



**COUNTY ADMINISTRATIVE OFFICE
GENERAL SERVICES
PROPERTY MANAGEMENT**

**TULARE COUNTY
AGENDA ITEM**

BOARD OF SUPERVISORS

ALLEN ISHIDA
District One

PETE VANDER POEL
District Two

PHILLIP A. COX
District Three

J. STEVEN WORTHLEY
District Four

MIKE ENNIS
District Five

AGENDA DATE: June 8, 2010

Public Hearing Required	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Scheduled Public Hearing w/Clerk	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Published Notice Required	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Advertised Published Notice	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Meet & Confer Required	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Electronic file(s) has been sent	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Budget Transfer (Aud 308) attached	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Personnel Resolution attached	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Resolution, Ordinance or Agreements are attached and signature line for Chairman is marked with tab(s)/flag(s)						
	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>
CONTACT PERSON: Robert Newby PHONE: 559-624-7000						

SUBJECT: Agreement for Purchase of Real Property from Triple D Ranch, L.P., a California Limited Partnership for the Betty Drive/Avenue 312 Realignment and Improvement Project-Phase 2A

- REQUEST(S):**
That the Board of Supervisors:
1. Approve Agreement for Purchase of Real Property from Triple D Ranch, L.P., a California Limited Partnership for the Betty Drive/Avenue 312 Realignment and Improvement Project-Phase 2A in the amount of \$149,000;
 2. Authorize the Chairman to sign the Agreement, pending approval by County Counsel as to form;
 3. Authorize County Counsel to sign the Grant Deed/Slope Easement acceptance upon presentation;
 4. Authorize the County Administrative Officer or his designee to open an escrow and sign all documents to facilitate the escrow for this acquisition; and
 5. Direct the Auditor to draw a warrant in the amount of \$150,500 in favor of Chicago Title Company.

SUMMARY:
The County of Tulare contracted with Omni Means Engineering to design the Betty Drive/Avenue 312 Realignment and Improvement Project-Phase 2A and 2B. The Hopper Company has appraised the required Temporary Construction Easement

SUBJECT: Agreement for Purchase of Real Property from Triple D Ranch, L.P., a California Limited Partnership for the Betty Drive/Avenue 312 Realignment and Improvement Project-Phase 2B
DATE: June 8, 2010

(TCE) Public Utilities Easement (PUE), Slope Easement (SE) and Permanent Right of Way (RW) within the project area and Tarvin and Associates are supplying Right of Way acquisition services.

This Agreement is for RW, SE, and TCE over a portion of Assessor's Parcel Numbers 075-170-024, 026, 027, & 028.

The property is located on the east side of Road 68, along Betty Drive, north of Avenue 310. The property is currently leased and used for agricultural production. The remainder will continue to be farmed after the acquisition.

Escrow and Title costs have been estimated at \$1,500. It is recommended the warrant to Chicago Title Company be drawn in the amount of \$150,500. Any overage at the close of escrow will be refunded and re-deposited.

FISCAL IMPACT/FINANCING:

There is no net County cost to the General Fund. Funds for this RW, SE and TCE purchase are funded from an allocation from Measure R and are budgeted in Road Fund Budget Account No. 014-225-2300-3070. Any cost beyond that allowed by Measure R will be funded from tax increment within the Goshen Redevelopment Project Area.

LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:

The County's five-year strategic plan includes the Safety and Security Initiative to provide for the safety and security of the public. This RW acquisition and the Betty Drive Realignment and Improvement Project help fulfill this initiative by improving and maintaining adequate transportation infrastructure.

ALTERNATIVES:

The Board could choose not to approve this agreement but this acquisition is for a previously approved transportation construction project.

INVOLVEMENT OF OTHER DEPARTMENTS OR AGENCIES:

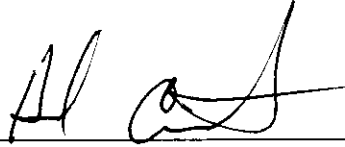
The California Department of Transportation is providing oversight for the expenditure of funds for this project.

The Tulare County Auditor is being directed to draw the necessary warrants.

SUBJECT: Agreement for Purchase of Real Property from Triple D Ranch, L.P., a California Limited Partnership for the Betty Drive/Avenue 312 Realignment and Improvement Project-Phase 2B

DATE: June 8, 2010

ADMINISTRATIVE SIGN-OFF:



Hal Cypert
General Services Manager

Cc: Auditor/Controller
County Counsel
County Administrative Office (2)

Attachment(s)

Agreement
Attachment A - Legal Description of the TCE
Attachment B - Map of the TCE
Attachment A-1 Legal Description of the RW
Attachment B-1 Map of the RW
Attachment A-2 Legal Description of the SE
Attachment B-2 Map of the SE

**BEFORE THE BOARD OF SUPERVISORS
COUNTY OF TULARE, STATE OF CALIFORNIA**

IN THE MATTER OF APPROVAL OF)
AGREEMENT FOR PURCHASE OF REAL)
PROPERTY FROM TRIPLE D RANCH, L.P.) RESOLUTION NO. _____
A CALIFORNIA LIMITED PARTNERSHIP) AGREEMENT NO. _____
FOR THE BETTY / AVENUE 312)
REALIGNMENT AND IMPROVEMENT)
PROJECT-PHASE 2A)

UPON MOTION OF SUPERVISOR _____, SECONDED BY SUPERVISOR _____, THE FOLLOWING WAS ADOPTED BY THE BOARD OF SUPERVISORS, AT AN OFFICIAL MEETING HELD _____, BY THE FOLLOWING VOTE:

AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST: JEAN M. ROUSSEAU
COUNTY ADMINISTRATIVE OFFICER
CLERK, BOARD OF SUPERVISORS

BY: _____
Deputy Clerk

* * * * *

1. Approved Agreement for Purchase of Real Property from Triple D Ranch, L.P., a California Limited Partnership for the Betty Drive/Avenue 312 Realignment and Improvement Project-Phase 2A in the amount of \$149,000;
2. Authorized the Chairman to sign the Agreement;
3. Authorized County Counsel to sign the Grant Deed/Slope Easement acceptance upon presentation;
4. Authorized the County Administrative Officer or his designee to open an escrow and sign all documents to facilitate the escrow for this acquisition; and
5. Directed the Auditor to draw a warrant in the amount of \$150,500 in favor of Chicago Title Company.

EXHIBIT "A"

TEMPORARY CONSTRUCTION EASEMENT

APN: 075-170-024, 026 & 027

That portion of the real property described in the Grant Deed to Triple D Ranch, recorded on December 27, 1990, as Document No. 90-084267, Tulare County Official Records, lying within the North half of the Northwest quarter of Section 19, Township 18 South, Range 24 East, M.D.B.&M., in the County of Tulare, State of California, described as follows:

TCE AREA 'A'

COMMENCING at the Northeast corner of said Northwest quarter, thence along the East line of said Northwest quarter, South $00^{\circ}15'58''$ East 55.00 feet to a point on the Southerly line of the real property described in the Grant deed to the County of Tulare, recorded on February 8, 2006, as Document No. 2006-0012617, said point being the **POINT OF BEGINNING**; thence continuing along said East line, South $00^{\circ}15'58''$ East 20.00 feet; thence leaving said East line, South $89^{\circ}50'01''$ West 466.64 feet to the beginning of a curve to the left, having a radius of 2,125.00 feet; thence 859.33 feet along said curve, through a central angle of $23^{\circ}10'12''$ to a point on the East line of the Northwest quarter of the Northwest quarter of Section 19, said point hereon designated Point 'B', thence continuing along said 2,125.00 foot curve, 567.63 feet, through a central angle of $15^{\circ}18'17''$; thence South $39^{\circ}01'36''$ East 198.52 feet to the beginning of a curve to the right, having a radius of 450.00 feet; thence 306.51 feet along said curve through a central angle of $39^{\circ}01'36''$; thence South $00^{\circ}00'00''$ East 302.80 feet; thence North $89^{\circ}46'35''$ East 258.03 feet to a point on said East line of the Northwest quarter of the Northwest quarter; thence along said East line, South $00^{\circ}05'43''$ West 20.00 feet; thence leaving said East line, South $89^{\circ}46'35''$ West 257.92 feet to the beginning of a curve to the right, having a radius of 20.00 feet; thence 31.49 feet along said curve through a central angle of $90^{\circ}13'25''$; thence North $00^{\circ}00'00''$ East 302.80 feet to the beginning of a curve to the left, having a radius of 430.00 feet; thence 292.89 feet along said curve through a central angle of $39^{\circ}01'36''$; thence North $39^{\circ}01'36''$ West 188.46 feet; thence North $05^{\circ}01'03''$ East 41.71 feet to a point on the Southerly line of said real property described in the Grant deed to the County of Tulare, said point being the beginning of a non-tangent curve to which a radial line bears North $38^{\circ}24'16''$ West, said curve being concave to Southeast, having a radius of 2,145.00 feet; thence 1,431.53 feet Northeasterly along said curve through a central angle of $38^{\circ}14'17''$; thence continuing along said Southerly line, North $89^{\circ}50'01''$ East 466.60 feet to the **POINT OF BEGINNING**.

Said description contains 59,466 square feet (1.3651 acres) more or less.

TCE AREA 'B'

COMMENCING at the aforementioned Point 'B', thence along the East line of said Northwest quarter of the Northwest quarter of Section 19, North 00°05'43" East 140.92 feet to a point on the Northerly line of the real property described in the Grant deed to the County of Tulare, recorded on February 8, 2006, as Document No. 2006-0012617, said point being the **POINT OF BEGINNING** and the beginning of a non-tangent curve to which a radial line bears North 21°54'44" West, said curve being concave to the Southeast, having a radius of 2,255.00 feet; thence along said Northerly line, 649.44 feet Southwesterly along said curve through a central angle of 16°30'04"; thence leaving said Northerly line North 84°35'09" West 34.47 feet to the beginning of a non-tangent curve to which a radial line bears North 42°27'41" East, said curve being concave to the Southwest, having a radius of 332.00 feet; thence 247.34 feet Westerly along said curve through a central angle of 42°41'06"; thence South 89°46'35" West 432.30 feet to the beginning of a curve to the right, having a radius of 20.00 feet; thence 31.62 feet along said curve through a central angle of 90°34'23"; thence North 89°46'35" West 30.00 feet to a point on the West line of said North half of the Northwest quarter of Section 19, said point hereon designated Point 'C'; thence along said West line, North 00°04'01" East 20.00 feet; thence leaving said West line, North 89°46'35" East 49.90 feet; thence South 00°13'25" East 20.20 feet; thence North 89°46'35" East 432.30 feet to the beginning of a curve to the right, having a radius of 352.00 feet; thence 269.36 feet along said curve through a central angle of 43°50'39" to the beginning of a non-tangent curve to which a radial line bears North 38°30'56" West, said curve being concave to the Southeast, having a radius of 2,275.00 feet; thence 667.33 feet Northeasterly along said curve through a central angle of 16°48'24" to a point on said East line the Northwest quarter of the Northwest quarter of Section 19; thence along said East line South 00°05'43" West 21.56 feet to the **POINT OF BEGINNING**.

