

This page is part of your document - DO NOT DISCARD

20070656238

Pages:  
0033



Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

Fees:	\$0.00
Taxes:	\$0.00
Other:	\$0.00
<b>Paid:</b>	<b>\$0.00</b>

03/22/07 AT 11:23AM

0000422923

200703220050037

Counter

TITLE(S) :



LEAD SHEET

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

EM1000

THIS FORM IS NOT TO BE DUPLICATED

**ORIGINAL**

RECORDING REQUESTED BY  
AND MAIL TO:

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
P.O. Box 1460  
Alhambra, CA 91802-1460  
Attention: Mapping & Property Mgmt. Div.  
Title & Escrow Section

03/22/07



20070656238

Space Above This Line Reserved for Recorder's Use

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES  
PURSUANT TO SECTION 27383 OF THE GOVERNMENT CODE

**75881**

General William J. Fox Airfield (1)  
74EX and 43RE  
Assessor's Identification Numbers:  
3268-009-900 and 3269-002-901 (Portions)

**AGREEMENT TO TRANSFER REAL PROPERTY AND EASEMENT RIGHTS**

This Agreement to Transfer Real Property and Easement Rights (Agreement) is made and entered into this 26th day of SEPTEMBER, 2006, by and between the COUNTY OF LOS ANGELES, a body corporate and politic, hereinafter referred to as COUNTY, and the CITY OF LANCASTER, a municipal corporation, hereinafter referred to as CITY.

**RECITALS**

WHEREAS, COUNTY is the owner of that certain real property, consisting of approximately 96.86 acres, located on the southwest corner of Avenue F and 60th Street West, in the City of Lancaster, State of California, as more particularly described on Exhibit A, attached hereto and made a part hereof, hereinafter referred to as the Property; and

WHEREAS, the Property was acquired for the purpose of preserving a safe runway approach and departure area (as part of the land for the General William J. Fox Airfield), and the Property is no longer exclusively needed for COUNTY's purposes; and

WHEREAS, CITY is interested in obtaining ownership of the Property to facilitate CITY's construction of a detention/retention basin and an outflow system of open channels and storm drains to carry the flow to the Caltrans Retention Basin (Lake Lancaster); and

WHEREAS, CITY also desires to acquire an easement for public road and highway purposes and drainage purposes over a portion of the COUNTY's property located on the northwest corner of Avenue G and 60th Street West, in the City of Lancaster, State of California, for the improvements to Avenue G and 60th Street West; and

WHEREAS, the Property may be transferred from COUNTY to CITY pursuant to Section 25365 of the Government Code.

NOW, THEREFORE, in consideration of the covenants and conditions herein contained and other good and valuable consideration to be satisfied, the parties hereby agree as follows:

**I. COUNTY AGREES:**

1. To transfer the Property to the CITY by quitclaim deed in substantially the same form of which is attached hereto as Exhibit B (Quitclaim Deed), in exchange for the CITY obligating itself to construct or cause to be constructed the drainage facility referred to in Section II.1 below, hereinafter called the Improvements.
2. To grant the CITY an easement for drainage and public road and highway purposes along the east side of 60th Street West and the north side of Avenue G, in the City of Lancaster, more particularly described in the document attached herein as Exhibit C (Easement).
3. To record after execution, this Agreement, the Quitclaim Deed, and Easement.

**II. CITY AGREES:**

1. As consideration for acquiring Property and Easement, CITY will complete construction of the following Improvements by December 31, 2014.
  - A 96± acre detention/retention basin which will be enlarged to 145± acre detention/retention basin with a holding capacity of 1,330 acre feet, and built based on the Fairmont Drainage Study prepared by the City of Lancaster dated July 27, 2000, as shown in Exhibit D, upon completion of the acquisition of Additional Property as provided in Section II.4 below,
  - An outflow system of channels and storm drains including a section of covered storm drains along 60th Street West and Avenue G which will be covered 250 feet on either side of the extended runway center line,
  - Six-foot chain link fencing extending along 60th Street West and Avenue G between the edge of street right of way and the outlet system of channels and storm drains.
2. Use of the Property for any purposes including removing any soil, must not commence until the City has complied with the California Environmental Quality Act and obtained other Permits and approvals as required by law.

