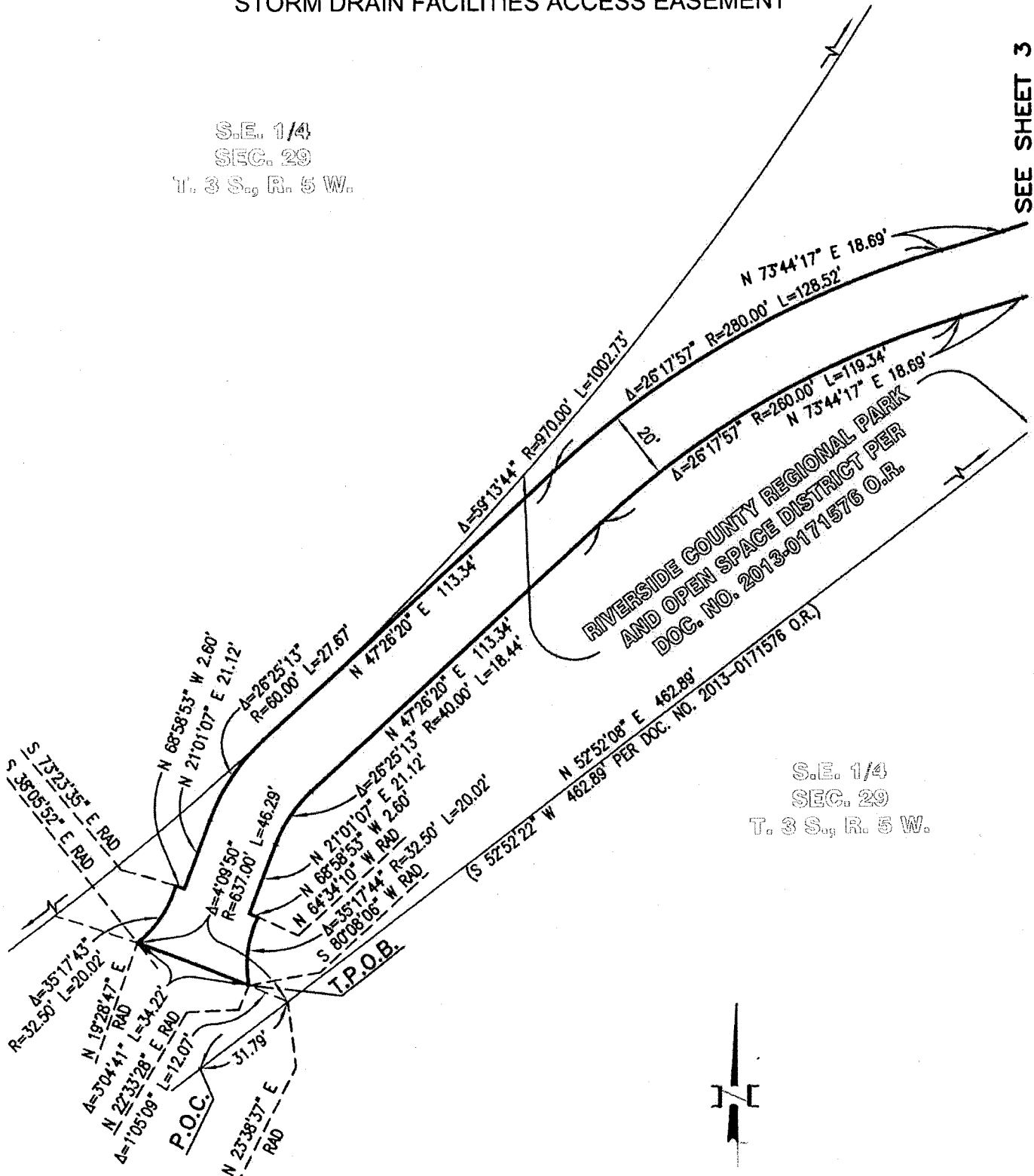
MDS CONSULTING	MORSE	17320 REDHILL AVE.
	SCHULTZ	SUITE 350
		IRVINE, CA 92614
		PH: 949-251-8821
		FAX: 949-251-0516
PLANNERS	ENGINEERS	SURVEYORS

EXHIBIT "B"

RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT STORM DRAIN FACILITIES ACCESS EASEMENT

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

SEE SHEET 3



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

 INDICATES EASEMENT AREA

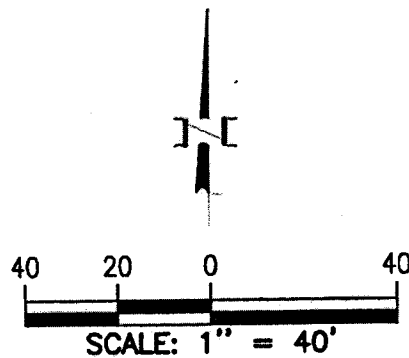


EXHIBIT "B"

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

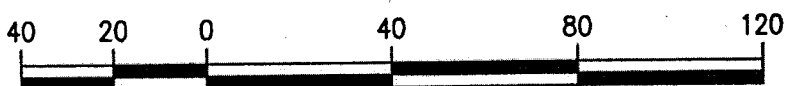
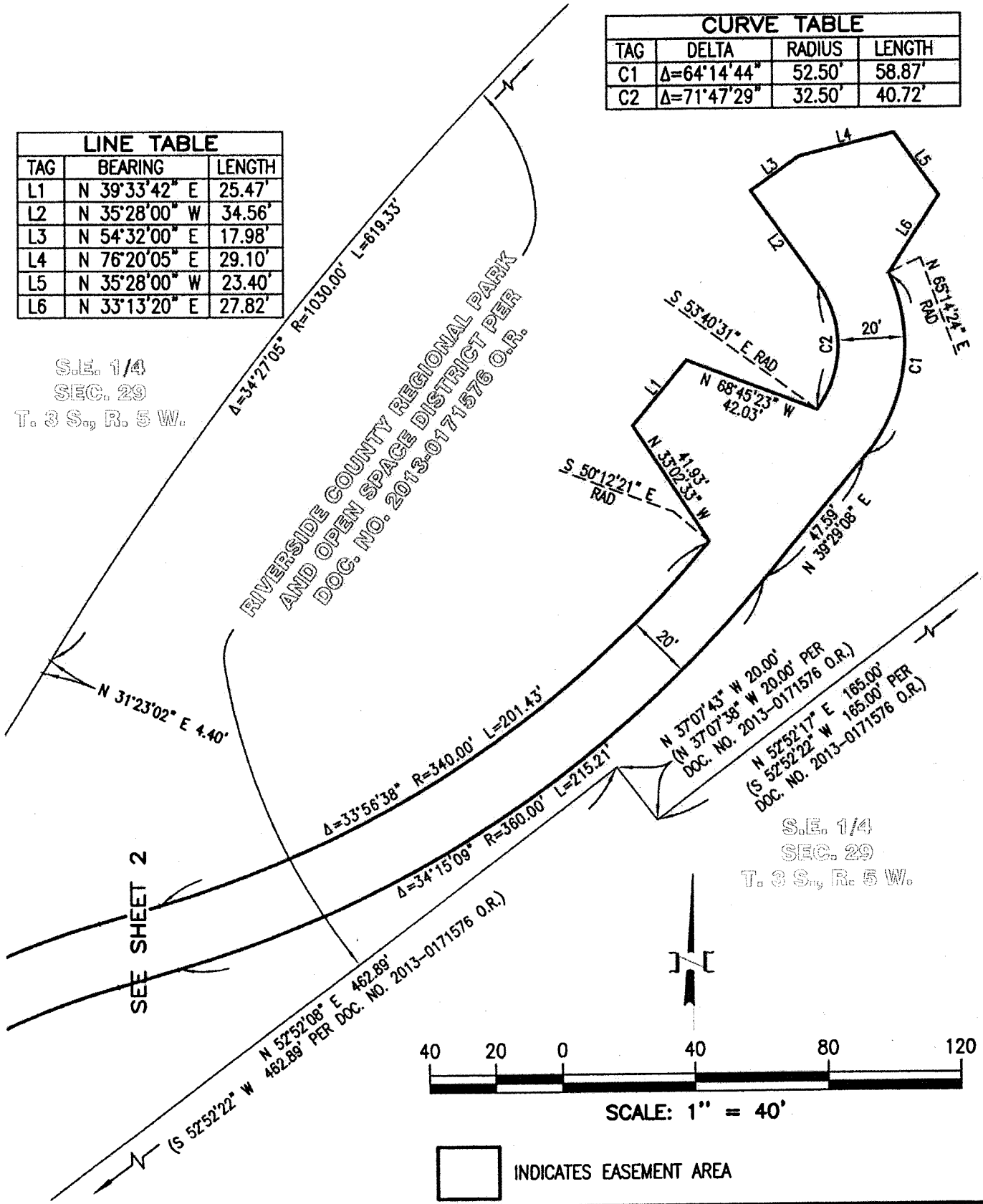
LINE TABLE		
TAG	BEARING	LENGTH
L1	N 39°33'42" E	25.47'
L2	N 35°28'00" W	34.56'
L3	N 54°32'00" E	17.98'
L4	N 76°20'05" E	29.10'
L5	N 35°28'00" W	23.40'
L6	N 33°13'20" E	27.82'

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

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

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

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



SCALE: 1" = 40'

INDICATES EASEMENT AREA

RETURN TO: STOP NO. 1080
RIVERSIDE COUNTY SURVEYOR'S OFFICE
4080 LEMON STREET, 8TH FLOOR
RIVERSIDE, CA 92501

FOR RECORDER'S USE

CERTIFICATE of ACCEPTANCE of EASEMENT
(GOVERNMENT CODE SECTION 27281)

THIS INSTRUMENT IS FOR
THE BENEFIT OF THE
COUNTY OF RIVERSIDE AND
ENTITLED TO BE RECORDED
WITHOUT FEE. (GOV. CODE
6103)

THIS IS TO CERTIFY that the interest in real property granted by the easement dated _____, from Riverside County Regional Park & Open-Space District, to the COUNTY OF RIVERSIDE, is hereby accepted for the purpose of vesting title in the County of Riverside on behalf of the public for a Storm Drain Facilities Easement, and will be included into the County Maintained System by the undersigned on behalf of the Board of Supervisors pursuant to the authority contained in County Ordinance No. 669. Grantee consents to recordation thereof by its duly authorized officer.

Dated: _____ COUNTY OF RIVERSIDE

Juan C. Perez
Director of Transportation

By: _____ DEPUTY

RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT
STORM DRAIN FACILITIES EASEMENT

RIVERSIDE COUNTY REGIONAL PARK & OPEN-SPACE DISTRICT

Grant(s) to the County of Riverside, a political subdivision of the State of California, an easement for Storm Drain Facilities Easement, over, upon, across, and within the real property in the County of Riverside, State of California, described as follows:

SEE LEGAL DESCRIPTION AND PLAT ATTACHED HERETO AS EXHIBITS "A" AND "B" AND MADE A PART HEREOF

RIVERSIDE COUNTY REGIONAL PARK & OPEN-SPACE DISTRICT

DATED: May 17, 2016

BY: 
KEVIN JEFFRIES, CHAIRMAN
BOARD OF DIRECTORS

ATTEST:
KECIA HARPER-IHEM, Clerk

By: 
DEPUTY

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

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

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

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

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

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

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

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

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

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

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

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

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


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

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

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

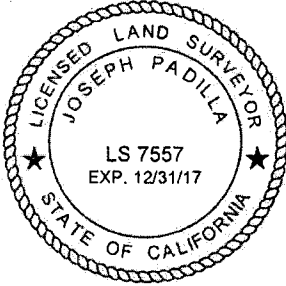
EXHIBIT "A"
RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT
STORM DRAIN FACILITIES EASEMENT
LEGAL DESCRIPTION

PREPARED UNDER THE SUPERVISION OF:



JOSEPH PADILLA PLS 7557
4-25-16

DATE



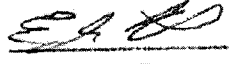
THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: 
DATE: 5-3-16

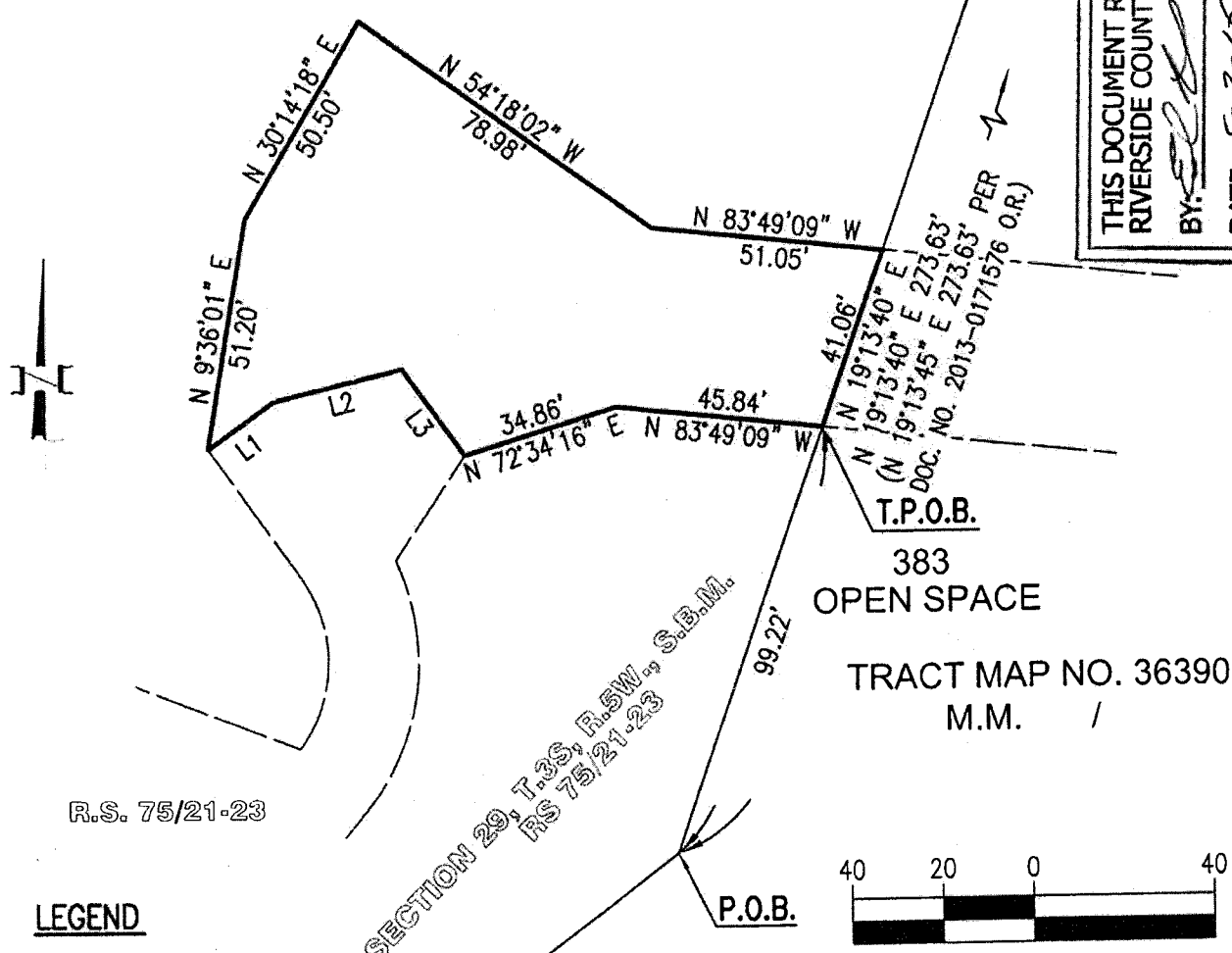
EXHIBIT "B"

SHEET 1 OF 1

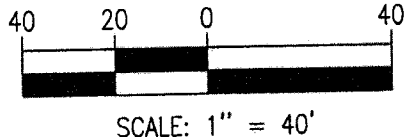
RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT STORM DRAIN FACILITIES EASEMENT

DOC. NO.
2013-0171576 O.R.

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: *[Signature]*
DATE: 5-3-18



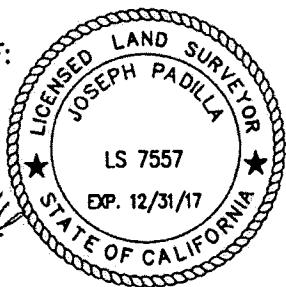
LEGEND
 INDICATES EASEMENT AREA



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

SURVEYOR'S CERTIFICATE
 PREPARED UNDER THE SUPERVISION OF:

[Signature] 4-25-18
 JOSEPH PADILLA DATE
 LICENSED LAND SURVEYOR NO. 7557



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

**AGREEMENT CONCERNING THE CONVEYANCE OF EASEMENTS
FOR PUBLIC PURPOSES**

THIS AGREEMENT CONCERNING THE CONVEYANCE OF EASEMENTS FOR PUBLIC PURPOSES ("Agreement") is made and entered into as of this 17th day of MAY 2016, ("Effective Date") by and between the RIVERSIDE COUNTY REGIONAL PARK AND OPEN-SPACE DISTRICT ("District"), a special district created pursuant to the California Public Resources Code Division 5, Chapter 3, Article 3, and LENNAR HOMES OF CALIFORNIA, INC, a California corporation ("Lennar"). District and Lennar are sometimes collectively referred to as the "Parties".

RECITALS

A. District is the owner of certain unimproved real property, located in the unincorporated area of the County of Riverside, State of California, identified with Assessor's Parcel Number 269-100-010 and 269-100-013, consisting of approximately 8.86 acres (385,942 square feet) of vacant land, as more particularly set for in **Attachment 1**, attached hereto and incorporated herein by reference ("District Property").

B. Lennar is the owner of certain real property located adjacent to the District Property, identified with Assessor's Parcel Numbers 269-100-009, 269-100-011, 269-100-012, 269-100-014, 269-060-004 and 269-060-006 as more particularly set forth in **Attachment 2**, attached hereto and incorporated herein by reference, ("Lennar Property") with certain development entitlements and conditions of approval associated with a project referenced as Tract Map No. 36390 ("TM36390"), an implementing project located within the Citrus Heights Specific Plan No. 325 Amendment No. 1.

