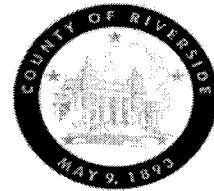


SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM  
3.18  
(ID # 2655)

MEETING DATE:

Tuesday, December 6, 2016

FROM : ECONOMIC DEVELOPMENT AGENCY (EDA):

SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA): Adoption of Resolution No. 2016-217, Authorization to Convey Easement Interests in Real Property to Sunesys, LLC, for a Portion of Assessor's Parcel Number 294-110-005, CEQA Exempt, District 1, [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the Project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(c), Section 15282(k), Section 15302(c), Section 15303(d), Section 15304(f), and Section 15061(b)(3) "Common Sense";
2. Approve Resolution No. 2016-217, Authorization to Convey Easement Interests in Real Property, located within a portion of Assessor's Parcel Number 294-110-005 by Grant of Easements to Sunesys, LLC and authorize the Chairman of the Board to execute this Deed on behalf of the County;

  
Robert Nadeau, Board County Director, Office of Economic Development 11/11/2016

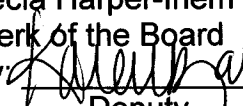
FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: N/A			Budget Adjustment:	No
			For Fiscal Year:	2016/17

C.E.O. RECOMMENDATION: Approved

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington and Ashley  
Nays: None  
Absent: Benoit  
Date: December 6, 2016  
xc: EDA, Recorder

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

3.18

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

3. Authorize the Assistant County Executive Officer/EDA or his designee to execute any other documents and administer all actions necessary to complete the transaction;
4. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk within five days of the approval by the Board.

**BACKGROUND:**

**Summary**

Riverside Community College District (RCCD) in collaboration with the Riverside County Sheriff's Department, and the Riverside County Fire Department offers courses in Fire Technology and Law Enforcement at their Public Safety Training Campus (BCTC Campus) located at the Ben Clark Training Center (BCTC). The BCTC Campus offers a wide range of certificates, and associate's degree programs geared towards career advancement in public safety. The projected enrollment at the BCTC Campus is based on the population growth in the service area, as well as the job outlook, and the professional development needs of California's public safety professionals. Based on a recent analysis, the demand for departmental personal, and job training for public safety agencies are projected to grow by 10 percent within the next three years. The increase in demand has prompted RCCD to plan for infrastructure expansion at BCTC, and requires upgrades to core operational needs.

Due to its unique location, BCTC does not have access to adequate internet, and cable services. In a recent inquiry, RCCD solicited proposals from qualified firms to provide high speed internet connectivity at the BCTC Campus. Sunesys, a Delaware limited liability corporation, was awarded the project of providing fiber optic cable into the facility. The County intends to convey a utility easement affecting a portion of Assessor's Parcel Number 294-110-005, more particularly legally described in Exhibit A, attached hereto, by Grant of Easement to Sunesys. The attached Grant of Easement will allow for the construction and installation of the underground fiber optic infrastructure, which will be fed from Barton Rd and shall run easterly along Larry Parrish Parkway, extending northerly through Davis Avenue into the BCTC Campus.

Pursuant to Government Code Section 25526.5, a county may transfer real property or interests therein, belonging to the county to another entity, upon the terms and conditions as are agreed upon if the property or interest therein to be conveyed is not required for county use and the value is deemed to be under \$25,000, without complying with any other provisions of the code section.

Pursuant to the California Environmental Quality Act (CEQA), the Grant of Easement was reviewed and determined to be categorically exempt from CEQA, under State CEQA Guidelines Section 15301(c), Section 15282(k), Section 15302(c), Section 15303(d), Section 15304(f), and Section 15061(b)(3) "Common Sense," as it will not result in direct impacts to the physical environment or reasonably foreseeable indirect effects.

**Impact on Residents and Businesses**

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

The attached Grant of Easement for the installation of fiber optic cable at BCTC will help RCCD fulfill necessary upgrades to their core operational needs. This in turn will help enhance the learning experience for residents in the County of Riverside, who seek career advancement in public safety.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

Sunesys has agreed to reimburse the County of Riverside EDA/ Real Estate Division for any and all costs associated with this transaction. The costs include staff labor, County Counsel charges, permit fees, and environmental costs.

Attachments: Resolution No. 2016-217, Aerial Image, Grant of Easement

RF:JVW:VC:VY:JR:ra 301FM 18.471 13372  
MinuteTraq 2655

  
\_\_\_\_\_  
Gregory V. Priamos, Director County Counsel 11/17/2016

  
\_\_\_\_\_  
Rohini Dasika 11/28/2016

FORM APPROVED COUNTY COUNSEL  
BY: R. TODD FRAHM  
DATE: 11/16/16

Board of Supervisors

County of Riverside

**Resolution No. 2016-217**

**Authorization to Convey Easement Interests in Real Property  
to Sunesys LLC, located in the County of Riverside,  
State of California, by Easement Deed**

**WHEREAS**, Pursuant to Government Code Section 25526.5, a county may transfer real property or interests therein, belonging to the county to another entity, upon the terms and conditions as are agreed upon if the property or interest therein to be conveyed is not required for county use and the value is deemed to be under \$25,000, without complying with any other provisions of the code section.

