

## **RESOLUTION 2023-07**

### **A RESOLUTION OF THE BOARD OF DIRECTORS OF THE BEAUMONT-CHERRY VALLEY WATER DISTRICT ACCEPTING AN EASEMENT FOR PUBLIC UTILITY PURPOSES**

**WHEREAS**, California Government Code ("Code") Section 27281 provides that a deed or grant of any interest in or easement upon real property to a public agency such as Beaumont-Cherry Valley Water District ("District") shall not be accepted for recordation without a consent of the District evidenced by a certificate or resolution of acceptance; and

**WHEREAS**, Code Section 27281 further provides that the District may authorize one or more officers and agents to accept and consent to such deeds or grants; and

**WHEREAS**, District Policies and Procedures, Part III, Section 15 requires approval of the Board of Directors for easement acceptance via a resolution; and

**WHEREAS**, a permanent easement is needed for the purpose of operating, servicing, maintaining or replacing domestic water facilities within a portion of the parcel listed below; and

**WHEREAS**, property owner, Morongo Band of Mission Indians, proposes to execute a Grant of Easement ("Easement") in favor of the District (a copy of which is attached hereto as Attachment "A"); and

**WHEREAS**, the Board of Directors("Board") of the District desires to authorize Daniel K. Jagers, General Manager of the Beaumont-Cherry Valley Water District to accept and consent to the recordation of the Easement.

**NOW THEREFORE, BE IT RESOLVED** that the Board of Directors of the Beaumont-Cherry Valley Water District finds and determines as follows:

1. That the District accepts the easement offered to it by the owners of the parcel hereinafter listed:

Riverside County Assessor's Parcel 413-790-023

**NOW THEREFORE, BE IT FURTHER RESOLVED** that:

2. The Secretary of the Board shall cause a copy of this Resolution certified by the Secretary of the Board of Directors to be filed for record in the office of the Recorder of the County of Riverside, State of California;
3. Daniel K. Jagers, the District's General Manager, is hereby authorized and directed to accept and consent to the recordation of the Easement on behalf of the District;
4. Daniel K. Jagers is hereby authorized to execute the Certificate of Acceptance attached to the Easement and to perform such other acts and deeds as may be necessary or convenient to effect the purposes of this Resolution and the transactions herein authorized.
5. This Resolution shall take effect immediately upon its adoption.

**ADOPTED** this 8th day of February, 2023, by the following vote:

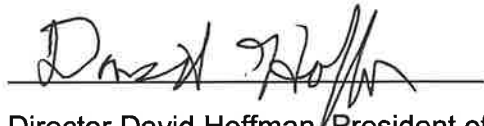
**AYES:** Hoffman, Ramirez, Slawson, Williams

**NOES:**

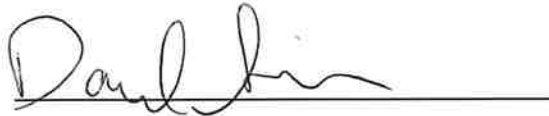
**ABSTAIN:**

**ABSENT:** Covington

**ATTEST:**

A handwritten signature in dark ink, appearing to read "David Hoffman", written over a horizontal line.

Director David Hoffman, President of the  
Board of Directors of the  
Beaumont-Cherry Valley Water District

A handwritten signature in dark ink, appearing to read "Daniel Slawson", written over a horizontal line.

Director Daniel Slawson, Secretary to the  
Board of Directors of the  
Beaumont-Cherry Valley Water District

Attachment A: Grant of Easement Between Beaumont-Cherry Valley Water District and Morongo  
Band of Mission Indians

413-790-023

2023-0083786

03/23/2023 01:49 PM Fee: \$ 0.00

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Recorded in Official Records  
County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder



No Recording Fees Required Per  
Government Code Section 27383

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

BEAUMONT-CHERRY VALLEY WATER DISTRICT  
Post Office Box 2037  
Beaumont, California 92223

6043

APN: 413-790-023 (Space above this line is for Recorders use)

FILE:

TRA: 002-054

DTT: 0

**Grant of Easement**

This Grant of Easement ("Grant of Easement") is made this 24 day of JANUARY, 2023, by **MORONGO BAND OF MISSION INDIANS, A FEDERALLY RECOGNIZED TRIBE**, (the "**Grantor**"), and the **BEAUMONT-CHERRY VALLEY WATER DISTRICT**, a public agency of the State of California (the "**Grantee**").

**RECITAL**

The Grantor is the owner of a parcel of land (the "Property") described as **Exhibit "A"**.

**TERMS OF EASEMENT**

The Grantor does hereby grant and convey unto said Grantee, its successors and assigns forever, a 7.00' wide by 83.00' long permanent easement as shown and described in Exhibit "A" and "B" attached hereon, to install, repair, replace, reconstruct, and perpetually use, maintain and operate a **Pressure Reducing Station** with appurtenances, and improvements, being hereinafter sometimes collectively called the "Facilities", under and through the following described property in the County of Riverside, California, hereinafter referred to as the "Easement":

as described in the attached hereto as **Exhibits "A" and "B"**.

Subject to matters of record, to have and to hold, the above-described Easement together with all and singular, the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns forever; and Grantor is hereby bound, together with all successors and assigns, subject to matters of record, to warrant and forever defend the above described Easement and rights unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

However, Grantor hereby represents and warrants the Grantee that there are no deeds of trust, judgement liens, mechanics liens, or other liens encumbering the Property, and that there are no other easements or rights that would interfere with the rights granted herein.

Such rights and Easement shall be covenants running with the land and be binding upon the Grantor and Grantee, their successors, assigns, and successors-in-interest.

This Grant of Easement shall carry with it the right of ingress and egress to and from the Easement at all reasonable times, with the right to use existing roads for the purpose of constructing, reconstructing, installing, operating, inspecting, repairing, and maintaining the Facilities; and the removal or replacement of same either in whole or in part. Grantee may use such portion of the property along and adjacent to said easement, as may be reasonably necessary, in connections with the construction,

reconstruction, installation, maintenance, repair, removal, or replacement of the Facilities.

Grantor reserves the right to full use and enjoyment of the property encumbered by the Easement except as otherwise provided herein. Grantor's use shall not hinder, conflict, or interfere with the exercise of Grantee's rights hereunder. No building, reservoir, or permanent structure shall be constructed or maintained on said Easement. However, Grantor, its successors and assigns, may use the Easement Area for improvements such as paving (provided that any concrete paving is constructed in 20' x 20' segments with expansion joints around the perimeter), parking, driveways, surface drainage improvements, landscaping (provided trees are in compliance with City Code requirements and trees are not located within 5 feet of the facility alignment), light poles with bases (provided that the poles and bases are not placed over the Facilities), access areas, curbs, curb cuts, roads and signage Grantor shall coordinate with Grantee regarding the specific location of light pole with bases, signage with bases, and trees within the Easement to ensure that such improvements will not interfere with Grantee's operation of its Facilities. Additionally, parking stalls cannot be placed above Facilities such as manholes and vaults.

Grantor reserves the right to allow additional underground utilities and infrastructure to cross the Facilities, provided that the location of such additional utilities and infrastructure are in accordance with jurisdictional agency(ies) and District crossing requirements and are marked and identifiable. Grantor however, agrees not to collocate underground utilities and infrastructure in the Permanent Easement Area, except for the collocation of District owned water lines which is expressly permitted. For purposes of this Easement, "collocation" shall mean the parallel placement of other underground utilities and infrastructure within the Permanent Easement Area.

Grantee warrants to Grantor that the undersigned has the full power and authority to execute this Easement and fulfill its obligations under this Easement as a condition to the validity of this Easement. Grantor warrants to Grantee that the undersigned has the full power and authority to execute this Easement and fulfill its obligations under this Easement. The terms and provisions of this Easement run with the land and are binding upon and benefit the successors and assigns of Grantor and Grantee. When the context requires, singular nouns and pronouns include the plural.

WITNESS the following signature and seal:

Grantor:  
**MORONGO BAND OF MISSION  
INDIANS, A FEDERALLY RECOGNIZED  
TRIBE**

By: Charles MARTIN

PRINT NAME:

Charles Martin

TITLE

Date: 1/27/2023

Grantee:  
**Beaumont-Cherry Valley Water District**

Daniel K. Jessor  
By: [Signature]

PRINT NAME:

General Manager

TITLE

Date: Feb 21, 2023

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

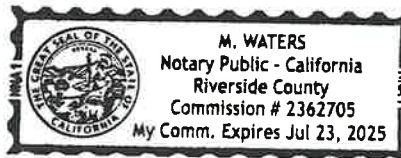
COUNTY OF RIVERSIDE

On 1/27/2023 before me, M. WATERS  
Notary Public, personally appeared CHARLES MARTIN  
who 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.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature M. Waters



(Seal)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

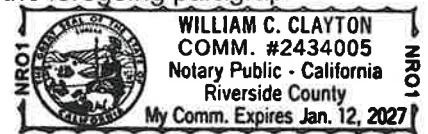
STATE OF CALIFORNIA

COUNTY OF Riverside

On February 21, 2023 before me, William C. Clayton, Notary Public,  
Notary Public, personally appeared Daniel K. Jagers,  
who 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.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is  
true and correct.

WITNESS my hand and official seal.



Signature William C. Clayton

(Seal)

Exhibit 1 - Property Legal Description

RECORDING REQUESTED BY:  
STEWART TITLE OF CALIFORNIA, INC.  
INLAND EMPIRE DIVISION, COMMERCIAL DEPT.  
OUR ORDER NO: 5-11-147291  
ESCROW NO:  
MAIL DOCUMENT AND TAX STATEMENTS TO:  
RIVERSIDE COUNTY PLANNING DEPARTMENT

WILL CALL

NO FEE, 6103 GOVERNMENT CODE BENEFIT OF  
RIVERSIDE PLANNING DEPT.

DOC # 2000-039255

02/02/2000 08:00A Fee:NC

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Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



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ABOVE FOR RECORDERS USE ONLY

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NOTICE OF LOT LINE ADJUSTMENT NO. 4188

TITLE OF DOCUMENT

THIS AREA FOR  
RECORDER'S  
USE ONLY

SAN BERNARDINO COUNTY

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

Recording Request By  
Riverside County

When recorded return to:  
Riverside County Planning Department

Will Call

No Fee, 6103 Government Code Benefit of Riverside  
Planning Department

**NOTICE OF LOT LINE ADJUSTMENT NO. 4188**

**RECORD OWNERS**

**Existing Parcels  
Assessor Parcel Numbers**

Oak Valley Partners, L.P.

See Attached "Assessor Parcel Numbers"

P.O. Box 645 Calimesa, CA 92320

**OAK VALLEY PARTNERS, L.P. LEGAL DESCRIPTION OF ADJUSTED PARCELS**  
A Texas Limited Partnership

By: **OAK VALLEY - HUNT, INC.,**  
A Texas corporation, Managing  
General Partner

See Attached Exhibit "A"

SIGNATURE OF RECORDED OWNER(S)  
(Must be notarized)

By: *[Signature]*  
D. Craig Martin, President

**DEPARTMENT USE ONLY**

This notice of Lot Line Adjustment No.  
4188 is hereby approved.

By: *[Signature]*  
Del Lauruhn

Title: Planner II Date: 01/27/00

**NOTARY**

STATE OF CALIFORNIA

Riverside COUNTY

On 12-16-99 before me, the undersigned, a notary  
public in and for said State, personally appeared D. Craig  
Martin

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

WITNESS my hand and official seal



**SURVEY DEPARTMENT APPROVAL**  
**THIS DOCUMENT REVIEWED**  
1-19-00 BY RIVERSIDE  
**COUNTY SURVEYOR.**

By: *[Signature]*



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2 of 50

Leandro L. Tamayo

**LEGAL DESCRIPTION**  
**COUNTY OF RIVERSIDE**

THOSE PORTIONS OF PARCEL MAP 19015 AS SHOWN BY MAP ON FILE IN BOOK 149 OF PARCEL MAPS, AT PAGES 27 THROUGH 35 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, LYING SOUTHERLY OF THE SOUTHERLY CALIMESA CITY LIMITS LINE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE, ALONG SAID SOUTHERLY CITY LIMITS LINE, SOUTH 78°24'00" EAST,  
3269.96 FEET:

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**EXHIBIT A - LEGAL DESCRIPTION OF ADJUSTED PARCELS  
LOT LINE ADJUSTMENT NO. 4188**

THENCE, LEAVING SAID SOUTHERLY CITY LIMITS LINE, SOUTH 06°43'02" EAST,  
1117.06 FEET;

THENCE NORTH 88°52'35" WEST, 99.81 FEET;

THENCE SOUTH 89°13'40" WEST, 299.27 FEET;

THENCE NORTH 84°28'58" WEST, 406.73 FEET;

THENCE SOUTH 88°10'44" WEST, 562.38 FEET;

THENCE SOUTH 11°10'09" WEST, 287.62 FEET;

THENCE SOUTH 88°12'49" WEST, 330.01 FEET;

THENCE SOUTH 82°19'48" WEST, 243.88 FEET;

THENCE NORTH 84°59'50" WEST, 211.48 FEET;

THENCE NORTH 70°20'02" WEST, 416.04 FEET;

THENCE NORTH 79°13'03" WEST, 212.92 FEET;

THENCE SOUTH 82°10'17" WEST, 353.34 FEET;

THENCE NORTH 62°43'53" WEST, 579.22 FEET;

THENCE SOUTH 89°15'10" WEST, 684.61 FEET TO THE BEGINNING OF A NON-TANGENT  
CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 140.00 FEET, A RADIAL  
LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF NORTH 04°11'06" WEST;

THENCE SOUTHWESTERLY AND SOUTHERLY ALONG SAID CURVE 248.64 FEET THROUGH A  
CENTRAL ANGLE OF 101°45'19";

THENCE SOUTH 74°03'35" WEST, 175.65 FEET;

THENCE NORTH 20°47'56" WEST, 14.32 FEET TO THE BEGINNING OF A TANGENT  
CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 141.00 FEET;

THENCE NORTHWESTERLY AND SOUTHWESTERLY ALONG SAID CURVE 372.52 FEET  
THROUGH A CENTRAL ANGLE OF 151°22'33";

THENCE SOUTH 07°49'31" WEST, 680.48 FEET;

THENCE SOUTH 67°29'36" WEST, 308.71 FEET;

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**EXHIBIT A - LEGAL DESCRIPTION OF ADJUSTED PARCELS  
LOT LINE ADJUSTMENT NO. 4188**

THENCE SOUTH  $46^{\circ}56'53''$  WEST, 400.00 FEET, TO A POINT ON SAID NORTHEASTERLY RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD, THAT LIES NORTH  $43^{\circ}44'35''$  WEST, 4358.33 FEET NORTHWESTERLY FROM THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN SAID COURSE SHOWN AS NORTH  $43^{\circ}44'35''$  WEST, 9680.45 FEET ON SAID PARCEL MAP;

THENCE NORTH  $43^{\circ}44'35''$  WEST, 3927.82 FEET TO THE **POINT OF BEGINNING.**

DESCRIBED PARCEL CONTAINING 331.49 ACRES AND AS SHOWN ON ATTACHED EXHIBIT "B".

**PARCEL "B":**

THAT PORTION OF PARCEL MAP 19015 AS SHOWN BY MAP ON FILE IN BOOK 149 OF PARCEL MAPS, AT PAGES 27 THROUGH 35 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A POINT THAT LIES NORTH  $43^{\circ}44'35''$  WEST, 4358.33 FEET NORTHWESTERLY FROM THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS NORTH  $43^{\circ}44'35''$  WEST, 9680.45 FEET ON THE NORTHEASTERLY RIGHT OF WAY THE SOUTHERN PACIFIC RAILROAD, BEING 100 FEET WIDE, ALSO BEING THE DISTINCTIVE BORDER AS SHOWN ON SAID PARCEL MAP;

THENCE NORTH  $46^{\circ}56'53''$  EAST, 400.00 FEET;

THENCE NORTH  $67^{\circ}29'36''$  EAST, 308.71 FEET TO A POINT OF CUSP ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 140.00 FEET, A RADIAL LINE THROUGH SAID POINT OF CUSP BEARS NORTH  $82^{\circ}00'17''$  WEST;

THENCE SOUTHEASTERLY AND EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $141^{\circ}52'12''$ , AN ARC LENGTH OF 346.65 FEET;

THENCE NORTH  $46^{\circ}07'31''$  EAST, 255.74 FEET;

THENCE NORTH  $01^{\circ}36'24''$  WEST, 541.23 FEET;

THENCE NORTH  $20^{\circ}47'56''$  WEST, 80.22 FEET;

THENCE NORTH  $74^{\circ}03'35''$  EAST, 175.39 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 140.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF SOUTH  $65^{\circ}50'47''$  WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE 126.78 FEET THROUGH A CENTRAL ANGLE OF  $51^{\circ}53'09''$ ;

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**EXHIBIT A - LEGAL DESCRIPTION OF ADJUSTED PARCELS  
LOT LINE ADJUSTMENT NO. 4188**

THENCE SOUTH 76°34'39" EAST, 1545.08 FEET;

THENCE SOUTH 79°34'12" EAST, 733.04 FEET;

THENCE NORTH 80°27'14" EAST, 763.40 FEET;

THENCE SOUTH 47°23'07" EAST, 172.27 FEET;

THENCE SOUTH 08°12'51" EAST, 702.45 FEET;

THENCE SOUTH 32°11'42" EAST, 381.52 FEET;

THENCE SOUTH 46°29'18" WEST, 2513.53 FEET;

THENCE NORTH 21°04'23" WEST, 82.92 FEET;

THENCE NORTH 54°26'01" WEST, 305.02 FEET;

THENCE NORTH 41°55'37" WEST, 591.74 FEET;

THENCE NORTH 49°32'35" WEST, 774.06 FEET;

THENCE NORTH 27°11'02" WEST, 272.78 FEET;

THENCE NORTH 42°57'48" WEST, 718.48 FEET;

THENCE NORTH 36°31'15" WEST, 336.82 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 485.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF SOUTH 03°50'38" WEST;

THENCE WESTERLY ALONG SAID CURVE 297.97 FEET THROUGH A CENTRAL ANGLE OF 35°12'03";

THENCE SOUTH 46°56'53" WEST, 427.38 FEET, TO A POINT ON SAID NORTHEASTERLY RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD, THAT LIES NORTH 43°44'35" WEST, 4158.33 FEET NORTHWESTERLY FROM THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN SAID COURSE SHOWN AS NORTH 43°44'35" WEST, 9680.45 FEET ON SAID PARCEL MAP;

THENCE NORTH 43°44'35" WEST, 200.00 FEET TO THE **POINT OF BEGINNING.**

DESCRIBED PARCEL CONTAINING 171.92 ACRES AND AS SHOWN ON ATTACHED EXHIBIT "B".

