



Recording Requested By:

LOBB & CLIFF, LLP

1650 Spruce Street, Suite 404  
Riverside, CA 92507

When Recorded Mail To:

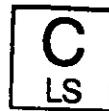
City Clerk, City of Riverside  
City Hall, 3900 Main Street  
Riverside, CA 92522

PM 31936

Planning Case P04-0300

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



54

This Declaration of Covenants, Conditions and Restrictions for Reciprocal Easements ("Declaration") is dated, for reference purposes only, June 1, 2004, and it is made as the date of recording by Laura Lane Partnership, LLC, a California Limited Liability Company ("Declarant") with reference to the following:

A. Declarant is the fee owner of that certain real property (the "Property") in the City and County of Riverside, State of California, more particularly described in Exhibit A which is attached to this Declaration and incorporated herein by this reference.

B. Declarant is currently seeking to record a parcel map, identified as Parcel Map 31936, creating five (5) legal parcels ("Parcel 1", "Parcel 2", "Parcel 3", "Parcel 4" and "Parcel 5" are individually described in Exhibits B through F, inclusive) and are attached hereto and incorporated herein by this reference.

C. As a condition for approval of the parcel map, the City of Riverside ("City") requires that Parcels 1 through 5 have reciprocal easements for access to public streets.

D. Declarant is willing to record a Covenant Agreement establishing easements for such reciprocal access, together with drainage, parking, fire protection, landscape irrigation and utility purposes.

E. The Property contains a pump and associated power equipment intended to provide adequate water pressure for fire protection systems that either are or may be installed in each of the

buildings to be constructed on the Property. Moreover, there are pipelines leading from the fire pump to each of the Parcels in the project, and that there are fire hydrants located at various places on the Property for which the water pressure is supplied through these pipelines as well.

F. The Property contains a water meter that measures the consumption of water supplied to each Parcel within the Property for purposes of irrigation of the landscaping contained on each Parcel in the project. Moreover, there are pipelines supplying water for irrigation purposes from the landscaping water meter to each of the Parcels within the Property.

NOW THEREFORE, in consideration of these promises, and in order to accomplish the intent of Declarant expressed herein and to meet certain conditions imposed by the City for approval of the Parcel Map, Declarant 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, Drainage, Parking and Utility Easements, as it may be amended from time to time.

1.02. **"Easement" or "Easements"**. The term "Easement" or "Easements" means the drainage, utility and parking easements all as more particularly described in Article III of this Declaration.

1.03. **"Easement Area"**. The term "Easement Area" shall be defined as that portion of the Property used for the reciprocal access and parking easements more particularly described in Article III of this Declaration.

1.04 **"Fire Protection Equipment"**. The term "Fire Protection Equipment" means the pump located on the Property, the pipeline transmitting water from the water pipelines maintained by the City of Riverside to the pump, and the pipelines leading from the pump to the buildings to be constructed on the various Parcels within the project, the pipelines leading from the pump to the fire hydrants located within the Property, and the conduits, cables and other means of power transmission from the power conduit maintained by the City of Riverside to the pump, the fire hydrants located within the Property, and all other integral components of the system designed to deliver water for fire protection to the buildings and fire hydrants located on the Property, excepting therefrom anything located within the walls or immediately below the buildings located on each of the Parcels within the project.

1.05 **"Landscape Irrigation Pipelines"**. The term "Landscape Irrigation Pipelines" means those pipelines transmitting water from the water meter measuring the consumption of water use for landscaping purposes on the Property to the submeters located on each Parcel measuring the consumption of water used for landscaping irrigation purposes on that Parcel.

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 Declarant or Declarant’s successors in interest to Parcel 1, Parcel 2, Parcel 3, Parcel 4 and/or Parcel 5.

1.08. **“Parcel” or “Parcels”**. The term “Parcel” or “Parcels” means Parcel 1, Parcel 2, Parcel 3, Parcel 4 and/or Parcel 5, individually or collectively as the context may require.

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

1.10. **“Property”**. The term “Property” also means Parcel 1, Parcel 2, Parcel 3, Parcel 4 and/or Parcel 5, collectively.

