

084889

Recording Requested  
By and Mail To:

The Magnon Companies  
1650 Spruce Street, Suite 400  
Riverside, CA 92507

When Recorded Mail To:

City Clerk, City of Riverside  
City Hall, 3900 Main Street  
Riverside, CA 92522

RECEIVED FOR RECORD  
AT 8:00 O'CLOCK

MAR 14 1997

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of Riverside County, California

Recorder  
Fees \$

Space above this line for recorder's use

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
RECIPROCAL ACCESS EASEMENTS**

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This Declaration of Covenants, Conditions and Restrictions for Reciprocal Access Easements ("Declaration") is made as of this 27<sup>th</sup> day of February, 1997, by The Magnon Companies, a California corporation ("Magnon") with reference to the following:

A. Magnon is the fee owner of three vacant parcels of real property in the city of Riverside, County of Riverside, State of California, ("Parcel A", "Parcel B" and "Parcel C") more particularly described in Exhibits "A", "B" and "C", respectively. Parcel A is adjacent to and west of Parcel B. Parcel C is adjacent to and east of Parcel B.

B. Magnon has developed the Property as an industrial park, and in connection therewith, Magnon has requested that the City of Riverside ("City") issue a building permit for an industrial building to be constructed on Parcel B. The Parcel B building plans show driveways on the west and east sides of Parcel B which are shared with adjacent Parcels A and C, respectively.

C. As a condition to issuing the building permit, the City requires reciprocal easements be created providing reciprocal access to the shared driveway on the west side of Parcel B and providing reciprocal access to the shared driveway on the east side of Parcel B and access to that east shared driveway through Parcel C from Palmyrita Avenue. The Easements are more particularly shown and described in Exhibit "D".

NOW THEREFORE, in consideration of these promises, and in order to accomplish the intent of Magnon expressed herein and to meet certain conditions imposed by the City for construction, Magnon hereby declares, covenants and agrees as follows:

Declaration of Covenant - page 2

ARTICLE I. DEFINITIONS

1.01. **"Declaration"**. The term "Declaration" means this Declaration of Covenants, Conditions and Restrictions for Reciprocal Access Easements, as it may be amended from time to time.

1.02. **"Easement" or "Easements"**. The term "Easement" or "Easements" means Easement I and Easement II, individually or collectively as the context requires.

1.03. **"Easement I"**. The term "Easement I" means the access Easement located on the eastern side of Parcel A, and on a portion of the western side of Parcel B.

1.04. **"Easement II"**. The term "Easement II" means the Easement located on a portion of the eastern side of Parcel B and a portion of the western side of Parcel C, and an area to be designated, over, across and through Parcel C linking the East driveway to Palmyrita Avenue.

1.05. **"East driveway"**. The term "East driveway" means the shared driveway to be constructed on a part of the eastern portion of Parcel B and a part of the western portion of Parcel C.

1.06. **"Occupant"**. The term "Occupant" means the Owner or any Person entitled at any time to the use or occupancy of any portion of a Parcel or Parcels under this Declaration or under any lease, license, concession agreement, or other instrument or arrangement.

1.07. **"Owner"**. The term "Owner" or "Owners" means Magnon or Magnon's successors in interest to a Parcel or Parcels, as shown by the Official Records of the County of Riverside, in the State of California.

1.08. **"Palmyrita driveway"**. The term Palmyrita driveway means that portion of Easement II as created by and described in Paragraph 3.02(b).

1.09. **"Parcel" or "Parcels"**. The term "Parcel" or "Parcels" means Parcel A, Parcel B, and/or Parcel C, individually or collectively as the context may require.

1.10. **"Person"**. The term "Person" means an individual or a partnership, firm, association, corporation, trust or any other form of legal or business entity.

1.11. **"Property"**. The term "Property" means Parcels A, B and C collectively.

1.12. **"User"**. The term "User" means all Persons who have been granted permission to use any portion of the Property, including the Owners, Occupants, Employees, service and other personnel, invitees, customers, agents, and contractors.

