

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



ITEM: 11.4
(ID # 13362)

MEETING DATE:

Tuesday, September 01, 2020

FROM: FLOOD CONTROL DISTRICT:

SUBJECT: FLOOD CONTROL DISTRICT: Adoption Resolution F2020-25, Authorization to Declare Portions of District Right of Way as Surplus and Summarily Vacate Those Portions of Right of Way and Making Responsible Agency Findings Pursuant to the California Environmental Quality Act (CEQA) and Adopting a Mitigation Monitoring and Reporting Program for the Quail Run Apartments Project, 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 Approval of Easement Modification Agreement with Quail Run Owner, LLC, Nothing Further Required Under CEQA, District 1. [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. F2020-25, Authorization to Declare Portions of District Right of Way as Surplus and Summarily Vacate Those Portions of Right of Way and Making Responsible Agency Findings Pursuant to the California Environmental Quality Act (CEQA) and Adopting a Mitigation Monitoring and Reporting Program for the Quail Run Apartments Project, 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. Approve the Easement Modification Agreement (Agreement) between the Riverside County Flood Control and Water Conservation District (District) and Quail Run Owner, LLC, and authorize the General Manager-Chief Engineer of the District to execute the same on behalf of the District.

ACTION: Policy

Jason Uhley, GENERAL MGR-CHF FLD CNTRL ENG

8/20/2020

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.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: September 1, 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 District. Quail Run requested portions of the District's easement to be vacated for their Quail Run Apartments Project development (Portions). The District's easement, identified as RCFC Parcel No. 6-1040-3B (District Easement), was acquired by 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 is being brought here 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 the proposed Resolution No. F2020-25, pursuant to California Water 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 Property, which will serve as a secondary access point for the District to operate and maintain their facilities at the Box Springs Dam.

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

On August 4, 2020 (Minute Order 11.1), the 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. On August 25, 2020 (Minute Order 11.5), the Board adopted Resolution No. F2020-23, which amended 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.

Resolution F2020-25 and the Agreement have been approved as to form by County Counsel.

Prev. Agn. Ref.: 11.1 of 08/04/20, MT 12125
11.5 of 08/25/20, MT 13327

CEQA Findings

Pursuant to Section 15096 of the State CEQA Guidelines, the District, in its limited role as a Responsible Agency, has considered the Quail Run Apartments Project (Project) and determined that the Initial Study, Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program prepared for the Project by the City of Riverside (collectively, the "Documents") sufficiently address the potential environmental impacts associated with the District's limited role as a Responsible Agency in the implementation of the Project. The District finds that no significant impacts will result from approval of the Agreement and any such right of way changes included in the Agreement, and therefore, nothing further is required under CEQA.

Impact on Residents and Businesses

This transaction is the vacation of portions of the District Easement, 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. F2020-25
2. Easement Modification Agreement
3. Vicinity Map of the Subject Area

P8\233150
JP:rlp



Jason Farin, Principal Management Analyst 8/25/2020



Gregory H. Priamos, Director County Counsel 8/24/2020

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

KECIA HARPER, CLERK OF THE BOARD
RIVERSIDE CO. CLERK OF THE BOARD
4080 LEMON STREET, 1ST FLOOR CAC
P O BOX 1147 – RIVERSIDE, CA 92502

MAIL STOP # 1010

AND WHEN RECORDED MAIL TO:

RETURN TO: STOP #1010
RIVERSIDE COUNTY CLERK OF THE BOARD
P. O. BOX 1147 – RIVERSIDE, CA 92502

2020-0545616

11/05/2020 12:58 PM Fee: \$ 0.00

Page 1 of 77

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



420

RESOLUTION NO. F2020-25

Title of Document

**AUTHORIZATION TO DECLARE PORTIONS OF DISTRICT RIGHT OF WAY AS SURPLUS AND
SUMMARILY VACATE THOSE PORTIONS OF RIGHT OF WAY AND MAKING RESPONSIBLE
AGENCY FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT
(CEQA) AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE
QUAIL RUN APARTMENTS PROJECT, LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF
RIVERSIDE, RCFC PARCEL NO. 6-1040-3B, APN 253-240-030, PROJECT 1-0-00041**

(Flood Control & Water Conservation District ~ Item 11.4 of 09/01/2020)

BOARD OF SUPERVISORS**RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT**RESOLUTION NO. F2020-25

AUTHORIZATION TO DECLARE PORTIONS OF DISTRICT RIGHT OF WAY AS SURPLUS AND SUMMARILY VACATE THOSE PORTIONS OF RIGHT OF WAY AND MAKING RESPONSIBLE AGENCY FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE QUAIL RUN APARTMENTS PROJECT, LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, RCFC PARCEL NO. 6-1040-3B, APN 253-240-030, PROJECT 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 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 (Portions) to make way for their Improvements, 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, on August 4, 2020, the District's Board of Supervisors (Board) adopted Resolution No. F2020-03, declaring the Portions as no longer necessary for the District's use and purposes and providing notice of its intent to declare the Portions as surplus, expand the Current Easement area and summarily vacate the Portions on or after September 15, 2020; and

1 **WHEREAS**, on August 25, 2020, the Board adopted Resolution No. F2020-23, amending
2 Resolution No. F2020-03 by changing the date on which the Board intended to declare the Portions as
3 surplus, expand the Current Easement area and summarily vacate the Portions from September 15, 2020 to
4 September 1, 2020; and

5 **WHEREAS**, District desires to modify the Current Easement by excepting or summarily vacating
6 the Portions from the Current Easement area and adding the Additional Easement Area, as described and
7 depicted in Exhibits "A" and "B", both of which are attached hereto and incorporated herein by reference
8 (Modified Easement), which will be memorialized in an Easement Modification Agreement between the
9 District and Quail Run, (collectively, the "Project"); and,

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

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

15 **WHEREAS**, pursuant to California Water Code – Appendix, Chapter 48-9, Subsection 5 and
16 Chapter 48-13, the District may dispose of any interest in real property after adoption of a resolution
17 declaring that a real property interest is no longer necessary to be retained for the use and purposes of the
18 District, as was previously adopted and noted in Resolution No. F2020-03 and Resolution No. F2020-23;
19 and
20

21 **WHEREAS**, on July 26, 2016, the City of Riverside, as the Lead Agency under the California
22 Environmental Quality Act (CEQA), at a noticed public meeting, reviewed and considered the Initial Study,
23 Mitigated Negative Declaration (MND), a Mitigation Monitoring and Reporting Program (MMRP), the
24 Improvements, and all oral and written comments received, and adopted the Initial Study, MND, and
25 MMRP, and approved the Improvements; and
26
27
28

1 **WHEREAS**, the DISTRICT has limited approval and implementing authority over the
2 Improvements, and, therefore, pursuant to Section 15096 of the State CEQA Guidelines, serves only as a
3 Responsible Agency for the Improvements;

4 **WHEREAS**, the District, in its limited role as a Responsible Agency, has reviewed the
5 Improvements, pursuant to Section 15096 of the State CEQA Guidelines, and determined that the Initial
6 Study, MND, and MMRP prepared by the City of Riverside sufficiently addresses the potential
7 environmental impacts associated with the District's limited role as a Responsible Agency in the
8 implementation of the Improvements.
9

10 **NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of
11 Supervisors of the District in regular session assembled on September 1, 2020 at 9:30 a.m. or soon
12 thereafter, in the meeting room of the Board of Supervisors of the District, located on the 1st Floor of the
13 County Administrative Center, 4080 Lemon Street, Riverside, California, that this Board, based on a review
14 of the evidence and testimony presented on the matter, both written and oral, including the Initial Study,
15 MND, and MMRP as it relates to the Project, does hereby make the following findings and resolutions:
16

17 **SECTION 1. CEQA Actions.**

18 (a) Consideration of the Initial Study, MND, and Adoption of Findings Regarding
19 CEQA Compliance. As the decision-making body for the District and in the District's limited role as a
20 Responsible Agency under CEQA, the Board has received, reviewed, and considered the information
21 contained in the Initial Study, MND, and MMRP for the Improvements, all comment letters, and other
22 related documents (collectively, the "Documents"). The Project is within the scope of the Documents, and
23 taken together, the environmental effects of the Improvements have been adequately addressed in the
24 Documents. Based on this review, the Board finds that, as to those potential environmental impacts within
25 the District's powers and authorities as Responsible Agency, the Initial Study, MND, and MMRP for the
26 Improvements contain a complete, objective, and adequate reporting of those potential impacts and reflects
27 the independent judgment and analysis of the District.
28

1 (b) CEQA Findings on Environmental Impacts. In its limited role as a Responsible
2 Agency under CEQA, the Board finds that the Improvements will not have any significant environmental
3 impacts. The Board further finds that the mitigation measures imposed by the Lead Agency are sufficient
4 to reduce all potentially significant impacts to a level of less than significant. As such, the Board concurs
5 with the environmental findings adopted by the Lead Agency, and therefore, the District adopts those
6 findings as its own and incorporates them herein by reference.

7
8 (c) Adoption of Mitigation Monitoring and Reporting Program. The Board hereby
9 approves and adopts the Mitigation Monitoring and Reporting Program as it relates to the Project, which
10 was prepared for the Improvements and approved by the Lead Agency.

11 **SECTION 2. Approval of the Improvements**. As required by State CEQA Guidelines
12 Section 15096 and in its limited role as a Responsible Agency under CEQA, the Board hereby approves the
13 Improvements.

14 **SECTION 3. Notice of Determination**. The Board hereby directs the Clerk of the Board
15 to file a Notice of Determination with the Riverside County Clerk and with the Governor's Office of
16 Planning and Research within five (5) working days of the approval of Improvements.

17
18 **SECTION 4. Custodian of Records**. The documents and materials that constitute the
19 record of proceedings on which these findings are based are located at the offices of the Clerk of the Board
20 of Supervisors for the District at 4080 Lemon Street, 1st Floor, Riverside, CA 92501.

21 **SECTION 5. Execution of Resolution**. The Clerk of the Board shall sign this Resolution
22 to attest and certify to the passage and adoption thereof.

23
24 **BE IT FURTHER RESOLVED, DETERMINED, AND ORDERED** that this Board declares the
25 Portions as surplus and authorizes the modification of the Current Easement by excepting or summarily
26 vacating the Portions from the Current Easement area and adding the Additional Easement Area as
27 described and depicted in Exhibits "A" and "B" attached hereto and made a part hereof.

1 **BE IT FURTHER RESOLVED, DETERMINED, AND ORDERED** that the Easement
2 Modification Agreement between the District and Quail Run is hereby approved, and the General Manager-
3 Chief Engineer of the District is authorized to execute said Agreement on behalf of the District.

4 **BE IT FURTHER RESOLVED, DETERMINED, AND ORDERED** by this Board that the Clerk
5 of the Board is directed to cause a certified copy of this resolution attested by the Clerk, under seal, to be
6 recorded at the Office of the Recorder of the County of Riverside.

7 **BE IT FURTHER RESOLVED, DETERMINED, AND ORDERED** that the General Manager-
8 Chief Engineer or his designee is authorized to execute any other documents and administer all actions
9 necessary to complete this transaction.
10

11 ROLL CALL:

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

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

18 Kecia R. Harper, Clerk of said Board

19 By _____

20 Deputy

EXHIBIT "A"**SHEET 1 OF 8****DRAFT ONLY****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:

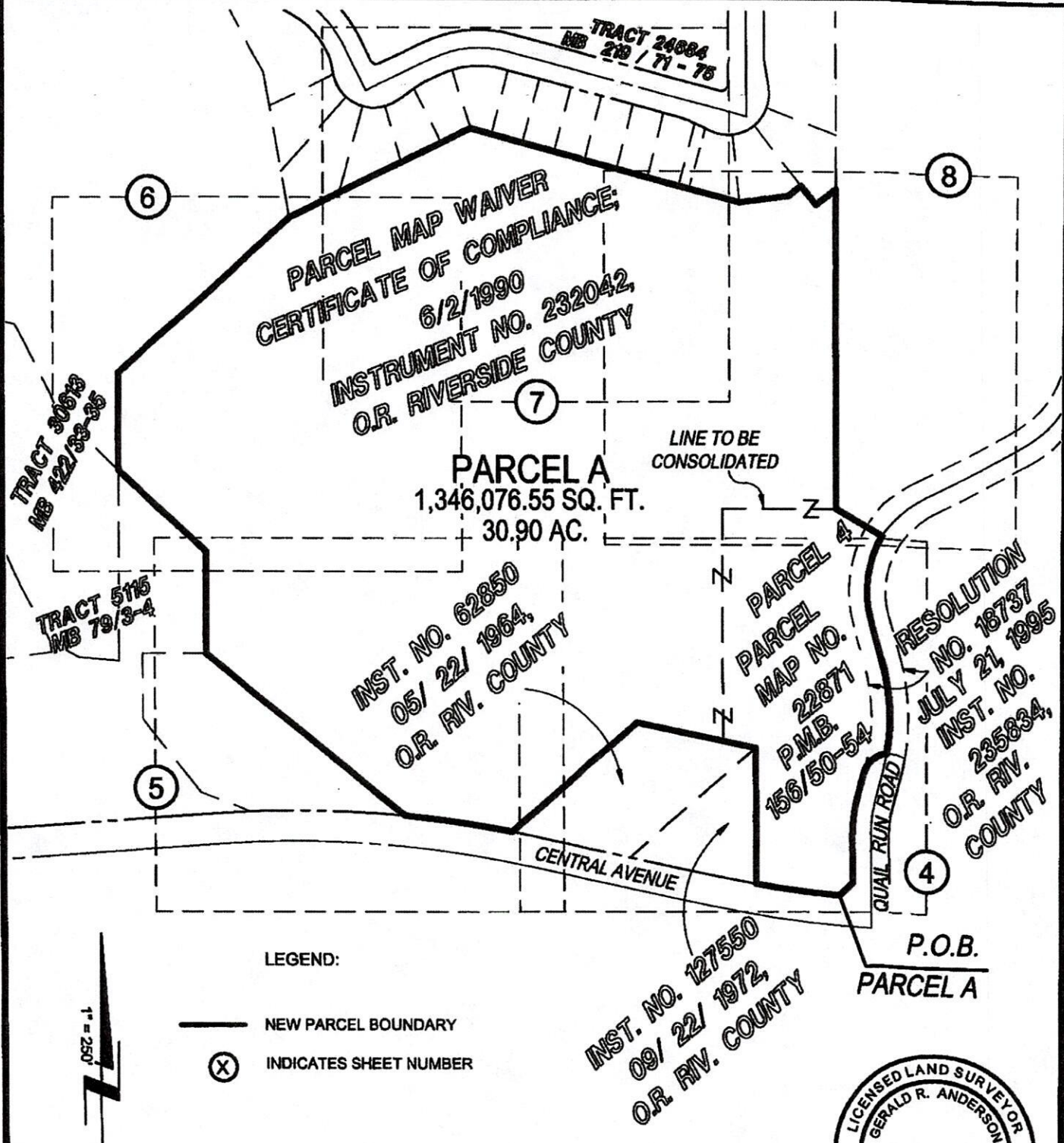
BEGINNING AT THE MOST SOUTHERLY CORNER OF PARCEL 4 OF SAID PARCEL MAP; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 4 AND THE NORTHERLY RIGHT-OF-WAY OF CENTRAL AVENUE, SAID COURSE BEING A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1945.00 FEET, A RADIAL LINE TO THE BEGINNING OF SAID CURVE BEARS SOUTH 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 $24^{\circ}41'16''$ 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 $7^{\circ}40'32''$ WEST; THENCE SOUTHWESTERLY 59.86 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $67^{\circ}15'18''$; 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 $15^{\circ}04'10''$ 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 $15^{\circ}00'00''$; THENCE TANGENT FROM SAID CURVE SOUTH $0^{\circ}04'10''$ WEST 90.15 FEET; THENCE SOUTH $46^{\circ}32'51''$ 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 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

EXHIBIT MAP DAM INUNDATION EASEMENT

SHEET 4 OF 8

LINE TABLE		
LINE #	LENGTH	BEARING
L1	75.60'	S14° 55' 50"E
L2	46.99'	S15° 04' 10"W
L3	90.15'	S0° 04' 10"W
L4	33.26'	S46° 32' 51"W

SEE SHEET 8

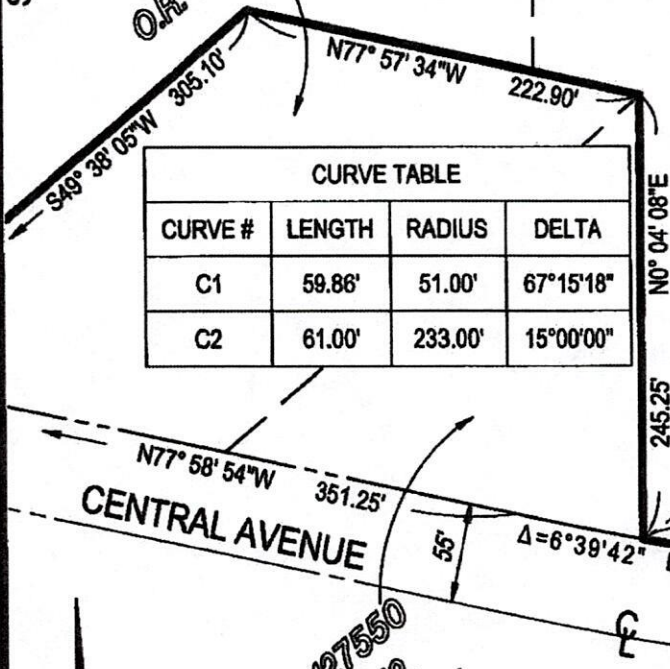
PARCEL A
1,346,076.55 SQ. FT.
30.90 AC.

PARCEL 4
PARCEL MAP 22871
P.M.B. 156/50-54

INST. NO. 62850
05/ 22/ 1964,
O.R. RIV. COUNTY

RESOLUTION
NO. 18737
JULY 21, 1995
INST. NO.
235834,
O.R. RIV.
COUNTY

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	59.86'	51.00'	67°15'18"
C2	61.00'	233.00'	15°00'00"



LEGEND:

- NEW PARCEL BOUNDARY
- - - PARCELS TO BE JOINED

EXHIBIT PREPARED BY: G. R. ANDERSON
DATE EXHIBIT PREPARED: 09/31/2017

EXHIBIT MAP
DAM INUNDATION EASEMENT

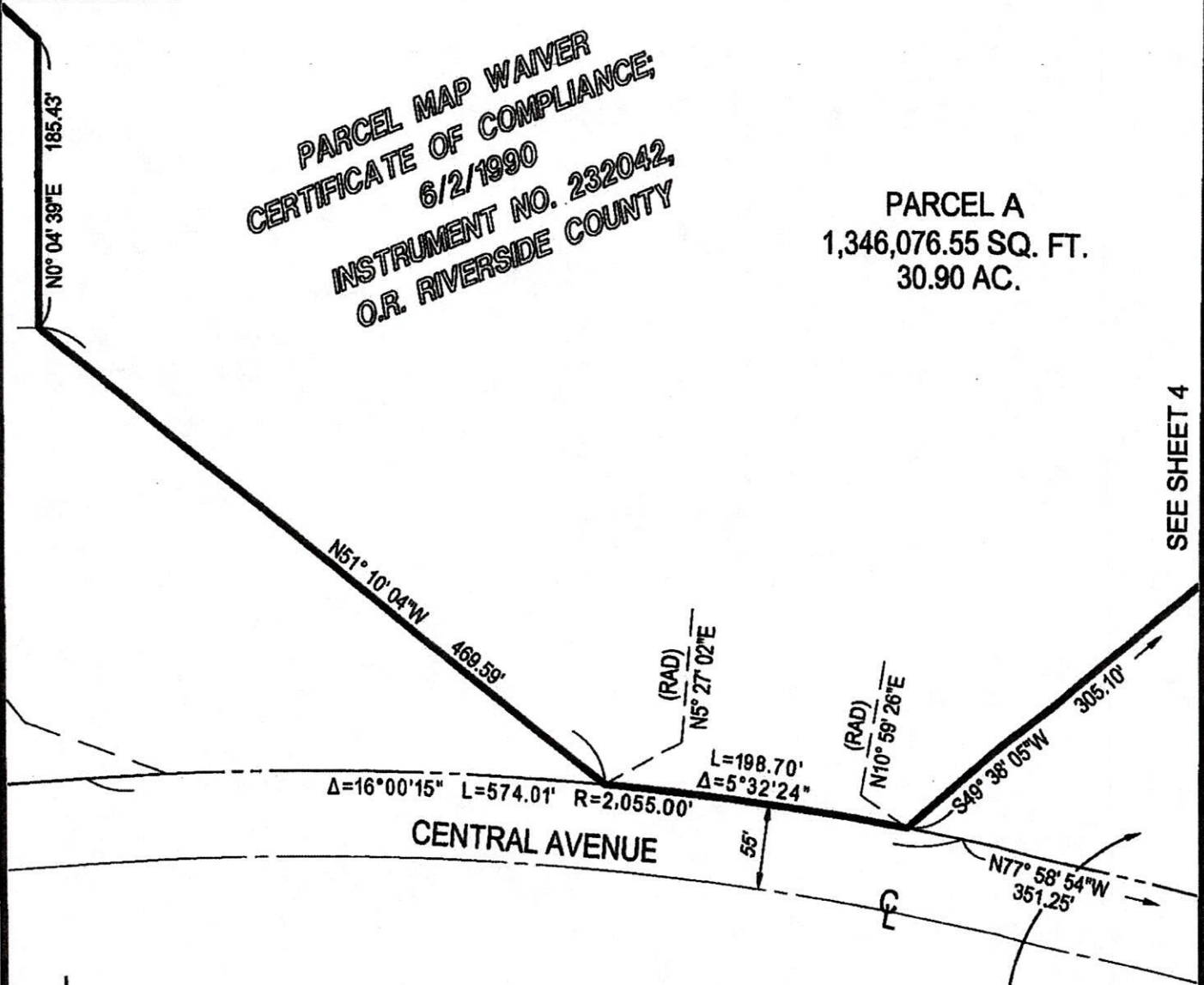
SHEET 5 OF 8

SEE SHEET 6

PARCEL MAP WAIVER
CERTIFICATE OF COMPLIANCE;
6/2/1990
INSTRUMENT NO. 232042,
O.R. RIVERSIDE COUNTY

PARCEL A
1,346,076.55 SQ. FT.
30.90 AC.