**PARCEL "C" REVISED:**

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**EXHIBIT A - LEGAL DESCRIPTION OF ADJUSTED PARCELS  
LOT LINE ADJUSTMENT NO. 4188**

THAT PORTION OF PARCEL MAP 19015 AS SHOWN BY MAP ON FILE IN BOOK 149 OF PARCEL MAPS, AT PAGES 27 THROUGH 35 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS NORTH  $43^{\circ}44'35''$  WEST, 9680.45 FEET ON THE NORTHEASTERLY RIGHT OF WAY THE SOUTHERN PACIFIC RAILROAD, BEING 100 FEET WIDE, ALSO BEING THE DISTINCTIVE BORDER AS SHOWN ON SAID PARCEL MAP;

THENCE, ALONG SAID BORDER, SOUTHEASTERLY ALONG SAID CURVE 2077.15 FEET THROUGH A CENTRAL ANGLE OF  $20^{\circ}57'10''$ ;

THENCE NORTH  $25^{\circ}18'23''$  EAST, 20.00 FEET TO THE CENTERLINE OF SAN TIMOTEO CANYON ROAD, BEING THE CENTERLINE INTERSECTION OF A DECLARATION OF DEDICATION, (104.00 FEET WIDE), RECORDED JUNE 2, 1999 AS INSTRUMENT NO. 241545, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA;

THENCE, ALONG THE CENTERLINE OF SAID DECLARATION OF DEDICATION, CONTINUING NORTH  $25^{\circ}18'23''$  EAST, 165.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1100.00 FEET;

THENCE, CONTINUING ALONG SAID CENTERLINE, NORTHEASTERLY ALONG SAID CURVE 926.55 FEET THROUGH A CENTRAL ANGLE OF  $48^{\circ}15'40''$ ;

THENCE, CONTINUING ALONG SAID CENTERLINE, NORTH  $73^{\circ}34'03''$  EAST, 543.06 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1500.00 FEET;

THENCE, CONTINUING ALONG SAID CENTERLINE, NORTHEASTERLY ALONG SAID CURVE 105.87 FEET THROUGH A CENTRAL ANGLE OF  $04^{\circ}02'38''$  TO THE **TRUE POINT OF BEGINNING**;

THENCE NORTH  $20^{\circ}28'35''$  WEST, 52.00 FEET, TO THE NORTHWESTERLY RIGHT OF WAY OF SAID DECLARATION OF DEDICATION;

THENCE NORTH  $24^{\circ}26'11''$  WEST, 101.27 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 250.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE 322.71 FEET THROUGH A CENTRAL ANGLE OF  $73^{\circ}57'31''$ ;

THENCE SOUTH  $81^{\circ}36'18''$  WEST, 539.38 FEET;

THENCE SOUTH  $54^{\circ}00'32''$  WEST, 903.37 FEET;

THENCE NORTH  $57^{\circ}43'54''$  WEST, 622.36 FEET;

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**EXHIBIT A - LEGAL DESCRIPTION OF ADJUSTED PARCELS  
LOT LINE ADJUSTMENT NO. 4198**

THENCE NORTH 17°43'02" WEST, 192.81 FEET;

THENCE NORTH 52°50'33" WEST, 663.49 FEET;

THENCE NORTH 49°13'52" WEST, 647.47 FEET;

THENCE NORTH 21°04'23" WEST, 220.88 FEET;

THENCE NORTH 46°29'18" EAST, 2513.53 FEET;

THENCE SOUTH 51°04'48" EAST, 579.41 FEET TO THE BEGINNING OF A TANGENT  
CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 115.00 FEET;

THENCE EASTERLY ALONG SAID CURVE 71.81 FEET THROUGH A CENTRAL  
ANGLE OF 35°46'39", A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS  
SOUTH 03°08'33" WEST;

THENCE SOUTH 19°15'48" EAST, 41.40 FEET TO THE BEGINNING OF A  
TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 85.00  
FEET;

THENCE SOUTHERLY AND EASTERLY ALONG SAID CURVE 115.81 FEET THROUGH  
A CENTRAL ANGLE OF 78°03'55";

THENCE NORTH 82°40'17" EAST, 23.88 FEET;

THENCE NORTH 80°10'20" EAST, 37.92 FEET TO THE BEGINNING OF A TANGENT  
CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 45.00 FEET;

THENCE EASTERLY ALONG SAID CURVE 24.90 FEET THROUGH A CENTRAL  
ANGLE OF 31°41'51";

THENCE SOUTH 68°07'49" EAST, 3.18 FEET TO THE BEGINNING OF A TANGENT CURVE  
CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 100.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE 21.46 FEET THROUGH A CENTRAL  
ANGLE OF 12°17'36";

THENCE SOUTH 55°50'13" EAST, 17.60 FEET TO THE BEGINNING OF A TANGENT  
CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 103.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE 30.79 FEET THROUGH A CENTRAL  
ANGLE OF 17°07'33";

THENCE SOUTH 72°57'46" EAST, 25.50 FEET TO THE BEGINNING OF A TANGENT  
CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 87.00 FEET;

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**EXHIBIT A - LEGAL DESCRIPTION OF ADJUSTED PARCELS  
LOT LINE ADJUSTMENT NO. 4198**

THENCE SOUTHEASTERLY ALONG SAID CURVE 53.80 FEET THROUGH A CENTRAL  
ANGLE OF 35°26'00";

THENCE SOUTH 37°31'46" EAST, 13.77 FEET TO THE BEGINNING OF A TANGENT  
CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 360.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE 33.85 FEET THROUGH A CENTRAL  
ANGLE OF 05°23'13";

THENCE SOUTH 42°54'59" EAST, 32.32 FEET;

THENCE SOUTH 43°02'28" WEST, 179.70 FEET;

THENCE SOUTH 09°53'00" WEST, 72.87 FEET;

THENCE SOUTH 23°16'15" WEST, 142.28 FEET;

THENCE SOUTH 11°39'32" WEST, 77.78 FEET;

THENCE SOUTH 49°46'20" EAST, 644.67 FEET;

THENCE SOUTH 68°14'55" EAST, 554.30 FEET;

THENCE SOUTH 00°12'46" EAST, 405.36 FEET;

THENCE SOUTH 19°46'49" WEST, 705.38 FEET;

THENCE SOUTH 24°26'11" EAST, 168.41 FEET TO THE NORTHWESTERLY RIGHT OF WAY  
OF SAID DECLARATION OF DEDICATION;

THENCE SOUTH 24°26'11" EAST, 52.00 FEET TO THE BEGINNING OF A NON-TANGENT  
CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1500.00 FEET, A RADIAL LINE  
OF SAID CURVE TO SAID POINT HAVING A BEARING OF SOUTH 24°26'11" EAST, SAID  
POINT BEING ON THE CENTERLINE OF SAID DECLARATION OF DEDICATION;

THENCE, WESTERLY ALONG SAID CENTERLINE AND CURVE 103.67 FEET THROUGH A  
CENTRAL ANGLE OF 03°57'36" TO THE **TRUE POINT OF BEGINNING**.

DESCRIBED PARCEL CONTAINING 146.13 ACRES AND AS SHOWN ON ATTACHED EXHIBIT  
"B".

**PARCEL "D" REVISED:**

THAT PORTION OF PARCEL MAP 19015 AS SHOWN BY MAP ON FILE IN BOOK 149 OF  
PARCEL MAPS, AT PAGES 27 THROUGH 35 INCLUSIVE, RECORDS OF RIVERSIDE  
COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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**EXHIBIT A - LEGAL DESCRIPTION OF ADJUSTED PARCELS  
LOT LINE ADJUSTMENT NO. 4188**

BEGINNING AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN THENCE, ALONG THE WESTERLY LINE OF SAID SECTION 1, SOUTH 00°14'00" EAST, 724.10 FEET;

THENCE, LEAVING SAID SECTION LINE, SOUTH 89°46'00" WEST, 434.73 FEET;

THENCE NORTH 02°39'51" EAST, 249.09 FEET;

THENCE NORTH 11°36'48" EAST, 281.05 FEET;

THENCE NORTH 00°06'15" WEST, 190.00 FEET;

THENCE NORTH 88°11'03" WEST, 269.56 FEET;

THENCE SOUTH 42°08'48" WEST, 238.45 FEET;

THENCE SOUTH 08°05'26" WEST, 650.63 FEET;

THENCE SOUTH 39°49'19" WEST, 231.35 FEET;

THENCE SOUTH 78°33'43" WEST, 377.55 FEET;

THENCE NORTH 82°03'43" WEST, 852.21 FEET;

THENCE NORTH 64°57'45" WEST, 680.11 FEET;

THENCE NORTH 39°23'30" EAST, 520.52 FEET;

THENCE NORTH 62°06'52" EAST, 117.81 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 550.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF SOUTH 53°22'30" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE 134.72 FEET THROUGH A CENTRAL ANGLE OF 14°02'05";

THENCE NORTH 22°35'25" WEST, 107.87 FEET TO THE SOUTHEASTERLY RIGHT OF WAY (OF A DECLARATION OF DEDICATION, (104.00 FEET WIDE), RECORDED JUNE 2, 1999 AS INSTRUMENT NO. 241545, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA;

THENCE NORTH 28°24'59" WEST, 52.49 FEET TO THE CENTERLINE OF SAID DECLARATION OF DEDICATION AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1500.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF SOUTH 20°29'35" EAST;

**EXHIBIT A - LEGAL DESCRIPTION OF ADJUSTED PARCELS  
LOT LINE ADJUSTMENT NO. 4188**

THENCE, ALONG SAID CENTERLINE, EASTERLY ALONG SAID CURVE 103.67 FEET THROUGH A CENTRAL ANGLE OF 03°57'36";

THENCE SOUTH 24°26'11" EAST, 52.00 FEET, TO THE SOUTHEASTERLY RIGHT OF WAY OF SAID DECLARATION OF DEDICATION;

THENCE SOUTH 22°35'25" EAST, 107.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 450.00 FEET;

THENCE SCUTHEASTERLY ALONG SAID CURVE 118.21 FEET THROUGH A CENTRAL ANGLE OF 15°03'04";

THENCE SCUTH 37°38'29" EAST, 99.78 FEET;

THENCE NORTH 77°37'28" EAST, 399.66 FEET;

THENCE SOUTH 89°08'49" EAST, 405.62 FEET;

THENCE NORTH 58°53'16" EAST, 418.44 FEET;

THENCE NORTH 71°58'42" EAST, 615.50 FEET;

THENCE SOUTH 77°01'01" EAST, 134.58 FEET;

THENCE NORTH 86°35'54" EAST, 202.16 FEET;

THENCE SOUTH 75°45'53" EAST, 248.48 FEET;

THENCE NORTH 82°04'17" EAST, 415.63 FEET;

THENCE NORTH 58°33'20" EAST, 722.84 FEET;

THENCE NORTH 71°05'23" EAST, 131.40 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 260.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF NORTH 04°21'30" WEST;

THENCE EASTERLY ALONG SAID CURVE 159.54 FEET THROUGH A CENTRAL ANGLE OF 35°09'25";

THENCE SOUTH 59°12'05" EAST, 1072.33 FEET;

THENCE SOUTH 00°15'51" EAST, 49.00 FEET TO THE NORTHERLY LINE OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN;

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**EXHIBIT A - LEGAL DESCRIPTION OF ADJUSTED PARCELS  
LOT LINE ADJUSTMENT NO. 4188**

THENCE, ALONG SAID NORTHERLY SECTION LINE, SOUTH 89°44'09" WEST, 2257.22 FEET TO THE **POINT OF BEGINNING**.

DESCRIBED PARCEL CONTAINING 66.82 ACRES AND AS SHOWN ON ATTACHED EXHIBIT "B".

**PARCEL "E":**

THAT PORTION OF PARCEL MAP 19015 AS SHOWN BY MAP ON FILE IN BOOK 149 OF PARCEL MAPS, AT PAGES 27 THROUGH 35 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS NORTH 43°44'35" WEST, 9680.45 FEET ON THE NORTHEASTERLY RIGHT OF WAY THE SOUTHERN PACIFIC RAILROAD, BEING 100 FEET WIDE, ALSO BEING THE DISTINCTIVE BORDER AS SHOWN ON SAID PARCEL MAP;

THENCE, ALONG SAID BORDER, SOUTHEASTERLY ALONG SAID CURVE 2077.15 FEET THROUGH A CENTRAL ANGLE OF 20°57'10";

THENCE NORTH 25°18'23" EAST, 20.00 FEET TO THE CENTERLINE OF SAN TIMOTEO CANYON ROAD, BEING THE CENTERLINE INTERSECTION OF A DECLARATION OF DEDICATION, (104.00 FEET WIDE), RECORDED JUNE 2, 1999, AS INSTRUMENT NO. 241545, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA;

THENCE, ALONG THE CENTERLINE OF SAID DECLARATION OF DEDICATION, CONTINUING NORTH 25°18'23" EAST, 165.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1100.00 FEET;

THENCE, CONTINUING ALONG SAID CENTERLINE, NORTHEASTERLY ALONG SAID CURVE 926.55 FEET THROUGH A CENTRAL ANGLE OF 48°15'40";

THENCE, CONTINUING ALONG SAID CENTERLINE, NORTH 73°34'03" EAST, 543.06 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1500.00 FEET;

THENCE, CONTINUING ALONG SAID CENTERLINE, NORTHEASTERLY ALONG SAID CURVE 698.40 FEET THROUGH A CENTRAL ANGLE OF 26°40'37" TO THE **TRUE POINT OF BEGINNING**;

THENCE, CONTINUING ALONG SAID CENTERLINE, NORTHERLY ALONG SAID CURVE, 1370.08 FEET THROUGH A CENTRAL ANGLE OF 52°19'59";

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**EXHIBIT A - LEGAL DESCRIPTION OF ADJUSTED PARCELS  
LOT LINE ADJUSTMENT NO. 4188**

THENCE, CONTINUING ALONG SAID CENTERLINE, NORTH 05°25'32" WEST, 582.69 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1100.00 FEET;

THENCE, CONTINUING ALONG SAID CENTERLINE, NORTHERLY ALONG SAID CURVE 688.79 FEET THROUGH A CENTRAL ANGLE OF 35°52'38";

THENCE, LEAVING SAID CENTERLINE, SOUTH 59°33'54" EAST, 52.00 FEET TO THE EASTERLY RIGHT OF WAY OF SAID DECLARATION OF DEDICATION;

THENCE SOUTH 41°11'47" EAST, 750.45 FEET;

THENCE SOUTH 82°42'05" EAST, 279.28 FEET;

THENCE SOUTH 27°11'41" EAST, 339.95 FEET;

THENCE SOUTH 46°49'04" EAST, 286.95 FEET;

THENCE SOUTH 19°19'53" WEST, 221.96 FEET;

THENCE SOUTH 58°50'38" WEST, 268.49 FEET;

THENCE SOUTH 40°40'37" WEST, 156.43 FEET;

THENCE SOUTH 10°42'12" EAST, 495.41 FEET;

THENCE SOUTH 29°21'44" WEST, 145.50 FEET;

THENCE SOUTH 66°47'06" WEST, 497.47 FEET;

THENCE SOUTH 72°59'34" WEST, 558.74 FEET;

THENCE NORTH 87°55'23" WEST, 293.48 FEET;

THENCE NORTH 43°06'33" WEST, 103.78 FEET TO THE **TRUE POINT OF BEGINNING.**

DESCRIBED PARCEL CONTAINING 51.10 ACRES AND AS SHOWN ON ATTACHED EXHIBIT "B".

**PARCEL "F" REVISED:**

THAT PORTION OF PARCEL MAP 19015 AS SHOWN BY MAP ON FILE IN BOOK 149 OF PARCEL MAPS, AT PAGES 27 THROUGH 35 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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**EXHIBIT A - LEGAL DESCRIPTION OF ADJUSTED PARCELS  
LOT LINE ADJUSTMENT NO. 4188**

COMMENCING AT THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS NORTH 43°44'35" WEST, 9680.45 FEET ON THE NORTHEASTERLY RIGHT OF WAY THE SOUTHERN PACIFIC RAILROAD, BEING 100 FEET WIDE, ALSO BEING THE DISTINCTIVE BORDER AS SHOWN ON SAID PARCEL MAP;

THENCE, ALONG SAID BORDER, SOUTHEASTERLY ALONG SAID CURVE 2077.15 FEET THROUGH A CENTRAL ANGLE OF 20°57'10";

THENCE NORTH 25°18'23" EAST, 20.00 FEET TO THE CENTERLINE OF SAN TIMOTEO CANYON ROAD, BEING THE CENTERLINE INTERSECTION OF A DECLARATION OF DEDICATION, (104.00 FEET WIDE) RECORDED JUNE 2, 1999, AS INSTRUMENT NO. 241545, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA;

THENCE, ALONG THE CENTERLINE OF SAID DECLARATION OF DEDICATION, CONTINUING NORTH 25°18'23" EAST, 165.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1100.00 FEET;

THENCE, CONTINUING ALONG SAID CENTERLINE, NORTHEASTERLY ALONG SAID CURVE 926.55 FEET THROUGH A CENTRAL ANGLE OF 48°15'40";

THENCE, CONTINUING ALONG SAID CENTERLINE, NORTH 73°34'03" EAST, 543.06 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1500.00 FEET;

THENCE, CONTINUING ALONG SAID CENTERLINE, NORTHEASTERLY ALONG SAID CURVE 1286.16 FEET THROUGH A CENTRAL ANGLE OF 49°07'40" TO THE **TRUE POINT OF BEGINNING**;

THENCE, CONTINUING ALONG SAID CENTERLINE, NORTHERLY ALONG SAID CURVE 782.31 FEET THROUGH A CENTRAL ANGLE OF 29°52'56";

THENCE, CONTINUING ALONG SAID CENTERLINE, NORTH 05°26'32" WEST, 582.69 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1100.00 FEET;

THENCE, CONTINUING ALONG SAID CENTERLINE, NORTHERLY ALONG SAID CURVE 567.26 FEET THROUGH A CENTRAL ANGLE OF 29°32'49"

THENCE NORTH 65°53'43" WEST, 52.00 FEET TO THE WESTERLY RIGHT OF WAY OF SAID DECLARATION OF DEDICATION;

THENCE NORTH 62°52'13" WEST, 197.44 FEET;

THENCE NORTH 35°29'47" WEST, 516.30 FEET;

THENCE NORTH 66°09'19" WEST, 801.30 FEET;

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**EXHIBIT A - LEGAL DESCRIPTION OF ADJUSTED PARCELS  
LOT LINE ADJUSTMENT NO. 4188**

THENCE NORTH 88°13'49" WEST, 219.20 FEET;

THENCE NORTH 65°14'24" WEST, 967.80 FEET;

THENCE SOUTH 10°58'22" EAST, 603.10 FEET;

THENCE SOUTH 33°16'14" EAST, 737.71 FEET TO THE BEGINNING OF A  
TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 115.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE 232.98 FEET THROUGH A CENTRAL  
ANGLE OF 116°04'35", A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS  
SOUTH 07°11'39" EAST;

THENCE SOUTH 19°15'48" EAST, 35.21 FEET TO THE BEGINNING OF A  
TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 65.00  
FEET;

THENCE SOUTHERLY AND EASTERLY ALONG SAID CURVE 88.56 FEET THROUGH  
A CENTRAL ANGLE OF 78°03'55";

THENCE NORTH 82°40'17" EAST, 23.66 FEET;

THENCE NORTH 80°10'20" EAST, 37.48 FEET TO THE BEGINNING OF A  
TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 65.00 FEET;

THENCE EASTERLY ALONG SAID CURVE 35.96 FEET THROUGH A CENTRAL  
ANGLE OF 31°41'51";

THENCE SOUTH 68°07'49" EAST, 3.18 FEET TO THE BEGINNING OF A  
TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 120.00  
FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE 25.75 FEET THROUGH A CENTRAL  
ANGLE OF 12°17'36";

THENCE SOUTH 55°50'13" EAST, 17.60 FEET TO THE BEGINNING OF A  
TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 83.00  
FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE 24.81 FEET THROUGH A CENTRAL  
ANGLE OF 17°07'33";

THENCE SOUTH 72°57'46" EAST, 25.50 FEET TO THE BEGINNING OF A  
TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 107.00  
FEET;

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**EXHIBIT A - LEGAL DESCRIPTION OF ADJUSTED PARCELS  
LOT LINE ADJUSTMENT NO. 4188**

THENCE SOUTHEASTERLY ALONG SAID CURVE 66.17 FEET THROUGH A CENTRAL  
ANGLE OF 35°26'00";

THENCE SOUTH 37°31'46" EAST, 13.77 FEET TO THE BEGINNING OF A  
TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 340.00  
FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE 31.97 FEET THROUGH A CENTRAL  
ANGLE OF 05°23'13";

THENCE SOUTH 42°54'59" EAST, 22.89 FEET;

THENCE SOUTH 62°31'41" EAST, 218.27 FEET;

THENCE SOUTH 89°53'10" EAST, 38.64 FEET;

THENCE SOUTH 65°36'59" EAST, 32.83 FEET;

THENCE SOUTH 26°42'43" EAST, 33.37 FEET;

THENCE SOUTH 62°31'41" EAST, 70.12 FEET;

THENCE SOUTH 14°46'44" EAST, 254.47 FEET;

THENCE SOUTH 16°43'07" WEST, 443.08 FEET;

THENCE SOUTH 68°14'55" EAST, 554.30 FEET TO A POINT OF CUSP ON A CURVE  
CONCAVE SOUTHERLY AND HAVING A RADIUS OF 181.00 FEET, A RADIAL LINE  
THROUGH SAID POINT OF CUSP BEARS SOUTH 86°32'59" WEST;

THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL  
ANGLE OF 180°00'00", AN ARC LENGTH OF 568.63 FEET;

THENCE SOUTH 10°28'01" EAST, 387.77 FEET;

THENCE SOUTH 39°50'37" EAST, 187.17 FEET TO THE WESTERLY RIGHT OF WAY OF  
SAID DECLARATION OF DEDICATION;

THENCE SOUTH 65°33'36" EAST, 52.00 FEET TO THE **TRUE POINT OF BEGINNING.**

DESCRIBED PARCEL CONTAINING 75.67 ACRES AND AS SHOWN ON ATTACHED EXHIBIT  
"B".