Declaration of Covenant - page 3

1.13. **"West driveway"**. The term "West driveway" means the shared driveway to be constructed on Easement I.

## ARTICLE II. DECLARATION

2.01. **"Declaration"**. Magnon hereby declares that each Parcel is and shall be held, conveyed, hypothecated, encumbered, leased, rented, used and occupied subject to the covenants, conditions, restrictions, reservations, easements, rights, servitudes, liens and charges set forth in this Declaration, all of which are declared and agreed to be for the purpose of protecting the value of the Parcels. The provisions set forth in this Declaration are imposed upon the Owners for the benefit of the Parcels and all Owners thereof. The provisions set forth in this Declaration shall be a burden upon and a benefit to the respective Parcels, the Owners thereof and their respective successors and assigns. All covenants set forth in this Declaration are intended as and are declared to be covenants running with the land as well as equitable servitudes upon the land.

## ARTICLE III. EASEMENTS

3.01. **"Easement I"**. Magnon reserves and grants to each Owner of Parcel A and of Parcel B the following non-exclusive Easement over, across and through the burdened Parcel for ingress, egress, access and right of access by vehicular traffic over, across, in and through those portions of the burdened Parcel from time to time designated as a driveway between Parcel A and Parcel B ("West driveway").

3.02. **"Easement II"**. Magnon reserves and grants to each Owner of Parcel B and of Parcel C the following non-exclusive Easement over, across and through the burdened Parcel:

(a) East driveway. For ingress, egress, access and right of access by vehicular traffic, over, across, in and through those portions of the burdened Parcel from time to time designated as a driveway between Parcel B and Parcel C.

(b) Palmyrita driveway. For ingress, egress, access and right of access by vehicular traffic, over, across, in, and through those portions of Parcel C as may be designated from time to time as a driveway between Palmyrita Avenue and the East driveway.

3.03. **Nature of Easements**. For purposes of the Easements granted in Paragraphs 3.01 and 3.02 of this Declaration, the Parcel benefited by each Easement constitutes the dominant estate, and the Parcel burdened by such Easement constitutes the servient estate. Each Easement created in Paragraphs 3.01 and 3.02 of this Declaration is appurtenant to and for the benefit of the Parcel with the dominant estate. No Easement may be transferred, assigned, or encumbered except as an appurtenance to the benefited Parcel.

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3.04. **Temporary Easement.** Magnon further reserves a temporary Easement over all Parcels as may be reasonably required to facilitate construction of driveways on the Easements, and to facilitate construction of buildings and improvements upon the remainder of each Parcel.

3.05. **Easement Dimensions.**

(a) The dimensions of the West driveway and the East driveway shall be reasonable in light of their reasonable use as determined from time to time, but in no event shall the widths be less than the City's minimum standards.

(b) The dimensions, location, design, materials and constructors of the Palmyrita driveway portion of Easement II are subject to the express written consent of the Owner of Parcel C, which consent Parcel C's Owner may withhold in his sole and absolute discretion, provided that the dimensions and materials shall meet or exceed the City's minimum standards for private driveways as exist at the time of construction of said driveway.

3.06. **Palmyrita Driveway Location/Construction.** The location and/or construction of the Palmyrita driveway shall not occur until such time as the Owner of Parcel C commences development of Parcel C with a building or buildings.

ARTICLE IV. COVENANTS

4.01. **Free Access.** The Owner of each Parcel covenants that the Owner of the benefited Parcel shall be unimpeded in their free access to the Easement on the burdened Parcel, and that there shall be no fence, division, partition, rail or obstruction of any type or kind placed, kept, permitted or maintained by the Owner in such a manner as to interfere with the use of the Easement by the other Owner; and except as may be required minimally and temporarily at any time from time to time in connection with the maintenance and repair of the Easement areas.

4.02. **Repair and Maintenance.** The Owner of each Parcel is obligated to repair and maintain at its sole cost and expense its own respective Parcel, including any portion of an Easement driveway on its Parcel. The Owner of Parcel C shall pay the cost to construct the Palmyrita driveway.

