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

Project: PMW-10-912

FIRST AMENDMENT TO  
COVENANT, AGREEMENT AND  
DECLARATION OF RESTRICTIONS

(Spectrum Associates No. I)

RECEIVED FOR RECORD  
AT 2:00 O'CLOCK

JUL 27 1992

Recorded in Official Records  
of Riverside County, California

Recorder 112  
Fees \$

112-2  
34

This First Amendment to Covenant, Agreement and Declaration of Restrictions ("First Amendment") is made this 15<sup>th</sup> day of July, 1992, by SPECTRUM ASSOCIATES NO. I, a California general partnership ("Spectrum"), with reference to the following facts:

A. Spectrum is the fee owner of approximately 342.48 acres of unimproved real property situated in the City of Riverside, County of Riverside, State of California, described in Exhibit "A", attached hereto and incorporated herein by reference. The real property described in Exhibit "A" was subdivided into both developable and undevelopable parcels by Parcel Map No. 24535 as shown by Parcel Map on file in Book 162 of Parcel Maps at pages 84 through 90 thereof, Records of Riverside County, California. The real property described in Exhibit "A" is hereinafter referred to as the "Parcel Map Property" or individually by the parcel numbers shown on Exhibit "A" and Parcel Map 24535 is hereinafter referred to as the "Parcel Map".

B. Certain conditions for the subdivision of the Parcel Map Property have been included in a Covenant, Agreement and Declaration of Restrictions dated December 21, 1989 and recorded February 8, 1990 as Instrument No. 050530, Official Records of Riverside County, California (the "Covenant").

C. Spectrum proposes to adjust parcel lines of certain of the parcels shown on the Parcel Map together with the adjustment of parcel lines of certain parcels shown on adjacent Parcel Map No. 24733, all as approved by the City Council of the City of Riverside for Parcel Map Waiver Case PMW-10-912. Case PMW-10-912 deletes and realigns streets and consolidates and reconfigures parcels and is hereinafter referred to as the "Parcel Map Waiver". That portion of the Parcel Map Property included in the Parcel Map Waiver is described in Exhibit "B", attached hereto and incorporated herein by reference, and is hereinafter referred to as the "Parcel Map Waiver Property". Spectrum proposes to adjust the parcel lines of the Parcel Map Waiver Property as described in Exhibit "C", attached hereto and incorporated herein by reference, by recording a

Certificate of Compliance for the Parcel Map Waiver concurrently herewith. The real property described in Exhibit "C" is hereinafter referred to as the "Parcel Map Waiver Property" or individually by the parcel numbers shown on Exhibit "C".

D. As conditions of approving Case PMW-10-912, the City of Riverside has imposed certain requirements related to the use and development of the Parcel Map Waiver Property. Spectrum proposes to meet those conditions by executing this First Amendment amending the Covenant in its entirety.

NOW, THEREFORE, for the purpose of complying with certain conditions imposed by the City of Riverside for approval of Case PMW-10-912, the undersigned hereby covenants and agrees with the City of Riverside, and declares as follows:

1. There shall be no public access to the Parcel Map Property until such time as (i) all offsite improvements, including the construction and installation of required public utility improvements ("Offsite Improvements") have been completed; (ii) all required development related public utility fees and charges ("Utilities Fees") have been paid; and (iii) all rights-of-way dedications have been satisfied; all as required by the City of Riverside in the conditions of approval for Parcel Map 24535 and PMW-10-912, whether by the proposed assessment district and/or community facilities district or otherwise.

2. Spectrum, and its successors and assigns, shall be responsible for the preparation of plans for the Offsite Improvements; the completion of the Offsite Improvements; payment of the Utilities Fees; satisfaction of the street rights-of-way dedications; and their proportionate share of the cost of other regional infrastructure identified in the amended Sycamore Canyon Business Park Specific Plan; all prior to issuance of any building permits for the Parcel Map Property, in the event the assessment district and/or community facilities district is not formed and funded to finance the Offsite Improvements, the Utilities Fees and the acquisition of the street rights-of-way. Spectrum further agrees that all Offsite Improvement plans shall be approved by the City of Riverside before building permits will be issued.

3. Spectrum, and its successors and assigns, shall not improve any portion of the Parcel Map Property for private use prior to (i) the acquisition of street rights-of-way by the proposed assessment district and/or community facilities district, or, alternatively, should an assessment district and/or community facilities district not be formed and funded, the dedication of street rights-of-way, and (ii) improvement of the streets in accordance with the then existing standards and specifications of the City of Riverside, or the execution by Spectrum of an improvement agreement and the provision of appropriate improvement security to secure the performance of the street improvement work, and (iii) the construction and installation of the required public

utilities and the payment of the Utilities Fees, or the execution by Spectrum of an improvement agreement and provision of appropriate improvement security to secure the performance of the required public utility installation work and payment of the Utilities Fees. Notwithstanding the above provisions of this Section 3, Spectrum, and its successors and assigns, are not required to improve minor streets with required sidewalks and landscaping prior to commencing grading or other offsite improvement work. However, said sidewalks and landscaping shall be completed prior to issuance of any building permits for the Parcel Map Property.

4. Parcels 45 and 49 of the Parcel Map Waiver (Exhibit "C") are intended to be acquired by the proposed assessment district and/or community facilities district (or dedicated should an assessment district and/or community facilities district not be formed) as half-street rights-of-way. In the event that adjacent property half-street rights-of-way are not acquired by the proposed assessment district and/or community facilities district (or dedicated by their owners) prior to actual construction of street improvements, Spectrum, and its successors and assigns, shall, for the purpose of allowing standard half-street construction, allow the assessment district and/or community facilities district to acquire (or dedicate should an assessment district and/or community facilities district not be formed) ten (10) feet of additional right-of-way adjacent to parcels 45 and 49 of the Parcel Map Waiver.

5. Parcels 83, 84, and 86 through 88 of the Parcel Map and Parcels 45 through 52 of the Parcel Map Waiver are intended to be acquired or dedicated for public street rights-of-way and are not developable parcels. Parcel 54 of the Parcel Map Waiver is intended to be acquired or dedicated for use as a railroad spur and is not a developable parcel.

6. Any parcel of the Parcel Map or the Parcel Map Waiver which will remain landlocked (without public street frontage) after the acquisition or dedication of the proposed public streets described in paragraph 5 above shall be provided with appropriate easements for ingress, egress, and utilities prior to issuance of any building permits.

7. Spectrum, for itself and its successors and assigns, agrees and acknowledges that the formation of a Landscape Maintenance Assessment District pursuant to the Landscaping and Lighting Act of 1972 is a condition of approval of Case PMW-10-912 and agrees to cooperate fully with the City of Riverside in the establishment of the required district.

8. Parcel 53 of the Parcel Map Waiver is designated for future use as a sewer lift station. Spectrum hereby covenants and agrees that the use of the site shall be restricted to a sewer lift station unless such Parcel 53 is consolidated with an adjoining parcel, satisfactory to the Planning Director of the City of Riverside and consistent with the Sycamore Canyon Business Park Specific Plan.

9. Spectrum hereby covenants and agrees that, prior to the issuance of building permits for Parcel 6 or Parcel 13 of the Parcel Map Waiver, respectively, evidence satisfactory to the City Attorney of the City of Riverside will be provided to confirm that sufficient funds have been set aside to construct the required park boundary wall along the boundary between the Sycamore Canyon Wilderness Park and Parcel 6 or Parcel 13, as the case may be. Spectrum further covenants and agrees that the wall shall be constructed to the specifications of the Park and Recreation, Planning and Public Works Departments of the City of Riverside, that the wilderness park side of the wall shall be treated with an anti-graffiti coating to be maintained indefinitely and that the owners of Parcels 6 and 13 of the Parcel Map Waiver shall each diligently pursue the eradication of any graffiti placed on such owner's part of the wall within 24 hours of its placement.

