

PURCHASE AND SALE AGREEMENT AND ESCROW INSTRUCTIONS

This Purchase and Sale Agreement and Escrow Instructions ("Agreement") is made and entered into by Iowa Street Medical Partners ("Buyer") and the City of Redlands ("Seller"), this 18th day of July, 2006 ("Effective Date"). Buyer and Seller are sometimes hereinafter individually or collectively referred to herein as a "Party" or the "Parties."

In consideration of the mutual promises contained herein, the Parties agree as follows:

AGREEMENT

ARTICLE I PURCHASE AND SALE

Section 1.1 Purchase and Sale. Seller is the owner of certain real property generally located in the City of Redlands and more particularly described in Exhibit "A," which is attached hereto and incorporated herein by this reference (the "Property"). On all of the terms, covenants and conditions contained in this Agreement, Seller agrees to sell the Property to Buyer, and Buyer agrees to buy the Property from Seller.

Section 1.2 Purchase Price. The purchase price for the Property ("Purchase Price") is Twenty-Eight Thousand Dollars (\$28,000).

Section 1.3 Payment of the Purchase Price. Buyer shall pay the Purchase Price to Seller in cash upon "Close of Escrow" as defined herein.

ARTICLE II ESCROW

Section 2.1 Escrow, Escrow Holder, and Opening of Escrow. Within ten (10) days of the effective date of this Agreement, Buyer shall open an escrow to facilitate the transaction contemplated by this Agreement ("Escrow") with First American Title Company ("Escrow Holder") at the address specified in Section 8.6. Delivery by Buyer to Escrow of a fully-executed original or counterpart original of this Agreement shall constitute the opening of Escrow ("Opening of Escrow"). This Agreement shall constitute escrow instructions ("Escrow Instructions") to Escrow Holder. The Parties shall execute such additional Escrow Instructions consistent with the provisions of this Agreement that are mutually acceptable to the Parties or that may be required by Escrow Holder. Escrow Holder's general provisions ("Standard Escrow Instructions") shall also constitute

Escrow Instructions for purposes of this Agreement. As between the Parties, Buyer and Seller agree that if there is any conflict between the terms of this Agreement and the Standard Escrow Instructions, this Agreement shall control.

Section 2.2 Close of Escrow. Subject to the conditions set forth in Section 2.8, Escrow shall close on the date that fee title to the Property is conveyed from Seller to Buyer as contemplated by this Agreement and evidenced by the recording of grant deeds for the Property. (Close of Escrow). Unless otherwise extended by written amendment to this Agreement, Close of Escrow shall occur on September 30, 2006, or sooner, after all conditions precedent to Close of Escrow have been satisfied or waived.

Section 2.3 Preliminary and Supplemental Title Reports. Escrow Holder shall deliver to Buyer, within ten (10) business days after the Opening of Escrow, Preliminary Title Reports covering the Property issued by First American Title Insurance Company ("Title Insurer"). The Preliminary Title Reports shall be accompanied by complete copies of all underlying documents referred to in the Preliminary Title Reports as evidencing exceptions to title (collectively "PTRs").

Section 2.4 Review of Title Documents. Buyer shall have ten (10) business days following receipt of the PTRs within which to notify Seller, in writing, of Buyer's disapproval of any exception to title disclosed in the PTRs. In the event the PTRs are supplemented ("Supplemental PTRs") by the Title Insurer, Buyer shall have five (5) business days after its receipt by Buyer of such Supplemental PTRs, within which to approve or disapprove any new matters disclosed in such Supplemental PTRs. In the event Buyer disapproves a matter disclosed in the Title Documents that Seller declines to cure and that Buyer declines to waive, the Escrow shall be cancelled with respect to the Property upon written notice by either Party to the Escrow Holder and the other Party. Upon any such cancellation of Escrow, each Party shall pay one-half of the Escrow cancellation charges.

