

**SUBMITTAL TO THE FLOOD CONTROL AND
WATER CONSERVATION DISTRICT
BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM: 11.1
(ID # 12125)

MEETING DATE:
Tuesday, August 04, 2020

FROM: FLOOD CONTROL DISTRICT:

SUBJECT: FLOOD CONTROL DISTRICT: Adopt Resolution No. F2020-03, Notice of Intent to Declare Portions of District Right of Way as Surplus and Summarily Vacate Those Portions of Right of Way, Located in the City of Riverside, County of Riverside, RCFC Parcel No. 6-1040-3B, APN 253-240-030, Project No. 1-0-00041, District 1. [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. F2020-03, Notice of Intent to Declare Portions of District Right of Way as Surplus and Summarily Vacate Those Portions of Right of Way, Located in the City of Riverside, County of Riverside, RCFC Parcel No. 6-1040-3B, APN 253-240-030, Project No. 1-0-00041; and
2. Direct the Clerk of the Board to give notice pursuant to Section 6061 of the Government Code.

ACTION: Policy

Jason Uhley, GENERAL MGR-CHF FLD CNTRL ENG

7/20/2020

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Spiegel and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended, and is set for public meeting on or after September 15, 2020, at 9:30 a.m. or as soon as possible thereafter.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: August 4, 2020
xc: Flood

Kecia R. Harper
Clerk of the Board

By:
Deputy

**SUBMITTAL TO THE FLOOD CONTROL AND WATER CONSERVATION DISTRICT BOARD
OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

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:	20/21

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Quail Run Owner, LLC (Quail Run) is the fee owner of Assessor's Parcel Number 253-240-030 (Property), which is located adjacent to District-owned property containing the Box Springs Dam. The Property is encumbered by an inundation easement for the Box Springs Dam in favor of the Riverside County Flood Control and Water Conservation District (District). Quail Run requested portions of the District's easement to be vacated for their development (Portions). The District's easement, identified as RCFC Parcel No. 6-1040-3B (District Easement), was acquired in a Grant Deed recorded on October 21, 1959, in Book 2566, Page 464 of the Official Records of the County of Riverside. The District Easement is a necessary component of the Box Springs Dam system. In order to grant Quail Run's request, the District has determined it would be necessary to expand the footprint of the District Easement. As a result, and in exchange for the District's vacation of the Portions, Quail Run proposes to grant additional inundation easement area adjacent to the existing District Easement at no additional cost to the District. The District would be able to exchange those Portions for the additional area needed to expand the current easement boundaries. This transaction will be memorialized in an Easement Modification Agreement between the District and Quail Run, which shall be brought before the Board for approval. The Portions are no longer necessary for the District's use and purposes and should be summarily vacated by adoption of a resolution at a later Board date, pursuant to California Code – Appendix, Chapter 48, Subsection 5, and Chapter 48-13 (Water Code).

The Property encumbered by the District Easement is now in the process of being developed by Quail Run as described in District Encroachment Permit No. 3453 (EP). Plan Check approvals were granted through the District's Encroachment Permit Section.

Additionally, Quail Run will grant an access easement (Canyon Crest Access Easement) over a portion of the Property in favor of the District for the purposes of ingress/egress through the proposed development, which will serve as a secondary access point for the District to operate and maintain their facilities at the Box Springs Dam.

Resolution No. F2020-03 has been approved as to form by County Counsel.

Impact on Residents and Businesses

**SUBMITTAL TO THE FLOOD CONTROL AND WATER CONSERVATION DISTRICT BOARD
OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

This transaction is the vacation of portions of a District Inundation Easement to be replaced with additional easement area, including a new access easement. The requestor is also the underlying fee owner so there is no impact to residents or businesses.

ATTACHMENTS:

1. Resolution No. F2020-03
2. Vicinity Map of the subject area
3. Legal Description and Depiction of Modified District Easement and Exceptions
4. Legal Description and Depiction of Canyon Crest Access Easement

P8\229432



Jason Farin, Principal Management Analyst

7/27/2020



Gregory L. Priamos, Director County Counsel

7/23/2020

1 Board of Supervisors

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

3
4 RESOLUTION NO. F2020-03

5
6 NOTICE OF INTENT TO DECLARE PORTIONS OF DISTRICT RIGHT OF WAY AS SURPLUS AND
7 SUMMARILY VACATE THOSE PORTIONS OF RIGHT OF WAY, LOCATED IN THE CITY OF
8 RIVERSIDE, COUNTY OF RIVERSIDE, RCFC PARCEL NO. 6-1040-3B, APN 253-240-030,
9 PROJECT NO. 1-0-00041
10

11 **WHEREAS**, Quail Run Owner, LLC (Quail Run) is the fee owner of certain real property identified
12 with Assessor's Parcel Number 253-240-030 (Property), which is located adjacent to Riverside County Flood
13 Control and Water Conservation District (District) owned property containing the Box Springs Dam; and

14 **WHEREAS**, by a Grant Deed recorded October 21, 1959 in Book 2566, Page 464 of the Official
15 Records of the County of Riverside, Sun Gold, Inc., a California corporation and predecessor-in-interest to
16 Quail Run, conveyed a perpetual inundation easement (Current Easement) to the District, identified as RCFC
17 Parcel No. 6-1040-3B, over and across portions of the Property; and

18 **WHEREAS**, Quail Run desires to improve certain portions of the Property by constructing apartment
19 buildings and related improvements (Improvements) for residential purposes; and

20 **WHEREAS**, Quail Run has requested the District to vacate certain portions of the Current Easement
21 area to make way for their Improvements (Portions), and the District has determined that, in order to grant
22 that request, Quail Run will need to grant additional easement area on the Property to the District (Additional
23 Easement Area); and

24 **WHEREAS**, Quail Run and the District desire to modify the Current Easement by excepting the
25 Portions from the Current Easement area and adding the Additional Easement Area, as described and depicted
26 in Exhibits "A" and "B", both of which are attached hereto and incorporated herein by reference (Modified
27 Easement), which will be memorialized in an Easement Modification Agreement between the District and
28 Quail Run; and

08.04.2020 11.1

1 **WHEREAS**, Quail Run will also grant a new access easement to the District to allow the District
2 continued access to its facilities at the Box Springs Dam; and

3 **WHEREAS**, upon the execution of the Easement Modification Agreement, the Portions will no
4 longer be necessary for District uses and purposes; and

5 **WHEREAS**, pursuant to California Code – Appendix, Chapter 48-9, Subsection 5, and Chapter 48-
6 13, the District may dispose of any interest in real property determined to be no longer necessary to be
7 retained for the use and purposes of the District.

8 **NOW THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of
9 Supervisors of the District (Board), in regular session assembled on August 4, 2020 at 9:30 a.m. or soon
10 thereafter, in the meeting room of the Board of Supervisors of the District, located on the 1st floor of the
11 County Administrative Center, 4080 Lemon Street, Riverside, California, that the Additional Easement Area
12 is necessary for the District's use and purposes, and the Portions of the Property, as described and depicted
13 in the Exhibit "B" attached hereto, are no longer necessary to be retained by the District for public purposes
14 and use by the District, and the Board intends to declare said Portions as surplus, pursuant to California
15 Code – Appendix, Chapter 48-9, Subsection 5, and Chapter 48-13, on or after September 15, 2020 at 9:30
16 a.m. or soon thereafter in the meeting room of the Board of Supervisors.

17 NOTICE IS HEREBY GIVEN that this Board intends to declare the Portions as surplus, to expand
18 the Current Easement area, and to summarily vacate the Portions when the Board meets to conclude the
19 proposed transaction on or after September 15, 2020 at 9:30 a.m. or soon thereafter in the meeting room of
20 the Board of Supervisors.

21 **BE IT FURTHER RESOLVED, DETERMINED, AND ORDERED** by this Board that the Clerk
22 of the Board is directed to give notice pursuant to Section 6061 of the Government Code.

1 **BOARD OF SUPERVISORS**

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

2
3 **RESOLUTION NO. F2020-03**

4 **NOTICE OF INTENT TO DECLARE PORTIONS OF DISTRICT RIGHT OF WAY AS SURPLIS**
5 **AND SUMMARILY VACATE THOSE PORTIONS OF RIGHT OF WAY, LOCATED IN THE CITY**
6 **OF RIVERSIDE, COUNTY OF RIVERSIDE, RCFC PARCEL NO. 6-1040-3B, APN 253-240-030,**
7 **PROJECT NO. 1-0-00041**

8
9 ADOPTED by Riverside County Board of Supervisors on August 4, 2020

10 **ROLL CALL:**

11
12
13 Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
14 Nays: None
15 Absent: None

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

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By: Wendell Rasso
Deputy

08.04.2020 11.1

**LEGAL DESCRIPTION
DAM INUNDATION EASEMENT****In the City of Riverside, County of Riverside, State of California****PARCEL A:**

THAT CERTAIN PARCEL DESCRIBED BY PARCEL MAP WAIVER - CERTIFICATE OF COMPLIANCE RECORDED JUNE 2, 1990 AS INSTRUMENT NO. 232042, OFFICIAL RECORDS, TOGETHER WITH PARCEL 4 OF PARCEL MAP 22871, AS SHOWN BY MAP IN FILE IN PARCEL MAP BOOK 156, PAGES 50 THROUGH 54, TOGETHER WITH THAT PORTION OF QUAIL RUN ROAD VACATED BY RESOLUTION NO. 18737, RECORDED JULY 21, 1995 AS INSTRUMENT NO. 235834, OFFICIAL RECORDS, INCLUSIVE, ALL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF PARCEL 4 OF SAID PARCEL MAP; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 4 AND THE NORTHERLY RIGHT-OF-WAY OF CENTRAL AVENUE, SAID COURSE BEING A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1945.00 FEET, A RADIAL LINE TO THE BEGINNING OF SAID CURVE BEARS SOUTH 5°21'25" WEST; THENCE WESTERLY 154.33 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 4°32'47"; THENCE ALONG THE EASTERLY LINE OF INSTRUMENT NO. 127550, RECORDED 09/22/1972, AND NON-TANGENT FROM SAID CURVE, NORTH 0°04'08" EAST 245.25 FEET; THENCE ALONG THE NORTHERLY AND NORTHWESTERLY LINE OF INSTRUMENT NO. 62850, RECORDED 5/22/1964, OFFICIAL RECORDS, THE FOLLOWING TWO COURSES, NORTH 77°57'34" WEST 222.90 FEET; THENCE SOUTH 49°38'05" WEST 305.10 FEET TO THE SOUTHERLY LINE OF PARCEL 3 OF SAID PARCEL MAP AND THE NORTHERLY RIGHT-OF-WAY OF SAID CENTRAL AVENUE AND TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2055.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 10°59'26" EAST; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF SAID PARCEL 3, 198.70 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 5°32'24"; THENCE NON-TANGENT FROM SAID CURVE AND NORTHWESTERLY, NORTHERLY, NORTHEASTERLY ALONG THE WESTERLY BOUNDARY OF SAID PARCEL 3, THE FOLLOWING 5 COURSES, NORTH 51°10'04" WEST 469.59 FEET; THENCE NORTH 0°04'39" EAST 185.43 FEET; THENCE NORTH 46°32'02" WEST 216.82 FEET; THENCE NORTH 0°04'39" EAST 175.85 FEET; THENCE NORTH 48°07'18" EAST 421.23 FEET; THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL 3, THE FOLLOWING TWO COURSES, NORTH 63°55'16" EAST 370.02 FEET; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 3 AND A PORTION OF PARCEL 2 AS DESCRIBED IN SAID CERTIFICATE OF COMPLIANCE, INSTRUMENT NO. 232042, SOUTH 75°00'00" EAST 515.00 FEET; THENCE ALONG THE NORTHERLY LINE OF SAID PORTION, NORTH 82°46'08" EAST 91.93 FEET; THENCE NORTH 51°09'34" EAST 30.00 FEET; THENCE SOUTH 38°50'26" EAST 44.00 FEET; THENCE NORTH 51°09'34" EAST 45.20 FEET TO THE EASTERLY LINE OF SAID PARCEL 2; THENCE SOUTH 0°04'10" WEST 580.83 FEET, ALONG THE EASTERLY LINE OF SAID PORTION OF PARCEL 2; THENCE SOUTH 59°26'16" EAST 96.40 FEET TO THE CENTERLINE OF QUAIL RUN ROAD, VACATED, AS SHOWN ON SAID RESOLUTION NO. 18737, TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 200.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 59°26'18" WEST; THENCE SOUTHERLY 158.80 FEET ALONG SAID CURVE, AND ALONG SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 45°29'32"; THENCE TANGENT FROM SAID CURVE, SOUTH 14°55'50" EAST 75.60 FEET TO A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 400.00 FEET; THENCE SOUTHERLY 172.35 FEET ALONG SAID CURVE THROUGH A CENTRAL

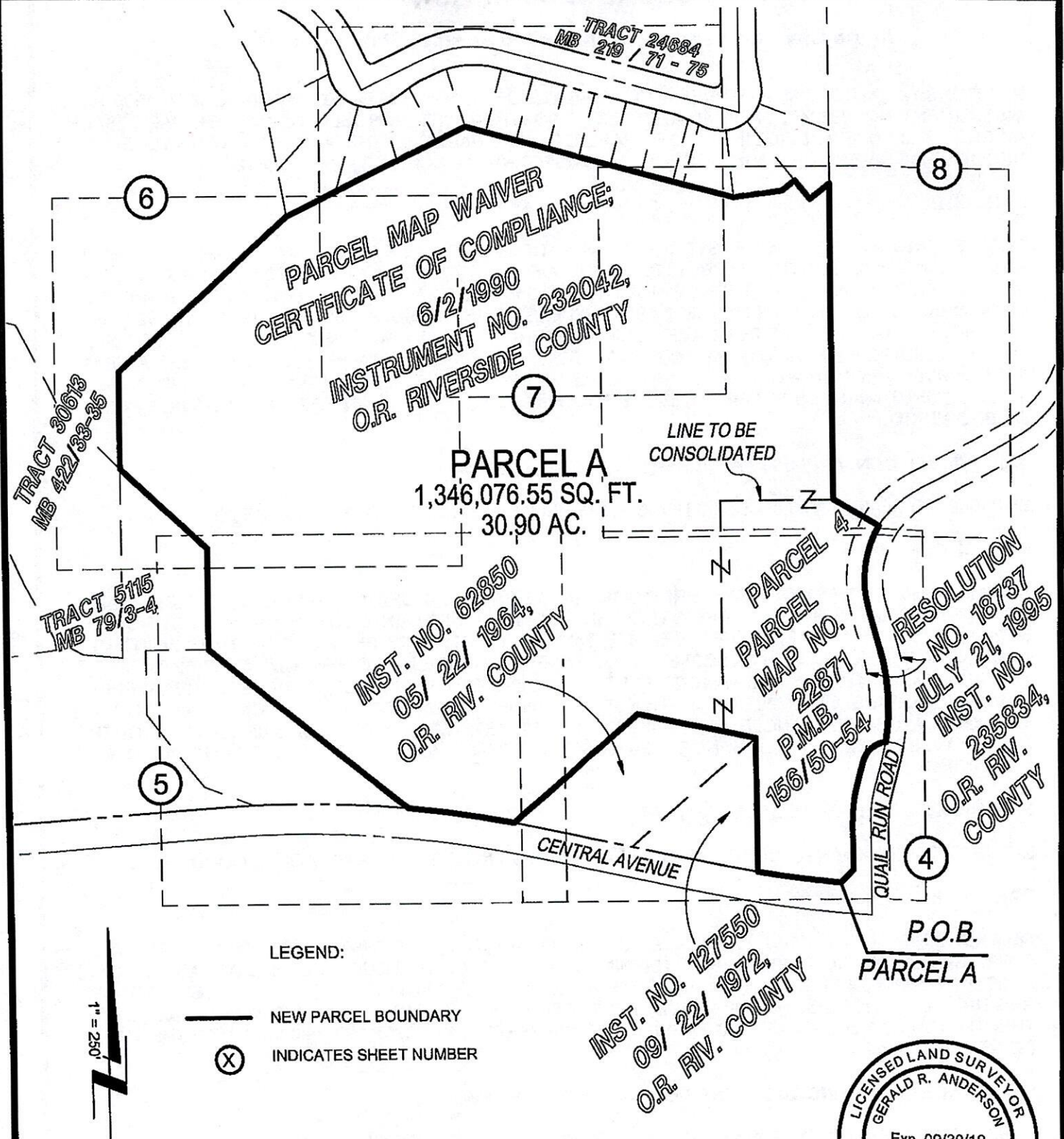
ANGLE OF 24°41'16" TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 51.00 FEET A RADIAL LINE TO SAID POINT BEARS NORTH 7°40'32" WEST; THENCE SOUTHWESTERLY 59.86 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 67°15'18"; THENCE ALONG THE WESTERLY RIGHT OF WAY OF QUAIL RUN ROAD AND THE EASTERLY BOUNDARY OF THE LAND DESCRIBED IN SAID PARCEL MAP WAIVER- CERTIFICATE OF COMPLIANCE, THE FOLLOWING FOUR COURSES, TANGENT FROM SAID CURVE SOUTH 15°04'10" WEST 46.99 FEET TO A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 233.00 FEET; THENCE SOUTHERLY 61.00 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°00'00"; THENCE TANGENT FROM SAID CURVE SOUTH 0°04'10" WEST 90.15 FEET; THENCE SOUTH 46°32'51" WEST 33.26 FEET TO THE **POINT OF BEGINNING**.

