

185012

RECORDING REQUESTED BY:

Continental Lawyers Title Company

AND WHEN RECORDED, MAIL TO:

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

Project: RZ-011-912, PW-013-912

RECEIVED FOR RECORD  
AT 8:00 O'CLOCK

MAY - 4 1994

Recorded in Official Records  
of Riverside County, California

Recorder  
Fees \$ 59 =

59/502

**COVENANT AND AGREEMENT AND  
DECLARATION OF RESTRICTIONS**

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 18th day of April, 1994, by REGIONAL PROPERTIES, INC., a California Corporation (hereinafter called "Owner"), with reference to the following facts:

A. The undersigned is the fee owner of the following described real property (hereinafter called "the Property", located in the City of Riverside, County of Riverside, State of California, described as follows:

Portions of Parcels 2, 4, 5, 6, 11, 14 and 15 of Parcel Map 4806 as shown by map on file in Book 7 of Parcel Maps at pages 8 through 12 thereof, Records of Riverside County, California and described more fully in Exhibit "A" attached hereto.

B. Said parcels are adjoining lots in the M-P-SP and C-2-SP zones. Owner is proposing to modify the Alessandro Heights (Mission Grove) Specific Plan and rezone portions of the M-P-SP zone property into C-2-SP and R-3-40-SP zoned land and adjust the parcel lines to conform with the proposed zone lines.

C. As a condition to the approval of SPA-003-912, RZ-011-912 and PW-013-912 by the City of Riverside (hereinafter called the "City"), Owner is to construct certain off-site improvements and shall provide for a landscape maintenance district. Owner desires to defer the offsite improvements, district formation and dedications until the issuance of building permits or until any expansion of the use of the property. City has consented to such deferral of improvements upon the condition that Owner execute and record a Covenant and Agreement stating that improvement plan preparation, off-site improvements, and cash payments will be required for any further development of the parcels.

NOW, THEREFORE, incorporating the above recitals and in consideration for the approval by City of SPA-003-912, RZ-011-912 and PW-013-912, Owner hereby covenants and agrees with the City as follows:

1. The Specific Plan Amendment, SPA-003-912, Zoning Case, RZ-011-912, and Parcel Map Waiver, PW-013-912 are approved subject to approved conditions not hereinafter deferred. There shall be no building permits issued for property until such time as the Owner or his successor in interest of the parcels constituting the property have met the following conditions which were conditions of approval for SPA-003-912, RZ-011-912 and PW-013-912 and such other conditions as may be imposed by the City as requirements for future development or improvement of the property:
  - a. All provisions of the Subdivision Ordinance shall be met. Specific requirements include, but are not limited to, the following:
    1. Installation of curb and gutter at 55 feet from monument centerline, sidewalk, matching paving and full landscaped median, as provided in item 3 below, relating to full parkway landscaping, median landscaping and hardscape, on Alessandro Boulevard to the specifications of the Public Works Department;
    2. A surety prepared by the Public Works Department to be posted to guarantee the required off-site improvements.
    3. Full parkway landscaping, median landscaping and hardscape is required or may be bonded for on Alessandro Boulevard and Mission Grove Parkway South to the specifications of the Planning, Public Works and Park and Recreation Departments'. The property will be included in the Mission Grove Landscape Maintenance District for the maintenance of this landscaping excepting the reverse frontage landscaping of Tract Map 27721 (PD-004-923) which shall be privately maintained by the home owners association.

The Owner or his successor shall give notice to all future owners of the property within the Landscape Maintenance District of the existence of said District and to advise that the City will levy assessments for the maintenance of landscaping within the District.
  4. The removal, relocation, replacement or protection of existing street trees to the specifications of the Park and Recreation, Public Works and Planning Departments.
  5. The installation of new street trees in accordance with the specifications of the Park and Recreation Department with all trees automatically irrigated and installed prior to occupancy.
  6. The provision of utility easements, water, street lights and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the Public Utilities Department. The existing 20-foot transmission easement will require an additional 30-feet per the specifications of the Public Utilities Department.

- 2. The terms and conditions of this Covenant and Agreement and Declaration of Restrictions may be enforced by the City or its successors or assigns or by any Owner of a parcel of the Property. Should any action be brought to interpret or enforce the terms of this Covenant and Agreement and Declaration of Restrictions, the prevailing party in such litigation shall be entitled to recover costs of suit including reasonable attorneys' fees.
- 3. This Covenant and Agreement shall run with the land and shall be binding upon Declaration and its successors and assigns, and shall continue in effect until such time as it has been released by the City Council of City.