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**EXHIBIT A - LEGAL DESCRIPTION OF ADJUSTED PARCELS  
LOT LINE ADJUSTMENT NO. 4188**

**PARCEL "G" REVISED:**

THAT PORTION OF PARCEL MAP 19015 AS SHOWN BY MAP ON FILE IN BOOK 149 OF PARCEL MAPS, AT PAGES 27 THROUGH 35 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 36 AND THE SOUTHEAST QUARTER OF SECTION 25, BOTH OF TOWNSHIP 2 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, MORE PARTICULAR DESCRIBED AS FOLLOWS:

**BEGINNING** AT POINT "A" OF DECLARATION OF DEDICATION, (104.00 FEET WIDE), RECORDED JUNE 2, 1999 AS INSTRUMENT NO. 241545, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA;

THENCE, ALONG THE CENTERLINE DESCRIBED AS PARCEL 2, (88.00 FEET WIDE), OF SAID DECLARATION OF DEDICATION, SOUTH 40°09'13" EAST, 473.97 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1100.00 FEET;

THENCE, CONTINUING ALONG SAID CENTERLINE, SOUTHEASTERLY ALONG SAID CURVE 840.41 FEET THROUGH A CENTRAL ANGLE OF 43°46'28", TO THE SOUTHERLY PROLONGATION OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 36;

THENCE, ALONG SAID PROLONGATION, NORTH 00°29'31" WEST, 77.49 FEET TO THE EAST QUARTER CORNER OF SECTION OF SAID SECTION 36, AS SHOWN ON SAID PARCEL MAP;

THENCE, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION, NORTH 00°29'31" WEST, 2512.80 FEET TO A POINT ON THE SOUTHERLY LINE OF THE 300 FOOT WIDE SOUTHERN CALIFORNIA EDISON EASEMENT PER DOCUMENT RECORDED OCTOBER 13, 1945 IN BOOK 705, AT PAGES 92 THROUGH 95, INCLUSIVE, RECORDS OF SAID COUNTY, SAID SOUTHERLY LINE ALSO BEING THE SOUTHERLY CITY LIMITS LINE OF THE CITY OF CALIMESA PER ANNEXATION LAFCO NO. 90-02-5;

THENCE, ALONG SAID CITY LIMITS LINE, NORTH 78°24'00" WEST, 3191.19 FEET;

THENCE SOUTH 06°43'02" EAST, 1117.06 FEET;

THENCE SOUTH 88°52'35" EAST, 85.73 FEET;

THENCE NORTH 01°07'25" EAST, 12.00 FEET;

THENCE SOUTH 88°52'35" EAST, 25.00 FEET;

THENCE SOUTH 01°07'25" WEST, 12.00 FEET;

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**EXHIBIT A - LEGAL DESCRIPTION OF ADJUSTED PARCELS  
LOT LINE ADJUSTMENT NO. 4188**

THENCE SOUTH 88°52'35" EAST, 78.46 FEET;  
THENCE NORTH 75°08'49" EAST, 604.72 FEET;  
THENCE NORTH 89°48'28" EAST, 140.84 FEET;  
THENCE SOUTH 72°51'36" EAST, 454.39 FEET;  
THENCE SOUTH 53°38'22" EAST, 486.91 FEET;  
THENCE SOUTH 32°58'12" WEST, 210.85 FEET;  
THENCE NORTH 57°01'48" WEST, 122.94 FEET;  
THENCE NORTH 83°54'36" WEST, 463.88 FEET;  
THENCE SOUTH 84°15'13" WEST, 834.07 FEET;  
THENCE NORTH 84°20'02" WEST, 390.88 FEET;  
THENCE SOUTH 01°47'14" WEST, 157.83 FEET;  
THENCE SOUTH 53°04'43" EAST, 484.02 FEET;  
THENCE SOUTH 79°48'28" EAST, 652.77 FEET;  
THENCE SOUTH 68°10'10" EAST, 283.99 FEET;  
THENCE SOUTH 37°53'17" EAST, 769.99 FEET TO THE WESTERLY RIGHT OF WAY LINE  
OF PARCEL 1 OF SAID DECLARATION OF DEDICATION, (104.00 FEET WIDE);  
THENCE SOUTH 50°02'12" EAST, 52.00 FEET TO THE BEGINNING OF A NON-TANGENT  
CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1100.00 FEET, A RADIAL  
LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF NORTH 50°02'12" WEST,  
SAID POINT BEING THE CENTERLINE OF SAID DECLARATION OF DEDICATION;  
THENCE, ALONG SAID CENTERLINE, NORTHEASTERLY ALONG SAID CURVE 117.81 FEET  
THROUGH A CENTRAL ANGLE OF 06°08'11";  
THENCE NORTH 43°54'01" WEST, RADIAL TO SAID CURVE, 52.00 FEET TO THE  
WESTERLY RIGHT OF WAY OF SAID DECLARATION OF DEDICATION;  
THENCE NORTH 40°21'50" WEST, 52.79 FEET;  
THENCE NORTH 18°39'53" EAST, 360.39 FEET;  
THENCE NORTH 08°51'54" EAST, 400.00 FEET;

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**EXHIBIT A - LEGAL DESCRIPTION OF ADJUSTED PARCELS  
LOT LINE ADJUSTMENT NO. 4188**

THENCE NORTH 19°26'12" WEST, 283.72 FEET;

THENCE NORTH 57°01'48" WEST, 71.42 FEET;

THENCE NORTH 32°58'12" EAST, 233.63 FEET;

THENCE SOUTH 75°35'39" EAST, 363.35 FEET;

THENCE SOUTH 36°22'07" EAST, 264.81 FEET;

THENCE SOUTH 04°04'43" EAST, 402.17 FEET TO A POINT ON THE NORTHWESTERLY  
RIGHT OF WAY OF PARCEL 1 OF SAID DECLARATION OF DEDICATION;

THENCE SOUTH 44°41'17" EAST, 52.00 FEET TO THE BEGINNING OF A NON-TANGENT  
CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 5000.00 FEET, A RADIAL  
LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF SOUTH 44°41'17" EAST,  
SAID POINT BEING THE CENTERLINE OF SAID DECLARATION OF DEDICATION;

THENCE, ALONG SAID CENTERLINE, SOUTHWESTERLY ALONG SAID CURVE 395.70 FEET  
THROUGH A CENTRAL ANGLE OF 04°32'04";

THENCE, CONTINUING ALONG SAID CENTERLINE, SOUTH 49°50'47" WEST, 128.34  
FEET TO THE **POINT OF BEGINNING**.

DESCRIBED PARCEL CONTAINING 121.65 ACRES AND AS SHOWN ON ATTACHED EXHIBIT  
"B".

**PARCEL "H":**

THAT PORTION OF PARCEL MAP 19015 AS SHOWN BY MAP ON FILE IN BOOK 149 OF  
PARCEL MAPS, AT PAGES 27 THROUGH 35 INCLUSIVE, RECORDS OF RIVERSIDE  
COUNTY, STATE OF CALIFORNIA WITHIN SECTION 31 TOWNSHIP 2 SOUTH, RANGE 1  
WEST, SAN BERNARDINO BASE AND MERIDIAN, MORE PARTICULAR DESCRIBED AS  
FOLLOWS:

**COMMENCING** AT THE WEST QUARTER CORNER OF SAID SECTION 31, AS SHOWN ON SAID  
PARCEL MAP;

THENCE, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION,  
NORTH 89°49'58" EAST, 246.46 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE, CONTINUING ALONG SAID SOUTH LINE, NORTH 89°49'58" EAST, 617.52  
FEET;

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**EXHIBIT A - LEGAL DESCRIPTION OF ADJUSTED PARCELS  
LOT LINE ADJUSTMENT NO. 4188**

HENCE SOUTH 00°10'02" EAST, 98.00 FEET TO THE SOUTH LINE OF PARCEL 2 OF DECLARATION OF DEDICATION, (88.00 FEET WIDE) RECORDED JUNE 2, 1999 AS INSTRUMENT NO. 241545, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA;

THENCE SOUTH 36°14'27" EAST, 169.77 FEET;

THENCE SOUTH 53°45'33" WEST, 80.00 FEET;

THENCE SOUTH 78°11'38" WEST, 215.73 FEET;

THENCE NORTH 81°37'00" WEST, 163.88 FEET;

THENCE NORTH 57°27'59" WEST, 332.11 FEET;

THENCE NORTH 00°10'02" WEST, 122.06 FEET, TO THE TRUE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINING 4.00 ACRES AND AS SHOWN ON ATTACHED EXHIBIT "B".

**PARCEL "I":**

THAT PORTION OF PARCEL MAP 19015 AS SHOWN BY MAP ON FILE IN BOOK 149 OF PARCEL MAPS, AT PAGES 27 THROUGH 35 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA WITHIN SECTION 31 TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, MORE PARTICULAR DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 31, AS SHOWN ON SAID PARCEL MAP:

THENCE, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION,  
NORTH 89°49'58" EAST, 863.98 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE, CONTINUING ALONG SAID SOUTH LINE, NORTH 89°49'58" EAST, 480.25 FEET:

THENCE, LEAVING SAID SOUTH LINE, SOUTH  $00^{\circ}10'02''$  EAST, 324.85 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 623.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE 328.92 FEET THROUGH A CENTRAL ANGLE OF 30°15'01";

THENCE NORTH 61°17'48" WEST, 174.19 FEET TO THE BEGINNING OF A NON-TANGENT



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**EXHIBIT A - LEGAL DESCRIPTION OF ADJUSTED PARCELS  
LOT LINE ADJUSTMENT NO. 4188**

...VE CONCAVE WESTERLY AND HAVING A RADIUS OF 405.00 FEET, A RADIAL LINE  
...SAID CURVE TO SAID POINT HAVING A BEARING OF SOUTH 63°36'47" EAST;

THENCE NORTHERLY ALONG SAID CURVE 87.21 FEET THROUGH A CENTRAL ANGLE OF  
12°20'16";

THENCE NORTH 36°14'27" WEST, 463.97 FEET;

THENCE NORTH 00°10'02" WEST, 98.00 FEET, TO THE **TRUE POINT OF BEGINNING.**

DESCRIBED PARCEL CONTAINING 4.57 ACRES AND AS SHOWN ON ATTACHED EXHIBIT  
"B".

**PARCEL "J":**

THAT PORTION OF PARCEL MAP 19015 AS SHOWN BY MAP ON FILE IN BOOK 149 OF  
PARCEL MAPS, AT PAGES 27 THROUGH 35 INCLUSIVE, RECORDS OF RIVERSIDE  
COUNTY, STATE OF CALIFORNIA WITHIN SECTION 31 TOWNSHIP 2 SOUTH, RANGE 1  
WEST, SAN BERNARDINO BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS  
FOLLOWS:

**COMMENCING** AT THE WEST QUARTER CORNER OF SAID SECTION 31, AS SHOWN ON SAID  
PARCEL MAP;

THENCE, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION,  
NORTH 89°49'58" EAST, 1344.23 FEET TO THE **TRUE POINT OF BEGINNING;**

THENCE, CONTINUING ALONG SAID SOUTH LINE, NORTH 89°49'58" EAST, 50.00  
FEET;

THENCE SOUTH 00°10'02" EAST, 324.85 FEET TO THE BEGINNING OF A TANGENT  
CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 673.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE 145.10 FEET THROUGH A CENTRAL ANGLE OF  
12°21'10";

THENCE SOUTH 76°32'14" EAST, 261.30 FEET;

THENCE SOUTH 22°56'24" WEST, 197.09 FEET TO THE BEGINNING OF A TANGENT  
CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 516.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE 129.40 FEET THROUGH A CENTRAL ANGLE  
OF 14°22'43";

THENCE SOUTH 37°19'08" WEST, 221.21 FEET;



**EXHIBIT A - LEGAL DESCRIPTION OF ADJUSTED PARCELS  
LOT LINE ADJUSTMENT NO. 4188**

THENCE SOUTH 52°40'52" EAST, 50.72 FEET;

THENCE SOUTH 81°39'06" EAST, 112.00 FEET;

THENCE SOUTH 08°20'54" WEST, 88.27 FEET;

THENCE SOUTH 42°00'06" WEST, 40.70 FEET;

THENCE NORTH 47°59'54" WEST, 145.71 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 311.34 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF SOUTH 69°35'53" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE 419.04 FEET THROUGH A CENTRAL ANGLE OF 77°06'55";

THENCE NORTH 82°28'58" WEST, 94.74 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 205.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE 314.02 FEET THROUGH A CENTRAL ANGLE OF 87°45'55";

THENCE NORTH 05°34'57" EAST, 142.27 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 95.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE 72.42 FEET THROUGH A CENTRAL ANGLE OF 43°40'34";

THENCE NORTH 49°15'31" EAST, 72.40 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 250.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE 68.96 FEET THROUGH A CENTRAL ANGLE OF 15°48'19" TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 405.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF SOUTH 24°56'10" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE 273.39 FEET THROUGH A CENTRAL ANGLE OF 38°40'37";

THENCE SOUTH 61°17'48" EAST, 174.19 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 623.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF SOUTH 59°55'01" EAST;

THENCE NORTHERLY ALONG SAID CURVE 328.92 FEET THROUGH A CENTRAL ANGLE OF 30°15'01";

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**EXHIBIT A - LEGAL DESCRIPTION OF ADJUSTED PARCELS  
LOT LINE ADJUSTMENT NO. 4188**

THENCE NORTH 00°10'02" WEST, 324.85 FEET TO THE **TRUE POINT OF BEGINNING.**

DESCRIBED PARCEL CONTAINING 10.41 ACRES AND AS SHOWN ON ATTACHED EXHIBIT "B".

**PARCEL "K" REVISED:**

THAT PORTION OF PARCEL MAP 19015 AS SHOWN BY MAP ON FILE IN BOOK 149 OF PARCEL MAPS, AT PAGES 27 THROUGH 35 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA AND A PORTION OF THE WEST HALF OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 80 OF RECORDS OF SURVEY, PAGES 78 THROUGH 89, INCLUSIVE, RECORDS OF SAID COUNTY, MORE PARTICULAR DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE WEST QUARTER CORNER OF SECTION 31 TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN ON SAID PARCEL MAP;

THENCE, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION, NORTH 89°49'58" EAST, 1642.76 FEET TO THE **TRUE POINT OF BEGINNING;**

THENCE SOUTH 00°43'26" WEST, 525.80 FEET;

THENCE SOUTH 22°56'24" WEST, 202.17 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 516.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE 129.49 FEET THROUGH A CENTRAL ANGLE OF 14°22'44";

THENCE SOUTH 37°19'08" WEST, 221.21 FEET;

THENCE SOUTH 52°40'52" EAST, 50.72 FEET;

THENCE SOUTH 81°39'06" WEST, 112.00 FEET;

THENCE SOUTH 08°20'54" WEST, 88.27 FEET;

THENCE SOUTH 42°00'06" WEST, 40.70 FEET;

THENCE SOUTH 47°59'54" EAST, 786.24 FEET;

THENCE SOUTH 61°35'50" EAST, 447.06 FEET;

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**EXHIBIT A - LEGAL DESCRIPTION OF ADJUSTED PARCELS  
LOT LINE ADJUSTMENT NO. 4188**

THENCE NORTH 73°32'44" EAST, 488.71 FEET;

THENCE NORTH 65°21'28" EAST, 110.26 FEET;

THENCE NORTH 73°32'49" EAST, 79.15 FEET;

THENCE NORTH 80°04'45" EAST, 137.99 FEET;

THENCE NORTH 64°44'30" EAST, 723.05 FEET;

THENCE NORTH 19°56'46" EAST, 128.08 FEET;

THENCE SOUTH 84°46'44" EAST, 112.70 FEET;

THENCE SCUTH 01°15'33" WEST, 51.13 FEET;

THENCE SCUTH 83°36'03" EAST, 320.89 FEET;

THENCE NORTH 48°46'38" EAST, 742.94 FEET;

THENCE NORTH 87°42'07" EAST, 541.56 FEET;

THENCE NORTH 63°39'13" EAST, 860.19 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF DESERT LAWN DRIVE, BEING A PORTION OF INTERSTATE 10 RIGHT OF WAY, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, NORTH 49°50'10" WEST, 1192.89 FEET, TO A POINT ON THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32;

THENCE, ALONG SAID WESTERLY LINE, SOUTH 01°34'53" WEST, 312.70 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 32;

THENCE, ALONG THE NORTHERLY LINE OF SAID PARCEL MAP, ALSO BEING THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, SOUTH 89°51'48" WEST, 2591.00 FEET, TO THE CENTER OF SAID SECTION;

THENCE, ALONG THE NORTHERLY LINE OF SAID PARCEL MAP, ALSO BEING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31, SOUTH 89°49'58" WEST, 1072.14 FEET TO THE **TRUE POINT OF BEGINNING**.

DESCRIBED PARCEL CONTAINING 136.64 ACRES AND AS SHOWN ON ATTACHED EXHIBIT "B".

