

DOC # 2012-0298856

06/27/2012 05:00 PM Fees: \$0.00

Page 1 of 53

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

52
Recording Requested By
First American Title Company

WHEN RECORDED RETURN TO:

City of Palm Springs
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

**This document was electronically submitted
to the County of Riverside for recording**
Received by: LCWEATHERS

3929803-22

DTT: 0

Exempt from Filing Fee per Government Code Section 27383
No Documentary Transfer Tax per Revenue and Tax Code Section 11822

EASEMENT AGREEMENT

5

**Recording Requested By
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EASEMENT AGREEMENT

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EASEMENT AGREEMENT

This EASEMENT AGREEMENT ("Agreement") is made effective as of the date of recordation with the Official Records of Riverside County, California, by and between the City of Palm Springs, a California municipal corporation and charter city ("City"), and Palm Springs Promenade, LLC, a California limited liability company ("Developer").

RECITALS

A. Prior to recordation of this Agreement and pursuant to a Project Financing Agreement ("PFA") between Developer and City, Developer (i) was the owner of fee title to the real property described on *Exhibit "A"* attached hereto ("Entire Property"), (ii) conveyed to City by recorded grant deed ("Grant Deed") fee title to the real property described on *Exhibit "B"* attached hereto ("Granted Property"), and (iii) retained fee title to the real property described on *Exhibit "C"* attached hereto ("Retained Property"). (The PFA and recorded Grant Deed are incorporated herein by reference as though set forth in full and all defined terms therein shall, unless otherwise indicated, have the same meanings herein.) The conveyance by Developer to City pursuant to the recorded Grant Deed was specifically made subject to certain terms, covenants, conditions, restrictions, reservations, easements, exceptions and agreements as set forth therein.

B. The purpose of this Agreement is to set forth certain other terms, covenants, conditions, restrictions, reservations, easements, exceptions and agreements as provided herein.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

1. Existing Trash Enclosure on Parcel 11. Developer, its authorized agents, employees, guests, invitees and customers, and Developer's authorized tenants and subtenants, and their authorized agents, employees, guests, invitees and customers ("Developer Authorized Users") shall have the right and easement to exclusive use of the existing trash enclosure area (and dumpsters therein), located at surface level within Parcel 11 described and depicted on Exhibit "B" attached. City shall have access to such enclosure on commercially reasonable terms, as agreed to by the Developer and City. Developer shall keep and use such area clean, safe, free from vermin and in compliance with all laws, and Developer shall ensure that all Developer Authorized Users similarly comply.

2. Existing Trash Enclosure on Lot C. Developer and Developer Authorized Users shall have the right and easement to exclusive use of the existing trash enclosure area (and dumpsters therein), located at surface level within Lot C described and depicted on Exhibit "B" attached, upon and subject to the same terms and conditions set forth in Section 1 above.

3. Satisfaction of Parking Requirements. City acknowledges and agrees that the availability of parking within the Parking Facilities and new public streets (i.e., Lots A through D described and depicted on Exhibit "B") is and shall be deemed to be sufficient to satisfy all parking requirements for private improvements and uses contemplated by the Revitalization Plan; accordingly, no additional parking requirements or parking fees shall be imposed in connection therewith. Subject to approval by City of future vertical development applications for private improvements and uses with respect to Parcels 4, 5 and 7 described and depicted on Exhibit "C", City further acknowledges and agrees that the availability of parking within the Parking Facilities and new public streets is and shall be deemed sufficient to satisfy all parking requirements for such vertical development as long as such development is consistent with the Specific Plan for Museum Market Plaza as adopted by the City Council on December 2, 2009 ("Specific Plan"); accordingly, no additional parking requirements or parking fees shall be imposed in connection therewith. Subject to approval by City of future vertical development applications submitted for private improvements and uses with respect to other areas within the Specific Plan but outside the Revitalization Plan, City further acknowledges and agrees that the availability of parking within the Parking Facilities and new public streets is and shall be deemed sufficient to satisfy all parking requirements for such vertical development as long as such development is consistent with the Specific Plan as provided herein; accordingly, no additional parking requirements or parking fees shall be imposed in connection therewith.

4. Temporary Street Closures for Events. It is acknowledged and agreed that all new public street entry points into the Project may contain submersible stainless steel bollards that can be electrically raised, from time to time on a temporary basis, to block vehicular traffic and accommodate pedestrian only activities and events and functions. In connection therewith, reasonable steps shall be taken by City to provide reasonable advance notice to tenants adjacent to new public streets to be affected by any such temporary closures.

5. Temporary Parking and Landscaping within Parcels 4, 5 and 7. Within Parcels 4 and 7 described and depicted on Exhibit "C," Developer is temporarily (pending future vertical development) leaving surface areas as existing parking; and within Parcel 5 described and depicted on Exhibit "C," Developer is temporarily (pending future vertical development) installing grass landscaping. Subsequent to completion of the Revitalization Plan and until future vertical development by Developer, City shall at its cost operate and maintain temporary parking areas on Parcels 4 and 7, and temporary landscaping areas on Parcel 5. To perform such operation and maintenance functions, City shall have temporary easements in gross. Said easements shall, with respect to each such Parcel, commence upon completion of the Revitalization Plan and continue until receipt by City from Developer of a notice of termination of easement, which notice shall be delivered at least one hundred twenty (120) days prior to termination. It is expected that, with respect to each such Parcel, such notice will not be

given until Developer is ready to commence activities intended to result in the development of vertical improvements.

6. Public Restrooms. At all times subsequent to completion of the Revitalization Plan, City shall have the right and obligation to operate and maintain, in a clean, safe, sanitary and operable condition, public restrooms expected to be constructed within Parcel 3 described and depicted on Exhibit "C." In order to exercise such right and satisfy such obligation, City shall have an easement in gross, in perpetuity, to access, service, operate and maintain such public restrooms.

7. Miscellaneous General Provisions.

A. Entire Agreement. Subject to the terms of the Grant Deed and the PFA and Revitalization Plan, this Agreement contains the entire agreement of the parties with respect to matters covered herein, and there are no other agreements or representations, written or oral, other than as contained herein.

B. Cooperation. Each party agrees to and shall do and perform such other and further acts and properly execute and deliver such other and further documents as may be reasonably necessary, expedient or convenient to implement the intents and purposes hereof.

C. Reasonable Approvals. Whenever this Agreement requires or calls for the approval or consent of any party hereto, such approval shall not be unreasonably withheld, delayed or conditioned.

D. Binding Arbitration. In the event of any dispute or controversy arising out of or relating to this Agreement, or the breach or performance of it, the parties shall reasonably attempt to resolve such dispute or controversy without resort to third party review or resolution. The parties shall first meet and confer on any such dispute or controversy. Such meeting(s) shall include any principal of the Developer and, at the discretion of the City, may include the City Manager and/or the City Council, either as a whole or through an ad hoc subcommittee designated by the City Council. Upon a determination by the parties that they are or will be unable to resolve the dispute or controversy on their own, then the parties shall submit the dispute, controversy or any remaining unresolved matter to binding arbitration, to be held in the Coachella Valley, and be conducted pursuant to the Commercial Arbitration Rules of the American Arbitration Association.

E. Legal Fees. In the event of any dispute, arbitration or litigation arising out of or relating to this Agreement, or the breach or performance of it, the prevailing party shall be entitled to recover, in addition to any other appropriate relief, reasonable legal fees and costs incurred in connection therewith.

F. Binding on Successors. This Agreement shall be binding on the parties hereto, their heirs, successors and assigns. The terms, provisions and covenants herein shall be enforceable at law as legal easements and/or covenants running with the land, and in equity as equitable servitudes.

G. Independent Legal Representation. Each party hereto has, at all times during the negotiation and execution of this Agreement, been represented by independent legal counsel.

H. Incorporation of Recitals and Exhibits. All recitals herein and all Exhibits attached hereto are incorporated into and made a part of this Agreement.

I. Captions and Headings. Any captions or headings in this Agreement are for convenience only, and shall not be used to determine or construe meanings of substantive language herein.

J. Applicable Law. This Agreement is entered into in California, and relates to California real property, and shall be determined in accordance with the laws of the State of California.

K. Venue. In the event of any arbitration or litigation arising out of or relating to this Agreement, or the breach or performance of it, any such arbitration shall be conducted in the Coachella Valley, and any such litigation shall be filed in the Indio Branch of the Riverside County Superior Court.

L. Severability. In the event any provisions of this Agreement is deemed or construed by arbitration or a court of competent jurisdiction to be unenforceable, the remaining provisions shall nevertheless remain binding and enforceable to the maximum extent possible.

M. Interpretation. This Agreement and language herein has been prepared and agreed to by both parties, and any rules of contract interpretation calling for construction against one party or the other based on drafting, shall be inapplicable.

N. Notices. As used in this Agreement, "notice" includes, but is not limited to, the communication of notice, request, demand, approval, statement, report, acceptance, consent, waiver, appointment or other communication required or permitted hereunder. All notices shall be in writing and shall be considered given either: (i) when delivered in person to the recipient named below; or (ii) on the date of delivery shown on the return receipt, after deposit in the United States mail in a sealed envelope as either registered or certified mail with return receipt requested, and postage and postal charges prepaid, and addressed to the recipient named below; or (iii) on the date of delivery shown in the records of the telegraph company after transmission by telegraph to the recipient named below. All notices shall be addressed as follows:

If to City:
City of Palm Springs
3200 East Tahquitz Canyon Way
Palm Springs, California 92262
Attn: City Manager
Telephone: (760) 322-8350
Facsimile: (760) 323-8207

Copy to:
City of Palm Springs
3200 East Tahquitz Canyon Way
Palm Springs, California 92262
Attn: City Attorney
Telephone: (760) 323-8211
Facsimile: (760) 323-8207

If to Developer:
Palm Springs Promenade, LLC
555 South Sunrise Way, Suite 200
Palm Springs, California 92264
Attn: John Wessman
Telephone: (760) 325-3050
Facsimile: (760) 325-5848

Copy to:
Ealy, Hemphill & Blasdel, LLP
71780 San Jacinto Drive, Suite I-3
Rancho Mirage, California 92270-5518
Attn: W. Curt Ealy
Telephone: (760) 340-0666
Facsimile: (760) 340-4666

Either party may, by notice given at any time, require subsequent notices to be given to another person or entity, whether a party or an officer or representative of a party, or to a different address, or both. Notices given before actual receipt of notice of change shall not be invalidated by the change

Q. Authority. Each party represents and warrants to the other that such party has full right, power and authority to sign, execute and enter into this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement and made it effective as of the day and year set forth above.

DEVELOPER: PALM SPRINGS PROMENADE, LLC
A California limited liability company
By: *John Wessman*
Title: *Manager*
Dated: *6/25/2012*

CITY: CITY OF PALM SPRINGS
A California municipal corporation and charter city
By: *[Signature]*
Title: *City Manager*
Dated: *6/25/12*

APPROVED BY CITY COUNCIL

06/20/2012 A.A.

A6144

ATTEST: *James Thompson*
City Clerk

APPROVED AS TO FORM:

[Signature]
City Attorney

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF California)SS
COUNTY OF Riverside)

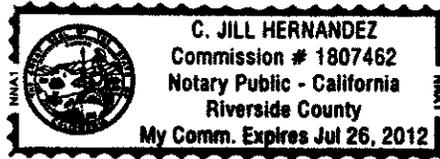
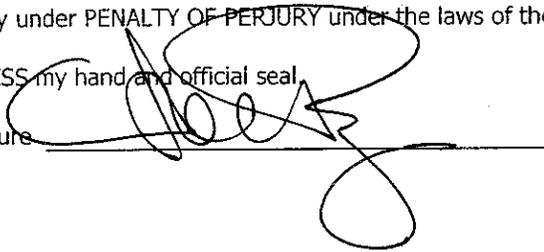
On June 25, 2012 before me, C. Jill Hernandez, Notary Public, personally appeared John Wessman and David H. Ready

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 _____



This area for official notarial seal.

**OPTIONAL SECTION
CAPACITY CLAIMED BY SIGNER**

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- INDIVIDUAL
- CORPORATE OFFICER(S) TITLE(S)
- PARTNER(S) LIMITED GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER

SIGNER IS REPRESENTING:

Name of Person or Entity

Name of Person or Entity

OPTIONAL SECTION

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW

TITLE OR TYPE OF DOCUMENT: Easement Agreement

NUMBER OF PAGES _____ DATE OF DOCUMENT _____

SIGNER(S) OTHER THAN NAMED ABOVE _____

EXHIBIT "A"
TO
EASEMENT
LEGAL DESCRIPTION
OF
ENTIRE PROPERTY

LEGAL DESCRIPTION

Real property in the City of Palm Springs, County of Riverside, State of California, described as follows:

PARCEL A:

PARCELS 1 AND 2 OF PARCEL MAP 20326, IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 133, PAGE(S) 81 THROUGH 85, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, COMMONLY KNOWN AS DESERT FASHION PLAZA-SOUTH.

TOGETHER WITH THAT PORTION OF NORTH PALM CANYON DRIVE, DESCRIBED IN THE RESOLUTION OF ABANDONMENT RECORDED NOVEMBER 19, 1991 AS INSTRUMENT NO. 400968 WHICH WOULD PASS WITH CONVEYANCE OF PARCEL 1 OF PARCEL MAP 20326 BY OPERATION OF LAW.

PARCEL B:

PARCELS 3 AND 4 OF PARCEL MAP 20326, IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 133, PAGE(S) 81 THROUGH 85, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, COMMONLY KNOWN AS DESERT FASHION PLAZA-NORTH.

TOGETHER WITH THAT PORTION OF NORTH PALM CANYON DRIVE DESCRIBED IN THE RESOLUTION OF ABANDONMENT RECORDED NOVEMBER 19, 1991 AS INSTRUMENT NO. 400968 WHICH WOULD PASS WITH A CONVEYANCE OF PARCEL 3 OF PARCEL MAP 20326 BY OPERATION OF LAW.

PARCEL C:

NON-EXCLUSIVE EASEMENTS AS SET FORTH IN THE RECIPROCAL EASEMENT AND OPERATING AGREEMENT RECORDED MARCH 10, 1987 AS INSTRUMENT NO. 65787, AMENDED BY DOCUMENTS RECORDED AUGUST 08, 1989 AS INSTRUMENT NO. 265868, NOVEMBER 13, 1989 AS INSTRUMENT NO. 396373 AND OCTOBER 27, 1997 AS INSTRUMENT NO. 388929, ALL OF OFFICIAL RECORDS OF SAID COUNTY.

APN: 513-560-002-2, 513-560-004-4, 513-560-007-7, 513-560-008-8 and 513-560-009-9

EXHIBIT "B"
TO
EASEMENT
LEGAL DESCRIPTION AND DEPICTIONS
OF
GRANTED PROPERTY

EXHIBIT "B-1"

LOT A

ALL THAT PORTION OF PARCEL 1 OF PARCEL MAP NO. 20326 AS FILED IN PARCEL MAP BOOK 133 AT PAGES 81 THROUGH 85 INCLUSIVE, AND A PORTION OF NORTH PALM CANYON DRIVE AS VACATED BY THE CITY OF PALM SPRINGS BY RESOLUTION OF ABANDONMENT RECORDED NOVEMBER 19, 1991 AS INSTRUMENT NO. 400968. RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS;

COMMENCING AT THE CENTERLINE INTERSECTION OF NORTH PALM CANYON DRIVE AND TAHQUITZ CANYON WAY AS SHOWN ON SAID PARCEL MAP, THENCE NORTH 00°-08'-00" WEST ALONG THE CENTERLINE OF SAID NORTH PALM CANYON DRIVE, A DISTANCE OF 367.89 FEET;

THENCE SOUTH 89°-52'-00" WEST, A DISTANCE OF 40.00 FEET TO THE WEST LINE OF NORTH PALM CANYON DRIVE, AND **THE TRUE POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 89°-52'-00" WEST, A DISTANCE OF 265.65 FEET;

THENCE SOUTH 44°-52'-00" WEST, A DISTANCE OF 26.07 FEET;

THENCE SOUTH 89°-52'-00" WEST, A DISTANCE OF 41.00 FEET;

THENCE NORTH 45°-08'-00" WEST, A DISTANCE OF 26.07 FEET;

THENCE SOUTH 89°-52'-00" WEST, A DISTANCE OF 159.06 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 162.09 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°-41'-51" AND A LENGTH OF 47.24 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 201.47 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°-14'-05" AND A LENGTH OF 46.54 FEET;

THENCE NORTH 00°-08'-00" WEST A DISTANCE OF 7.50 FEET;

THENCE SOUTH 89°-52'-00" WEST, A DISTANCE OF 131.22 FEET TO THE EASTERLY RIGHT OF WAY OF MUSEUM DRIVE;

THENCE NORTH 00°-08'-00" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 25.00 FEET;

THENCE NORTH 89°-52'-00" EAST, A DISTANCE OF 130.36 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 164.19 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°-55'-04" AND A LENGTH OF 42.75 FEET;

THENCE NORTH 89°-52'-00" EAST, A DISTANCE OF 210.07 FEET;

THENCE NORTH 44°-52'-00" EAST, A DISTANCE OF 26.07 FEET;

THENCE NORTH 89°-52'-00" EAST, A DISTANCE OF 41.00 FEET;

THENCE SOUTH 45°-08'-00" EAST, A DISTANCE OF 26.07 FEET;

LOT "A" CONT;

THENCE NORTH 89° -52'-00" EAST, A DISTANCE OF 265.65 FEET TO THE WEST LINE OF SAID NORTH PALM CANYON DRIVE;

THENCE SOUTH 00°-08'-00" EAST ALONG SAID WEST LINE, A DISTANCE OF 41.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 29,386 SQ. FT./ 0.67 AC. MORE OR LESS

SEE EXHIBIT "B" FOR DEPICTION ATTACHED HERETO AND MADE A PART HEREIN.

PREPARED BY
SANBORN A/E, INC.

