

112915 When recorded mail to:
City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

112915

FREE RECORDING
This instrument is for the benefit
of the City of Riverside and is
entitled to be recorded without
fee. (Government Code 6103)

RECEIVED FOR RECORD
JUN 17 1977
Min. Past 3 o'clock
CITY CLERK
Book 1977, Page 112915
Recorded in Official Records
of Riverside County, California
W.H. Dwyer Recorder
FELS

FOR RECORDER'S OFFICE USE ONLY

Project: Watkins Drive Extension
Picacho to U.S. 395

APPROVED AS TO FORM
[Signature]
ASSISTANT CITY ATTORNEY

GRANT DEED

8966

DESERT OUTDOOR ADVERTISING, INC., a corporation,

Grantor

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
does hereby grant to the CITY OF RIVERSIDE, a Municipal Corporation,
the real property in the City of Riverside, County of Riverside, State of
California, described as follows:

That portion of the SOUTHWEST QUARTER of SECTION 28,
T.2S., R.4W., San Bernardino Base and Meridian and
that portion of the NORTHWEST QUARTER OF SECTION 33,
T.2S., R.4W., San Bernardino Base and Meridian,
described as follows:

COMMENCING at the intersection of the centerline of
WATKINS DRIVE with the southwesterly prolongation of
the southeasterly line of Lot 110 of UNIVERSITY HILLS
UNIT 3, as shown by map on file in Book 35 of Maps,
pages 67 thru 69, inclusive thereof, Records of
Riverside County, California;

Thence South 42° 10' 30" East, along the southeasterly
prolongation of said centerline of Watkins Drive,
54.48 feet to the beginning of a tangent curve, concave
southwesterly and having a radius of 2,000.00 feet;

Thence southeasterly, along said curve, an arc length
of 111.02 feet thru a central angle of 03° 10' 50"
to a tangent line;

Thence South 38° 59' 40" East, along said tangent line,
227.03 feet to the beginning of a tangent curve concave
southwesterly and having a radius of 2,000.00 feet;

Thence southeasterly, along said curve, an arc length
of 75.40 feet thru a central angle of 02° 09' 36" to
a tangent line;

Thence South 36° 50' 04" East, along said tangent line,
254.75 feet to the beginning of a tangent curve concave
southwesterly and having a radius of 1,800.00 feet;

Thence southeasterly, along said curve, an arc length
of 614.58 feet thru a central angle of 19° 33' 46" to
a tangent line;

Thence South 17° 16' 18" East, along said tangent line,
251.78 feet to the beginning of a tangent curve concave
northeasterly and having a radius of 1,000.00 feet;

8966

11291 Thence southeast ly, along said curve, an arc length of 132.41 feet thru a central angle of $10^{\circ} 27' 04''$ to a tangent line;

Thence South $27^{\circ} 43' 22''$ East, along said tangent line, 253.30 feet to the beginning of a tangent curve concave southwesterly and having a radius of 1,000.00 feet;

Thence southeasterly along said curve, an arc length of 271.42 feet thru a central angle of $15^{\circ} 33' 05''$ to a tangent line;

Thence South $12^{\circ} 10' 17''$ East, along said tangent line, 330.66 feet to the beginning of a tangent curve concave northeasterly and having a radius of 1,000.00 feet;

Thence southeasterly, along said curve, an arc length of 164.88 feet thru a central angle of $09^{\circ} 26' 49''$ to a tangent line;

Thence South $21^{\circ} 37' 06''$ East, along said tangent line, 249.76 feet to the beginning of a tangent curve concave northeasterly and having a radius of 1,000.00 feet;

Thence southeasterly, along said curve, an arc length of 68.99 feet thru a central angle of $03^{\circ} 57' 10''$ to a point in the northwesterly line of that certain parcel of land conveyed to Desert Outdoor Advertising, Inc. by deed recorded September 20, 1973 as Instrument No. 123758, Official Records of Riverside County, California;

Thence South $69^{\circ} 11' 51''$ West (recorded North $68^{\circ} 40' 30''$ East), along said northwesterly line, 20.07 feet to a point in a non-tangent curve concave northeasterly and having a radius of 1,020.00 feet; said point being the TRUE POINT OF BEGINNING; the radial line to said point of said curve bears South $64^{\circ} 31' 22''$ West; said curve having a radius of 1,020.00 feet being a concentric with last mentioned curve having a radius of 1,000.00 feet;

Thence southeasterly, along said curve having a radius of 1,020.00 feet, an arc length of 93.18 feet thru a central angle of $05^{\circ} 14' 02''$ to a tangent line;

Thence South $30^{\circ} 42' 40''$ East, along said tangent line, 392.91 feet to the northerly line of said Section 33, T.2S., R.4W.;

Thence continuing South $30^{\circ} 42' 40''$ East, along said tangent line, 142.45 feet to the northwesterly line of that certain parcel of land conveyed to the State of California by deed recorded August 3, 1964 as Instrument No. 94581, Official Records of Riverside County, California;

Thence North $57^{\circ} 01' 56''$ East (recorded North $56^{\circ} 23' 07''$ East), along said northwesterly line, 60.12 feet to the southwesterly line of the Atchison, Topeka and Santa Fe Railroad right of way;

Thence northwesterly, along said southwesterly line being a non-tangent curve concave northeasterly and having a radius of 1,482.69 feet, an arc length of 105.23 feet thru a central angle of $04^{\circ} 03' 59''$ to said northerly line of Section 33;

Thence South $89^{\circ} 29' 35''$ East (recorded North $88^{\circ} 43' 43''$ East), along said northerly line, 56.50 feet (recorded 56.45 feet) to a point in the northeasterly line of said parcel conveyed to Desert Outdoor Advertising, Inc.; said point being in a non-tangent curve concave northeasterly and having a radius of 1,532.69 feet;

112915

hence northwest ly along said curve, an arc length of 6.92 feet (recorded 4.27 feet) thru a central angle of 00° 15' 32" to a tangent line;

Thence North 27° 30' 11" West (recorded South 28° 24' 30" East); along said tangent line, 347.25 feet (recorded 348.76 feet) to the beginning of a tangent curve concave northeasterly and having a radius of 1,054.91 feet (recorded 1,055.37 feet);

Thence northwesterly, along said curve, an arc length of 132.41 feet (recorded 130.47 feet) thru a central angle of 07° 11' 30" to said northwesterly line of said parcel of land conveyed to Desert Outdoor Advertising, Inc;

The preceding three courses being along the easterly boundary of said parcel conveyed to Desert Outdoor Advertising, Inc;

Thence South 69° 11' 51" West (recorded North 68° 40' 30" East), along said northwesterly line, 42.96 feet to said TRUE POINT OF BEGINNING.