Said easement area noted above shall specifically exclude the buildings pads of each residential structure, as depicted on Exhibit B.

2

EXHIBIT MAP
DAM INUNDATION EASEMENT

SHEET 3 OF 8



SCALE: 1" = 250'
ASSESSOR'S PARCEL #'s: 253-240-020, 028; 253-260-020
SECTION 32, TOWNSHIP 2S., RANGE 4W.
EXHIBIT PREPARED BY: G. R. ANDERSON
DATE EXHIBIT PREPARED: 09/31/2017

PREPARED UNDER THE DIRECTION OF:

Gerald R. Anderson 9/05/2018
GERALD R. ANDERSON
LS 4400
REG. EXPIRES 09/30/2019

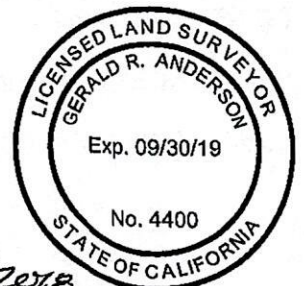


EXHIBIT B

LEGAL DESCRIPTION

In the City of Riverside, County of Riverside, State of California

PORTIONS OF PARCEL MAP WAIVER - CERTIFICATE OF COMPLIANCE RECORDED JUNE 2, 1990 AS INSTRUMENT NO. 232042, OFFICIAL RECORDS, TOGETHER WITH PARCEL 4 OF PARCEL MAP 22871, AS SHOWN BY MAP ON FILE IN PARCEL MAP BOOK 156, PAGES 50 THROUGH 54, INCLUSIVE, BOTH RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL B:

COMMENCING AT THE MOST EASTERLY CORNER OF PARCEL 4 OF SAID PARCEL MAP 22871, SAID POINT BEING THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS "NORTH 59°26'16" WEST 63.40 FEET"; THENCE NORTH 77°07'55" WEST 271.07 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE NORTH 0°06'53" EAST 67.00 FEET; THENCE NORTH 89°53'07" WEST 170.82 FEET TO A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 19.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 30°27'49" WEST; THENCE SOUTHWESTERLY 10.93 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°56'55"; THENCE NON-TANGENT FROM SAID CURVE SOUTH 0°06'53" WEST 59.11 FEET; THENCE SOUTH 89°53'07" EAST 178.17 FEET TO THE **TRUE POINT OF BEGINNING**.

SAID PARCEL CONTAINS 0.273 ACRES GROSS, MORE OR LESS.

SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD, IF ANY.

PARCEL C:

COMMENCING AT THE MOST EASTERLY CORNER OF PARCEL 4 OF SAID PARCEL MAP 22871, SAID POINT BEING THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS "NORTH 59°26'16" WEST 63.40 FEET"; THENCE SOUTH 75°34'44" WEST 430.75 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE NORTH 0°06'53" EAST 136.17 FEET; THENCE NORTH 89°53'07" WEST 62.01 FEET; THENCE SOUTH 42°13'25" WEST 10.23 FEET TO A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 66.00 FEET; THENCE SOUTHWESTERLY 15.87 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°46'40"; THENCE NON-TANGENT FROM SAID CURVE SOUTH 0°06'53" WEST 115.64 FEET; THENCE SOUTH 89°53'07" EAST 78.00 FEET TO THE **TRUE POINT OF BEGINNING**.

SAID PARCEL CONTAINS 0.240 ACRES GROSS, MORE OR LESS.

SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD, IF ANY.

PARCEL D:

COMMENCING AT THE MOST EASTERLY CORNER OF PARCEL 4 OF SAID PARCEL MAP 22871, SAID POINT BEING THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS "NORTH 59°26'16" WEST 63.40 FEET"; THENCE NORTH 83°44'27" WEST 320.80 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 0°06'53" WEST 136.17 FEET; THENCE NORTH 89°53'07" WEST 78.00 FEET; THENCE NORTH 0°06'53" EAST 136.17 FEET; THENCE SOUTH 89°53'07" EAST 78.00 FEET TO THE **TRUE POINT OF BEGINNING**.

SAID PARCEL CONTAINS 0.244 ACRES GROSS, MORE OR LESS.

SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD, IF ANY.

PARCEL E:

COMMENCING AT THE MOST EASTERLY CORNER OF PARCEL 4 OF SAID PARCEL MAP 22871, SAID POINT BEING THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS "NORTH 59°26'16" WEST 63.40 FEET"; THENCE SOUTH 74°21'17" WEST 129.45 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE NORTH 89°53'07" WEST 169.83 FEET; THENCE NORTH 0°06'53" EAST 78.00 FEET; THENCE SOUTH 89°53'07" EAST 169.83 FEET; THENCE SOUTH 0°06'53" WEST 78.00 FEET TO THE **TRUE POINT OF BEGINNING**.

SAID PARCEL CONTAINS 0.304 ACRES GROSS, MORE OR LESS.

SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD, IF ANY.

PARCEL F:

COMMENCING AT THE MOST EASTERLY CORNER OF PARCEL 4 OF SAID PARCEL MAP 22871, SAID POINT BEING THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS "NORTH 59°26'16" WEST 63.40 FEET"; THENCE SOUTH 44°23'38" WEST 178.45 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE NORTH 89°53'07" WEST 169.83 FEET; THENCE NORTH 0°06'53" EAST 78.67 FEET; THENCE SOUTH 89°53'07" EAST 169.83 FEET; THENCE SOUTH 0°06'53" WEST 78.67 FEET TO THE **TRUE POINT OF BEGINNING**.

SAID PARCEL CONTAINS 0.307 ACRES GROSS, MORE OR LESS.

SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD, IF ANY.

PARCEL G:

COMMENCING AT THE MOST EASTERLY CORNER OF PARCEL 4 OF SAID PARCEL MAP 22871, SAID POINT BEING THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS "NORTH 59°26'16" WEST 63.40 FEET"; THENCE SOUTH 50°43'00" WEST 314.73 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 89°53'07" EAST 159.83 FEET; THENCE SOUTH 0°06'53" WEST 68.00 FEET; THENCE NORTH 89°53'07" WEST 159.83 FEET; THENCE NORTH 0°06'53" EAST 68.00 FEET TO THE **TRUE POINT OF BEGINNING**.

SAID PARCEL CONTAINS 0.250 ACRES GROSS, MORE OR LESS.

SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD, IF ANY.


PARCEL H:

COMMENCING AT THE MOST EASTERLY CORNER OF PARCEL 4 OF SAID PARCEL MAP 22871, SAID POINT BEING THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS "NORTH 59°26'16" WEST 63.40 FEET"; THENCE SOUTH 41°49'55" WEST 370.89 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 89°53'07" EAST 63.67 FEET; THENCE SOUTH 0°06'53" WEST 52.50 FEET; THENCE SOUTH 89°53'07" EAST 81.00 FEET; THENCE SOUTH 0°06'53" WEST 40.67 FEET; THENCE NORTH 89°53'07" WEST 77.98 FEET; THENCE NORTH 0°06'53" EAST 16.83 FEET; THENCE NORTH 89°53'07" WEST 66.69 FEET; THENCE NORTH 0°06'53" EAST 76.33 FEET TO THE **TRUE POINT OF BEGINNING**.

SAID PARCEL CONTAINS 0.186 ACRES GROSS, MORE OR LESS.

SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD, IF ANY.

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

 11/30/2018
GERALD R. ANDERSON, L.S. 4400 DATE:
LICENSE EXPIRES: SEPTEMBER 30, 2019



[MALD- 393]

EXHIBIT B

LEGAL DESCRIPTION

In the City of Riverside, County of Riverside, State of California

PORTIONS OF PARCEL MAP WAIVER - CERTIFICATE OF COMPLIANCE RECORDED JUNE 2, 1990 AS INSTRUMENT NO. 232042, OFFICIAL RECORDS, TOGETHER WITH PARCEL 4 OF PARCEL MAP 22871, AS SHOWN BY MAP ON FILE IN PARCEL MAP BOOK 156, PAGES 50 THROUGH 54, INCLUSIVE, BOTH RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL I:

COMMENCING AT THE MOST EASTERLY CORNER OF PARCEL 4 OF SAID PARCEL MAP 22871, SAID POINT BEING THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS "NORTH 59°26'16" WEST 63.40 FEET"; THENCE SOUTH 62°00'04" WEST 361.63 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 0°06'53" WEST 169.83 FEET; THENCE NORTH 89°53'07" WEST 78.00 FEET; THENCE NORTH 0°06'53" EAST 169.83 FEET; THENCE SOUTH 89°53'07" EAST 78.00 FEET TO THE **TRUE POINT OF BEGINNING**.

SAID PARCEL CONTAINS 0.304 ACRES GROSS, MORE OR LESS.

SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD, IF ANY.

PARCEL J:

COMMENCING AT THE MOST EASTERLY CORNER OF PARCEL 4 OF SAID PARCEL MAP 22871, SAID POINT BEING THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS "NORTH 59°26'16" WEST 63.40 FEET"; THENCE SOUTH 67°15'19" WEST 452.50 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 0°06'53" WEST 136.17 FEET; THENCE NORTH 89°53'07" WEST 78.00 FEET; THENCE NORTH 0°06'53" EAST 136.17 FEET; THENCE SOUTH 89°53'07" EAST 78.00 FEET TO THE **TRUE POINT OF BEGINNING**.

SAID PARCEL CONTAINS 0.244 ACRES GROSS, MORE OR LESS.

SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD, IF ANY.

PARCEL K:

COMMENCING AT THE MOST EASTERLY CORNER OF PARCEL 4 OF SAID PARCEL MAP 22871, SAID POINT BEING THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS "NORTH 59°26'16" WEST 63.40 FEET"; THENCE SOUTH 53°57'57" WEST 621.49 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 49°38'05" WEST 89.83 FEET; THENCE NORTH 40°21'55" WEST 30.79 FEET; THENCE NORTH 18°45'15" WEST 47.73 FEET; THENCE NORTH 49°38'05" EAST 72.25 FEET; THENCE SOUTH 40°21'55" EAST 75.17 FEET TO THE **TRUE POINT OF BEGINNING**.

SAID PARCEL CONTAINS 0.146 ACRES GROSS, MORE OR LESS.

SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD, IF ANY.

PARCEL L:

COMMENCING AT THE MOST EASTERLY CORNER OF PARCEL 4 OF SAID PARCEL MAP 22871, SAID POINT BEING THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS "NORTH 59°26'16" WEST 63.40 FEET"; THENCE SOUTH 64°25'17" WEST 947.16 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 51°15'45" EAST 89.83 FEET; THENCE SOUTH 38°44'15" WEST 75.17 FEET; THENCE NORTH 51°15'45" WEST 89.83 FEET; THENCE NORTH 38°44'15" EAST 75.17 FEET TO THE **TRUE POINT OF BEGINNING**.

SAID PARCEL CONTAINS 0.155 ACRES GROSS, MORE OR LESS.

SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD, IF ANY.

PARCEL M:

COMMENCING AT THE MOST EASTERLY CORNER OF PARCEL 4 OF SAID PARCEL MAP 22871, SAID POINT BEING THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS "NORTH 59°26'16" WEST 63.40 FEET"; THENCE SOUTH 87°06'3" WEST 1082.69 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 0°04'39" WEST 169.83 FEET; THENCE NORTH 89°55'21" WEST 78.00 FEET; THENCE NORTH 0°04'39" EAST 169.83 FEET; THENCE SOUTH 89°55'21" EAST 78.00 FEET TO THE **TRUE POINT OF BEGINNING**.

SAID PARCEL CONTAINS 0.304 ACRES GROSS, MORE OR LESS.

SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD, IF ANY.

PARCEL N:

COMMENCING AT THE MOST EASTERLY CORNER OF PARCEL 4 OF SAID PARCEL MAP 22871, SAID POINT BEING THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS "NORTH 59°26'16" WEST 63.40 FEET"; THENCE NORTH 88°46'56" WEST 1089.84 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 43°33'23" WEST 78.67 FEET; THENCE NORTH 46°26'37" WEST 169.83 FEET; THENCE NORTH 43°33'23" EAST 78.67 FEET; THENCE SOUTH 46°26'37" EAST 169.83 FEET TO THE **TRUE POINT OF BEGINNING**.

SAID PARCEL CONTAINS 0.307 ACRES GROSS, MORE OR LESS.

SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD, IF ANY.

PARCEL O:

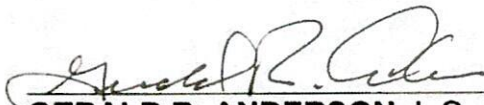
COMMENCING AT THE MOST EASTERLY CORNER OF PARCEL 4 OF SAID PARCEL MAP 22871, SAID POINT BEING THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS "NORTH 59°26'16" WEST 63.40 FEET"; THENCE SOUTH 06°05'11" WEST 567.10 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE NORTH 83°05'18" WEST 129.50 FEET; THENCE SOUTH 6°54'42" WEST 51.00 FEET; THENCE SOUTH 83°05'18" EAST 10.17 FEET; THENCE SOUTH 6°54'42" WEST 19.36 FEET; THENCE SOUTH 83°05'18" EAST 119.33 FEET; THENCE NORTH 6°54'42" EAST 70.36 FEET TO THE **TRUE POINT OF BEGINNING**.

SAID PARCEL CONTAINS 0.205 ACRES GROSS, MORE OR LESS.

SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD, IF ANY.

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

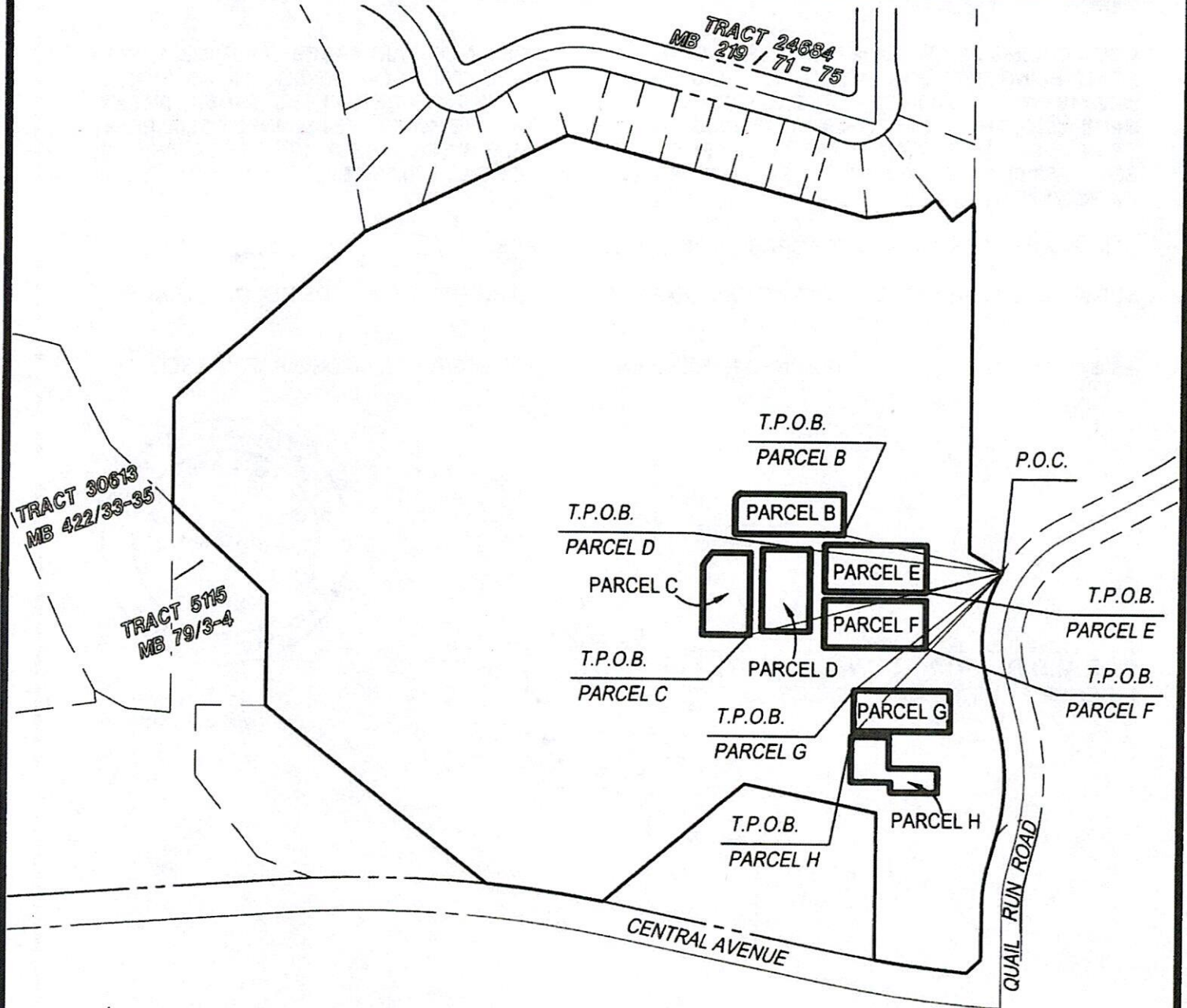


 11/30/2018
GERALD R. ANDERSON, L.S. 4400 DATE:
LICENSE EXPIRES: SEPTEMBER 30, 2019

[MALD- 399]

EXHIBIT "B" - MAP
INDEX SHEET

SHEET 1 OF 16



LEGEND:

- PROJECT BOUNDARY
- == PARCEL LINE
- TIE-IN LINE

SCALE: 1" = 250'

ASSESSOR'S PARCEL #'s: 253-240-020, 028; 253-260-020

SECTION 32, TOWNSHIP 2S., RANGE 4W.