C. As a condition of approval for the development of TM36390, Lennar is required to make and provide for certain public easement dedications and improvements for road right of way, utility, storm drain, ponding, and fuel modification purposes, as shown on **Figure A** of TM36390, attached hereto and by this reference incorporated herein, and provide mechanisms for the operation and maintenance thereof.

D. Lennar has requested certain easement interests in, over, across and through those certain and limited portions of District Property in favor of the County of Riverside, the Riverside County Flood Control and Water Conservation District and other entities for public purposes, described and depicted on **Attachment 3**, attached hereto and incorporated herein by this reference, (the "**Easements**") for the Easement Purposes (as it is defined in Article I, Section 1 below) associated with Lennar's development of TM36390.

E. District is willing to grant of the Easements for consideration by Lennar over the District Property only for purposes described herein, provided that District 1) finds that the grant of the easement interests desired does not interfere with the use of the property for the purposes of the District; 2) is not responsible for or obligated to any of Lennar's obligations and conditions associated with TM36390; and 3) Lennar is solely responsible for costs, consideration due and liabilities associated with any of the Easements and upon the terms and conditions set forth in this Agreement. All easements to be required by the conditions of approval with the

various listed agencies and utilities are to be the sole responsibility of Lennar. Lennar agrees to absorb all costs and liabilities associated with the easements. The District shall have the right to review and approve all easements and/or maintenance agreements to be entered into upon District owned land and nothing contained herein shall be deemed as a pre-commitment to actually conveying such Easements.

F. The Parties desire to enter into this Agreement to provide for the rights and responsibilities of the Parties for proposed transaction described herein.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. **PURPOSE.** The purpose of the Agreement is to provide the terms and conditions in which the District will grant the following easement interests in and over certain portions of real property, located in Riverside County, California, identified with Riverside County Assessor's Parcel Nos. 269-100-010 and 269-100-013 in favor of or on behalf of the public for the purposes as further described below:

1.1 A permanent non-exclusive ponding easement which affects a section of land that will hereinafter be referred to as "**Ponding Easement**". Said section of land consists of approximately 3,244 square feet within the western portion of land identified with Assessor's Parcel Number (APN) 269-100-010 and as more particularly legally described and depicted in **Exhibits A and B** for the **Ponding Easement** as shown in **Attachment 3**.

1.2 Permanent public road right of way and utility easement interests in three locations which affects sections of land that will hereinafter be referred to as "**Public Road & Utility Easement - Parcels 1, 2 and 3**". Said sections of land all within land identified with APN 269-100-013: Parcel 1 consists of approximately 3,819 square feet of southwestern area; Parcel 2 consists of approximately 3,623 square feet of southwestern area; and Parcel 3 consists of approximately 5,523 square feet of northeastern limit, more particularly legally described and depicted in the respective **Exhibits A and B** for the **Public Road & Utility Easement - Parcels 1, 2 and 3** as shown in **Attachment 3**.

1.3 A permanent non-exclusive storm drain facilities easement which affects a section of land that will hereinafter be referred to as "**Storm Drain Facilities Easement 1**", consisting of approximately 5,223 square feet within the western portion of land identified with APN 269-100-013, more particularly legally described and depicted in **Exhibits A and B** for the **Storm Drain Facilities Easement 1** and a permanent non-exclusive access easement which affects a section of land that will hereinafter be referred to as "**Storm Drain Facilities Access Easement**", consisting of approximately 15,834 square feet within the southwest portion of land identified with APN 269-100-013, more particularly legally described and depicted in **Exhibits A and B** for the **Storm Drain Facilities Access Easement**, both as shown in **Attachment 3**.

1.4 A permanent non-exclusive storm drain facilities easement which affects a section of land that will hereinafter be referred to as "**Storm Drain Facilities Easement 2**", consisting of approximately 7,623 square feet within land identified with APN 269-100-013, more particularly legally described and depicted in **Exhibits A and B** for the **Storm Drain Facilities Easement 2** and a permanent non-exclusive access easement which affects a section of land that will hereinafter be referred to as "**Storm Drain Facilities Access Easement**", consisting of

approximately 15,834 square feet within the southwest portion of land identified with APN 269-100-013, more particularly legally described and depicted in **Exhibits A and B** for the **Storm Drain Facilities Access Easement**, both as shown in **Attachment 3**.

1.5 Permanent fuel modification easement interests in two locations which affects sections of land that will hereinafter be referred to as "**HOA 1 & 2**". Said sections of **HOA 1** consists of approximately 111,686 square feet and **HOA 2** consisting of approximately 4,859 square feet within the land identified with APN 269-100-013, more particularly legally described and depicted in the respective **Exhibits A and B** for the **HOA 1 & 2** as shown in **Attachment 3**.

1.6 A permanent fuel modification access easement interests which affects a section of land that will hereinafter be referred to as "**Fuel Modification Emergency Access Easement**". Said section of land consisting of approximately 1,701 square feet within the north end of the land identified with APN 269-100-013, more particularly legally described and depicted in **Exhibits A and B** for the **Fuel Modification Emergency Access Easement** as shown in **Attachment 3**.

The above-listed interests in real property will hereinafter be collectively referred to as the "Easements". The respective sections of land affected by the above listed interests in real property are legally described and depicted in the attached **Exhibit A and Exhibit B**, respectively, for each easement interest listed above. The conveyance of the above described easement interests by the District does not make the District responsible for or obligated to any of Lennar's obligations and conditions associated with TM36390

2. **CONSIDERATION.** The total consideration that Lennar shall pay to the District for the real property interests referenced as the "Easements" is Seventy Five Thousand Three Hundred Eighty Five Even Dollars (\$75,385) (the "Consideration"). Said consideration shall be payable in cash prior to the close of escrow and in accordance with this Agreement. In addition to the Consideration for the Easements, Lennar shall be responsible for paying all costs and fees associated with the transaction as it is further described below: 1) Lennar shall reimburse the District for all costs that District incurs as a result of this transaction during the course of processing any Right of Entry Agreements, this Agreement and the associated documents for the conveyance of Easements contemplated by this Agreement; 2) Lennar shall be responsible for all costs associated with the actions contemplated under this Agreement and processing any documents in connection thereof, including but not limited to reimbursement for costs for submittal of this Agreement and any other documents to the Board of Directors for the District, costs for District's legal counsel, consultants, survey and District's staff time; and 3) Lennar shall be responsible to pay all costs and fees to third parties for performing work or services associated with the actions contemplated under this Agreement (the "Transaction"). Lennar agrees to pay the Consideration and all costs associated with the Transaction into Escrow (if the parties choose to open escrow), upon request by the District, or upon receipt of any invoices submitted by the District associated with reimbursement for costs to the District in a timely and reasonable manner and pursuant to the terms and conditions of the Agreement.

3. **PERMISSION TO ENTER ON PROPERTY.** District hereby grants to Lennar, or its authorized agents, permission to enter upon the Easements at all reasonable times prior to close of this transaction for the purpose of conducting due diligence, including making necessary or appropriate inspections. Lennar will give District reasonable written notice before going on the Easements. Lennar does hereby indemnify and hold harmless District, District's Board of

Directors, officials, successors, assigns, officers, employees, agents and representatives free and harmless from and against any and all liability, loss, damages and costs and expenses, demands, causes of action, claims or judgments, arising from or that is in any way connected with Lennar's inspections or non-permanent improvements involving entrance onto the Easements pursuant to this Section 3. If Lennar fails to acquire the Easements due to Lennar's default, this license will terminate upon the termination of Lennar's right to purchase the Easements. In such event, Lennar will remove or cause to be removed all of Lennar's personal property, facilities, tools and equipment from the Easements. If Lennar does not remove all of Lennar's personal property, facilities, tools and equipment from the Easements within ten business days of the date that Lennar's license terminates under this Section, District has the right to remove said personal property, facilities, tools and equipment from the Easements. In the event of Lennar fails to remove Lennar's personal property, facilities, tools and equipment from the Easements after entering the Easements to perform due diligence, including to make necessary or appropriate inspections as specified in this Section 4, Lennar is responsible for all reasonable costs incurred by District in any such removal by District.

5. **ESCROW.** Within five (5) days of the full execution of this Agreement by the parties, the parties shall open escrow at Lawyers Title Company ("Escrow") to accommodate the transaction contemplated by this Agreement. Opening of Escrow shall mean the date on which Escrow Holder receives a fully executed original of this Agreement. Close of Escrow shall mean the date on which the Deeds are recorded in the Official Records of the County of Riverside. The Close of Escrow will be as soon as possible after the Opening of Escrow, but in no event shall the Close of Escrow be later than ninety (90) days after the Opening of Escrow. The parties hereto shall execute and deliver to Escrow Holder such escrow instructions prepared by Escrow Holder as may reasonably be required to consummate the transaction contemplated by this Agreement. Any such instructions shall not conflict, amend or supersede any provisions of this Agreement; this Agreement shall control unless the parties expressly agree in writing otherwise. The Escrow Instructions shall include the following terms and conditions for disbursements and other actions by Escrow Holder of this sale which shall occur at the Close of Escrow:

5.1 **Funds.** Promptly upon Close of Escrow, disburse all funds deposited with Escrow Holder (by or behalf of Lennar) in payment of the Easements as follows: (a) deduct or credit all items chargeable to the account of District and/or Lennar pursuant to Sections 6 and 9; b) disburse the balance of the Consideration; and, (c) disburse any excess proceeds deposited by Lennar to Lennar.

5.2 **Recording.** Cause the Deeds in favor of the parties designated by the Parties to be recorded with the County Recorder and obtain conformed copies thereof for distribution to Lennar and District.

5.3 **Title Policy.** Direct the Title Company to issue a Title Policy for each of the easement interests to Lennar, or its designee, if requested.

5.4 **Delivery of Documents to Lennar and District.** Deliver to Lennar any other documents (or copies thereof) deposited into Escrow by District. Deliver to District any other documents (or copies thereof) deposited into Escrow by Lennar.

5.5 All time limits within which any matter herein specified is to be performed may be extended by mutual agreement of the parties hereto. Any amendment of, or supplement to,

any instructions must be in writing.

6. **TITLE AND TITLE INSURANCE.** If requested by the District, Lawyers Title Company (the "Escrow Holder") shall obtain and issue a title commitment for each of the Easements (the "Policies"). Escrow Holder will also request two copies each of all instruments identified as exceptions on said title commitment. Upon receipt of the foregoing, Escrow Holder will deliver these instruments and the title commitment to Lennar or Lennar's designee and District. Lennar shall pay for the cost of the Policies. Escrow Holder will insure title to the Easements, which is described above in Section 1, at the Close of Escrow by a CLTA Owner's Standard Coverage Policy of Title Insurance in the amount of the Consideration ("Policy") and the interest in the Easements is free and clear of all monetary liens, monetary encumbrances and other exceptions to good and clear title, subject only to the following permitted conditions of title ("Permitted Title Exceptions"):

6.1 The applicable zoning, building and development regulations of any municipality, county, state or federal jurisdiction affecting the Easements.

6.2 Taxes: Current fiscal year, including personal property tax, if any, and any further assessment thereto under Division 1, Part 0.5, Chapter 3.5 of Revenue and Taxation Code of the State of California. All other taxes owed whether presently current or delinquent are to be CURRENT at the Close of Escrow.

6.3 Quasi-public utility, public utility, public alley, public street easements, licenses and rights of way of record or not.

7. **POSSESSION OF PROPERTY.** It is mutually understood and agreed by and between the parties hereto that the right of possession and use of the Easements by Lennar, including the right to remove and dispose of improvements, shall commence upon the close of escrow.

8. **CLOSING CONDITIONS.**

8.1 All obligations of Lennar under this Agreement are subject to the fulfillment, before or at Closing, of each of the following conditions:

8.1.1 District shall convey title to the Easements in favor of the designated grantees by execution and delivery with Escrow Holder duly executed and acknowledged Easement Deeds in the forms attached to this Agreement as **Attachment 4**, ("Deeds") by this reference incorporated herein.

8.1.2 District must have delivered to Escrow the documents it is required to deliver through Escrow at Closing.

8.1.3 All necessary agreements and consents of all parties to consummate the transaction contemplated by this Agreement will have been obtained and furnished by District to Lennar.

8.1.4 Such proof of District's authority and authorization to enter into and perform under this Agreement, and such proof of power and authority of the individuals executing or delivering any instruments, documents, or certificates on behalf of District to act for and bind District as may reasonably be required by Lennar or the Escrow Holder.

Lennar's Closing Conditions are solely for Lennar's benefit and any or all may be waived in writing by Lennar in whole or in part without prior notice.

8.2 District's obligation to sell the Easements is expressly conditioned on the fulfillment of each of the following condition by Lennar at or before the Closing:

8.2.1 Lennar must have delivered to the Escrow Holder funds sufficient for the Consideration and all costs associated with the Transaction into Escrow.

8.2.2. Lennar must have delivered into Escrow the documents and funds required to consummate this transaction and as specified in this Agreement.

District's Closing Conditions are solely for District's benefit and any or all may be waived in writing by District in whole or in part without prior notice.

8.3 Lennar and District agree to execute and provide any additional instruments or other documents as may be necessary to complete this transaction. Lennar and District hereby agree to cooperate with the execution of all instruments or other documents reasonably necessary to complete the transfer of the real property interest, including, but not limited to, any supplemental instructions required to complete the transaction.

9. **CLOSING COSTS.** Costs for Escrow, title and closing expenses will be allocated as follows:

9.1 Lennar shall pay or be charged:

9.1.1 All the Escrow fees and costs;

9.1.2 Cost of the CLTA Standard coverage policy for each easement interest;

9.1.3 Cost of recording the Deeds;

9.1.4 Costs to reimburse District for the Transaction as described in Section 2 of this Agreement; and

9.1.5 Lennar's share of prorations, if any.

9.2 Prorations. All receipts and disbursements of the Easements will be prorated as of 11:59 p.m. on the day immediately preceding the Closing Date and the Consideration will be adjusted on the following basis:

9.2.1 Tax Exempt Agency. All parties hereto acknowledge that the District is a public entity and exempt from payment of any real property taxes. There will be no proration of taxes through Escrow. Lennar will be responsible for payment of any real property taxes due prior to the Close of Escrow. In the event any real property taxes are due and unpaid at the Close of Escrow, Escrow Holder is hereby authorized and instructed to pay such taxes from funds deposited by Lennar at the Close of Escrow. District understands that the Tax Collector will not accept partial payment of any installment of the real property taxes due at the Close of Escrow. After the Close of Escrow, the Lennar will file any necessary documentation with the County Tax Collector/Assessor for the property tax exemption.

9.2.2 Method of Proration. If applicable and for purposes of calculating prorations, the designated grantees shall be deemed to be in title to the Easements, and therefore entitled to the benefit or income therefrom and responsible for the expenses thereof, for the entire day upon which the Closing occurs. All prorations will be made as of the date of Close of Escrow based on a three hundred sixty-five (365) day year or a thirty (30) day month, as applicable. The obligations of the parties pursuant to this Section 9 shall survive the Closing

and shall not merge into any documents of conveyance delivered at Closing.

10. **CLOSING.** When the Escrow Holder receives all documents and funds identified in this Agreement, and the Title Company is ready, willing, and able to issue the Title Policy, then, and only then, the Escrow Holder will close Escrow by performing all actions instructed to do so in the Escrow Instructions and in accordance with this Agreement.

11. **INDEMNIFICATION.** Lennar shall indemnify and hold harmless the District, the County of Riverside, its respective directors, officers, Board of Supervisors, Board of Directors, elected and appointed officials, employees, agents and representatives from any liability whatsoever, based or asserted upon any services, acts, omissions, and/or negligence of Lennar, its officers, employees, subcontractors, agents or representatives arising out of or in any way relating to this Agreement, including but not limited to property damage, bodily injury, or death or any other element of any kind or nature whatsoever arising from the acts or omissions of Lennar, its officers, agents, employees, subcontractors, agents or representatives from this Agreement. Lennar shall defend, at its sole expense, all costs and fees including, but not limited, to attorneys' fees, cost of investigation, defense and settlements or awards, the District, the County of Riverside, its respective directors, officers, Board of Supervisors, Board of Directors, elected and appointed officials, employees, agents and representatives in any claim or action based upon such alleged acts or omissions.

With respect to any action or claim subject to indemnification herein by Lennar, Lennar shall, at its sole cost, have the right to use counsel of its own choice and shall have the right to adjust, settle, or compromise any such action or claim without the prior consent of District; provided, however, that any such adjustment, settlement or compromise in no manner whatsoever limits or circumscribes Lennar's indemnification to District as set forth herein. Lennar's obligation hereunder shall be satisfied when Lennar has provided to District the appropriate form of dismissal relieving District from any liability for the action or claim involved.

12. **DISTRICT REPRESENTATIVE.** The General Manager, or his designee, serves as the representative on behalf of District for the purpose of administering and performing administrative or ministerial actions necessary to complete this transaction, including executing any other related escrow forms or documents to consummate the purchase.

