

MINUTE ITEM

This Calendar Item No. C97
was approved as Minute Item
No. 97 by the State Lands
Commission by a vote of 3
to 0 at its 6-19-98
meeting.

**CALENDAR ITEM
C97**

A 80
S 37

06/19/98
W 23569
A. Scott
Perez
Fossum

**CONSIDER APPROVAL OF
A TITLE SETTLEMENT AGREEMENT
INVOLVING CERTAIN REAL PROPERTY IN THE
CITY OF BLYTHE, RIVERSIDE COUNTY
PURSUANT TO PUBLIC RESOURCES CODE SECTION 6307
AND THE KAPILOFF LAND BANK ACT**

APPLICANT:

COLORADO RIVER 500, LLC
c/o Walt Thome
2082 East Southern Avenue, Suite G-101
Tempe, Arizona 85282

BACKGROUND:

The property involved in this proposed Title Settlement Agreement involves lands sold by the State of California in the 19th Century as Swamp or Overflowed Lands. Over the years the Colorado River shifted west and later (1943) was rechannalized (9th Avenue Cut) to the east so that at various times the lands have been in California or Arizona. The area today consists of the last natural channel of the Colorado River, the current channel and the lands lying between them. All of the lands are today within California. In 1967 one of the farmers in the area, Arnold Travis requested a Boundary Line Agreement along the Colorado River involving the northeast edge of the subject property. Subsequently a lawsuit (*Travis v Haddock*, Riverside Superior Court No. 83299) was brought between two farmers in the area seeking to quiet title. The California State Lands Commission (CSLC), on April 25, 1968, by Minute Item 50, authorized the Attorney General to protect the State's interest. The lawsuit was then dismissed. On June 19, 1968, by Minute Item 50, the Commission took the affirmative step of formally asserting its claim to the west half of the 1942 channel at the 9th Avenue Cut.

Further litigation over the subject property was initiated when the United States brought a quiet title action against Shaw Sales, Travis, Palo Verde Irrigation District (PVID), the State of California and others on July 17, 1972. That action was dismissed in 1973 in

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contemplation of settlement (which never transpired). Nine stipulations and orders extending time to consummate the settlement were filed in US District Court (USDC).

After 1972 the focus of title issues in the Palo Verde Valley shifted just north of 9th Avenue to Olive Lake, where for the next several years the lands in dispute were litigated first in United States District Court and later the Ninth Circuit. That case, *US v Aranson*, also originally filed on July 17, 1972, involved the United States, on behalf of the Colorado River Indian Tribes (CRIT), seeking to quiet title to thousands of acres of lands being farmed by several farmers who based their titles on S&O land patents. This quiet title action, involving the Olive Lake Bend former channel of the river, also included Travis, PVID, the State of California, and others to determine the ownership of both the cut-off channel and the lands lying between the former channel and the present channel of the Colorado River. The lands were originally in California and patented as S&O lands by the US and California. Subsequently, the river eroded the west bank and migrated westerly into those S&O lands in California, ultimately resulting in much of the area ending up on the accreted Arizona eastern bank. Then in 1920 an artificial cut was made in the river, resulting in a new artificial channel being located easterly, where it is today (similar scenario to 9th Avenue - except the cut there was made in 1943).

The ongoing case before the United States Supreme Court, *Arizona v California*, US Original 8, continues to deal with the issues of water rights and ownership of lands in and along the Colorado River between Parker and Blythe. The Interstate Compact establishing the boundary between Arizona and California generally used the channel location in the 1960s, thereby leaving three cut-off former natural channels along this stretch of the river wholly in California - Alligator Slough, Olive Lake, and 9th Avenue. All of these cut-off lands (not the riverbeds) are within the CRIT reservation, except the southern portion of the 9th Avenue Cut area.

The 1977 decision of the trial court in *Aranson* established the State of California as the owner of the western half of the former Olive Lake Bend. No appeal was taken from that portion of the judgment. On appeal, the Ninth Circuit in, *US v Aranson*, 696 F2d 654 (1981), affirmed the District Court. CRIT was held to be the owner of the eastern half of the former channel and cut-off lands. In a separate opinion, dissenting in part, Circuit Judge Trask stated that Arizona was the rightful owner of the eastern half of the former channel. The US Supreme Court denied CRIT's petition for a writ in 1983. On remand, Arizona filed a counterclaim and in 1985 CRIT settled their claims and the CSLC subsequently entered into certain exchange agreements with Travis and other

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farmers in the area resolving the title issues in the western half of the former channel.

That brings us back to 9th Avenue. Following the 1977 District Court decision in *Aranson*, the parties in *US v Shaw* sought to negotiate and file a stipulated judgment in the case in 1978. The negotiations over the stipulation continued until 1984 when the US sought to set aside the 1973 dismissal. The court refused to set the dismissal aside. Meanwhile, Shaw sought to settle his title claims with California. A proposed exchange was discussed with Shaw in 1980. Negotiations with the US continued. CSLC staff ultimately conveyed a draft agreement to Shaw in 1985. Commission staff conducted appraisals of the property in 1980, 1985, and 1992. Mr. Carnes, Shaw's attorney, met with Commission staff in 1985 and discussed the same basic exchange as was discussed with Shaw in 1980. Commission staff spent the next 6 years making offers and counteroffers to Mr. Carnes.

In December 1991, Shaw Sales filed a quiet title action over the portion of the ranch lying westerly of the west bank of the 1942 channel. The Commission authorized entry of a stipulated judgment in the case which was filed in March 1992. The stipulation also settled the location of California's claim to the west half of the 1942 channel. Over the next several years additional negotiations took place with the goal of exchanging those portions of California's western half of the now dry 1942 abandoned channel for certain nearby lands with public trust habitat value.

On June 21, 1993, by Minute Item 1, the Commission, at the request of Riverside County LAFCO, approved the annexation boundaries and consented to the annexation of its interest in the subject property into the City of Blythe. In July 1993, Commission staff met with staff members of the United States Fish & Wildlife Service, the California Department of Fish and Game and four representatives of CR500, in Blythe. Based upon that meeting CSLC staff outlined possible settlement scenarios. A draft agreement was conveyed to CR 500 and numerous proposed modifications have been negotiated.

The staff of the Commission has conducted an extensive study and investigation of the area and has examined historical maps, aerial photos, hydrological data, and other evidence concerning the area in an effort to determine the location of the ordinary high water mark and the ordinary low water mark of the western half of the Colorado River in 1942, just prior to the rechannelization of the river in the area.

The parties recognize that, unless the disputes regarding the claimed ownership of the subject property are settled by negotiation and compromise, each of them will expend

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substantial sums of money in litigation of their conflicting claims of ownership of or interests in the subject property, the results of which are uncertain, and that is in their best interests and in the best interests of the general public that a compromise agreement be made by way of a boundary line, exchange and title settlement agreement.