X

IN WITNESS WHEREOF, Declaration has caused this Covenant and Agreement and Declaration of Restrictions to be executed the day and year first above written.

REGIONAL PROPERTIES, INC., a California Corporation

By: [Signature]  
President

By: [Signature]  
Secretary

APPROVED AS TO CONTENT:

By: [Signature]  
Parks & Recreation Department

APPROVED AS TO CONTENT:

By: [Signature]  
Public Works Department

APPROVED AS TO FORM:

By: [Signature]  
Assistant City Attorney

APPROVED AS TO CONTENT:

By: [Signature]  
Planning Department



**J. F. Davidson Associates, Inc.**  
ENGINEERING PLANNING SURVEYING LANDSCAPE ARCHITECTURE

*Building on a tradition of excellence since 1928*

December 10, 1991  
Revised 2/01/94

W.O. 9112580  
W.O. 9212818-01

**EXHIBIT "A"**  
**PARCEL MAP WAIVER**  
**REGIONAL PROPERTIES, INC.**

**PARCEL "A"**

That portion of Parcels 2, 4, 14 and 15 of Parcel Map 4806 as shown by map on file in Book 7 of Parcel Maps at pages 8 through 12 thereof, Records of Riverside County, California, described as follows:

Beginning at the centerline intersection of Alessandro Boulevard and Mission Grove Parkway South as shown on Record of Survey on file in Book 83 at pages 59 and 60 thereof, Records of Riverside County, California;

Thence N.89°50'17"E. along the centerline of said Alessandro Boulevard, also being the Northerly line of Section 17, Township 3 South, Range 4 West, S.B.M., a distance of 643.49 feet to the North one-quarter corner of said Section 17;

Thence N.89°49'36"E. continuing along said line, a distance of 556.51 feet;

Thence S.00°10'24"E., a distance of 281.09 feet;

Thence Southeasterly on a curve concave Northeasterly having a radius of 850.00 feet, through an angle of 34°29'42", an arc length of 511.74 feet;

Thence S.34°40'06"E., a distance of 177.57 feet;

Thence S.55°19'54"W., a distance of 111.02 feet;

Thence Southwesterly on a curve concave Northwesterly having a radius of 700.00 feet, through an angle of 34°30'16", an arc length of 421.55 feet;

Thence S.89°50'10"W., a distance of 246.91 feet;

Thence Southwesterly on a curve concave Southeasterly having a radius of 900.00 feet, through an angle of 19°09'53", an arc length of 301.04 feet;

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Thence S.70°40'17"W., a distance of 263.71 feet to the centerline intersection of Mission Grove Parkway South and Mission Village Drive as shown on Parcel Map 26320 by map on file in Book 173 of Parcel Maps at pages 46 through 50 thereof, Records of Riverside County, California;

The following three (3) courses are along the centerline of said Mission Grove Parkway South;

Thence N.19°19'43"W., a distance of 351.16 feet;

Thence Northwesterly on a curve concave Northeasterly having a radius of 1000.00 feet, through an angle of 19°10'00", an arc length of 334.52 feet;

Thence N.00°09'43"W., a distance of 571.18 feet to the Point of Beginning.

EXCEPTING THEREFROM that portion lying within Mission Grove Parkway South (Parcel 4) as shown on said Record of Survey as conveyed to the City of Riverside by deed recorded June 2, 1989 as Instrument No. 181683, Official Records of Riverside County, California.

ALSO EXCEPTING THEREFROM that portion lying within Alessandro Boulevard as shown on said Parcel Map 4806.

The above described parcel of land contains 27.796 acres, more or less.

PARCEL "B"

That portion of Parcels 4, 5, 11 and 14 of Parcel Map 4806 as shown by map on file in Book 7 of Parcel Maps at pages 8 through 12 thereof, Records of Riverside County, California, described as follows:

COMMENCING at the centerline intersection of Alessandro Boulevard and Mission Grove Parkway South as shown on Record of Survey on file in Book 83 at pages 59 and 60 thereof, Records of Riverside County, California;

Thence N.89°50'17"E. along the centerline of said Alessandro Boulevard, also being the Northerly line of Section 17, Township 3 South, Range 4 West, S.B.M., a distance of 643.49 feet to the North one-quarter corner of said Section 17;

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Thence N.89°49'36"E. continuing along said line, a distance of 556.51 feet;

Thence S.00°10'24"E., a distance of 281.09 feet;