13. **NOTICES.** All notices and demands shall be given in writing by certified mail, postage prepaid, and return receipt requested, or by personal delivery. Notices shall be considered given upon the earlier of (a) personal delivery, (b) two (2) business days following deposit in the United States mail, postage prepaid, certified or registered, return receipt requested, or (c) one (1) business day following deposit with an overnight carrier service. A copy of all notices shall be sent to the Escrow Company. Notices shall be addressed as provided below for the respective party. The parties agree, however, that if any party gives notice in writing of a change of name or address to the other party, notices to such party shall thereafter be given as demanded in that notice:

Lennar: Lennar Homes of California, Inc.
Attention: Project Manager for TR36390
980 Montecito Drive, #302
Corona, CA 92879
Telephone Number: (951) 817-3555

District: Riverside County Regional Park and Open-Space District
Attention: General Manager
4600 Crestmore Road
Jurupa Valley, CA 92509
Telephone Number: (951) 955-4310

Escrow Company: Lawyers Title Company Inland Empire
Colleen Graves, CSEO, CEI, SASIP, Sr. Escrow Officer
625 E. Carnegie Dr., #105, San Bernardino, CA 92408
Phone: 909.963.5570
Fax: 866.696.3389
Email: cgraves@ltic.comadria.butler@ltic.com
Web: www.lawyersie.com

Title Company: Lawyers Title Company
Peggy Jones
Title Officer | Inland Empire
3480 Vine Street, Suite 300 | Riverside, CA 92507
Office: 951-774-0825
E Fax: 866-657-1033
Fax: 951-782-0871
Email: TU67@LTIC.com
Web: www.lawyersie.com

14. GENERAL PROVISIONS.

14.1 Governing Law and Jurisdiction. The Parties agree that in the exercise of this Agreement, the Parties shall comply with all applicable federal, state, county and local laws, and regulations in connection with the subject matter of this Agreement. The existence, validity, construction, operation and effect of this Agreement and all of its terms and provisions shall be determined in accordance with the laws of the State of California. Any action at law or in equity brought by either of the Parties hereto for the purpose of enforcing a right or rights provided for by this Agreement shall be tried in a court of competent jurisdiction in the County of Riverside, State of California, and the Parties hereby waive all provisions of law providing for a change of venue in such proceedings to any other county.

14.2 Time of Essence. The parties acknowledge that time is of the essence in this Agreement, notwithstanding anything to the contrary in the Escrow Company's general Escrow instructions

14.3 Successors and Assigns. It is mutually understood and agreed that this Agreement shall be binding upon the District, Lennar and their respective successors. Lennar shall not assign this Agreement, nor any part hereof, without the prior written consent of the District.

14.4 Paragraph Titles. The paragraph titles of this Agreement are (i) inserted only for the convenience of the Parties, (ii) are not intended to describe, define, limit, or otherwise affect the provisions in the portions of the Agreement to which they pertain, and (iii) in no way

describe, define, limit, or otherwise affect the scope or intent of this Agreement or in any way affect the agreement of the Parties set out in this Agreement.

14.5 Entire Agreement. This Agreement embodies the entire agreement between the Parties hereto in relation to the subject matter hereof, and no other agreement or understanding, verbal or otherwise, relative to this subject matter exists between the Parties at the time of execution of this Agreement. This Agreement may only be modified or amended by the mutual consent of the Parties in writing.

14.6 Interpretation and Construction. The parties agree that each party has reviewed this Agreement and that each has had the opportunity to have their legal counsel review and revise this Agreement and that any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not apply in the interpretation of this Agreement or any amendments or Exhibits thereto. The captions of the sections and subsections of this Agreement are for convenience and reference only, and the words contained therein shall in no way be held to explain, modify, amplify or aid in the interpretation, construction or meaning of the provisions of this Agreement.

14.7 Authority to Execute. The individuals executing this Agreement and the instruments referenced herein each represent and warrant that they have the legal power, right and actual authority to bind their respective Parties to the terms and conditions hereof and thereof.

14.8 Counterparts. This Agreement may be executed in counterparts, each of which so executed shall, irrespective of the date of its execution and delivery, be deemed an original, and all such counterparts together shall constitute one and the same instrument.

(Signature Provisions on Following Page)

15. **ASSIGNMENT.** Lennar may assign the right to acquire the easement interests under this Agreement or may designate a nominee to acquire the Property, provided, however, that any such assignment or designation shall not relieve Lennar of any of its obligations under this Agreement.


16. **SIGNATURES.** This Agreement will have no force or effect whatsoever unless and until it is signed by each of the two transacting parties.

IN WITNESS WHEREOF, the Parties hereto have caused their duly authorized representatives to execute this Agreement on the date and year first written above.

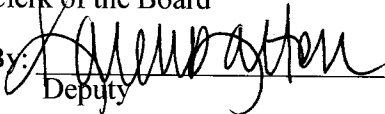
RIVERSIDE COUNTY REGIONAL
PARK & OPEN-SPACE DISTRICT

LENNAR HOMES OF CALIFORNIA, INC.

By: 
Kevin Jeffries
Chairman, Board of Directors

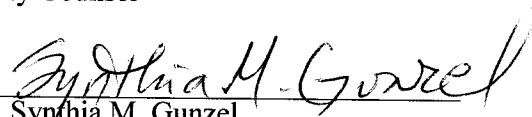
By: 
Jeffrey T. Clemens
Vice President

ATTEST:
Kecia Harper-Ihem
Clerk of the Board

By: 
Deputy

(SEAL)

APPROVED AS TO FORM:
Gregory P. Priamos
County Counsel

By: 
Synthia M. Gunzel
Deputy County Counsel


ATTACHMENT 1
DESCRIPTION AND DEPICTION OF DISTRICT PROPERTY

Attachment 1 - Park District Property

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



Legend

-  RCLIS Parcels
-  City Boundaries
-  Cities



0 1,098

2,196 Feet



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

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

© Riverside County TLMA GIS

Notes

ATTACHMENT 2
DESCRIPTION AND DEPICTION OF LENNAR PROPERTY
TRACT MAP NUMBER 36390

Attachment 2 - Lennar Property

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

SHEET 6 OF 57 SHEETS

TRACT NO. 36390

BEING A SUBDIVISION OF PORTIONS OF THE SOUTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO BY MAP RECORDED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY.
 PROFESSIONAL LAND SURVEYING, INC. APRIL, 2015

INDEX SHEET

SCALE: 1" = 400'



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

SEE SHEET 4 FOR BOUNDARY SHEET.

SHEETS NUMBERED 41 AND ABOVE REFER TO DETAIL SHEETS.

⑩ INDICATES SHEET NUMBER

— INDICATES SHEET BOUNDARY

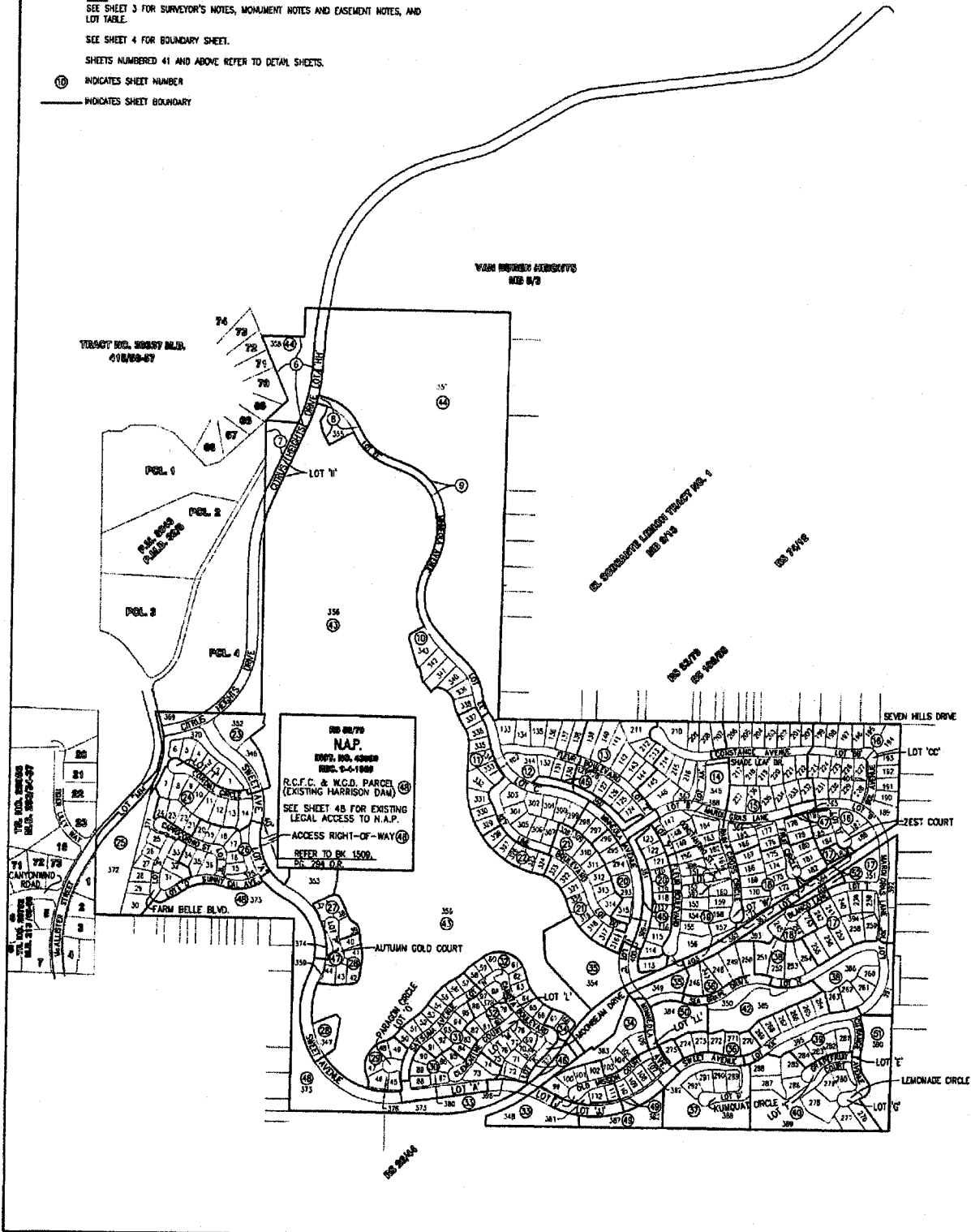
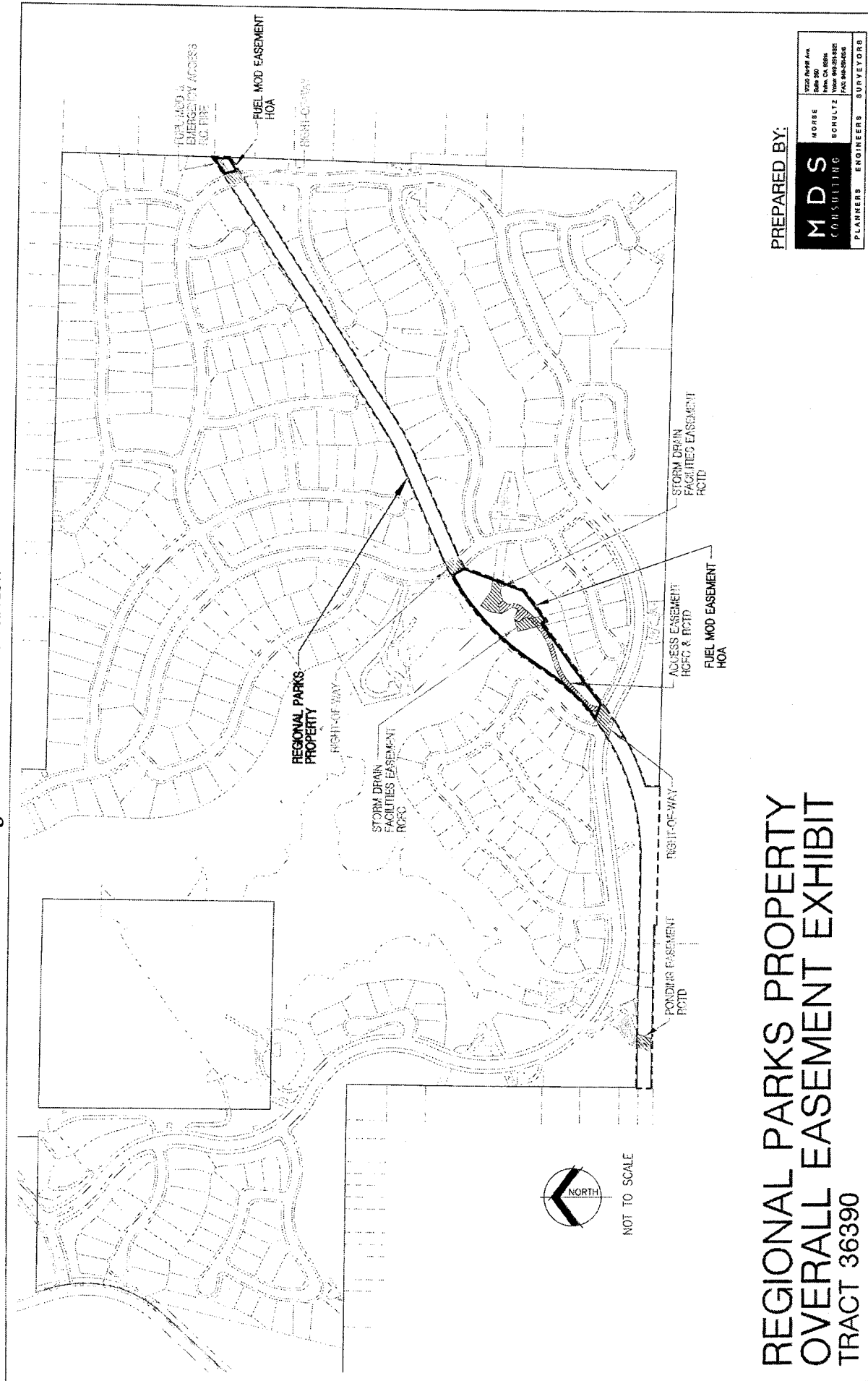


Figure A - Easement Overview



ATTACHMENT 3

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

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

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

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

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

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

FUEL MODIFICATION EMERGENCY ACCESS EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE – Exhibits A and B

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

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

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

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

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

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

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

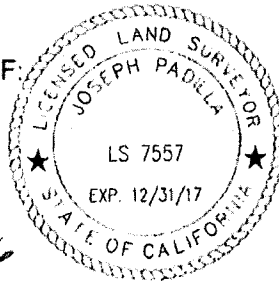
THENCE NORTH 19°09'18" EAST 63.29 FEET TO THE TRUE POINT OF BEGINNING.

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

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

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

PREPARED UNDER THE SUPERVISION OF:

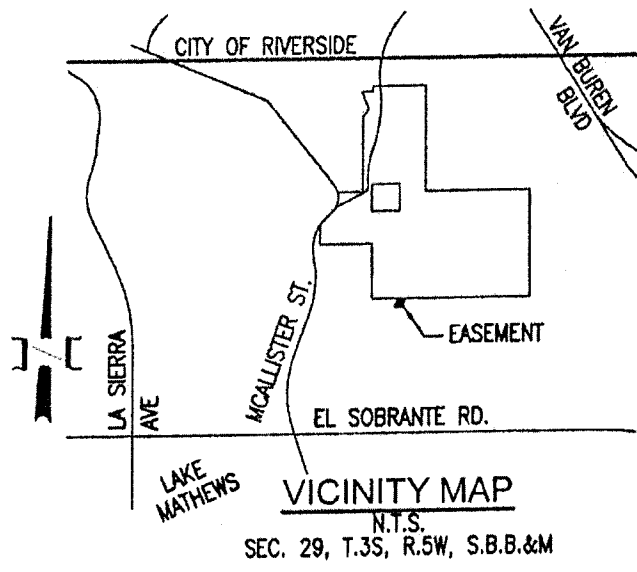


[Handwritten Signature] 3-14-2016
JOSEPH PADILLA, PLS 7557 DATE

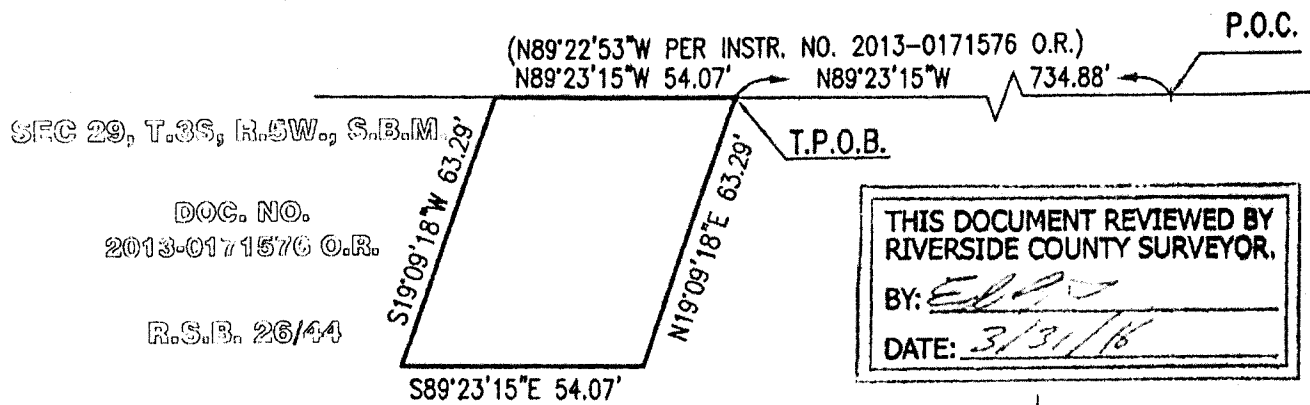
THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: *[Signature]*
DATE: 3/31/16

EXHIBIT "B"

RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT PONDING EASEMENT



TRACT MAP NO. 36390



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

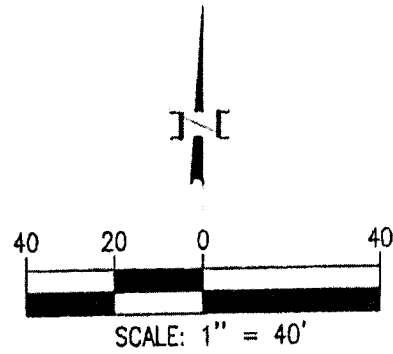
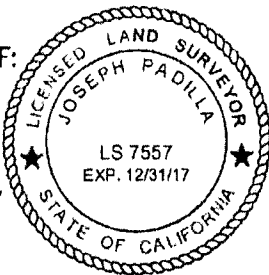
LEGEND

 INDICATES
EASEMENT AREA

SURVEYOR'S CERTIFICATE

PREPARED UNDER THE SUPERVISION OF:

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



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

EXHIBIT "A"
PUBLIC ROAD AND UTILITY EASEMENT
LEGAL DESCRIPTION

PARCEL 1

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

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

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

THENCE, LEAVING SAID NORTHWESTERLY LINE, SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°51'35", AN ARC DISTANCE OF 61.09 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF SAID PARCEL 'A';

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

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°57'54", AN ARC DISTANCE OF 61.60 FEET TO A POINT IN THE NORTHWESTERLY LINE OF SAID PARCEL 'A';

THENCE ALONG SAID NORTHWESTERLY LINE NORTH 56°51'26" EAST 60.34 FEET TO THE **TRUE POINT OF BEGINNING**.