10. The terms of this First Amendment may be enforced by the City of Riverside, or its successors or assigns. Should any action be brought to interpret or enforce the terms of this First Amendment, the prevailing party in such litigation shall be entitled to recover reasonable attorneys' fees, expert witnesses' fees and reasonable costs of suit.

11. This First Amendment shall run with the land and shall be binding upon the undersigned, its successors and assigns, and shall not be amended or terminated without the express written consent of the City Council of the City of Riverside, duly recorded.

IN WITNESS WHEREOF, the undersigned has caused this First Amendment to be executed as of the day and year first written above.

Spectrum Associates No. I,  
a California general partnership

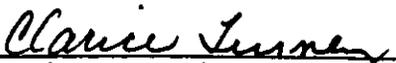
By 

\_\_\_\_\_  
Jay C. Self,  
General Partner

By 

\_\_\_\_\_  
Mark A. Thompson,  
General Partner

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Assistant City Attorney

CONSENT TO  
FIRST AMENDMENT TO  
COVENANT, AGREEMENT AND  
DECLARATION OF RESTRICTIONS

WHEREAS the Covenant, Agreement and Declaration of Restrictions dated December 21, 1989 and recorded February 8, 1990 as Instrument No. 050530 of Official Records of Riverside County ("Covenant") shall not be amended or terminated without the express written consent of the City Council of the City of Riverside ("City Council"), duly recorded; and

WHEREAS on July 7, 1992 the City Council consented to the amendment of the Covenant and authorized the execution of a written consent;

NOW, THEREFORE, the City Council of the City of Riverside hereby consents to the First Amendment to Covenant, Agreement and Declaration of Restrictions set forth above.

Terry Fressel  
Mayor of the City of Riverside

Attest:

Karen E. Lindquist  
City Clerk

APPROVED AS TO FORM:

Clarice Turney  
Assistant City Attorney

## EXHIBIT "A"

Legal Description

The property situated in the City of Riverside, County of Riverside, State of California, described as follows:

Parcels 1 through 88 of Parcel Map No. 24535, as shown by Parcel Map on file in Book 162 of Parcel Maps at Pages 84 through 90 thereof, Records of Riverside County, California.

DESCRIPTION APPROVAL: 7, 14, 92

George P. Hutchinson  
SURVEYOR, CITY OF RIVERSIDE

# EXHIBIT "B"

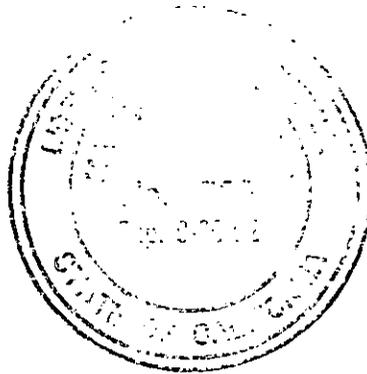
## LEGAL DESCRIPTION OF PARCEL MAP WAIVER 10-912 (Spectrum)

Parcels 11 through 14, 18 through 71, 73, 75 through 82 and 85 of Parcel Map No. 24535, as shown by map on file in Book 162 of Parcel Maps at pages 84 through 90 inclusive thereof, Records of Riverside County, California.

PREPARED UNDER MY SUPERVISION:

Matthew E. Webb  
Matthew E. Webb, L.S. 5529  
Prepared by: [Signature]  
Checked by: [Signature]

7/10/92  
Date



DESCRIPTION APPROVAL: 7,14,92  
George P. Hutchinson  
SURVEYOR, CITY OF RIVERSIDE

## EXHIBIT "C"

## PARCEL 1

Parcels 24 and 25 and those portions of Parcels 28 and 81 of Parcel Map No. 24535, as shown by map on file in Book 162 of Parcel Maps at pages 84 through 90 inclusive thereof, Records of Riverside County, California, described as follows:

Beginning at the northeast corner of said Parcel 81;

Thence South  $89^{\circ} 20' 35''$  West along the north line of said Parcel 81, a distance of 320.46 feet to an intersection with the northerly prolongation of the west line of said Parcel 25;

Thence South  $00^{\circ} 39' 25''$  East along said northerly prolongation and along said west line and along the southerly prolongation thereof, a distance of 629.29 feet;

Thence North  $89^{\circ} 24' 07''$  East, a distance of 103.20 feet to the beginning of a tangent curve, concave to the north, having a radius of 270.00 feet;

Thence easterly along said curve, to the left, through a central angle of  $08^{\circ} 22' 46''$ , an arc distance of 39.49 feet to the end thereof;

Thence North  $81^{\circ} 01' 21''$  East, a distance of 123.27 feet to the beginning of a tangent curve, concave to the south, having a radius of 330.00 feet;

Thence easterly along said curve, to the right, through a central angle of  $08^{\circ} 49' 19''$ , an arc distance of 50.81 feet to a point in the east line of said Parcel 28, the radial line at said point bears North  $00^{\circ} 09' 20''$  West;

Thence North  $00^{\circ} 09' 20''$  West along said east line and along the east lines of said Parcels 24 and 81, a distance of 605.28 feet to the point of beginning.

## PARCEL 2

Parcels 26 and 27 and those portions of Parcels 28 and 81 of Parcel Map No. 24535, as shown by map on file in Book 162 of Parcel Maps at pages 84 through 90 inclusive thereof, Records of Riverside County, California, described as follows:

Beginning at the northwest corner of said Parcel 81;

Thence North  $89^{\circ} 20' 35''$  East along the north line of said Parcel 81, a distance of 314.65 feet to an intersection with the northerly prolongation of the east line of said Parcel 26;

Thence South  $00^{\circ} 39' 25''$  East along said northerly prolongation and along said east line and along the southerly prolongation thereof, a distance of 629.29 feet;

Thence South  $89^{\circ} 24' 07''$  West, a distance of 294.88 feet;

Thence North  $45^{\circ} 17' 53''$  West, a distance of 37.98 feet to a point in the west line of said Parcel 28;

Thence North  $00^{\circ} 00' 07''$  East along said west line and along the west lines of said Parcels 27 and 81, a distance of 602.00 feet to the point of beginning.

### PARCEL 3

Those portions of Parcels 28, 29, 30, 39, 40, 73 and 79 of Parcel Map No. 24535, as shown by map on file in Book 162 of Parcel Maps at pages 84 through 90 inclusive thereof, Records of Riverside County, California, described as follows:

Commencing at the northwest corner of said Parcel 39;

Thence South  $00^{\circ} 09' 42''$  West along the west line of said Parcel 39, a distance of 59.99 for the TRUE POINT OF BEGINNING;

Thence continuing South  $00^{\circ} 09' 42''$  West along said west line and along the west line of said Parcel 40, a distance of 379.18 feet to a point therein which bears North  $00^{\circ} 09' 42''$  East 1505.48 feet along the west line of said Parcel 40 and along the west lines of Parcels 41 through 46 inclusive of said Parcel Map No. 24535 from an angle point in said west line of Parcel 46;

Thence North  $89^{\circ} 50' 40''$  East, a distance of 779.43 feet;

Thence North  $00^{\circ} 09' 20''$  West, a distance of 445.16 feet to an intersection within the easterly prolongation of the north line of said Parcel 39;

Thence South  $89^{\circ} 24' 07''$  West along said easterly prolongation and along said north line of Parcel 39, a distance of 660.60 feet to the beginning of a tangent curve, concave to the southwest, having a radius of 52.24 feet;

Thence southwesterly along said curve, to the left, through a central angle of  $37^{\circ} 53' 45''$ , an arc distance of 34.55 feet to the end thereof;

Thence South  $51^{\circ} 30' 22''$  West, a distance of 59.15 feet to the beginning of a tangent curve, concave to the northwest, having a radius of 60.00 feet;

Thence southwesterly along said curve, to the right, through a central angle of  $39^{\circ} 24' 55''$ , an arc distance of 41.28 feet to the true point of beginning, the radial line of said point bears South  $00^{\circ} 55' 17''$  West.

