

RECORDING REQUESTED BY:
CHICAGO TITLE

162745

CALIFORNIA EMPIRE CAPITAL, INC.
c/o T. & S. Management, Inc.
5225 Canyon Crest Drive
Building 100, Suite 150
Riverside, California 92508

RECEIVED FOR RECORD
AT 2:00 O'CLOCK

MAY - 5 1992

Recorded in Official Records
of Riverside County, California

W. J. Blum
Recorder
Fees \$ 38

WHEN RECORDED MAIL TO:

CITY CLERK
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

Project: PMW-14-912

38/11

521163-8

COVENANT AND AGREEMENT

(Public Utility Easements, Facilities and Fees)

29th THIS COVENANT AND AGREEMENT is made and entered into this day of April 1992, by CANYON SPRINGS MALL GENERAL PARTNERSHIP, a Maryland general partnership, the owner of record of the following described real property situated in the City of Riverside, County of Riverside, State of California, hereinafter referred to as the "Property":

See Exhibit "A" attached hereto and made a part hereof.

WHEREAS the undersigned desires to record a Certificate of Compliance for Parcel Map Waiver Case PMW-14-912 which will reconfigure and consolidate ten parcels into seven parcels for future commercial development; and

WHEREAS a condition of approval of Case PMW-14-912 requires the owner to provide utility easements, water, street lights and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the Public Utilities Department; and

WHEREAS, because of uncertainty in the location of future buildings, the undersigned desires to provide utility easements,

electrical underground distribution facilities and electric service and facilities fees in accordance with the rules and regulations of the Public Utilities Department in the future when development plans are more certain but not later than concurrently with the issuance of building permits; and

WHEREAS the undersigned desires to enter into this Covenant and Agreement to meet the condition of Case PMW-14-912 described above;

NOW, THEREFORE, the undersigned hereby covenants and agrees with the City of Riverside as follows:

1. The undersigned, for itself and its successors and assigns, agrees to provide reasonable public utility easements over, under and across the Property reasonably satisfactory to the Public Utilities Director of the City of Riverside to serve any parcel of the Property when reasonably requested by the Public Utilities Director for the proposed development of any parcel of the Property. The location of the easements shall be determined by the City of Riverside taking into account the reasonable development of the parcels to be burdened with the easements and the continuing use thereof.

2. The undersigned, for itself and its successors and assigns, agrees to provide electrical underground distribution facilities satisfactory to the Public Utilities Director and electric service and facilities fees in accordance with the rules and regulations of the Public Utilities Department prior to or concurrently with the issuance of any building permit for any parcel of the Property. The electrical underground distribution facilities may be provided and the fees may be paid for each parcel of the Property as development occurs.

3. The undersigned, for itself and its successors and assigns, further agrees that no building permit shall be issued for any parcel of the Property until the public utility easements required to serve such parcel have been provided, the electrical underground distribution facilities to serve such parcel have been provided and the required fees have been paid for such parcel.

4. The terms of this Covenant and Agreement may be enforced by the City of Riverside, its successors or assigns, or by any owner, lessee, or tenant of any of the Property. Should the City or any owner, lessee or tenant bring an action to enforce any of the terms of this Covenant and Agreement, the prevailing party shall be entitled to reasonable attorneys' fees, expert witnesses' fees and reasonable costs of suit.

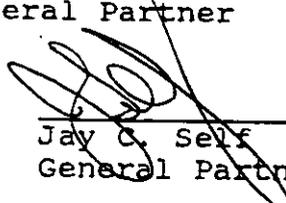
5. This Covenant and Agreement shall run with the land and all of its terms shall be binding upon the undersigned, its successors and assigns, and shall continue in effect until such

time as it is released by the City Council of the City of Riverside.

IN WITNESS WHEREOF the undersigned has caused this Covenant and Agreement to be executed the day and year first written above.

CANYON SPRINGS MALL General Partnership
a Maryland general partnership

By: Canyon Mall Investors,
a California limited partnership
General Partner

By: 
Jay G. Self
General Partner

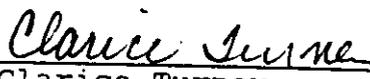
By: 
Mark A. Thompson
General Partner

By: Rouse-Canyon Springs, Inc.
a Maryland Corporation
General Partner

By: _____
Vice President

By: _____
Assistant Secretary

APPROVED AS TO FORM:


Clarice Turney
Assistant City Attorney

time as it is released by the City Council of the City of Riverside.