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

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

PARCEL 2

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

EXHIBIT "A"
PUBLIC ROAD AND UTILITY EASEMENT
LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

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

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

EXHIBIT "A"
PUBLIC ROAD AND UTILITY EASEMENT
LEGAL DESCRIPTION

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

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

PARCEL 3

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

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

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

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

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

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

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

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

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

EXHIBIT "A"
PUBLIC ROAD AND UTILITY EASEMENT
LEGAL DESCRIPTION

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

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

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

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

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

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

PREPARED UNDER THE SUPERVISION OF:


JOSEPH PADILLA, PLS 7557 DATE 4-15-16

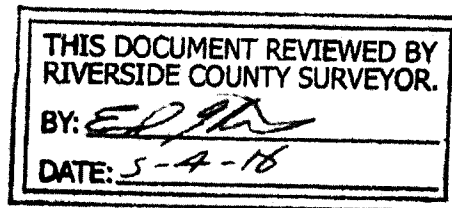
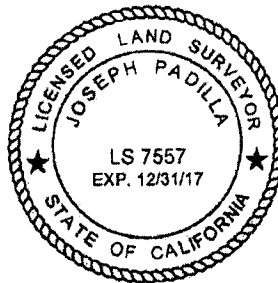


EXHIBIT "B"

PUBLIC ROAD AND UTILITY EASEMENT


SHEET 1 OF 4

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

PARCEL 1



SCALE: 1" = 300'

 INDICATES EASEMENT PARCEL

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

A=6°58'41"
R=970.00' L=152.00'

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

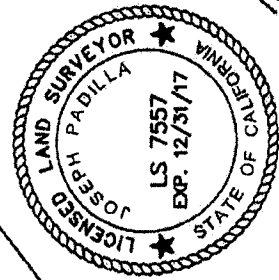
PARCEL 2

S 31°23'02" W 4.40'

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

PARCEL 3

SURVEYOR'S CERTIFICATE
PREPARED UNDER THE SUPERVISION OF:



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

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

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

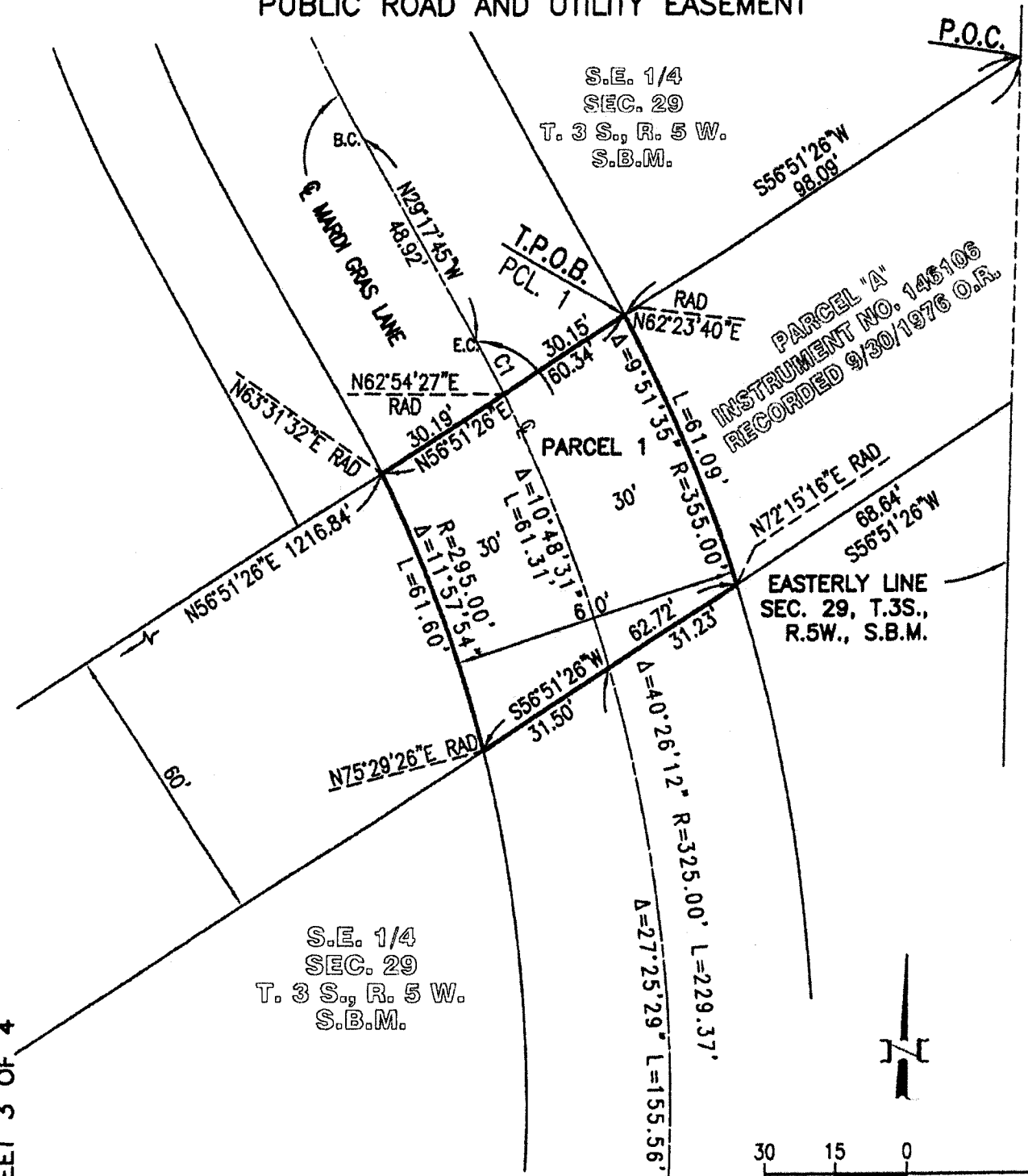
MDS
CONSULTING

PLANNERS ENGINEERS SURVEYORS

R:\0318\MAPPING\EASEMENTS\R.O.W. ESMT EX-01.dwg 4/9/2016

EXHIBIT "B"

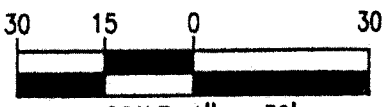
PUBLIC ROAD AND UTILITY EASEMENT



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

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

PARCEL "A"
INSTRUMENT NO. 145106
RECORDED 9/30/1976 O.R.



 INDICATES PARCEL

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

SEE SHEET 3 OF 4

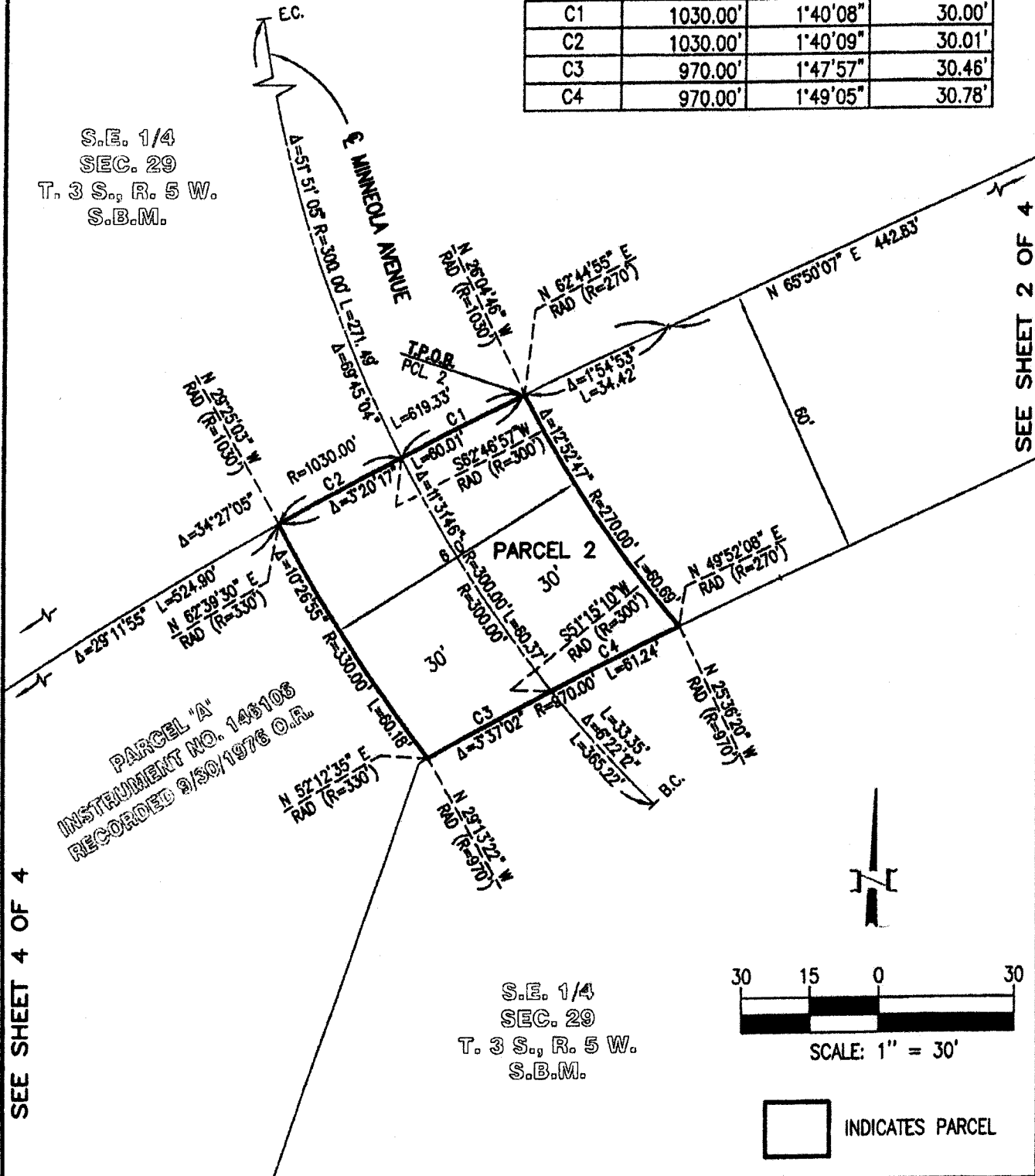
EXHIBIT "B"

PUBLIC ROAD AND UTILITY EASEMENT

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

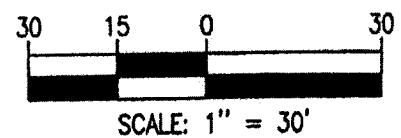
S.E. 1/4
SEC. 29
T. 3 S., R. 5 W.
S.B.M.

SEE SHEET 2 OF 4



PARCEL "A"
INSTRUMENT NO. 148106
RECORDED 9/30/1976 O.R.

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



INDICATES PARCEL

SEE SHEET 4 OF 4

EXHIBIT "B"

PUBLIC ROAD AND UTILITY EASEMENT

CURVE	RADIUS	DELTA	LENGTH
C1	970.00'	2°46'21"	46.94'
C2	970.00'	3°02'12"	51.41'
C3	1030.00'	2°28'13"	44.41'
C4	1030.00'	0°36'39"	10.98'

SHEET 4 OF 4

SEE SHEET 3 OF 4

SWEET AVENUE

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

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

PARCEL "A"
INSTRUMENT NO. 146106
RECORDED 9/20/1976 C.B.R.

PARCEL 3

LEGEND
 INDICATES PARCEL

SCALE: 1" = 30'



1:\00318\WARRANT\EXHIBITS\A.W. ESRT EX-04.dwg 4/6/2016

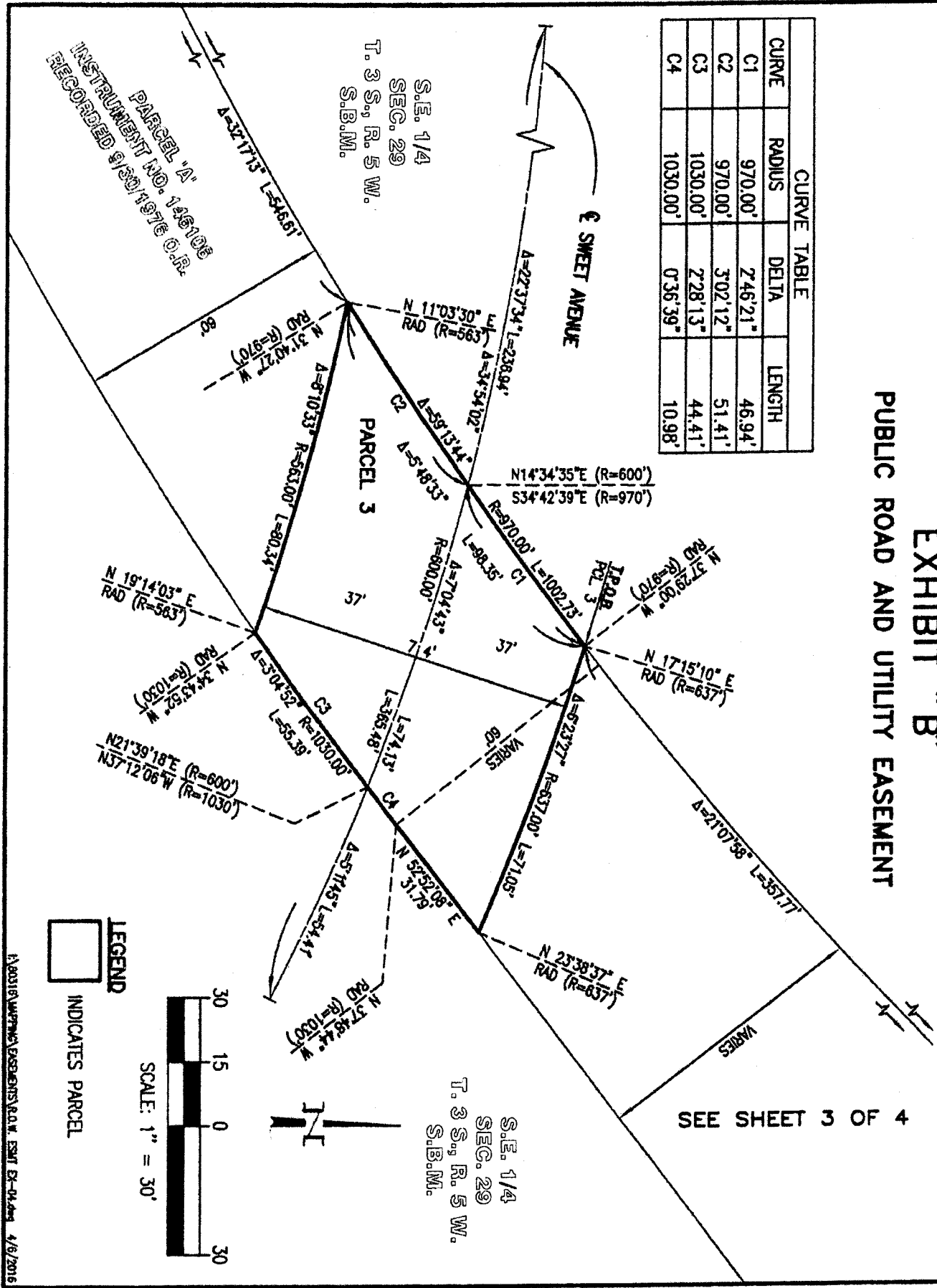


EXHIBIT "A"
LEGAL DESCRIPTION
RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
STORM DRAIN FACILITIES EASEMENT

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

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

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

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

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

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

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

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

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

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


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

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

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

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

PREPARED UNDER THE SUPERVISION OF:



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

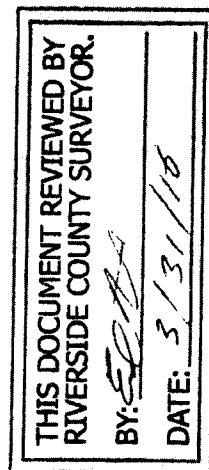
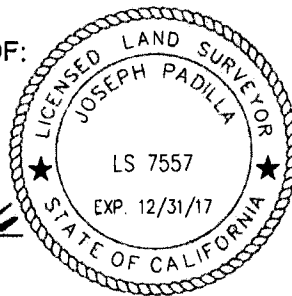
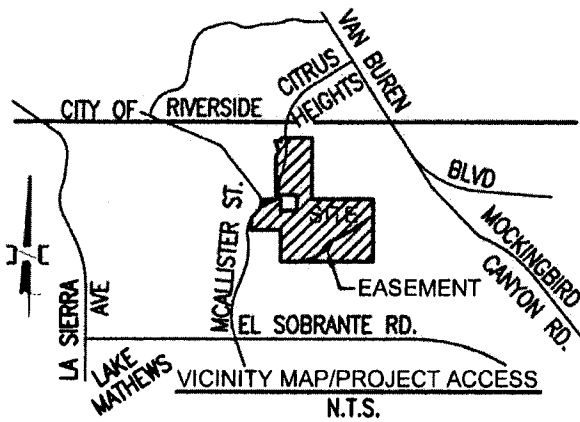


EXHIBIT "B"

SHEET 1 OF 2

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



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

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

P.O.B.

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.

