

Metropolitan Water Dist of Cal

DOC # 2013-0169260

04/10/2013 02:27 PM Fees: \$0.00 *12-0611.1*

Page 1 of 18

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Name City of Riverside

Street Address 3900 Main Street

City & State Riverside, CA 90522

210-1388913-2

This document was electronically submitted to the County of Riverside for recording
Received by: YSEGURA

Assessors Parcel Number: 243-220-019, 243-230-039, 040 SPACE ABOVE THIS LINE FOR RECORDER'S USE
243-500-032, 243-520-019, 020, 021, 008; 245-090-012, 016, 019, 025, 033, 035;
TRA: 009 268-020-018; 276-010-037; 276-020-041

DTT: 0

D- 16879

GRANT DEED

TITLE OF DOCUMENT

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3.00 ADDITIONAL RECORDING FEE APPLIES)

16879

GRANT DEED

RECORDING REQUESTED BY AND
WHEN RECORD RETURN TO:

City of Riverside
3900 Main Street
Riverside, CA 90522

Project: MWD Box Springs Feeder

DOCUMENTARY TRANSFER TAX \$ None
(Exempt—Section 11911, California
Revenue and Taxation Code)

TRAL: 009

OFFICIAL BUSINESS

Document is entitled to free recording per
Government Code Section 6103.

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

This document is recorded for the benefit of the CITY OF RIVERSIDE and recording is fee exempt under §27383 of the Government Code and §11922 of the Revenue and Taxation Code.

RECITALS

WHEREAS, THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA ("METROPOLITAN"), has prepared the legal description attached hereto as Exhibit "A"; and such legal description was approved by METROPOLITAN and describes that real property being transferred herein; and

WHEREAS, the legal description in its current form, appended hereto as Exhibit "A" is legally sufficient pursuant to Revenue & Taxation Code § 327; and

WHEREAS, the County Assessor and the title company have indicated a preference for a legal description based on metes and bounds; and

WHEREAS, a metes and bounds description has been prepared by Orange Coast Title, which purports to describe the real property being granted; and

WHEREAS, METROPOLITAN has agreed to append the metes and bounds description prepared by Orange Coast Title, without investigation, confirmation, representation, or warranty by METROPOLITAN as to the truth and accuracy of said metes and bounds description; and

WHEREAS, the metes and bounds description has been appended to this Grant Deed as Exhibit "C"; and

WHEREAS, METROPOLITAN is a public corporation whose primary goal is the acquisition and distribution of water to its member public agencies. As such, METROPOLITAN acquired the Property (described below) for the purpose of developing, constructing, operating and maintaining a water treatment facility and associated appurtenances to serve the water needs of its surrounding service area. METROPOLITAN has determined that the Property is surplus and this Grant Deed and transfer complies with Article 8, Chapter 5, Part 1, Division 2, Title 5 of the California Government Code Sections 54220-54232 (the "Surplus Lands Act"). Pursuant to the Surplus Lands Act, Purchaser intends to devote the property to the public purpose of parks and recreation.

GRANT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, a public entity duly organized and existing pursuant to the Metropolitan Water District Act of the State of California, as amended ("Grantor"), hereby does grant to CITY OF RIVERSIDE, a California charter city ("Grantee"), its successors and assigns forever, all of Grantor's rights, title and interest in and to that certain tract of land (the "Property") situated in the County of Riverside, State of California, and more particularly described in Exhibit "A" attached hereto and incorporated herein by reference, and shown on Exhibit "B" attached hereto, together with all right, title and interest of Grantor in and to adjacent streets, gores, alleys and rights of way, and all water, water rights, sewer rights, water courses and other appurtenances located on or appurtenant to the Property; excepting and withholding from this grant the mineral rights, which are reserved to THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA and its heirs and assigns; such rights comprising oil, gas and any other mineral on, in and under the Property; further, reserving the right of ingress and egress to the Property for the purpose of exploration or exploitation of such rights.

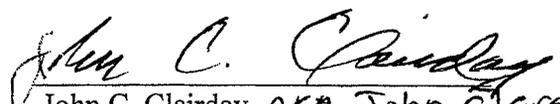
Exhibit "C" is appended hereto for the convenience of the County Assessor and Orange Coast Title only. Grantor has not investigated or confirmed and makes no representations or warranties regarding the truth and accuracy of Exhibit "C."


APPROVED AS TO FORM

THE METROPOLITAN WATER
DISTRICT OF SOUTHERN CALIFORNIA

Jeff Kightlinger
General Manager

Dated: 12-12-2012

By: 
John C. Clairday AKA John Clarence
Real Property Development and Clairday
Management Group Manager

Authorized by Metropolitan Water District Administrative Code Section 8254(a)

State of California)
County of Los Angeles) ss

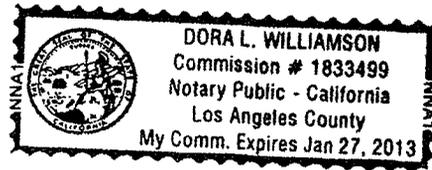
On December 12, 2012 before me, Dora L. Williamson
notary public, personally appeared, John Clarence Clarday

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 acknowledge 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.

Dora L. Williamson
Notary Signature



CERTIFICATE OF ACCEPTANCE
(Government Code Section §27281)

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, a California charter city, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 21027 of said City Council adopted September 06, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

Dated: 12/26/12

CITY OF RIVERSIDE

By: [Signature]
David Welch
Real Property Services Manager

APPROVED AS TO FORM
[Signature]
DEPUTY CITY ATTORNEY

EXHIBIT A

Box Springs Feeder
Grant Deed
1610-2-1, 1610-2-5
1610-2-37
1610-3-1 thru 1610-3-45
1610-5-85 thru 1610-5-101
MWD to City of Riverside

All right, title and interest in those certain parcels of land in the City of Riverside, County of Riverside, State of California conveyed to The Metropolitan Water District of Southern California by various documents recorded in Official Records of said County as referenced below:

MWD Parcel 1610-2-1

Recorded December 23, 1977 as Instrument No. 255581 in Book 1977, page 255581.

MWD Parcel 1610-2-5

Recorded March 31, 1975 as Instrument No. 35822 in Book 1975, page 35822.

MWD Parcel 1610-2-37

Recorded September 18, 1975 as Instrument No. 114464 in Book 1975, page 114464; EXCEPTING therefrom that portion conveyed by Instrument No. 256441, recorded July 21, 1997 and that portion conveyed by Instrument No. 215909, recorded May 19, 1999.

MWD Parcel 1610-3-1

Recorded December 31, 1974 as Instrument No. 164529 in Book 1974, page 164529,

MWD Parcel 1610-3-9

Judgment and Final Order of Condemnation and Order for Disbursement recorded October 27, 1977 as Instrument No. 214207 in Book 1977, page 214207.

MWD Parcel 1610-3-13

Judgment and Final Order of Condemnation and Order for Disbursement recorded June 27, 1975 as Instrument No. 76436 in Book 1975, page 76436.

MWD Parcel 1610-3-17

Judgment and Final Order of Condemnation and Order for Disbursement recorded November 17, 1975 as Instrument No. 142740 in Book 1975, page 142740.

Continued next page;

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EXHIBIT A

Box Springs Feeder
Grant Deed
1610-2-1, 1610-2-5
1610-2-37
1610-3-1 thru 1610-3-45
1610-5-85 thru 1610-5-101
MWD to City of Riverside

MWD Parcel 1610-3-21

Recorded February 11, 1975 as Instrument No. 16705 in Book 1975, page 16705.

MWD Parcel 1610-3-25

Recorded March 07, 1975 as Instrument No. 26750 in Book 1975, page 26750.