After lengthy negotiations the Commission staff and CR 500 representatives have reached a proposed agreement for the resolution of the conflicting claims. The proposed Agreement provides that:

- (1) CR 500 will convey to STATE certain water-covered and wildlife habitat lands (WATER AND HABITAT PARCEL) located within the boundaries of the SUBJECT PROPERTY, as described in Exhibit C, reserving therefrom a relocatable one hundred twenty (120) foot wide parcel (PRIMARY EASEMENT), as described and defined in Exhibit D, for a public right-of-way and for CR 500's ingress and egress through the WATER AND HABITAT PARCEL.
- (2) CR 500 will quitclaim to STATE the bed of the Colorado River (EXHIBIT E - RIVER PARCEL), in its present location, lying south of the southern boundary of the Colorado River Indian Tribes (CRIT) Reservation, east of the UPLAND PARCEL (EXHIBIT F) and west of the Compact Line separating the State of Arizona from the State of California, reserving therefrom in favor of the CR 500, necessary access rights to the river and any existing water rights.
- (3) CR 500 will grant to STATE a twenty (20) foot wide pedestrian easement for public ingress and egress to the bank of the Colorado River (PEDESTRIAN EASEMENT) along the southerly boundary of the SUBJECT PROPERTY, as described in Exhibit H.
- (4) CR 500 will grant to STATE a twenty (20) foot wide relocatable easement for vehicular and pedestrian ingress and egress (VEHICULAR AND PEDESTRIAN EASEMENT- EXHIBIT I) over the SUBJECT PROPERTY from the southwesterly boundary of the SUBJECT PROPERTY to the right descending bank of the Colorado River as described in the agreement and depicted on Exhibit K.
- (5) CR 500 will quitclaim to STATE a fifty (50) foot buffer zone (BUFFER

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ZONE PARCELS - EXHIBIT J) bordering each side of the WATER AND HABITAT PARCEL, reserving therefrom a relocatable one hundred twenty (120) foot wide parcel (PRIMARY EASEMENT), as described and defined in Exhibit D, for a public right-of-way and for CR 500's ingress and egress through the BUFFER ZONE PARCELS. The BUFFER ZONE PARCELS along with the WATER AND HABITAT PARCEL are intended to be leased to the California Department of Fish and Game, in the event that the State Department of Fish and Game declines to lease said parcels, then the Commission may lease the parcels to CR 500, for the purpose of conducting a mitigation project and/or establishing and maintaining a buffer zone between the WATER AND HABITAT PARCEL and the remaining portions of the SUBJECT PROPERTY.

- (6) CR 500 will place into escrow deeds to the STATE for two parcels of land (NORTH PARCEL - EXHIBIT N and NORTHEAST PARCEL - EXHIBIT G). Should CR 500 not be able to convey to STATE that portion of the WATER AND HABITAT PARCEL and BUFFER ZONE PARCELS lying within the former Arizona half of the 1942 Channel (EXHIBIT M - FORMER EASTERN CHANNEL) within two years of the effective date of the proposed agreement, then the Escrow Officer shall record the deeds to the STATE. Should CR 500 pass an after-acquired title from the State of Arizona to STATE of the FORMER EASTERN CHANNEL lands within the prescribed period, the Escrow Officer will return the deeds to CR 500.
- (7) CR 500, on behalf of its agents, successors and assigns, will covenant that they will not take any action to bar public access and/or recreational use on or over the existing Bureau of Reclamation (BOR) roadways, until substitute public access ways have been provided.
- (8) CR 500 will make the payment of \$25,000 into the Land Bank Fund described above.
- (9) CR 500 and the STATE agree that the Ordinary Low Water Mark (OLWM) along the current location of the Colorado River is the boundary between STATE owned sovereign land in the river and uplands held by CR 500. Further, that those lands held by CR 500 and which abut the Colorado River and are located landward of the OLWM and waterward of the Ordinary High Water Mark (OHWM) are subject to a public trust easement

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for commerce, navigation, recreation and conservation of natural resources held by the STATE. The parties agree that the OHWM and the OLWM are to be fluctuating, ambulatory lines located at the Ordinary High and Low Water Marks on the bank of the Colorado River.

In exchange for such conveyance and covenants by CR 500 to the STATE, the STATE will:

- (1) Quitclaim to CR 500 all right, title and interest to and within the UPLAND PARCEL (EXHIBIT F), including, but not limited to, any and all public rights or interests in the UPLAND PARCEL arising by means of an implied dedication to a public use, excepting and reserving therefrom in favor of the STATE all interests in and rights to the WATER AND HABITAT PARCEL (EXHIBIT C), RIVER PARCEL (EXHIBIT E), BUFFER ZONE PARCELS (EXHIBIT J), VEHICULAR AND PEDESTRIAN EASEMENT (EXHIBIT I), and PEDESTRIAN EASEMENT (EXHIBIT H).
- (2) Lease to CR 500 an area for dredging and all related matters associated with the dredging of that portion of the bed of the Colorado River (DREDGING LEASE AREA - EXHIBIT L) for a period of 49 years, rent-free, for purposes of creating and maintaining an open navigable access way for ingress and egress to a marine facility, turning basin, and related improvements associated with a marina within the boundaries of the SUBJECT PROPERTY.
- (3) As additional consideration for the agreements and covenants contained herein the State agrees to cooperate with CR 500 in its desire to terminate, extinguish and release of record those certain easements in favor of Travis Farms, a co-Liability Company, recorded July 17, 1968, as Instrument No. 68069 and recorded January 20, 1971, as Instrument No. 6085 of Official Records of Riverside County, California (given for the purpose of excavation, establishment, maintenance and dredging of a marina, together with the right of access to and from).

EXHIBITS:

- A - Map depicting SUBJECT PROPERTY
- B - Description of the SUBJECT PROPERTY
- C - Description of the WATER AND HABITAT PARCEL
- D - Description of the PRIMARY EASEMENT

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- E - Description of the RIVER PARCEL
- F - Description of UPLAND PARCEL
- G - Description of NORTH EAST PARCEL
- H - Description of PEDESTRIAN EASEMENT
- I - Description of VEHICULAR AND PEDESTRIAN EASEMENT
- J - Description of the BUFFER ZONE PARCELS
- K - Depiction of the RIGHT DESCENDING BANK
- L - Description of DREDGING LEASE
- M - Description of FORMER EASTERN CHANNEL PARCEL
- N - Description of NORTH PARCEL

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. CODE REGS. 15061 AS A STATUTORY EXEMPT PROJECT PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080. 11, SETTLEMENT OF TITLE AND BOUNDARY PROBLEMS, AND PUBLIC RESOURCES CODE SECTION 8631, AN ACTION TAKEN PURSUANT TO THE KAPILOFF LAND BANK ACT, PUBLIC RESOURCES CODE SECTION 8600, ET SEQ.
2. FIND THAT, WITH RESPECT TO THE PROPOSED TITLE SETTLEMENT AGREEMENT, INCLUDING THE EXCHANGE OF THE STATE'S INTEREST WITHIN THE AREA DESCRIBED IN EXHIBIT F, AND LEASE OF THE AREA DESCRIBED IN EXHIBIT K OF THIS CALENDAR ITEM FOR THE LANDS DESCRIBED IN EXHIBITS C AND J (INCLUDING THOSE PORTIONS OF C AND J WITHIN EXHIBIT M OR IF THE LANDS IN EXHIBIT M ARE NOT CONVEYED TO THE STATE WITHIN TWO YEARS OF THE EFFECTIVE DATE OF THIS AGREEMENT, THEN CONVEYANCE TO THE STATE OF THE LANDS DESCRIBED IN EXHIBITS G - NORTHEAST PARCEL AND EXHIBIT N - NORTH PARCEL) PLUS \$25,000 IN FUNDS WITH WHICH TO ACQUIRE OTHER INTERESTS IN REAL PROPERTY OF BENEFIT TO THE PUBLIC TRUST:
 - A. THE AGREEMENT IS IN THE BEST INTERESTS OF THE STATE AND CONSISTENT WITH PUBLIC TRUST NEEDS.
 - B. THAT THE LANDS TO BE CONVEYED TO THE STATE AS DESCRIBED IN FINDING 2 ABOVE PLUS THE \$25,000 TO BE PLACED IN THE KAPILOFF LAND BANK FUND IS EQUAL TO, OR GREATER THAN,

EXHIBIT C
UPLAND PARCEL

PARCEL 1:

That portion of the Northeast one-quarter of Section 35, Township 12 South, Range 19 East, Mount Diablo Base and Meridian, Fresno County, California described as follows: Beginning at the Northeast corner of said Section 35, thence South 1°02'40" East along the East line of said Section 35 a distance of 514.00 feet; thence South 88°20' West a distance of 448.00 feet to the true point of beginning; thence South 35°51' West a distance of 95.00 feet; thence South 47°44'15" West a distance of 410.00 feet; thence South 62°21'15" West a distance of 87.00 feet; thence South 36°15'15" West a distance of 722.00 feet; thence North 52°23" West a distance of 225.00 feet; thence South 39°54'15" West a distance of 288.00 feet; thence South 42°49' East a distance of 143.90 feet; thence South 47°21'15" West a distance of 340.00 feet; thence South 79°24' West a distance of 240.00 feet; thence North 4°56' East a distance of 655.00 feet; thence North 51°58' West a distance of 70.05 feet; thence North 19°00' West a distance of 759.20 feet; thence North 88°38' East a distance of 1424.00 feet; thence South 0°46' East a distance of 17.97 feet; thence North 88°46' East a distance of 436.55 feet to the true point of beginning.