EXHIBIT PREPARED BY: G. R. ANDERSON

DATE REVISED: 12/30/2018

PREPARED UNDER THE DIRECTION OF:

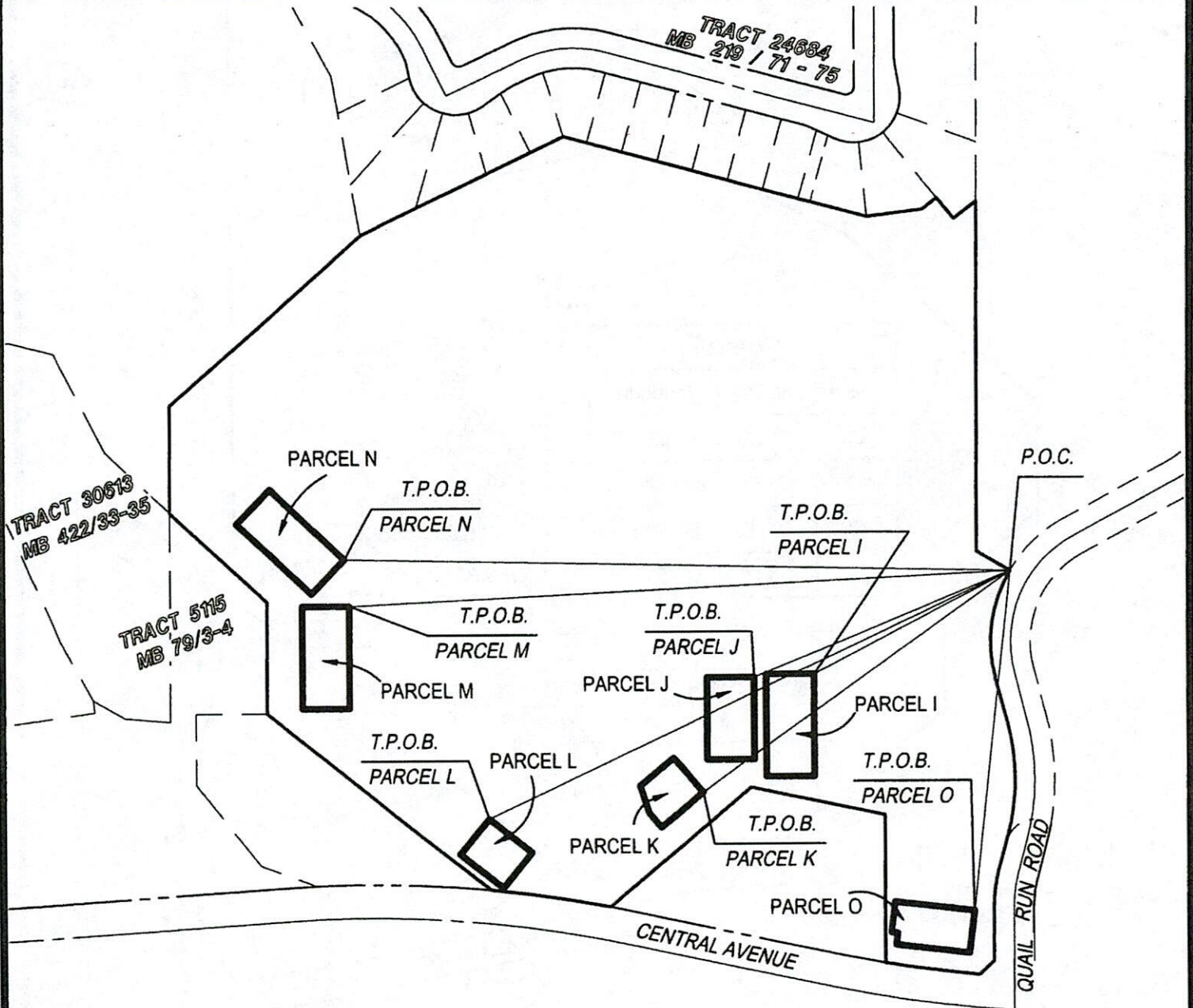
Gerald R. Anderson 11/30/2018
GERALD R. ANDERSON
LS 4400
REG. EXPIRES 09/30/2019



[MALD-393]

EXHIBIT "B" - MAP
INDEX SHEET

SHEET 2 OF 16



LEGEND:

- PROJECT BOUNDARY
- PARCEL LINE
- TIE-IN LINE



SCALE: 1" = 250'

ASSESSOR'S PARCEL #'s: 253-240-020, 028; 253-260-020
SECTION 32, TOWNSHIP 2S., RANGE 4W.

EXHIBIT PREPARED BY: G. R. ANDERSON

DATE EXHIBIT REVISED: 11/29/2018

PREPARED UNDER THE DIRECTION OF:

Gerald R. Anderson 11/30/2018
GERALD R. ANDERSON
LS 4400

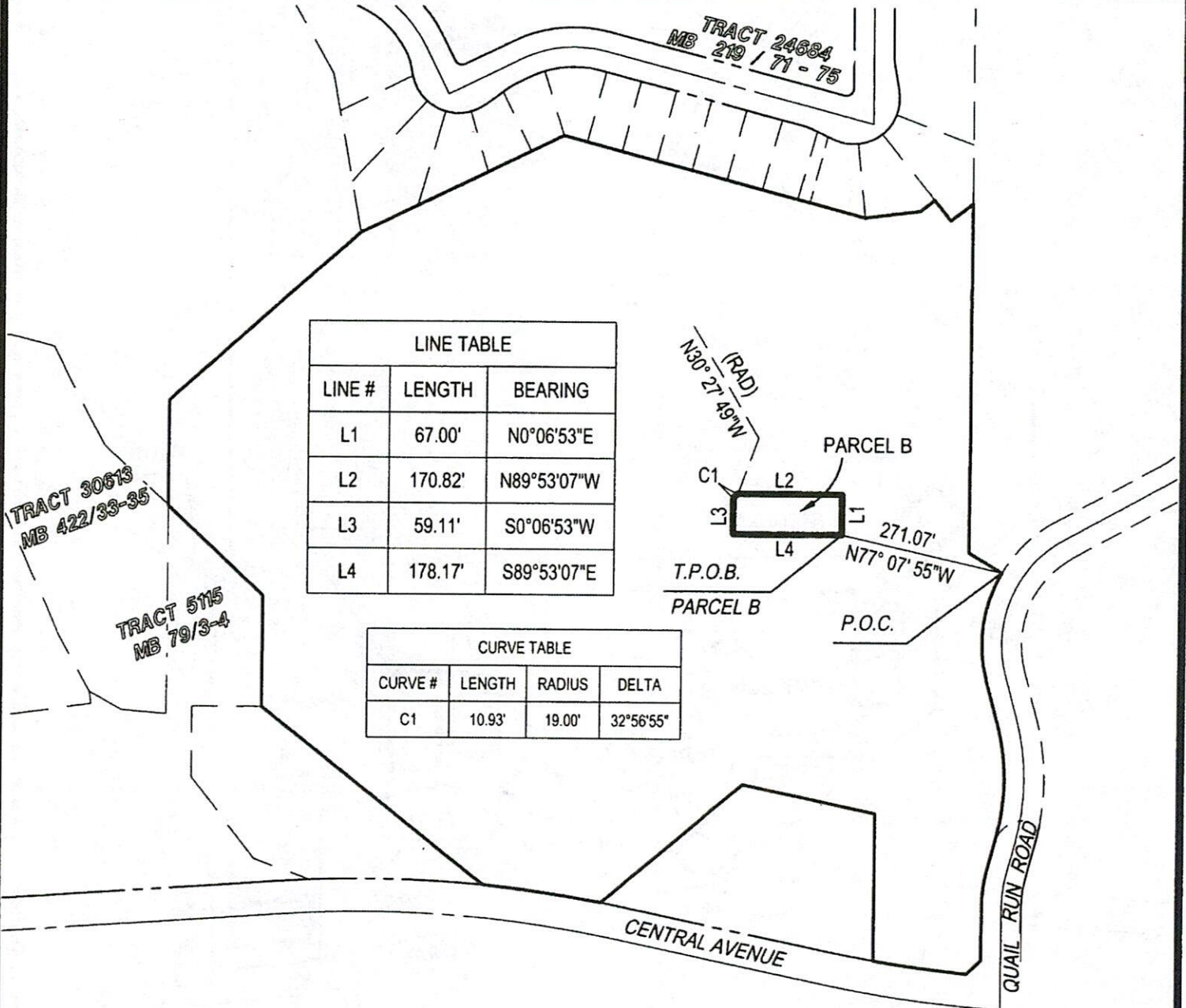
REG EXPIRES 09/30/2019



[MALD-399]

EXHIBIT "B" - MAP PARCEL B

SHEET 3 OF 16



LEGEND:

- PROJECT BOUNDARY
- PARCEL B
- TIE-IN LINE

SCALE: 1" = 250'

ASSESSOR'S PARCEL #'s: 253-240-020, 028; 253-260-020

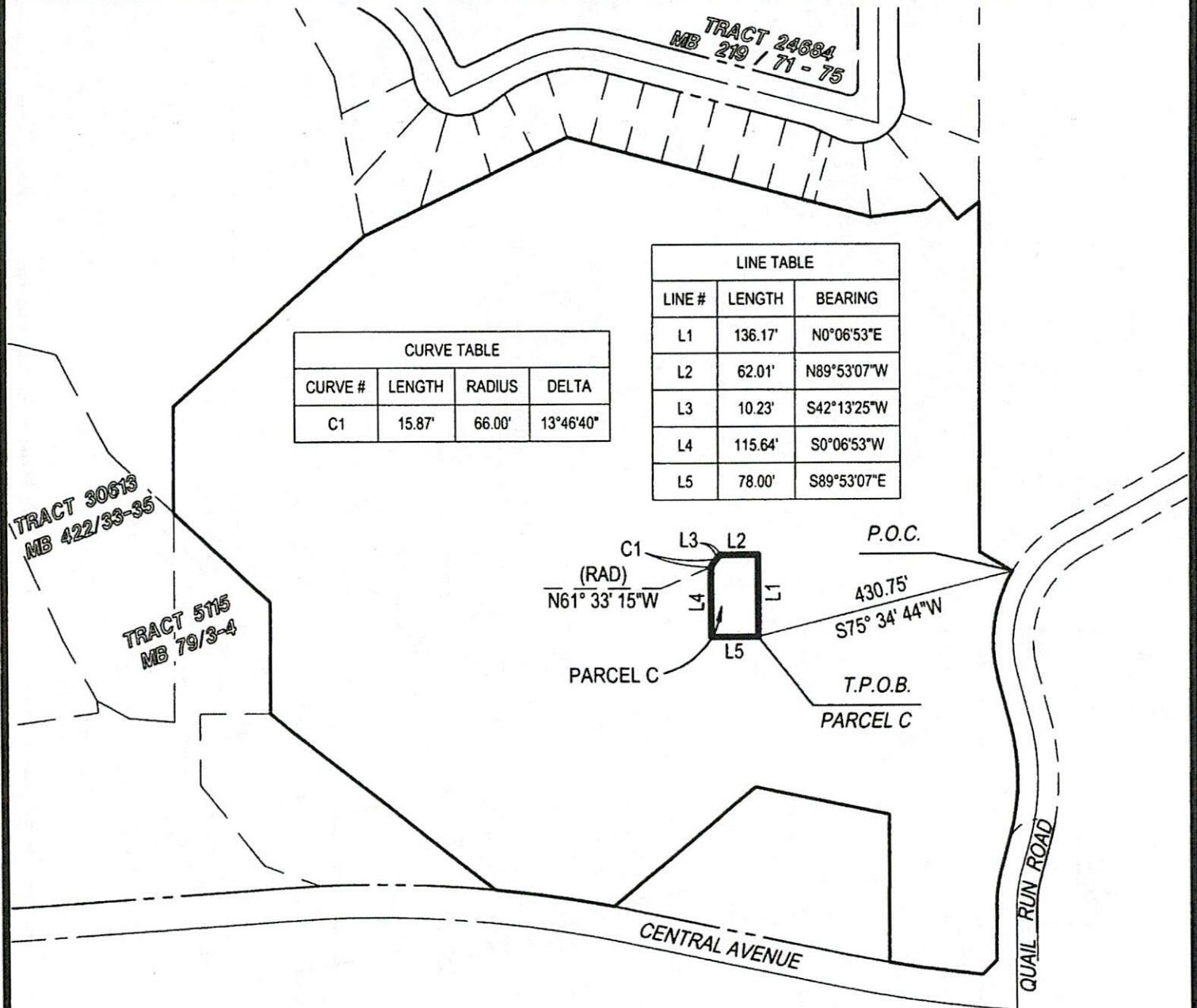
SECTION 32, TOWNSHIP 2S., RANGE 4W.

EXHIBIT PREPARED BY: G. R. ANDERSON

DATE REVISED: 12/30/2018



EXHIBIT "B" - MAP PARCEL C

SHEET 4 OF 16



LEGEND:



-  PROJECT BOUNDARY
-  PARCEL C
-  TIE-IN LINE

SCALE: 1" = 250'

ASSESSOR'S PARCEL #'s: 253-240-020, 028; 253-260-020

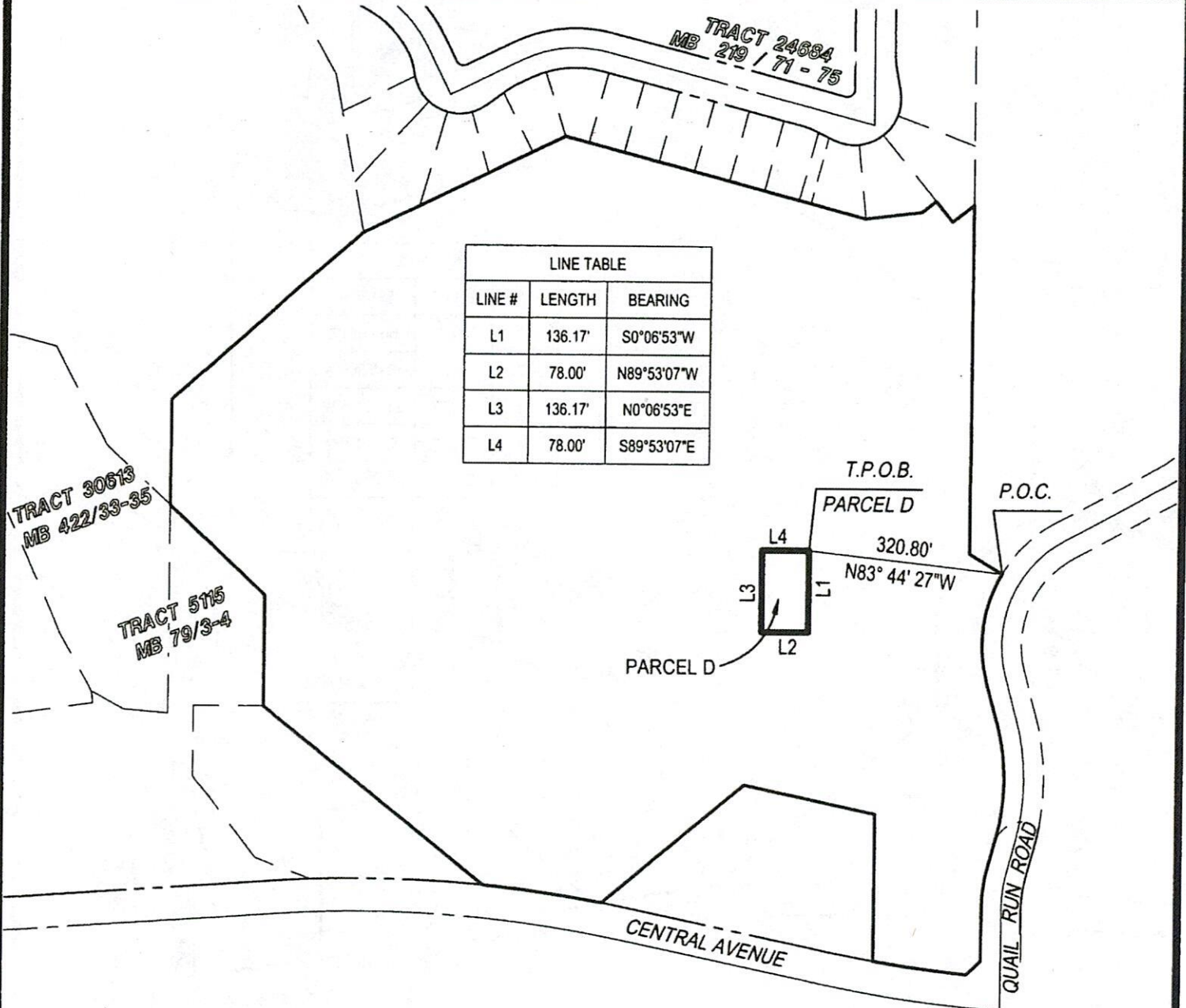
SECTION 32, TOWNSHIP 2S., RANGE 4W.

