

142841

WHEN RECORDED MAIL :

CITY CLERK
City of Riverside
3900 Main Street
Riverside, California 92522

Project: PMW-10-912

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

APR 19 1993

Recorded in Official Records
of Riverside County, California

W. J. [Signature]
Recorder
Fees \$ [unclear]

FIRST AMENDMENT TO
COVENANT, AGREEMENT AND
DECLARATION OF RESTRICTIONS

(Cecelia Lance, Trustee)

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This First Amendment to Covenant, Agreement and Declaration of Restrictions ("First Amendment") is made this 16th day of July, 1992, by CECELIA LANCE, Surviving Trustee of The Lance Family Revocable Trust, dated August 14, 1981 ("Lance"), with reference to the following facts:

A. Lance is the fee owner of approximately 130.236 acres of unimproved real property situated in the City of Riverside, County of Riverside, State of California, described in Exhibit "A", attached hereto and incorporated herein by reference. The real property described in Exhibit "A" was subdivided into both developable and undevelopable parcels by Parcel Map No. 24733 as shown by Parcel Map on file in Book 175 of Parcel Maps at pages 30 through 36 thereof, Records of Riverside County, California. The real property described in Exhibit "A" is hereinafter referred to as the "Parcel Map Property" or individually by the parcel numbers shown on Exhibit "A" and Parcel Map 24733 is hereinafter referred to as the "Parcel Map".

B. Certain conditions for the subdivision of the Parcel Map Property have been included in a Covenant, Agreement and Declaration of Restrictions dated April 30, 1991 and recorded May 29, 1991 as Instrument No. 178390, Official Records of Riverside County, California (the "Covenant").

C. Lance proposes to adjust parcel lines of certain of the parcels shown on the Parcel Map together with the adjustment of parcel lines of certain parcels shown on adjacent Parcel Map No. 24535, all as approved by the City Council of the City of Riverside for Parcel Map Waiver Case PMW-10-912. Case PMW-10-912 deletes and realigns streets and consolidates and reconfigures parcels and is hereinafter referred to as the "Parcel Map Waiver". That portion of the Parcel Map Property included in the Parcel Map Waiver is described in Exhibit "B", attached hereto and incorporated herein by reference, and is hereinafter referred to as the "Parcel Map Waiver Property". Lance proposes to adjust the parcel lines of the Parcel Map Waiver Property as described in Exhibit "C", attached

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hereto and incorporated herein by reference, by recording a Certificate of Compliance for the Parcel Map Waiver concurrently herewith. The real property described in Exhibit "C" is hereinafter referred to as the "Parcel Map Waiver Property" or individually by the parcel numbers shown on Exhibit "C".

D. As conditions of approving Case PMW-10-912, the City of Riverside has imposed certain requirements related to the use and development of the Parcel Map Waiver Property. Lance proposes to meet those conditions by executing this First Amendment amending the Covenant in its entirety.

NOW, THEREFORE, for the purpose of complying with certain conditions imposed by the City of Riverside for approval of Case PMW-10-912, the undersigned hereby covenants and agrees with the City of Riverside, and declares as follows:

1. There shall be no public access to the Parcel Map Property until such time as (i) all offsite improvements, including the construction and installation of required public utility improvements ("Offsite Improvements") have been completed; (ii) all required development related public utility fees and charges ("Utilities Fees") have been paid; and (iii) all rights-of-way dedications have been satisfied; all as required by the City of Riverside in the conditions of approval for Parcel Map 24733 and PMW-10-912, whether by the proposed assessment district and/or community facilities district or otherwise.
2. Lance, and its successors and assigns, shall be responsible for the preparation of plans for the Offsite Improvements; the completion of the Offsite Improvements; payment of the Utilities Fees; satisfaction of the street rights-of-way dedications; and their proportionate share of the cost of other regional infrastructure identified in the amended Sycamore Canyon Business Park Specific Plan; all prior to issuance of any building permits for the Parcel Map Property, in the event the assessment district and/or community facilities district is not formed and funded to finance the Offsite Improvements, the Utilities Fees and the acquisition of the street rights-of-way. Lance further agrees that all Offsite Improvement plans shall be approved by the City of Riverside before building permits will be issued.
3. Lance, and its successors and assigns, shall not improve any portion of the Parcel Map Property for private use prior to (i) the acquisition of street rights-of-way by the proposed assessment district and/or community facilities district, or, alternatively, should an assessment district and/or community facilities district not be formed and funded, the dedication of street rights-of-way, and (ii) improvement of the streets in accordance with the then existing standards and specifications of the City of Riverside, or the execution by Lance of an improvement agreement and the provision of appropriate improvement security to secure the performance of the street improvement work, and (iii) the construction and installation

of the required public utilities and the payment of the Utilities Fees, or the execution by Lance of an improvement agreement and provision of appropriate improvement security to secure the performance of the required public utility installation work and payment of the Utilities Fees. Notwithstanding the above provisions of this Section 3, Lance, and its successors and assigns, are not required to improve minor streets with required sidewalks and landscaping prior to commencing grading or other offsite improvement work. However, said sidewalks and landscaping shall be completed prior to issuance of any building permits for the Parcel Map Property.

4. Parcels 60 of the Parcel Map (Exhibit "A") and 59 of the Parcel Map Waiver (Exhibit "C") are intended to be acquired by the proposed assessment district and/or community facilities district (or dedicated should an assessment district and/or community facilities district not be formed) as half-street rights-of-way. In the event that adjacent property half-street rights-of-way are not acquired by the proposed assessment district and/or community facilities district (or dedicated by their owners) prior to actual construction of street improvements, Lance, and its successors and assigns, shall, for the purpose of allowing standard half-street construction, allow the assessment district and/or community facilities district to acquire (or dedicate should an assessment district and/or community facilities district not be formed) ten (10) feet of additional right-of-way adjacent to parcels 60 of the Parcel Map and 59 of the Parcel Map Waiver.