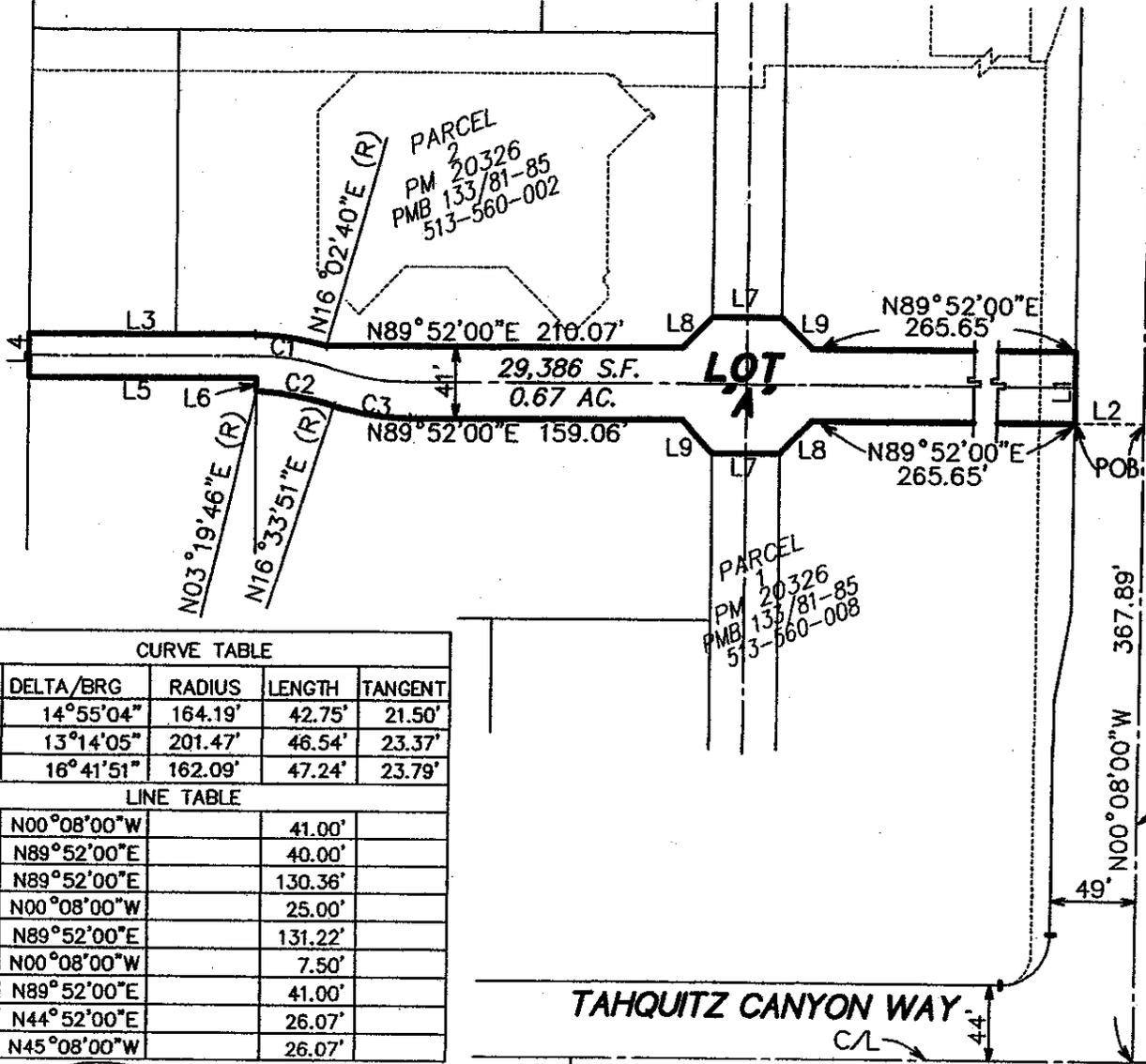
JOHN L. SANBORN PLS 4146
05/08/12 WO. 11-105



EXHIBIT "B-3"

MUSEUM DRIVE

PALM CANYON DRIVE



CURVE TABLE

#	DELTA/BRG	RADIUS	LENGTH	TANGENT
C1	14°55'04"	164.19'	42.75'	21.50'
C2	13°14'05"	201.47'	46.54'	23.37'
C3	16°41'51"	162.09'	47.24'	23.79'

LINE TABLE

L1	N00°08'00"W	41.00'
L2	N89°52'00"E	40.00'
L3	N89°52'00"E	130.36'
L4	N00°08'00"W	25.00'
L5	N89°52'00"E	131.22'
L6	N00°08'00"W	7.50'
L7	N89°52'00"E	41.00'
L8	N44°52'00"E	26.07'
L9	N45°08'00"W	26.07'

TAHQUITZ CANYON WAY

POC
CENTERLINE INTERSECTION
PER P.M. 20326



CITY OF PALM SPRINGS
PUBLIC WORKS & ENGINEERING
DEPARTMENT

APPROVED:

DATE

7987

ASST. DIRECTOR OF PUBLIC WORKS/
ASST. CITY ENGINEER

P.L.S.

R-0-W PLAT

LEGAL DESCRIPTION:

SEE EXHIBIT "B-1, B-2"

DESIGN BY:

D.B.

SCALE:

1" = 100'

FILE NO.:

-

CHECKED BY:

J.L.S.

W.O. #

11-105

SHEET NO.:

1 OF 1

EXHIBIT "B-4"

LOT B

ALL THAT PORTION OF PARCEL 1 OF PARCEL MAP NO. 20326 AS FILED IN PARCEL MAP BOOK 133 AT PAGES 81 THROUGH 85 INCLUSIVE, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS;

COMMENCING AT THE CENTERLINE INTERSECTION OF NORTH PALM CANYON DRIVE AND TAHQUITZ CANYON WAY AS SHOWN ON SAID PARCEL MAP, THENCE SOUTH 89°-50'-25" WEST ALONG THE CENTERLINE OF SAID TAHQUITZ CANYON WAY, A DISTANCE OF 324.08 FEET;

THENCE NORTH 00°-08'-00" WEST, A DISTANCE OF 44.00 FEET TO THE NORTH LINE OF SAID TAHQUITZ CANYON WAY AND THE SOUTH LINE OF SAID PARCEL 1 AND **THE TRUE POINT OF BEGINNING;**

THENCE SOUTH 89°-50'-25" WEST ALONG SAID NORTH LINE, A DISTANCE OF 41.00 FEET;

THENCE NORTH 00°-08'-00" WEST, A DISTANCE OF 305.63 FEET;

THENCE NORTH 89°-52'-00" EAST, A DISTANCE OF 41.00 FEET;

THENCE SOUTH 00°-08'-00" EAST, A DISTANCE OF 305.61 FEET TO SAID NORTH LINE OF TAHQUITZ CANYON WAY AND THE TRUE POINT OF BEGINNING.

CONTAINING 12,530 SQ. FT./ 0.29 AC. MORE OR LESS

SEE EXHIBIT "B-5" FOR DEPICTION ATTACHED HERETO AND MADE A PART HEREIN.

PROVIDED HOWEVER, EXCEPTED AND RESERVED FROM THE FOREGOING THE FOLLOWING:

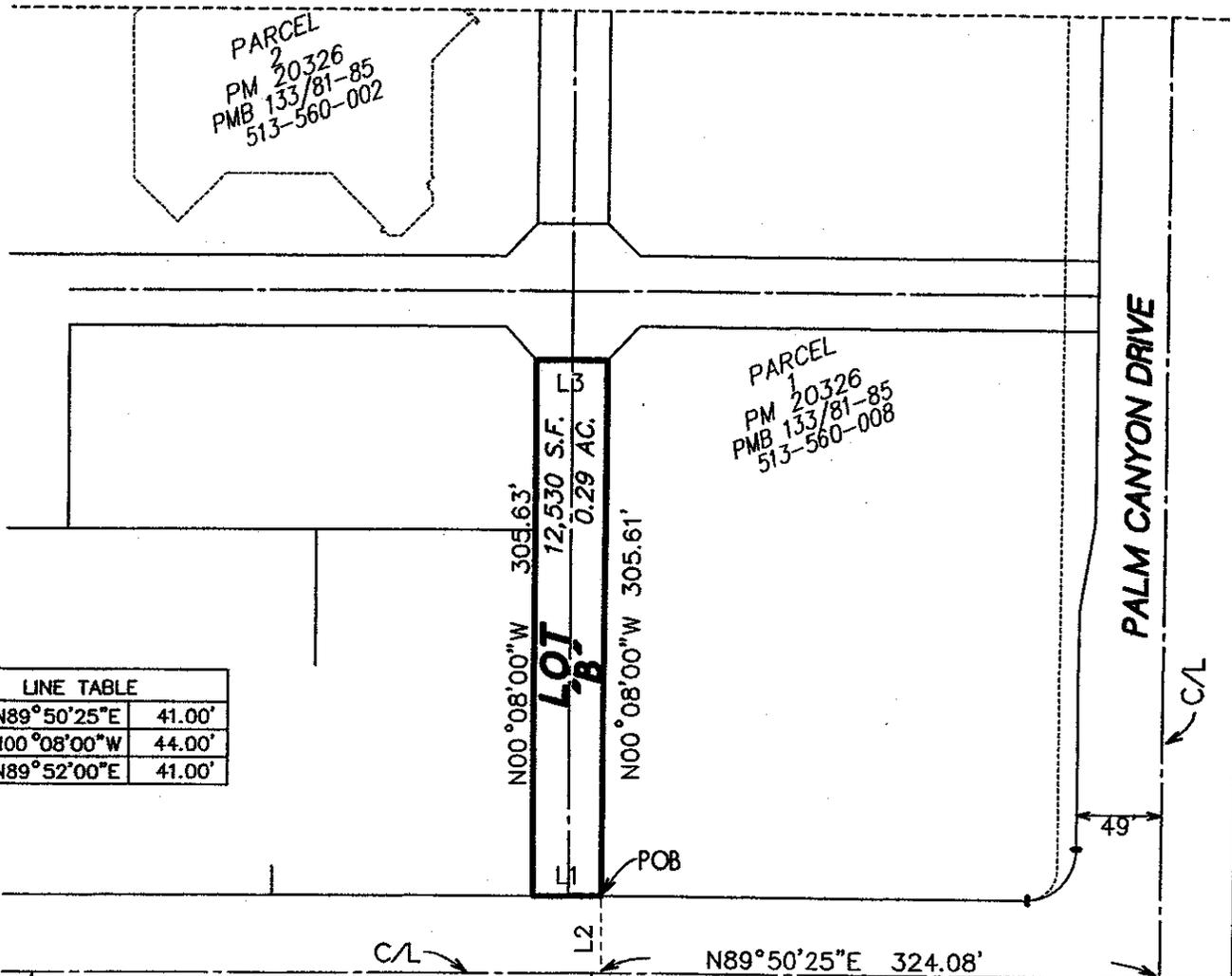
AIRSPACE LOT "B" AS DESCRIBED AND DEPICITED ON EXHIBIT "C" (RETAINED PROPERTY) ATTACHED.

PREPARED BY
SANBORN A/E, INC.

JOHN L. SANBORN PLS 4146
05/08/12 WO. 11-105



EXHIBIT "B-5"



PARCEL 2
PM 20326
PMB 133/81-85
513-560-002

PARCEL 1
PM 20326
PMB 133/81-85
513-560-008

PALM CANYON DRIVE

LINE TABLE		
L1	N89°50'25"E	41.00'
L2	N00°08'00"W	44.00'
L3	N89°52'00"E	41.00'

LOT "B"
12,530 S.F.
0.29 AC.
N00°08'00"W 305.63'
N00°08'00"W 305.61'

N89°50'25"E 324.08'

TAHQITZ CANYON WAY CENTERLINE INTERSECTION PER P.M. 20326



CITY OF PALM SPRINGS
PUBLIC WORKS & ENGINEERING
DEPARTMENT

APPROVED: _____ DATE: 7987
ASST. DIRECTOR OF PUBLIC WORKS/
ASST. CITY ENGINEER P.L.S.

R-O-W PLAT

LEGAL DESCRIPTION:
SEE EXHIBIT "B-4"

DESIGN BY: D.B.	SCALE: 1" = 100'	FILE NO.: -
CHECKED BY: J.L.S.	W.O. # 11-105	SHEET NO.: 1 OF 1

EXHIBIT "B-6"

LOT C

ALL THAT PORTION OF PARCEL 1 AND PARCEL 3 OF PARCEL MAP NO. 20326 AS FILED IN PARCEL MAP BOOK 133 AT PAGES 81 THROUGH 85 INCLUSIVE, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS;
COMMENCING AT THE CENTERLINE INTERSECTION OF NORTH PALM CANYON DRIVE AND TAHQUITZ CANYON WAY AS SHOWN ON SAID PARCEL MAP, THENCE NORTH 00°-08'-00" WEST ALONG THE CENTERLINE OF SAID NORTH PALM CANYON DRIVE, A DISTANCE OF 367.89 FEET;
THENCE SOUTH 89°-52'-00" WEST, A DISTANCE OF 40.00 FEET TO THE WEST LINE OF NORTH PALM CANYON DRIVE;
THENCE NORTH 00°-08'-00" WEST, ALONG SAID WEST LINE, A DISTANCE OF 41.00 FEET;
THENCE SOUTH 89°-52'-00" WEST, A DISTANCE OF 265.65 FEET;
THENCE NORTH 45°-08'-00" WEST, A DISTANCE OF 26.07 FEET TO **THE TRUE POINT OF BEGINNING**;
THENCE NORTH 00°-08'-00" WEST, A DISTANCE OF 439.01 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL 3;
THENCE SOUTH 44°-52'-00" WEST ALONG SAID NORTH LINE, A DISTANCE OF 126.62 FEET;
THENCE NORTH 89°-50'-25" EAST, A DISTANCE OF 40.53 FEET;
THENCE SOUTH 45°-08'-47" EAST A DISTANCE OF 11.31 FEET;
THENCE SOUTH 00°-08'-00" EAST, A DISTANCE OF 341.50 FEET;
THENCE NORTH 89°-52'-00" EAST A DISTANCE OF 41.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 18,368 SQ. FT./ 0.42 AC. MORE OR LESS

SEE EXHIBIT "B-7" FOR DEPICTION ATTACHED HERETO AND MADE A PART HEREIN.

PROVIDED HOWEVER, EXCEPTED AND RESERVED FROM THE FOREGOING THE FOLLOWING:

AIRSPACE LOT "C" PARCELS 1 AND 2 AS DESCRIBED AND DEPICITED ON EXHIBIT "C" (RETAINED PROPERTY) ATTACHED.

PREPARED BY
SANBORN A/E, INC.

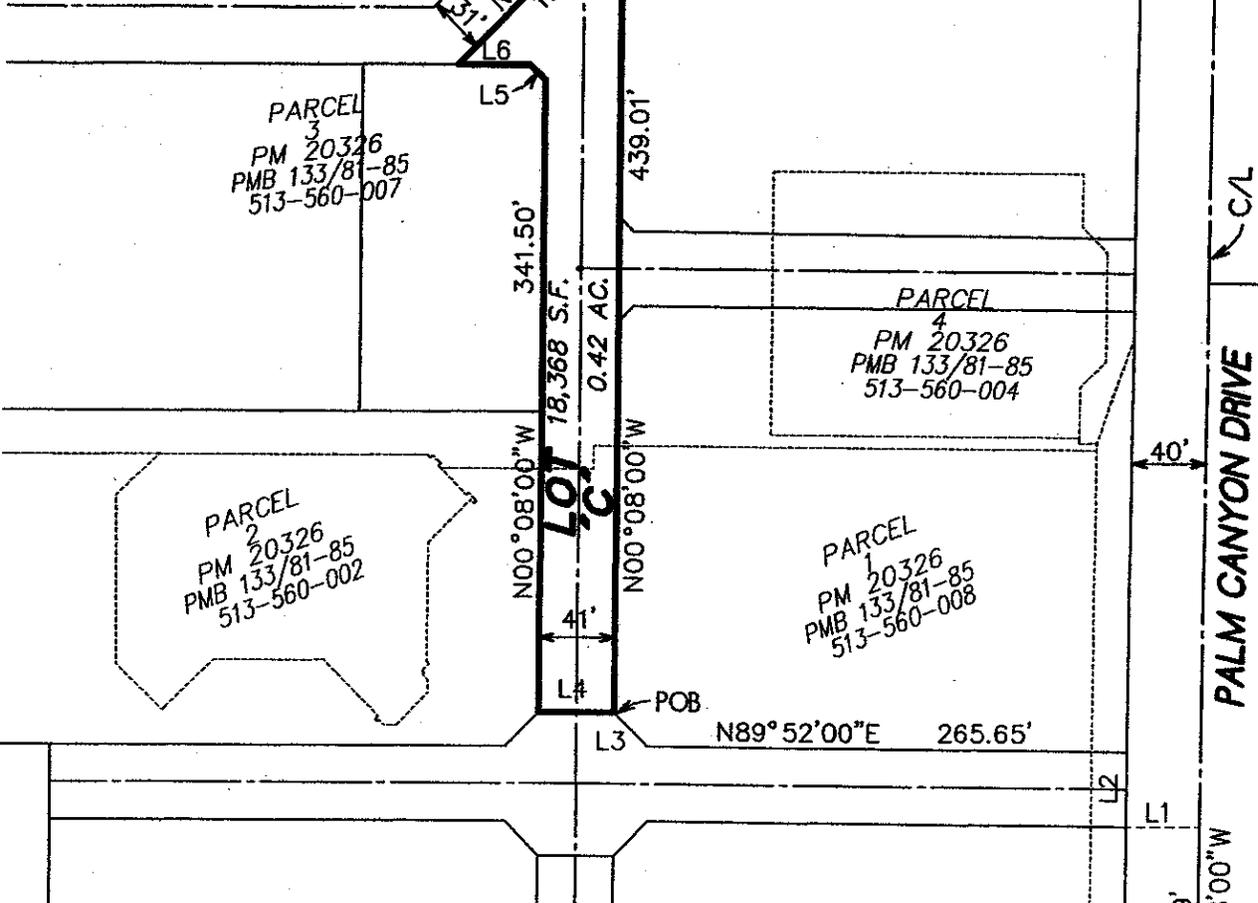
JOHN L. SANBORN PLS 4146
05/08/12 WO. 11-105



EXHIBIT "B-7"

LINE TABLE		
L1	N89°52'00"E	40.00'
L2	N00°08'00"W	41.00'
L3	N45°08'00"W	26.07'
L4	N89°52'00"E	41.00'
L5	N45°08'47"W	11.31'
L6	N89°50'25"E	40.53'

MUSEUM DRIVE



 <p>CITY OF PALM SPRINGS PUBLIC WORKS & ENGINEERING DEPARTMENT</p>	APPROVED: _____ DATE: _____ 7987 ASST. DIRECTOR OF PUBLIC WORKS/ ASST. CITY ENGINEER P.L.S.	
	R-0-W PLAT LEGAL DESCRIPTION: SEE EXHIBIT "B-6"	DESIGN BY: D.B.
	CHECKED BY: J.L.S.	FILE NO.: - SHEET NO.: 1 OF 1

EXHIBIT "B-8"

LOT D

ALL THAT PORTION OF PARCEL 3 AND PARCEL 4 OF PARCEL MAP NO. 20326 AS FILED IN PARCEL MAP BOOK 133 AT PAGES 81 THROUGH 85 INCLUSIVE, AND A PORTION OF NORTH PALM CANYON DRIVE AS VACATED BY THE CITY OF PALM SPRINGS BY RESOLUTION OF ABANDONMENT RECORDED NOVEMBER 19, 1991 AS INSTRUMENT NO. 400968. RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS;

COMMENCING AT THE CENTERLINE INTERSECTION OF NORTH PALM CANYON DRIVE AND TAHQUITZ WAY AS SHOWN ON SAID PARCEL MAP, THENCE NORTH 00°-08'-00" WEST ALONG THE CENTERLINE OF SAID NORTH PALM CANYON DRIVE, A DISTANCE OF 646.50 FEET;

THENCE SOUTH 89°-52'-00" WEST, A DISTANCE OF 40.00 FEET TO THE WEST LINE OF NORTH PALM CANYON DRIVE, AND **THE TRUE POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 89°-52'-00" WEST, A DISTANCE OF 276.08 FEET;

THENCE SOUTH 44°-52'-00" WEST, A DISTANCE OF 11.31 FEET;

THENCE NORTH 00°-08'-00" WEST, A DISTANCE OF 57.00 FEET;

THENCE SOUTH 45°-08'-00" EAST, A DISTANCE OF 11.31 FEET;

THENCE NORTH 89°-52'-00" EAST, A DISTANCE OF 276.08 FEET TO SAID WEST LINE OF NORTH PALM CANYON DRIVE;

THENCE SOUTH 00°-08'-00" EAST ALONG SAID WEST LINE, A DISTANCE OF 41.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 11,711 SQ. FT./ 0.27 AC. MORE OR LESS

SEE EXHIBIT "B-9" FOR DEPICTION ATTACHED HERETO AND MADE A PART HEREIN.

