

NOTICE OF FILING OF ENGINEER'S REPORT REGARDING THE PROPOSED FORMATION OF DRAINAGE BENEFIT ASSESSMENT AREA NO. 31 AND THE DETERMINATION AND LEVYING OF ANNUAL ASSESSMENTS ON THE REAL PROPERTY LOCATED THEREIN AND OF A PUBLIC HEARING THEREON

Notice is hereby given that an Engineer's Report, dated January 2008, pertaining to the proposed formation of Drainage Benefit Assessment Area (DBAA) No. 31 and the determination and levying of annual assessments on the real property located therein, has been filed with the Clerk of the Board of Supervisors of the County of Los Angeles. The Engineer's Report was prepared by Land Tech Engineering for the County of Los Angeles Department of Public Works.

Notice is further given that the Board of Supervisors will conduct a public hearing to consider the Engineer's Report and the proposed formation of DBAA No. 31 and the determination and levying of annual assessments on the real property located therein. Said hearing will be held on May 27, 2008, at 1:00 p.m., in the Hearing Room of the County of Los Angeles Board of Supervisors, Room 381B, Kenneth Hahn Hall of Administration, 500 West Temple Street (corner of Temple Street at Grand Avenue), Los Angeles, California 90012.

DBAA No. 31 is generally located in the unincorporated County of Los Angeles territory of Acton and is more specifically shown in the enclosed map. The purpose of DBAA No. 31 is to finance the costs of the operation and maintenance of drainage facilities constructed as a condition of approval of a subdivision of land known as Tract No. 43766, through the levy of annual assessments on the real property located within DBAA No. 31.

The Engineer's Report is on file and available for public review in the Executive Office of the Board of Supervisors, Room 383B, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. Additionally, the Engineer's Report is available for review at the Palmdale-Main Library, 700 East Palmdale Boulevard, Palmdale, CA 93550 and at dpw.lacounty.gov/tabGov.cfm.

If you have any comments about the recommended changes to DBAA No. 31, you may address them in writing to the County of Los Angeles Department of Public Works, Attention Benefit Assessment Unit, Programs Development Division, P.O. Box 1460, Alhambra, California 91802-1460. In your letter, please include your name, address, and parcel identification number as they appear on your property tax bill.

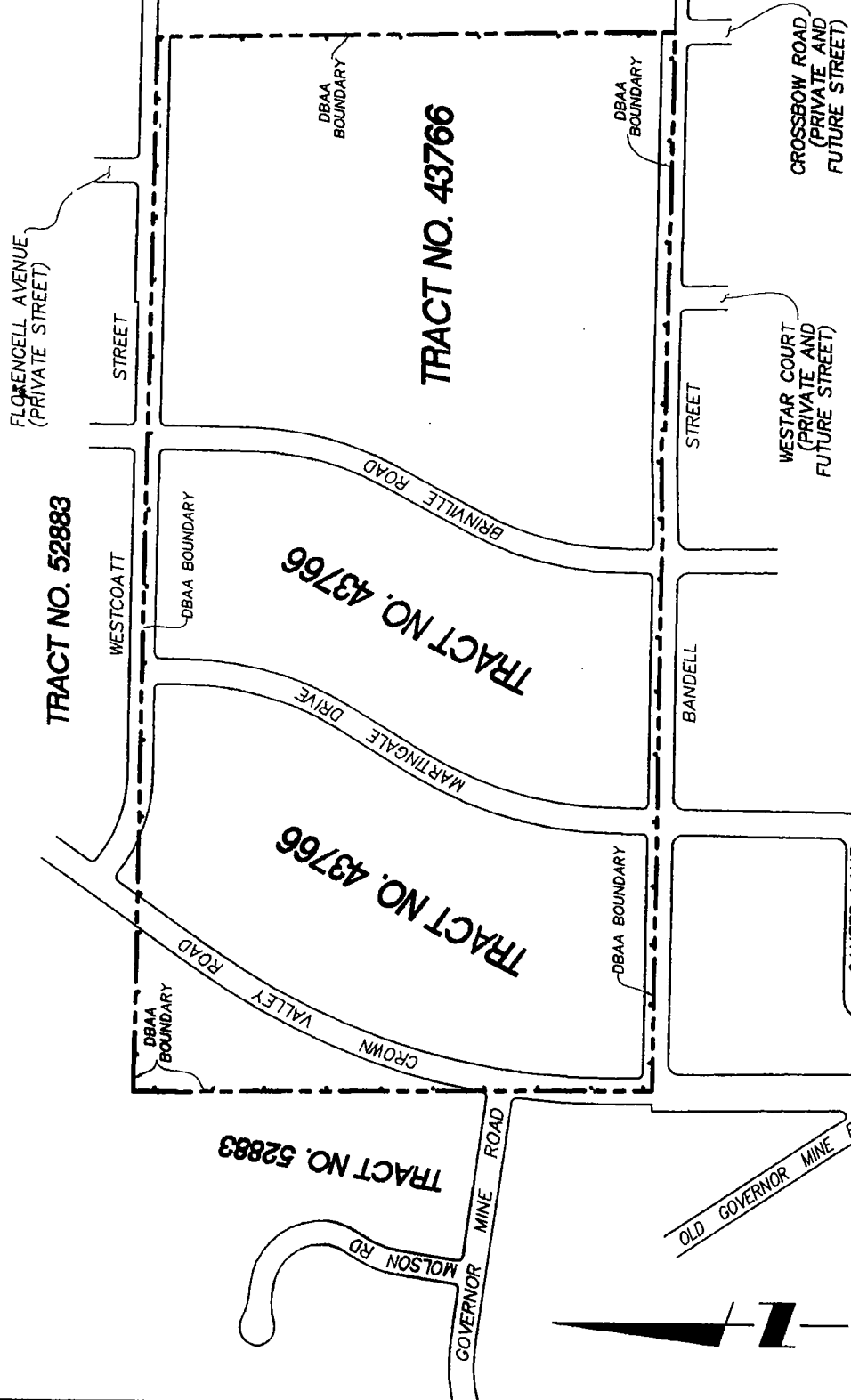
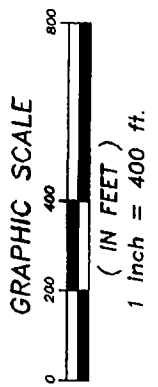
For further information, please contact the Benefit Assessment Unit at (800) 216-6658 or by e-mail at jhuang@dpw.lacounty.gov.

