

Recording Requested By and When Recorded Mail to:

College of the Canyons
Jim Schrage, Director, Facilities Planning and Services
26455 Rockwell Canyon Road
Santa Clarita, California 91365

Deed Restriction -- Conservation Easement

1. Background

The Santa Clarita Community College District (District) is a state government entity charged with the authority to acquire, hold, and dispose of real property and to regulate and administer land use and development on its real property consistent with the purposes for which community colleges are established and under and in compliance with all applicable provisions of state law. The District is governed by an elected Board of Trustees. The District owns 154 acres in the City of Santa Clarita, known as the College of the Canyons. The District, its Trustees and the College are hereafter collectively referred to as the "College."

The College proposed construction of a parking lot on the south side of the College, which was designed to provide approximately 1,870 parking spaces in an area that was undeveloped rolling hillside occupied by native California oak trees. Initial studies indicated that the surrounding area contained approximately 114 oak trees, including 26 heritage oak trees.

Pursuant to the California Environmental Quality Act, the College circulated for public comment a draft Mitigated Negative Declaration ("MND") which identified 68 oak trees for removal. In response to comments received on the draft MND, the College agreed to modify the project to leave undisturbed 34 oak trees that had been located on haul routes and in fill areas adjacent to the development site.

As part of the project mitigation, the College also agreed to dedicate an undeveloped area on the west side of campus as a permanent oak savannah thereby preserving many additional oaks and oak habitat.

On July 6, 2000, the College approved the MND for construction of the South Parking Lot which would require, among other things, the removal, relocation or destruction

of 34 native California oaks.

On August 4, 2000, the Santa Clarita Oak Conservancy and California Oak Foundation (collectively Conservancy) filed a writ petition against the College challenging the adequacy of that environmental documentation, in particular asserting that a full Environmental Impact Report should have been prepared. That action was denominated *Santa Clarita Oak Conservancy et al. v. College of the Canyons, et al.*, Los Angeles Superior Court Case No. BS064665 ("the Action").

On December 6, 2000, the College and the Conservancy settled the Action on certain terms and conditions, including, among other things, a nearly 15% reduction in size of the parking lot, the retention of 16 oak trees previously scheduled to be removed, and an agreement to monitor the oak trees. In addition, Section 1, paragraph e of the Settlement Agreement stated in part:

"In accordance with the MND, the College has set aside an undeveloped area on the west side of the College's campus consisting of approximately 20 acres ... as a permanent valley oak savannah habitat open space area in perpetuity, by means of a conservation easement pursuant to the terms of the MND."

Under the settlement, the College agreed to record such an easement based upon an as-built survey upon completion of the parking lot construction. The approximately 20 acre easement is hereafter referred to as the "Conservation Area," as shown on the map attached hereto as Exhibit B, and as more particularly described in Exhibit A attached hereto. The Conservation Area possesses significant scenic, aesthetic and ecological values which the College intends to conserve and protect.

The parking lot having been completed, the College now desires to permanently dedicate the Conservation Area as set forth in the MND and agreed upon in the Settlement Agreement.

In consideration of the mutual provisions and covenants contained in the Settlement Agreement and in accordance with the MND, the College hereby irrevocably establishes that there be and hereby is created the following restrictions on the use and enjoyment of the Conservation Area to be attached to and become a part of the deed to the College property.

2. Covenant, Condition and Restrictions. The College for itself and its heirs, assigns and successors-in-interest, covenants and agrees that:

a. This conservation easement is to be defined as set forth in Civil Code §815.1.

b. This conservation easement shall be perpetual in duration.

c. This conservation easement shall be binding on successive owners or assigns.

d. The purpose of this easement is to ensure that the Conservation Area will be retained in its natural, open space, scenic, and wildlife habitat condition and used for the benefit of the College, and to prevent any use of the Conservation Area that would significantly impair or interfere with its conservation values, recognizing the need for passive recreational and educational uses in the Conservation Area and the appropriateness of other uses and practices as specified herein.

e. Any activity on or use of the Conservation Area inconsistent with the purposes of this easement is prohibited, including the following which are expressly prohibited:

- (1) Construction of any building or athletic facility or field;
- (2) Unseasonal watering, use of herbicides, or weed abatement activities, except to the extent required for fire protection;
- (3) Depositing of soil, trash, ashes, garbage, waste, bio-solids or any other material;
- (4) Excavating, dredging or removing loam, gravel, soil, rock, sand or other material;
- (5) Removing, destroying, or cutting of non-native trees, shrubs, or other vegetation, except as required for (1) fire protection, (2) maintenance of foot trails or roads, or (3) prevention or treatment of disease.
- (6) The intentional introduction of non-native plants.
- (7) Erecting any billboard, or sign, excepting signs identifying the Conservation Area and replacement of the College monument sign on the slope next to the freeway.

f. The College reserves to itself, and to its heirs, successors, assigns, agents and present and potential future lessees, including, but not limited to, all rights accruing from its ownership of the Conservation Area, including the right to engage in or permit or invite others to engage in all uses of the Conservation Area that are not expressly prohibited herein and are not inconsistent with the purpose of this easement, including the following which are expressly permitted:

(1) Foot Paths and Trails. To develop, maintain and improve foot paths and trails, including a portion of the cross-country trail that was eliminated by the parking lot construction.

(2) Educational Uses. To allow limited educational uses and events focused on the natural, open space and scenic resources of the Conservation Area, provided such uses do not interfere with the purposes of this easement.

(3) Maintenance and Repair. To maintain, repair, remove and replace fences, roads, trails, paths, drainage ditches, underground utilities and other improvements, both existing and as required in the future.

(4) Response to Emergency Needs. To take such actions as the College deems necessary to protect the health and safety needs of those using the Conservation Area and the College and community at large.

(5) Restoration and Enhancement of Conservation Values. To make improvements which are intended to manage, restore and enhance the conservation values of the Conservation Area, including but not limited to alterations of topography or water courses, removal of non-native plants, planting of additional native California plant species, modification and/or construction of foot paths, and installation of related improvements such as benches, tables, shade structures, safety barriers, directional signage and interpretive signage that promote the enjoyment of the natural qualities of the Conservation Area.

(6) Control of Animals. To control problem rodents and other animals by the use of selective control techniques.

(7) Utility Easements. To provide for underground utility easements provided such uses do not significantly impair or interfere with the purposes of this easement.

(8) Other Uses. All permitted practices and uses under this easement constitute compatible uses under this easement provided, however, that to protect the property's conservation values, the College may adopt further restrictions on uses and practices constituting permitted uses and practices under this easement.

3. General Provisions

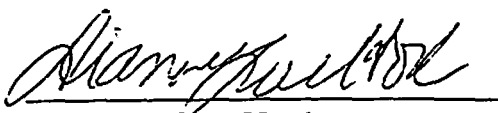
a.. Controlling Law. The interpretation and performance of this easement shall be governed by the laws of the State of California.

b. Construction. Any general rule of construction to the contrary notwithstanding, this easement shall be construed to effect the conservation purpose of this easement and the policy and purpose of California Civil Code section 815 et seq. If any provision in this instrument is found to be ambiguous, an interpretation consistent with the purposes of this easement that would render the provision valid shall be favored over any interpretation that would render it invalid.

c. Severability. If any provision of this easement, or the application thereof to any person or circumstances, is found to be invalid, the remainder of the provisions of this easement, or the application of such provision to persons or circumstances other than those as to which it is found to be invalid, as the case may be, shall not be affected thereby.

d. No Forfeiture. Nothing contained herein will result in a forfeiture or reversion of the College's title in any respect.

The College of the Canyons,
Santa Clarita Community College District,
Santa Clarita Community College District Board of Trustees

By: 
Dianne G. Van Hook

Date: 10/31/02

President/Superintendent

[Notary Acknowledgment]
Attached

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Los Angeles } ss.