3. To submit plans of Improvements to COUNTY for review prior to construction. Improvements shall include the construction of a detention/retention basin that shall be designed to handle flows from a capital storm and to reduce the adverse Zone B flood hazard within Fox Airfield.
4. To use its best efforts to acquire additional property totaling approximately 50 acres, hereinafter referred to as Additional Property, adjacent to the Property in order to expand the detention/retention basin to 145+/- acres.
5. To use the Property, Easement areas, and the Additional Property for the Improvements. CITY will acquire any additional right of way necessary for the construction of Improvements at its sole cost and expense.
6. To be solely responsible for the maintenance and upkeep of the Improvements on the Property and Easement areas.
7. To formally accept the executed Quitclaim Deed and Easement and return the same to COUNTY for recording within ten (10) business days of receipt of the Quitclaim Deed and Easement executed by the COUNTY.
8. To not sell, lease, convey, license, permit, or transfer in any form or manner, any or all of the Property, or any of its rights herein, to any person or entity; provided nothing herein shall prevent the CITY from selling or allowing the removal of soil from the Property.
9. In the event the CITY fails to complete construction of the Improvements on the Property and Easement areas as provided herein, the fee title to the Property and easement rights shall revert to COUNTY and CITY shall quitclaim its rights, title, and interests to COUNTY within thirty (30) days of receipt of written notice by COUNTY to CITY.

Upon reversion of any interest fee title to the COUNTY, CITY shall remove all of its Improvements and surrender possession substantially in its original condition to the COUNTY's satisfaction and at CITY's sole cost and expense.

Should CITY fail to perform the restoration of the Property and Easement areas as specified herein, COUNTY may perform said actions as needed. CITY shall be charged for all such costs, together with interest on the total amount of costs incurred as of the date of demand by the COUNTY, at a rate of ten (10%) percent per annum, but not to exceed the then existing legal limit in California as of the date of demand by the COUNTY.

10. By accepting the Quitclaim Deed and Easement which will accompany this Agreement, CITY agrees and promises to defend, indemnify and hold harmless COUNTY from and against allegations, and lawsuits of any kind

whatsoever arising out of or connected with CITY's use and/or ownership of the Property and the constructed Improvements described herein.

**III. BOTH PARTIES MUTUALLY AGREE AS FOLLOWS:**

1. This Agreement is intended to be binding upon both parties and their respective successors and assigns and, therefore, shall survive the transfer of the Property and Easement to the CITY.
2. Should either COUNTY or CITY or any of their successors and/or assigns fail to fulfill any of their obligations, the injured party shall have the right to seek injunctive relief and the obligations, and the defaulting party shall be responsible for all legal and court costs incurred by the injured party.
3. The Property is conveyed in an "as is" condition. COUNTY does not represent or warrant the condition of the Property as appropriate for any particular purpose, nor, without limitation, does it warrant the title to said Property, and does not warrant in any manner whatsoever this conveyance. CITY is deemed to have performed any and all necessary investigations relating to said Property without relying on any representations by the COUNTY in accepting this conveyance.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed by each party's duly authorized representative.

"CITY"

CITY OF LANCASTER  
a municipal corporation

Attest:

By: Frank E Roberts  
Mayor

Geis K. Rusan  
City Clerk

"COUNTY"

COUNTY OF LOS ANGELES  
a body corporate and politic



ATTEST:  
SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By: Mike Antonovich  
Mayor, Board of Supervisors  
of the County of Los Angeles

By: [Signature]  
Deputy

APPROVED AS TO FORM

RAYMOND G. FORTNER, JR.  
County Counsel

Approved as to Form:

By: [Signature]  
Deputy

[Signature]  
Attorney

**ADOPTED**  
BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

WDS:in  
P2:WDS AGR-FOX/Airfield

# 31

SEP 26 2006

Sachi A. Hamai  
SACHI A. HAMAI  
EXECUTIVE OFFICER

**ACKNOWLEDGMENT FORM**

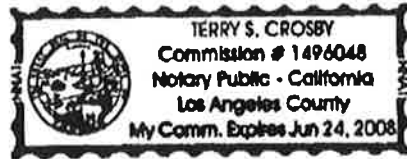
STATE OF CALIFORNIA        )  
  ) ss.  
COUNTY OF LOS ANGELES    )

On January 27, 2005, before me, Terry S. Crosby  
the undersigned, personally appeared Frank C. Roberts Mayor  
(Insert name and title)

personally known to me (or 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.