Said description contains 28,498 square feet (0.6542 acres) more or less.

TCE AREA 'C'

COMMENCING at the aforementioned Point 'C', thence along the West line of the Northwest quarter of the Northwest quarter of Section 19, South 00°04'01" West 100.00 feet to the **POINT OF BEGINNING**; thence North 89°46'35" East 30.00 feet to the beginning of a non-tangent curve, to which a radial line bears North 89°39'02" West, said curve being concave to the Southeast, having a radius of 20.00 feet; thence 31.22 feet Northeasterly along said curve through a central angle of 89°25'37"; thence North 89°46'35" East 422.36 feet to the beginning of a curve to the right, having a radius of 270.00 feet; thence 189.48 feet along said curve through a central angle of 40°12'34" to a point hereon designated Point 'D'; thence South 39°59'09" West 20.00 feet to the beginning of a non-tangent curve, to which a radial line bears North 39°59'09" East, said curve being concave to the South, having a radius of 250.00 feet; thence 175.45 feet Westerly along said curve through a central angle of 40°12'34"; thence South 89°46'35" West 422.36 feet; thence South 00°13'25" East 19.80 feet; thence

South 89°46'35" West 50.10 feet to a point on said West line of the Northwest quarter of the Northwest quarter of Section 19; thence along said West line, North 00°04'01" East 20.00 feet to the **POINT OF BEGINNING**.

Said description contains 13,408 square feet (0.3078 acres) more or less.

TCE AREA 'D'

BEGINNING at the aforementioned Point 'D', thence South 01°42'51" West 29.58 feet; thence South 60°23'36" West 21.22 feet; thence South 53°00'53" West 61.77 feet; thence South 51°35'12" West 138.36 feet; thence South 55°38'04" West 251.04 feet; thence South 54°57'35" West 228.36 feet to point on the Easterly line of the real property described in the Grant deed to the County of Tulare, recorded on February 8, 2006, as Document No. 2006-0012617, said point being the beginning of a non-tangent curve, to which a radial line bears South 58°47'57" West, said curve being concave to the Northeast, having a radius of 345.00 feet; thence 21.00 feet Northwesterly along said curve through a central angle of 03°29'16"; thence leaving said Easterly line North 54°40'43" East 466.55 feet; thence North 56°06'19" East 207.43 feet; thence North 56°26'20" East 18.86 feet; thence North 01°42'51" East 6.56 feet; thence North 39°59'09" East 20.00 feet to the **POINT OF BEGINNING**.

Said description contains 15,030 square feet (0.3450 acres) more or less.

Robert C. Bangert 1-7-10
Robert C. Bangert PLS 5250 Date
License Expiration Date: December 31, 2011

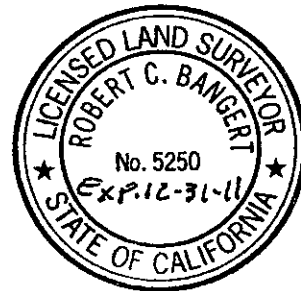


EXHIBIT "B"

N 1/2 NW 1/4 SECTION 19, T. 18 S. R. 24 E. M.D.B. & M.

ROAD 68

P.O.B. 'C' 24 13
19 18

ELDER AVE
CAMP DR
IVY RD

BETTY DRIVE

TCE AREA 'C'
TRIPLE D RANCH
APN: 075-170-026

SEE DETAIL 'B'
SHEET 2

TCE AREA 'D'
SEE DETAIL 'A'
SHEET 2

RD 69
KING ST

P.O.B. 'D'

TRIPLE D RANCH
APN: 075-170-027

ROBINSON RD

TCE AREA 'B'

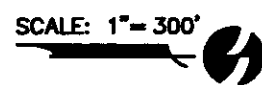
TRIPLE D RANCH
APN: 075-170-028

RD 70

SEE DETAIL 'C'
SHEET 2

TRIPLE D RANCH
APN: 075-170-024

AVE. 310



PT. 'B'

P.O.B. 'B'

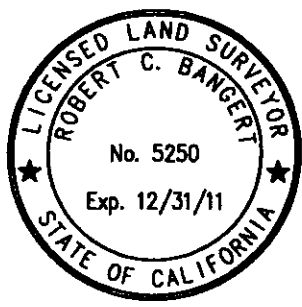
NOTE:
SEE SHEETS
2 & 3 FOR LINE,
CURVE AND
RADIAL DATA

TRIPLE D RANCH
APN: 075-170-025

110' FEE TO THE
COUNTY OF TULARE
DOC. 2006-0012617

NET ACREAGE OF
TRIPLE D RANCH
PROPERTIES: 64.6 Ac. ±

TCE AREA 'A'



Robert C. Bangert 1-7-10
ROBERT C. BANGERT PLS 5250 DATE
LICENSE EXPIRATION DATE: DECEMBER 31, 2011

P.O.B. 'A'
L1
P.O.C.