On 10-31-02, before me, Donna Haywood, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared Dianne G. Van Hook
Name(s) of Signer(s)

personally known to me
 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.
Donna Haywood
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document
Title or Type of Document: Deed Restriction-Conservation Easement
Document Date: None Number of Pages: 16
Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer
Signer's Name: Dianne G. Van Hook
 Individual
 Corporate Officer — Title(s): Superintendent/President
 Partner — Limited General
 Attorney in Fact
 Trustee
 Guardian or Conservator
 Other: _____

Signer Is Representing: Santa Clara Community College District



*Donna Haywood
Commission #1282994*

EXHIBIT "A"

LEGAL DESCRIPTION COLLEGE OF THE CANYONS OAK PRESERVATION AREAS

PARCEL A

THAT PORTION OF THE RANCHO SAN FRANCISCO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 PAGES 521 AND 522 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER LINE INTERSECTION OF VALENCIA BOULEVARD (PREVIOUSLY SOLEDAD CANYON ROAD), 110.00 FEET WIDE, AS SHOWN ON COUNTY SURVEYOR'S MAP NO. B-2912, ON FILE IN THE OFFICE OF COUNTY SURVEYOR OF SAID COUNTY AND THE CENTER LINE OF ROCKWELL CANYON ROAD, 84.00 FEET, THENCE SOUTHERLY ALONG THE CENTER LINE OF ROCKWELL CANYON ROAD SOUTH 09° 39' 28" EAST 80.07 FEET; THENCE SOUTHERLY ALONG A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2000.00 FEET, THROUGH A CENTRAL ANGLE OF 06° 22' 20", THRU AN ARC DISTANCE OF 222.43 FEET; THENCE TANGENT SOUTH 16° 01' 48" EAST 932.07 FEET; THENCE LEAVING THE CENTER LINE OF ROCKWELL CANYON ROAD SOUTH 45° 20' 04" WEST 1599.90 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 41° 20' 30" WEST 38.35 FEET;

THENCE SOUTH 86° 38' 20" WEST 97.30 FEET;

THENCE SOUTH 0° 47' 10" EAST 76.93 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 105.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 39° 01' 10" THRU AN ARC LENGTH OF 71.51 FEET;

THENCE TANGENT SOUTH 38° 14' 00" WEST 31.28 FEET;

THENCE SOUTH 17° 29' 30" EAST 71.35 FEET;

THENCE SOUTH 49° 53' 50" WEST 98.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 65.00 FEET;

PARCEL A
PAGE TWO

THENCE SOUTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 16° 49' 10" THRU AN ARC LENGTH OF 19.08 FEET;

THENCE TANGENT SOUTH 33° 04' 40" WEST 139.99 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 150.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 11° 26' 00" THRU AN ARC LENGTH OF 29.93 FEET;

THENCE TANGENT SOUTH 21° 38' 00" WEST 31.20 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 380.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 32° 30' 20" THRU AN ARC LENGTH OF 215.59 FEET;

THENCE TANGENT SOUTH 10° 52' 20" EAST 33.23 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 135.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 20° 18' 30" THRU AN ARC LENGTH OF 47.85 FEET;

THENCE TANGENT SOUTH 9° 26' 10" WEST 98.88 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 108.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 42° 38' 50" THRU AN ARC LENGTH OF 80.39 FEET;

THENCE TANGENT SOUTH 33° 12' 40" EAST 87.19 FEET;

THENCE NORTH 50° 15' 00" EAST 142.77 FEET;

THENCE NORTH 16° 14' 00" WEST 44.66 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 60.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 50° 49' 00" THRU AN ARC LENGTH OF 53.21 FEET;

THENCE TANGENT NORTH 34° 35' 00" EAST 102.36 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 95.00 FEET;

PARCEL A
PAGE THREE

THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 30° 14' 00" THRU AN ARC LENGTH OF 50.13 FEET;

THENCE TANGENT NORTH 4° 21' 00" EAST 131.29 FEET;

THENCE NORTH 4° 02' 40" WEST 115.01 FEET;

THENCE NORTH 31° 17' 30" EAST 58.63 FEET;

THENCE NORTH 37° 57' 00" EAST 75.50 FEET TO THE BEGINNING OF A NONTANGENT CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 66.00 FEET, A RADIAL TO SAID BEGINNING OF CURVE BEARS SOUTH 84° 27' 00" EAST;