1.11. **“Shared Facilities”**. The term “Shared Facilities” means the Easement Area, the Fire Protection Equipment, the Landscape Irrigation Pipeline, any water power, sewer, telecommunication or other utilities between the point where such utilities first enter the Property and ending at the foundation or exterior wall of any improvements constructed on a Parcel served by such utilities, and facilities for the diversion and disposal of surface water drainage that are located within the Easement Area.

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.

1.13. **“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**. The Owners hereby declare 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. **Grant of Reciprocal Access Easement**. Declarant hereby reserves and grants to each Owner and Occupant of each Parcel, and their respective customers, agents, employees,

invitees and licensees, an easement for ingress and egress, including vehicular access over and through the other Parcels to and from the adjoining public streets. Each Owner shall have the right to designate, in its sole discretion, the size and location of the portion of its Parcel to be made available to fulfill the easement granted herein, provided no use or operation shall be made, conducted or permitted on any portion of any Parcel that would cause the flow of traffic thereon to violate the laws, ordinances and regulations of the City of Riverside in existence at the time of the construction of any improvements on such Parcel.

3.02. **Grant of Utility Easement.** Declarant hereby reserves and grants to each Owner, a non-exclusive, reciprocal easement for the installation, maintenance, repair and use of utilities, including water, gas, telephone, sewage and electricity facilities for the transmission of, within and over the Parcels, excepting that area where any building currently exists or is proposed to exist. All utilities and drainage facilities shall be installed and maintained below ground level, except where the instrumentality of the particular utility is not amenable to underground installation, such as transformers, risers or pumps.

3.03. **Grant of Drainage Easement.** Declarant hereby reserves and grants to the Owner of each Parcel an easement for drainage of surface waters over and across the other Parcels.

3.04. **Grant of Parking Easement.** Declarant hereby reserves and grants to each Owner and Occupant of each Parcel, and their respective customers, invitees, licenses, agents and employees an easement for parking purposes. Each Owner shall have the right to designate, in its sole discretion, the location and number of parking spaces, including the designation of certain spaces as reserved or exclusive, subject to the then existing laws, ordinances and regulations of the City of Riverside, California, provided that no Owner may take any action to reduce the total number of available non-reserved, non exclusive, parking spaces on the Property below 207.

3.05. **Grant of Reciprocal Fire Protection Easement.** Declarant hereby reserves and grants to each of the Owners and Occupants of each Parcel, a non-exclusive reciprocal Easement for the installation, maintenance, repair and use of Fire Protection Equipment within and over all of the Parcels, excepting that area where any building currently exists or is proposed to exist. All such Fire Protection Equipment shall be installed and maintained below ground level, except where the instrumentality of a particular component of the Fire Protection Equipment is not amenable to underground installation.

3.06. **Grant of Reciprocal Landscape Irrigation Easement.** Declarant hereby reserves and grants to each Owner and Occupant of each Parcel, a non-exclusive reciprocal Easement for the installation, maintenance, repair and use of Landscape Irrigation Pipelines within and over the Parcels, excepting that area where any building currently exists or is proposed to exist. All such Landscape Irrigation Pipelines shall be installed and maintained below ground level, except for sprinkler risers.

3.07. **Restrictions on Use.** No Owner shall use any Easement herein in a manner which unreasonably interferes with another Owner's use or enjoyment of its Parcel.

3.08. **Nature of Easements.** For purposes of the Easement granted in Article III 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 Article III 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.

3.09. **Temporary Easement.** Declarant further reserves a temporary Easement over all Parcels as may be reasonably required to facilitate construction of buildings and improvements, including utilities and drainage facilities upon any Parcel. Said Temporary Easement shall expire when Declarant shall have completed construction of a building on each of the Parcels.

3.10. **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.

3.11. **No Public Dedication.** This Declaration may not be construed as providing a public dedication for any of the Property.

3.12. **Non Merger.** This Declaration shall not be subject to the doctrine of merger, even though the underlying fee ownership of the Parcels described herein, or any parts thereof, is vested in one party or entity.

#### ARTICLE IV. COVENANTS

4.01. **Free Access.** Each Owner covenants that all of the Owners shall be unimpeded in their free access to the Easements on the burdened Parcels, and that there shall be no fence, division, partition, rail or obstruction of any type or kind placed, kept, permitted or maintained by any Owner in such a manner as to interfere with the use of the Easements by any other Owner, 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 Area.