**WHEREAS**, the County of Riverside ("County") owns that certain real property identified with Assessor's Parcel Number 294-110-005, located in the County of Riverside, State of California, commonly known as the Ben Clark Training Center ("BCTC"); and

**WHEREAS**, Riverside Community College District ("RCCD") in collaboration with the Riverside County Sheriff's Department, and the Riverside County Fire Department offers courses in Fire Technology and Law Enforcement at their Public Safety Training Campus ("BCTC Campus") located at BCTC; and

**WHEREAS**, RCCD solicited proposals from qualified firms to provide high speed internet connectivity to the BCTC Campus;

**WHEREAS**, Sunesys, a Delaware limited liability corporation, was awarded the project of providing fiber optic cable into the BCTC Campus; and

**WHEREAS**, The County intends to convey a utility easement affecting a portion of Assessor's Parcel Number 294-110-005, more particularly legally described in Exhibit "A", attached hereto, by Grant of Easement to Sunesys; and

**WHEREAS**, the conveyances of easement interest in real property are exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines

1 Section 15301, Class 1 – Existing Facilities, 15061(b)(3), Section 15282(k), Section 15302(c),  
2 Section 15303(d), and Section 15304(f); now, therefore,

3 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the  
4 County of Riverside, State of California, in regular session assembled on or after December 6,  
5 2016 that this Board, based upon a review of the evidence and information presented on the  
6 matter, as it relates to the conveyance has determined that the proposed conveyance is  
7 categorically exempt from CEQA pursuant to State CEQA Guidelines Sections 15301, Section  
8 15061(b)(3), Section 15282(k), Section 15302(c), Section 15303(d), and Section 15304(f)  
9 because it can be seen with certainty that there is no possibility that the activity in question will  
10 have a significant effect on the environment because it merely involves the conveyance  
11 easement interests in real property, to the Sunesys.

12 BE IT FURTHER RESOLVED AND DETERMINED that the Chairman of the Board of  
13 Supervisors of the County of Riverside is authorized to execute the Easement Deed on behalf  
14 of the County to complete the conveyance of the property interests and this transaction.

15 BE IT FURTHER RESOLVED AND DETERMINED that the Assistant County Executive  
16 Officer/EDA, or his designee, is authorized to execute any other documents to complete this  
17 transaction.

18 BE IT FURTHER RESOLVED AND DETERMINED that the Clerk of the Board of  
19 Supervisors has given notice hereof as provided in Section 6061 of the Government Code.

20 ROLL CALL:

21 Ayes: Jeffries, Tavaglione, Washington and Ashley  
22 Nays: None  
23 Absent: Benoit

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

26 KECIA HARPER-IHEM, Clerk of said Board

27 By   
28 Deputy



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

12/18/16  
Date

KB  
Initial

## NOTICE OF EXEMPTION

November 15, 2016

**Project Name:** County of Riverside, RCC Fiber Optic Conduit at Ben Clark Training Center (BCTC)

**Project Number:** FM0417200301

**Project Location:** 16791 Davis Avenue, south of Van Buren Avenue, APN 294-110-005, Riverside, California, 92518  
(See Attached Exhibit)

**Description of Project:** The County of Riverside (County) intends to enter into a Grant of Easement Agreement with Sunesys for the placement of fiber-optic cable to serve RCC classrooms at the BCTC. The Grant of Easement will allow for the construction and installation of the underground fiber optic infrastructure, which will be fed from Barton Rd and shall run easterly along Larry Parrish Parkway, extending northerly through Davis Avenue into the RCC Classroom infrastructure. The Grant of Easement with Sunesys is to run with the land, including any related ingress and egress rights for Sunesys to construct, place, operate, inspect, maintain, access, repair, replace and remove such above ground and/or underground communication structures as specifically described in attached exhibit. Sunesys agrees to complete its construction in a workmanlike manner and to the extent practicable, to assure that the County's plants, landscaping and soil are returned to their original condition. The property easement described herein may be lawfully recorded by Sunesys and will remain in full force and effect so long as the Grantee or his assigns uses the easement utility purposes or for 99 years, whichever is less. The execution of the Grant of Easement and construction and operation of the fiber optic conduit is identified as the project under the California Environmental Quality Act (CEQA). The proposed project is the construction of a utility pipeline and would be within the limits identified for the use of a Statutory and Categorical Exemption under CEQA. No direct or indirect physical environmental impacts are anticipated from the easement agreement and new fiber-optic conduit.

**Name of Public Agency Approving Project:** County of Riverside, Economic Development Agency

**Name of Person or Agency Carrying Out Project:** County of Riverside, Economic Development Agency

**Exempt Status:** State California Environmental Quality Act (CEQA) Guidelines, Section 15282 (k) Other Statutory Exemptions, Pipelines less than One Mile in Length, Exemption; Section 15301 Existing Facilities Exemption; Section 15302 (c) Replacement or Reconstruction Exemption; Section 15303(d) New Construction or Conversion of Small Structures Exemption; Section 15304 (f) Minor Alterations to Land Exemption; Section 15061(b) (3), General Rule or "Common Sense" Exemption, Codified under Title 14, Articles 5, 18 and 19, Sections 15061, 15282 and 15301.