TRIPLE D RANCH

BETTY DRIVE / AVE 312 REALIGNMENT PROJECT

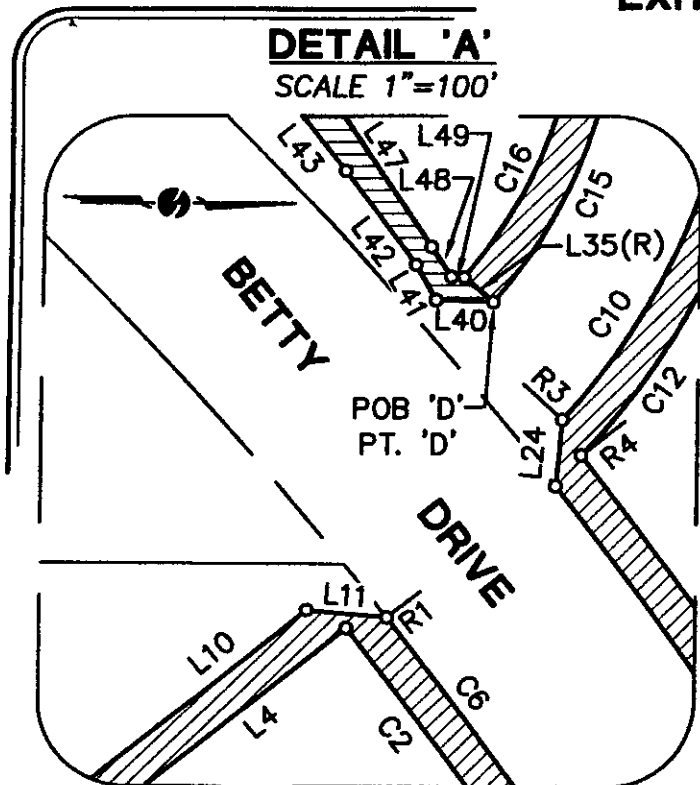
1 OF 3

TEMPORARY CONSTRUCTION EASEMENT

EXHIBIT 'B'

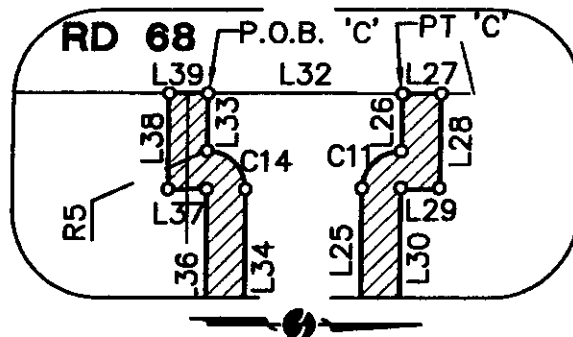
DETAIL 'A'

SCALE 1"=100'



DETAIL 'B'

SCALE 1"=100'



LINE TABLE

LINE	BEARING	LENGTH
L1	S 00°15'58" E	55.00'
L2	S 00°15'58" E	20.00'
L3	S 89°50'01" W	466.64'
L4	S 39°01'36" E	198.52'
L5	S 00°00'00" E	302.80'
L6	N 89°46'35" E	258.03'
L7	S 00°05'43" W	20.00'
L8	S 89°46'35" W	257.92'
L9	N 00°00'00" E	302.80'
L10	N 39°01'36" W	188.46'
L11	N 05°01'03" E	41.71'
L12	N 89°50'01" E	466.60'
L23	N 00°05'43" E	140.92'
L24	N 84°35'09" W	34.47'
L25	S 89°46'35" W	432.30'
L26	S 89°46'35" W	30.00'
L27	N 00°04'01" E	20.00'

LEGEND



TEMPORARY CONSTRUCTION EASEMENT

AREA 'A': 59,466 S.F. 1.3651 AC
 AREA 'B': 28,498 S.F. 0.6542 AC
 AREA 'C': 13,408 S.F. 0.3078 AC
 AREA 'D': 15,030 S.F. 0.3450 AC



1/4 SECTION CORNER COMMON TO SECTIONS 18, & 19 FOUND 2" BRASS DISC STAMPED RCE 16094



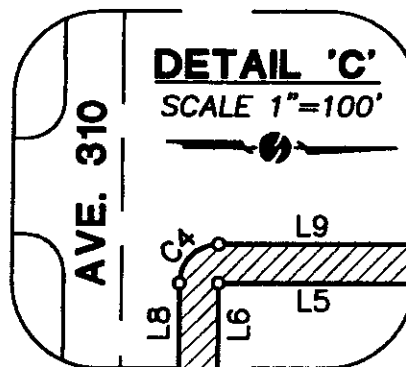
SECTION CORNER COMMON TO SECTIONS 18, 19, 13 & 24 T 18 S, R 24 E, M.D.B & M. FOUND 1/2" BRIGE SPIKE

- P.O.C POINT OF COMMENCEMENT
- P.O.B POINT OF BEGINNING
- (R) RADIAL BEARING
- o DIMENSION POINT

NOTE:
 LINES L13-L22 ARE NOT USED IN LINE TABLE

DETAIL 'C'

SCALE 1"=100'



TRIPLE D RANCH

BETTY DRIVE / AVE 312 REALIGNMENT PROJECT

2 OF 3

TEMPORARY CONSTRUCTION EASEMENT

EXHIBIT "B"