WITNESS my hand and official seal

Terry S. Crosby  
Signature  
Terry S. Crosby  
(Name, typed or printed)



(Seal)

NOTARIES: ATTACH ADDITIONAL OR OTHER FORMS, IF REQUIRED

**ACKNOWLEDGMENT FORM  
(FOR COUNTY USE ONLY)**

STATE OF CALIFORNIA        )  
  ) ss.  
COUNTY OF LOS ANGELES    )

On \_\_\_\_\_, before me, CONNY B. MCCORMACK, Registrar-Recorder/County Clerk of the County of Los Angeles, personally appeared \_\_\_\_\_

\_\_\_\_\_ personally known to me (or 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.

WITNESS my hand and official seal.

CONNY B. MCCORMACK, Registrar-Recorder/  
County Clerk of the County of Los Angeles

By \_\_\_\_\_  
Deputy County Clerk

(Seal)

P:Conf:Ack2.doc

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF LOS ANGELES )

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Mayor of the Board on all papers, documents, or instruments requiring the Mayor's signature.

The undersigned hereby certifies that on this 26TH day of SEPTEMBER, 2006, the facsimile signature of MIKE ANTONOVICH, Mayor of the Board of Supervisors of the COUNTY OF LOS ANGELES, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Mayor of the Board of Supervisors of the COUNTY OF LOS ANGELES.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



(COUNTY-SEAL)

SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By [Signature]  
Deputy

APPROVED AS TO FORM

RAYMOND G. FORTNER, JR.  
County Counsel

By [Signature]  
Deputy



File with: GENERAL WILLIAM J. FOX AIRFIELD 74EX  
A.P.N. 3268-009-900  
T.G. 3924 (E-6)  
I.M. 369-157  
S.D. 5

### DESCRIPTION

PARCEL 74EX (For retention/detention basin purposes):

Part A:

The northeast quarter of the northeast quarter of Section 34, Township 8 North, Range 13 West, S.B.M. and the east half of the northwest quarter of the northeast quarter of said Section 34.

Except the east 30 feet and north 50 feet of said Section 34.

Part B:

The southwest quarter of the northwest quarter of the northeast quarter of said Section 34.

Part C:

The southwest quarter of the northeast quarter of said Section 34.

Except the east half of the east half of said southwest quarter of the northeast quarter of said Section 34.

Parts A, B, and C  
Containing: ± 96.86 acres.

DF:in  
P5:ldFOX ARFLD.doc

### **EXHIBIT A**

Page 1 of 1

This page is part of your document - DO NOT DISCARD

20070656239

Pages:  
0005



Recorded/Filed In Official Records  
Recorder's Office, Los Angeles County,  
California

Fees:	\$0.00
Taxes:	\$0.00
Other:	\$0.00
<hr/> Paid:	\$0.00

03/22/07 AT 11:23AM

0000422924

200703220050037

Counter

TITLE(S) : DEED

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L E A D   S H E E T

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

**ORIGINAL**

RECORDING REQUESTED BY  
AND MAIL TO:

City of Lancaster  
44933 North Fern Avenue  
Lancaster, CA 93534  
Attention Steve Dassler

03/22/07



20070656239

2

*Space Above This Line Reserved for Recorder's Use*

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER TAX  
PURSUANT TO SECTION 11922 OF THE REVENUE & TAXATION CODE

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT  
TO SECTION 27383 OF THE GOVERNMENT CODE

Assessor's Identification Number:  
3268-009-900

## QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the COUNTY OF LOS ANGELES, a body corporate and politic (hereinafter referred to as COUNTY), does hereby remise, release, and forever quitclaim to the CITY OF LANCASTER, a municipal corporation (hereinafter referred to as CITY), all its right, title, and interest in and to the real property in the City of Lancaster, County of Los Angeles, State of California, described in Exhibit C-1 attached hereto and by this reference made a part hereof.