Section 2.5 Condition of Title. All matters contained in the PTRs that are not disapproved by Buyer prior to the end of the period referred to in Section 2.4 shall be deemed to be permitted exceptions ("Permitted Exceptions"). Seller shall convey the Property to Buyer in fee simple title, which shall be, except for the Permitted Exceptions, free and clear of all leases, tenancies, rentals, mortgages, liens, charges, encumbrances, encroachments, easements, conditions, exceptions, assessments, taxes and other defects in title.

Section 2.6 Obligations of Buyer. In addition to performance by Buyer of all obligations of Buyer contained in this Agreement, on or before one (1) business day prior to Close of Escrow,

Buyer shall have deposited into Escrow: (i) the Purchase Price for the Property; and (ii) all other sums and documents reasonably required of Buyer by Escrow Holder to the Close of Escrow.

Section 2.7 Obligations of Seller. In addition to fulfilling any other obligations of Seller contained in this Agreement, on or before one (1) business day prior to Close of Escrow, Seller shall deposit into Escrow; Grant Deeds to the Property, properly executed by Seller and recordable and any documents reasonably required of Seller by Escrow Holder to carry out Close of Escrow.

Section 2.8 Conditions Precedent to Close of Escrow. Seller's obligation to convey the Property and Buyer's obligation to purchase the Property are subject to the satisfaction (or written waiver by the benefitting Party) of the following conditions precedent:

- (a) Escrow has not been canceled and/or this Agreement has not been terminated pursuant to Sections 2.4, 2.9 or 3.2;
- (b) Title Insurer is prepared to issue the policy of title insurance described in Section 2.13.

Section 2.9 Conditions Regarding Close of Escrow. In the event that any condition precedent to Close of Escrow referred to in Section 2.8 is neither satisfied nor waived in writing by the Party benefitting from the condition, such conditions shall be deemed to have failed and Escrow shall terminate with respect to the Property. If either Party is at fault for cancellation of Escrow pursuant to this Section, including because the Party failed to act when or in the manner required pursuant to this Agreement, or because the Party acted in any such manner that impeded satisfaction of any condition precedent specified in Section 2.8, that Party shall be responsible for paying all Escrow cancellation costs. If the Escrow is terminated pursuant to this Section for any reason that is not the fault of a Party, the Parties shall equally bear the Escrow cancellation costs.

Section 2.10 Taxes and Assessments. Prior to or concurrent with Close of Escrow, Seller shall pay, cancel or terminate all prior current taxes, including special taxes assessments and improvement fees or charges levied on or against the Property. Subsequent to the Close of Escrow, the Property shall be tax-exempt. Any claims for a property tax refund shall be the sole responsibility and sole property of Seller and, at Seller's expense, Buyer will cooperate with Seller in processing any claim by Seller for a property tax refund after Close of Escrow. If for any reason the Property is not considered tax exempt following the Close of Escrow, Buyer shall be responsible for all property taxes that become due and payable following the Close of Escrow.

Section 2.11 Payment of Costs. The costs associated with this transaction shall be paid as follows:

- (a) Buyer shall pay an amount equal to the cost of obtaining a standard form CLTA title insurance policy covering the Property in the amount of the Purchase Price including the cost of the PTRs;
- (b) Buyer shall pay all costs of Escrow, including the Escrow Holder's escrow fee;
- (c) Buyer shall pay the cost of documentary transfer taxes, if any, in connection with the recordation of the grant deed.

Section 2.12 Brokerage Fees. The Parties agree that Buyer is solely responsible for any fees and commissions relating to brokerage fees.

Section 2.13 Title Policy. Escrow Holder shall deliver to Buyer, through Escrow, a CLTA owner's policy of title insurance insuring Buyer's fee ownership of the Property, subject only to the usual printed title company exceptions and the Permitted Exceptions, in amounts equal to the Purchase Price, issued by Title Insurer and dated as of Close of Escrow.

Section 2.14 Execution of Other Documents; Compliance with Regulations. The Parties will do such other things and will execute all documents which are reasonably necessary for Close of Escrow to occur. Furthermore, the Parties shall comply at their own expense with all applicable laws required for Close of Escrow to occur including, but not limited to, any required filings with governmental authorities.