4.03. **Restoration.** In the event of any damage or destruction to a Parcel's Easement driveway, whether insured or uninsured, the Owner of the Parcel on which the Easement is located shall restore and repair that portion of the Easement driveway on Owner's Parcel with all due diligence as nearly as possible to at least as good condition as it was in immediately prior to such damage or destruction.

Declaration of Covenant - page 5

4.04. **Owner's Rights Reserved.** Each Owner hereby reserves the right to eject or cause the ejection from the Easement or Easements, as the case may be, of any Person or Persons, and to tow or remove, or cause to be towed and removed, the vehicle of any such Person or Persons, not authorized, empowered or privileged to use such Easement pursuant to this Declaration.

#### ARTICLE V. TERMINATION

5.01. **Easements.** The Easements created in Article III of this Declaration shall be terminated only upon the written consent of all of the then Owners of the Parcels affected by such termination and the Planning Director of the City, or the Person succeeding to the duties of the Planning Director.

5.02. **Covenants.** The covenants, conditions and restrictions contained in this Declaration may be terminated or amended from time to time only upon written consent of all of the then Owners of the Parcels affected by such termination or amendment.

#### ARTICLE VI. MISCELLANEOUS

6.01. **Attorneys' Fees.** In the event of any action between or among the Owners for breach of or to enforce any provision or right under this Declaration, the unsuccessful Owner in such action shall pay to the successful Owner all costs and expenses expressly including, but not limited to, reasonable attorneys' fees incurred by the successful Owner in connection with such action.

6.02. **Modification.** No modification, waiver, amendment, discharge, or change of this Declaration shall be valid unless same is in writing, signed by the Owners and recorded in the Official Records of Riverside County, California.

6.03. **Exhibits.** All Exhibits referenced in this Declaration and attached hereto are incorporated by reference into this Declaration.

Declaration of Covenant - page 6

IN WITNESS WHEREOF, the undersigned has executed this Declaration on the date set forth above.

"MAGNON"

The Magnon Companies, a California corporation

By: Raymond Magnon  
Raymond Magnon  
Its: President

Approved as to Form:

By: Barbara Purvis  
Barbara Purvis,  
Assistant City Attorney

Date: February 27, 1987

Approved as to Content:

By: Craig Aaron  
Craig Aaron  
Principal Planner

Date: 3-4-97

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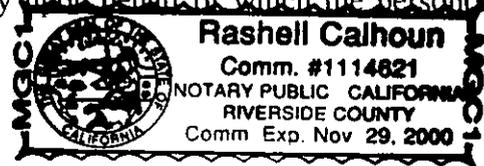
NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA  
COUNTY OF Riverside

On 2-27-97 before me, Rashell Calhoun, notary Public  
personally appeared Raymond Magnon  
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person  
() whose name() 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() on the instrument the person() or the entity upon behalf of which the person()  
acted, executed the instrument.

WITNESS my hand and official seal.

Signature Rashell Calhoun



(Seal)

