

**ATTACHMENT A**  
**Description of Permanent Access and Maintenance Easement**

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**CITY MAINTENANCE EASEMENT**  
**APN: 957-150-005, GARCIA PROPERTY**

That portion of Parcel 1 of Parcel Map No. 13678, in the City of Temecula, County of Riverside, State of California, as shown on the map recorded in Book 73, Pages 85 and 86 of Parcel Maps, in the Office of the County Recorder of said Riverside County, described as follows:

**COMMENCING** at the Centerline Intersection of Nicolas Road and Calle Girasol as shown on said Parcel Map No. 13678;

Thence along the centerline of said Nicolas Road North 65°58'34" East 146.35 feet;

Thence leaving said centerline South 24°01'26" East 55.00 feet to the northwesterly line of said Parcel 1, said point being the **TRUE POINT OF BEGINNING**;

Thence South 42°16'03" East 41.83 feet;

Thence South 01°18'58" East 93.45 feet;

Thence South 27°05'17" East 35.33 feet;

Thence South 25°17'01" West 34.58 feet;

Thence South 16°30'15" East 95.17 feet;

Thence South 06°25'33" West 24.98 feet;

Thence South 33°35'08" West 36.10 feet;

Thence South 65°59'24" West 13.54 feet to the southwesterly line of said Parcel 1;

Thence along the southwesterly, and northwesterly line of said Parcel 1 the following courses: North 24°00'36" West 295.98 feet;

Thence North 23°22'06" East 33.97 feet;

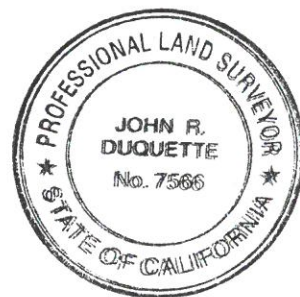
Thence North 65°58'34" East 91.36 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.62 Acres, or 26,957 Square feet, more or less

This description was prepared  
by me or under my direction.

  
\_\_\_\_\_  
John R. Duquette, PLS 7566

Date: 5/1/20



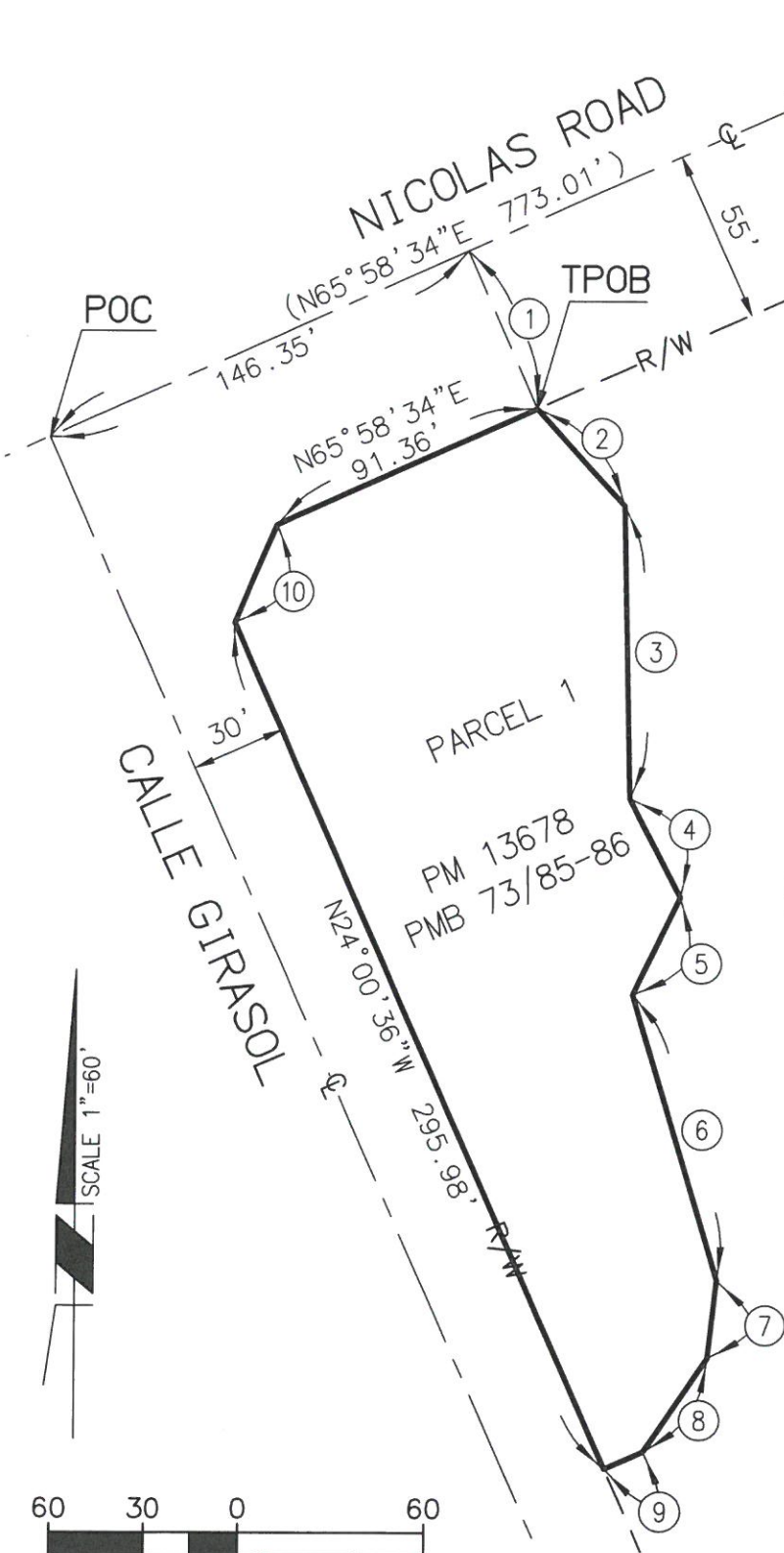
Michael Baker International  
40810 County Center Drive, Suite 200  
Temecula, CA 92591

