

Recorder  
First Amendment

169986

WHEN RECORDED MAIL TO:

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

Project: Parcel Map 24536  
Parcel Map Waiver PW-005-934

RECEIVED FOR RECORD  
AT 2:00 O'CLOCK

APR 25 1994

Recorded in Official Records  
of Riverside County, California  
Recorder  
Fees \$91

91 @ ME  
/ 27

SECOND AMENDMENT TO  
COVENANT, AGREEMENT AND  
DECLARATION OF RESTRICTIONS

(Spectrum Associates No. I)

This Second Amendment to Covenant, Agreement and Declaration of Restrictions ("Second Amendment") is made this 5th day of April, 1994, by SPECTRUM ASSOCIATES NO. I, a California general partnership ("Spectrum"), and the City of Riverside, a municipal corporation, ("City") with reference to the following facts:

A. Spectrum is the fee owner of approximately 83 acres of unimproved real property situated in the City of Riverside, County of Riverside, State of California, described in Exhibit "A-1", attached hereto and incorporated herein by reference. City is the fee owner of approximately 17 acres of unimproved real property situated in the City of Riverside, County of Riverside, State of California, described in Exhibit "A-2", attached hereto and incorporated herein by reference. The State of California acting by and through its Department of Transportation is the fee owner of approximately 36 acres of real property previously owned by Spectrum situated in the City of Riverside, County of Riverside, State of California, described in Exhibit "A-3" attached hereto and incorporated herein by reference. The real property described in Exhibits "A-1", "A-2" and "A-3" was subdivided into both developable and undevelopable parcels by Parcel Map No. 24536 as shown by Parcel Map on file in Book 162 of Parcel Maps at pages 91 through 98 thereof, Records of Riverside County, California. The real property described in Exhibits "A-1", "A-2" and "A-3" is hereinafter referred to as the "Parcel Map Property" or individually by the parcel numbers shown on Exhibits "A-1", "A-2" and "A-3" and Parcel Map No. 24536 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 made by Spectrum, dated December 21, 1989 and recorded February 8, 1990 as Instrument No. 050529,

CA 424

Official Records of Riverside County, California (the "Covenant").

C. Parcel lines of certain of the parcels shown on the Parcel Map have been adjusted as approved by the City of Riverside for Parcel Map Waiver Case PMW-22-901, as evidenced by Certificate of Compliance recorded August 10, 1993 as Instrument No. 311232, Official Records of Riverside County, California.

D. Certain conditions for the adjustment of the parcels as approved for Parcel Map Waiver Case PMW-22-901 have been included in a First Amendment to Covenant, Agreement and Declaration of Restrictions made by Spectrum and City, dated August 3, 1993 and recorded August 9, 1993 as Instrument No. 050529, Official Records of Riverside County, California (the "First Amendment").

E. Spectrum proposes to now adjust the parcel lines of the two parcels of the Parcel Map Property described in Exhibit "B", attached hereto and incorporated herein by this reference. Said request from Spectrum for the parcel line adjustment was approved by the City of Riverside in Parcel Map Waiver Case PW-005-934, hereinafter referred to as the "Parcel Map Waiver". That portion of the Parcel Map Property as reconfigured by the Parcel Map Waiver is described in Exhibit "C", attached hereto and incorporated herein by this 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" by recording a Certificate of Compliance for the Parcel Map Waiver concurrently with the recording of this Second Amendment. The real property described in Exhibit "C" is collectively referred to as the "Parcel Map Waiver Property" or individually by the parcel numbers shown on said Exhibit "C".

F. Spectrum has proposed that an assessment district and/or community facilities district be formed and funded to finance a portion of the construction of the off-site improvements and the acquisition of street rights-of-way for the purpose of complying with the conditions of approval of the Parcel Map.

G. As conditions of approving Case PW-005-934, the City of Riverside has imposed certain requirements including the dedication and construction of certain public improvements which will be subject to reimbursement upon establishment and funding of the assessment district and/or community facilities district.

H. To reflect the changes noted above, Spectrum proposes to amend in its entirety the Covenant as previously amended in its entirety by the First Amendment.

I. City joins in this Second Amendment solely with regard to its ownership of Parcel 4 of the Parcel Map Property.

NOW, THEREFORE, the undersigned hereby amend in its entirety the Covenant as previously amended in its entirety by the First Amendment and covenant and agree with the City of Riverside, and declare as follows:

1. There shall be no public access to any parcel of that portion of the Parcel Map Property described in Exhibits A-1 and A-2 or the Parcel Map Waiver Property until such time as (i) all off-site improvements which are required by the City of Riverside for the development of such parcel, including the construction and installation of required public utility improvements and the construction and installation of required improvements not adjacent to the parcel, ("Off-site Improvements") have been completed; (ii) all public utility fees and charges which are required by the City of Riverside for the development of such parcel, including fees and charges for utilities not adjacent to the parcel, ("Utilities Fees") have been paid; and (iii) all rights-of-way dedications which are required by the City of Riverside for the development of such parcel, including dedications not adjacent to the parcel, have been satisfied; all as required by the City of Riverside in the conditions of approval for Parcel Map 24536, PMW-22-901 and PW-005-934, whether by the proposed assessment district and/or community facilities district or otherwise.