Section 2.15 Recording of Documents and Delivery of Funds. Upon receipt of the funds and instruments described in this Article, and upon the satisfaction or waiver of the conditions precedent to Close of Escrow referred to in this Article, Escrow Holder shall cause the grant deed and other documents specified in this Agreement to be recorded in the official records of the County of San Bernardino. Upon Close of Escrow, Escrow Holder shall deliver conformed copies of the grant deed and all other appropriate documents to Buyer.

Section 2.16 Escrow Cancellation Charges. Notwithstanding any other provision of this Agreement to the contrary, in the event that Close of Escrow fails to occur as result of the default of a Party, the defaulting party ("Defaulting Party") shall be liable for all Escrow cancellation charges. In the event that Close of Escrow fails to occur for any other reason, Buyer and Seller shall each be responsible for and shall pay one-half of all Escrow cancellation charges unless specified otherwise in this Agreement.

ARTICLE III FEASIBILITY, DUE DILIGENCE AND INSPECTIONS

Section 3.1 Feasibility, Due Diligence, and Inspections. Buyer shall have thirty (30) business days from the Effective Date of this Agreement to complete its due diligence ("Due Diligence Period"). At all times prior to Close of Escrow, Seller agrees that it shall provide to Buyer, in writing, any information relating to the Property that reasonably may impact in any manner Buyer's proposed use of the Property. After providing Seller with at least twenty-four (24) hours written notice, Buyer and its consultants, agents, contractors and employees ("Buyer's Agents") shall have the opportunity during the Due Diligence Period to enter the Property during regular business hours, or as reasonably necessary, to make inspections of the Property. After providing Seller with at least twenty-four hours written notice, Buyer may conduct any such tests or inspections as Buyer may elect or deem necessary including, but not limited to, the following:

- (a) General Inspection. Buyer, at its sole cost and expense, shall review the feasibility of, and all factors relevant to, its proposed use of the Property, and may conduct any and all inspections, reviews, examinations and tests of the Property to determine the feasibility of such use.
- (b) Inspection of Studies and Reports. To assist in Buyer's due diligence investigations, if any, at the time of execution and delivery of this Agreement, Seller shall deliver to Buyer copies of all surveys, soil tests, engineering studies and any other test results or reports in Seller's possession or under Seller's control concerning the Property ("Seller's Reports"). If so requested by Buyer, Seller shall instruct those who prepared the Seller's Reports to divulge to Buyer any other information they may have about the Property.

Section 3.2 Consequences of Feasibility and Due Diligence Inspection. If Buyer fails to disapprove, in writing, of the physical or environmental condition of the Property prior to the end of the Due Diligence Period, or any extension thereto, Buyer shall be deemed to have approved the physical and environmental condition of the Property. Buyer shall notify Seller in writing if Buyer disapproves the physical or environmental condition of the Property as a result of any inspection, study, test or review conducted pursuant to Section 3.1. In such event, within fifteen (15) business days after receipt of any such notification, Seller may either: (i) cancel the Escrow with respect to the Property by delivering written notice to Buyer and Escrow Holder; or (ii) give written notice to Buyer that Seller intends to remove or abate the condition prior to Close of Escrow ("Abatement Option"). If Seller elects to exercise the Abatement Option, Seller shall do so at its own cost and

expense prior to Close of Escrow, or after Close of Escrow pursuant to a separate written agreement with Buyer.

Section 3.3 Right to Observe Inspections and Testing. Seller may be present and may observe any inspections, studies or tests conducted by Buyer or Buyer's consultants; however, Seller shall not interfere with, or in any manner impede, any such inspection, study or test, and Buyer shall in no way be responsible for the safety of, or liable for, Seller during any such inspection, study or test.

Section 3.4 Repair of the Property. If Escrow is cancelled with respect to the Property, Buyer shall promptly repair any damage it has caused to the Property.