LINE TABLE CONTINUED

LINE	BEARING	LENGTH
L28	N 89°46'35" E	49.90'
L29	S 00°13'25" E	20.20'
L30	N 89°46'35" E	432.30'
L31	S 00°05'43" W	21.56'
L32	S 00°04'01" W	100.00'
L33	N 89°46'35" E	30.00'
L34	N 89°46'35" E	422.36'
L35	S 39°59'09" W	20.00'
L36	S 89°46'35" W	422.36'
L37	S 00°13'25" E	19.80'
L38	S 89°46'35" W	50.10'
L39	N 00°04'01" E	20.00'
L40	S 01°42'51" W	29.58'
L41	S 60°23'36" W	21.22'
L42	S 53°00'53" W	61.77'
L43	S 51°35'12" W	138.36'
L44	S 55°38'04" W	251.04'
L45	S 54°57'35" W	228.36'
L46	N 54°40'43" E	466.55'
L47	N 56°06'19" E	207.43'

LINE TABLE CONTINUED

LINE	BEARING	LENGTH
L48	N 56°26'20" E	18.86'
L49	N 01°42'51" E	6.56'

RADIAL TABLE

RADIAL	BEARING
R1	N 38°24'16" W
R2	N 21°54'44" W
R3	N 42°27'41" E
R4	N 38°30'56" W
R5	N 89°39'02" W
R6	S 58°47'57" W

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	23°10'12"	2125.00'	859.33'
C2	15°18'17"	2125.00'	567.63'
C3	39°01'36"	450.00'	306.52'
C4	90°13'25"	20.00'	31.49'
C5	39°01'36"	430.00'	292.89'
C6	38°14'17"	2145.00'	1431.53'
C9	16°30'04"	2255.00'	649.43'
C10	42°41'06"	332.00'	247.34'
C11	90°34'23"	20.00'	31.62'
C12	43°50'39"	352.00'	269.36'
C13	16°48'24"	2275.00'	667.33'
C14	89°25'37"	20.00'	31.22'
C15	40°12'34"	270.00'	189.48'
C16	40°12'34"	250.00'	175.45'
C17	3°29'16"	345.00'	21.00'

NOTE:
CURVES C7-C8 ARE NOT
USED IN CURVE TABLE

TRIPLE D RANCH

BETTY DRIVE / AVE 312 REALIGNMENT PROJECT

3 OF 3

TEMPORARY CONSTRUCTION EASEMENT

**EXHIBIT "A" - 1
FEE ACQUISITION
APN: 075-170-024, 026 & 027**

That portion of the real property described in the Grant Deed to Triple D Ranch, recorded on December 27, 1990, as Document No. 90-084267, Tulare County Official Records, lying within the North half of the Northwest quarter of Section 19, Township 18 South, Range 24 East, M.D.B.&M., in the County of Tulare, State of California, described as follows:

PARCEL 'A'

COMMENCING at the Northeast corner of said Northwest quarter, thence along the East line of said Northwest quarter, South 00°15'58" East 55.00 feet to a point on the Southerly line of the real property described in the Grant deed to the County of Tulare, recorded on February 8, 2006, as Document No. 2006-0012617; thence leaving said East line, South 89°50'01" West 466.60 feet along said Southerly line to the beginning of a curve to the left, having a radius of 2,145.00 feet; thence continuing along said Southerly line, 1,431.53 feet along said curve through a central angle of 38°14'17" to the **POINT OF BEGINNING**; thence leaving said Southerly line, South 05°01'03" West 41.71 feet; thence South 39°01'36" East 188.46 feet to the beginning of a curve to the right, having a radius of 430.00 feet; thence 292.89 feet along said curve through a central angle of 39°01'36"; thence South 00°00'00" East 302.80 feet to the beginning of a curve to the left, having a radius of 20.00 feet; thence 31.49 feet along said curve through a central angle of 90°13'25"; thence North 89°46'35" East 257.92 feet to a point on the East line of the Northwest quarter of said Northwest quarter of Section 19; thence along said East line, South 00°05'43" West 30.00 feet to a point on the South line of said Northwest quarter of the Northwest quarter of Section 19; thence leaving said East line, South 89°46'35" West 517.83 feet along said South line to a point on the East line of the real property described in the Grant Deed to the Tulare County Redevelopment Agency, recorded on May 9, 2003, as Document No. 2003-0041777; thence along said East line, North 00°04'01" East 789.97 feet to a point on said Southerly line of the real property to the County of Tulare, said point being the beginning of a non-tangent curve to which a radial line bears North 39°21'52" West, said curve being concave to the Southeast, having a radius of 2145.00 feet; thence leaving said East line, along said Southerly line, 35.94 feet Northeasterly along said curve, through a central angle of 0°57'36" to the **POINT OF BEGINNING**.

Said description contains 162,711 square feet (3.7353 acres) more or less.

PARCEL 'B'