5. Parcels 60 through 62 of the Parcel Map and Parcels 56 through 61 of the Parcel Map Waiver are intended to be acquired or dedicated for public street rights-of-way and are not developable parcels.

6. Any parcel of the Parcel Map or the Parcel Map Waiver which will remain landlocked (without public street frontage) after the acquisition or dedication of the proposed public streets described in paragraph 5 above shall be provided with appropriate easements for ingress, egress, and utilities prior to issuance of any building permits.

7. Parcels 50 and 51 of the Parcel Map together with street Parcels 60 and 61 of the Parcel Map are separated from the majority of the Parcel Map Property by adjacent Parcel Map No. 24535. Notwithstanding the provisions of paragraphs 1 through 6 above, Parcels 50 and 51 shall not be developable until such time as the two parcels are each accessible by dedicated public streets.

8. Lance, for itself and its successors and assigns, agrees and acknowledges that the formation of a Landscape Maintenance Assessment District pursuant to the Landscaping and Lighting Act of 1972 is a condition of approval of Case PMW-10-912 and agrees to cooperate fully with the City of Riverside in the establishment of the required district.

9. The terms of this First Amendment may be enforced by the City of Riverside, or its successors or assigns. Should any action be brought to interpret or enforce the terms of this First Amendment, the prevailing party in such litigation shall be entitled to recover reasonable attorneys' fees, expert witnesses' fees and reasonable costs of suit.

10. This First Amendment shall run with the land and shall be binding upon the undersigned, its successors and assigns, and shall not be amended or terminated without the express written consent of the City Council of the City of Riverside, duly recorded.

IN WITNESS WHEREOF, the undersigned has caused this First Amendment to be executed as of the day and year first written above.

Cecelia Lance

Cecelia Lance, Surviving Trustee of
The Lance Family Revocable Trust,
dated August 14, 1981

APPROVED AS TO FORM:

Clarence J. Jurek
Assistant City Attorney

CONSENT TO
FIRST AMENDMENT TO
COVENANT, AGREEMENT AND
DECLARATION OF RESTRICTIONS

WHEREAS the Covenant, Agreement and Declaration of Restrictions dated April 30, 1991 and recorded May 29, 1991 as Instrument No. 178390 of Official Records of Riverside County ("Covenant") shall not be amended or terminated without the express written consent of the City Council of the City of Riverside ("City Council"), duly recorded; and

WHEREAS on April 21, 1992 the City Council consented to the amendment of or termination and replacement of the Covenant and authorized the Mayor and City Clerk to execute the appropriate written consent; and

WHEREAS on July 7, 1992 the City Council consented to the further amendment of the Covenant and authorized the execution of a written consent;

NOW, THEREFORE, the City Council of the City of Riverside hereby consents to the First Amendment to Covenant, Agreement and Declaration of Restrictions set forth above.

Terry Fuzziel
Mayor of the City of Riverside

Attest:

Karen E. Lindquist
City Clerk

APPROVED AS TO FORM:

Clarice Jurney
Assistant City Attorney

EXHIBIT "A"

Legal Description

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

Parcels 1 through 62 of Parcel Map No. 24733, as shown by Parcel Map on file in Book 175 of Parcel Maps at Pages 30 through 36 thereof, Records of Riverside County, California.

DESCRIPTION APPROVAL: 7, 14, 92

George P. Hutchinson
SURVEYOR, CITY OF RIVERSIDE

EXHIBIT "B"

142841

LEGAL DESCRIPTION OF PARCEL MAP WAIVER 10-912 (Lance)

Parcels 7, 8, 10, 16, 17, 23, 24, 27, 28, 34, 41, 42 through 49 and 54 through 59 of Parcel Map No. 24733, as shown by map on file in Book 175 of Parcel Maps at pages 30 through 36 inclusive thereof, Records of Riverside County, California.

PREPARED UNDER MY SUPERVISION:

Matthew E. Webb

Matthew E. Webb, L.S. 5529

Prepared by: llm

Checked by: llm

7/14/92
Date



EXHIBIT "C"

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NOTE: Parcels 1 through 24 are NOT A PART of this Certificate of Compliance.

PARCEL 25

Parcel 41 and that portion of Parcel 58 of Parcel Map No. 24733, as shown by map on file in Book 175 of Parcel Maps at pages 30 through 36 inclusive thereof, Records of Riverside County, California, described as follows:

Beginning at the northeast corner of said Parcel 41;

Thence South $00^{\circ} 15' 21''$ East along the east line of said Parcel 41, a distance of 180.80 feet to the southeast corner thereof;

Thence South $89^{\circ} 50' 40''$ West along the south line of said Parcel 41, a distance of 303.33 feet to the southwest corner thereof;

Thence North $00^{\circ} 09' 20''$ West along the west line of said Parcel 41 and along the northerly prolongation thereof, a distance of 178.15 feet to an intersection with the westerly prolongation of the north line of said Parcel 41;

Thence North $89^{\circ} 20' 39''$ East along said westerly prolongation and along said north line of Parcel 41, a distance of 303.02 feet to the point of beginning.

PARCEL 26

Those portions of Parcels 42 and 59 of Parcel Map No. 24733, as shown by map on file in Book 175 of Parcel Maps at pages 30 through 36 inclusive thereof, Records of Riverside County, California, described as follows:

Beginning at the northeast corner of said Parcel 59;

Thence South $00^{\circ} 09' 20''$ East along the east line of said Parcel 59 and along the east line of said Parcel 42, a distance of 157.94 feet to a point therein;

Thence South $89^{\circ} 50' 40''$ West, a distance of 304.99 feet to a point in the west line of said Parcel 42;

Thence North $00^{\circ} 09' 20''$ West along said west line and along the west line of said Parcel 59, a distance of 155.28 feet to the northwest corner of said Parcel 59;

Thence North $89^{\circ} 20' 39''$ East along the north line of said Parcel 59, a distance of 305.01 feet to the point of beginning.