BY: *ED TO*

DATE: *5-6-16*

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

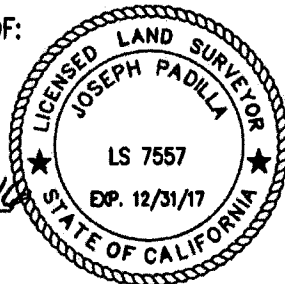


SCALE: 1" = 80'

SURVEYOR'S CERTIFICATE

PREPARED UNDER THE SUPERVISION OF:

Joseph Padilla
3-14-2016
JOSEPH PADILLA DATE
LICENSED LAND SURVEYOR NO. 7557



INDICATES EASEMENT AREA

MDS
CONSULTING

MORSE
SCHULTZ

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

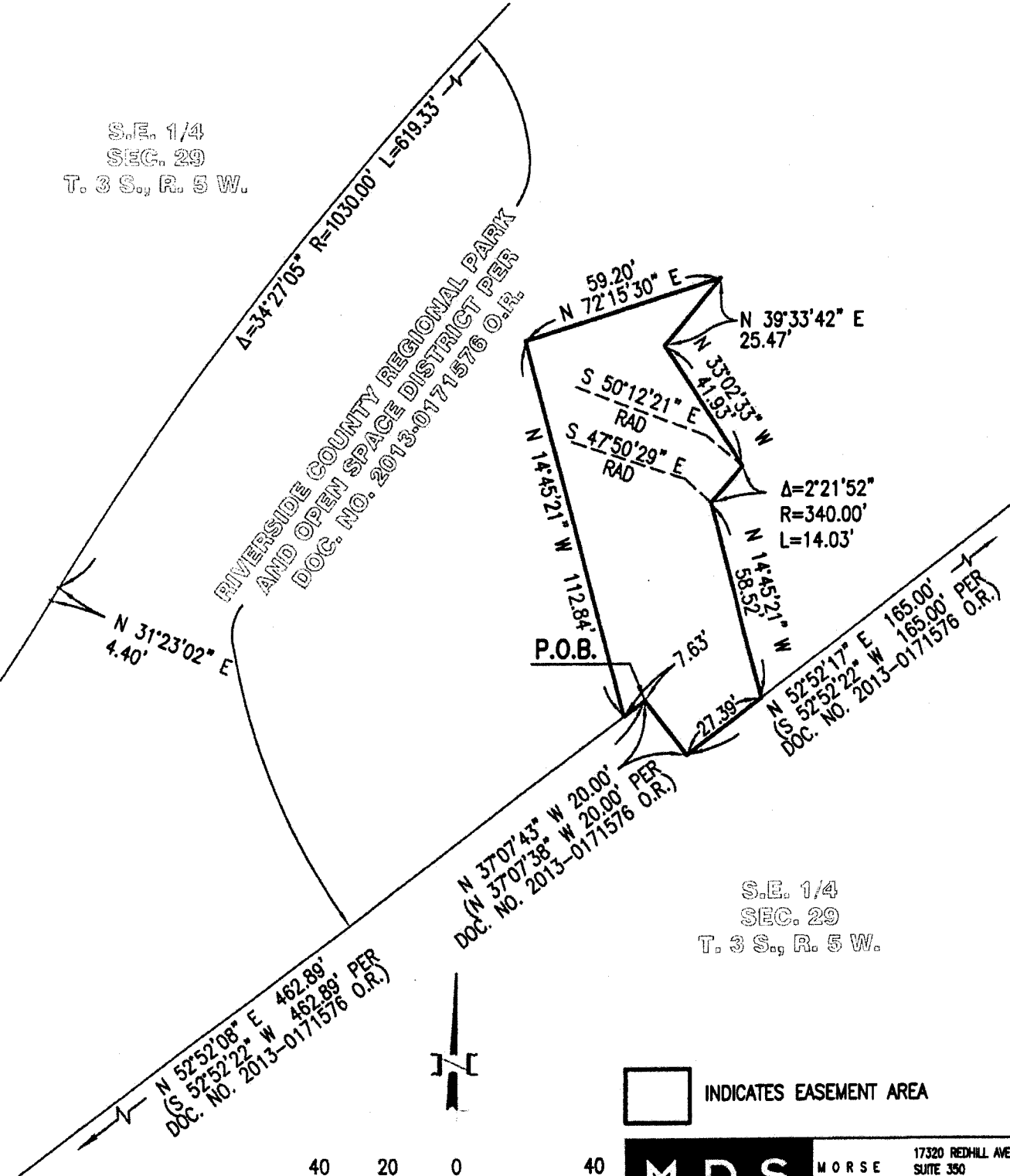
PLANNERS ENGINEERS SURVEYORS

EXHIBIT "B"

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

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

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



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

$N 52^{\circ}52'08''$ E $462.89'$
 $(S 52^{\circ}52'22''$ W $462.89'$ PER
DOC. NO. 2013-0171576 O.R.)



INDICATES EASEMENT AREA



SCALE: 1" = 40'

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

EXHIBIT "A"

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

LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

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

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

EXHIBIT "A"

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

LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

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

EXHIBIT "A"

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

LEGAL DESCRIPTION

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

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

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

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

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

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

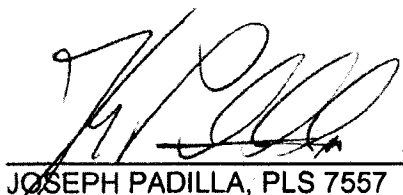
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°17'43", AN ARC DISTANCE OF 20.02 FEET, TO A POINT ON THE FIRST MENTIONED CURVE IN THIS DESCRIPTION HAVING A RADIUS OF 637.00 FEET, A RADIAL LINE TO SAID END OF CURVE BEARS SOUTH 38°05'52" EAST, A RADIAL LINE TO SAID POINT OF THE 637.00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

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

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

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

M PREPARED UNDER THE SUPERVISION OF:



JOSEPH PADILLA, PLS 7557 DATE 5-5-16

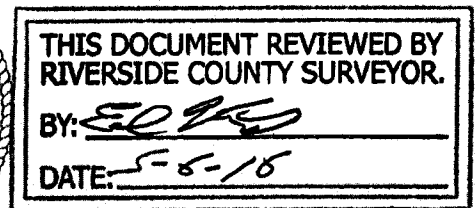
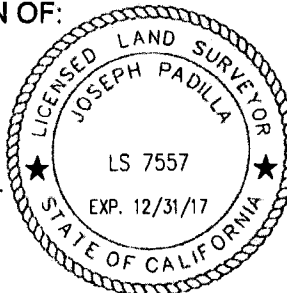


EXHIBIT "B"

SHEET 1 OF 3

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

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

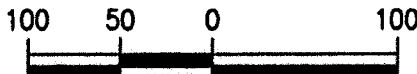
RIVERSIDE COUNTY REGIONAL PARK
AND OPEN SPACE DISTRICT PER
DOC. NO. 2013-0171576 O.R.

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

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

T.P.O.B.

P.O.C.



SCALE: 1" = 100'



INDICATES EASEMENT AREA

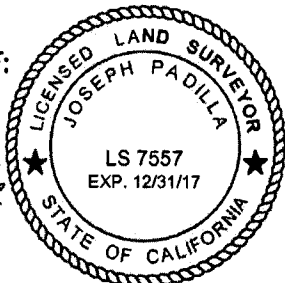
THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: *[Signature]*
DATE: 5-6-16

SURVEYOR'S CERTIFICATE

PREPARED UNDER THE SUPERVISION OF:

[Signature]
5-5-16

JOSEPH PADILLA
LICENSED LAND SURVEYOR NO. 7557



RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

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

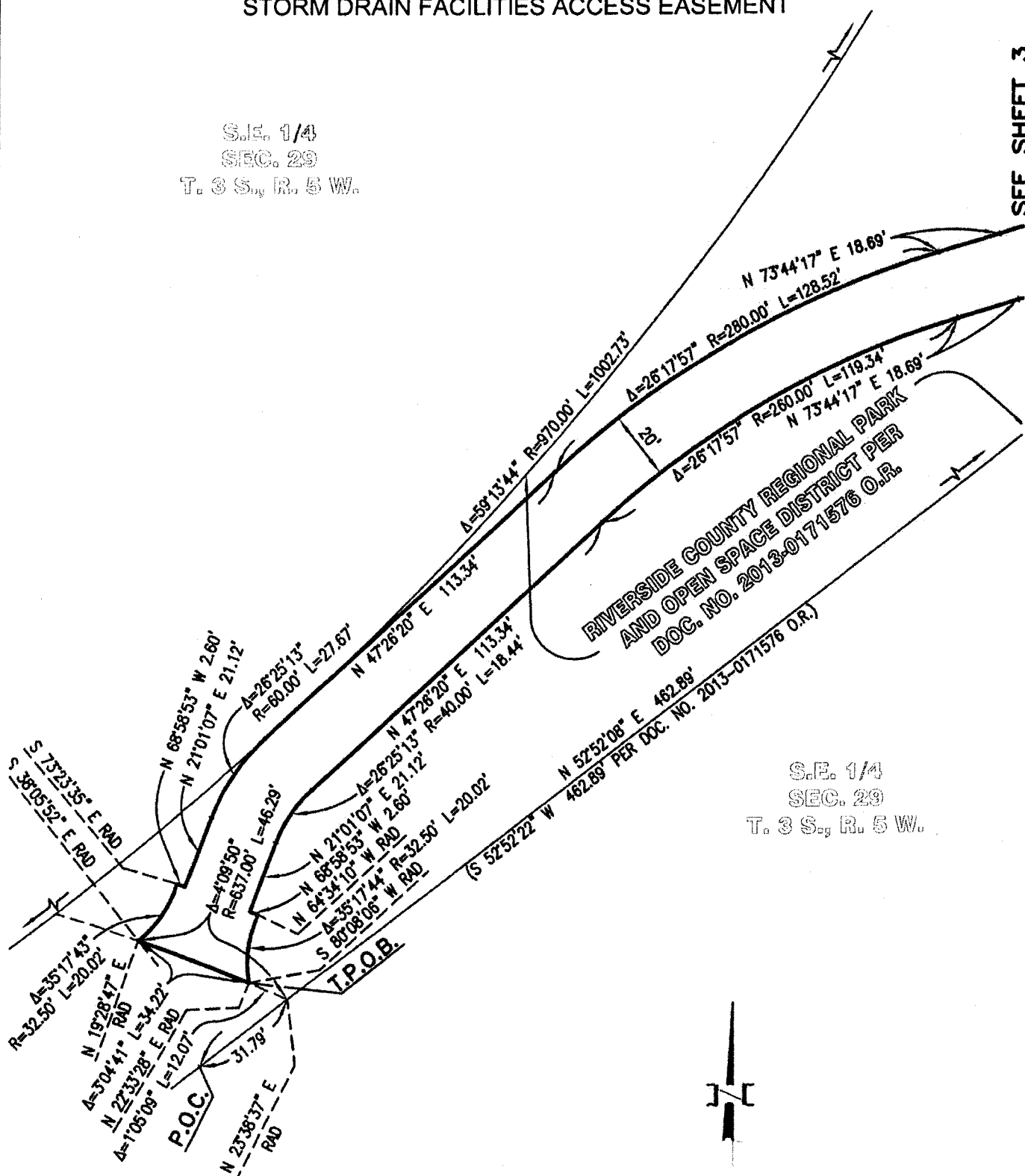
EXHIBIT "B"

SHEET 2 OF 3

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

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

SEE SHEET 3



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

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

 INDICATES EASEMENT AREA

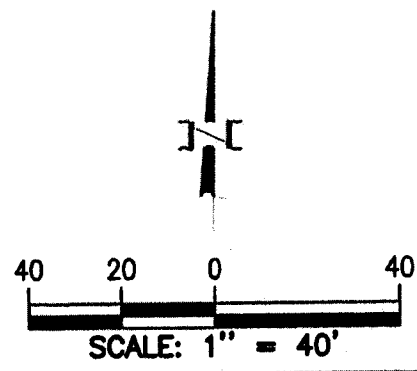


EXHIBIT "B"

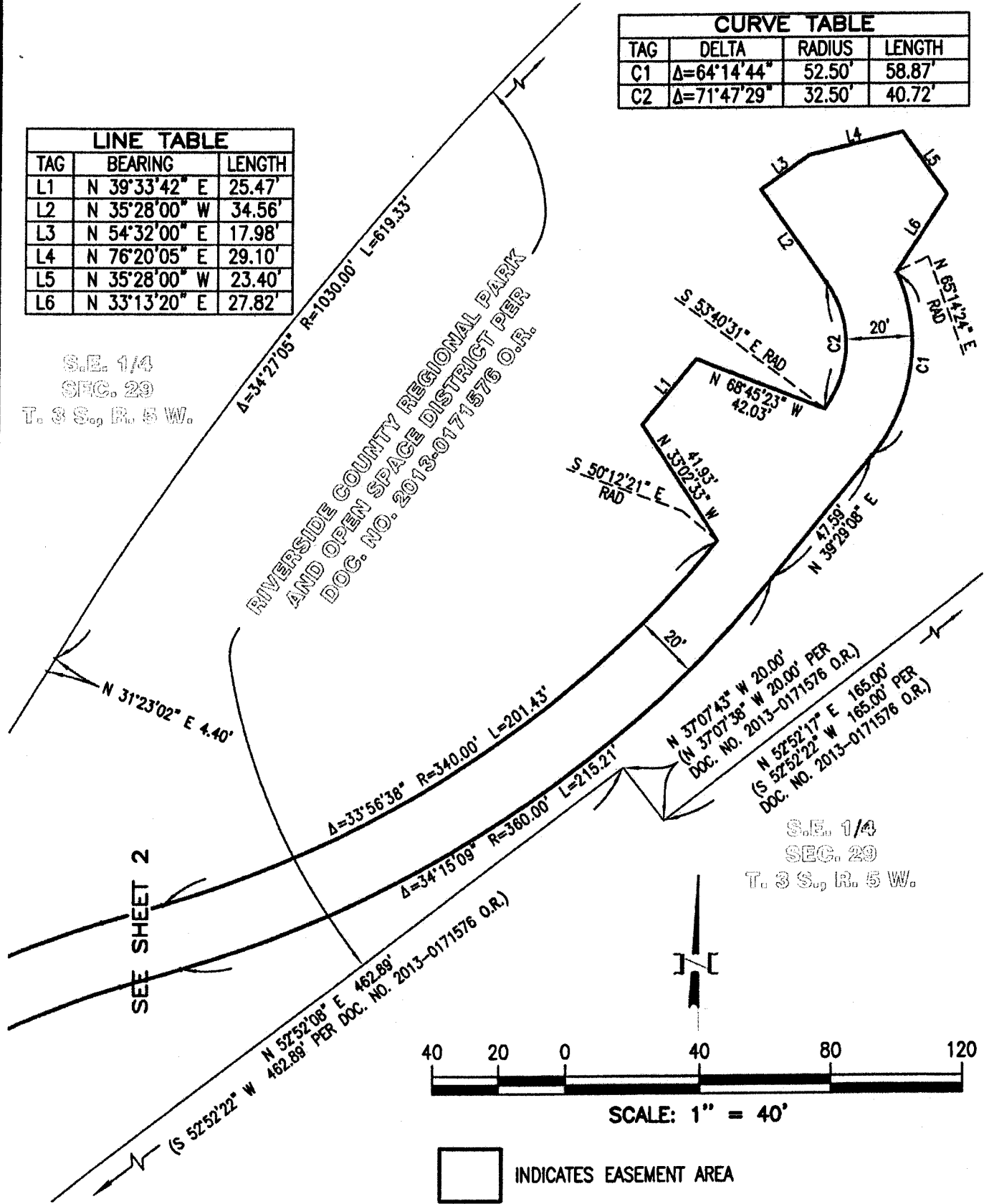
RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT STORM DRAIN FACILITIES ACCESS EASEMENT

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

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

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

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



SCALE: 1" = 40'

INDICATES EASEMENT AREA

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

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

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

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

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

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

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

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

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

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

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

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

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


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

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

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

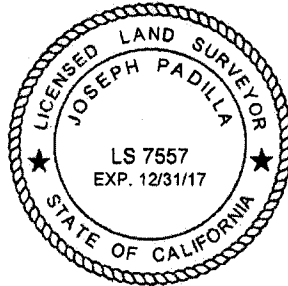
EXHIBIT "A"
RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT
STORM DRAIN FACILITIES EASEMENT
LEGAL DESCRIPTION

PREPARED UNDER THE SUPERVISION OF:



JOSEPH PADILLA PLS 7557
4-25-16

DATE



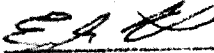
THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: 
DATE: 5-3-16

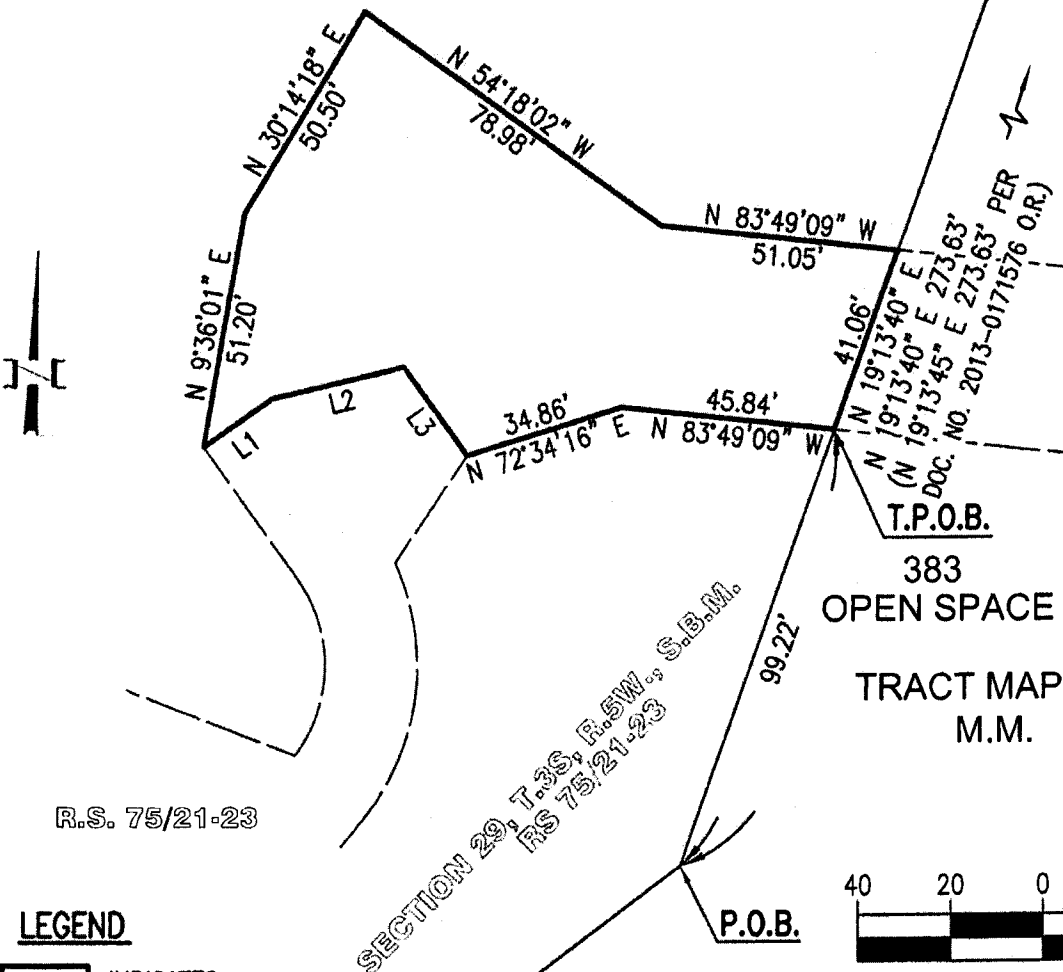
EXHIBIT "B"

SHEET 1 OF 1

RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT STORM DRAIN FACILITIES EASEMENT

DOC. NO.
2013-0171576 O.R.