IN WITNESS WHEREOF the undersigned has caused this Covenant and Agreement to be executed the day and year first written above.

CANYON SPRINGS MALL General Partnership
a Maryland general partnership

By: Canyon Mall Investors,
a California limited partnership
General Partner

By: _____
Jay C. Self
General Partner

By: _____
Mark A. Thompson
General Partner

By: Rouse-Canyon Springs, Inc.
a Maryland Corporation
General Partner

By: *Alton J. Scott*
Alton J. Scott
Vice President

By: *John W. Stead III*
John W. Stead III
Assistant Secretary

APPROVED AS TO FORM:

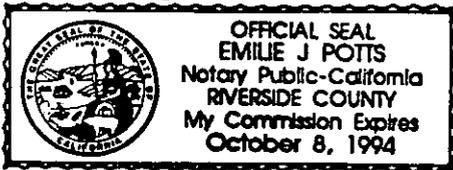
Clarice Turney
Clarice Turney
Assistant City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS

On APRIL 29th, 1992, before me, the undersigned, a Notary Public, personally appeared JAY C. SELF personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the General Partner of CANYON MALL INVESTORS, a California limited partnership, the partnership which executed the within instrument as General Partner of CANYON SPRINGS MALL GENERAL PARTNERSHIP, a ~~California~~ general partnership, and acknowledged to me that such partnership executed the same as such partner and that such partnership executed the same.

* Maryland

WITNESS my hand and official seal.



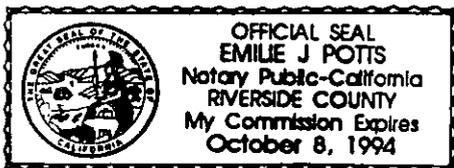
Emilie J. Potts
Notary Public in and for said State.

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS

On APRIL 29th, 1992, before me, the undersigned, a Notary Public, personally appeared MARK A. THOMPSON personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the General Partner of CANYON MALL INVESTORS, a California limited partnership, the partnership which executed the within instrument as General Partner of CANYON SPRINGS MALL GENERAL PARTNERSHIP, a ~~California~~ general partnership, and acknowledged to me that such partnership executed the same as such partner and that such partnership executed the same.

* Maryland

WITNESS my hand and official seal.



Emilie J. Potts
Notary Public in and for said State.

STATE OF ^{Maryland} CALIFORNIA)
County of Frederick) ss

On May 1, 1992, before me, the undersigned, a Notary Public, personally appeared Alton J. Acosta, personally known to me, or proved to me on the basis of satisfactory evidence, to be the person who executed the within instrument as the Vice President of ROUSE-CANYON SPRINGS, INC., a Maryland corporation, the corporation which executed the within instrument as the General Partner of CANYON SPRINGS MALL GENERAL PARTNERSHIP, a *~~California~~ general partnership, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same.

* Maryland

WITNESS my hand and official seal.

Elizabeth A. Mellstrom
Notary Public in and for said State.
My commission expires: 1-1-93

STATE OF ^{Maryland} CALIFORNIA)
County of Frederick) ss

On May 1, 1992, before me, the undersigned, a Notary Public, personally appeared John W. Steeler, III, personally known to me, or proved to me on the basis of satisfactory evidence, to be the person who executed the within instrument as the Assistant Secretary of ROUSE-CANYON SPRINGS, INC., a Maryland corporation, the corporation which executed the within instrument as the General Partner of CANYON SPRINGS MALL GENERAL PARTNERSHIP, a *~~California~~ general partnership, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same.

* Maryland

WITNESS my hand and official seal.

Elizabeth A. Mellstrom
Notary Public in and for said State.
My commission expires: 1-1-93

EXHIBIT "A"

LEGAL DESCRIPTION FOR LOT LINE ADJUSTMENT
OF PARCEL MAP 19617PARCEL A:

THAT PORTION OF PARCEL 95 OF PARCEL MAP 19617, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON THE MAP FILED IN BOOK 128 OF PARCEL MAPS, AT PAGES 91 THROUGH 103, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID PARCEL 95, SAID POINT BEING THE INTERSECTION OF SAID SOUTHERLY LINE WITH THE SOUTHEASTERLY LINE OF THE MWD FEE PARCEL AS SHOWN ON SAID PARCEL MAP 19617; THENCE ALONG SAID SOUTHEASTERLY LINE, NORTH 51°35'29" EAST, 486.87 FEET TO A POINT ON THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF VALLEY SPRINGS PARKWAY 110.00 FEET WIDE, AS SHOWN ON SAID PARCEL MAP 19617; THENCE ALONG SAID PROLONGATION AND SAID WESTERLY LINE, SOUTH 11°57'17" EAST, 266.52 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1055.00 FEET; THENCE SOUTHERLY A DISTANCE OF 47.50 FEET, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°34'48" TO THE SOUTHERLY LINE OF SAID PARCEL 95; THENCE NORTH 89°25'26" WEST, 447.62 FEET ALONG SAID SOUTHERLY LINE TO SAID POINT OF BEGINNING.