PARCEL 27

Those portions of Parcel 42 and 43 of Parcel Map No. 24733, as shown by map on file in Book 175 of Parcel Maps at pages 30 through 36 inclusive thereof, Records of Riverside County, California, described as follows:

Commencing at the northwest corner of Parcel 58 of said Parcel Map No. 24733;

Thence South $00^{\circ} 09' 20''$ East along the west line of said Parcel 58, a distance of 157.94 feet for the TRUE POINT OF BEGINNING, said point being in the east line of said Parcel 42;

Thence continuing South $00^{\circ} 09' 20''$ East along said east line and along the east line of said Parcel 43, a distance of 150.00 feet to a point therein;

Thence South $89^{\circ} 50' 40''$ West, a distance of 304.99 feet to a point in the west line of said Parcel 43;

Thence North $00^{\circ} 09' 20''$ West along said west line and along the west line of said Parcel 42, a distance of 150.00 feet to a point therein;

Thence North $89^{\circ} 50' 40''$ East, a distance of 304.99 feet to the point of beginning.

PARCEL 28

Those portions of Parcels 43 and 44 of Parcel Map No. 24733, as shown by map on file in Book 175 of Parcel Maps at pages 30 through 36 inclusive thereof, Records of Riverside County, California, described as follows:

Commencing at the northwest corner of Parcel 58 of said Parcel Map No. 24733;

Thence South $00^{\circ} 09' 20''$ East along the west line of said Parcel 58, a distance of 307.94 feet for the TRUE POINT OF BEGINNING, said point being in the east line of said Parcel 43;

Thence continuing South $00^{\circ} 09' 20''$ East along said east line and along the east line of said Parcel 44, a distance of 150.00 feet to a point therein;

Thence South $89^{\circ} 50' 40''$ West, a distance of 304.99 feet to a point in the west line of said Parcel 44;

Thence North $00^{\circ} 09' 20''$ West along said west line and along the west line of said Parcel 43, a distance of 150.00 feet;

Thence North $89^{\circ} 50' 40''$ East, a distance of 304.99 feet to the true point of beginning.

PARCEL 29

Those portions of Parcel 44 and 45 of Parcel Map No. 24733, as shown by map on file in Book 175 of Parcel Maps at pages 30 through 36 inclusive thereof, Records of Riverside County, California, described as follows:

Commencing at the northwest corner of Parcel 58 of said Parcel Map No. 24733;

Thence South $00^{\circ} 09' 20''$ East along the west line of said Parcel 58, a distance of 457.94 feet for the TRUE POINT OF BEGINNING, said point being in the east line of said Parcel 44;

Thence continuing South $00^{\circ} 09' 20''$ East along said east line and along the east line of said Parcel 45, a distance of 123.00 feet to a point therein;

Thence South $44^{\circ} 50' 40''$ West, a distance of 38.18 feet;

Thence South $89^{\circ} 50' 40''$ West, a distance of 277.99 feet to a point in the west line of said Parcel 45;

Thence North $00^{\circ} 09' 20''$ West along said west line and along the west line of said Parcel 44, a distance of 150.00 feet to a point therein;

Thence North $89^{\circ} 50' 40''$ East, a distance of 304.99 feet to the true point of beginning.

PARCEL 30

Those portions of Parcels 46 and 47 of Parcel Map No. 24733, as shown by map on file in Book 175 of Parcel Maps at pages 30 through 36 inclusive thereof, Records of Riverside County, California, described as follows:

Commencing at the northwest corner of Parcel 58 of said Parcel Map No. 24733;

Thence South $00^{\circ} 09' 20''$ East along the west line of said Parcel 58, a distance of 694.94 feet for the TRUE POINT OF BEGINNING, said point also being in the east line of said Parcel 46;

Thence continuing South $00^{\circ} 09' 20''$ East along said east line and along the east line of said Parcel 47, a distance of 123.00 feet to a point therein;

Thence South $89^{\circ} 50' 40''$ West, a distance of 304.99 feet to a point in the west line of said Parcel 47;

Thence North $00^{\circ} 09' 20''$ West along said west line and along the west line of said Parcel 46, a distance of 150.00 feet to a point therein;

Thence North $89^{\circ} 50' 40''$ East, a distance of 277.99 feet;

Thence South $45^{\circ} 09' 20''$ East, a distance of 38.18 feet to the true point of beginning.

PARCEL 31

Those portions of Parcels 47 and 48 of Parcel Map No. 24733, as shown by map on file in Book 175 of Parcel Maps at pages 30 through 36 inclusive thereof, Records of Riverside County, California, described as follows:

Commencing at the northwest corner of Parcel 58 of said Parcel Map No. 24733;

Thence South $00^{\circ} 09' 20''$ East along the west line of said Parcel 58, a distance of 817.94 feet for the TRUE POINT OF BEGINNING, said point being in the east line of said Parcel 47;

Thence continuing South $00^{\circ} 09' 20''$ East along said east line and along the east line of said Parcel 48, a distance of 150.00 feet to a point therein;

Thence South $89^{\circ} 50' 40''$ West, a distance of 304.99 feet to a point in the west line of said Parcel 48;

Thence North $00^{\circ} 09' 20''$ West along said west line and along the west line of said Parcel 47, a distance of 150.00 feet to a point therein;

Thence North $89^{\circ} 50' 40''$ East, a distance of 304.99 feet to the true point of beginning.