Area: 19,707 square feet.

DESCRIPTION APPROVAL
by George P. Hutchison 6/9/77

Dated 6/15/77

DESERT OUTDOOR ADVERTISING, INC.

BY S. Buxbom Pres.

BY Carol Buxbom, Sec.

STATE OF CALIFORNIA

112915 COUNTY OF Riverside } ss.

ON June 15th, 19 77

before me, the undersigned, a Notary Public in and for said State, personally appeared S. Buxbom and Carol Buxbom, known to me to be the President and Secretary of the Desert Outdoor Advertising, Inc. the Corporation that executed the within Instrument, known to me to be the person who executed the within Instrument, on behalf of the Corporation, therein named, and acknowledged to me that such Corporation executed the same.

WITNESS my hand and official seal.

William J. McCune
Notary Public in and for said State.

OFFICIAL SEAL
WILLIAM J. McCUNE
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
RIVERSIDE COUNTY
My Commission Expires February 24, 1981

ACKNOWLEDGMENT—Corporation—Welcotts Form 222—Rev. 3-64

8966

112915

UNIVERSITY HILLS

109

UNIT 3
110
M.B. 35/67-69
RIV. CO.

SUBDV N
S'ELY LINE LOT 110
S 47°49'30"W

E R=2000'
Δ=3°10'30"
L=111.02'

N 5°00'20"E (R)

100' EASEMENT TO STATE
Q. CALIFORNIA INST. NO. 79016,
R.S. 8/3/68

PARCEL 1

N 5°00'20"E (R)

E R=2000'
Δ=2°09'35"
L=73.40'

N 53°09'55"E (R)

FOR. SE. 1/4 SEC. 29
T. 2 S., R. 4 W., S.B.M.

FOR. NE. 1/4 SEC. 29
T. 2 S., R. 4 W., S.B.M.

MATCH LINE SHEET TWO

BASIS OF BEARINGS
E WATKINS DR. S 42°10'30"E
PER M.B. 35/67-69, RIV. CO.

CITY OF RIVERSIDE, CALIFORNIA

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.		SHEET 1 OF 5	12/25, 25-4
SCALE 1" = 100'	DRAWN BY W.F. DATE 4/26/74	SUBJECT Watkins Dr. Ext. - Picacho to U.S. 395	

8966

112915

MATCH LINE SHEET ONE

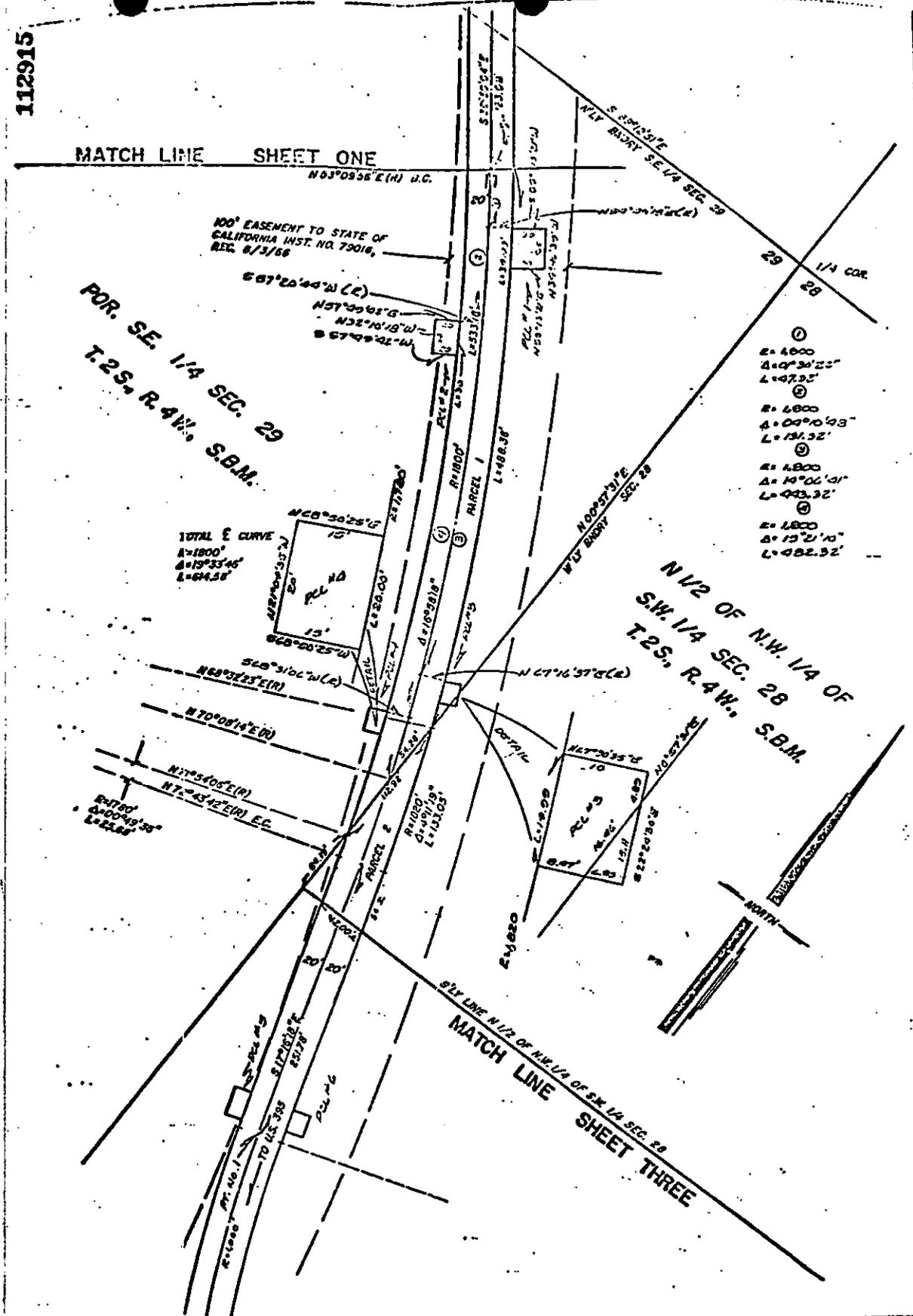
N03°09'35"E (N) U.C.