DEC 06 2016 3.18

P.O. Box 1180 • Riverside, California • 92502 • T: 951.955.8714 • F: 951.955.4584

[www.rivcoeda.org](http://www.rivcoeda.org)

Administration  
Aviation  
Business Intelligence  
Cultural Services  
Community Services  
Custodial

Housing  
Housing Authority  
Information Technology  
Maintenance  
Marketing

Economic Development  
Edward-Dean Museum  
Environmental Planning  
Fair & National Date Festival  
Foreign Trade  
Graffiti Abatement

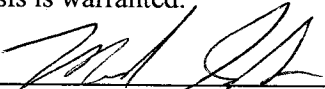
Parking  
Project Management  
Purchasing Group  
Real Property  
Redevelopment Agency  
Workforce Development

**Reasons Why Project is Exempt:** The proposed project is statutorily and categorically exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The project will not cause an impact to an environmental resource of hazardous or critical concern nor would the project include unusual circumstances which could have the possibility of having a significant effect on the environment. The project would not result in impacts to scenic highways, hazardous waste sites, historic resources, or other sensitive natural environments, or have a cumulative effect to the environment. No significant environmental impacts are anticipated to occur with the easement and right of entry agreements and installation of fiber-optic conduit at BCTC.

- **Section 15282(k) –Other Statutory Exemptions, Pipelines Less Than One Mile in Length:** This statutory exemption is summarized under Section 21080.21 of the Public Resources Code. The Application of Division to Public Right-Of-Way Pipeline Projects Less than One Mile in Length under CEQA does not apply to any project of less than one mile in length within a public street or highway or any other public right-of-way for the installation of a new pipeline or the maintenance, repair, restoration, reconditioning, relocation, replacement, removal, or demolition of an existing pipeline. The proposed easement and right of-entry agreements allow for the installation of a new 4,669 foot long fiber-optic pipeline (0.88 miles) within the right-of-ways of Barton Road, Larry Parrish parkway, and Davis Avenue, and allows for the maintenance and repair of the pipeline. The pipeline is less than one mile in length, is within public street right-of-ways, and includes new installation, maintenance, and repair. These activities all meet the criteria contained within this Statutory Exemption; therefore, the project is exempt as the project meets the scope and intent of the Statutory Exemption identified in Section 15282 (k), Article 18, Statutory Exemptions of the CEQA Guidelines.
- **Section 15301–Existing Facilities:** This Class 1 categorical exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site's use. The project is limited to the execution of contractual agreements and the construction and operation of a fiber-optic conduit within the existing BCTC facility. The fiber-optic conduit will serve the RCC classrooms on the BCTC site, a previously planned facility that was approved as part of the 2002 BCTC Master Plan Environmental Impact Report. The installation of the conduit will not introduce a new use or result in an increase in intensity or capacity of the site; therefore, the project is exempt as it meets the scope and intent of the Categorical Exemption identified in Section 15301, Article 19, Categorical Exemptions of the CEQA Guidelines.
- **Section 15302(c)–Replacement or Reconstruction:** This Class 2 categorical exemption includes the replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity. The project is limited to an upgrade to replace the existing utility infrastructure within the BCTC with fiber-optic conduit to serve the previously approved RCC project. The installation of the fiber-optic conduit will provide more effect utility infrastructure without increasing the capacity of the site; therefore, the project is exempt as the project meets the scope and intent of the Categorical Exemption identified in Section 15302 (c), Article 19, Categorical Exemptions of the CEQA Guidelines.
- **Section 15303 (d)–New Construction or Conversion of Small Structures:** This Class 3 categorical exemption includes water main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction. The project, as proposed, includes a utility extension and street improvements of reasonable length to serve a previously approved RCC project within the BCTC campus; therefore, the project is exempt as the project meets the scope and intent of the Categorical Exemption identified in Section 15303 (d), Article 19, Categorical Exemptions of the CEQA Guidelines.

- **Section 15304 (f)–Minor Alterations to Land:** This Class 4 categorical exemption includes minor trenching and backfilling where the surface is restored. The project would include 4,669 foot of trenching and backfilling for the installation of fiber-optic conduit. After installation of the conduit, the right-of-way will be restored to its initial condition; therefore, the project is exempt as the project meets the scope and intent of the Categorical Exemption identified in Section 15304 (f), Article 19, Categorical Exemptions of the CEQA Guidelines.
- **Section 15061 (b) (3) – “Common Sense” Exemption:** In accordance with CEQA, the use of the Common Sense Exemption is based on the “general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.” State CEQA Guidelines, Section 15061(b) (3). The use of this exemption is appropriate if “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” *Ibid*. This determination is an issue of fact and if sufficient evidence exists in the record that the activity cannot have a significant effect on the environment, then the exemption applies and no further evaluation under CEQA is required. See *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d 68. The ruling in this case stated that if a project falls within a category exempt by administrative regulation or 'it can be seen with certainty that the activity in question will not have a significant effect on the environment', no further agency evaluation is required. With certainty, there is no possibility that the project may have a significant effect on the environment. The proposed new fiber-optic conduit will not result in any direct or indirect physical environmental impacts. The construction of the pipeline will occur within existing public street right-of-way and will be restored to its previous condition upon completion. The pipeline will serve an existing planned facility that was analyzed as part of the 2002 Final Environmental Impact Report for the BCTC Master Plan. The location of the pipeline will be located almost exclusively within the BCTC project site, other than a connection to the existing infrastructure within Barton Road, and will not alter the function or use of the site or have any external physical effects. Due to the small footprint of the project, construction activity would be limited to one or two pieces of equipment, would involve minor disturbance within the existing street right-of-ways totaling 4,669 linear feet. Construction would not require the import or export of soil. The use and operation of BCTC will be substantially similar to the existing use and will not create any new environmental impacts. Therefore, in no way, would the project as proposed have the potential to cause a significant environmental impact and the project is exempt from further CEQA analysis.