4.02. **Repair and Maintenance.** The Owner of each Parcel is obliged to repair and maintain its own respective Parcel, together with all improvements thereon, including any portion of the Easement Area, Fire Protection Equipment, Landscape Irrigation Pipelines, drainage facilities and utilities. Except in those cases where the negligence or other misconduct of one or more Owners has damaged the shared facilities, each Owner shall pay one-fifth (1/5th) of the reasonable costs of repairs or restoration of any shared facilities. Any Owner who pays its one-fifth (1/5th) share or any greater proportion of the cost of repair or restoration may maintain an action for specific performance of this Declaration or contribution against the Owner or Owners who have failed to pay at least one-fifth (1/5th) of the cost of repair or restoration in accordance with Section 845 of the California Civil Code. In the event that repairs or restoration of the shared facilities or any other portion of the Property are necessitated by the negligence or other misconduct of any Person, including an Owner, any Owner of the Parcel damaged or who has otherwise incurred expense associated with its repair, may bring an action for the recovery of the cost of the repair or restoration against the Person whose negligence or other misconduct necessitated the repairs or

restoration.

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

4.04. **Apportionment of Cost of Landscape Irrigation Water Usage.** The Owner of the Parcel upon which the meter which measures the water use for landscape irrigation purposes in the Property shall establish and maintain an account with the City of Riverside Public Utilities Department, or any successor thereof, for purposes of paying all charges assessed for the use of water for landscape irrigation purposes. Each Owner shall maintain, at its own expense, a separate submeter measuring the flow of water through the Landscape Irrigation Pipelines to such Owner's Parcel. Within fifteen (15) days of delivery of a copy of the most recent statement from the City of Riverside Public Utilities Department, or any successor thereof, from the Owner of the Parcel upon which the water meter is located, each Owner shall pay its prorata share of such water usage. The prorata share for each Owner shall be determined by multiplying the total charges assessed by the City of Riverside by a fraction for which the numerator shall be the total amount of water measured by that Owner's submeter, and the denominator of which shall be the total amount of water transmitted through the Landscape Irrigation Pipelines as determined by the City of Riverside Public Utilities Department, or any successor thereof. Any Owner who pays its prorata share of the cost of water supplied to the Landscape Irrigation Pipelines may maintain an action for specific performance or contribution against the Owner or Owners who fail to pay their respective prorata shares of the expense of the transmission of water through the Landscape Irrigation Pipelines.

4.05. **Insurance.** Each Owner shall keep in full force and effect, at its sole expense, comprehensive policies of public liability and comprehensive casualty property damage insurance, insuring against all liability with respect to the Easement Area, and with respect to the use, maintenance and occupancy thereof, in which the limits of public liability shall be not less than \$1,000,000.00 per person and \$2,000,000.00 per occurrence and in which the limits of property damage liability shall not be less than \$100,000.00 per accident or occurrence. The comprehensive casualty policy shall insure the Easement Area, along with any improvements constructed thereto in accord with Section 4.08 below, for not less than one hundred percent (100%) of their full replacement cost and shall provide for protection against all perils covered under the standard "fire and special extended coverage policy." All of the foregoing policies shall name each Owner and, if requested in writing by another Owner, a maximum of one entity with a security interest in the Parcel owned by the Owner making the request, as additional named insureds, and shall contain a clause that the insurer will not cancel or change the insurance without first giving each other Owner thirty (30) days prior written notice. The insurance shall be with an insurance carrier licensed to do business in the State of California and having a commercially reasonable rating in "Bests Insurance Guide" or better.

4.06. **Installation of Utilities.**

(a) General. Installation of utilities by each Owner shall be in conformity with all applicable local laws, ordinances, regulations, permits, and approvals. To the maximum extent possible, respective Owners shall consult with one another and coordinate their respective utility installation plan so as to provide that the utilities for one Parcel will not interfere with the utilities, use, or enjoyment of the other Parcel. Each Owner installing, repairing or maintaining such utilities shall do so with minimum disruption of the use of the Easement Area, and shall give as much prior written notice to the other Owners as reasonably possible of the commencement and completion of such work.