Auxiliary aids and services for disabled persons are available with at least three business days notice before the public hearing date by calling (626) 458-4081 or TTD (626) 282-7829.

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Enc.

BOUNDARY MAP FOR DRAINAGE BENEFIT ASSESSMENT AREA NO. 31 MAP NO. 1



Engineer's Report


DRAINAGE BENEFIT ASSESSMENT AREA NO. 31

DRAINAGE SERVICES FOR TRACT NO. 43766

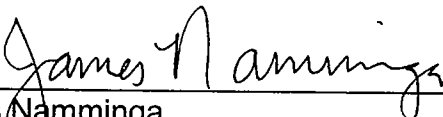
UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

JANUARY 2008

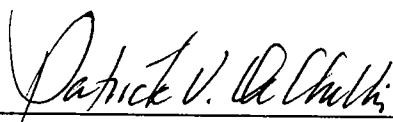


Prepared by 
A. Laurence Tuma III
Principal Engineer
Land Tech Engineering

W. J. ANGELO
RCE No. C 43088

Reviewed by 
James Namminga
Civil Engineer
LA County Dept. of Public Works

RCE No. C 55098

Approved by 
Patrick V. DeChellis
Deputy Director
LA County Dept. of Public Works

RCE No. C 26513


ENGINEER'S REPORT

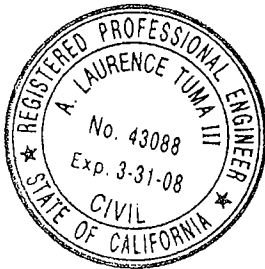
DRAINAGE BENEFIT ASSESSMENT AREA NO. 31.

DRAINAGE SERVICES FOR TRACT NO. 43766

Certification

In the matter Drainage Benefit Assessment Area No. 31 for drainage services for Tract No. 43766 in the unincorporated Territory of the County of Los Angeles, State of California, A. Laurence Tuma III, Civil Engineer, have prepared the following Engineer's Report pursuant to the provisions of the Benefit Assessment Act of 1982 (Division 2, Chapter 6.1 of the California Government Code of the State of California) and Article 13D of the California Constitution.

 dated on this 10TH day of JAN 2008
A. LAURENCE TUMA III
Civil Engineer
State of California



APPROVED AS TO FORM:
RAYMOND G. FORTNER, JR.
County Counsel

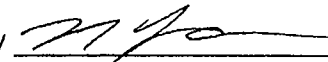
By 
Deputy

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INTRODUCTION

Drainage Benefit Assessment Area (DBAA) No. 31 is being formed for the purpose of maintaining and operating runoff treatment systems for Tract Map No. 43766. The runoff treatment systems are to consist of catch basin inserts, filters and debris gates.

The Benefit Assessment Act of 1982 (Government Code Section 54703 et. Seq.) authorizes the County to impose an annual benefit assessment on lots within the unincorporated areas of the County to finance the costs associated with the provision of drainage services to these areas.

Government Code Section 54716 provides that, for the first fiscal year in which a benefit assessment is proposed to be imposed by a local agency, the legislative body of the local agency shall cause a written report pertaining to the proposed assessment to be prepared and filed with the clerk of the local agency.

Additionally, Article 13D of the California Constitution, approved by the California voters in November 1996 as Proposition 218, requires that all proposed assessments be supported by a detailed engineer's report prepared by a registered professional engineer certified by the State of California.

Article 13D of the California Constitution also provides for property owners to determine by assessment ballot whether or not they approve of the proposed assessment.

This Engineer's Report has been prepared in conformity with provisions of the Benefit Assessment Act of 1982 and Article 13D of the California Constitution.