Based upon the identified exemptions above, the County of Riverside, Economic Development Agency hereby concludes that no physical environmental impacts are anticipated to occur and the project as proposed is exempt under CEQA. No further environmental analysis is warranted.

Signed:  Date: 11/15/16

Mike Sullivan, Senior Environmental Planner  
County of Riverside, Economic Development Agency



**RIVERSIDE COUNTY CLERK & RECORDER**

**AUTHORIZATION  
TO BILL  
BY JOURNAL VOUCHER**

Project Name: Ben Clark Training Center RCC Fiber Optic Conduit Project

Accounting String: 47220-7200400000 - FM0417200301


DATE: November 15, 2016

AGENCY: Riverside County Economic Development Agency

THIS AUTHORIZES THE COUNTY CLERK & RECORDER TO BILL FOR FILING AND HANDLING FEES FOR THE ACCOMPANYING DOCUMENT(S).

NUMBER OF DOCUMENTS INCLUDED: One (1)

AUTHORIZED BY: Mike Sullivan, Senior Environmental Planner, Economic Development Agency

Signature: 

PRESENTED BY: Jose Ruiz, Real Property Agent, Economic Development Agency

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -



Date: November 15, 2016

To: Mary Ann Meyer, Office of the County Clerk

From: Mike Sullivan, Senior Environmental Planner, Project Management Office

Subject: **County of Riverside Economic Development Agency Project # FM0417200301**  
Ben Clark Training Center RCC Fiber Optic Conduit Project

The Riverside County's Economic Development Agency's Project Management Office is requesting that you post the attached Notice of Exemption. Attached you will find an authorization to bill by journal voucher for your posting fee.

**After posting, please return the document to:**

**Mail Stop #1330**

**Attention: Mike Sullivan, Senior Environmental Planner,**

**Economic Development Agency,**

**3403 10<sup>th</sup> Street, Suite 400, Riverside, CA 92501**

**If you have any questions, please contact Mike Sullivan at 955-8009.**

Attachment

cc: file

Recording Requested by and  
when recorded mail to:

Sunesys, LLC  
c/o Crown Castle  
2000 Corporate Drive  
Canonsburg, PA 15317-8564  
Attn: Small Cell Contracts Administration  
(724) 416-2000

**EASEMENT AGREEMENT  
FOR PLACEMENT OF FIBER-OPTIC CABLES**

This Easement Agreement, dated DEC. 6, 2016, between  
County of Riverside, having an address of  
\_\_\_\_\_, ("Property Owner" or "Grantor"), its successors and  
assigns, which grants **SUNESYS, LLC**, a Delaware limited liability company, its successors and assigns  
("Sunesys" or "Grantee") the following rights:

The grant of an easement to Sunesys to run with the land, including any related ingress and egress rights for Sunesys to construct, place, operate, inspect, maintain, access, repair, replace and remove such above ground and/or underground communication structures as specifically described in attached exhibits as Sunesys may from time to time require, consisting of cables, conduits, access points, manholes, bore pits and necessary fixtures, together with any required utility poles, anchors, guy wires and appurtenances, in, under and over the Property Owner's property.

Sunesys agrees to complete its construction in a workmanlike manner and to the extent practicable, to assure that the Property Owner's plants, landscaping and soil are returned to their original condition. The property easement described herein may be lawfully recorded by Sunesys and will remain in full force and effect so long as the Grantee or his assigns uses the easement utility for purposes or for ninety-nine (99) years, whichever is less.

Grantor expressly reserves for itself, its successors and its assigns, the right to use the Easement area or to grant other easements or licenses at the same location so long as such use does not unreasonably interfere with the rights herein granted.

Grantee shall maintain any of its improvements constructed or installed within the Easement area and associated with Grantee's use of the Easement area. The operation and maintenance of such improvements within the Easement area shall be at Grantee's sole cost and expense.

This Easement is subject to all liens, encumbrances' covenants, conditions, restrictions, reservations, contracts, leases and licenses, easements, and rights of way pertaining to the land, whether or not of record. The use of the word "grant" shall not imply any warranty on the part of the Grantor with respect to the Easement or the Easement area.

Grantee shall comply with all applicable laws, ordinances and regulations which pertain to the Easement, including but not limited to all applicable regulatory, environmental and safety requirements at Grantee's sole cost and expense.

DEC 06 2016 3.18

Grantee shall not use, deposit or permit the use or deposit of any hazardous material or toxic waste or other harmful substances on the land or on any other real property of Grantor adjacent to the Easement area other than those nominal substances typically utilized in Grantee's facilities.