#### PARCEL 4

Those portions of Parcels 28, 29, 30 and 31 of Parcel Map No. 24535, as shown by map on file in Book 162 of Parcel Maps at pages 84 through 90 inclusive thereof, Records of Riverside County California, described as follows:

Commencing at the northwest corner of Parcel 39 of said Parcel Map No. 24535;

Thence South  $00^{\circ} 09' 42''$  West along the west line of said Parcel 39 and along the west line of said Parcel 40, a distance of 439.17 feet to a point therein which bears North  $00^{\circ} 09' 42''$  East 1505.48 feet along the west line of said Parcel 40 and along the west lines of Parcels 41 through 46 inclusive of said Parcel Map No. 24535 from an angle point in said west line of Parcel 46;

Thence North  $89^{\circ} 50' 40''$  East, a distance of 779.43 feet for the TRUE POINT OF BEGINNING;

Thence continuing North  $89^{\circ} 50' 40''$  East, a distance of 278.49 feet;

Thence North  $00^{\circ} 09' 20''$  West, a distance of 447.31 feet to an intersection with the easterly prolongation of the north line of said Parcel 39;

Thence South  $89^{\circ} 24' 07''$  West along said easterly prolongation, a distance of 278.50 feet;

Thence South  $00^{\circ} 09' 20''$  East, a distance of 445.16 feet to the true point of beginning.

## PARCEL 5

Those portions of Parcels 28, 29, 31 and 32 of Parcel Map No. 24535, as shown by map on file in Book 162 of Parcel Maps at pages 84 through 90 inclusive thereof Records of Riverside County, California, described as follows:

Commencing at the northwest corner of Parcel 39 of said Parcel Map No. 24535;

Thence South  $00^{\circ} 09' 42''$  West along the west line of said Parcel 39 and along the west line of said Parcel 40, a distance of 439.17 feet to a point therein which bears North  $00^{\circ} 09' 42''$  East 1505.48 feet along the west line of said Parcel 40 and along the west lines of Parcels 41 through 46 inclusive of said Parcel Map No. 24535 from an angle point in said west line of Parcel 46;

Thence North  $89^{\circ} 50' 40''$  East, a distance of 1057.92 feet for the TRUE POINT OF BEGINNING;

Thence continuing North  $89^{\circ} 50' 40''$  East, a distance of 101.90 feet;

Thence South  $00^{\circ} 31' 29''$  East, a distance of 151.31 feet to a point in the south line of said Parcel 32, said point being a point of cusp with a curve, concave to the southeast, having a radius of 60.00 feet;

Thence northerly and southeasterly along said curve, to the right, through a central angle of  $127^{\circ} 53' 45''$ , an arc distance of 133.93 feet to the end thereof;

Thence South  $52^{\circ} 37' 44''$  East, a distance of 59.15 feet to the beginning of a tangent curve, concave to the northeast, having a radius of 52.24 feet;

Thence southeasterly along said curve, to the left, through a central angle of  $37^{\circ} 53' 45''$ , an arc distance of 34.55 feet to the southeast corner of said Parcel 32, the radial line at said point bears South  $00^{\circ} 31' 29''$  East;

Thence North  $00^{\circ} 09' 20''$  West along the east line of said Parcel 32 and along the east lines of said Parcels 29 and 28, a distance of 624.00 feet to a point therein, said point being in a non-tangent curve, concave to the south, having a radius of 270.00 feet, the radial line at said point bears North  $00^{\circ} 09' 20''$  West;

Thence westerly along said curve, to the left, through a central angle of  $08^{\circ} 49' 19''$ , an arc distance of 41.57 feet to the end thereof;

Thence South  $81^{\circ} 01' 21''$  West, a distance of 123.27 feet to the beginning of a tangent curve, concave to the north, having a radius of 330.00 feet;

Thence westerly along said curve, to the right, through a central angle of  $08^{\circ} 22' 46''$ , an arc distance of 48.26 feet to a point of tangency with the easterly prolongation of the north line of said Parcel 39;

Thence South  $89^{\circ} 24' 07''$  West along said easterly prolongation, a distance of 67.22 feet;

Thence South  $00^{\circ} 09' 20''$  East, a distance of 447.31 feet to the true point of beginning.

#### PARCEL 6

Parcels 33, 34, 35, 36, 37, 38, 41 through 54 inclusive thereof and 68 and portions of Parcels 30, 31, 32, 40, 63, 64, 65, 66, 67, 69, 78, 79, and 80 of Parcel Map No. 24535, as shown by map on file in Book 162 of Parcel Maps at pages 84 through 90 inclusive thereof, Records of Riverside county, California, described as follows:

Beginning at the most northerly corner of Parcel 72 of said Parcel Map No. 24535;

Thence North  $00^{\circ} 38' 25''$  West along the west line of said Parcel 46, a distance of 171.53 feet to an angle point therein;

Thence North  $00^{\circ} 09' 42''$  East along said west line of Parcel 46 and along the west line of said Parcels 40 through 45 inclusive thereof, a distance of 1505.48 feet to a point in said west line of Parcel 40;

Thence North  $89^{\circ} 50' 40''$  East, a distance of 1159.82 feet;

Thence South  $00^{\circ} 31' 29''$  East, a distance of 151.31 feet to the beginning of a tangent curve, concave to the northeast, having a radius of 60.00 feet;

Thence southeasterly along said curve, to the left, through a central angle of  $90^{\circ} 00' 00''$ , an arc distance of 94.25 feet to the end thereof;

Thence North  $89^{\circ} 28' 31''$  East, a distance of 115.23 feet to the northeast corner of said Parcel 33;

Thence South  $00^{\circ} 09' 20''$  East along the east lines of said Parcels 33, 36, 37, 38 and 78, a distance of 1289.28 feet to an angle point in the boundary line of said Parcel 78;

Thence North  $89^{\circ} 36' 20''$  East along the north line of said Parcel 78, a distance of 382.46 feet to a point therein;

Thence South  $00^{\circ} 23' 40''$  East, a distance of 100.00 feet;

Thence South  $89^{\circ} 36' 20''$  West, a distance of 382.88 feet;

Thence South  $00^{\circ} 09' 20''$  East, a distance of 458.91 feet;

Thence North  $89^{\circ} 50' 40''$  East, a distance of 419.79 feet to a point in a non-tangent curve, concave to the northwest, having a radius of 52.24 feet, the radial line at said point bears North  $89^{\circ} 36' 20''$  East;

Thence southwesterly along said curve, to the right, through a central angle of  $37^{\circ} 53' 45''$ , an arc distance of 34.55 feet to the end thereof;

Thence South  $37^{\circ} 30' 05''$  West, a distance of 59.15 feet to the beginning of a tangent curve, concave to the northeast, having a radius of 60.00 feet;

Thence southwesterly, southerly and southeasterly along said curve, to the left, through a central angle of  $127^{\circ} 53' 45''$ , an arc distance of 133.93 feet to a point therein, the radial line at said point bears South  $00^{\circ} 23' 40''$  East;

Thence South  $00^{\circ} 23' 40''$  East, a distance of 400.09 feet to a point in the southeasterly line of said Parcel 79;

Thence South  $51^{\circ} 01' 18''$  West along said southeasterly line and along the southeasterly line of said Parcel 54, a distance of 378.76 feet to the most southerly corner thereof;

Thence North  $81^{\circ} 44' 00''$  West, a distance of 120.36 feet;

Thence North  $00^{\circ} 29' 46''$  West, a distance of 26.89 feet;

Thence South  $89^{\circ} 31' 13''$  West, a distance of 76.91 feet;

Thence North  $80^{\circ} 57' 08''$  West, a distance of 275.12 feet;

Thence North  $53^{\circ} 00' 50''$  West, a distance of 172.29 feet;

Thence North 12° 09' 12" West, a distance of 199.98 feet;

Thence North 50° 44' 36" West, a distance of 825.81 feet;

Thence North 33° 28' 59" West, a distance of 338.11 feet to the point of beginning.