May 1, 2020  
JN 175051  
Page 1 of 1

**ATTACHMENT B**

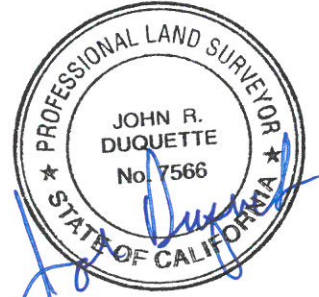
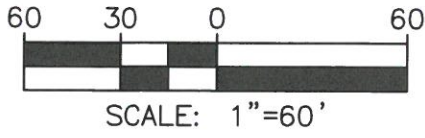
**Depiction of Permanent Access and Maintenance Easement**

**EXHIBIT "B"**  
**CITY MAINTENANCE EASEMENT**  
 APN: 957-150-005  
 GARCIA PROPERTY



DATA TABLE		
(NO)	BEARING/DELTA	LENGTH
1	N24° 01' 26" W	55.00'
2	N42° 16' 03" W	41.83'
3	N01° 18' 58" W	93.45'
4	N27° 05' 17" W	35.33'
5	N25° 17' 01" E	34.58'
6	N16° 30' 15" W	95.17'
7	N06° 25' 33" E	24.98'
8	N33° 35' 08" E	36.10'
9	N65° 59' 24" E	13.54'
10	N23° 22' 06" E	33.97'

POC = POINT OF COMMENCEMENT  
 TPOB = TRUE POINT OF BEGINNING  
 ( ) = INDICATES RECORD DATA PER  
 PM 13678, PMB 73/85-86



SHEET 1 OF 1

**Michael Baker**  
**INTERNATIONAL**

**ATTACHMENT A-1**  
**Description of Temporary Construction Easement**

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**APN: 957-150-005, GARCIA PROPERTY**

That portion of Parcel 1 of Parcel Map No. 13678, in the City of Temecula, County of Riverside, State of California, as shown on the map recorded in Book 73, Pages 85 and 86 of Parcel Maps, in the Office of the County Recorder of said Riverside County, described as follows:

**COMMENCING** at the Centerline Intersection of Nicolas Road and Calle Girasol as shown on said Parcel Map No. 13678;

Thence along the centerline of said Nicolas Road North 65°58'34" East 146.35 feet;

Thence leaving said centerline South 24°01'26" East 55.00 feet to the northwesterly line of said Parcel 1, said point being the **TRUE POINT OF BEGINNING**;

Thence along said northwesterly line North 65°58'34" East 20.07;

Thence leaving said northwesterly line South 24°01'26" East 39.89 feet;

Thence South 09°18'59" East 134.69 feet;

Thence South 12°18'16" West 43.83 feet;

Thence South 16°30'15" East 76.62 feet;

Thence South 06°25'33" West 29.42 feet;

Thence South 33°35'08" West 41.42 feet;

Thence South 65°59'24" West 16.44 feet to the southwesterly line of said Parcel 1;

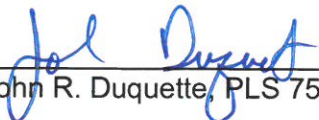
Thence along said southwesterly and the northwesterly lines of said Parcel 1 North 24°00'36" West 305.98 feet;

Thence North 23°22'06" East 33.97 feet;

Thence North 65°58'34" East 91.36 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.72 Acres, or 31,520 Square Feet, more or less

This description was prepared by me or under my direction.