Grantee shall not materially interfere with the operations and activities of Grantor on Grantor's property. However, any such operations or activities shall not interfere with Grantee's rights under this Easement.

Grantee shall be responsible for any damage to Grantor's property or that of third parties resulting from any exercise of the rights herein granted, including but not limited to soil erosion, subsidence or damage resulting therefrom. Grantee shall promptly repair and restore to its original condition any of Grantor's property, including, but not limited to, roads, utilities, buildings and fences that may be altered, damaged or destroyed in connection with the exercise of the Easement or use of the Easement area.

This grant of Easement is made on the express condition that Grantor is to be held free from all liability by reason of injury or death to persons or injury to property from whatever cause arising out of Grantee's, its Board of Supervisors, contractors', agents', officers', members', employees', invitees', or licensees', exercise of rights granted pursuant to this Easement or use of the Easement area or of the improvements or personal property of Grantee thereto or thereon, including any liability for injury or death to the person or property of Grantee, its contractors, agents, officers, members, employees, invitees, or licensees or to any property under the control or custody of Grantee. Grantee hereby covenants and agrees to defend and indemnify Grantor, its Board of Supervisors, officers, officials, employees, agents, invitees and guests and save them harmless from any and all liability, loss, costs, or obligations on account of, or arising out of and such injury or losses caused or claimed to be caused by the exercise of the Easement or use of the Easement area by Grantee. This section shall not apply in the event of the sole negligence, gross negligence or willful misconduct of Grantor.

This instrument contains the entire agreement between the parties relating to the rights herein granted and the obligations herein assumed. Any oral representations or modifications concerning this instrument shall be of no force or effect except in a subsequent modification in writing, signed by the party to be charged.

Grantee shall pay all applicable taxes directly imposed against its facilities.


Sunesy's shall perform a survey of the property for purposes of recording and/or title insurance at its sole cost.

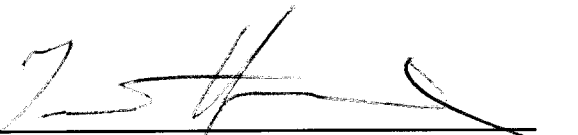
Consideration for this Agreement shall be a one-time payment of twelve thousand five hundred dollars (\$12,500) paid by Grantee to Grantor.

Executed this 14th day of December, 2016

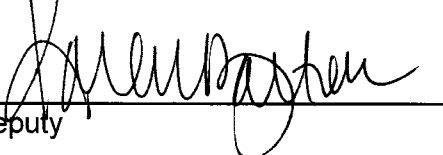
**COUNTY OF RIVERSIDE**, a political subdivision  
of the State of California

**SUNESYS, LLC**, a Delaware limited liability  
company

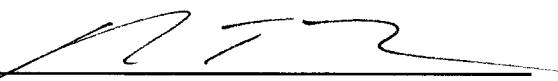
BY:   
John J. Benoit, Chairman  
Board of Supervisors

BY:   
Trent Horvath,  
District Manager, Western US

**ATTEST:**  
Kecia Harper-Ihem  
Clerk of the Board

By:   
Deputy

**APPROVED AS TO FORM:**  
Gregory P. Priamos, County Counsel

BY:   
R. Todd Frahm  
Deputy County Counsel

*A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.*

State of California

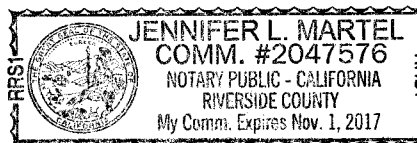
County of Riverside

On November 9, 2016 before me, Jennifer L. Martel / Notary Public  
Notary Public, personally appeared Trent Horvath, who proved  
to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the  
within instrument and acknowledged to me that he/she/they executed the same in his/her/their  
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the  
entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

[Signature]  
(Signature of Notary)



**Exhibit A-1**

**Initials**

**PROPERTY OWNER: \_\_\_\_\_**

**SUNESYS: 24**

## EASEMENT 1

A 3.00 foot wide strip easement for utility purposes in the unincorporated area of Riverside, County of Riverside, State of California, the centerline of which is more particularly described as follows:

COMMENCING at the northwesterly corner of the Riverside County Sheriff's Parcel as shown on the Record of Survey filed in Book 108, Pages 9-12 inclusive, records of said Riverside County, said point lies on the easterly right-of-way line of Barton Road;

Thence South 00°37'32" West along the west line of said Riverside County Sheriff's Parcel and said easterly right-of-way line of Barton Road, a distance of 280.02 feet to an angle point in said easterly right-of-way line;

Thence South 00°26'27" West along said west line of said Riverside County Sheriff's Parcel and said easterly right-of-way line of Barton Road, a distance of 18.00 feet to the intersection with a line lying 18.00 feet southerly and parallel with the centerline of Mariposa Avenue (a private street) as shown on the Ben Clark Training Facility Street Improvement Plan, filed at Riverside County Transportation & Land Management Agency (RCTLMA) as "Improvement Plan No. 949-w spp2", said intersection being the POINT OF BEGINNING of said centerline of a 3.00 foot easement;

Thence South 89°10'16" East, 2219.47 feet along said parallel line to a point herein referred to as Point "A";

Thence continuing along said parallel line South 89°10'16" East, 1222.51 feet to the intersection with a line lying 25.00 feet easterly and parallel with the centerline of Davis Avenue (a private street) as shown on said Ben Clark Training Facility Street Improvement Plan;

