

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

Robert K. Sall, Esq.  
Sall & Smolowitz  
33971 Selva Road, Suite 200  
Dana Point, CA 92629

FIRST AMENDMENT TO RECIPROCAL GRANT OF  
EASEMENTS AND DECLARATION OF ESTABLISHMENT  
OF COVENANTS, CONDITIONS & RESTRICTIONS  
FOR  
INDIANA COURT BUSINESS PARK

This document is the First Amendment to the Reciprocal Grant of Easements and Declaration of Establishment of Covenants Conditions & Restrictions for Indiana Court Business Park (the "Reciprocal Easement Agreement" or "R.E.A."), and constitutes an amendment to the R.E.A. recorded on April 19, 1990 as Instrument No. 90-152025 in the Official Records of San Bernardino County, California.

WHEREAS, the original R.E.A. was recorded on April 19, 1990 as Instrument No. 90-152025 in the Official Records of San Bernardino County, California; and

WHEREAS, the R.E.A. provides that it may be amended by the written agreement of the owners of seventy-five (75%) percent of the total number of square feet of the land then subject to the R.E.A., and with the written approval of the City of Redlands; and

WHEREAS, the parties are the current owners of the Parcels affected by the R.E.A., and the undersigned persons signing on behalf of the City of Redlands are the duly authorized representatives of the City of Redlands; and

WHEREAS, the parties hereto desire to amend and modify the R.E.A.;

NOW THEREFORE, in consideration of the foregoing, the undersigned agree as follows:

1. Description of Parcels. The real properties which are the subject of the R.E.A., and which comprise the Indiana Court Business Park are identified in Exhibit A, a copy of which is attached hereto and incorporated herein by reference.

2. Identification of Leases to ROP. The owners of Parcel 2 and Parcel 4 have executed leases or lease amendments with Colton-Redlands-Yucaipa Regional Occupation Program ("ROP") for the Premises consisting of Parcel 2 and Parcel 4 in the Indiana Court Business Park. The term of said leases is to expire on TBD, with options to extend as provided therein. The owner of Parcel 2 also owns and has leased to ROP a portion of that certain real property which adjoins the Indiana Court Business Park, and which is more particularly described on Exhibit B, attached hereto and incorporated herein by reference (hereinafter referred to as the "ROP Parking Parcel").

3. Purpose of Amendment. The purpose of this amendment is to allow an easement for a drive through of vehicles and pedestrian walkway between the Indiana Court Business Park and the ROP Parking Parcel, solely for the use of patrons and employees of ROP, to permit such patrons and employees to park their vehicles on the ROP Parking Parcel and to access the facilities located on Parcel 2 and Parcel 4. Nothing herein is intended to alter the existing reciprocal easement and maintenance obligations set forth in the R.E.A. except to permit the ingress and egress of vehicles

and pedestrians through the access easement described herein, and solely on the terms and conditions provided herein.

4. Grant of Access Easement. Notwithstanding the provisions of Section 4.08 of the R.E.A., the owner of Parcel 4 has allowed the removal of three (3) parking spaces from Parcel 4, which shall be redesignated as a drive-thru to permit vehicular and pedestrian access between the Indiana Court Business Park and the ROP Parking Parcel as shown on Exhibit C, which is incorporated herein by reference. The parking area located on the ROP Parking Parcel and the drive-thru shall be used for parking of motor vehicles during business hours, exclusively by patrons and employees of ROP, and shall not be used for parking ingress or egress purposes by other owners or Lessees of Indiana Court Business Park, or their invitees. The owner of Parcel 4 and the parties hereto grant to ROP and to the owner of Parcel 2 an easement for the purpose of the foregoing usage.

5. Maintenance and Repair Obligations. The owner and/or its Lessee (if so provided in the applicable Lease) of Parcel 4 shall be responsible to repair and maintain that portion of the drive-thru which is located on Parcel 4, at his, her or its sole expense. The owner and/or its Lessee (if so provided in the applicable Lease) of the ROP Parking Parcel shall be responsible to repair and maintain that portion of the drive-thru which is located on the ROP Parking Parcel at its sole expense.

6. Duration of Easement. The drive thru easement shall terminate upon the expiration or earlier termination of the later

of ROP's Lease for Parcel 4 and/or ROP's Lease for Parcel 2 and the ROP Parking Parcel.