2. The undersigned, and their successors and assigns, shall be responsible for the preparation of plans for the Off-site Improvements; the completion of the Off-site 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 permit for a parcel of the Parcel Map Property or the Parcel Map Waiver Property to be developed, in the event the assessment district and/or community facilities district is not formed and funded to finance the Off-site Improvements, the Utilities Fees and the acquisition of the street rights-of-way. The undersigned further agree that all Off-site Improvement plans necessary for such parcel to be developed shall be approved by the City of Riverside before building permits will be issued.

3. Paragraphs 1 and 2 of this Second Amendment shall not apply to the parcel or portion of the parcel owned by or conveyed to City for so long as the parcel is owned by City. At such time as the parcel or portion of a parcel is not owned by City the provisions of paragraphs 1 and 2 shall apply to such parcel or portion of a parcel.

4. The undersigned, and their successors and assigns, shall not improve any parcel of the Parcel Map Property or the Parcel Map Waiver Property for private use prior to (i) the acquisition of required street rights-of-way for said parcel 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 required street rights-of-way; (ii) improvement of the required streets for said parcel in accordance with the then existing standards and specifications of the City of Riverside, or the execution of an improvement agreement and the provision of appropriate improvement security to secure the performance of the required street improvement work; and (iii) the construction and installation of the required public utilities for said parcel and the payment of the Utilities Fees, or the execution 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.

5. Parcels 23 and 24 of the Parcel Map 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 23 and 24 of the Parcel Map.

6. Parcels 21 through 26 of the Parcel Map are intended to be acquired or dedicated for public street rights-of-way and are not developable parcels. Parcel 27 of the Parcel Map and Parcels 4 and 5 of Parcel Map Waiver Case PMW-22-901 may be acquired or dedicated for public street rights-of-way and are not developable parcels unless they are combined with adjacent parcels pursuant to a subsequent parcel map or parcel map waiver.

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

8. 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 was a condition of approval of Case PMW-22-901 and agrees to cooperate fully with the City of Riverside in the establishment of the required district.

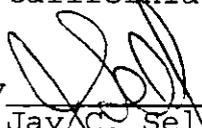
9. The provisions of this Covenant as further amended in its entirety by the Second Amendment shall not apply to that portion of the Parcel Map Property acquired by the State of California and described in Exhibit A-3, and with the consent of the City of Riverside, said property as described in Exhibit A-3 is hereby released and excluded from the provisions of this Covenant as amended hereby.

10. The terms of this Second 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 Second 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 Second 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.

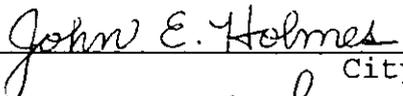
IN WITNESS WHEREOF, the undersigned have caused this Second Amendment to be executed as of the day and year first written above.

SPECTRUM ASSOCIATES NO. I,  
a California general partnership

By   
Jay C. Self,  
General Partner

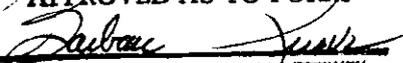
By   
Mark A. Thompson,  
General Partner

CITY OF RIVERSIDE, a  
municipal corporation

By   
City Manager

Attest   
City Clerk

APPROVED AS TO FORM

  
ASST. CITY ATTORNEY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

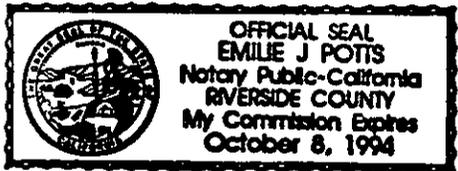
169986 No. 5193

State of CALIFORNIA }
County of RIVERSIDE }

On 4/5/94 before me, EMILIE J. POTTS, NOTARY PUBLIC
NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared MARK A. THOMPSON AND JAY C. SELF
NAME(S) OF SIGNER(S)

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



WITNESS my hand and official seal.
[Signature of Emilie J. Potts]
SIGNATURE OF NOTARY

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

- [ ] INDIVIDUAL
[ ] CORPORATE OFFICER(S)
TITLE(S)
[X] PARTNER(S) [ ] LIMITED
[ ] GENERAL
[ ] ATTORNEY-IN-FACT
[ ] TRUSTEE(S)
[ ] GUARDIAN/CONSERVATOR
[ ] OTHER:

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)
SPECTRUM ASSOCIATES
NO. 1, A CALIFORNIA GENERAL PARTNERSHIP

OPTIONAL SECTION

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:
TITLE OR TYPE OF DOCUMENT
NUMBER OF PAGES DATE OF DOCUMENT
SIGNER(S) OTHER THAN NAMED ABOVE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

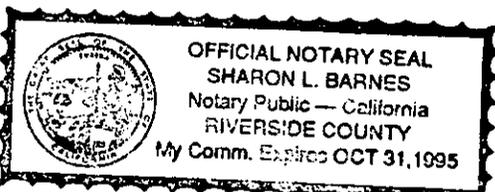
No. 5193

State of California }
County of Riverside }

On 4-15-94 before me, Sharon L. Barnes
NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared John E. Halmes
NAME(S) OF SIGNER(S)

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



WITNESS my hand and official seal.
[Signature of Sharon L. Barnes]
SIGNATURE OF NOTARY

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

- [ ] INDIVIDUAL
[ ] CORPORATE OFFICER(S)
TITLE(S)
[ ] PARTNER(S) [ ] LIMITED
[ ] GENERAL
[ ] ATTORNEY-IN-FACT
[ ] TRUSTEE(S)
[ ] GUARDIAN/CONSERVATOR
[ ] OTHER:

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

OPTIONAL SECTION

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:
TITLE OR TYPE OF DOCUMENT 2nd Amendment to Covenant
NUMBER OF PAGES DATE OF DOCUMENT
SIGNER(S) OTHER THAN NAMED ABOVE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

169986

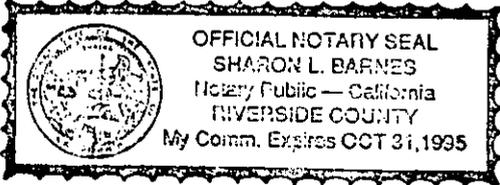
No. 5193

State of California  
County of Riverside

On 4-15-94 before me, Sharon L. Barnes  
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Karen E. Lindquist  
NAME(S) OF SIGNER(S)

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



WITNESS my hand and official seal.