Thence Southeasterly on a curve concave Northeasterly, having a radius of 850.00 feet, through an angle of 34°29'42", an arc length of 511.74 feet;

Thence S.34°40'06"E., a distance of 177.57 feet to the Point of Beginning of the parcel of land to be described;

Thence S.55°19'54"W., a distance of 111.02 feet;

Thence Southwesterly on a curve concave Northwesterly having a radius of 700.00 feet, through an angle of 34°30'16", an arc length of 421.55 feet;

Thence S.89°50'10"W., a distance of 246.91 feet;

Thence Southwesterly on a curve concave Southeasterly having a radius of 900.00 feet, through an angle of 19°09'53", an arc length of 301.04 feet;

Thence S.70°40'17"W., a distance of 263.71 feet to the centerline intersection of Mission Grove Parkway South and Mission Village Drive as shown on Parcel Map 26320 by map on file in Book 173 of Parcel Maps at pages 46 through 50 thereof, Records of Riverside County, California;

The following two (2) courses are along the centerline of said Mission Grove Parkway South;

Thence S.19°19'43"E., a distance of 326.87 feet;

Thence Southeasterly and Southwesterly on a curve concave Westerly having a radius of 1000.00 feet, through an angle of 15°35'43", an arc length of 272.19 feet;

Thence N.86°15'59"E., a distance of 60.00 feet;

Thence N.32°34'08"E., a distance of 102.70 feet;

Thence N.53°21'03"E., a distance of 48.26 feet;

Thence S.89°25'26"E., a distance of 186.00 feet;

Thence N.00°34'34"E., a distance of 138.51 feet;

Thence N.56°14'20"E., a distance of 71.23 feet;

Thence N.57°02'53"E., a distance of 36.00 feet;

Thence Southeasterly on a non-tangent curve concave Northeasterly, having a radius

of 318.00 feet, through an angle of  $47^{\circ}25'00''$ , an arc length of 263.17 feet, (the initial radial line bears  $S.57^{\circ}02'53''W.$ );

Thence  $S.80^{\circ}22'07''E.$ , a distance of 244.24 feet;

Thence Easterly on a curve concave Northerly, having a radius of 682.00 feet, through an angle of  $12^{\circ}05'07''$ , an arc length of 143.85 feet;

Thence  $N.87^{\circ}32'46''E.$ , a distance of 261.48 feet;

Thence Northeasterly on a curve concave Northwesterly, having a radius of 27.00 feet, through an angle of  $93^{\circ}48'00''$ , an arc length of 44.20 feet;

Thence  $N.83^{\circ}44'46''E.$ , a distance of 18.00 feet;

Thence Northerly on a non-tangent curve concave Westerly, having a radius of 724.00 feet, through an angle of  $00^{\circ}04'38''$ , an arc length of 0.98 feet, (the initial radial line bears  $N.83^{\circ}44'46''E.$ );

Thence  $N.83^{\circ}40'08''E.$ , a distance of 18.00 feet;

Thence Southeasterly on a non-tangent curve concave Northeasterly, having a radius of 27.00 feet, through an angle of  $86^{\circ}07'22''$ , an arc length of 40.58 feet, (the initial radial line bears  $S.83^{\circ}40'08''W.$ );

Thence  $N.87^{\circ}32'46''E.$ , a distance of 48.56 feet;

Thence Northeasterly on a curve concave Northwesterly, having a radius of 35.00 feet, through an angle of  $46^{\circ}36'45''$ , an arc length of 28.47 feet;

Thence Northerly on a non-tangent curve concave Westerly, having a radius of 842.00 feet, through an angle of  $01^{\circ}45'32''$ , an arc length of 25.85 feet (the initial radial line bears  $N.85^{\circ}05'55''E.$ );

Thence  $N.83^{\circ}20'23''E.$ , a distance of 33.00 feet;

Thence Northwesterly on a non-tangent curve concave Southwesterly, having a radius of 875.00 feet, through an angle of  $28^{\circ}00'29''$ , an arc length of 427.73 feet (the initial radial line bears  $N.83^{\circ}20'23''E.$ );

Thence  $N.34^{\circ}40'06''W.$ , a distance of 381.62 feet to the Point of Beginning.

EXCEPTING THEREFROM that portion lying within Mission Grove Parkway South (Parcel 4) as shown on said Record of Survey as conveyed to the City of Riverside by deed recorded June 2, 1989 as Instrument No. 181683, Official Records of Riverside County, California.

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The above described parcel of land contains 19.119 acres, more or less.