MWD Parcel 1610-3-29

Recorded September 05, 1975 as Instrument No. 108617 in Book 1975, page 108617.

MWD Parcel 1610-3-37

Judgment and Final Order of Condemnation and Order for Disbursement recorded June 27, 1975 as Instrument No. 76435 in Book 1975, page 76435.

MWD Parcel 1610-3-45

Recorded July 19, 1978 as Instrument No. 149328 in Book 1978, page 149328.

MWD Parcel 1610-5-85

Recorded June 12, 1975 as Instrument No. 68636 in Book 1975, page 68636.

MWD Parcel 1610-5-89

Recorded October 24, 1975 as Instrument No. 131389 in Book 1975, page 131389.

MWD Parcel 1610-5-93

Recorded August 28, 1975 as Instrument No. 105316 in Book 1975, page 105316.

MWD Parcel 1610-5-97

Recorded February 13, 1975 as Instrument No. 17297 in Book 1975, page 17297.

Continued next page;

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EXHIBIT A

Box Springs Feeder
Grant Deed
1610-2-1, 1610-2-5
1610-2-37
1610-3-1 thru 1610-3-45
1610-5-85 thru 1610-5-101
MWD to City of Riverside

MWD Parcel 1610-5-101

Recorded June 25, 1975 as Instrument No. 74940 in Book 1975, page 74940.

All as depicted within the area shown on Exhibit "B" attached hereto and made a part hereof.

Subject to any and all existing uses, licenses, permits, easements, rights of way, covenants, conditions and restrictions.

END OF DESCRIPTION

PREPARED UNDER MY SUPERVISION



Peter G. Wiseman P.L.S. 6241

02/10/2012

Date



J:\Box Springs feeder\row\legal\1610-2-1 etalGrtdCity.doc 02/09/2012

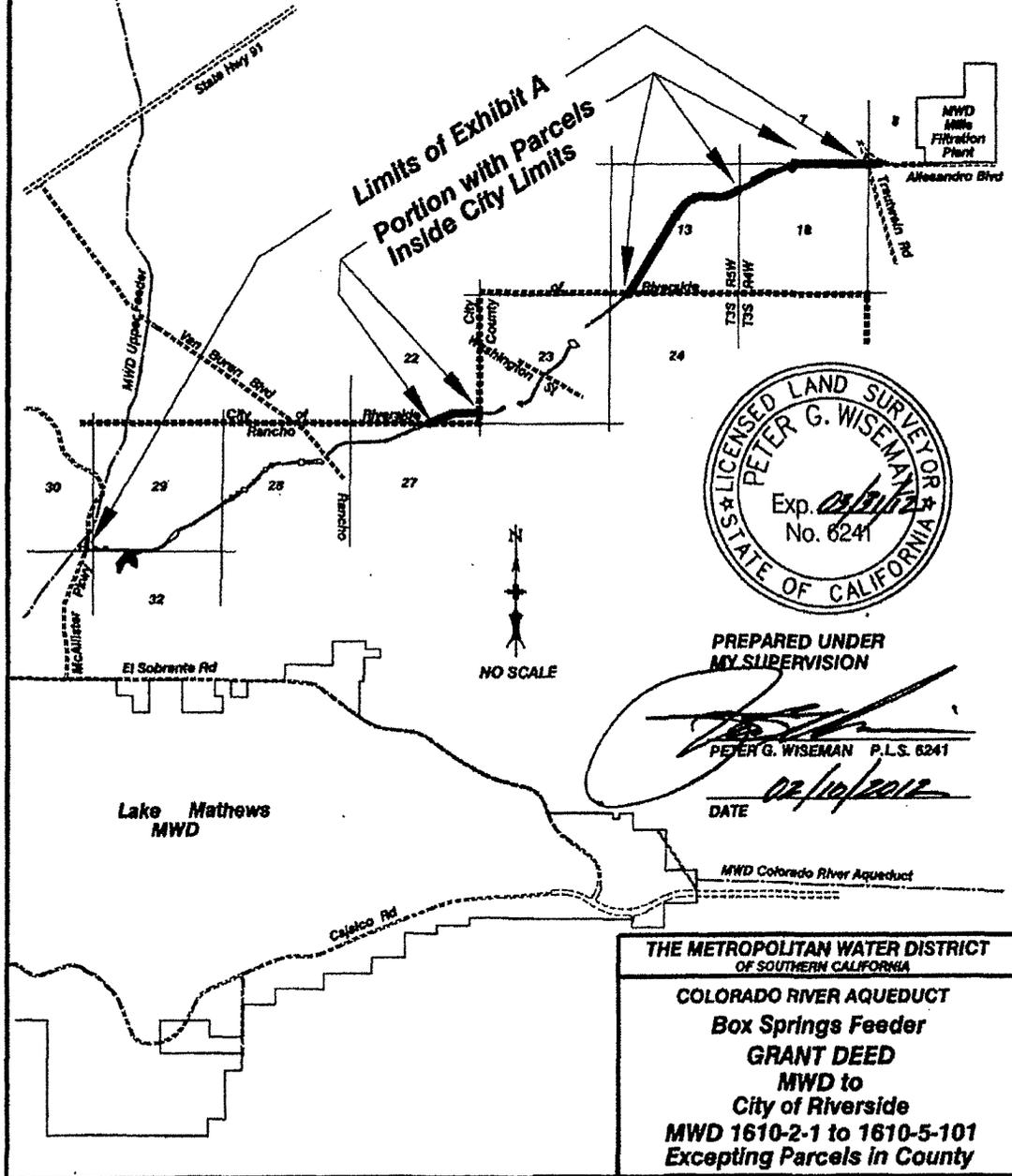
DESCRIPTION APPROVAL:

 Nov 6 2012
MARK S. BROWN DATE
CITY SURVEYOR

16879

EXHIBIT B

Portions of Sections 7, 8, 18, T3S, R4W,
and Portions of Sections 13, 22, T3S, R5W, SBM,
Rancho El Sobrante de San Jacinto, MAPS 1/8,
In the City and County of Riverside, California



16879

EXHIBIT "C"**Parcel 1:**

A strip of land 60 feet wide in the East half of the Northeast quarter of the Northeast quarter of Section 13, Township 3 South, Range 5 West, San Bernardino Base and Meridian, in the City of Riverside, County of Riverside, State of California, said 60-foot wide strip of land lying 30 feet, measured at right angles or radially on each side of the following described center line:

Beginning at a point on the East line of said Section 13, distant thereon S 0° 32' 25" W 1043.11 feet from the Northeast corner of said Section 13; thence S 64° 45' 00" W 444.18 feet to the beginning of a curve concave Northerly and having a radius of 1000 feet; thence Southwesterly, along said curve through a central angle of 25° 02' 57", an arc distance of 437.19 feet; thence S 89° 47' 57" W 712.35 feet to the beginning of a curve concave Southeasterly and having a radius of 1000 feet; thence Southwesterly, along said curve through a central angle of 49° 28' 54", an arc distance of 863.62 feet; thence S 40° 19' 03" W 512.79 feet to the beginning of a curve concave Southeasterly and having a radius of 1000 feet; thence Southwesterly, along said curve through a central angle of 8° 44' 15", an arc distance of 152.50 feet; thence S 31° 34' 48" W 3484.03 feet to the beginning of a curve concave Northwesterly and having a radius of 1000 feet; thence Southwesterly, along said curve through a central angle of 19° 00' 23", an arc distance of 331.72 feet; thence S 50° 35' 11" W 766.76 feet to a point on the Westerly line of Section 24 of said township and range, said point being distant thereon S 0° 34' 40" W 593.12 feet from the Northwest corner of said Section 24.