CITY acknowledges the use and development of said parcel is for flood control facilities and appurtenances, and the maintenance and upkeep of any and all improvements thereon shall be the sole and full responsibility of the CITY.

In the event the CITY fails to develop by December 31, 2014, or thereafter ceases to use and/or maintain the parcel for flood control facilities and appurtenances, the fee title in said parcel shall revert to the COUNTY upon receipt of thirty (30) days written notice by said COUNTY to said CITY.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without the right of entry to the surface of said land.

ALSO RESERVING to the COUNTY and the general public a perpetual and overflight easement and other rights as follows:

1. To make flights, and to emit noises inherent thereto, in airspace over the Property in connection with arrivals, departures, and other general operations of General William J. Fox Airfield.
2. To regulate or prohibit the release into the airspace of any substances including but not limited to, steam, dust and smoke, which may impair the visibility or otherwise interfere with the operations of the aircraft and/or the airport.

File with: GENERAL WILLIAM J. FOX AIRFIELD (1) 74EX  
I.M. 369-157  
S.D. 5

G6634212

- 3. To prohibit light emission, either directly or indirectly (reflective), which may interfere with pilot vision.
- 4. To prohibit electrical emissions which may interfere with aircraft communications systems or navigational equipment.
- 5. To limit in accordance with the requirements of Title 14, Chapter 1, Part 77 of the Code of Federal Regulations, the height of any trees, buildings, structures, and improvements of any kind whatsoever which may now or hereafter be constructed or placed upon the property, including the right to remove or demolish in accordance with the requirements of Title 14, Chapter 1, Part 77 of Code of Federal Regulations, those portions of such trees, buildings, structures, and improvements which extend into the airspace of subject property at a level, in COUNTY's sole judgment, to be in violation of Title 14, Chapter 1, Part 77 of the Code of Federal Regulations; also the right to cut to the ground level and remove any trees which extend into the airspace at level prohibited by Title 14, Chapter 1, Part 77 of the Code of Federal Regulations, and under such event, CITY shall be responsible for reimbursing COUNTY for expenses it incurs plus maximum interest allowed by law accruing from the date COUNTY incurs the expenses.

THIS QUITCLAIM DEED IS PURSUANT to the Agreement To Transfer Real Property and Easement Rights dated SEPTEMBER 26, 2006, between the County of Los Angeles and the City of Lancaster recorded on March 22 2007 doc 20070656238

The provisions and agreements contained in this instrument shall be binding upon CITY and its successors and assigns.

Dated SEPTEMBER 26, 2006

COUNTY OF LOS ANGELES,  
a body corporate and politic

By Mike Antonovich  
Mayor, Board of Supervisors of the  
County of Los Angeles



(COUNTY SEAL)

APPROVED AS TO FORM:

RAYMOND G. FORTNER, JR.  
County Counsel

ATTEST:  
SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By [Signature]  
Deputy

By [Signature]  
Deputy

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF LOS ANGELES )

07 0656239

4

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Mayor of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this 26TH day of SEPTEMBER, 2006, the facsimile signature of MIKE ANTONOVICH, Mayor of the Board of Supervisors of the COUNTY OF LOS ANGELES was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Mayor of the Board of Supervisors of the COUNTY OF LOS ANGELES.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



(COUNTY-SEAL)

SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By [Signature]  
Deputy

APPROVED AS TO FORM:

RAYMOND G. FORTNER, JR.  
County Counsel

By [Signature]  
Deputy

APPROVED as to title and execution,  
MARCH 21, 2007  
DEPARTMENT OF PUBLIC WORKS  
Mapping & Property Management Division  
Supervising Title Examiner  
By [Signature]

**CERTIFICATE OF ACCEPTANCE**  
This is to certify that the interest in real property conveyed by the within deed or grant to the City of Lancaster, a municipal corporation, is hereby accepted under the authority of Resolution No. 93-36, of the City Council of said City adopted on 3-15-1993, and the Grantee consents to the recordation of said deed or grant by its duly authorized officer.  
Dated 12-15-06  
By [Signature] City Clerk

07 0656239

File with: GENERAL WILLIAM J. FOX AIR FIELD 74EX  
A.P.N. 3268-009-900  
T.G. 3924 (E-6)  
I.M. 369-157  
FIFTH DISTRICT

DESCRIPTION

Parcel 74EX (For retention/detention basin purposes):

Part A

The northeast quarter of the northeast quarter of Section 34, Township 8 North, Range 13 West, S.B.M. and the east half of the northwest quarter of the northeast quarter of said Section 34.