PARCEL 32

Those portions of Parcels 48 and 49 of Parcel Map No. 24733, as shown by map on file in Book 175 of Parcel Maps at pages 30 through 36 inclusive thereof, Records of Riverside County, California, described as follows:

Commencing at the northwest corner of Parcel 58 of said Parcel Map No. 24733;

Thence South $00^{\circ} 09' 20''$ East along the west line of said Parcel 58, a distance of 967.94 feet for the TRUE POINT OF BEGINNING, said point being in the east line of said Parcel 48;

Thence continuing South $00^{\circ} 09' 20''$ East along said east line and along the east line of said Parcel 49, a distance of 150.00 feet to a point therein;

Thence South $89^{\circ} 50' 40''$ West, a distance of 304.99 feet to a point in the west line of said Parcel 49;

Thence North $00^{\circ} 09' 20''$ West along said west line and along the west line of said Parcel 48, a distance of 150.00 feet to a point therein;

Thence North $89^{\circ} 50' 40''$ East, a distance of 304.99 feet to the true point of beginning.

PARCEL 33

That portion of Parcel 49 of Parcel Map No. 24733, as shown by map on file in Book 175 of Parcel Maps at pages 30 through 36 inclusive thereof, Records of Riverside County, California, described as follows:

Commencing at the northwest corner of Parcel 58 of said Parcel Map No. 24733;

Thence South $00^{\circ} 09' 20''$ East along the west line of said Parcel 58, a distance of 1117.94 feet for the TRUE POINT OF BEGINNING, said point being in the east line of said Parcel 49;

Thence continuing South $00^{\circ} 09' 20''$ East along said east line, a distance of 145.21 feet to an angle point therein;

Thence South $44^{\circ} 39' 35''$ West along the southeasterly line of said Parcel 49, a distance of 38.06 feet to an angle point therein;

Thence South $89^{\circ} 28' 31''$ West along the south line of said Parcel 49, a distance of 278.17 feet to the southwest corner thereof;

Thence North $00^{\circ} 09' 20''$ West along the west line of said Parcel 49, a distance of 174.00 to a point therein;

Thence North $89^{\circ} 50' 40''$ East, a distance of 304.99 feet to the true point of beginning.

PARCEL 34

That portion of Parcel 34 of Parcel Map No. 24733, as shown by map on file in Book 175 of Parcel Maps at pages 30 through 36 inclusive thereof, Records of Riverside County, California, described as follows:

Beginning at the northwest corner of said Parcel 34;

Thence North $89^{\circ} 50' 40''$ East along the north line of said Parcel 34, a distance of 304.96 feet to the northeast corner thereof;

Thence South $00^{\circ} 15' 21''$ East along the east line of said Parcel 34, a distance of 150.00 feet to a point therein, said point being in a line parallel with and distant northerly 84.00 feet, measured at a right angle, from the south line of Parcel 54 of said Parcel Map No. 24733;

Thence South $89^{\circ} 28' 31''$ West along said parallel line, a distance of 50.20 feet to the beginning of a tangent curve, concave to the south, having a radius of 542.00 feet;

Thence westerly along said curve, to the left, through a central angle of $03^{\circ} 27' 58''$, an arc distance of 32.79 feet to the end thereof;

Thence South $86^{\circ} 00' 33''$ West, a distance of 168.24 feet to the beginning of a tangent curve, concave to the north, having a radius of 458.00 feet;

Thence westerly along said curve, to the right, through a central angle of $03^{\circ} 27' 58''$, an arc distance of 27.71 feet to a point therein, the radial line at said point bears South $00^{\circ} 31' 29''$ East;

Thence North $45^{\circ} 20' 25''$ West, a distance of 37.68 feet to a point in the west line of said Parcel 34;

Thence North $00^{\circ} 09' 20''$ West along said west line, a distance of 137.24 feet to the point of beginning.

PARCEL 35

That portion of Parcel 24 of Parcel Map No. 24733, as shown by map on file in Book 175 of Parcel Maps at pages 30 through 36 inclusive thereof, Records of Riverside County, California, described as follows:

Beginning at the southeast corner of said Parcel 24;

Thence South $89^{\circ} 47' 58''$ West along the south line of said Parcel 24, a distance of 158.53 feet to the southwest corner thereof, said corner being in a non-tangent curve, concave to the east, having a radius of 470.00 feet, the radial line at said corner bears South $80^{\circ} 40' 21''$ West;

Thence northerly along the west line of said Parcel 24 and along said curve, to the right, through a central angle of $08^{\circ} 48' 10''$, an arc distance of 72.21 feet to the end thereof;

Thence North $00^{\circ} 31' 29''$ West along said west line, a distance of 181.00 feet to a point therein;

Thence North $44^{\circ} 28' 31''$ East, a distance of 38.18 feet to a point in a non-tangent curve, concave to the north, having a radius of 542.00 feet, the radial line at said point bears South $00^{\circ} 31' 29''$ East;

Thence easterly along said curve, to the left, through a central angle of $03^{\circ} 27' 58''$, an arc distance of 32.79 feet to the end thereof;

Thence North $86^{\circ} 00' 33''$ East, a distance of 104.48 feet to a point in the east line of said Parcel 24;

Thence South $00^{\circ} 31' 29''$ East along said east line, a distance of 288.13 feet to the point of beginning.

PARCEL 36

That portion of Parcel 23 of Parcel Map No. 24733, as shown by map on file in Book 175 of Parcel Maps at pages 30 through 36 inclusive thereof, Records of Riverside County, California, described as follows:

Beginning at the northeast corner of said Parcel 23;

Thence South $00^{\circ} 31' 29''$ East along the east line of said Parcel 23, a distance of 293.73 feet to the southeast corner thereof;

Thence South $89^{\circ} 47' 58''$ West along the south line of said Parcel 23, a distance of 160.00 feet to the southwest corner thereof;

Thence North $00^{\circ} 31' 29''$ West along the west line of said Parcel 23, a distance of 288.13 feet to a point therein;

Thence North $86^{\circ} 00' 33''$ East, a distance of 63.75 feet to the beginning of a tangent curve, concave to the south, having a radius of 458.00 feet;

Thence easterly along said curve, to the right, through a central angle of $03^{\circ} 27' 58''$, an arc distance of 27.71 feet to a point of tangency with the north line of said Parcel 23;

Thence North $89^{\circ} 28' 31''$ East along said north line, a distance of 68.68 feet to the point of beginning.