POR. SE. 1/4 SEC. 29
T.2S., R.4W., S.B.M.

TOTAL E CURVE
R=1800'
Δ=13°33'45"
L=614.38'

N 1/2 OF N.W. 1/4 OF
S.W. 1/4 SEC. 28
T.2S., R.4W., S.B.M.

- ①
R=1800'
Δ=14°31'25"
L=472.5'
- ②
R=1800'
Δ=09°0'53"
L=181.32'
- ③
R=1800'
Δ=10°06'01"
L=443.32'
- ④
R=1800'
Δ=13°21'10"
L=482.32'



CITY OF RIVERSIDE, CALIFORNIA

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 2 OF 5

12/25, 25-9

SCALE: 1" = 100'

DRAWN BY W.F. DAVIS 4/26/74

SUBJECT Watkins Dr. Ext. - Picacho to U.S. 395

8966

112915

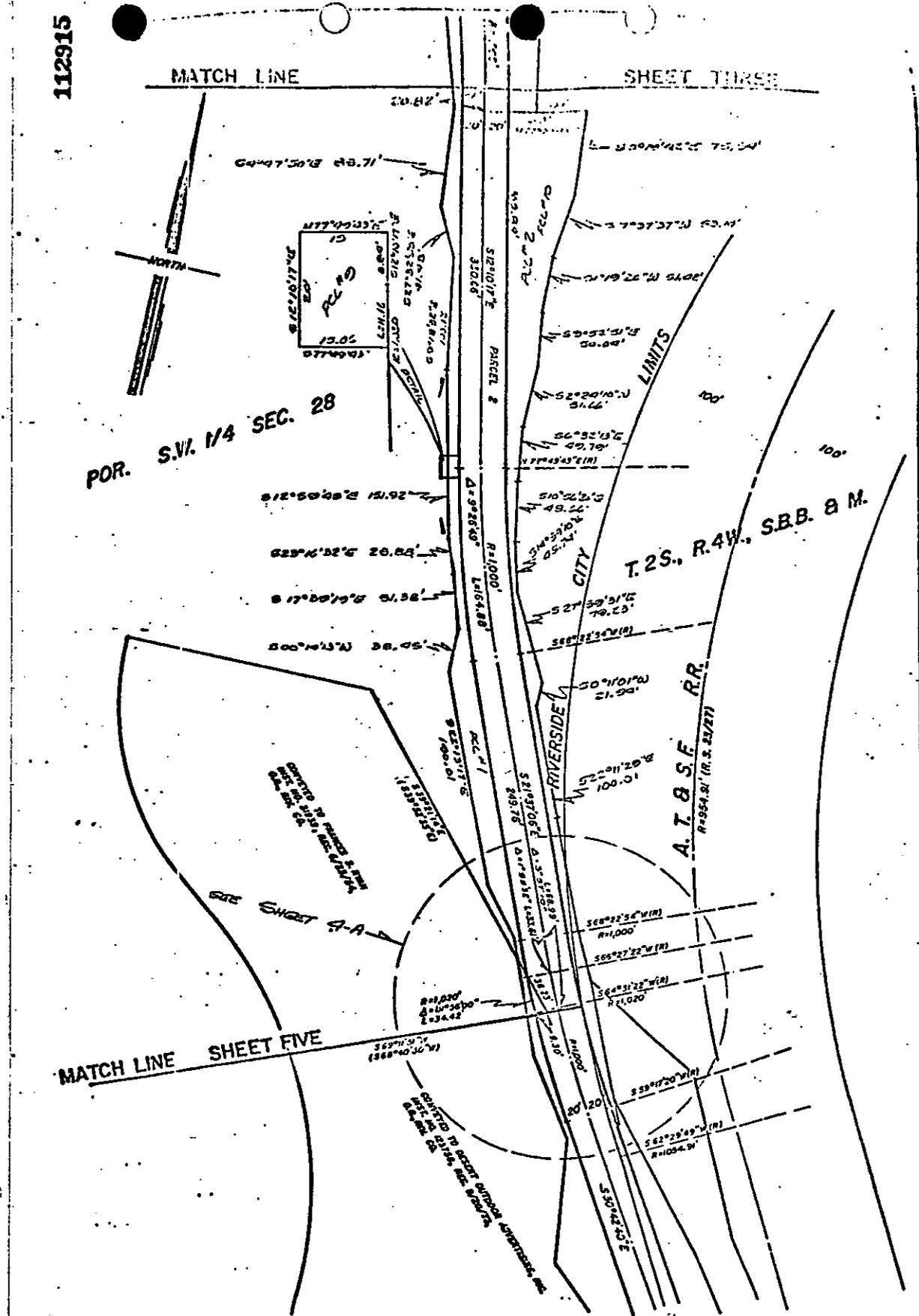
MATCH LINE

SHEET THREE



POR. S.W. 1/4 SEC. 28

MATCH LINE SHEET FIVE



CITY OF RIVERSIDE, CALIFORNIA

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 4 OF 5

12/25

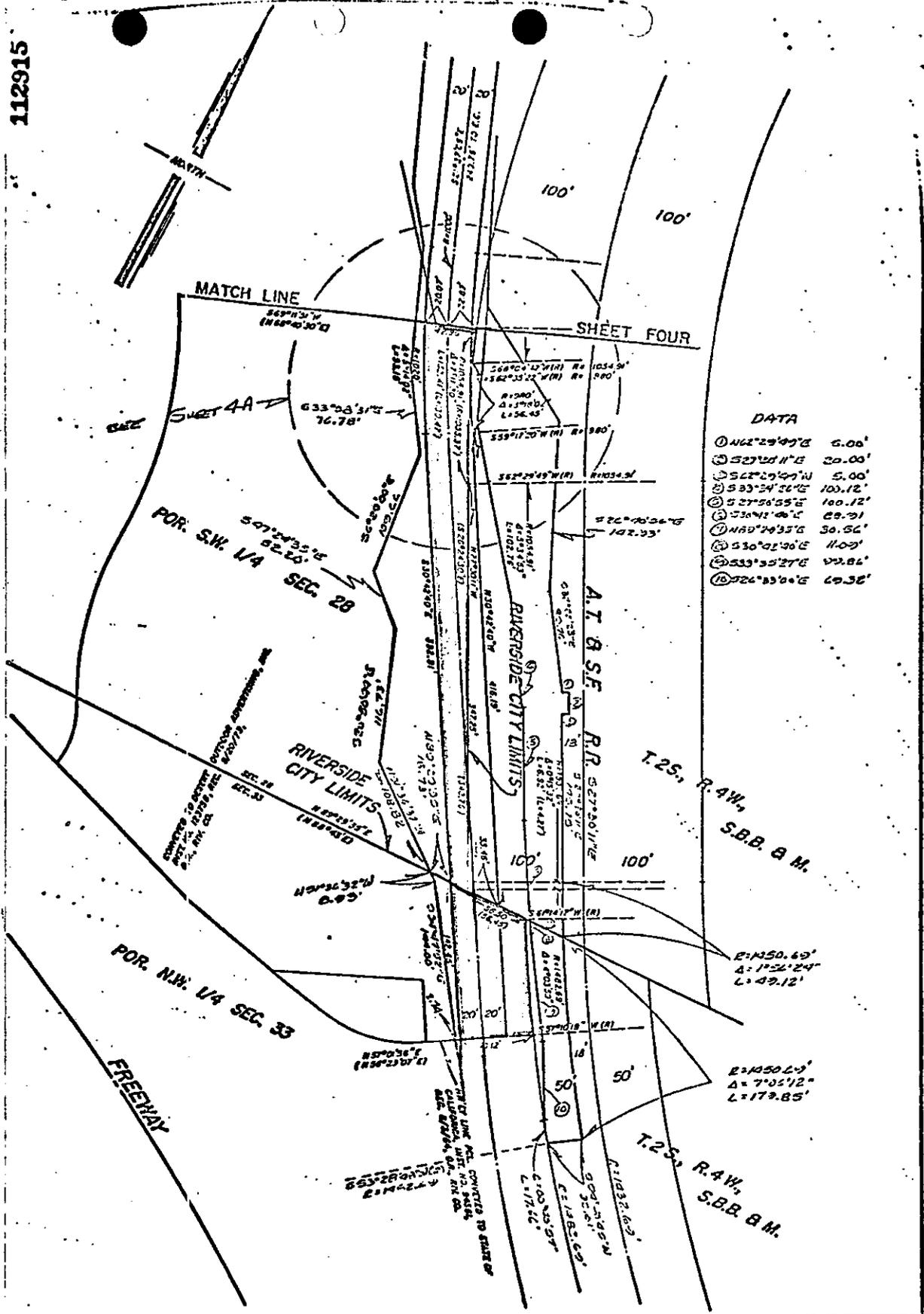
SCALE: 1" = 100'

DRAWN BY W.L. DATE 5 / 0 / 74

SUBJECT Watkins Dr. Ext. - Picocho to U.S. 395

8966

112915



DATA

① 462°29'49"E	5.00'
② 527°24'11"E	20.00'
③ 547°24'55"E	5.00'
④ 533°24'36"E	100.12'
⑤ 527°24'55"E	100.12'
⑥ 530°41'46"E	28.71'
⑦ 460°24'33"E	30.56'
⑧ 530°42'36"E	11.00'
⑨ 533°25'27"E	100.86'
⑩ 526°25'00"E	60.36'

○ CITY OF RIVERSIDE, CALIFORNIA ○

THIS PLAN IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 5 OF 5

12/25

SCALE: 1" = 100'

DRAWN BY W.I. DATE 5 / 8 / 74

SUBJECT Watkins Dr. Ext. - Pkacho to U.S. 395

8966

RECORDING REQUESTED

112916

AND WHEN RECORDED MAIL TO

NAME City of Riverside
ADDRESS Property Services Division
3900 Main Street
CITY & STATE Riverside, CA 92522

RECEIVED FOR RECORD

JUN 13 1977

Min. Past 2 o'clock P.M.

CITY CLERK

Book 1977, Page 112916

Recorded in Official Records
of Riverside County, California

W. B. Swor Recorder

FEES \$

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Partial Reconveyance

Register No. 92606

SAFECO TITLE INSURANCE COMPANY, a corporation, as trustee under the deed of trust made by
Desert Outdoor Advertising, Inc. , trustor,

and recorded as Instrument No. 123759 , on September 20, 1973 , in Book 1973
Page 123759 , of Official Records in the office of the County Recorder of Riverside County, CA.,

having been requested in writing by the holder of the obligations secured by said deed of trust, to reconvey a portion
of the estate granted to said trustee under said deed of trust, DOES HEREBY RECONVEY unto the person or persons
legally entitled thereto, without warranty, all the estate, title and interest acquired by said trustee under that deed of
trust in and to that portion of the property described as follows:

See Exhibits "A", "B", "C", and "D", attached hereto and made
a part hereo.