## PARCEL A

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 8, SAID CORNER ALSO BEING THE CENTERLINE INTERSECTION OF NORTHGATE STREET (CALIFORNIA AVENUE) AND PALMYRITA AVENUE AS SHOWN BY MAP OF LANDS OF EAST RIVERSIDE LAND COMPANY ON FILE IN BOOK 6, PAGE 44 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA;  
 THENCE NORTH  $89^{\circ} 57' 00''$  EAST, ON THE SOUTH LINE OF SAID SECTION, 579.30 FEET TO THE SOUTHERLY PROLONGATION OF THE EAST LINE OF THE LAND DESCRIBED BY DEED TO THE HUNTER PARTNERS RECORDED OCTOBER 10, 1980 AS INSTRUMENT NO. 136908, OFFICIAL RECORDS;  
 THENCE NORTH  $00^{\circ} 02' 00''$  EAST, ON SAID EAST LINE, 840.00 FEET TO A POINT THEREIN LYING 486.43 FEET SOUTHERLY OF THE NORTHEAST CORNER OF SAID LAND, SAID POINT BEING THE TRUE POINT OF BEGINNING;  
 THENCE NORTH  $00^{\circ} 02' 00''$  EAST, ON SAID EAST LINE 486.43 FEET TO SAID NORTHEAST CORNER, SAID CORNER LOCATED IN THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION;  
 THENCE NORTH  $89^{\circ} 55' 00''$  WEST ON SAID NORTH LINE, 579.30 FEET TO THE WEST LINE OF SAID SECTION 8;  
 THENCE SOUTH  $00^{\circ} 02' 00''$  WEST, ON SAID WEST LINE 487.06 FEET;  
 THENCE SOUTH  $89^{\circ} 58' 35''$  EAST, 579.30 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THE WEST 33.00 FEET THEREOF LYING WITHIN NORTHGATE STREET (CALIFORNIA AVENUE).

3.5.97  
 [Signature]  
 [Faint text below signature]

Exhibit AParcel A

That portion of the Southwest quarter of the Southwest quarter of section 8, township 2 South, range 4 West, San Bernardino Meridian, in the City of Riverside, County of Riverside, State of California, according to the official Plat thereof, described as follows:

**BEGINNING** at the Southwest corner of said section 8, said corner also being the centerline intersection of Northgate Street (California Avenue) and Palmyrita Avenue as shown by map of lands of East Riverside Land Company on file in book 6, page 44 of maps, records of San Bernardino County, California;

Thence North  $89^{\circ} 57' 00''$  East, on the South line of said section, 579.30 feet to the Southerly prolongation of the East line of the land described by deed to the Hunter Partners recorded October 10, 1980 as instrument No. 186908, official records;

Thence North  $00^{\circ} 02' 00''$  East, on said East line, 840.00 feet to a point therein lying 486.43 feet Southerly of the Northeast corner of said land, said point being the true point of beginning;

Thence North  $00^{\circ} 02' 00''$  East, on said East line 486.43 feet to said Northeast corner, said corner located in the North line of the Southwest quarter of the Southwest quarter of said section;

Thence North  $89^{\circ} 55' 00''$  West, on said North line, 579.30 feet to the West line of said section 8;

Thence South  $00^{\circ} 02' 00''$  West, on said West line 487.06 feet;

Thence South  $89^{\circ} 58' 35''$  East, 579.30 feet to the true point of beginning.

Except the West 33.00 feet thereof lying within Northgate Street (California Avenue).

EXHIBIT "B"PARCEL "B"

That portion of Lot 4 of Herrick's Subdivision, as shown by map on file in Book 3 of Maps, at Page 11 thereof, Records of Riverside County, California, and a portion of the Southwest one-quarter of Section 8, township 2 South, Range 4 West, San Bernardino Meridian, as shown by map on file in Book 67 of Records of Survey, at Page 48 thereof, Records of Riverside County, California, described as follows:

BEGINNING at the Northeast corner of Parcel 3 of Parcel Map 24869, as shown by map on file in Book 171 of Parcel Maps, at Pages 94 and 95 thereof, Records of Riverside County, California;

Thence N.65°24'32"E., a distance of 60.00 feet;

Thence S.89°58'00"E., a distance of 653.46 feet

Thence N.00°02'00"E., a distance of 460.81 feet to the Southerly line of said Lot 4, also being the Northerly line of Parcel No. 2, as shown by map on file in Book 40 of Records of Survey, at Page 68 thereof, Records of Riverside County, California;

Thence S.89°55'00"E. along said line, a distance of 37.36 feet to the Southeast corner of said Lot 4;

Thence N.00°02'31"W. along the Easterly line of said Lot 4, a distance of 627.69 feet to the Northeast corner thereof;

Thence S.63°33'42"W. along the Northwesterly line of that certain parcel containing 22.60 acres gross, as shown on said Record of Survey Book 67, Page 48, a distance of 702.32 feet to the Westerly line of said Lot 4;