The purpose of the proposed assessment is to fund the costs required to operate and maintain the runoff treatment facilities required as a condition of approval for Tract Map No. 43766.

Part I sets forth the improvements, services, and the total of the drainage service costs proposed to be financed by the proposed assessments; Part II sets forth the Boundary Map, Assessment Diagram, and identification of the parcels to be included in the proposed assessment area; Part III sets forth special benefits to be conveyed on the identified parcels and the costs to the proposed assessment area; Part IV sets forth the basis upon which the proposed assessment was calculated; and Part V sets forth the proposed annual and proposed total assessments on each of the identified parcels.

PART I

PROPOSED SERVICES AND THE TOTAL OF THE COSTS

Proposed Services

The proposed services consist of the operation and maintenance of runoff treatment systems required as a condition of approval of Tract 43766. The benefiting parcels are within the unincorporated territory of the County of Los Angeles in the locality of Acton.

The runoff treatment systems are comprised of catch basin debris gates, filter trays, and filters.

The yearly maintenance and operation for the runoff treatment system includes, but is not limited to inspection, cleaning, and replacement of catch basin filters.

Major maintenance and operation for the runoff treatment systems includes, but is not limited to replacement of the catch basin debris gates.

The general nature, location, and extent of the runoff treatment systems are set forth in Appendix B. The As-Built plans for the runoff treatment system will be on file at the Department of Public Works.

The Total of the Costs

The initial total estimated annual cost of the proposed services is \$12,591.70. Once the runoff treatment system for an adjacent subdivision, Tract No. 52883 (DBAA #32) is transferred to the County for maintenance, the total estimated annual cost will be reduced to \$9,775.90. The basis of the estimated annual cost of the proposed services is set forth in Appendix A. Operation and maintenance costs will be incurred until such time as the appropriate legislative body finds alternate funding sources and rescinds/disbands the proposed assessment area. Since it is not feasible to estimate the total of the costs for a proposed assessment that will be incurred indefinitely, the total of the costs for the first 100 years of this assessment is \$1,259,170.00, as indicated in Appendix A. Once the runoff treatment system for Tract No. 52883 (DBAA #32) is transferred to the County, the total estimated cost for the next 100 years will be \$977,590.00.

To account for the effects of inflation, operation and maintenance costs will be annually adjusted using the Los Angeles-Riverside-Orange County Consumer Price Index for all Urban Consumers. For the purposes of clarity, the Consumer Price Index adjustments of the operation and maintenance costs have not been specifically included in the estimated annual assessments.

PART II

BOUNDARY MAP, ASSESSMENT DIAGRAM, AND PARCELS IDENTIFIED TO BE INCLUDED IN THE ASSESSMENT AREA

The area of benefit of DBAA No. 31 will include all parcels located in Tract 43766, which currently corresponds to Assessor's Parcel No.'s 3217-020-041 and 3217-020-042.

The Boundary Map (Map No.1) entitled "Boundary Map for Drainage Benefit Assessment Area No. 31 and the Legal Description (Exhibit A) set forth the boundaries of the assessment area as recommended by this Engineer's Report. In accordance with Section 4 of Article 13D of the California Constitution, publicly owned parcels within the proposed assessment area will be assessed unless there is clear and convincing evidence that a publicly-owned parcel receives no special benefit.

The Assessment Diagram (Map No.2), entitled "Assessment Diagram for Proposed Drainage Benefit Assessment Area No. 31, County of Los Angeles, State of California," sets forth each individual lot of land to be assessed.

PART III

SPECIAL BENEFITS TO BE CONVEYED

Article 13D of the California Constitution requires the separation of general benefits from special benefits as only special benefits are assessable. Special benefit is defined by Article 13D as "a particular and distinct benefit over and above general benefits conferred on real property located in the assessment area or to the public at large." General enhancement of property value does not constitute a special benefit; however, the specific enhancement of property value is a special benefit. In essence, an assessment, levy, or charge on a parcel must be based on a special and distinct benefit to the parcel and shall not include any general benefits conferred on the public at large including real property within the assessment area.

The total of the costs for the proposed services over the first 100 years (since it is not feasible to estimate the total of the costs for an assessment that will be incurred indefinitely) has been separated as either a special benefit or a general benefit on a proportional basis. The total amount to be assessed for special benefits conferred on the identified parcels within the proposed assessment district for each assessment year is summarized in Appendix A.

Special Benefits

The proposed services will provide for the operation and maintenance of a runoff treatment system for Tract Map No. 43766.

Therefore, the operation and maintenance of the runoff treatment system specifically benefits each lot within DBAA 31 by capturing and treating the annual storm runoff from the developed portions of these lots, as is required for all new development by the Los Angeles County Department of Public Works standard urban stormwater mitigation plan (SUSMP).

General Benefit

The proposed services will also provide general benefits to the proposed assessment area and the public at large. General benefits are provided to the public street within the proposed assessment area. The proposed public street storm runoff will be conveyed and treated in the proposed catch basin inserts, filters, and debris gates located on Tract Map No. 43766. There are 8.66 acres of County road right of way associated with these roadway segments within the proposed assessment area. The proposed assessment area is 31.67 acres. Therefore, 27.3514% of the cost of the proposed services is considered a general benefit cost that will not be allocated to the proposed assessment area. This information is summarized in Table 1 (attached).