THENCE NORTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 44° 28' 46" THRU AN ARC LENGTH OF 51.24 FEET, A RADIAL TO THE END OF CURVE BEARS NORTH 51° 04' 14" EAST;

THENCE ALONG A NONTANGENT LINE NORTH 0° 22' 10" WEST 166.04 FEET;

THENCE NORTH 12° 29' 30" WEST 36.41 FEET TO THE BEGINNING OF A NONTANGENT CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 114.00 FEET, A RADIAL TO SAID BEGINNING OF CURVE BEARS NORTH 78° 16' 48" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 40° 26' 18" THRU AN ARC LENGTH OF 80.46 FEET;

THENCE TANGENT NORTH 52° 09' 30" EAST 24.50 FEET TO THE TRUE POINT OF BEGINNING.

AREA OF PARCEL A: 3.937 ACRES

END OF PARCEL A

PARCEL B

THAT PORTION OF THE RANCHO SAN FRANCISCO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 PAGES 521 AND 522 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

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THENCE NORTH $1^{\circ} 39' 30''$ EAST 280.14 FEET;

THENCE NORTH $2^{\circ} 40' 00''$ WEST 138.70 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 475.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF $19^{\circ} 27' 03''$ THRU AN ARC LENGTH OF 161.25 FEET;

THENCE TANGENT NORTH $22^{\circ} 06' 59''$ WEST 50.88 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 191.07 FEET;

THENCE NORTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF $39^{\circ} 42' 59''$ THRU AND ARC LENGTH OF 132.44 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 445.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF $33^{\circ} 52' 00''$ THRU AN ARC LENGTH OF 263.03 FEET;

THENCE TANGENT NORTH $16^{\circ} 16' 00''$ WEST 77.85 FEET;

THENCE NORTH $5^{\circ} 42' 20''$ WEST 90.71 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 138.50 FEET;

PARCEL B
PAGE TWO

THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 36° 52' 14" THRU AN ARC LENGTH OF 89.13 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 75.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 77° 00' 00" THRU AN ARC LENGTH OF 100.79 FEET;

THENCE TANGENT NORTH 45° 50' 06" WEST 85.07 FEET;

THENCE NORTH 40° 39' 30" WEST 36.65 FEET;

THENCE NORTH 39° 15' 40" WEST 38.97 FEET;

THENCE NORTH 44° 57' 44" WEST 64.14 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 150.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 24° 00' 00" THRU AN ARC LENGTH OF 62.83 FEET;

THENCE TANGENT NORTH 20° 57' 44" WEST 61.30 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 55.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 25° 02' 48" THRU AN ARC LENGTH 24.04 FEET;

THENCE TANGENT NORTH 3° 48' 30" EAST 72.71 FEET;

THENCE NORTH 5° 35' 25" WEST 40.20 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 200.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 28° 32' 00" THRU AN ARC LENGTH OF 99.60 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 250.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 23° 04' 35" THRU AN ARC LENGTH OF 100.69;

PARCEL B
PAGE THREE

THENCE NORTH 12° 11' 28" EAST 376.79 FEET;

THENCE NORTH 44° 43' 13" WEST 133.40 FEET;

THENCE SOUTH 54° 00' 20" WEST 135.14 FEET;

THENCE SOUTH 10° 55' 38" EAST 21.36 FEET;

THENCE SOUTH 48° 08' 45" WEST 225.52 FEET,

THENCE SOUTH 20° 12' 44" WEST 186.88 FEET TO A POINT ON THE EASTERLY LINE OF PARCEL 1 OF THE CORRECTION DEED TO THE STATE OF CALIFORNIA RECORDED MARCH 18, 1969, AS INSTRUMENT NO. 3187 IN BOOK D-4311 PAGE 508, OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE SOUTH 9° 33' 52" WEST 153.21 FEET;

THENCE SOUTH 10° 55' 29" EAST 263.91 FEET;

THENCE SOUTH 20° 14' 12" EAST 242.23 FEET;

THENCE NORTH 69° 45' 48" EAST 74.73 FEET;

THENCE SOUTH 9° 25' 10" EAST 61.74 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 135.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 40° 54' 50" THRU AN ARC LENGTH OF 96.40 FEET;