PROVIDED HOWEVER, EXCEPTED AND RESERVED FROM THE FOREGOING THE FOLLOWING:

AIRSPACE LOT "D" AS DESCRIBED AND DEPICITED ON EXHIBIT "C" (RETAINED PROPERTY) ATTACHED

PREPARED BY
SANBORN A/E, INC.

JOHN L. SANBORN PLS 4146
05/08/12 WO. 11-105



EXHIBIT "B-9"

PARCEL
3
PM 20326
PMB 133/81-85
513-560-007

LOT "D"
11,711 S.F. =
0.27 AC.

276.08' PARCEL
POB
PM 20326
PMB 133/81-85
513-560-004

PARCEL
2
PM 20326
PMB 133/81-85
513-560-002

PARCEL
1
PM 20326
PMB 133/81-85
513-560-008

LINE TABLE		
L1	N00°08'00"W	41.00'
L2	N89°52'00"E	40.00'
L3	N45°08'00"W	11.31'
L4	N00°08'00"W	57.00'
L5	N44°52'00"E	11.31'



TAHQUITZ CANYON WAY

646.50'
N00°08'00"W

PALM CANYON DRIVE

49'

POC
CENTERLINE INTERSECTION
PER P.M. 20326



CITY OF PALM SPRINGS
PUBLIC WORKS & ENGINEERING
DEPARTMENT

APPROVED:

DATE

ASST. DIRECTOR OF PUBLIC WORKS/
ASST. CITY ENGINEER

7987
P.L.S.

R-O-W PLAT

LEGAL DESCRIPTION:

SEE EXHIBIT "B-8"

DESIGN BY:

D.B.

SCALE:

1" = 100'

FILE NO.:

-

CHECKED BY:

J.L.S.

W.O. #

11-105

SHEET NO.:

1 OF 1

EXHIBIT "B-10"

PARCEL 8

ALL THAT PORTION OF PARCEL 3 OF PARCEL MAP NO. 20326 AS FILED IN PARCEL MAP BOOK 133 AT PAGES 81 THROUGH 85 INCLUSIVE, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS;

COMMENCING AT THE CENTERLINE INTERSECTION OF NORTH PALM CANYON DRIVE AND TAHQUITZ CANYON WAY AS SHOWN ON SAID PARCEL MAP, THENCE NORTH 00°-08'-00" WEST ALONG THE CENTERLINE OF SAID NORTH PALM CANYON DRIVE, A DISTANCE OF 367.89 FEET;

THENCE SOUTH 89°-52'-00" WEST, A DISTANCE OF 40.00 FEET TO THE WEST LINE OF NORTH PALM CANYON DRIVE;

THENCE NORTH 00°-08'-00" WEST ALONG SAID WEST LINE OF NORTH PALM CANYON DRIVE, A DISTANCE OF 41.00 FEET;

THENCE SOUTH 89°-52'-00" WEST, A DISTANCE OF 265.65 FEET;

THENCE NORTH 45°-08'-00" WEST A DISTANCE OF 26.07 FEET;

THENCE SOUTH 89°-52'-00" WEST, A DISTANCE OF 41.00 FEET;

THENCE NORTH 00°-08'-00" WEST, A DISTANCE OF 162.23 FEET;

THENCE SOUTH 89°-52'-00" WEST, A DISTANCE OF 102.02 FEET TO **THE TRUE POINT OF BEGINNING**;

THENCE NORTH 00°-08'-00" WEST, A DISTANCE OF 187.23 FEET TO THE NORTH LINE OF SAID PARCEL 3, THE FOLLOWING THREE COURSES BEING ALONG THE NORTH AND WEST LINE OF SAID PARCEL 3;

THENCE SOUTH 89°-50'-25" WEST, A DISTANCE OF 278.99 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°-58'-25" AND A LENGTH OF 31.41 FEET;

THENCE SOUTH 00°-08'-00" EAST, A DISTANCE OF 167.10 FEET;

THENCE NORTH 89°-52'-00" EAST, A DISTANCE OF 298.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 55,873 SQ. FT./ 1.28 AC. MORE OR LESS

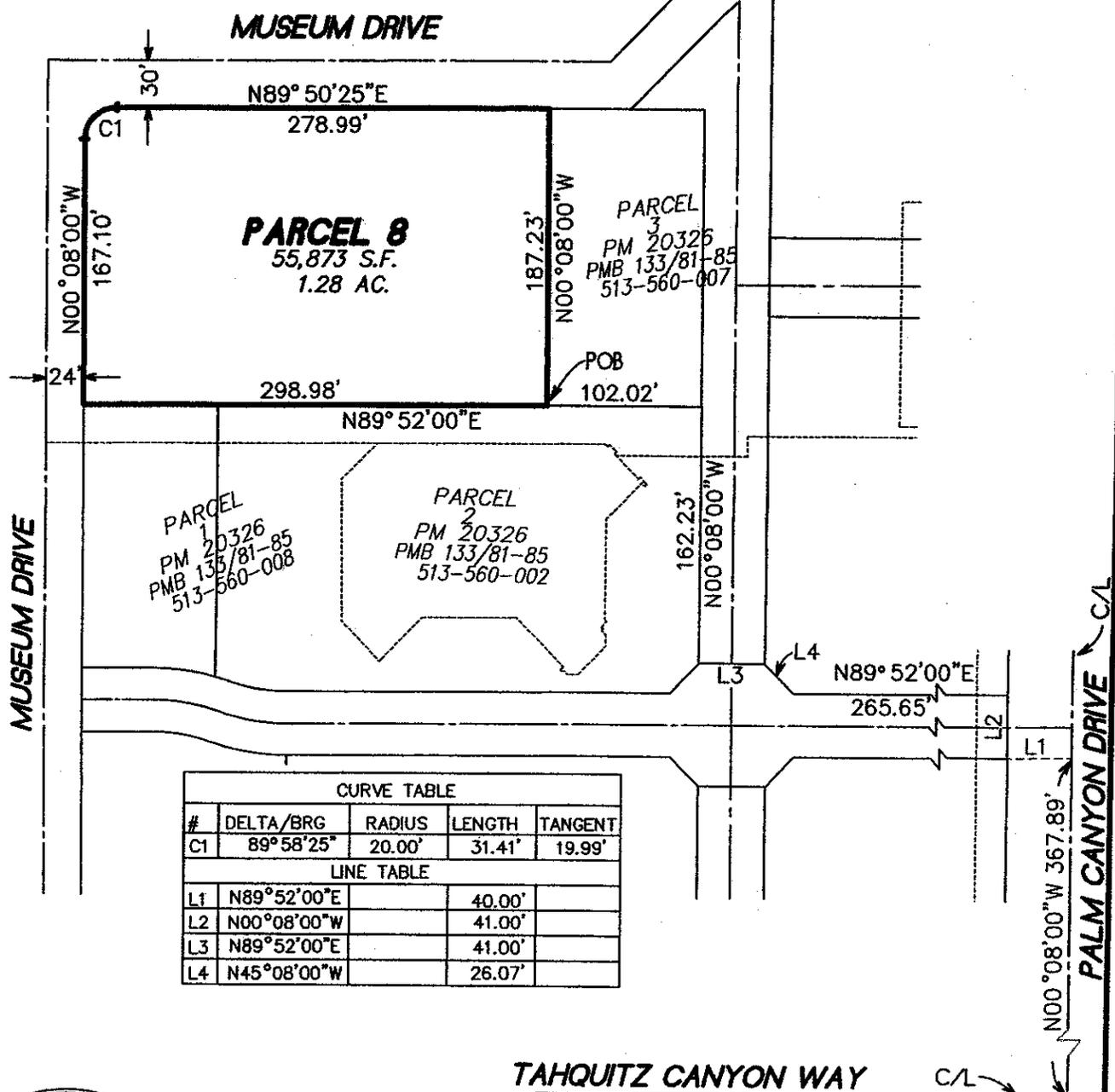
SEE EXHIBIT "B-11" FOR DEPICTION ATTACHED HERETO AND MADE A PART HEREIN.

PREPARED BY
SANBORN A/E, INC.

JOHN L. SANBORN PLS 4146
05/08/12 WO. 11-105



EXHIBIT "B-11"



CURVE TABLE				
#	DELTA/BRG	RADIUS	LENGTH	TANGENT
C1	89° 58' 25"	20.00'	31.41'	19.99'
LINE TABLE				
L1	N89° 52' 00" E		40.00'	
L2	N00° 08' 00" W		41.00'	
L3	N89° 52' 00" E		41.00'	
L4	N45° 08' 00" W		26.07'	



EXHIBIT "B"

LEGAL DESCRIPTION:

SEE EXHIBIT "B-10"

DESIGN BY: D.B.	SCALE: 1" = 100'	FILE NO.: -
CHECKED BY: J.L.S.	W.O. # 11-105	SHEET NO.: 1 OF 1

EXHIBIT "B-12"

PARCEL 9

ALL THAT PORTION OF PARCEL 1 AND PARCEL 3 OF PARCEL MAP NO. 20326 AS FILED IN PARCEL MAP BOOK 133 AT PAGES 81 THROUGH 85 INCLUSIVE, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS;
COMMENCING AT THE CENTERLINE INTERSECTION OF NORTH PALM CANYON DRIVE AND TAHQUITZ CANYON WAY AS SHOWN ON SAID PARCEL MAP, THENCE SOUTH 89°-50'-25" WEST ALONG THE CENTERLINE OF SAID TAHQUITZ CANYON WAY, A DISTANCE OF 324.08 FEET;
THENCE NORTH 00°-08'-00" WEST, A DISTANCE OF 44.00 FEET TO THE NORTH LINE OF SAID TAHQUITZ CANYON WAY AND THE SOUTH LINE OF SAID PARCEL 1;
THENCE SOUTH 89°-50'-25" WEST ALONG SAID COMMON LINE, A DISTANCE OF 41.00 FEET;
THENCE NORTH 00°-08'-00" WEST, A DISTANCE OF 208.67 FEET;
THENCE SOUTH 89°-52'-00" WEST, A DISTANCE OF 401.00 FEET TO THE WEST LINE OF SAID PARCEL 1 AND THE EAST LINE OF MUSEUM DRIVE AS SHOWN ON SAID PARCEL MAP;
THENCE NORTH 00°-08'-00" WEST ALONG SAID COMMON LINE, A DISTANCE OF 162.86 FEET TO **THE TRUE POINT OF BEGINNING**;
THENCE CONTINUING NORTH 00°-08'-00" WEST ALONG SAID COMMON LINE AND WEST LINE OF SAID PARCEL 1 AND PARCEL 3, A DISTANCE OF 174.20 FEET;
THENCE NORTH 89°-52'-00" EAST, A DISTANCE OF 85.00 FEET;
THENCE SOUTH 00°-08'-00" WEST, A DISTANCE OF 174.20 FEET;
THENCE SOUTH 89°-52'-00" WEST, A DISTANCE OF 85.00 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT OVER THE NORTHERLY 25.00 FEET FOR EGRESS AND INGRESS AND UTILITIES FOR THE ADJACENT PROPERTY.

CONTAINING 14,807 SQ. FT./ 0.34 AC. MORE OR LESS

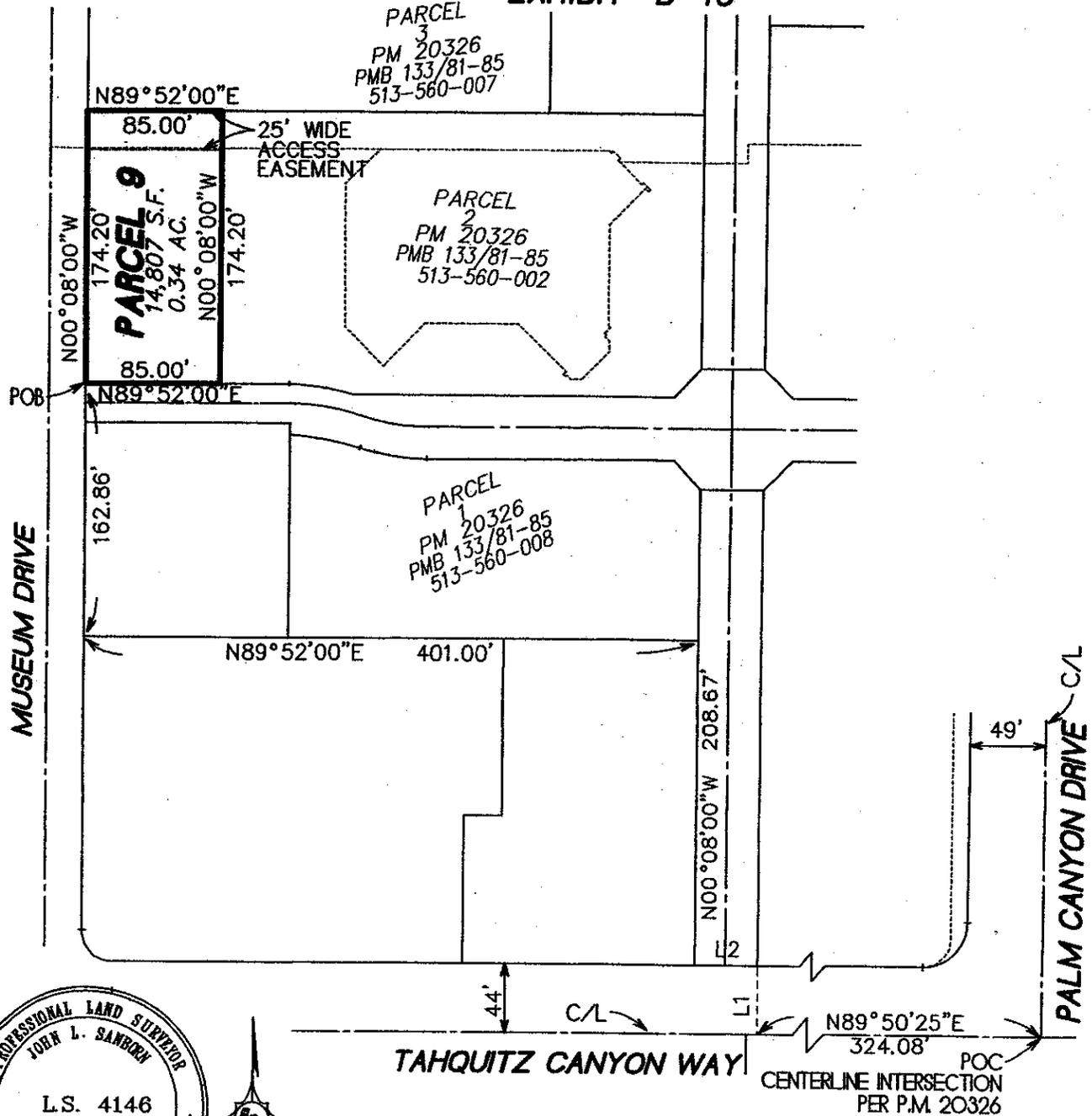
SEE EXHIBIT "B-13" FOR DEPICTION ATTACHED HERETO AND MADE A PART HEREIN.

PREPARED BY
SANBORN A/E, INC.

JOHN L. SANBORN PLS 4146
04/26/12 WO. 11-105



EXHIBIT "B-13"



LINE TABLE			
L1	N00°08'00"W	44.00'	
L2	N89°50'25"E	41.00'	

EXHIBIT "B" LEGAL DESCRIPTION: SEE EXHIBIT "B-12"	DESIGN BY: D.B.	SCALE: 1" = 100'	FILE NO.: -
	CHECKED BY: J.L.S.	W.O. # 11-105	SHEET NO.: 1 OF 1

EXHIBIT "B-14"

PARCEL 10

ALL THAT PORTION OF PARCEL 1 OF PARCEL MAP NO. 20326 AS FILED IN PARCEL MAP BOOK 133 AT PAGES 81 THROUGH 85 INCLUSIVE, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS;

COMMENCING AT THE CENTERLINE INTERSECTION OF NORTH PALM CANYON DRIVE AND TAHQUITZ CANYON WAY AS SHOWN ON SAID PARCEL MAP, THENCE SOUTH 89°-50'-25" WEST ALONG THE CENTERLINE OF SAID TAHQUITZ CANYON WAY, A DISTANCE OF 324.08 FEET;

THENCE NORTH 00°-08'-00" WEST, A DISTANCE OF 44.00 FEET TO THE NORTH LINE OF SAID TAHQUITZ CANYON WAY AND THE SOUTH LINE OF SAID PARCEL 1;

THENCE SOUTH 89°-50'-25" WEST ALONG SAID COMMON LINE, A DISTANCE OF 41.00 FEET;

THENCE NORTH 00°-08'-00" WEST, A DISTANCE OF 208.67 FEET;

THENCE SOUTH 89°-52'-00" WEST, A DISTANCE OF 269.78 FEET TO **THE TRUE POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 89°-52'-00" WEST, A DISTANCE OF 131.22 FEET TO THE WEST LINE OF SAID PARCEL 1 AND THE EAST LINE OF MUSEUM DRIVE AS SHOWN ON SAID PARCEL MAP;

THENCE NORTH 00°-08'-00" WEST, ALONG SAID COMMON LINE, A DISTANCE OF 137.86 FEET;

THENCE NORTH 89°-52'-00" EAST, A DISTANCE OF 131.22 FEET;

THENCE SOUTH 00°-08'-00" EAST, A DISTANCE OF 137.86 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 18,090 SQ. FT./ 0.42 AC. MORE OR LESS

SEE EXHIBIT "B15" FOR DEPICTION ATTACHED HERETO AND MADE A PART HEREIN.