The sidelines of said strip of land 60 feet wide shall be prolonged or shortened so as to terminate Northeasterly in the Easterly line of said Section 13 and so as to terminate Westerly in the Westerly and Southerly lines of said East half.

Parcel 2:

All that portion of the East half of the East half of the Northwest quarter of the Northeast quarter of Section 13, Township 3 South, Range 5 West, San Bernardino Base and Meridian, in the City of Riverside, County of Riverside, State of California, lying Southerly of a line which is parallel or concentric with and distant Northerly 30 feet, measured at right angles or radially, from the following described traverse line:

Beginning at a point on the East line of said Section 13, distant thereon S 0° 32' 25" W 1043.11 feet from the Northeast corner of said Section 13; thence S 64° 45' 00" W 444.18 feet to the beginning of a curve concave Northerly and having a radius of 1000 feet; thence Southwesterly along said curve through a central angle of 25° 02' 57" an arc distance of 437.19 feet; thence S 89° 47' 57" W 712.35 feet to the beginning of a curve concave Southeasterly and having a radius of 1000 feet; thence Southwesterly along said curve through a central angle of 49° 28' 54" an arc distance of 863.62 feet; thence S 40° 19' 03" W 512.79 feet to the beginning of a curve concave Southeasterly and having a radius of 1000 feet; thence Southwesterly along said curve through a central angle of 8° 44' 15", an arc distance of 152.50 feet; thence S 31° 34' 48" W 3484.03 feet to the beginning of a curve concave Northwesterly and having a radius of 1000 feet; thence Southwesterly along said curve through a central angle of 19° 00' 23", an arc distance of 331.72 feet; thence S 50° 35' 11" W 766.76 feet to a point on the Westerly line of Section 24 of said township and range, said point being distant thereon S 0° 34' 40" W 593.12 feet from the Northwest corner of said Section 24.

Parcel 3:

All that portion of the West half of the East half of the Southwest quarter of the Northeast quarter of Section 13, Township 3 South, Range 5 West, San Bernardino Base and Meridian, in the City of Riverside, County of Riverside, State of California, lying Northerly of a line which is concentric with and distant Southerly 30 feet, measured radially, from the following described traverse line:

Beginning at a point on the East line of said Section 13, distant thereon S 0° 32' 25" W 1043.11 feet from the Northeast corner of said Section 13; thence S 64° 45' 00" W 444.18 feet to the beginning of a curve concave Northerly and having a radius of 1000 feet; thence Southwesterly along said curve through a central angle of 25° 02' 57", an arc distance of 437.19 feet; thence S 89° 47' 57" W 712.35 feet to the beginning of a curve concave Southeasterly and having a radius of 1000 feet; thence Southwesterly along said curve through a central angle of 49° 28' 54", an arc distance of 863.62 feet; thence S 40° 19' 03" W 512.79 feet to the beginning of a curve concave Southeasterly and having a radius of 1000 feet; thence Southwesterly along said curve through a central angle of 8° 44' 15", an arc distance of 152.50 feet; thence S 31° 34' 48" W 3484.03 feet to the beginning of a curve concave Northwesterly and having a radius of 1000 feet; thence Southwesterly along said curve through a central angle of 19° 00' 23", an arc distance of 331.72 feet; thence S 50° 35' 11" W 766.76 feet to a point on the Westerly line of Section 24 of said township and range, said point being distant thereon S 0° 34' 40" W 593.12 feet from the Northwest corner of said Section 24.

Legal description Continued

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Parcel 4:

A strip of land 60 feet wide in the Southeast quarter of the Northwest quarter of Section 13, Township 3 South, Range 5 West, San Bernardino Base and Meridian in the City of Riverside, County of Riverside, State of California, said 60-foot wide strip of land lying 30 feet, measured at right angles or radially, on each side of the following described center line.

Beginning at a point on the East line of said Section 13 distant thereon S 0° 32' 25" W 1043.11 feet from the Northeast corner of said Section 13; thence S 64° 45' 00" W 444.18 feet to the beginning of a curve concave Northerly and having a radius of 1000 feet; thence Southwesterly along said curve through a central angle of 25° 02' 57" an arc distance of 437.19 feet; thence S 89° 47' 57" W 712.35 feet to the beginning of a curve concave Southeasterly and having a radius of 1000 feet; thence Southwesterly along said curve through a central angle of 49° 28' 54" an arc distance of 863.62 feet; thence S 40° 19' 03" W 512.79 feet to the beginning of a curve concave Southeasterly and having a radius of 1000 feet; thence Southwesterly along said curve through a central angle of 8° 44' 15" an arc distance of 152.50 feet; thence S 31° 34' 48" W 3484.03 feet to the beginning of a curve concave Northwesterly and having a radius of 1000 feet; thence Southwesterly along said curve through a central angle of 19° 00' 23" an arc distance of 331.72 feet; thence S 50° 35' 11" W 766.76 feet to a point on the Westerly line of Section 24 of said township and range, said point being distant thereon S 0° 34' 40" W 593.12 feet from the Northwest corner of said Section 24.

The side lines of said strip of land 60 feet wide shall be prolonged or shortened so as to terminate Northeasterly and Southwesterly in the Easterly and Southerly lines, respectively, of said Southeast quarter.

Parcel 5:

All that portion of the East half of the West half of the Northeast quarter of the Northeast quarter of Section 13, Township 3 South, Range 5 West, San Bernardino Base and Meridian, in the City of Riverside, County of Riverside, State of California, lying Southerly of a line which is parallel or concentric with and distant Northerly 30 feet, measured at right angles or radially, from the following described traverse line:

Beginning at a point on the East line of said Section 13 distant thereon S 0° 32' 25" W 1043.11 feet from the Northeast corner of said Section 13; thence S 64° 45' 00" W 444.18 feet to the beginning of a curve concave Northerly and having a radius of 1000 feet; thence Southeasterly along said curve through a central angle of 25° 02' 57" an arc distance of 437.19 feet; thence S 89° 47' 57" W 712.35 feet to the beginning of a curve concave Southeasterly and having a radius of 1000 feet; thence Southwesterly along said curve through a central angle of 49° 28' 54" an arc distance of 863.62 feet; thence S 40° 19' 03" W 512.79 feet to the beginning of a curve concave Southeasterly and having a radius of 1000 feet; thence Southwesterly along said curve through a central angle of 8° 44' 15" an arc distance of 152.50 feet; thence S 31° 34' 48" W 3484.03 feet to the beginning of a curve concave Northwesterly and having a radius of 1000 feet; thence Southwesterly along said curve through a central angle of 19° 00' 23" an arc distance of 331.72 feet; thence S 50° 35' 11" W 766.76 feet to a point on the Westerly line of Section 24 of said township and range said point being distant thereon S 0° 34' 40" W 593.12 feet from the Northwest corner of said Section 24.

Parcel 6:

A strip of land 60 feet wide in the West half of the Southwest quarter of the Northeast quarter of Section 13, Township 3 South, Range 5 West, San Bernardino Meridian, in the City of Riverside, County of Riverside, State of California, said strip of land 60 feet wide, lying 30 feet, measured at right angles or radially, on each side of the following described center line:

In the following center line description all curves are tangent to the straight lines which they join:

Beginning at a point on the East line of said Section 13, distant thereon S 0° 32' 25" W 1043.11 feet from the Northeast corner of said Section 13; thence S 64° 45' 00" W 444.18 feet to the beginning of a curve concave Northerly and having a radius of 1000 feet; thence Southwesterly, along said curve through a central angle of 25° 02' 57", an arc distance of 437.19 feet; thence S 89° 47' 57" W 712.35 feet to the beginning of a curve concave Southeasterly and having a radius of 1000 feet; thence Southwesterly, along said curve through a central angle of 49° 28' 54", an arc distance of 863.62 feet; thence S 40° 19' 03" W 512.79 feet to the beginning of a curve concave Southeasterly and having a radius of 1000 feet; thence Southwesterly, along said curve through a central angle of 8° 44' 15", an arc distance of 152.50 feet; thence S 31° 34' 48" W 3484.03 feet to the beginning of a curve concave Northwesterly and having a radius of 1000 feet; thence Southwesterly, along said curve through a central angle of 19° 00' 23", an arc distance of 331.72 feet; thence S 50° 35' 11" W 766.76 feet to a point on the Westerly line of Section 24 of said township and range, said point being distant thereon S 0° 34' 40" W 593.12 feet from the Northwest corner of said Section 24.