The last eight (8) courses and distances follow the southerly, westerly and southwesterly boundary line of said Parcels 46 through 54 inclusive thereof.

#### PARCEL 7

Those portions of Parcels 64, 65, 66, 67, 69 and 70 of Parcel Map No. 24535, as shown by map on file in Book 162 of Parcel Maps at pages 84 through 90 inclusive thereof, Records of Riverside County, California, described as follows:

Commencing at the southeast corner of Parcel 38 of said Parcel Map No. 24535;

Thence South 00° 09' 20" East along the southerly prolongation of said Parcel 38, a distance of 253.00 feet for the TRUE POINT OF BEGINNING;

Thence continuing South 00° 09' 20" East along said southerly prolongation, a distance of 358.91 feet;

Thence North 89° 50' 40" East, a distance of 419.79 feet;

Thence North 00° 23' 40" West, a distance of 425.65 feet;

Thence North 45° 23' 40" West, a distance of 49.50 feet;

Thence South 89° 36' 20" West, a distance of 282.88 feet;

Thence South 00° 09' 20" East, a distance of 100.00 feet;

Thence South 89° 36' 20" West, a distance of 100.00 feet to the true point of beginning.

#### PARCEL 8

Those portions of Parcels 70 and 71 of Parcel Map No. 24535, as shown by maps on file in Book 162 of Parcel Maps at pages 84 through 90 inclusive thereof, Records of Riverside County, California, described as follows:

Commencing at the southeast corner of said Parcel 70;

Thence North  $00^{\circ} 12' 18''$  West along the east line of said Parcel 70, a distance of 256.40 feet for the TRUE POINT OF BEGINNING;

Thence North  $89^{\circ} 36' 20''$  East, a distance of 351.73 feet to a point in the east line of said Parcel 71;

Thence North  $00^{\circ} 12' 02''$  West along said east line, a distance of 321.48 feet to an angle point therein;

Thence North  $47^{\circ} 29' 34''$  West along the northeasterly line of said Parcel 71, a distance of 36.86 feet to an angle point therein;

Thence South  $89^{\circ} 36' 20''$  West along the north line of said Parcel 71, a distance of 150.00 feet to the beginning of a tangent curve, concave to the south, having a radius of 947.00 feet;

Thence westerly along said curve, to the left, through a central angle of  $09^{\circ} 26' 53''$ , an arc distance of 156.16 feet to the end thereof;

Thence South  $80^{\circ} 09' 27''$  West, a distance of 139.32 feet to the beginning of a tangent curve, concave to the north, having a radius of 1053.00 feet;

Thence westerly along said curve, to the right, through a central angle of  $09^{\circ} 26' 53''$ , an arc distance of 173.64 feet to a point therein, the radial line at said point bears South  $00^{\circ} 23' 40''$  East;

Thence South  $46^{\circ} 48' 29''$  West, a distance of 36.80 feet;

Thence South  $00^{\circ} 23' 40''$  East, a distance of 271.57 feet;

Thence North  $89^{\circ} 36' 20''$  East, a distance of 316.92 feet to the true point of beginning.

#### PARCEL 9

Those portions of Parcels 64 and 70 of Parcel Map No. 24535, as shown by map on file in Book 162 of Parcel Maps at pages 84 through 90 inclusive thereof, Records of Riverside County, California, described as follows:

Beginning at the southeast corner of said Parcel 70;

Thence North  $00^{\circ} 12' 18''$  West along the east line of said Parcel 70, a distance of 256.40 feet to a point therein;

Thence South  $89^{\circ} 36' 20''$  West, a distance of 316.92 feet;

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Thence South  $00^{\circ} 23' 40''$  East, a distance of 255.22 feet to an intersection with the westerly prolongation of the south line of said Parcel 70;

Thence North  $89^{\circ} 49' 11''$  East along said westerly prolongation and along said south line of Parcel 70, a distance of 316.08 feet to the point of beginning.

#### PARCEL 10

Those portions of Parcels 63, 64 and 79 of Parcel Map No. 24535, as shown by map on file in Book 162 of Parcel Maps at pages 84 through 90 inclusive thereof, Records of Riverside County California, described as follows:

Beginning at the most easterly corner of said Parcel 63;

Thence North  $39^{\circ} 08' 35''$  West along the northeasterly line of said Parcel 63, a distance of 140.98 feet to the northeast corner thereof;

Thence South  $89^{\circ} 49' 11''$  West along the north line of said Parcel 63 and along the westerly prolongation thereof, a distance of 316.08 feet;

Thence South  $00^{\circ} 23' 40''$  East, a distance of 21.48 feet to the beginning of a tangent curve, concave to the northwest, having a radius of 60.00 feet;

Thence southwesterly along said curve, to the right, through a central angle of  $90^{\circ} 00' 00''$ , an arc distance of 94.25 feet to a point therein, the radial line at said point bears South  $00^{\circ} 23' 40''$  East;

Thence South  $00^{\circ} 23' 40''$  East, a distance of 400.09 feet to a point in the southeasterly line of said Parcel 79;

Thence North  $51^{\circ} 01' 18''$  East along said southeasterly line and along the southeasterly line of said Parcel 63, a distance of 593.98 feet to the point of beginning.

#### PARCEL 11

That portion of Parcel 71 of Parcel Map No. 24535, as shown by map on file in Book 162 of Parcel Maps at pages 84 through 90 inclusive thereof, Records of Riverside County, California, described as follows:

Beginning at the southeast corner of said Parcel 71;

Thence South  $51^{\circ} 01' 18''$  West along the southeasterly line of said Parcel 71, a distance of 337.48 feet to the most southerly corner thereof;

Thence North  $39^{\circ} 08' 35''$  West along the southwesterly line of said Parcel 71, a distance of 140.98 feet to an angle point therein;

Thence North  $00^{\circ} 12' 18''$  West along the west line of said Parcel 71, a distance of 256.40 feet to a point therein;

Thence North  $89^{\circ} 36' 20''$  East, a distance of 351.73 feet to a point in the east line of said Parcel 71;

Thence South  $00^{\circ} 12' 02''$  East along said east line, a distance of 155.88 feet to the point of beginning.

#### PARCEL 12

Parcels 60, 61 and 62 and portions of Parcels 55 and 75 of Parcel Map No. 24535, as shown by map on file in Book 162 of Parcel Maps at pages 84 through 90 inclusive thereof, Records of Riverside County, California, described as follows:

Beginning at the most northerly corner of said Parcel 61;

Thence South  $00^{\circ} 12' 02''$  East along the west line of Parcel 76 of said Parcel Map No. 24535, a distance of 494.02 feet to a point therein;

Thence South  $89^{\circ} 37' 20''$  West, a distance of 294.36 feet to the beginning of a tangent curve, concave to the southeast, having a radius of 512.50 feet;

Thence southwesterly along said curve, to the left, through a central angle of  $23^{\circ} 07' 20''$ , an arc distance of 206.82 feet to the end thereof;

Thence South  $66^{\circ} 30' 00''$  West, a distance of 198.83 feet to the beginning of a tangent curve, concave to the northwest, having a radius of 487.50 feet;

Thence southwesterly along said curve, to the right, through a central angle of  $16^{\circ} 13' 07''$ , an arc distance of 137.99 feet to a point in the northwesterly line of said Parcel 55, the radial line at

said point bears South  $07^{\circ} 16' 53''$  East, said point bears North  $51^{\circ} 01' 18''$  East 131.90 feet from the most westerly corner of said Parcel 55;

Thence North  $51^{\circ} 01' 18''$  East along said northwesterly line and along the northwesterly line of said Parcels 75, 62 and 61, a distance of 1040.08 feet to the point of beginning.