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**EXHIBIT A - LEGAL DESCRIPTION OF ADJUSTED PARCELS  
LOT LINE ADJUSTMENT NO. 4188**

**PARCEL "L":**

THAT PORTION OF PARCEL MAP 19015 AS SHOWN BY MAP ON FILE IN BOOK 149 OF PARCEL MAPS, AT PAGES 27 THROUGH 35 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA AND A PORTION OF THE WEST HALF OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 80 OF RECORDS OF SURVEY, PAGES 78 THROUGH 89, INCLUSIVE, RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTH QUARTER CORNER OF SECTION 31 TOWNSHIP 2 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN ON SAID PARCEL MAP;

THENCE, ALONG THE SOUTHERLY LINE OF SAID SECTION 31 AND SAID PARCEL MAP, NORTH 89°47'44" EAST, 347.06 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 45°44'18" EAST, 436.18 FEET;

THENCE NORTH 56°25'50" EAST, 622.76 FEET;

THENCE NORTH 73°32'17" EAST, 685.28 FEET;

THENCE NORTH 58°58'30" EAST, 540.55 FEET;

THENCE SOUTH 76°57'22" EAST, 537.19 FEET;

THENCE NORTH 74°01'21" EAST, 1385.73 FEET;

THENCE NORTH 32°22'18" EAST, 244.39 FEET, TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF INTERSTATE 10 AS SHOWN ON SAID RECORD OF SURVEY;

THENCE, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, SOUTH 52°17'18" EAST, 13.90 FEET;

THENCE, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, SOUTH 49°24'53" EAST, 711.17 FEET;

THENCE, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, SOUTH 40°35'07" WEST, 100.00 FEET;

THENCE, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, SOUTH 49°24'53" EAST, 25.00 FEET;

THENCE, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, NORTH 40°35'07" EAST, 100.00 FEET;

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ENCE, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, SOUTH  
24'53" EAST, 574.64 FEET;

THENCE, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, SOUTH  
49°25'59" EAST, 456.56 FEET;

THENCE, CCNTINUING ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, SOUTH 40°14'52" EAST, 200.15 FEET;

THENCE, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, SOUTH  
35°32'37" EAST, 199.43 FEET;

THENCE, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, SOUTH 41°40'52" EAST, 16.86 FEET TO THE SOUTHERLY LINE OF SAID SECTION 32;

THENCE, ALONG SAID SOUTHERLY LINE OF SAID SECTION, SOUTH 89°53'20" WEST, 678.32 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION;

THENCE, CONTINUING ALONG SAID SOUTHERLY LINE OF SAID SECTION 32, SOUTH 89°52'08" WEST, 2642.73 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 32;

THENCE, ALONG THE SOUTHERLY LINE OF SAID SECTION 31, SOUTH 89°47'44" WEST, 2287.43 FEET TO THE **TRUE POINT OF BEGINNING**.

DESCRIBED PARCEL CONTAINING 113.63 ACRES AND AS SHOWN ON ATTACHED EXHIBIT "B".

THAT PORTION OF PARCEL MAP 19015 AS SHOWN BY MAP ON FILE IN BOOK 149 OF PARCEL MAPS, AT PAGES 27 THROUGH 35 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA AND A PORTION OF THE WEST HALF OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 3 WEST, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 2 WEST, BOTH OF SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 80 OF RECORDS OF SURVEY, PAGES 78 THROUGH 89, INCLUSIVE, RECORDS OF SAID COUNTY, MORE PARTICULAR DESCRIBED AS FOLLOWS:



**EXHIBIT A - LEGAL DESCRIPTION OF ADJUSTED PARCELS  
LOT LINE ADJUSTMENT NO. 4188**

THENCE SOUTH 49°15'31" WEST, 72.40 FEET TO THE BEGINNING OF A TANGENT  
CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 95.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE 72.42 FEET THROUGH A CENTRAL ANGLE  
OF 43°40'34";

THENCE SOUTH 05°34'57" WEST, 142.27 FEET TO THE BEGINNING OF A NON-TANGENT  
CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 205.00 FEET, A RADIAL  
LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF NORTH 84°43'03" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE 314.02 FEET THROUGH A CENTRAL ANGLE  
OF 87°45'55";

THENCE SOUTH 82°28'58" EAST, 94.74 FEET TO THE BEGINNING OF A TANGENT  
CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 311.34 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE 419.04 FEET THROUGH A CENTRAL ANGLE  
OF 77°06'55";

THENCE SOUTH 47°59'54" EAST, 931.95 FEET;

THENCE SOUTH 61°35'50" EAST, 447.06 FEET;

THENCE NORTH 73°32'44" EAST, 488.71 FEET;

THENCE NORTH 65°21'28" EAST, 110.26 FEET;

THENCE NORTH 73°32'49" EAST, 79.13 FEET;

THENCE NORTH 80°04'45" EAST, 137.99 FEET;

THENCE NORTH 64°44'30" EAST, 723.07 FEET;

THENCE NORTH 19°56'46" EAST, 128.08 FEET;

THENCE SOUTH 84°46'44" EAST, 112.70 FEET;

THENCE SOUTH 01°15'33" WEST, 51.13 FEET;

THENCE SOUTH 83°36'03" EAST, 320.89 FEET;

THENCE NORTH 48°46'38" EAST, 742.94 FEET;

THENCE NORTH 87°42'07" EAST, 541.63 FEET;

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**EXHIBIT A - LEGAL DESCRIPTION OF ADJUSTED PARCELS  
LOT LINE ADJUSTMENT NO. 4188**

THENCE NORTH 63°39'13" EAST, 860.14 FEET, TO A POINT ON THE SOUTHWESTERLY  
RIGHT OF WAY LINE OF INTERSTATE 10 AS SHOWN ON SAID RECORD OF SURVEY;

THENCE, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, SOUTH 49°50'10" EAST,  
445.58 FEET;

THENCE, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, SOUTH  
52°17'18" EAST, 486.63 FEET;

THENCE, LEAVING SAID SOUTHWESTERLY RIGHT OF WAY LINE, SOUTH 32°22'18"  
WEST, 244.39 FEET;

THENCE SOUTH 74°01'21" WEST, 1385.73 FEET;

THENCE NORTH 76°57'22" WEST, 537.19 FEET;

THENCE SOUTH 58°58'30" WEST, 540.56 FEET;

THENCE SOUTH 73°32'17" WEST, 685.28 FEET;

THENCE SOUTH 56°25'50" WEST, 622.76 FEET;

THENCE SOUTH 45°44'18" WEST, 436.18 FEET TO THE SOUTH LINE OF SAID PARCEL  
MAP AND THE SOUTH LINE OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN  
BERNARDINO BASE AND MERIDIAN;

THENCE, ALONG SAID SOUTH LINE, SOUTH 89°47'44" WEST, 347.06 FEET TO THE  
SOUTH QUARTER CORNER OF SAID SECTION 31;

THENCE, CONTINUING ALONG SAID SOUTH LINE, SOUTH 89°44'09" WEST, 386.00  
FEET;

THENCE, LEAVING SAID SOUTH LINE, NORTH 00°15'51" WEST, 49.00 FEET;

THENCE NORTH 59°12'05" WEST, 1072.33 FEET TO THE BEGINNING OF A TANGENT  
CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 260.00 FEET;

THENCE WESTERLY ALONG SAID CURVE 159.54 FEET THROUGH A CENTRAL  
ANGLE OF 35°09'25";

THENCE SOUTH 71°05'23" WEST, 131.40 FEET;

THENCE SOUTH 58°33'20" WEST, 722.84 FEET;

THENCE SOUTH 82°04'17" WEST, 415.63 FEET;

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**EXHIBIT A - LEGAL DESCRIPTION OF ADJUSTED PARCELS  
LOT LINE ADJUSTMENT NO. 4188**

THENCE NORTH 75°45'53" WEST, 248.48 FEET;  
THENCE SOUTH 86°35'54" WEST, 202.16 FEET;  
THENCE NORTH 77°01'01" WEST, 134.58 FEET;  
THENCE SOUTH 71°58'42" WEST, 615.50 FEET;  
THENCE SOUTH 58°53'16" WEST, 418.44 FEET;  
THENCE NORTH 89°08'49" WEST, 405.62 FEET;  
THENCE SOUTH 77°37'28" WEST, 399.66 FEET;  
THENCE NORTH 37°38'29" WEST, 99.78 FEET TO THE BEGINNING OF A TANGENT  
CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 450.00 FEET;  
THENCE NORTHWESTERLY ALONG SAID CURVE 118.21 FEET THROUGH A CENTRAL ANGLE  
OF 15°03'04";  
THENCE NORTH 22°35'25" WEST, 107.87 FEET;  
THENCE NORTH 24°26'11" WEST, 272.41 FEET;  
THENCE NORTH 19°46'49" EAST, 705.38 FEET;  
THENCE NORTH 00°12'46" WEST, 405.36 FEET TO THE BEGINNING OF A NON-TANGENT  
CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 181.00 FEET, A RADIAL LINE  
OF SAID CURVE TO SAID POINT HAVING A BEARING OF SOUTH 86°32'59" WEST;  
THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG SAID CURVE 568.63 FEET  
THROUGH A CENTRAL ANGLE OF 180°00'00";  
THENCE SOUTH 10°28'01" EAST, 387.77 FEET;  
THENCE SOUTH 39°50'37" EAST, 187.17 FEET, TO THE NORTHWESTERLY RIGHT OF  
WAY LINE OF PARCEL 1, (104.00 FEET WIDE), OF SAID DECLARATION OF  
DEDICATION;  
THENCE SOUTH 65°33'36" EAST, 52.00 FEET TO THE BEGINNING OF A NON-TANGENT  
CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1500.00 FEET, A RADIAL  
LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF SOUTH 65°33'36" EAST,  
SAID POINT BEING ON THE CENTERLINE OF SAID PARCEL 1;  
THENCE, ALONG SAID CENTERLINE, SOUTHWESTERLY ALONG SAID CURVE 587.76 FEET  
THROUGH A CENTRAL ANGLE OF 22°27'03";

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**EXHIBIT A - LEGAL DESCRIPTION OF ADJUSTED PARCELS  
LOT LINE ADJUSTMENT NO. 4183**

THENCE, LEAVING SAID CENTERLINE, SOUTH 43°06'33" EAST, 103.78 FEET;

THENCE SOUTH 87°55'23" EAST, 293.48 FEET;

THENCE NORTH 72°59'34" EAST, 558.74 FEET;

THENCE NORTH 66°47'06" EAST, 497.47 FEET;

THENCE NORTH 29°21'44" EAST, 145.50 FEET;

THENCE NORTH 10°42'12" WEST, 495.41 FEET;

THENCE NORTH 40°40'37" EAST, 156.43 FEET;

THENCE NORTH 58°50'38" EAST, 268.49 FEET;

THENCE NORTH 19°19'53" EAST, 221.96 FEET;

THENCE NORTH 46°49'04" WEST, 286.95 FEET;

THENCE NORTH 27°11'41" WEST, 339.95 FEET;

THENCE NORTH 82°42'05" WEST, 279.28 FEET;

THENCE NORTH 41°11'47" WEST, 750.45 FEET TO THE EASTERLY RIGHT OF WAY LINE OF PARCEL 1, (104.00 FEET WIDE), OF SAID DECLARATION OF DEDICATION;

THENCE NORTH 59°33'54" WEST, 52.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1100.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF NORTH 59°33'54" WEST, SAID POINT BEING ON THE CENTERLINE OF SAID PARCEL 1;

THENCE, ALONG SAID CENTERLINE, SOUTHWESTERLY ALONG SAID CURVE 121.53 FEET THROUGH A CENTRAL ANGLE OF 06°19'49";

THENCE, LEAVING SAID CENTERLINE, NORTH 65°53'43" WEST, 52.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF PARCEL 1, (104.00 FEET WIDE), OF SAID DECLARATION OF DEDICATION;

THENCE NORTH 62°52'13" WEST, 197.44 FEET;

THENCE NORTH 35°29'47" WEST, 516.30 FEET;

THENCE NORTH 66°09'19" WEST, 801.30 FEET;

THENCE NORTH 88°13'49" WEST, 219.20 FEET;



**EXHIBIT A - LEGAL DESCRIPTION OF ADJUSTED PARCELS  
LOT LINE ADJUSTMENT NO. 4188**

THENCE NORTH 65°14'24" WEST, 967.80 FEET;  
THENCE SOUTH 10°58'22" EAST, 603.10 FEET;  
THENCE SOUTH 33°16'14" EAST, 737.71 FEET TO THE BEGINNING OF A TANGENT  
CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 115.00 FEET;  
THENCE SOUTHERLY ALONG SAID CURVE 232.98 FEET THROUGH A CENTRAL ANGLE OF  
116°04'55", A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS SOUTH  
07°11'39" EAST;  
THENCE SOUTH 19°15'48" EAST, 35.21 FEET TO THE BEGINNING OF A TANGENT  
CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 65.00 FEET;  
THENCE SOUTHERLY AND EASTERLY ALONG SAID CURVE 88.56 FEET THROUGH A  
CENTRAL ANGLE OF 78°03'55";  
THENCE NORTH 82°40'17" EAST, 23.66 FEET;  
THENCE NORTH 80°10'20" EAST, 37.48 FEET TO THE BEGINNING OF A TANGENT  
CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 55.00 FEET;  
THENCE EASTERLY ALONG SAID CURVE 35.96 FEET THROUGH A CENTRAL ANGLE OF  
31°41'51";  
THENCE SOUTH 68°07'49" EAST, 3.18 FEET TO THE BEGINNING OF A TANGENT CURVE  
CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 120.00 FEET;  
THENCE SOUTHEASTERLY ALONG SAID CURVE 25.75 FEET THROUGH A CENTRAL ANGLE  
OF 12°17'36";  
THENCE SOUTH 55°50'13" EAST, 17.60 FEET TO THE BEGINNING OF A TANGENT  
CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 83.00 FEET;  
THENCE SOUTHEASTERLY ALONG SAID CURVE 24.81 FEET THROUGH A CENTRAL ANGLE  
OF 17°07'33";  
THENCE SOUTH 72°57'45" EAST, 25.50 FEET TO THE BEGINNING OF A TANGENT  
CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 107.00 FEET;  
THENCE SOUTHEASTERLY ALONG SAID CURVE 66.17 FEET THROUGH A CENTRAL ANGLE  
OF 35°26'00";  
THENCE SOUTH 37°31'46" EAST, 13.77 FEET TO THE BEGINNING OF A TANGENT  
CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 340.00 FEET;

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**EXHIBIT A - LEGAL DESCRIPTION OF ADJUSTED PARCELS  
LOT LINE ADJUSTMENT NO. 4188**

THENCE SOUTHEASTERLY ALONG SAID CURVE 31.97 FEET THROUGH A CENTRAL ANGLE OF 05°23'13";

THENCE SOUTH 42°54'59" EAST, 22.89 FEET;

THENCE SOUTH 62°31'41" EAST, 218.27 FEET;

THENCE SOUTH 89°53'10" EAST, 38.64 FEET;

THENCE SOUTH 65°36'59" EAST, 32.83 FEET;

THENCE SOUTH 26°42'43" EAST, 33.37 FEET;

THENCE SOUTH 62°31'41" EAST, 70.12 FEET;

THENCE SOUTH 14°46'44" EAST, 254.47 FEET;

THENCE SOUTH 16°43'07" WEST, 443.08 FEET;

THENCE NORTH 49°46'20" WEST, 644.67 FEET;

THENCE NORTH 11°39'32" EAST, 77.78 FEET;

THENCE NORTH 23°16'15" EAST, 142.28 FEET;

THENCE NORTH 09°53'00" EAST, 72.87 FEET;

THENCE NORTH 43°02'28" EAST, 179.70 FEET;

THENCE NORTH 42°54'59" WEST, 32.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 360.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE 33.85 FEET THROUGH A CENTRAL ANGLE OF 05°23'13";

THENCE NORTH 37°31'46" WEST, 13.77 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 87.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE 53.80 FEET THROUGH A CENTRAL ANGLE OF 35°26'00";

THENCE NORTH 72°57'46" WEST, 25.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 103.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE 30.79 FEET THROUGH A CENTRAL ANGLE OF 17°07'33";



**EXHIBIT A - LEGAL DESCRIPTION OF ADJUSTED PARCELS  
LOT LINE ADJUSTMENT NO. 4188**

THENCE NORTH 55°50'13" WEST, 17.60 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 100.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE 21.46 FEET THROUGH A CENTRAL ANGLE OF 12°17'36";

THENCE NORTH 68°07'49" WEST, 3.18 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 45.00 FEET;

THENCE WESTERLY ALONG SAID CURVE 24.90 FEET THROUGH A CENTRAL ANGLE OF 31°41'51";

THENCE SOUTH 80°10'20" WEST, 37.92 FEET;

THENCE SOUTH 82°40'17" WEST, 23.88 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 85.00 FEET;

THENCE WESTERLY AND NORTHERLY ALONG SAID CURVE 115.81 FEET THROUGH A CENTRAL ANGLE OF 78°03'55";

THENCE NORTH 19°15'48" EAST, 41.40 FEET TO A POINT OF CUSP ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 115.00 FEET, A RADIAL LINE THROUGH SAID POINT OF CUSP BEARS SOUTH 03°08'33" WEST;

THENCE WESTERLY ALONG SAID CURVE 71.81 FEET THROUGH A CENTRAL ANGLE OF 35°46'39";

THENCE NORTH 51°04'48" WEST, 579.41 FEET;

THENCE NORTH 32°11'42" WEST, 381.52 FEET;

THENCE NORTH 08°12'51" WEST, 702.45 FEET;

THENCE NORTH 47°23'07" WEST, 172.27 FEET;

THENCE SOUTH 80°27'14" WEST, 763.40 FEET;

THENCE NORTH 79°34'12" WEST, 733.04 FEET;

THENCE NORTH 76°34'39" WEST, 1545.08 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 140.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF SOUTH 13°57'39" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE 126.78 FEET THROUGH A CENTRAL ANGLE OF 51°53'09";

**EXHIBIT A - LEGAL DESCRIPTION OF ADJUSTED PARCELS  
LOT LINE ADJUSTMENT NO. 4188**

THENCE SOUTH 74°03'35" WEST, 175.39 FEET;

THENCE SOUTH 20°47'56" EAST, 80.22 FEET;

THENCE SOUTH 01°36'24" EAST, 541.23 FEET;

THENCE SOUTH 46°07'31" WEST, 255.74 FEET TO THE BEGINNING OF A TANGENT  
CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 140.00 FEET;

THENCE WESTERLY AND NORTHWESTERLY ALONG SAID CURVE 346.65 FEET THROUGH A  
CENTRAL ANGLE OF 141°52'12";

THENCE NORTH 07°49'31" EAST, 680.48 FEET TO THE BEGINNING OF A TANGENT  
CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 141.00 FEET;

THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG SAID CURVE 372.52 FEET  
THROUGH A CENTRAL ANGLE OF 151°22'33";

THENCE SOUTH 20°47'56" EAST, 14.32 FEET;

THENCE NORTH 74°03'35" EAST, 175.65 FEET TO THE BEGINNING OF A NON-TANGENT  
CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 140.00 FEET, A RADIAL  
LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF SOUTH 74°03'35" WEST;

THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID CURVE 248.63 FEET THROUGH A  
CENTRAL ANGLE OF 101°45'19";

THENCE NORTH 89°15'10" EAST, 684.61 FEET;

THENCE SOUTH 62°43'53" EAST, 579.22 FEET;

THENCE NORTH 82°10'17" EAST, 353.34 FEET;

THENCE SOUTH 79°13'03" EAST, 212.92 FEET;

THENCE SOUTH 70°20'02" EAST, 416.04 FEET;

THENCE SOUTH 84°59'50" EAST, 211.48 FEET;

THENCE NORTH 82°19'48" EAST, 243.87 FEET;

THENCE NORTH 88°12'49" EAST, 330.01 FEET;

THENCE NORTH 11°10'09" EAST, 287.62 FEET;

THENCE NORTH 88°10'44" EAST, 562.38 FEET;