EXHIBIT PREPARED BY: G. R. ANDERSON

DATE REVISED: 12/30/2018

EXHIBIT "B" - MAP PARCEL D

SHEET 5 OF 16



LEGEND:



- PROJECT BOUNDARY
- PARCEL D
- TIE-IN LINE

SCALE: 1" = 250'

ASSESSOR'S PARCEL #'s: 253-240-020, 028; 253-260-020

SECTION 32, TOWNSHIP 2S., RANGE 4W.

EXHIBIT PREPARED BY: G. R. ANDERSON

DATE REVISED: 12/30/2018

EXHIBIT "B" - MAP PARCEL E

SHEET 6 OF 16

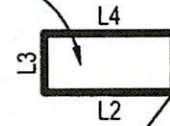
LINE TABLE		
LINE #	LENGTH	BEARING
L1	129.45'	S74°21'17"W
L2	169.83'	N89°53'07"W
L3	78.00'	N0°06'53"E
L4	169.83'	S89°53'07"E
L5	78.00'	S0°06'53"W

TRACT 30613
MB 422/33-35

TRACT 5115
MB 79/3-4

TRACT 24684
MB 219 / 71 - 75

PARCEL E



T.P.O.B.




PARCEL E

P.O.C.

CENTRAL AVENUE

QUAIL RUN ROAD

LEGEND:

-  PROJECT BOUNDARY
-  PARCEL E
-  TIE-IN LINE



SCALE: 1" = 250'

ASSESSOR'S PARCEL #'s: 253-240-020, 028; 253-260-020

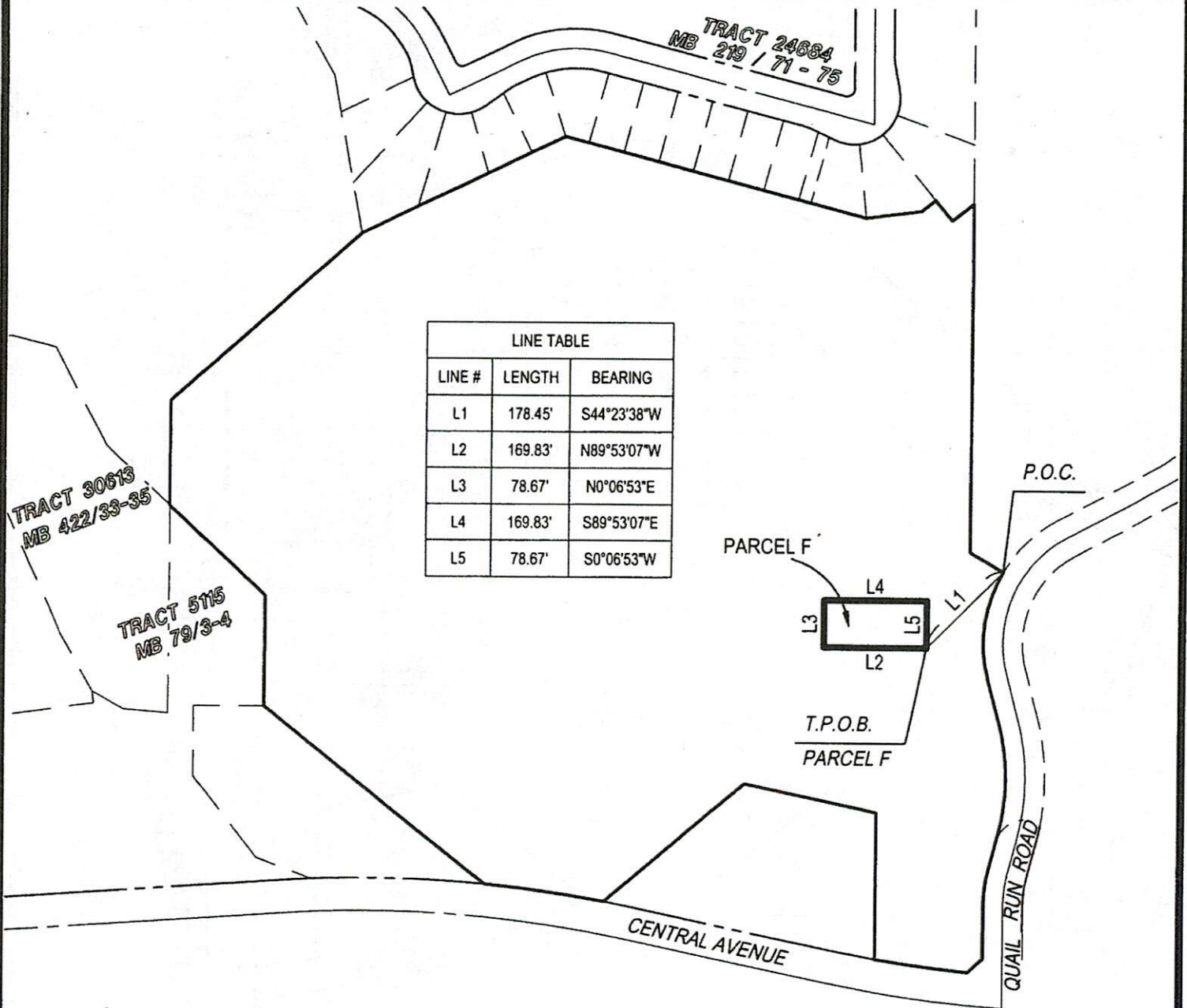
SECTION 32, TOWNSHIP 2S., RANGE 4W.

EXHIBIT PREPARED BY: G. R. ANDERSON

DATE REVISED: 12/30/2018

EXHIBIT "B" - MAP PARCEL F

SHEET 7 OF 16



LEGEND:



- PROJECT BOUNDARY
- PARCEL F
- TIE-IN LINE

SCALE: 1" = 250'

ASSESSOR'S PARCEL #'s: 253-240-020, 028; 253-260-020

SECTION 32, TOWNSHIP 2S., RANGE 4W.

EXHIBIT PREPARED BY: G. R. ANDERSON

DATE REVISED: 12/30/2018

EXHIBIT "B" - MAP PARCEL G

SHEET 8 OF 16

LINE TABLE		
LINE #	LENGTH	BEARING
L1	314.73'	S50°43'00"W
L2	159.83'	S89°53'07"E
L3	68.00'	S0°06'53"W
L4	159.83'	N89°53'07"W
L5	68.00'	N0°06'53"E

TRACT 30613
MB 422/33-35

TRACT 5115
MB 79/3-4

TRACT 24684
MB 219 / 71 - 75

T.P.O.B.

PARCEL G

PARCEL G

P.O.C.

CENTRAL AVENUE

QUAIL RUN ROAD

LEGEND:



- PROJECT BOUNDARY
- PARCEL G
- TIE-IN LINE

SCALE: 1" = 250'

ASSESSOR'S PARCEL #'s: 253-240-020, 028; 253-260-020

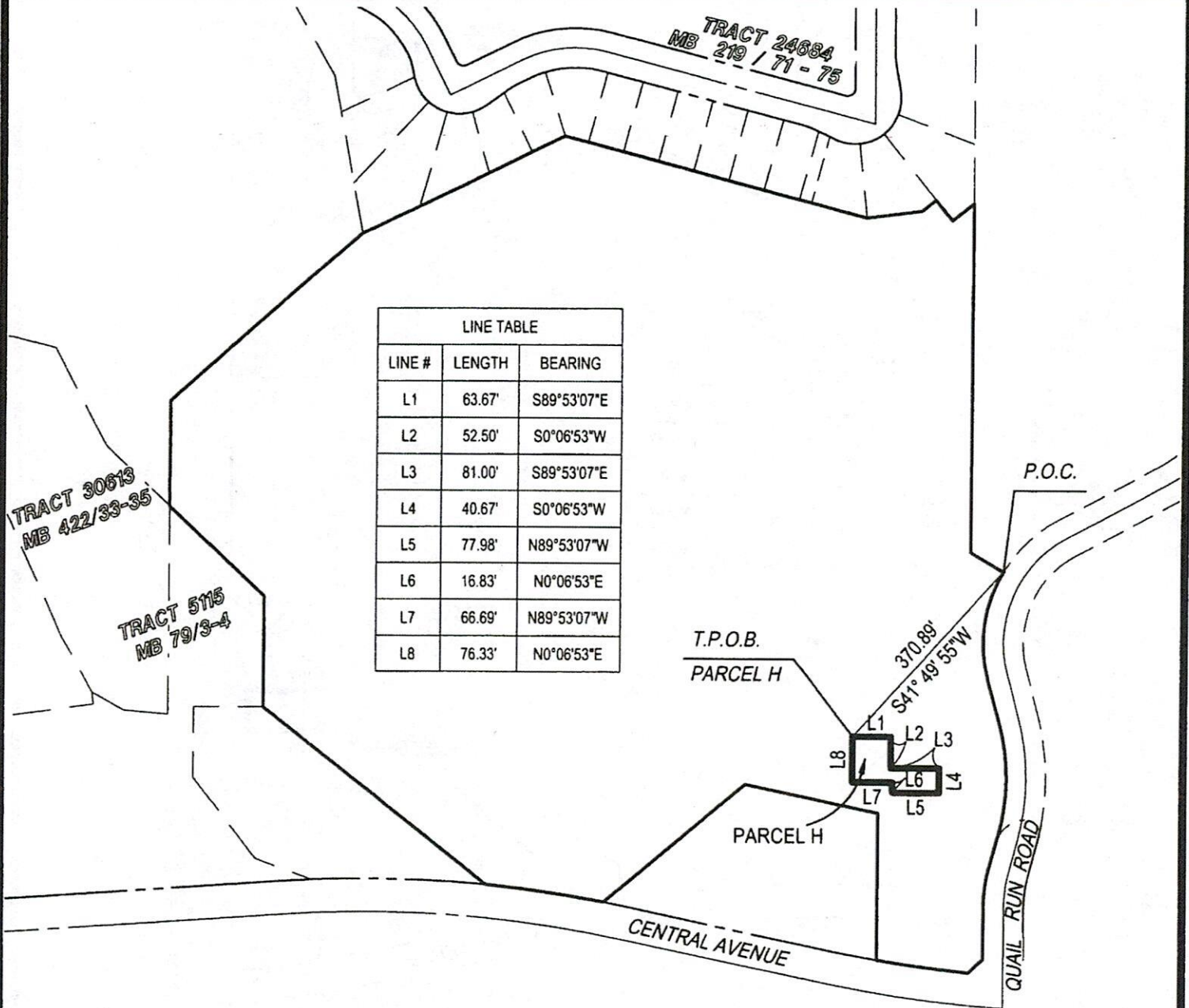
SECTION 32, TOWNSHIP 2S., RANGE 4W.

EXHIBIT PREPARED BY: G. R. ANDERSON

DATE REVISED: 12/30/2018

EXHIBIT "B" - MAP PARCEL H

SHEET 9 OF 16



LEGEND:

- PROJECT BOUNDARY
- PARCEL H
- TIE-IN LINE

SCALE: 1" = 250'

ASSESSOR'S PARCEL #'s: 253-240-020, 028; 253-260-020

SECTION 32, TOWNSHIP 2S., RANGE 4W.

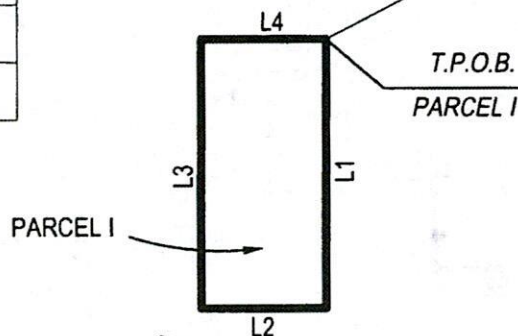
EXHIBIT PREPARED BY: G. R. ANDERSON

DATE REVISED: 12/30/2018

EXHIBIT "B" - MAP PARCEL I

SHEET 10 OF 16

LINE TABLE		
LINE #	LENGTH	BEARING
L1	169.83'	S0°06'53"W
L2	78.00'	N89°53'07"W
L3	169.83'	N0°06'53"E
L4	78.00'	S89°53'07"E



361.63'
S62°00'04"W

T.P.O.B.
PARCEL I

PARCEL I

CENTRAL AVENUE

QUAIL RUN ROAD



LEGEND:

- PROJECT BOUNDARY
- PARCEL I
- TIE-IN LINE

SCALE: 1" = 120'

ASSESSOR'S PARCEL #'s: 253-240-020, 028; 253-260-020

SECTION 32, TOWNSHIP 2S., RANGE 4W.

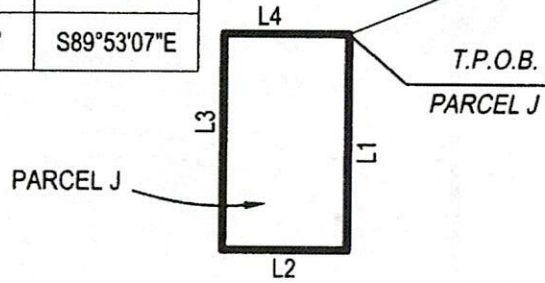
EXHIBIT PREPARED BY: G. R. ANDERSON

DATE EXHIBIT REVISED: 11/29/2018

EXHIBIT "B" - MAP PARCEL J

SHEET 11 OF 16

LINE TABLE		
LINE #	LENGTH	BEARING
L1	136.17'	S0°06'53"W
L2	78.00'	N89°53'07"W
L3	136.17'	N0°06'53"E
L4	78.00'	S89°53'07"E



CENTRAL AVENUE

QUAIL RUN ROAD



LEGEND:

-  PROJECT BOUNDARY
-  PARCEL J
-  TIE-IN LINE

SCALE: 1" = 120'

ASSESSOR'S PARCEL #'s: 253-240-020, 028; 253-260-020

SECTION 32, TOWNSHIP 2S., RANGE 4W.