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: *[Signature]*
DATE: 5-3-18



R.S. 75/21-23

SECTION 29, T.38, R.5W, S.B.M.
RS 75/21-23

383
OPEN SPACE

TRACT MAP NO. 36390
M.M. /

LEGEND

INDICATES
EASEMENT AREA

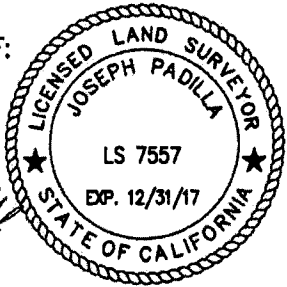


SCALE: 1" = 40'

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

SURVEYOR'S CERTIFICATE
PREPARED UNDER THE SUPERVISION OF:

[Signature] 4-25-18



JOSEPH PADILLA DATE
LICENSED LAND SURVEYOR NO. 7557

MDS CONSULTING

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

PLANNERS ENGINEERS SURVEYORS

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

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

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

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

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

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

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

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

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

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

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

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

LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

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

EXHIBIT "A"

RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT
STORM DRAIN FACILITIES ACCESS EASEMENT

LEGAL DESCRIPTION

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

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

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

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

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

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


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

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

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

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

M PREPARED UNDER THE SUPERVISION OF:



JOSEPH PADILLA, PLS 7557 DATE 5-5-16

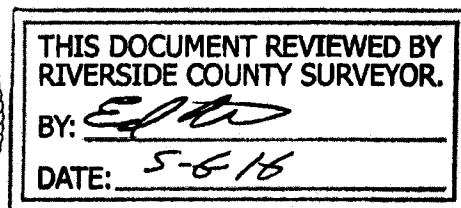
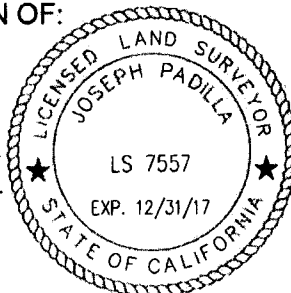


EXHIBIT "B"

SHEET 1 OF 3

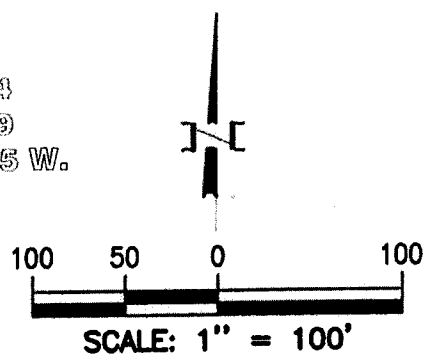
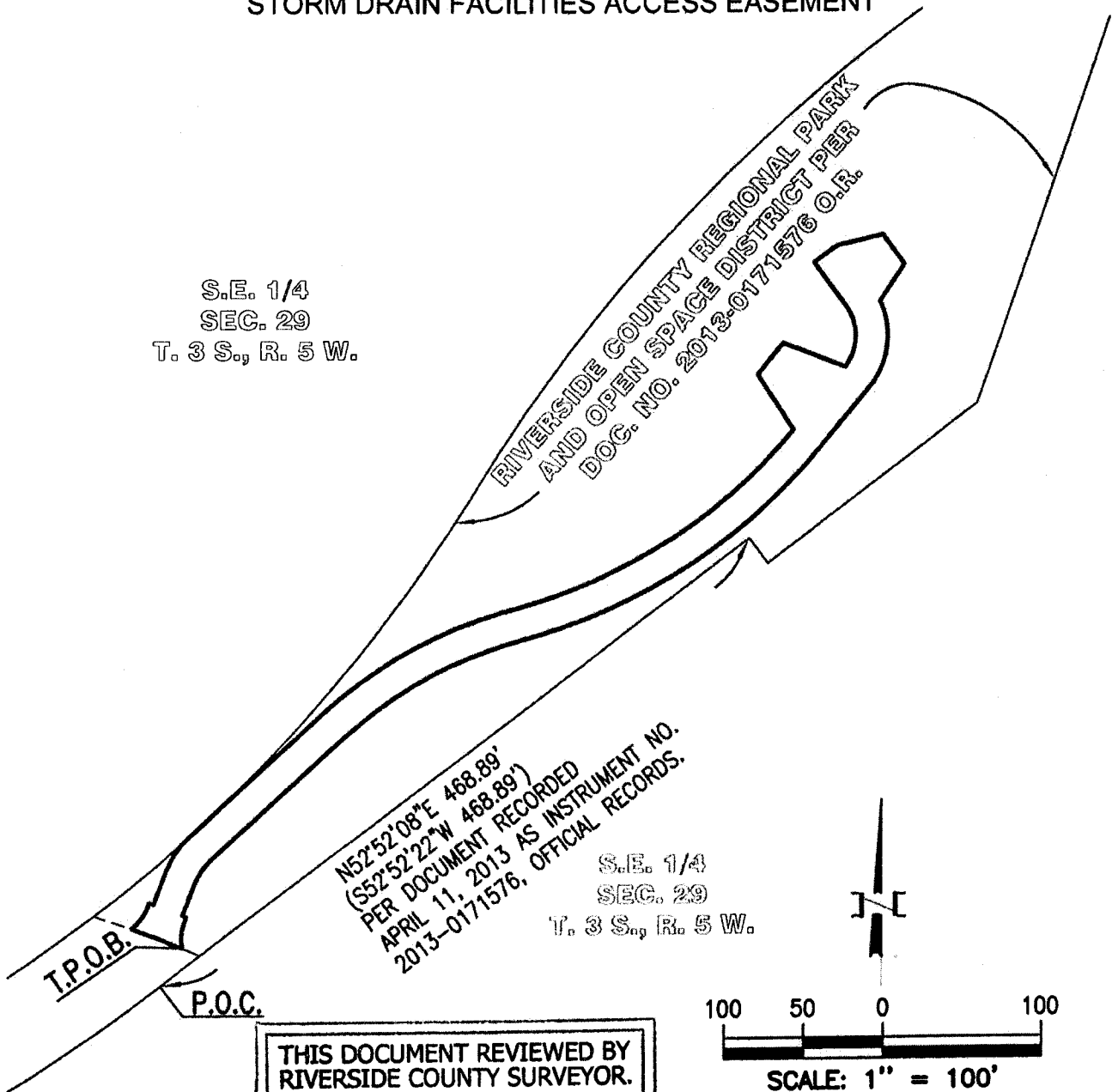
RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT STORM DRAIN FACILITIES ACCESS EASEMENT

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

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

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

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

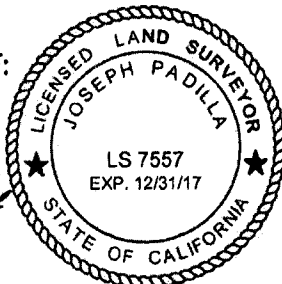


THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: *[Signature]*
DATE: 5-6-16

INDICATES EASEMENT AREA

SURVEYOR'S CERTIFICATE
PREPARED UNDER THE SUPERVISION OF:

[Signature]
JOSEPH PADILLA
LICENSED LAND SURVEYOR NO. 7557



**RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT**

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

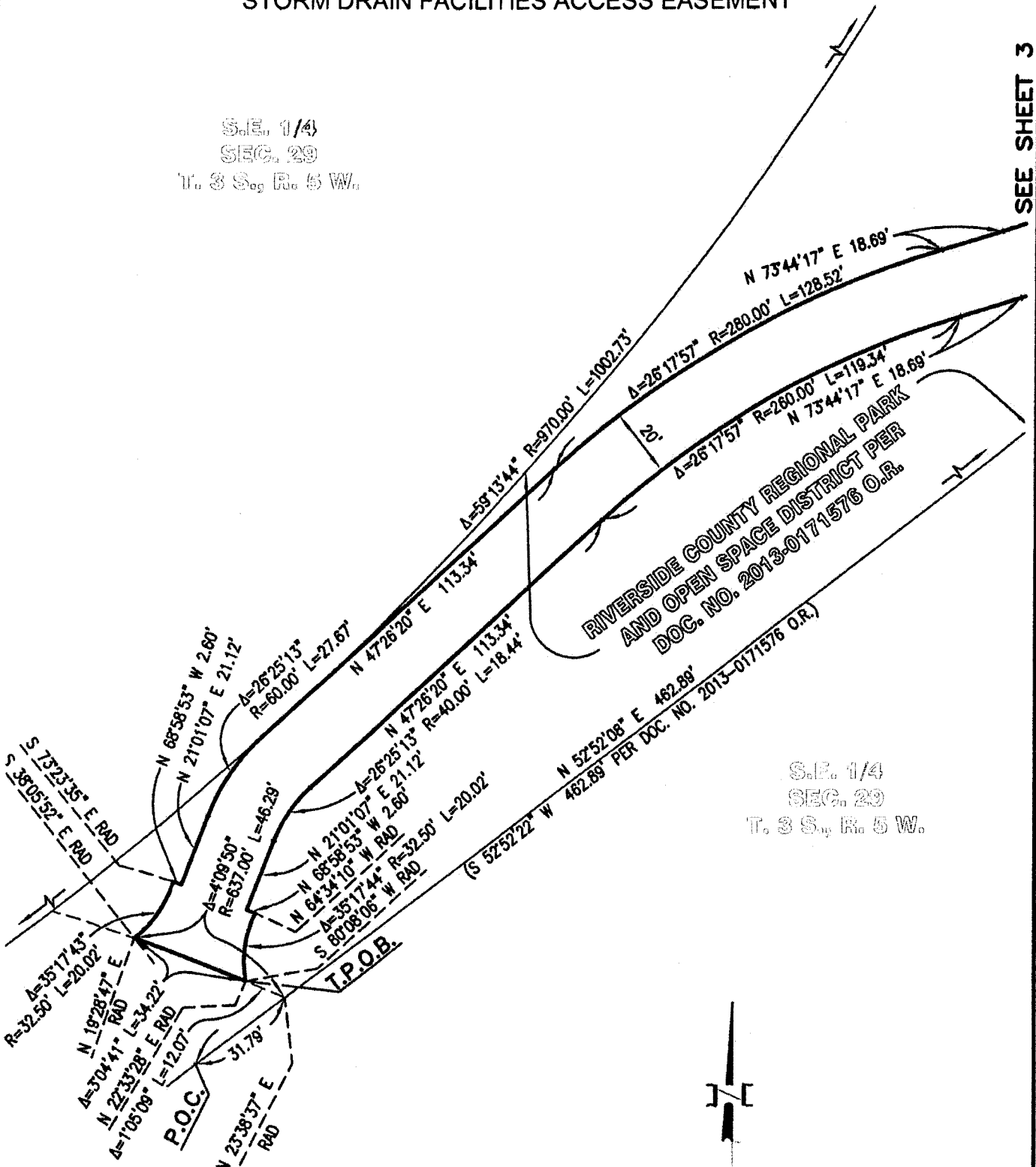
EXHIBIT "B"

SHEET 2 OF 3

RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT STORM DRAIN FACILITIES ACCESS EASEMENT

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

SEE SHEET 3



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

INDICATES EASEMENT AREA

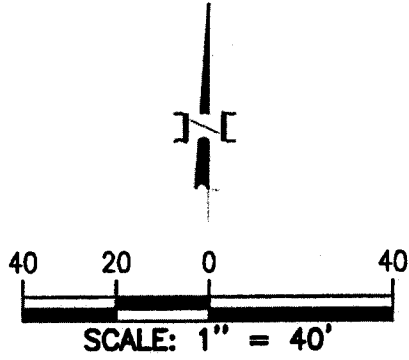


EXHIBIT "B"

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

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

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

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

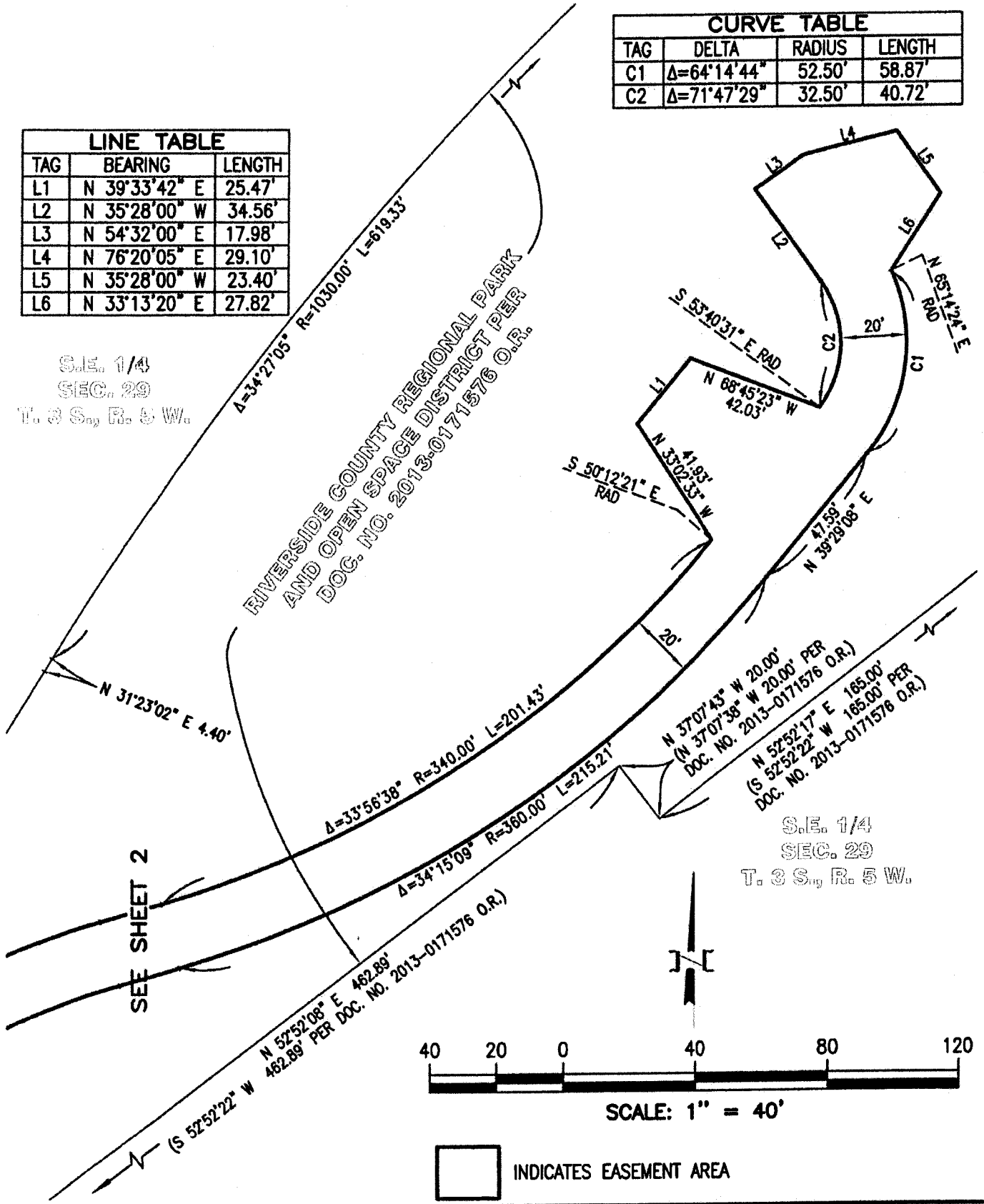


EXHIBIT "A"

LEGAL DESCRIPTION

FUEL MODIFICATION EASEMENT

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

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

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

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

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

EXHIBIT "A"

LEGAL DESCRIPTION

FUEL MODIFICATION EASEMENT

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

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

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

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

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

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

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

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

EXHIBIT "A"

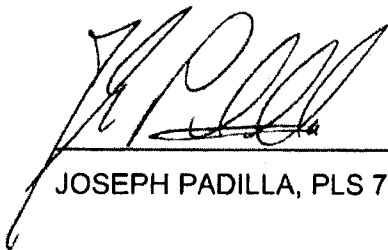
LEGAL DESCRIPTION

FUEL MODIFICATION EASEMENT

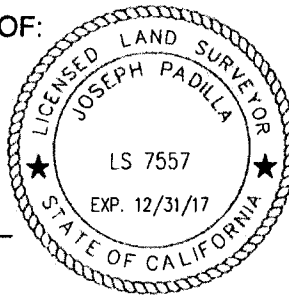
THE ABOVE DESCRIBED LAND CONTAINS 111,684 SQUARE FEET OR 2.56 ACRES, MORE OR LESS.