**EXHIBIT A - LEGAL DESCRIPTION OF ADJUSTED PARCELS  
LOT LINE ADJUSTMENT NO. 4188**

THENCE SOUTH 84°28'58" EAST, 406.73 FEET;  
THENCE NORTH 89°13'40" EAST, 299.27 FEET;  
THENCE SOUTH 88°52'35" EAST, 185.54 FEET;  
THENCE NORTH 01°07'25" EAST, 12.00 FEET;  
THENCE SOUTH 88°52'35" EAST, 25.00 FEET;  
THENCE SOUTH 01°07'25" WEST, 12.00 FEET;  
THENCE SOUTH 88°52'35" EAST, 78.46 FEET;  
THENCE NORTH 75°08'49" EAST, 604.72 FEET;  
THENCE NORTH 89°48'28" EAST, 140.84 FEET;  
THENCE SOUTH 72°51'36" EAST, 454.39 FEET;  
THENCE SOUTH 53°38'22" EAST, 486.91 FEET;  
THENCE SOUTH 32°58'12" WEST, 210.85 FEET;  
THENCE NORTH 57°01'48" WEST, 122.94 FEET;  
THENCE NORTH 83°54'36" WEST, 463.88 FEET;  
THENCE SOUTH 84°15'13" WEST, 834.07 FEET;  
THENCE NORTH 84°20'02" WEST, 390.88 FEET;  
THENCE SOUTH 01°47'14" WEST, 157.83 FEET;  
THENCE SOUTH 53°04'43" EAST, 484.02 FEET;  
THENCE SOUTH 79°48'28" EAST, 652.77 FEET;  
THENCE SOUTH 68°10'10" EAST, 283.99 FEET;  
THENCE SOUTH 37°53'17" EAST, 769.99 FEET TO A POINT ON THE NORTHWESTERLY  
RIGHT OF WAY LINE OF PARCEL 1, (104.00 FEET WIDE), OF SAID DECLARATION OF  
DEDICATION;  
THENCE SOUTH 50°02'12" EAST, 52.00 FEET TO THE BEGINNING OF A NON-TANGENT  
CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1100.00 FEET, A RADIAL

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**EXHIBIT A - LEGAL DESCRIPTION OF ADJUSTED PARCELS  
LOT LINE ADJUSTMENT NO. 4188**

LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF NORTH 50°02'12" WEST,  
SAID POINT ALSO BEING THE CENTERLINE OF SAID DECLARATION OF DEDICATION;

THENCE, ALONG SAID CENTERLINE, NORTHEASTERLY ALONG SAID CURVE 117.81 FEET  
THROUGH A CENTRAL ANGLE OF 06°08'11";

THENCE, LEAVING SAID CENTERLINE, NORTH 43°54'01" WEST, 52.00 FEET, TO A  
POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF PARCEL 1, (104.00 FEET  
WIDE), OF SAID DECLARATION OF DEDICATION;

THENCE NORTH 40°21'50" WEST, 52.79 FEET;

THENCE NORTH 18°39'53" EAST, 360.39 FEET;

THENCE NORTH 08°51'54" EAST, 400.00 FEET;

THENCE NORTH 19°26'12" WEST, 283.72 FEET;

THENCE NORTH 57°01'48" WEST, 71.42 FEET;

THENCE NORTH 32°58'12" EAST, 233.63 FEET;

THENCE SOUTH 75°35'39" EAST, 363.35 FEET;

THENCE SOUTH 36°22'07" EAST, 264.81 FEET;

THENCE SOUTH 04°04'43" EAST, 402.17 FEET TO A POINT ON THE NORTHWESTERLY  
RIGHT OF WAY LINE OF PARCEL 1 (104.00 FEET WIDE) OF SAID DECLARATION OF  
DEDICATION;

THENCE SOUTH 44°41'17" EAST, 52.00 FEET TO THE BEGINNING OF A NON-TANGENT  
CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 5000.00 FEET, A RADIAL  
LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF SOUTH 44°41'17" EAST,  
SAID POINT ALSO BEING THE CENTERLINE OF SAID DECLARATION OF DEDICATION;

THENCE, ALONG SAID CENTERLINE, SOUTHWESTERLY ALONG SAID CURVE 395.70 FEET  
THROUGH A CENTRAL ANGLE OF 04°32'04";

THENCE, CONTINUING ALONG SAID CENTERLINE, SOUTH 49°50'47" WEST, 128.34  
FEET TO THE **POINT OF BEGINNING**.

DESCRIBED PARCEL CONTAINING 345.67 ACRES AND AS SHOWN ON ATTACHED EXHIBIT  
"B".

**PARCEL " N":**

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**EXHIBIT A - LEGAL DESCRIPTION OF ADJUSTED PARCELS  
LOT LINE ADJUSTMENT NO. 4188**

THAT PORTION OF PARCEL 11 OF PARCEL MAP 19015 AS SHOWN BY MAP ON FILE IN BOOK 149 OF PARCEL MAPS, AT PAGES 27 THROUGH 35 INCLUSIVE, RECORDS OF

RIVERSIDE COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHEASTERLY CORNER OF SAID PARCEL 11, BEING ON THE NORTHERLY RIGHT OF WAY THE SOUTHERN PACIFIC RAILROAD, BEING 100 FEET WIDE, ALSO BEING THE DISTINCTIVE BORDER AS SHOWN ON SAID PARCEL MAP AND THE EAST LINE OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN;

THENCE, ALONG SAID RIGHT OF WAY, SOUTH 83°19'12" WEST, 423.76 FEET;

THENCE, LEAVING SAID RIGHT OF WAY, NORTH 05°04'38" WEST, 328.84 FEET;

THENCE NORTH 44°52'30" EAST, 416.08 FEET;

THENCE NORTH 89°25'55" EAST, 154.07 FEET TO THE EAST LINE OF SAID SECTION 1;

THENCE, ALONG SAID EAST LINE, SOUTH 00°14'00" EAST, 574.65 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINING 5.08 ACRES AND AS SHOWN ON ATTACHED EXHIBIT "B".

**PARCEL "O":**

THAT PORTION OF PARCEL MAP 19015 AS SHOWN BY MAP ON FILE IN BOOK 149 OF PARCEL MAPS, AT PAGES 27 THROUGH 35 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS NORTH 43°44'35" WEST, 9680.45 FEET ON THE NORTHEASTERLY RIGHT OF WAY THE SOUTHERN PACIFIC RAILROAD, BEING 100 FEET WIDE, ALSO BEING THE DISTINCTIVE BORDER AS SHOWN ON SAID PARCEL MAP;

THENCE, ALONG SAID RIGHT OF WAY, NORTH 43°44'35" WEST, 4158.33 FEET;

THENCE, LEAVING SAID RIGHT OF WAY, NORTH 46°56'53" EAST, 427.38 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 485.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF SOUTH 39°02'41" WEST;



**EXHIBIT A - LEGAL DESCRIPTION OF ADJUSTED PARCELS  
LOT LINE ADJUSTMENT NO. 4188**

THENCE EASTERLY ALONG SAID CURVE 297.97 FEET THROUGH A CENTRAL ANGLE OF  
8°12'03";

THENCE SOUTH 36°31'15" EAST, 336.82 FEET;

THENCE SOUTH 42°57'48" EAST, 718.48 FEET;

THENCE SOUTH 27°11'02" EAST, 272.78 FEET;

THENCE SOUTH 49°32'35" EAST, 774.06 FEET;

THENCE SOUTH 41°55'37" EAST, 591.74 FEET;

THENCE SOUTH 54°26'01" EAST, 305.02 FEET;

THENCE SOUTH 21°04'23" EAST, 303.80 FEET;

THENCE SOUTH 49°13'52" EAST, 647.47 FEET;

THENCE SOUTH 52°50'33" EAST, 663.49 FEET;

THENCE SOUTH 17°43'02" EAST, 192.81 FEET;

THENCE SOUTH 57°43'54" EAST, 622.36 FEET;

THENCE NORTH 54°00'32" EAST, 903.37 FEET;

THENCE NORTH 81°36'18" EAST, 539.38 FEET TO THE BEGINNING OF A TANGENT  
CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 250.00 FEET;

THENCE SCUTHEASTERLY ALONG SAID CURVE 322.71 FEET THROUGH A CENTRAL ANGLE  
OF 73°57'31";

THENCE SCUTH 24°26'11" EAST, 101.27 FEET TO A POINT ON THE NORTHWESTERLY  
RIGHT OF WAY OF PARCEL 1 OF DECLARATION OF DEDICATION, (104.00 FEET WIDE),  
RECORDED JUNE 2, 1999 AS INSTRUMENT NO. 241545, RECORDS OF RIVERSIDE  
COUNTY, STATE OF CALIFORNIA;

THENCE SOUTH 20°28'35" EAST, 52.00 FEET TO THE CENTERLINE OF SAID  
DECLARATION OF DEDICATION;

THENCE SOUTH 28°24'59" EAST, 52.49 FEET TO THE SOUTHEASTERLY RIGHT OF WAY  
OF SAID DECLARATION OF DEDICATION;

THENCE SOUTH 22°35'25" EAST, 107.87 FEET TO THE BEGINNING OF A TANGENT  
CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 550.00 FEET;

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**EXHIBIT A - LEGAL DESCRIPTION OF ADJUSTED PARCELS  
LOT LINE ADJUSTMENT NO. 4188**

THENCE SOUTHEASTERLY ALONG SAID CURVE 134.72 FEET THROUGH A CENTRAL ANGLE OF 14°02'05";

THENCE SOUTH 62°06'52" WEST, 117.81 FEET;

THENCE SOUTH 39°23'30" WEST, 520.52 FEET;

THENCE SOUTH 64°57'45" EAST, 680.11 FEET;

THENCE SOUTH 82°03'43" EAST, 852.21 FEET;

THENCE NORTH 78°33'43" EAST, 377.55 FEET;

THENCE NORTH 39°49'19" EAST, 231.35 FEET;

THENCE NORTH 08°05'26" EAST, 650.63 FEET;

THENCE NORTH 42°08'48" EAST, 238.45 FEET;

THENCE SOUTH 88°11'03" EAST, 269.56 FEET;

THENCE SOUTH 00°06'15" EAST, 190.00 FEET;

THENCE SOUTH 11°36'48" WEST, 281.05 FEET;

THENCE SOUTH 02°39'51" WEST, 249.09 FEET;

THENCE NORTH 89°46'00" EAST, 434.73 FEET TO THE EAST LINE OF SECTION 1, TOWNSHIP 3 SOUTH RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN;

THENCE, ALONG SAID EAST LINE, SOUTH 00°14'00" EAST, 84.73 FEET;

THENCE, LEAVING SAID EAST LINE, SOUTH 89°25'55" WEST, 154.07 FEET;

THENCE SOUTH 44°52'30" WEST, 416.08 FEET;

THENCE SOUTH 05°04'38" EAST, 328.84 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF SAID RAILROAD THAT LIES SOUTH 83°19'12" WEST, 423.76 FEET FROM THE SOUTHEAST CORNER OF PARCEL 11 OF SAID PARCEL MAP;

THENCE, ALONG SAID RIGHT OF WAY, SOUTH 83°19'12" WEST, 705.37 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2958.74 FEET;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY, WESTERLY ALONG SAID CURVE 698.83 FEET THROUGH A CENTRAL ANGLE OF 13°31'58" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 5679.65 FEET. A

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**EXHIBIT A - LEGAL DESCRIPTION OF ADJUSTED PARCELS  
LOT LINE ADJUSTMENT NO. 4188**

RADIAL LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF SOUTH  
06°51'10" WEST;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY, WESTERLY ALONG SAID CURVE  
834.00 FEET THROUGH A CENTRAL ANGLE OF 08°24'48" TO THE BEGINNING OF A  
COMPOUND CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 11408.67 FEET, A  
RADIAL LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF SOUTH  
15°15'58" WEST;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY, WESTERLY ALONG SAID CURVE  
797.08 FEET THROUGH A CENTRAL ANGLE OF 04°00'11" TO THE BEGINNING OF A  
COMPOUND CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 5680.60 FEET,  
A RADIAL LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF SOUTH  
19°16'09" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE 2675.71 FEET THROUGH A CENTRAL ANGLE  
OF 26°59'16" TO THE **POINT OF BEGINNING**.

DESCRIBED PARCEL CONTAINING 144.39 ACRES AND AS SHOWN ON ATTACHED EXHIBIT  
"B"

**PARCEL "F":**

THAT PORTION OF PARCEL MAP 19015 AS SHOWN BY MAP ON FILE IN BOOK 149 OF  
PARCEL MAPS, AT PAGES 27 THROUGH 35 INCLUSIVE, RECORDS OF RIVERSIDE  
COUNTY, STATE OF CALIFORNIA WITHIN SECTION 31 TOWNSHIP 2 SOUTH, RANGE 1  
WEST, SAN BERNARDINO BASE AND MERIDIAN, MORE PARTICULAR DESCRIBED AS  
FOLLOWS:

**COMMENCING** AT THE WEST QUARTER CORNER OF SAID SECTION 31, AS SHOWN ON SAID  
PARCEL MAP, THENCE, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID  
SECTION, NORTH 89°49'58" EAST, 1394.23 FEET TO THE **TRUE POINT OF  
BEGINNING**;

THENCE, CONTINUING ALONG SAID SOUTH LINE, NORTH 89°49'58" EAST, 248.53  
FEET;

THENCE SOUTH 00°43'26" WEST, 525.80 FEET;

THENCE SOUTH 22°56'24" WEST, 5.08 FEET;

THENCE NORTH 76°32'14" WEST, 261.30 FEET, TO THE BEGINNING OF A NON-  
TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 673.00 FEET, A  
RADIAL LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF SOUTH  
77°48'52" EAST;



**EXHIBIT A - LEGAL DESCRIPTION OF ADJUSTED PARCELS  
LOT LINE ADJUSTMENT NO. 4188**

THENCE NORTHERLY ALONG SAID CURVE 145.10 FEET THROUGH A CENTRAL ANGLE OF 12°21'10";

THENCE NORTH 00°10'02" WEST, 324.85 FEET TO THE **TRUE POINT OF BEGINNING**.

DESCRIBED PARCEL CONTAINING 2.84 ACRES AND AS SHOWN ON ATTACHED EXHIBIT "B".

**LEGAL DESCRIPTION  
IN THE CITY OF BEAUMONT**

**PARCEL "Q":**

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, BEING WITHIN THE CITY OF BEAUMONT, LYING NORTHERLY OF SAN TIMOTEO CANYON ROAD, AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 80 OF RECORDS OF SURVEY, PAGES 78 THROUGH 89, INCLUSIVE, RECORDS OF SAID COUNTY, MORE PARTICULAR DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTH QUARTER CORNER OF SAID SECTION 5,

THENCE, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, SOUTH 00°17'25" WEST, 247.66 FEET;

THENCE, LEAVING SAID WEST LINE, NORTH 89°53'20" EAST, 899.70 FEET TO THE SOUTHWESTERLY RIGHT OF WAY OF INTERSTATE 10, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE, ALONG SAID SOUTHWESTERLY RIGHT OF WAY, NORTH 41°40'52" WEST, 331.02 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER;

THENCE, ALONG SAID NORTH LINE, SOUTH 89°53'20" WEST, 678.32 FEET TO THE **POINT OF BEGINNING**.

DESCRIBED PARCEL CONTAINING 4.49 ACRES AND AS SHOWN ON ATTACHED EXHIBIT "B".

**PARCEL "R":**

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, BEING WITHIN THE CITY OF BEAUMONT, LYING NORTHERLY OF SAN TIMOTEO CANYON ROAD, AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 80 OF RECORDS OF SURVEY, PAGES 78 THROUGH 89, INCLUSIVE, RECORDS OF SAID COUNTY, MORE PARTICULAR DESCRIBED AS FOLLOWS:

**EXHIBIT A - LEGAL DESCRIPTION OF ADJUSTED PARCELS  
LOT LINE ADJUSTMENT NO. 4188**

**BEGINNING** AT A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER, SOUTH 00°17'25" WEST, 247.66 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION;

THENCE, ALONG SAID WEST LINE, SOUTH 00°17'25" WEST, 888.36 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF SAN TIMOTEO CANYON ROAD AS SHOWN ON SAID RECORD OF SURVEY;

THENCE, ALONG SAID RIGHT OF WAY, SOUTH 88°39'28" EAST, 495.43 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 950.00 FEET;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY, EASTERLY ALONG SAID CURVE 476.72 FEET THROUGH A CENTRAL ANGLE OF 28°45'06" TO THE WESTERLY RIGHT OF WAY OF INTERSTATE 10;

THENCE, ALONG SAID WESTERLY RIGHT OF WAY, NORTH 10°28'55" EAST, 397.82 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 570.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF SOUTH 80°36'00" EAST;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY, NORTHERLY ALONG SAID CURVE 69.38 FEET THROUGH A CENTRAL ANGLE OF 06°58'27";

THENCE, CONTINUING ALONG SAID RIGHT OF WAY, NORTH 23°08'53" WEST, 50.75 FEET;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY, NORTH 00°48'49" WEST, 92.98 FEET;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY, NORTH 21°12'21" WEST, 139.15 FEET;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY, NORTH 41°40'52" WEST, 88.10 FEET;

THENCE, LEAVING SAID RIGHT OF WAY, SOUTH 89°53'20" WEST, 899.70 FEET TO THE **POINT OF BEGINNING**.

DESCRIBED PARCEL CONTAINING 20.00 ACRES AND AS SHOWN ON ATTACHED EXHIBIT "B"

**PARCEL "S":**

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, BEING WITHIN THE CITY OF BEAUMONT, LYING SOUTHERLY AND WESTERLY OF SOUTHERN PACIFIC RAILROAD RIGHT

**EXHIBIT A - LEGAL DESCRIPTION OF ADJUSTED PARCELS  
LOT LINE ADJUSTMENT NO. 4188**

OF WAY, AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 80 OF RECORDS OF SURVEY, PAGES 78 THROUGH 89, INCLUSIVE, RECORDS OF SAID RIVERSIDE COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 5 THENCE, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, SOUTH 00°17'25" WEST, 2181.75 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 00°17'25" EAST, 815.79 FEET;

THENCE SOUTH 88°39'28" EAST, 753.08 FEET TO THE BEGINNING OF A  
TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1394.95 FEET;

THENCE EASTERLY ALONG SAID CURVE 690.63 FEET THROUGH A CENTRAL ANGLE OF 28°22'00" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 2764.93 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF NORTH 29°42'32" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE 1002.90 FEET THROUGH A CENTRAL ANGLE OF 20°46'57";

THENCE NORTH 89°16'56" WEST, 2178.77 FEET TO THE TRUE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINING 31.64 ACRES AND AS SHOWN ON ATTACHED EXHIBIT "B".

**PARCEL "T":**

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, BEING WITHIN THE CITY OF BEAUMONT, LYING NORTHEASTERLY OF SOUTHERN PACIFIC RAILROAD RIGHT OF WAY AND SOUTHERLY AND WESTERLY OF THE SOUTH FRONTAGE ROAD OF INTERSTATE 10, AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 80 OF RECORDS OF SURVEY, PAGES 78 THROUGH 89, INCLUSIVE, RECORDS OF SAID RIVERSIDE COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY OF SAID RAILROAD AND THE SOUTHWESTERLY RIGHT OF WAY OF THE SOUTH FRONTAGE ROAD AT A POINT THAT LIES NORTH 34°51'09" WEST, 313.69 FEET FROM THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS "NORTH 34°51'09" WEST, 706.42 FEET" ON SAID RECORD OF SURVEY;

THENCE, ALONG SAID RIGHT OF WAY OF SAID FRONTAGE ROAD, NORTH 34°51'09" WEST, 391.18 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 620.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF NORTH 42°49'10" EAST;

**EXHIBIT A - LEGAL DESCRIPTION OF ADJUSTED PARCELS  
LOT LINE ADJUSTMENT NO. 4188**

THENCE, CONTINUING ALONG SAID RIGHT OF WAY OF SAID FRONTAGE ROAD, NORTHWESTERLY ALONG SAID CURVE 358.13 FEET THROUGH A CENTRAL ANGLE OF 33°05'43";

THENCE, CONTINUING ALONG SAID RIGHT OF WAY OF SAID FRONTAGE ROAD, NORTH 80°16'33" WEST, 84.18 FEET;

THENCE, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT OF WAY OF SAID FRONTAGE ROAD, NORTH 85°43'49" WEST, 150.63 FEET TO A POINT OF CUSP ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1594.95 FEET, A RADIAL LINE THROUGH SAID POINT OF CUSP BEARS NORTH 20°20'15" EAST, SAID POINT ALSO BEING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY OF SAID RAILROAD;

THENCE, ALONG SAID RAILROAD RIGHT OF WAY, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°22'17", AN ARC LENGTH OF 260.87 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 2964.93 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF NORTH 29°42'32" EAST;

THENCE, CONTINUING ALONG SAID RAILROAD RIGHT OF WAY, SOUTHEASTERLY ALONG SAID CURVE 666.81 FEET THROUGH A CENTRAL ANGLE OF 12°53'09" TO THE **POINT OF BEGINNING.**

DESCRIBED PARCEL CONTAINING 1.44 ACRES AND AS SHOWN ON ATTACHED EXHIBIT "B".