CONTAINING 1.570 ACRES.

PARCEL B:

THAT PORTION OF PARCEL 95 OF PARCEL MAP 19617, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON THE MAP FILED IN BOOK 128 OF PARCEL MAPS, AT PAGES 91 THROUGH 103, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 95, SAID CORNER BEING THE INTERSECTION OF THE EASTERLY LINE OF INTERSTATE 215 WITH THE NORTHWESTERLY LINE OF THE MWD FEE PARCEL AS SHOWN ON SAID PARCEL MAP; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 95 AND SAID EASTERLY LINE OF INTERSTATE 215, NORTH 10°41'59" WEST, 1024.67 FEET; THENCE SOUTH 89°25'26" EAST, 741.84 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 610.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 86°39'56" WEST; THENCE SOUTHERLY, 162.78 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°17'21" TO A POINT OF TANGENCY WITH THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF VALLEY SPRINGS PARKWAY, 110.00 FEET WIDE, AS SHOWN ON SAID PARCEL MAP; THENCE ALONG SAID PROLONGATION, SOUTH 11°57'17" EAST, 460.65 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID MWD FEE PARCEL; THENCE SOUTH 51°35'31" WEST, 625.51 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL 95; THENCE ALONG SAID SOUTHERLY LINE AND CONTINUING ALONG THE NORTHWESTERLY LINE OF SAID MWD FEE PARCEL, NORTH 89°25'26" WEST, 169.03 FEET TO SAID POINT OF BEGINNING.

CONTAINING 14.305 ACRES.

PARCEL C-1:

THAT PORTION OF PARCEL 95 OF PARCEL MAP 19617, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON THE MAP FILED IN BOOK 128 OF PARCEL MAPS, AT PAGES 91 THROUGH 103, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID PARCEL 95, NORTH $10^{\circ}41'59''$ WEST, 1024.67 FEET FROM THE SOUTHWEST CORNER OF SAID PARCEL, SAID WESTERLY LINE BEING ALSO THE EASTERLY LINE OF INTERSTATE 215 AS SHOWN ON SAID PARCEL MAP; THENCE ALONG SAID WESTERLY LINE AND ALONG THE EASTERLY LINE OF SAID INTERSTATE 215 NORTH $10^{\circ}41'59''$ WEST, 601.53 FEET, AND NORTH $05^{\circ}22'30''$ WEST, 133.28 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 400.00 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE AND THE NORTHERLY LINE OF SAID PARCEL 95, BEING ALSO THE SOUTHERLY LINE OF STATE HIGHWAY 60, NORTHEASTERLY 647.90 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $92^{\circ}48'15''$; THENCE CONTINUING ALONG SAID NORTHERLY LINE, NORTH $87^{\circ}25'45''$ EAST, 619.62 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2750.00 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE, EASTERLY 168.58 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $03^{\circ}30'45''$ TO A POINT IN THE SOUTHWESTERLY LINE OF THE LAND DESCRIBED IN THAT CERTAIN 100.00 FOOT WIDE PIPELINE EASEMENT CONVEYED TO THE CALIFORNIA DEPARTMENT OF WATER RESOURCES PER DEEDS RECORDED AS INSTRUMENT NO.'S 48931, 48932 AND 48933 OF OFFICIAL RECORDS DATED MAY 19, 1969, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OF RIVERSIDE; THENCE ALONG SAID SOUTHWESTERLY LINE SOUTH $27^{\circ}30'05''$ EAST, 701.89 FEET; THENCE NORTH $87^{\circ}25'45''$ EAST, 324.72 FEET TO A POINT OF TANGENCY WITH THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF CANYON SPRINGS PARKWAY, 110.00 FEET WIDE, AS SHOWN ON SAID PARCEL MAP SAID POINT BEING THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1055.00 FEET; THENCE EASTERLY 5.99 FEET, ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF $00^{\circ}19'31''$ TO A POINT IN THE NORTHEASTERLY LINE OF SAID PARCEL 95, SAID POINT BEING ALSO THE SOUTHWESTERLY CORNER OF PARCEL 83 AS SHOWN ON SAID PARCEL MAP; THENCE ALONG SAID NORTHEASTERLY LINE SOUTH $12^{\circ}10'25''$ EAST, 111.87 FEET, TO THE NORTHWEST CORNER OF PARCEL 82 AS SHOWN ON SAID PARCEL MAP, BEING ALSO THE SOUTHERLY LINE OF SAID CANYON SPRINGS PARKWAY, SAID CORNER ALSO BEING ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 945.00 FEET, AND THE RADIAL LINE TO SAID POINT BEARS NORTH $01^{\circ}04'33''$ WEST; THENCE WESTERLY 24.65 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF $01^{\circ}29'41''$; THENCE SOUTH $87^{\circ}25'45''$ WEST, 56.67 FEET; THENCE SOUTH $32^{\circ}33'42''$ WEST, 226.98 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID 100.00 FOOT WIDE PIPELINE EASEMENT; THENCE SOUTH $27^{\circ}30'05''$ EAST, 294.38 FEET ALONG SAID SOUTHWESTERLY LINE TO THE MOST NORTHERLY CORNER OF THE MWD FEE PARCEL AS SHOWN ON SAID PARCEL MAP; THENCE ALONG THE NORTHWESTERLY LINE OF SAID MWD FEE PARCEL THROUGH THE FOLLOWING COURSES: SOUTH $51^{\circ}35'31''$ WEST, 806.57 FEET, NORTH $89^{\circ}59'21''$ WEST, 30.00 FEET, SOUTH $00^{\circ}00'39''$ WEST, 39.66 FEET, NORTH $89^{\circ}59'21''$ WEST, 20.00 FEET AND SOUTH $51^{\circ}35'31''$ WEST, 156.72 FEET TO THE POINT OF INTERSECTION OF THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF VALLEY SPRINGS PARKWAY WITH SAID NORTHWESTERLY LINE; THENCE LEAVING SAID NORTHWESTERLY LINE, ALONG SAID PROLONGATION, NORTH $11^{\circ}57'17''$ WEST, 460.65 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 610.00 FEET; THENCE NORTHERLY 162.78 FEET ALONG SAID CURVE THROUGH

A CENTRAL ANGLE OF $15^{\circ}17'21''$; THENCE NON-TANGENT TO SAID CURVE NORTH $89^{\circ}25'26''$ WEST, 741.84 FEET TO SAID POINT OF BEGINNING.

CONTAINING 45.973 ACRES.

PARCEL C-2:

THAT PORTION OF PARCEL 95 OF PARCEL MAP 19617, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON THE MAP FILED IN BOOK 128 OF PARCEL MAPS, AT PAGES 91 THROUGH 103, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT AN ANGLE POINT IN THE SOUTHERLY LINE OF SAID PARCEL 95, SAID POINT BEING THE INTERSECTION OF SAID SOUTHERLY LINE WITH THE MOST WESTERLY CORNER OF VALLEY SPRINGS PARKWAY, 110.00 FEET WIDE, AS SHOWN ON SAID PARCEL MAP 19617; THENCE NORTH $11^{\circ}57'17''$ WEST, 243.38 FEET, TO A POINT ON THE SOUTHEASTERLY LINE OF THE MWD FEE PARCEL AS SHOWN ON SAID PARCEL MAP 19617; THENCE ALONG SAID SOUTHEASTERLY LINE, NORTH $51^{\circ}35'31''$ EAST, 122.86 FEET TO A POINT ON THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID VALLEY SPRINGS PARKWAY, THENCE ALONG SAID PROLONGATION, SOUTH $11^{\circ}57'17''$ EAST, 298.12 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL 95; THENCE SOUTH $78^{\circ}02'43''$ WEST, 110.00 FEET ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING.

CONTAINING 0.684 ACRES.