Please record for the benefit of the City
of Riverside.

The remaining property described in said deed of trust shall continue to be held by said trustee under the terms
thereof. As provided in said deed of trust this Partial Reconveyance is made without affecting the personal liability of
any person for payment of the indebtedness secured by said deed of trust.

SAFECO TITLE INSURANCE COMPANY

Dated May 20, 1977

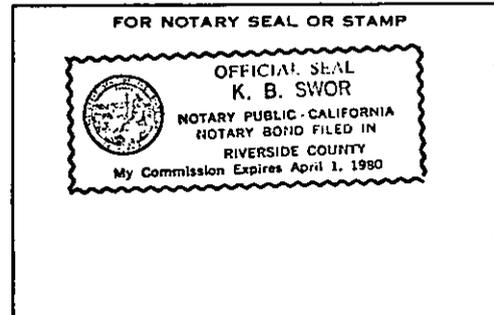
By Lois N. Wright Assistant Secretary

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE }
SS.

On May 20, 1977
before me, the undersigned, a Notary Public in and for
said County and State, personally appeared
Lois N. Wright

known to me to be an Assistant Secretary of SAFECO
TITLE INSURANCE COMPANY, the corporation that
executed the within instrument, and known to me to be the
person who executed said instrument on behalf of the cor-
poration therein named, and acknowledged to me that such
corporation executed the same, and acknowledged to me
that such corporation executed the within instrument pur-
suant to its by-laws or a resolution of its board of directors.

H. B. Swor



Title Order No. 5-77-139 Escrow No.

112916

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

That portion of the SOUTHWEST QUARTER of SECTION 28, T.2S., R.4W., San Bernardino Base and Meridian and that portion of the NORTHWEST QUARTER OF SECTION 33, T.2S., R.4W., San Bernardino Base and Meridian, described as follows:

COMMENCING at the intersection of the centerline of WATKINS DRIVE with the southwesterly prolongation of the southeasterly line of Lot 110 of UNIVERSITY HILLS UNIT 3, as shown by map on file in Book 35 of Maps, pages 67 thru 69, inclusive thereof, Records of Riverside County, California;

Thence South $42^{\circ} 10' 30''$ East, along the southeasterly prolongation of said centerline of Watkins Drive, 54.48 feet to the beginning of a tangent curve, concave southwesterly and having a radius of 2,000.00 feet;

Thence southeasterly, along said curve, an arc length of 111.02 feet thru a central angle of $03^{\circ} 10' 50''$ to a tangent line;

Thence South $38^{\circ} 59' 40''$ East, along said tangent line, 227.03 feet to the beginning of a tangent curve concave southwesterly and having a radius of 2,000.00 feet;

Thence southeasterly, along said curve, an arc length of 75.40 feet thru a central angle of $02^{\circ} 09' 36''$ to a tangent line;

Thence South $36^{\circ} 50' 04''$ East, along said tangent line, 254.75 feet to the beginning of a tangent curve concave southwesterly and having a radius of 1,800.00 feet;

Thence southeasterly, along said curve, an arc length of 614.58 feet thru a central angle of $19^{\circ} 33' 46''$ to a tangent line;

Thence South $17^{\circ} 16' 18''$ East, along said tangent line, 251.78 feet to the beginning of a tangent curve concave northeasterly and having a radius of 1,000.00 feet;

Thence southeasterly, along said curve, an arc length of 182.41 feet thru a central angle of $10^{\circ} 27' 04''$ to a tangent line;

EXHIBIT "A"

112916

Thence South 27° 43' 22" East, along said tangent line, 253.30 feet to the beginning of a tangent curve concave southwesterly and having a radius of 1,000.00 feet;

Thence southeasterly, along said curve, an arc length of 271.42 feet thru a central angle of 15° 33' 05" to a tangent line;

Thence South 12° 10' 17" East, along said tangent line, 330.66 feet to the beginning of a tangent curve concave northeasterly and having a radius of 1,000.00 feet;

Thence southeasterly, along said curve, an arc length of 164.88 feet thru a central angle of 09° 26' 49" to a tangent line;

Thence South 21° 37' 06" East, along said tangent line, 249.76 feet to the beginning of a tangent curve concave northeasterly and having a radius of 1,000.00 feet;

Thence southeasterly, along said curve, an arc length of 68.99 feet thru a central angle of 03° 57' 10" to a point in the northwesterly line of that certain parcel of land conveyed to Desert Outdoor Advertising, Inc. by deed recorded September 20, 1973 as Instrument No. 123758, Official Records of Riverside County, California;

Thence South 69° 11' 51" West (recorded North 68° 40' 30" East), along said northwesterly line, 20.07 feet to a point in a non-tangent curve concave northeasterly and having a radius of 1,020.00 feet; said point being the TRUE POINT OF BEGINNING; the radial line to said point of said curve bears South 64° 31' 22" West; said curve having a radius of 1,020.00 feet being a concentric with last mentioned curve having a radius of 1,000.00 feet;

Thence southeasterly, along said curve having a radius of 1,020.00 feet, an arc length of 93.18 feet thru a central angle of 05° 14' 02" to a tangent line;

Thence South 30° 42' 40" East, along said tangent line, 392.91 feet to the northerly line of said Section 33, T.2S., R.4W.;

Thence continuing South 30° 42' 40" East, along said tangent line, 142.45 feet to the northwesterly line of that certain parcel of land conveyed to the State of California by deed recorded August 3, 1964 as Instrument No. 94581, Official Records of Riverside County, California;