Section 3.5 License for Buyer Inspections. As consideration to Buyer, Seller hereby grants a non-exclusive license to Buyer to enable Buyer to conduct Buyer's due diligence activities as to its proposed use of the Property ("Buyer License"). The Buyer License shall include, but is not limited to, allowing Buyer to enter, cross over, on, along, through and across the Property and to make environmental and geological tests and borings. The Buyer License is granted subject to any covenants, restrictions, reservations, rights-of-way and encumbrances of record.

ARTICLE IV SELLER'S REPRESENTATIONS AND WARRANTIES

Section 4.1 To Seller's knowledge, there are no actions, suits, material claims, legal proceedings or any other proceedings pending or threatened before any court or governmental agency that could have a material, adverse effect on Buyer's purchase, ownership or intended use of the Property. Seller has the full right and authority to enter into this Agreement and consummate the transactions contemplated herein, and each person signing this Agreement in behalf of Seller is authorized to do so.

Section 4.2 Seller is selling the Property in "As-Is" condition. Except as otherwise expressly provided in this Agreement, Seller hereby disclaims all warranties of any kind or nature whatsoever, whether expressed or implied, including but not limited to warranties with respect to either of the Property, or its condition or suitability for Buyer's intended use.

ARTICLE V BUYER'S REPRESENTATIONS AND WARRANTIES

Section 5.1 In addition to any other representations and warranties made by Buyer

pursuant to this Agreement, Buyer warrants and represents that the following facts are true and correct as of the date Buyer executes this Agreement, and the truth and accuracy of such representations and warranties shall constitute a condition to Close of Escrow. As used in this Agreement, the phrase "to Buyer's knowledge" shall be limited to the actual knowledge of the signatories to this Agreement on behalf of Buyer and any constructive knowledge imparted to it as a result of any report, study or other documentation in Buyer's possession.

(a) To Buyer's knowledge, neither this Agreement, nor any action required hereunder, violates or shall violate any contract, agreement or instrument to which Buyer is a party. No other person or entity is required to consent to, acknowledge, or execute this Agreement in order to validate its execution by Buyer or to permit the consummation of the transactions contemplated herein.

(b) To Buyer's knowledge, Buyer, subject to the provisions of this Agreement, has the full right and authority to enter into this Agreement and consummate the transactions contemplated herein, and each person signing this Agreement on behalf of Buyer is authorized to do so.

(c) To Buyer's knowledge, except as set forth in this Agreement, there is no existing state of facts or circumstances, or any condition or event, that would preclude Buyer from fulfilling its obligations under this Agreement.

ARTICLE VI INSURANCE AND INDEMNIFICATION

Section 6.1 Indemnification by Buyer. Buyer shall indemnify, defend and hold harmless Seller its from any loss of or damage to the Property, or injury or death of any person whomsoever, including attorneys' fees and costs, arising from the activities caused in whole or in part by any intentional or negligent act of Buyer or Buyer's Agents, or by any act or omission of Buyer or Buyer's Agents in the exercise of rights pursuant to the Buyer License, or from all mechanic liens, materialmen liens and other liens resulting from the use of the Buyer License; provided, however, that Buyer shall not be liable in such instances that a loss, damage or injury is caused by Seller or by any act or omission for which Seller is liable without fault of Buyer.

ARTICLE VII DISPUTES AND DEFAULT

Section 7.1 Governing Law. This Agreement shall be governed by and construed in accordance with California law.

Section 7.2 Interpretation of Agreement. The headings set forth in this Agreement are for purposes of reference only and shall not limit or define the meaning of the provisions contained herein.

Section 7.3 Attorneys' Fees. In any action between Buyer and Seller seeking enforcement or interpretation of any provision of this Agreement or in connection with the purchase of the Property, the prevailing Party in such action shall be awarded its reasonable costs and expenses, including, but not limited to, reasonable attorneys' fees, (including in-house counsel fees of the Parties) disbursements, and court costs, in addition to any damages, injunctive, or other relief awarded, and, without limitation, attorneys' fees, disbursements, and court costs, incurred in any post judgment proceedings to collect or enforce any judgment.