PARCEL D:

THAT PORTION OF PARCEL 95 OF PARCEL MAP 19617, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON THE MAP FILED IN BOOK 128 OF PARCEL MAPS, AT PAGES 91 THROUGH 103, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 95, BEING ON THE SOUTHERLY LINE OF STATE HIGHWAY 60 AND THE NORTHWEST CORNER OF PARCEL 84 AS SHOWN ON SAID PARCEL MAP; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 95 AND THE WESTERLY LINES OF PARCELS 84 AND 83, SOUTH $12^{\circ}10'25''$ EAST, 558.42 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 83 BEING ON A NON-TANGENT CURVE IN THE NORTHERLY LINE OF CANYON SPRINGS PARKWAY, 110.00 FEET WIDE, AS SHOWN ON SAID PARCEL MAP, SAID CURVE BEING CONCAVE SOUTHERLY HAVING A RADIUS OF 1055.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH $02^{\circ}14'44''$ WEST; THENCE WESTERLY 5.99 FEET, ALONG A WESTERLY PROLONGATION OF SAID CURVE THROUGH A CENTRAL ANGLE OF $00^{\circ}19'31''$; THENCE SOUTH $87^{\circ}25'45''$ WEST, 324.72 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF THE LAND DESCRIBED IN THAT CERTAIN 100.00 FOOT WIDE PIPELINE EASEMENT CONVEYED TO THE CALIFORNIA DEPARTMENT OF WATER RESOURCES PER DEEDS RECORDED AS INSTRUMENT NO.'S 48931, 48932 AND 48933 OF OFFICIAL RECORDS DATED MAY 19, 1969, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OF RIVERSIDE; THENCE ALONG SAID SOUTHWESTERLY LINE NORTH $27^{\circ}30'05''$ WEST, 701.89 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL 95, BEING ALSO THE SOUTHERLY LINE OF STATE HIGHWAY 60, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2750.00 FEET,

A RADIAL LINE TO SAID POINT BEARS NORTH 00°56'30" EAST; THENCE EASTERLY 540.98 FEET ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 11°16'18" TO SAID POINT OF BEGINNING.

CONTAINING 5.805 ACRES.

PARCEL E:

ALL OF PARCELS 76 THROUGH 79, 81 AND 82, AND PORTIONS OF PARCELS 75, 80 AND 95 OF PARCEL MAP 19617, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON THE MAP FILED IN BOOK 128 OF PARCEL MAPS, AT PAGES 91 THROUGH 103, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 79, ON THE SOUTHWEST LINE OF CANYON SPRINGS PARKWAY, 110.00 FEET WIDE, AS SHOWN ON SAID PARCEL MAP; THENCE SOUTH 12°26'18" EAST, 32.53 FEET TO A POINT ON THE NORTHWEST LINE OF RIVERIDGE DRIVE, NOW CORPORATE CENTRE PLACE 100.00 FEET WIDE, AS SHOWN ON SAID PARCEL MAP; THENCE SOUTH 32°33'42" WEST, 306.38 FEET ALONG SAID NORTHWEST LINE TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 950.00 FEET; THENCE SOUTHWESTERLY, 73.10 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°24'31"; THENCE SOUTH 36°58'13" WEST, 237.30 FEET; THENCE LEAVING SAID NORTHWEST LINE, NORTH 57°26'18" WEST, 631.24 FEET, TO A POINT ON THE NORTHEASTERLY LINE OF THE MWD FEE PARCEL AS SHOWN ON SAID PARCEL MAP BEING ALSO THE SOUTHWESTERLY LINE OF THE LAND DESCRIBED IN THAT CERTAIN 100.00 FOOT WIDE PIPELINE EASEMENT CONVEYED TO THE CALIFORNIA DEPARTMENT OF WATER RESOURCES PER DEEDS RECORDED AS INSTRUMENT NO.'S 48931, 48932 AND 48933 OF OFFICIAL RECORDS DATED MAY 19, 1969, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OF RIVERSIDE; THENCE ALONG SAID NORTHEASTERLY AND SOUTHWESTERLY LINES, NORTH 27°30'05" WEST, 415.28 FEET; THENCE LEAVING SAID SOUTHWESTERLY LINE, NORTH 32°33'42" EAST, 226.98 FEET; THENCE NORTH 87°25'45" EAST, 56.67 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 945.00 FEET, BEING THE NORTHWESTERLY PROLONGATION OF THE SOUTHERLY LINE OF CANYON SPRINGS PARKWAY AS SHOWN ON SAID PARCEL MAP; THENCE SOUTHEASTERLY, 579.45 FEET ALONG SAID PROLONGATION AND SAID CURVE IN SAID SOUTHERLY LINE THROUGH A CENTRAL ANGLE OF 35°07'57"; THENCE SOUTH 57°26'18" EAST, 399.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 13.031 ACRES.