PARCEL "C"

That portion of Parcels 5, 6, and 11 of Parcel Map 4806, as shown by map on file in Book 7 of Parcel Maps at Pages 8 through 12 thereof, Records of Riverside County, California, described as follows:

COMMENCING at the centerline intersection of Alessandro Boulevard and Mission Grove Parkway South, as shown on Record of Survey on file in Book 83 at Pages 59 and 60 thereof, Records of Riverside County, California;

Thence N.89°50'17"E. along the centerline of said Alessandro Boulevard, also being the Northerly line of Section 17, Township 3 South, Range 4 West, S.B.M., a distance of 643.49 feet to the North one-quarter corner of said Section 17;

Thence N.89°49'36"E., continuing along said line, a distance of 556.51 feet;

Thence S.00°10'24"E., a distance of 281.09 feet;

Thence Southeasterly on a curve concave Northeasterly, having a radius of 850.00 feet, through an angle of 34°29'42", an arc length of 511.74 feet;

Thence S.34°40'06"E., a distance of 559.19 feet;

Thence Southeasterly on a curve concave Southwesterly, having a radius of 875.00 feet, through an angle of 28°00'29", an arc length of 427.73 feet to the Point of Beginning of the parcel of land to be described;

Thence Southeasterly and Southwesterly continuing along said curve concave Northwesterly, having a radius of 875.00 feet, through an angle of 123°55'19", an arc length of 1892.49 feet (the initial radial line bears N.83°20'23"E.) to the centerline prolongation of Northrup Drive, as shown on Parcel Map 23178 by map on file in Book 158 of Parcel Maps at Pages 20 through 22 thereof, Records of Riverside County, California;

Thence N.62°44'18"W. along said prolongation and said centerline, a distance of 361.90 feet to the centerline of said Mission Grove Parkway South;



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Thence Northeasterly along said centerline on a non-tangent curve concave Northwesterly, having a radius of 1000.00 feet, through an angle of  $30^{\circ}59'42''$ , an arc length of 540.96 feet (the initial radial line bears  $S.62^{\circ}44'18''E.$ );

Thence  $N.86^{\circ}15'59''E.$ , a distance of 60.00 feet;

Thence  $N.32^{\circ}34'08''E.$ , a distance of 102.70 feet;

Thence  $N.53^{\circ}21'03''E.$ , a distance of 48.26 feet;

Thence  $S.89^{\circ}25'26''E.$ , a distance of 186.00 feet;

Thence  $N.00^{\circ}34'34''E.$ , a distance of 138.51 feet;

Thence  $N.56^{\circ}14'20''E.$ , a distance of 71.23 feet;

Thence  $N.57^{\circ}02'53''E.$ , a distance of 36.00 feet;

Thence Southeasterly on a non-tangent curve concave Northeasterly, having a radius of 318.00 feet, through an angle of  $47^{\circ}25'00''$ , an arc length of 263.17 feet;

Thence  $S.80^{\circ}22'07''E.$ , a distance of 244.24 feet;

Thence Easterly on a curve concave Northerly, having a radius of 682.00 feet, through an angle of  $12^{\circ}05'07''$ , an arc length of 143.85 feet;

Thence  $N.87^{\circ}32'46''E.$ , a distance of 261.48 feet;

Thence Northeasterly on a curve concave Northwesterly, having a radius of 27.00 feet, through an angle of  $93^{\circ}48'00''$ , an arc length of 44.20 feet;

Thence  $N.83^{\circ}44'46''E.$ , a distance of 18.00 feet;

Thence Northerly on a non-tangent curve concave Westerly, having a radius of 724.00 feet, through an angle of  $00^{\circ}04'38''$ , an arc length of 0.98 feet, (the initial radial line bears  $N.83^{\circ}44'46''E.$ );

Thence  $N.83^{\circ}40'08''E.$ , a distance of 18.00 feet;

Thence Southeasterly on a non-tangent curve concave Northeasterly, having a radius of 27.00 feet, through an angle of  $86^{\circ}07'22''$ , an arc length of 40.58 feet, (the initial radial line bears  $S.83^{\circ}40'08''W.$ );

Thence  $N.87^{\circ}32'46''E.$ , a distance of 48.56 feet;

Thence Northeasterly on a curve concave Northwesterly, having a radius of 35.00 feet, through an angle of  $46^{\circ}36'45''$ , an arc length of 28.47 feet;

Thence Northerly on a non-tangent curve concave Westerly, having a radius of 842.00 feet, through an angle of  $01^{\circ}45'32''$ , an arc length of 25.85 feet (the initial radial line bears  $N.85^{\circ}05'55''E.$ );

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Thence N.83°20'23"E., a distance of 33.00 feet to the Point of Beginning.