PARCEL 37

Those portions of Parcel 10 and 54 of Parcel Map No. 24733, as shown by map on file in Book 175 of Parcel Maps at pages 30 through 36 inclusive thereof, Records of Riverside County, California, described as follows:

Beginning at the northwest corner of said Parcel 10;

Thence South $00^{\circ} 12' 02''$ East along the west line of said Parcel 10, a distance of 452.72 feet to the southwest corner thereof;

Thence North $75^{\circ} 50' 00''$ East along the southeast line of said Parcel 10, a distance of 640.33 feet to the southeast corner thereof, said corner being in a non-tangent curve, concave to the northeast, having a radius of 1053.00 feet, the radial line at said corner bears South $57^{\circ} 42' 39''$ West;

Thence northwesterly along the northeasterly line of said Parcel 10 and along said curve, to the right, through a central angle of $18^{\circ} 52' 20''$, an arc distance of 346.84 feet to an angle point therein, the radial line at said point bears South $76^{\circ} 34' 59''$ West;

Thence North $54^{\circ} 34' 45''$ West along said northeasterly line of Parcel 10, a distance of 20.96 feet to an angle point therein;

Thence South $89^{\circ} 28' 31''$ West along the north line of said Parcel 10, a distance of 61.06 feet to a point therein;

Thence South $80^{\circ} 12' 53''$ West, a distance of 37.24 feet to the beginning of a tangent curve, concave to the north, having a radius of 1842.00 feet;

Thence westerly along said curve, to the right, through a central angle of $09^{\circ} 15' 38''$, an arc distance of 297.72 to a point of tangency with the north line of said Parcel 10;

Thence South $89^{\circ} 28' 31''$ West along said north line, a distance of 77.33 feet to the point of beginning.

PARCEL 38

Parcel 7 of Parcel Map No. 24733, as shown by map on file in Book 175 of Parcel Maps at pages 30 through 36 inclusive thereof, Records of Riverside County, California.

TOGETHER WITH those portions of Parcels 8 and 57 of said Parcel Map No. 24733, described as follows:

Beginning at the southwest corner of said Parcel 7;

Thence South $88^{\circ} 40' 34''$ East along the south line of said Parcel 7, a distance of 112.47 to a point in a line parallel with and distant northerly 53.00 feet, measured at a right angle, from the south line of said Parcel 57;

Thence South $89^{\circ} 36' 20''$ West along said parallel line, a distance of 165.39 feet to the southeasterly right-of-way line of the Metropolitan Water District of Southern California, Box Springs Feeder, as shown by said Parcel Map;

Thence North $51^{\circ} 01' 18''$ East along said southeasterly right-of-way line, a distance of 67.77 feet to a point in the west line of said Parcel 7;

Thence South $00^{\circ} 23' 40''$ East along said west line, a distance of 38.89 feet to the point of beginning.

PARCEL 39

Those portions of Parcels 8 and 57 of Parcel Map No. 24733, as shown by map on file in Book 175 of Parcel Maps at pages 30 through 36 inclusive thereof, Records of Riverside County, California, described as follows:

Beginning at the northwest corner of said Parcel 8;

Thence North $80^{\circ} 33' 45''$ East along the north line of said Parcel 8, a distance of 431.45 feet to the northeast corner thereof;

Thence South $00^{\circ} 23' 40''$ East along the east line of said Parcel 8, a distance of 435.86 feet to a point in the northwesterly right-of-way line of the Metropolitan Water District of Southern California, Box Springs Feeder, as shown by said Parcel Map;

Thence South $51^{\circ} 01' 18''$ West along said northwesterly right-of-way line, a distance of 231.86 feet to a point in a line parallel with and distant northerly 53.00 feet, measured at a right angle, from the south line of said Parcel 57;

Thence South $89^{\circ} 36' 20''$ West along said parallel line, a distance of 244.84 feet to an intersection with the southerly prolongation of the west line of said Parcel 8;

Thence North $00^{\circ} 23' 40''$ West along said southerly prolongation and along said west line, a distance of 512.65 feet to the point of beginning.

PARCEL 40

Those portions of Parcels 16, 55 and 57 of Parcel Map No. 24733, as shown by map on file in Book 175 of Parcel Maps at pages 30 through 36 inclusive thereof, Records of Riverside County, California, described as follows:

Beginning at the northwest corner of said Parcel 16;

Thence North $89^{\circ} 47' 58''$ East along the north line of said Parcel 16, a distance of 290.00 feet to an angle point therein;

Thence North $80^{\circ} 33' 45''$ East continuing along said north line of Parcel 16, a distance of 166.14 feet to the northeast corner thereof;

Thence South $00^{\circ} 23' 40''$ East along the east line of said Parcel 16 and along the southerly prolongation thereof, a distance of 512.65 feet to a point in a line parallel with and distant northerly 53.00 feet, measured at a right angle, from the south line of said Parcel 57;

Thence South $89^{\circ} 36' 20''$ West along said parallel line, a distance of 428.60 feet;

Thence North $47^{\circ} 29' 34''$ West, a distance of 36.91 feet to an intersection with the southerly prolongation of the west line of said Parcel 16;

Thence North $00^{\circ} 23' 40''$ West along said southerly prolongation and along said west line, a distance of 462.39 feet to the point of beginning.

PARCEL 41

Parcel 17 of Parcel Map No. 24733, as shown by map on file in Book 175 of Parcel Maps at pages 30 through 36 inclusive thereof, Records of Riverside County, California.