Special Benefit Share of the Proposed Services Costs

The proposed services costs will be paid in the year incurred. The estimated annual cost of the proposed services is \$12,591.70. Since the special benefit proportionate share of the total costs is 72.6486%, the special benefit share of the estimated annual costs is \$9,147.69. Once the runoff treatment system for an adjacent subdivision, Tract No. 52883 (DBAA #32) is transferred to the County, the special benefit share of the estimated annual costs will be reduced to \$7,102.05.

The special benefit proportionate share of the proposed services costs will be incurred until such time as the appropriate legislative body finds alternate funding sources and rescinds/disbands the proposed assessment area. Since it is not feasible to estimate the total of the special benefit costs for a proposed assessment that will be incurred indefinitely, the total of the special benefit costs for the first 100 years of this assessment has been calculated by multiplying the estimated special benefit proportionate share of the proposed services costs by 100 and has been determined to be \$914,769.00. Once the runoff treatment system for Tract No. 52883 (DBAA #32), is transferred to the County, the total of the special benefit costs for the first 100 years has been determined to be \$710,205.00.

To account for the effects of inflation, operation and maintenance costs will be annually adjusted using the Los Angeles - Riverside - Orange County consumer price index for all urban consumers. For the purposes of clarity, the consumer price index adjustments of the operation and maintenance costs have not been specifically included in the estimated annual assessments.

PART IV

BASIS OF ASSESSMENT

The proposed assessment is based on the number of lots. Some of the proposed lots have significant open space slopes included within their lot boundaries, but runoff from open space slopes is not required to be treated to meet SUSMP requirements. Since the proposed assessment is for residential lots that will have roughly the same developed areas, the proposed assessment is based on number of lots, rather than total lot area. See Appendix A for the breakdown.

PART V

TOTAL ASSESSMENTS

The Benefit Assessment Act of 1982 and Article 13D of the California Constitution require that assessments be based on the special benefits that properties within the assessment area receive from the improvements and/or services. The statutes do not specify the allocation method or formula. The Assessment Engineer analyzes the facts and determines the allocation of the assessment, and the legislative body, by confirming the Engineer's Report, determines the special benefit to each parcel within the assessment area. The final authority with respect to the finding of special benefit rests with the County of Los Angeles Board of Supervisors. After hearing all the testimony and evidence presented at a public hearing, the Board must determine whether or not the assessment allocation has been made in direct proportion to the special benefits received.

Part I set forth the total of the costs of the proposed improvements and services. Part II set forth the identified parcels. Part III set forth the total of the costs to the proposed assessment area. Part IV set forth the Basis of Assessment.

This Part sets forth the Total Assessments. The proposed initial annual assessment rate of \$234.56 per lot was determined in accordance with the following formula:

$$\text{Proposed Annual Assessment Rate} = \frac{\text{Annual Proposed Assessment Area Costs } (\$9,147.69)}{\text{Total Number of Lots (39)}} = \underline{\$234.56}$$

Once the runoff treatment system for an adjacent subdivision, Tract No. 52883 (DBAA #32), has been transferred to the County, the proposed annual assessment rate will be reduced to \$182.10 per lot in accordance with the following formula:

$$\text{Proposed Annual Assessment Rate} = \frac{\text{Annual Proposed Assessment Area Costs } (\$7,102.05)}{\text{Total Number of Lots (39)}} = \underline{\$182.10}$$

The Annual Assessment Columns in Appendix A indicate the proposed annual assessment for each identified lot. To account for the effects of inflation, the annual assessments will be annually adjusted using the Los Angeles-Riverside Orange County Consumer Price index for all Urban Consumers. For the purposes of clarity, the Consumer Price Index adjustments of the operation and maintenance costs have not been specifically included in the proposed annual assessment.

The Total Assessment Column in Appendix A indicates the total assessment for each identified lot for the first 100 years since it is not feasible to estimate the

total assessment for each parcel for a proposed assessment that will be incurred indefinitely.