Sharon L. Barnes  
SIGNATURE OF NOTARY

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

- INDIVIDUAL
- CORPORATE OFFICER(S)
- TITLE(S)
- PARTNER(S)  LIMITED  GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: \_\_\_\_\_

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)  
\_\_\_\_\_  
\_\_\_\_\_

OPTIONAL SECTION

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

TITLE OR TYPE OF DOCUMENT 2nd amend. to Covenant

NUMBER OF PAGES \_\_\_\_\_ DATE OF DOCUMENT \_\_\_\_\_

SIGNER(S) OTHER THAN NAMED ABOVE \_\_\_\_\_

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

CONSENT TO  
SECOND 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. 050529 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 6, 1993 the City Council consented to the amendment of the Covenant by the First Amendment to Covenant, Agreement and Declaration of Restrictions and authorized the execution of a written consent; and

WHEREAS the First Amendment to Covenant, Agreement and Declaration of Restrictions ("First Amendment") dated August 3, 1993 was recorded on August 9, 1993 as Instrument No. 309244, Official Records of Riverside County, California; and

WHEREAS on April 5, 1994, the City Council consented to the further amendment of the Covenant by the Second Amendment to Covenant, Agreement and Declaration of Restrictions ("Second Amendment") and authorized the execution of a written consent; and

WHEREAS the Second Amendment releases and excludes the real property acquired by the State of California as described in Exhibit A-3 attached hereto from the provisions thereof;

NOW, THEREFORE, the City Council of the City of Riverside hereby consents to the Second Amendment to Covenant, Agreement and Declaration of Restrictions set forth above and authorizes the City Manager of the City of Riverside to execute such Consent on its behalf.

John E. Holmes  
City Manager

Attest Karen E. Lindquist  
City Clerk

Approved as to Form:

Barbara J. [Signature]  
Assistant City Attorney

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California  
County of Riverside }

On 4-15-94 before me, Sharon L. Barnes  
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared John E. Holmes  
NAME(S) OF SIGNER(S)

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

WITNESS my hand and official seal.

Sharon L. Barnes  
SIGNATURE OF NOTARY

**OPTIONAL SECTION**

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

TITLE OR TYPE OF DOCUMENT Consent to a new Amend. to Covenant

NUMBER OF PAGES \_\_\_\_\_ DATE OF DOCUMENT \_\_\_\_\_

SIGNER(S) OTHER THAN NAMED ABOVE \_\_\_\_\_

**OPTIONAL SECTION**

**CAPACITY CLAIMED BY SIGNER**

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

- INDIVIDUAL
- CORPORATE OFFICER(S)

- TITLE(S)
- PARTNER(S)  LIMITED  GENERAL
  - ATTORNEY-IN-FACT

- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: \_\_\_\_\_

**SIGNER IS REPRESENTING:**

NAME OF PERSON(S) OR ENTITY(IES)  
\_\_\_\_\_  
\_\_\_\_\_

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

169986

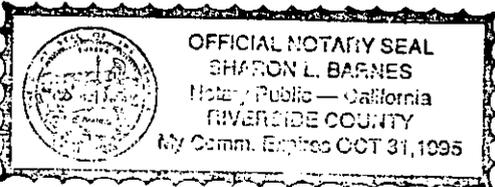
No. 5193

State of California  
County of Riverside

On 4-15-94 before me, Sharon L Barnes  
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Karen E. Lundquist  
NAME(S) OF SIGNER(S)

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



WITNESS my hand and official seal.

Sharon L Barnes  
SIGNATURE OF NOTARY

OPTIONAL SECTION  
CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

- INDIVIDUAL
- CORPORATE OFFICER(S)  
TITLE(S) \_\_\_\_\_
- PARTNER(S)  LIMITED  
 GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: \_\_\_\_\_

SIGNER IS REPRESENTING:  
NAME OF PERSON(S) OR ENTITY(IES)

OPTIONAL SECTION

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

TITLE OR TYPE OF DOCUMENT Consent to 2nd Amend to Covenant

NUMBER OF PAGES \_\_\_\_\_ DATE OF DOCUMENT \_\_\_\_\_

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

SIGNER(S) OTHER THAN NAMED ABOVE \_\_\_\_\_

## EXHIBIT "A-1"

PARCEL A

Parcels 1 through 3, 5 through 7, 12 and 13, 21 through 24 and 26 and 27 of Parcel Map No. 24536 as shown by Map on file in Book 162 of Parcel Maps at Pages 91 through 98 inclusive thereof, Records of Riverside County, California.