#### PARCEL 13

Parcels 57 and 58 and portions of Parcels 55, 56, 59 and 75 of Parcel Map No. 24535, as shown by map on file in Book 162 of Parcel Maps at pages 84 through 90 inclusive thereof, Records of Riverside County, California, described as follows:

Beginning at the most westerly corner of said Parcel 55;

Thence North  $51^{\circ} 01' 18''$  East along the northwesterly line of Parcel 55, a distance of 87.03 feet to a point in a non-tangent curve, concave to the northwest, having a radius of 512.50 feet, the radial line at said point bears South  $03^{\circ} 00' 34''$  East;

Thence northeasterly along said curve, to the left, through a central angle of  $20^{\circ} 29' 26''$ , an arc distance of 183.28 feet to the end thereof;

Thence North  $66^{\circ} 30' 00''$  East, a distance of 198.83 feet to the beginning of a tangent curve, concave to the southeast, having a radius of 487.50 feet;

Thence northeasterly along said curve, to the right, through a central angle of  $23^{\circ} 07' 20''$ , an arc distance of 196.74 feet to the end thereof;

Thence North  $89^{\circ} 37' 20''$  East, a distance of 294.29 feet to a point in the east line of said Parcel 75;

Thence South  $00^{\circ} 12' 02''$  East along said east line and along the southerly prolongation thereof, a distance of 115.49 feet to the beginning of a tangent curve, concave to the northeast, having a radius of 63.00 feet;

Thence southeasterly along said curve, to the left, through a central angle of  $89^{\circ} 58' 29''$ , an arc distance of 98.93 feet to a point in the east line of said Parcel 59, the radial line at said point bears South  $00^{\circ} 10' 31''$  East;

Thence South  $00^{\circ} 11' 30''$  East along said east line, a distance of 181.88 feet to the southeast corner thereof;

Thence North  $81^{\circ} 44' 00''$  West along the southwesterly line of said Parcels 59, 58, 57, 56, and 55, a distance of 987.36 feet to the point of beginning.

PARCEL 14

Those portions of Parcels 18 and 19 of Parcel Map No. 24535, as shown by map on file in Book 162 of Parcel Maps at pages 84 through 90 inclusive thereof, Records of Riverside County, California, described as follows:

Beginning at the northeast corner of said Parcel 18;

Thence South  $89^{\circ} 20' 39''$  West along the north line of said Parcels 18 and 19, a distance of 706.85 feet to the northwest corner of said Parcel 19;

Thence South  $00^{\circ} 27' 21''$  East along the west line of said Parcel 19, a distance of 368.10 feet to a point therein, said point being in a line parallel with and distant northerly 24.00 feet, measured at a right angle, from the south line of said Parcel 19;

Thence North  $89^{\circ} 28' 31''$  East along said parallel line, a distance of 322.39 feet to the beginning of a tangent curve, concave to the north, having a radius of 1758.00 feet;

Thence easterly along said curve, to the left, through a central angle of  $09^{\circ} 15' 38''$ , an arc distance of 284.14 feet to the end thereof;

Thence North  $80^{\circ} 12' 53''$  East, a distance of 87.24 feet;

Thence North  $36^{\circ} 59' 47''$  East, a distance of 34.24 feet to a point in the east line of said Parcel 18, said point being in a non-tangent curve, concave to the east, having a radius of 1053.00 feet, the radial line at said point bears South  $83^{\circ} 46' 41''$  West;

Thence northerly along said east line and along said curve, to the right, through a central angle of  $05^{\circ} 45' 58''$ , an arc distance of 105.97 feet to the end thereof;

Thence North  $00^{\circ} 27' 21''$  West along said east line, a distance of 199.82 feet to the point of beginning.

PARCEL 15

Parcel 20 of Parcel Map No. 24535, as shown by map on file in Book 162 of Parcel Maps at pages 84 through 90 inclusive thereof, Records of Riverside County, California.

EXCEPTING THEREFROM the southerly 24.00 feet thereof.

PARCEL 16

Parcel 21 of Parcel Map No. 24535, as shown by map on file in Book 162 of Parcel Maps at pages 84 through 90 inclusive thereof, Records of Riverside County, California.

EXCEPTING THEREFROM the southerly 24.00 feet thereof.

PARCEL 17

Parcel 22 of Parcel Map No. 24535, as shown by map on file in Book 162 of Parcel Maps at pages 84 through 90 inclusive thereof, Records of Riverside County, California.

EXCEPTING THEREFROM the southerly 24.00 feet thereof.

PARCEL 18

Parcel 23 of Parcel Map No. 24535, as shown by map on file in Book 162 of Parcel Maps at pages 84 through 90 inclusive thereof, Records of Riverside County, California.

EXCEPTING THEREFROM the southerly 24.00 feet thereof.

PARCEL 19

Those portions of Parcels 12 and 82 of Parcel Map No. 24535, as shown by map on file in Book 162 of Parcel Maps at pages 84 through 90 inclusive thereof, Records of Riverside County, California, described as follows:

Beginning at the southeast corner of said Parcel 12;

Thence North 00° 08' 36" West along the east line of said Parcel 12, a distance of 205.00 feet to the point therein;

Thence South 89° 50' 40" West, a distance of 342.66 feet to an intersection with the northerly prolongation of the east line of Parcel 58 of Parcel Map No. 24733 as shown by map on file in Book 175 of Parcel Maps at pages 30 through 36 inclusive thereof, Records of Riverside County, California, said east line having a bearing of North 00° 09' 20" West;

Thence South 00° 09' 20" East along said northerly prolongation, a distance of 207.99 feet to a point in the south line of said Parcel 82;

Thence North  $89^{\circ} 20' 39''$  East along said south line and along the south line of said Parcel 12, a distance of 342.63 to the point of beginning.

PARCEL 20

Those portions of Parcels 11 and 12 of Parcel Map No. 24535, as shown by map on file in Book 162 of Parcel Maps at pages 84 through 90 inclusive thereof, Records of Riverside County, California, described as follows:

Commencing at the southeast corner of said Parcel 12;

Thence North  $00^{\circ} 08' 36''$  West along the east line of said Parcel 12, a distance of 205.00 feet for the TRUE POINT OF BEGINNING;

Thence continuing North  $00^{\circ} 08' 36''$  West along said east line and along the east line of said Parcel 11, a distance of 205.00 feet to a point therein;

Thence South  $89^{\circ} 50' 40''$  West, a distance of 342.70 feet to an intersection with the northerly prolongation of the east line of Parcel 58 of Parcel Map No. 24733 as shown by map on file in Book 175 of Parcel Maps at pages 30 through 36 inclusive thereof, Records of Riverside County, California, said east line having a bearing of North  $00^{\circ} 09' 20''$  West;

Thence South  $00^{\circ} 09' 20''$  East along said northerly prolongation, a distance of 205.00 feet;

Thence North  $89^{\circ} 50' 40''$  East, a distance of 342.66 feet to the true point of beginning.

PARCEL 21

That portion of Parcel 11 of Parcel Map No. 24535, as shown by map on file in Book 162 of Parcel Maps at pages 84 through 90 inclusive thereof, Records of Riverside County, California, described as follows:

Commencing at the southeast corner of Parcel 12 of said Parcel Map No. 24535;

Thence North  $00^{\circ} 08' 36''$  West along the east lines of said Parcels 12 and 11, a distance of 410.00 feet for the TRUE POINT OF BEGINNING;

Thence continuing North  $00^{\circ} 08' 36''$  West along said east line of Parcel 11, a distance of 205.45 feet to the northeast corner thereof;

Thence South 89° 32' 39" West along the north line of said Parcel 11, a distance of 317.88 feet to a point therein;

Thence South 44° 41' 40" West, a distance of 35.26 feet to an intersection with the northerly prolongation of the east line of Parcel 58 of Parcel Map No. 24733 as shown by map on file in Book 175 of Parcel Maps at pages 30 through 30 inclusive thereof, Records of Riverside County, California, said east line having a bearing of North 00° 09' 20" West;

Thence South 00° 09' 20" East along said northerly prolongation, a distance of 178.78 feet;

Thence North 89° 50' 40" East, a distance of 342.70 feet to the true point of beginning.

