

Exhibit "A"
[FMIT Letterhead]

10-12-21
(h)

October 1, 2021

By email to rdaniels@cityofneedles.com

Rick Daniels, City Manager
City of Needles

**RE: Land Purchase Offer: APN 0185-05-814 adjacent to the Needles Bridge (on
Smokestack Rd.)**

Mr. Daniels,

Please except this as a written offer from the Fort Mojave Indian Tribe for the purchase the real property known as APN 0185-05-814. The Fort Mojave Indian Tribe respectfully offers ten-thousand dollars & zero cents for the above-mentioned real property.

As you can appreciate, this area was part of the traditional land of the Fort Mojave Indian Tribe. We therefore appreciate the City's sincere consideration of this offer. If this amount is acceptable, please advise and feel free to contact our attorney, Verrin Kewenvoyouma, who can assist with any of the transaction documents or details. Thank you.

Sincerely,

Timothy Williams, Chairman
Fort Mojave Indian Tribe

CONFIDENTIAL

cc: Verrin T. Kewenvoyouma, Esq.
David Clifford, Esq.

EXHIBIT "B"
LEGAL DESCRIPTION
GRANT DEED

That portion of "K" Street and Lots 1 through 4 inclusive in Block 48 of Denair's Subdivision, in the City of Needles, County of San Bernardino, State of California as shown by Map recorded in Book 16, Pages 53 and 54 of Maps records of said County, together with that portion of the east 165.00 feet of the northeast one-quarter of said section 30, Township 9 North, Range 23 East, San Bernardino Meridian, according to the United States Government Township Plat described as follows:


Beginning at the northwest corner of said east 165.00 feet of Section 30; thence North 88°30'53" East, 126.15 feet along the northerly line of said Section 30; thence South 24°28'41" West, 13.72 feet to the beginning of a curve concave northwesterly and having a radius of 380.00 feet; thence southwesterly along said curve through a central angle of 9°31'11" a distance of 63.14 feet; thence South 33°59'52" West, 26.24 feet to the beginning of a curve concave northwesterly and having a radius of 30.00 feet; thence southwesterly along said curve through a central of 10°25'08" a distance of 2.74 feet; thence South 44°25'00" West, 22.48 feet to the beginning of a curve concave northwesterly and having a radius of 80.00 feet; thence southwesterly along said curve through a central of 16°47'39" a distance of 23.45 feet; thence South 61°12'39" West, 14.57 feet; thence North 48°26'04" West, 10.53 feet to the beginning of a curve concave northeasterly having a radius of 1000.00 feet; thence northwesterly along said curve through a central of 2°59'48" a distance of 52.30 feet; thence North 45°26'11" West, 116.86 feet to the intersection of the centerline of said "K" street and the northerly line of said section 30; thence North 88°50'33" East, 105.00 feet along the northerly line said Section 30 to the Point of Beginning.

Contains: 0.38 acres

See Exhibit "B" for a plat depicting the above described property.