Section 7.4 Default. Time is of the essence in this Agreement, and if either Party defaults on its obligations hereunder, then the other Party ("Non-Defaulting Party") may initiate termination of this Agreement by notice in writing to the Defaulting Party and Escrow Holder. If the Defaulting Party has not fully cured the default within thirty (30) days after receipt of such written notice, the Non-Defaulting Party may instruct Escrow Holder to cancel the Escrow, and the Non-Defaulting Party shall thereupon be released from its obligations under this Agreement. If said Default is not cured within the foregoing 30 day period, it is hereby mutually agreed that Escrow shall be immediately cancelled and the full deposit (less any escrow, title, or other applicable fees) shall be released to Seller and there will be no further liability from the Parties herein.

ARTICLE VIII MISCELLANEOUS PROVISIONS

Section 8.1 Entire Agreement and Amendment. This Agreement fully and completely expresses the entire agreement between the Parties hereto with respect to the subject matter hereof. Any amendment to this Agreement shall be in writing and approved by the City Council of Seller; provided, however, that an amendment to this Agreement solely for the purpose of extending the Close of Escrow may be approved in writing by the City Manager of Seller.

Section 8.2 Waiver. The failure of either Party at any time to require a performance by the other Party of any provision hereof shall not affect in any way the full right to require such performance at any time thereafter. The waiver of any breach of any provision of this Agreement by Buyer or Seller shall not be deemed to be a waiver of any preceding or subsequent breach of the same or any other provision of this Agreement.

Section 8.3 Representation by Independent Counsel. Buyer and Seller agree and acknowledge that they have been represented by independent legal counsel of their own choice throughout all negotiations preceding the execution of this Agreement, and that they have executed this Agreement with the consent of, and upon the advice of, their own legal counsel.

Section 8.4 Not for Benefit of Third Parties. This Agreement and every provision hereof is for the exclusive benefit of the Parties to this Agreement and not for the benefit of any third party.

Section 8.5 Assignment. This Agreement shall be binding upon the Parties hereto and their respective heirs, successors, representatives and assigns.

Section 8.6 Notices. All notices, demands and other communications given or required to be given pursuant to this Agreement shall be in writing, duly addressed as indicated below, and given by personal delivery, registered or certified mail (postage prepaid and return receipt requested), Federal Express or other reliable private express delivery, or by facsimile transmission (with original to follow via first-class U.S. Mail). Such notices, demands or other communications shall be deemed received: (i) immediately upon delivery if personally delivered or sent by facsimile transmission; or (ii) after three business days if given or sent by any other approved method specified above. Any Party specified below may, for purposes of this Agreement, change its name, address, facsimile number or person to whom attention should be directed by giving notice in the manner specified in this Section. Notices, demands and communications shall be duly addressed as follows:

To Buyer:

Attention: Ed Anderson
Iowa Street Medical Partners
29798 Haun Road, Suite 202
Menifee, CA 92586
(951) 723-8366

To Seller:

Attention: City Manager
City of Redlands
P.O. Box 3005
Redlands, CA 92373
(909) 798-7510

To Escrow Company:

First American Title Company
323 W. Court Street
San Bernardino, CA 92401-1604

Section 8.7 Severability. If any article, section, subsection, paragraph, sentence, clause or phrase contained in this Agreement shall become illegal, null or void or against public policy, for any reason, or shall be held by a court of competent jurisdiction to be illegal, null or void or against public policy, the remaining articles, sections, subsections, paragraphs, sentences, clauses or phrases contained in this Agreement shall not be affected thereby.

Section 8.8 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be an original but all of which shall constitute one and the same instrument.

IN WITNESS OF THE FOREGOING, the undersigned execute this Agreement on behalf of Buyer and Seller.