Except the east 30 feet and north 50 feet of said Section 34.

Part B

The southwest quarter of the northwest quarter of the northeast quarter of said Section 34.

Part C

The southwest quarter of the northeast quarter of said Section 34.

Except the east half of the east half of said southwest quarter of the northeast quarter of said Section 34.

Parts A, B & C  
Containing: ± 96.86 acres.

EXHIBIT C-1  
page 1 of 1



APPROVED AS TO DESCRIPTION  
Feb. 14<sup>th</sup>, 2005  
COUNTY OF LOS ANGELES  
BY David W. Farrell  
LAND SURVEYOR  
Mapping & Property Management Division

RESOLUTION NO. 15-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, AUTHORIZING THE RECORDATION OF A QUITCLAIM DEED TO REVERT PROPERTY LOCATED AT AVENUE F AND 60TH STREET WEST BACK TO THE COUNTY OF LOS ANGELES WHICH INCLUDES SUMMARILY VACATING AND ABANDONING EXCESS STREET AND DRAINAGE EASEMENTS, LOCATED ALONG AVENUE G AND 60TH STREET WEST, ADJACENT TO WILLIAM J. FOX AIRFIELD

WHEREAS, the City of Lancaster entered into an agreement with the County of Los Angeles on September 26, 2006, recorded as Instrument No. 20070656238, wherein the County of Los Angeles agreed to transfer 97 acres of vacant property including the street and drainage easements to the City of Lancaster; and

WHEREAS, the City of Lancaster agreed to either construct improvements consisting of drainage structures on said property and easements by December 31, 2014, or revert the interests in said property and easements back to the County of Los Angeles; and

WHEREAS, the City of Lancaster acquired said 97 acres of property (APN 3268-009-900) as described in the attached Exhibit "A" through a Quitclaim Deed recorded as Instrument No. 20070656239; and

WHEREAS, the City of Lancaster acquired said easement rights for street and drainage purposes as described in the attached Exhibit "B" through an easement dedication recorded as Instrument No. 20070656240; and

WHEREAS, due to the economic recession and consequential loss of necessity for said improvements no work was performed on said property or easements; and

WHEREAS, the City of Lancaster wishes to return said property and easements in accordance with said agreement; and

WHEREAS, the property has not been improved, the road easements have never been improved for vehicular traffic, no drainage structures were installed along the easements, no public funds have ever been expended for maintenance; and the Planning Director, in accordance with California Government Code Section 65402(a), has determined the reversion of interests are in conformity with the General Plan.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE CITY COUNCIL OF THE CITY OF LANCASTER, STATE OF CALIFORNIA, THAT:

Section 1. The 97 acres of property described in Exhibit "A" be returned to the County through a Quitclaim Deed.

Section 2. Said summary vacation of easements has been duly recommended for approval based on the fact that the road right-of-way is not required for public access and the drainage easement is not required for drainage purposes, and the easements have not been used for their intended purposes for more than five (5) years; therefore, the subject summary vacation is not objectionable.

Section 3. It is ordered the easements shall be abandoned by summary vacation pursuant to the California Streets and Highways Code, commencing with Section 8330, the provisions of which have been fully and completely complied with. Said easements described in Exhibit "B" are hereby terminated, abandoned, and summarily vacated upon recordation of this resolution, and after recordation, said easements no longer constitute public right of way.

Section 4. The City Clerk is hereby authorized and directed to record at the County of Los Angeles Recorders Office this resolution, including Exhibit "A" and Exhibit "B" hereto.