PARCEL B

PARCEL 1 (Revised 4/13/92)

Those portions of Parcels 15, 28 and 29 of Parcel Map No. 24536 as shown by map on file in Book 162 of Parcel Maps at pages 91 through 98 inclusive thereof, Records of Riverside County, California, described as follows:

Beginning at the northwest corner of said Parcel 15;

Thence North  $89^{\circ} 19' 37''$  East along the north line of said Parcel 15 and along the easterly prolongation thereof, a distance of 830.49 feet to a point in the east line of said Parcel 29, said point being in a non-tangent curve, concave to the west, having a radius of 1860.13 feet, the radial line at said point bears South  $83^{\circ} 31' 36''$  East;

Thence southerly along said east line and along said curve, to the right, through a central angle of  $07^{\circ} 35' 19''$ , an arc distance of 246.36 feet to the end thereof;

Thence South  $14^{\circ} 03' 43''$  West continuing along said east line, a distance of 33.18 feet to a point therein;

Thence North  $75^{\circ} 56' 17''$  West, a distance of 105.01 feet;

Thence South  $14^{\circ} 03' 43''$  West, a distance of 95.01 feet;

Thence South  $06^{\circ} 58' 32''$  East, a distance of 69.66 feet;

Thence South  $14^{\circ} 03' 43''$  West, a distance of 173.64 feet;

Thence South  $89^{\circ} 19' 37''$  West, a distance of 218.44 feet to a point in a non-tangent curve, concave to the southwest, having a radius of 60.00 feet, the radial line at said point bears South  $89^{\circ} 19' 37''$  West;

Thence northwesterly along said curve, to the left, through a central angle of  $111^{\circ} 48' 15''$ , an arc distance of 117.08 feet to the end thereof;

Thence South  $67^{\circ} 31' 22''$  West, 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 westerly along said curve, to the right, through a central angle of  $21^{\circ} 48' 15''$ , an arc distance of 19.88 feet to the end thereof, said end of curve being a point of tangency with the south line of said Parcel 15;

Thence South  $89^{\circ} 19' 37''$  West along said south line, a distance of 124.39 feet to an angle point therein;

Thence North  $43^{\circ} 28' 14''$  West along the southwesterly line of said Parcel 15, a distance of 36.80 feet to an angle point therein;

Thence North  $00^{\circ} 40' 23''$  West along the west line of said Parcel 15, a distance of 107.25 feet to the beginning of a tangent curve, concave to the west, having a radius of 1001.32 feet;

Thence northerly along said curve, to the left, through a central angle of  $24^{\circ} 17' 22''$ , an arc distance of 424.49 feet to the point of beginning, the radial line at said point bears North  $65^{\circ} 02' 15''$  East.

PARCEL 2 (Revised 4/13/92)

Those portions of Parcels 16, 28 and 29 of Parcel Map No. 24536 as shown by map on file in Book 162 of Parcel Maps at pages 91 through 98 inclusive thereof, Records of Riverside County, California, described as follows:

Commencing at the southeast corner of said Parcel 16;

Thence North  $89^{\circ} 11' 49''$  West along the south line of said Parcel 16, a distance of 280.71 feet for the TRUE POINT OF BEGINNING;

Thence continuing North  $89^{\circ} 11' 49''$  West along said south line, a distance of 159.97 feet to an angle point therein;

Thence North  $44^{\circ} 56' 06''$  West along the southwesterly line of said Parcel 16, a distance of 97.71 feet to an angle point therein;

Thence North  $00^{\circ} 40' 23''$  West along the west line of said Parcel 16, a distance of 570.77 feet to an angle point therein;

Thence North  $43^{\circ} 31' 12''$  East along the northwesterly line of said Parcel 16, a distance of 100.42 feet to an angle point therein;

Thence North  $89^{\circ} 19' 37''$  East along the north line of said Parcel 16, a distance of 79.39 feet to the beginning of a tangent curve, concave to the south, having a radius of 52.24 feet;

Thence easterly along said curve, to the right, through a central angle of  $21^{\circ} 48' 15''$ , an arc distance of 19.88 feet to the end thereof;

Thence South  $68^{\circ} 52' 08''$  East, 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 northeasterly along said curve, to the left, through a central angle of  $111^{\circ} 48' 15''$ , an arc distance of 117.08 feet to a point therein, the radial line at said point bears South  $89^{\circ} 19' 37''$  West;

Thence North  $89^{\circ} 19' 37''$  East, a distance of 218.44 feet;

Thence South  $14^{\circ} 03' 43''$  West, a distance of 125.53 feet to the beginning of a tangent curve, concave to the east, having a radius of 2040.14 feet;

Thence southerly along said curve, to the left, through a central angle of  $16^{\circ} 09' 12''$ , an arc distance of 575.17 feet to a point therein, the radial line at said point bears South  $87^{\circ} 54' 31''$  West;

Thence South  $46^{\circ} 13' 46''$  West, a distance of 30.27 feet;

Thence South  $89^{\circ} 31' 08''$  West, a distance of 142.83 feet;

Thence South  $41^{\circ} 56' 38''$  West, a distance of 48.73 feet to the true point of beginning.