EXCEPTING THEREFROM the following described land:

That portion of Section 35, Township 12 South, Range 19 East, Mount Diablo Base and Meridian, according to the Official Plat of the survey of said land on file in the office of the Bureau of Land Management, described as follows: Beginning at the Northeast corner of said Section 35; thence South 1°02'40" East, along the East line of said Section 35, a distance of 514.00 feet; thence South 88°20' West, a distance of 448.00 feet to the true point of beginning; thence South 35°51' West, a distance of 19.30 feet; thence North 0°52'30" East, a distance of 15.40 feet; thence North 88°46' East, a distance of 11.06 feet to the true point of beginning;

EXCEPTING THEREFROM one-half of all oil, gas and other minerals and mineral rights, whether metallic or non-metallic, together with all easements and rights necessary or convenient for the production, storage and transportation of oil, gas and minerals and the exploration and testing of said land and the right to drill for, produce and use water and incidental purposes as reserved by West Coast Life Insurance Company, a corporation, in Deed recorded April 30, 1951, in Book 3009, Page 234, of Official Records.

ALSO EXCEPTING that portion of Section 35, Township 12 South, Range 19 East, Mount Diablo Base and Meridian, according to the Official Plat of the survey of said land on file in the office of the Bureau of Land Management, described as follows:

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EXHIBIT "M"
LAND DESCRIPTION
FORMER EASTERN CHANNEL PARCEL

W23569

An area of land situated in Sections 23 and 24, Township 6 South, Range 23 East, San Bernardino Meridian, in Riverside County, State of California, and more particularly described as follows:

COMMENCING at the Section corner common to Sections 23-24-25-26, Township 6 South, Range 23 East, S.B.M., as said corner is delineated on the map entitled, "Record of Survey of Sections 14, 15, 22, 23, 26, 27, 34 and 35, T6S, R23E, S.B.B.&M.", recorded on June 19, 1961 in Book 34, Record of Surveys, Pages 36 & 37, in the Riverside County Recorders Office; thence from said point of commencement along the south line of said Section 24, S90°00'00"E, 124.34 feet to the POINT OF BEGINNING of the herein described parcel; thence northerly the following courses:

1. S04°03'29"W, 250.62 feet;
2. N32°45'00"W, 285.00 feet;
3. N52°00'54"W, 416.80 feet;
4. N84°11'45"W, 162.86 feet;
5. N89°52'07"W, 311.21 feet;
6. N82°40'48"W, 589.86 feet;
7. S85°52'35"W, 186.91 feet;
8. S71°53'52"W, 181.76 feet;
9. S81°48'46"E, 27.47 feet;
10. S89°38'55"E, 301.05 feet;
11. S77°30'31"E, 213.56 feet;
12. S82°59'14"E, 445.93 feet;
13. S88°55'05"W, 346.40 feet;
14. S01°04'55"E, 328.29 feet;
15. N32°43'40"E, 142.50 feet;
16. S16°07'05"E, 165.93 feet;
17. N90°00'00"E, 145.46 feet to the point of beginning and the end of the herein described parcel.

END DESCRIPTION

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EXHIBIT "N"
LAND DESCRIPTION
NORTH PARCEL

W23569

An area of land situated in Section 24, Township 6 South, Range 23 East, San Bernardino Meridian, in Riverside County, State of California, and more particularly described as follows:

COMMENCING at the Section corner common to Sections 13-14-23-24, Township 6 South, Range 23 East, S.B.M., as said corner is delineated on the map entitled, "Record of Survey of Sections 14, 15, 22, 23, 26, 27, 34 and 35, T6S, R23E, S.B.B.&M.", recorded on June 19, 1961 in Book 34, Record of Surveys, Pages 36 & 37, in the Riverside County Recorders Office; thence from said point of commencement along the easterly line of said Section 23, S01°07'10"E, 1331.79 feet to the POINT OF BEGINNING of the herein described parcel; thence continuing along said easterly line S01°07'10"E, 574.48 feet to the northerly line of the "State Claim" to the western half of Colorado River as more particularly described in Exhibit "E" of the Stipulated Settlement and Judgment on Stipulated Settlement in the case of Shaw Sales & Service Co., a California corporation v. State of California, Riverside County Superior Court Case No. 165736 filed Mar 9, 1992 and recorded in the Official Records of Riverside County on May 20, 1992 as Instrument # 185015; thence N63°35'42"E, 691.75 feet; thence N76°40'08"E, 31.99 feet; thence N01°08'05"E, 259.34 feet; thence N90°00'00"W, 660.29 feet to the point of beginning and the end of the herein described parcel.

END OF DESCRIPTION

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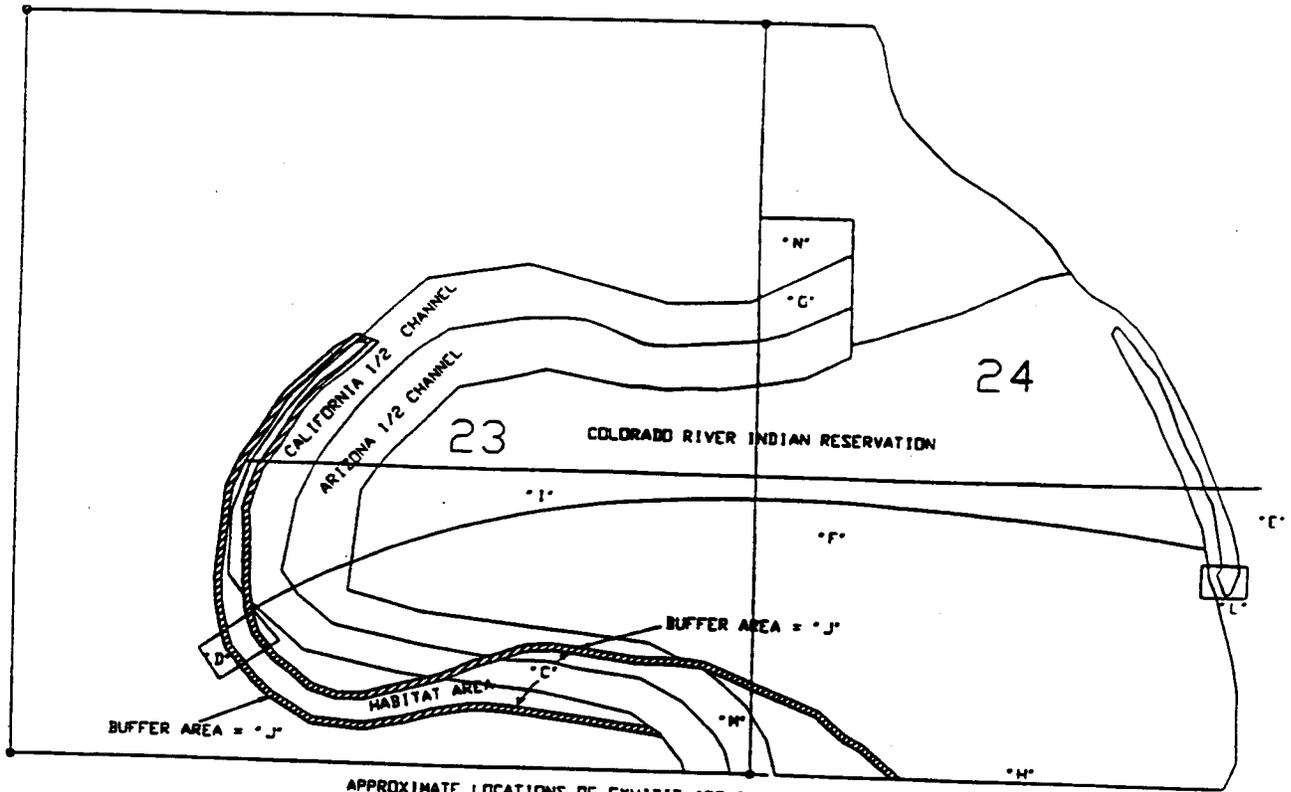
THE VALUE OF THE INTEREST IN THE LANDS DESCRIBED IN EXHIBIT F BEING RELINQUISHED BY THE STATE AND THE LEASE OF THE LANDS DESCRIBED IN EXHIBIT K.