The sidelines of said 60-foot wide strip of land shall be prolonged or shortened so as to terminate Northeasterly and Southwesterly in the Easterly and Westerly lines, respectively, of said West half.

Legal description Continued

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Parcel 7:

All that part of a strip of land 60 feet wide included within the West half of the East half of the Northwest quarter of the Northeast quarter, within the West half of the West half of the Northeast quarter of the Northeast quarter, within the East half of the East half of the Southwest quarter of the Northeast quarter, and within the West half of the West half of the Southeast quarter of the Northeast quarter, all of Section 13, Township 3 South, Range 5 West, San Bernardino Base and Meridian, in the City of Riverside, County of Riverside, State of California, said 60-foot wide strip of land lying 30 feet, measured at right angles or radially, on each side of the following described center line:

Beginning at a point on the East line of said Section 13 distant thereon S 0° 32' 25" W 1043.11 feet from the Northeast corner of said Section 13; thence S 64° 45' 00" W 444.18 feet to the beginning of a curve concave Northerly and having a radius of 1000 feet; thence Southwesterly along said curve through a central angle of 25° 02' 57" an arc distance of 437.19 feet; thence S 89° 47' 57" W 712.35 feet to the beginning of a curve concave Southeasterly and having a radius of 1000 feet; thence Southwesterly along said curve through a central angle of 49° 28' 54" an arc distance of 863.62 feet; thence S 40° 19' 03" W 512.79 feet to the beginning of a curve concave Southeasterly and having a radius of 1000 feet; thence Southwesterly along said curve through a central angle of 8° 44' 15" an arc distance of 152.50 feet; thence S 31° 34' 48" W 3484.03 feet to the beginning of a curve concave Northwesterly and having a radius of 1000 feet; thence Southwesterly along said curve through a central angle of 19° 00' 23" an arc distance of 331.72 feet; thence S 50° 35' 11" W 766.76 feet to a point on the Westerly line of Section 24 of said township and range said point being distant thereon S 0° 34' 40" W 593.12 feet from the Northwest corner of said Section 24.

Parcel 8:

All that portion of the East half of the West half of the Southeast quarter of the Northeast quarter and of the West half of the East half of the Southeast quarter of the Northeast quarter, all in Section 13, Township 3 South, Range 5 West, San Bernardino Base and Meridian, in the City of Riverside, County of Riverside, State of California, lying Northerly of a line which is parallel or concentric with and distant Southerly 30 feet, measured at right angles or radially, from the following described traverse line:

Beginning at a point on the East line of said Section 13 distant thereon S 0° 32' 25" W 1043.11 feet from the Northeast corner of said Section 13; thence S 64° 45' 00" W 444.18 feet to the beginning of a curve concave Northerly and having a radius of 1000 feet; thence Southwesterly along said curve through a central angle of 25° 02' 57" an arc distance of 437.19 feet; thence S 89° 47' 57" W 712.35 feet to the beginning of a curve concave Southeasterly and having a radius of 1000 feet; thence Southwesterly along said curve through a central angle of 49° 28' 54" an arc distance of 863.62 feet; thence S 40° 19' 03" W 512.79 feet to the beginning of a curve concave Southeasterly and having a radius of 1000 feet; thence Southwesterly along said curve through a central angle of 8° 44' 15" an arc distance of 152.50 feet; thence S 31° 34' 48" W 3484.03 feet to the beginning of a curve concave Northwesterly and having a radius of 1000 feet; thence Southwesterly along said curve through a central angle of 19° 00' 23" an arc distance of 331.72 feet; thence S 50° 35' 11" W 766.76 feet to a point on the Westerly line of Section 24 of said township and range said point being distant thereon S 0° 34' 40" W 593.12 feet from the Northwest corner of said Section 24.

Parcel 9:

A permanent easement to construct and use an access road lying within Lot 32 and Lot "G" of Tract No. 28907-1, in the City of Riverside, County of Riverside, State of California, as per map on file in Book 338, Pages 26 through 32, inclusive, of Maps, in the office of the County Recorder of said county, as granted to The Metropolitan Water District of Southern California, a public corporation, by that Road Easement Deed, recorded July 19, 1978, as Instrument No. 149329, Official Records, and described as follows:

Those certain parcels of land, hereinafter described under designations Parcel A and Parcel B in the Southwest quarter of Section 13, Township 3 South, Range 5 West, San Bernardino Meridian, in the City of Riverside, County of Riverside, State of California, said certain parcels being more particularly described as follows:

Parcel A

A strip of land 50 feet wide in said Southwest quarter of Section 13, said 50-foot-wide strip of land lying 25 feet, measured at right angles or radially, on each side of the following described center line:

Legal description Continued

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Commencing at a point on the East line of said Section 13, distant thereon S 0° 32' 25" W 1043.11 feet from the Northeast corner of said Section 13; thence S 64° 45' 00" W 444.18 feet to the beginning of a curve concave Northerly and having a radius of 1000 feet; thence Southwesterly, along said curve through a central angle of 25° 02' 57", an arc distance of 437.19 feet; thence S 89° 47' 57" W 712.35 feet to the beginning of a curve concave Southeasterly and having a radius of 1000 feet; thence Southwesterly, along said curve through a central angle of 49° 28' 54", an arc distance of 863.62 feet; thence S 40° 19' 03" W 512.79 feet to the beginning of a curve concave Southeasterly and having a radius of 1000 feet; thence Southwesterly, along said curve through a central angle of 8° 44' 15", an arc distance of 152.50 feet; thence S 31° 34' 48" W 702.93 feet to the True Point of Beginning; thence S 83° 28' 51" W 246.12 feet to the beginning of a curve concave Southeasterly and having a radius of 100 feet; thence Southwesterly, along said curve through a central angle of 18° 40' 52", an arc distance of 32.61 feet to a point herein designated Point "X"; thence continuing Southwesterly, along said curve through a central angle of 18° 40' 51", an arc distance of 32.60 feet; thence S 46° 07' 08" W 225.04 feet to the beginning of a curve concave Southeasterly and having a radius of 100 feet; thence Southwesterly along said curve through a central angle of 3° 49' 22", an arc distance of 6.67 feet to a point herein designated Point "Y"; thence continuing Southwesterly along said curve through a central angle of 3° 49' 21", an arc distance of 6.67 feet; thence S 38° 28' 25" W 146.34 feet to the beginning of a curve concave Southeasterly and having a radius of 100 feet; thence Southwesterly, along said curve through a central angle of 42° 47' 35", an arc distance of 74.69 feet; thence S 4° 19' 10" E 489.73 feet to a point on the Southwesterly prolongation of that certain course mentioned above as having a bearing and distance of S 31° 34' 48" W 702.93 feet, said point being distant thereon S 31° 34' 48" W 1213.67 feet from a point on the North line of said Southwest quarter of Section 13, said last-mentioned point being distant S 89° 51' 21" W, along said North line, 324.66 feet from the center of said Section 13.