THENCE TANGENT SOUTH 50° 20' 00" EAST 36.20 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 26.00 FEET:

THENCE SOUTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 106° 35' 00" THRU AN ARC LENGTH OF 48.37 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 39.03 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 75° 35' 10" THRU AN ARC LENGTH OF 51.49 FEET;

THENCE TANGENT SOUTH 19° 20' 10" EAST 422.84 FEET;

PARCEL B
PAGE FOUR

THENCE SOUTH 16° 38' 40" EAST 90.20 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 210.00 FEET;

THENCE SOUTHEAST ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 49° 26' 50" THRU AN ARC LENGTH OF 181.23 FEET;

THENCE TANGENT SOUTH 66° 05' 30" EAST 33.37 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 85.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 46° 30' 10" THRU AN ARC LENGTH OF 68.99 FEET;

THENCE TANGENT SOUTH 19° 35' 20" EAST 199.53 FEET;

THENCE SOUTH 10° 50' 40" EAST 26.96 FEET;

THENCE SOUTH 0° 34' 20" EAST 155.14 FEET;


THENCE SOUTH 8° 58' 20" EAST 82.51 FEET;

THENCE NORTH 65° 49' 40" EAST 26.58 FEET TO THE TRUE POINT OF BEGINNING.

AREA OF PARCEL B: 16.192 ACRES

END OF PARCEL B
EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

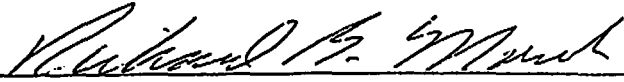
PREPARED BY OR UNDER THE DIRECTION OF:



RICHARD B. MORSCH R.C.E. 29506
REGISTRATION EXPIRES 03/31/03

EXHIBIT "B" AND "C" ATTACHED HERETO AND MADE A PART HEREOF.

PREPARED BY OR UNDER THE DIRECTION OF:



RICHARD B. MORSCH R.C.E. 29506
REGISTRATION EXPIRES 03/31/03

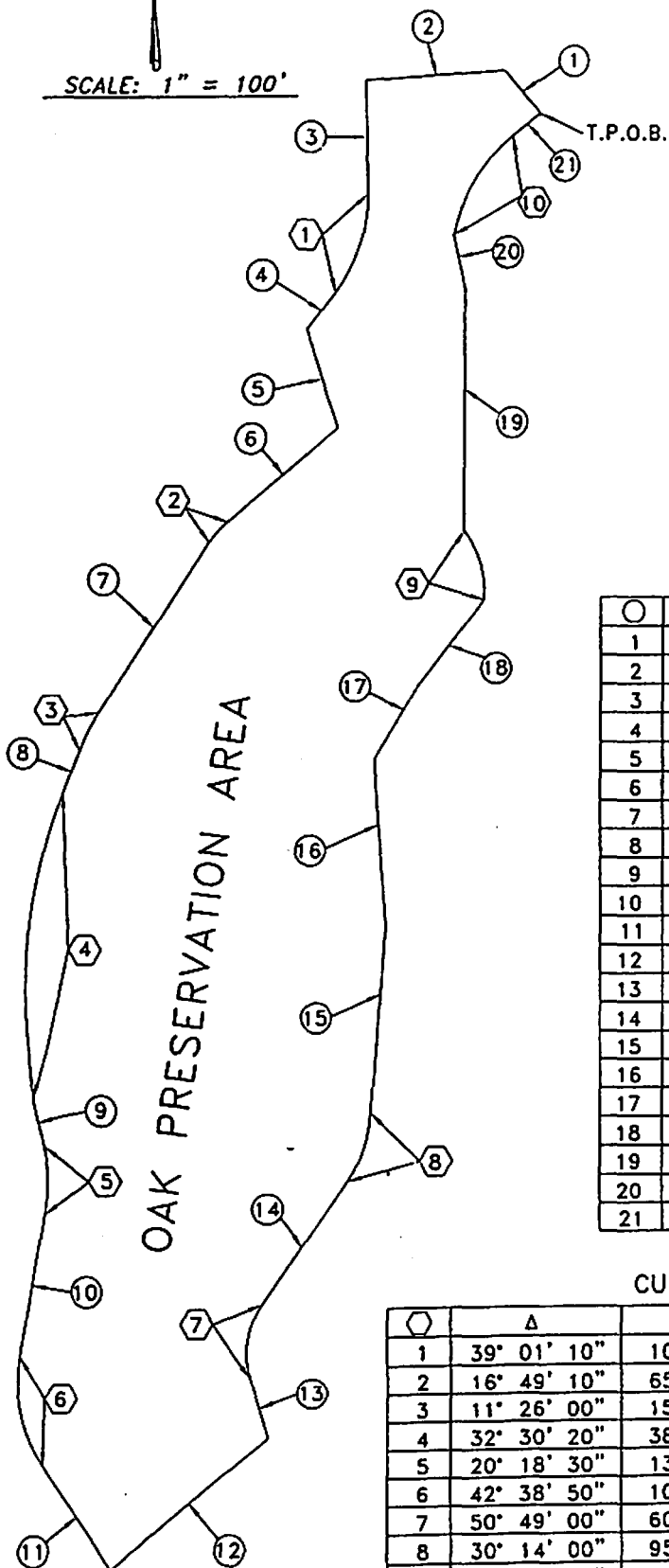


EXHIBIT "B"

PARCEL A



SCALE: 1" = 100'



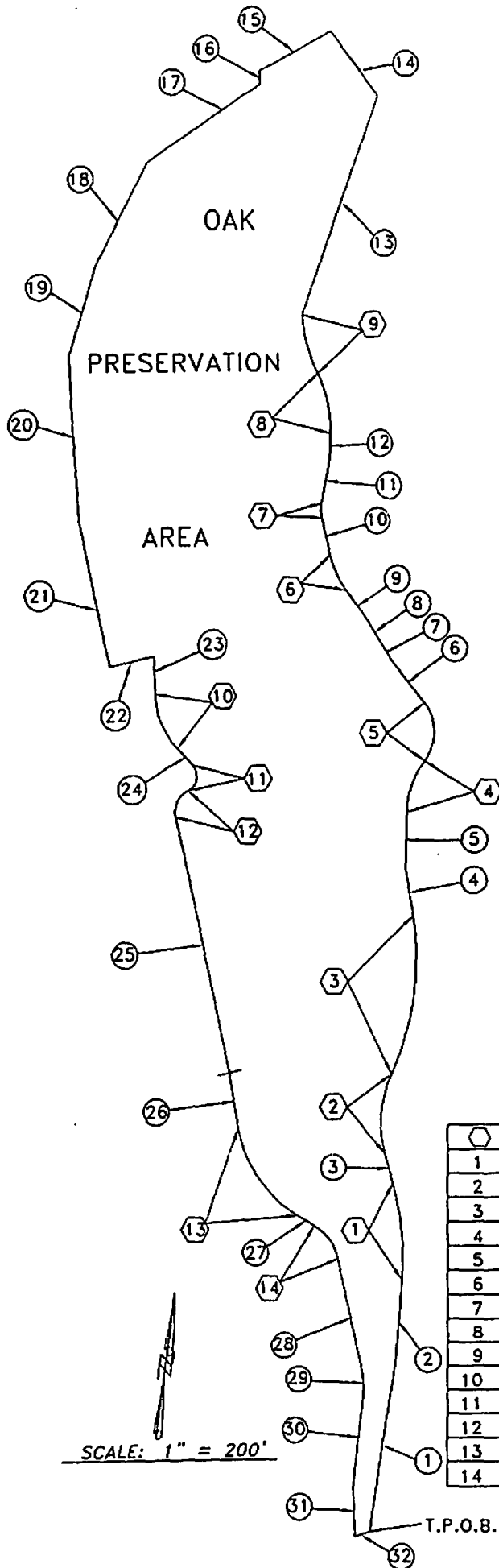
○	BEARING	DISTANCE
1	N 41° 20' 30" W	38.35'
2	S 86° 38' 20" W	97.30'
3	S 0° 47' 10" E	76.93'
4	S 38° 14' 00" W	31.28'
5	S 17° 29' 30" E	71.35'
6	S 49° 53' 50" W	98.26'
7	S 33° 04' 40" W	139.99'
8	S 21° 38' 00" W	31.20'
9	S 10° 52' 20" E	33.23'
10	S 9° 26' 10" W	98.88'
11	S 33° 12' 40" E	87.19'
12	N 50° 15' 00" E	142.77'
13	N 16° 14' 00" W	44.66'
14	N 34° 35' 00" E	102.36'
15	N 4° 21' 00" E	131.29'
16	N 4° 02' 40" W	115.01'
17	N 31° 17' 30" E	58.63'
18	N 37° 57' 00" E	75.50'
19	N 0° 22' 10" W	166.04'
20	N 12° 29' 30" W	36.41'
21	N 52° 09' 30" E	24.50'

