

WHEN RECORDED MAIL TO:

City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522
Attn: City Clerk

(This document is being recorded
for the benefit of the City of Riverside
and is therefore exempt from recording
fees pursuant to Government Code Section 6103)

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NOTICE: THIS SUBORDINATION AGREEMENT RESULTS IN YOUR SECURITY INTEREST IN THE PROPERTY BECOMING SUBJECT TO AND OF LOWER PRIORITY THAN THE LIEN OF SOME OTHER OR LATER RECORDED INSTRUMENT.

SUBORDINATION AGREEMENT

This Subordination Agreement (hereinafter referred to as "Agreement") is made this 11th day of February, 2002, by and between THE MAGNON COMPANIES, a California corporation, hereinafter described and referred to as "Property Owner", and MELLON 1st BUSINESS BANK present owner and holder of the deed or trust and note hereinafter described, and hereinafter referred to as "Beneficiary".

RECITALS

- A. Property Owner is the owner in fee of the real property located in the City of Riverside, County of Riverside, State of California, legally described in Exhibit A, attached hereto.
- B. Property Owner has executed a Declaration of Covenants, Conditions and Restrictions For Access Easements (hereinafter referred to as "Covenant") dated November 7, 2001, and recorded on December 5, 2001, as Instrument No. 2001-600728 in the Official Records of Riverside County, California in favor of the City of Riverside, California, a municipal corporation, in connection with the Property, A copy of the Agreement is attached hereto as Exhibit B.
- C. Property Owner did on February 5, 2001, execute a deed of trust to North American Title Company, Inc., as Trustee, covering the Property, to secure a note dated February 5, 2001, in favor of Beneficiary, which deed of trust was recorded as Instrument Number 2002-303027 in the Official Records of Riverside County, California (hereinafter referred to as "Deed of Trust").
- D. The Covenant must be unconditionally and remain at all times a charge upon the Property, prior and superior to any liens or deed of trust recorded prior to the Covenant. It is to the mutual benefit of the parties hereto that the Covenant be prior to and superior to any liens or deed of trust, including the above-referenced Deed of Trust, recorded prior to the Covenant.

AGREEMENT

Now, therefore, in consideration of the mutual benefits accruing to the parties hereto, and other valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, the parties hereby declare, understand and agree as follows:

1. Subordination. Property Owner and Beneficiary hereby agree that the Deed of Trust shall unconditionally be and at all time hereby remain subordinated and made subject to the Covenant and, for all purposes, the estate or interest created by the Covenant shall be prior and superior to the liens and encumbrances created by the Deed of Trust with respect to the Property to the same extent and with the same effect as if the Covenant had been executed, delivered and recorded in the Official Records of Riverside County, California, prior to the execution, delivery and recordation of the Deed of Trust.
2. Authority. Beneficiary represents that it is the valid owner and holder of the entire interest in and to the Deed of Trust, and that individuals executing this Agreement on their behalf represent and warrant that they have the legal power, right and actual authority to execute this Agreement.
3. Successors. This Agreement shall inure to the benefit of the City of Riverside, California, and their respective successors, heirs, assigns and participants, if any, and shall be binding upon the respective heirs, assigns and successors in interest of Beneficiary.
4. Exhibits. All documents referenced in and attached to this Agreement as Exhibits are incorporated into and made a part of this Agreement.
5. Governing Law. This Agreement shall be interpreted, governed by, and construed under the laws of the State of California without regard to conflicts of laws rules thereof. Any action at law or in equity brought by either of the parties for the purpose of enforcing a right or rights provided in this Agreement shall be tried in a court of proper jurisdiction in the County of Riverside, State of California, and the parties hereby waive all provisions of law providing for a change of venue in such proceedings to any other county.
6. Integration. This Agreement constitutes the final, complete, and exclusive statement of the terms of the agreement between the parties pertaining to the subject matter of this Agreement, and supersedes all prior and contemporaneous understandings or agreements of the parties. No party has been induced to enter into this Agreement by, and no party is relying on, any representation or warranty outside those expressly set forth in this Agreement.
7. Modification. No modification of this Agreement shall be valid or binding unless such modification is in writing, duly dated and signed by all parties.