Thence North 57° 01' 56" East (recorded North 56° 23' 07" East), along said northwesterly line, 60.12 feet to the southwesterly line of the Atchison, Topeka and Santa Fe Railroad right of way;

Thence northwesterly, along said southwesterly line being a non-tangent curve concave northeasterly and having a radius of 1,482.69 feet, an arc length of 105.23 feet thru a central angle of 04° 03' 59" to said northerly line of Section 33;

Thence South 89° 29' 35" East (recorded North 88° 43' East), along said northerly line, 56.50 feet (recorded 56.45 feet) to a point in the northeasterly line of said parcel conveyed to Desert Outdoor Advertising, Inc.; said point being in a non-tangent curve concave northeasterly and having a radius of 1,532.69 feet;

Thence northwesterly, along said curve, an arc length of 6.92 feet (recorded 4.27 feet) thru a central angle of 00° 15' 32" to a tangent line;

112916

Thence South 36° 50' 04" East, along said tangent line, 254.75 feet to the beginning of a tangent curve, concave southwesterly and having a radius of 1,800.00 feet;

Thence southeasterly, along said curve, an arc length of 614.58 feet thru a central angle of 19° 33' 46" to a tangent line;

Thence South 17° 16' 18" East, along said tangent line, 251.78 feet to the beginning of a tangent curve, concave northeasterly and having a radius of 1,000.00 feet;

Thence southeasterly, along said curve, an arc length of 182.41 feet thru a central angle of 10° 27' 04" to a tangent line;

Thence South 27° 43' 22" East, along said tangent line, 253.30 feet to the beginning of a tangent curve, concave southwesterly and having a radius of 1,000.00 feet;

Thence southeasterly, along said curve, an arc length of 271.42 feet thru a central angle of 15° 33' 05" to a tangent line;

Thence South 12° 10' 17" East, along said tangent line, 330.66 feet to the beginning of a tangent curve, concave northeasterly and having a radius of 1,000.00 feet;

Thence southeasterly, along said curve, an arc length of 164.88 feet thru a central angle of 09° 26' 49" to a tangent line;

Thence South 21° 37' 06" East, along said tangent line, 249.76 feet to the beginning of a tangent curve, concave northeasterly and having a radius of 1,000.00 feet;

Thence southeasterly, along said curve, an arc length of 68.99 feet thru a central angle of 03° 57' 10" to a point in the northwesterly line of that certain parcel of land conveyed to DESERT OUTDOOR ADVERTISING, INC., by deed recorded September 20, 1973 as Instrument No. 123758 of Official Records of Riverside County, California;

Thence South 69° 11' 51" West (recorded South 68° 40' 30" West), along said northwesterly line, 20.07 feet to the TRUE POINT OF BEGINNING;

Thence continuing South 69° 11' 51" West, 718 feet;

Thence South 21° 43' 47" East, 34.82 feet;

Thence South 33° 08' 31" East, 76.78 feet;

Thence South 06° 29' 00" East, 109.66 feet;

Thence South 47° 24' 35" East, 52.20 feet;

Thence South 20° 50' 44" East, 116.73 feet;

Thence South 51° 36' 32" East, 108.82 feet to the southerly line of said Southwest Quarter of Section 28;

Thence North 89° 29' 35" East, along said southerly line, 18.73 feet;

Thence North 30° 42' 40" West, 392.91 feet to the beginning of a tangent curve, concave northeasterly and having a radius of 1,020.00 feet;

Thence northwesterly, along said curve, an arc length of 93.18 feet thru a central angle of 05° 14' 02" to said TRUE POINT OF BEGINNING.

Area: 14,577 square feet or 0.334 acre.

DESCRIPTION APPROVAL
by *[Signature]* 12/17/74
Surveyor

8966

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

112916

That portion of the SOUTHWEST QUARTER of SECTION 28, Township 2 South, Range 4 West, San Bernardino Meridian, described as follows:

Commencing at the intersection of the centerline of WATKINS DRIVE with the southwesterly prolongation of the southeasterly line of Lot 110 of UNIVERSITY HILLS UNIT 3, as shown by map on file in Book 35 of Maps, pages 67 thru 69 inclusive thereof, Records of Riverside County, California;

Thence South $42^{\circ} 10' 30''$ East, along said centerline of Watkins Drive and along its southeasterly prolongation, 54.48 feet to the beginning of a tangent curve, concave southwesterly and having a radius of 2,000.00 feet;

Thence southeasterly, along said curve, an arc length of 111.02 feet thru a central angle of $03^{\circ} 10' 50''$ to a tangent line;

Thence South $38^{\circ} 59' 40''$ East, along said tangent line, 227.03 feet to the beginning of a tangent curve, concave southwesterly and having a radius of 2,000.00 feet;

Thence southeasterly, along said curve, an arc length of 75.40 feet thru a central angle of $02^{\circ} 09' 36''$ to a tangent line;

EXHIBIT "B"

112916

Thence North $27^{\circ} 30' 11''$ West (recorded South $28^{\circ} 24' 30''$ East), along said tangent line, 347.25 feet (recorded 348.76 feet) to the beginning of a tangent curve concave northeasterly and having a radius of 1,054.91 feet (recorded 1,055.37 feet);

Thence northwesterly, along said curve, an arc length of 132.41 feet (recorded 130.47 feet) thru a central angle of $07^{\circ} 11' 30''$ to said northwesterly line of said parcel of land conveyed to Desert Outdoor Advertising, Inc;

The preceding three courses being along the easterly boundary of said parcel conveyed to Desert Outdoor Advertising, Inc;

Thence South $69^{\circ} 11' 51''$ West (recorded North $68^{\circ} 40' 30''$ East), along said northwesterly line, 42.96 feet to said TRUE POINT OF BEGINNING.

Area: 19,707 square feet.