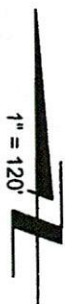
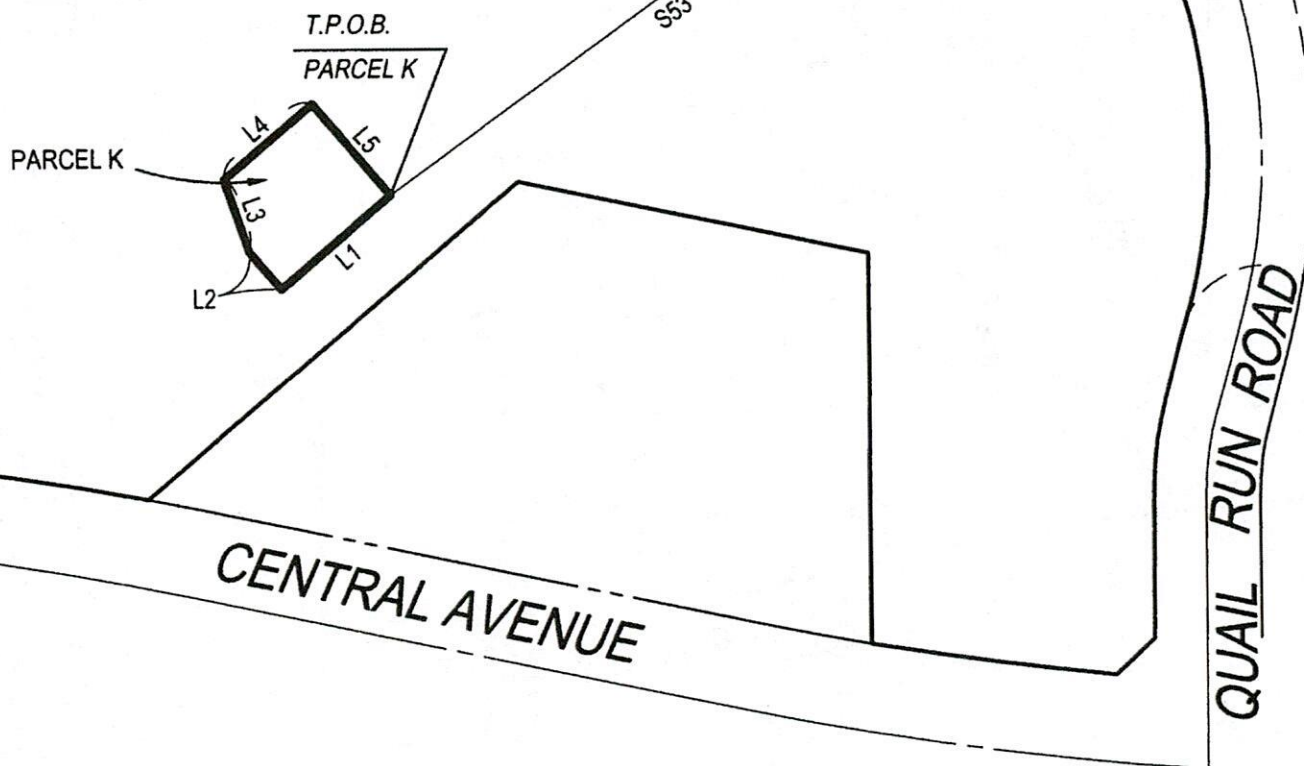
EXHIBIT PREPARED BY: G. R. ANDERSON

DATE EXHIBIT REVISED: 11/29/2018

EXHIBIT "B" - MAP PARCEL K

SHEET 12 OF 16

LINE TABLE		
LINE #	LENGTH	BEARING
L1	89.83'	S49°38'05"W
L2	30.79'	N40°21'55"W
L3	47.73'	N18°45'15"W
L4	72.25'	N49°38'05"E
L5	75.17'	S40°21'55"E



LEGEND:

-  PROJECT BOUNDARY
-  PARCEL K
-  TIE-IN LINE

SCALE: 1" = 120'

ASSESSOR'S PARCEL #'s: 253-240-020, 028; 253-260-020

SECTION 32, TOWNSHIP 2S., RANGE 4W.

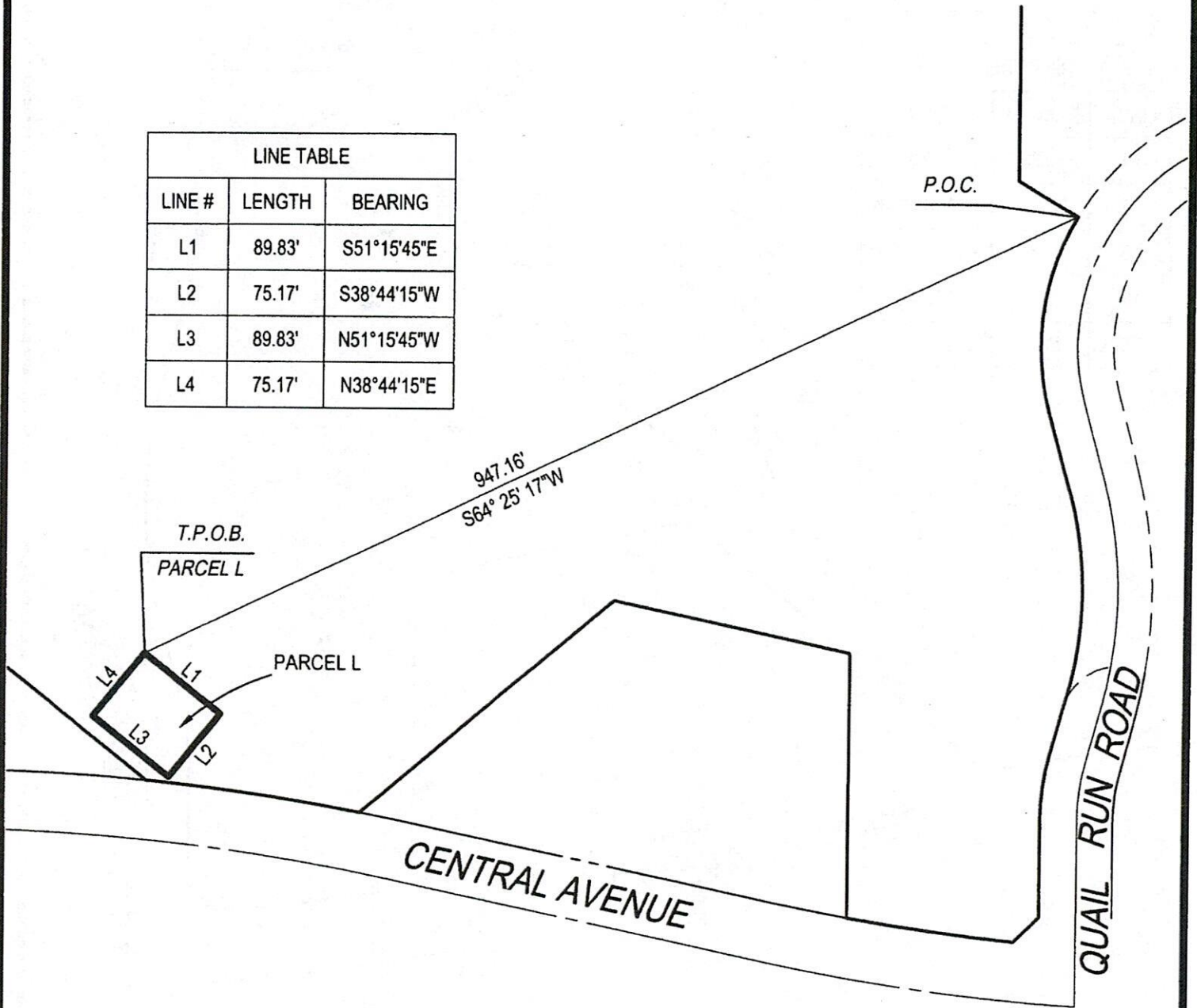
EXHIBIT PREPARED BY: G. R. ANDERSON

DATE EXHIBIT REVISED: 11/29/2018

EXHIBIT "B" - MAP
PARCEL L

SHEET 13 OF 16

LINE TABLE		
LINE #	LENGTH	BEARING
L1	89.83'	S51°15'45"E
L2	75.17'	S38°44'15"W
L3	89.83'	N51°15'45"W
L4	75.17'	N38°44'15"E



LEGEND:

- PROJECT BOUNDARY
- PARCEL L
- TIE-IN LINE

SCALE: 1" = 140'

ASSESSOR'S PARCEL #'s: 253-240-020, 028; 253-260-020

SECTION 32, TOWNSHIP 2S., RANGE 4W.

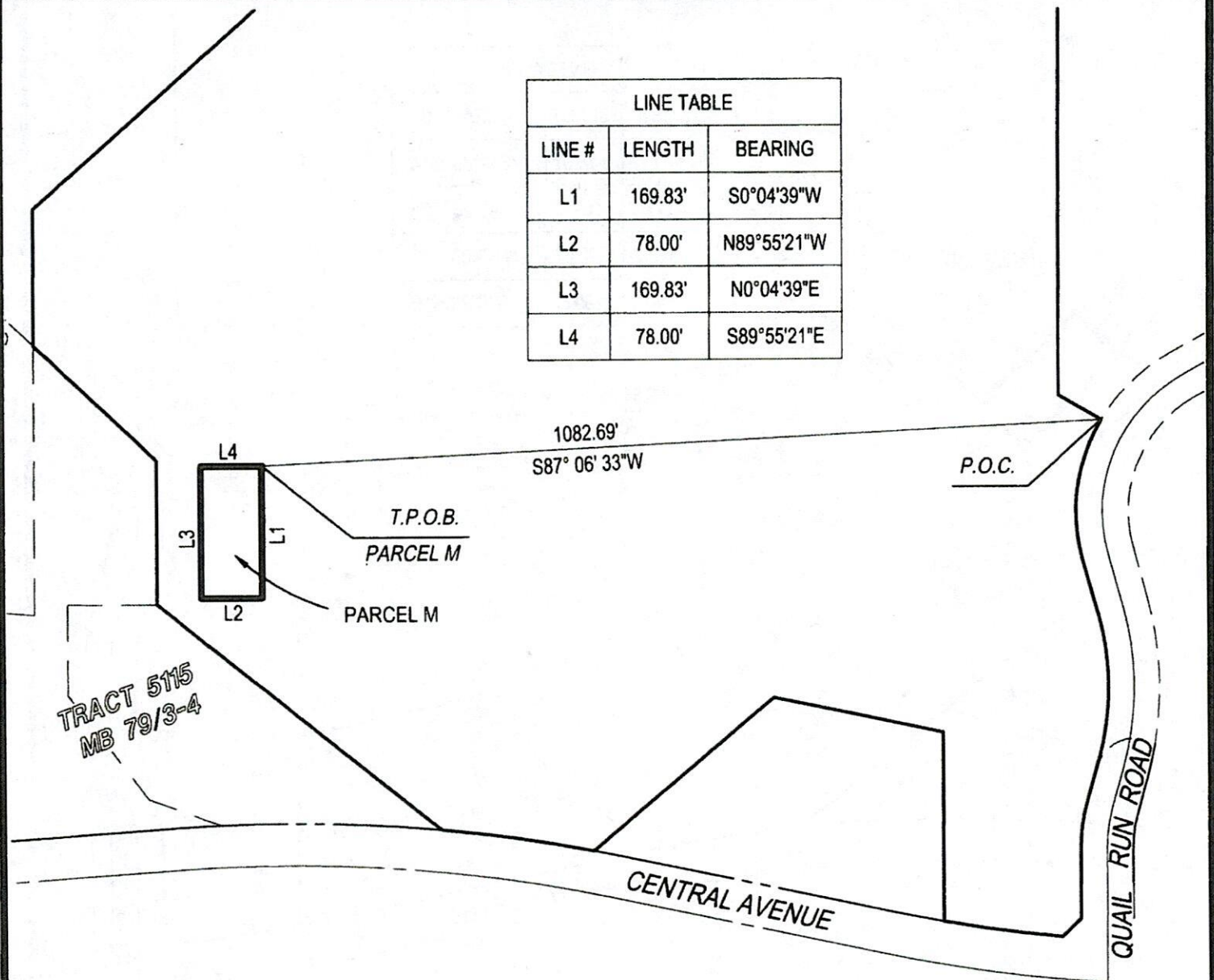
EXHIBIT PREPARED BY: G. R. ANDERSON

DATE EXHIBIT REVISED: 11/29/2018

EXHIBIT "B" - MAP PARCEL M

SHEET 14 OF 16

LINE TABLE		
LINE #	LENGTH	BEARING
L1	169.83'	S0°04'39"W
L2	78.00'	N89°55'21"W
L3	169.83'	N0°04'39"E
L4	78.00'	S89°55'21"E



LEGEND:

-  PROJECT BOUNDARY
-  PARCEL M
-  TIE-IN LINE



SCALE: 1" = 200'

ASSESSOR'S PARCEL #'s: 253-240-020, 028; 253-260-020

SECTION 32, TOWNSHIP 2S., RANGE 4W.

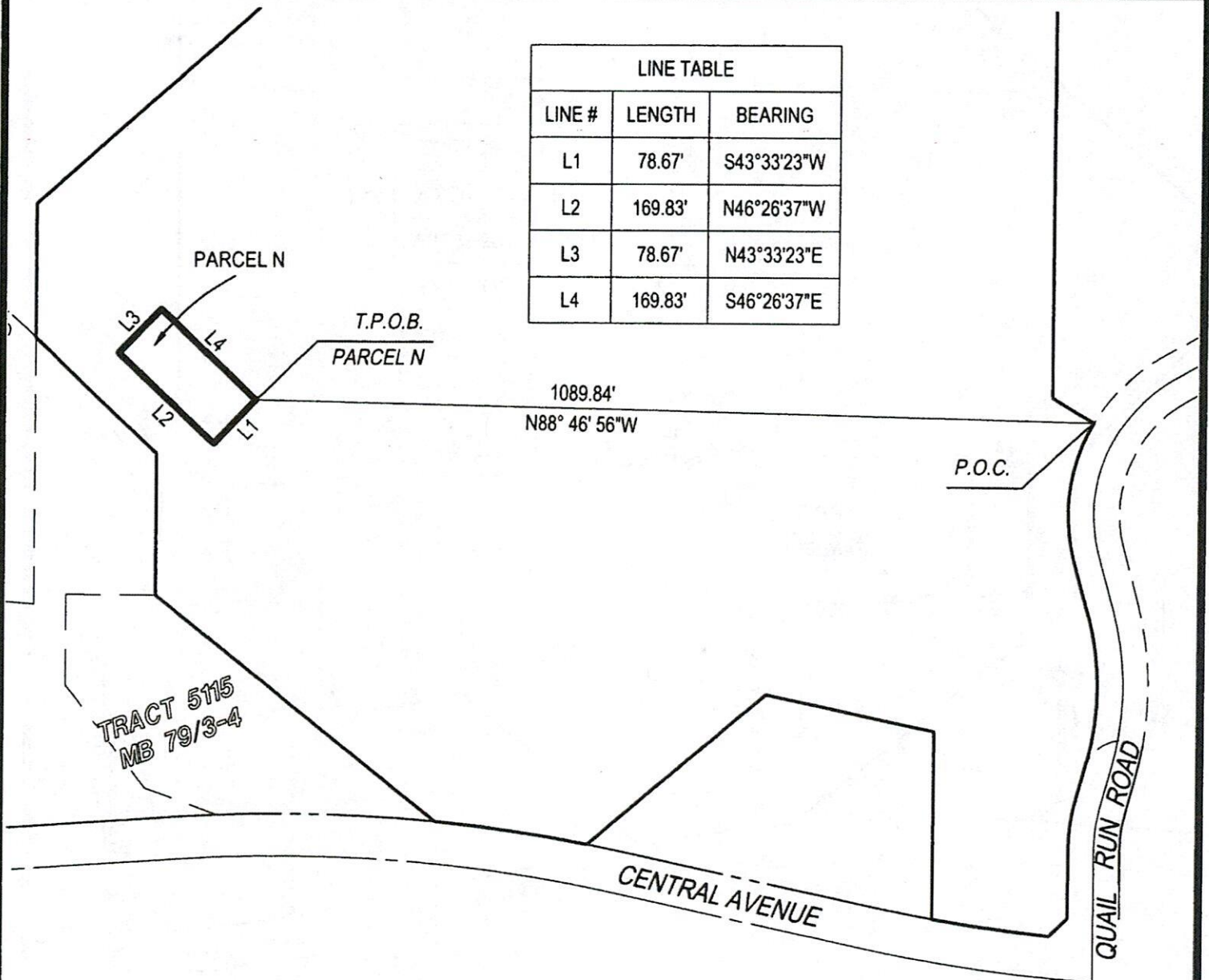
EXHIBIT PREPARED BY: G. R. ANDERSON

DATE EXHIBIT REVISED: 11/29/2018

EXHIBIT "B" - MAP PARCEL N

SHEET 15 OF 16

LINE TABLE		
LINE #	LENGTH	BEARING
L1	78.67'	S43°33'23"W
L2	169.83'	N46°26'37"W
L3	78.67'	N43°33'23"E
L4	169.83'	S46°26'37"E



1" = 200'

LEGEND:

- PROJECT BOUNDARY
- PARCEL N
- TIE-IN LINE

SCALE: 1" = 200'

ASSESSOR'S PARCEL #'s: 253-240-020, 028; 253-260-020

SECTION 32, TOWNSHIP 2S., RANGE 4W.