[Signatures on following page]



2002-321069
06/12/2002 08:00A
2 of 18

C/A 786

NOTE: ALL SIGNATURES MUST BE DULY NOTARIZED:

Beneficiary:

MELLON 1st Business Bank

By: Michael W. Burke

Its: SENIOR VICE PRESIDENT

By: Paul T. Bontempo

Its: VICE PRESIDENT

Property Owner:

THE MAGNON COMPANIES,
a California corporation

By: Ray Magnon

Its: President

By: [Signature]

Its: Secretary

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CA01-2021

APPROVED AS TO FORM
Kathleen M. Gonzal
ASST. CITY ATTORNEY



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06/12/2002 08:00A
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CIA 786

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Los Angeles } ss.

On February 7, 2002, before me, L. Rodriguez, Notary Public,
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Michael H. Bailie and Richard T. Bontempi,
Name(s) of Signer(s)

personally known to me
 proved to me on the basis of satisfactory evidence



Place Notary Seal Above

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.

L. Rodriguez
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Subordination Agreement

Document Date: February 11, 2002 Number of Pages: 3

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

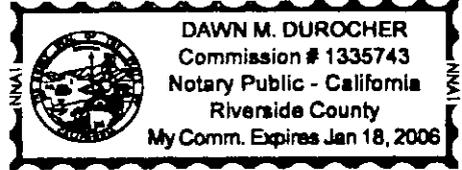
State of California }
County of Riverside } ss.

On Feb. 11, 2002 before me, DAWN M. DUROCHER, NOTARY PUBLIC
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared RAY MAGNAN and DOUG MAGNAN
Name(s) of Signer(s)

personally known to me
 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.



Place Notary Seal Above

WITNESS my hand and official seal.
[Signature]
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

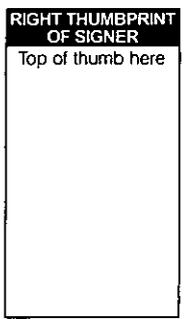
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____



CIA 786

EXHIBIT "A"

PARCEL B:

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° 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 AS PARCEL 1 BY DEED TO THE HUNTER PARTNERS RECORDED OCTOBER 10, 1980 AS INSTRUMENT NO. 186908, OFFICIAL RECORDS;
THENCE NORTH 00° 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° 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 SOUTH 89° 55' 00" WEST ON SAID NORTH LINE, 579.30 FEET TO THE WEST LINE OF SAID SECTION 8;
THENCE SOUTH 00° 02' 00" WEST, ON SAID WEST LINE 487.06 FEET;
THENCE SOUTH 89° 58' 35" EAST, 579.30 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE WEST 33.00 FEE THEREOF LYING WITHIN NORTHGATE STREET (CALIFORNIA AVENUE).

DESCRIPTION APPROVAL: 2,22,02


CITY OF RIVERSIDE



2002-321069
06/12/2002 09:00A
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DOC # 2001-600728

12/05/2001 08:00A Fee:33.00

Page 1 of 10

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder

PLEASE COMPLETE THIS INFORMATION
RECORDING REQUESTED BY

LOBB & CLIFF, LLP

AND WHEN RECORDED MAIL TO

LOBB & CLIFF, LLP
1650 Spruce Street
Suite 303
Riverside, CA 92507



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DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ACCESS EASEMENTS

Title of Document

**THIS AREA FOR
RECORDER'S
USE ONLY**



2002-321069
02/12/2002 08 00A
2 of 12

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3.00 Additional Recording Fee Applies)

EXHIBIT B

CIA 786

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



2002-321069
06/12/2002 08:00A
8 of 18

When Recorded Mail To:

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

Zoning Case No. MP-002-923

Space above this line for recorder's use

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ACCESS EASEMENTS

This Declaration of Covenants, Conditions and Restrictions for Parking Access Easements ("Declaration") is made as of this 7th day of November, 2001, by The Magnon Companies, a California corporation ("Magnon") with reference to the following:

A. Magnon is the fee owner of two parcels of real property in the County of Riverside, State of California, ("Parcel A" and "Parcel B") currently identified by Assessor's Parcel Numbers 255-110-016 and 255-120-014, respectively, and more particularly described in Exhibits "A" and "B" respectively. Parcel A is located outside of the boundary of the City of Riverside, adjacent to and north of Parcel B which is located within the boundary of the City of Riverside.