Thence South along said Westerly line, a distance of 314.07 feet to the Southwest corner of said Lot 4, said corner also being on the Northerly line of the Southwest one-quarter of the Southwest one-quarter of said Section 8;

Thence N.89°55'00"W., along said Northerly line, also being the Southerly line of Lot 3 of said Herrick's Subdivision, a distance of 116.03 feet to the Northerly prolongation of the Easterly line of said Parcel 3;

Thence S.00°02'00"W. along said Northerly prolongation, a distance of 486.43 feet to the Point of Beginning.

The above described parcel of land contains 14.312 acres, more or less.

DESCRIPTION APPROVAL

3,597

*Amel S. B.*  
 SUPERVISOR, CITY OF RIVERSIDE

Exhibit BParcel B

That portion of Lot 4 of Herrick's Subdivision, as shown by map on file in Book 3 of Maps, at Page 11 thereof, Records of Riverside County, California, and a portion of the Southwest one-quarter of Section 8, township 2 South, Range 4 West, San Bernardino Meridian, as shown by map on file in Book 67 of Records of Survey, at Page 48 thereof, Records of Riverside County, California, described as follows:

BEGINNING at the Northeast corner of Parcel 3 of Parcel Map 24869, as shown by map on file in Book 171 of Parcel Maps, at Pages 94 and 95 thereof, Records of Riverside County, California;

Thence N.65° 24' 32" E., a distance of 60.00 feet;

Thence S.89° 58' 00" E., a distance of 653.46 feet

Thence N.00° 02' 00" E., a distance of 460.81 feet to the Southerly line of said Lot 4, also being the Northerly line of Parcel No. 2, as shown by map on file in Book 40 of Records of Survey, at Page 68 thereof, Records of Riverside County, California;

Thence S.89° 55' 00" E. along said line, a distance of 37.36 feet to the Southeast corner of said Lot 4;

Thence N.00° 02' 31" W. along the Easterly line of said Lot 4, a distance of 627.69 feet to the Northeast corner thereof;

Thence S.63° 33' 42" W. along the Northwesterly line of that certain parcel containing 22.60 acres gross, as shown on said Record of Survey Book 67, Page 48, a distance of 702.32 feet to the Westerly line of said Lot 4;

Thence South along said Westerly line, a distance of 314.07 feet to the Southwest corner of said Lot 4, said corner also being on the Northerly line of the Southwest one-quarter of the Southwest one-quarter of said Section 8;

Thence N.89° 55' 00" W., along said Northerly line, also being the Southerly line of Lot 3 of said Herrick's Subdivision, a distance of 116.03 feet to the Northerly prolongation of the Easterly line of said parcel 3;

Thence S.00° 02' 00" W. along said Northerly prolongation, a distance of 486.43 feet to the Point of Beginning.

The above described parcel of land contains 14.312 acres, more or less.

## PARCEL C

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 1,098.30 FEET EAST OF THE SOUTHWEST CORNER THEREOF;  
 THENCE NORTH 1,320.00 FEET, TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 8;  
 THENCE EAST, ON SAID NORTH LINE, 327.00 FEET;  
 THENCE SOUTHEASTERLY, TO A POINT ON THE NORTHWESTERLY LINE OF THE RIGHT OF WAY OF THE GAGE CANAL, 997.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8;  
 THENCE SOUTHERLY ON THE WESTERLY LINE OF THE RIGHT OF WAY OF THE GAGE CANAL, TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8;  
 THENCE WEST, ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 8, TO THE POINT OF BEGINNING:

EXCEPT THAT PORTION IN PALMYRITA AVENUE, ON THE SOUTH LINE.