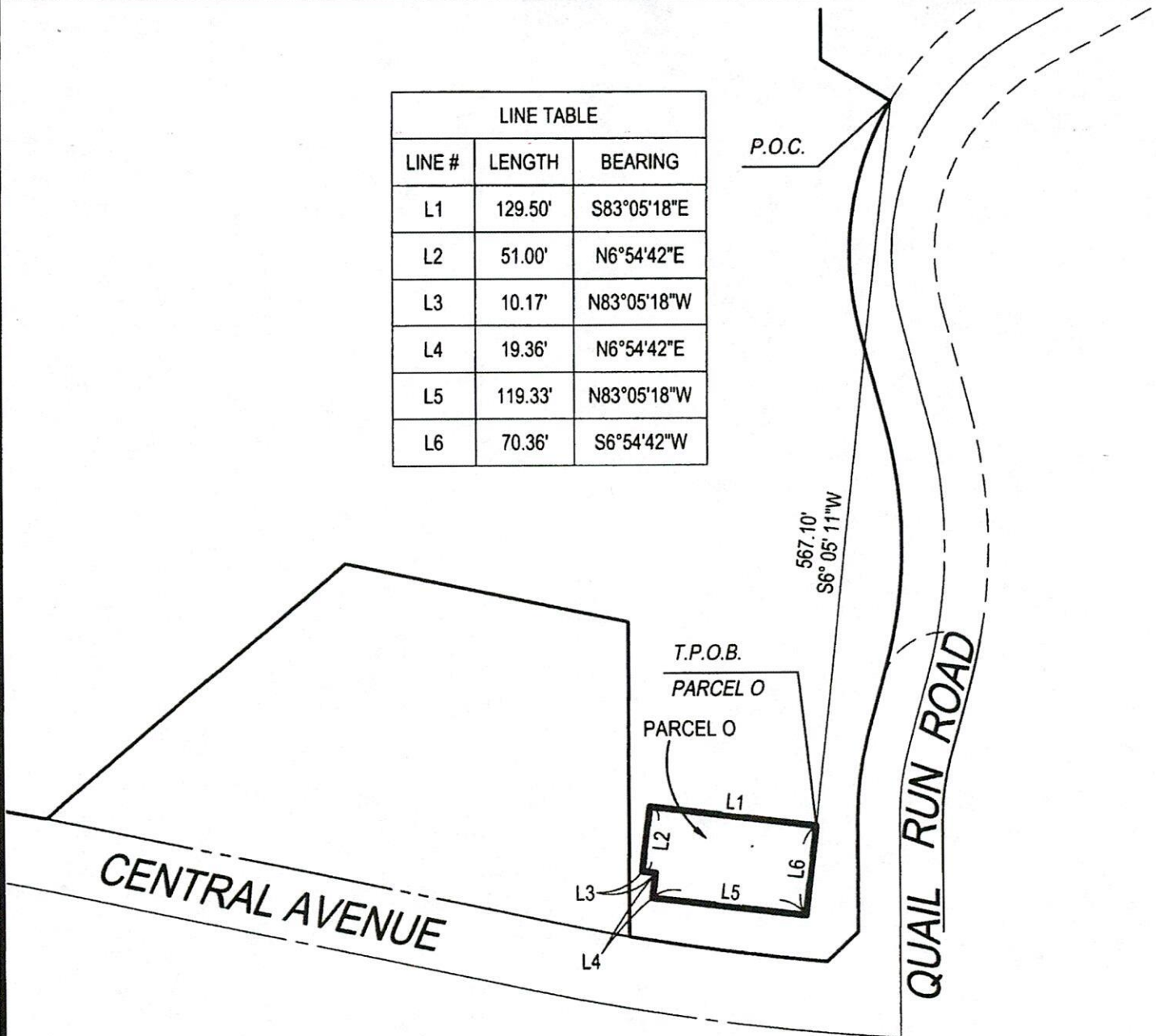
EXHIBIT PREPARED BY: G. R. ANDERSON

DATE EXHIBIT REVISED: 11/29/2018

EXHIBIT "B" - MAP PARCEL 0

SHEET 16 OF 16

LINE TABLE		
LINE #	LENGTH	BEARING
L1	129.50'	S83°05'18"E
L2	51.00'	N6°54'42"E
L3	10.17'	N83°05'18"W
L4	19.36'	N6°54'42"E
L5	119.33'	N83°05'18"W
L6	70.36'	S6°54'42"W



LEGEND:

-  PROJECT BOUNDARY
-  PARCEL 0
-  TIE-IN LINE

SCALE: 1" = 200'

ASSESSOR'S PARCEL #'s: 253-240-020, 028; 253-260-020

SECTION 32, TOWNSHIP 2S., RANGE 4W.

EXHIBIT PREPARED BY: G. R. ANDERSON

DATE EXHIBIT REVISED: 11/29/2018

**LEGAL DESCRIPTION
Canyon Crest Access Easement**

In the City of Riverside, County of Riverside, State of California

BEING A PORTION OF THAT CERTAIN PROPERTY AS DESCRIBED IN CERTIFICATE OF COMPLIANCE RECORDED JUNE 22, 1990 AS INSTRUMENT NO. 232042 OF OFFICIAL RECORDS ALSO BEING A PORTION OF PARCEL 3 OF PARCEL MAP 22871, AS SHOWN BY MAP FILED IN PARCEL MAP BOOK 156, PAGES 50 THROUGH 54 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY BOUNDARY OF SAID PARCEL 3 AND THE NORTHERLY RIGHT OF WAY OF CENTRAL AVENUE (55.00 FOOT HALF WIDTH) SAID POINT BEING ON A 2055.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY, SAID POINT ALSO BEING THE SOUTHERLY TERMINUS OF A LINE IN THE SOUTHWESTERLY BOUNDARY OF SAID PARCEL 3 WITH A COURSE OF NORTH 51°10'04" WEST 469.59 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 5°27'02" EAST;

THENCE EASTERLY 58.27 FEET ALONG SAID CURVE AND NORTHERLY RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 1°37'29" **TO THE TRUE POINT OF BEGINNING;**

THENCE LEAVING SAID RIGHT OF WAY NORTH 12°19'17" EAST 40.85 FEET;

THENCE NORTH 2°26'21" WEST 14.11 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE NORTHWESTERLY 21.30 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°49'24";

THENCE TANGENT FROM SAID CURVE NORTH 51°15'45" WEST 73.72 FEET;

THENCE SOUTH 69°26'21" WEST 46.31 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 49.00 FEET;

THENCE WESTERLY 50.79 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59°23'35";

THENCE TANGENT FROM SAID CURVE NORTH 51°10'04" WEST 285.63 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 40.00 FEET;

THENCE NORTHWESTERLY 35.78 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°14'43";

THENCE TANGENT FROM SAID CURVE NORTH 0°04'39" EAST 180.01 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 10.00 FEET;

THENCE NORTHWESTERLY 8.12 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°31'16";

THENCE TANGENT FROM SAID CURVE NORTH 46°26'37" WEST 134.90 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 54.00 FEET;

THENCE NORTHWESTERLY 9.49 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°04'24" TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 54.00 FEET;

THENCE NORTHWESTERLY 9.49 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°04'24";

THENCE TANGENT FROM SAID CURVE NORTH $46^{\circ}26'37''$ WEST 65.01 FEET;

THENCE NORTH $43^{\circ}33'23''$ EAST 22.03 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 28.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH $43^{\circ}29'07''$ WEST;

THENCE NORTHEASTERLY 47.64 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $97^{\circ}29'26''$;

THENCE NON-TANGENT FROM SAID CURVE SOUTH $67^{\circ}33'58''$ EAST 21.70 FEET;

THENCE SOUTH $43^{\circ}33'23''$ WEST 9.20 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 28.00 FEET;

THENCE SOUTHERLY 43.98 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $90^{\circ}00'00''$;

THENCE TANGENT FROM SAID CURVE SOUTH $46^{\circ}26'37''$ EAST 158.31 FEET;

THENCE SOUTH $0^{\circ}04'39''$ WEST 198.69 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 10.00 FEET;

THENCE SOUTHEASTERLY 8.94 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $51^{\circ}14'43''$;

THENCE TANGENT FROM SAID CURVE SOUTH $51^{\circ}10'04''$ EAST 30.18 FEET;

THENCE NORTH $38^{\circ}49'56''$ EAST 3.00 FEET;

THENCE SOUTH $51^{\circ}10'04''$ EAST 256.56 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 21.00 FEET;

THENCE NORTHEASTERLY 21.77 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $59^{\circ}23'35''$;

THENCE TANGENT FROM SAID CURVE NORTH $69^{\circ}26'21''$ EAST 38.28 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 37.00 FEET;

THENCE EASTERLY 38.29 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $59^{\circ}17'54''$;

THENCE TANGENT FROM SAID CURVE SOUTH $51^{\circ}15'45''$ EAST 65.14 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 57.00 FEET;

THENCE SOUTHEASTERLY 48.57 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $48^{\circ}49'24''$ TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 37.00 FEET;

THENCE SOUTHERLY 49.71 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $76^{\circ}58'31''$;

THENCE NON-TANGENT FROM SAID CURVE SOUTH $9^{\circ}26'41''$ WEST 20.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 8.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH $10^{\circ}35'08''$ EAST;

THENCE SOUTHWESTERLY 11.83 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°41'55" TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2055.00 FEET SAID CURVE IS LOCATED ON THE NORTHERLY RIGHT OF WAY OF CENTRAL AVENUE (55.00 FOOT HALF WIDTH), A RADIAL LINE TO SAID POINT THAT BEARS NORTH 8°28'45" EAST;

THENCE WESTERLY ALONG SAID RIGHT OF WAY AND ALONG SAID CURVE 50.35 FEET THROUGH A CENTRAL ANGLE OF 1°24'14", TO THE **TRUE POINT OF BEGINNING**, A RADIAL LINE TO SAID POINT THAT BEARS NORTH 7°04'31" EAST.

SAID EASEMENT AREA CONTAINS 27,966 SQ. FT. (0.642 AC.) MORE OR LESS.

SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD, IF ANY.

AS SHOWN ON EXHIBIT ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.



Gerald R. Anderson 11/21/2019
GERALD R. ANDERSON, L.S. 4400 DATE:
 LICENSE EXPIRES: SEPTEMBER 30, 2021

EXHIBIT 'B'

SHEET 1 OF 4

SEE SHEET 4 OF 4

1" = 100'

LEGEND:

- PROJECT BOUNDARY
- EASEMENT LINE

PARCEL 3
PARCEL MAP NO. 22871,
P.M.B. 156/50-54.

SEE SHEET 3 OF 4

SEE SHEET 2 OF 4

ACCESS EASEMENT

ESTABLISHED AS THE SOUTHWESTERLY
BOUNDARY OF PARCEL 3, P.M.B. 156/50-54

CENTRAL AVENUE

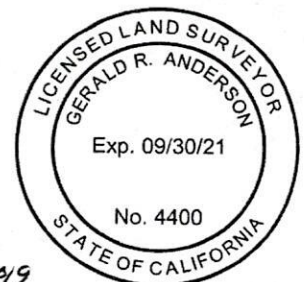
R=2000.00' L=558.65' Δ=16°00'15"

R=2055.00' Δ=5°32'24"
L=198.70'

SCALE: 1" = 80'
ASSESSOR'S PARCEL #'s: 253-240-028-6
EXHIBIT PREPARED BY: G. R. ANDERSON
DATE REVISED: 11/20/2019

PREPARED UNDER THE DIRECTION OF:

Gerald R. Anderson 11/21/2019
GERALD R. ANDERSON
LS 4400
REG. EXPIRES 09/30/2021



[MALD-402]

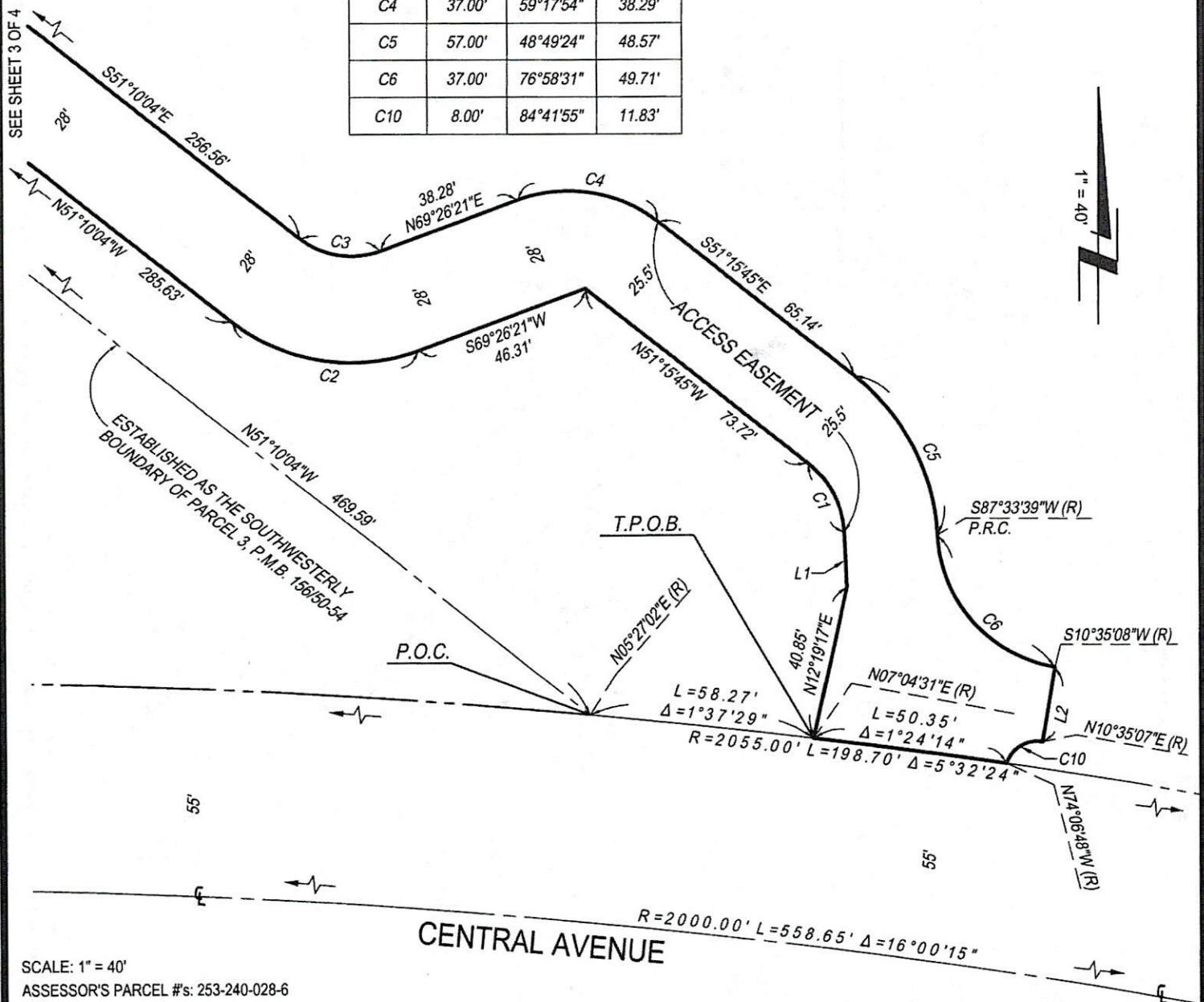
EXHIBIT 'B'

SHEET 2 OF 4

PARCEL 3 PARCEL MAP NO. 22871, P.M.B. 156/50-54.