The sidelines of said 50-foot-wide strip of land shall be prolonged or shortened so as to terminate Northeasterly and Southeasterly in a line that is parallel with and distant 30 feet Northwesterly, measured at right angles, from that certain course mentioned above as having a bearing and distance of S 31° 34' 48" W 1213.67 feet and its Southwesterly prolongation.

Parcel B

A strip of land 25 feet wide in said Southwest quarter of Section 13, the Southeasterly sideline of said 25-foot-wide strip of land being parallel or concentric with and distant 50 feet Southeasterly, measured at right angles or radially, from the center line described above in Parcel "A".

The sidelines of said 25-foot-wide strip of land shall be prolonged or shortened so as to terminate Northeasterly in that certain course having a bearing of N 25° 12' 00" W and which passes through said above-mentioned Point "X" and so as to terminate Southwesterly in that certain course having a bearing of N 47° 42' 14" W and which passes through said above-mentioned Point "Y".

Parcel 10:

A permanent easement to construct and use an access road lying within Lot 8 of Tract No. 28907, in the City of Riverside, County of Riverside, State of California, as per map on file in Book 351, Pages 70 through 75, inclusive, of Maps, in the office of the County Recorder of said county, as granted to The Metropolitan Water District of Southern California, a public corporation, by that Road Easement Deed, recorded July 19, 1978, as Instrument No. 149329, Official Records, and described as follows:

Those certain parcels of land, hereinafter described under designations Parcel A and Parcel B in the Southwest quarter of Section 13, Township 3 South, Range 5 West, San Bernardino Meridian, in the City of Riverside, County of Riverside, State of California, said certain parcels being more particularly described as follows:

Parcel A

A strip of land 50 feet wide in said Southwest quarter of Section 13, said 50-foot-wide strip of land lying 25 feet, measured at right angles or radially, on each side of the following described center line:

Commencing at a point on the East line of said Section 13, distant thereon S 0° 32' 25" W 1043.11 feet from the Northeast corner of said Section 13; thence S 64° 45' 00" W 444.18 feet to the beginning of a curve concave Northerly and having a radius of 1000 feet; thence Southwesterly, along said curve through a central angle of 25° 02' 57", an arc distance of 437.19 feet; thence S 89° 47' 57" W 712.35 feet to the beginning of a curve concave Southeasterly and having a radius of 1000 feet; thence Southwesterly, along said curve through a central angle of 49° 28' 54", an arc distance of 863.62 feet; thence S 40° 19' 03" W 512.79 feet to the beginning of a curve concave Southeasterly and having a radius of 1000 feet; thence Southwesterly, along said curve through a

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central angle of $8^{\circ} 44' 15''$, an arc distance of 152.50 feet; thence $S 31^{\circ} 34' 48'' W 702.93$ feet to the True Point of Beginning; thence $S 83^{\circ} 28' 51'' W 246.12$ feet to the beginning of a curve concave Southeasterly and having a radius of 100 feet; thence Southwesterly, along said curve through a central angle of $18^{\circ} 40' 52''$, an arc distance of 32.61 feet to a point herein designated Point "X"; thence continuing Southwesterly, along said curve through a central angle of $18^{\circ} 40' 51''$, an arc distance of 32.60 feet; thence $S 46^{\circ} 07' 08'' W 225.04$ feet to the beginning of a curve concave Southeasterly and having a radius of 100 feet; thence Southwesterly along said curve through a central angle of $3^{\circ} 49' 22''$, an arc distance of 6.67 feet to a point herein designated Point "Y"; thence continuing Southwesterly along said curve through a central angle of $3^{\circ} 49' 21''$, an arc distance of 6.67 feet; thence $S 38^{\circ} 28' 25'' W 146.34$ feet to the beginning of a curve concave Southeasterly and having a radius of 100 feet; thence Southwesterly, along said curve through a central angle of $42^{\circ} 47' 35''$, an arc distance of 74.69 feet; thence $S 4^{\circ} 19' 10'' E 489.73$ feet to a point on the Southwesterly prolongation of that certain course mentioned above as having a bearing and distance of $S 31^{\circ} 34' 48'' W 702.93$ feet, said point being distant thereon $S 31^{\circ} 34' 48'' W 1213.67$ feet from a point on the North line of said Southwest quarter of Section 13, said last-mentioned point being distant $S 89^{\circ} 51' 21'' W$, along said North line, 324.66 feet from the center of said Section 13.

The sidelines of said 50-foot-wide strip of land shall be prolonged or shortened so as to terminate Northeasterly and Southeasterly in a line that is parallel with and distant 30 feet Northwesterly, measured at right angles, from that certain course mentioned above as having a bearing and distance of $S 31^{\circ} 34' 48'' W 1213.67$ feet and its Southwesterly prolongation.

Parcel B

A strip of land 25 feet wide in said Southwest quarter of Section 13, the Southeasterly sideline of said 25-foot-wide strip of land being parallel or concentric with and distant 50 feet Southeasterly, measured at right angles or radially, from the center line described above in Parcel "A".

The sidelines of said 25-foot-wide strip of land shall be prolonged or shortened so as to terminate Northeasterly in that certain course having a bearing of $N 25^{\circ} 12' 00'' W$ and which passes through said above-mentioned Point "x" and so as to terminate Southwesterly in that certain course having a bearing of $N 47^{\circ} 42' 14'' W$ and which passes through said above-mentioned Point "Y".

Parcel 11:

A strip of land 60 feet wide in the Southwest quarter of Section 13, Township 3 South, Range 5 West, San Bernardino Meridian, in the City of Riverside, County of Riverside, State of California, said 60-foot-wide strip of land lying 30 feet, measured at right angles or radially, on each side of the following described center line:

Beginning at a point on the East line of said Section 13, distant thereon $S 0^{\circ} 32' 25'' W 1043.11$ feet from the Northeast corner of said Section 13; thence $S 64^{\circ} 45' 00'' W 444.18$ feet to the beginning of a curve concave Northerly and having a radius of 1000 feet; thence Southwesterly, along said curve through a central angle of $25^{\circ} 02' 57''$, an arc distance of 437.19 feet; thence $S 89^{\circ} 47' 57'' W 712.35$ feet to the beginning of a curve concave Southeasterly and having a radius of 1000 feet; thence Southwesterly, along said curve through a central angle of $49^{\circ} 28' 54''$, an arc distance of 863.62 feet; thence $S 40^{\circ} 19' 03'' W 512.79$ feet to the beginning of a curve concave Southeasterly and having a radius of 1000 feet; thence Southwesterly, along said curve through a central angle of $8^{\circ} 44' 15''$, an arc distance of 152.50 feet; thence $S 31^{\circ} 34' 48'' W 671.16$ feet to a point herein designated Point "A"; thence continuing $S 31^{\circ} 34' 48'' W 2812.87$ feet to the beginning of a curve concave Northwesterly and having a radius of 1000 feet; thence Southwesterly, along said curve through a central angle of $19^{\circ} 00' 23''$, an arc distance of 331.72 feet; thence $S 50^{\circ} 35' 11'' W 766.76$ feet to a point on the Westerly line of Section 24 of said township and range, said point being distant thereon $S 0^{\circ} 34' 40'' W 593.12$ feet from the Northwest corner of said Section 24.

The sidelines of said strip of land 60 feet wide shall be prolonged or shortened so as to terminate Northeasterly and Southwesterly in the northerly and Southerly lines, respectively, of said Southwest quarter.