COMMENCING at the Point of Beginning of the above described Parcel 'A', thence North 38°35'15" West 110.00 feet to a point on the Northerly line of said real property described in the Grant Deed to the County of Tulare, recorded on February 8, 2006, as Document No. 2006-0012617, said point being the **POINT OF BEGINNING**, and the beginning of a non-tangent curve to which a radial line bears North 38°24'48" West, said curve being concave to the Southeast, having a radius of 2,255.00 feet,; thence along said Northerly line the following five courses: 1) 257.48 feet Southwesterly along said curve through a central angle of 06°32'32"; 2) South 45°02'40" West 222.31 feet to the beginning of a curve to the right, having a radius of 5,145.00 feet; 3) 303.76 feet along said curve through a central angle of 03°22'58" to the beginning of a compound curve having a radius of 32.00 feet; 4) 48.21 feet along said curve through a central angle of 86°18'58" to the beginning of a compound curve having a radius of 345.00 feet; 5) 29.04 feet along said curve through a central angle of 04°49'25"; thence leaving said Northerly line, North 50°58'24" East 691.80 feet; thence North 01°42'51" East 45.44 feet to the beginning of a non-tangent curve to which a radial line bears North 39°59'09" East, said curve being concave to the South, having a radius of 270.00 feet,; thence 189.48 feet Westerly along said curve through a central angle of 40°12'34"; thence South 89°46'35" West 422.36 feet to the beginning of a curve to the left, having a radius of 20.00 feet; thence 31.22 feet along said curve through a central angle of 89°25'37"; thence South 89°46'35" West 30.00 feet to a point on the West line of said North half of the Northwest quarter of Section 19; thence along said West line, North 00°04'01" East 100.00 feet; thence leaving said West line, North 89°46'35" East 30.00 feet to the beginning of a non-tangent curve to which a radial line bears North 89°39'02" West, said curve being concave to the Northeast, having a radius of 20.00 feet,; thence 31.62 feet Southeasterly along said curve through a central angle of 90°34'23"; thence North 89°46'35" East 432.30 feet; to the beginning of a curve to the right, having a radius of 332.00 feet; thence 247.34 feet along said curve through a central angle of 42°41'06"; thence South 84°35'09" East 34.47 feet to the **POINT OF BEGINNING**.

Said description contains 69,136 square feet (1.5871 acres) more or less.

Robert C. Bangert 1-7-10
Robert C. Bangert PLS 5250 Date
License Expiration Date: December 31, 2011

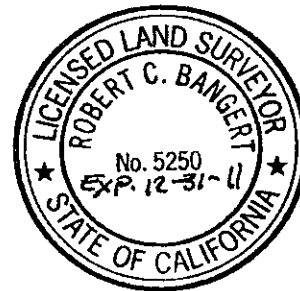
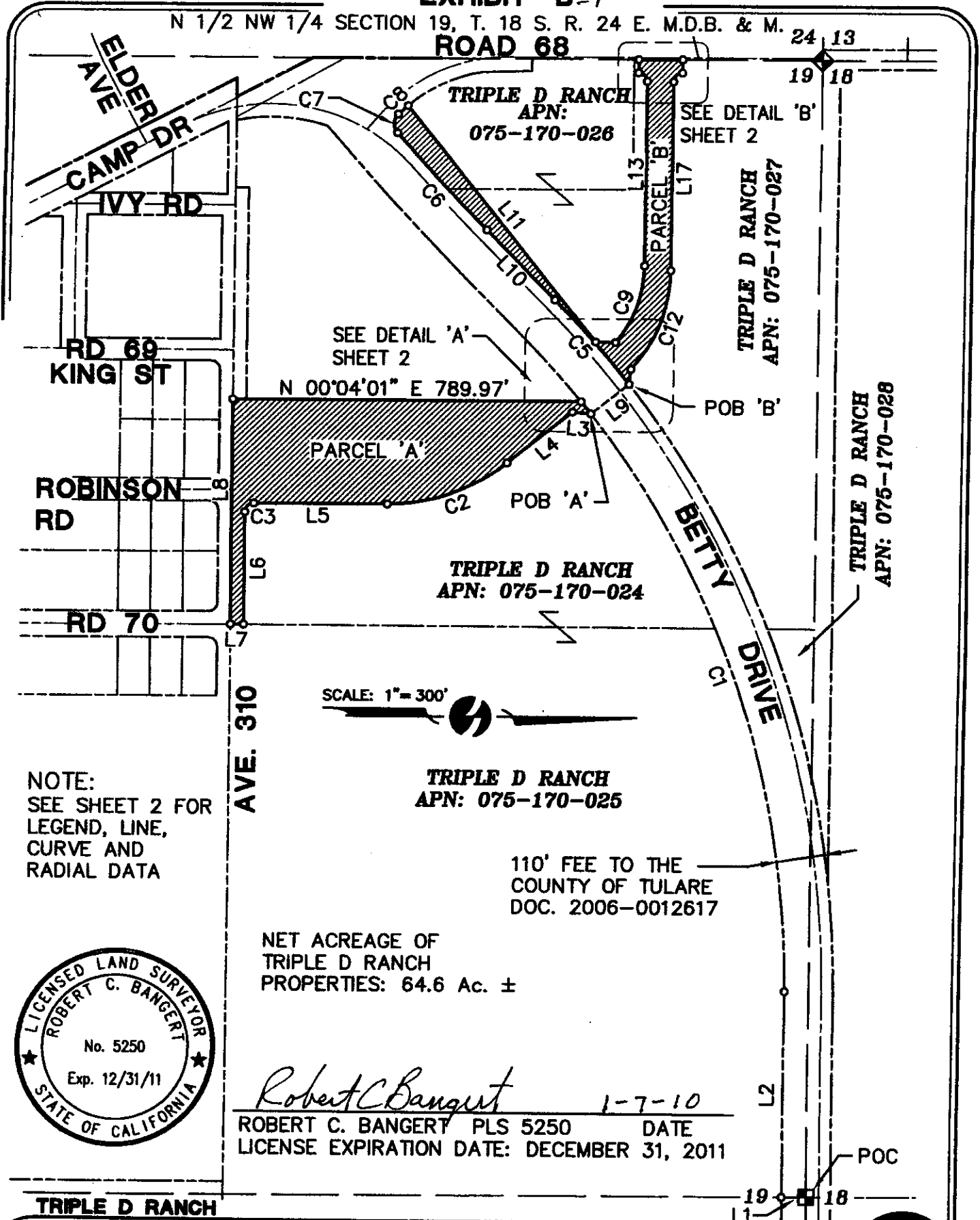