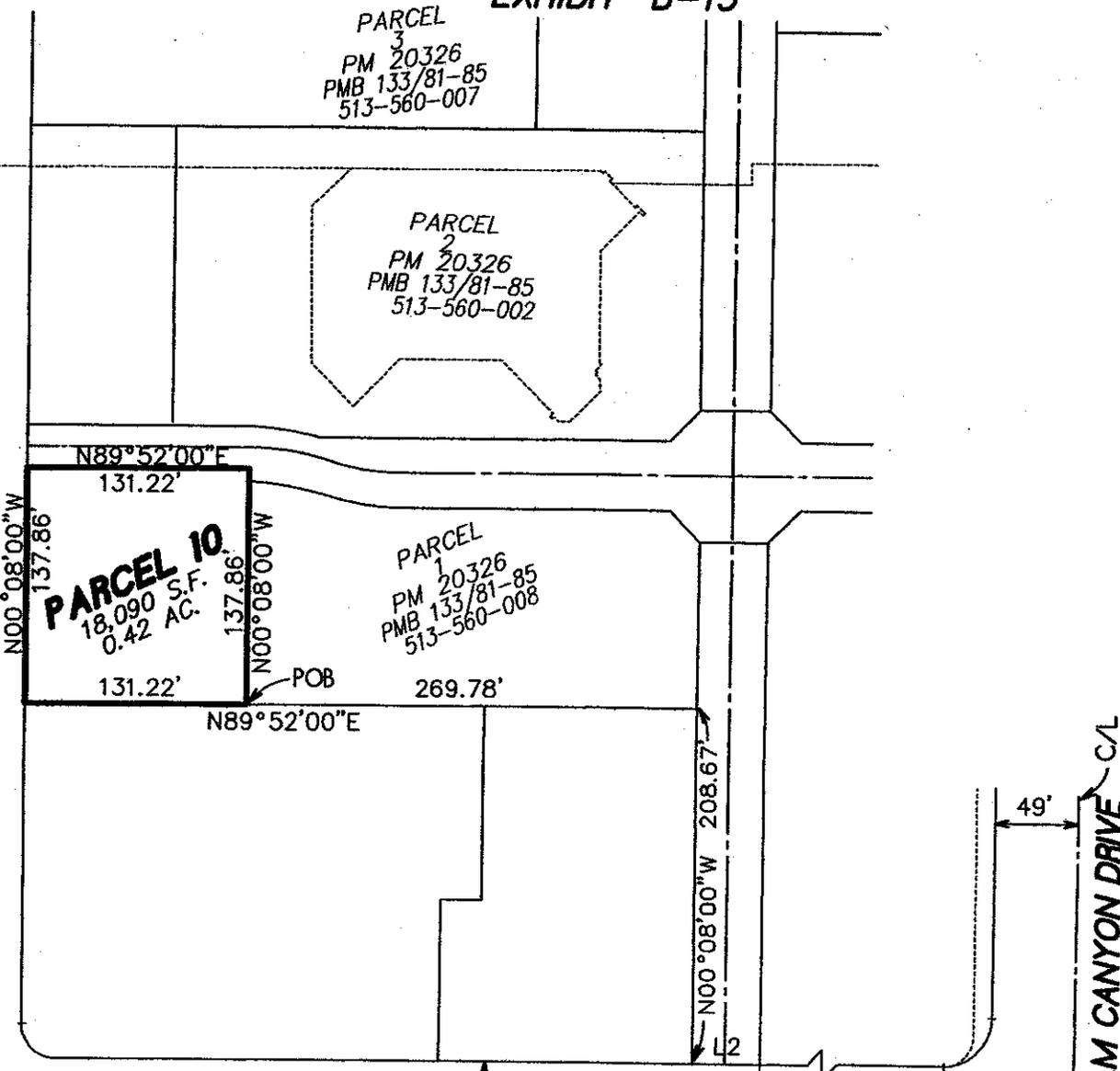
PREPARED BY
SANBORN A/E, INC.

JOHN L. SANBORN PLS 4146
05/08/12 WO. 11-105



EXHIBIT "B-15"

MUSEUM DRIVE



PALM CANYON DRIVE C/L

TAHQITZ CANYON WAY



LINE TABLE			
L1	N00°08'00"W	44.00'	
L2	N89°50'25"E	41.00'	

EXHIBIT "B" LEGAL DESCRIPTION: SEE EXHIBIT "B-14"	DESIGN BY: D.B.	SCALE: 1" = 100'	FILE NO.: -
	CHECKED BY: J.L.S.	W.O. # 11-105	SHEET NO.: 1 OF 1

EXHIBIT "B-16"

PARCEL 11

ALL THAT PORTION OF PARCEL 1 OF PARCEL MAP NO. 20326 AS FILED IN PARCEL MAP BOOK 133 AT PAGES 81 THROUGH 85 INCLUSIVE, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS;

COMMENCING AT THE CENTERLINE INTERSECTION OF NORTH PALM CANYON DRIVE AND TAHQUITZ WAY AS SHOWN ON SAID PARCEL MAP, THENCE SOUTH 89° -50'-25" WEST ALONG THE CENTERLINE OF SAID TAHQUITZ CANYON WAY, A DISTANCE OF 324.08 FEET;

THENCE NORTH 00°-08'-00" WEST, A DISTANCE OF 44.00 FEET TO THE NORTH LINE OF SAID TAHQUITZ CANYON WAY AND THE SOUTH LINE OF SAID PARCEL 1;

THENCE SOUTH 89°-50'-25" WEST ALONG SAID COMMON LINE, A DISTANCE OF 193.17 FEET TO **THE TRUE POINT OF BEGINNING**;

THENCE NORTH 00°-08'-00" WEST, A DISTANCE OF 95.47 FEET;

THENCE NORTH 89°-52'-00" EAST, A DISTANCE OF 24.79 FEET;

THENCE NORTH 00°-08'-00" WEST, A DISTANCE OF 113.27 FEET;

THENCE SOUTH 89°-52'-00" WEST, A DISTANCE OF 273.62 FEET TO THE WEST LINE OF SAID PARCEL 1, THE FOLLOWING THREE COURSES BEING ALONG THE WEST AND SOUTH LINES OF SAID PARCEL 1;

THENCE SOUTH 00°-08'-00" EAST, A DISTANCE OF 188.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°-01'-35" AND A LENGTH OF 31.43 FEET;

THENCE NORTH 89°-50'-25" EAST, A DISTANCE OF 228.82 FEET TO THE TRUE POINT OF BEGINNING.;

CONTAINING 54,677 SQ. FT. / 1.26 AC. MORE OR LESS

SEE EXHIBIT "B-17" FOR DEPICTION ATTACHED HERETO AND MADE A PART HEREIN.

PREPARED BY
SANBORN A/E, INC.

JOHN L. SANBORN PLS 4146
05/8/12 WO. 11-105

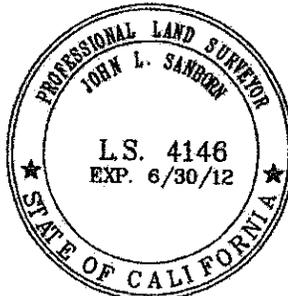


EXHIBIT "B-17"

PARCEL 2
PM 20326
PMB 133/81-85
513-560-002

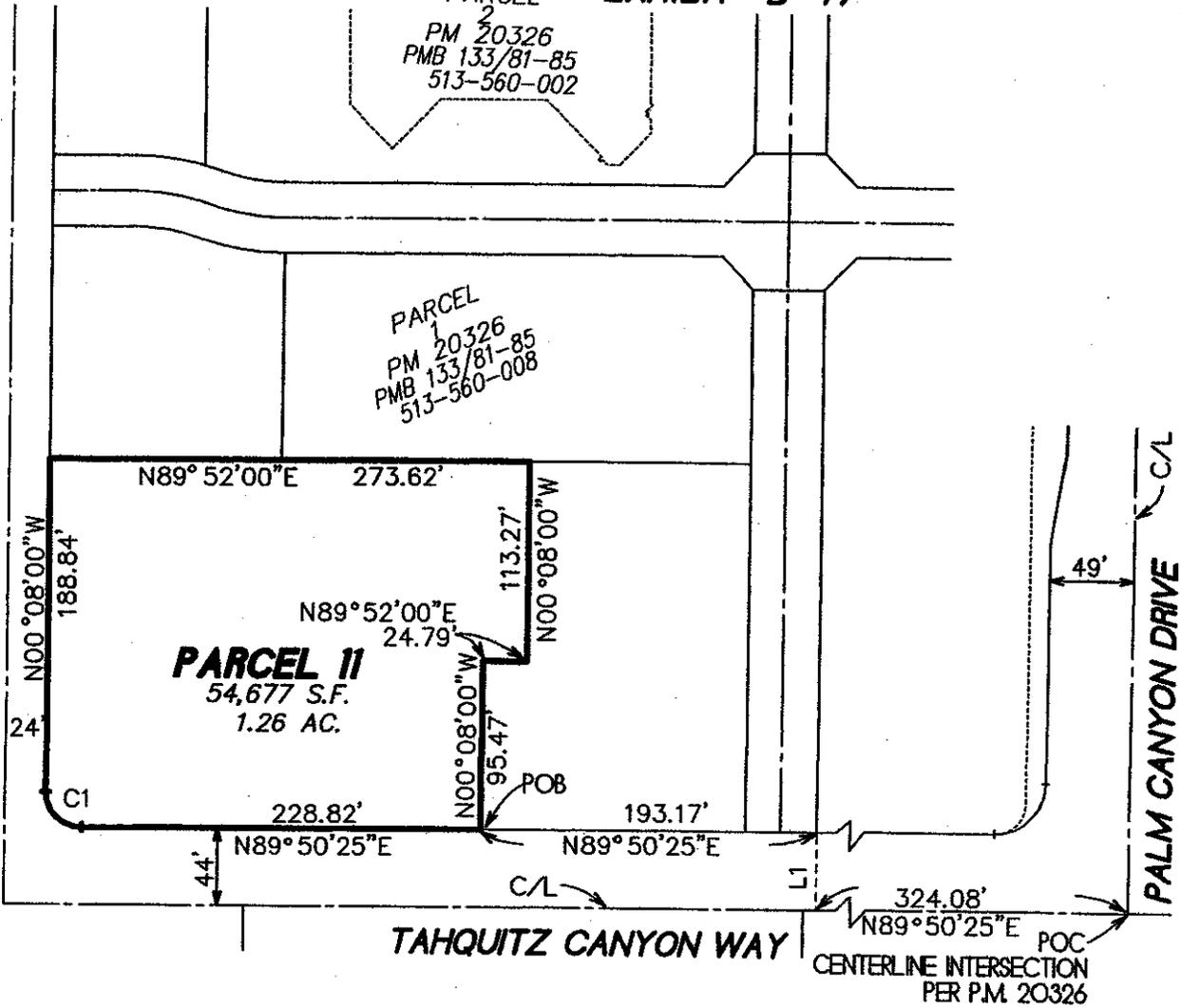
PARCEL 1
PM 20326
PMB 133/81-85
513-560-008

PARCEL II
54,677 S.F.
1.26 AC.

MUSEUM DRIVE

PALM CANYON DRIVE

TAHQUITZ CANYON WAY



POC
CENTERLINE INTERSECTION
PER P.M. 20326

CURVE TABLE				
#	DELTA/BRG	RADIUS	LENGTH	TANGENT
C1	90°01'35"	20.00'	31.43'	20.01'
LINE TABLE				
L1	N00°08'00"W		44.00'	



EXHIBIT "B"

LEGAL DESCRIPTION:

SEE EXHIBIT "B-16"

DESIGN BY: D.B.	SCALE: 1" = 100'	FILE NO.: -
CHECKED BY: J.L.S.	W.O. # 11-105	SHEET NO.: 1 OF 1

EXHIBIT "B-18"

AIR-SPACE PARCEL 1

ALL THAT PORTION OF PARCEL 3 AND PARCEL 4 OF PARCEL MAP NO. 20326 AS FILED IN PARCEL MAP BOOK 133 AT PAGES 81 THROUGH 85 INCLUSIVE, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS;

COMMENCING AT THE CENTERLINE INTERSECTION OF NORTH PALM CANYON DRIVE AND TAHQUITZ CANYON WAY AS SHOWN ON SAID PARCEL MAP, THENCE NORTH 00°-08'-00" WEST ALONG THE CENTERLINE OF SAID NORTH PALM CANYON DRIVE, A DISTANCE OF 646.50 FEET;

THENCE SOUTH 89°52'-00" WEST, A DISTANCE OF 40.00 FEET TO THE WEST LINE OF NORTH PALM CANYON DRIVE AND THE WEST LINE OF SAID PARCEL 3;

THENCE NORTH 00°-08'-00" WEST ALONG SAID WEST LINE OF PALM CANYON DRIVE AND EAST LINE OF SAID PARCEL 3, A DISTANCE OF 59.47 FEET;

THENCE SOUTH 89°-52'-00" WEST A DISTANCE OF 11.49 FEET TO *THE TRUE POINT OF BEGINNING*;

THENCE SOUTH 89°-52'-00" WEST, A DISTANCE OF 74.50 FEET;

THENCE NORTH 00°-08'-00" WEST, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 89°-52'-00" WEST, A DISTANCE OF 75.50 FEET;

THENCE SOUTH 00°-08'-00" EAST, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 89°-52'-00" WEST, A DISTANCE OF 104.00 FEET;

THENCE NORTH 00°-08'-00" EAST, A DISTANCE OF 15.33 FEET;

THENCE SOUTH 89°-52'-00" WEST, A DISTANCE OF 18.59 FEET;

THENCE NORTH 00°-08'-00" WEST, A DISTANCE OF 46.68 FEET;

THENCE NORTH 89°-52'-00" EAST, A DISTANCE OF 19.53 FEET;

THENCE NORTH 00°-08'-00" WEST, A DISTANCE OF 106.79 FEET;

THENCE NORTH 44°-52'-00" EAST, A DISTANCE OF 26.16 FEET;

THENCE NORTH 00°-08'-00" WEST, A DISTANCE OF 21.27 FEET;

THENCE NORTH 89°-54'-13" EAST, A DISTANCE OF 218.22 FEET;

THENCE NORTH 44°-52'-00" EAST, A DISTANCE OF 2.77 FEET;

THENCE NORTH 89°-52'-00" EAST, A DISTANCE OF 24.38 FEET;

THENCE SOUTH 00°-08'-00" EAST, A DISTANCE OF 195.06 FEET;

THENCE SOUTH 89°-52'-00" WEST, A DISTANCE OF 10.00 FEET;

THENCE SOUTH 00°-08'-00" EAST, A DISTANCE OF 15.33 FEET TO THE TRUE POINT OF BEGINNING.

LOWER BOUNDARY LIMITS 451.00 FEET.

UPPER BOUNDARY LIMITS 461.00 FEET

ALSO SEE EXHIBIT "B" FOR VERTICAL LIMITS

SEE EXHIBIT "B-19" FOR DEPICTION ATTACHED HERETO AND MADE A PART HEREIN.

PREPARED BY
SANBORN A/E, INC.

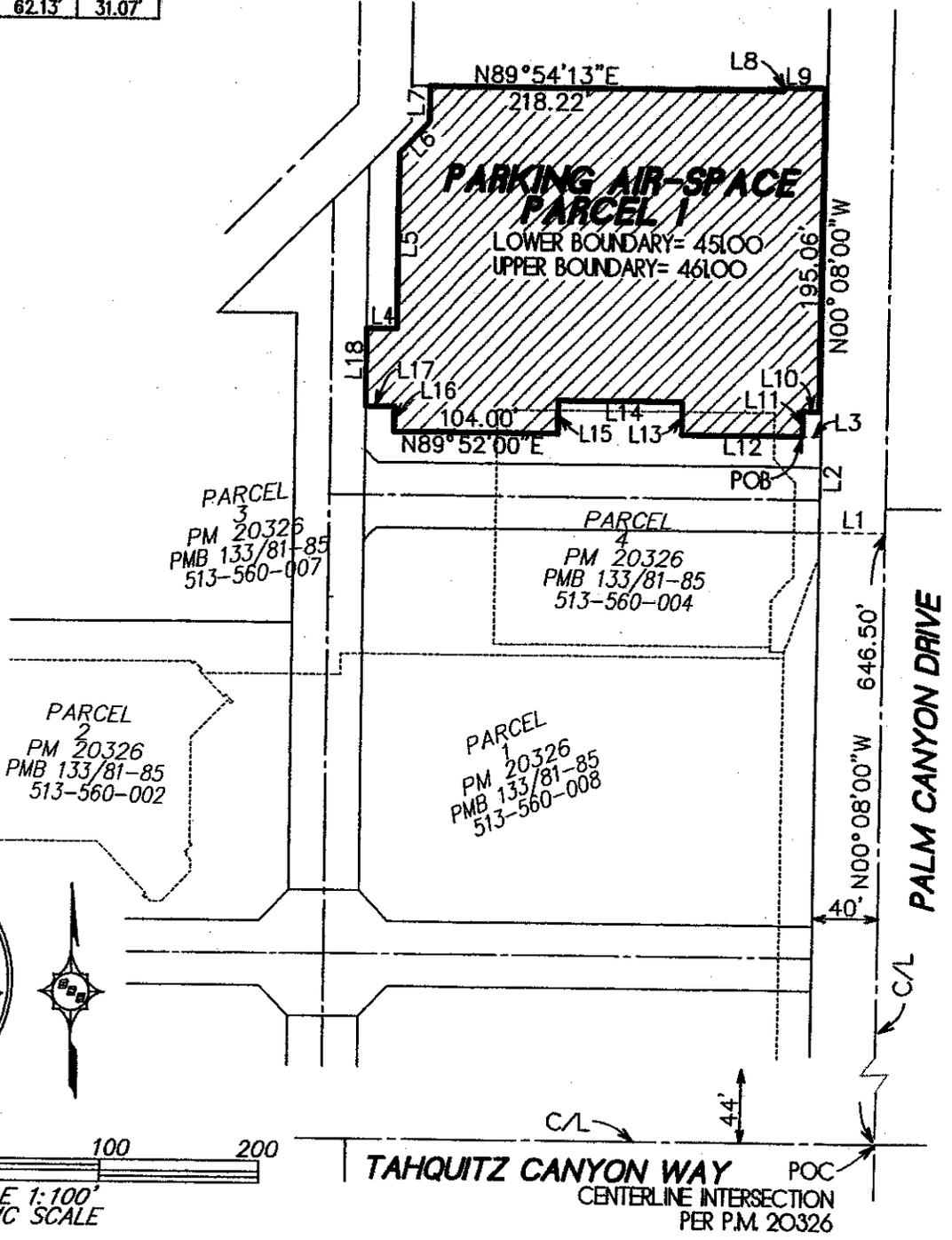
JOHN L. SANBORN PLS 4146
05/08/12 WO. 11-105



EXHIBIT "B-19"

CURVE TABLE				
#	DELTA	RADIUS	LENGTH	TANGENT
C1	03°03'29"	1164.16'	62.13'	31.07'

LINE TABLE		
#	BEARING	LENGTH
L1	N89°52'00"E	40.00'
L2	N00°08'00"W	59.47'
L3	N89°52'00"E	11.49'
L4	N89°52'00"E	19.53'
L5	N00°08'00"W	106.79'
L6	N44°52'00"E	26.16'
L7	N00°08'00"W	21.27'
L8	N44°52'00"E	2.77'
L9	N89°52'00"E	24.38'
L10	N89°52'00"E	10.00'
L11	N00°08'00"W	15.33'
L12	N89°52'00"E	74.50'
L13	N00°08'00"W	20.00'
L14	N89°52'00"E	75.50'
L15	N00°08'00"W	20.00'
L16	N00°08'00"W	15.33'
L17	N89°52'00"E	18.59'
L18	N00°08'00"W	46.68'



**CITY OF PALM SPRINGS
PUBLIC WORKS & ENGINEERING
DEPARTMENT**

APPROVED: _____ DATE _____
 ASST. DIRECTOR OF PUBLIC WORKS/
 ASST. CITY ENGINEER 7987 P.L.S.