#### PARCEL 22

That portion of Parcel 11 of Parcel Map No. 24535, as shown by map on file in Book 162 of Parcel Maps at pages 84 through 90 inclusive thereof, Records of Riverside County, California, described as follows:

Beginning at the northwest corner of said Parcel 11;

Thence South 00° 09' 25" East along the west line of said Parcel 11, a distance of 207.92 feet to a point therein;

Thence North 89° 50' 40" East, a distance of 305.00 feet to an intersection with the northerly prolongation of the west line of Parcel 58 of Parcel Map No. 24733 as shown by map on file in Book 175 of Parcel Maps at pages 30 through 30 inclusive thereof, Records of Riverside County, California, said west line having a bearing of North 00° 09' 20" West;

Thence North 00° 09' 20" West along said northerly prolongation, a distance of 184.38 feet;

Thence North 45° 18' 21" West, a distance of 35.45 feet to a point in the north line of said Parcel 11;

Thence South 89° 32' 39" West along said north line, a distance of 279.88 feet to the point of beginning.

## PARCEL 23

Those portions of Parcels 11, 13 and 14 of Parcel Map No. 24535, as shown by map on file in Book 162 of Parcel Maps at pages 84 through 90 inclusive thereof, Records of Riverside County, California, described as follows:

Commencing at the northwest corner of said Parcel 11;

Thence South  $00^{\circ} 09' 25''$  East along the west line of said Parcel 11, a distance of 207.92 feet for the TRUE POINT OF BEGINNING;

Thence continuing South  $00^{\circ} 09' 25''$  East along said west line and along said west line of Parcel 14, a distance of 205.00 feet to a point therein;

Thence North  $89^{\circ} 50' 40''$  East, a distance of 305.00 feet to an intersection with the northerly prolongation of the west line of Parcel 58 of Parcel Map No. 24733 as shown by map on file in Book 175 of Parcel Maps at pages 20 through 24 inclusive thereof, Records of Riverside County, California, said west line having a bearing of North  $00^{\circ} 09' 20''$  West;

Thence North  $00^{\circ} 09' 20''$  West along said northerly prolongation, a distance of 205.00 feet;

Thence South  $89^{\circ} 50' 40''$  West, a distance of 305.00 feet to the true point of beginning.

## PARCEL 24

Those portions of Parcels 13, 14 and 82 of Parcel Map No. 24535, as shown by map on file in Book 162 of Parcel Maps at pages 84 through 90 inclusive thereof, Records of Riverside County, California, described as follows:

Beginning at the southwest corner of said Parcel 82;

Thence North  $00^{\circ} 09' 25''$  West along the west lines of said Parcels 82 and 14, a distance of 205.00 feet to a point in the west line of said Parcel 14 which bears South  $00^{\circ} 09' 25''$  East 412.92 feet from the northwest corner of Parcel 11 of said Parcel Map No. 24535;

Thence North  $89^{\circ} 50' 40''$  East, a distance of 305.00 feet to an intersection with the northerly prolongation of the west line of Parcel 58 of Parcel Map No. 24733 as shown by map on

file in Book 175 of Parcel Maps at pages 30 through 36 inclusive thereof, Records of Riverside County, California, said west line having a bearing of North 00° 09' 20" West;

Thence South 00° 09' 20" East along said northerly prolongation, a distance of 202.34 feet to a point in the south line of said Parcel 82;

Thence South 89° 20' 39" West along said south line, a distance of 305.01 feet to the point of beginning.

NOTE: Parcels 25 through 43 are NOT A PART of this "Certificate of Complincee."

PARCEL 44

That portion of Parcel 73 of Parcel Map No. 24535, as shown by map on file in Book 162 of Parcel Maps at pages 84 through 90 inclusive thereof, Records of Riverside County, California, described as follows:

Beginning at the northwest corner of said Parcel 73;

Thence South 00° 29' 09" West along the west line of said Parcel 73, a distance of 1313.72 feet to the southwest corner thereof;

Thence North 89° 28' 00" East along the south line of said Parcel 73, a distance of 1337.60 feet to an angle point therein;

Thence North 00° 09' 42" East along the boundary line of said Parcel 73 and along the west lines of Parcels 40 and 39 of said Parcel Map No. 24535, a distance of 568.18 feet to a point which bears South 00° 09' 42" West 59.99 feet from the northwest corner of said Parcel 39, said point being in a non-tangent curve, concave to the east, having a radius of 60.00 feet, the radial line at said point bears South 00° 55' 17" West;

Thence westerly, northerly and easterly along said curve, to the right, through a central angle of 178° 28' 50", an arc distance of 186.90 feet to a point in said boundary line of Parcel 73, the radial line at said point bears North 00° 35' 53" West;

Thence North 00° 09' 42" East along said boundary line, a distance of 628.31 feet to an angle point therein;

Thence South 89° 20' 35" West along the north line of said Parcel 73, a distance of 1330.20 feet to the point of beginning.

## PARCEL 45

Those portions of Parcels 28 and 79 of Parcel Map No. 24535, as shown by map on file in Book 162 of Parcel Maps at pages 84 through 90 inclusive thereof, Records of Riverside County, California, described as follows:

Beginning at the northwest corner of said Parcel 79;

Thence South  $00^{\circ} 00' 07''$  West along the west line of said Parcel 79, a distance of 628.97 feet to a point therein;

Thence North  $89^{\circ} 24' 07''$  East, a distance of 57.00 feet;

Thence North  $45^{\circ} 17' 53''$  West, a distance of 37.98 feet to a point in the east line of said Parcel 79;

Thence North  $00^{\circ} 00' 07''$  East along said east line, a distance of 602.00 feet to the northeast corner thereof;

Thence South  $89^{\circ} 20' 35''$  West along the north line of said Parcel 79, a distance of 30.00 feet to the point of beginning.

## PARCEL 46

Those portions of Parcels 28, 39, 73 and 79 of Parcel Map No. 24535, as shown by map on file in Book 162 of Parcel Maps at pages 84 through 90 inclusive thereof, Records of Riverside County, California, described as follows:

Commencing at the northwest corner of Parcel 39 of said Parcel Map No. 24535;

Thence South  $00^{\circ} 09' 42''$  West along the west line of said Parcel 39, a distance of 59.99 feet for the TRUE POINT OF BEGINNING, said point being in a non-tangent curve, concave to the east, having a radius of 60.00 feet, the radial line at said point bears South  $00^{\circ} 55' 17''$  West;

Thence westerly, northerly and easterly along said curve, to the right, through a central angle of  $178^{\circ} 28' 50''$ , an arc distance of 186.90 feet to a point in the boundary line of said Parcel 73, the radial line at said point bears North  $00^{\circ} 35' 53''$  West;

Thence South  $00^{\circ} 09' 42''$  West along said boundary line, a distance of 30.00 feet to an angle point therein;

Thence North  $89^{\circ} 24' 07''$  East along said boundary line and along the boundary line of said Parcel 79, a distance of 666.93 feet to an angle point in said boundary line of Parcel 79;

Thence North  $00^{\circ} 00' 07''$  East along the west line of said Parcel 79, a distance of 30.00 feet to a point which bears South  $00^{\circ} 00' 07''$  West 628.97 feet from the northwest corner thereof;

Thence North  $89^{\circ} 24' 07''$  East, a distance of 455.09 feet to the beginning of a tangent curve, concave to the north, having a radius of 270.00 feet;