  
\_\_\_\_\_  
John R. Duquette, PLS 7566

Date: 5/1/20



Michael Baker International  
40810 County Center Drive, Suite 200  
Temecula, CA 92591

May 1, 2020  
JN 175051  
Page 1 of 1

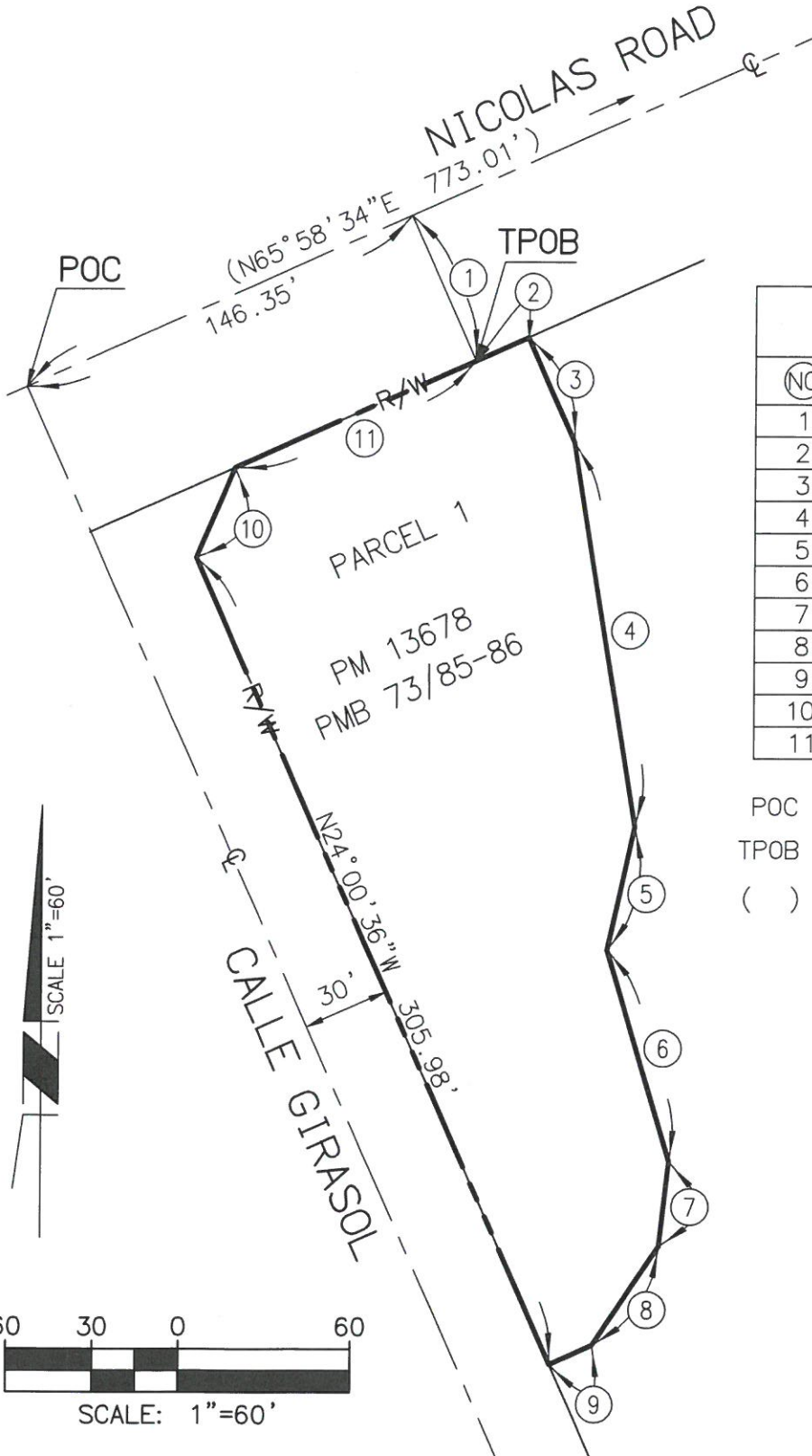
**ATTACHMENT B-1**  
**Depiction of Temporary Construction Easement**



# EXHIBIT "B"

## TEMPORARY CONSTRUCTION EASEMENT

APN: 957-150-005  
GARCIA PROPERTY



DATA TABLE		
NO	BEARING/DELTA	LENGTH
1	$N24^{\circ}01'26''W$	55.00'
2	$N65^{\circ}58'34''E$	20.07'
3	$N24^{\circ}01'26''W$	39.89'
4	$N09^{\circ}18'59''W$	134.69'
5	$N12^{\circ}18'16''E$	43.83'
6	$N16^{\circ}30'15''W$	76.62'
7	$N06^{\circ}25'33''E$	29.42'
8	$N33^{\circ}35'08''E$	41.42'
9	$N65^{\circ}59'24''E$	16.44'
10	$N23^{\circ}22'06''E$	33.97'
11	$N65^{\circ}58'34''E$	91.36'

POC = POINT OF COMMENCEMENT  
TPOB = TRUE POINT OF BEGINNING  
( ) = INDICATES RECORD DATA PER  
PM 13678, PMB 73/85-86



SHEET 1 OF 1

**Michael Baker**  
INTERNATIONAL