(b) Restrictions. In no event shall access over the Easement Area be curtailed for any such utility work for more than seventy-two (72) consecutive hours without the permission of all other Owners. The Owner on whose behalf the utility work is being conducted shall cause the Easement Area to be repaired and restored to its former condition upon completion of such utility work.

(c) Hold Harmless from Liens. If any mechanics or materialmen's lien is filed against any Parcel in connection with the installation, maintenance, or repair of the utilities within the Easement Area, the Owner on whose behalf such installation, maintenance, or repair is being conducted shall cause such lien to be paid and discharged of record, or take such action as may be necessary to bond over and remove such lien prior to commencement of an action to foreclose such lien.

4.07. **Indemnity**. In the event any claim of personal injury or property damage that arises out of an incident occurring on a Parcel, the Owner of that Parcel shall indemnify, defend, and hold harmless the other Owners, except in the event such other Owners' negligence or other misconduct was a proximate or contributing cause to the personal injury or property damage.

4.08. **Free Flow of Water**. The Owners shall do nothing to obstruct the free flow of water from the other Parcels, except that the Owners may direct the water from the other Parcels into the drainage facilities in existence on their respective Parcels in such fashion as each may determine, in its sole discretion, as minimizing the risk of personal injury or property damage to Persons or improvements on its Parcel. However, the Owners may not do any act which will reduce the capacity of the drainage facilities on their respective Parcels below that necessary to safely accept the flow of water from the other Parcels.

4.09. **Restrictions on Outdoor Storage and Parking**. No Owner may cause or permit the outdoor storage of personal property, including Vehicles, in the non paved portions of the Owner's Parcel, nor may an Owner cause or permit the obstruction of the non-reserved, non-exclusive parking spaces on its parcel with personal property for more than 24 hours. No Vehicle may be parked in any non-reserved, non-exclusive parking space for more than three consecutive days, excluding Saturdays Sundays, and any other Holiday, as defined by Section 6700 of the California Government Code or other law of the State of California at the time a determination is necessary.

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 Owners 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, along with the Planning Director of the City, or the Person succeeding to the duties of the Planning Director.

ARTICLE VI. MISCELLANEOUS

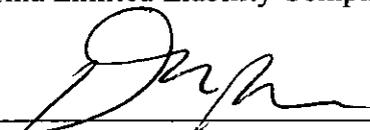
6.01. **Enforcement.** The terms of this Declaration may be enforced by the parties hereto, including the City, their successors or assigns, and by any successor in interest, lessee or tenant of any portion of the Property. The prevailing party in an action to enforce any of the terms of this Declaration shall be entitled to costs of suit including reasonable attorneys' 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 all of the Owners and recorded in the Official Records of Riverside County, California.

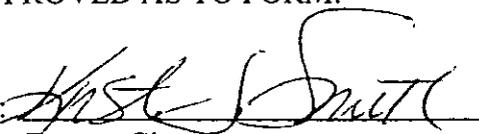
6.03. **Exhibits.** All Exhibits referenced in this Declaration and attached hereto are incorporated by reference into this Declaration.

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

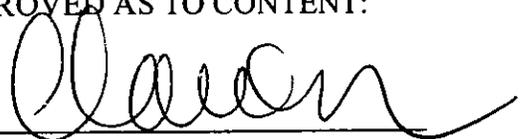
LAURA LANE PARTNERSHIP, LLC, a  
California Limited Liability Company

By:   
Douglas Magnon, Manager

APPROVED AS TO FORM:

By:   
Deputy City Attorney

APPROVED AS TO CONTENT:

By:   
Planning Department

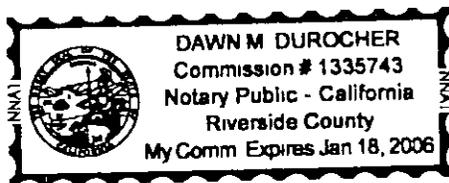
PC pc \C \Lobb Cliff\Client-Matters\Magnon\Tech Park II\CCR - reciprocal easements02.wpd

ACKNOWLEDGMENT

STATE OF CALIFORNIA            )  
  ) ss.  
COUNTY OF RIVERSIDE         )

On June 23, 2004 [date], before me, **Dawn DuRocher**, personally appeared DOUGLAS MAGNON, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his 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  (SEAL)