## PARCEL 4 (Revised 4/13/92)

Those portions of Parcels 15, 16 and 28 of Parcel Map No. 24536 as shown by map on file in Book 162 of Parcel Maps at pages 91 through 98 inclusive thereof, Records of Riverside County, California, described as follows:

Beginning at the most southerly corner of said Parcel 28;

Thence North  $43^{\circ} 31' 12''$  East along the boundary line of said Parcel 28, a distance of 100.42 feet to an angle point therein;

Thence North  $89^{\circ} 19' 37''$  East along the south line of said Parcel 28, a distance of 79.39 feet to the beginning of a tangent curve, concave to the south, having a radius of 52.24 feet;

Thence easterly along said curve, to the right, through a central angle of  $21^{\circ} 48' 15''$ , an arc distance of 19.88 feet to the end thereof;

Thence South  $68^{\circ} 52' 08''$  East, a distance of 59.15 feet to the beginning of a tangent curve, concave to the west, having a radius of 60.00 feet;

Thence easterly, northerly and westerly along said curve, to the left, through a central angle of  $223^{\circ} 36' 30''$ , an arc distance of 234.16 feet to the end thereof;

Thence South  $69^{\circ} 31' 22''$  West, 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 westerly along said curve, to the right, through a central angle of  $21^{\circ} 48' 15''$ , an arc distance of 19.88 feet to the end thereof, said end of curve being a point of tangency with the north line of said Parcel 28;

Thence South  $89^{\circ} 19' 37''$  West along said north line, a distance of 124.39 feet to an angle point therein;

Thence North  $43^{\circ} 28' 14''$  West along the northerly line of said Parcel 28, a distance of 36.80 feet to an angle point therein;

Thence South  $00^{\circ} 40' 23''$  East along the west line of said Parcel 28, a distance of 159.00 feet to the point of beginning.

## PARCEL 5

Those portions of Parcels 10, 11, 14 and 29 of Parcel Map No. 24536 as shown by map on file in Book 162 of Parcel Maps at pages 91 through 98 inclusive thereof, Records of Riverside County, California, described as follows:

Commencing at the most westerly corner of said Parcel 29;

Thence North  $89^{\circ} 34' 03''$  East along the northerly line of said Parcel 29, a distance of 60.00 feet for the TRUE POINT OF BEGINNING;

Thence continuing North  $89^{\circ} 34' 03''$  East along said northerly line, a distance of 54.00 feet to an angle point therein;

Thence South  $84^{\circ} 43' 18''$  East along the north line of said Parcel 11, a distance of 54.42 feet to a point therein;

Thence South  $46^{\circ} 46' 12''$  West, a distance of 28.83 feet;

Thence South  $00^{\circ} 25' 57''$  East, a distance of 66.28 feet to the beginning of a tangent curve, concave to the west, having a radius of 280.00 feet;

Thence southerly along said curve, to the right, through a central angle of  $23^{\circ} 33' 27''$ , an arc distance of 115.12 feet to a point of reverse curvature with a curve, concave to the east, having a radius of 315.00 feet, the radial line at said point bears South  $66^{\circ} 52' 30''$  East.

Thence southerly along said curve, to the left, through a central angle of  $44^{\circ} 40' 41''$ , an arc distance of 245.63 feet to a point in the northeasterly line of said Parcel 29, said point being a point of compound curvature with a curve, concave to the northeast, having a radius of 470.00 feet, the radial line at said point bears South  $68^{\circ} 26' 50''$  West;

Thence southeasterly along said last mentioned curve, to the left, through a central angle of  $47^{\circ} 24' 09''$ , an arc distance of 388.84 feet to the end thereof;

Thence South  $68^{\circ} 57' 19''$  East, a distance of 100.57 feet to the beginning of a tangent curve, concave to the northwest, having a radius of 60.00 feet;

The last two (2) courses and distances follow the boundary line of said Parcel 29;

Thence southeasterly, southerly and northwesterly along said curve, to the right, through a central angle of  $219^{\circ} 50' 21''$ , an arc distance of 230.22 feet to the end thereof;

Thence North  $29^{\circ} 06' 58''$  West, a distance of 65.00 feet to the beginning of a tangent curve, concave to the southwest, having a radius of 19.08 feet;

Thence northwesterly along said curve, to the left, through a central angle of  $39^{\circ} 50' 21''$ , an arc distance of 13.27 feet to a point in the southwesterly line of said Parcel 29, said point being a point of reverse curvature with a curve, concave to the northeast, having a radius of 530.00 feet, the radial line at said point bears North  $21^{\circ} 02' 41''$  East;

Thence northwesterly along said southwesterly line and along said curve, to the right, through a central angle of  $47^{\circ} 24' 09''$ , an arc distance of 438.48 feet to a point of compound curvature with a curve, concave to the east, having a radius of 375.00 feet, the radial line at said point bears South  $68^{\circ} 26' 50''$  West;

Thence northerly along said last mentioned curve, to the right, through a central angle of  $44^{\circ} 40' 41''$ , an arc distance of 292.42 feet to a point of reverse curvature with a curve, concave to the west, having a radius of 220.00 feet, the radial line at said point bears North  $66^{\circ} 52' 30''$  West;

Thence northerly along said last mentioned curve, to the left, through a central angle of  $23^{\circ} 33' 27''$ , an arc distance of 90.45 feet to a point of tangency with the east line of said Parcel 29;

Thence North  $00^{\circ} 25' 57''$  West along said east line, a distance of 66.28 feet to an angle point therein;

Thence North  $47^{\circ} 38' 06''$  West, a distance of 36.80 feet to the true point of beginning.