DESCRIPTION APPROVAL
By *George L. Hutchins*, 12/2/74, by *[Signature]*
Surveyor

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

112916

That portion of the NORTHWEST QUARTER of SECTION 33, Township 2 South, Range 4 West, San Bernardino Meridian, described as follows:

Commencing at the intersection of the centerline of WATKINS DRIVE with the southwesterly prolongation of the southeasterly line of Lot 110 of UNIVERSITY HILLS UNIT 3, as shown by map on file in Book 35 of Maps, pages 67 thru 69 inclusive thereof, Records of Riverside County, California;

Thence South $42^{\circ} 10' 30''$ East, along said centerline of Watkins Drive and along its southeasterly prolongation, 54.48 feet to the beginning of a tangent curve, concave southwesterly and having a radius of 2,000.00 feet;

Thence southeasterly, along said curve, an arc length of 111.02 feet thru a central angle of $03^{\circ} 10' 50''$ to a tangent line;

Thence South $38^{\circ} 59' 40''$ East, along said tangent line, 227.03 feet to the beginning of a tangent curve, concave southwesterly and having a radius of 2,000.00 feet;

Thence southeasterly, along said curve, an arc length of 75.40 feet thru a central angle of $02^{\circ} 09' 36''$ to a tangent line;

EXHIBIT "C"

112916

Thence South 36° 50' 04" East, along said tangent line, 254.75 feet to the beginning of a tangent curve, concave southwesterly and having a radius of 1,800.00 feet;

Thence southeasterly, along said curve, an arc length of 614.58 feet thru a central angle of 19° 33' 46" to a tangent line;

Thence South 17° 16' 18" East, along said tangent line, 251.78 feet to the beginning of a tangent curve, concave northeasterly and having a radius of 1,000.00 feet;

Thence southeasterly, along said curve, an arc length of 182.41 feet thru a central angle of 10° 27' 04" to a tangent line;

Thence South 27° 43' 22" East, along said tangent line, 253.30 feet to the beginning of a tangent curve, concave southwesterly and having a radius of 1,000.00 feet;

Thence southeasterly, along said curve, an arc length of 271.42 feet thru a central angle of 15° 33' 05" to a tangent line;

Thence South 12° 10' 17" East, along said tangent line, 330.66 feet to the beginning of a tangent curve, concave northeasterly and having a radius of 1,000.00 feet;

Thence southeasterly, along said curve, an arc length of 164.88 feet thru a central angle of 09° 26' 49" to a tangent line;

Thence South 21° 37' 06" East, along said tangent line, 249.76 feet to the beginning of a tangent curve, concave northeasterly and having a radius of 1,000.00 feet;

Thence southeasterly, along said curve, an arc length of 68.99 feet thru a central angle of 03° 57' 10" to a point in the northwesterly line of that certain parcel of land conveyed to DESERT OUTDOOR ADVERTISING, INC., by deed recorded September 20, 1973 as Instrument No. 123758 of Official Records of Riverside County, California;

Thence South 69° 11' 51" West (recorded South 68° 40' 30" West), along said northwesterly line, 20.07 feet to a point in a non-tangent curve, concave northeasterly and having a radius of 1,020.00 feet; the radial line to said point bears South 64° 31' 22" West;

Thence southeasterly, along said curve, an arc length of 93.18 feet thru a central angle of 05° 14' 02" to a tangent line;

Thence South 30° 42' 40" East, along said tangent line, 392.91 feet to the northerly line of said Northwest Quarter of Section 33; said point being the TRUE POINT OF BEGINNING;

Thence continuing South 30° 42' 40" East, along said tangent line, 142.45 feet to a point in the northwesterly line of that certain parcel of land conveyed to the State of California by deed recorded August 3, 1964 as Instrument No. 94581, Official Records of Riverside County, California;

Thence South 57° 01' 56" West (recorded North 56° 23' 07" East), along said northwesterly line, 2.74 feet;

Thence North 34° 47' 52" West, 144.00 feet;

Thence North 51° 36' 32" West, 8.93 feet to a point in said northerly line of the Northwest Quarter of Section 33;

Thence North 89° 29' 35" East, along said northerly line, 18.73 feet to said TRUE POINT OF BEGINNING.

Area: 1,176 square feet.

DESCRIPTIVE APPROVAL
by [Signature]
Surveyor

is located in the County of Riverside, State of California, described as follows:

112916

That portion of the SOUTHWEST QUARTER of SECTION 28, T.2 S., R.4 W., San Bernardino Meridian, and that portion of the NORTHWEST QUARTER of SECTION 33, T.2 S., R.4 W., San Bernardino Meridian, described as follows:

COMMENCING at the intersection of the centerline of WATKINS DRIVE with the southwesterly prolongation of the southeasterly line of Lot 110 of UNIVERSITY HILLS UNIT 3, as shown by map on file in Book 35 of Maps, pages 67 thru 69, inclusive thereof, Records of Riverside County, California;

Thence South $42^{\circ} 10' 30''$ East, along the southeasterly prolongation of said centerline of Watkins Drive, 54.48 feet to the beginning of a tangent curve, concave southwesterly and having a radius of 2,000.00 feet;

Thence southeasterly, along said curve, an arc length of 111.02 feet thru a central angle of $03^{\circ} 10' 50''$ to a tangent line;

Thence South $38^{\circ} 59' 40''$ East, along said tangent line, 227.03 feet to the beginning of a tangent curve, concave southwesterly and having a radius of 2,000.00 feet;

EXHIBIT "D"

112916

Thence South 36° 50' 04" East, along said tangent line, 254.75 feet to the beginning of a tangent curve, concave southwesterly and having a radius of 1,800.00 feet;

Thence southeasterly, along said curve, an arc length of 614.58 feet thru a central angle of 19° 33' 46" to a tangent line;

Thence South 17° 16' 18" East, along said tangent line, 251.78 feet to the beginning of a tangent curve, concave northeasterly and having a radius of 1,000.00 feet;

Thence southeasterly, along said curve, an arc length of 182.41 feet thru a central angle of 10° 27' 04" to a tangent line;