EXCEPTING THEREFROM that portion lying within Mission Grove Parkway South (Parcel 4), as shown on said Record of Survey as conveyed to the City of Riverside by deed recorded June 2, 1989 as Instrument No. 181683, Official Records of Riverside County, California.

ALSO EXCEPTING THEREFROM that portion lying within Northrup Drive, as shown on said Parcel Map 23178.

The above described parcel of land contains 26.839 acres, more or less.

PARCEL "D"

Parcels 2 and 4 of Parcel Map 4806 as shown by map on file in Book 7 of Parcel Maps at pages 8 through 12 thereof, Records of Riverside County, California;

EXCEPTING THEREFROM that portion described as follows:

That portion of Parcels 2, 4, 14 and 15 of Parcel Map 4806 as shown by map on file in Book 7 of Parcel Maps at pages 8 through 12 thereof, Records of Riverside County, California, described as follows:

Beginning at the centerline intersection of Alessandro Boulevard and Mission Grove Parkway South as shown on Record of Survey on file in Book 83 at pages 59 and 60 thereof, Records of Riverside County, California;

Thence N.89°50'17"E. along the centerline of said Alessandro Boulevard, also being the Northerly line of Section 17, Township 3 South, Range 4 West, S.B.M., a distance of 643.49 feet to the North one-quarter corner of said Section 17;

Thence N.89°49'36"E. continuing along said line, a distance of 556.51 feet;

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Thence S.00°10'24"E., a distance of 281.09 feet;

Thence Southeasterly on a curve concave Northeasterly having a radius of 850.00 feet, through an angle of 34°29'42", an arc length of 511.74 feet;

Thence S.34°40'06"E., a distance of 177.57 feet;

Thence S.55°19'54"W., a distance of 111.02 feet;

Thence Southwesterly on a curve concave Northwesterly having a radius of 700.00 feet, through an angle of 34°30'16", an arc length of 421.55 feet;

Thence S.89°50'10"W., a distance of 246.91 feet;

Thence Southwesterly on a curve concave Southeasterly having a radius of 900.00 feet, through an angle of 19°09'53", an arc length of 301.04 feet;

Thence S.70°40'17"W., a distance of 263.71 feet to the centerline intersection of Mission Grove Parkway South and Mission Village Drive as shown on Parcel Map 26320 by map on file in Book 173 of Parcel Maps at pages 46 through 50 thereof, Records of Riverside County, California;

The following three (3) courses are along the centerline of said Mission Grove Parkway South;

Thence N.19°19'43"W., a distance of 351.16 feet;

Thence Northwesterly on a curve concave Northeasterly having a radius of 1000.00 feet, through an angle of 19°10'00", an arc length of 334.52 feet;

Thence N.00°09'43"W., a distance of 571.18 feet to the Point of Beginning.

ALSO EXCEPTING THEREFROM that portion described as follows:

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Thence N.89°50'17"E. along the centerline of said Alessandro Boulevard, also being the Northerly line of Section 17, Township 3 South, Range 4 West, S.B.M., a distance of 643.49 feet to the North one-quarter corner of said Section 17;

Thence N.89°49'36"E. continuing along said line, a distance of 556.51 feet;

Thence S.00°10'24"E., a distance of 281.09 feet;

Thence Southeasterly on a curve concave Northeasterly, having a radius of 850.00 feet, through an angle of 34°29'42", an arc length of 511.74 feet;

Thence S.34°40'06"E., a distance of 177.57 feet to the Point of Beginning of the parcel of land to be described;

Thence S.55°19'54"W., a distance of 111.02 feet;

Thence Southwesterly on a curve concave Northwesterly having a radius of 700.00 feet, through an angle of 34°30'16", an arc length of 421.55 feet;

Thence S.89°50'10"W., a distance of 246.91 feet;

Thence Southwesterly on a curve concave Southeasterly having a radius of 900.00 feet, through an angle of 19°09'53", an arc length of 301.04 feet;

Thence S.70°40'17"W., a distance of 263.71 feet to the centerline intersection of Mission Grove Parkway South and Mission Village Drive as shown on Parcel Map 26320 by map on file in Book 173 of Parcel Maps at pages 46 through 50 thereof, Records of Riverside County, California;

The following two (2) courses are along the centerline of said Mission Grove Parkway South;