EXHIBIT "B"-1

N 1/2 NW 1/4 SECTION 19, T. 18 S. R. 24 E. M.D.B. & M. 24 13

ROAD 68



RD 69
KING ST

ROBINSON
RD

RD 70

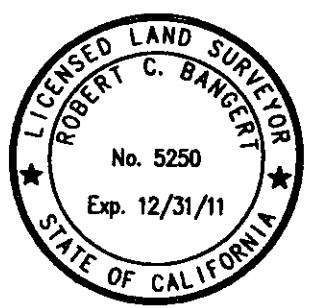
AVE. 310

SCALE: 1" = 300'

TRIPLE D RANCH
APN: 075-170-025

110' FEE TO THE
COUNTY OF TULARE
DOC. 2006-0012617

NET ACREAGE OF
TRIPLE D RANCH
PROPERTIES: 64.6 Ac. ±



Robert C. Bangert 1-7-10
 ROBERT C. BANGERT PLS 5250 DATE
 LICENSE EXPIRATION DATE: DECEMBER 31, 2011

TRIPLE D RANCH

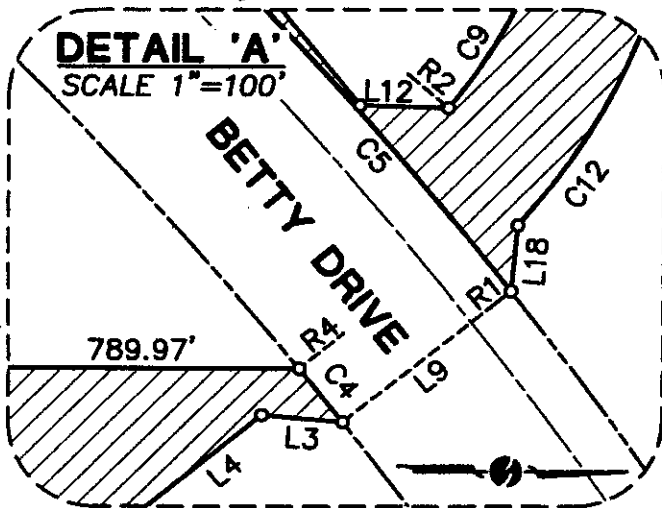
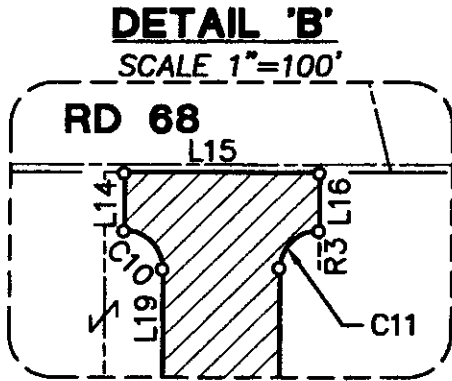
BETTY DRIVE / AVE 312 REALIGNMENT PROJECT
 FEE ACQUISITION

1 OF 2

EXHIBIT "B"

RADIAL TABLE	
RADIAL	BEARING
R1	N 38°24'48" W
R2	N 39°59'09" E
R3	N 89°39'02" W
R4	N 39°21'52" W

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	38°14'17"	2145.00'	1431.53'
C2	39°01'36"	430.00'	292.89'
C3	90°13'25"	20.00'	31.49'
C4	0°57'36"	2145.00'	35.94'
C5	6°32'32"	2255.00'	257.48'
C6	3°22'58"	5145.00'	303.77'
C7	86°18'58"	32.00'	48.21'
C8	4°49'24"	345.00'	29.04'
C9	40°12'34"	270.00'	189.48'
C10	89°25'37"	20.00'	31.22'
C11	90°34'23"	20.00'	31.62'
C12	42°41'06"	332.00'	247.34'



LINE TABLE		
LINE	BEARING	LENGTH
L1	S 00°15'58" E	55.00'
L2	S 89°50'01" W	466.60'
L3	S 05°01'03" W	41.71'
L4	S 39°01'36" E	188.46'
L5	S 00°00'00" E	302.80'
L6	N 89°46'35" E	257.92'
L7	S 00°05'43" W	30.00'
L8	S 89°46'35" W	517.83'
L9	N 38°35'15" W	110.00'
L10	S 45°02'40" W	222.31'
L11	N 50°58'24" E	691.80'
L12	N 01°42'51" E	45.44'
L13	S 89°46'35" W	422.36'
L14	S 89°46'35" W	30.00'
L15	N 00°04'01" E	100.00'
L16	N 89°46'35" E	30.00'
L17	N 89°46'35" E	432.30'
L18	S 84°35'09" E	34.47'

LEGEND

- 1/4 SECTION CORNER COMMON TO SECTIONS 18, & 19 FOUND 2" BRASS DISC STAMPED RCE 16094
- SECTION CORNER COMMON TO SECTIONS 18, 19, 13 & 24 T 18 S, R 24 E, M.D.B & M. FOUND 1/2" BRIGE SPIKE
- P.O.C POINT OF COMMENCEMENT
- P.O.B POINT OF BEGINNING
- DIMENSION POINT
- FEE ACQUISITION:
 PARCEL 'A': 162,711 S.F. 3.7353 AC
 PARCEL 'B': 69,136 S.F. 1.5872 AC