## LEGAL DESCRIPTION OF PROPERTY

Parcels 1 through 5 of Parcel Map 31936, as shown by map on file in Book \_\_\_ of Parcel Maps, Pages \_\_\_ through \_\_\_, inclusive, records of Riverside County, California, located in the City of Riverside, Riverside County, California, more particularly described as follows:

**BEGINNING** at the Northeast corner of Parcel Map 30547, as shown by map on file in Book 205 of Parcel Maps, Pages 34 through 36, inclusive, records of Riverside County, California;

**THENCE** South 89°59'52" East, a distance of 832.34 feet to a point on the Northwesterly right of way line (25.00 feet in half width) of the Gage Canal;

**THENCE** along said Northwesterly right of way line of the Gage Canal the following 6 courses:

- 1) South 41°20'58" West, a distance of 425.91 feet to the beginning of a curve, concave Northwesterly, having a radius of 315.00;
- 2) Southwesterly along said curve, through a central angle of 16°27'04", an arc distance of 90.44 feet to which point a radial line bears South 32°11'58" East;
- 3) South 57°48'02" West, a distance of 33.46 feet to the beginning of a curve, concave Southeasterly, having a radius of 445.00 feet;
- 4) Southwesterly along said curve, through a central angle of 19°25'02", an arc distance of 150.81 feet to which point a radial line bears North 51°37'00" West;
- 5) South 38°23'00" West, a distance of 121.63 feet to the beginning of a curve, concave Southeasterly, having a radius of 775.00 feet;
- 6) Southwesterly along said curve, through a central angle of 03°29'07", an arc distance of 47.14 feet to which point a radial line bears North 55°06'06" West, said point also being on the Northerly right of way line (33.00 feet in half width) of Marlborough Avenue;

**THENCE** North 89°56'50" West along said Northerly right of way line of Marlborough Avenue, a distance of 237.87 feet to the Southeast corner of said Parcel Map 30547;

**THENCE** North 00°04'23" West along the East line of said Parcel Map 30547, a distance of 629.24 feet to the **POINT OF BEGINNING**.

Containing 7.75 acres, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT

Prepared under the Supervision of:

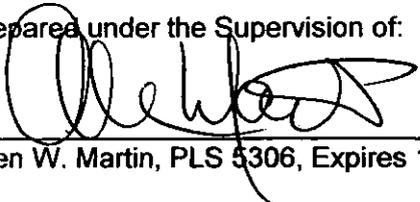
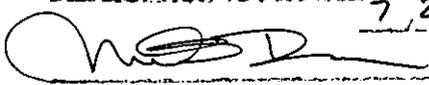
  
Allen W. Martin, PLS 5306, Expires 12-31-05



EXHIBIT A

DESCRIPTION APPROVED 7 2809  


C/A 904

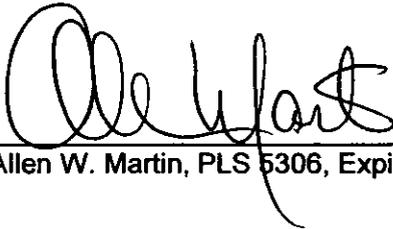
**PARCEL 1**

Parcel 1 of Parcel Map 31936, as shown by map on file in Book \_\_\_\_ of Parcel Maps, Pages \_\_\_\_ through \_\_\_\_, inclusive, records of Riverside County, California, located in the City of Riverside, Riverside County, California.

Containing 1.23 acres, more or less

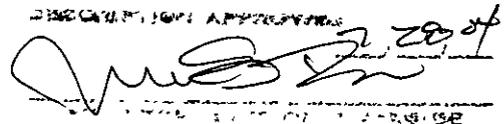
SEE PLAT ATTACHED HERETO AS EXHIBIT G.

Prepared under the Supervision of:



Allen W. Martin, PLS 5306, Expires 12-31-05

**EXHIBIT B**



C/A 904

**PARCEL 2**

Parcel 2 of Parcel Map 31936, as shown by map on file in Book \_\_\_ of Parcel Maps, Pages \_\_\_ through \_\_, inclusive, records of Riverside County, California, located in the City of Riverside, Riverside County, California.

Containing 1.59 acres, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT G.