ALSO EXCEPT THE LAND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION 8, 1,098.30 FEET EAST OF THE SOUTHWEST CORNER THEREOF;  
 THENCE NORTH  $00^{\circ} 02' 00''$  EAST, 30.00 FEET TO THE NORTH LINE OF PALMYRITA AVENUE FOR THE TRUE POINT OF BEGINNING;  
 THENCE NORTH  $89^{\circ} 57' 00''$  EAST, ON THE NORTH LINE OF PALMYRITA AVENUE, 60.00 FEET;  
 THENCE NORTH  $00^{\circ} 02' 00''$  EAST, 140.00 FEET TO A POINT;  
 THENCE SOUTH  $89^{\circ} 57' 00''$  WEST, 60.00 FEET TO A POINT;  
 THENCE SOUTH  $00^{\circ} 02' 00''$  WEST, 140.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING FROM ALL THE ABOVE DESCRIBED REAL PROPERTY ALL THAT REAL PROPERTY RECONVEYED PURSUANT TO THAT PARTIAL RECONVEYANCE DATED DECEMER 26, 1996, EXECUTED BY CHICAGO TITLE COMPANY, AS TRUSTEE, AND RECORDED ON DECEMBER 27, 1996, AS INSTRUMENT NO, 487198, IN THE OFFICIAL RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

REGISTRATION APPROVAL 3.5.97 :  
  
 MICHAEL S. BROWN  
 COUNTY CLERK OF RIVERSIDE

Exhibit CParcel C

That portion of the Southwest quarter of section 8, township 2 South, range 4 West, San Bernardino Meridian, in the County of Riverside, State of California, as shown by United States Government Survey described as follows:

BEGINNING at a point on the South line of said Southwest quarter, 1,098.30 feet East of the Southwest corner thereof;

Thence North 1,320.00 feet, to the North line of the South half of the Southwest quarter of said section 8;

Thence East, on said North line, 327.00 feet;

Thence Southeasterly, to a point on the Northwesternly line of the right of way of the Gage Canal, 997.00 feet North of the South line of the Southwest quarter of said section 8;

Thence Southerly on the Westerly line of the right of way of the Gage Canal, to a point on the South line of the Southwest quarter of said section 8; thence West, on the South line of said Southwest quarter of section 8, to the point of beginning.

Except that portion in Palmyrita Avenue, on the South line.

Also except the land described as follows:

BEGINNING at a point on the South line of said Southwest quarter of said section 8, 1,098.30 feet East of the Southwest corner thereof;

Thence North  $00^{\circ} 02' 00''$  East, 30.00 feet to the North line of Palmyrita Avenue for the true point beginning;

Thence North  $89^{\circ} 57' 00''$  East, on the North line of Palmyrita Avenue, 60.00 feet;

Thence North  $00^{\circ} 02' 00''$  East, 140.00 feet to a point;

Thence South  $89^{\circ} 57' 00''$  West, 60.00 feet to a point;

Thence South  $00^{\circ} 02' 00''$  West, 140.00 feet to the true point of beginning.

EXHIBIT "D"