Thence South 27° 43' 22" East, along said tangent line, 253.30 feet to the beginning of a tangent curve, concave southwesterly and having a radius of 1,000.00 feet;

Thence southeasterly, along said curve, an arc length of 271.42 feet thru a central angle of 15° 33' 05" to a tangent line;

Thence South 12° 10' 17" East, along said tangent line, 330.66 feet to the beginning of a tangent curve, concave northeasterly and having a radius of 1,000.00 feet;

Thence southeasterly, along said curve, an arc length of 164.88 feet thru a central angle of 09° 26' 49" to a tangent line;

Thence South 21° 37' 06" East, along said tangent line, 249.76 feet to the beginning of a tangent curve, concave northeasterly and having a radius of 1,000.00 feet;

Thence southeasterly, along said curve, an arc length of 68.99 feet thru a central angle of 03° 57' 10" to a point in the northwesterly line of that certain parcel of land conveyed to DESERT OUTDOOR ADVERTISING, INC., by deed recorded September 20, 1973 as Instrument No. 123758 of Official Records of Riverside County, California;

Thence South 69° 11' 51" West (recorded South 68° 40' 30" West), along said northwesterly line, 20.07 feet to a point in a non-tangent curve, concave northeasterly and having a radius of 1,020.00 feet; the radial line to said point bears South 64° 31' 22" West;

Thence southeasterly, along said curve, an arc length of 93.18 feet thru a central angle of 05° 14' 02" to a tangent line;

Thence South 30° 42' 40" East, along said tangent line, 392.91 feet to the northerly line of said Northwest Quarter of Section 33; said point being the TRUE POINT OF BEGINNING;

Thence continuing South 30° 42' 40" East, along said tangent line, 142.45 feet to a point in the northwesterly line of that certain parcel of land conveyed to the State of California by deed recorded August 3, 1964 as Instrument No. 94581, Official Records of Riverside County, California;

Thence South 57° 01' 56" West (recorded North 56° 23' 07" East), along said northwesterly line, 2.74 feet;

Thence North 34° 47' 52" West, 144.00 feet;

Thence North 51° 36' 32" West, 8.93 feet to a point in said northerly line of the Northwest Quarter of Section 33;

Thence North 89° 29' 35" East, along said northerly line, 13.73 feet to said TRUE POINT OF BEGINNING.

Area: 1,176 square feet.

DESERT ADVERTISING APPROVAL
[Signature]
Secretary

112916

Thence southeasterly, along said curve, an arc length of 75.40 feet thru a central angle of $02^{\circ} 09' 36''$ to a tangent line;

Thence South $36^{\circ} 50' 04''$ East, along said tangent line, 254.75 feet to the beginning of a tangent curve, concave southwesterly and having a radius of 1,800.00 feet;

Thence southeasterly, along said curve, an arc length of 614.58 feet thru a central angle of $19^{\circ} 33' 46''$ to a tangent line;

Thence South $17^{\circ} 16' 18''$ East, along said tangent line, 251.78 feet to the beginning of a tangent curve, concave northeasterly and having a radius of 1,000.00 feet;

Thence southeasterly, along said curve, an arc length of 182.41 feet thru a central angle of $10^{\circ} 27' 04''$ to a tangent line;

Thence South $27^{\circ} 43' 22''$ East, along said tangent line, 253.30 feet to the beginning of a tangent curve, concave southwesterly and having a radius of 1,000.00 feet;

Thence southeasterly, along said curve, an arc length of 271.42 feet thru a central angle of $15^{\circ} 33' 05''$ to a tangent line;

Thence South $12^{\circ} 10' 17''$ East, along said tangent line, 330.66 feet to the beginning of a tangent curve, concave northeasterly and having a radius of 1,000.00 feet;

Thence southeasterly, along said curve, an arc length of 164.88 feet thru a central angle of $09^{\circ} 26' 49''$ to a tangent line;

Thence South $21^{\circ} 37' 06''$ East, along said tangent line, 249.76 feet to the beginning of a tangent curve, concave northeasterly and having a radius of 1,000.00 feet;

Thence southeasterly, along said curve, an arc length of 150.69 feet thru a central angle of $08^{\circ} 38' 02''$;

Thence South $59^{\circ} 44' 52''$ West, 20.00 feet to the TRUE POINT OF BEGINNING; said point being in a curve, concave northeasterly and having a radius of 1,020.00 feet; said curve having a radius of 1,020.00 feet being concentric with last mentioned curve having a radius of 1,000.00 feet;

Thence southeasterly, along said curve having a radius of 1,020.00 feet, an arc length of 8.17 feet thru a central angle of $00^{\circ} 27' 32''$ to a tangent line;

Thence South $30^{\circ} 42' 40''$ East, along said tangent line, 396.33 feet to the beginning of a tangent curve, concave westerly and having a radius of 27.00 feet;

Thence southerly, along said curve, an arc length of 16.70 feet thru a central angle of $35^{\circ} 25' 46''$ to a point therein;

Thence North $30^{\circ} 42' 40''$ West, 408.16 feet;

Thence South $69^{\circ} 41' 07''$ West, 25.46 feet;

Thence North $20^{\circ} 18' 53''$ West, 5.00 feet;

Thence North $69^{\circ} 41' 07''$ East, 24.52 feet to a point in a curve, concave northeasterly and having a radius of 1,025.00 feet; the radial line to said point bears South $59^{\circ} 21' 35''$ West;

Thence northwesterly, along said curve, an arc length of 6.94 feet thru a central angle of $00^{\circ} 23' 16''$;

Thence North $59^{\circ} 44' 52''$ East, 5.00 feet to said TRUE POINT OF BEGINNING.

Area: 2,201.2 square feet or 0.050 acre.

DESCRIPTION APPROVAL
George P. Hutchins 3, 7, 75 by *W.L.F.*
SURVEYOR

8966