IOWA STREET MEDICAL PARTNERS

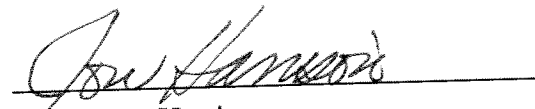
Medical Real Estate Development, LLC,
Authorized Agent

Dated: July ____, 2006


Ed Anderson, Manager

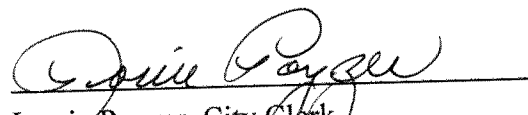
Dated: July ____, 2006

CITY OF REDLANDS


Mayor Jon Harrison

Dated: July 18, 2006

ATTEST:


Lorrie Poyzer, City Clerk

Dated: July 18, 2006

EXHIBIT A
LEGAL DESCRIPTION

Assessor Parcel Nos:

0292-168-24

0292-168-26

Recording Requested By
and When Recorded Mail to:
City Clerk
City of Redlands
P.O. Box 3005
Redlands CA 92373

GRANT DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the City of Redlands ("Grantors"), a municipal corporation organized and existing pursuant to California law, hereby grants to Iowa Street Medical Partners ("Grantee"), that certain real property located in the County of San Bernardino, State of California, and more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, this instrument is executed as of this ____ day of _____, 2006 by:

[PLEASE NOTARIZE SIGNATURES]

GRANTOR:

CITY OF REDLANDS

By: _____
Jon Harrison, Mayor

ATTEST

Lorrie Poyzer, City Clerk

STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN BERNARDINO)

On _____, before me, _____
personally appeared, 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.

Signature of Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

That portion the southwest ¼ of Block 15 of Barton Ranch, in the City of Redlands, County of San Bernardino, State of California, as shown by map recorded in Book 6, Page 19 of Maps, records of San Bernardino County, California described as follows;

Beginning at the southerly terminus of that certain course shown as "N0°38'57"W 421.30' " for a portion of the westerly line of of Parcel 1 of Parcel Map No. 13966 as shown on the map recorded in Book 166, Pages 12 through 14, inclusive, of Parcel Maps in the office of said County Recorder;

Thence along the southwesterly and southerly lines of said Parcel 2 and of Parcel 3 of said Parcel Map No. 13966 the following courses: along a tangent curve from said westerly line, said curve being concave northeasterly and having a radius of 13.00 feet, southeasterly and easterly 20.30 feet through a central angle of 89°28'15";

thence tangent from said curve North 89°52'48" East 67.06 feet to the beginning of a tangent curve concave southerly and having a radius of 1910.00 feet;

thence along said curve easterly 294.34 feet through a central angle of 08°49'46" to the southeasterly corner of said Parcel 3;

thence leaving said southerly line of said Parcel 3 along the southerly prolongation of the easterly line of said Parcel 3, non-tangent from said curve, South 00°40'30" East 8.11 feet to a point on a non-tangent curve concave southerly and having a radius of 1902.00 feet, a radial line of said curve from said point bears South 08°44'57" West, said curve being concentric with and 8.00 feet southerly of said southerly line of Parcels 1 and 3;

thence along said curve westerly 294.42 feet through a central angle of 08°52'09";

thence tangent from said curve South 89°52'48" West 76.99 feet to the beginning of a tangent curve concave northeasterly and having a radius of 13.00 feet;

thence along said curve westerly, northwesterly and northerly 20.30 feet through a central angle of 89°28'15" to a line parallel with and westerly 10.00 feet from said westerly line of Parcel 1;

thence tangent from said curve along said parallel line North 00°38'57" West 7.91 feet;

thence North 89°21'03" East 10.00 feet to the **POINT OF BEGINNING**.

EXHIBIT "A"

LEGAL DESCRIPTION

CONTAINING: 3,203 square feet or 0.074 acres more or less.

EXHIBIT "B" attached hereto and by this reference made a part hereof.

This description was prepared
by me or under my direction.