7. Addresses for Notice. Notices required by Section 11.01 of the R.E.A. shall be sent to the parties at the following addresses:

Clared Properties, LLC  
Attn: Clara Clem  
P.O. Box 728  
Redlands, CA 92373

The City of Redlands  
Attn: Planning Director  
P.O. Box 3005  
Redlands, CA 92373

Tri-City Investors  
1472 Piedmont Lane  
Redlands, CA 92373

Clara M. Clem, Trustee  
Chauncey H. Clem, Trustee  
P.O. Box 728  
Redlands, CA 92373

Boy Scouts of America  
1230 Indiana Court  
Redlands, CA 92374

Donald J. Daniels, Trustee  
Alice M. Daniels, Trustee  
705 S. Wabash Avenue  
Redlands, CA 92374

8. Ratification of Declaration. Except as expressly modified by the terms of this Agreement, the R.E.A. is ratified and confirmed, and shall continue in effect in accordance with its terms.

SIGNATURES OF PARCEL OWNERS AND CONSENT OF CITY OF REDLANDS FOLLOW:

CLARED PROPERTIES, LLC  
A California Limited Liability  
Company  
[Owner of Parcel 2 and the ROP  
Parking Parcel]

*Clara Mae Clem, PRESIDENT*

*By Robert K. Sall, ATTORNEY-IN-FACT*  
Clara Mae Clem, President by  
Robert K. Sall, Attorney-in-Fact

COUNTY ORANGE

X personally known to me --OR--

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity/ies, and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which person(s) acted, executed the instrument.

**KAY F. SCHEIDT**  
Comm. #1077993  
**NOTARY PUBLIC - CALIFORNIA**  
ORANGE COUNTY  
Comm. Exp. Nov. 19, 1999

Kay F. Scheidt

Individual  
 Corporate Officer(s):  
 Partner(s):  
 General Limited  
 Attorney-in-fact  
 Trustee(s)  
 Guardian/Conservator  
 X Other: ATTORNEY-IN-FACT

Attention Notary: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to an unauthorized document.

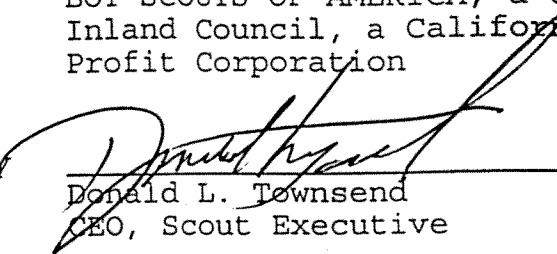
Title or Type of Document

Number of Page \_\_\_\_ Date of Document \_\_\_\_  
 Signer(s) Other than Named Above \_\_\_\_\_

PARCEL 1

BOY SCOUTS OF AMERICA, a California  
Inland Council, a California Non-  
Profit Corporation

By



---

Donald L. Townsend  
CEO, Scout Executive



# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

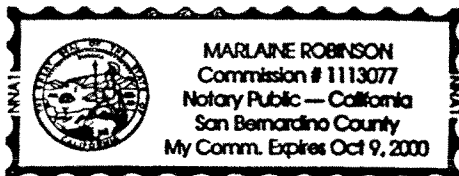
State of California

County of San Bernardino

On June 22, 1999 before me, Marlaine Robinson  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Donald L. Townsend  
Name(s) of Signer(s)

☐ personally known to me – OR – ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Marlaine Robinson  
Signature of Notary Public

## OPTIONAL

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

### Description of Attached Document

Title or Type of Document: First Amendment to Reciprocal Grant of Easements and Declaration of Establishment of Covenants, Conditions & Restrictions for Indiana Court Busi. Park

Document Date: June 22, 1999 Number of Pages: 15

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer  
Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

**RIGHT THUMBPRINT  
OF SIGNER**  
Top of thumb here

Signer Is Representing:  
\_\_\_\_\_  
\_\_\_\_\_

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer  
Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

**RIGHT THUMBPRINT  
OF SIGNER**  
Top of thumb here

Signer Is Representing:  
\_\_\_\_\_  
\_\_\_\_\_

PARCEL 3

CLARA E. CLEM LIVING TRUST  
DATED JANUARY 8, 1990

By Clara Mae Clem, as Trustee  
Clara Mae Clem, as Trustee

CHAUNCEY H. CLEM, a single man  
As to an undivided 7% interest

By Chauncey H Clem  
Chauncey H. Clem

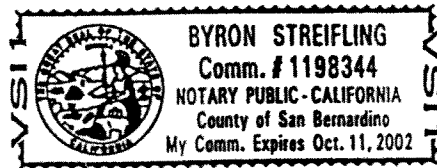
State of California )  
County of San Bernardino )