Parcel 12:

All that part of a strip of land 60 feet wide included within the South half of the East half of the Southwest quarter of the Southeast quarter of Section 22, Township 3 South, Range 5 West, San Bernardino Meridian, in the City of Riverside, County of Riverside, State of California, said strip of land 60 feet wide lying 30 feet, measured at right angles, or radially, on each side of the following described center line:

In the following center line description all curves are tangent to the straight lines which they join:

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Beginning at a point on the East line of said Section 22, distant thereon N 0° 41' 50" E 419 feet from the Southeast corner of said Section 22; thence N 89° 40' 10" W 875.99 feet to the beginning of a curve concave Southeasterly and having a radius of 1000 feet; thence Westerly and Southwesterly, along said curve through a central angle of 22° 46' 59", an arc distance of 397.64 feet; thence S 67° 32' 51" W 2573.01 feet to the beginning of a curve concave Northwesterly and having a radius of 1000 feet; thence Southwesterly, along said curve through a central angle of 20° 03' 38", an arc distance of 350.12 feet; thence S 87° 36' 29" W 1391.87 feet to the beginning of a curve concave Southeasterly and having a radius of 1000 feet; thence Southwesterly, along said curve through a central angle of 44° 37' 57", an arc distance of 778.98 feet; thence S 42° 58' 32" W 52.58 feet to the beginning of a curve concave Northwesterly and having a radius of 1000 feet; thence Southwesterly, along said curve through a central angle of 11° 01' 24", arc distance of 192.39 feet; thence S 53° 59' 56" W 175.61 feet to the beginning of a curve concave Northwesterly and having a radius of 1000 feet; thence Southwesterly and Westerly, along said curve through a central angle of 36° 18' 29", an arc distance of 633.70 feet; thence N 89° 41' 35" W 416.47 feet to the beginning of a curve concave Southerly and having a radius of 1000 feet; thence Westerly along said curve through a central angle of 6° 54' 17", an arc distance of 120.51 feet; thence S 83° 24' 08" W 343.20 feet to the beginning of a curve concave Northerly and having a radius of 1000 feet; thence Westerly, along said curve through a central angle of 03° 26' 22", an arc distance of 60.03 feet to a point on the North-South center section line of Section 28 of said township and range, a radial line of said curve to said point having a bearing of S 3° 09' 30" E, said point being distant N 0° 42' 02" E, along said North-South center section line 991.82 feet from the center of said Section 28.

Parcel 13:

All that part of the East half of the West half of the Southwest quarter of the Southeast quarter of Section 22, Township 3 South, Range 5 West, San Bernardino Meridian, in the City of Riverside, County of Riverside, State of California, lying Southeasterly of a line which is parallel with and distant Northwesterly 30 feet, measured at right angles, from the following described survey line:

In the following survey line description all curves are tangent to the straight lines which they join:

Beginning at a point on the East line of said Section 22, distant thereon N 0° 41' 50" E 419 feet from the Southeast corner of said Section 22; thence N 89° 40' 10" W 875.99 feet to the beginning of a curve concave Southerly and having a radius of 1000 feet; thence Westerly along said curve through a central angle of 22° 46' 59" an arc distance of 397.64 feet; thence S 67° 32' 51" W 2573.01 feet to the beginning of a curve concave Northerly and having a radius of 1000 feet; thence Westerly along said curve through a central angle of 20° 03' 38" an arc distance of 350.12 feet; thence S 87° 36' 29" W 1391.87 feet to the beginning of a curve concave Southeasterly and having a radius of 1000 feet; thence Westerly and Southwesterly along said curve through a central angle of 44° 37' 57" an arc distance of 778.98 feet; thence S 42° 58' 32" W 52.58 feet to the beginning of a curve concave Northwesterly and having a radius of 1000 feet; thence Southwesterly along said curve through a central angle of 11° 01' 24" an arc distance of 192.39 feet; thence S 53° 59' 56" W 175.61 feet to the beginning of a curve concave Northerly and having a radius of 1000 feet; thence Southwesterly and Westerly along said curve through a central angle of 36° 18' 29" an arc distance of 633.70 feet; thence N 89° 41' 35" W 416.47 feet to the beginning of a curve concave Southerly and having a radius of 1000 feet; thence Westerly along said curve through a central angle of 6° 54' 17" an arc distance of 120.51 feet; thence S 83° 24' 08" W 343.20 feet to the beginning of a curve concave Northerly and having a radius of 1000 feet; thence Westerly along said curve through a central angle of 3° 26' 22" an arc distance of 60.03 feet to a point on the North-South center line of Section 28 of said Township and Range a radial line of said curve to said point having a bearing of S 3° 09' 30" E said point being distant N 0° 42' 02" E along said North-South center line 991.82 feet from the center of said Section 28

Parcel 14:

All that part of a strip of land 60 feet wide included within the West half of the Southeast quarter of the Southeast quarter of Section 22, Township 3 South, Range 5 West, San Bernardino Meridian, in the City of Riverside, County of Riverside, State of California, said strip of land 60 feet wide lying 30 feet, measured at right angles or radially, on each side of the following described center line:

.In the following center line description all curves are tangent to the straight lines which they join.

Beginning at a point on the East line of said Section 22, distant thereon N 0° 41' 50" E 419 feet from the Southeast corner of said Section 22; thence N 89° 40' 10" W 875.99 feet to the beginning of a curve concave Southeasterly and having a radius of 1000 feet; thence Westerly and Southwesterly, along said curve through a central angle of 22° 46' 59", an arc distance of 397.64 feet; thence S 67° 32' 51" W 2573.01 feet to the beginning of a curve concave Northwesterly and having a radius of 1000 feet; thence Southwesterly, along said curve through a central angle of 20° 03' 38", an arc distance of 350.12 feet; thence S 87° 36' 29" W

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1391.87 feet to the beginning of a curve concave Southeasterly and having a radius of 1000 feet; thence Southwesterly, along said curve through a central angle of $44^{\circ} 37' 57''$, an arc distance of 778.98 feet; thence $S 42^{\circ} 58' 32'' W 52.58$ feet to the beginning of a curve concave Northwesterly and having a radius of 1000 feet; thence Southwesterly, along said curve through a central angle of $11^{\circ} 01' 24''$, an arc distance of 192.39 feet; thence $S 53^{\circ} 59' 56'' W 175.61$ feet to the beginning of a curve concave Northwesterly and having a radius of 1000 feet; thence Southwesterly and Westerly, along said curve through a central angle of $36^{\circ} 18' 29''$, an arc distance of 633.70 feet; thence $N 89^{\circ} 41' 35'' W 416.47$ feet to the beginning of a curve concave Southerly and having a radius of 1000 feet; thence Westerly, along said curve through a central angle of $6^{\circ} 54' 17''$, an arc distance of 120.51 feet; thence $S 83^{\circ} 24' 08'' W 343.20$ feet to the beginning of a curve concave Northerly and having a radius of 1000 feet; thence Westerly, along said curve through a central angle of $3^{\circ} 26' 22''$, an arc distance of 60.03 feet to a point on the North-South center line of Section 28 of said township and range, a radial line of said curve to said point having a bearing of $S 3^{\circ} 09' 30'' E$, said point being distant $N 0^{\circ} 42' 02'' E$, along said North-South center line, 991.82 feet from the center of said Section 28.

Parcel 15:

All that part of a strip of land 60 feet wide included within the West half of the East half of the Southeast quarter of the Southeast quarter of Section 22, Township 3 South, Range 5 West, San Bernardino Meridian in the City of Riverside, County of Riverside, State of California, said strip of land 60 feet wide lying 30 feet measured at right angles on each side of the following described center line:

In the following center line description all curves are tangent to the straight lines which they join.