TOGETHER WITH that portion of Parcel 57 of said Parcel Map No. 24733, described as follows:

Beginning at the southwest corner of said Parcel 17;

Thence North $89^{\circ} 36' 20''$ East along the south line of said Parcel 17, a distance of 157.62 feet to a point of cusp with a curve, concave to the south, having a radius of 1053.00 feet;

Thence westerly along said curve, to the left, through a central angle of $08^{\circ} 36' 32''$, an arc distance of 158.22 feet to an intersection with the southerly prolongation of the west line of said Parcel 17;

Thence North $00^{\circ} 23' 40''$ West along said southerly prolongation, a distance of 11.86 feet to the point of beginning.

PARCEL 42

Parcel 27 of Parcel Map No. 24733, as shown by map on file in Book 175 of Parcel Maps at pages 30 through 36 inclusive thereof, Records of Riverside County, California.

TOGETHER WITH those portions of Parcels 56 and 57 of said Parcel Map No. 24733, described as follows:

Beginning at the southeast corner of said Parcel 27;

Thence South $89^{\circ} 36' 20''$ West along the south line of said Parcel 27, a distance of 308.11 feet to an angle point therein;

Thence North $47^{\circ} 35' 49''$ West along the southwesterly line of said Parcel 27, a distance of 36.80 feet to an angle point therein;

Thence South $00^{\circ} 23' 40''$ East along the southerly prolongation of the west line of said Parcel 27, a distance of 50.00 feet;

Thence South $47^{\circ} 35' 49''$ East, a distance of 36.80 feet to a point in a non-tangent curve, concave to the north, having a radius of 947.00 feet, the radial line at said point bears South $00^{\circ} 23' 40''$ East;

Thence easterly along said curve, to the left, through a central angle of $09^{\circ} 26' 53''$, an arc distance of 156.16 feet to the end thereof;

Thence North $80^{\circ} 09' 27''$ East, a distance of 139.32 feet to the beginning of a tangent curve, concave to the south, having a radius of 1053.00 feet;

Thence easterly along said curve, to the right, through a central angle of $00^{\circ} 50' 21''$, an arc distance of 15.42 feet to an intersection with the southerly prolongation of the east line of said Parcel 27, the radial line at said point bears North $09^{\circ} 00' 12''$ West;

Thence North $00^{\circ} 23' 40''$ West along said southerly prolongation, a distance of 11.86 feet to the point of beginning.

PARCEL 43

Parcel 28 of Parcel Map No. 24733, as shown by map on file in Book 175 of Parcel Maps at pages 30 through 36 inclusive thereof, Records of Riverside County, California.

TOGETHER WITH those portions of Parcels 56 and 57 of said Parcel Map No. 24733, described as follows:

Beginning at the southwest corner of said Parcel 28;

Thence North $89^{\circ} 36' 20''$ East along the south line of said Parcel 28, a distance of 390.24 feet to an angle point therein;

Thence North $46^{\circ} 48' 29''$ East along the southeasterly line of said Parcel 28, a distance of 36.80 feet to an angle point therein;

Thence South $00^{\circ} 23' 40''$ East along the southerly prolongation of the east line of said Parcel 28, a distance of 43.00 feet;

Thence South $44^{\circ} 36' 20''$ West, a distance of 49.50 feet to a point in the south line of said Parcel 57;

Thence South $89^{\circ} 36' 20''$ West along said south line, a distance of 382.46 feet to the southwest corner thereof;

Thence North $00^{\circ} 09' 20''$ West along the west line of said Parcel 57, a distance of 53.00 feet to the point of beginning.

NOTE: Parcels 44 through 55 are NOT A PART of this Certificate of Compliance.

PARCEL 56

That portion of Parcel 57 of Parcel Map No. 24733, lying westerly of the Metropolitan Water District of Southern California, Box Springs Feeder, as shown by map on file in Book 175 of Parcel Maps at pages 30 through 36 inclusive thereof, Records of Riverside County, California, described as follows:

Beginning at the northeast corner of Parcel 78 of Parcel Map No. 24535 as shown by map on file in Book 162 of Parcel Maps at pages 84 through 90 inclusive thereof, Records of Riverside County California;

Thence South $89^{\circ} 36' 20''$ West along the north line of said Parcel 78, a distance of 643.00 feet to a point therein;

Thence North $00^{\circ} 23' 40''$ West, a distance of 3.00 feet to a point in a non-tangent curve, concave to the north, having a radius of 947.00 feet, the radial line at said point bears South $00^{\circ} 23' 40''$ East;

Thence easterly along said curve, to the left, through a central angle of $09^{\circ} 26' 53''$, an arc distance of 156.16 feet to the end thereof;

Thence North $80^{\circ} 09' 27''$ East, a distance of 139.32 feet to the beginning of a tangent curve, concave to the south, having a radius of 1053.00 feet;

Thence easterly along said curve, to the right, through a central angle of $09^{\circ} 26' 53''$, an arc distance of 173.64 feet to a point of tangency with the south line of Parcel 17 of said Parcel Map No. 24733;

Thence North $89^{\circ} 36' 20''$ East along said south line and along the easterly prolongation thereof, a distance of 938.01 feet to a point in the northwesterly right-of-way line of said Metropolitan Water District of Southern California, Box Springs Feeder;

Thence South $51^{\circ} 01' 18''$ West along said northwesterly right-of-way line, a distance of 84.98 feet to a point in the south line of said Parcel 57;

Thence South $89^{\circ} 36' 20''$ West along said south line of Parcel 57, a distance of 694.32 feet to the point of beginning.