APPENDIX A

ESTIMATED ANNUAL COSTS FOR EACH LOT

PROPOSED SERVICES COSTS FOR DBAA #31

INITIAL COSTS

Catch Basin Name	Width (ft)	Debris Gate repl.(1)	Filter Tray repl.(2)	Filter maint.(4)	Filter repl.(3)	Location
PD 2597 A-6	28	5,970.00	433.00	270.00	1,200.00	NE corner of Crown Valley Rd at Bandell St
PD 2597 I	14	2,985.00	275.00	216.00	700.00	NW corner of Crown Valley Rd at Bandell St
PD 2597 A-7	28	5,970.00	433.00	270.00	1,200.00	NW corner of Crown Valley Rd at Governor Mine Rd
PD 2597 A-3-1	3.5	995.00	50.00	108.00	250.00	WNW corner of Bandell St at Martingale Dr
PD 2597 A-2	7	1,991.00	150.00	144.00	400.00	NW corner of Martingale Dr at Bandell St
PD 2597 A-1	7	1,991.00	150.00	144.00	400.00	NE corner of Martingale Dr at Bandell St
PD 2597 F-2	21	4,975.00	325.00	252.00	900.00	NW corner of Brinville Rd at Bandell St
PD 2597 F-3-1	3.5	995.00	50.00	108.00	250.00	West side of Brinville Rd 540' N of Bandell St
PD 2597 F-4-1	3.5	995.00	50.00	108.00	250.00	East side pf Brinville Rd 225' S of Westcoatt St
PD 2597 F-5 ** (rural CB)		995.00	50.00	108.00	250.00	NW corner of Westcoatt St at Brinville Rd
PD 2597 H	14	2,985.00	275.00	216.00	700.00	North side of Bandell St 365' E of Brinville Rd
PD 2597 J	10	2,189.00	150.00	180.00	425.00	South side of Westcoatt St 240' E of Florencell Ave

TOTALS: \$33,036.00 \$2,391.00 \$2,124.00 \$6,925.00
 ANNUALIZED COST: \$3,303.60 \$239.10 \$2,124.00 \$6,925.00
 TOTAL LOTS: 39 **TOTAL ANNUAL COST: \$12,591.70**
SPECIAL BENEFIT PROPORTIONATE SHARE: 72.6486%
TOTAL ANNUAL ASSESSMENT \$9,147.69
PER-LOT ANNUAL ASSESSMENT: \$234.56

** - CATCH BASIN TO BE REMOVED AFTER BOTH TR. 43766 AND TR. 52883 ARE DEVELOPED

COSTS AFTER RUNOFF TREATMENT SYSTEM FOR TRACT 52883 IS TRANSFERRED TO COUNTY

Catch Basin Name	Width (ft)	Debris Gate repl.(1)	Filter Tray repl.(2)	Filter maint.(4)	Filter repl.(3)	Location
PD 2597 A-6 *	28	2,985.00	216.50	270.00	600.00	NE corner of Crown Valley Rd at Bandell St
PD 2597 I *	14	1,492.50	137.50	216.00	350.00	NW corner of Crown Valley Rd at Bandell St
PD 2597 A-7 *	28	2,985.00	216.50	270.00	600.00	NW corner of Crown Valley Rd at Governor Mine Rd
PD 2597 A-3-1	3.5	995.00	50.00	108.00	250.00	WNW corner of Bandell St at Martingale Dr
PD 2597 A-2	7	1,991.00	150.00	144.00	400.00	NW corner of Martingale Dr at Bandell St
PD 2597 A-1	7	1,991.00	150.00	144.00	400.00	NE corner of Martingale Dr at Bandell St
PD 2597 F-2	21	4,975.00	325.00	252.00	900.00	NW corner of Brinville Rd at Bandell St
PD 2597 F-3-1	3.5	995.00	50.00	108.00	250.00	West side of Brinville Rd 540' N of Bandell St
PD 2597 F-4-1	3.5	995.00	50.00	108.00	250.00	East side pf Brinville Rd 225' S of Westcoatt St
PD 2597 H	14	2,985.00	275.00	216.00	700.00	North side of Bandell St 365' E of Brinville Rd
PD 2597 J	10	2,189.00	150.00	180.00	425.00	South side of Westcoatt St 240' E of Florencell Ave

TOTALS: \$24,578.50 \$1,770.50 \$2,016.00 \$5,125.00
 ANNUALIZED COST: \$2,457.85 \$177.05 \$2,016.00 \$5,125.00
 TOTAL LOTS: 39 **TOTAL ANNUAL COST: \$9,775.90**
SPECIAL BENEFIT PROPORTIONATE SHARE: 72.6486%
TOTAL ANNUAL ASSESSMENT \$7,102.05
PER-LOT ANNUAL ASSESSMENT: \$182.10

* INCLUDED IN STORM DRAIN IMPROVEMENT PLANS FOR BOTH PD 2597 (TR 43766) AND PD 2595 (TR 52883) SO COST REDUCED BY 50%

C.B. Size	Debris Gate repl cost	Filter Tray repl cost	Filter repl cost	Filter maint cost (personnel)
3.5'	\$995.00	\$50.00	\$250.00	\$108.00
7'	\$1,991.00	\$150.00	\$400.00	\$144.00
10'	\$2,189.00	\$150.00	\$425.00	\$180.00
14'	\$2,985.00	\$275.00	\$700.00	\$216.00
21'	\$4,975.00	\$325.00	\$900.00	\$252.00
28'	\$5,970.00	\$433.00	\$1,200.00	\$270.00

- 1 --Debris Gate replacement frequency (years): 10
- 2 --Filter Tray replacement frequency (years): 10
- 3 --Filter replacement frequency (years): 1
- 4 --Maintenance frequency (per year) 2