On 17th day of June, 1999, before me, Byron Streifling, Notary Public, personally appeared Clara Mae Clem, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Signature] (Seal)

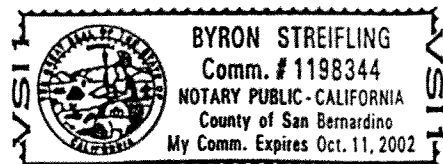
State of California )  
County of San Bernardino )



On 17th day of June, 1999, before me, Byron Streifling, Notary Public, personally appeared Chauncey H. Clem, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



PARCEL 4

DONALD J. DANIELS and ALICE M. DANIELS  
As Trustees UDT dated May 15, 1992

By \_\_\_\_\_  
Donald J. Daniels, Trustee

By \_\_\_\_\_  
Alice M. Daniels, Trustee

DONNA GREER DANIELS, a unmarried woman,  
DEAN SPENCE DANIELS, an unmarried man,  
DALE JASON DANIELS, an unmarried man,  
All as joint Tenants, with rights of Survivorship as to  
Their 23.154% undivided interest.

By \_\_\_\_\_  
Donna Greer Daniels

By \_\_\_\_\_  
Dean Spence Daniels

By \_\_\_\_\_  
Dale Jason Daniels

PARCEL 5

TRI-CITY INVESTORS, a California  
General Partnership

By *George M. Grames*  
George M. Grames, Managing General  
Partner

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

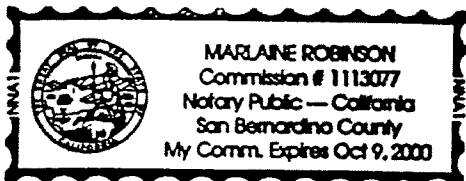
State of California

County of San Bernardino

On June 22, 1999 before me, Marlaine Robinson  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared George M. Grames  
Name(s) of Signer(s)

☐ personally known to me – OR – ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Marlaine Robinson  
Signature of Notary Public

## OPTIONAL

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

### Description of Attached Document

Title or Type of Document First Amendment to Reciprocal Grant of Easements and Declaration of Establishment of Covenants, Conditions & Restrictions for INdiana Court Busi. Park  
Document Date: June 22, 1999 Number of Pages: 15

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer  
Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing:  
\_\_\_\_\_  
\_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer  
Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing:  
\_\_\_\_\_  
\_\_\_\_\_

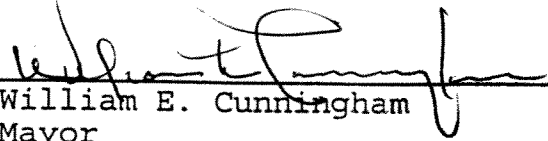
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OF SIGNER  
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CONSENT OF CITY OF REDLANDS

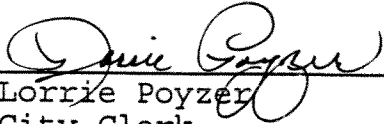
The City of Redlands consents to the foregoing amendment.

CITY OF REDLANDS

By

  
\_\_\_\_\_  
William E. Cunningham  
Mayor

By

  
\_\_\_\_\_  
Lorrie Poyzer  
City Clerk

## ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA                    )  
COUNTY OF SAN BERNARDINO    ) SS  
CITY OF REDLANDS                    )

By the authority granted under Chapter 4, Article 3, Section 1181, of the California Civil Code, and Chapter 2, Division 3, Section 40814, of the California Government Code, on November 3, 1999, before me, Beatrice Sanchez, Deputy City Clerk, on behalf of Lorrie Poyzer, City Clerk of the City of Redlands, California, personally appeared William E. Cunningham and Lorrie Poyzer { X } personally known to me - or - { } proved to me on the basis of satisfactory evidence to be the persons whose names) are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.



WITNESS my hand and official seal.