PARKING AREA AIR-SPACE PARCEL 1
 LEGAL DESCRIPTION:
 SEE EXHIBIT "B-18"

DESIGN BY: D.B.	SCALE: 1" = 100'	FILE NO.: -
CHECKED BY: J.L.S.	W.O. # 11-105	SHEET NO.: 1 OF 1

EXHIBIT "B-20"

AIR-SPACE PARCEL 4

ALL THAT PORTION OF PARCEL 1 OF PARCEL MAP NO. 20326 AS FILED IN PARCEL MAP BOOK 133 AT PAGES 81 THROUGH 85 INCLUSIVE, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS;
COMMENCING AT THE CENTERLINE INTERSECTION OF NORTH PALM CANYON DRIVE AND TAHQUITZ CANYON WAY AS SHOWN ON SAID PARCEL MAP, THENCE SOUTH 89°-50'-25" WEST ALONG THE CENTERLINE OF SAID TAHQUITZ CANYON WAY, A DISTANCE OF 324.08 FEET;
THENCE NORTH 00°-08'-00" WEST, A DISTANCE OF 44.00 FEET TO THE NORTH LINE OF SAID TAHQUITZ CANYON WAY AND THE SOUTH LINE OF SAID PARCEL 1;
THENCE SOUTH 89°-50'-25" WEST ALONG SAID COMMON LINE, A DISTANCE OF 41.00 FEET;
THENCE NORTH 00°-08'-00" WEST A DISTANCE OF 8.67 FEET TO **THE TRUE POINT OF BEGINNING**;
THENCE CONTINUING NORTH 00°-08'-00" WEST, A DISTANCE OF 200.00 FEET;
THENCE SOUTH 89°-52'-00" WEST, A DISTANCE OF 127.38 FEET;
THENCE SOUTH 00°-08'-00"EAST, A DISTANCE OF 113.27 FEET;
THENCE SOUTH 89°-52'-00" WEST, A DISTANCE OF 24.79 FEET;
THENCE SOUTH 00°-08'-00"EAST, A DISTANCE OF 86.81 FEET;
THENCE NORTH 89°-52'-00" EAST, A DISTANCE OF 152.17 FEET TO THE TRUE POINT OF BEGINNING.

SEE EXHIBIT "B" FOR VERTICAL LIMITS

SEE EXHIBIT "B-21" FOR DEPICTION ATTACHED HERETO AND MADE A PART HEREIN.

PREPARED BY
SANBORN A/E, INC.

JOHN L. SANBORN PLS 4146

05/08/12

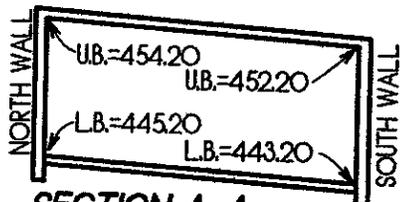
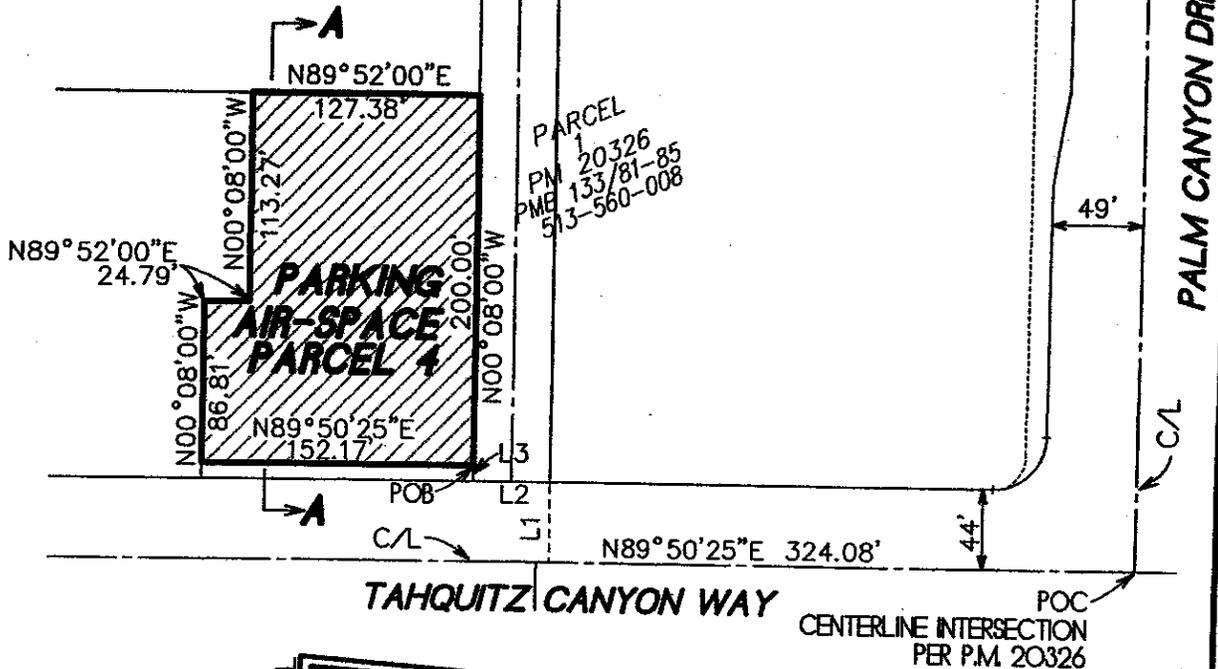
WO. 11-105



EXHIBIT "B-21"

PARCEL 2
PM 20326
PMB 133/81-85
513-560-002

PARCEL 1
PM 20326
PMB 133/81-85
513-560-008



LINE TABLE		
#	DELTA/BRG	LENGTH
L1	N00°08'00"W	44.00'
L2	N89°50'25"E	41.00'
L3	N00°08'00"W	8.67'



CITY OF PALM SPRINGS
PUBLIC WORKS & ENGINEERING
DEPARTMENT

APPROVED:

DATE

ASST. DIRECTOR OF PUBLIC WORKS/
ASST. CITY ENGINEER

7987
P.L.S.

PARKING AREA AIR-SPACE PARCEL 4

LEGAL DESCRIPTION:

SEE EXHIBIT "B-20"

DESIGN BY:

D.B.

SCALE:

1" = 100'

FILE NO.:

-

CHECKED BY:

J.L.S.

W.O. #

11-105

SHEET NO.:

1 OF 1

EXHIBIT "B-22"

AIR-SPACE PARCEL 7

ALL THAT PORTION OF PARCEL 3 OF PARCEL MAP NO. 20326 AS FILED IN PARCEL MAP BOOK 133 AT PAGES 81 THROUGH 85 INCLUSIVE, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS;
COMMENCING AT THE CENTERLINE INTERSECTION OF NORTH PALM CANYON DRIVE AND TAHQUITZ WAY AS SHOWN ON SAID PARCEL MAP, THENCE NORTH 00°-08'-00" WEST ALONG THE CENTERLINE OF SAID NORTH PALM CANYON DRIVE, A DISTANCE OF 367.89 FEET;
THENCE SOUTH 89°-52'-00" WEST, A DISTANCE OF 40.00 FEET TO THE WEST LINE OF NORTH PALM CANYON DRIVE;
THENCE NORTH 00°-08'-00" WEST ALONG SAID WEST LINE, A DISTANCE OF 41.00 FEET;
THENCE SOUTH 89°-52'-00" WEST, A DISTANCE OF 265.65 FEET;
THENCE NORTH 45°-08'-00" WEST, A DISTANCE OF 26.07 FEET;
THENCE SOUTH 89°-52'-00" WEST, A DISTANCE OF 41.00 FEET;
THENCE NORTH 00°-08'-00" WEST, A DISTANCE OF 180.45 FEET TO *THE TRUE POINT OF BEGINNING*;
THENCE CONTINUING NORTH 00°-08'-00" WEST A DISTANCE OF 161.05 FEET;
THENCE NORTH 45°-08'-47" WEST, A DISTANCE OF 7.06 FEET;
THENCE SOUTH 44°-52'-00" WEST, A DISTANCE OF 8.22 FEET;
THENCE SOUTH 89°-52'-00" WEST, A DISTANCE OF 90.71 FEET;
THENCE SOUTH 00°-08'-00" EAST, A DISTANCE OF 177.41 FEET;
THENCE NORTH 89°-52'-00" EAST, A DISTANCE OF 71.65 FEET;
THENCE NORTH 59°-53'-30" EAST, A DISTANCE OF 34.48 FEET TO THE POINT OF BEGINNING.

LOWER BOUNDARY 449.70 FEET.
UPPER BOUNDARY 461.00 FEET.
ALSO SEE EXHIBIT "B" FOR VERTICAL LIMITS

SEE EXHIBIT "B-23" FOR DEPECTION ATTACHED HERETO AND MADE A PART HEREIN.

PREPARED BY
SANBORN A/E, INC.

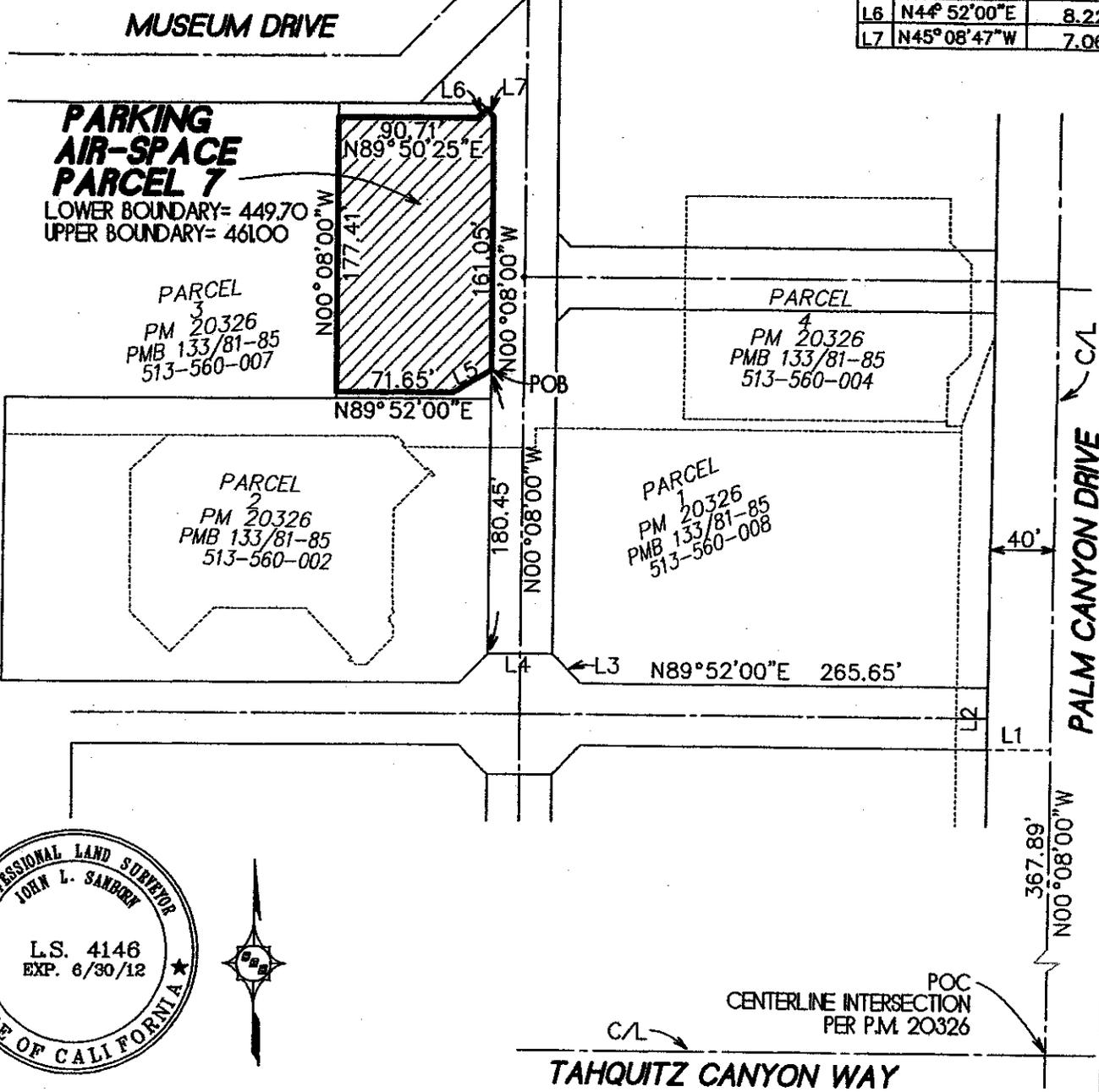
JOHN L. SANBORN PLS 4146
05/08/12 WO. 11-105



EXHIBIT "B-23"



LINE TABLE		
L1	N89°52'00"E	40.00'
L2	N00°08'00"W	41.00'
L3	N45°08'00"W	26.07'
L4	N89°52'00"E	41.00'
L5	N59°53'30"E	34.48'
L6	N44°52'00"E	8.22'
L7	N45°08'47"W	7.06'



 CITY OF PALM SPRINGS
 PUBLIC WORKS & ENGINEERING
 DEPARTMENT

APPROVED: _____ DATE _____
 ASST. DIRECTOR OF PUBLIC WORKS/
 ASST. CITY ENGINEER 7987 P.L.S.

PARKING AREA AIR-SPACE PARCEL 7
 LEGAL DESCRIPTION:
 SEE EXHIBIT "B-22"

DESIGN BY: D.B.	SCALE: 1" = 100'	FILE NO.: -
CHECKED BY: J.L.S.	W.O. # 11-105	SHEET NO.: 1 OF 1

EXHIBIT "C"
TO
EASEMENT
(RETAINED PROPERTY)

THE RETAINED PROPERTY WILL BE THE ENTIRE PROPERTY, EXCLUDING AND EXCEPTING THEREFROM THE GRANTED PROPERTY, AS DESCRIBED ON EXHIBIT "B" TO THE GRANT DEED.

THE RETAINED PROPERTY INCLUDES, WITHOUT LIMITATION, PARCELS 1 THROUGH 7 INCLUSIVE, AND AIR-SPACE LOTS "B", "C", AND "D" AS DESCRIBED IN THIS EXHIBIT "C."

EXHIBIT "C-1"

PARCEL 1

ALL THAT PORTION OF PARCEL 3 AND PARCEL 4 OF PARCEL MAP NO. 20326 AS FILED IN PARCEL MAP BOOK 133 AT PAGES 81 THROUGH 85 INCLUSIVE, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS;
COMMENCING AT THE CENTERLINE INTERSECTION OF NORTH PALM CANYON DRIVE AND TAHQUITZ CANYON WAY AS SHOWN ON SAID PARCEL MAP, THENCE NORTH 00°-08'-00" WEST ALONG THE CENTERLINE OF SAID NORTH PALM CANYON DRIVE, A DISTANCE OF 646.50 FEET;
THENCE SOUTH 89°-52'-00" WEST, A DISTANCE OF 40.00 FEET TO THE WEST LINE OF NORTH PALM CANYON DRIVE AND THE EAST LINE OF SAID PARCEL 3;
THENCE NORTH 00°-08'-00" WEST ALONG SAID WEST LINE OF NORTH PALM CANYON DRIVE AND EAST LINE OF SAID PARCEL 3, A DISTANCE OF 41.00 FEET TO *THE TRUE POINT OF BEGINNING*;
THENCE SOUTH 89°-52'-00" WEST, A DISTANCE OF 276.08 FEET;
THENCE NORTH 45°-08'-00" WEST A DISTANCE OF 11.31 FEET;
THENCE NORTH 00°-08'-00" WEST A DISTANCE OF 170.84 FEET TO THE NORTHWEST LINE OF SAID PARCEL 3;
THE FOLLOWING EIGHT COURSES BEING ALONG THE NORTHWESTERLY, WEST, NORTH AND EAST LINES OF SAID PARCEL 3;
THENCE NORTH 44°-52'-00" EAST, A DISTANCE OF 37.62 FEET;
THENCE NORTH 00°-08'-00" WEST, A DISTANCE OF 21.60 FEET;
THENCE NORTH 89°-54'-13" EAST, A DISTANCE OF 176.28 FEET;
THENCE NORTH 00°-08'-00" WEST, A DISTANCE OF 1.47 FEET;
THENCE NORTH 89°-55'-24" EAST, A DISTANCE OF 42.63 FEET;
THENCE NORTH 00°-08'-00" WEST, A DISTANCE OF 0.50 FEET;
THENCE NORTH 89°-52'-00" EAST, A DISTANCE OF 38.57 FEET;
THENCE SOUTH 00°-08'-00" EAST A DISTANCE OF 228.85 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 63,654 SQ. FT./ 1.46 AC. MORE OR LESS

SEE EXHIBIT "C-2" FOR DEPICTION ATTACHED HERETO AND MADE A PART HEREIN.

PREPARED BY
SANBORN A/E, INC.