- C. THE AREA OF INTERESTS IN LANDS BEING CLAIMED BY THE STATE TO BE RELINQUISHED , WHICH IS A RELATIVELY SMALL AREA (APPROXIMATELY 48.09 ACRES) HAS, PURSUANT TO A PROJECT FOR IMPROVEMENT OF NAVIGATION, RECREATION, FLOOD CONTROL PROTECTION, AND ENHANCEMENT AND CONFIGURATION OF THE SHORELINE AND FOR THE IMPROVEMENT OF THE WATERS AND UPLANDS, BEEN EXCLUDED FROM THE PUBLIC CHANNELS, AND IS NO LONGER AVAILABLE OR SUSCEPTIBLE OF BEING USED FOR NAVIGATION AND FISHING AND IS NO LONGER IN FACT SUBMERGED LANDS IN THE PRESENT BED OF THE COLORADO RIVER.
- D THE CONVEYANCES PROPOSED BY THE AGREEMENT WILL NOT INTERFERE WITH BUT RATHER ENHANCE THE PUBLIC'S RIGHTS OF ACCESS TO AND FISHING AND NAVIGATING IN THE COLORADO RIVER.
- E. THE PARTIES HAVE A GOOD FAITH AND BONA FIDE DISPUTE AS TO THEIR RESPECTIVE INTERESTS AND CLAIMS WITHIN THE AGREEMENT AREA.
- F. THE PROPOSED SETTLEMENT AGREEMENT CONSTITUTES A COMPROMISE OF THE CONTESTED ISSUES OF LAW AND FACT UPON WHICH THE DISPUTE IS BASED.
- G. THE AGREEMENT IS IN LIEU OF THE COSTS, DELAYS, AND UNCERTAINTIES OF TITLE LITIGATION, AND IS CONSISTENT WITH AND IS AUTHORIZED BY THE REQUIREMENTS OF LAW.
- H. ON THE DATE PROVIDED FOR IN THE TITLE SETTLEMENT AGREEMENT AND CONSISTENT WITH ITS TERMS, THE TRUST TERMINATION PARCEL, DESCRIBED IN EXHIBIT F (UPLAND PARCEL), WILL BE FOUND TO NO LONGER BE NECESSARY OR USEFUL FOR THE PURPOSES OF THE PUBLIC TRUST AND THE PUBLIC TRUST EASEMENT WILL BE TERMINATED.

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4. APPROVE AND AUTHORIZE THE EXECUTION, ACKNOWLEDGMENT, AND RECORDATION ON BEHALF OF THE CALIFORNIA STATE LANDS COMMISSION OF THE COLORADO RIVER 500 TITLE SETTLEMENT AGREEMENT IN SUBSTANTIALLY THE FORM OF THE COPY OF SUCH AGREEMENT ON FILE WITH THE COMMISSION.

5. AUTHORIZE AND DIRECT THE STAFF OF THE CALIFORNIA STATE LANDS COMMISSION AND/OR THE CALIFORNIA ATTORNEY GENERAL TO TAKE ALL NECESSARY OR APPROPRIATE ACTION ON BEHALF OF THE CALIFORNIA STATE LANDS COMMISSION, INCLUDING THE EXECUTION, ACKNOWLEDGMENT, ACCEPTANCE, AND RECORDATION OF ALL DOCUMENTS AND PAYMENTS AS MAY BE NECESSARY OR CONVENIENT TO CARRY OUT THE TITLE SETTLEMENT AGREEMENT; AND TO APPEAR ON BEHALF OF THE COMMISSION IN ANY LEGAL PROCEEDINGS RELATING TO THE SUBJECT MATTER OF THE AGREEMENT.



APPROXIMATE LOCATIONS OF EXHIBIT AREAS IDENTIFIED BY LETTER

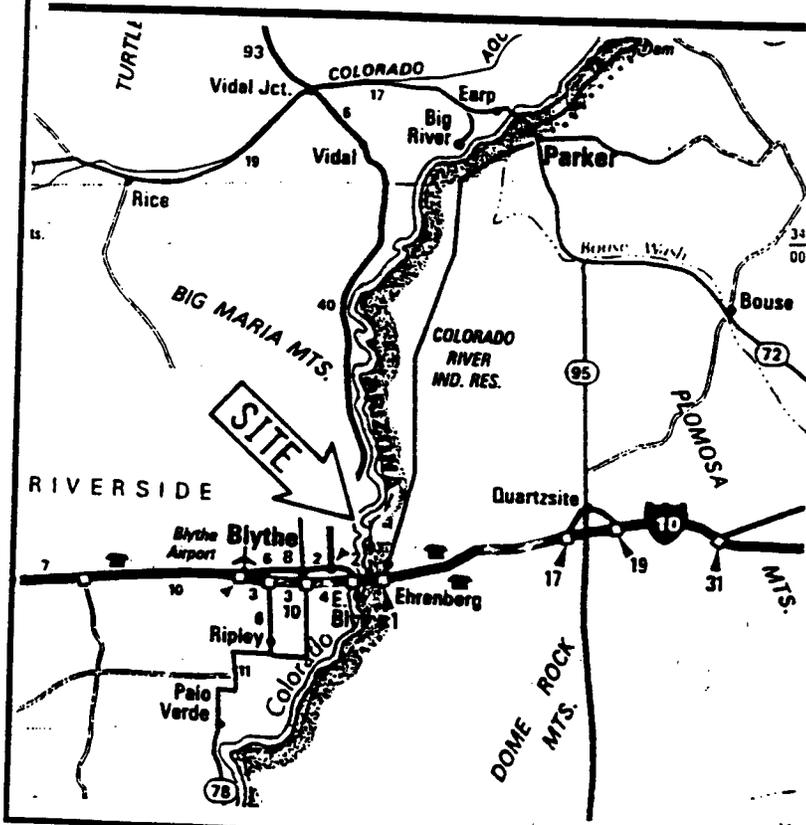


EXHIBIT "A"
 W 23569
 COLORADO 500
 COLORADO RIVER
 RIVERSIDE COUNTY
 CALIFORNIA



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EXHIBIT "B"
LAND DESCRIPTION
SUBJECT PROPERTY

W23569

An area of land situated in Sections 23 and Sections 24, Township 6 South, Range 23 East, San Bernardino Meridian, in Riverside County, State of California, and more particularly described as follows:

COMMENCING at the Section corner common to Sections 13-14-23-24, Township 6 South, Range 23 East, S.B.M., as said corner is delineated on the map entitled, "Record of Survey of Sections 14, 15, 22, 23, 26, 27, 34 and 35, T6S, R23E, S.B.B.&M.", recorded on June 19, 1961 in Book 34, Record of Surveys, Pages 36 & 37, in the Riverside County Recorders Office; thence from said point of commencement along the easterly line of said Section 23, S01°07'10"E, 1326.63 feet to the POINT OF BEGINNING of the herein described parcel; thence continuing along said easterly line S01°07'10"E, 576.66 feet to the northerly line of the "State Claim" to the western half of Colorado River as more particularly described in Exhibit "E" of the Stipulated Settlement and Judgment on Stipulated Settlement in the case of Shaw Sales & Service Co., a California corporation v. State of California, Riverside County Superior Court Case No. 165736 filed Mar 9, 1992 and recorded in the Official Records of Riverside County on May 20, 1992 as Instrument # 185015; thence along said last mentioned northerly line the following five courses:

1. S63°33'54"W, 67.24 feet;
2. S87°34'54"W, 573.22 feet;
3. N76°01'00"W, 1031.43 feet;
4. S80°59'30"W, 745.00 feet;
5. S45°54'11"W, 411.56 feet; thence leaving said last mentioned northerly line
6. S84°59'28"W, 115.19 feet;
7. S57°08'08"W, 179.03 feet;
8. S46°27'46"W, 452.89 feet;
9. S42°10'06"W, 96.85 feet;
10. S31°55'05"W, 50.00 feet;
11. S07°40'05"W, 100.00 feet;
12. S31°55'05"W, 330.00 feet;
13. S88°55'05"W, 400.00 feet to the easterly line of the west one half of the southwest one quarter of said Section 23; thence along said last mentioned easterly line
14. S01°04'55"E, 2253.31 feet to the northerly line of the south 40.00 feet of said Section 23, as conveyed to the County of Riverside by Deed recorded April 20, 1971 as Instrument No. 40759, in the Office of the Riverside County Recorder; thence along said northerly line
15. N89°47'04"E, 3,961.10 feet to the westerly line of the southwest one quarter of said Section 24; thence along said westerly line

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16. S01°07'10"E, 40.00 feet to the southwest corner of said Section 24; thence along the southerly line of Section 24
17. N89°44'04"E, 3,199.74 feet to the Right Descending Bank of the Current Channel of the Colorado River; thence continuing along said section line and within the current channel of the Colorado River, to the intersection with the centerline of said current channel as more particularly described in the Interstate Compact Line separating the States of California and Arizona ; thence leaving said section line and continuing along the Compact line northerly, to the intersection with the South Boundary of the Colorado River Indian Reservation, as said boundary is shown on the Supplemental Plat for Township 4 North, Range 22 West, Gila and Salt River Meridian, Arizona and California", accepted on June 11, 1973; thence westerly along said south boundary of the Colorado River Indian Reservation, to the intersection with the Right Descending Bank of the Current Channel of the Colorado River; thence northerly along said Descending Right Bank of the Colorado River to the southeast corner of that certain parcel of land, described in Deed, recorded June 27, 1968 as Instrument No. 60947 in the Office of the County Recorder of Riverside County; thence along the southerly line thereof
18. S76°52'20"W, 217.04 feet;
19. S64°06'20"W, 607.66 feet;
20. S70°54'20"W, 587.29 feet;
21. S74°16'20"W, 205.42 feet to the easterly line of the west one half of the west one half of the west one half of said Section 24; thence along said last mentioned easterly line
22. N01°06'40"W, 903.25 feet; thence leaving said easterly line
23. N90°00'00"W, 660.30 feet, to the point of beginning and the end of the herein described property.

END OF DESCRIPTION

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EXHIBIT "C"
LAND DESCRIPTION
WATER AND HABITAT PARCEL

W23569

A parcel of land situated in Sections 23 and 24, Township 6 South, Range 23 East, San Bernardino Meridian, and located in Riverside County, State of California and more particularly described as follows:

COMMENCING at the Section corner common to Sections 23-24-25-26, Township 6 South, Range 23 East, S.B.M., as said corner is delineated on the map entitled, "Record of Survey of Sections 14, 15, 22, 23, 26, 27, 34 and 35, T6S, R23E, S.B.B.&M.", recorded on June 19, 1961 in Book 34, Record of Surveys, Pages 36 & 37, in the Riverside County Recorders Office; thence from said point of commencement and along the south section line for Section 24, S90°00'00"E, 995.26 feet to the POINT OF BEGINNING of the herein described parcel; thence leaving said section line and along the following 56 courses:

1. N50°08'54"W, 312.11 feet;
2. N62°01'12"W, 141.72 feet;
3. N50°08'54"W, 256.31 feet;
4. N68°37'01"W, 879.40 feet;
5. N84°11'45"W, 162.86 feet;
6. N89°52'07"W, 311.21 feet;
7. N82°40'48"W, 589.86 feet;
8. S85°52'35"W, 186.91 feet;
9. S71°53'52"W, 400.15 feet;
10. S63°52'14"W, 130.95 feet;
11. S67°25'53"W, 110.37 feet;
12. S74°26'58"W, 572.38 feet;
13. S88°27'26"W, 194.86 feet;
14. N73°34'02"W, 216.61 feet;
15. N50°09'33"W, 166.19 feet;
16. N54°07'21"W, 163.71 feet;
17. N39°40'14"W, 224.16 feet;
18. N19°48'39"W, 169.85 feet;
19. N06°41'58"W, 214.33 feet;
20. N01°12'58"W, 339.79 feet;
21. N04°22'00"W, 193.82 feet;
22. N15°46'06"E, 145.83 feet;
23. N18°25'47"E, 161.62 feet;
24. N32°41'47"E, 211.64 feet;
25. N29°48'46"E, 315.70 feet;
26. N40°50'22"E, 210.38 feet;
27. N49°43'44"E, 189.32 feet;

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28. N46°59'55"E, 261.71 feet;
29. N70°00'29"W, 48.99 feet;
30. S70°43'42"W, 73.40 feet;
31. S53°43'30"W, 111.72 feet;
32. S45°14'58"W, 441.61 feet;
33. S36°48'39"W, 89.04 feet;
34. S28°54'55"W, 217.40 feet;
35. S33°14'37"W, 267.53 feet;
36. S23°35'06"W, 219.45 feet;
37. S04°51'14"W, 639.48 feet;
38. S04°14'18"E, 200.23 feet;
39. S12°57'07"E, 145.56 feet;
40. S17°12'09"E, 145.14 feet;
41. S40°41'24"E, 285.56 feet;
42. S46°19'43"E, 148.01 feet;
43. S59°42'05"E, 342.14 feet;
44. S86°03'13"E, 367.65 feet;
45. N78°49'33"E, 280.73 feet;
46. N73°58'50"E, 204.35 feet;
47. N80°13'38"E, 305.32 feet;
48. N89°35'03"E, 101.46 feet;
49. S86°20'16"E, 178.92 feet;
50. S83°02'52"E, 999.13 feet;
51. S59°25'00"E, 75.09 feet;
52. S38°58'44"E, 270.00 feet;
53. S18°08'34"E, 73.02 feet to the south section line for sections 24-25, T6S, R23E, S.B.M.; thence S90°00'00"E, 1463.77 feet to the point of beginning and the end of the herein described parcel.

END OF DESCRIPTION

EXHIBIT "D"
LAND DESCRIPTION
PRIMARY EASEMENT

W23569

That portion of Section 23, Township 6 South, Range 23 East, San Bernardino Meridian, in the County of Riverside, State of California, more particularly described as follows:

COMMENCING at the southeast corner of the west one-half, of the southwest one-quarter of Section 23, Township 6 South, Range 23 East, San Bernardino Meridian, thence along the easterly line thereof $N01^{\circ}03'06''W$, 10.00 feet to the beginning of a non-tangent curve, concave northwesterly and having a radius of 665.00 feet, to which said last mentioned course is normal; thence northeasterly along said non-tangent curve through a central angle of $40^{\circ}01'32''$ an arc length of 464.554 feet; thence tangent to said curve $N48^{\circ}55'22''E$, 175.00 feet to the POINT OF BEGINNING for this description; thence $N41^{\circ}04'38''W$, 60.00 feet; thence $N48^{\circ}55'22''E$, 486.00 feet; thence $S41^{\circ}04'38''E$, 120.00 feet; thence $S48^{\circ}55'22''W$, 486.00 feet; thence $N41^{\circ}04'38''W$, 60.00 feet to the point of beginning and the end of the herein described parcel.