DRAINAGE BENEFIT ASSESSMENT AREA #31

ESTIMATE OF PERSONNEL COSTS FOR MAINTENANCE OF RUNOFF TREATMENT SYSTEM

CB Width	# gates	# filters	# people	Hrs/person	Loaded hrly rate/person	# times maintenance /yr	Annual Personnel (\$)
3.5	1	3	3	0.3	60	2	108
7	2	4	3	0.4	60	2	144
10	2	8	3	0.5	60	2	180
14	3	10	3	0.6	60	2	216
21	5	14	3	0.7	60	2	252
28	6	19	3	0.75	60	2	270

PROPOSED ANNUAL ASSESSMENT RATES PER LOT

Lot	Proposed Assessment	Proposed Assessment (After Tr 52883 runoff treatment system is transferred to County)
1	\$234.56	\$182.10
2	\$234.56	\$182.10
3	\$234.56	\$182.10
4	\$234.56	\$182.10
5	\$234.56	\$182.10
6	\$234.56	\$182.10
7	\$234.56	\$182.10
8	\$234.56	\$182.10
9	\$234.56	\$182.10
10	\$234.56	\$182.10
11	\$234.56	\$182.10
12	\$234.56	\$182.10
13	\$234.56	\$182.10
14	\$234.56	\$182.10
15	\$234.56	\$182.10
16	\$234.56	\$182.10
17	\$234.56	\$182.10
18	\$234.56	\$182.10
19	\$234.56	\$182.10
20	\$234.56	\$182.10
21	\$234.56	\$182.10
22	\$234.56	\$182.10
23	\$234.56	\$182.10
24	\$234.56	\$182.10
25	\$234.56	\$182.10
26	\$234.56	\$182.10
27	\$234.56	\$182.10
28	\$234.56	\$182.10
29	\$234.56	\$182.10
30	\$234.56	\$182.10
31	\$234.56	\$182.10
32	\$234.56	\$182.10
33	\$234.56	\$182.10
34	\$234.56	\$182.10
35	\$234.56	\$182.10
36	\$234.56	\$182.10
37	\$234.56	\$182.10
38	\$234.56	\$182.10
39	\$234.56	\$182.10

TABLE 1

TRACT NO. 43766

LOT	PAD AREA	STREET	AREA
1	18,266	Martingale	85,272
2	22,306	South Brinville	78,810
3	26,658	Crown Valley	79,930
4	26,719	Westcoatt	62,598
5	25,424	Bandell	70,699
6	27,174		
7	23,246		
8	25,498		
9	31,786		
10	31,317		
11	28,771		
12	26,250		
13	26,152		
14	35,925		
15	21,650		
16	38,954		
17	25,408		
18	24,351		
19	22,022		
20	25,578		
21	22,581		
22	24,545		
23	29,821		
24	33,105		
25	22,387		
26	21,913		
27	24,455		
28	25,892		
29	26,302		
30	24,323		
31	21,552		
32	23,979		
33	21,866		
34	22,064		
35	37,091		
36	19,737		
37	20,013		
38	23,271		
39	23,825		
Total	1,002,177 SF		
			23.01 AC

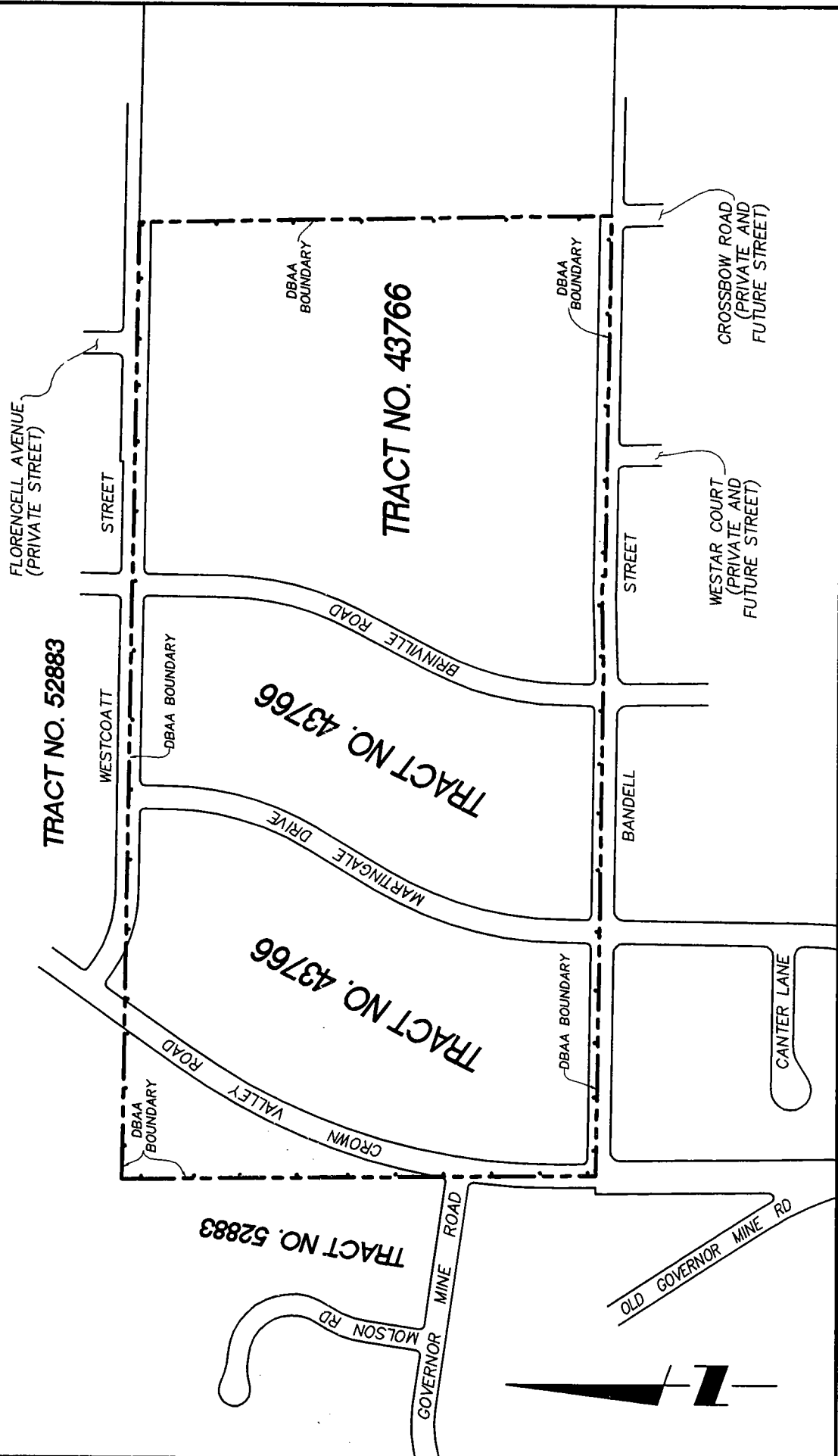
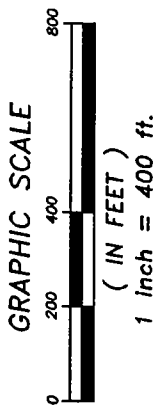
Total: 377,309 SF
8.66 AC