B. Magnon intends on improving Parcel B with industrial buildings, and in connection therewith, Magnon has requested that the City of Riverside ("City") issue a building permit for industrial buildings to be constructed on Parcel B.

C. Access to Parcel will be effectuated by an easement across Parcel B as shown on Exhibit "C" attached hereto and incorporated herein by reference.

D. As a condition of approval of Zoning Case No. MP-002-923(Revised), the City requires that Magnon record an access easement providing Parcel A access across and over Parcel B.

E. Magnon is willing to record a covenant Agreement establishing an easement for





access purposes.

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:

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 the reciprocal easement being granted herein for access to Parcel A across Parcel B, as more particularly described in section 3.01 of this document.

1.03. **“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.

1.04. **“Owner”**. The term “Owner” or “Owners” means Magnon or Magnon’s successors in interest to Parcel A or Parcel B.

1.05. **“Parcel” or “Parcels”**. The term “Parcel” or “Parcels” means Parcel A and/or Parcel B, individually or collectively as the context may require.

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

1.07. **“Property”**. The term “Property” means Parcel A, and Parcel B collectively.

1.08. **“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.

1.09. **“Vehicle”**. The word “Vehicle” shall have the meaning set forth in Section 670 of the California Vehicle Code as of the date of this Declaration.

ARTICLE II. DECLARATION

2.01. **Declaration**. Magnon hereby declares that each Parcel is and shall be held,



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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 purposed 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. **Grant of Easement.** Magnon reserves and grants to each Owner of Parcel A the following non-exclusive Easement over, across and through the eastern portion of Parcel B for ingress and egress to Parcel A.

3.02. **Nature of Easements.** For purposes of the Easements granted in Paragraph 3.01 of this Declaration, the Parcel benefitted by each Easement constitutes the dominant estate, and the Parcel burdened by such Easement constitutes the servient estate. Each easement created in Paragraph 3.01 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 benefitted Parcel.

3.03. **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 either Parcel. Said Temporary Easement shall expire when Magnon shall cease to be the Owner of Parcel A.

3.04. **Easement Dimensions.** The Easement shall at all times be sufficient to meet the requirements of the city of Riverside in existence at the time of the recording of this Declaration.

3.05 **Truck Length Restrictions.** No Vehicle with a total length in excess of 55 feet may be on the Property.

ARTICLE IV. COVENANTS

4.01. **Free Access.** The Owner of Parcel B covenants that the Owner of Parcel A 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 of Parcel B in such a manner as to interfere with the used of the Easement by the Owner of Parcel A; 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.

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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 the Easement Area on its Parcel.

4.03. **Restoration.** In the event of any damages or destruction to the Easement Area, whether insured or uninsured, the Owner of Parcel B shall restore and repair that the damaged portion 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.

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

4.05 **Use Restrictions.** Except during the life of the temporary easement granted in Section 3.03 above, neither Owner shall have any right to drive any Vehicle whose length exceeds 55 feet onto any portion of the Property.

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 Owner of Parcel A 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 amended from time to time only upon written consent of all of the then Owners of the Parcels affected by such amendment.

ARTICLE VI. MISCELLANEOUS

6.01. **Enforcement.** The terms of this Declaration may be enforced by the parties hereto, their successors or assigns, and by any successor in interest, lessee or tenant of any portion of the Property. The prevailing party in an action to enforce any of the terms of this Declaration shall be entitled to costs of suit including reasonable attorney fees.

6.02. **Modification.** No modification, waiver, amendment, discharge, or change of this Declaration shall be valid unless same is in writing, signed by the Planning Director of the City of Riverside and 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.

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

The Magnon Companies, a California Corporation

By: Raymond Magnon
Raymond Magnon, President

By: Douglas A. Magnon
Douglas A. Magnon, Secretary

APPROVED AS TO FORM:

By: Kathleen M. Boyce
City of Riverside,
City Attorney

Date: 11-19-01

APPROVED AS TO CONTENT:

By: Diane Jenkins for
City of Riverside,
City Planning Director

Date: 11-16-01



2002-321069
06/12/2002 08:00A
12 of 18



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

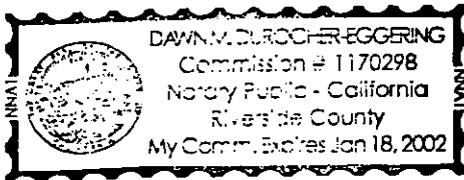
State of California
County of Riverside } ss.