Prepared under the Supervision of:



A handwritten signature in cursive script, appearing to read "Allen W. Martin".

Allen W. Martin, PLS 5306, Expires 12-31-05

**EXHIBIT C**

DESCRIPTION APPROVED

A handwritten signature in cursive script, followed by the date "2/28/04".

CIA 904

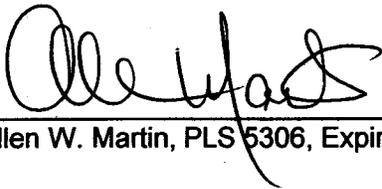
**PARCEL 3**

Parcel 3 of Parcel Map 31936, as shown by map on file in Book \_\_\_ of Parcel Maps, Pages \_\_\_ through \_\_\_, inclusive, records of Riverside County, California, located in the City of Riverside, Riverside County, California.

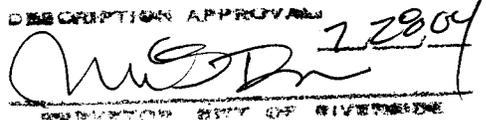
Containing 1.35 acres, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT G.

Prepared under the Supervision of:



Allen W. Martin, PLS 5306, Expires 12-31-05

DESCRIPTION APPROVAL  
  
DATE OF APPROVAL 2/28/04

**EXHIBIT D**

C/A 90414

**PARCEL 4**

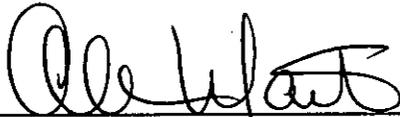
Parcel 4 of Parcel Map 31936, as shown by map on file in Book \_\_\_ of Parcel Maps, Pages \_\_\_ through \_\_, inclusive, records of Riverside County, California, located in the City of Riverside, Riverside County, California.

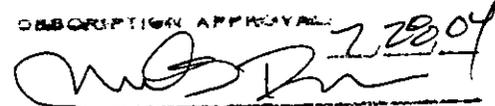
Containing 1.22 acres, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT G.

Prepared under the Supervision of:



  
Allen W. Martin, PLS 5306, Expires 12-31-05

DESCRIPTION APPROVAL: 2/22/04  
  
PROVIDED BY CITY OF RIVERSIDE

**EXHIBIT E**

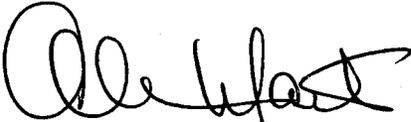
**PARCEL 5**

Parcel 5 of Parcel Map 31936, as shown by map on file in Book \_\_\_ of Parcel Maps, Pages \_\_\_ through \_\_, inclusive, records of Riverside County, California, located in the City of Riverside, Riverside County, California.

Containing 2.35 acres, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT G.

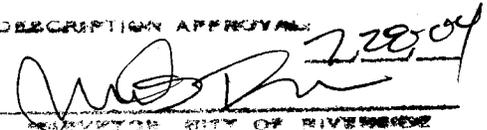
Prepared under the Supervision of:



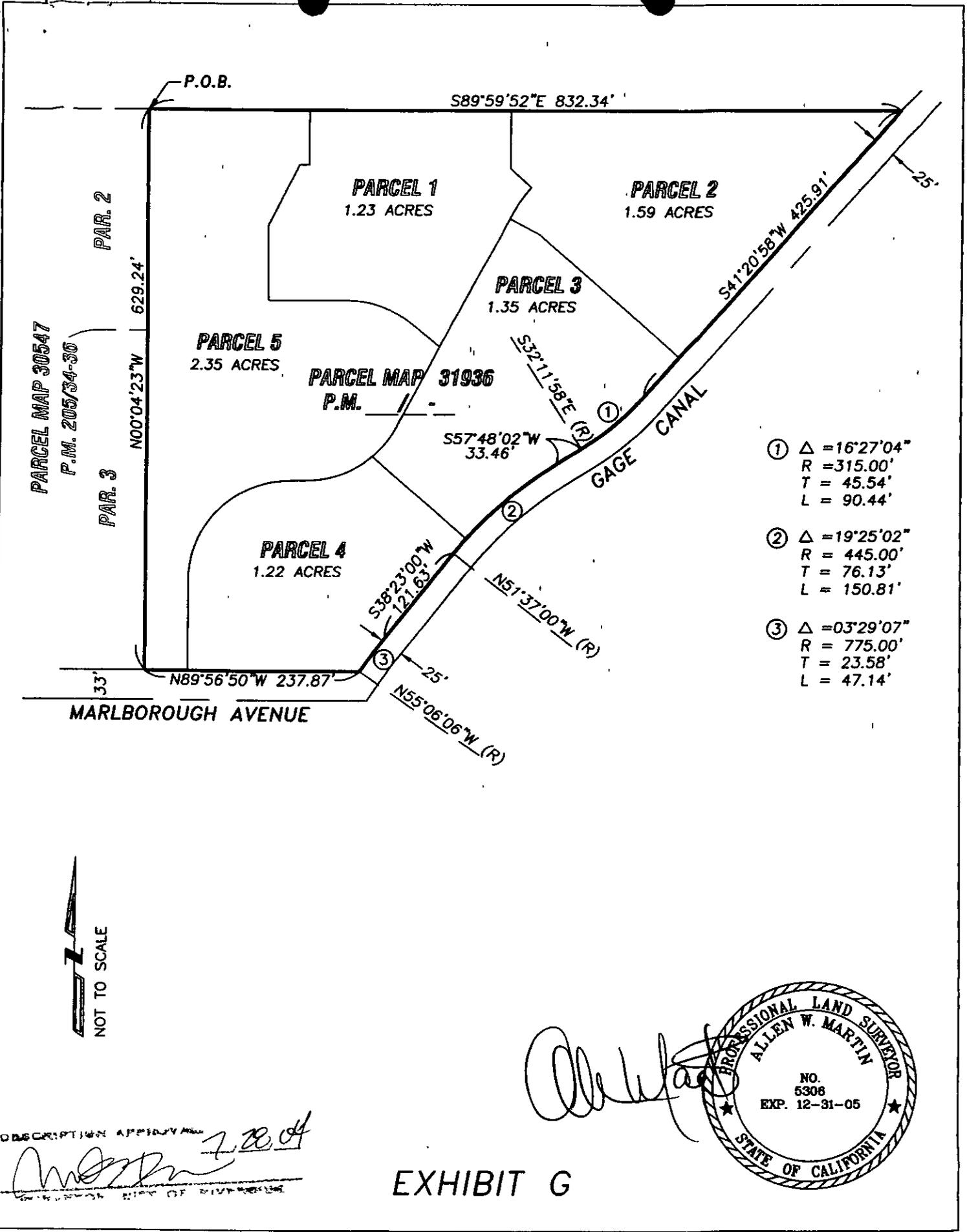
Allen W. Martin, PLS 5306, Expires 12-31-05

**EXHIBIT F**

DESCRIPTION APPROVAL:

  
CITY OF RIVERSIDE

C/A 904-16



- ①  $\Delta = 16^{\circ}27'04''$   
 $R = 315.00'$   
 $T = 45.54'$   
 $L = 90.44'$
- ②  $\Delta = 19^{\circ}25'02''$   
 $R = 445.00'$   
 $T = 76.13'$   
 $L = 150.81'$
- ③  $\Delta = 03^{\circ}29'07''$   
 $R = 775.00'$   
 $T = 23.58'$   
 $L = 47.14'$



DESCRIPTION APPROVED  
*[Signature]* 7.20.04  
 COUNTY CLERK OF RIVERSIDE

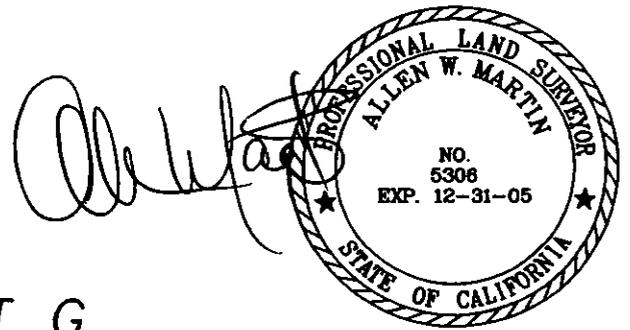


EXHIBIT G