Total w/ streets	31.67	AC
% Street	27.3514%	
% Lots	72.6486%	

MAP NO. 1

BOUNDARY MAP FOR DRAINAGE BENEFIT ASSESSMENT AREA NO. 31

BOUNDARY MAP FOR DRAINAGE BENEFIT ASSESSMENT AREA NO. 31 MAP NO. 1



MAP NO. 2

**ASSESSMENT DIAGRAM
FOR DRAINAGE BENEFIT ASSESSMENT AREA NO. 31**

ASSESSMENT DIAGRAM FOR DRAINAGE BENEFIT ASSESSMENT AREA NO. 31 MAP NO. 2
 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

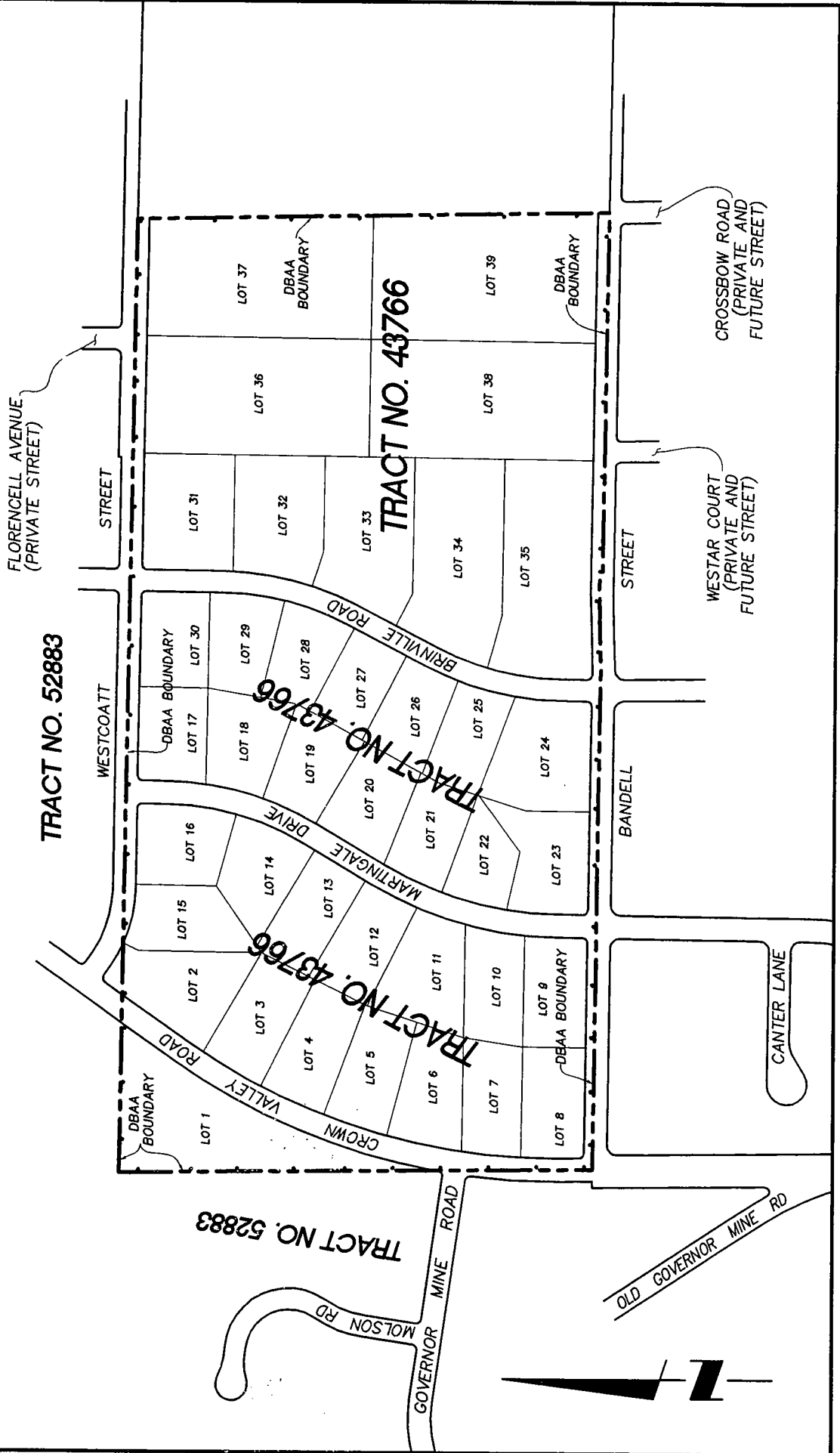
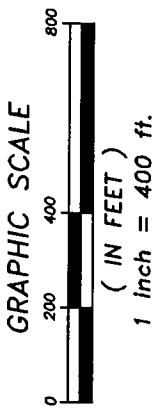