END OF DESCRIPTION

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EXHIBIT "E"
LAND DESCRIPTION
RIVER PARCEL

W23569

A parcel of land situated in Sections 24, Township 6 South, Range 23 East, San Bernardino Meridian, and located in Riverside County, State of California and more particularly described as follows:

COMMENCING at the Section corner common to Sections 23-24-25-26, Township 6 South, Range 23 East, S.B.M., as said corner is delineated on the map entitled, "Record of Survey of Sections 14, 15, 22, 23, 26, 27, 34 and 35, T6S, R23E, S.B.B. & M.", recorded on June 19, 1961 in Book 34, Record of Surveys, Pages 36 & 37, at the Riverside County Recorders Office; thence from said point of commencement and along the south section line for Section 24, N90°0'00"E, 3,200 feet, plus or minus, to the Right Descending Bank of the Current Channel of the Colorado River and the POINT OF BEGINNING of the herein described parcel; thence continuing east along said Section line and within the current channel of the Colorado River, to the intersection with the centerline of said current channel as more particularly described in the Interstate Compact separating the States of California and Arizona; thence leaving said Section line and continuing along the Compact line northerly, to the intersection with the South Boundary of the Colorado River Indian Reservation, as said boundary is shown on the Supplemental Plat for Township 4 North, Range 22 West, Gila and Salt River Meridian, Arizona and California", accepted on June 11, 1973; thence westerly along said south boundary of the Colorado River Indian Reservation, to the intersection with the Right Descending Bank of the Current Channel of the Colorado River; thence southerly, along said right bank, to the point of beginning and the end of the herein described parcel.

END OF DESCRIPTION

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EXHIBIT "F"
LAND DESCRIPTION
UPLAND PARCEL

W23569

An area of land situated in Sections 23 and Sections 24, Township 6 South, Range 23 East, San Bernardino Meridian, in Riverside County, State of California, and more particularly described as follows:

COMMENCING at the Section corner common to Sections 13-14-23-24, Township 6 South, Range 23 East, S.B.M., as said corner is delineated on the map entitled, "Record of Survey of Sections 14, 15, 22, 23, 26, 27, 34 and 35, T6S, R23E, S.B.B.&M.", recorded on June 19, 1961 in Book 34, Record of Surveys, Pages 36 & 37, in the Riverside County Recorders Office; thence from said point of commencement along the easterly line of said Section 23, S01°07'10"E, 1326.63 feet to the POINT OF BEGINNING of the herein described parcel; thence continuing along said easterly line S01°07'10"E, 576.66 feet to the northerly line of the "State Claim" to the western half of Colorado River as more particularly described in Exhibit "E" of the Stipulated Settlement and Judgment on Stipulated Settlement in the case of Shaw Sales & Service Co., a California corporation v. State of California, Riverside County Superior Court Case No. 165736 filed Mar 9, 1992 and recorded in the Official Records of Riverside County on May 20, 1992 as Instrument # 185015; thence along said last mentioned northerly line the following five courses:

1. S63°33'54"W, 67.24 feet;
2. S87°34'54"W, 573.22 feet;
3. N76°01'00"W, 1031.43 feet;
4. S80°59'30"W, 745.00 feet;
5. S45°54'11"W, 411.56 feet; thence leaving said last mentioned northerly line
6. S84°59'28"W, 115.19 feet;
7. S57°08'08"W, 179.03 feet;
8. S46°27'46"W, 452.89 feet;
9. S42°10'06"W, 96.85 feet;
10. S31°55'05"W, 50.00 feet;
11. S07°40'05"W, 100.00 feet;
12. S31°55'05"W, 330.00 feet;
13. S88°55'05"W, 400.00 feet to the easterly line of the west one half of the southwest one quarter of said Section 23; thence along said last mentioned easterly line
14. S01°04'55"E, 2253.31 feet to the northerly line of the south 40.00 feet of said Section 23, as conveyed to the County of Riverside by Deed recorded April 20, 1971 as Instrument No. 40759, in the Office of the Riverside County Recorder; thence along said northerly line
15. N89°47'04"E, 3,961.10 feet to the westerly line of the southwest one quarter of said Section 24; thence along said westerly line

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16. S01°07'10"E, 40.00 feet to the southwest corner of said Section 24; thence along the southerly line of Section 24
17. N89°44'04"E, 3,199.74 feet to the Right Descending Bank of the Current Channel of the Colorado River; thence continuing along said section line and within the current channel of the Colorado River, to the intersection with the centerline of said current channel as more particularly described in the Interstate Compact Line separating the States of California and Arizona ; thence leaving said section line and continuing along the Compact line northerly, to the intersection with the South Boundary of the Colorado River Indian Reservation, as said boundary is shown on the Supplemental Plat for Township 4 North, Range 22 West, Gila and Salt River Meridian, Arizona and California", accepted on June 11, 1973; thence westerly along said south boundary of the Colorado River Indian Reservation, to the intersection with the Right Descending Bank of the Current Channel of the Colorado River; thence northerly along said Descending Right Bank of the Colorado River to the southeast corner of that certain parcel of land, described in Deed, recorded June 27, 1968 as Instrument No. 60947 in the Office of the County Recorder of Riverside County; thence along the southerly line thereof
18. S76°52'20"W, 217.04 feet;
19. S64°06'20"W, 607.66 feet;
20. S70°54'20"W, 587.29 feet;
21. S74°16'20"W, 205.42 feet to the easterly line of the west one half of the west one half of the west one half of said Section 24; thence along said last mentioned easterly line
22. N01°06'40"W, 903.25 feet; thence leaving said easterly line
23. N90°00'00"W, 660.30 feet, to the point of beginning and the end of the herein described property.

EXCEPTING THEREFROM those lands described in the attached Exhibit C (WATER AND HABITAT PARCEL), Exhibit E (RIVER PARCEL) and Exhibit J (BUFFER ZONE PARCELS) and those interests in lands within the attached Exhibit H (PEDESTRIAN EASEMENT) and Exhibit I (VEHICULAR AND PEDESTRIAN EASEMENT).

END OF DESCRIPTION

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EXHIBIT "G"
LAND DESCRIPTION
NORTHEAST PARCEL

W23569

An area of land situated in Section 24, Township 6 South, Range 23 East, San Bernardino Meridian, in Riverside County, State of California, and more particularly described as follows:

COMMENCING at the Section corner common to Sections 13-14-23-24, Township 6 South, Range 23 East, S.B.M., as said corner is delineated on the map entitled, "Record of Survey of Sections 14, 15, 22, 23, 26, 27, 34 and 35, T6S, R23E, S.B.B.&M.", recorded on June 19, 1961 in Book 34, Record of Surveys, Pages 36 & 37, in the Riverside County Recorders Office; thence from said point of commencement along the easterly line of said Section 23, S01°07'10"E, 1906.27 feet to the POINT OF BEGINNING of the herein described parcel, said point being the northerly line of the "State Claim" to the western half of Colorado River as more particularly described in Exhibit "E" of the Stipulated Settlement and Judgment on Stipulated Settlement in the case of Shaw Sales & Service Co., a California corporation v. State of California, Riverside County Superior Court Case No. 165736 filed Mar 9, 1992 and recorded in the Official Records of Riverside County on May 20, 1992 as Instrument # 185015; thence S01°07'10"E, 318.37 feet; thence N77°05'20"E, 60.06 feet; thence N74°17'23"E, 132.66 feet; thence N64°56'18"E, 513.54 feet; thence N01°07'10", 366.51 feet; thence S76°40'08"W, 31.99 feet; thence S63°35'42"W, 691.75 to the point of beginning and the end of the herein described parcel.