**LEGAL DESCRIPTION  
IN THE CITY OF CALIMESA**

**PARCEL "U":**

THOSE PORTIONS OF PARCEL MAP 19015 AS SHOWN BY MAP ON FILE IN BOOK 149 OF PARCEL MAPS, AT PAGES 27 THROUGH 35 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, LYING NORTHERLY OF THE SOUTHERLY CALIMESA CITY LIMITS LINE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A POINT THAT LIES NORTH 43°44'35" WEST, 8286.15 FEET NORTHWESTERLY FROM THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS NORTH 43°44'35" WEST, 9680.45 FEET ON THE NORTHEASTERLY RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD, BEING 100 FEET WIDE, ALSO BEING THE DISTINCTIVE BORDER AS SHOWN ON SAID PARCEL MAP, SAID POINT ALSO BEING THE PROLONGATION OF THE SOUTHERLY LINE OF THE 300 FOOT WIDE SOUTHERN CALIFORNIA EDISON EASEMENT PER DOCUMENT RECORDED OCTOBER 13, 1945 IN BOOK 795, AT PAGES 92 THROUGH 95, INCLUSIVE, RECORDS OF SAID COUNTY, SAID

431111NAME p.555 3189000 dx 04X161 rev dx 55 3189000 dx 04X161 rev dx

**EXHIBIT A - LEGAL DESCRIPTION OF ADJUSTED PARCELS  
LOT LINE ADJUSTMENT NO. 4188**

SOUTHERLY LINE ALSO BEING THE SOUTHERLY CITY LIMITS LINE OF THE CITY OF CALIMESA PER ANNEXATION LAFCO NO. 90-02-5 THENCE, ALONG SAID SOUTHERLY CITY LIMITS LINE AND THE PROLONGATION THEREOF, NORTH 79°17'30" EAST, 2173.77 FEET TO AN ANGLE POINT THEREIN;

THENCE, ALONG SAID SOUTHERLY CITY LIMITS LINE, SOUTH 86°41'30" EAST, 888.53 FEET;

THENCE, LEAVING SAID SOUTHERLY CITY LIMITS LINE, NORTH 29°01'31" WEST, 38.04 FEET TO THE NORTHERLY LINE OF SAID PARCEL MAP AND THE SOUTHWESTERLY CORNER OF INSTRUMENT NUMBER 21405, RECORDED MARCH 8, 1968, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA;

THENCE, ALONG THE NORTHERLY LINE OF SAID PARCEL MAP, NORTH 85°32'49" WEST, 2490.49 FEET;

THENCE, CONTINUING ALONG THE NORTHWESTERLY LINE OF SAID PARCEL MAP, NORTH 57°06'39" WEST, 2907.78 FEET;

THENCE, ALONG THE WESTERLY LINE OF SAID PARCEL MAP, SOUTH 23°45'47" WEST, 293.98 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY OF SAID SOUTHERN PACIFIC RAILROAD;

THENCE, ALONG THE NORTHEASTERLY RIGHT OF WAY OF SAID SOUTHERN PACIFIC RAILROAD, SOUTH 56°44'43" EAST, 81.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 5779.65 FEET;

THENCE, SOUTHEASTERLY ALONG THE NORTHEASTERLY RIGHT OF WAY OF SAID SOUTHERN PACIFIC RAILROAD AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°00'08", AN ARC DISTANCE OF 1311.59 FEET;

THENCE, CONTINUING ALONG THE NORTHEASTERLY RIGHT OF WAY OF SAID SOUTHERN PACIFIC RAILROAD, SOUTH 43°44'35" EAST, 1394.30 FEET TO THE **POINT OF BEGINNING**.

DESCRIBED PARCEL CONTAINING 44.53 ACRES AND AS SHOWN ON ATTACHED EXHIBIT "B".

**PARCEL "V":**

ALL THAT PROPERTY INCLUDED WITHIN INSTRUMENT NUMBER 21405, RECORDED MARCH 8, 1968, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA TOGETHER WITH THOSE PORTIONS OF PARCEL MAP 19015 AS SHOWN BY MAP ON FILE IN BOOK 149 OF PARCEL MAPS, AT PAGES 27 THROUGH 35 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, LYING NORTHERLY OF THE SOUTHERLY CALIMESA CITY LIMITS LINE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**EXHIBIT A - LEGAL DESCRIPTION OF ADJUSTED PARCELS  
LOT LINE ADJUSTMENT NO. 4188**

**COMMENCING** AT A POINT THAT LIES NORTH 43°44'35"WEST, 8286.15 FEET NORTHWESTERLY FROM THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS NORTH 43°44'35"WEST, 9680.45 FEET ON THE NORTHEASTERLY RIGHT OF WAY THE SOUTHERN PACIFIC RAILROAD, BEING 100 FEET WIDE, ALSO BEING THE DISTINCTIVE BORDER AS SHOWN ON SAID PARCEL MAP, SAID POINT ALSO BEING THE PROLONGATION OF THE SOUTHERLY LINE OF THE 300 FOOT WIDE SOUTHERN CALIFORNIA EDISON EASEMENT PER DOCUMENT RECORDED OCTOBER 13, 1945 IN BOOK 705, AT PAGES 92 THROUGH 95, INCLUSIVE, RECORDS OF SAID COUNTY, SAID SOUTHERLY LINE ALSO BEING THE SOUTHERLY CITY LIMITS LINE OF THE CITY OF CALIMESA PER ANNEXATION LAFCO NO. 90-02-5 THENCE, ALONG SAID SOUTHERLY CITY LIMITS LINE AND THE PROLONGATION THEREOF, NORTH 79°17'30" EAST, 2173.77 FEET TO AN ANGLE POINT;

THENCE, ALONG SAID SOUTHERLY CITY LIMITS LINE SOUTH 86°41'30" EAST, 888.53 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE, CONTINUING ALONG SAID SOUTHERLY CITY LIMITS LINE, SOUTH  
86°41'30"EAST, 947.71 FEET;

THENCE, CONTINUING ALONG SAID SOUTHERLY CITY LIMITS LINE, SOUTH 80°49'03" EAST, 1079.80 FEET;

THENCE, CONTINUING ALONG SAID SOUTHERLY CITY LIMITS LINE, SOUTH 78°24'00" EAST, 2081.44 FEET TO THE EASTERLY LINE OF PARCEL 31 AS SHOWN ON SAID PARCEL MAP;

THENCE, ALONG SAID EASTERLY LIMITS LINE, NORTH 06°11'43" EAST, 320.11 FEET TO THE NORTHERLY LINE OF SAID PARCEL MAP AND THE SOUTHERLY LINE OF SAID INSTRUMENT NUMBER 21405;

THENCE, ALONG THE NORTHERLY LINE OF SAID PARCEL MAP, NORTH 83°48'17" WEST, 1103.20 FEET;

THENCE, CONTINUING ALONG THE NORTHERLY LINE OF SAID PARCEL MAP, NORTH  
85°24'31" WEST, 3016.95 FEET TO THE SOUTHWESTERLY CORNER OF SAID  
INSTRUMENT NUMBER 21405;

THENCE SOUTH 29°01'31" EAST, 38.04 FEET TO THE TRUE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINING 12.06 ACRES AND AS SHOWN ON ATTACHED EXHIBIT "B".

**PARCEL "W":**

45 HET 5 694 9 95 9 31:30/1000 du 03h11 (d) re du 9 31:30/1000 du 03h11 (d) re du 9

**EXHIBIT A - LEGAL DESCRIPTION OF ADJUSTED PARCELS  
LOT LINE ADJUSTMENT NO. 4188**

THAT PORTION OF THE PROPERTY INCLUDED WITHIN INSTRUMENT NUMBERS 138168 AND 13869, RECORDED DECEMBER 3, 1971, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA TOGETHER WITH THOSE PORTIONS OF PARCEL MAP 19015 AS SHOWN BY MAP ON FILE IN BOOK 149 OF PARCEL MAPS, AT PAGES 27 THROUGH 35 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, LYING NORTHERLY OF THE SOUTHERLY CALIMESA CITY LIMITS LINE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN THENCE, ALONG THE EASTERLY LINE OF SAID SECTION 25, NORTH  $00^{\circ}29'56''$  WEST, 1298.81 FEET;

THENCE, CONTINUING ALONG THE EASTERLY LINE OF SAID SECTION 25, NORTH  $00^{\circ}29'22''$  WEST, 602.45 FEET TO THE SOUTHWESTERLY RIGHT OF WAY OF INTERSTATE 10 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 14950.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF NORTH  $24^{\circ}31'47''$  EAST;

THENCE, WESTERLY ALONG SAID RIGHT OF WAY AND CURVE 16.16 FEET THROUGH A CENTRAL ANGLE OF  $00^{\circ}03'43''$ ;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY, NORTH  $65^{\circ}31'56''$  WEST, 685.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2050.00 FEET;

THENCE, CONTINUING NORTHWESTERLY ALONG SAID RIGHT OF WAY AND SAID CURVE 609.92 FEET THROUGH A CENTRAL ANGLE OF  $17^{\circ}02'46''$ ;

THENCE, CONTINUING NORTHWESTERLY ALONG SAID RIGHT OF WAY, NORTH  $48^{\circ}29'08''$  WEST, 217.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1950.00 FEET;

THENCE, CONTINUING NORTHWESTERLY ALONG SAID RIGHT OF WAY AND SAID CURVE 436.78 FEET THROUGH A CENTRAL ANGLE OF  $12^{\circ}50'01''$  TO THE EASTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO MORENO MUTUAL IRRIGATION COMPANY, RECORDED DECEMBER 4, 1920, IN BOOK 539 PAGE 169 OF DEEDS, RECORDS OF SAID COUNTY, SAID LINE BEING SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 8 OF RECORDS OF SURVEY, AT PAGES 78 THROUGH 89, INCLUSIVE, RECORDS OF SAID COUNTY;

THENCE, ALONG SAID EASTERLY LINE AS SHOWN ON SAID RECORD OF SURVEY, SOUTH  $00^{\circ}09'02''$  EAST, 1953.18 FEET, TO THE SOUTHEAST CORNER OF SAID DEED;

THENCE, ALONG THE SOUTHERLY LINE OF SAID DEED, AS SHOWN ON SAID RECORD OF SURVEY, SOUTH  $86^{\circ}35'20''$  WEST, 995.96 FEET TO THE NORTHEAST CORNER OF PARCEL 30 AS SHOWN ON SAID PARCEL MAP;

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**EXHIBIT A - LEGAL DESCRIPTION OF ADJUSTED PARCELS  
LOT LINE ADJUSTMENT NO. 4188**

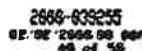
THENCE, ALONG THE NORTHERLY LINE OF SAID PARCEL 30, NORTH 83°48'17" WEST, 1531.58 FEET TO THE NORTHEAST CORNER OF PARCEL 31 AS SHOWN ON SAID PARCEL MAP;

THENCE, ALONG THE EASTERLY LINE OF SAID PARCEL, SOUTH 06°11'43" WEST, 320.11 FEET TO THE SAID SOUTHERLY CITY LIMIT LINE;

THENCE, ALONG SAID CITY LIMITS LINE, SOUTH 78°24'00" EAST, 4319.71 FEET TO THE EASTERLY LINE OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN;

THENCE, ALONG SAID EASTERLY SECTION LINE, NORTH 00°29'31" WEST, 116.69 FEET TO THE **POINT OF BEGINNING**.

DESCRIBED PARCEL CONTAINING 115.86 ACRES AND AS SHOWN ON ATTACHED EXHIBIT "B".



SHEET 1 OF 10

EXHIBIT "B"

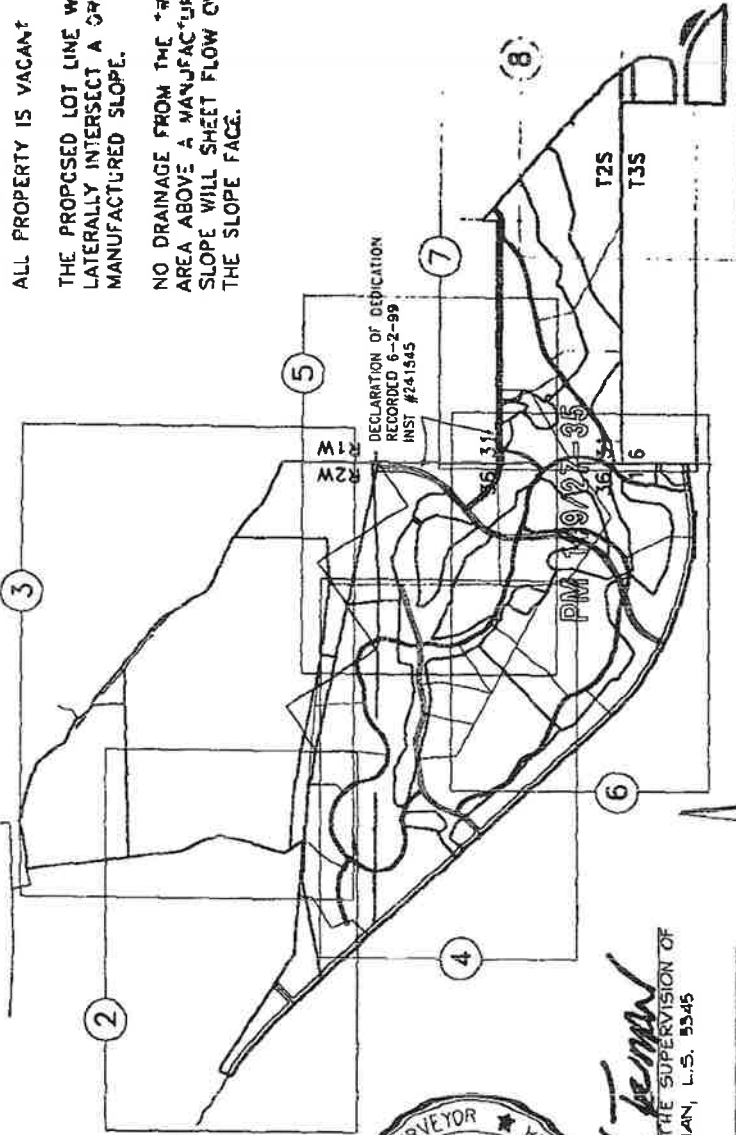
LOT LINE ADJUSTMENT NO. 4188

OF PARCEL MAP 19015 FILED IN BOOK 149 OF PARCEL MAPS PAGES 27 THROUGH 35, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, AND PORTIONS OF TOWNSHIP 2 SOUTH, RANGE 2 WEST; TOWNSHIP 2 SOUTH, RANGE 1 WEST; AND TOWNSHIP 3 SOUTH, RANGE 1 WEST, ALL OF SAN BERNARDINO BASE AND MERIDIAN

ALL PROPERTY IS VACANT

THE PROPOSED LOT LINE WILL 40' LATERALLY INTERSECT A GRADED MANUFACTURED SLOPE.

NO DRAINAGE FROM THE "REBUTARY" AREA ABOVE A MANUFACTURED SLOPE WILL SHEET FLOW OVER THE SLOPE FACE.



PREPARED UNDER THE SUPERVISION OF  
LAWRENCE L. TRUMAN, L.S. 5346  
EXP. 12-31-03

LEGEND	
---	INDICATES CITY LIMITS LINES
---	INDICATES NEW LOT LINES
---	INDICATES ASSessor PARCEL LINES
---	INDICATES OLD LOT LINES
---	INDICATES EXISTING LOT LINES

SCALE: 1" = 3000'

FOR LINE DATA

The Keith Companies **TKC**

22000 Riverside Avenue, Suite 200, Riverside, CA 92503-5000

EXHIBIT "B"

LOT LINE ADJUSTMENT NO. 4188

OF PARCEL MAP 19015 FILED IN BOOK 149 OF PARCEL MAPS PAGES 27 THROUGH 35, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, AND PORTIONS OF TOWNSHIP 2 SOUTH, RANGE 2 WEST; TOWNSHIP 2 SOUTH, RANGE 1 WEST; AND TOWNSHIP 3 SOUTH, RANGE 1 WEST, ALL OF SAN BERNARDINO BASE AND MERIDIAN

2008-03255  
62/62/2008/28/28  
669 98 9802/28/28

A.P.M. 418-100-010



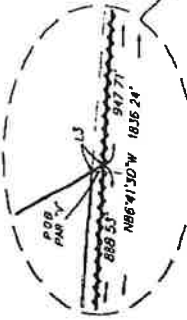
SCALE: 1" = 800'

N.A.P.