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

PREPARED UNDER THE SUPERVISION OF:



JOSEPH PADILLA, PLS 7557 DATE 5-5-16



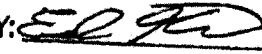
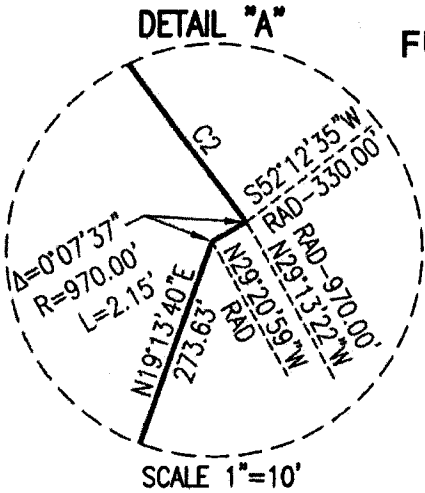
THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: 
DATE: 5-6-16

EXHIBIT "B"

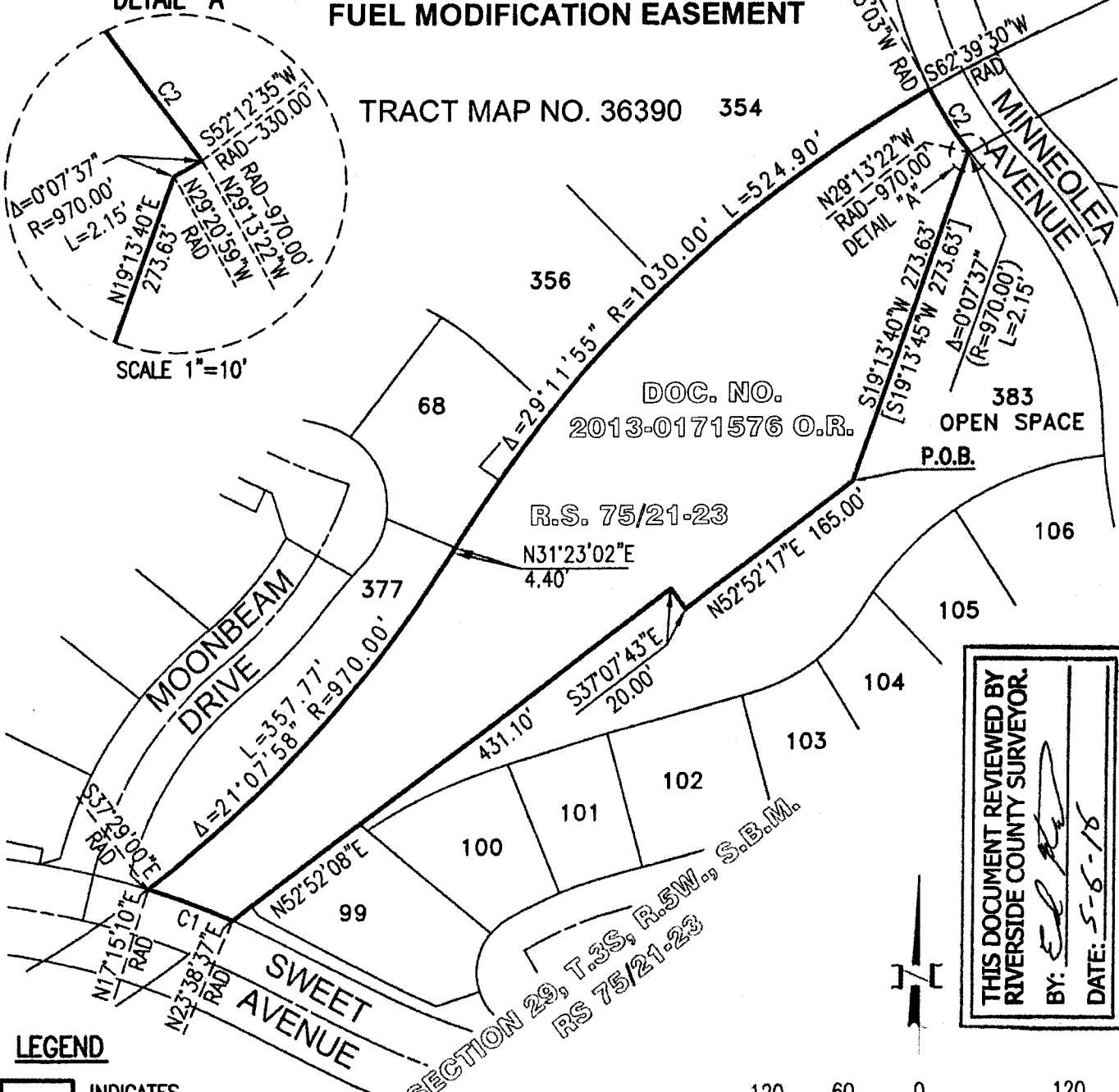
FUEL MODIFICATION EASEMENT

SHEET 1 OF 1

TRACT MAP NO. 36390 354



SCALE 1"=10'



DOC. NO.
2013-0171576 O.R.


R.S. 75/21-23

N31°23'02"E
4.40'

383
OPEN SPACE
P.O.B.

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

LEGEND

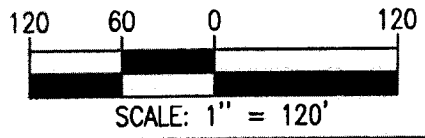
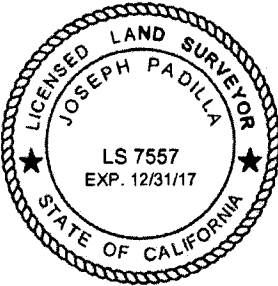
-  INDICATES EASEMENT AREA
- [] INDICATES RECORD DATA PER DOC. NO. 2013-0171576 O.R.

SURVEYOR'S CERTIFICATE

PREPARED UNDER THE SUPERVISION OF:

[Signature] 5-5-16

JOSEPH PADILLA
LICENSED LAND SURVEYOR NO. 7557



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

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

EXHIBIT "A"
FUEL MODIFICATION EASEMENT
LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

PREPARED UNDER THE SUPERVISION OF:


JOSEPH PADILLA, PLS 7557

4-25-16
DATE

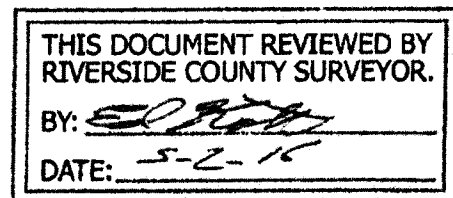
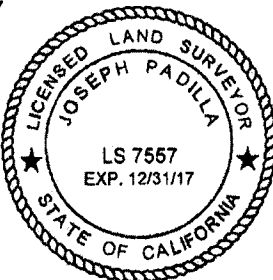


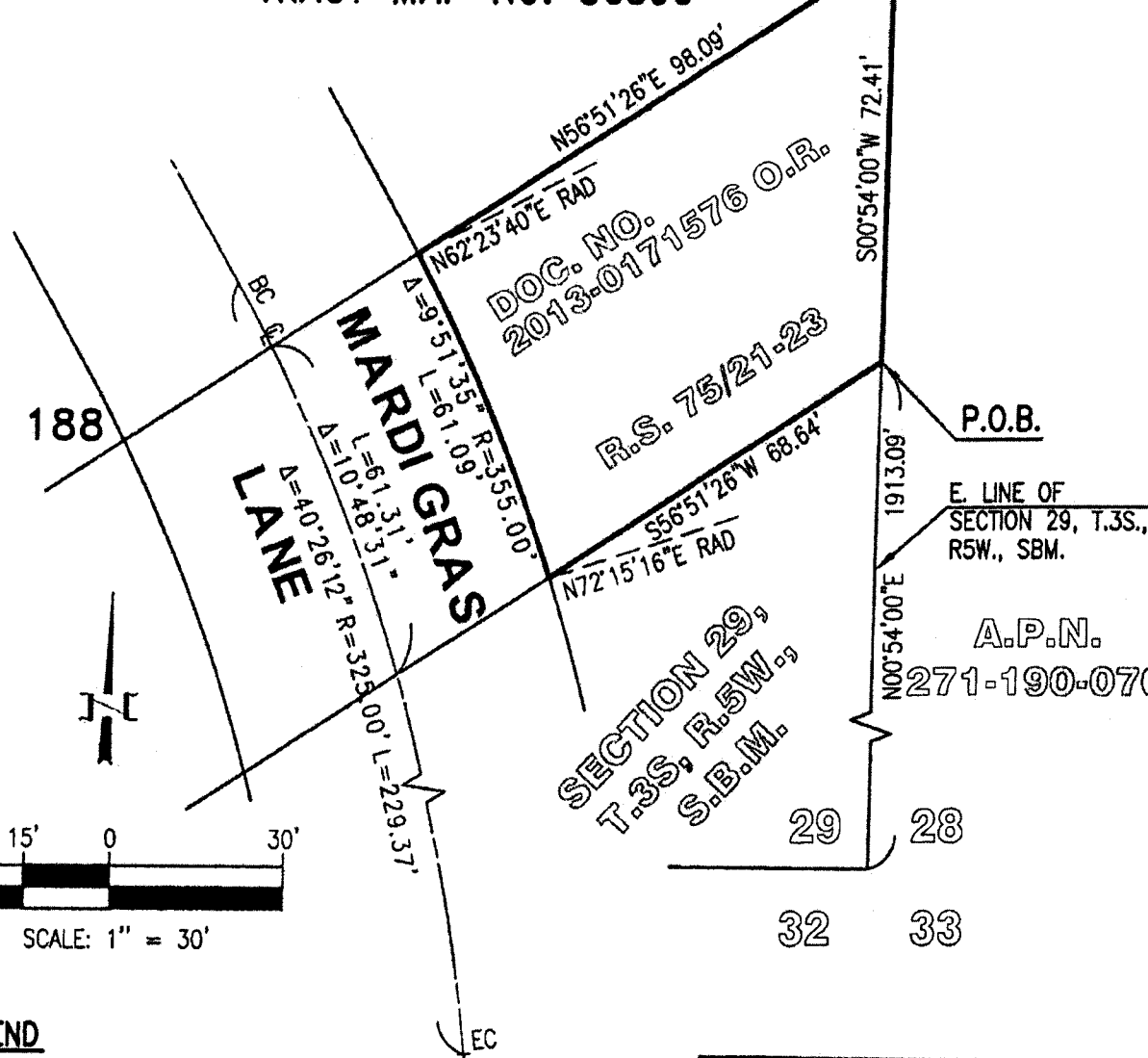
EXHIBIT "B"

FUEL MODIFICATION EASEMENT

SHEET 1 OF 1

TRACT MAP NO. 36390

A.P.N.
271-142-008



188

MARDI GRAS LANE

DOC. NO.
2013-0171576 O.R.

R.S. 75/21-23

P.O.B.

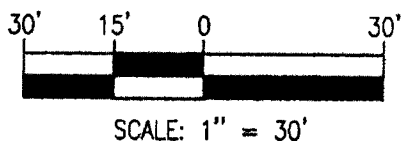
E. LINE OF
SECTION 29, T.3S.,
R.5W., SBM.

A.P.N.

271-190-070

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

29 28
32 33



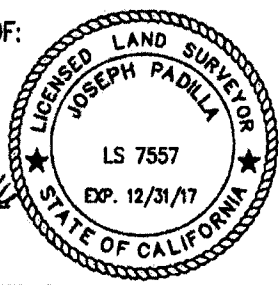
LEGEND

INDICATES
EASEMENT AREA

SURVEYOR'S CERTIFICATE

PREPARED UNDER THE SUPERVISION OF:

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



THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: *[Signature]*
DATE: 5-2-16

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

EXHIBIT "C"
FUEL MODIFICATION EMERGENCY ACCESS EASEMENT
LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

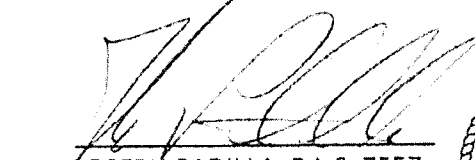
THENCE ALONG SAID EAST LINE SOUTH 00°54'00" WEST 20.91 FEET TO THE **TRUE POINT OF BEGINNING**.

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

EXHIBIT "C"
FUEL MODIFICATION EMERGENCY ACCESS EASEMENT
LEGAL DESCRIPTION

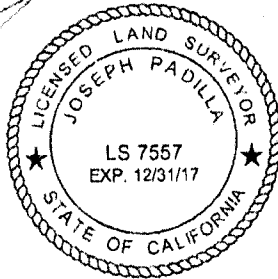
EXHIBIT "D" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED UNDER THE SUPERVISION OF:



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

DATE



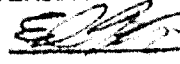
THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: 
DATE: 5-2-16

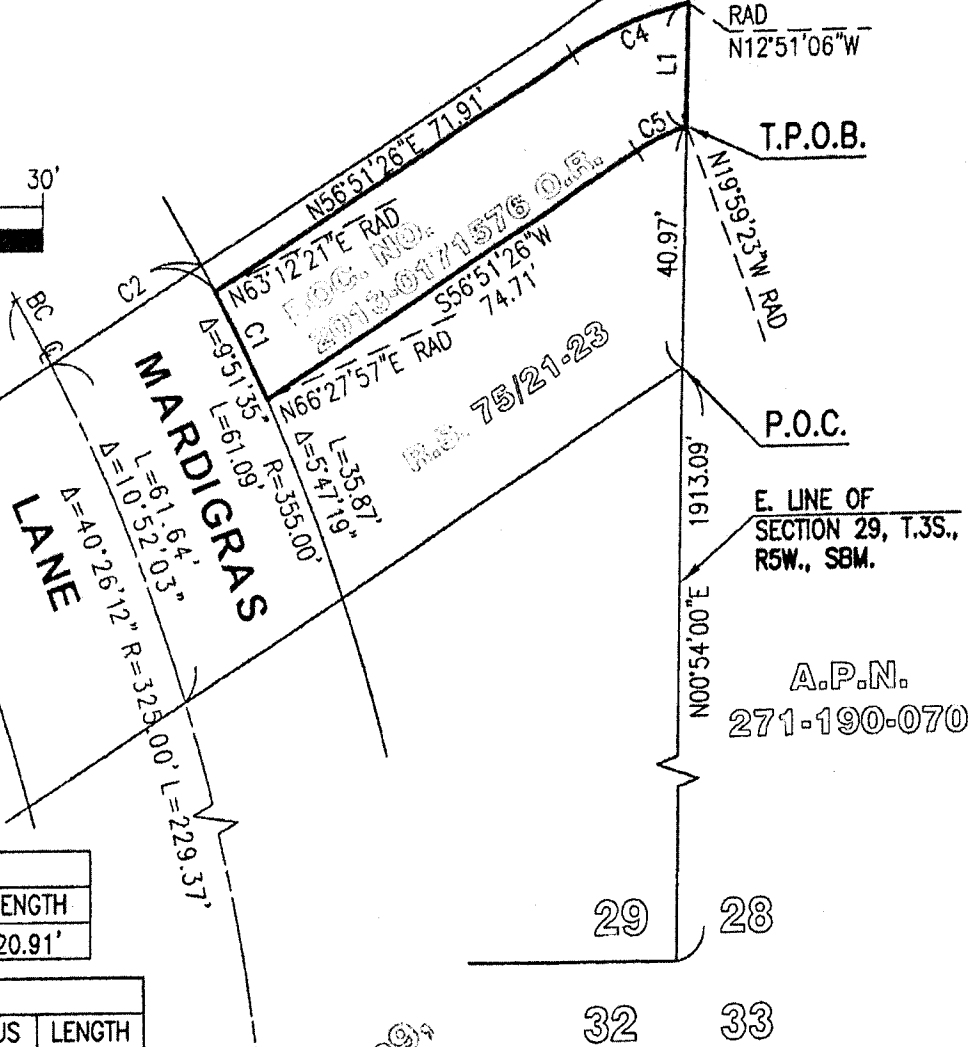
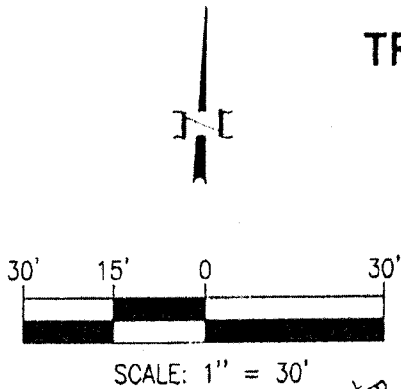
EXHIBIT "D"

SHEET 1 OF 1

FUEL MODIFICATION EMERGENCY ACCESS EASEMENT

TRACT MAP NO. 36390

A.P.N.
271-142-008



LEGEND

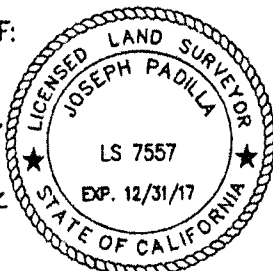
INDICATES EASEMENT AREA

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

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

SURVEYOR'S CERTIFICATE
PREPARED UNDER THE SUPERVISION OF:

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



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

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

MDS CONSULTING
MORSE
SCHULTZ
PLANNERS ENGINEERS SURVEYORS

17320 REDHILL AVE.
SUITE 350
IRVINE, CA 92614
PH: 949-251-8821
FAX: 949-251-0518

ATTACHMENT 4
EASEMENT DEEDS

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

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

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

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

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

FUEL MODIFICATION EMERGENCY ACCESS EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE – Exhibits A and B

FOR RECORDER'S USE

RETURN TO: STOP NO. 1080
RIVERSIDE COUNTY SURVEYOR'S OFFICE
4080 LEMON STREET, 8TH FLOOR
RIVERSIDE, CA 92501

CERTIFICATE of ACCEPTANCE of EASEMENT
(GOVERNMENT CODE SECTION 27281)

THIS IS TO CERTIFY that the interest in real property granted by the easement dated _____, from Riverside County Regional Park & Open-Space District, to the COUNTY OF RIVERSIDE, is hereby accepted for the purpose of vesting title in the County of Riverside on behalf of the public for Ponding Easement, and will not be included into the County Maintained System by the undersigned on behalf of the Board of Supervisors pursuant to the authority contained in County Ordinance No. 669. Grantee consents to recordation thereof by its duly authorized officer.