On NOV. 7, 2001, before me, DAWN M. DWOLTER-EGGERING,
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared RAYMOND MAGUIRE DOUGLAS A. MAGUIRE
Name(s) of Signer(s)

personally known to me
 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.



Place Notary Seal Above

WITNESS my hand and official seal.
[Signature]
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

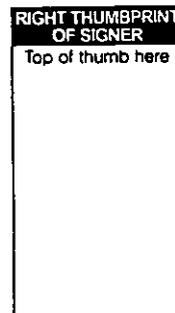
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____



CLA 786

EXHIBIT "A"

PARCEL A:

THOSE PORTIONS OF LOTS 3 AND 4 OF HERRICK'S SUBDIVISION OF THE NORTHWEST QUARTER 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 PER MAP RECORDED IN BOOK 3, PAGE 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 3;
THENCE NORTH, ON THE WEST LINE OF LOT 3, 100.00 FEET;
THENCE EAST 200.00 FEET;
THENCE NORTHEASTERLY TO THE NORTHEAST CORNER OF LOT 4;
THENCE SOUTH, ON THE EAST LINE OF LOT 4, TO THE SOUTHEAST THEREOF;
THENCE WEST, ON THE SOUTH LINES OF LOTS 4 AND 3, TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF LOCATED IN SAID LOT 4.

DESCRIPTION APPROVAL 11/2/01
Walter R. Inyo by ---
for SURVEYOR, CITY OF RIVERSIDE.



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06/12/2002 08:00A
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2001-600728
12/03/2001 08:00A
8 of 10

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EXHIBIT "B"

PARCEL B:

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° 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 AS PARCEL 1 BY DEED TO THE HUNTER PARTNERS RECORDED OCTOBER 10, 1980 AS INSTRUMENT NO. 186908, OFFICIAL RECORDS;
THENCE NORTH 00° 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° 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 SOUTH 89° 55' 00" WEST ON SAID NORTH LINE, 579.30 FEET TO THE WEST LINE OF SAID SECTION 8;
THENCE SOUTH 00° 02' 00" WEST, ON SAID WEST LINE 487.06 FEET;
THENCE SOUTH 89° 58' 35" EAST, 579.30 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE WEST 33.00 FEE THEREOF LYING WITHIN NORTHGATE STREET (CALIFORNIA AVENUE).