PARCEL F:

ALL OF PARCEL 74 AND A PORTION OF PARCELS 75, 80 AND 95 OF PARCEL MAP 19617, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON THE MAP FILED IN BOOK 128 OF PARCEL MAPS, AT PAGES 91 THROUGH 103, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST CORNER OF SAID PARCEL 74; THENCE NORTH 53°01'47" WEST, 165.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1006.00 FEET; THENCE NORTHWESTERLY, 233.14 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°16'41" TO A POINT ON THE MWD FEE PARCEL AS SHOWN ON SAID PARCEL MAP 19617; THENCE ALONG SAID MWD PARCEL, SOUTH

61°47'47" EAST, 236.96 FEET; THENCE CONTINUING ALONG SAID MWD PARCEL, SOUTH 89°50'38" EAST, 33.39 FEET; THENCE CONTINUING ALONG SAID MWD PARCEL, NORTH 27°30'05" WEST, 203.25 FEET; THENCE LEAVING SAID PARCEL, SOUTH 57°26'18" EAST, 631.24 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID PARCEL 75, BEING ALSO THE NORTHERLY LINE OF CORPORATE CENTRE PLACE AS SHOWN ON SAID PARCEL MAP; THENCE ALONG THE SOUTHEASTERLY LINES OF SAID PARCELS 75 AND 74 AND SAID NORTHERLY LINE, SOUTH 36°58'13" WEST, 196.13 FEET; THENCE ALONG THE SOUTH LINE OF SAID PARCEL 74, SOUTH 81°58'13" WEST, 32.53 FEET; THENCE ALONG THE SOUTHWEST LINE OF SAID PARCEL 74, BEING ALSO THE NORTHEASTERLY LINE OF CAMPUS PARKWAY AS SHOWN ON SAID PARCEL MAP, NORTH 53°01'47" WEST, 287.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 2.515 ACRES

PARCEL G:

THAT PORTION OF PARCEL 95 OF PARCEL MAP 19617, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON THE MAP FILED IN BOOK 128 OF PARCEL MAPS, AT PAGES 91 THROUGH 103, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT AN ANGLE POINT IN THE SOUTHERLY LINE OF SAID PARCEL 95, SAID POINT BEING THE CORNER COMMON TO PARCELS 62, 63, AND 95 AS SHOWN ON SAID PARCEL MAP; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 95 AND THE NORTHERLY LINES OF PARCELS 62, AND 61, SOUTH 78°02'43" WEST, 554.98 FEET TO A POINT ON THE EASTERLY LINE OF VALLEY SPRINGS PARKWAY AS SHOWN ON SAID PARCEL MAP; THENCE NORTH 11°57'17" WEST, 298.12 FEET ALONG THE NORTHERLY PROLONGATION OF SAID EASTERLY LINE TO THE SOUTHEASTERLY LINE OF THE MWD FEE PARCEL AS SHOWN ON SAID PARCEL MAP; THENCE ALONG SAID SOUTHEASTERLY LINE THROUGH THE FOLLOWING COURSES: NORTH 51°35'29" EAST, 10.21 FEET, SOUTH 89°59'21" EAST, 20.00 FEET, NORTH 00°00'39" EAST, 39.66 FEET, SOUTH 89°59'21" EAST, 30.00 FEET AND NORTH 51°35'31" EAST, 688.52 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1006.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 50°14'54" EAST; THENCE LEAVING SAID SOUTHEASTERLY LINE, SOUTHEASTERLY 233.14 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°16'41" TO A POINT OF TANGENCY WITH THE NORTHWESTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF CAMPUS PARKWAY, 100.00 FEET WIDE, AS SHOWN ON SAID PARCEL MAP; THENCE SOUTH 53°01'47" EAST, 165.84 FEET ALONG SAID PROLONGATION TO A POINT ON THE SOUTHEASTERLY LINE OF SAID PARCEL 95; THENCE SOUTH 36°58'13" WEST, 488.47 FEET TO SAID POINT OF BEGINNING.

CONTAINING 8.554 ACRES

SAID LAND IS MORE PARTICULARLY SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THIS DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT.

Donald W. Bergh
DONALD W. BERGH
R.C.E. 28949
EXPIRES 3/31/95



4-29-92
DATE

D00315

DESCRIPTION APPROVAL: 5, 4, 92
George P. Hutchinson
SURVEYOR, CITY OF RIVERSIDE