TOGETHER WITH that portion of said Parcel 57 of Parcel Map No. 24733 lying easterly of said Metropolitan Water District of Southern California, Box Springs Feeder, described as follows:

Commencing at the southeast corner of Section 4, Township 3 South, Range 4 West, San Bernardino Meridian;

Thence South $89^{\circ} 36' 20''$ West along the south line of said Section 4, a distance of 154.28 feet for the TRUE POINT OF BEGINNING;

Thence North $00^{\circ} 23' 40''$ West along the boundary line of said Parcel 57, a distance of 44.00 feet to an angle point therein;

Thence North $89^{\circ} 36' 20''$ East along said boundary line, a distance of 154.16 feet to a point in the east line of said Section 4, said point being an angle point in said boundary line of Parcel 57;

Thence North $00^{\circ} 32' 20''$ West along said boundary line and along said east line, a distance of 6.00 feet to the northeast corner of said Parcel 57;

Thence South $89^{\circ} 36' 20''$ West along the north line of said Parcel 57, a distance of 388.53 feet to an angle point therein;

Thence North $88^{\circ} 40' 34''$ West along said north line, a distance of 100.04 feet to an intersection with a line parallel with and distant northerly 53.00 feet, measured at a right angle, from the south line of said Section 4 and the south line of said Parcel 57;

Thence South $89^{\circ} 36' 20''$ West along said parallel line, a distance of 165.39 feet to a point in the southeasterly right-of-way line of said Metropolitan Water District of Southern California, Box Springs Feeder;

Thence South $51^{\circ} 01' 18''$ West along said southeasterly right-of-way line, a distance of 84.98 feet to a point in said south line of Parcel 57;

Thence North $89^{\circ} 36' 20''$ East along said south line, a distance of 566.21 feet to the true point of beginning.

PARCEL 57

Those portions of Parcels 55 and 57 of Parcel Map No. 24733, as shown by map on file in Book 175 of Parcel Maps at pages 30 through 36 inclusive thereof, Records of Riverside County, California, described as follows:

Beginning at the northeast corner of said Parcel 55;

Thence South $89^{\circ} 28' 31''$ West along the north line of said Parcel 55, a distance of 114.00 feet to the northwest corner thereof;

Thence South $45^{\circ} 21' 45''$ East along the boundary line of said Parcel 55, a distance of 38.29 feet to an angle point therein;

Thence South $00^{\circ} 12' 02''$ East along the west line of said Parcel 55, a distance of 1186.82 feet to an angle point therein;

Thence South $46^{\circ} 54' 45''$ West along said boundary line of Parcel 55, a distance of 36.73 feet to the southwest corner thereof;

Thence North $89^{\circ} 36' 20''$ East along the south line of said Parcel 55 and along the easterly prolongation thereof, a distance of 114.04 feet;

Thence North $47^{\circ} 29' 34''$ West, a distance of 36.91 feet to a point in the southerly prolongation of the east line of said Parcel 55;

Thence North $00^{\circ} 12' 02''$ West along said southerly prolongation and along said east line, a distance of 1187.04 feet to an angle point therein;

Thence North $44^{\circ} 38' 14''$ East along said boundary line of Parcel 55, a distance of 38.08 feet to the point of beginning.

PARCEL 58

Those portions of Parcels 24, 56 and 57 of Parcel Map No. 24733, as shown by map on file in Book 175 of Parcel Maps at pages 30 through 36 inclusive thereof, Records of Riverside County, California, described as follows:

Beginning at the northwest corner of said Parcel 56;

Thence South $45^{\circ} 31' 29''$ East, a distance of 38.18 feet;

Thence South $00^{\circ} 31' 29''$ East, a distance of 193.00 feet to the beginning of a tangent curve, concave to the east, having a radius of 530.00 feet;

Thence southerly along said curve, to the left, through a central angle of $20^{\circ} 00' 00''$, an arc distance of 185.00 feet to the end thereof;

Thence South $20^{\circ} 31' 29''$ East, a distance of 131.64 feet to the beginning of a tangent curve, concave to the west, having a radius of 470.00 feet;

Thence southerly along said curve, to the right, through a central angle of $20^{\circ} 07' 49''$, an arc distance of 165.13 feet to the end thereof;

The last five (5) courses and distances follow the boundary line of said Parcel 56;

Thence South $00^{\circ} 23' 40''$ East along the west line of said Parcel 56 and along the southerly prolongation thereof, a distance of 568.41 feet;

Thence South $44^{\circ} 36' 20''$ West, a distance of 49.50 feet to a point in the south line of said Parcel 57;

Thence North $89^{\circ} 36' 20''$ East along said south line, a distance of 122.00 feet to a point therein;

Thence North $00^{\circ} 23' 40''$ West, a distance of 3.00 feet;

Thence North $47^{\circ} 35' 49''$ West, a distance of 36.80 feet to an intersection with the southerly prolongation of the east line of said Parcel 56;

Thence North $00^{\circ} 23' 40''$ West along said southerly prolongation and along said east line, a distance of 575.41 feet to the beginning of a tangent curve, concave to the west, having a radius of 530.00 feet;

Thence northerly along said curve, to the left, through a central angle of $20^{\circ} 07' 49''$, an arc distance of 186.21 feet to the end thereof;

Thence North $20^{\circ} 31' 29''$ West, a distance of 131.64 feet to the beginning of a tangent curve, concave to the east, having a radius of 470.00 feet;

Thence northerly along said curve, to the right, through a central angle of $20^{\circ} 00' 00''$, an arc distance of 164.06 feet to the end thereof;

The last three (3) courses and distances follow the easterly boundary line of said Parcel 56;

Thence North $00^{\circ} 31' 29''$ West along said easterly line, a distance of 181.00 feet to a point therein;

Thence North $44^{\circ} 28' 31''$ East, a distance of 38.18 feet;

Thence North $00^{\circ} 31' 29''$ West, a distance of 12.00 feet to the northeast corner of said Parcel 56;

Thence South $89^{\circ} 28' 31''$ West along the north line of said Parcel 56, a distance of 114.00 feet to the point of beginning.