#### PARCEL 6

Those portions of Parcels 14 and 29 of Parcel Map No. 24536 as shown by map on file in Book 162 of Parcel Maps at pages 91 through 98 inclusive thereof, Records of Riverside County, California, described as follows:

Beginning at the southwest corner of said Parcel 14;

Thence North  $89^{\circ} 19' 37''$  East along the south line of said Parcel 14 and along the easterly prolongation thereof, a distance of 500.88 feet to a point in the east line of said Parcel 29, said point being in a non-tangent curve, concave to the west, having a radius of 1860.13 feet, the radial line at said point bears South  $83^{\circ} 31' 36''$  East;

Thence northerly along said curve, to the left, through a central angle of  $05^{\circ} 33' 37''$ , an arc distance of 180.52 feet to a point of compound curvature with a curve, concave to the southwest, having a radius of 280.00 feet, the radial line at said point bears South  $89^{\circ} 05' 13''$  East;

Thence northwesterly along said curve, to the left, through a central angle of  $69^{\circ} 52' 06''$ , an arc distance of 341.44 feet to the end thereof;

Thence North  $68^{\circ} 57' 19''$  West, a distance of 96.10 feet to a point of cusp with a curve, concave to the northwest, having a radius of 60.00 feet;

The last three (3) courses and distances follow the boundary line of said Parcel 29;

Thence southeasterly, southerly and northwesterly along said curve, to the right, through a central angle of  $219^{\circ} 50' 21''$ , an arc distance of 230.22 feet to the end thereof;

Thence North  $29^{\circ} 06' 58''$  West, a distance of 65.00 feet to the beginning of a tangent curve, concave to the southwest, having a radius of 19.08 feet;

Thence northwesterly along said curve, to the left, through a central angle of  $39^{\circ} 50' 21''$ , an arc distance of 13.27 feet to a point in the southwesterly line of said Parcel 29, said point being a point of reverse curvature with a curve, concave to the northeast, having a radius of 530.00 feet, the radial line at said point bears North  $21^{\circ} 02' 41''$  East, said point also being in the northeasterly line of said Parcel 14;

Thence northwesterly along said northeasterly line and along said curve, to the right, through a central angle of  $04^{\circ} 22' 49''$ , an arc distance of 40.52 feet to the most northerly corner of said Parcel 14;

Thence South  $25^{\circ} 25' 30''$  West along the northwesterly line of said Parcel 14, a distance of 219.10 feet to an angle point therein;

Thence South  $00^{\circ} 40' 23''$  East along the west line of said Parcel 14, a distance of 284.50 feet to the point of beginning.

## PARCEL 7

Parcel 10 of Parcel Map No. 24536 as shown by map on file in Book 162 of Parcel Maps at pages 91 through 98 inclusive thereof, Records of Riverside County, California.

EXCEPTING THEREFROM that portion of said Parcel 10 described as follows:

Beginning at the northwest corner of said Parcel 10;

Thence North  $88^{\circ} 46' 29''$  East along the north line of said Parcel 10, a distance of 9.72 feet to a point in a non-tangent curve, concave to the east, having a radius of 315.00 feet, the radial line at said point bears North  $86^{\circ} 43' 43''$  West;

Thence southerly along said curve, to the left, through a central angle of  $24^{\circ} 49' 28''$ , an arc distance of 136.48 feet to a point in the southwesterly line of said Parcel 10, said point being a point of tangency with a curve, concave to the northeast, having a radius of 470.00 feet, the radial line at said point bears South  $68^{\circ} 26' 50''$  West;

Thence northerly along said southwesterly line and along said last mentioned curve, to the right, through a central angle of  $16^{\circ} 46' 19''$ , an arc distance of 137.58 feet to the point of beginning, the radial line at said point bears South  $85^{\circ} 13' 09''$  West.

## PARCEL 8

Parcel 11 of Parcel Map No. 24536 as shown by map on file in Book 162 of Parcel Maps at pages 91 through 98 inclusive thereof, Records of Riverside County, California.

EXCEPTING THEREFROM that portion of said Parcel 11 described as follows:

Beginning at the southwest corner of Parcel 24 of said Parcel Map No. 24536;

Thence South  $84^{\circ} 43' 18''$  East along the north line of said Parcel 11, a distance of 54.42 feet to a point therein;

Thence South  $46^{\circ} 46' 12''$  West, a distance of 28.83 feet;

Thence South  $00^{\circ} 25' 57''$  East, a distance of 66.28 feet to the beginning of a tangent curve, concave to the west, having a radius of 280.00 feet;

Thence southerly along said curve, to the right, through a central angle of  $23^{\circ} 33' 27''$ , an arc distance of 115.12 feet to a point of reverse curvature with a curve, concave to the west, having a radius of 315.00 feet, the radial line at said point bears South  $66^{\circ} 52' 30''$  East;

Thence southerly along said last mentioned curve, to the left, through a central angle of  $19^{\circ} 51' 13''$ , an arc distance of 109.15 feet to a point in the south line of said Parcel 11, the radial line at said point bears North  $86^{\circ} 43' 43''$  West;

Thence South  $88^{\circ} 46' 29''$  West along said south line, a distance of 9.72 feet to the southwest corner of said Parcel 11;

Thence North  $00^{\circ} 42' 20''$  West along the west line of said Parcel 11, a distance of 283.87 feet to an angle point therein;

Thence North  $46^{\circ} 46' 12''$  East along the northwesterly line of said Parcel 11, a distance of 36.80 feet to the point of beginning.

#### PARCEL 9

Parcel 9 of Parcel Map No. 24536 as shown by map on file in Book 162 of Parcel Maps at pages 91 through 98 inclusive thereof, Records of Riverside County, California.