Thence S.19°19'43"E., a distance of 326.87 feet;

Thence Southeasterly and Southwesterly on a curve concave Westerly having a radius of 1000.00 feet, through an angle of 15°35'43", an arc length of 272.19 feet;

Thence N.86°15'59"E., a distance of 60.00 feet;

Thence N.32°34'08"E., a distance of 102.70 feet;

Thence N.53°21'03"E., a distance of 48.26 feet;

Thence S.89°25'26"E., a distance of 186.00 feet;

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Thence N.00°34'34"E., a distance of 138.51 feet;

Thence N.56°14'20"E., a distance of 71.23 feet;

Thence N.57°02'53"E., a distance of 36.00 feet;

Thence Southeasterly on a non-tangent curve concave Northeasterly, having a radius of 318.00 feet, through an angle of 47°25'00", an arc length of 263.17 feet, (the initial radial line bears S.57°02'53"W.);

Thence S.80°22'07"E., a distance of 244.24 feet;

Thence Easterly on a curve concave Northerly, having a radius of 682.00 feet, through an angle of 12°05'07", an arc length of 143.85 feet;

Thence N.87°32'46"E., a distance of 261.48 feet;

Thence Northeasterly on a curve concave Northwesterly, having a radius of 27.00 feet, through an angle of 93°48'00", an arc length of 44.20 feet;

Thence N.83°44'46"E., a distance of 18.00 feet;

Thence Northerly on a non-tangent curve concave Westerly, having a radius of 724.00 feet, through an angle of 00°04'38", an arc length of 0.98 feet, (the initial radial line bears N.83°44'46"E.);

Thence N.83°40'08"E., a distance of 18.00 feet;

Thence Southeasterly on a non-tangent curve concave Northeasterly, having a radius of 27.00 feet, through an angle of 86°07'22", an arc length of 40.58 feet, (the initial radial line bears S.83°40'08"W.);

Thence N.87°32'46"E., a distance of 48.56 feet;

Thence Northeasterly on a curve concave Northwesterly, having a radius of 35.00 feet, through an angle of 46°36'45", an arc length of 28.47 feet;

Thence Northerly on a non-tangent curve concave Westerly, having a radius of 842.00 feet, through an angle of 01°45'32", an arc length of 25.85 feet (the initial radial line bears N.85°05'55"E.);

Thence N.83°20'23"E., a distance of 33.00 feet;

Thence Northwesterly on a non-tangent curve concave Southwesterly, having a radius of 875.00 feet, through an angle of 28°00'29", an arc length of 427.73 feet (the initial radial line bears N.83°20'23"E.);

Thence N.34°40'06"W., a distance of 381.62 feet to the Point of Beginning.

The above described parcel of land contains 22.973 acres, more or less.

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PARCEL "E"

Parcels 5, 6, and 11 of Parcel Map 4806 as shown by map on file in Book 7 of Parcel Maps at pages 8 through 12 thereof, Records of Riverside County, California;

EXCEPTING THEREFROM that portion described as follows:

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COMMENCING at the centerline intersection of Alessandro Boulevard and Mission Grove Parkway South as shown on Record of Survey on file in Book 83 at pages 59 and 60 thereof, Records of Riverside County, California;

Thence N.89°50'17"E. along the centerline of said Alessandro Boulevard, also being the Northerly line of Section 17, Township 3 South, Range 4 West, S.B.M., a distance of 643.49 feet to the North one-quarter corner of said Section 17;

Thence N.89°49'36"E. continuing along said line, a distance of 556.51 feet;

Thence S.00°10'24"E., a distance of 281.09 feet;

Thence Southeasterly on a curve concave Northeasterly, having a radius of 850.00 feet, through an angle of 34°29'42", an arc length of 511.74 feet;

Thence S.34°40'06"E., a distance of 177.57 feet to the Point of Beginning of the parcel of land to be described;

Thence S.55°19'54"W., a distance of 111.02 feet;

Thence Southwesterly on a curve concave Northwesterly having a radius of 700.00 feet, through an angle of 34°30'16", an arc length of 421.55 feet;

Thence S.89°50'10"W., a distance of 246.91 feet;

Thence Southwesterly on a curve concave Southeasterly having a radius of 900.00 feet, through an angle of 19°09'53", an arc length of 301.04 feet;

Thence S.70°40'17"W., a distance of 263.71 feet to the centerline Intersection of Mission Grove Parkway South and Mission Village Drive as shown on Parcel Map 26320 by map on file in Book 173 of Parcel Maps at pages 46 through 50 thereof, Records of Riverside County, California;