SINGLETON ROAD  
TO BE RETURNED  
15 ACCESS ROAD

INST. # 21608  
REC. 3/8/88

A.P.M. 418-000-000



A.P.M. 418-000-000

A.P.M. 418-000-000

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A.P.M. 418-000-000

SEE SHEET 9 FOR LINE DATA

TKC  
The Keith Companies

Scale: 1" = 800' Surveyed: Valley, CA 92533-9014 (907) 633-0044

# EXHIBIT "B"

SHEET 3 OF 10

## LOT LINE ADJUSTMENT NO. 4188

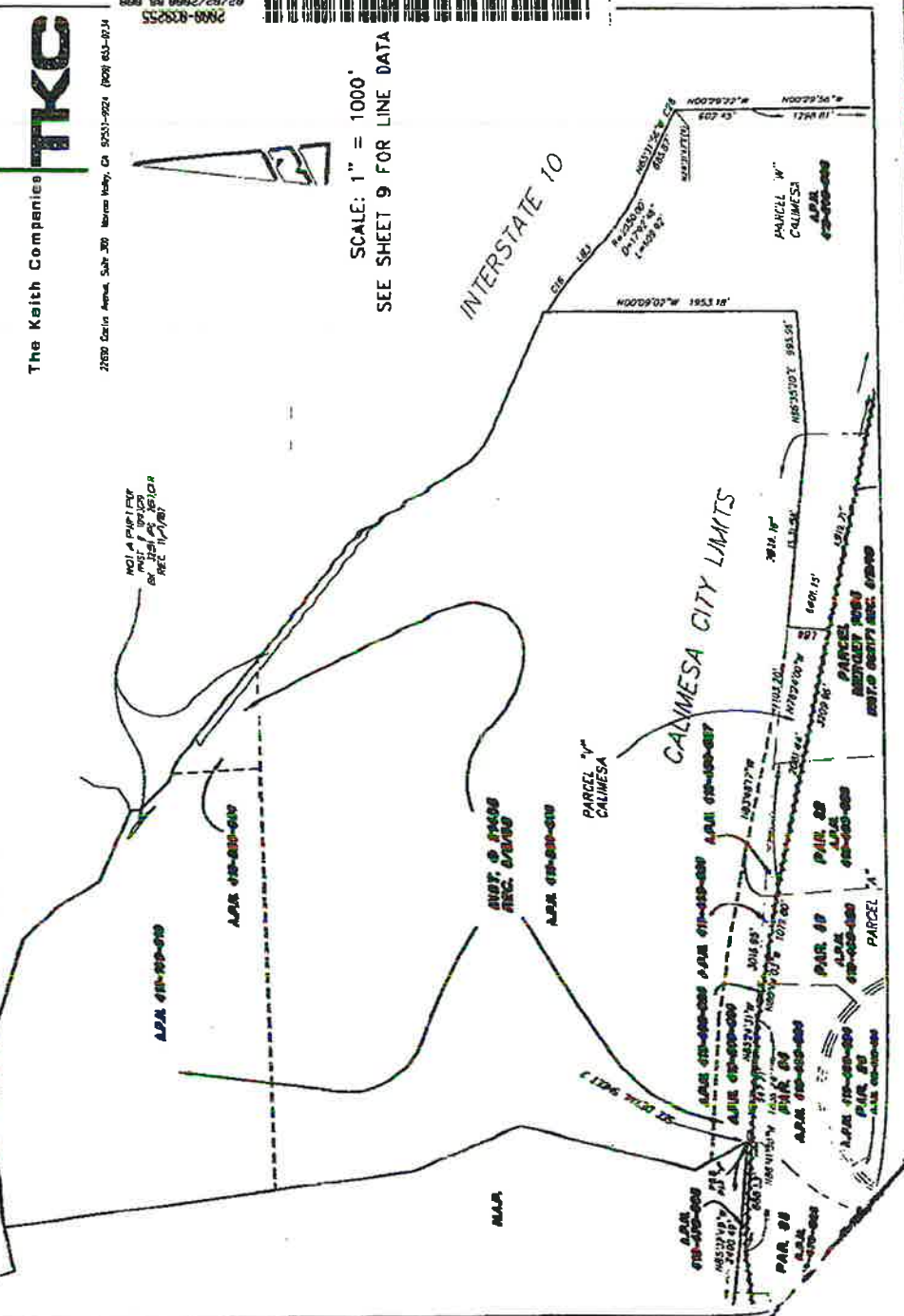
OF PARCEL MAP 19015 FILED IN BOOK 149 OF PARCEL MAPS PAGES 27 THROUGH 35, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, AND PORTIONS OF TOWNSHIP 2 SOUTH, RANGE 2 WEST; TOWNSHIP 2 SOUTH, RANGE 1 WEST; AND TOWNSHIP 3 SOUTH, RANGE 1 WEST, ALL OF SAN BERNARDINO BASE AND MERIDIAN



22800 Carlin Avenue, Suite 300 Marina del Rey, CA 90251-9924 (805) 853-8734

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52 of 59

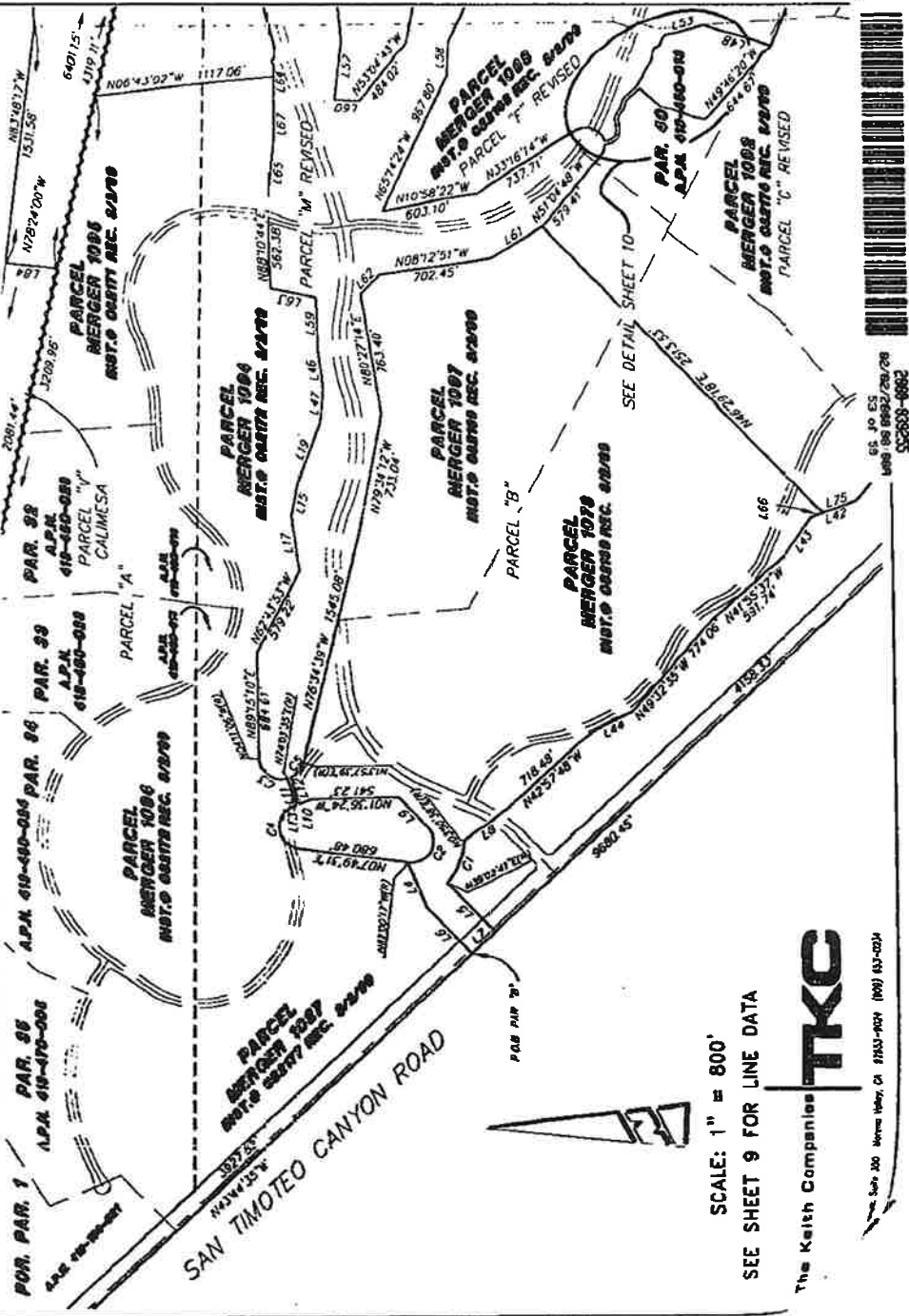
SCALE: 1" = 1000'  
SEE SHEET 9 FOR LINE DATA



# EXHIBIT "B"

## LOT LINE ADJUSTMENT NO. 4188

OF PARCEL MAP 19015 FILED IN BOOK 149 OF PARCEL MAPS PAGES 27 THROUGH 35, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, AND PORTIONS OF TOWNSHIP 2 SOUTH, RANGE 2 WEST; TOWNSHIP 2 SOUTH, RANGE 1 WEST; AND TOWNSHIP 3 SOUTH, RANGE 1 WEST, ALL OF SAN BERNARDINO BASE AND MERIDIAN



SCALE: 1" = 800'  
SEE SHEET 9 FOR LINE DATA

The Keith Companies **TKC**

1000 S. Main St., Suite 200, San Bernardino, CA 92410-1000 (909) 393-0204

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1000 100 0000 200 000  
552833-0002

EXHIBIT "B"

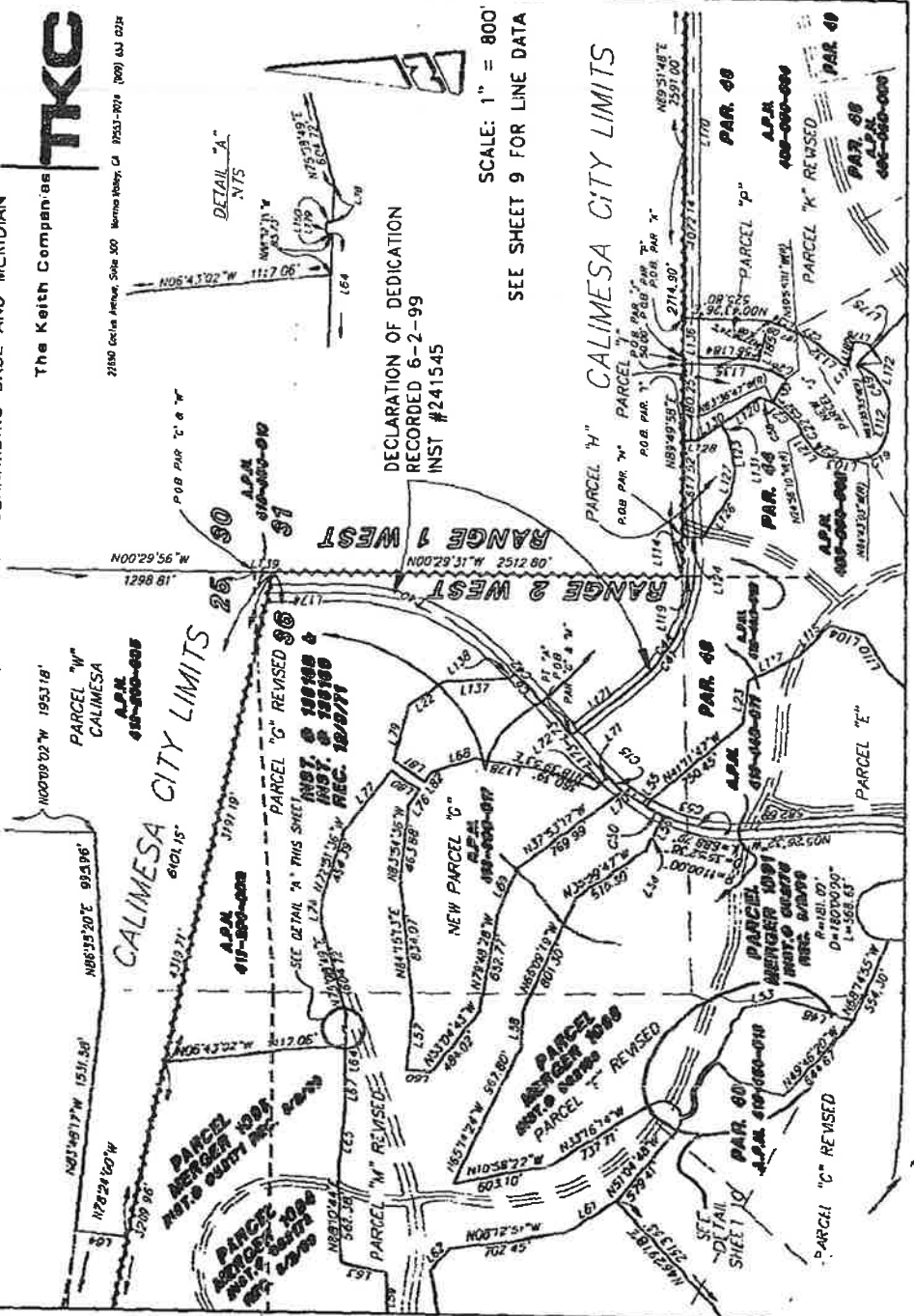
LOT LINE ADJUSTMENT NO. 4188

OF PARCEL MAP 19015 FILED IN BOOK 149 OF PARCEL MAPS PAGES 27 THROUGH 35, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, AND PORTIONS OF TOWNSHIP 2 SOUTH, RANGE 2 WEST; TOWNSHIP 2 SOUTH, RANGE 1 WEST; AND TOWNSHIP 3 SOUTH, RANGE 1 WEST, ALL OF SAN BERNARDINO BASE AND MERIDIAN

The Keith Companies  
**TKC**

21580 Cecilia Avenue, Suite 500, Norwalk, CA 90651-3079 (909) 433-0224

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532253-886-8662

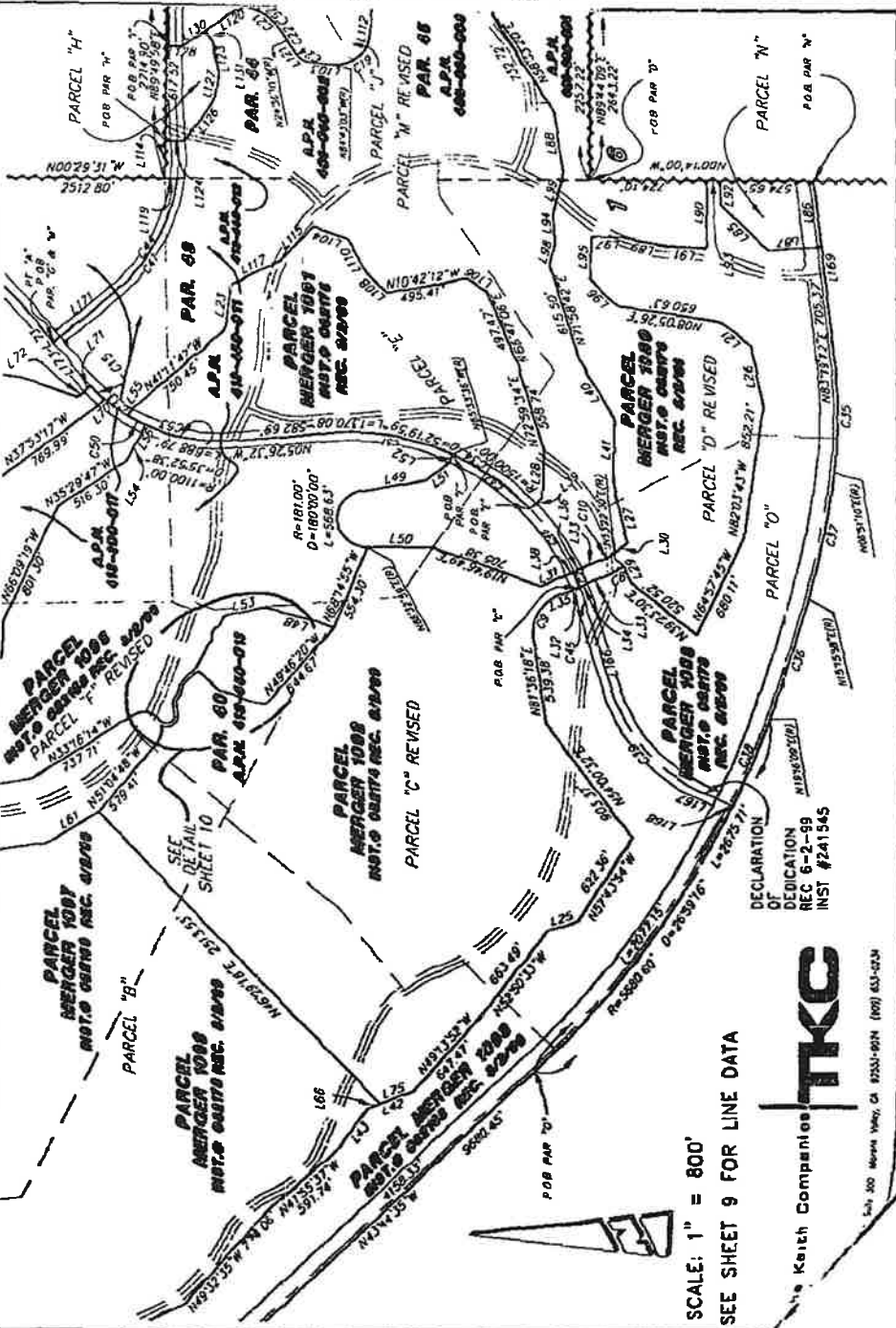


DECLARATION OF DEDICATION  
RECORDED 6-2-99  
INST #241545

SCALE: 1" = 800  
SEE SHEET 9 FOR LINE DATA

LOT LINE ADJUSTMENT NO. 4188

OF PARCEL MAP 19015 FILED IN BOOK 149 OF PARCEL MAPS PAGES 27 THROUGH 35, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, AND PORTIONS OF TOWNSHIP 2 SOUTH, RANGE 2 WEST; TOWNSHIP 2 SOUTH, RANGE 1 WEST; AND TOWNSHIP 3 SOUTH, RANGE 1 WEST, ALL OF SAN BERNARDINO BASE AND MERIDIAN



LOT LINE ADJUSTMENT NO. 4188

OF PARCEL MAP 19015 FILED IN BOOK 149 OF PARCEL MAPS PAGES 27 THROUGH 35, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, AND PORTIONS OF TOWNSHIP 2 SOUTH, RANGE 2 WEST; TOWNSHIP 2 SOUTH, RANGE 1 WEST; AND TOWNSHIP 3 SOUTH, RANGE 1 WEST, ALL OF SAN BERNARDINO BASE AND MERIDIAN