END OF DESCRIPTION

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EXHIBIT "H"
LAND DESCRIPTION
PEDESTRIAN EASEMENT
RELOCATABLE 20 FOOT WIDE INGRESS/EGRESS EASEMENT

W23569

A strip of land 20 feet wide, for relocatable Ingress and Egress Easement purposes, situated in Section 24, Township 6 South, Range 23 East of the San Bernardino Meridian, County of Riverside, State of California and lying 20 feet northerly of and contiguous with the following described line:

BEGINNING at the southwest corner of Section 24, Township 6 South, Range 23 East, San Bernardino Meridian; thence from said point of beginning along the southerly line of said section 24, N89°45'53"E, 3,199.74± feet to the westerly descending bank of the Colorado River and the end of the herein described line.

END OF DESCRIPTION.

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EXHIBIT "I"
LAND DESCRIPTION
VEHICULAR AND PEDESTRIAN EASEMENT
RELOCATABLE 20 FOOT WIDE INGRESS/EGRESS EASEMENT

W23569

A strip of land 20 feet wide, for relocatable Ingress and Egress Easement purposes, situated in Sections 23 and 24, Township 6 South, Range 23 East of the San Bernardino Meridian, County of Riverside, State of California and lying 20 feet northerly of and contiguous with the following described line:

COMMENCING at the southeast corner of the west one half of the southwest one quarter of Section 23, Township 6 South, Range 23 East, San Bernardino Meridian; thence from said point of commencement, along the easterly line thereof, N01°03'06"W, 10.00 feet to the POINT OF BEGINNING of the herein described line, said point also being the beginning of a non tangent curve, concave southeasterly and having a radius of 665.00 feet, to which last mentioned course is normal; thence northeasterly along said non tangent curve through a central angle of 40°01'32" an arc length of 464.554 feet; thence tangent to said curve N48°55'22"E, 1,945.311 feet to the beginning of a tangent curve, concave southeasterly and having a radius of 1,100.00 feet; thence; northeasterly along said tangent curve through a central angle of 41°04'38" an arc length of 788.626 feet; thence tangent to said curve N90°00'00"E, 4,595.00 feet to the right descending bank of the Colorado River, as it now exists and the end of the herein described line.

The sidelines of said strip of land are to be lengthened or shortened so as to begin in a line bearing N01°03'06"W and passing through the POINT OF BEGINNING and to terminate in said right descending bank of the Colorado River.

END OF DESCRIPTION

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EXHIBIT "J"
LEGAL DESCRIPTION
50 FOOT BUFFER ZONE PARCELS

W23569

Two parcels of land situated in Sections 23 and Sections 24, Township 6 South, Range 23 East, San Bernardino Meridian, in Riverside County, State of California, and more particularly described as follows:

PARCEL 1

COMMENCING at the Section corner common to Sections 23-24-25-26, Township 6 South, Range 23 East, S.B.M., as said corner is delineated on the map entitled, "Record of Survey of Sections 14, 15, 22, 23, 26, 27, 34 and 35, T6S, R23E, S.B.B. & M.", recorded on June 19, 1961 in Book 34, Record of Surveys, Pages 36 & 37, at the Riverside County Recorders Office; thence from said point of commencement, easterly along the Section line common to Sections 24 and 26, N90°00'00"E, 951.83 feet to the POINT OF BEGINNING of the herein described parcel; thence northerly, easterly and southerly, the following 58 courses;

- | | | |
|-----|---------------|--------------|
| 1. | N 50°08'54" W | 369.17 feet; |
| 2. | N 62°01'12" W | 141.72 feet; |
| 3. | N 50°08'54" W | 259.24 feet; |
| 4. | N 68°37'01" W | 894.37 feet; |
| 5. | N 84°11'45" W | 172.18 feet; |
| 6. | N 89°52'07" W | 310.55 feet; |
| 7. | N 82°40'48" W | 591.73 feet; |
| 8. | S 85°52'35" W | 198.05 feet; |
| 9. | S 71°53'52" W | 409.79 feet; |
| 10. | S 63°52'14" W | 132.90 feet; |
| 11. | S 67°25'53" W | 105.75 feet; |
| 12. | S 74°26'58" W | 563.17 feet; |
| 13. | S 88°27'26" W | 180.81 feet; |
| 14. | N 73°03'02" W | 198.34 feet; |
| 15. | N 50°09'33" W | 157.56 feet; |
| 16. | N 54°07'21" W | 159.10 feet; |
| 17. | N 39°40'14" W | 209.07 feet; |
| 18. | N 19°48'39" W | 155.35 feet; |
| 19. | N 06°41'58" W | 206.19 feet; |
| 20. | N 01°12'58" W | 338.77 feet; |
| 21. | N 04°22'00" W | 186.32 feet; |
| 22. | N 15°46'06" E | 135.79 feet; |
| 23. | N 18°25'47" E | 154.20 feet; |
| 24. | N 32°41'47" E | 206.64 feet; |
| 25. | N 29°48'46" E | 312.13 feet; |
| 26. | N 40°50'22" E | 201.67 feet; |

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27.	N 49°43'44" E	186.62 feet;
28.	N 46°59'55" E	288.39 feet;
29.	N 70°00'29" W	56.12 feet;
30.	S 46°59'55" W	261.71 feet;
31.	S 49°43'44" W	189.32 feet;
32.	S 40°50'22" W	210.38 feet;
33.	S 29°48'46" W	315.70 feet;
34.	S 32°41'47" W	211.64 feet;
35.	S 18°25'47" W	161.62 feet;
36.	S 15°46'06" W	145.83 feet;
37.	S 04°22'00" E	193.82 feet;
38.	S 01°12'58" E	339.79 feet;
39.	S 06°41'58" E	214.33 feet;
40.	S 19°48'39" E	169.85 feet;
41.	S 39°40'14" E	224.16 feet;
42.	S 54°07'21" E	163.71 feet;
43.	S 50°09'33" E	166.19 feet;
44.	S 73°34'02" E	216.61 feet;
45.	N 88°27'26" E	194.86 feet;
46.	N 74°26'58" E	572.38 feet;
47.	N 67°25'53" E	110.37 feet;
48.	N 63°52'14" E	130.95 feet;
49.	N 71°53'52" E	400.15 feet;
50.	N 85°52'35" E	186.91 feet;
51.	S 82°40'48" E	589.86 feet;
52.	S 89°52'07" E	311.21 feet;
53.	S 84°11'45" E	162.86 feet;
54.	S 68°37'01" E	879.40 feet;
55.	S 50°08'54" E	256.31 feet;
56.	S 62°01'12" E	141.72 feet;
57.	S 50°08'54" E	304.07 feet;
58.	S 90°00'00" E	78.03 feet to the point of beginning and the end of the

herein described parcel.