Thence easterly along said curve, to the left, through a central angle of  $08^{\circ} 22' 46''$ , an arc distance of 39.49 feet to the end thereof;

Thence North  $81^{\circ} 01' 21''$  East, a distance of 123.27 feet to the beginning of a tangent curve, concave to the south, having a radius of 330.00 feet;

Thence easterly along said curve, to the right, through a central angle of  $08^{\circ} 49' 19''$ , an arc distance of 50.81 feet to a point in the east line of said Parcel 28, the radial line at said point bears North  $00^{\circ} 09' 20''$  West;

Thence South  $00^{\circ} 09' 20''$  East along said east line, a distance of 60.00 feet to a point therein, said point being in a non-tangent curve, concave to the south, having a radius of 270.00 feet, the radial line at said point bears North  $00^{\circ} 09' 20''$  West;

Thence westerly along said curve, to the left, through a central angle of  $08^{\circ} 49' 19''$ , an arc distance of 41.57 feet to the end thereof;

Thence South  $81^{\circ} 01' 21''$  West, a distance of 123.27 feet to the beginning of a tangent curve, concave to the north, having a radius of 330.00 feet;

Thence westerly along said curve, to the right, through a central angle of  $08^{\circ} 22' 46''$ , an arc distance of 48.26 feet to a point of tangency with the easterly prolongation of the north line of said Parcel 39;

Thence South  $89^{\circ} 24' 07''$  West along said easterly prolongation and along said north line of Parcel 39, a distance of 1006.32 feet to the beginning of a tangent curve, concave to the southeast, having a radius of 52.24 feet;

Thence southwesterly along said curve, to the left, through a central angle of  $37^{\circ} 53' 45''$ , an arc distance of 34.55 feet to the end thereof;

Thence South  $51^{\circ} 30' 22''$  West, a distance of 59.15 feet to the beginning of a tangent curve, concave to the northwest, having a radius of 60.00 feet, said curve being concentric with the aforementioned curve having a radius of 60.00 feet;

Thence southwesterly along said curve, to the right, through a central angle of  $39^{\circ} 24' 55''$ , an arc distance of 41.28 feet to the true point of beginning.

#### PARCEL 47

Those portions of Parcels 11, 12, 13 and 82 of Parcel Map No. 24535, as shown by map on file in Book 162 of Parcel Maps at pages 84 through 90 inclusive thereof, Records of Riverside County, California, described as follows:

Commencing at the northeast corner of said Parcel 11;

Thence South  $89^{\circ} 32' 39''$  West along the north line of said Parcel 11, a distance of 317.88 feet for the TRUE POINT OF BEGINNING;

Thence South  $44^{\circ} 41' 40''$  West, a distance of 35.26 feet to an intersection with the northerly prolongation of the east line of Parcel 58 of Parcel Map No. 24733 as shown by map on file in Book 175 of Parcel Maps at pages 30 through 36 inclusive thereof, Records of Riverside County, California, said east line having a bearing of North  $00^{\circ} 09' 20''$  West;;

Thence South  $00^{\circ} 09' 20''$  East along said northerly prolongation, a distance of 591.77 feet to a point in the south line of said Parcel 82;

Thence South  $89^{\circ} 20' 39''$  West along said south line, a distance of 60.00 feet to the northwest corner of said Parcel 58;

Thence North  $00^{\circ} 09' 20''$  West along the northerly prolongation of the west line of said Parcel 58, a distance of 591.72 feet;

Thence North  $45^{\circ} 18' 20''$  West, a distance of 35.45 feet to a point in the north line of said Parcel 11;

Thence North  $89^{\circ} 32' 39''$  East along said north line, a distance of 110.00 feet to the true point of beginning.

## PARCEL 48

Those portions of Parcels 32 and 80 of Parcel Map No. 24535, as shown by map on file in Book 162 of Parcel Maps at pages 84 through 90 inclusive thereof, Records of Riverside County, California, described as follows:

Beginning at the southeast corner of said Parcel 80;

Thence South  $89^{\circ} 28' 31''$  West along the south line of said Parcel 80, a distance of 115.23 feet to the beginning of a tangent curve, concave to the east, having a radius of 60.00 feet;

Thence westerly, northerly and easterly along said curve, to the right, through a central angle of  $217^{\circ} 53' 45''$ , an arc distance of 228.18 feet to the end thereof;

Thence South  $52^{\circ} 37' 44''$  East, a distance of 59.15 feet to the beginning of a tangent curve, concave to the north, having a radius of 52.24 feet;

Thence easterly along said curve, to the left, through a central angle of  $37^{\circ} 53' 45''$ , an arc distance of 34.55 feet to the northeast corner of said Parcel 80, the radial line at said point bears South  $00^{\circ} 31' 29''$  East;

Thence South  $00^{\circ} 09' 20''$  East along the east line of said Parcel 80, a distance of 60.00 feet to the point of beginning.

## PARCEL 49

Parcel 85 and those portions of Parcels 18 through 23 inclusive of Parcel Map No. 24535, as shown by map on file in Book 162 of Parcel Maps at pages 84 through 90 inclusive thereof, Records of Riverside County, California, described as follows:

Beginning at the southwest corner of said Parcel 85;

Thence North  $00^{\circ} 15' 21''$  West along the west line of said Parcel 85 and along the west line of said Parcel 23, a distance of 54.00 feet to a point in a line parallel with and distant northerly 24.00 feet, measured at a right angle, from the south line of said Parcel 23;

Thence North  $89^{\circ} 28' 31''$  East along said parallel line, a distance of 903.02 feet to the beginning of a tangent curve, concave to the north, having a radius of 1758.00 feet;

Thence easterly along said curve, to the left, through a central angle of  $09^{\circ} 15' 38''$ , an arc distance of 284.14 feet to the end thereof;

Thence North  $80^{\circ} 12' 53''$  East, a distance of 87.24 feet;

Thence North  $36^{\circ} 59' 47''$  East, a distance of 34.24 feet to a point in the east line of said Parcel 18, said point being in a non-tangent curve, concave to the east, having a radius of 1053.00 feet, the radial line at said point bears South  $83^{\circ} 46' 41''$  West;

Thence southerly along said east line and along the east line of said Parcel 85 and along said curve, to the left, through a central angle of  $06^{\circ} 30' 33''$ , an arc distance of 119.63 feet to the southeast corner of said Parcel 85, the radial line at said corner bears South  $77^{\circ} 16' 08''$  West;

Thence South  $89^{\circ} 28' 31''$  West along the south line of said Parcel 85, a distance of 1311.73 feet to the point of beginning.

#### PARCEL 50

Those portions of Parcels 69, 70, 71 and 78 of Parcel Map No. 24535, as shown by map on file in Book 162 of Parcel Maps at pages 84 through 90 inclusive thereof, Records of Riverside County, California, described as follows:

Beginning at the northeast corner of said Parcel 78;

Thence South  $00^{\circ} 12' 02''$  East along the east line of said Parcel 78, a distance of 78.09 feet to the southeast corner thereof;

Thence North  $47^{\circ} 29' 34''$  West along the boundary line of said Parcel 78, a distance of 36.86 feet to an angle point therein;

Thence South  $89^{\circ} 36' 20''$  West along the south line of said Parcel 78, a distance of 150.00 feet to the beginning of a tangent curve, concave to the south, having a radius of 947.00 feet;

Thence westerly along said curve, to the left, through a central angle of  $09^{\circ} 26' 53''$ , an arc distance of 156.16 feet to the end thereof;

Thence South  $80^{\circ} 09' 27''$  West, a distance of 139.32 feet to the beginning of a tangent curve, concave to the north, having a radius of 1053.00 feet;

Thence westerly along said curve, to the right, through a central angle of  $09^{\circ} 26' 53''$ , an arc distance of 173.64 feet to a point therein, the radial line at said point bears South  $00^{\circ} 23' 40''$  East;

Thence North  $00^{\circ} 23' 40''$  West, a distance of 3.00 feet to a point in a line parallel with and distant southerly 47.00 feet, measured at a right angle, from said south line of Parcel 78;

Thence South  $89^{\circ} 36' 20''$  West along said parallel line, a distance of 122.00 feet;

Thence North  $00^{\circ} 23' 40''$  West, a distance of 100.00 feet to a point in the north line of said Parcel 78;

Thence North  $89^{\circ} 36' 20''$  East along said north line, a distance of 765.00 feet to the point of beginning.