TRIPLE D RANCH

BETTY DRIVE / AVE 312 REALIGNMENT PROJECT

FEE ACQUISITION

EXHIBIT "A" 2

SLOPE EASEMENT
APN: 075-170-027, 026

That portion of the real property described in the Grant Deed to Triple D Ranch, recorded on December 27, 1990, as Document No. 90-084267, Tulare County Official Records, lying within the North half of the Northwest quarter of Section 19, Township 18 South, Range 24 East, M.D.B.&M., in the County of Tulare, State of California, described as follows:

COMMENCING at the Northeast corner of said Northwest quarter, thence along the East line of said Northwest quarter, South 00°15'58" East 55.00 feet to a point on the Southerly line of the real property described in the Grant deed to the County of Tulare, recorded on February 8, 2006, as Document No. 2006-0012617; thence leaving said East line, South 89°50'01" West 466.60 feet along said Southerly line to the beginning of a curve to the left, having a radius of 2,145.00 feet; thence continuing along said Southerly line, 1,550.18 feet along said curve through a central angle of 41°24'26"; thence leaving said Southerly line, North 41°34'25" West 112.23 feet to the **POINT OF BEGINNING**; thence South 50°58'24" West 691.80 feet to a point on the Northeasterly line of said real property to the County of Tulare, said point being the beginning of a non-tangent curve, to which a radial line bears South 49°34'01" West, said curve being concave to the Northeast, having a radius of 345.00 feet; thence 55.59 feet Northwesterly along said curve through a central angle of 09°13'56"; thence leaving said Northeasterly line, North 54°57'35" East 228.36 feet; thence North 55°38'04" East 251.04 feet; thence North 51°35'12" East 138.36 feet; thence North 53°00'53" East 61.77 feet; thence North 60°23'36" East 21.22 feet; thence South 01°42'51" West 15.86 feet to the **POINT OF BEGINNING**.

Said description contains 22,097 square feet (0.5073 acres) more or less.

Robert C Bangert 1-7-10
Robert C. Bangert PLS 5250 Date
License Expiration Date: December 31, 2011

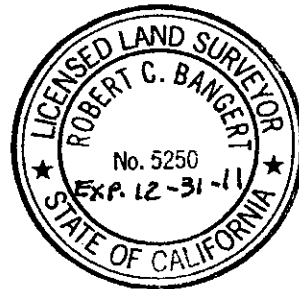


EXHIBIT "B"-2

N 1/2 NW 1/4 SECTION 19, T. 18 S. R. 24 E. M.D.B. & M. 24 13

ROAD 68

19 18

ELDER AVE

CAMP DR

IVY RD

RD 69
KING ST

ROBINSON RD

RD 70

AVE. 310

TRIPLE D RANCH
APN: 075-170-028

TRIPLE D RANCH
APN: 075-170-027

TRIPLE D RANCH
APN: 075-170-028

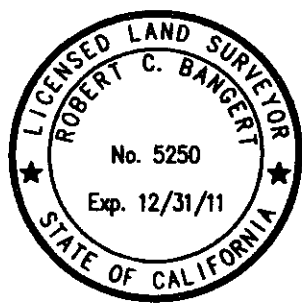
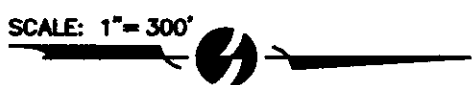
TRIPLE D RANCH
APN: 075-170-024

TRIPLE D RANCH
APN: 075-170-025

110' FEE TO THE
COUNTY OF TULARE
DOC. 2006-0012617

NET ACREAGE OF
TRIPLE D RANCH
PROPERTIES: 64.6 Ac. ±

NOTE:
SEE SHEET 2 FOR
LEGEND, LINE,
CURVE AND
RADIAL DATA



Robert C Bangert 1-7-10
ROBERT C. BANGERT PLS 5250 DATE
LICENSE EXPIRATION DATE: DECEMBER 31, 2011





TRIPLE D RANCH

BETTY DRIVE / AVE 312 REALIGNMENT PROJECT
SLOPE EASEMENT

1 OF 2

EXHIBIT "B"

LEGEND

-  1/4 SECTION CORNER COMMON TO SECTIONS 18, & 19 FOUND 2" BRASS DISC STAMPED RCE 16094
-  SECTION CORNER COMMON TO SECTIONS 18, 19, 13 & 24 T 18 S, R 24 E, M.D.B & M. FOUND 1/2" BRIGE SPIKE
- P.O.C POINT OF COMMENCEMENT
- P.O.B POINT OF BEGINNING
-  DIMENSION POINT
-  SLOPE EASEMENT
22,097 S.F. 0.5073 AC

RADIAL TABLE	
RADIAL	BEARING
R1	S 49°34'01" W

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 00°15'58" E	55.00'
L2	S 89°50'01" W	466.60'
L3	N 41°34'25" W	112.23'
L4	S 50°58'24" W	691.80'
L5	N 54°57'35" E	228.36'
L6	N 55°38'04" E	251.04'
L7	N 51°35'12" E	138.36'
L8	N 53°00'53" E	61.77'
L9	N 60°23'36" E	21.22'
L10	S 01°42'51" W	15.86'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	41°24'26"	2145.00'	1550.18'
C2	9°13'56"	345.00'	55.59'

TRIPLE D RANCH

BETTY DRIVE / AVE 312 REALIGNMENT PROJECT

2 OF 2

SLOPE EASEMENT