TOGETHER WITH that portion of Parcel 29 of said Parcel Map No. 24536, described as follows:

Beginning at the southeast corner of said Parcel 9;

Thence South  $82^{\circ} 57' 57''$  East along the easterly prolongation of the south line of said Parcel 9, a distance of 3.50 feet to a point in a non-tangent curve, concave to the east, having a radius of 375.00 feet, the radial line of South  $82^{\circ} 33' 52''$  West;

Thence northerly along said curve, to the right, through a central angle of  $30^{\circ} 33' 38''$ , an arc distance of 200.02 feet to a point of reverse curvature with a curve, concave to the west, having a radius of 220.00 feet, the radial line at said point bears North  $66^{\circ} 52' 30''$  West;

Thence northerly along said last mentioned curve, to the left, through a central angle of  $23^{\circ} 33' 27''$ , an arc distance of 90.45 feet to a point of tangency with the east line of said Parcel 29;

Thence North  $00^{\circ} 25' 57''$  West along said east line, a distance of 66.28 feet to an angle point therein;

Thence North  $47^{\circ} 38' 06''$  West, a distance of 36.80 feet to a point in the north line of said Parcel 29;

Thence South  $89^{\circ} 34' 03''$  West along said north line, a distance of 60.00 feet to the most westerly corner of said Parcel 29;

Thence South  $47^{\circ} 38' 06''$  East along the southwesterly line of said Parcel 29, a distance of 36.80 feet to an angle point therein;

Thence South  $00^{\circ} 25' 57''$  East along the west line of said Parcel 29, a distance of 248.24 feet to the beginning of a tangent curve, concave to the northeast, having a radius of 530.00 feet;

Thence southerly along said west line and along said curve, to the left, through a central angle of  $10^{\circ} 59' 55''$ , an arc distance of 101.74 feet to the point of beginning, the radial line at said point bears South  $78^{\circ} 34' 08''$  West.

#### PARCEL 10

Parcel 8 of Parcel Map No. 24536 as shown by map on file in Book 162 of Parcel Maps at pages 91 through 98 inclusive thereof, Records of Riverside County, California.

TOGETHER WITH that portion of Parcel 29 of said Parcel Map No. 24536, described as follows:

Beginning at the northeast corner of said Parcel 10;

Thence South  $82^{\circ} 57' 57''$  East along the easterly prolongation of the northerly line of said Parcel 10, a distance of 3.50 feet to a point in a non-tangent curve, concave to the east, having a radius of 375.00 feet, the radial line at said point bears South  $82^{\circ} 33' 52''$  West;

Thence southerly along said curve, to the left, through a central angle of  $14^{\circ} 07' 02''$ , an arc distance of 92.40 feet to a point in the northeasterly line of said Parcel 10, said point being a point of compound curvature with a curve, concave to the northeast, having a radius of 530.00 feet, the radial line at said point bears South  $68^{\circ} 26' 50''$  West;

Thence northerly along said northeasterly line and along said last mentioned curve, to the right, through a central angle of 10° 07' 18", an arc distance of 93.63 feet to the point of beginning, the radial line at said point bears South 78° 34' 08" West.

PREPARED UNDER MY SUPERVISION:

Matthew E. Webb  
MATTHEW E. WEBB, L.S. 5529

4/22/92  
Date

Prepared by: [Signature]  
Checked by: [Signature]

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



## EXHIBIT "A-2"

Parcel 4 of Parcel Map 24536 as shown by Map on file in Book 162 of Parcel Maps at Pages 91 through 98 inclusive thereof, Records of Riverside County, California.

DESCRIPTION APPROVAL 4/8/94  
W. K. Kinsley by LS  
SURVEYOR, CITY OF RIVERSIDE

EXHIBIT "A-2"

## EXHIBIT "A-3"

PARCEL A

Parcels 18, 19, 20 and 25 of Parcel Map 24536 as shown by Map on file in Book 162 of Parcel Maps at Pages 91 through 98 inclusive thereof, Records of Riverside County, California.

PARCEL B

Parcel 17 and those portions of Parcels 15, 16, and 29 of Parcel Map No. 24536 as shown by map on file in Book 162 of Parcel Maps at pages 91 through 98 inclusive thereof, Records of Riverside County, California, described as follows:

Beginning at the northeast corner of said Parcel 17;

Thence South  $89^{\circ} 19' 37''$  West along the north line of said Parcel 17, a distance of 552.75 feet to the northwest corner thereof, said point being in the east line of said Parcel 29;

Thence North  $14^{\circ} 03' 43''$  East along said east line, a distance of 63.44 feet to a point therein;

Thence North  $75^{\circ} 56' 17''$  West, a distance of 105.01 feet;

Thence South  $14^{\circ} 03' 43''$  West, a distance of 95.01 feet;

Thence South  $06^{\circ} 58' 32''$  East, a distance of 69.66 feet;

Thence South  $14^{\circ} 03' 43''$  West, a distance of 299.17 feet to the beginning of a tangent curve, concave to the east, having a radius of 2040.14 feet;

Thence southerly along said curve, to the left, through a central angle of  $16^{\circ} 09' 12''$ , an arc distance of 575.17 feet to a point therein, the radial line at said point bears South  $87^{\circ} 54' 31''$  West;

Thence South  $46^{\circ} 13' 46''$  West, a distance of 30.27 feet;

Thence South  $89^{\circ} 31' 08''$  West, a distance of 142.83 feet;

Thence South  $41^{\circ} 56' 38''$  West, a distance of 48.73 feet to a point in the south line of said Parcel 16;