SEE SHEET 4



LEGEND:

- NEW PARCEL BOUNDARY
- - - PARCELS TO BE JOINED

INST. NO. 62850
05/ 22/ 1964,
O.R. RIV. COUNTY

EXHIBIT MAP
DAM INUNDATION EASEMENT

SHEET 6 OF 8

SEE SHEET 7

LINE TABLE		
LINE #	LENGTH	BEARING
L1	185.43'	N0° 04' 39"E
L2	370.02'	N63° 55' 16"E

PARCEL MAP WAIVER
CERTIFICATE OF COMPLIANCE;
6/2/1990
INSTRUMENT NO. 232042,
O.R. RIVERSIDE COUNTY

PARCEL A
1,346,076.55 SQ. FT.
30.90 AC.

SEE SHEET 5

1" = 100'

LEGEND:

- NEW PARCEL BOUNDARY
- - - PARCELS TO BE JOINED

EXHIBIT MAP
DAM INUNDATION EASEMENT

SHEET 7 OF 8

BRUIN DRIVE

TRACT NO. 24684
M.B. 219 / 71 - 75

6 7 8 9 10 11 12 13 14 15 16 17

N63° 55' 16"E

370.02'

S75° 00' 00"E

481.20'

515.00'

PARCEL MAP WAIVER
CERTIFICATE OF COMPLIANCE
6/2/1990
INSTRUMENT NO. 232042,
O.R. RIVERSIDE COUNTY

PARCEL A
1,346,076.55 SQ. FT.
30.90 AC.

SEE SHEET 6

SEE SHEET 8

1" = 100'

LEGEND:

- NEW PARCEL BOUNDARY
- - - PARCELS TO BE JOINED

EXHIBIT MAP DAM INUNDATION EASEMENT

SHEET 8 OF 8

SEE SHEET 7

PARCEL MAP WAIVER
CERTIFICATE OF COMPLIANCE;
6/2/1990
INSTRUMENT NO. 232042,
O.R. RIVERSIDE COUNTY

PARCEL A
1,346,076.55 SQ. FT.
30.90 AC.

1" = 100'

PARCEL 4

SEE SHEET 4

LEGEND:

- NEW PARCEL BOUNDARY
- - - PARCELS TO BE JOINED

LINE TABLE		
LINE #	LENGTH	BEARING
L1	30.00'	N51° 09' 34"E
L2	44.00'	S38° 50' 26"E
L3	45.20'	N51° 09' 34"E
L4	96.40'	S59° 26' 16"E

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	158.80'	200.00'	45°29'32"

TRACT 14540
M.B. 163 / 52 - 56

RESOLUTION NO. 18737
JULY 21, 1995
INST. NO. 235834,
O.R. RIV. COUNTY

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.

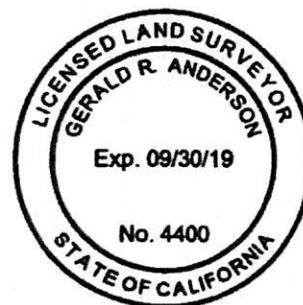
PARCEL O:

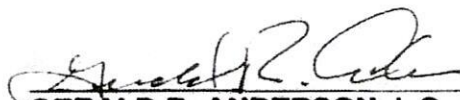
COMMENCING AT THE MOST EASTERLY CORNER OF PARCEL 4 OF SAID PARCEL MAP 22871, SAID POINT BEING THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS "NORTH 59°26'16" WEST 63.40 FEET"; THENCE SOUTH 06°05'11" WEST 567.10 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE NORTH 83°05'18" WEST 129.50 FEET;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

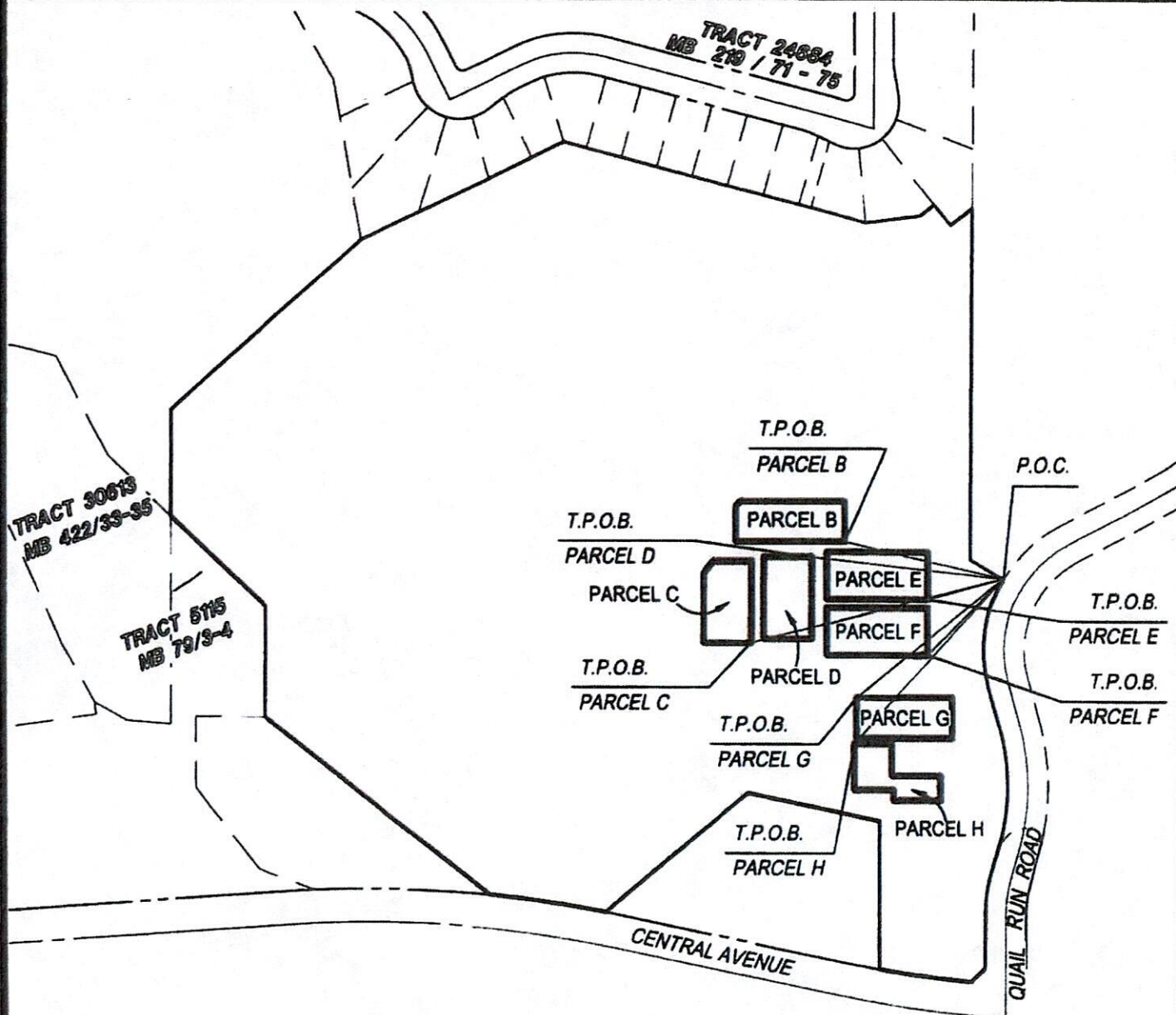


 11/30/2018
GERALD R. ANDERSON, L.S. 4400 DATE:
LICENSE EXPIRES: SEPTEMBER 30, 2019

[MALD- 399]

EXHIBIT "B" - MAP INDEX SHEET

SHEET 1 OF 16



LEGEND:

- PROJECT BOUNDARY
- PARCEL LINE
- TIE-IN LINE

SCALE: 1" = 250'

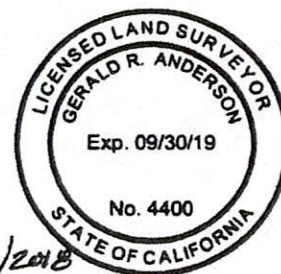
ASSESSOR'S PARCEL #'s: 253-240-020, 028; 253-260-020
SECTION 32, TOWNSHIP 2S., RANGE 4W.

EXHIBIT PREPARED BY: G. R. ANDERSON

DATE REVISED: 12/30/2018

PREPARED UNDER THE DIRECTION OF:

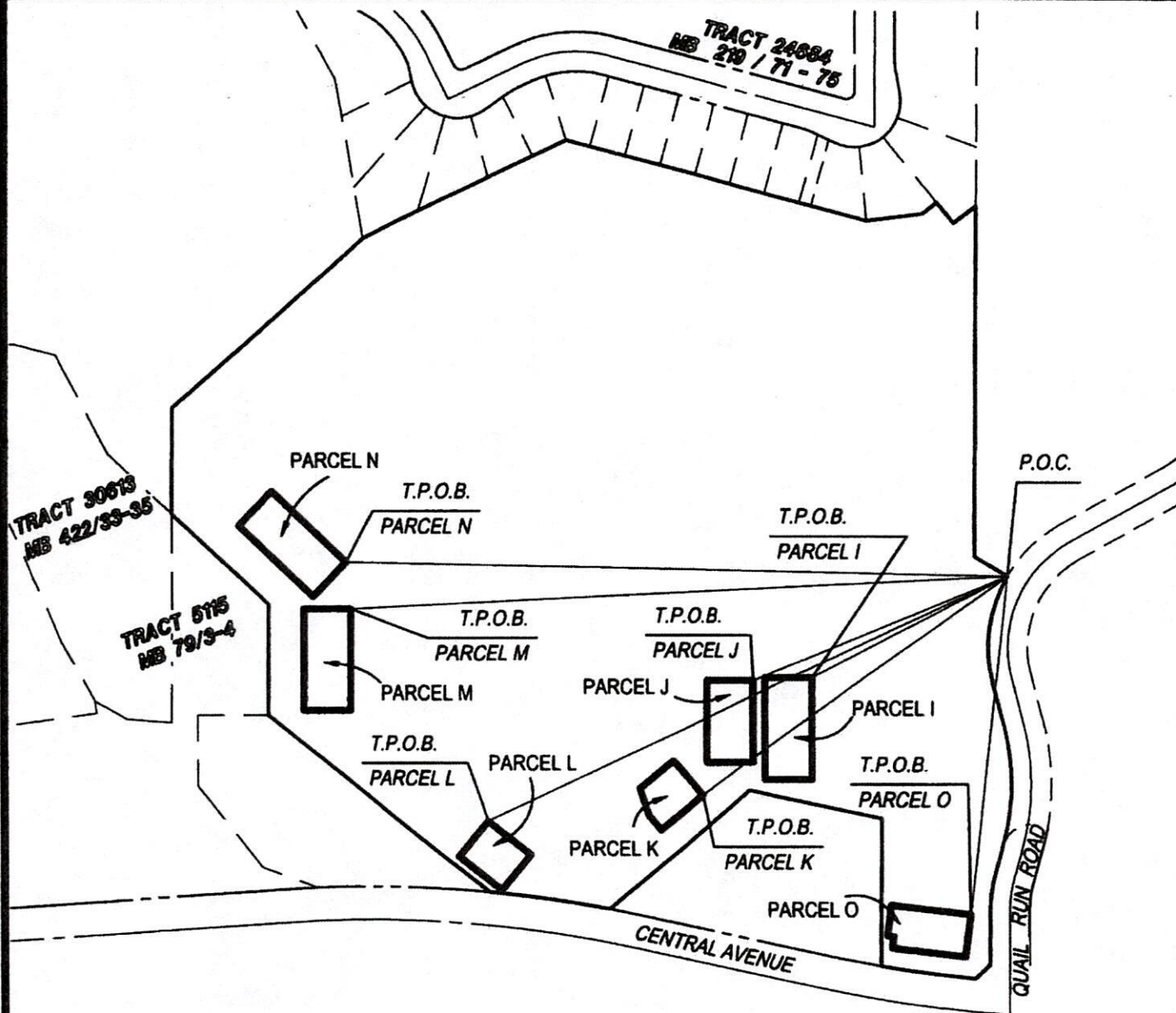
Gerald R. Anderson 11/30/2018
GERALD R. ANDERSON
LS 4400
REG. EXPIRES 09/30/2019



[MALD-393]

EXHIBIT "B" - MAP INDEX SHEET

SHEET 2 OF 16



LEGEND:

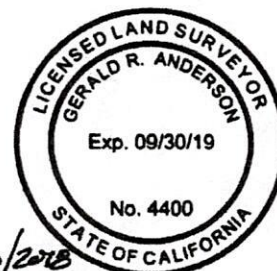
- PROJECT BOUNDARY
- PARCEL LINE
- TIE-IN LINE

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:

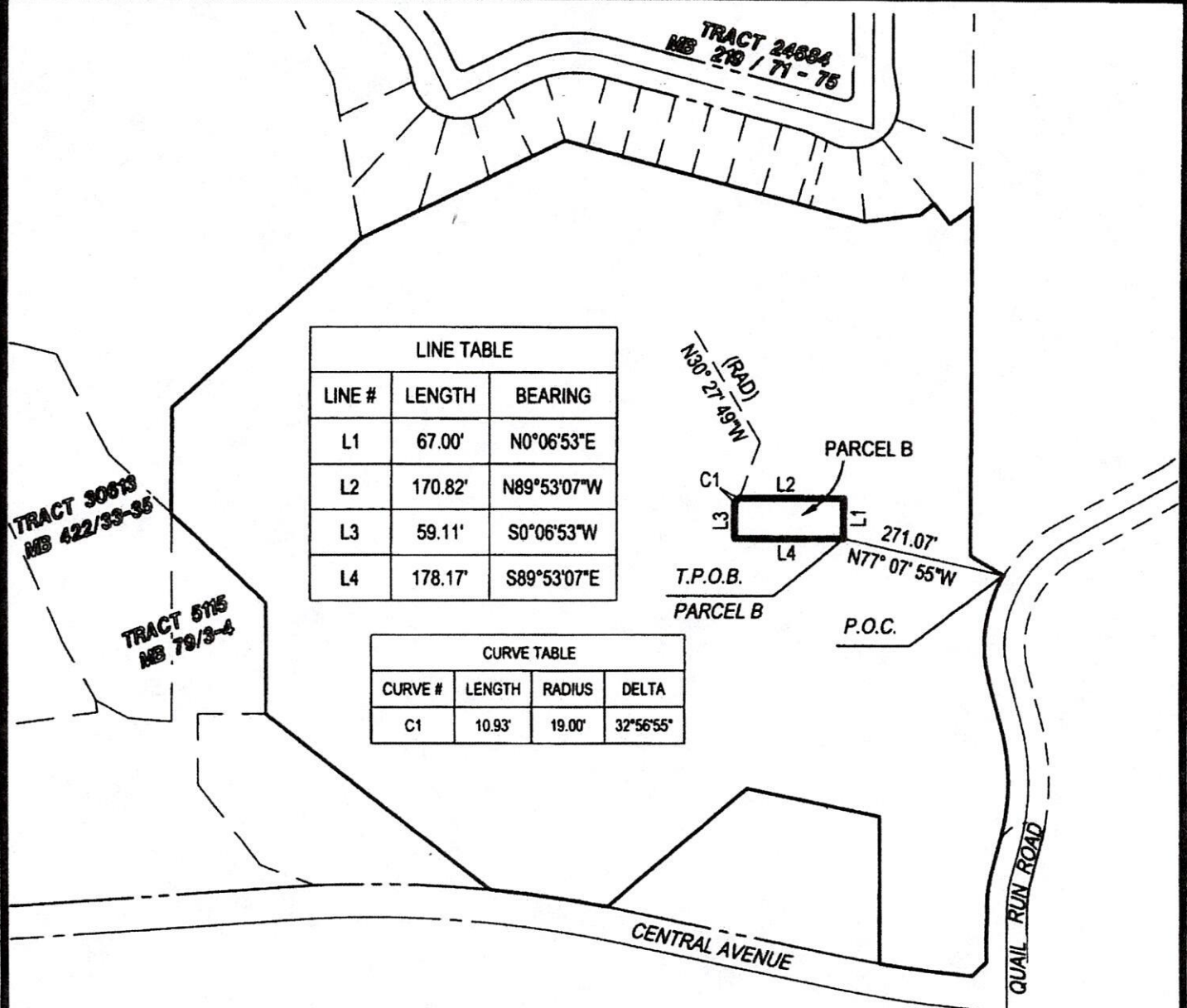
Gerald R. Anderson 11/30/2018
GERALD R. ANDERSON
LS 4400
REG EXPIRES 09/30/2019



[MALD-399]

EXHIBIT "B" - MAP PARCEL B

SHEET 3 OF 16



LINE TABLE		
LINE #	LENGTH	BEARING
L1	67.00'	N0°06'53"E
L2	170.82'	N89°53'07"W
L3	59.11'	S0°06'53"W
L4	178.17'	S89°53'07"E

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	10.93'	19.00'	32°56'55"



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

SHEET 4 OF 16

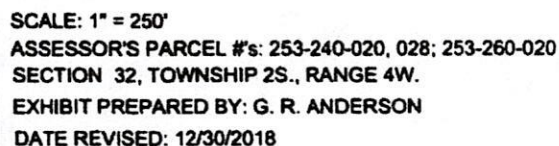
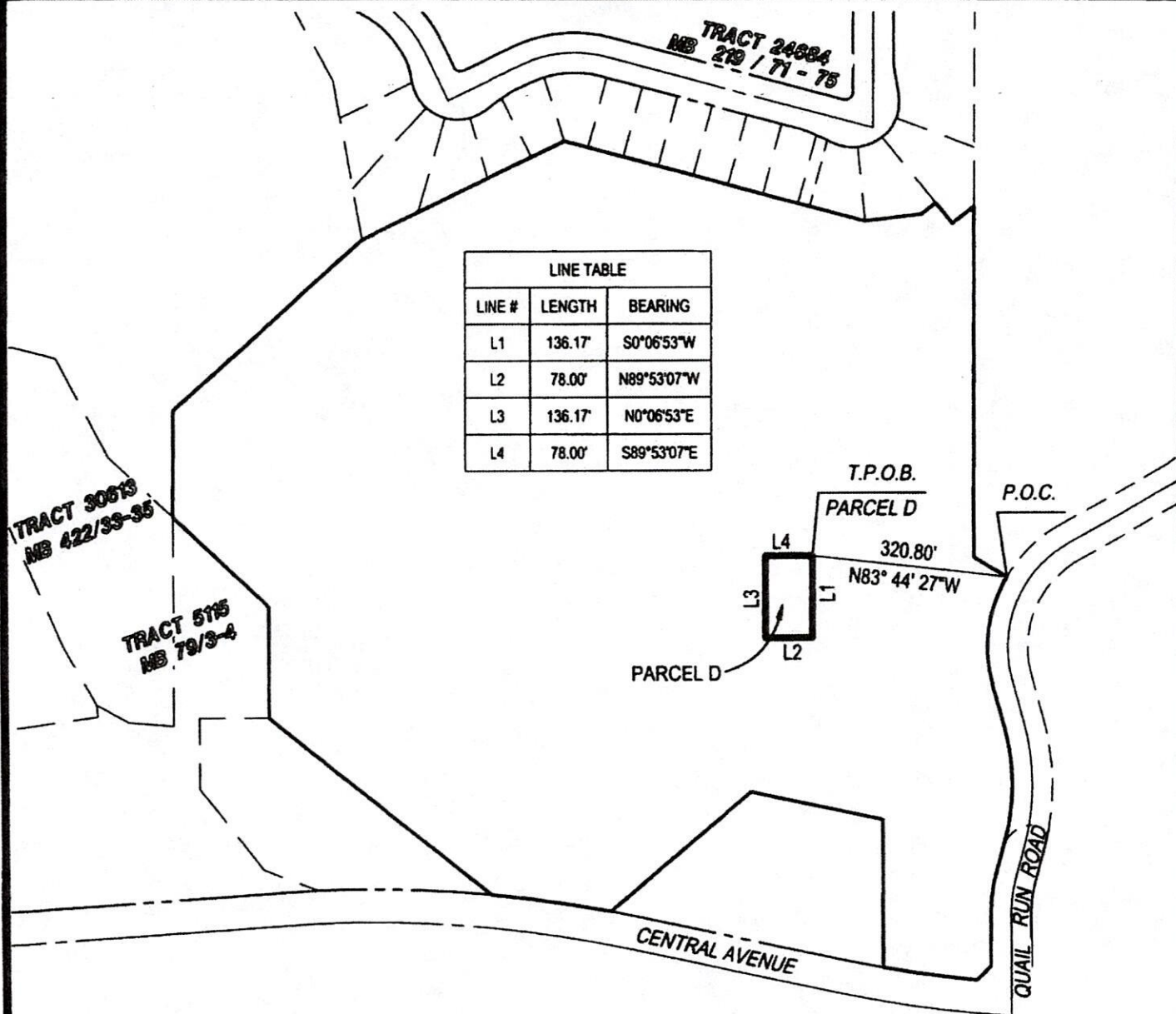


EXHIBIT "B" - MAP PARCEL D

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

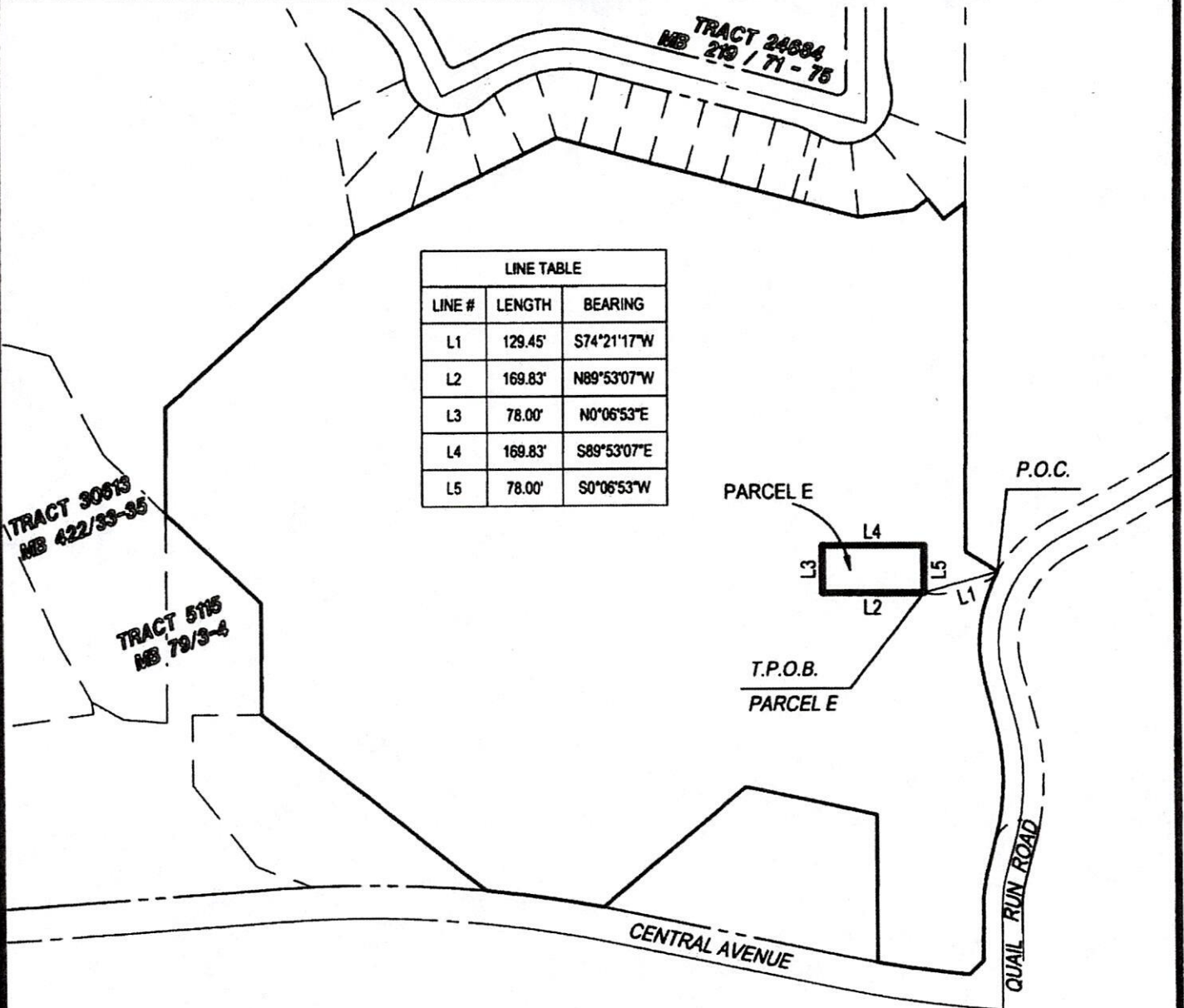
SECTION 32, TOWNSHIP 2S., RANGE 4W.

EXHIBIT PREPARED BY: G. R. ANDERSON

DATE REVISED: 12/30/2018

EXHIBIT "B" - MAP PARCEL E

SHEET 6 OF 16



LEGEND:

- PROJECT BOUNDARY
- PARCEL E
- TIE-IN LINE

SCALE: 1" = 250'

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

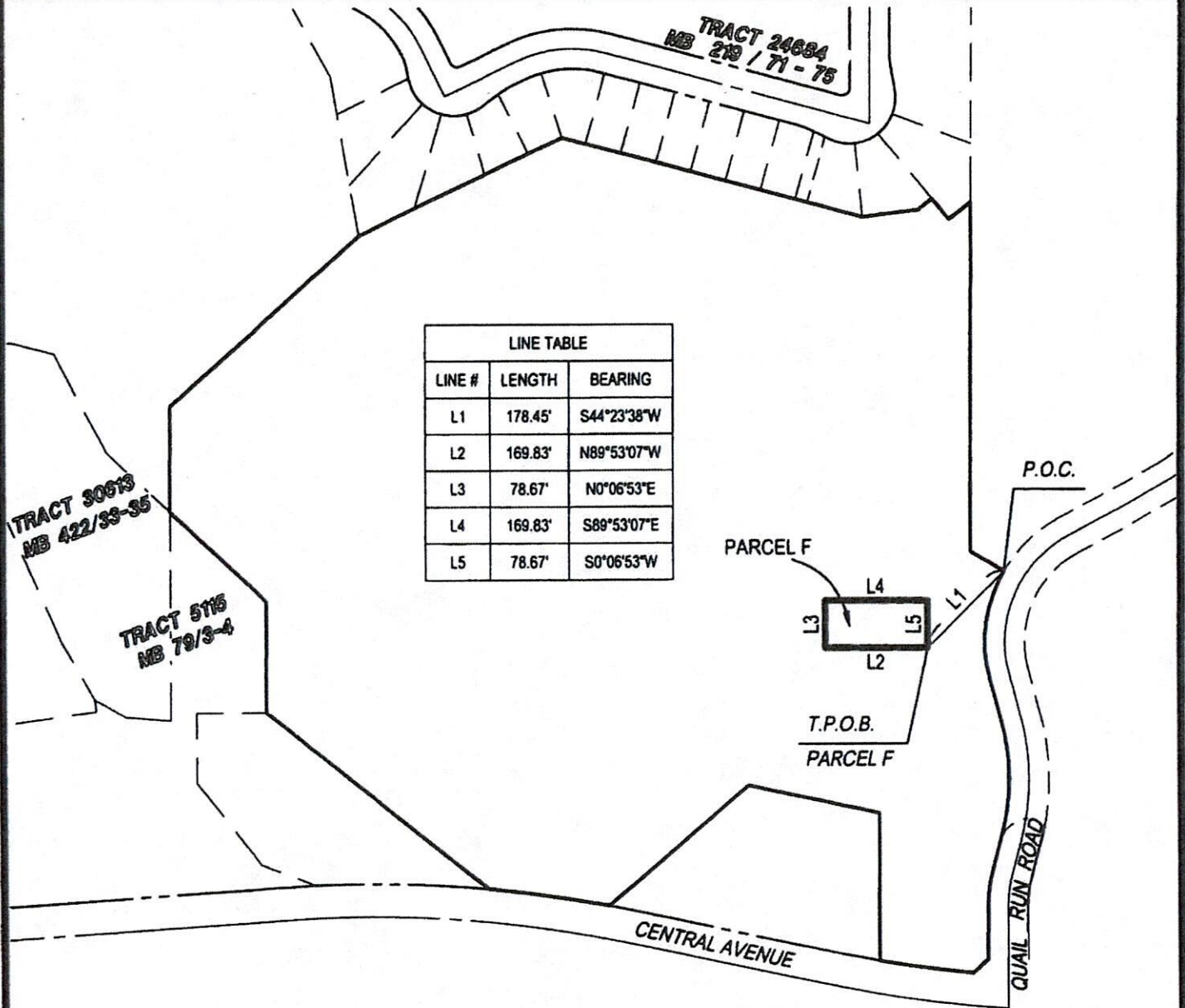
SECTION 32, TOWNSHIP 2S., RANGE 4W.

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

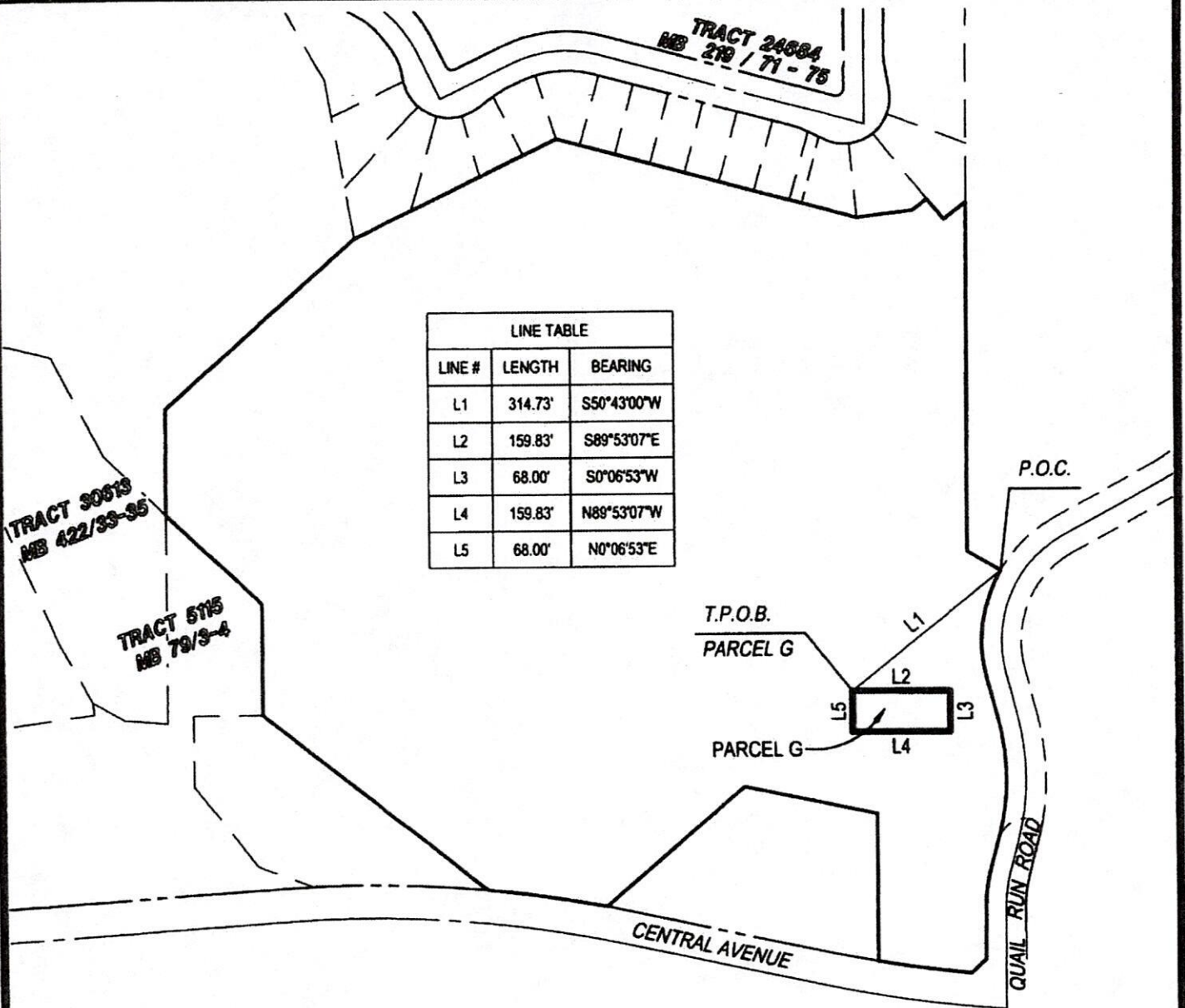
SECTION 32, TOWNSHIP 2S., RANGE 4W.

EXHIBIT PREPARED BY: G. R. ANDERSON

DATE REVISED: 12/30/2018

EXHIBIT "B" - MAP PARCEL G

SHEET 8 OF 16



LEGEND:

- PROJECT BOUNDARY
- PARCEL G
- TIE-IN LINE

SCALE: 1" = 250'

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

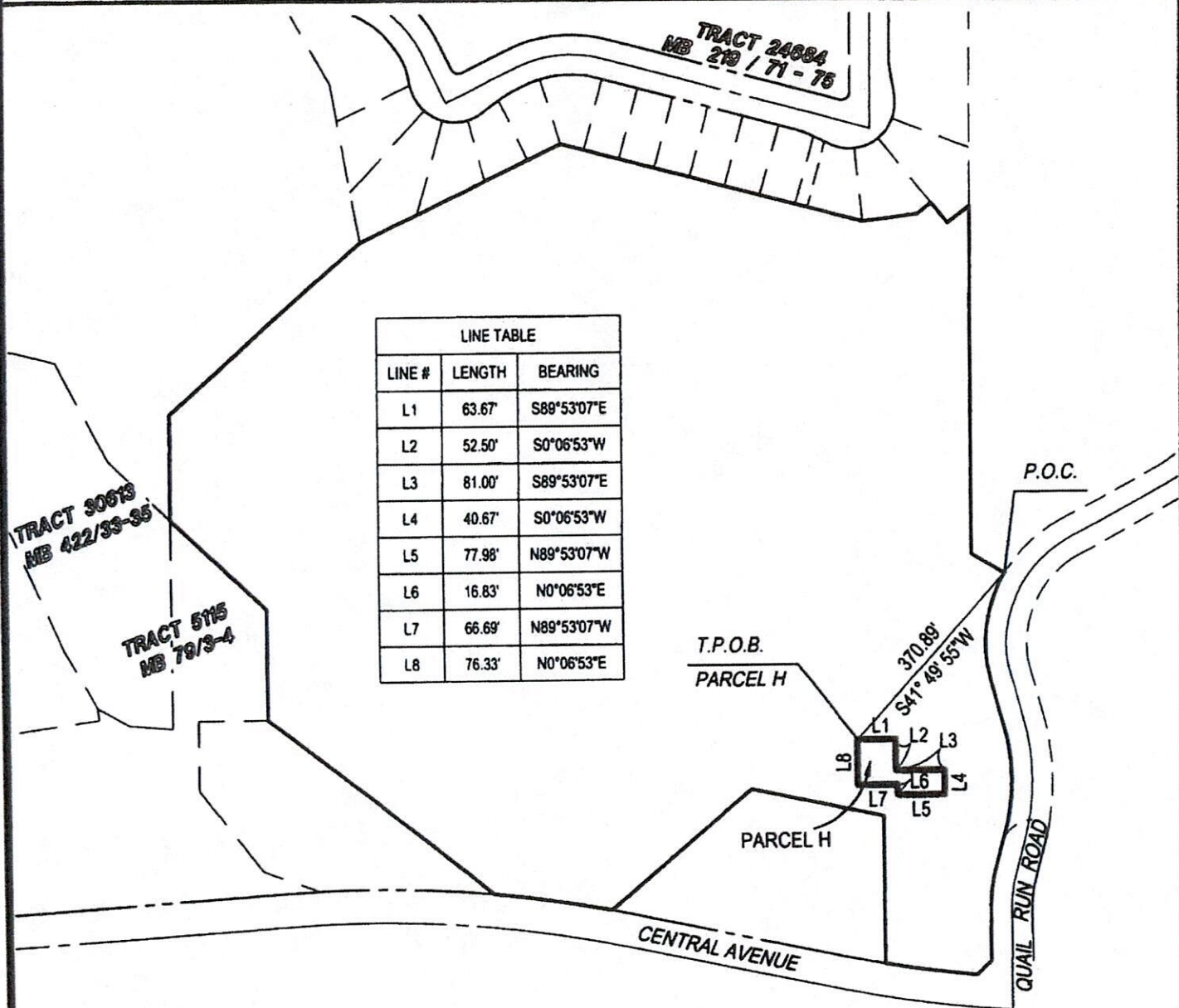
SECTION 32, TOWNSHIP 2S., RANGE 4W.

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.

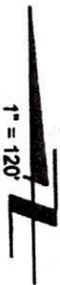
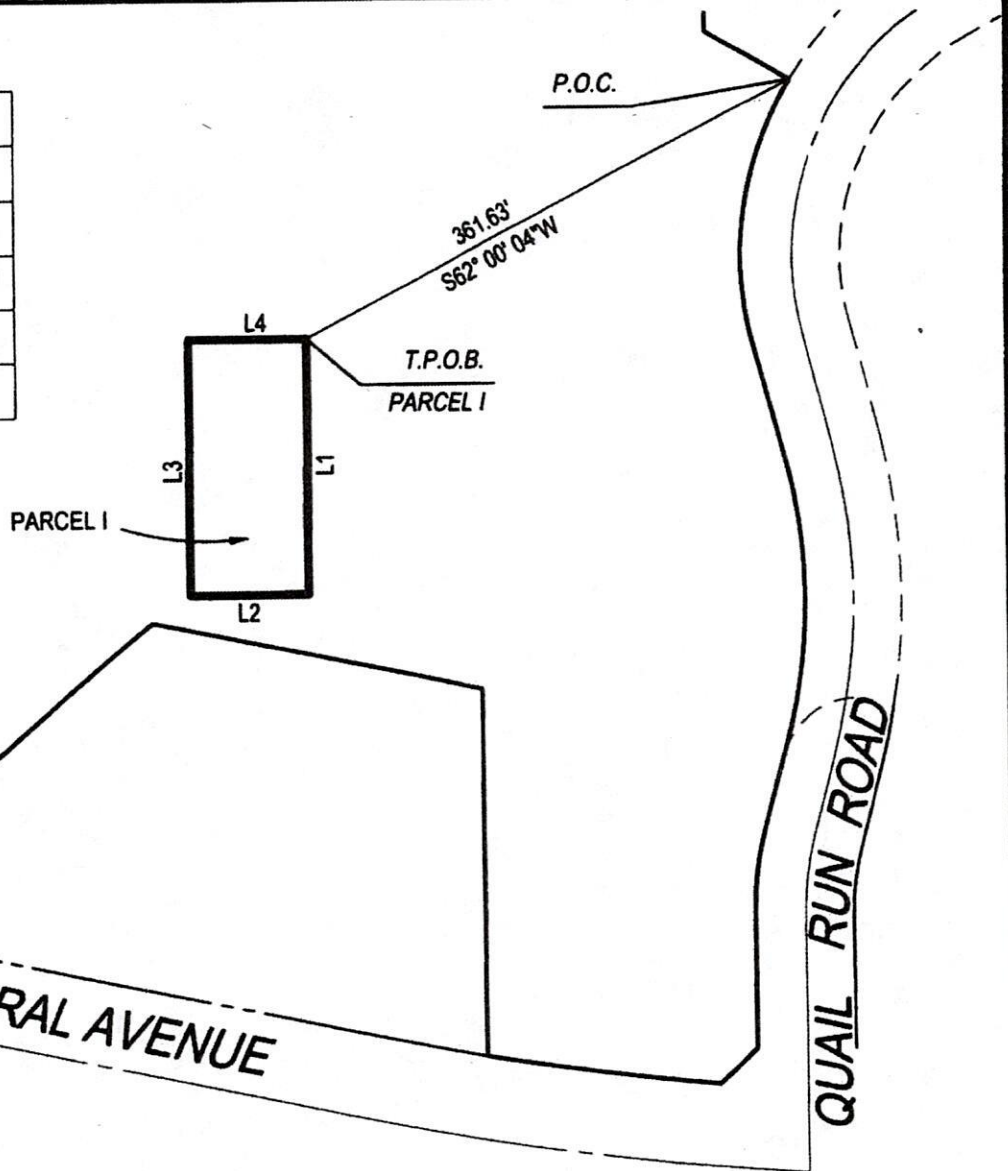
EXHIBIT PREPARED BY: G. R. ANDERSON

DATE REVISED: 12/30/2018

EXHIBIT "B" - MAP PARCEL I

SHEET 100 OF 140

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



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.

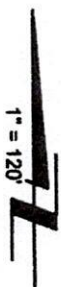
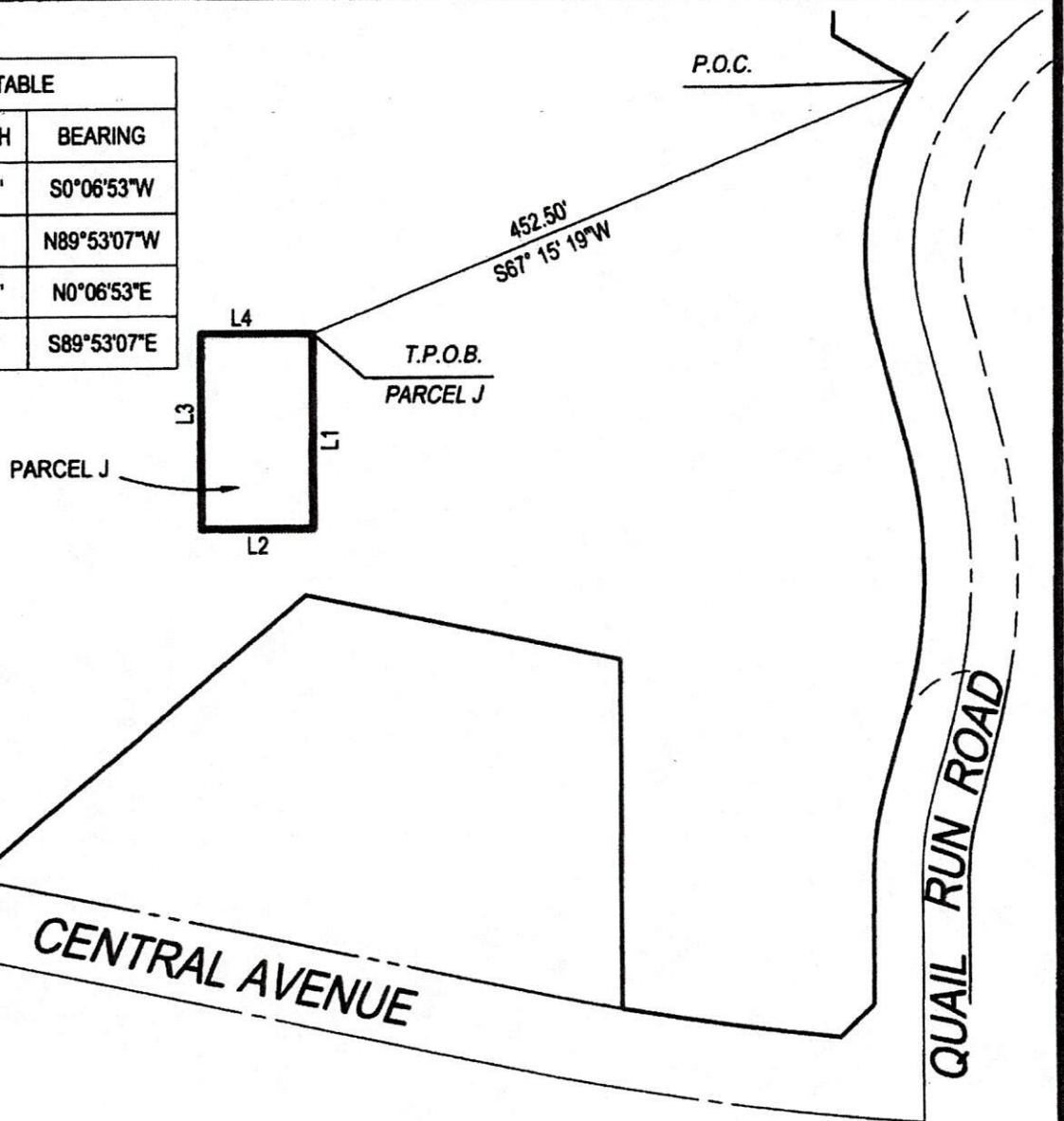
EXHIBIT PREPARED BY: G. R. ANDERSON

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



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.

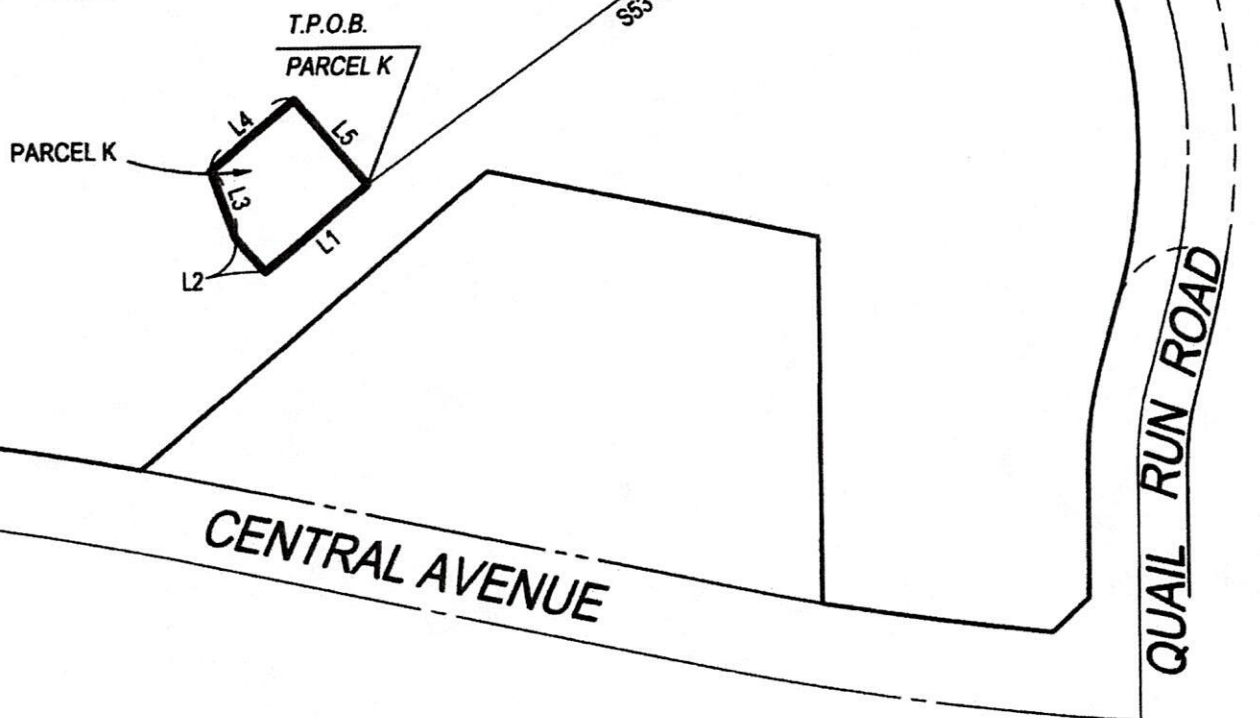
EXHIBIT PREPARED BY: G. R. ANDERSON

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.

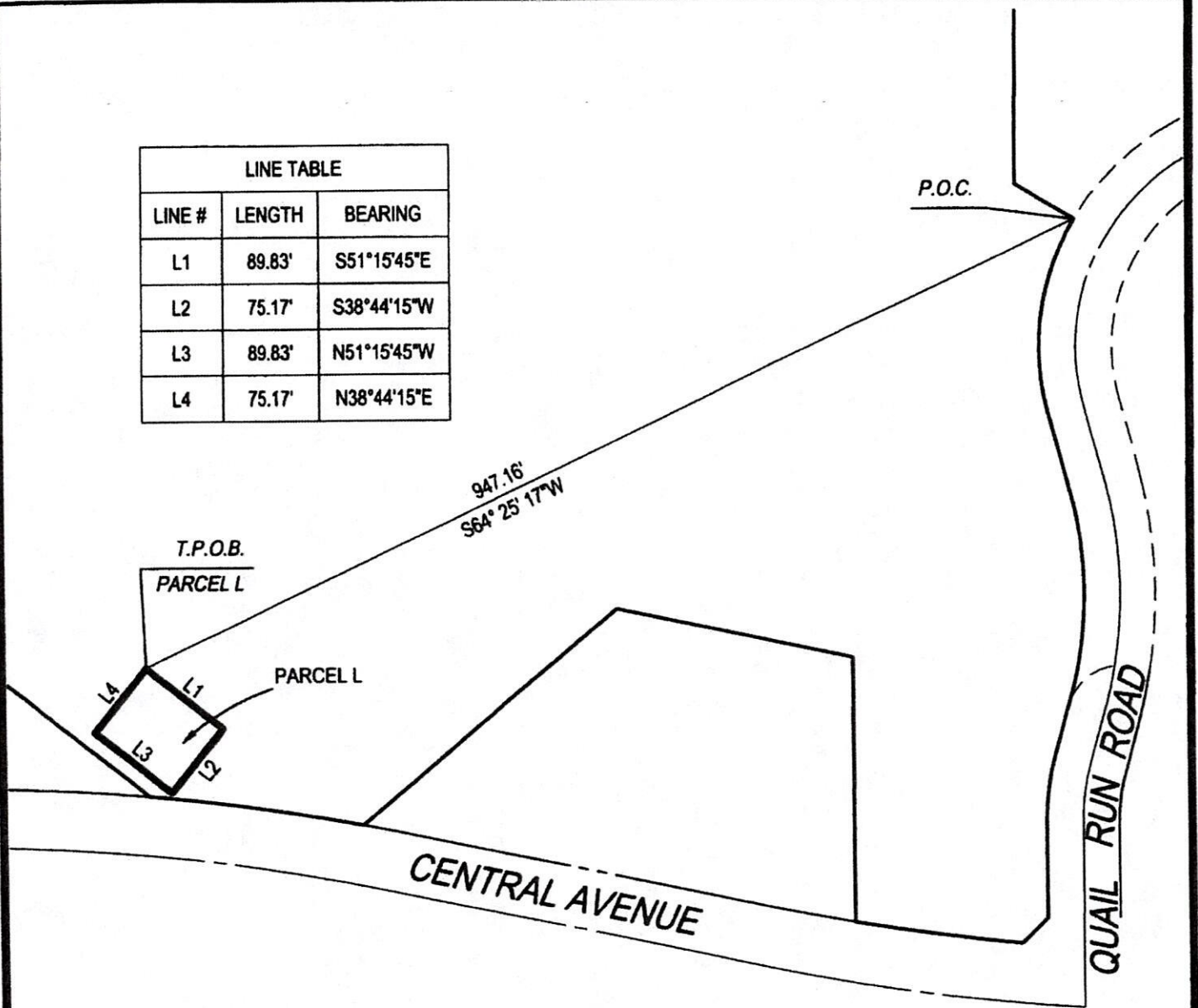
EXHIBIT PREPARED BY: G. R. ANDERSON

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.

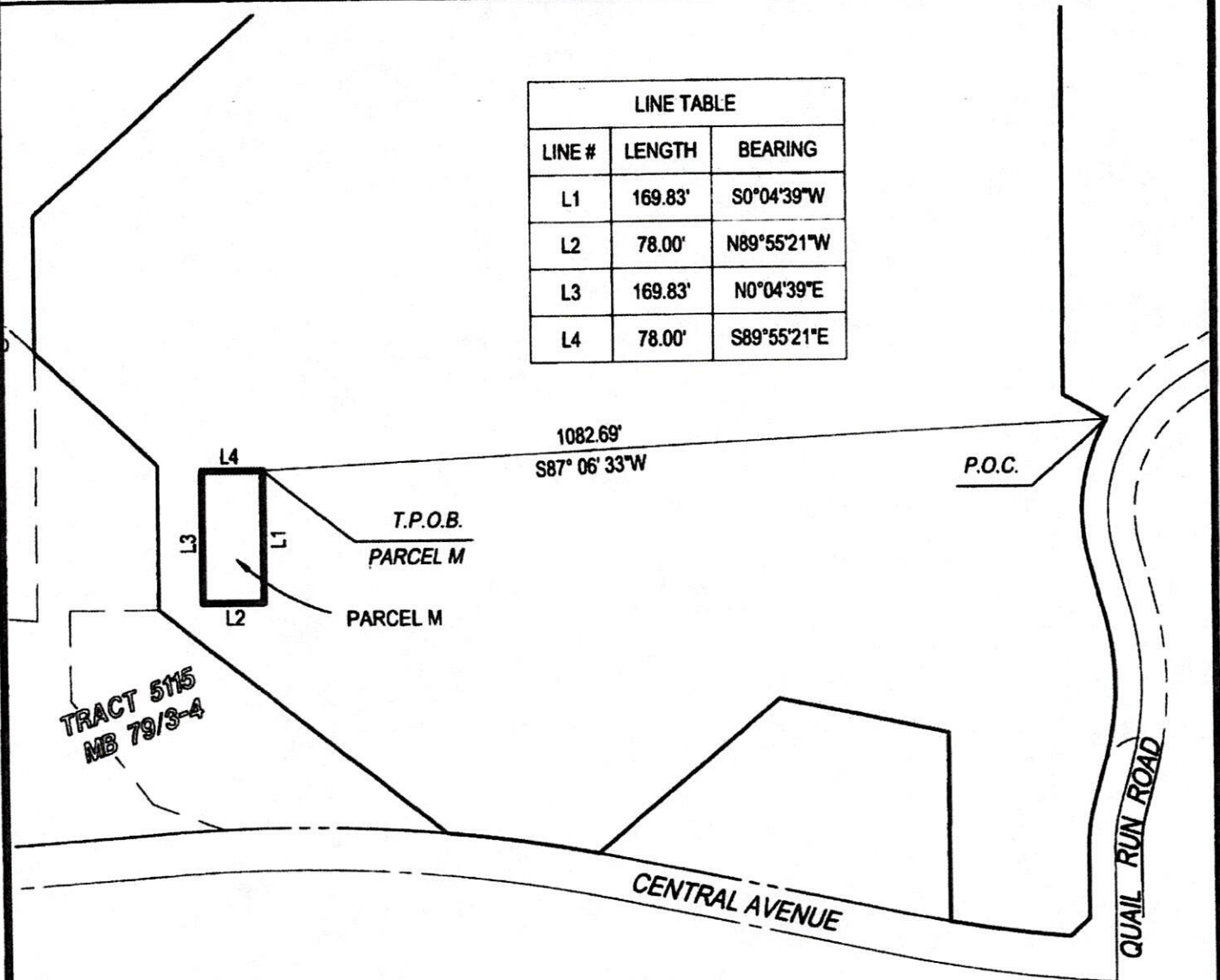
EXHIBIT PREPARED BY: G. R. ANDERSON

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.

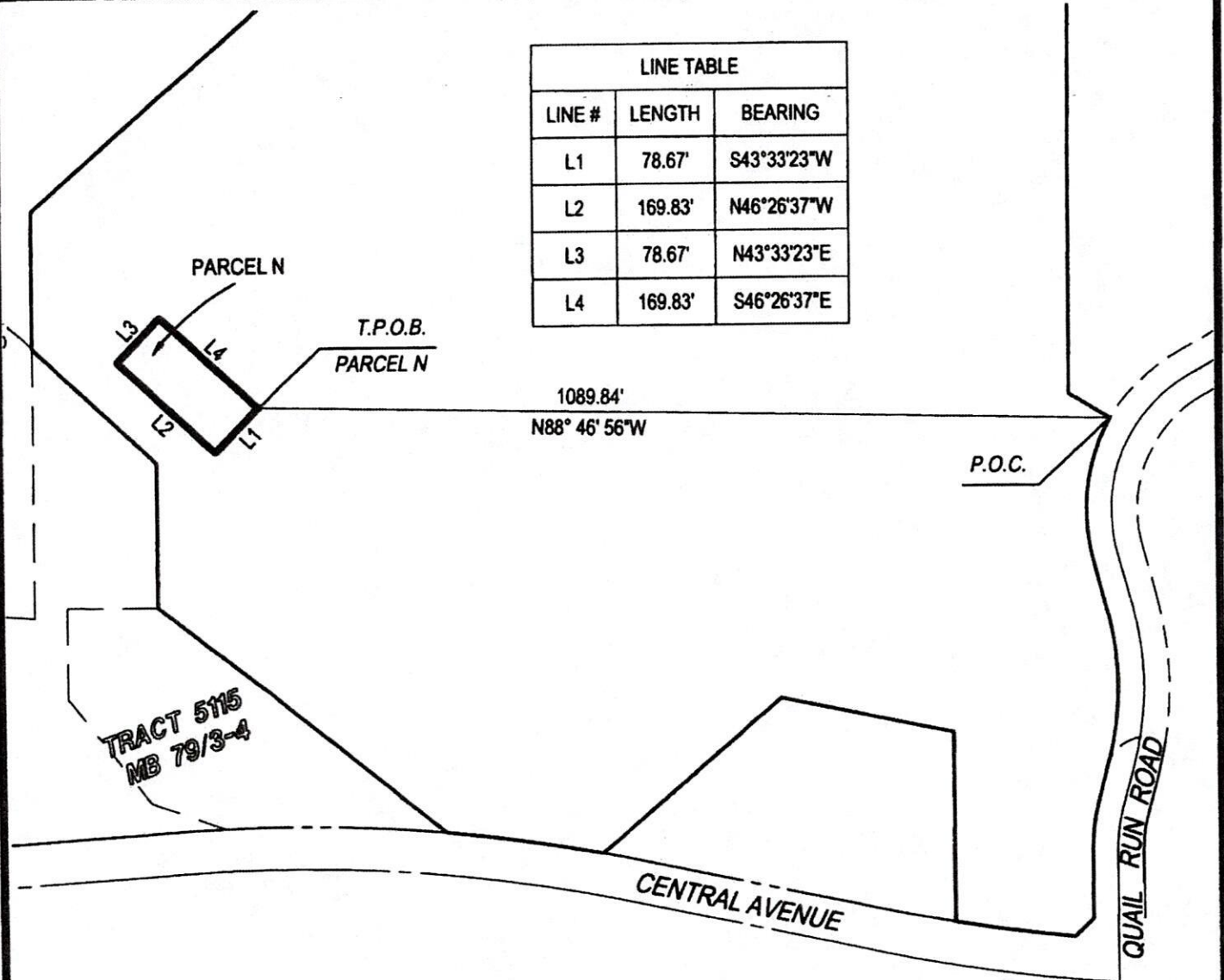
EXHIBIT PREPARED BY: G. R. ANDERSON

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



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

P.O.C.

567.10'
S6°05'11"W

T.P.O.B.

PARCEL 0

PARCEL 0

L1

L2

L5

L6

L3

L4

CENTRAL AVENUE

QUAIL RUN ROAD



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

Recorded at request of, and return to:
 Riverside County Flood Control and
 Water Conservation District
 1995 Market Street
 Riverside, California 92501-1770

NO FEE (GOV. CODE 6103)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Box Springs Dam
 Project No. 1-0-00041

The undersigned grantor(s) declare(s)
 DOCUMENTARY TRANSFER TAX \$ NONE

RCFC Parcel No. 6-1040-3B

**RIVERSIDE COUNTY FLOOD CONTROL
 AND WATER CONSERVATION DISTRICT,**
 a body politic (GRANTEE)

QUAIL RUN OWNER, LLC,
 a Delaware limited liability company (GRANTOR)

Project: Box Springs Dam
 Project No. 1-0-00041
 APN 253-240-030
 RCFC Parcel No. 6-1040-3B

EASEMENT MODIFICATION AGREEMENT

This **EASEMENT MODIFICATION AGREEMENT** (Agreement) is made this ____ day of _____, 2020 (Effective Date) by and between **QUAIL RUN OWNER LLC**, a Delaware limited liability company, (GRANTOR) and **RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT**, a body politic, (GRANTEE). GRANTOR and GRANTEE are collectively referred to herein as "Parties".

RECITALS

- A. GRANTOR is the owner of real property in the city of Riverside, California, identified by Assessor's Parcel Number 253-240-030 (Property); and
- B. GRANTEE is the owner of a perpetual easement with the right to flood and inundate (1959 Easement) at any and all times on that portion of the Property referenced as Parcel 6-104-3B (Easement Area), as described in that certain Grant Deed recorded October 21, 1959 in the Riverside County Recorder's Office, in Book 2566, Page 464 of Official Records, attached

5. Notices. All notices, certificates or other communication hereunder shall be sufficiently given and shall be deemed given when delivered or deposited in the United States mail in registered form with postage fully prepaid:

GRANTOR: Quail Run Owner, LLC
Attention: Jeffrey M. Hack
2900 Adams Street, Suite C-25
Riverside, CA 92504

GRANTEE: Riverside County Flood Control and Water Conservation District
1995 Market Street
Riverside, CA 92501

6. Successors and Assigns. The rights, restrictions, and obligations contained in this Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, executors, administrators, successors, and assigns.
7. Effect of Agreement: Except as amended or modified herein, the 1959 Easement shall remain in full force and effect as originally written. In the event of any conflict or inconsistency between the provisions of the 1959 Easement and the provisions of this Agreement, the provisions of this Agreement shall control.

[Signatures on following page]

IN WITNESS WHEREOF, the Parties have executed this instrument on the day and year first above written.

GRANTOR:

QUAIL RUN OWNER LLC,
a Delaware limited liability company

Date: 7/31/2020

By: 

JEFFREY M. HACK
Authorized Signatory

GRANTEE:

**RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT,**
a body politic

Date: _____

By: _____

JASON E. UHLEY
General Manager-Chief Engineer

APPROVED AS TO FORM:

Gregory P. Priamos
County Counsel

By: 

THOMAS OH
Deputy County Counsel

Project: Box Springs Dam
Project No. 1-0-00041
APN 253-240-030
RCFC Parcel No. 6-1040-3B

JLP:rlp
01/29/20

(Notary Attached)

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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.

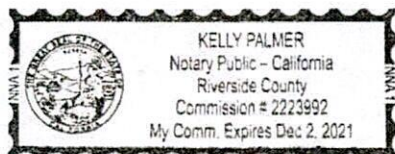
State of California

County of Orange

On July 31, 2020 before me, Kelly Palmer, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Jeffrey M. Hark
Name(s) of Signer(s)

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 Kelly Palmer
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

EXHIBIT "A"

South.

N.
East.
to thence
west
more
to

32 as

South.

N;
East;
East;
or less,
section
half;
et.

32,
a.

1 Parcel 6-1040-3A, B, C and D

2 Box Springs Dam

3 GRANT DEED

4 For valuable consideration, receipt of which is acknowledged,

5

6 SUN GOLD, INC., a corporation,

7

8 hereby grants to RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

9 the real property and interests in real property located in the County of

10 Riverside, State of California, described as follows:

11 Parcel 6-1040-3A

12 The fee title to that portion of the East half of the Northwest quarter,
13 Section 32, Township 2 South, Range 4 West, San Bernardino Base and Meridian,
particularly described as follows:

14 Commencing at the Northwest corner of the Northeast quarter of said
15 Section as shown on Record of Survey Book 12, page 50, Records of Riverside
County, California;

16 Thence South 0° 22' West 871.01 feet along the West line of the Northeast
quarter of said Section 32 as shown on said Record of Survey;

17 Thence North 84° 16' 10" West 613.18 feet;

18 Thence South 61° 48' 42" West 450.97 feet, to the true point of beginning;

19 Thence North 9° 51' 30" West 268.28 feet;

20 Thence North 28° 51' 30" West 160 feet;

21 Thence North 84° 35' 25" West 187.86 feet, more or less, to a point on
22 the West line of the East half of the Northwest quarter of said Section 32,
said point lying South 0° 25' 30" West 622.36 feet from the Northwest corner
23 of said East half;

24 Thence South 0° 25' 30" West 701.65 feet along said West line of the
East half;

25 Thence North 48° 27' 25" East 421.40 feet, more or less, to the true
26 point of beginning.

27 The basis of bearings is the West line of the Northeast quarter of
28 Section 32 as shown on Record of Survey, Book 12, page 50, Records of Riverside
County.

29 Parcel 6-1040-3B

30 A temporary easement for borrow and a perpetual easement and right to
flood and inundate at any and all times that portion of the East half of the
31 Northwest quarter, Section 32, Township 2 North, Range 4 West, San Bernardino
Base and Meridian, particularly described as follows:

32

5156 IN
No 5916

RECORDED
OCT 21 1959

No 59-17
OCT 21 1959



- Commencing at the center of said Section 32;
- Thence North $0^{\circ} 22' 00''$ East 611.56 feet;
- Thence North $77^{\circ} 39' 40''$ West 153.31 feet, to the true point of beginning;
- Thence North $0^{\circ} 22' 00''$ East 548.52 feet;
- Thence North $86^{\circ} 22' 00''$ East 121.85 feet;
- Thence North $0^{\circ} 22' 00''$ East 100 feet;
- Thence North $79^{\circ} 38' 00''$ West 121.85 feet;
- Thence North $0^{\circ} 22' 00''$ East 182.82 feet;
- Thence North $74^{\circ} 41' 06''$ East 124.64 feet;
- Thence North $0^{\circ} 22' 00''$ East 50 feet;
- Thence North $73^{\circ} 57' 06''$ West 675.91 feet;
- Thence South $61^{\circ} 48' 42''$ West 370.97 feet;
- Thence South $48^{\circ} 21' 25''$ West 421.40 feet, more or less, to a point on the West line of the East half of the Northwest quarter of Section 32, said point lying South $0^{\circ} 25' 30''$ West 1324.01 feet from the Northwest corner of said East half;
- Thence along said West line South $0^{\circ} 25' 30''$ West 176.07 feet;
- Thence South $46^{\circ} 17' 30''$ East 216.32 feet;
- Thence South $0^{\circ} 25' 30''$ West 185.43 feet;
- Thence South $50^{\circ} 53' 15''$ East 621.73 feet;
- Thence North $49^{\circ} 55' 59''$ East 407.35 feet;
- Thence South $77^{\circ} 39' 40''$ East 224.93 feet, to the true point of beginning.
- The basis of bearings is the West line of the Northeast quarter of Section 32 as shown on Record of Survey, Book 12, page 50, Records of Riverside County.
- Parcel 6-1040-30
- The fee title to that portion of the East half of the Northwest quarter, Section 32, Township 2 South, Range 4 West, San Bernardino Base and Meridian, particularly described as follows:
- Commencing at the center of said Section 32;
- Thence North $0^{\circ} 22'$ East 611.56 feet;
- Thence North $77^{\circ} 39' 40''$ West 376.27 feet;
- Thence South $49^{\circ} 55' 59''$ West 407.35 feet, to the true point of beginning;
- Thence continuing South $49^{\circ} 55' 59''$ West 50 feet;
- Thence North $69^{\circ} 27' 10''$ West 488.03 feet;
- Thence North $37^{\circ} 18' 30''$ West 170.0 feet;

No. 89817
OCT 21 1959

1 Thence North 0° 25' 30" East 118.75 feet;
2 Thence South 89° 34' 30" East 115.0 feet;
3 Thence South 50° 53' 15" East 621.73 feet, more or less, to the true point
4 of beginning.

5 The basis of bearings is the West line of the Northeast quarter of said
6 Section 32 as shown on Record of Survey, Book 12, page 50, Records of Riverside
7 County, California.

8 Parcel 6-1040-3D

9 A non-exclusive easement for private road purposes upon and across that
10 portion of the East half of the Northwest quarter, Section 32, Township 2 South,
11 Range 4 West, San Bernardino Base and Meridian, particularly described as
12 follows:

13 Commencing at the center of said Section 32;

14 Thence North 0° 22' East 611.56 feet;

15 Thence North 77° 39' 40" West 376.27 feet;

16 Thence South 49° 55' 59" West 457.35 feet;

17 Thence North 69° 27' 10" West 488.03 feet;

18 Thence North 37° 18' 30" West 117.47 feet, to the true point of beginning;

19 Thence South 80° 09' 40" West 57.53 feet, more or less, to a point on the
20 West line of the East half of the Northwest quarter of said Section 32;

21 Thence North 0° 25' 30" East 20.31 feet, along said West line of said East
22 half;

23 Thence North 80° 09' 40" East 43.51 feet;

24 Thence South 37° 18' 30" East 22.53 feet, more or less, to the true point
25 of beginning.

26 The basis of bearings is the West line of the Northeast quarter of said
27 Section 32, as shown on Record of Survey, Book 12, page 50, Records of Riverside
28 County, California.

29 At such time as said easement shall hereafter be intersected by a public
30 highway or a public street, the portion of said easement lying Westerly and
31 Southwesterly of said intersection shall cease and determine.

32 Dated August 28, 1959.

SUN GOLD, INC.

R. H. Adams, pres.
E. J. Simpson, Secy.

ACK. O.K.

No. 89817
OCT 21 1959

51865

EXHIBIT "B"

EXHIBIT "A"**SHEET 1 OF 8****DRAFT ONLY****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:

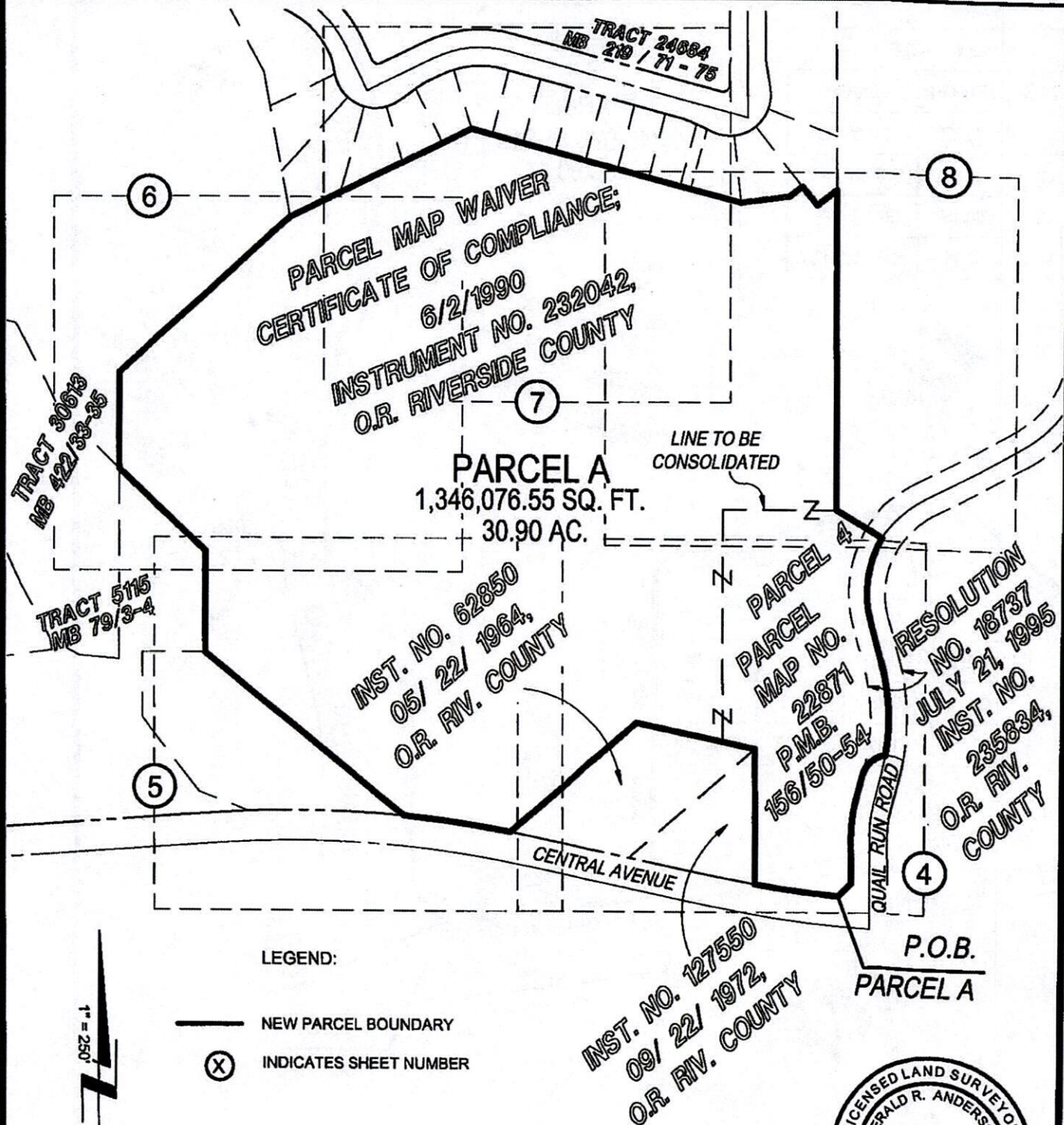
BEGINNING AT THE MOST SOUTHERLY CORNER OF PARCEL 4 OF SAID PARCEL MAP; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 4 AND THE NORTHERLY RIGHT-OF-WAY OF CENTRAL AVENUE, SAID COURSE BEING A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1945.00 FEET, A RADIAL LINE TO THE BEGINNING OF SAID CURVE BEARS SOUTH 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 $24^{\circ}41'16''$ 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 $7^{\circ}40'32''$ WEST; THENCE SOUTHWESTERLY 59.86 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $67^{\circ}15'18''$; 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 $15^{\circ}04'10''$ 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 $15^{\circ}00'00''$; THENCE TANGENT FROM SAID CURVE SOUTH $0^{\circ}04'10''$ WEST 90.15 FEET; THENCE SOUTH $46^{\circ}32'51''$ 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 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

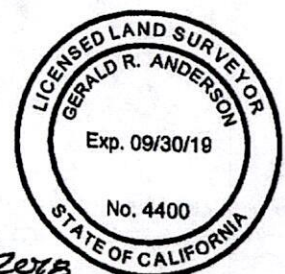


EXHIBIT MAP

DAM INUNDATION EASEMENT

SHEET 4 OF 8

LINE TABLE		
LINE #	LENGTH	BEARING
L1	75.60'	S14° 55' 50"E
L2	46.99'	S15° 04' 10"W
L3	90.15'	S0° 04' 10"W
L4	33.26'	S46° 32' 51"W

SEE SHEET 8

PARCEL A
1,346,076.55 SQ. FT.
30.90 AC.

PARCEL 4
PARCEL MAP 22871
P.M.B. 156/50-54

RESOLUTION
NO. 18737
JULY 21, 1995
INST. NO.
235834,
O.R. RIV.
COUNTY

SEE SHEET 5

INST. NO. 62850
05/22/1964,
O.R. RIV. COUNTY

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	59.86'	51.00'	67° 15' 18"
C2	61.00'	233.00'	15° 00' 00"

QUAIL RUN ROAD

P.O.B.
PCL. A



LEGEND:

- NEW PARCEL BOUNDARY
- - - PARCELS TO BE JOINED

EXHIBIT PREPARED BY: G. R. ANDERSON
DATE EXHIBIT PREPARED: 09/31/2017

EXHIBIT MAP
DAM INUNDATION EASEMENT

SHEET 5 OF 8

SEE SHEET 6

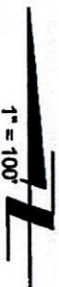
PARCEL MAP WAIVER
CERTIFICATE OF COMPLIANCE;
6/2/1990
INSTRUMENT NO. 232042,
O.R. RIVERSIDE COUNTY

PARCEL A
1,346,076.55 SQ. FT.
30.90 AC.

SEE SHEET 4

CENTRAL AVENUE

INST. NO. 62850
05/ 22/ 1964,
O.R. RIV. COUNTY



LEGEND:

- NEW PARCEL BOUNDARY
- - - PARCELS TO BE JOINED

EXHIBIT MAP
DAM INUNDATION EASEMENT

SHEET 6 OF 8

SEE SHEET 7

LINE TABLE		
LINE #	LENGTH	BEARING
L1	185.43'	N0° 04' 39"E
L2	370.02'	N63° 55' 16"E

PARCEL MAP WAIVER
CERTIFICATE OF COMPLIANCE;
6/2/1990
INSTRUMENT NO. 232042,
O.R. RIVERSIDE COUNTY

PARCEL A
1,346,076.55 SQ. FT.
30.90 AC.

SEE SHEET 5

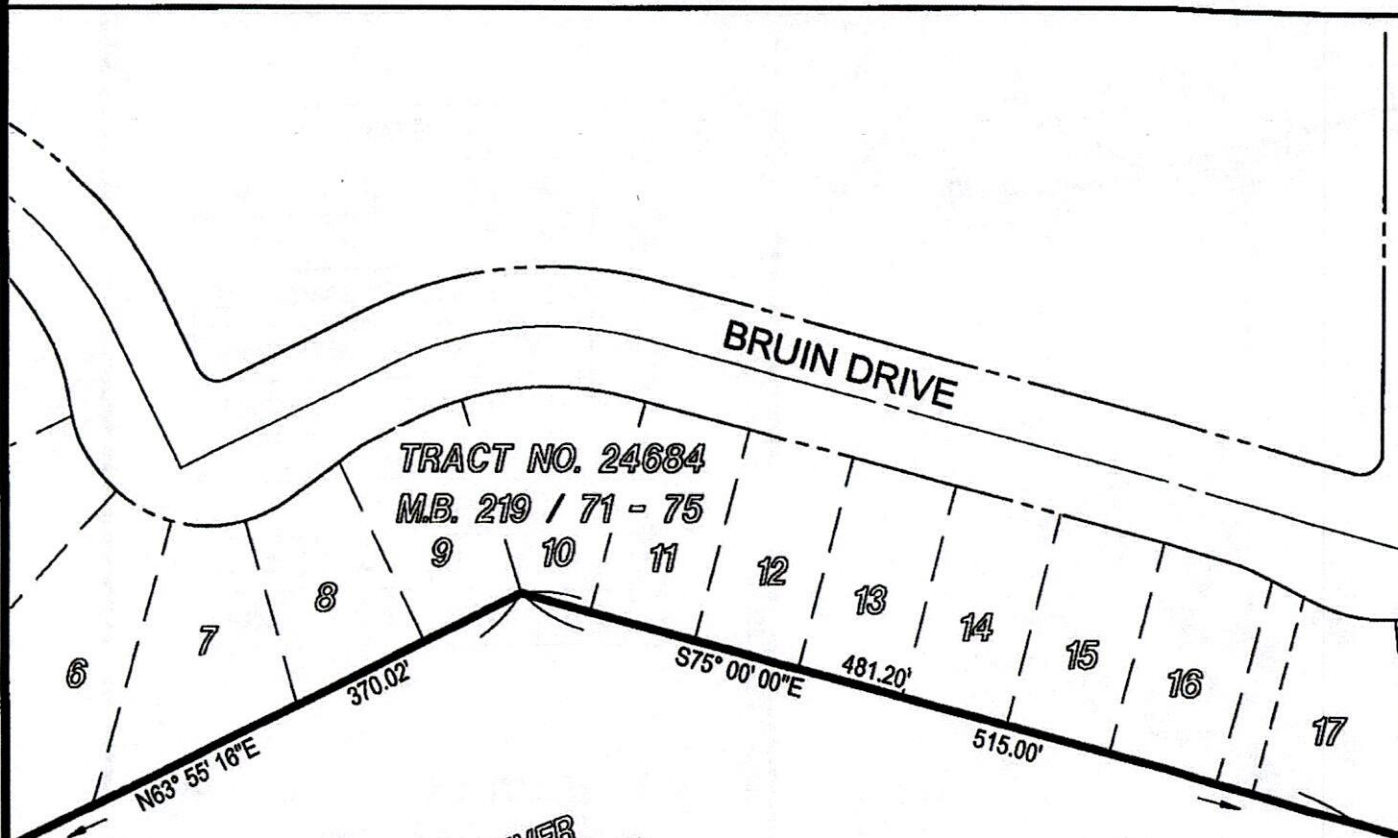


LEGEND:

- NEW PARCEL BOUNDARY
- - - PARCELS TO BE JOINED

EXHIBIT MAP
DAM INUNDATION EASEMENT

SHEET 7 OF 8



PARCEL MAP WAIVER
CERTIFICATE OF COMPLIANCE:
6/2/1990
INSTRUMENT NO. 232042,
O.R. RIVERSIDE COUNTY

PARCEL A
1,346,076.55 SQ. FT.
30.90 AC.

LEGEND:

- NEW PARCEL BOUNDARY
- - - PARCELS TO BE JOINED

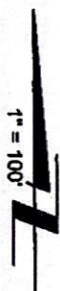
EXHIBIT MAP DAM INUNDATION EASEMENT

SHEET 8 OF 8

SEE SHEET 7

PARCEL MAP WAIVER
CERTIFICATE OF COMPLIANCE;
6/2/1990
INSTRUMENT NO. 232042,
O.R. RIVERSIDE COUNTY

PARCEL A
1,346,076.55 SQ. FT.
30.90 AC.



LEGEND:

- NEW PARCEL BOUNDARY
- PARCELS TO BE JOINED

PARCEL 4

SEE SHEET 4

LINE TABLE		
LINE #	LENGTH	BEARING
L1	30.00'	N51° 09' 34"E
L2	44.00'	S38° 50' 26"E
L3	45.20'	N51° 09' 34"E
L4	96.40'	S59° 26' 16"E

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	158.80'	200.00'	45°29'32"

TRACT 14540
M.B. 163 / 52 - 56

(RAD)
N59° 26' 18"W

RESOLUTION NO. 18737
JULY 21, 1995
INST. NO. 235834,
O.R. RIV. COUNTY

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.

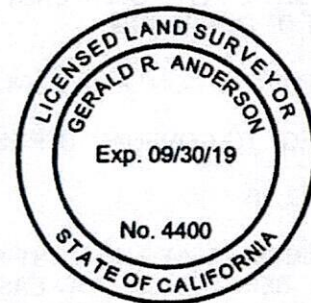
PARCEL O:

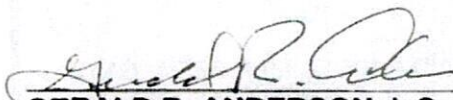
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SAID PARCEL CONTAINS 0.205 ACRES GROSS, MORE OR LESS.

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.

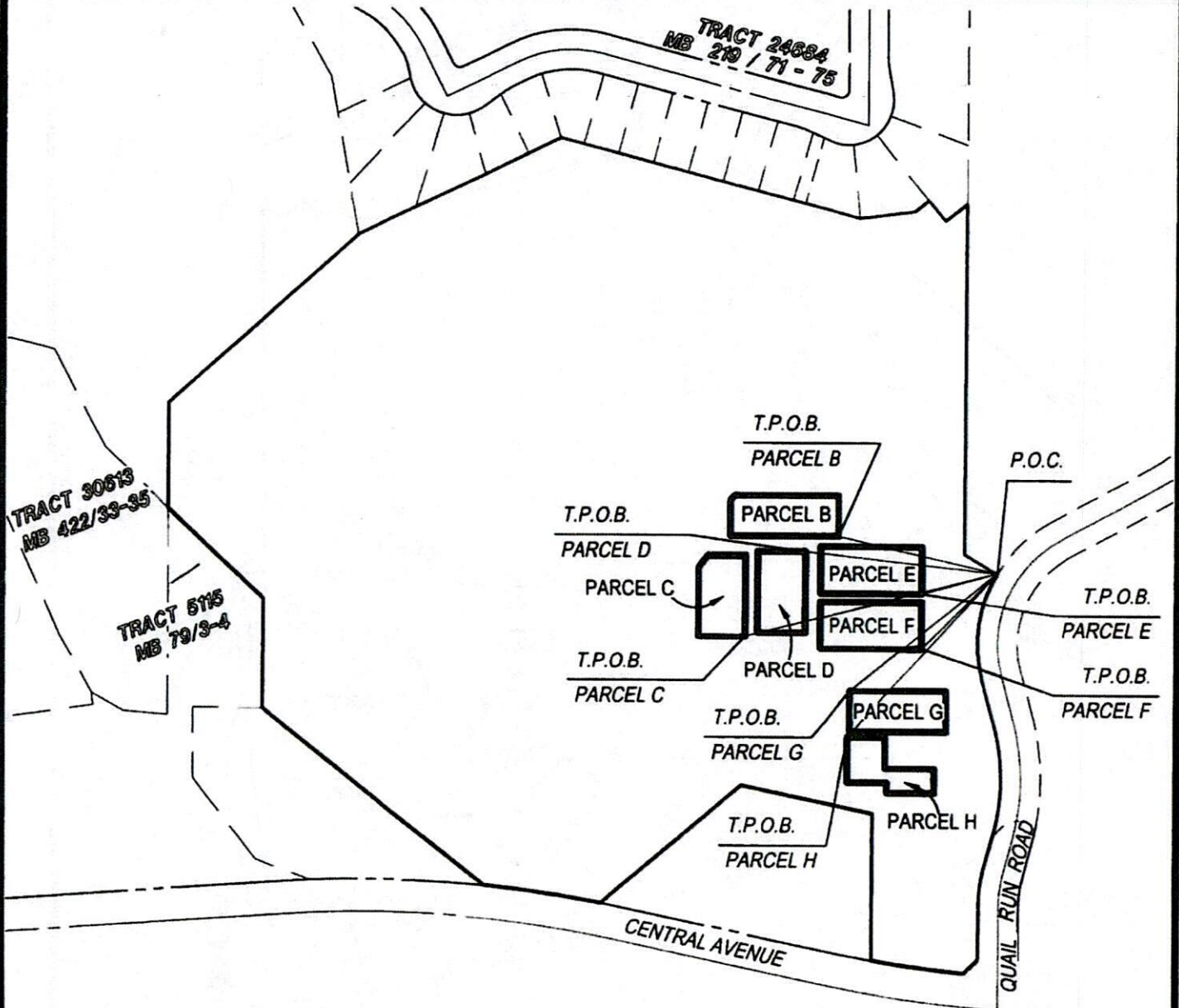


 11/30/2018
GERALD R. ANDERSON, L.S. 4400 DATE:
LICENSE EXPIRES: SEPTEMBER 30, 2019

[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

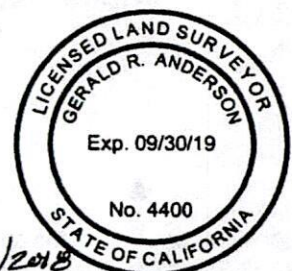
DATE REVISED: 12/30/2018

PREPARED UNDER THE DIRECTION OF:

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

LS 4400

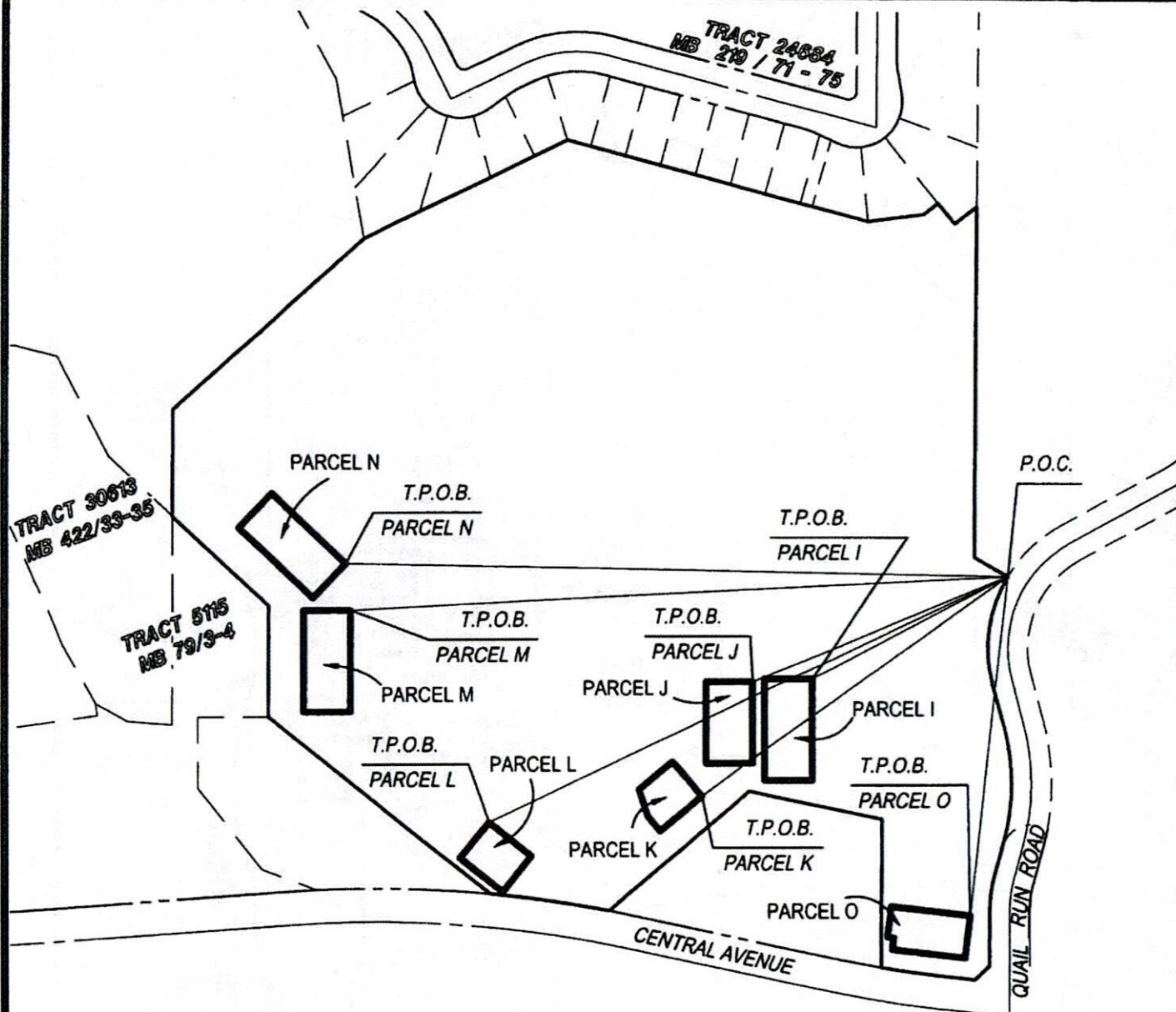
REG. EXPIRES 09/30/2019






[MALD-393]

EXHIBIT "B" - MAP INDEX SHEET

SHEET 2 OF 16




LEGEND:

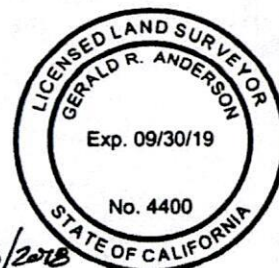
-  PROJECT BOUNDARY
-  PARCEL LINE
-  TIE-IN LINE

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:

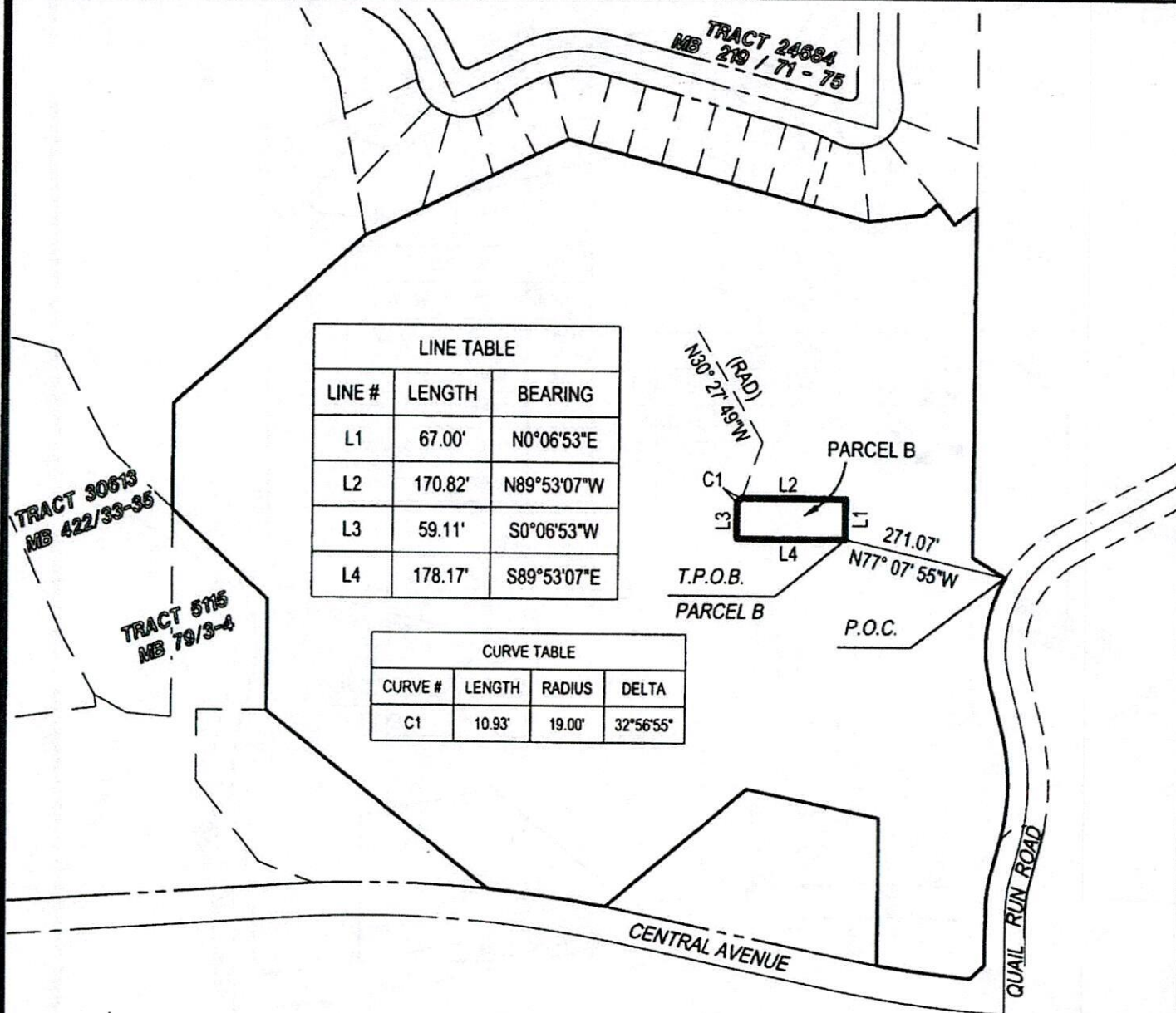

GERALD R. ANDERSON
LS 4400
REG EXPIRES 09/30/2019



[MALD-399]

EXHIBIT "B" - MAP PARCEL B

SHEET 3 OF 16



LEGEND:

- PROJECT BOUNDARY
- PARCEL B
- TIE-IN LINE

SCALE: 1" = 250'

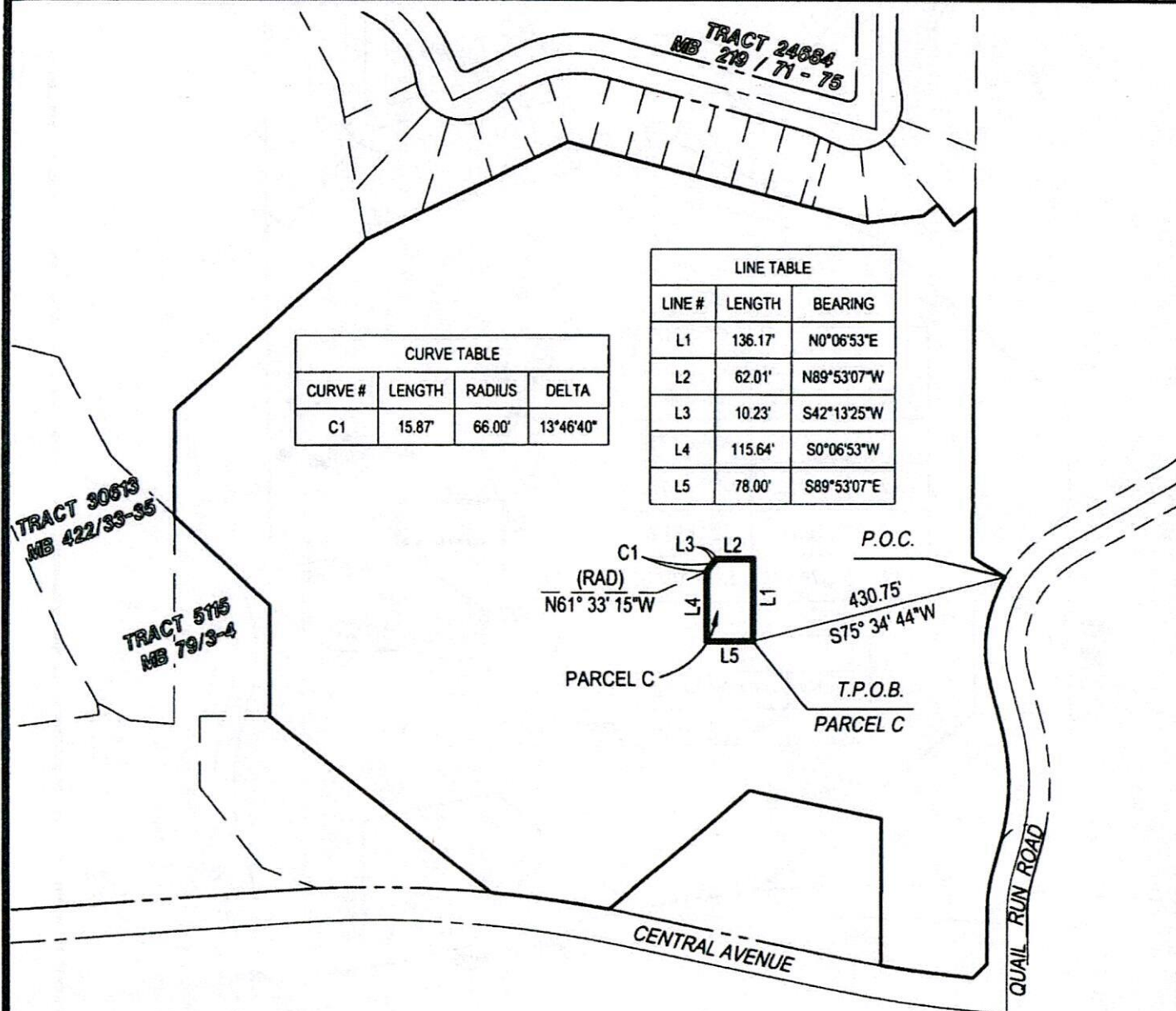
ASSESSOR'S PARCEL #'s: 253-240-020, 028; 253-260-020
SECTION 32, TOWNSHIP 2S., RANGE 4W.

EXHIBIT PREPARED BY: G. R. ANDERSON

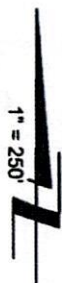
DATE REVISED: 12/30/2018

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

SHEET 5 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

TRACT 30613
MB 422/33-35

TRACT 5115
MB 79/3-4

TRACT 24884
MB 219 / 71 - 75

T.P.O.B.

PARCEL D

P.O.C.

320.80'

N83° 44' 27"W

PARCEL D

CENTRAL AVENUE

QUAIL RUN ROAD

LEGEND:

$$1^m = 250$$

 PROJECT BOUNDARY
 PARCEL D
 TIE-IN LINE

SCALE: 1" = 250'

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

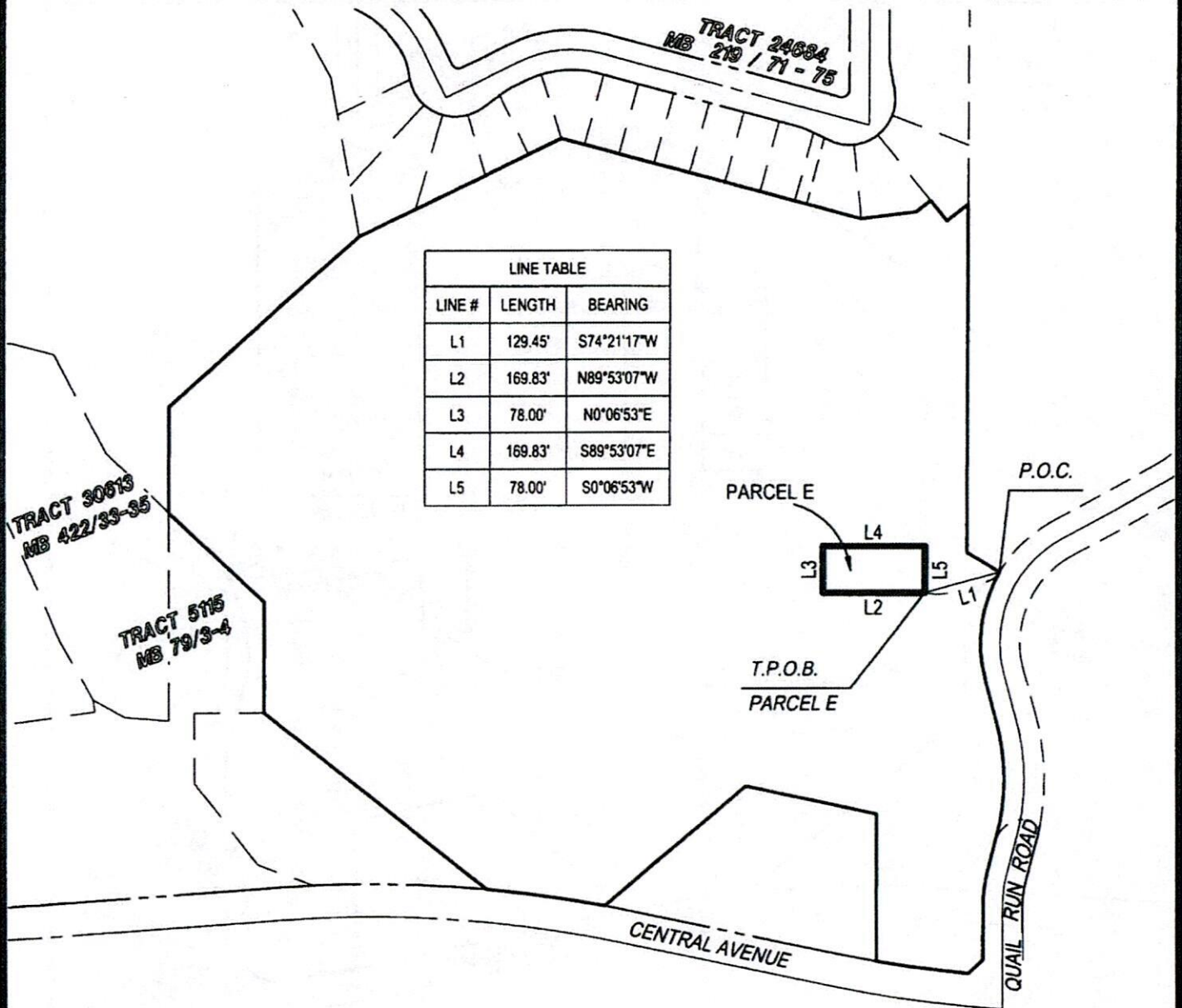
SECTION 32, TOWNSHIP 2S., RANGE 4W.

EXHIBIT PREPARED BY: G. R. ANDERSON

DATE REVISED: 12/30/2018

EXHIBIT "B" - MAP PARCEL E

SHEET 6 OF 16



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.

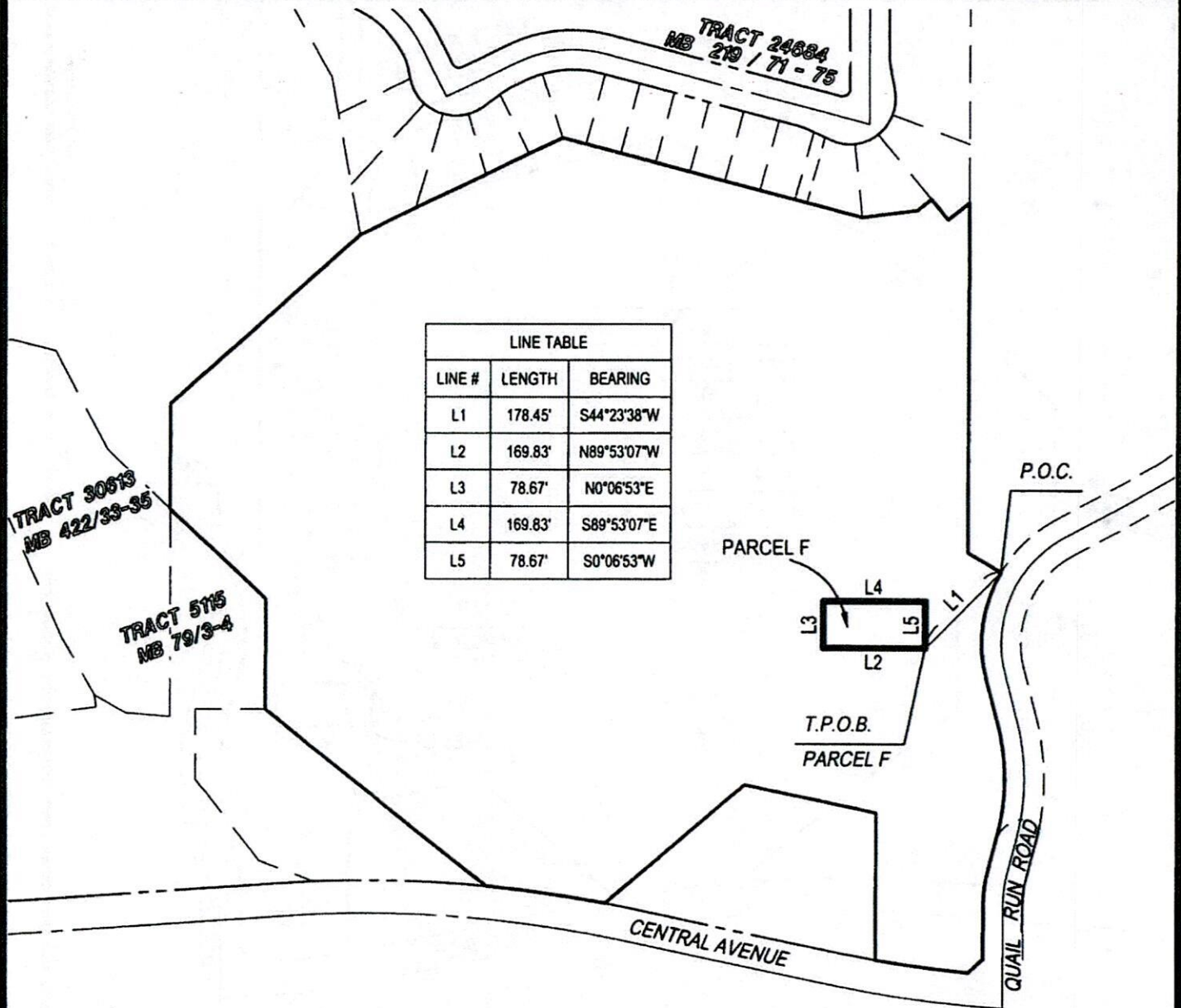
EXHIBIT PREPARED BY: G. R. ANDERSON

DATE REVISED: 12/30/2018

EXHIBIT "B" - MAP PARCEL F

SHEET 7 OF 16

LINE TABLE		
LINE #	LENGTH	BEARING
L1	178.45'	S44°23'38"W
L2	169.83'	N89°53'07"W
L3	78.67'	N0°06'53"E
L4	169.83'	S89°53'07"E
L5	78.67'	S0°06'53"W



LEGEND:



- PROJECT BOUNDARY
- PARCEL F
- TIE-IN LINE

SCALE: 1" = 250'

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

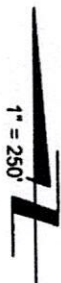
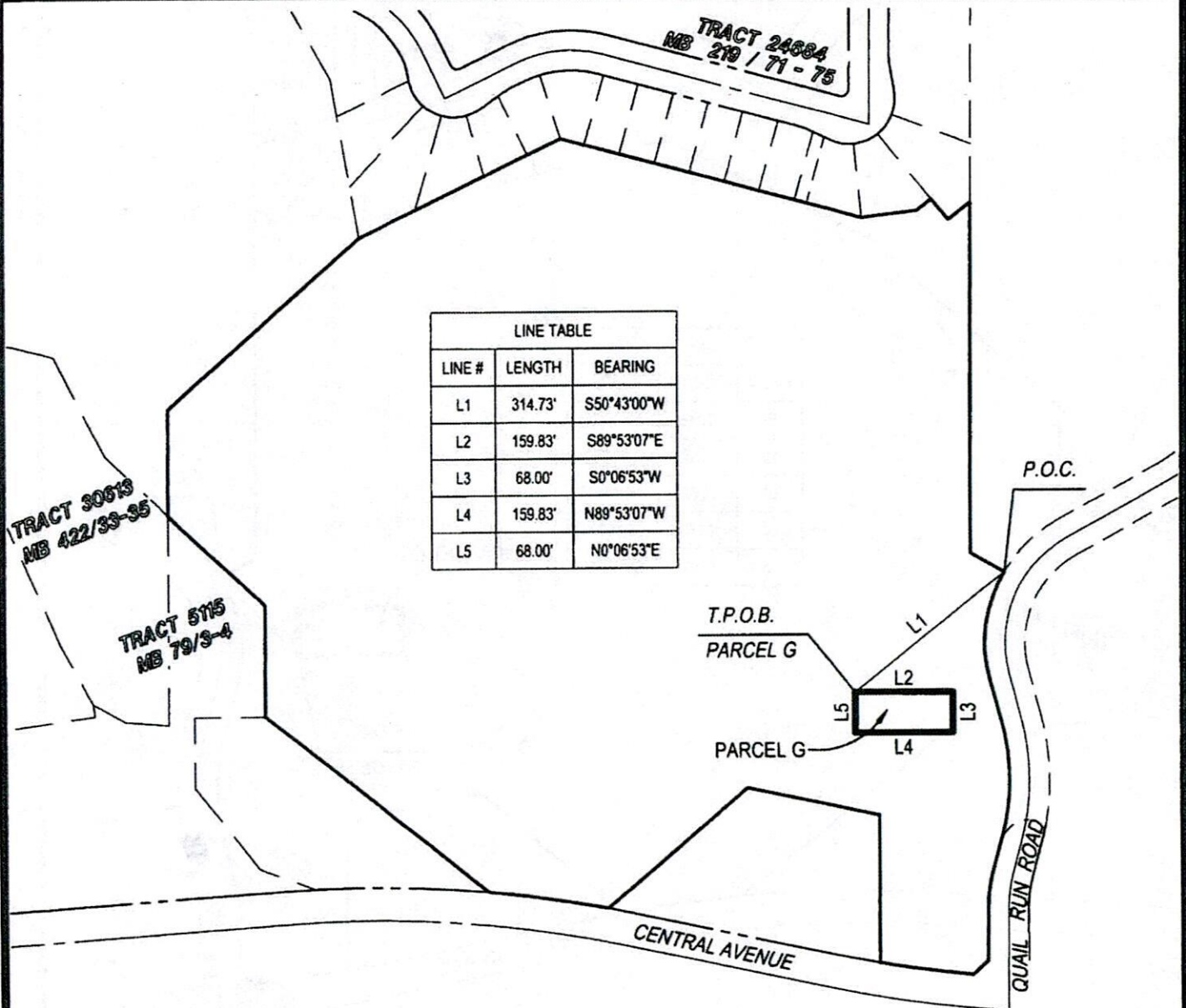
SECTION 32, TOWNSHIP 2S., RANGE 4W.

EXHIBIT PREPARED BY: G. R. ANDERSON

DATE REVISED: 12/30/2018

EXHIBIT "B" - MAP PARCEL G

SHEET 8 OF 16



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.

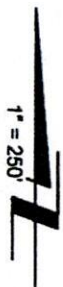
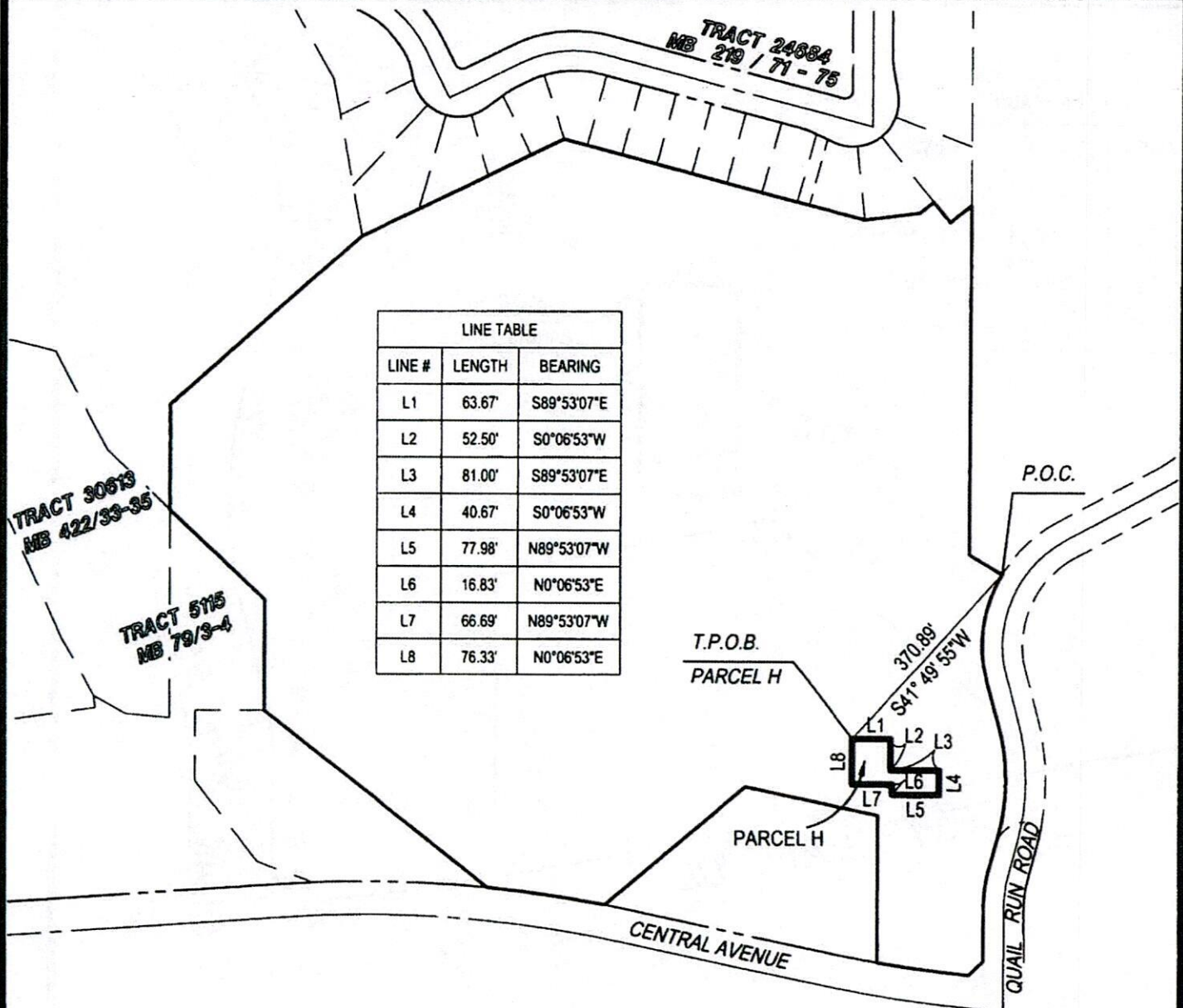
EXHIBIT PREPARED BY: G. R. ANDERSON

DATE REVISED: 12/30/2018

EXHIBIT "B" - MAP PARCEL H

SHEET 9 OF 16

LINE TABLE		
LINE #	LENGTH	BEARING
L1	63.67'	S89°53'07"E
L2	52.50'	S0°06'53"W
L3	81.00'	S89°53'07"E
L4	40.67'	S0°06'53"W
L5	77.98'	N89°53'07"W
L6	16.83'	N0°06'53"E
L7	66.69'	N89°53'07"W
L8	76.33'	N0°06'53"E



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.

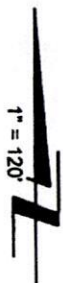
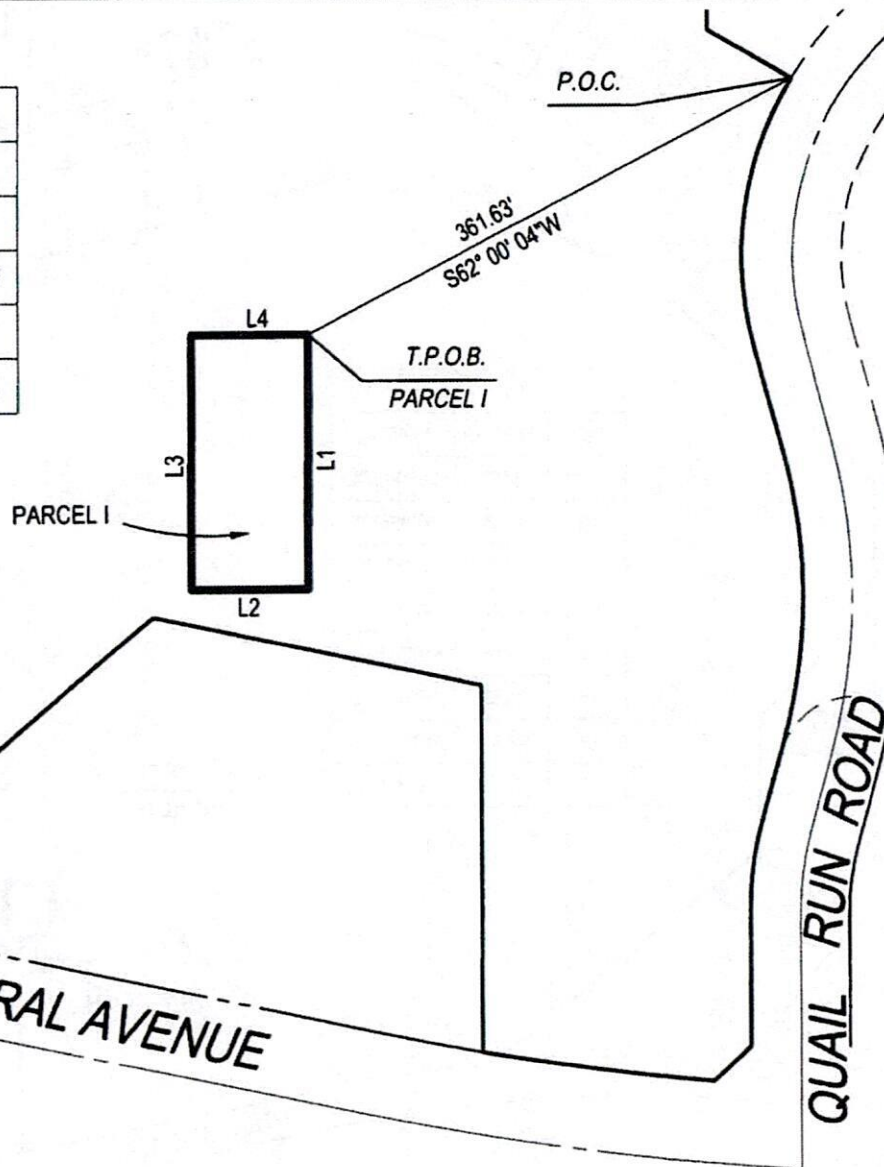
EXHIBIT PREPARED BY: G. R. ANDERSON

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



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.