Thence North 00°53'48" East, 993.45 feet along last said parallel line to the beginning of a tangent curve concave to the southeast and having a radius of 7.00 feet;

Thence northeasterly along said curve through an angle of 45°00'00" and a curve length of 5.50 feet;

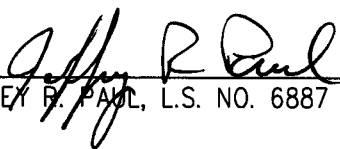
Thence North 45°53'48" East, 6.93 feet to a tangent curve concave to the northwest, with a radius of 7.00 feet;

Thence northeasterly along said curve through an angle of 45°00'00" and a curve length of 5.50 feet;

Thence North 00°53'48" East, 23.58 feet.

The sidelines of said 3.00 foot wide strip easement shall be lengthened or shortened so as to begin at said easterly right-of-way line of Barton Road and said west line of said Riverside County Sheriff's Parcel.

Containing approximately 13,430.79 SF (0.31 AC), more or less, as shown on Exhibit B attached hereto and by this reference made a part hereof.

  
JEFFREY R. PAUL, L.S. NO. 6887      10/14/16      DATE



Gil Zulueta Mendoza Associates, Inc.  
6185 Magnolia Avenue, #129  
Riverside, CA 92506  
P 951.286.9520 F 815.425.8582  
Email gil@qzmassociates.com

SUNEYSIS, RIVERSIDE COUNTY  
EASEMENT  
Exhibit A - Legal Description

Sheet  
1 of 2



## EASEMENT 2

BEGINNING at Point "A" as referenced in Easement 1, said Point "A" being the beginning of a tangent curve concave to the southwest, and having a radius of 20.00 feet;

Thence southeasterly, 31.43 feet along said curve through a central angle of 90°01'41" to a point on a line lying 25.00 feet westerly and parallel with the centerline of Ferguson Avenue (a private street) as shown on said Ben Clark Training Facility Street Improvement Plan;

Thence South 00°51'25" West, 1098.56 feet along said parallel line to a tangent curve concave to the northeast, with a radius of 325.00 feet;

Thence southeasterly along said curve through an angle of 61°45'43" and a curve length of 350.33 feet;

Thence South 61°05'16" East, 34.04 feet along said parallel line to a tangent curve concave to the southwest, with a radius of 275.00 feet;

Thence southeasterly along said curve through an angle of 62°02'55" and a curve length of 297.81 feet;

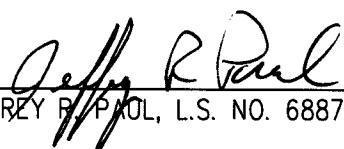
Thence South 00°57'39" West, 112.55 feet along said parallel line to a tangent curve concave to the northwest, with a radius of 275.00 feet;

Thence southwesterly along said curve through an angle of 30°24'26" and a curve length of 145.94 feet;

Thence South 31°22'05" West, a distance of 267.54 feet to the intersection with a line lying 39.00 feet northerly and parallel with the centerline of Alexander Street (a private street) as shown on said Ben Clark Training Facility Street Improvement Plan;

Thence North 58°00'04" West, 170.00 feet along said parallel line.

Containing approximately 7,524.62 SF (0.17 AC), more or less, as shown on Exhibit B attached hereto and by this reference made a part hereof.

  
JEFFREY R. PAUL, L.S. NO. 6887

10/14/16  
DATE



Gil Zulueta Mendoza Associates, Inc.  
6185 Magnolia Avenue, #129  
Riverside, CA 92506  
P 951.286.9520 F 815.425.8582  
Email gil@gzmassociates.com