Thence South  $89^{\circ} 11' 49''$  East along said south line, a distance of 280.71 feet to the southeast corner of said Parcel 16, said corner being in a curve, concave to the east, having a radius of 1960.14 feet, the radial line at said corner bears South  $85^{\circ} 59' 56''$  West;

Thence southerly along said curve, to the left, through a central angle of  $00^{\circ} 10' 22''$ , an arc distance of 5.91 feet to the southwest corner of said Parcel 17, the radial line at said point bears South  $85^{\circ} 49' 34''$  West;

Thence North  $89^{\circ} 19' 37''$  East, a distance of 673.01 feet to the beginning of a tangent curve, concave to the northwest, having a radius of 30.00 feet;

Thence northeasterly along said curve, to the left, through a central angle of  $89^{\circ} 20' 20''$ , an arc distance of 46.78 feet to the end thereof;

Thence North  $00^{\circ} 00' 43''$  West, a distance of 971.40 feet to the point of beginning.

The last three (3) courses and distances follow the boundary line of said Parcel 17.

DESCRIPTION	APPROVAL	<u>A 18/94</u>
<u>V. K. Kinsley</u>		by <u>WF</u>
SURVEYOR, CITY OF RIVERSIDE		

EXHIBIT "B"

Parcels 1 and 2 of Parcel Map 24536 as shown by Map on file in Book 162 of Parcel Maps at Pages 91 through 98 inclusive thereof, Records of Riverside County, California.

DESCRIPTION APPROVAL 4/3/94  
W.C. Knowlton by WF  
SURVEYOR, CITY OF RIVERSIDE

EXHIBIT "B"

## EXHIBIT "C"

Parcel 1:

Parcels 1 and 2 of Parcel Map No. 24536, as shown by map on file in Book 162 of Parcel Maps at pages 91 through 98 inclusive thereof, Records of Riverside County, California.

EXCEPTING THEREFROM that portion of said Parcel 1, described as follows:

Commencing at the southwest corner of said Parcel 1;

Thence North 89° 20' 39" East along the south line of said Parcel 1, a distance of 281.22 feet to an angle point therein;

Thence North 87° 51' 17" East along said south line, a distance of 66.07 feet for the TRUE POINT OF BEGINNING;

Thence continuing North 87° 51' 17" East along said south line, a distance of 155.05 feet to an angle point therein;

Thence North 43° 35' 29" East along the southeasterly line of said Parcel 1, a distance of 97.72 feet to an angle point therein;

Thence North 00° 40' 23" West along the east line of said Parcel 1, a distance of 174.00 feet to a point therein;

Thence South 88° 18' 31" West, a distance of 112.17 feet;

Thence South 87° 51' 17" West, a distance of 96.83 feet;

Thence South 42° 51' 17" West, a distance of 22.51 feet;

Thence South 00° 59' 13" East, a distance of 227.16 feet to the true point of beginning.

ALSO EXCEPTING THEREFROM that portion of said Parcel 1, described as follows:

Beginning at the southwest corner of said Parcel 1;

Thence North 89° 20' 39" East along the south line of said Parcel 1, a distance of 281.22 feet to an angle point in Parcel 21 of said Parcel Map No. 24536;

Thence South 89° 24' 29" West, a distance of 202.45 feet;

Thence South 89° 19' 37" West, a distance of 78.78 feet to a point in the west line of said Parcel 1;

Thence South 00° 07' 45" East along said west line, a distance of 0.20 feet to the point of beginning.

Containing 8.15 acres, more or less.

Parcel 2:

That portion of Parcel 1 of Parcel Map No. 24536, as shown by map on file in Book 162 of Parcel Maps at pages 91 through 98 inclusive thereof, Records of Riverside County, California, described as follows:

Commencing at the southwest corner of said Parcel 1;

Thence North 89° 20' 39" East along the south line of said Parcel 1, a distance of 281.22 feet to an angle point therein;

Thence North 87° 51' 17" East along said south line, a distance of 66.07 feet for the TRUE POINT OF BEGINNING;

Thence continuing North 87° 51' 17" East along said south line, a distance of 155.05 feet to an angle point therein;

Thence North 43° 35' 29" East along the southeasterly line of said Parcel 1, a distance of 97.72 feet to an angle point therein;

Thence North 00° 40' 23" West along the east line of said Parcel 1, a distance of 174.00 feet to a point therein;

Thence South 88° 18' 31" West, a distance of 112.17 feet;

Thence South 87° 51' 17" West, a distance of 96.83 feet;

Thence South 42° 51' 17" West, a distance of 22.51 feet;

Thence South 00° 59' 13" East, a distance of 227.16 feet to the true point of beginning.

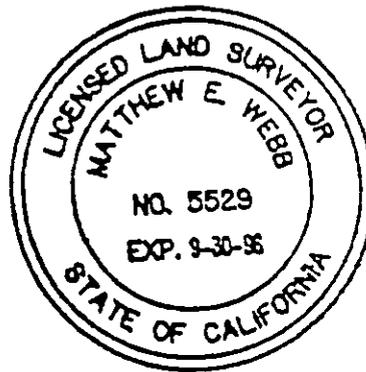
Containing 51,924.49 square feet, more or less.

PREPARED UNDER MY SUPERVISION:

Matthew E. Webb  
Matthew E. Webb, L.S. 5529

2/5/94  
Date

Prepared by: [Signature]  
Checked by: [Signature]



DESCRIPTION APPROVAL 4/8/94  
[Signature] by WF  
SURVEYOR, CITY OF RIVERSIDE