JOHN L. SANBORN PLS 4146
06/13/12 WO. 11-105



EXHIBIT "C-2"

LINE TABLE		
#	DELTA/BRG	LENGTH
L1	N89°52'00"E	40.00'
L2	N00°08'00"W	41.00'
L3	N44°52'00"E	37.62'
L4	N00°08'00"W	21.60'
L5	N00°08'00"W	1.47'
L6	N89°55'24"E	42.63'
L7	N00°08'00"W	0.50'
L8	N89°52'00"E	38.57'
L9	N45°08'00"W	11.31'

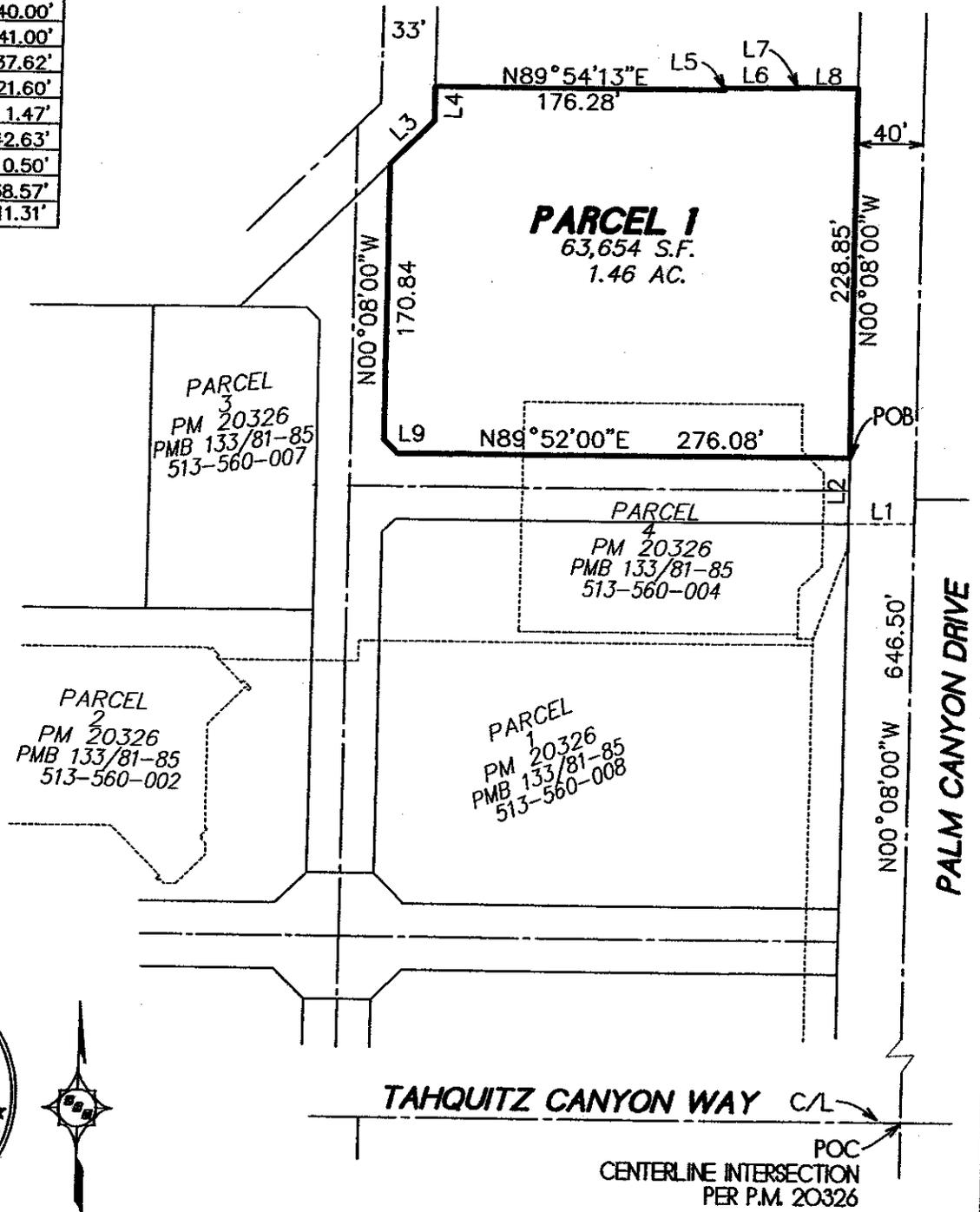


EXHIBIT "B"
LEGAL DESCRIPTION:
SEE EXHIBIT "C-1"

DESIGN BY: D.B.	SCALE: 1" = 100'	FILE NO.: -
CHECKED BY: J.L.S.	W.O. # 11-105	SHEET NO.: 1 OF 1

EXHIBIT "C-3"

PARCEL 2

ALL THAT PORTION OF PARCEL 1, PARCEL 3 AND PARCEL 4 OF PARCEL MAP NO. 20326 AS FILED IN PARCEL MAP BOOK 133 AT PAGES 81 THROUGH 85 INCLUSIVE, RIVERSIDE COUNTY RECORDS, AND A PORTION OF NORTH PALM CANYON DRIVE AS VACATED BY THE CITY OF PALM SPRINGS BY RESOLUTION OF ABANDONMENT RECORDED NOVEMBER 19, 1991 AS INSTRUMENT NO. 400968. RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS;
COMMENCING AT THE CENTERLINE INTERSECTION OF NORTH PALM CANYON DRIVE AND TAHQUITZ CANYON WAY AS SHOWN ON SAID PARCEL MAP, THENCE NORTH 00°-08'-00" WEST ALONG THE CENTERLINE OF SAID NORTH PALM CANYON DRIVE, A DISTANCE OF 367.89 FEET;
THENCE SOUTH 89°-52'-00" WEST, A DISTANCE OF 40.00 FEET TO THE WEST LINE OF NORTH PALM CANYON DRIVE;
THENCE NORTH 00°-08'-00" WEST ALONG SAID WEST LINE OF NORTH PALM CANYON DRIVE, A DISTANCE OF 41.00 FEET TO **THE TRUE POINT OF BEGINNING**;
THENCE SOUTH 89°-52'-00" WEST, A DISTANCE OF 265.65 FEET;
THENCE NORTH 45°-08'-00" WEST, A DISTANCE OF 26.07 FEET;
THENCE NORTH 00°-08'-00" WEST, A DISTANCE OF 211.18 FEET;
THENCE NORTH 44°-52'-00" EAST, A DISTANCE OF 11.31 FEET;
THENCE NORTH 89°-52'-00" EAST, A DISTANCE OF 276.08 FEET TO THE WEST LINE OF SAID NORTH PALM CANYON DRIVE;
THENCE SOUTH 00°-08'-00" EAST ALONG SAID WEST LINE, A DISTANCE OF 237.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 67,298 SQ. FT./ 1.54 AC. MORE OR LESS

SEE EXHIBIT "C-4" FOR DEPICTION ATTACHED HERETO AND MADE A PART HEREIN.

PREPARED BY
SANBORN A/E, INC.

JOHN L. SANBORN PLS 4146
06/13/12 WO. 11-105



EXHIBIT "C-4"

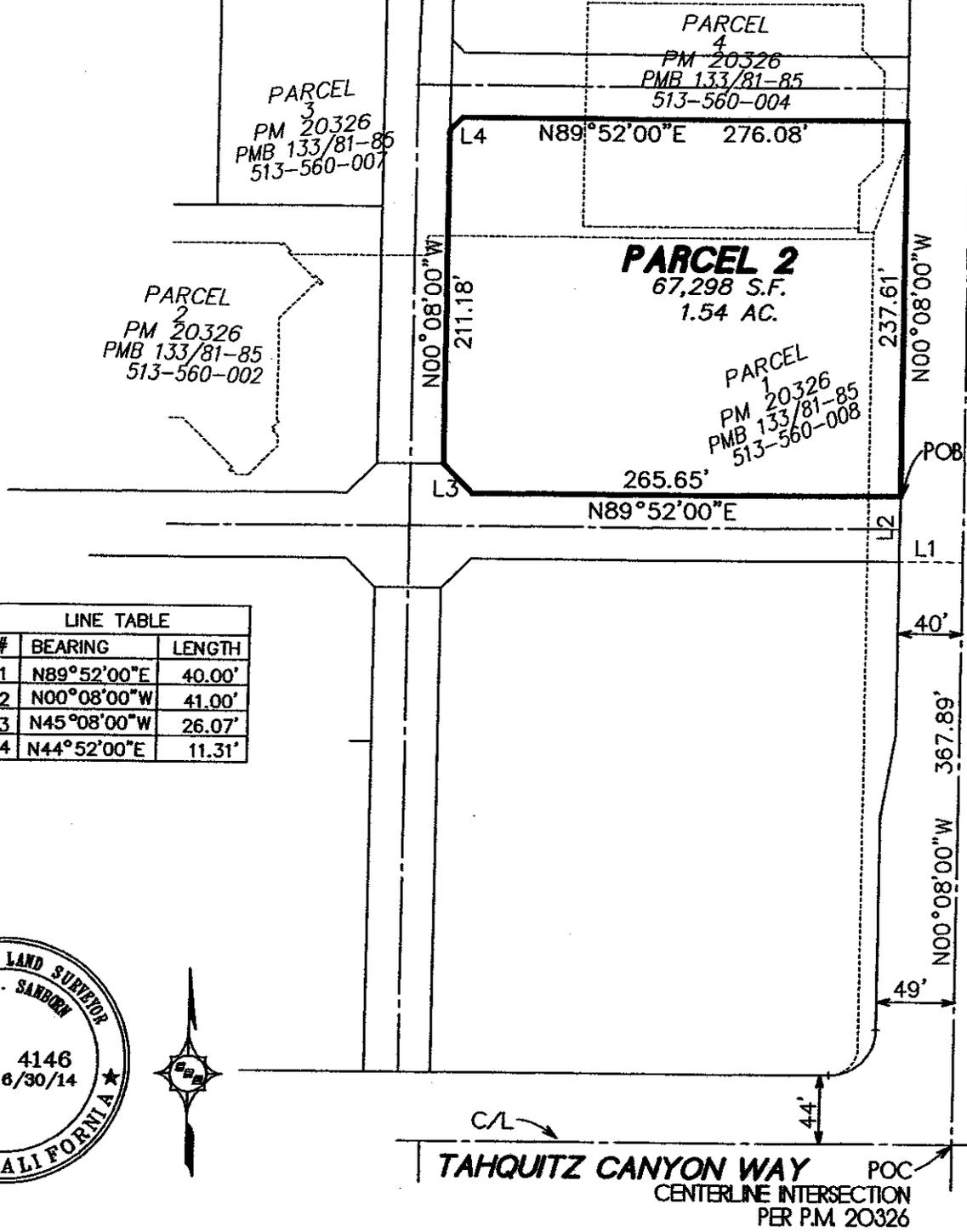


EXHIBIT "B" LEGAL DESCRIPTION: SEE EXHIBIT "C-3"	DESIGN BY: D.B.	SCALE: 1" = 100'	FILE NO.: -
	CHECKED BY: J.L.S.	W.O. # 11-105	SHEET NO.: 1 OF 1

EXHIBIT "C-5"

PARCEL 3

ALL THAT PORTION OF PARCEL 1 OF PARCEL MAP NO. 20326 AS FILED IN PARCEL MAP BOOK 133 AT PAGES 81 THROUGH 85 INCLUSIVE, RIVERSIDE COUNTY RECORDS AND A PORTION OF NORTH PALM CANYON DRIVE AS VACATED BY THE CITY OF PALM SPRINGS BY RESOLUTION OF ABANDONMENT RECORDED NOVEMBER 19, 1991 AS INSTRUMENT NO. 400968. RIVERSIDE COUNTY RECORDS, DESCRIBED AS

FOLLOWS;

COMMENCING AT THE CENTERLINE INTERSECTION OF NORTH PALM CANYON DRIVE AND TAHQUITZ CANYON WAY AS SHOWN ON SAID PARCEL MAP, THENCE SOUTH $89^{\circ}-50'-25''$ WEST ALONG THE CENTERLINE OF SAID TAHQUITZ CANYON WAY, A DISTANCE OF 324.08 FEET;

THENCE NORTH $00^{\circ}-08'-00''$ WEST, A DISTANCE OF 44.00 FEET TO THE NORTH LINE OF SAID TAHQUITZ CANYON WAY AND THE SOUTH LINE OF SAID PARCEL 1 AND ***THE TRUE POINT OF BEGINNING***;

THENCE NORTH $00^{\circ}-08'-00''$ WEST, A DISTANCE OF 305.61 FEET;

THENCE NORTH $44^{\circ}-52'-00''$ EAST, A DISTANCE OF 26.07 FEET;

THENCE NORTH $89^{\circ}-52'-00''$ EAST, A DISTANCE OF 265.65 FEET TO THE WESTERLY LINE OF SAID NORTH PALM CANYON DRIVE, THE FOLLOWING FOUR COURSES BEING ALONG SAID WEST LINE OF NORTH PALM CANYON DRIVE;

THENCE SOUTH $00^{\circ}-08'-00''$ EAST, A DISTANCE OF 112.44 FEET;

THENCE SOUTH $11^{\circ}-17'-39''$ WEST, A DISTANCE OF 45.43 FEET;

THENCE SOUTH $00^{\circ}-08'-00''$ EAST, A DISTANCE OF 141.97 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $89^{\circ}-58'-25''$ AND A LENGTH OF 39.26 FEET TO THE NORTH LINE OF SAID TAHQUITZ CANYON WAY AND SOUTH LINE OF SAID PARCEL 1;

THENCE SOUTH $89^{\circ}-50'-25''$ WEST, ALONG SAID NORTH LINE OF TAHQUITZ CANYON WAY A DISTANCE OF 250.09 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 90,029 SQ. FT./ 2.07 AC. MORE OR LESS

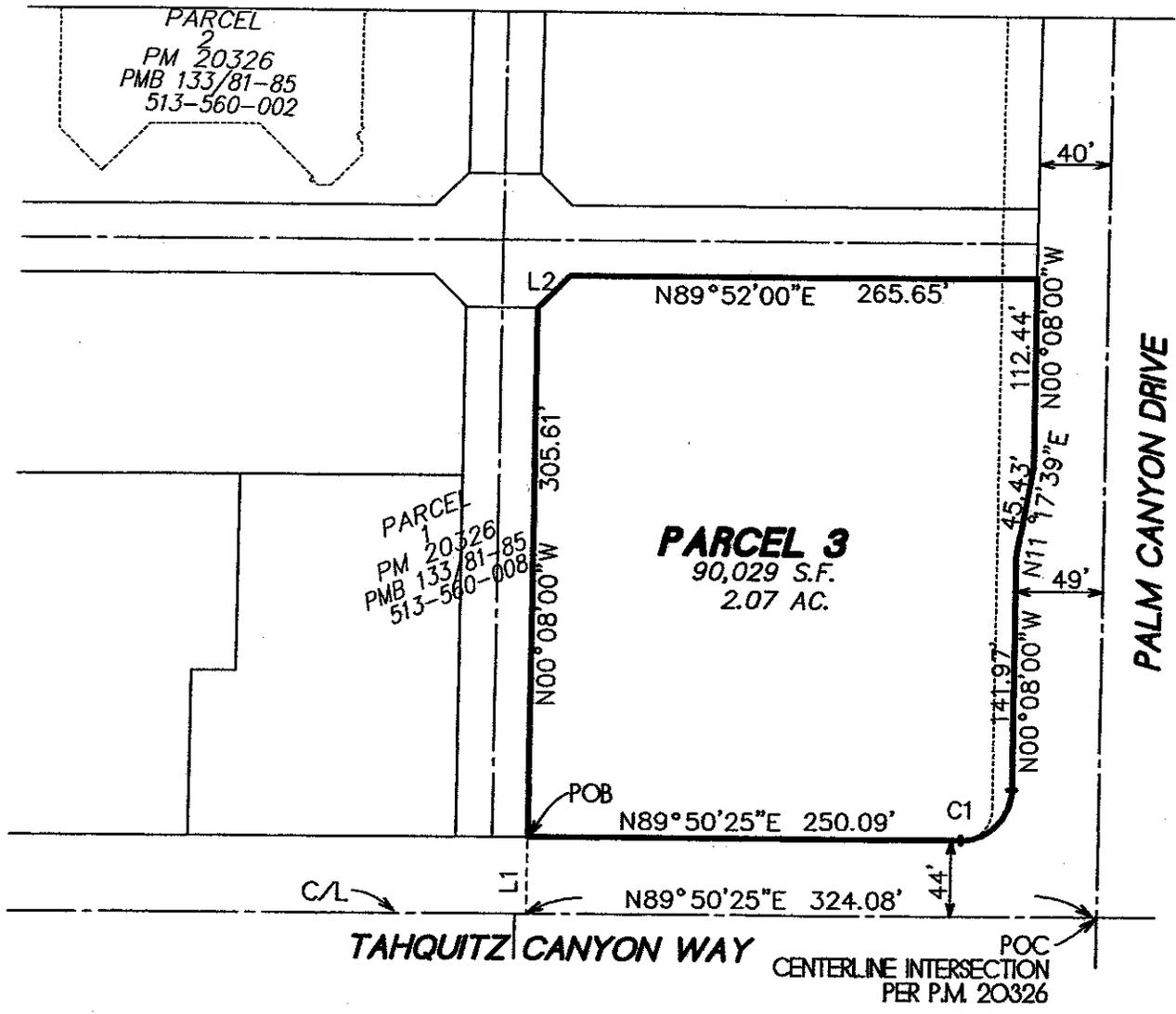
SEE EXHIBIT "C-6" FOR DEPICTION ATTACHED HERETO AND MADE A PART HEREIN.

PREPARED BY
SANBORN A/E, INC.