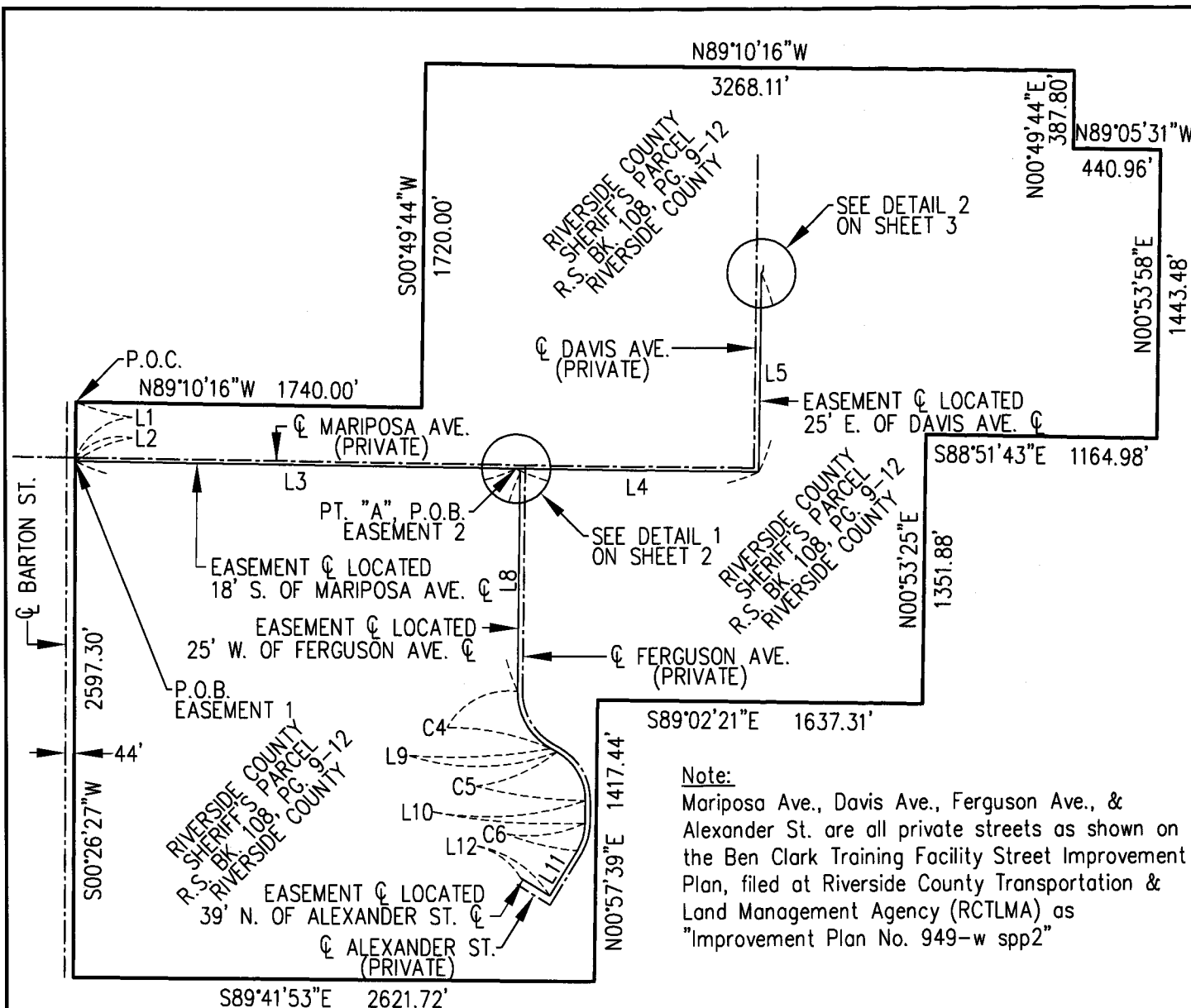
SUNEYSIS, RIVERSIDE COUNTY  
EASEMENT  
Exhibit A - Legal Description

Sheet  
2 of 2

**Exhibit B-1**

**LEGAL DESCRIPTION OF EASEMENT**

[See attached Exhibit signed by Property Owner]

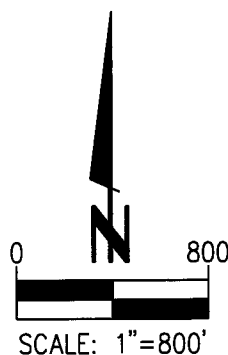


**Note:**

Mariposa Ave., Davis Ave., Ferguson Ave., & Alexander St. are all private streets as shown on the Ben Clark Training Facility Street Improvement Plan, filed at Riverside County Transportation & Land Management Agency (RCTLMA) as "Improvement Plan No. 949-w spp2"

LINE TABLE		
LINE	LENGTH	BEARING
L1	280.02'	S00°37'32"W
L2	18.00'	S00°26'27"W
L3	2219.47'	S89°10'16"E
L4	1222.51'	S89°10'16"E
L5	993.45'	N00°53'48"E
L6	6.93'	N45°53'48"E
L7	23.58'	N00°53'48"E
L8	1098.56'	S00°51'25"W
L9	34.04'	S61°05'16"E
L10	112.55'	S00°57'39"W
L11	267.54'	S31°22'05"W
L12	170.00'	N58°00'04"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	5.50'	7.00'	45°00'00"
C2	5.50'	7.00'	45°00'00"
C3	31.43'	20.00'	90°01'41"
C4	350.33'	325.00'	61°45'43"
C5	297.81'	275.00'	62°02'55"
C6	145.94'	275.00'	30°24'26"