THIS INSTRUMENT IS FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE AND ENTITLED TO BE RECORDED WITHOUT FEE. (GOV. CODE 6103)

Dated: _____ COUNTY OF RIVERSIDE

Juan C. Perez
Director of Transportation

By: _____ DEPUTY

PONDING EASEMENT

RIVERSIDE COUNTY REGIONAL PARK & OPEN-SPACE DISTRICT

Grant(s) to the County of Riverside, a political subdivision of the State of California, an easement for Storm Drain Facilities Ponding Easement, over, upon, across, and within the real property in the County of Riverside, State of California, described as follows:

SEE LEGAL DESCRIPTION AND PLAT ATTACHED HERETO AS EXHIBITS "A" AND "B" AND MADE A PART HEREOF

RIVERSIDE COUNTY REGIONAL PARK & OPEN-SPACE DISTRICT

DATED: _____

BY: _____
KEVIN JEFFRIES, CHAIRMAN
BOARD OF DIRECTORS

RETURN TO: STOP NO. 1080
RIVERSIDE COUNTY SURVEYOR'S OFFICE
4080 LEMON STREET, 8TH FLOOR
RIVERSIDE, CA 92501

FOR RECORDER'S USE

CERTIFICATE of ACCEPTANCE of EASEMENT
(GOVERNMENT CODE SECTION 27281)

THIS INSTRUMENT IS FOR
THE BENEFIT OF THE
COUNTY OF RIVERSIDE AND
ENTITLED TO BE RECORDED
WITHOUT FEE. (GOV. CODE
6103)

THIS IS TO CERTIFY that the interest in real property
granted by the easement dated _____,
from Riverside County Regional Park & Open-Space District,
to the COUNTY OF RIVERSIDE, is hereby accepted for the
purpose of vesting title in the County of Riverside on behalf of
the public for public road and utility purposes, including
drainage purposes, and will be included into the County
Maintained Road System by the undersigned on behalf of the
Board of Supervisors pursuant to the authority contained in
County Ordinance No. 669. Grantee consents to recordation
thereof by its duly authorized officer.

Dated: _____ COUNTY OF RIVERSIDE

Juan C. Perez
Director of Transportation

By: _____ DEPUTY

PUBLIC ROAD & UTILITY EASEMENT

RIVERSIDE COUNTY REGIONAL PARK & OPEN-SPACE DISTRICT

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

SEE LEGAL DESCRIPTION AND PLAT ATTACHED HERETO AS
EXHIBITS "A" AND "B" AND MADE A PART HEREOF

RIVERSIDE COUNTY REGIONAL PARK & OPEN-SPACE DISTRICT

DATED: _____

BY: _____

KEVIN JEFFRIES, CHAIRMAN
BOARD OF DIRECTORS

RETURN TO: STOP NO. 1080
RIVERSIDE COUNTY SURVEYOR'S OFFICE
4080 LEMON STREET, 8TH FLOOR
RIVERSIDE, CA 92501

FOR RECORDER'S USE

CERTIFICATE of ACCEPTANCE of EASEMENT
(GOVERNMENT CODE SECTION 27281)

THIS INSTRUMENT IS FOR
THE BENEFIT OF THE
COUNTY OF RIVERSIDE AND
ENTITLED TO BE RECORDED
WITHOUT FEE. (GOV. CODE
6103)

THIS IS TO CERTIFY that the interest in real property
granted by the easement dated _____,
from Riverside County Regional Park & Open-Space District, to
the Riverside County Flood Control and Water Conservation
District, is hereby accepted. Grantee consents to recordation
thereof by its duly authorized officer.

Dated: _____

By: _____

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

RIVERSIDE COUNTY REGIONAL PARK & OPEN-SPACE DISTRICT

Grant(s) to the Riverside County Flood Control and Water Conservation District, a political
subdivision, an easement for Storm Drain Facilities Easement, over, upon, across, and within the real
property in the County of Riverside, State of California, described as follows:

SEE LEGAL DESCRIPTION AND PLAT ATTACHED HERETO AS
EXHIBITS "A" AND "B" AND MADE A PART HEREOF

RIVERSIDE COUNTY REGIONAL PARK & OPEN-SPACE DISTRICT

DATED: _____

BY: _____
KEVIN JEFFRIES, CHAIRMAN
BOARD OF DIRECTORS

RETURN TO: STOP NO. 1080
RIVERSIDE COUNTY SURVEYOR'S OFFICE
4080 LEMON STREET, 8TH FLOOR
RIVERSIDE, CA 92501

FOR RECORDER'S USE

CERTIFICATE of ACCEPTANCE of EASEMENT
(GOVERNMENT CODE SECTION 27281)

THIS INSTRUMENT IS FOR
THE BENEFIT OF THE
COUNTY OF RIVERSIDE AND
ENTITLED TO BE RECORDED
WITHOUT FEE. (GOV. CODE
6103)

THIS IS TO CERTIFY that the interest in real property
granted by the easement dated _____,
from Riverside County Regional Park & Open-Space District, to
the Riverside County Flood Control and Water Conservation
District, is hereby accepted. Grantee consents to recordation
thereof by its duly authorized officer.

Dated: _____

By: _____

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

RIVERSIDE COUNTY REGIONAL PARK & OPEN-SPACE DISTRICT

Grant(s) to the Riverside County Flood Control and Water Conservation District, a body politic, an
easement for Storm Drain Facilities Access Easement, over, upon, across, and within the real
property in the County of Riverside, State of California, described as follows:

SEE LEGAL DESCRIPTION AND PLAT ATTACHED HERETO AS
EXHIBITS "A" AND "B" AND MADE A PART HEREOF

RIVERSIDE COUNTY REGIONAL PARK & OPEN-SPACE DISTRICT

DATED: _____

BY: _____
KEVIN JEFFRIES, CHAIRMAN
BOARD OF DIRECTORS

RETURN TO: STOP NO. 1080
RIVERSIDE COUNTY SURVEYOR'S OFFICE
4080 LEMON STREET, 8TH FLOOR
RIVERSIDE, CA 92501

FOR RECORDER'S USE

CERTIFICATE of ACCEPTANCE of EASEMENT
(GOVERNMENT CODE SECTION 27281)

THIS INSTRUMENT IS FOR
THE BENEFIT OF THE
COUNTY OF RIVERSIDE AND
ENTITLED TO BE RECORDED
WITHOUT FEE. (GOV. CODE
6103)

THIS IS TO CERTIFY that the interest in real property granted by the easement dated _____, from Riverside County Regional Park & Open-Space District, to the COUNTY OF RIVERSIDE, is hereby accepted for the purpose of vesting title in the County of Riverside on behalf of the public for a Storm Drain Facilities Easement, and will be included into the County Maintained System by the undersigned on behalf of the Board of Supervisors pursuant to the authority contained in County Ordinance No. 669. Grantee consents to recordation thereof by its duly authorized officer.

Dated: _____ COUNTY OF RIVERSIDE

Juan C. Perez
Director of Transportation

By: _____ DEPUTY

RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT
STORM DRAIN FACILITIES EASEMENT

RIVERSIDE COUNTY REGIONAL PARK & OPEN-SPACE DISTRICT

Grant(s) to the County of Riverside, a political subdivision of the State of California, an easement for Storm Drain Facilities Easement, over, upon, across, and within the real property in the County of Riverside, State of California, described as follows:

SEE LEGAL DESCRIPTION AND PLAT ATTACHED HERETO AS
EXHIBITS "A" AND "B" AND MADE A PART HEREOF

RIVERSIDE COUNTY REGIONAL PARK & OPEN-SPACE DISTRICT

DATED: _____

BY: _____
KEVIN JEFFRIES, CHAIRMAN
BOARD OF DIRECTORS

RETURN TO: STOP NO. 1080
RIVERSIDE COUNTY SURVEYOR'S OFFICE
4080 LEMON STREET, 8TH FLOOR
RIVERSIDE, CA 92501

FOR RECORDER'S USE

CERTIFICATE of ACCEPTANCE of EASEMENT
(GOVERNMENT CODE SECTION 27281)

THIS INSTRUMENT IS FOR
THE BENEFIT OF THE
COUNTY OF RIVERSIDE AND
ENTITLED TO BE RECORDED
WITHOUT FEE. (GOV. CODE
6103)

THIS IS TO CERTIFY that the interest in real property granted by the easement dated _____, from Riverside County Regional Park & Open-Space District, to the COUNTY OF RIVERSIDE, is hereby accepted for the purpose of vesting title in the County of Riverside on behalf of the public for a Storm Drain Facilities Access Easement, and will be included into the County Maintained System by the undersigned on behalf of the Board of Supervisors pursuant to the authority contained in County Ordinance No. 669. Grantee consents to recordation thereof by its duly authorized officer.

Dated: _____ COUNTY OF RIVERSIDE

Juan C. Perez
Director of Transportation

By: _____ DEPUTY

RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT
STORM DRAIN FACILITIES ACCESS EASEMENT

RIVERSIDE COUNTY REGIONAL PARK & OPEN-SPACE DISTRICT

Grant(s) to the County of Riverside, a political subdivision of the State of California, an easement for Storm Drain Facilities Access Easement, over, upon, across, and within the real property in the County of Riverside, State of California, described as follows:

SEE LEGAL DESCRIPTION AND PLAT ATTACHED HERETO AS
EXHIBITS "A" AND "B" AND MADE A PART HEREOF

RIVERSIDE COUNTY REGIONAL PARK & OPEN-SPACE DISTRICT

DATED: _____

BY: _____
KEVIN JEFFRIES, CHAIRMAN
BOARD OF DIRECTORS

Return Conformed Copy to:

Riverside County Regional Park and
Open-Space District
Attn: General Manager
4600 Crestmore Road
Jurupa Valley, CA 92509

And to:

Lennar Homes of California, Inc.
Attention: Project Manager
(TM36390)
980 Montecito Drive, #302
Corona, CA 92879

FUEL MODIFICATION EASEMENT

RIVERSIDE COUNTY REGIONAL PARK AND OPEN-SPACE DISTRICT,

Grants to LENNAR HOMES OF CALIFORNIA, INC., A California corporation, an easement for fuel modification purposes ("Easement Area"), over, upon, across, and within the real property in the County of Riverside, State of California, described as follows:

SEE LEGAL DESCRIPTION AND PLAT ATTACHED HERETO AS
EXHIBITS "A" AND "B" AND MADE A PART HEREOF

This grant is made expressly subject to the following:

Easements, rights, liens, charges, covenants, restrictions, limitations, equitable servitudes, conditions, uses, and all matters, recorded or unrecorded, affecting the real property.

Grantee covenants and agrees, for itself, and its successors or assigns, that Grantee's continuing use of the Easement Area described herein shall be subject to the following express conditions and limitations:

Fuel modification may be permitted in the Easement Area in accordance with the requirements of the County of Riverside and its Fire Department ("Fire Chief"), or the governing jurisdiction or governmental agency over the Easement Area, in conjunction with an approved fuel modification plan that may be required pursuant to any rules or regulations for weed abatement and fuel modification. No grading or land filling shall be performed within the Easement Area, except when it is necessary to repair or maintain the fuel modification area.

No removal of vegetation or trees, including dead or dying trees, shall be performed within the Easement Area except as required by the Fire Chief for the fuel modification provided herein.

Commercial and/or revenue producing agriculture cultivation activities shall not be permitted in the Easement Area.

Grantee, its successors or assigns, shall perform all maintenance of the Easement Area. Grantee intends to transfer and convey the rights and obligations described herein to a homeowner association that will be charged with the responsibility of managing and maintaining the Easement Area as it relates to property development within Tract Map No. 36390. Upon such time a homeowners association or other entity acceptable to Grantor is created by Grantee, Grantee shall transfer and convey the Fuel Modification Easement and all the obligations associated herewith. Grantor shall have the right to review and approve all maintenance agreements to be entered into concerning the Easement Area situated upon Grantor owned land as it relates to fuel modification activities.

Grantee, its successors or assigns, agrees to indemnify, defend, and hold harmless Grantor, its elected and appointed officials, officers, agents and employees, from any and all penalties, liabilities or losses resulting from claims or court actions arising directly or indirectly out of any damage or injury to persons or property by reason of the actions or omissions, intentional or otherwise, of Grantee or his successors or assigns in exercising any use of the property described herein or in consequence thereof.

RIVERSIDE COUNTY REGIONAL PARK
AND OPEN-SPACE DISTRICT

Dated: _____

By: _____
KEVIN JEFFRIES, CHAIRMAN
BOARD OF DIRECTORS

Return Conformed Copy to:

Riverside County Regional Park and
Open-Space District
Attn: General Manager
4600 Crestmore Road
Jurupa Valley, CA 92509

And to:

Lennar Homes of California, Inc.
Attention: Project Manager
(TM36390)
980 Montecito Drive, #302
Corona, CA 92879

FUEL MODIFICATION EASEMENT

RIVERSIDE COUNTY REGIONAL PARK AND OPEN-SPACE DISTRICT,

Grants to LENNAR HOMES OF CALIFORNIA, INC., A California corporation, an easement for fuel modification purposes ("Easement Area"), over, upon, across, and within the real property in the County of Riverside, State of California, described as follows:

SEE LEGAL DESCRIPTION AND PLAT ATTACHED HERETO AS
EXHIBITS "A" AND "B" AND MADE A PART HEREOF

This grant is made expressly subject to the following:

Easements, rights, liens, charges, covenants, restrictions, limitations, equitable servitudes, conditions, uses, and all matters, recorded or unrecorded, affecting the real property.

Grantee covenants and agrees, for itself, and its successors or assigns, that Grantee's continuing use of the Easement Area described herein shall be subject to the following express conditions and limitations:

Fuel modification may be permitted in the Easement Area in accordance with the requirements of the County of Riverside and its Fire Department ("Fire Chief"), or the governing jurisdiction or governmental agency over the Easement Area, in conjunction with an approved fuel modification plan that may be required pursuant to any rules or regulations for weed abatement and fuel modification. No grading or land filling shall be performed within the Easement Area, except when it is necessary to repair or maintain the fuel modification area.

No removal of vegetation or trees, including dead or dying trees, shall be performed within the Easement Area except as required by the Fire Chief for the fuel modification provided herein.

Commercial and/or revenue producing agriculture cultivation activities shall not be permitted in the Easement Area.

Grantee, its successors or assigns, shall perform all maintenance of the Easement Area. Grantee intends to transfer and convey the rights and obligations described herein to a homeowner association that will be charged with the responsibility of managing and maintaining the Easement Area as it relates to property development within Tract Map No. 36390. Upon such time a homeowners association or other entity acceptable to Grantor is created by Grantee, Grantee shall transfer and convey the Fuel Modification Easement and all the obligations associated herewith. Grantor shall have the right to review and approve all maintenance agreements to be entered into concerning the Easement Area situated upon Grantor owned land as it relates to fuel modification activities.

Grantee, its successors or assigns, agrees to indemnify, defend, and hold harmless Grantor, its elected and appointed officials, officers, agents and employees, from any and all penalties, liabilities or losses resulting from claims or court actions arising directly or indirectly out of any damage or injury to persons or property by reason of the actions or omissions, intentional or otherwise, of Grantee or his successors or assigns in exercising any use of the property described herein or in consequence thereof.

RIVERSIDE COUNTY REGIONAL PARK
AND OPEN-SPACE DISTRICT

Dated: _____

By: _____

KEVIN JEFFRIES, CHAIRMAN
BOARD OF DIRECTORS

RETURN TO: STOP NO. 1080
RIVERSIDE COUNTY SURVEYOR'S OFFICE
4080 LEMON STREET, 8TH FLOOR
RIVERSIDE, CA 92501

FOR RECORDER'S USE

CERTIFICATE of ACCEPTANCE of EASEMENT
(GOVERNMENT CODE SECTION 27281)

THIS INSTRUMENT IS FOR
THE BENEFIT OF THE
COUNTY OF RIVERSIDE AND
ENTITLED TO BE RECORDED
WITHOUT FEE. (GOV. CODE
6103)

THIS IS TO CERTIFY that the interest in real property granted by the easement dated _____, from Riverside County Regional Park & Open-Space District, to the COUNTY OF RIVERSIDE, is hereby accepted for the purpose of vesting title in the County of Riverside on behalf of the public for Fuel Modification Emergency Access Easement, and will not be included into the County Maintained System by the undersigned on behalf of the Board of Supervisors pursuant to the authority contained in County Ordinance No. 669. Grantee consents to recordation thereof by its duly authorized officer.

Dated: _____ COUNTY OF RIVERSIDE

Juan C. Perez
Director of Transportation

By: _____ DEPUTY

FUEL MODIFICATION EMERGENCY ACCESS EASEMENT

RIVERSIDE COUNTY REGIONAL PARK & OPEN-SPACE DISTRICT

Grant(s) to the County of Riverside, a political subdivision of the State of California, an easement for Fuel Modification Emergency Access Easement, over, upon, across, and within the real property in the County of Riverside, State of California, described as follows:

SEE LEGAL DESCRIPTION AND PLAT ATTACHED HERETO AS
EXHIBITS "C" AND "D" AND MADE A PART HEREOF

RIVERSIDE COUNTY REGIONAL PARK & OPEN-SPACE DISTRICT

DATED: _____

BY: _____
KEVIN JEFFRIES, CHAIRMAN
BOARD OF DIRECTORS

RIVERSIDE COUNTY

REGIONAL PARK AND OPEN-SPACE DISTRICT

NOTICE OF DETERMINATION

Original Negative Declaration/Notice of
Determination was routed to County
Clerks for posting on.

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

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

5/17/16 _____
 Date Initial

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

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

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

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

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

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

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

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

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

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


Signature

Marc Brewer; Parks Senior Planner
Title

05/09/2016
Date

MAY 17 2016 131D

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

Riverside County
Regional Park and Open-Space District

MEMORANDUM

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

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

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

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

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

Thanks!

Jeanne McLeod

Contracts and Grants Analyst