PASSED, APPROVED, and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

\_\_\_\_\_  
BRITT AVRIT, CMC  
City Clerk  
City of Lancaster

\_\_\_\_\_  
R. REX PARRIS  
Mayor  
City of Lancaster



STATE OF CALIFORNIA            )  
COUNTY OF LOS ANGELES    ) ss  
CITY OF LANCASTER            )

CERTIFICATION OF RESOLUTION  
CITY COUNCIL

I, \_\_\_\_\_, \_\_\_\_\_ City of Lancaster, California,  
do hereby certify that this is a true and correct copy of the original Resolution No. 15-13, for  
which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this \_\_\_\_\_  
day of \_\_\_\_\_, \_\_\_\_\_.

(seal)

**EXHIBIT "A"**  
**LEGAL DESCRIPTION OF 97 ACRE PROPERTY**

**PART A**

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34,  
TOWNSHIP 8 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN.

AND THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST  
QUARTER OF SAID SECTION 34.

EXCEPT THE EAST 30 FEET AND NORTH 50 FEET OF SAID SECTION 34.

**PART B**

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST  
QUARTER OF SAID SECTION 34.

**PART C**

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34.

EXCEPT THE EAST HALF OF THE EAST HALF OF SAID SOUTHWEST QUARTER OF  
THE NORTHEAST QUARTER OF SAID SECTION 34.

Parts A, B, & C contain: +/- 96.86 acres.

Known as A.P.N. 3268-009-900

**EXHIBIT "B"**  
**LEGAL DESCRIPTION OF EASEMENTS**

**PARCEL 40RE (EASEMENT FOR ROAD PURPOSES):**

THE EASTERLY 20 FEET OF THE WESTERLY 50 FEET OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 8 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN.  
CONTAINING 0.30± ACRES

**PARCEL 43RE (EASEMENT FOR ROAD PURPOSES):**

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 8 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN; THENCE NORTH 00°00' 11" WEST 86.91 FEET ALONG THE WEST LINE OF SECTION 36, SAID TOWNSHIP AND RANGE, AS SHOWN ON MAP FILED IN BOOK 164, PAGE 94, OF RECORD OF SURVEYS, IN THE OFFICE OF THE RECORDER OF THE COUNTY OF LOS ANGELES; THENCE SOUTH 89°59' 49" WEST 39.88 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 46°42' 29" WEST 31.42 FEET; THENCE ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID SECTION 35, SOUTH 89°52' 54" WEST 297.35 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2830.11 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3°03' 18" AN ARC LENGTH OF 150.90 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 2799.11 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3°03' 18" AN ARC LENGTH OF 149.25 FEET; THENCE ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID SECTION 35, SOUTH 89°52' 54" WEST 3994.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1240.84 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 6°51' 44" AN ARC LENGTH OF 148.61 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1271.84 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 6°51' 44" AN ARC LENGTH OF 152.33 FEET; THENCE ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID SECTION 35, SOUTH 89°52' 54" WEST 274.39 FEET; THENCE NORTH 53°59' 20" WEST 33.43 FEET; THENCE ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID SECTION 35, NORTH 00°19' 34" EAST 264.34 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2822.50; FEET, THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3°03' 19" AN ARC LENGTH OF 150.51 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2806.50 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3°03' 19" AN ARC LENGTH OF 149.66 FEET; THENCE NORTHERLY ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID SECTION 35, NORTH 00°19' 34" EAST 1.62 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35; THENCE WESTERLY ALONG SAID SOUTH LINE, NORTH 89°40' 26" WEST 20.00 FEET TO A LINE PARALLEL WITH AND 30 FEET

EASTERLY OF THE WEST LINE OF SAID SECTION 35; THENCE SOUTH 00°19' 34" WEST ALONG SAID WEST LINE, 592.77 FEET; THENCE NORTH 89°52' 54" EAST 20.00 FEET; THENCE SOUTH 44°53' 46" EAST 23.95 FEET; THENCE ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID SECTION 35, NORTH 89°52' 54" EAST 5207.23 FEET; THENCE NORTH 00°07' 06" WEST 37.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 1.54± ACRES.