CURVE TABLE			
CURVE	RADIUS	ANGLE	LENGTH
C1	25.00'	48°49'24"	21.30'
C2	49.00'	59°23'35"	50.79'
C3	21.00'	59°23'35"	21.77'
C4	37.00'	59°17'54"	38.29'
C5	57.00'	48°49'24"	48.57'
C6	37.00'	76°58'31"	49.71'
C10	8.00'	84°41'55"	11.83'

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N2°26'21"W	14.11'
L2	S9°26'41"W	20.00'



SCALE: 1" = 40'

ASSESSOR'S PARCEL #s: 253-240-028-6

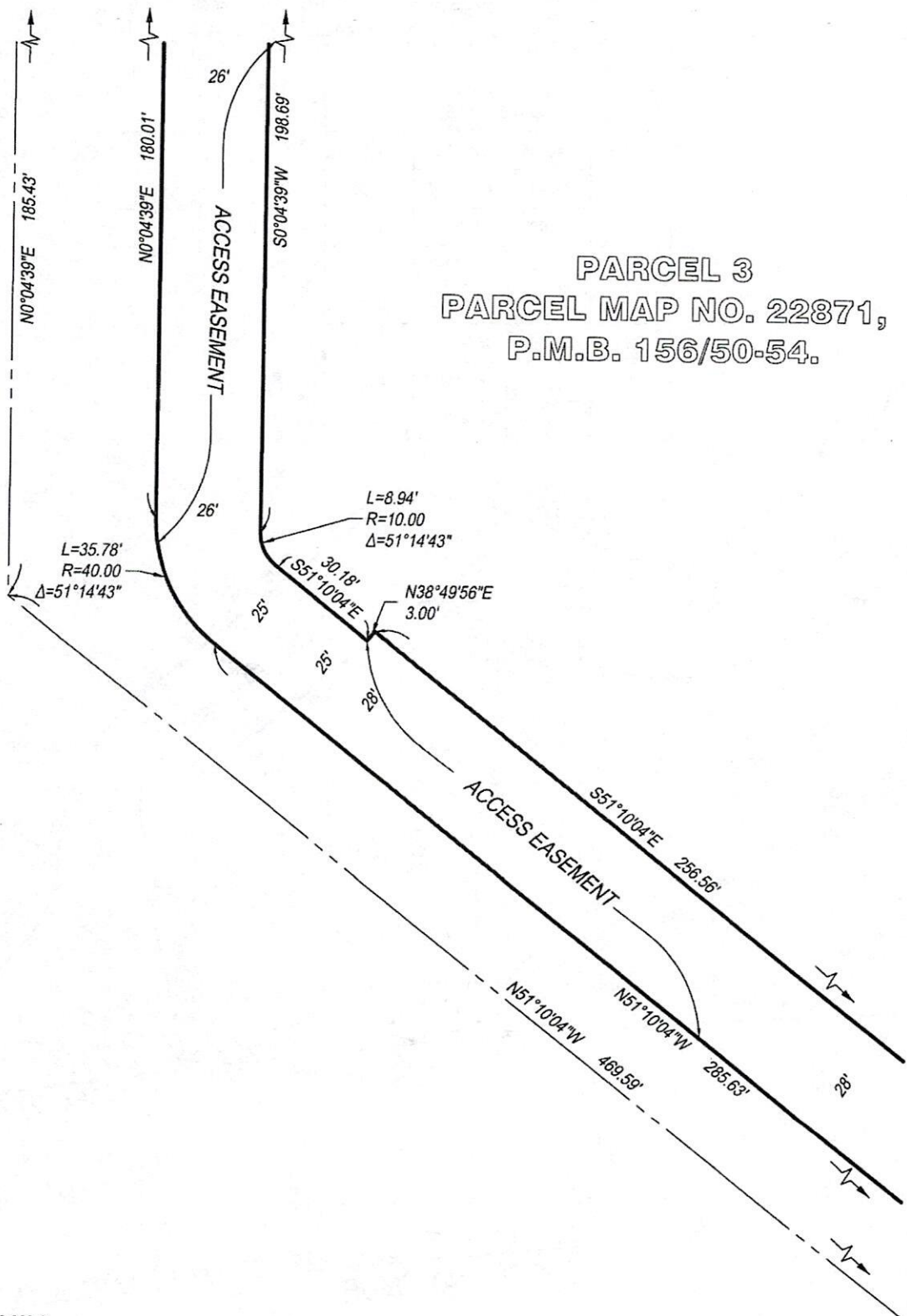
EXHIBIT PREPARED BY: G. R. ANDERSON

DATE REVISED: 11/20/2019

[MALD-402]

SHEET 3 OF 4

PARCEL 3
PARCEL MAP NO. 22871,
P.M.B. 156/50-54.



SEE SHEET 2 OF 4

ASSESSOR'S PARCEL #'s: 253-240-028-6
EXHIBIT PREPARED BY: G. R. ANDERSON
DATE EXHIBIT PREPARED: 10/18/2018

[MALD-402]

SHEET 4 OF 4

LINE TABLE		
LINE	DIRECTION	LENGTH
L3	S67°33'58"E	21.70'
L4	S43°33'23"W	9.20'

CURVE TABLE			
CURVE	RADIUS	ANGLE	LENGTH
C7	54.00'	10°04'24"	9.49'
C8	54.00'	10°04'24"	9.49'
C9	28.00'	97°29'26"	47.64'

LINE TABLE		
LINE	DIRECTION	LENGTH
L3	S67°33'58"E	21.00'
L4	S43°33'23"W	158.31'

PARCEL 3
 PARCEL MAP NO.
 P.M.B. 156/50-

22.03'
 N43°33'23"E
 65.01'
 N46°26'37"W
 S53°37'47"W (R)
 P.R.C.
 S43°29'07"W (R)
 S54°00'19"E (R)
 L3
 L4
 L=43.98'
 R=28.00
 Δ=90°00'00"
 ACCESS EASEMENT
 S46°26'37"E 158.31'
 N46°26'37"W 134.90'
 N46°32'02"W 216.82'
 L=8.12'
 R=10.00
 Δ=46°31'16"
 185.43'
 N0°04'39"E
 180.01'
 26'
 26'
 26'
 S0°04'30"W 108.60'

SEE SHEET 3 OF 4

ASSESSOR'S PARCEL #'s: 253-240-028-6
EXHIBIT PREPARED BY: G. R. ANDERSON
DATE EXHIBIT PREPARED: 10/18/2018

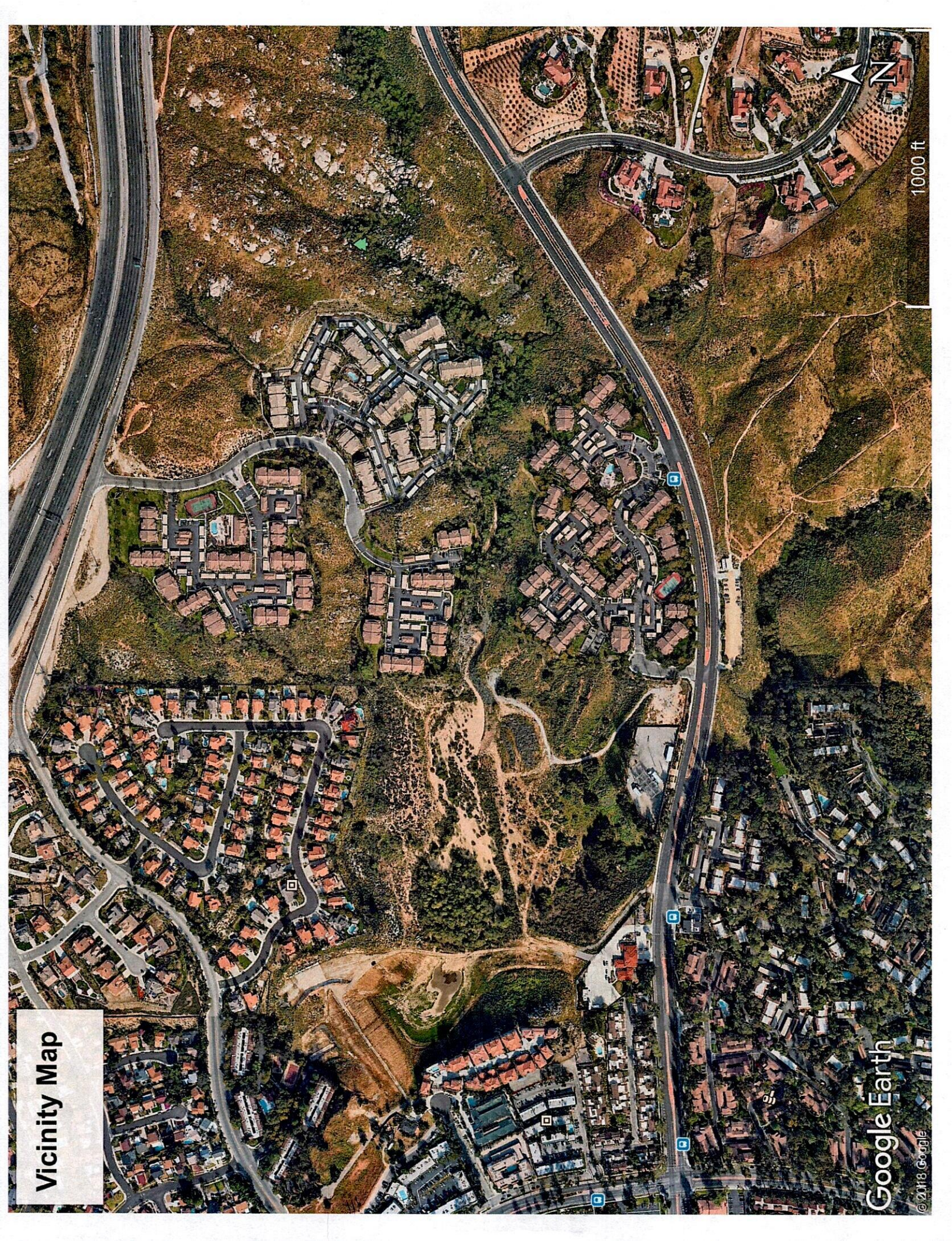
[MALD-402]

Vicinity Map

Google Earth

© 2018 Google

1000 ft





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THE PRESS-ENTERPRISE

DATE	ORDER NUMBER	PONumber	PRODUCT	SIZE	Amount
9/1/20	0011405035		PE Riverside	5 x 287 Li	1,729.00
9/1/20	0011405035		PE Riverside	5 x 287 Li	1,865.50
9/1/20	0011405035		PE Riverside	5 x 287 Li	1,865.50
9/1/20	0011405035		PE Riverside	5 x 287 Li	1,865.50
9/1/20	0011405035		PE Riverside	5 x 287 Li	1,865.50
9/1/20	0011405035		PE Riverside	5 x 287 Li	1,865.50
9/1/20	0011405035		PE Riverside	5 x 287 Li	1,865.50
9/1/20	0011405035		PE Riverside	5 x 287 Li	1,501.50

Invoice text: NOH - Resolution No. F2020-03

Flood Control District
Item 11.1 of 08/04/20

Placed by: Hannah Lumanauw

Legal Advertising Memo Invoice

BALANCE DUE

14,423.50

SALES/CONTACT INFORMATION		ADVERTISER INFORMATION		
Nick Eller 951-368-9229	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
	09/01/2020	5209148	5209148	BOARD OF SUPERVISORS



THE PRESS-ENTERPRISE

Legal Advertising Memo Invoice

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ADVERTISER/CLIENT NAME		
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BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
09/01/2020	5209148	5209148
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
14,423.50	0011405035	DUE UPON RECEIPT

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

CALIFORNIA NEWSPAPER PARTNERSHIP
dba The Press-Enterprise
PO Box 8012
Willoughby, OH 44096-8012

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: NOH - Resolution No. F2020-03 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

09/01/2020

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: September 01, 2020
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0011405035-01

P.O. Number:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF THE FLOOD CONTROL AND WATER CONSERVATION DISTRICT OF THE COUNTY OF RIVERSIDE

RESOLUTION NO. P2020-03
NOTICE OF INTENT TO DECLARE PORTIONS OF DISTRICT RIGHT OF WAY AS SURPLUS AND SUMMARILY VACATE THOSE PORTIONS OF RIGHT OF WAY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, RCFC PARCEL NO. 6-1040-3B, APN 253-240-030, PROJECT NO. 1-0-00041

WHEREAS, Quail Run Owner, LLC (Quail Run) is the fee owner of certain real property identified with Assessor's Parcel Number 253-240-030 (Property), which is located adjacent to Riverside County Flood Control and Water Conservation District (District) owned property containing the Box Springs Dam; and

WHEREAS, by a Grant Deed recorded October 21, 1959 in Book 2586, Page 454 of the Official Records of the County of Riverside, Sun Gold, Inc., a California corporation and predecessor-in-interest to Quail Run, conveyed a perpetual inundation easement (Current Easement) to the District, identified as RCFC Parcel No. 6-1040-3B, over and across portions of the Property; and

WHEREAS, Quail Run desires to improve certain portions of the Property by constructing apartment buildings and related improvements (Improvements) for residential purposes; and

WHEREAS, Quail Run has requested the District to vacate certain portions of the Current Easement area to make way for their Improvements (Portions), and the District has determined that, in order to grant that request, Quail Run will need to grant additional easement area on the Property to the District (Additional Easement Area); and

WHEREAS, Quail Run and the District desire to modify the Current Easement by accepting the Portions from the Current Easement area and adding the Additional Easement Area, as described and depicted in Exhibits "A" and "B" both of which are attached hereto and incorporated herein by reference (Modified Easement), which will be memorialized in an Easement Modification Agreement between the District and Quail Run; and

WHEREAS, Quail Run will also grant a new access easement to the District to allow the District continued access to its facilities at the Box Springs Dam; and

WHEREAS, upon the execution of the Easement Modification Agreement, the Portions will no longer be necessary for District uses and purposes; and

WHEREAS, pursuant to California Code - Appendix, Chapter 48-9, Subsection 5, and Chapter 48-13, the District may dispose of any interest in real property determined to be no longer necessary to be retained for the use and purposes of the District;

NOW THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED by the Board of Supervisors of the District (Board), in regular session assembled on August 4, 2020 at 9:30 a.m. or soon thereafter, in the meeting room of the Board of Supervisors of the District, located on the 1st floor of the Administrative Center, 4080 Lemon Street, Riverside, California, that the Additional Easement Area is necessary for the District's use and purposes, and the Portions of the Property, as described and depicted in the Exhibit "B" attached hereto, are no longer necessary to be retained by the District for public purposes and use by the District, and the Board intends to declare said Portions as surplus, pursuant to California Code - Appendix, Chapter 48-9, Subsection 5, and Chapter 48-13, on or after September 15, 2020 at 9:30 a.m. or soon thereafter in the meeting room of the Board of Supervisors.

NOTICE IS HEREBY GIVEN that the Board intends to declare the Portions as surplus, to expand the Current Easement area, and to summarily vacate the Portions when the Board meets to conclude the proposed transaction on or after September 15, 2020 at 9:30 a.m. or soon thereafter in the meeting room of the Board of Supervisors.

BE IT FURTHER RESOLVED, DETERMINED, AND ORDERED by this Board that the Clerk of the Board is directed to give notice pursuant to Section 5061 of the Government Code.

EXHIBIT "A"

LEGAL DESCRIPTION
DAM INUNDATION EASEMENT

In the City of Riverside, County of Riverside, State of California

PARCEL A:

THAT CERTAIN PARCEL DESCRIBED BY PARCEL MAP WAIVER - CERTIFICATE OF COMPLIANCE RECORDED JUNE 2, 1990 AS INSTRUMENT NO. 232042, OFFICIAL RECORDS, TOGETHER WITH PARCEL 4 OF PARCEL MAP 22871 AS SHOWN BY MAP IN FILE IN PARCEL MAP BOOK 156, PAGES 50 THROUGH 54, TOGETHER WITH THAT PORTION OF QUAIL RUN ROAD VACATED BY RESOLUTION NO. 18737, RECORDED JULY 21, 1995 AS INSTRUMENT NO. 235834, OFFICIAL RECORDS, INCLUSIVE, ALL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF PARCEL 4 OF SAID PARCEL MAP; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 4 AND THE NORTHERLY RIGHT-OF-WAY OF CENTRAL AVENUE, SAID CURVE BEING A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1945.00 FEET A RADIAL LINE TO THE BEGINNING OF SAID CURVE BEARS SOUTH 5°21'25" WEST, THENCE WESTERLY 154.33 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 4°32'47", THENCE ALONG THE EASTERLY LINE OF INSTRUMENT NO. 127550, RECORDED 09/22/1972, AND NON-TANGENT FROM SAID CURVE, NORTH 0°04'08" EAST 245.25 FEET, THENCE ALONG THE NORTHERLY AND NORTHWESTERLY LINE OF INSTRUMENT NO. 62850, RECORDED 4/22/1954, OFFICIAL RECORDS, THE FOLLOWING TWO COURSES, NORTH 77°57'34" WEST 222.90 FEET, THENCE SOUTH 44°38'05" WEST 306.10 FEET TO THE SOUTHERLY LINE OF PARCEL 3 OF SAID PARCEL MAP AND THE NORTHERLY RIGHT-OF-WAY OF SAID CENTRAL AVENUE, AND TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2055.00 FEET A RADIAL LINE TO SAID POINT BEARS NORTH 10°52'08" EAST, THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF SAID PARCEL 3, 198.70 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 5°32'24", THENCE NON-TANGENT FROM SAID CURVE AND NORTHWESTERLY, NORTHERLY, NORTHEASTERLY ALONG THE WESTERLY BOUNDARY OF SAID PARCEL 3, THE FOLLOWING 5 COURSES, NORTH 51°10'04" WEST 489.58 FEET, THENCE NORTH 0°04'39" EAST 185.43 FEET, THENCE NORTH 46°32'02" WEST 216.82 FEET, THENCE NORTH 0°04'39" EAST 115.85 FEET, THENCE NORTH 48°07'19" EAST 421.23 FEET, THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL 3, THE FOLLOWING TWO COURSES, NORTH 63°55'16" EAST 370.02 FEET, THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 3 AND A PORTION OF PARCEL 2 AS DESCRIBED IN SAID CERTIFICATE OF COMPLIANCE, INSTRUMENT NO. 232042, SOUTH 75°00'00" EAST 515.00 FEET, THENCE ALONG THE NORTHERLY LINE OF SAID PORTION, NORTH 82°46'08" EAST 91.93 FEET, THENCE NORTH 51°09'34" EAST 30.00 FEET, THENCE SOUTH 38°50'28" EAST 44.00 FEET, THENCE NORTH 51°09'34" EAST 45.20 FEET TO THE EASTERLY LINE OF SAID PARCEL 2, THENCE SOUTH 0°04'10" WEST 580.83 FEET ALONG THE EASTERLY LINE OF SAID PORTION OF PARCEL 2, THENCE SOUTH 89°28'18" EAST 96.40 FEET TO THE CENTERLINE OF QUAIL RUN ROAD, VACATED, AS SHOWN ON SAID RESOLUTION NO. 18737, TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 200.00 FEET A RADIAL LINE TO SAID POINT BEARS NORTH 59°26'16" WEST, THENCE SOUTHERLY 156.80 FEET ALONG SAID CURVE, AND ALONG SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 43°29'32", THENCE TANGENT FROM SAID CURVE, SOUTH 14°55'50" EAST 75.60 FEET TO A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 400.00 FEET, THENCE SOUTHERLY 172.35 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°14'16", TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 51.00 FEET A RADIAL LINE TO SAID POINT BEARS NORTH 7°47'32" WEST, THENCE SOUTHWESTERLY 59.86 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 5°15'18", THENCE ALONG THE WESTERLY RIGHT OF WAY OF QUAIL RUN ROAD AND THE EASTERLY BOUNDARY OF THE LAND DESCRIBED IN SAID PARCEL MAP WAIVER - CERTIFICATE OF COMPLIANCE, THE FOLLOWING FOUR COURSES, TANGENT FROM SAID CURVE SOUTH 15°04'10" WEST 46.99 FEET TO A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 233.00 FEET, THENCE SOUTHERLY 61.00 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°00'07", THENCE TANGENT FROM SAID CURVE, SOUTH 0°04'10" WEST 90.15 FEET, THENCE SOUTH 46°32'51" WEST 33.26 FEET TO THE POINT OF BEGINNING.