#### PARCEL 51

Those portions of Parcels 64, 65, 69, and 70 of Parcel Map No. 24535, as shown by map on file in Book 162 of Parcel Maps at pages 84 through 90 inclusive thereof, Records of Riverside County, California, described as follows:

Commencing at the southeast corner of Parcel 78 of said Parcel Map No. 24535;

Thence North  $47^{\circ} 29' 34''$  West along the boundary line of said Parcel 78, a distance of 36.86 feet to an angle point therein;

Thence South  $89^{\circ} 36' 20''$  West along the south line of said Parcel 78, a distance of 150.00 feet to the beginning of a tangent curve, concave to the south, having a radius of 947.00 feet;

Thence westerly along said curve, to the left, through a central angle of  $09^{\circ} 26' 53''$ , an arc distance of 156.16 feet to the end thereof;

Thence South  $80^{\circ} 09' 27''$  West, a distance of 139.32 feet to the beginning of a tangent curve, concave to the north, having a radius of 1053.00 feet;

Thence westerly along said curve, to the right, through a central angle of  $09^{\circ} 26' 53''$ , an arc distance of 173.64 feet for the TRUE POINT OF BEGINNING, the radial line at said point bears South  $00^{\circ} 23' 40''$  East;

Thence South  $46^{\circ} 48' 29''$  West, a distance of 36.80 feet;

Thence South 00° 23' 40" East, a distance of 548.27 feet to the beginning of a tangent curve, concave to the north, having a radius of 60.00 feet;

Thence southerly, westerly and northerly along said curve, to the right, through a central angle of 217° 53' 45", an arc distance of 228.18 feet to the end thereof;

Thence North 37° 30' 05" East, a distance of 59.15 feet to the beginning of a tangent curve, concave to the west, having a radius of 52.24 feet;

Thence northerly along said curve, to the left, through a central angle of 37° 53' 45", an arc distance of 34.55 feet to the end thereof;

Thence North 00° 23' 40" West, a distance of 425.65 feet;

Thence North 45° 23' 40" West, a distance of 49.50 feet to a point in a line parallel with and distant southerly 47.00 feet, measured at a right angle, from said south line of Parcel 78;

Thence North 89° 36' 20" East along said parallel line, a distance of 122.00 feet;

Thence South 00° 23' 40" East, a distance of 3.00 feet to the true point of beginning.

#### PARCEL 52

Those portions of Parcels 59 and 76 of Parcel Map No. 24535, as shown by map on file in Book 162 of Parcel Maps at pages 84 through 90 inclusive thereof, Records of Riverside County, California, described as follows:

Beginning at the most northerly corner of Parcel 61 of said Parcel Map No. 24535;

Thence South 00° 12' 02" East along the west line of said Parcel 76 and along the southerly prolongation thereof, a distance of 634.51 feet to the beginning of a tangent curve, concave to the northeast, having a radius of 63.00 feet;

Thence southeasterly along said curve, to the left, through a central angle of 89° 58' 29", an arc distance of 98.93 feet to a point in the east line of said Parcel 59, the radial line at said point bears South 00° 10' 31" East;

Thence North 00° 11' 30" West along said east line and along the east line of said Parcel 76, a distance of 178.68 feet to the northwest corner of Parcel 3 of Parcel Map, as shown by map on file in Book 18 of Parcel Maps at page 70 thereof, Records of Riverside County, California;

Thence North  $00^{\circ} 12' 02''$  West continuing along said east line of Parcel 76, a distance of 542.36 feet to the northeast corner thereof;

Thence South  $89^{\circ} 47' 58''$  West along the northerly line of said Parcel 76, a distance of 33.71 feet to an angle point therein;

Thence South  $51^{\circ} 01' 18''$  West along the northwesterly line of said Parcel 76, a distance of 37.58 feet to the point of beginning.

#### PARCEL 53

That portion of Parcel 69 of Parcel Map No. 24535, as shown by map on file in Book 162 of Parcel Maps at pages 84 through 90 inclusive thereof, Records of Riverside County, California, described as follows:

Commencing at the southeast corner of Parcel 38 of said Parcel Map No. 24535;

Thence South  $00^{\circ} 09' 20''$  East along the southerly prolongation of the east line of said Parcel 38, a distance of 153.00 feet for the TRUE POINT OF BEGINNING;

Thence continuing South  $00^{\circ} 09' 20''$  East along said southerly prolongation, a distance of 100.00 feet;

Thence North  $89^{\circ} 36' 20''$  East, a distance of 100.00 feet;

Thence North  $00^{\circ} 09' 20''$  West, a distance of 100.00 feet;

Thence South  $89^{\circ} 36' 20''$  West, a distance of 100.00 feet to the true point of beginning.

#### PARCEL 54 (Railroad Spur T & S)

Those portions of Parcels 55, 56 and 75 of Parcel Map No. 24535, as shown by map on file in Book 162 of Parcel Maps at pages 84 through 90 inclusive thereof, Records of Riverside County, California, described as follows:

Commencing at the most westerly corner of said Parcel 55;

Thence North  $51^{\circ} 01' 18''$  East along the northwesterly line of said Parcel 55, a distance of 87.03 feet for the TRUE POINT OF BEGINNING, said point being in a non-tangent curve, concave to the northwest, having a radius of 512.50 feet, the radial line at said point bears South  $03^{\circ} 00' 34''$  East;

Thence northeasterly along said curve, to the left, through a central angle of  $20^{\circ} 29' 26''$ , an arc distance of 183.28 feet to the end thereof;

Thence North  $66^{\circ} 30' 00''$  East, a distance of 198.83 feet to the beginning of a tangent curve, concave to the southeast, having a radius of 487.50 feet;

Thence northeasterly along said curve, to the right, through a central angle of  $23^{\circ} 07' 20''$ , an arc distance of 196.74 feet to the end thereof;

Thence North  $89^{\circ} 37' 20''$  East, a distance of 294.29 feet to a point in the east line of said Parcel 75;

Thence North  $00^{\circ} 12' 02''$  West along said east line, a distance of 25.00 feet to a point therein;

Thence South  $89^{\circ} 37' 20''$  West, a distance of 294.36 feet to the beginning of a tangent curve, concave to the southeast, having a radius of 512.50 feet, said curve being concentric with the aforementioned curve having a radius of 487.50 feet;

Thence southwesterly along said curve, to the left, through a central angle of  $23^{\circ} 07' 20''$ , an arc distance of 206.82 feet to the end thereof;

Thence South  $66^{\circ} 30' 00''$  West, a distance of 198.83 feet to the beginning of a tangent curve, concave to the northwest, having a radius of 487.50 feet;

Thence southwesterly along said curve, to the right, through a central angle of  $16^{\circ} 13' 07''$ , an arc distance of 137.99 feet to a point in said northwesterly line of Parcel 55, the radial line at said point bears South  $07^{\circ} 16' 53''$  East;

Thence South  $51^{\circ} 01' 18''$  West along said northwesterly line, a distance of 44.87 feet to the true point of beginning.

PREPARED UNDER MY SUPERVISION:

Matthew E. Webb

Matthew E. Webb, L.S. 5529

Prepared by: AW

Checked by: SOS

4/22/92  
Date

DESCRIPTION APPROVAL 5/11/92  
George P. Hutchinson by WF  
SURVEYOR, CITY OF RIVERSIDE