PARCEL 59

Those portions of Parcels 23, 24, 34 and 54 of Parcel Map No. 24733, as shown by map on file in Book 175 of Parcel Maps at pages 30 through 36 inclusive thereof, Records of Riverside County, California, described as follows:

Beginning at the southwest corner of said Parcel 54;

Thence North $89^{\circ} 28' 31''$ East along the south line of said Parcel 54, a distance of 392.19 feet to the northeast corner of Parcel 56 of said Parcel Map No. 24733;

Thence South $00^{\circ} 31' 29''$ East, a distance of 12.00 feet to a point in a non-tangent curve, concave to the north, having a radius of 542.00 feet, the radial line at said point bears South $00^{\circ} 31' 29''$ East;

Thence easterly along said curve, to the left, through a central angle of $03^{\circ} 27' 58''$, an arc distance of 32.79 feet to the end thereof;

Thence North $86^{\circ} 00' 33''$ East, a distance of 168.24 feet to the beginning of a tangent curve, concave to the south, having a radius of 458.00 feet;

Thence easterly along said curve, to the right, through a central angle of $03^{\circ} 27' 58''$, an arc distance of 27.71 feet to a point of tangency with said south line of Parcel 54;

Thence North $89^{\circ} 28' 31''$ East along said south line of Parcel 54, a distance of 953.22 feet to the beginning of a tangent curve, concave to the north, having a radius of 1842.00 feet;

Thence easterly along said curve, to the left, through a central angle of $09^{\circ} 15' 38''$, an arc distance of 297.72 to the end thereof;

Thence North $80^{\circ} 12' 53''$ East, a distance of 37.24 feet to a point in the south line of Parcel 85 of Parcel Map No. 24535, as shown by map on file in Book 162 of Parcel Maps at pages 84 through 90 inclusive thereof, Records of Riverside County, California;

Thence South $89^{\circ} 28' 31''$ West along said south line, a distance of 1236.45 feet to the southwest corner of said Parcel 85;

Thence North $00^{\circ} 15' 21''$ West along the west line of said Parcel 85 and along the east line of said Parcel 34, a distance of 54.00 feet to a point therein, said point being in a line parallel with and distant northerly 84.00 feet, measured at right angle, from the south line of said Parcel 54;

Thence South $89^{\circ} 28' 31''$ West along said parallel line, a distance of 50.20 feet to the beginning of a tangent curve, concave to the south, having a radius of 542.00 feet;

Thence westerly along said curve, to the left, through a central angle of $03^{\circ} 27' 58''$, an arc distance of 32.79 feet to the end thereof;

Thence South $86^{\circ} 00' 33''$ West, a distance of 168.24 feet to the beginning of a tangent curve, concave to the north, having a radius of 458.00 feet;

Thence westerly along said curve, to the right, through a central angle of $03^{\circ} 27' 58''$, an arc distance of 27.71 feet to a point therein, the radial line at said point bears South $00^{\circ} 31' 29''$ East;

Thence South $00^{\circ} 31' 29''$ East, a distance of 12.00 feet to a point in the north line of said Parcel 54;

Thence South $89^{\circ} 28' 31''$ West along said north line of Parcel 54, a distance of 391.81 feet to the northwest corner thereof;

Thence South $00^{\circ} 09' 20''$ East along the west line of said Parcel 54, a distance of 60.00 feet to the point of beginning.

PARCEL 60

Those portions of Parcels 34 and 58 of Parcel Map No. 24733, as shown by map on file in Book 175 of Parcel Maps at pages 30 through 36 inclusive thereof, Records of Riverside County, California, described as follows:

Beginning at the northwest corner of said Parcel 58;

Thence South $00^{\circ} 09' 20''$ East along the west line of said Parcel 58, a distance of 1263.15 feet to an angle point therein;

Thence South $44^{\circ} 39' 35''$ West along the boundary line of said Parcel 58, a distance of 38.06 feet to the southwest corner thereof;

Thence North $89^{\circ} 28' 31''$ East along the south line of said Parcel 58, a distance of 113.63 feet to a point therein;

Thence North $00^{\circ} 31' 29''$ West, a distance of 12.00 feet;

Thence North $45^{\circ} 20' 25''$ West, a distance of 37.68 feet to a point in the east line of said Parcel 58;

Thence North $00^{\circ} 09' 20''$ West along said east line and along the northerly prolongation thereof, a distance of 1251.39 feet to a point in the north line of said Parcel 58;

Thence South $89^{\circ} 20' 39''$ West along said north line, a distance of 60.00 feet to the point of beginning.

PARCEL 61

Those portions of Parcels 45 and 46 of Parcel Map No. 24733, as shown by map on file in Book 175 of Parcel Maps at pages 30 through 36 inclusive thereof, Records of Riverside County, California, described as follows:

Commencing at the northwest corner of Parcel 58 of said Parcel Map No. 24733;

Thence South $00^{\circ} 09' 20''$ East along the west line of said Parcel 58, a distance of 580.94 feet to a point therein for the TRUE POINT OF BEGINNING;

Thence South $44^{\circ} 50' 40''$ West, a distance of 38.18 feet;

Thence South $89^{\circ} 50' 40''$ West, a distance of 277.99 feet to a point in the west line of said Parcel 45;

Thence South $00^{\circ} 09' 20''$ East along said west line and along the west line of said Parcel 46, a distance of 60.00 feet to a point therein;

Thence North $89^{\circ} 50' 40''$ East, a distance of 277.99 feet;

Thence South $45^{\circ} 09' 20''$ East, a distance of 38.18 feet to a point in said west line of Parcel 58;

Thence North $00^{\circ} 09' 20''$ West along said west line, a distance of 114.00 feet to the true point of beginning.

PREPARED UNDER MY SUPERVISION:

Matthew E. Webb

Matthew E. Webb, L.S. 5529

Prepared by: Alan

Checked by: MS

4/29/92
Date

DESCRIPTION APPROVAL 5/11/92
George P. Hutchinson by WE
SURVEYOR, CITY OF RIVERSIDE