Beginning at a point on the East line of said Section 22, distant thereon $N 0^{\circ} 41' 50'' E 419$ feet from the Southeast corner of said Section 22; thence $N 89^{\circ} 40' 10'' W 875.99$ feet to the beginning of a curve concave Southeasterly and having a radius of 1000 feet; thence Westerly and Southwesterly, along said curve through a central angle of $22^{\circ} 46' 59''$, an arc distance of 397.64 feet; thence $S 67^{\circ} 32' 51'' W 2573.01$ feet to the beginning of a curve concave Northwesterly and having a radius of 1000 feet; thence Southwesterly, along said curve through a central angle of $20^{\circ} 03' 38''$, an arc distance of 350.12 feet; thence $S 87^{\circ} 36' 29'' W 1391.87$ feet to the beginning of a curve concave Southeasterly and having a radius of 1000 feet; thence Southwesterly, along said curve through a central angle of $44^{\circ} 37' 57''$, an arc distance of 778.98 feet; thence $S 42^{\circ} 58' 32'' W 52.58$ feet to the beginning of a curve concave Northwesterly and having a radius of 1000 feet; thence Southwesterly, along said curve through a central angle of $11^{\circ} 01' 24''$, an arc distance of 192.39 feet; thence $S 53^{\circ} 59' 56'' W 175.61$ feet to the beginning of a curve concave Northwesterly and having a radius of 1000 feet; thence Southwesterly and Westerly, along said curve through a central angle of $36^{\circ} 18' 29''$, an arc distance of 633.70 feet; thence $N 89^{\circ} 41' 35'' W 416.47$ feet to the beginning of a curve concave Southerly and having a radius of 1000 feet; thence westerly, along said curve through a central angle of $6^{\circ} 54' 17''$, an arc distance of 120.51 feet; thence $S 83^{\circ} 24' 08'' W 343.20$ feet to the beginning of a curve concave Northerly and having a radius of 1000 feet; thence Westerly along said curve through a central angle of $3^{\circ} 26' 22''$, an arc distance of 60.03 feet to a point in the North-South center line of Section 28 of said township and range, a radial line of said curve to said point having a bearing of $S 3^{\circ} 09' 30'' E$, said point being distant $N 0^{\circ} 42' 02'' E$, along said North-South center line, 991.82 feet from the center of said Section 28.

Parcel 16:

A parcel of land in that certain portion of the Southeast quarter of Section 22, Township 3 South, Range 5 West, San Bernardino Meridian, in the City of Riverside, County of Riverside, State of California, said certain portion being more particularly described as follows:

The East half of the East half of the Southeast quarter of said Southeast quarter of Section 22.

Excepting therefrom that part thereof described as follows:

Commencing at a point on the South line of said Section 22, distant thereon 327.88 feet West of the Southeast corner thereof, said point also being the intersection of the South line with the West line of the East half of the East half of the Southeast quarter of the Southeast quarter of said Section 22; thence $N 0^{\circ} 10' 10'' E 43$ feet to the True Point of Beginning; thence $N 89^{\circ} 27' 50'' E 272.18$ feet to the beginning of a curve concave Northwesterly and having a radius of 12.50 feet; thence Easterly and Northerly along said curve through a central angle of $89^{\circ} 39' 40''$, an arc distance of 19.56 feet; thence $N 0^{\circ} 11' 50'' W 333.58$ feet; thence $S 89^{\circ} 27' 35'' W 282.99$ feet to the West line of the East half of the East half of the Southeast quarter of the Southeast quarter of said Section 22; thence $S 0^{\circ} 10' 10'' W 346$ feet to the Point of Beginning.

Also excepting therefrom that part thereof dedicated to the City of Riverside by Instrument recorded May 21, 1974, as Instrument No. 60938 in the office of the Recorder of said County of Riverside.

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Said parcel of land being all that part thereof lying Southerly of a line that is parallel with and distant Northerly 30 feet, measured at right angles, from the following described traverse line:

In the following traverse line description all curves are tangent to the straight lines which they join:

Beginning at a point on the East line of said Section 22, distant thereon N 0° 41' 50" E 419 feet from the Southeast corner of said Section 22; thence N 89° 40' 10" W 875.99 feet to the beginning of a curve concave Southeasterly and having a radius of 1000 feet; thence Westerly and Southwesterly, along said curve through a central angle of 22° 46' 59", an arc distance of 397.64 feet; thence S 67° 32' 51" W 2573.01 feet to the beginning of a curve concave Northwesterly and having a radius of 1000 feet; thence Southwesterly, along said curve through a central angle of 20° 03' 38", an arc distance of 350.12 feet; thence S 87° 36' 29" W 1391.87 feet to the beginning of a curve concave Southeasterly and having a radius of 1000 feet; thence Southwesterly, along said curve through a central angle of 44° 37' 57", an arc distance of 778.98 feet; thence S 42° 58' 32" W 52.58 feet to the beginning of a curve concave Northwesterly and having a radius of 1000 feet; thence Southwesterly, along said curve through a central angle of 11° 01' 24", an arc distance of 192.39 feet; thence S 53° 59' 56" W 175.61 feet to the beginning of a curve concave Northwesterly and having a radius of 1000 feet; thence Southwesterly and Westerly, along said curve through a central angle of 36° 18' 29", an arc distance of 633.70 feet; thence N 89° 41' 35" W 416.47 feet to the beginning of a curve concave Southerly and having a radius of 1000 feet; thence Westerly, along said curve through a central angle of 6° 54' 17" an arc distance of 120.51 feet; thence S 83° 24' 08" W 343.20 feet to the beginning of a curve concave Northerly and having a radius of 1000 feet; thence Westerly, along said curve through a central angle of 3° 26' 22", an arc distance of 60.03 feet to a point on the North-South center line of Section 28 of said township and range, a radial line of said curve to said point having a bearing of S 3° 09' 30" E, said point being distant N 0° 42' 02" E, along said North-South center line, 991.82 feet from the center of said Section 28.

Parcel 17:

A permanent easement to construct and use a line or lines of pipe for water transportation, as granted to The Metropolitan Water District of Southern California, a public corporation, by that Grant Deed, recorded April 7, 1992, as Instrument No. 123755, Official Records, and described as follows:

The Easterly 43 feet of the Southerly 60 feet of Parcel 2 of that Parcel Map, in the City of Riverside, County of Riverside, State of California, as shown by map on file in Book 13, Page 37 of parcel Maps, in the office of the County Recorder of said County.

Parcel 18:

The Southerly 70 feet of the Easterly 3207 feet of the East three quarters of Section 7, Township 3 South, Range 4 West, San Bernardino Base and Meridian, in the City of Riverside, County of Riverside, State of California, included within that certain portion of said East three quarters of Section 7, being more particularly described as follows:

Commencing at the Northwest corner of said Section 7; thence N 89° 26' 00" E along the North line of the Northwest quarter of said Section 7 a distance of 1321.39 feet to the Northwest corner of said East three quarters of Section 7, said point also being the Northwest corner of that certain parcel of land conveyed to Goepfinger Development Company by Deed recorded October 18, 1963, as Instrument No. 110103; thence S 0° 08' 00" E, along the West line of the parcel conveyed to Goepfinger Development Company as aforesaid, and the Southerly prolongation thereof, and along the West line of the East three quarters of said Section 7, and along the West line of Parcel 39, as shown by Record of Survey on file in Book 48, pages 35 to 43, inclusive, of Records of Survey, Riverside County Records, 821.77 feet to the Southwest corner of said Parcel 39, also being the True Point of Beginning; thence S 50° 28' 00" E, along the Southwesterly line of said Parcel 39 a distance of 2846.22 feet to the most Southerly corner thereof; said point being on the Northwesterly line of that certain parcel of land conveyed to the City of Riverside by Deed recorded July 24, 1964, as Instrument No. 90956; thence S 39° 32' 00" W, along said Northwesterly line, 305 feet to the most Westerly corner of the parcel conveyed to the City of Riverside as aforesaid; thence S 50° 28' 00" E, along the Southwesterly line of the parcel conveyed to the City of Riverside as aforesaid, 244.18 feet to the most Southerly corner thereof; thence N 39° 52' 00" E, along the Southeasterly line of the parcel conveyed to the City of Riverside as aforesaid, 305.01 feet to the most Westerly corner of Parcel 44, as shown by said Record of Survey on file in Book 48, pages 35 to 43, inclusive, of Records of Survey, Riverside County Records; thence S 50° 28' 00" E along the Southwesterly line of said Parcel 44 a distance of 31.69 feet to the beginning of a tangent curve, concave to the Southwest, having a radius of 3655.70 feet; thence Southeasterly along said Southwesterly line of said Parcel 44 and along said curve, to the right, through a central angle of 4° 50' 00", an arc distance of 308.39 feet to the most Southerly corner of said Parcel 44, said point also being on the West line of that certain parcel of land conveyed to the County of Riverside by Deed recorded April 13, 1965, as Instrument No. 42474; the radial line of said curve through said corner bears N 44° 22' 00" E; thence S 00° 16' 39" E along said West line, 937.86 feet to the Southwest corner of