PARCEL 2

COMMENCING at the Section corner common to Sections 23-24-25-26, Township 6 South, Range 23 East, S.B.M., as said corner is delineated on the map entitled, "Record of Survey of Sections 14, 15, 22, 23, 26, 27, 34 and 35, T6S, R23E, S.B.B. & M.", recorded on June 19, 1961 in Book 34, Record of Surveys, Pages 36 & 37, at the Riverside County Recorders Office; thence from said point of commencement, N43°53'59"W, 4,172.33 feet to the POINT OF BEGINNING of the herein described parcel; thence southerly, easterly and northerly, the following 45 courses;

1.	N 70°00'29" W	79.00 feet;
2.	S 56°03'11" W	141.86 feet;

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3.	S 45°14'58" W	449.00 feet;
4.	S 36°48'39" W	96.18 feet;
5.	S 28°54'55" W	218.96 feet;
6.	S 33°14'37" W	269.86 feet;
7.	S 23°35'05" W	231.92 feet;
8.	S 04°51'14" W	651.70 feet;
9.	S 04°14'18" E	208.02 feet;
10.	S 12°57'07" E	151.23 feet;
11.	S 17°12'09" E	157.39 feet;
12.	S 40°41'24" E	298.41 feet;
13.	S 46°19'43" E	156.33 feet;
14.	S 59°42'05" E	359.71 feet;
15.	S 86°03'13" E	385.99 feet;
16.	N 78°49'33" E	289.48 feet;
17.	N 73°58'50" E	203.74 feet;
18.	N 80°13'38" E	298.50 feet;
19.	N 89°35'03" E	95.59 feet;
20.	S 86°20'16" E	175.70 feet;
21.	S 83°02'52" E	996.23 feet;
22.	S 79°41'37" E	96.84 feet;
23.	N 38°58'44" W	36.76 feet;
24.	N 59°25'00" W	75.09 feet;
25.	N 83°02'52" W	999.13 feet;
26.	N 86°20'16" W	178.92 feet;
27.	S 89°35'03" W	101.46 feet;
28.	S 80°13'38" W	305.32 feet;
29.	S 73°58'50" W	204.35 feet;
30.	S 78°49'33" W	280.73 feet;
31.	N 86°03'13" W	367.65 feet;
32.	N 59°42'05" W	342.14 feet;
33.	N 46°19'43" W	148.01 feet;
34.	N 40°41'24" W	285.56 feet;
35.	N 17°12'09" W	145.14 feet;
36.	N 12°57'07" W	145.56 feet;
37.	N 04°14'18" W	200.23 feet;
38.	N 04°51'14" E	639.48 feet;
39.	N 23°35'06" E	209.13 feet;
40.	N 32°53'11" E	277.70 feet;
41.	N 28°54'55" E	217.40 feet;
42.	N 36°48'39" E	89.04 feet;
43.	N 45°14'58" E	441.61 feet;
44.	N 53°43'30" E	111.72 feet;
45.	N 70°43'42" E	73.40 feet to the point of beginning and the end of the

herein described parcel.

END OF DESCRIPTION

CALENDAR PAGE	456.23
MINUTE PAGE	003749

EXHIBIT "L"
LAND DESCRIPTION
DREDGING LEASE AREA

W23569

Those state owned portions of land within a parcel of land, situated in Sections 23 and 24, Township 6 South, Range 23 East of the San Bernardino Meridian, County of Riverside, State of California and more particularly described as follows:

COMMENCING at the southeast corner of the west one half of the southwest one quarter of Section 23, Township 6 South, Range 23 East, San Bernardino Meridian; thence from said point of commencement, along the easterly line thereof, N01°03'06"W, 10.00 feet to the beginning of a non tangent curve, concave southeasterly and having a radius of 665.00 feet, to which last mentioned course is normal; thence northeasterly along said non tangent curve through a central angle of 40°01'32" an arc length of 464.554 feet; thence tangent to said curve N48°55'22"E, 1,945.311 feet to the beginning of a tangent curve, concave southeasterly and having a radius of 1,100.00 feet; thence; northeasterly along said tangent curve through a central angle of 41°04'38" an arc length of 788.626 feet; thence tangent to said curve N90°00'00"E, 4,595.00 feet to the right descending bank of the Colorado River, as it now exists; thence along said right descending bank S12°15'33"E, 160.65 feet to the POINT OF BEGINNING of the herein described parcel; thence S60°00'00"E, 200.00 feet; thence S30°00'00"W, 250.00 feet; thence N60°00'00"W, 500.00 feet; thence N30°00'00"E, 250.00 feet; thence S60°00'00"E, 300.00 feet to the point of beginning and the end of the herein described parcel.

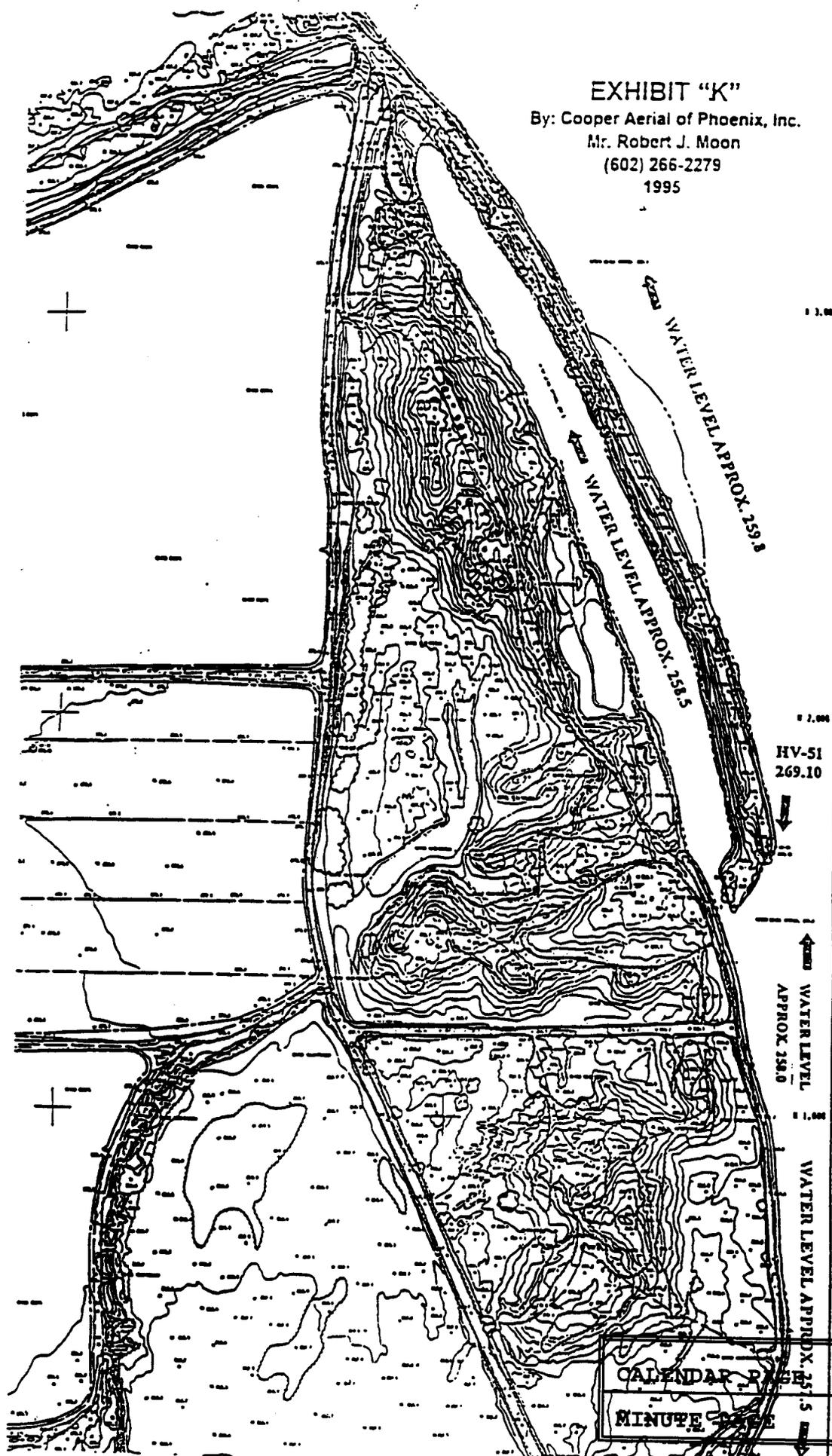
END OF DESCRIPTION

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EXHIBIT "K"

By: Cooper Aerial of Phoenix, Inc.
Mr. Robert J. Moon
(602) 266-2279
1995



CALENDAR RIVER	456.24
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