LORRIE POYZER, CITY CLERK

By: *Beatrice Sanchez*  
Beatrice Sanchez, Deputy City Clerk  
(909)798-7531

~~~~~  
**CAPACITY CLAIMED BY SIGNER(S)**

{ } Individual(s) signing for oneself/themselves

{ } Corporate Officer(s)

Title(s) \_\_\_\_\_

Company \_\_\_\_\_

{ } Partner(s)

Partnership \_\_\_\_\_

{ } Attorney-In-Fact

Principal(s) \_\_\_\_\_

{ } Trustee(s)

Trust \_\_\_\_\_

{ x } Other

Title(s): Mayor and City Clerk

Entity Represented: City of Redlands, California

~~~~~  
**THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW:**

Title or Type of Document: First Amendment to Reciprocal Grant of Easements and Declaration of Establishment of Covenants, Conditions and Restrictions for Indiana Court business Park

Date of Document: n/a

Signer(s) Other Than Named Above: Various Parcel Owners of Indiana Court Business Park

CONSENT OF TENANTS

The undersigned tenants of Parcels 2, 3, 4 and 5 hereby consent to the foregoing amendment.

REDLANDS DAY CARE

By

\_\_\_\_\_  
Lynn Whitmer, President  
Board of Directors

COLTON-REDLANDS-YUCAIPA REGIONAL  
OCCUPATIONAL PROGRAM

By

\_\_\_\_\_  
*Dalene Morris*  
Dalene Morris, Superintendent

GAMBRO HEALTHCARE

By

\_\_\_\_\_  
Name:  
Title

INLAND NEPHROLOGY

By

\_\_\_\_\_  
George M. Grames



# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Bernardino

On June 22, 1999 before me, Marlaine Robinson,  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Dalene Morris, Superintendent,  
Name(s) of Signer(s)

☒ personally known to me – OR – ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Marlaine Robinson  
Signature of Notary Public

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### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer  
Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

**RIGHT THUMBPRINT  
OF SIGNER**  
Top of thumb here

Signer Is Representing:

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer  
Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

**RIGHT THUMBPRINT  
OF SIGNER**  
Top of thumb here

Signer Is Representing:

CONSENT OF TENANTS

The undersigned tenants of Parcels 2, 3, 4 and 5 hereby consent to the foregoing amendment.

REDLANDS DAY CARE

By

\_\_\_\_\_  
Lynn Whitmer, President  
Board of Directors

COLTON-REDLANDS-YUCAIPA REGIONAL  
OCCUPATIONAL PROGRAM

By

\_\_\_\_\_  
Dalene Morris, Superintendent

GAMBRO HEALTHCARE

By

Patricia Smith - Area Director  
Name: Patricia Smith  
Title Area Director - Gambro Healthcare

INLAND NEPHROLOGY

By

\_\_\_\_\_  
George M. Grames

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Bernardino

On June 22, 1999 before me, Marlaine Robinson  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared PATRICIA D. SMITH  
Name(s) of Signer(s)

☐ personally known to me – OR ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Marlaine Robinson  
Signature of Notary Public

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Signer(s) Other Than Named Above: \_\_\_\_\_

## Capacity(ies) Claimed by Signer(s)

Signer's Name: PATRICIA D. SMITH

- ☐ Individual  
☐ Corporate Officer  
Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☒ Other: AREA DIRECTOR

Signer Is Representing:

GAMBRO HEALTHCARE

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer  
Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing:

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

CONSENT OF TENANTS

The undersigned tenants of Parcels 2, 3, 4 and 5 hereby consent to the foregoing amendment.

REDLANDS DAY CARE

By

\_\_\_\_\_  
Lynn Whitmer, President  
Board of Directors

COLTON-REDLANDS-YUCAIPA REGIONAL  
OCCUPATIONAL PROGRAM

By

\_\_\_\_\_  
Dalene Morris, Superintendent

GAMBRO HEALTHCARE

By

\_\_\_\_\_  
Name:  
Title

INLAND NEPHROLOGY

By

\_\_\_\_\_  
*George M. Grames*  
George M. Grames

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Bernardino

On June 22, 1999 before me, Marlaine Robinson,  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared GEORGE M. GRAMES,  
Name(s) of Signer(s)

☐ personally known to me – OR – ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Marlaine Robinson  
Signature of Notary Public

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## Capacity(ies) Claimed by Signer(s)

Signer's Name: GEORGE M. GRAMES

- ☐ Individual  
☐ Corporate Officer  
Title(s): \_\_\_\_\_  
☒ Partner — ☐ Limited ☒ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing:

TRI-CITY INVESTORS

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer  
Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing:

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

EXHIBIT A

Legal Description of Indiana Court Business Park

Parcels 1, 2, 3, 4 and 5 of Parcel Map 12940, as shown by map on file in Book 148 Pages 53 and 54, being a division of Lot 4 of Tract 12158 as shown by Map on file in Book 183, Pages 56 and 57 of Maps, Official Records of San Bernardino County, California.