Said easement area noted above shall specifically exclude the buildings pads of each residential structure as depicted on Exhibit B.

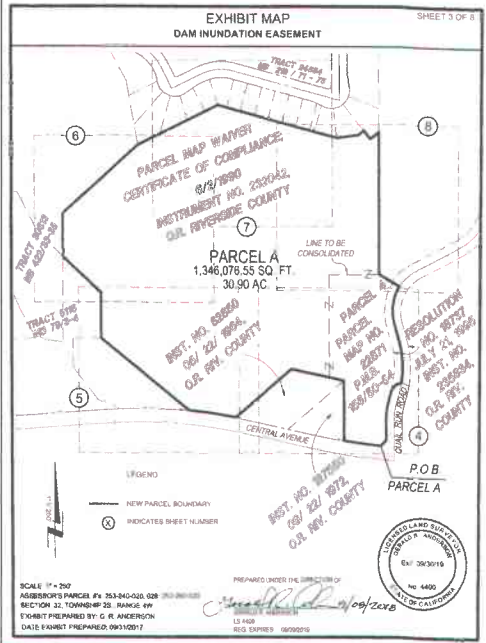


EXHIBIT B

LEGAL DESCRIPTION

In the City of Riverside, County of Riverside, State of California

PORTIONS OF PARCEL MAP WAIVER - CERTIFICATE OF COMPLIANCE RECORDED JUNE 2, 1990 AS INSTRUMENT NO. 232042, OFFICIAL RECORDS, TOGETHER WITH PARCEL 4 OF PARCEL MAP 22871 AS SHOWN BY MAP ON FILE IN PARCEL MAP BOOK 156, PAGES 50 THROUGH 54, INCLUSIVE, BOTH RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL B:

COMMENCING AT THE MOST EASTERLY CORNER OF PARCEL 4 OF SAID PARCEL MAP 22871, SAID POINT BEING THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS "NORTH 59°26'16" WEST 63.40 FEET", THENCE NORTH 71°07'55" WEST 271.07 FEET TO THE TRUE POINT OF BEGINNING, THENCE NORTH 0°06'53" EAST 67.00 FEET, THENCE NORTH 89°53'07" WEST 170.82 FEET TO A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 19.00 FEET A RADIAL LINE TO SAID POINT BEARS NORTH 30°27'49" WEST, THENCE SOUTHWESTERLY 10.93 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°38'53", THENCE NON-TANGENT FROM SAID CURVE, SOUTH 0°06'53" WEST 59.11 FEET, THENCE SOUTH 89°53'07" EAST 178.17 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.273 ACRES GROSS, MORE OR LESS.

SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD, IF ANY.

PARCEL C:

COMMENCING AT THE MOST EASTERLY CORNER OF PARCEL 4 OF SAID PARCEL MAP 22871, SAID POINT BEING THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS "NORTH 59°26'16" WEST 63.40 FEET", THENCE SOUTH 75°34'44" WEST 430.75 FEET TO THE TRUE POINT OF BEGINNING, THENCE NORTH 89°53'07" WEST 121.07 FEET, THENCE NORTH 89°53'07" WEST 121.07 FEET, THENCE SOUTH 42°13'25" WEST 10.23 FEET TO A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 66.00 FEET, THENCE SOUTHWESTERLY 15.87 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°40'40", THENCE NON-TANGENT FROM SAID CURVE, SOUTH 0°06'53" WEST 115.84 FEET, THENCE SOUTH 89°53'07" EAST 78.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.240 ACRES GROSS, MORE OR LESS.

SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD, IF ANY.

PARCEL D:

COMMENCING AT THE MOST EASTERLY CORNER OF PARCEL 4 OF SAID PARCEL MAP 22871, SAID POINT BEING THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS "NORTH 59°26'16" WEST 63.40 FEET", THENCE NORTH 83°44'27" WEST 320.80 FEET TO THE TRUE POINT OF BEGINNING, THENCE SOUTH 0°06'53" WEST 136.17 FEET, THENCE NORTH 89°53'07" WEST 78.00 FEET, THENCE NORTH 0°06'53" EAST 136.17 FEET, THENCE SOUTH 89°53'07" EAST 78.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.244 ACRES GROSS, MORE OR LESS.

SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD, IF ANY.

PARCEL E:

COMMENCING AT THE MOST EASTERLY CORNER OF PARCEL 4 OF SAID PARCEL MAP 22871, SAID POINT BEING THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS "NORTH 59°26'16" WEST 63.40 FEET", THENCE SOUTH 74°21'17" WEST 129.45 FEET TO THE TRUE POINT OF BEGINNING, THENCE NORTH 89°53'07" WEST 169.83 FEET, THENCE NORTH 0°06'53" EAST 78.00 FEET, THENCE SOUTH 89°53'07" EAST 169.83 FEET, THENCE SOUTH 0°06'53" WEST 78.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.304 ACRES GROSS, MORE OR LESS.

SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD, IF ANY.

PARCEL F:

COMMENCING AT THE MOST EASTERLY CORNER OF PARCEL 4 OF SAID PARCEL MAP 22871, SAID POINT BEING THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS "NORTH 59°26'16" WEST 63.40 FEET", THENCE SOUTH 44°23'38" WEST 178.45 FEET TO THE TRUE POINT OF BEGINNING, THENCE NORTH 89°53'07" WEST 169.83 FEET, THENCE NORTH 0°06'53" EAST 78.00 FEET, THENCE SOUTH 89°53'07" EAST 169.83 FEET, THENCE SOUTH 0°06'53" WEST 78.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.307 ACRES GROSS, MORE OR LESS.

SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD, IF ANY.

PARCEL G:

COMMENCING AT THE MOST EASTERLY CORNER OF PARCEL 4 OF SAID PARCEL MAP 22871, SAID POINT BEING THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS "NORTH 59°26'16" WEST 63.40 FEET", THENCE SOUTH 30°43'09" WEST 314.73 FEET TO THE TRUE POINT OF BEGINNING, THENCE SOUTH 89°53'07" EAST 159.83 FEET, THENCE SOUTH 0°06'53" WEST 68.00 FEET, THENCE NORTH 89°53'07" WEST 159.83 FEET, THENCE NORTH 0°06'53" EAST 68.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.250 ACRES GROSS, MORE OR LESS.

SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD, IF ANY.

PARCEL H:

COMMENCING AT THE MOST EASTERLY CORNER OF PARCEL 4 OF SAID PARCEL MAP 22871, SAID POINT BEING THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS "NORTH 59°26'16" WEST 63.40 FEET", THENCE SOUTH 41°49'51" WEST 370.89 FEET TO THE TRUE POINT OF BEGINNING, THENCE SOUTH 89°53'07" EAST 63.67 FEET, THENCE SOUTH 0°06'53" WEST 52.50 FEET, THENCE SOUTH 89°53'07" EAST 81.00 FEET, THENCE SOUTH 0°06'53" WEST 40.87 FEET, THENCE NORTH 89°53'07" WEST 77.98 FEET, THENCE NORTH 0°06'53" EAST 16.83 FEET, THENCE NORTH 89°53'07" WEST 66.69 FEET, THENCE NORTH 0°06'53" EAST 75.33 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.186 ACRES GROSS, MORE OR LESS.

SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD, IF ANY.

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

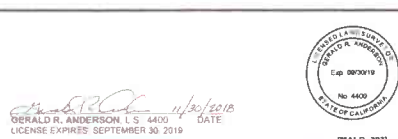


EXHIBIT B

LEGAL DESCRIPTION

In the City of Riverside, County of Riverside, State of California

PORTIONS OF PARCEL MAP WAIVER - CERTIFICATE OF COMPLIANCE RECORDED JUNE 2, 1990 AS INSTRUMENT NO. 232042, OFFICIAL RECORDS, TOGETHER WITH PARCEL 4 OF PARCEL MAP 22871, AS SHOWN BY MAP ON FILE IN PARCEL MAP BOOK 156, PAGES 50 THROUGH 54, INCLUSIVE, BOTH RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL I:

COMMENCING AT THE MOST EASTERLY CORNER OF PARCEL 4 OF SAID PARCEL MAP 22871, SAID POINT BEING THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS "NORTH 59°26'16" WEST 63.40 FEET", THENCE SOUTH 67°00'04" WEST 361.83 FEET TO THE TRUE POINT OF BEGINNING, THENCE NORTH 89°53'07" WEST 169.83 FEET, THENCE NORTH 0°06'53" EAST 78.00 FEET, THENCE NORTH 0°06'53" EAST 169.83 FEET, THENCE SOUTH 89°53'07" EAST 78.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.304 ACRES GROSS, MORE OR LESS.

SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD, IF ANY.

PARCEL J:

COMMENCING AT THE MOST EASTERLY CORNER OF PARCEL 4 OF SAID PARCEL MAP 22871, SAID POINT BEING THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS "NORTH 59°26'16" WEST 63.40 FEET", THENCE SOUTH 61°15'19" WEST 452.50 FEET TO THE TRUE POINT OF BEGINNING, THENCE SOUTH 0°06'53" WEST 136.17 FEET, THENCE NORTH 89°53'07" WEST 78.00 FEET, THENCE NORTH 0°06'53" EAST 136.17 FEET, THENCE SOUTH 89°53'07" EAST 78.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.244 ACRES GROSS, MORE OR LESS.

SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD, IF ANY.

PARCEL K:

COMMENCING AT THE MOST EASTERLY CORNER OF PARCEL 4 OF SAID PARCEL MAP 22871, SAID POINT BEING THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS "NORTH 59°26'16" WEST 63.40 FEET", THENCE SOUTH 53°57'57" WEST 621.49 FEET TO THE TRUE POINT OF BEGINNING, THENCE SOUTH 49°38'05" WEST 89.83 FEET, THENCE NORTH 40°21'55" WEST 30.79 FEET, THENCE NORTH 18°45'15" WEST 47.73 FEET, THENCE NORTH 49°38'05" EAST 72.25 FEET, THENCE SOUTH 40°21'55" EAST 75.17 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.146 ACRES GROSS, MORE OR LESS.

SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD, IF ANY.

PARCEL L:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF THE FLOOD CONTROL AND
WATER CONSERVATION DISTRICT OF THE COUNTY OF RIVERSIDE

RESOLUTION NO. F2020-23
AMENDING RESOLUTION NO. F2020-03 BY CHANGING THE DATE ON WHICH THE
BOARD INTENDS TO DECLARE DISTRICT RIGHT OF WAY AS SURPLUS AND
SUMMARILY VACATE THOSE PORTIONS OF RIGHT OF WAY, LOCATED IN THE
CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, RCFC PARCEL NO. 6-1040-3B, APN 253-
240-030, PROJECT NO. 1-0-00041

WHEREAS, Quail Run is the fee owner of certain real property identified with Assessor's Parcel Number 253-240-030 (Property), which is located adjacent to Riverside County Flood Control and Water Conservation District (District) owned property containing the Box Springs Dam; and

WHEREAS, by a Grant Deed recorded October 21, 1959 in Book 2566, Page 464 of the Official Records of the County of Riverside, Sun Gold, Inc., a California corporation and predecessor-in-interest to Quail Run, conveyed a perpetual inundation easement (Current Easement) to the District identified as RCFC Parcel No. 6-1040-3B, over and across portions of the Property; and

WHEREAS, Quail Run desires to improve certain portions of the Property by constructing apartment buildings and related improvements (Improvements) for residential purposes; and

WHEREAS, Quail Run has requested the District to vacate certain portions of the Current Easement area to make way for their Improvements (Portions), and the District has determined that, in order to grant that request, Quail Run will need to grant additional easement area on the Property to the District (Additional Easement Area); and

WHEREAS, Quail Run and the District desire to modify the Current Easement by excepting the Portions from the Current Easement area and adding the Additional Easement Area, as described and depicted in Exhibits "A" and "B", both of which are attached hereto and incorporated herein by reference (Modified Easement), which will be memorialized in an Easement Modification Agreement between the District and Quail Run; and

WHEREAS, Quail Run will also grant a new access easement to the District to allow the District continued access to its facilities at the Box Springs Dam; and

WHEREAS, upon the execution of the Easement Modification Agreement, the Portions will no longer be necessary for District uses and purposes; and

WHEREAS, pursuant to California Code – Appendix, Chapter 48-9, Subsection 5, and Chapter 48-13, the District may dispose of any interest in real property determined to be no longer necessary to be retained for the use and purposes of the District; and

WHEREAS, on August 4, 2020, the Board of Supervisors of the District (Board) adopted Resolution No. F2020-03 to notice the Board's intent to declare the Portions as surplus, expand the Current Easement Area and summarily vacate the Portions on or after September 15, 2020; and

WHEREAS, the District and Quail Run desire to amend Resolution No. F2020-03 by changing the date on which the Board intends to declare the Portions as surplus, expand the Current Easement Area and summarily vacate the Portions to September 1, 2020.

NOW THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED by the Board of Supervisors of the District (Board), in regular session assembled on August 25, 2020 at 9:30 a.m. or soon thereafter, in the meeting room of the Board of Supervisors of the District, located on the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside, California, that Resolution No. F2020-03 is hereby amended by changing the date on which the Board intends to declare the Portions of the Property, as described and depicted in the Exhibit "B" attached hereto, as surplus, to expand the Current Easement Area and to summarily vacate those Portions from September 15, 2020 to September 1, 2020.

NOTICE IS HEREBY GIVEN that this Board intends to declare the Portions as surplus, expand the Current Easement area and summarily vacate the Portions when the Board meets to conclude the

proposed transaction on or after September 1, 2020 at 9:30 a.m. or soon thereafter in the meeting room of the Board of Supervisors.

BE IT FURTHER RESOLVED, DETERMINED, AND ORDERED by this Board that the Clerk of the Board is directed to give notice pursuant to Section 6061 of the Government Code.

Please visit <https://rcflood.org/Home/BoxSpringsDam> to view the exhibits.

ROLL CALL:

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on August 25, 2020.

KECIA R. HARPER, Clerk of said Board
By: Hannah Lumanauw, Board Assistant

Any person affected by the above matter(s) may submit written comments to the Clerk of the Board before the public meeting or may appear and be heard in support of or opposition to the project at the time of the meeting. If you challenge the above item(s) in court, you may be limited to raising only those issues you or someone else raised at the public meeting described in this notice, or in written correspondence, to the Board of Supervisors at, or prior to, the public meeting.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to the hearing.

Dated: August 26, 2020

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant