

Recording Requested By:  
First American Title - NHS

RECORDING REQUESTED BY:

First American Title Company

WHEN RECORDED MAIL TO:

City of Menifee  
29714 Haun Drive  
Menifee, CA 92586

DOC # 2010-0262980

06/08/2010 08:00A Fee:96.00

Page 1 of 27

Recorded in Official Records  
County of Riverside

Larry W. Ward  
Assessor, County Clerk & Recorder

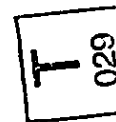


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APN: 360-190-001-1, 360-190-002-1  
360-170-006-3, 360-170-004-1 and 360-170-005-2



TRA: 026-093 and 026-016

DTT 0

Grant Deed

TITLE OF DOCUMENT

First American Title Company has recorded this instrument by request as an accommodation only and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described herein.

This page added to provide adequate space for recording information  
(\$3.00 additional recording fee applies)

Recording Requested By:  
First American Title - NHS

WHEN RECORDED MAIL TO:

City of Menifee  
29714 Haun Drive  
Menifee, CA 92586

CITY OF MENIFEE  
RECORDING FEES EXEMPT BASED ON  
GOVERNMENT CODE SECTION 6103

  
\_\_\_\_\_  
City Clerk

123 9617-07

Space Above Line For Recorder's Use Only)

### GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, KB HOME COASTAL INC, a California corporation ("Grantor"), hereby GRANTS to the CITY OF MENIFEE, a municipal corporation ("Grantee"), the real property in the County of Riverside, State of California, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND  
MADE A PART HEREOF (the "Civic Site Property")

SUBJECT TO: All non-delinquent tax liens, special assessments and all non-monetary liens, easements, encumbrances, covenants, conditions and restrictions of record affecting the Civic Site Property.

AND RESERVING THEREFROM, for the benefit of Grantor and Grantor's successors and assigns, the following easements (the "Easements"):

1. A non-exclusive temporary easement (the "Grading/Construction Easement") for access, ingress and egress in, on, over, under, along and across those portions of the Civic Site Property more particularly described on Exhibit "B" attached hereto and incorporated herein (the "Grading/Construction Easement Area") for purposes of grading, construction and other development related activities as shall be reasonably necessary for Grantor to develop its property (the "Grantor Property") described on Exhibit "C" attached hereto and incorporated herein. The scope of the Grading/Construction Easement shall include, without limitation, Grantor's right to grade, construct, install and maintain slopes, landscaping, drainage, irrigation and other facilities within the Grading/Construction Easement Area that may be reasonably required for Grantor to develop the Grantor Property; Grantor's right to grade the portion of the Grading/Construction Easement Area located south of Craig Avenue to facilitate Grantor's ability to develop the Grantor Property and Grantor's right to grade the portion of the Grading/Construction Easement Area located north of Craig Avenue for the purpose of constructing and maintaining the earthen flood control dykes bordering the natural flood control channel.

The Grading/Construction Easement shall terminate upon Grantor's completion of the portion of the Grantor's Property benefitted by the Grading/Construction Easement. Grantor shall notify Grantee upon completion of the portion of the Grantor's Property benefitted by the Grading/Construction Easement and shall execute such documents as shall be reasonably required to remove the Grading/Construction Easement from title to the Civic Site Property.

Grantor hereby agrees to indemnify, defend, protect and hold Grantee and Grantee's officers, employees, agents, contractors and representatives ("Grantee Representatives") and each and all of them, harmless from, against and in respect of any personal injury, property damage and any and all other liabilities, claims, demands, actions, causes of action, suits, proceedings, judgments, liens, damages, losses, obligations, penalties, fines, costs, disbursements and expenses of any kind or nature whatsoever (including attorney's, consultant's and expert's fees, costs and expenses) ("Liabilities"), to the extent suffered, incurred or sustained by or asserted or awarded against Grantee or any Grantee Representatives arising, directly or indirectly, out of, by reason of or in connection with the exercise by Grantor of the rights and privileges granted in connection with the Grading/Construction Easement; provided, however, the provisions of this indemnification shall not be applicable to any Liability that arises as a result of the negligence or willful misconduct of Grantee or any Grantee Representative.

2. A non-exclusive permanent easement (the "Drainage Easement") for access, ingress and egress in, on, over, under, along and across those portions of the Civic Site Property more particularly described on Exhibit "D" attached hereto and incorporated herein (the "Drainage Easement Area") for purposes of grading, drainage and other related activities as shall be reasonably necessary for Grantor to develop the Grantor Property and for the Grantor Property to continue to drain stormwater runoff into the Civic Site Property within the Drainage Easement Area. The scope of the Drainage Easement shall include, without limitation, Grantor's right to grade, construct, install and maintain slopes, landscaping, drainage, irrigation, a rock dissipater pad and other facilities within the Drainage Easement Area that may reasonably be required for Grantor to develop the Grantor Property and for the Grantor Property to continue to drain stormwater runoff into the Civic Site Property within the Drainage Easement Area.

By accepting this Grant Deed, Grantee hereby acknowledges that the Drainage Easement and Drainage Easement Area may be conveyed by Grantor to a homeowners association. Upon Grantor's conveyance of the Drainage Easement and the Drainage Easement Area to a homeowners association, the homeowners association shall be deemed to have assumed all of Grantor's rights and obligations with respect to the Drainage Easement and the Drainage Easement Area and Grantor shall thereafter be released from and no longer responsible for the Drainage Easement or the Drainage Easement Area.

3. Non-exclusive permanent easements (the "Flood Control Easements") for access, ingress and egress in, on, over, under, along and across those portions of the Civic

Site Property more particularly described on Exhibit "E" attached hereto and incorporated herein (the "Flood Control Easement Area") for purposes of grading, construction, conveyance of stormwater and other related activities. The scope of the Flood Control Easements shall include, without limitation, Grantor's right to grade, construct, install and maintain slopes, landscaping, drainage, irrigation and other facilities within the Flood Control Easement Area and to take such actions as may be required of Grantor to comply with the terms of any "Amended and Restated Cooperative Agreement" among Grantor, Grantee and the Riverside County Flood Control and Water Conservation District affecting the Flood Control Easement Area ("County Flood Control Cooperative Agreement").

By accepting this Grant Deed, Grantee hereby acknowledges that the Flood Control Easement Area will ultimately be conveyed in fee to the Riverside County Flood Control and Water Conservation District ("County Flood Control"). In that connection, Grantee hereby agrees (a) to cooperate and to execute and, where appropriate, authorize the recordation of, any and all documents, including without limitation, a parcel map (to be processed by Grantor on behalf of the Grantee at Grantor's sole cost and expense) and any Irrevocable Offers of Dedication, necessary to effect a transfer of the Flood Control Easement Area to County Flood Control and (b) to comply with the terms of any County Flood Control Cooperative Agreement.

The Easements and any covenants set forth herein shall inure to the benefit of the Grantor and the Grantor's successors and assigns and the Grantee and each successive owner of the Civic Site shall be bound by the Easements and any covenants set forth herein for the benefit of the Grantor and the Grantor's successors and assigns, it being the intent of the Grantor and Grantee that the Easements and any covenants set forth herein shall run with the Grantor Property and the Civic Site Property in accordance with the provisions of Civil Code Section 1468.

Dated this 1st day of June, 2010.

KB HOME COASTAL INC.,  
a California corporation

By: \_\_\_\_\_

Stephen J. Ruffner

Title: \_\_\_\_\_

President

By: \_\_\_\_\_

Michael H. Freeman, Jr.

Title: Vice President, Land and Planning

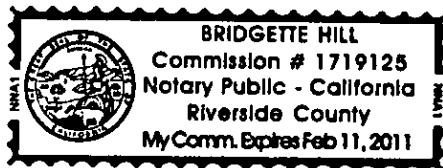
STATE OF CALIFORNIA )  
 )  
COUNTY OF RIVERSIDE )

SS:

On June 1, 2010 before me, Bridgette Hill (here insert name of the officer), Notary Public, personally appeared Stephen J. Ruffner, 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.



[Seal]

Bridgette Hill  
Signature of Notary Public

STATE OF CALIFORNIA )  
 )  
COUNTY OF RIVERSIDE )

SS:

On June 1, 2010 before me, Bridgette Hill (here insert name of the officer), Notary Public, personally appeared Michael H. Fraeman, Jr., 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.



[Seal]

Bridgette Hill  
Signature of Notary Public

CERTIFICATE OF ACCEPTANCE (GOVERNMENT CODE SECTION 27281)

This is to certify that the interest in real property conveyed by the Grant Deed dated June 1, 2010 from KB HOME COASTAL INC to the CITY OF MENIFEE (the "City"), a political corporation and/or governmental agency, subject to the Easements reserved and the covenants set forth in the Grant Deed, is hereby accepted by the undersigned officer on behalf of the City Council of the City pursuant to authority conferred by the Menifee Municipal Code Section 2.10.030 adopted on October 1, 2008, and the City hereby consents to recordation thereof by its duly authorized officer.

Dated: June 1, 2010

By: K. Bunney  
\_\_\_\_\_  
City Clerk

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

Riverside

On

6-1-10

Date

before me,

Mary Million

Here Insert Name and Title of the Officer

A NOTARY PUBLIC

personally appeared

Kathryn Elaine Bennett

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

Mary Million

Signature of Notary Public

Place Notary Seal Above

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document:

Grant Deed

Document Date:

6-1-10

Number of Pages:

25

Signer(s) Other Than Named Above:

### Capacity(ies) Claimed by Signer(s)

Signer's Name:

- ☐ Individual
- ☐ Corporate Officer — Title(s):
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other:

Signer Is Representing:

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer's Name:

- ☐ Individual
- ☐ Corporate Officer — Title(s):
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other:

Signer Is Representing:

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

**EXHIBIT A**

**LEGAL DESCRIPTION OF THE CIVIC SITE PROPERTY**

**THAT CERTAIN REAL PROPERTY LOCATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**PARCELS 1 AND 2 OF PARCEL MAP 15395, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 85, PAGE 87 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. (APNS 360-190-001-1 AND 360-190-002-1)**

**PARCEL 4 OF PARCEL MAP 11586, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 65, PAGE 61 PBF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. (APN 360-170-006-3)**

**PARCELS 1 AND 2, TOGETHER WITH LETTERED LOTS "A", "B" AND "C" OF PARCEL MAP NO 15837, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 102, PAGE 63 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. (APN 360-170-004-1 AND 360-170-005-2)**



## EXHIBIT B

### GRADING/CONSTRUCTION EASEMENT AREA

#### Parcel A:

Those portions of Parcels 1 and 2 of Parcel Map 15395, in the City of Menifee, County of Riverside, State of California, as shown on a map filed in Book 85, Page 87, of Parcel Maps, in the office of the County Recorder of said County, lying within Section 9, Township 6 South, Range 3 West, San Bernardino Meridian, described as follows:

Beginning at the southeast corner of said Parcel 2; thence along the boundary of said Parcels 1 and 2 the following four (4) courses: North 88°33'46" West 616.64 feet, North 0°28'26" East 597.10 feet, North 46°02'45" East 35.70 feet and South 88°22'56" East 195.53 feet; thence South 1°37'04" West 27.28 feet; thence South 78°12'38" West 45.44 feet; thence South 1°53'30" West 43.92 feet; thence South 22°13'24" East 39.84 feet; thence South 3°46'48" East 101.59 feet; thence South 27°40'37" West 31.17 feet; thence South 3°27'42" East 330.97 feet; thence South 87°25'40" East 252.25 feet; thence North 68°21'02" East 67.94 feet; thence South 88°33'46" East 95.23 feet to the east line of said Parcel 2; thence along said east line South 00°29'06" West 66.50 feet to the Point of Beginning.

Containing an area of 3.239 acres, more or less.

#### Parcel B:

Those portions of Parcel 4 of Parcel Map No. 11586 as shown on a map filed in Book 65, Page 61, and Parcel 2 of Parcel Map No. 15837, as shown on a map filed in Book 102, Page 63, both in the City of Menifee, County of Riverside, State of California, and both of Parcel Maps in the office of the County Recorder of said county, lying within Section 9, Township 6 South, Range 3 West, San Bernardino Meridian, described as follows:

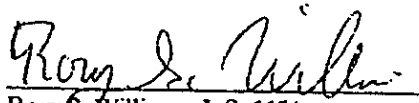
Beginning at the northeast corner of said Parcel 4; thence along the east line of said parcel South 00°29'59" West 174.70 feet; thence North 89°30'28" West 56.09 feet; thence South 43°47'51" West 151.34 feet to the south line of said parcel; thence along said south line North 88°22'56" West 374.57

March 4, 2010  
W.O. No. 2399-30142X  
Page 1 of 2  
H&A Legal No. 7544  
By: R. Williams  
Checked By R. Wheeler

feet to a non-tangent curve concave southeasterly having a radius of 85.00 feet, a radial to the beginning of said curve bears South 86°11'50" West; thence northeasterly 82.18 feet along said curve through a central angle of 55°23'52"; thence North 51°35'42" East 237.12 feet to a curve concave northwesterly having a radius of 165.00 feet; thence northeasterly 59.74 feet along said curve through a central angle of 20°44'38"; thence non-tangent from said curve North 30°51'04" East 315.82 feet; thence North 41°08'41" West 42.06 feet; thence North 30°51'04" East 48.64 feet to the north line of said Parcel 2; thence along said north line and the east line of said parcel South 88°09'09" East 123.53 feet and South 0°29'59" West 34.67 feet; thence South 31°33'14" West 437.91 feet to a curve concave northwesterly having a radius of 230.00 feet; thence southwesterly 80.45 feet along said curve through a central angle of 20°02'28"; thence South 51°35'42" West 161.08 feet; thence South 87°58'52" East 148.22 feet; thence North 43°47'51" East 84.51 feet; thence South 89°01'01" East 20.45 feet; thence North 43°47'51" East 69.21 feet to a curve concave northwesterly having a radius of 85.00 feet; thence northeasterly 20.70 feet along said curve through a central angle of 13°57'20"; thence North 29°50'31" East 67.79 feet to a curve concave southeasterly having a radius of 50.00 feet; thence northeasterly 32.13 feet along said curve through a central angle of 36°49'21"; thence non-tangent from said curve North 23°31'02" East 21.93 feet; thence North 66°39'52" East 36.71 feet; thence South 88°16'05" East 18.82 feet to the Point of Beginning.

Containing an area of 2.462 acres, more or less.

Both as shown on Exhibit "B" attached.

  
Rory S. Williams, L.S. 6654  
Date: 3/04/10



March 4, 2010  
W.O. No. 2399-30142X  
Page 2 of 2  
H&A Legal No. 7544  
By: R. Williams  
Checked By R. Wheeler

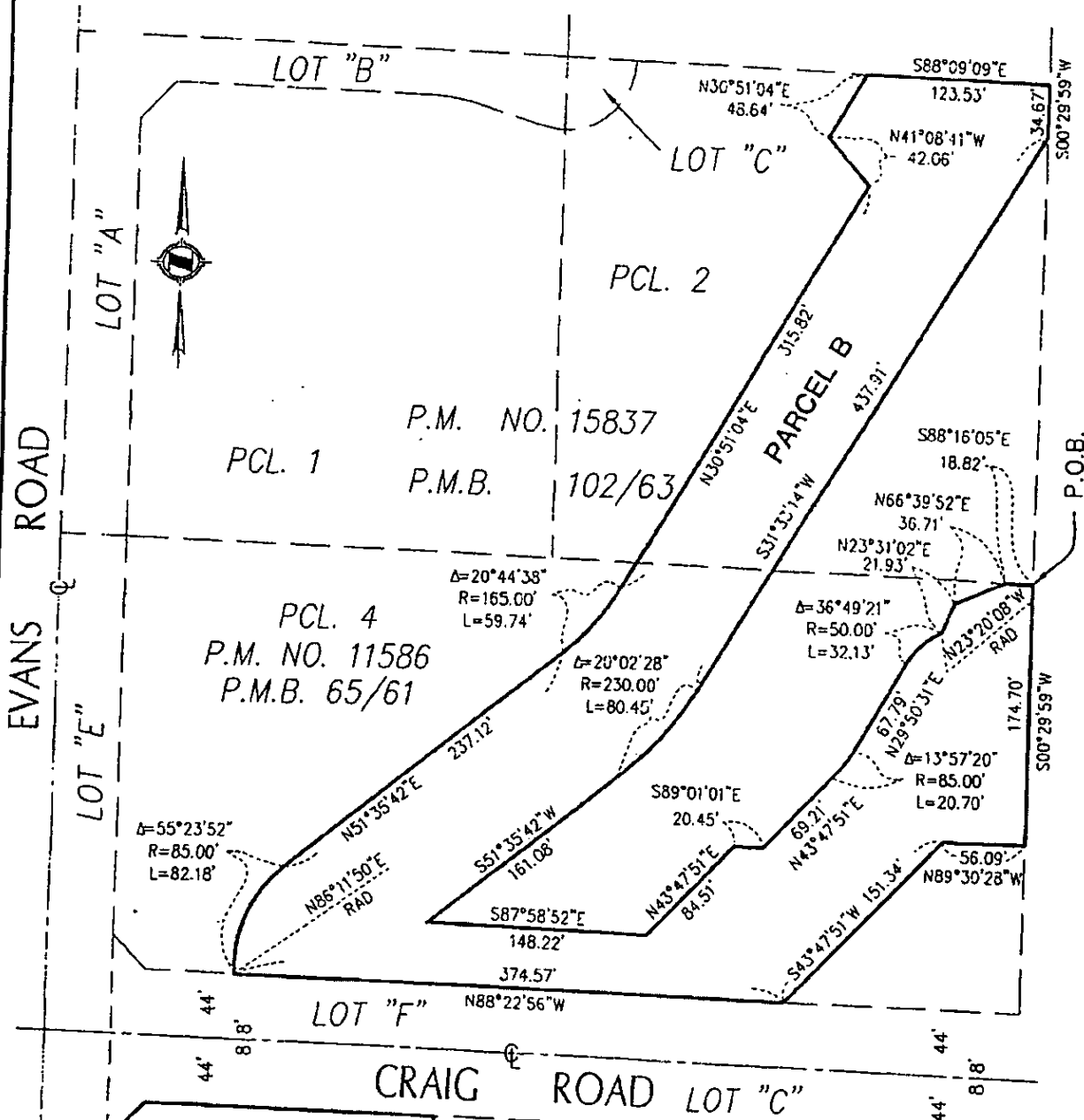
P.M.B. / 65/61

P.O.B.  
PCL A



**SHEET 1 OF 2**

# EXHIBIT "B"



SEE SHEET 1  
PARCEL A

P.M. NO. 15395  
P.M.B. 85/87

NE 1/4, SEC. 9, T. 6 S., R. 3 W., S.B.M.



**HUNSAKER & ASSOCIATES**  
IRVINE, INC.  
PLANNING • ENGINEERING • SURVEYING  
Three Hughes • Irvine, CA 92618 • PH: (949) 383-1010 • FX: (949) 383-0759

**EASEMENT FOR GRADING  
AND TEMPORARY CONSTRUCTION**  
IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

DATE: 03-04-10	REV. DATE: -	DWG. BY: R. WILLIAMS	CHK'D BY: R. WHEELER	SCALE: 1"=100'	W.O. 2399-30142X
FILE: I:\Cimarron\LD\7544\SH02.dwg				H&A LEGAL No. 7544	SHEET 2 OF 2

## **EXHIBIT C**

### **LEGAL DESCRIPTION OF GRANTOR PROPERTY**

Parcels 1, 2, 3, 4, 5, 6 and 9 of Parcel Map No. 11334, Recorded in Book 54, Pages 22 & 23, and Parcel 4 of Parcel Map No. 9146, Recorded in Book 38, Pages 26 & 27, Riverside County Records. All being a portion of the south half of Section 9, T6S, R3W, S.B.B. & M.


EXHIBIT D

DRAINAGE EASEMENT AREA

The easterly 48.00 feet of the southerly 56.00 feet of Parcel 2 of Parcel Map 15395, in the City of Menifee, County of Riverside, State of California, as shown on a map filed in Book 85, Page 87, of Parcel Maps, in the office of the County Recorder of said County, also lying within Section 9, Township 6 South; Range 3 West, San Bernardino Meridian.

Containing an area of 2,688 sq. ft., more or less.

As shown on Exhibit "B" attached.

  
\_\_\_\_\_  
Rory S. Williams, L.S. 6654  
Date: 3/04/10



March 4, 2010  
W.O. No. 2399-30142X  
Page 1 of 1  
H&A Legal No. 7545  
By: R. Williams  
Checked By R. Wheeler

# EXHIBIT "B"

Sketch to Accompany Legal Description

PCL. 4

P.M. NO. 11586

P.M.B. 65/61

CENTER OF SECTION 9.  
T. 6 S., R. 3 W., S.B.M.

S48°02'45"W  
35.70'

CRAIG

N88°22'56"W 660.66'

N88°22'56"W 591.30'

AVENUE

ROAD

S00°28'26"W 666.75'

S00°28'26"W 597.10'

EVANS

333.31'

N00°29'06"E 664.67'

PARCEL 1

P.M. NO. 15395

PARCEL 2

P.M.B. 85/87



56.00'

48.00'

S88°33'46"E 660.65'

SE 1/4, SEC. 9, T. 6 S., R. 3 W., S.B.M.



HUNSAKER & ASSOCIATES

IRVINE, INC.

PLANNING • ENGINEERING • SURVEYING  
Three Hughes • Irvine, CA 92618 • PH: (949) 583-1010 • FX: (949) 583-0729

EASEMENT FOR

MAINTENANCE AND DRAINAGE

IN THE CITY OF MENFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

DATE: 03-04-10

REV. DATE -

DWG. BY R. WILLIAMS

CHK'D BY R. WHEELER

SCALE: 1" = 100'

W.O. 2399-30142X

FILE: I:\Cimarron\LD\7545\SHTO1.dwg

H&A LEGAL No. 7545

SHEET 1 OF 1

**EXHIBIT E**

**LEGAL DESCRIPTION OF  
FLOOD CONTROL EASEMENT AREA**



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**TR 30142**

Being a portion of Parcel 4, Parcel Map No. 11586 as shown on a map filed in Book 65, Page 61, of Parcel Maps, records of Riverside County, California, located in the City of Menifee, County of Riverside, State of California, and lying within the northeast quarter of Section 9, Township 6 South, Range 3 West, San Bernardino Meridian, described as follows:

Commencing at the southeasterly corner of said Parcel 4;

Thence North 88°22'56" West 186.89 feet along the southerly line of said Parcel 4 to the **TRUE POINT OF BEGINNING**;

Thence continuing along said southerly line North 88°22'56" West 327.96 feet;

Thence leaving said southerly line North 01°37'04" East 8.03 feet to a tangent curve concave southeasterly having a radius of 65.00 feet;

Thence northeasterly 56.70 feet along said curve through a central angle of 49°58'38";

Thence tangent from said curve North 51°35'42" East 237.12 feet to a tangent curve concave northwesterly having a radius of 185.00 feet;

Thence northeasterly 66.98 feet along said curve through a central angle of 20°44'38";

Thence tangent from said curve North 30°51'04" East 30.70 feet to a point on the northerly line of said Parcel 4 distant thereon North 88°16'05" West 246.71 feet from the northeast corner of said Parcel 4;

Thence along said northerly line South 88°16'05" East 246.71 feet to said northeast corner;

Thence along the easterly line of said Parcel 4 South 00°29'32" West 30.29 feet;

Thence leaving said easterly line North 89°30'28" West 13.77 feet;

Thence South 05°19'53" East 42.06 feet;

*Revised: March 26, 2010*  
October 31, 2006  
W.O. 2399-5B  
Page 1 of 2  
H&A LLA No. 6812  
Prepared by: J. Lentejas  
Checked by: R. Williams/jl

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**TR 30142**

Thence South 66°39'52" West 22.00 feet;

Thence South 56°26'38" West 2.64 feet;

Thence South 34°50'40" East 41.51 feet to a curve concave westerly having a radius of 12.00 feet;

Thence southerly 13.39 feet along said curve through a central angle of 63°56'00";

Thence South 29°05'20" West 21.98 feet to a curve concave northwesterly having a radius of 13.00 feet;

Thence southwesterly 16.00 feet along said curve through a central angle of 70°30'39";

Thence North 80°24'01" West 23.48 feet to a curve concave southeasterly having a radius of 15.00 feet;

Thence southwesterly 16.89 feet along said curve through a central angle of 64°31'26";

Thence South 35°04'33" West 8.22 feet;

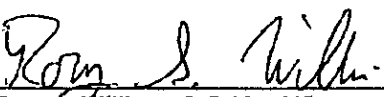
Thence South 39°18'33" West 15.60 feet;

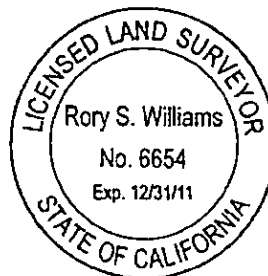
Thence South 46°42'46" West 22.43 feet;

Thence South 43°47'51" West 126.87 feet to the **TRUE POINT OF BEGINNING**.

Containing an area of 2.129 acres, more or less.

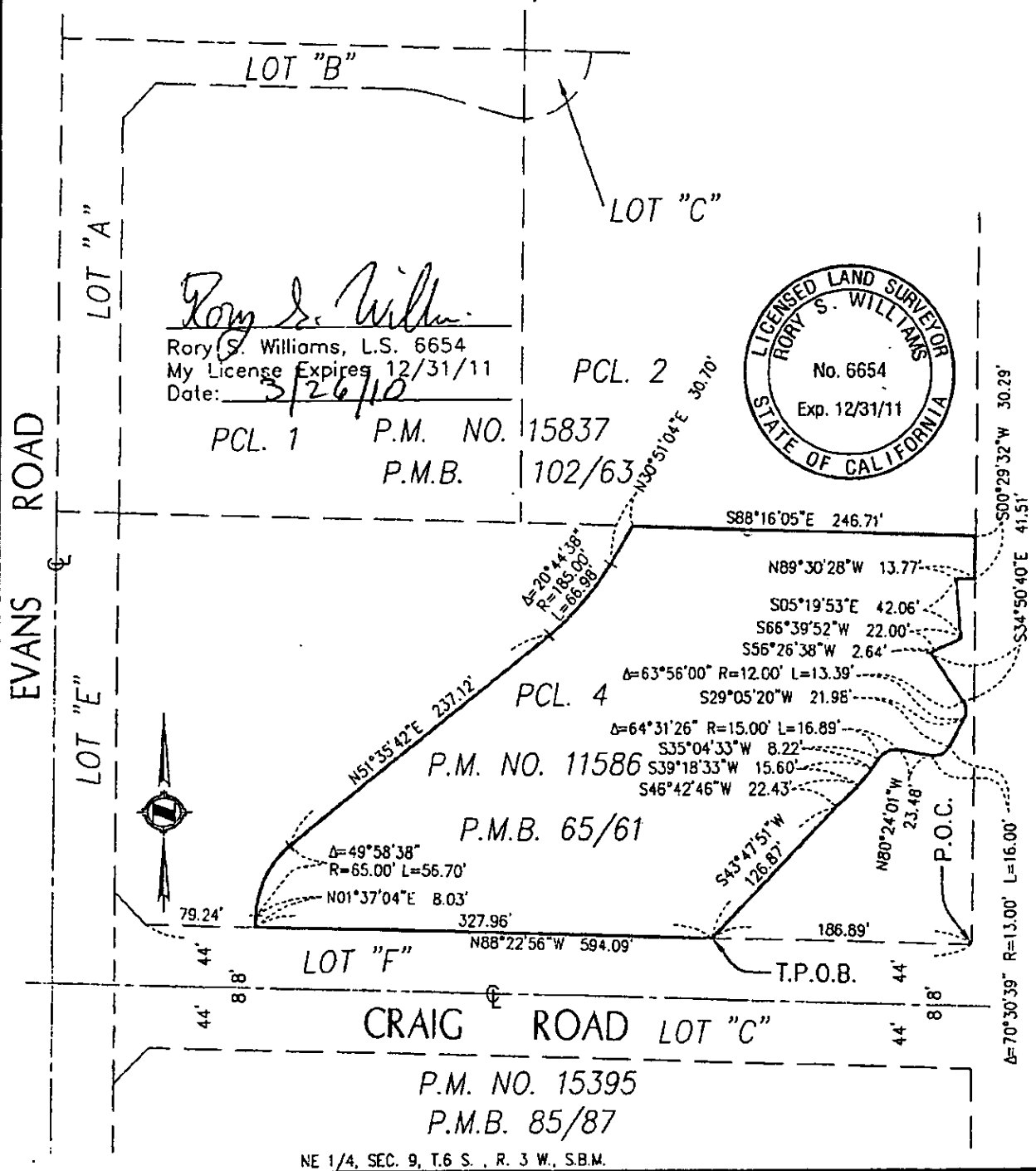
As shown on Exhibit "B" attached hereto and by this reference made a part hereof.


  
Rory S. Williams, L.S. No. 6654  
License Expires: December 31, 2011  
Date: 3/26/10



*Revised: March 26, 2010*  
October 31, 2006  
W.O. 2399-5B  
Page 2 of 2  
H&A LLA No. 6812  
Prepared by: J. Lentejas  
Checked by: R. Williams/jl

EXHIBIT "B"



 <b>HUNSAKER &amp; ASSOCIATES</b> I R V I N E , I N C . PLANNING • ENGINEERING • SURVEYING Three Hughes • Irvine, CA 92618 • PH: (949) 583-7070 • FX: (949) 583-0759		<b>RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT</b>  IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA			
DATE: 10-31-06	REV. DATE 03-26-10	DWG BY J.LENTEJAS	CR'd By R. WILLIAMS	SCALE: 1"=100'	W.O. 2399-5B
FILE: I:\Cimarron\LD\6812\SHT01.dwg				H&A LEGAL No. 6812	SHEET 1 OF 1

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**TR 30142**

In the City of Menifee, County of Riverside, State of California, being that portion of Parcel 2 of Parcel Map No. 15837 as shown on a map filed in Book 102, Page 63, of Parcel Maps, in the office of the County Recorder of said county, lying within the northeast quarter of Section 9, Township 6 South, Range 3 West, San Bernardino Meridian, described as follows:

**BEGINNING** at the southeast corner of said Parcel 2;

**Thence** continuing along the southerly line of said Parcel 2 North 88°16'05" West 246.71 feet;

**Thence** leaving said southerly line North 30°51'04" East 299.65 feet;

**Thence** North 41°08'41" West 42.06 feet;

**Thence** North 30°51'04" East 22.00 feet;

**Thence** South 77°09'11" East 42.06 feet;

**Thence** South 59°08'56" East 15.00 feet;

**Thence** North 10°11'56" East 23.72 feet;

**Thence** North 22°03'32" East 10.88 feet;

**Thence** South 89°30'28" East 10.00 feet;

**Thence** South 71°30'13" East 42.06 feet to the easterly line of said Parcel 2;

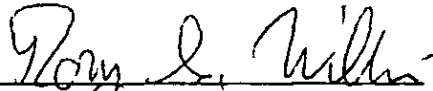
**Thence** along said easterly line South 00°29'32" West 318.24 feet to the **POINT OF BEGINNING**.

*Revised:* January 14, 2010  
February 23, 2007  
W.O. 2399-5B  
Page 1 of 2  
H&A LLA No. 6865  
Prepared by: J. Lentejas  
Checked by: R. Williams/jl

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**TR 30142**

Containing an area of 1.166 acres, more or less.

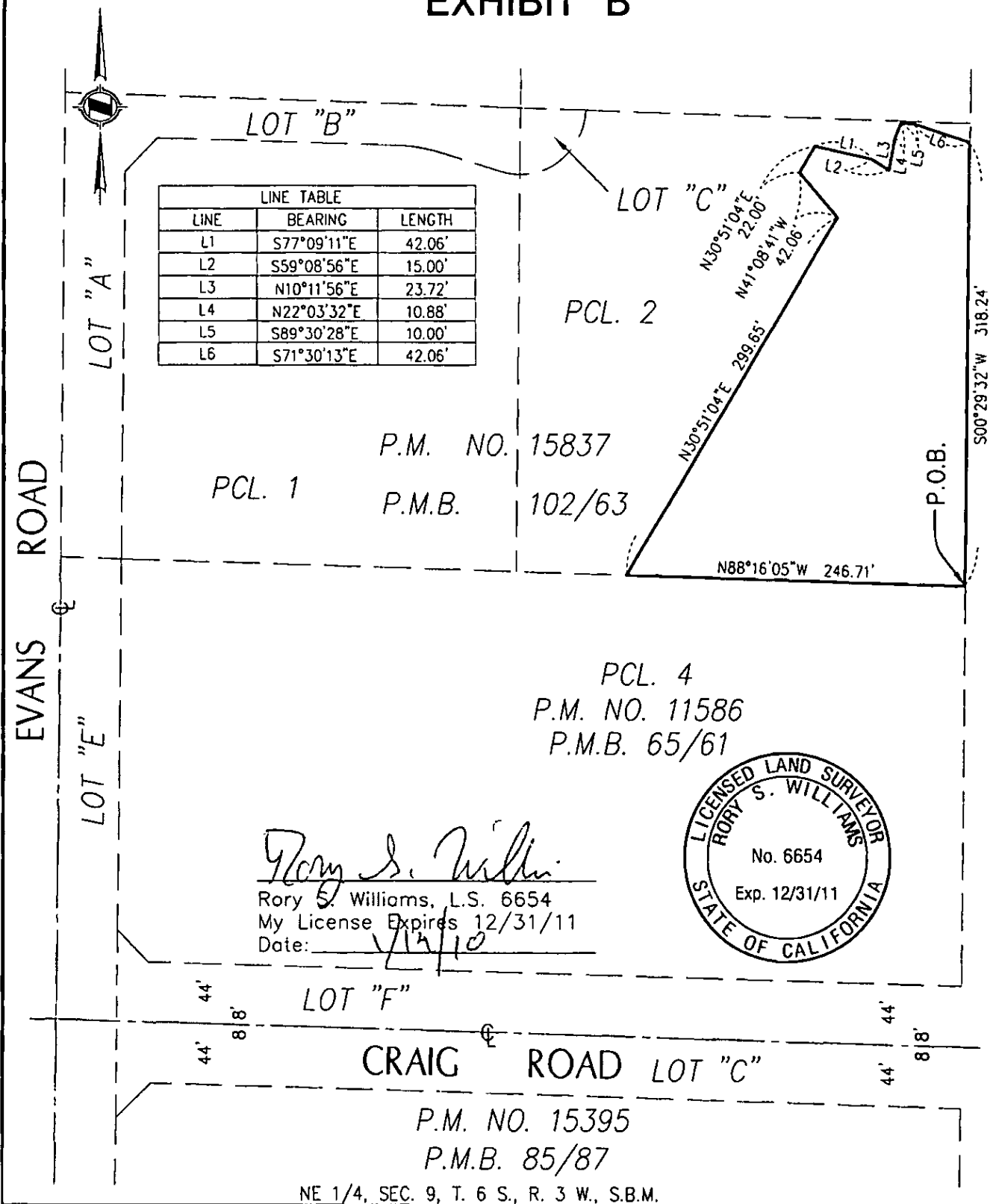
As shown on Exhibit "B" attached hereto and by this reference made a part hereof.

  
Rory S. Williams, L.S. No. 6654  
License Expires December 31, 2011  
Date: 7/14/10

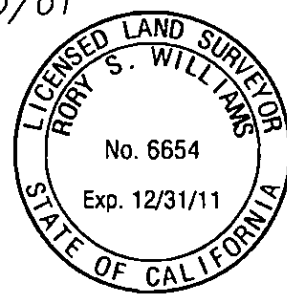


*Revised:* January 14, 2010  
October 31, 2006  
W.O. 2399-5B  
Page 2 of 2  
H&A LLA No. 6865  
Prepared by: J. Lentejas  
Checked by: J. Suess/jl

# EXHIBIT "B"



*Rory S. Williams*  
 Rory S. Williams, L.S. 6654  
 My License Expires 12/31/11  
 Date: 1/12/10



<b>HUNSAKER &amp; ASSOCIATES</b> IRVINE, INC. PLANNING • ENGINEERING • SURVEYING Three Hughes • Irvine, CA 92618 • PH: (949) 583-1010 • FX: (949) 583-0759		RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA	
DATE: 02-21-07	REV. DATE: 01-14-10	DWG By: J.LENTEJAS	CK'd By: R. WILLIAMS
FILE: I:\Cimarron\LD\6865\SH01.dwg		SCALE: 1"=100'	W.O. 2399-5B
		H&A LEGAL No. 6865	SHEET 1 OF 1

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**TR 30142**

Being a portion of Parcel 1 of Parcel Map 15395, as per map filed in Book 85, Page 87, of Parcel Maps, records of Riverside County, California, located in the City of Menifee, County of Riverside, State of California, and lying within Section 9, Township 6 South, Range 3 West, San Bernardino Meridian, described as follows:

**Beginning** at the southwest corner of said Parcel 1;

Thence along the southerly line of said Parcel 1 South  $88^{\circ}28'21''$  East 166.38 feet;

Thence North  $02^{\circ}54'24''$  West 5.84 feet;

Thence North  $03^{\circ}27'42''$  West 35.24 feet to a curve concave easterly having a radius of 25.00 feet;

Thence northerly 18.71 feet along said curve through a central angle of  $42^{\circ}52'47''$  to a reverse curve concave westerly having a radius of 35.00 feet, a radial to the beginning of said curve bears North  $50^{\circ}34'55''$  West;

Thence northerly 26.39 feet along said curve through a central angle of  $43^{\circ}11'53''$ ;

Thence North  $03^{\circ}46'48''$  West 68.24 feet to a curve concave westerly having a radius of 90.00 feet;

Thence northerly 41.20 feet along said curve through a central angle of  $26^{\circ}13'53''$  to a reverse curve concave easterly having a radius of 33.00 feet, a radial to the beginning of said curve bears North  $59^{\circ}59'19''$  East;

Thence northerly 18.37 feet along said curve through a central angle of  $31^{\circ}54'11''$ ;

Thence North  $01^{\circ}53'30''$  East 81.64 feet to the northerly line of said Parcel 1;

Thence along said northerly line the following two courses:

North  $88^{\circ}22'56''$  West 131.51 feet and

*Revised: March 26, 2010*  
October 31, 2006  
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Page 1 of 2  
H&A Legal No. 6814  
By: J. Lentejas  
Checked By R. Williams/jl

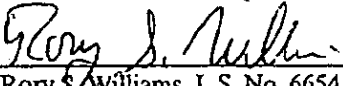
**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**TR 30142**

South 46°02'45" West 35.70 feet to the westerly line of said Parcel 1, said line also being the easterly right of way of Evans Road as shown on said map;

Thence along said line South 00°28'26" West 263.79 feet to the Point of Beginning.

Containing an area of 1.089 acres, more or less.

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

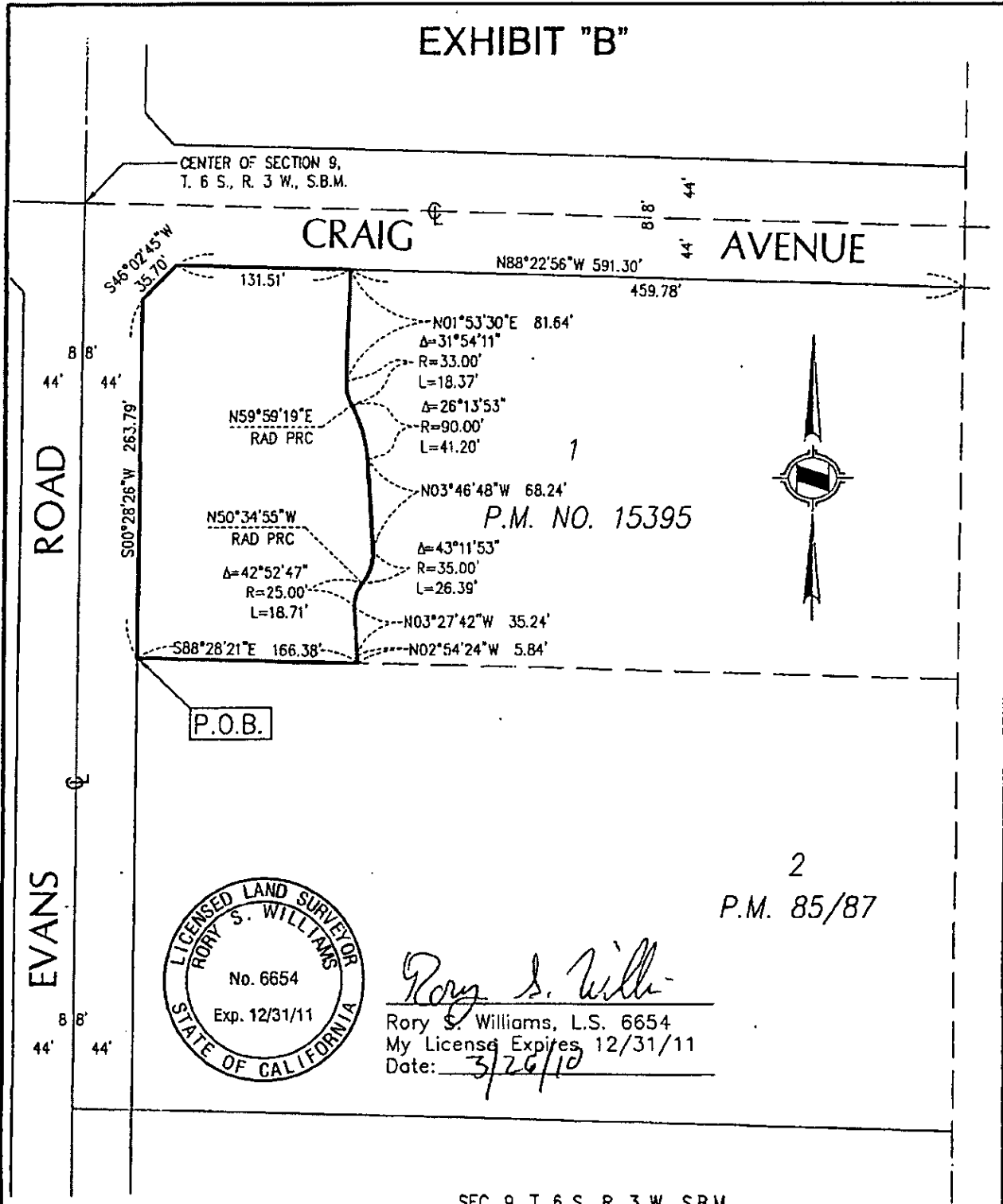
  
\_\_\_\_\_  
Rory S. Williams, L.S. No. 6654  
License Expires: December 31, 2011  
Date: 3/26/10



*Revised: March 26, 2010*  
October 31, 2006  
WO No. 2399-5B  
Page 2 of 2  
H&A Legal No. 6814  
By: J. Lentejas  
Checked By R. Williams/jl



# EXHIBIT "B"



*Rory S. Williams*  
 Rory S. Williams, L.S. 6654  
 My License Expires 12/31/11  
 Date: 3/26/10

<b>HUNSAKER &amp; ASSOCIATES</b> IRVINE, INC. PLANNING • ENGINEERING • SURVEYING Three Hughes • Irvine, CA 92618 • PH: (949) 583-0010 • FX: (949) 583-0739		RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA			
DATE: 10-31-06	REV. DATE: 03-23-10	DWG. BY: J.LENTEJAS	CHK'D BY: R. WILLIAMS	SCALE: 1" = 100'	W.O. 2399-5B
FILE: I:\Cimarron\LD\6814\SH01.dwg				H&A LEGAL No. 6814	SHEET 1 OF 1

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**TR 30142**

Being a portion of Parcel 2 of Parcel Map 15395, as per map filed in Book 85, Page 87, of Parcel Maps, records of Riverside County, California, located in the City of Menifce, County of Riverside, State of California, and lying within Section 9, Township 6 South, Range 3 West, San Bernardino Meridian, described as follows:

Beginning at the northwest corner of said Parcel 2;

Thence along the northerly boundary of said parcel South 88°28'21" East 166.38 feet;

Thence leaving said northerly boundary South 02°54'24" East 97.38 feet;

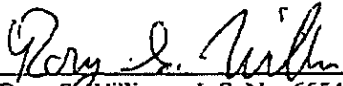
Thence South 02°34'07" East 236.47 feet to the southerly boundary of said Parcel 2;

Thence along said southerly boundary North 88°33'46" West 184.68 feet to the westerly boundary of said Parcel 2, said boundary also being the easterly right of way of Evans Road as shown on said map;

Thence along said westerly boundary North 00°28'26" East 333.30 feet to the Point of Beginning.

Containing an area of 1.344 acres, more or less.

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

  
Rory S. Williams, L.S. No. 6654  
License Expires: December 31, 2011  
Date: 3/26/12



*Revised: March 26, 2010*  
February 23, 2007  
WO No. 2399-5B  
Page 1 of 1  
H&A Legal No. 6866  
By: J. Lentejas  
Checked By R. Williams/jl

# EXHIBIT "B"

CENTER OF SECTION 9,  
T. 6 S., R. 3 W., S.B.M.

CRAIG

AVENUE

P.M. NO. 15395

1



ROAD

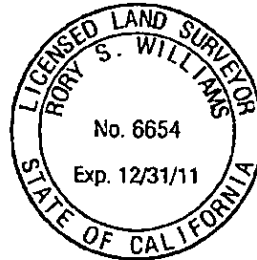
EVANS

P.O.B.

S02°54'24"E 97.38'

2

P.M. 85/87



*Rory S. Williams*  
Rory S. Williams, L.S. 6654  
My License Expires 12/31/11  
Date: 3/26/10

SEC. 9, T.6 S., R. 3 W., S.B.M.



**HUNSAKER & ASSOCIATES**  
IRVINE, INC.  
PLANNING • ENGINEERING • SURVEYING  
Three Hughes • Irvine, CA 92618 • PH: (949) 583-1010 • FX: (949) 583-0759

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

IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

DATE: 02-21-07 REV. DATE: 03-23-10 DWG By: J. LENTEJAS

CK'd By: R. WILLIAMS

SCALE: 1" = 100'

W.O. 2399-5B

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H&A LEGAL No. 6866

SHEET 1 OF 1