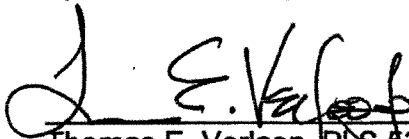
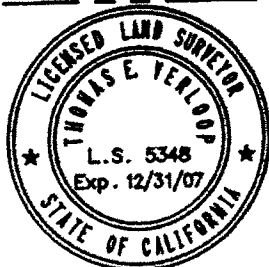
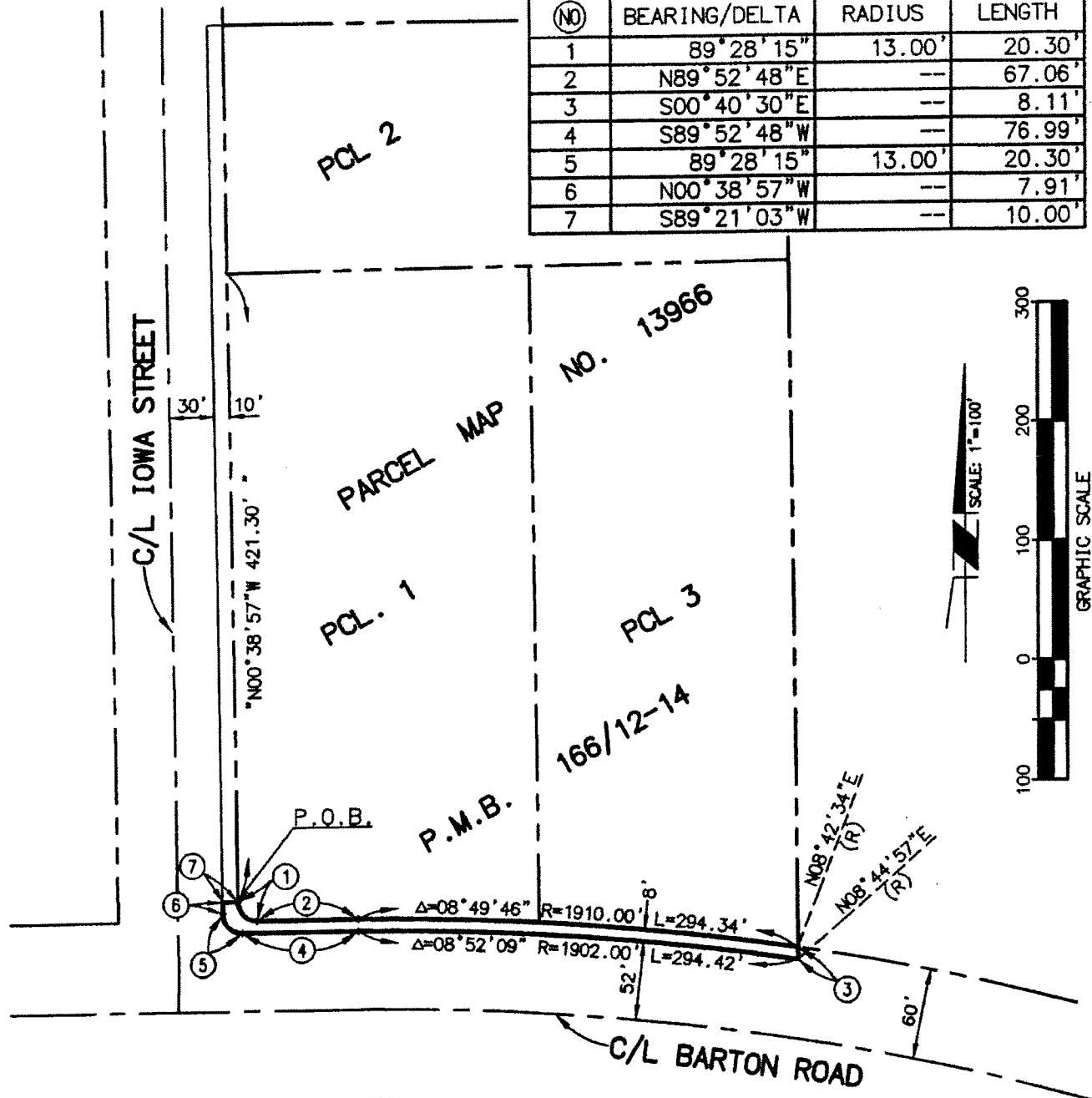
 3/17/2006
Thomas E. Verloop, PLS 5348, Date
My license expires 12/31/07.