# SITE PLAN

## LEGEND



PARCEL  
NUMBER



COMMERCIAL  
AREA



GATED  
PARKING AREA

①

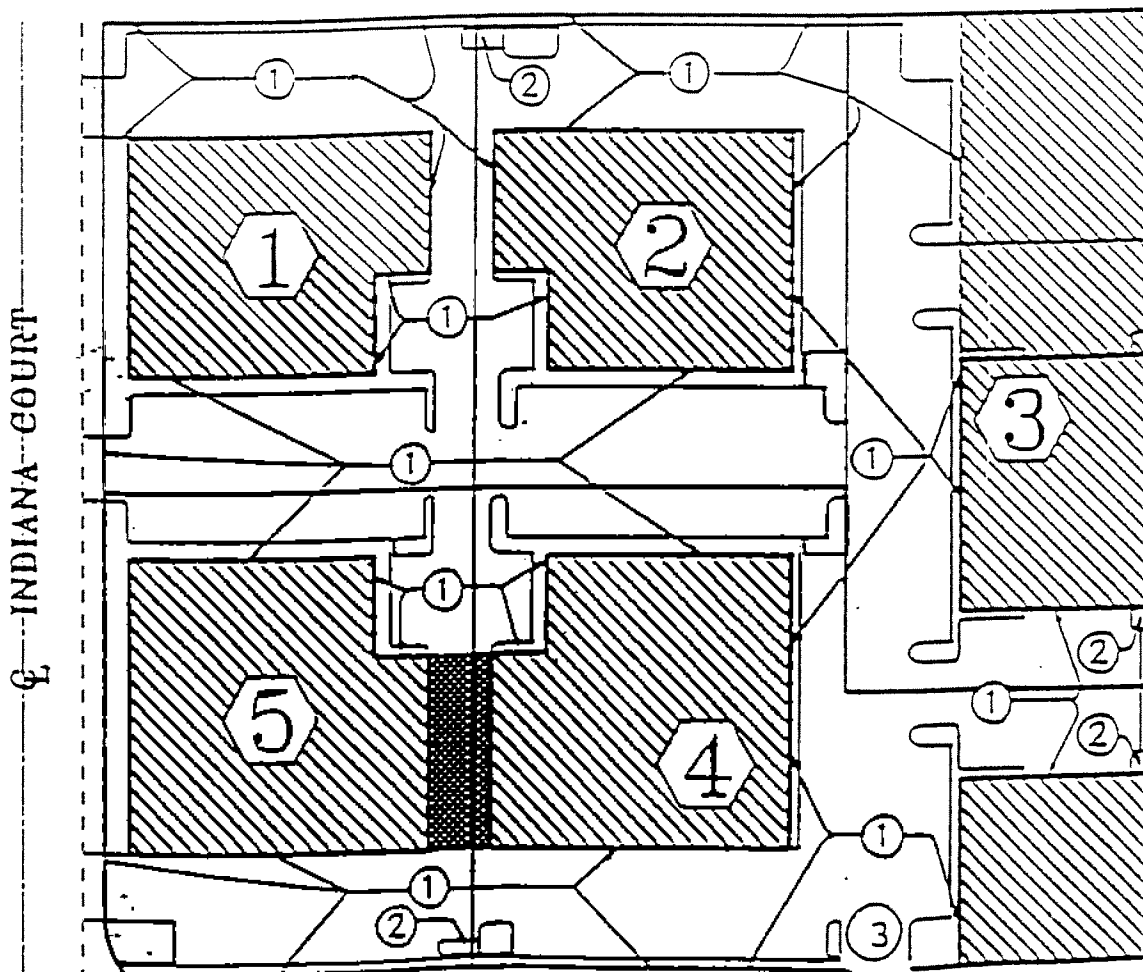
COMMON  
AREA

②

COMMON  
TRASH  
ENCLOSURE

③

ROP DRIVE-THRU  
EASEMENT



INDIANA COURT



SCALE 1"=30'