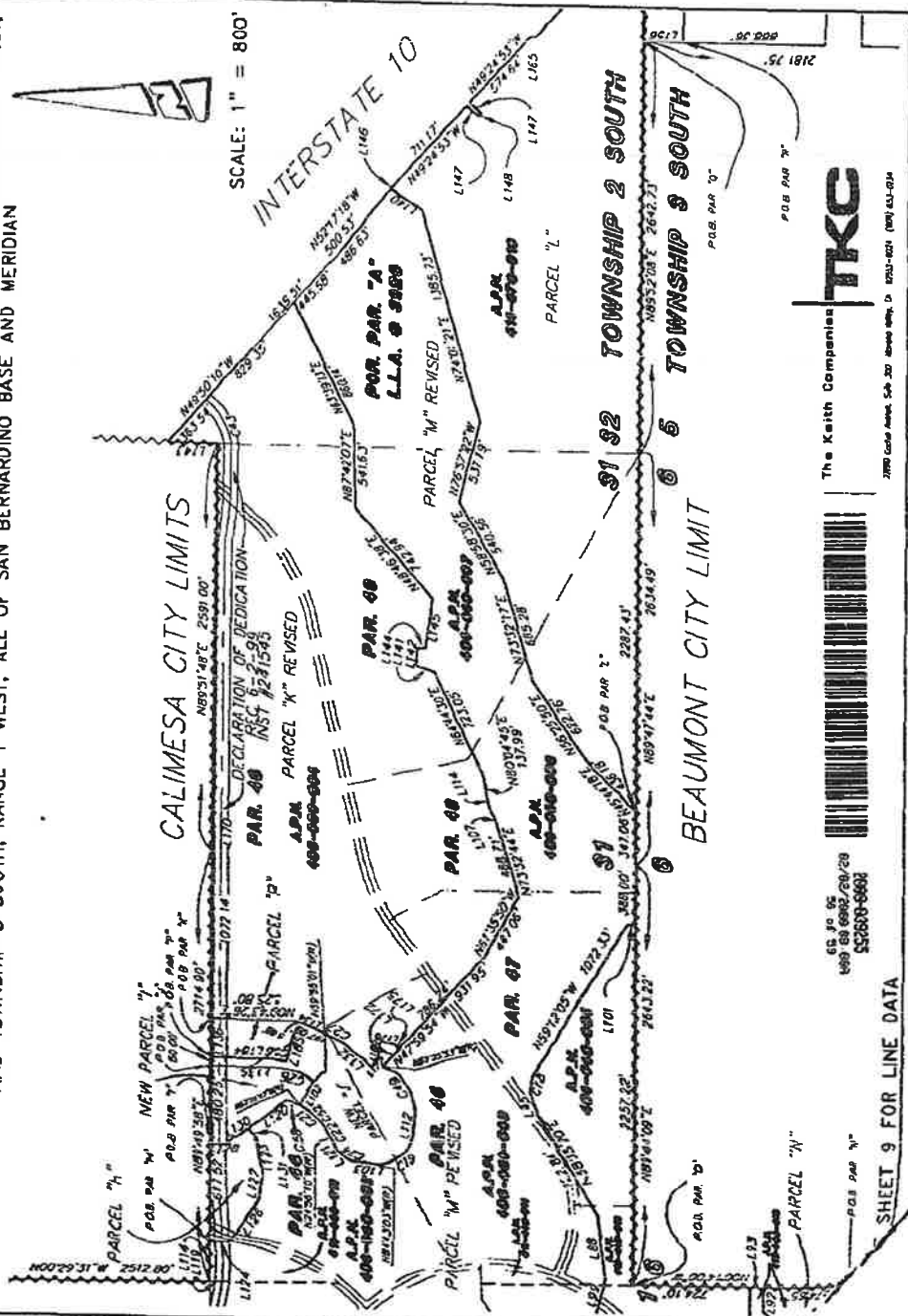
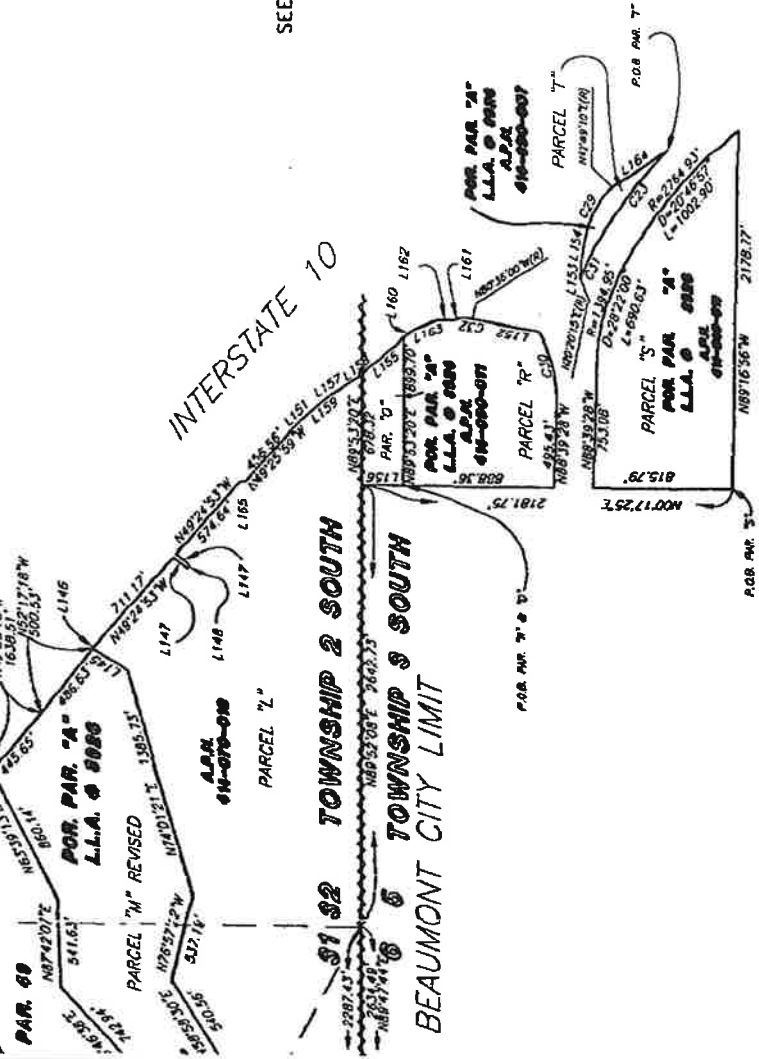


EXHIBIT "B"

LOT LINE ADJUSTMENT NO. 4188

OF PARCEL MAP 19015 FILED IN BOOK 149 OF PARCEL MAPS PAGES 27 THROUGH 35, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, AND PORTIONS OF TOWNSHIP 2 SOUTH, RANGE 2 WEST; TOWNSHIP 2 SOUTH, RANGE 1 WEST; AND TOWNSHIP 3 SOUTH, RANGE 1 WEST, ALL OF SAN BERNARDINO BASE AND MERIDIAN



SCALE: 1" = 800'  
SEE SHEET 9 FOR LINE DATA



The Keith Companies

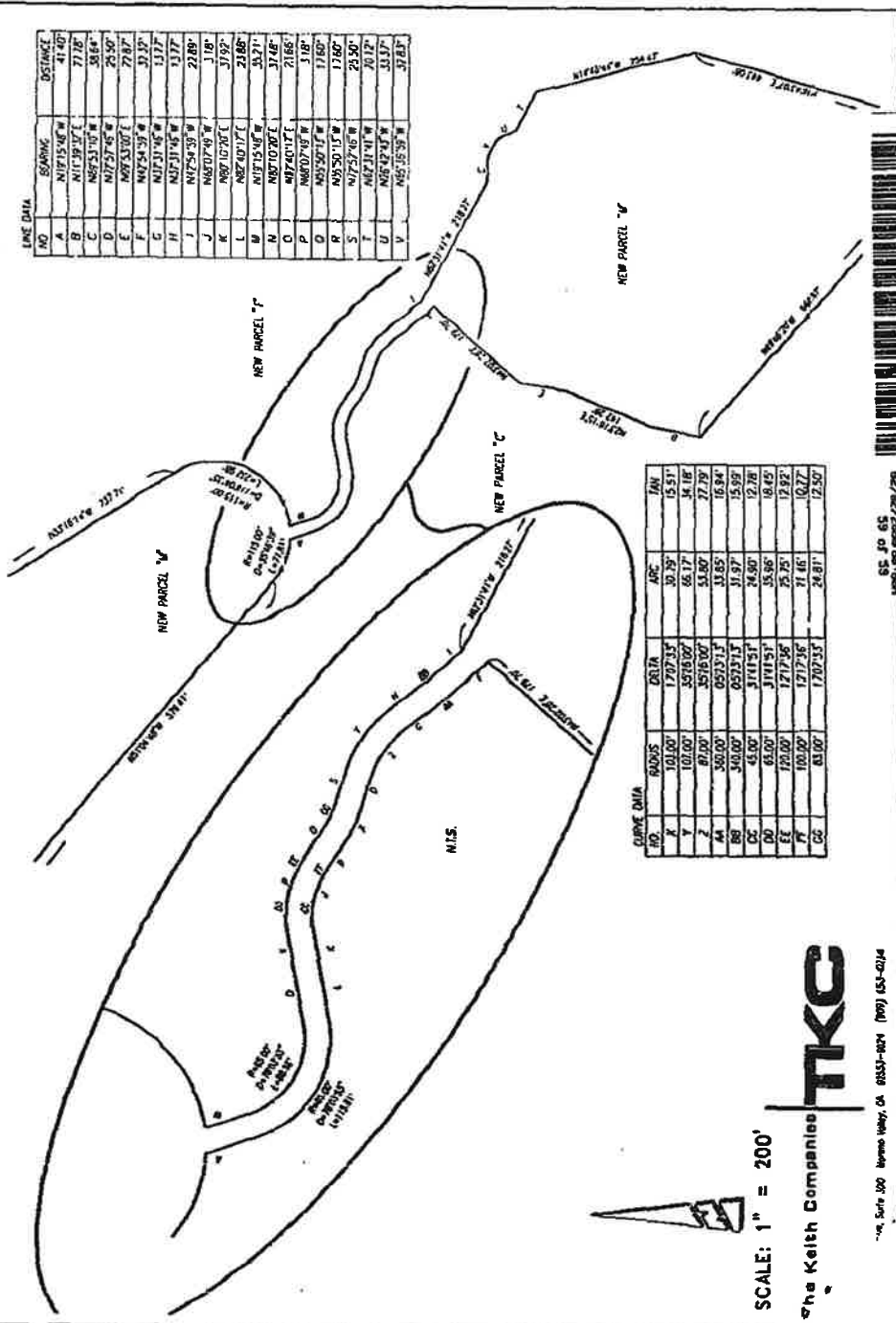
22850 Carbon Avenue, Suite 300, Moreno Valley, CA 92553-POM (909) 653-0254



EXHIBIT "B"

LOT LINE ADJUSTMENT NO. 4188

OF PARCEL MAP 19015 FILED IN BOOK 149 OF PARCEL MAPS PAGES 27 THROUGH 35, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, AND PORTIONS OF TOWNSHIP 2 SOUTH, RANGE 2 WEST; TOWNSHIP 2 SOUTH, RANGE 1 WEST; AND TOWNSHIP 3 SOUTH, RANGE 1 WEST, ALL OF SAN BERNARDINO BASE AND MERIDIAN



LINE DATA

NO.	BEARING	DISTANCE
A	N17°15'46"W	41.40'
B	N17°39'37"E	77.18'
C	N85°53'10"W	58.64'
D	N72°57'45"W	29.50'
E	N87°53'07"E	77.87'
F	N47°54'39"W	33.37'
G	N17°31'45"W	13.77'
H	N17°54'39"W	22.89'
I	N87°07'49"W	3.18'
J	N87°10'20"E	37.92'
K	N87°10'20"E	21.86'
L	N87°15'58"W	55.21'
M	N87°10'20"E	37.48'
N	N87°40'17"E	21.66'
O	N87°07'49"W	3.18'
P	N87°50'15"W	17.60'
Q	N87°50'15"W	17.60'
R	N87°50'15"W	23.50'
S	N87°50'15"W	23.50'
T	N87°50'15"W	23.50'
U	N87°50'15"W	23.50'
V	N87°50'15"W	23.50'

CURVE DATA

NO.	RADIUS	CHORD	ARC	TAN
X	101.00'	1707.35'	30.79'	15.51'
Y	101.00'	1576.00'	46.17'	14.18'
Z	87.00'	3519.00'	53.80'	37.70'
AA	300.00'	6523.15'	33.85'	16.84'
BB	300.00'	6523.15'	31.97'	15.99'
CC	45.00'	3141.51'	24.90'	12.78'
DD	63.00'	3141.51'	35.86'	16.49'
EE	120.00'	1217.36'	25.75'	12.93'
FF	100.00'	1217.36'	21.46'	10.27'
GG	83.00'	1707.35'	24.81'	12.50'

SCALE: 1" = 200'

The Kelth Companies **TKC**

19015-00000  
09/07/2025 09:05:47  
39 of 53

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**BEAUMONT CHERRY VALLEY WATER DISTRICT PUBLIC UTILITY EASEMENT**

BEING A PORTION OF PARCEL "O" OF LOT LINE ADJUSTMENT NO. 4188, IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED FEBRUARY 2, 2000, AS INSTRUMENT No. 2000-039255, OF OFFICIAL RECORDS OF SAID COUNTY AND LYING WITHIN SECTION 1, TOWNSHIP 3 SOUTH, RANGE 2 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF OAK VALLEY PARKWAY 90.00 FOOT HALF WIDTH AND TUKWET CANYON PARKWAY 104.00 FEET WIDE AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 109, PAGES 7 THROUGH 13, INCLUSIVE, OF RECORD OF SURVEY MAPS IN THE OFFICE OF THE COUNTY RECORDED OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA;

**THENCE** ALONG THE CENTERLINE OF SAID TUKWET CANYON PARKWAY, NORTH 25°49'11" EAST, A DISTANCE OF 165.00 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1100.00 FEET;

**THENCE** NORTHEASTERLY, ALONG SAID CENTERLINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 04°49'18" AN ARC LENGTH OF 92.57 FEET;

**THENCE** LEAVING SAID CENTERLINE AND ALONG A RADIAL LINE TO SAID CURVE, NORTH 59°21'31" WEST, A DISTANCE OF 52.00 FEET, TO THE **TRUE POINT OF BEGINNING**.

**THENCE** CONTINUING ALONG SAID RADIAL LINE, NORTH 59°21'31" WEST, A DISTANCE OF 7.00 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,159.00 FEET, A RADIAL LINE TO SAID CURVE BEARS NORTH 59°21'31" WEST;

**THENCE** NORTHEASTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°06'23" A DISTANCE OF 83.07 FEET;

**THENCE** SOUTH 55°15'08" EAST, A DISTANCE OF 7.00 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,138.00 FEET, A RADIAL LINE TO SAID CURVE BEARS NORTH 55°15'08" WEST;

**THENCE** SOUTHWESTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°06'23" A DISTANCE OF 81.56 FEET, TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 580 SQUARE FEET, MORE OR LESS.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE PART HEREOF.

THIS REAL PROPERTY DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT.

  
\_\_\_\_\_  
MIGUEL A. VILLASENOR  
PLS 8509

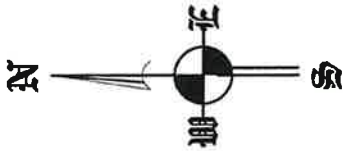
DATE: 2/5/22



# LEGEND:



EASEMENT DEDICATION AREA  
580 S.F. (0.01 AC)



# EASEMENT NOTES:

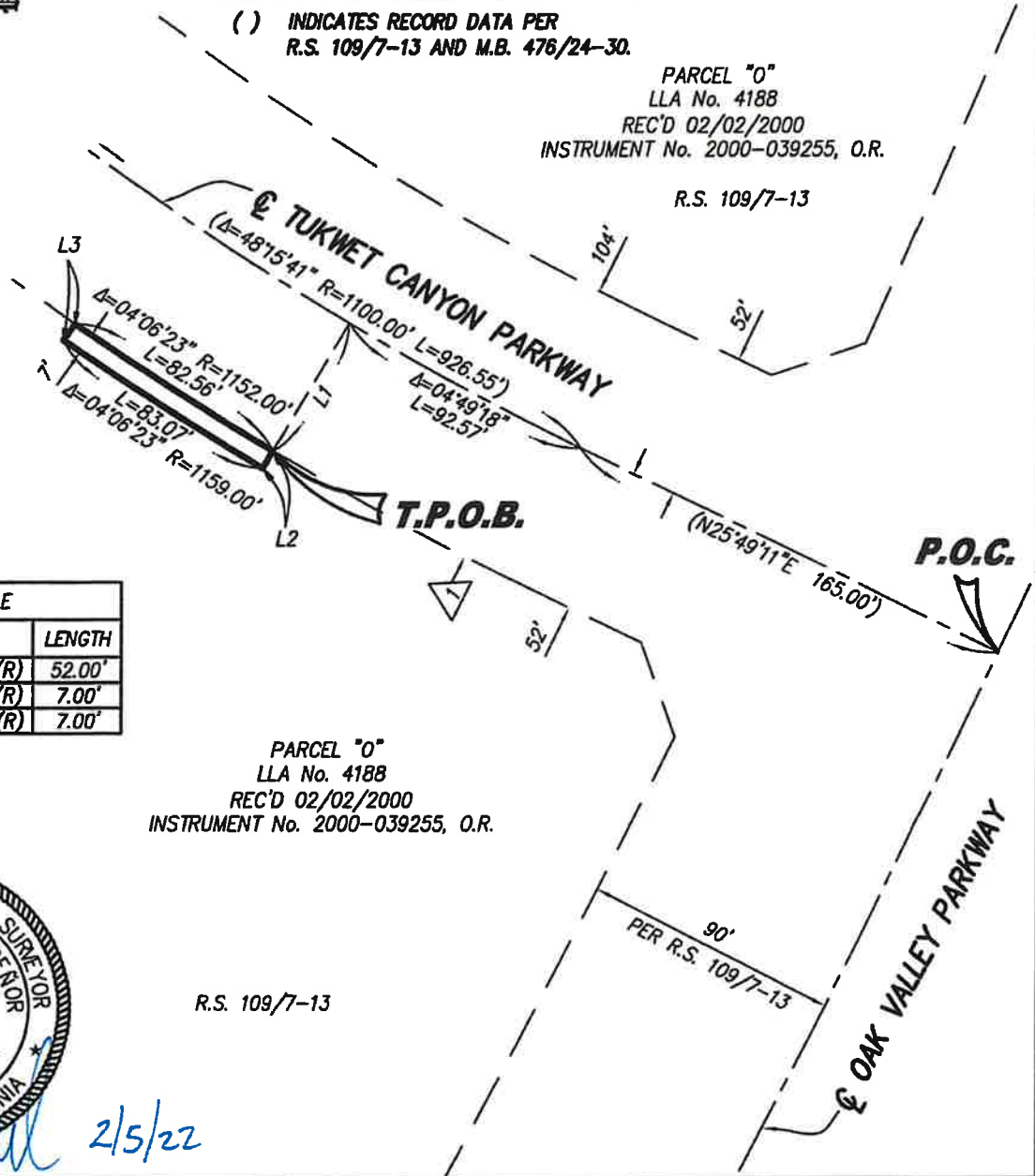


PARCEL 1, A 104' WIDE EASEMENT FOR PUBLIC  
ROADS, UTILITIES, AND DRAINAGE PURPOSES, IN  
FAVOR OF THE COUNTY OF RIVERSIDE RECORDED  
06/02/1999, AS INSTRUMENT No. 241545, O.R.

# SURVEYOR'S NOTES:

( ) INDICATES RECORD DATA PER  
R.S. 109/7-13 AND M.B. 476/24-30.

PARCEL "0"  
LLA No. 4188  
REC'D 02/02/2000  
INSTRUMENT No. 2000-039255, O.R.  
R.S. 109/7-13



LINE TABLE		
NO.	BEARING	LENGTH
L1	N59°21'31"W (R)	52.00'
L2	N59°21'31"W (R)	7.00'
L3	N55°15'08"W (R)	7.00'

PARCEL "0"  
LLA No. 4188  
REC'D 02/02/2000  
INSTRUMENT No. 2000-039255, O.R.

R.S. 109/7-13



2/5/22

PREPARED BY:  
**PROACTIVE ENGINEERING  
CONSULTANTS WEST, INC.**  
25109 JEFFERSON AVE., SUITE 200  
MURRIETTA, CA 92562  
951-200-6840  
PREPARED UNDER THE SUPERVISION OF:

MIGUEL A. VILLASEÑOR  
EXPIRES 12-31-22

DATE 01/17/2022  
BCVWD RESOLUTION 2023-07 - ADDED 01/17/2023

# EXHIBIT "B"

**PUBLIC UTILITY EASEMENT  
SECTION 1, T.3.S., R.2.W., S.B.B.M.**

DATE 01/17/22 SCALE 1"=60'

SHEET 1 OF 1

INLAND VALLEY SURVEYING  
 CLOSURE REPORT  
 PROJECT: 19-149  
 DESCRIPTION: PRS EASEMENT  
 CREATED BY: MIGUEL VILLASENOR

TRAVERSE OF: Lot 1 - EASEMENT			
BEARING	DISTANCE	NORTHING	EASTING
	STARTING AT	2288719.8110	6320560.9047
N 59°21'31" W	7.00' TO	2288723.3787	6320554.8821
S 59°21'31" E (R)	1159.00' TO	2288132.6792	6321552.0556
DELTA = 04°06'23"	RADIUS = 1159.00'	LENGTH = 83.07'	
CHORD = N 32°41'40" E	83.05'	TANGENT = 41.55'	
N 55°15'08" W (R)	1159.00' TO	2288793.2705	6320599.7422
S 55°15'08" E	7.00' TO	2288789.2807	6320605.4939
S 55°15'09" E (R)	1152.00' TO	2288132.6858	6321552.0598
DELTA = 04°06'23"	RADIUS = 1152.00'	LENGTH = 82.56'	
CHORD = S 32°41'40" W	82.55'	TANGENT = 41.30'	
N 59°21'31" W (R)	1152.00' TO	2288719.8097	6320560.9038
ERROR OF CLOSURE	NORTH = 0.00133127	EAST = 0.00085592	
BEARING	N 32°44'19" E	DISTANCE = 0.0016	
AREA = 579.727 SF	0.01 ACRES		
PERIMETER = 179.62'	PRECISION = 1 : 113491		

TOTAL AREA OF THE LOTS: 579.727 SF 0.01 ACRES