The following two (2) courses are along the centerline of said Mission Grove Parkway South;

Thence S.19°19'43"E., a distance of 326.87 feet;

Thence Southeasterly and Southwesterly on a curve concave Westerly having a radius of 1000.00 feet, through an angle of 15°35'43", an arc length of 272.19 feet;

Thence N.86°15'59"E., a distance of 60.00 feet;

Thence N.32°34'08"E., a distance of 102.70 feet;

Thence N.53°21'03"E., a distance of 48.26 feet;

Thence S.89°25'26"E., a distance of 186.00 feet;

Thence N.00°34'34"E., a distance of 138.51 feet;

Thence N.56°14'20"E., a distance of 71.23 feet;

Thence N.57°02'53"E., a distance of 36.00 feet;

Thence Southeasterly on a non-tangent curve concave Northeasterly, having a radius of 318.00 feet, through an angle of 47°25'00", an arc length of 263.17 feet, (the initial radial line bears S.57°02'53"W.);

Thence S.80°22'07"E., a distance of 244.24 feet;

Thence Easterly on a curve concave Northerly, having a radius of 682.00 feet, through an angle of 12°05'07", an arc length of 143.85 feet;

Thence N.87°32'46"E., a distance of 261.48 feet;

Thence Northeasterly on a curve concave Northwesterly, having a radius of 27.00 feet, through an angle of 93°48'00", an arc length of 44.20 feet;

Thence N.83°44'46"E., a distance of 18.00 feet;

Thence Northerly on a non-tangent curve concave Westerly, having a radius of 724.00 feet, through an angle of 00°04'38", an arc length of 0.98 feet, (the initial radial line bears N.83°44'46"E.);

Thence N.83°40'08"E., a distance of 18.00 feet;

Thence Southeasterly on a non-tangent curve concave Northeasterly, having a radius of 27.00 feet, through an angle of 86°07'22", an arc length of 40.58 feet, (the initial radial

line bears S.83°40'08"W.);

Thence N.87°32'46"E., a distance of 48.56 feet;

Thence Northeasterly on a curve concave Northwesterly, having a radius of 35.00 feet, through an angle of 46°36'45", an arc length of 28.47 feet;

Thence Northerly on a non-tangent curve concave Westerly, having a radius of 842.00 feet, through an angle of 01°45'32", an arc length of 25.85 feet (the initial radial line bears N.85°05'55"E.);

Thence N.83°20'23"E., a distance of 33.00 feet;

Thence Northwesterly on a non-tangent curve concave Southwesterly, having a radius of 875.00 feet, through an angle of 28°00'29", an arc length of 427.73 feet (the initial radial line bears N.83°20'23"E.);

Thence N.34°40'06"W., a distance of 381.62 feet to the Point of Beginning.

ALSO EXCEPTING THEREFROM that portion described as follows:

That portion of Parcels 5, 6, and 11 of Parcel Map 4806, as shown by map on file in Book 7 of Parcel Maps at Pages 8 through 12 thereof, Records of Riverside County, California, described as follow:

COMMENCING at the centerline intersection of Alessandro Boulevard and Mission Grove Parkway South, as shown on Record of Survey on file in Book 83 at Pages 59 and 60 thereof, Records of Riverside County, California;

Thence N.89°50'17"E. along the centerline of said Alessandro Boulevard, also being the Northerly line of Section 17, Township 3 South, Range 4 West, S.B.M., a distance of 643.49 feet to the North one-quarter corner of said Section 17;

Thence N.89°49'36"E., continuing along said line, a distance of 556.51 feet;

Thence S.00°10'24"E., a distance of 281.09 feet;

Thence Southeasterly on a curve concave Northeasterly, having a radius of 850.00 feet, through an angle of 34°29'42", an arc length of 511.74 feet;

Thence S.34°40'06"E., a distance of 559.19 feet;

Thence Southeasterly on a curve concave Southwesterly, having a radius of 875.00



feet, through an angle of  $28^{\circ}00'29''$ , an arc length of 427.73 feet to the Point of Beginning of the parcel of land to be described;

Thence Southeasterly and Southwesterly continuing along said curve concave Northwesterly, having a radius of 875.00 feet, through an angle of  $123^{\circ}55'19''$ , an arc length of 1892.49 feet (the initial radial line bears  $N.83^{\circ}20'23''E.$ ) to the centerline prolongation of Northrup Drive, as shown on Parcel Map 23178 by map on file in Book 158 of Parcel Maps at Pages 20 through 22 thereof, Records of Riverside County, California;