DESCRIPTION APPROVAL 11/19/01
Walter R. Jones by _____
SURVEYOR, CITY OF RIVERSIDE

for

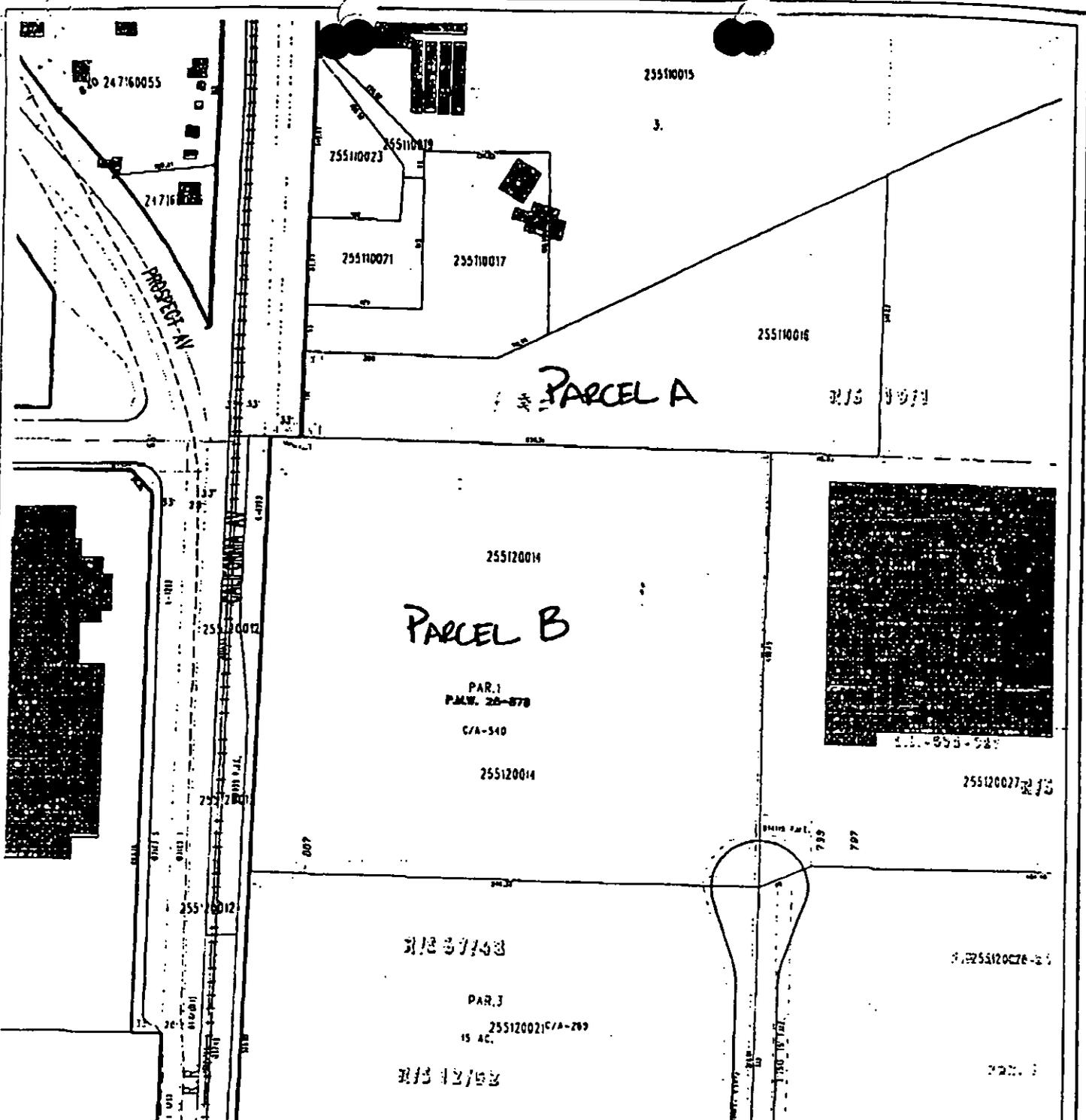


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06/12/2002 08:00A
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2001-600728
12/05/2001 08:00A
9 of 18

CIA 786



PARCEL A

PARCEL B

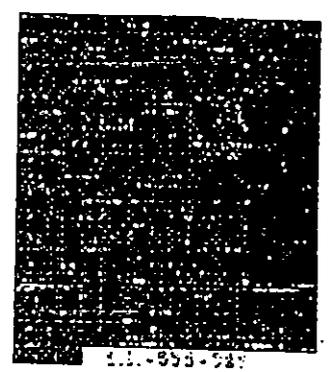
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C/A-540

255120014

R/S 3/7/83

PAR.3
255120021 C/A-299
15 AC.

R/S 12/98



- Symbology**
- Structure
 - Structure Outline
 - Curb Face
 - Edge of Pavement
 - Unimproved Roadway
 - Edge of Pavement / Barn
 - Edge of Sidewalk
 - Railroad
 - ROW Line
 - Parcel Line
 - Assessor Parcel Line
 - Project Limits Boundary
 - Street Centerline
 - Proposed Street Centerline

- Lot Line
- Water, Catchment Line
- Viewed Street
- US Clear Zone
- Adjusted ROW
- Easement Line
- Restricted Access
- Easement Line

LL-003-007

Map Produced on:
August 17, 2001



1 inch = 150 feet

ALL INFORMATION ON THIS MAP IS THE PROPERTY OF THE COUNTY OF PALM BEACH AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



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06/12/2002 08:00A
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2001-600728
12/05/2001 08:00A
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12-5
CIA 786