**PARCEL 32RE (EASEMENT FOR ROAD PURPOSES):**

THE EASTERLY 20 FEET OF THE WESTERLY 50 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 8 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN.

CONTAINING 0.61± ACRES.

**PARCEL 43DE (EASEMENT FOR DRAINAGE PURPOSES):**

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 8 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN ; THENCE NORTH 00°00' 11" WEST 86.91 FEET ALONG THE WEST LINE OF SECTION 36, SAID TOWNSHIP AND RANGE, AS SHOWN ON MAP FILED IN BOOK 164, PAGE 94, OF RECORD OF SURVEYS, IN THE OFFICE OF THE RECORDER OF THE COUNTY OF LOS ANGELES; THENCE SOUTH 89°59' 49" WEST 39.88 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 46°42' 29" WEST 31.42 FEET; THENCE ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID SECTION 35, SOUTH 89°52' 54" WEST 297.35 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2830.11 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3°03' 18" AN ARC LENGTH OF 150.90 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 2799.11 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3°03' 18" AN ARC LENGTH OF 149.25 FEET; THENCE ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID SECTION 35, SOUTH 89°52' 54" WEST 3994.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1240.84 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 6°51' 44" AN ARC LENGTH OF 148.61 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1271.84 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 6°51' 44" AN ARC LENGTH OF 152.33 FEET; THENCE ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID SECTION 35, SOUTH 89°52' 54" WEST 274.39 FEET; THENCE NORTH 53°59' 20" WEST 33.43 FEET; THENCE ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID SECTION 35, NORTH 00°19' 34" EAST 264.34 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2822.50 FEET; THENCE NORTHERLY ALONG THE SAID CURVE THROUGH A CENTRAL ANGLE OF 3°03' 19" AN ARC LENGTH OF 150.51 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2806.50 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3°03' 19" AN ARC LENGTH OF 149.66 FEET; THENCE NORTHERLY ALONG A LINE PARALLEL WITH THE WEST

LINE OF SAID SECTION 35, NORTH 00°19' 34" EAST 1.62 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35; THENCE EASTERLY ALONG SAID SOUTH LINE SOUTH 89°40' 26" EAST 88.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2718.50 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3°03' 19" AN ARC LENGTH OF 144.96 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2910.50 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3°03' 19" AN ARC LENGTH OF 155.20 FEET; THENCE SOUTH 00°19' 34" WEST 94.58 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHERLY AND EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°26' 40" AN ARC LENGTH OF 157.86 FEET; THENCE NORTH 89°52' 54" EAST 112.07 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1359.87 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 6°51' 44" AN ARC LENGTH OF 162.87 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1152.84 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 6°51' 44" AN ARC LENGTH OF 138.07 FEET; THENCE NORTH 89°52' 54" EAST 3994.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 2711.11 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3°03' 18" AN ARC LENGTH OF 144.56 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 2918.11 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3°03' 18" AN ARC LENGTH OF 155.59 FEET; THENCE NORTH 89°52' 54" EAST 118.02 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 100.00 FEET; THENCE EASTERLY AND NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92°52' 51" AN ARC LENGTH OF 162.11 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1344.00 FEET; THENCE NORTHERLY AND EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°06' 01" AN ARC LENGTH OF 917.18 FEET; THENCE SOUTH 53°53' 56" EAST 88.00 FEET TO THE NORTHEASTERLY TERMINUS OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1256.00 FEET, A RADIAL OF SAID CURVE TO SAID TERMINUS BEARS NORTH 53°53'56" WEST; THENCE SOUTHERLY AND WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°11' 57" AN ARC LENGTH OF 903.14 FEET; THENCE SOUTH 5°05' 53" EAST 130.55 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 13.64: ± ACRES.

**PARCEL 40DE (EASEMENT FOR DRAINAGE PURPOSES):**

THE EASTERLY 88 FEET OF THE WESTERLY 138 FEET OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 8 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN.

CONTAINING 4.00: ± ACRES.

**PARCEL 32DE (FOR DRAINAGE PURPOSES):**

THE EASTERLY 88 FEET OF THE WESTERLY 138 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 8 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN.  
CONTAINING 2.67± ACRES.