JOHN L. SANBORN PLS 4146
06/13/12 WO. 11-105



EXHIBIT "C-6"



CURVE TABLE				
#	DELTA/BRG	RADIUS	LENGTH	TANGENT
C1	89°58'25"	25.00'	39.26'	24.99'
LINE TABLE				
L1	N00°08'00"W		44.00'	
L2	N44°52'00"E		26.07'	



EXHIBIT "B"

LEGAL DESCRIPTION:
SEE EXHIBIT "C-5"

DESIGN BY: D.B.	SCALE: 1" = 100'	FILE NO.: -
CHECKED BY: J.L.S.	W.O. # 11-105	SHEET NO.: 1 OF 1

EXHIBIT "C-7"

PARCEL 4

ALL THAT PORTION OF PARCEL 1 OF PARCEL MAP NO. 20326 AS FILED IN PARCEL MAP BOOK 133 AT PAGES 81 THROUGH 85 INCLUSIVE, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS;

COMMENCING AT THE CENTERLINE INTERSECTION OF NORTH PALM CANYON DRIVE AND TAHQUITZ CANYON WAY AS SHOWN ON SAID PARCEL MAP, THENCE SOUTH 89°-50'-25" WEST ALONG THE CENTERLINE OF SAID TAHQUITZ CANYON WAY, A DISTANCE OF 324.08 FEET;

THENCE NORTH 00°-08'-00" WEST, A DISTANCE OF 44.00 FEET TO THE NORTH LINE OF SAID TAHQUITZ CANYON WAY AND THE SOUTH LINE OF SAID PARCEL 1;

THENCE SOUTH 89°50'-25" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 41.00 TO ***THE TRUE POINT OF BEGINNING***;

THENCE NORTH 00°-08'-00" WEST A DISTANCE OF 208.40 FEET;

THENCE SOUTH 89°-52'-00" WEST, A DISTANCE OF 127.38 FEET;

THENCE SOUTH 00°-08'-00"EAST, A DISTANCE OF 113.27 FEET;

THENCE SOUTH 89°-52'-00" WEST, A DISTANCE OF 24.79 FEET;

THENCE SOUTH 00°-08'-00"EAST, A DISTANCE OF 95.47 FEET TO THE SOUTH LINE OF SAID PARCEL 1;

THENCE NORTH 89°-50'-25" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 152.17 FEET TO THE TRUE POINT OF BEGINNING.

CONTANING 28,949 S.F./ 0.66 AC.

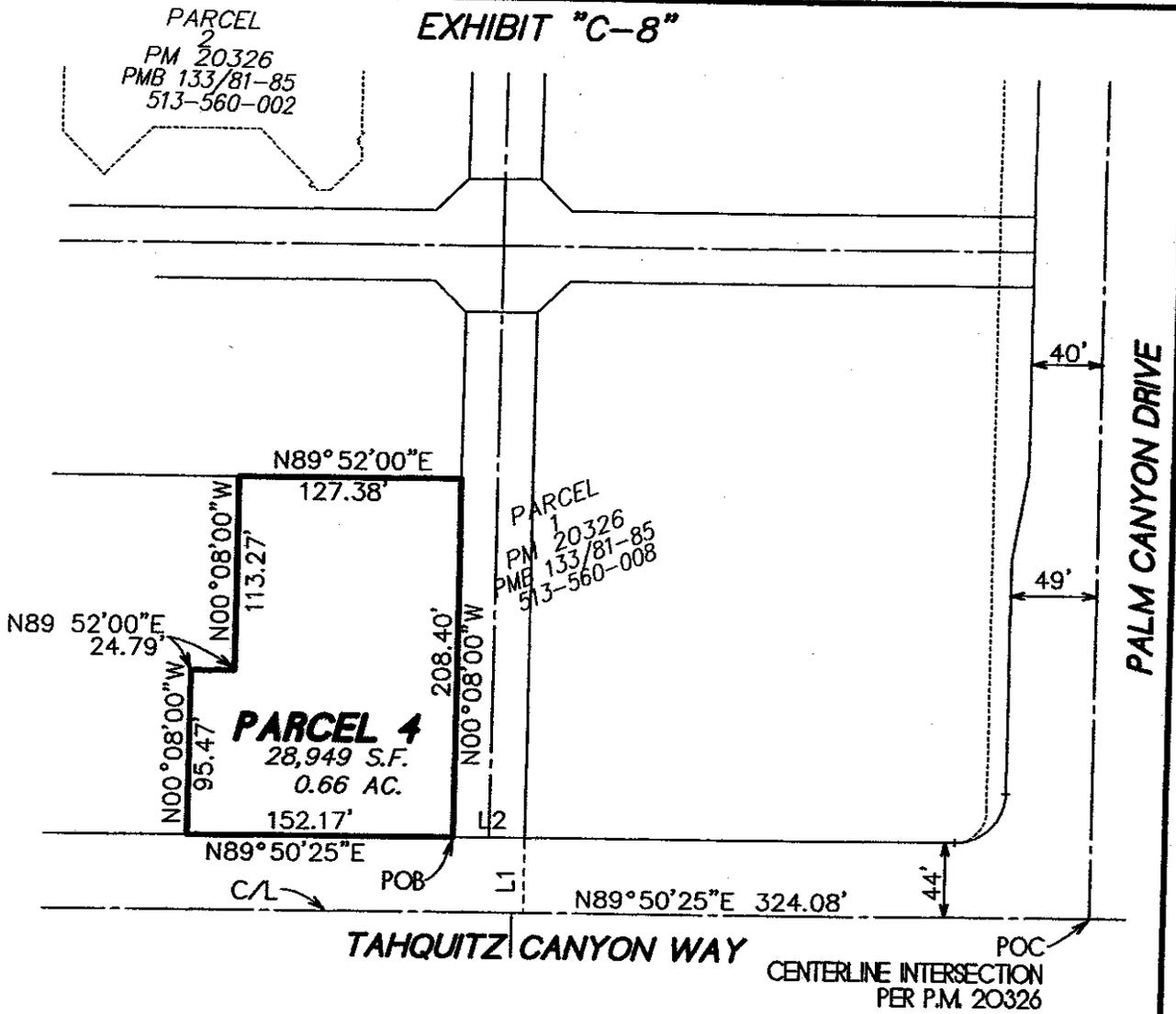
SEE EXHIBIT "C-8" FOR DEPICTION ATTACHED HERETO AND MADE A PART HEREIN.

PREPARED BY
SANBORN A/E, INC.

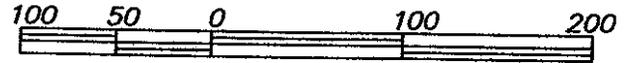
JOHN L. SANBORN PLS 4146
06/13/12 WO. 11-105



EXHIBIT "C-8"



LINE TABLE		
#	DELTA/BRG	LENGTH
L1	N00°08'00"W	44.00'
L2	N89°50'25"E	41.00'



SCALE 1:100'
GRAPHIC SCALE

EXHIBIT "B" LEGAL DESCRIPTION: SEE EXHIBIT "C-7"	DESIGN BY: D.B.	SCALE: 1" = 100'	FILE NO.: -
	CHECKED BY: J.L.S.	W.O. # 11-105	SHEET NO.: 1 OF 1

EXHIBIT "C-9"

PARCEL 5

ALL THAT PORTION OF PARCEL 1 OF PARCEL MAP NO. 20326 AS FILED IN PARCEL MAP BOOK 133 AT PAGES 81 THROUGH 85 INCLUSIVE, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS;
COMMENCING AT THE CENTERLINE INTERSECTION OF NORTH PALM CANYON DRIVE AND TAHQUITZ CANYON WAY AS SHOWN ON SAID PARCEL MAP, THENCE SOUTH 89° -50'-25" WEST ALONG THE CENTERLINE OF SAID TAHQUITZ CANYON WAY, A DISTANCE OF 324.08 FEET;
THENCE NORTH 00°-08'-00" WEST, A DISTANCE OF 44.00 FEET TO THE NORTH LINE OF SAID TAHQUITZ CANYON WAY AND THE SOUTH LINE OF SAID PARCEL 1;
THENCE SOUTH 89°-50'-25" WEST ALONG SAID COMMON LINE, A DISTANCE OF 41.00 FEET;
THENCE NORTH 00°-08'-00" WEST, A DISTANCE OF 208.40 FEET **TO THE TRUE POINT OF BEGINNING;**
THENCE CONTINUING NORTH 00°- 08'-00" WEST, A DISTANCE OF 96.96 FEET;
THENCE NORTH 45°-08'-00" WEST, A DISTANCE OF 26.07 FEET
THENCE SOUTH 89°-52'-00" WEST, A DISTANCE OF 159.06 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 162.09 FEET;
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°-41'-51" AND A LENGTH OF 47.24 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 201.47 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°-14'-05" AND A LENGTH OF 46.54 FEET;
THENCE SOUTH 00°-08'-00"EAST, A DISTANCE OF 130.36 FEET;
THENCE NORTH 89°-52'-00" EAST, A DISTANCE OF 269.78 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 31,607 SQ. FT./ 0.73 AC. MORE OR LESS

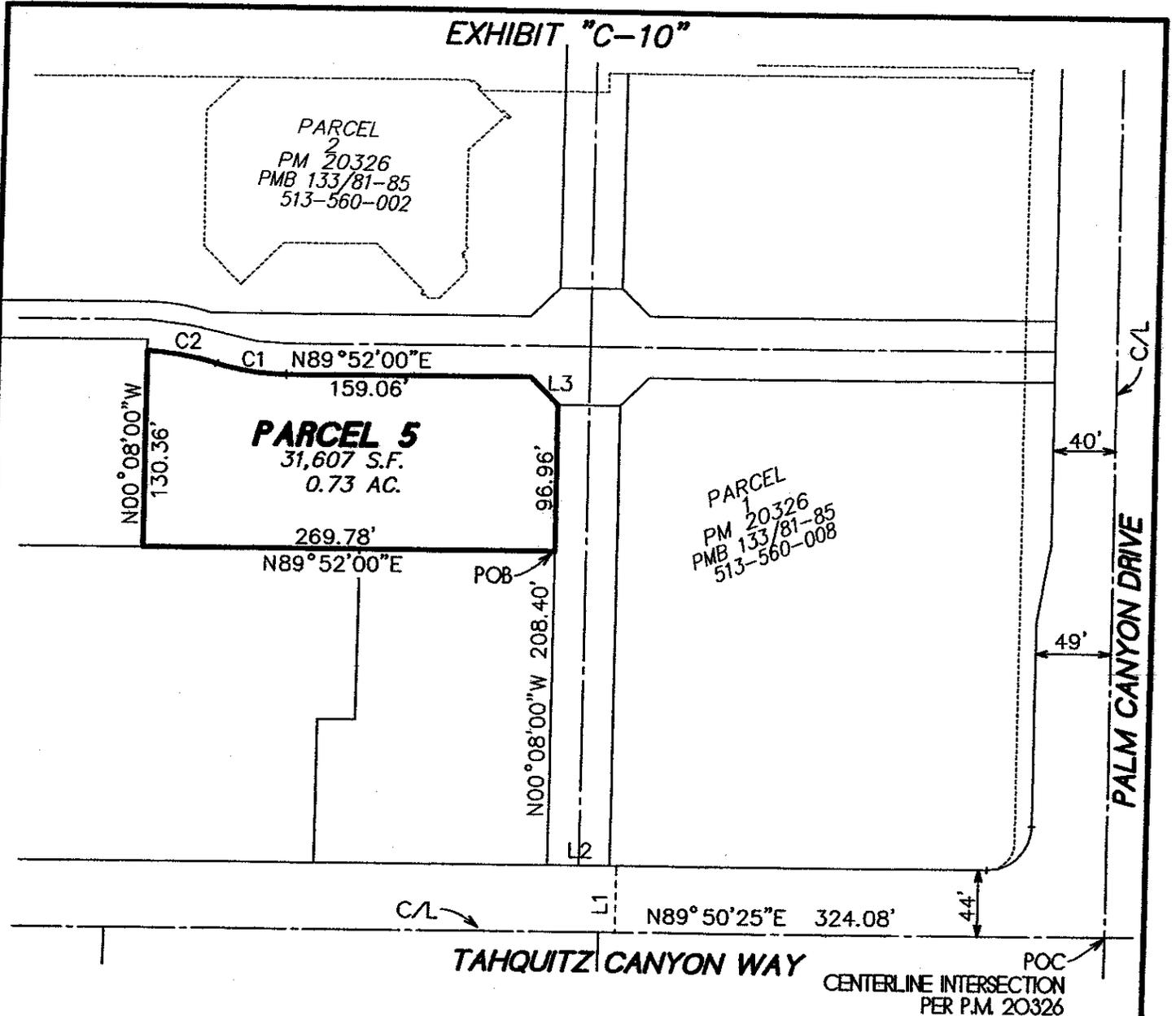
SEE EXHIBIT "C-10" FOR DEPICTION ATTACHED HERETO AND MADE A PART HEREIN.

PREPARED BY
SANBORN A/E, INC.

JOHN L. SANBORN PLS 4146
06/13/12 WO. 11-105



EXHIBIT "C-10"



CURVE TABLE				
#	DELTA/BRG	RADIUS	LENGTH	TANGENT
C1	16° 41' 51"	162.09'	47.24'	23.79'
C2	13° 14' 05"	201.47'	46.54'	23.37'
LINE TABLE				
L1	N00°08'00"W		44.00'	
L2	N89°50'25"E		41.00'	
L3	N45°08'00"W		26.07'	



EXHIBIT "B"
 LEGAL DESCRIPTION:
 SEE EXHIBIT "C-9"

DESIGN BY: D.B.	SCALE: 1" = 100'	FILE NO.: -
CHECKED BY: J.L.S.	W.O. # 11-105	SHEET NO.: 1 OF 1

EXHIBIT "C-11"

PARCEL 6

ALL THAT PORTION OF PARCEL 3 OF PARCEL MAP NO. 20326 AS FILED IN PARCEL MAP BOOK 133 AT PAGES 81 THROUGH 85 INCLUSIVE, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS;
COMMENCING AT THE CENTERLINE INTERSECTION OF NORTH PALM CANYON DRIVE AND TAHQUITZ CANYON WAY AS SHOWN ON SAID PARCEL MAP, THENCE NORTH 00°-08'-00" WEST ALONG THE CENTERLINE OF SAID NORTH PALM CANYON DRIVE, A DISTANCE OF 367.89 FEET;
THENCE SOUTH 89°-52'-00" WEST, A DISTANCE OF 40.00 FEET TO THE WEST LINE OF NORTH PALM CANYON DRIVE;
THENCE NORTH 00°-08'-00" WEST ALONG SAID WEST LINE OF NORTH PALM CANYON DRIVE, A DISTANCE OF 41.00 FEET;
THENCE SOUTH 89°-52'-00" WEST, A DISTANCE OF 265.65 FEET;
THENCE NORTH 45°-08'-00" WEST, A DISTANCE OF 26.07 FEET;
THENCE SOUTH 89°-52'-00" WEST, A DISTANCE OF 41.00 FEET TO **THE TRUE POINT OF BEGINNING**;
THENCE NORTH 00°-08'-00" WEST, A DISTANCE OF 162.23 FEET;
THENCE SOUTH 89°-52'-00" WEST, A DISTANCE OF 316.00 FEET
THENCE SOUTH 00°-08'-00" EAST, A DISTANCE OF 174.20 FEET;
THENCE NORTH 89°-52'-00" EAST, A DISTANCE OF 46.36 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 164.19 FEET;
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°55'-04" AND A LENGTH OF 42.75 FEET;
THENCE NORTH 89°-52'-00" EAST, A DISTANCE OF 210.07 FEET;
THENCE NORTH 44°-52'-00" EAST, A DISTANCE OF 26.07 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 56,450 SQ.FT./ 1.30 AC. MORE OR LESS

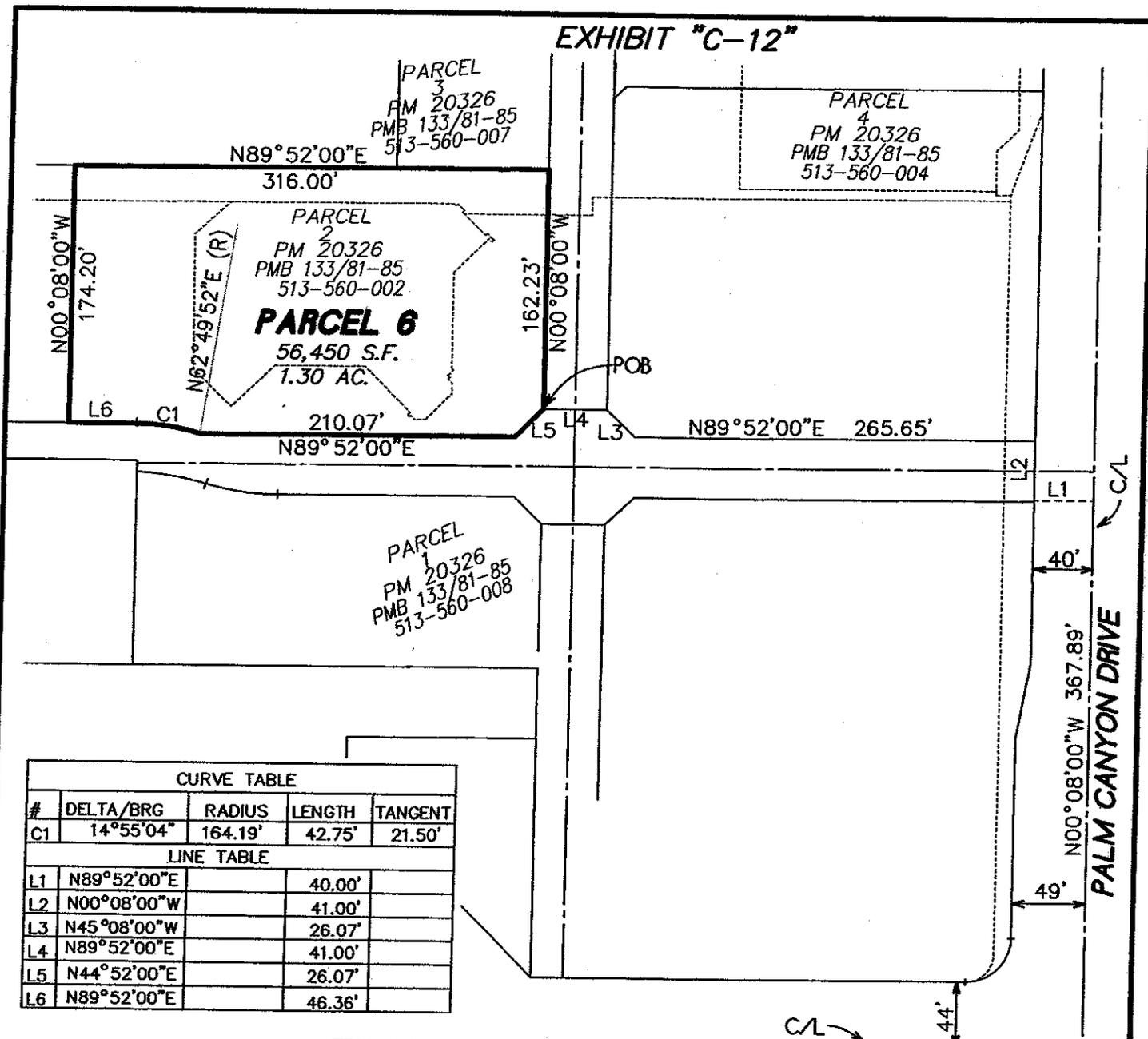
SEE EXHIBIT "C-12" FOR DEPICTION ATTACHED HERETO AND MADE A PART HEREIN.

PREPARED BY
SANBORN A/E, INC.