EXHIBIT A

LEGAL DESCRIPTION

EXHIBIT A

Page 1 of 2

DRAINAGE BENEFIT ASSESSMENT NO. 31

A.P.N. 3217-020-041 and 3217-020-042

I.M. _____ - _____
_____ DISTRICT
T.G. 4375 (B4)

DESCRIPTION

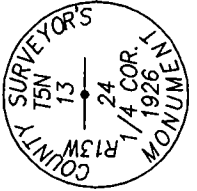
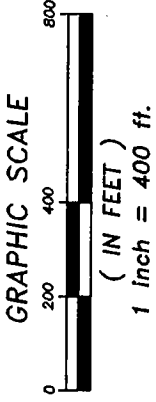
That portion of the Northwest Quarter of the Northeast Quarter and the Northeast Quarter of the Northwest Quarter, both of Section 24, Township 5 North, Range 13 West, San Bernardino Base and Meridian, in the County of Los Angeles, State of California, described as follows;

Beginning at found brass cap County Surveyors monument marked for the north quarter corner of said Section 24 per CS 8924; thence,

- 1st. South 89°18'10" East, 1317.86 feet; thence,
- 2nd. South 01°06'00" East, 1311.35 feet; thence,
- 3rd. North 89°25'25" West, 992.29 feet; thence,
- 4th. North 00°34'35" East, 8.00 feet; thence,
- 5th. North 89°25'25" West, 58.54 feet to the beginning of a tangent curve, concave southerly, having a radius of 1432.00 feet; thence,
- 6th. Westerly along said curve through a central angle of 04°17'28", an arc length of 107.25 feet to the beginning of a tangent reversing curve having a radius of 1422.00 feet; thence,
- 7th. Westerly along said curve through a central angle of 04°17'25", an arc length of 106.48 feet; thence,
- 8th. North 89°25'25" West, 58.70 feet; thence,
- 9th. North 89°25'20" West, 1322.72 feet; thence,
- 10th. North 00°38'19" West, 1316.62 feet; thence,
- 11th. South 89°18'10" East, 1317.48 feet to the **Point Of Beginning.**

End of EXHIBIT A

EXHIBIT "B"



POB:
 FD. CS MON., DN. 12",
 PER CS 8924

TRACT NO. 52883

S89°18'10"E 1317.48'

S89°18'10"E 1317.86'

WESTCOAT STREET

STREET

LINE	BEARING	DISTANCE
L1	N89°25'25"W	58.70'
L2	N89°25'25"W	58.54'
L3	N00°34'35"E	8.00'

TRACT NO. 43766

S01°06'00"E 1311.35'

CURVE	DELTA	RADIUS	LENGTH
C1	Δ=4°17'25"	R=1422.00	L=106.48
C2	Δ=4°17'28"	R=1432.00	L=107.25

TRACT NO. 43766

TRACT NO. 43766

CROWN VALLEY ROAD

MARTINGALE DRIVE

BRINVILLE ROAD

BANDELL STREET

STREET

1322.72'

N89°25'25"W 992.29'

N89°25'20"W

OLD GOVERNOR MINE RD

GOVERNOR MINE ROAD

MOLSON RD

TRACT NO. 52883

N00°38'19"W 1316.62'

L3
C1 C2

L1 L2

WESTAR COURT
 (PRIVATE AND FUTURE STREET)

CROSSBOW ROAD
 (PRIVATE AND FUTURE STREET)

CANTER LANE