CURVE DATA

⬡	Δ	R	L	T
1	39° 01' 10"	105.00'	71.51'	37.20'
2	16° 49' 10"	65.00'	19.08'	9.61'
3	11° 26' 00"	150.00'	29.93'	15.02'
4	32° 30' 20"	380.00'	215.59'	110.78'
5	20° 18' 30"	135.00'	47.85'	24.18'
6	42° 38' 50"	108.00'	80.39'	42.16'
7	50° 49' 00"	60.00'	53.21'	28.50'
8	30° 14' 00"	95.00'	50.13'	25.66'
9	44° 28' 46"	66.00'	51.24'	26.99'
10	40° 26' 18"	114.00'	80.45'	41.99'

EXHIBIT "B"

PARCEL B



○	BEARING	DISTANCE
1	N 1° 39' 30" E	280.14'
2	N 2° 40' 00" W	138.70'
3	N 22° 06' 59" W	50.88'
4	N 16° 16' 00" W	77.85'
5	N 5° 42' 20" W	90.71'
6	N 45° 50' 06" W	85.07'
7	N 40° 39' 30" W	36.65'
8	N 39° 15' 40" W	38.97'
9	N 44° 57' 44" W	64.14'
10	N 20° 57' 44" W	61.30'
11	N 3° 48' 30" E	72.71'
12	N 5° 35' 25" W	40.20'
13	N 12° 11' 28" E	376.79'
14	N 44° 43' 13" W	133.40'
15	S 54° 00' 20" W	135.14'
16	S 10° 55' 38" E	21.36'
17	S 48° 08' 45" W	225.52'
18	S 20° 12' 44" W	186.88'
19	S 9° 33' 52" W	153.21'
20	S 10° 55' 29" E	263.91'
21	S 20° 14' 12" E	242.23'
22	N 69° 45' 48" E	74.73'
23	S 9° 25' 10" E	61.74'
24	S 50° 20' 00" E	36.20'
25	S 19° 20' 10" E	422.84'
26	S 16° 38' 40" E	90.20'
27	S 66° 05' 30" E	33.37'
28	S 19° 35' 20" E	199.53'
29	S 10° 50' 40" E	26.96'
30	S 0° 34' 20" E	155.14'
31	S 8° 58' 20" E	82.51'
32	N 65° 49' 40" E	26.58'

CURVE DATA

○	Δ	R	L	T
1	19° 27' 03"	475.00'	161.25'	81.41'
2	39° 42' 59"	191.07'	132.44'	69.01'
3	33° 52' 00"	445.00'	263.03'	135.48'
4	36° 52' 14"	138.50'	89.13'	46.17'
5	77° 00' 00"	75.00'	100.79'	59.66'
6	24° 00' 00"	150.00'	62.83'	31.88'
7	25° 02' 48"	55.00'	24.04'	12.22'
8	28° 32' 00"	200.00'	99.60'	50.86'
9	23° 04' 35"	250.00'	100.69'	51.04'
10	40° 54' 50"	135.00'	96.40'	50.36'
11	106° 35' 00"	26.00'	48.37'	34.87'
12	75° 35' 10"	39.03'	51.49'	30.27'
13	49° 26' 50"	210.00'	181.23'	96.69'
14	46° 30' 10"	85.00'	68.99'	36.52'

EXHIBIT "C"



SCALE: 1" = 500'