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the parcel conveyed to the County of Riverside as aforesaid; thence N 89° 29' 40" E, along the South line of the parcel conveyed to the County of Riverside as aforesaid, 685.23 feet to the most Westerly corner of Parcel 49, as shown by said Record of Survey on file in Book 48 pages 35 to 43, inclusive, of Records of Survey, Riverside County Records; thence S 27° 28' 00" E, along the Southwesterly line of said Parcel 49 a distance of 236.51 feet to an angle point therein; thence S 25° 10' 35" E, along the Southwesterly line of said Parcel 49, a distance of 560.96 feet to the most Southerly corner thereof, said point being in a curve in the Southwesterly line of that certain parcel of land (80 feet in width) conveyed to the County of Riverside by Deed recorded in Book 507, page 490 or Official Records, and by Deed recorded in Book 511, page 159 of Official Records, Riverside County Records; said curve having a radius of 3960 feet; the radial line of said curve at said point bears N 72° 33' 17" E; thence Southeasterly along said Southwesterly line and along said curve, to the right, through a central angle of 0° 14' 43" an arc distance of 16.95 feet to the end thereof; thence S 17° 12' 00" E, along the Southwesterly line of said last-mentioned parcel of land conveyed to the County of Riverside, 614.26 feet to a point in the South line of the Southeast quarter of said Section 7; thence S 89° 26' 45" W along the South line of said Southeast quarter, 2539.64 feet to the South quarter Section corner of said Section 7; thence S 89° 43' 00" W along the South line of the Southwest quarter of said Section 7 a distance of 1312.81 feet to the Southwest corner of the East three quarters of said Section 7; thence N 0° 08' 00" W, along the West line of said East three quarters of Section 7 a distance of 4477.87 feet to the true point of beginning.

Said 70-foot dimension and said 3207-foot dimension being measured at right angles from the South and East lines, respectively, of said Section 7.

Parcel 19:

A strip of land 60 feet wide in said North half of the Northwest quarter of Section 18, said strip of land 60 feet wide lying 30 feet, measured at right angles or radially, on each side of the following described center line:

Beginning at the intersection of the East line of Section 7, of said township and range, as shown on map, filed in Book 41, page 7, Record of Surveys in the office of the County Recorder of said County, with a line that is parallel with and distant Northerly 40 feet, measured at right angles, from the South line of said Section 7 and its Easterly prolongation; thence N 89° 40' 51" W, along said parallel line, 2826.53 feet to the beginning of a curve concave Southerly and having a radius of 1000 feet; thence Southwesterly, along said curve through a central angle of 25° 34' 09", an arc distance of 446.27 feet; thence S 64° 45' 00" W 148.95 feet to a point herein designated Point "X"; thence continuing S 64° 45' 00" W 214.45 feet to a point herein designated Point "Y"; thence continuing S 64° 45' 03" W 1890.91 feet to a point on the West line of said Section 18, said point being distant thereon S 0° 32' 25" W 1043.11 feet from the Northwest corner of said Section 18.

The sidelines of said strip of land 60 feet wide shall be prolonged or shortened so as to terminate Northeasterly and Southwesterly in the North and West lines, respectively, of said Section 18.

Parcel 20:

A parcel of land in said North half of the Northwest quarter of Section 18, said parcel of land being more particularly described as follows:

Commencing at said Point "X" of the hereinabove described center line of Parcel A; thence S 25° 15' 00" E, at right angles to said center line, 30 feet to a point on the Southeasterly line of said 60-foot wide strip of land described above in Parcel A, said point being the True Point of Beginning, said point being also the beginning of a non-tangent curve concave Southerly and having a radius of 125 feet, a radial line of said curve to said point having a bearing of N 8° 59' 34" W; thence Easterly, along said curve through a central angle of 44° 55' 13", an arc distance of 98 feet; thence S 54° 04' 19" E 174.90 feet to the beginning of a tangent curve concave Northerly and having a radius of 125 feet; thence Southeasterly, Easterly, and Northeasterly, along said curve through a central angle of 113° 53' 35", an arc distance of 248.48 feet; thence N 12° 02' 06" E 201.44 feet, more or less, to the North line of said Section 18; thence N 89° 40' 51" W, along said North line, 57.19 feet to the Southeasterly line of said 60-foot wide strip of land described above in Parcel A; thence Southwesterly along said Southeasterly line to the True Point of Beginning.

Excepting that portion thereof as conveyed to Hawarden Development Corporation by Grant Deed recorded July 21, 1997 as Instrument No. 256441, Official Records.

Parcel 21:

A parcel of land in said North half of the Northwest quarter of Section 18, said parcel of land being more particularly described as follows:

Legal description Continued

Commencing at said Point "Y" of the hereinabove described center line of Parcel A; thence N 25° 15' 00" W, at right angles to said center line, 30 feet to a point on the Northwesterly line of said 60-foot wide strip of land described above in Parcel A, said point also being the True Point of Beginning; thence S 87° 30' 58" W 449.88 feet to the beginning of a tangent curve concave Southerly and having a radius of 140 feet; thence Southwesterly, along said curve through a central angle of 22° 45' 58", an arc distance of 55.63 feet to a line which is parallel with and distant Northwesterly 185 feet, measured at right angles, from the Northwesterly line of said 60-foot wide strip of land described above in Parcel A; thence S 64° 45' 00" W along said parallel line, 641.34 feet to the beginning of a tangent curve concave Southeasterly and having a radius of 140 feet; thence Southwesterly, along said curve through a central angle of 34° 59' 31", an arc distance of 35.50 feet; thence S 29° 45' 29" W 278.47 feet to the Northwesterly line of said 60-foot wide strip of land described above in Parcel A; thence N 64° 45' 00" E, along said Northwesterly line, 1418.77 feet, more or less, to the True Point of Beginning.

Excepting that portion thereof as conveyed to Hawarden Development Corporation by Grant Deed recorded July 21, 1997, as Instrument No. 256441, Official Records.

Also excepting that portion thereof as conveyed to Ashton Ranch Estates, LLC, by Grant Deed recorded May 19, 1999, as Instrument No. 215909, Official Records.

Parcel 22:

A strip of land 70 feet wide in Section 8, Township 3 South, Range 4 West, San Bernardino Meridian, in the City of Riverside, County of Riverside, State of California, the Northerly line of said strip of land 70 feet wide being parallel with and distant Northerly 70 feet measured at right angles, from the Southerly line of said Section 8.

The sidelines of said 70-foot wide strip of land shall be prolonged or shortened so as to terminate Easterly in the Southwesterly line of that certain parcel of land conveyed to the County of Riverside by deed recorded June 20, 1956, as Instrument No. 42937, and so as to terminate Westerly in the Westerly line of said Section 8.