JOHN L. SANBORN PLS 4146
06/13/12 WO. 11-105



EXHIBIT "C-12"



CURVE TABLE				
#	DELTA/BRG	RADIUS	LENGTH	TANGENT
C1	14°55'04"	164.19'	42.75'	21.50'
LINE TABLE				
L1	N89°52'00"E		40.00'	
L2	N00°08'00"W		41.00'	
L3	N45°08'00"W		26.07'	
L4	N89°52'00"E		41.00'	
L5	N44°52'00"E		26.07'	
L6	N89°52'00"E		46.36'	

TAHQUITZ CANYON WAY

POC
CENTERLINE INTERSECTION
PER P.M. 20326



EXHIBIT "B" LEGAL DESCRIPTION: SEE EXHIBIT "C-11"	DESIGN BY: D.B.	SCALE: 1" = 100'	FILE NO.: -
	CHECKED BY: J.L.S.	W.O. # 11-105	SHEET NO.: 1 OF 1

EXHIBIT "C-13"

PARCEL 7

ALL THAT PORTION OF PARCEL 3 OF PARCEL MAP NO. 20326 AS FILED IN PARCEL MAP BOOK 133 AT PAGES 81 THROUGH 85 INCLUSIVE, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS;

COMMENCING AT THE CENTERLINE INTERSECTION OF NORTH PALM CANYON DRIVE AND TAHQUITZ CANYON WAY AS SHOWN ON SAID PARCEL MAP, THENCE NORTH 00°-08'-00" WEST ALONG THE CENTERLINE OF SAID NORTH PALM CANYON DRIVE, A DISTANCE OF 367.89 FEET;

THENCE SOUTH 89°-52'-00" WEST, A DISTANCE OF 40.00 FEET TO THE WEST LINE OF NORTH PALM CANYON DRIVE;

THENCE NORTH 00°-08'-00" WEST ALONG SAID WEST LINE OF NORTH PALM CANYON DRIVE, A DISTANCE OF 41.00 FEET;

THENCE SOUTH 89°-52'-00" WEST, A DISTANCE OF 265.65 FEET;

THENCE NORTH 45°-08'-00" WEST, A DISTANCE OF 26.07 FEET;

THENCE SOUTH 89°-52'-00" WEST, A DISTANCE OF 41.00 FEET;

THENCE NORTH 00°-08'-00" WEST, A DISTANCE OF 162.23 FEET TO ***THE TRUE POINT OF BEGINNING***;

THENCE CONTINUING NORTH 00°-08'-00" WEST, A DISTANCE OF 179.27 FEET;

THENCE NORTH 45°-08'-48" WEST, A DISTANCE OF 11.31 FEET TO A POINT ON THE EASTERLY EXTENTION OF THE NORTH LINE OF SAID PARCEL 3;

THENCE SOUTH 89°-50'-25 " WEST ALONG SAID EXTENTION AND THE NORTH LINE OF SAID PARCEL 3, A DISTANCE OF 94.02 FEET;

THENCE SOUTH 00°-08'-00" EAST, A DISTANCE OF 187.23 FEET;

THENCE NORTH 89°-52'-00" EAST, A DISTANCE OF 102.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 19,071 SQ. FT./ 0.44 AC. MORE OR LESS

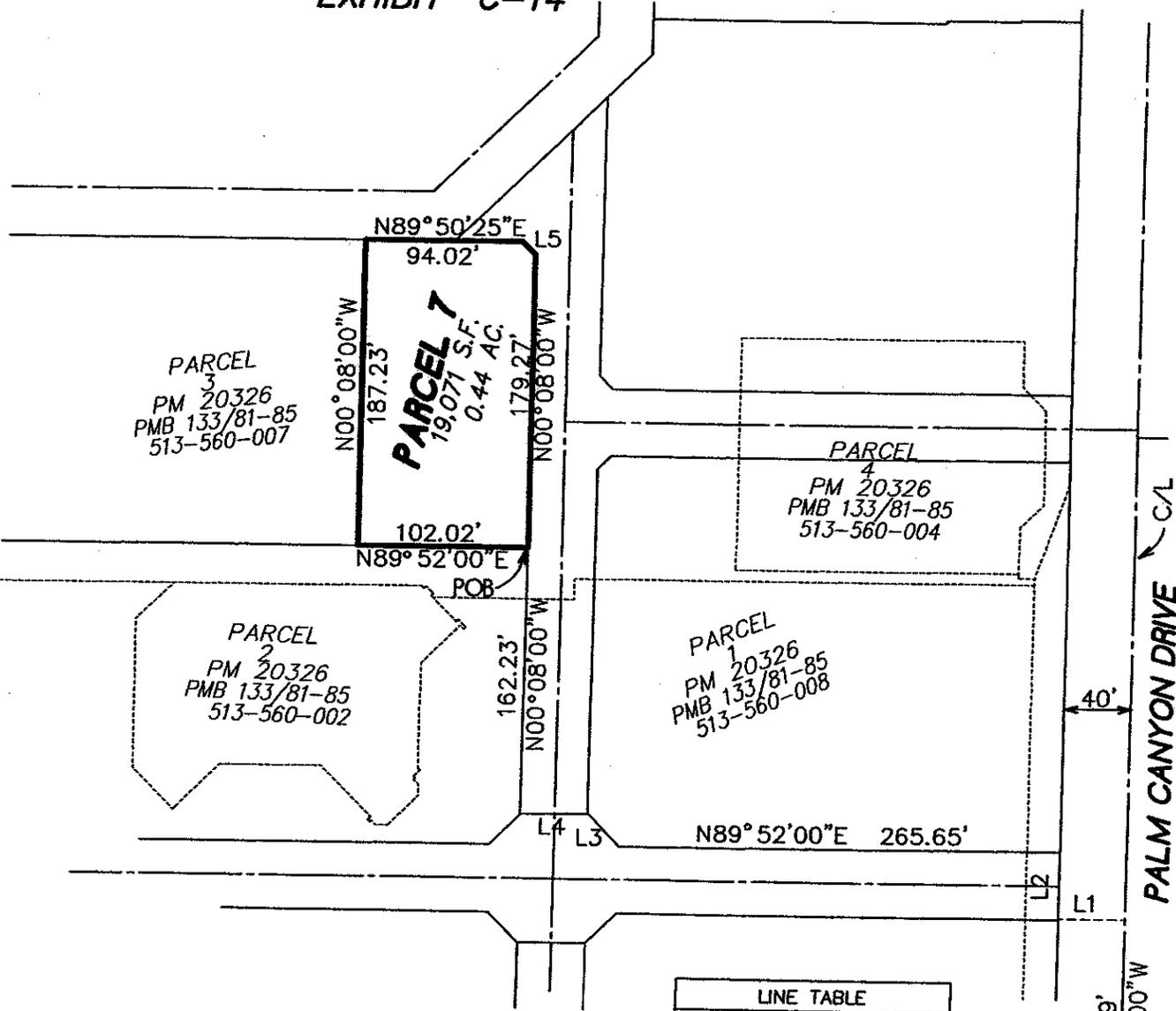
SEE EXHIBIT "C-14" FOR DEPICTION ATTACHED HERETO AND MADE A PART HEREIN.

PREPARED BY
SANBORN A/E, INC.

JOHN L. SANBORN PLS 4146
06/13/12 WO. 11-105



EXHIBIT "C-14"



LINE TABLE		
#	BEARING	LENGTH
L1	N89°52'00"E	40.00'
L2	N00°08'00"W	41.00'
L3	N45°08'00"W	26.07'
L4	N89°52'00"E	41.00'
L5	N45°08'48"W	11.31'



TAHQITZ CANYON WAY
POC
CENTERLINE INTERSECTION
PER P.M. 20326



EXHIBIT "B"

LEGAL DESCRIPTION:
SEE EXHIBIT "C-13"

DESIGN BY: D.B.	SCALE: 1" = 100'	FILE NO.: -
CHECKED BY: J.L.S.	W.O. # 11-105	SHEET NO.: 1 OF 1

EXHIBIT "C-15"

LOT B AIR-SPACE

ALL THAT PORTION OF PARCEL 1 OF PARCEL MAP NO. 20326 AS FILED IN PARCEL MAP BOOK 133 AT PAGES 81 THROUGH 85 INCLUSIVE, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS;
COMMENCING AT THE CENTERLINE INTERSECTION OF NORTH PALM CANYON DRIVE AND TAHQUITZ CANYON WAY AS SHOWN ON SAID PARCEL MAP, THENCE SOUTH 89°-50'-25" WEST ALONG THE CENTERLINE OF SAID TAHQUITZ CANYON WAY, A DISTANCE OF 324.08 FEET;
THENCE NORTH 00°-08'-00" WEST, A DISTANCE OF 44.00 FEET TO THE NORTH LINE OF SAID TAHQUITZ CANYON WAY AND THE SOUTH LINE OF SAID PARCEL 1
THENCE CONTINUING NORTH 00°-08'-00" WEST, A DISTANCE OF 7.60 FEET TO **THE TRUE POINT OF BEGINNING**;
THENCE SOUTH 89°-50'-25" WEST, A DISTANCE OF 41.00 FEET;
THENCE NORTH 00°-08'-00" WEST, A DISTANCE OF 201.05 FEET;
THENCE NORTH 89°-52'-00" EAST, A DISTANCE OF 31.00 FEET;
THENCE NORTH 00°-08'-00" WEST, A DISTANCE OF 5.70 FEET;
THENCE NORTH 89°-52'-00" EAST, A DISTANCE OF 10.00 FEET;
THENCE SOUTH 00°-08'-00" EAST, A DISTANCE OF 206.75 FEET TO THE TRUE POINT OF BEGINNING.

SEE EXHIBIT "B" FOR VERTICAL LIMITS

SEE EXHIBIT "C-16" FOR DEPICTION ATTACHED HERETO AND MADE A PART HEREIN.

PREPARED BY
SANBORN A/E, INC.

JOHN L. SANBORN PLS 4146
05/08/12 WO. 11-105



EXHIBIT "C-16"

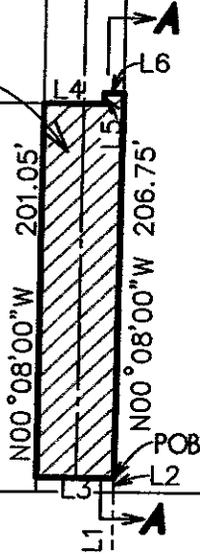
PARCEL
2
PM 20326
PMB 133/81-85
513-560-002

PARCEL
1
PM 20326
PMB 133/81-85
513-560-008

AIR-SPACE
LOT B

PALM CANYON DRIVE

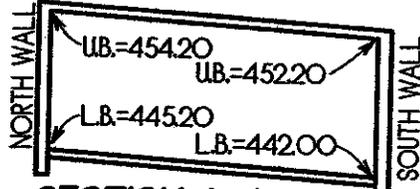
LINE TABLE		
L1	N00°08'00"W	44.00'
L2	N00°08'00"W	7.60'
L3	N89°52'00"E	41.00'
L4	N89°52'00"E	31.00'
L5	N00°08'00"W	5.70'
L6	N89°52'00"E	10.00'



N89°50'25"E 324.08'

TAHQUITZ CANYON WAY

POC
CENTERLINE INTERSECTION
PER P.M. 20326



SECTION A-A
UPPER AND LOWER BOUNDARIES



CITY OF PALM SPRINGS
PUBLIC WORKS & ENGINEERING
DEPARTMENT

APPROVED:

DATE

ASST. DIRECTOR OF PUBLIC WORKS/
ASST. CITY ENGINEER

7987
P.L.S.

AIR-SPACE LOT B

LEGAL DESCRIPTION:

SEE EXHIBIT "C-15"

DESIGN BY:

D.B.

SCALE:

1" = 100'

FILE NO.:

-

CHECKED BY:

J.L.S.

W.O. #

11-105

SHEET NO.:

1 OF 1

EXHIBIT "C-17"

LOTS C AIR-SPACE PARCEL 1

ALL THAT PORTION OF PARCEL 3 AND 4 OF PARCEL MAP NO. 20326 AS FILED IN PARCEL MAP BOOK 133 AT PAGES 81 THROUGH 85 INCLUSIVE, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS;

COMMENCING AT THE CENTERLINE INTERSECTION OF NORTH PALM CANYON DRIVE AND TAHQUITZ WAY AS SHOWN ON SAID PARCEL MAP, THENCE NORTH 00°-08'-00" WEST ALONG THE CENTERLINE OF SAID NORTH PALM CANYON DRIVE, A DISTANCE OF 367.89 FEET;

THENCE SOUTH 89°-52'-00" WEST, A DISTANCE OF 40.00 FEET TO THE WEST LINE OF NORTH PALM CANYON DRIVE;

THENCE NORTH 00°-08'-00" WEST ALONG SAID WEST LINE, A DISTANCE OF 41.00 FEET;

THENCE CONTINUING SOUTH 89°-52'-00" WEST, A DISTANCE OF 265.65 FEET TO THE

THENCE NORTH 45°-08'-00" WEST, A DISTANCE OF 26.07 FEET;

THENCE SOUTH 89°-52'-00" WEST, A DISTANCE OF 41.00 FEET;

THENCE NORTH 00°-08'-00" WEST, A DISTANCE OF 341.50 FEET TO *THE TRUE POINT OF BEGINNING*;

THENCE NORTH 45°-08'-47" WEST, A DISTANCE OF 7.06 FEET;

THENCE NORTH 44°-52'-00" EAST, A DISTANCE OF 65.04 FEET;

THENCE SOUTH 00°-08'-00" EAST, A DISTANCE OF 50.98 FEET

THENCE SOUTH 89°-52'-00" WEST, A DISTANCE OF 41.00 FEET TO THE TRUE POINT OF BEGINNING;

LOWER BOUNDARY 453.00 FEET.

UPPET BOUNDARY 463.00 FEET.

ALSO SEE EXHIBIT "B" FOR VERTICAL LIMITS.

LOTS C AND D AIR-SPACE PARCEL 2

ALL THAT PORTION OF PARCEL 3 AND 4 OF PARCEL MAP NO. 20326 AS FILED IN PARCEL MAP BOOK 133 AT PAGES 81 THROUGH 85 INCLUSIVE, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS;

COMMENCING AT THE CENTERLINE INTERSECTION OF NORTH PALM CANYON DRIVE AND TAHQUITZ WAY AS SHOWN ON SAID PARCEL MAP, THENCE NORTH 00°-08'-00" WEST ALONG THE CENTERLINE OF SAID NORTH PALM CANYON DRIVE, A DISTANCE OF 367.89 FEET;

THENCE SOUTH 89°-52'-00" WEST, A DISTANCE OF 40.00 FEET TO THE WEST LINE OF NORTH PALM CANYON DRIVE;

THENCE NORTH 00°-08'-00" WEST ALONG SAID WEST LINE, A DISTANCE OF 41.00 FEET;

THENCE CONTINUING SOUTH 89°-52'-00" WEST, A DISTANCE OF 265.65 FEET TO THE

THENCE NORTH 45°-08'-00" WEST, A DISTANCE OF 26.07 FEET;

THENCE SOUTH 89°-52'-00" WEST, A DISTANCE OF 41.00 FEET;

THENCE NORTH 00°-08'-00" WEST, A DISTANCE OF 143.82 FEET TO *THE TRUE POINT OF BEGINNING*;

THENCE CONTINUING NORTH 00°-08'-00" WEST A DISTANCE OF 77.24 FEET;

THENCE NORTH 89°-52'-00" EAST A DISTANCE OF 73.38 FEET;

THENCE NORTH 00°-08'-00" WEST A DISTANCE OF 6.50 FEET;

LOTS C AND D AIR-SPACE PARCEL 2, CONT:

THENCE NORTH 44°-52'-00" EAST A DISTANCE OF 14.44 FEET;
THENCE NORTH 89°-52'-00" EAST A DISTANCE OF 155.50 FEET;
THENCE SOUTH 00°-08'-00" WEST A DISTANCE OF 41.00 FEET;
THENCE SOUTH 89°-52'-00" WEST A DISTANCE OF 190.08 FEET;
THENCE SOUTH 44°-52'-00" WEST A DISTANCE OF 11.31 FEET;
THENCE SOUTH 00°-08'-00" EAST A DISTANCE OF 60.20 FEET;
THENCE SOUTH 89°-52'-00" WEST A DISTANCE OF 28.60 FEET;
THENCE SOUTH 59°-42'-00" WEST A DISTANCE OF 14.32 FEET TO THE TRUE POINT OF
BEGINNING.

LOWER BOUNDARY 442.50 FEET.

UPPER BOUNDARY 463.00 FEET.

ALSO SEE EXHIBIT "B" FOR VERTICAL LIMITS

SEE EXHIBIT "C-19" FOR DEPECTION ATTACHED HERETO AND MADE A PART HEREIN.

PREPARED BY
SANBORN A/E, INC.

JOHN L. SANBORN PLS 4146
05/08/12 WO. 11-105



EXHIBIT "C-19"

LINE TABLE		
L1	N89°52'00"E	40.00'
L2	N00°08'00"W	41.00'
L3	N45°08'00"W	26.07'
L4	N89°52'00"E	41.00'
L5	N89°52'00"E	41.00'
L6	N00°08'00"W	50.98'
L7	N45°08'47"W	7.06'
L8	N89°52'00"E	73.38'
L9	N00°08'00"W	6.50'
L10	N44°52'00"E	14.44'
L11	N00°08'00"W	22.41'
L12	N00°08'00"W	41.00'
L13	N44°52'00"E	11.31'
L14	N89°52'00"E	28.60'
L15	N59°52'00"E	14.32'

AIR-SPACE LOT C PARCEL 1

LOWER BOUNDARY= 453.00
UPPER BOUNDARY= 463.00

PARCEL 3
PM 20326
PMB 133/81-85
513-560-007

AIR-SPACE LOT C & D PARCEL 2

LOWER BOUNDARY= 442.50
UPPER BOUNDARY= 463.00

PARCEL 2
PM 20326
PMB 133/81-85
513-560-002

PARCEL 1
PM 20326
PMB 133/81-85
513-560-008



TAHQITZ CANYON WAY CA

CAL PALM CANYON DRIVE

POC CENTERLINE INTERSECTION PER P.M. 20326



CITY OF PALM SPRINGS
PUBLIC WORKS & ENGINEERING
DEPARTMENT

APPROVED: _____ DATE _____
ASST. DIRECTOR OF PUBLIC WORKS/
ASST. CITY ENGINEER 7987 P.L.S.

AIR-SPACE LOTS C AND D

LEGAL DESCRIPTION:
SEE EXHIBIT "C-17, C-18"

DESIGN BY: D.B.	SCALE: 1" = 100'	FILE NO.: -
CHECKED BY: J.L.S.	W.O. # 11-105	SHEET NO.: 1 OF 1