84889

HERRICK'S SUBDIVISION

M.B. 3/11

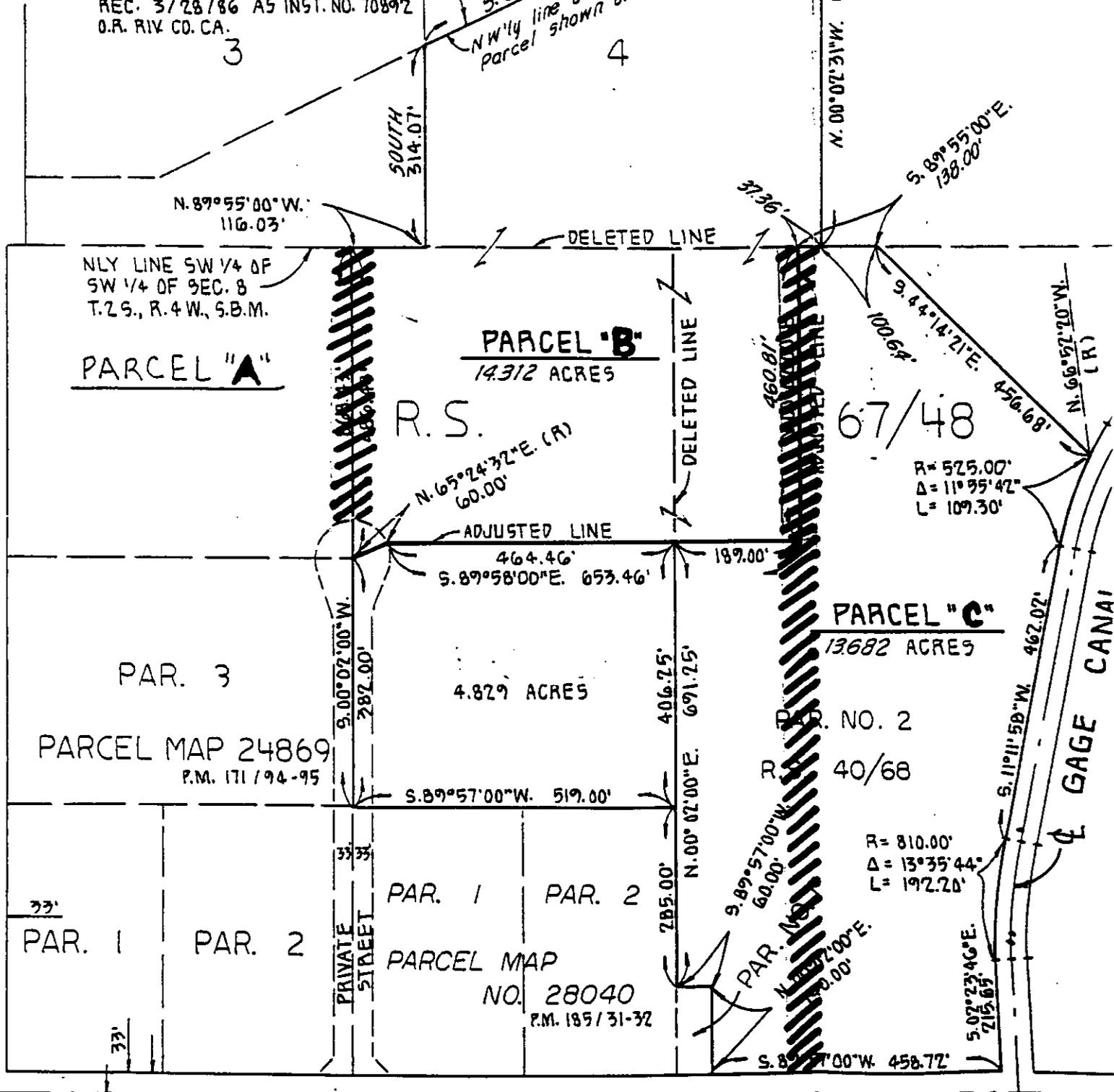
NLY LINE OF ASSESSOR PARCEL # 255-110-014 TO THE MAGNON COMPANIES/HUNTER, LTD-1 BY DEED REC. 3/28/86 AS INST. NO. 70892 O.R. RIV CO. CA.

5.67°33'42"W. 702.32'  
NW 1/4 line 22.60 Acre Gross Parcel shown on R.S. 67/48.

CALIFORNIA AVENUE

NORTHGATE STREET

PALMYRITA AVENUE



3

4

NLY LINE SW 1/4 OF SW 1/4 OF SEC. 8 T.2S., R.4W., S.B.M.

PARCEL "A"

PARCEL "B" 14.312 ACRES

R.S.

67/48

R= 525.00'  
Δ= 11°35'42"  
L= 109.30'

PAR. 3

4.829 ACRES

PARCEL "C" 13682 ACRES

NO. 2

40/68

R= 810.00'  
Δ= 13°35'44"  
L= 192.20'

PARCEL MAP 24869 P.M. 171/94-95

PAR. 1

PAR. 2

PARCEL MAP NO. 28040 P.M. 185/31-32

GAGE CANAL

////// = Easements