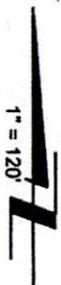
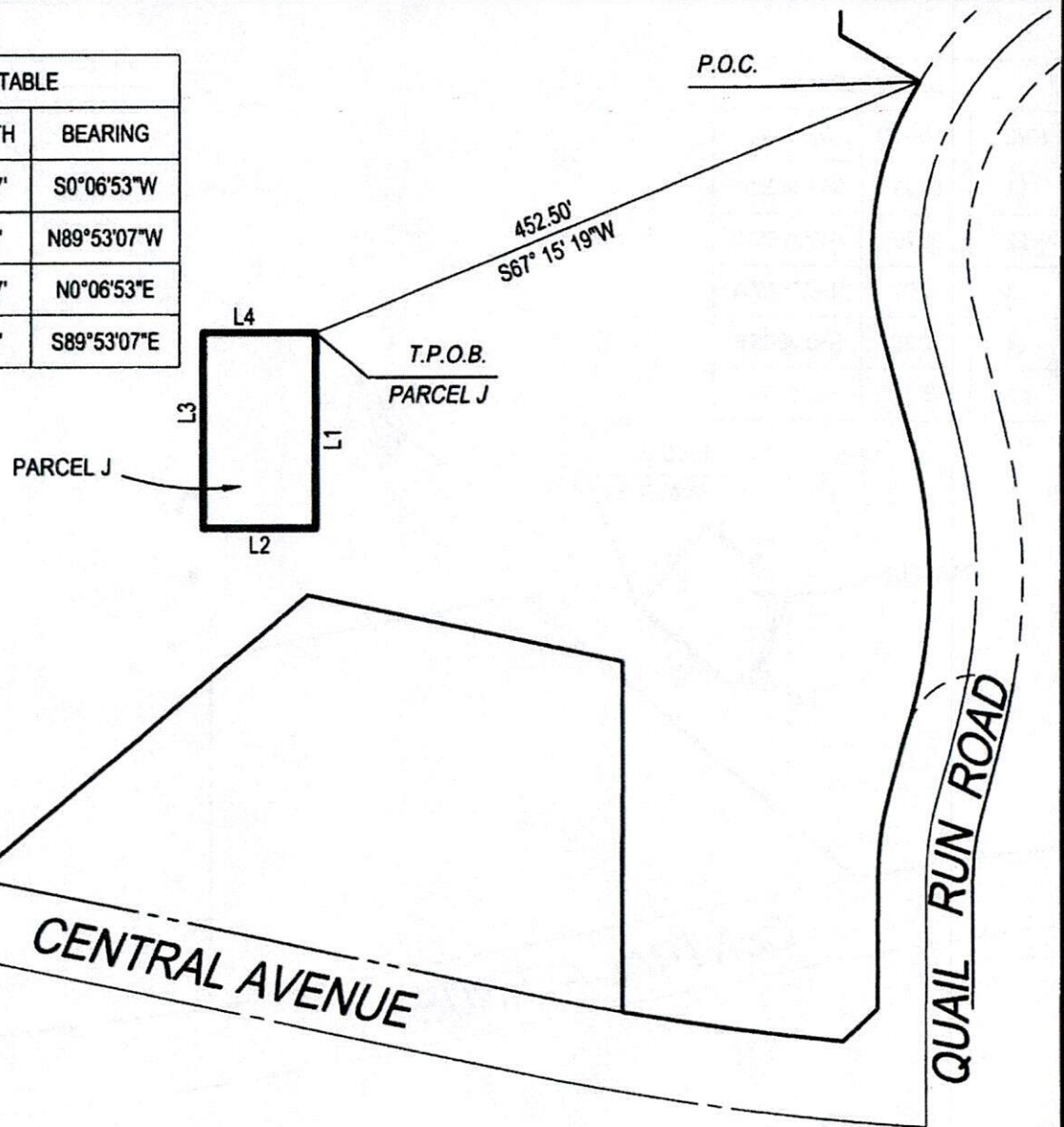
EXHIBIT PREPARED BY: G. R. ANDERSON

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



1" = 120'

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.

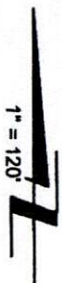
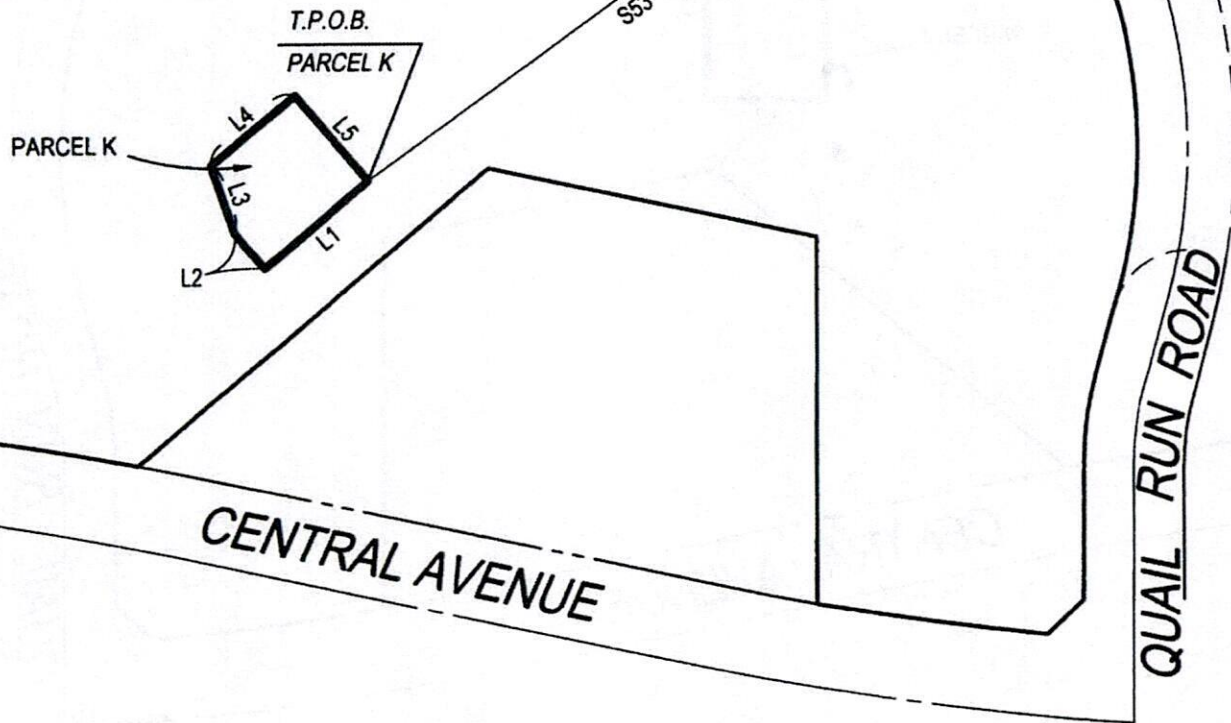
EXHIBIT PREPARED BY: G. R. ANDERSON

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.

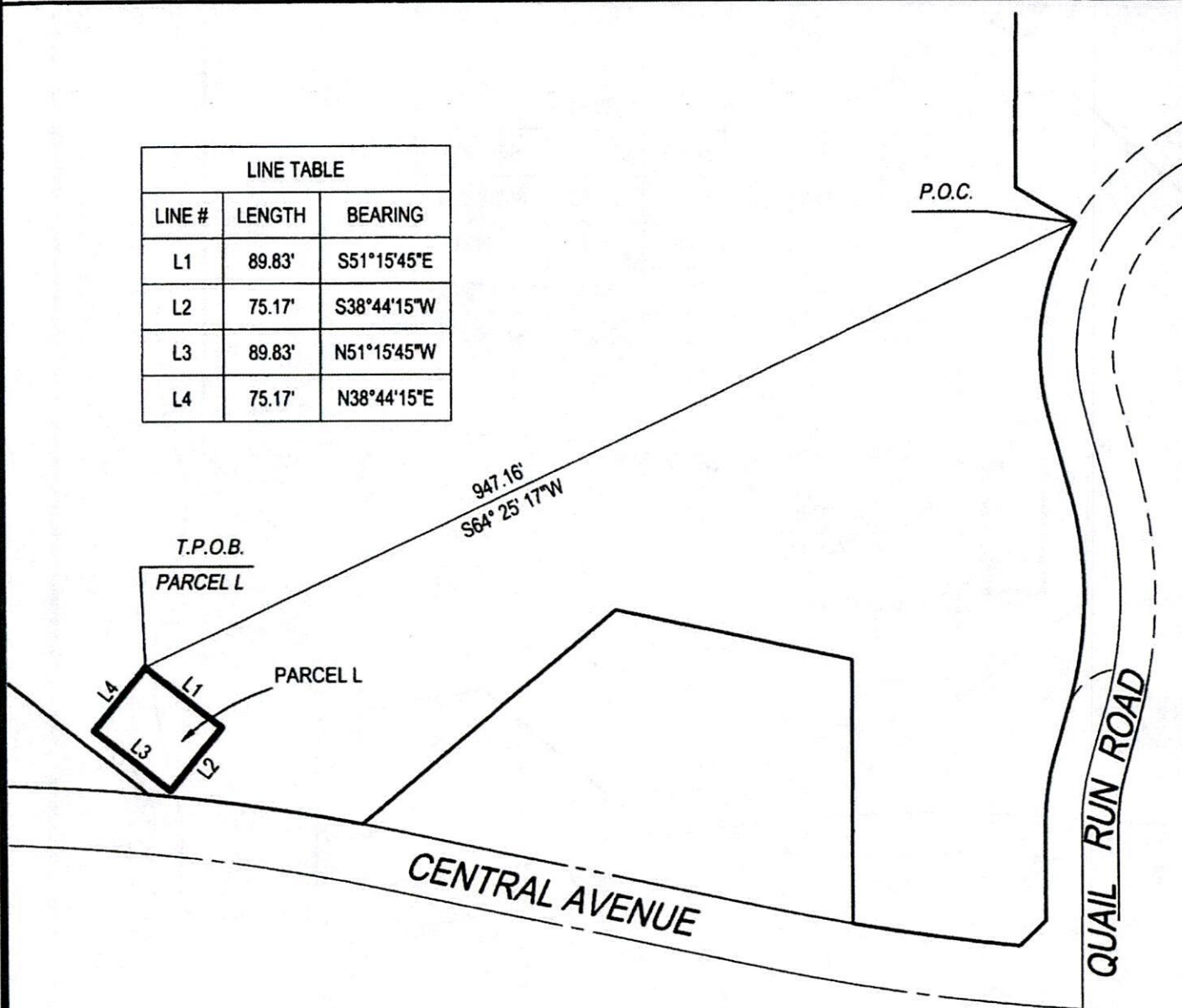
EXHIBIT PREPARED BY: G. R. ANDERSON

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.

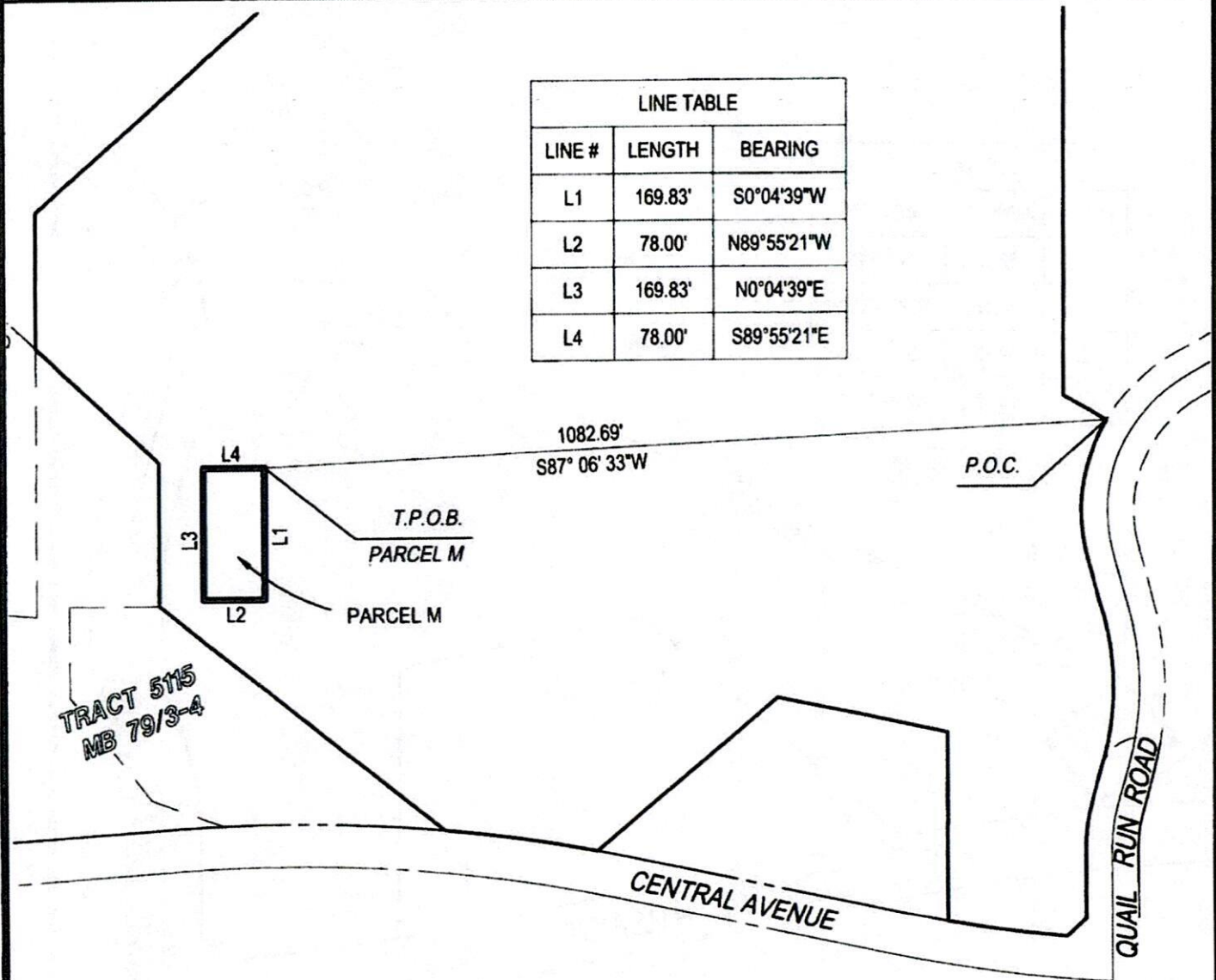
EXHIBIT PREPARED BY: G. R. ANDERSON

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



TRACT 5115
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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.

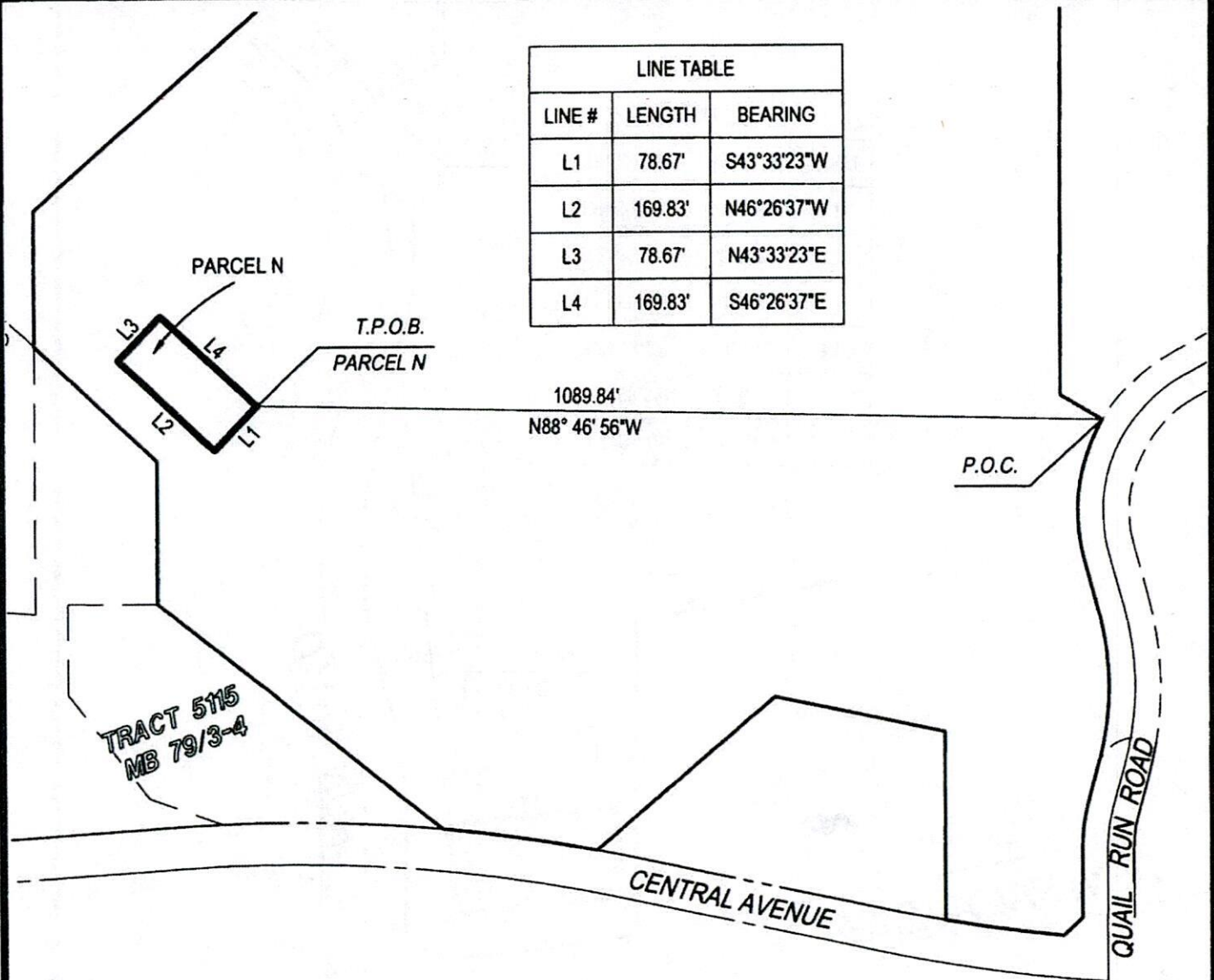
EXHIBIT PREPARED BY: G. R. ANDERSON

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



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.

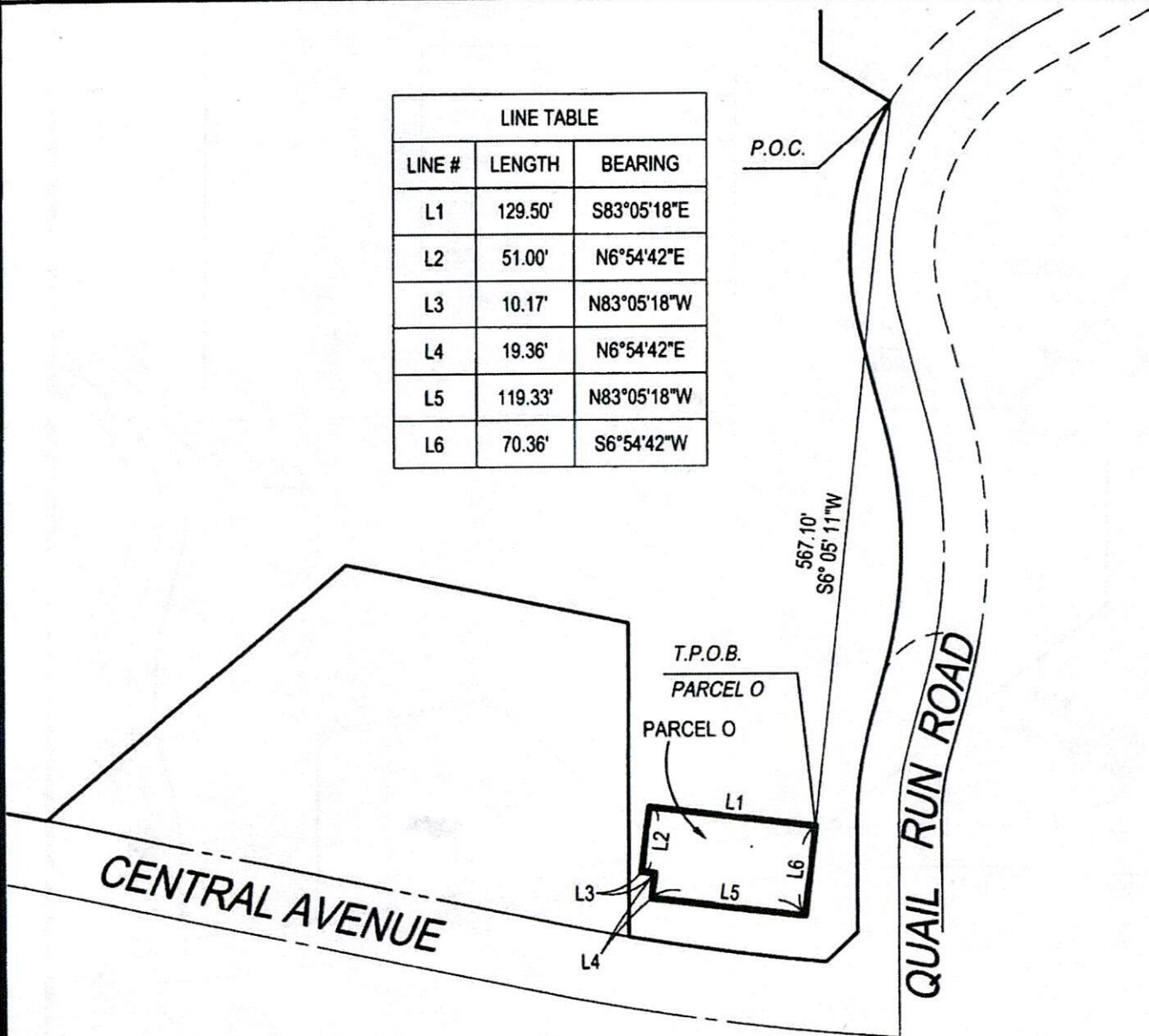
EXHIBIT PREPARED BY: G. R. ANDERSON

DATE EXHIBIT REVISED: 11/29/2018

EXHIBIT "B" - MAP PARCEL O

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 O
- 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

Vicinity Map

Google Earth

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1000 ft