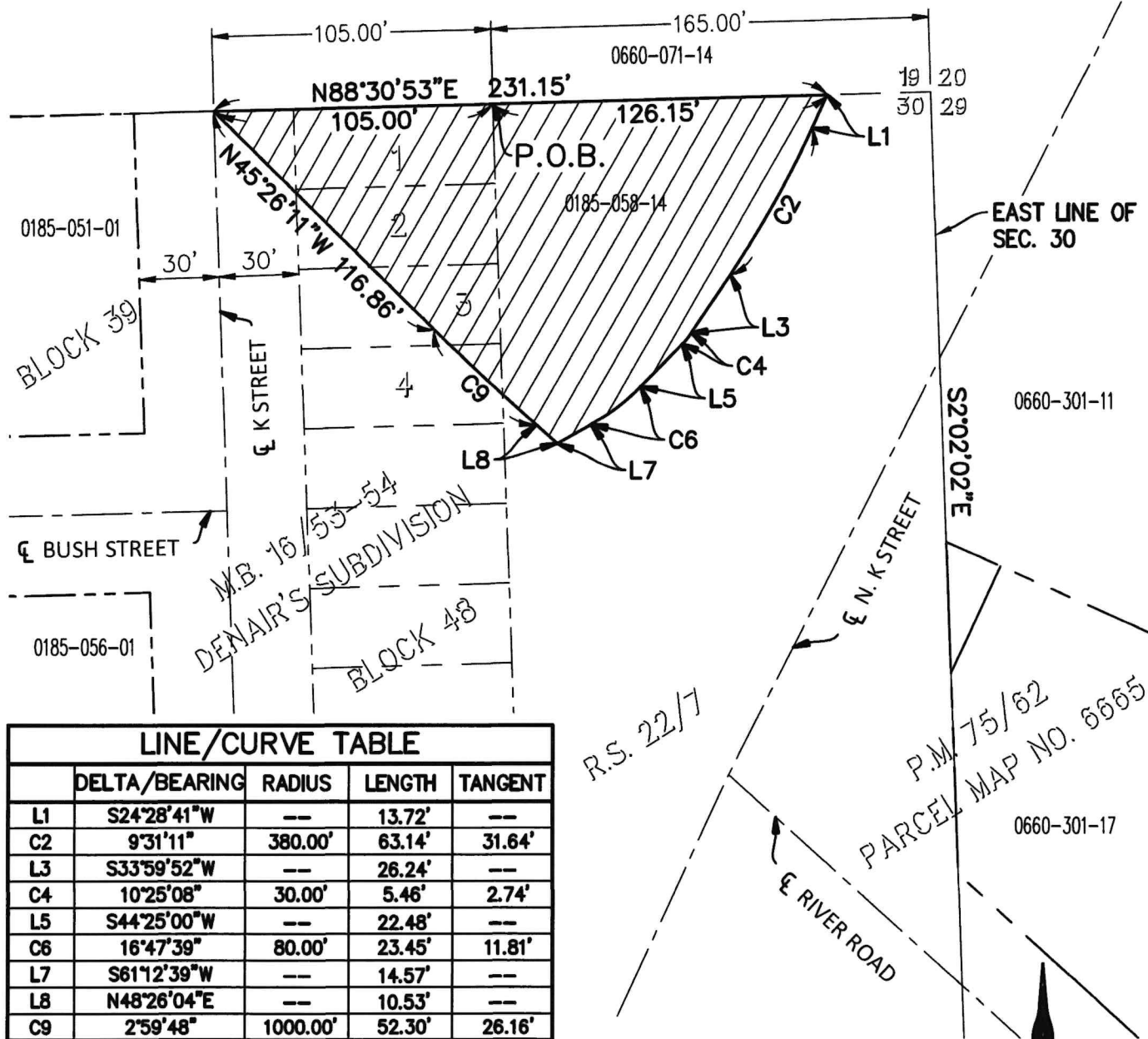
This real property has been described by me, or under my direction, in conformance with the Professional Land Surveyor's Act.

Affects: APN 0185-058-14


Ronald A. Musser, L.S. 4230, Exp. 6-30-24

7/22/22
Date





LINE/CURVE TABLE

	DELTA/BEARING	RADIUS	LENGTH	TANGENT
L1	S24°28'41"W	--	13.72'	--
C2	9°31'11"	380.00'	63.14'	31.64'
L3	S33°59'52"W	--	26.24'	--
C4	10°25'08"	30.00'	5.46'	2.74'
L5	S44°25'00"W	--	22.48'	--
C6	16°47'39"	80.00'	23.45'	11.81'
L7	S61°12'39"W	--	14.57'	--
L8	N48°26'04"E	--	10.53'	--
C9	2°59'48"	1000.00'	52.30'	26.16'

LEGEND

- EXISTING CENTERLINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT LINE
- DEED LIMITS (0.38 AC)
- P.O.B. POINT OF BEGINNING



SCALE: 1"=60'

J.N.: 168-04



TKE ENGINEERING, INC.
2305 CHICAGO AVENUE
RIVERSIDE, CA 92507
(951) 680-0440

Ronald A. Musser

RONALD A. MUSSER L.S. No. 4230



EXHIBIT 'B'

GRANT DEED

APN 0185-058-14



Location: San Bernardino County, CA

Legend



proposed legal description



This map may or may not be an accurate description or identification of the land and is not intended nor may be it relied upon as a survey of the land depicted hereon. This map is solely intended to provide orientation as to the general location of the parcel or parcels depicted herein. First American Title Company, its subsidiaries and affiliates, expressly disclaim any and all liability for all loss or damage which may result from reliance or use of this map.

NOT TO SCALE

APN	Acreage	Feet 2	Location
0185-058-14-0000	.38	16,553	Smokestack Rd and N K Street