EXHIBIT 'B'

(NO)	BEARING/DELTA	RADIUS	LENGTH
1	89°28'15"	13.00'	20.30'
2	N89°52'48"E	--	67.06'
3	S00°40'30"E	--	8.11'
4	S89°52'48"W	--	76.99'
5	89°28'15"	13.00'	20.30'
6	N00°38'57"W	--	7.91'
7	S89°21'03"W	--	10.00'



RBF
CONSULTING

SHEET 1 OF 1 SHEET
PLANNING ■ DESIGN ■ CONSTRUCTION

40810 COUNTY CENTER DRIVE, SUITE 100
TEMECULA, CALIFORNIA 92591-8022

951.676.8042 • FAX 951.676.7240 • www.RBF.com

H:\PDATA\18101194\CADD\MAPPING\1194EX001.DWG DBECROFT 3/17/08 10:46 am

MARCH 16, 2006

SCALE
1"=100'

JOB NO.
15101194-M1

RBF CONSULTING

JOB ID : 15-101194

DATE 03/17/2006 AT 07:55:02

FILE NAME : H:\PDATA\15101194\CADD\MAPPING\1194EX001.TRV

TRAVERSE OF : Barton Road vacation

-- TRAV # 1

BEARING	DISTANCE	NORTHING	EASTING	PT #
	STARTING AT	1547.1750	3348.3365	1002
N 89-21-03.00 E	13.0000 TO	1547.3223	3361.3357	1003
DELTA = 89-28-15.00 RADIUS = 13.0000 LENGTH = 20.3003				
CHORD = 18.2997 TANGENT = 12.8805				
S 00-07-12.00 E	13.0000 TO	1534.3223	3361.3629	1004
N 89-52-48.00 E	67.0600 TO	1534.4627	3428.4227	1005
S 00-07-12.00 E	1910.0000 TO	-375.5331	3432.4230	1006
DELTA = 08-49-46.00 RADIUS = 1910.0000 LENGTH = 294.3365				
CHORD = 294.0453 TANGENT = 147.4602				
N 08-42-34.00 E	1910.0000 TO	1512.4426	3721.6424	1007
S 00-40-30.00 E	8.1100 TO	1504.3332	3721.7380	1008
S 08-44-57.00 W	1902.0000 TO	-375.5346	3432.4266	1006
DELTA = 08-52-09.00 RADIUS = 1902.0000 LENGTH = 294.4223				
CHORD = 294.1284 TANGENT = 147.5058				
N 00-07-12.00 W	1902.0000 TO	1526.4612	3428.4431	1009
S 89-52-48.00 W	76.9900 TO	1526.2999	3351.4532	1010
N 00-07-12.00 W	13.0000 TO	1539.2999	3351.4260	1011
DELTA = 89-28-15.00 RADIUS = 13.0000 LENGTH = 20.3003				
CHORD = 18.2997 TANGENT = 12.8805				
S 89-21-03.00 W	13.0000 TO	1539.1526	3338.4269	1012
N 00-38-57.00 W	7.9100 TO	1547.0621	3338.3372	1014
N 89-21-03.00 E	10.0000 TO	1547.1754	3348.3366	1002

ERROR OF CLOSURE NORTH = -0.0004484 EAST = -0.0000966
 BEARING S 12-09-34.00 W DISTANCE = 0.0005
 AREA = 3203.1 SF 0.0735 ACRES
 PERIMETER = 799.4294 PRECISION = 1 : 1,742,968