*Jeffrey R. Paul*  
JEFFREY R. PAUL, L.S. NO. 6887

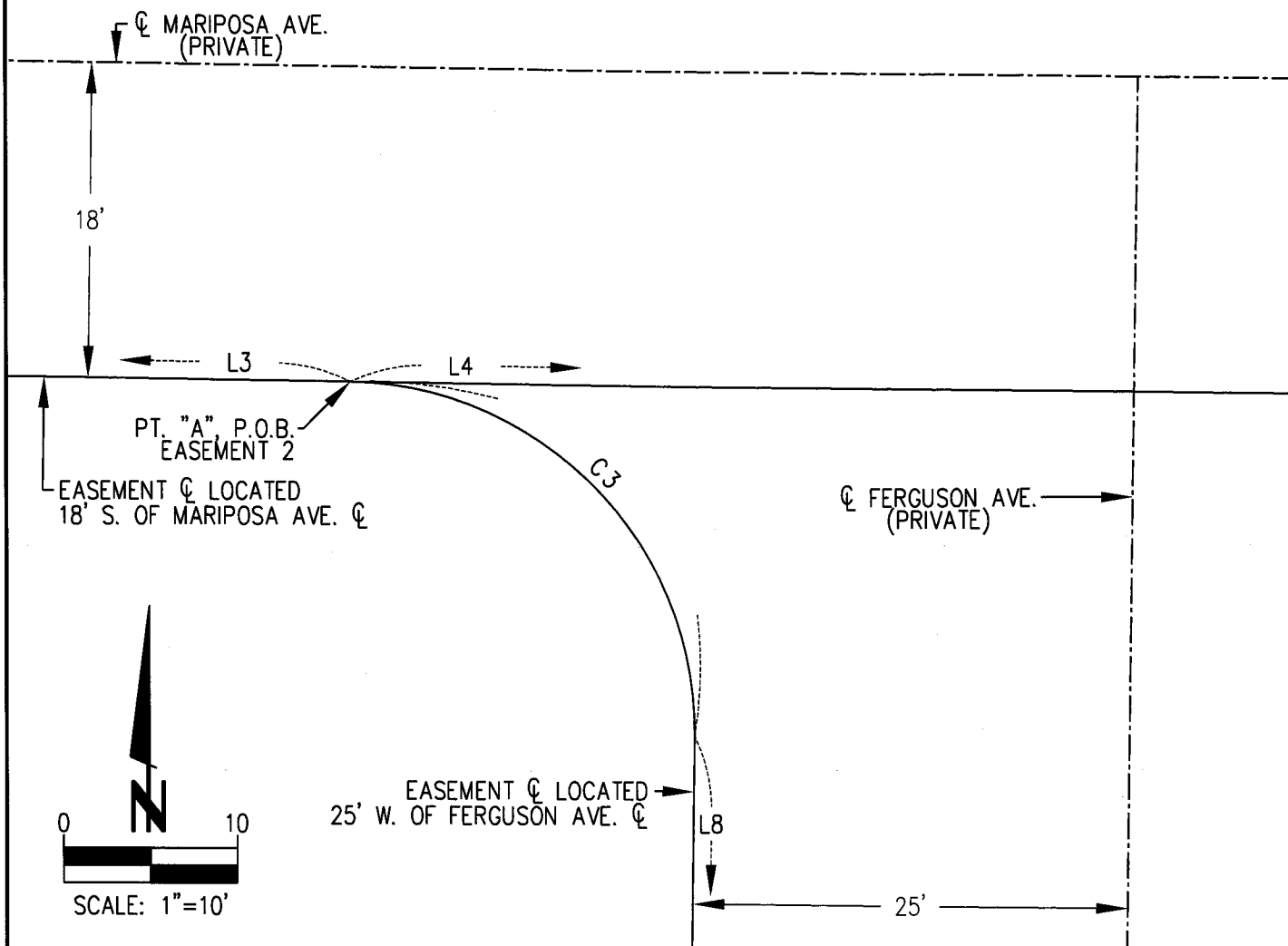
10/14/16  
DATE

Gil Zulueta Mendoza Associates, Inc.  
6185 Magnolia Avenue, #129  
Riverside, CA 92506  
P 951.286.9520 F 815.425.8582  
Email gil@gzmassociates.com

SUNEYSIS, RIVERSIDE COUNTY  
EASEMENT  
Exhibit B - Plat

Sheet  
1 of 3

# DETAIL 1



LINE TABLE		
LINE	LENGTH	BEARING
L3	2219.47'	S89°10'16"E
L4	1222.51'	S89°10'16"E
L8	1098.56'	S00°51'25"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C3	31.43'	20.00'	90°01'41"



*Jeffrey R. Paul*  
JEFFREY R. PAUL, L.S. NO. 6887

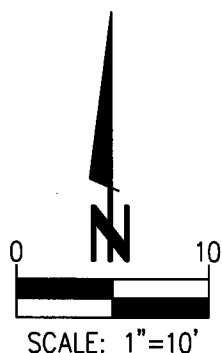
*10/14/16*  
DATE

Gil Zulueta Mendoza Associates, Inc.  
6185 Magnolia Avenue, #129  
Riverside, CA 92506  
P 951.286.9520 F 815.425.8582  
Email gil@gzmassociates.com

SUNEYSIS, RIVERSIDE COUNTY  
EASEMENT  
Exhibit B - Plat

Sheet  
2 of 3

# DETAIL 2



CL DAVIS AVE.  
(PRIVATE)

34'

L7

C2

L6

C1

L5

25'

EASEMENT CL LOCATED  
25 E. OF DAVIS AVE. CL

LINE TABLE		
LINE	LENGTH	BEARING
L5	993.45'	N00°53'48"E
L6	6.93'	N45°53'48"E
L7	23.58'	N00°53'48"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	5.50'	7.00'	45°00'00"
C2	5.50'	7.00'	45°00'00"



*Jeffrey R. Paul*  
JEFFREY R. PAUL, L.S. NO. 6887

*10/14/16*  
DATE

Gil Zulueta Mendoza Associates, Inc.  
6185 Magnolia Avenue, #129  
Riverside, CA 92506  
P 951.286.9520 F 815.425.8582  
Email gil@gzmassociates.com

SUNEYSIS, RIVERSIDE COUNTY  
EASEMENT  
Exhibit B - Plat

Sheet  
3 of 3