Thence  $N.62^{\circ}44'18''W.$  along said prolongation and said centerline, a distance of 361.90 feet to the centerline of said Mission Grove Parkway South;

Thence Northeasterly along said centerline on a non-tangent curve concave Northwesterly, having a radius of 1000.00 feet, through an angle of  $30^{\circ}59'42''$ , an arc length of 540.96 feet (the initial radial line bears  $S.62^{\circ}44'18''E.$ );

Thence  $N.86^{\circ}15'59''E.$ , a distance of 60.00 feet;

Thence  $N.32^{\circ}34'08''E.$ , a distance of 102.70 feet;

Thence  $N.53^{\circ}21'03''E.$ , a distance of 48.26 feet;

Thence  $S.89^{\circ}25'26''E.$ , a distance of 186.00 feet;

Thence  $N.00^{\circ}34'34''E.$ , a distance of 138.51 feet;

Thence  $N.56^{\circ}14'20''E.$ , a distance of 71.23 feet;

Thence  $N.57^{\circ}02'53''E.$ , a distance of 36.00 feet;

Thence Southeasterly on a non-tangent curve concave Northeasterly, having a radius of 318.00 feet, through an angle of  $47^{\circ}25'00''$ , an arc length of 263.17 feet (the initial radial line bears  $S.57^{\circ}02'53''W.$ );

Thence  $S.80^{\circ}22'07''E.$ , a distance of 244.24 feet;

Thence Easterly on a curve concave Northerly, having a radius of 682.00 feet, through an angle of  $12^{\circ}05'07''$ , an arc length of 143.85 feet;

Thence  $N.87^{\circ}32'46''E.$ , a distance of 261.48 feet;

Thence Northeasterly on a curve concave Northwesterly, having a radius of 27.00 feet, through an angle of  $93^{\circ}48'00''$ , an arc length of 44.20 feet;

Thence  $N.83^{\circ}44'46''E.$ , a distance of 18.00 feet;

Thence Northerly on a non-tangent curve concave Westerly, having a radius of 724.00 feet, through an angle of  $00^{\circ}04'38''$ , an arc length of 0.98 feet, (the initial radial line

EXHIBIT "A"  
PARCEL MAP WAIVER  
December 10, 1991  
Revised 2/01/94  
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bears N.83°44'46"E.);

Thence N.83°40'08"E., a distance of 18.00 feet;

Thence Southeasterly on a non-tangent curve concave Northeasterly, having a radius of 27.00 feet, through an angle of 86°07'22", an arc length of 40.58 feet, (the initial radial line bears S.83°40'08"W.);

Thence N.87°32'46"E., a distance of 48.56 feet;

Thence Northeasterly on a curve concave Northwesterly, having a radius of 35.00 feet, through an angle of 46°36'45", an arc length of 28.47 feet;

Thence Northerly on a non-tangent curve concave Westerly, having a radius of 842.00 feet, through an angle of 01°45'32", an arc length of 25.85 feet (the initial radial line bears N.85°05'55"E.);

Thence N.83°20'23"E., a distance of 33.00 feet to the Point of Beginning.

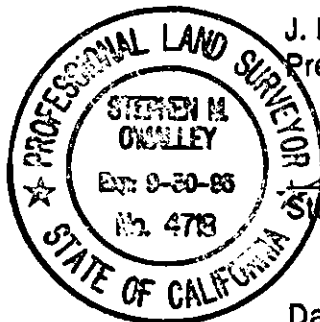
ALSO EXCEPTING THEREFROM that portion lying within Parcel Map 23178 as shown by map on file in Book 158 of Parcel Maps at pages 20 through 22 thereof, Records of Riverside County, California.

ALSO EXCEPTING THEREFROM that portion lying Westerly of the Easterly line of said Mission Grove Parkway South.

ALSO EXCEPTING THEREFROM that portion lying Southerly of the Northerly line of Parcel "C" of Certificate of Compliance recorded October 12, 1989 as Instrument No. 354015, Official Records of Riverside County, California.

The above described parcel of land contains 30.779 acres, more or less.

DESCRIPTION APPROVAL 4/22/94  
Walter R. Ince by \_\_\_\_\_  
SURVEYOR, CITY OF RIVERSIDE



J. F. DAVIDSON ASSOCIATES, INC.  
Prepared under the supervision of:

Stephen M. O'Malley  
Stephen M. O'Malley PLS NO. 4718

Date: 4/22/94