

When recorded mail to:

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT
P. O. BOX 1033, RIVERSIDE, CALIFORNIA

Project: University Wash -
Thornton Storm Drain

RECEIVED FOR RECORDER
Min. Past

MAR 18 1988

Recorded in Official Records
of Riverside County, California

William E. Jones
RECORDER

Fee \$

County Flood Control and Water Conservation
District, and is entitled to be recorded without
fee (Govt. Code 81031)

FOR RECORDER'S OFFICE USE ONLY

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby
acknowledged, the CITY OF RIVERSIDE, a municipal corporation, hereby
GRANTS to the RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION
DISTRICT the real property in the City of Riverside, County of
Riverside, State of California, described as follows:

Parcel 1 (1120-14A)

All that portion of Lot 52 of the S.C.C. Association, as
shown by map recorded in Book 7 of Maps, at Page 3 thereof,
records of San Bernardino County, California, more
particularly described as follows:

BEGINNING at a point in the southeasterly boundary of Files
Subdivision No. 4 as shown by map on file in Book 6 of Maps,
at Page 60 thereof, records of said Riverside County, South
29° 39' 16" West, 46.14 feet from the most easterly corner
of said Files Subdivision No. 4;

THENCE South 29° 39' 16" West, continuing along said
southeasterly boundary 61.41 feet to the beginning of a
non-tangent curve with a radius of 570.00 feet and concaving
southwesterly; the radial line of said curve at said
beginning bears North 42° 35' 25" East;

THENCE Southeasterly to the right along said curve an arc
length of 313.11 feet, thru a central angle of 31° 28' 25"
to a point of tangency;

THENCE South 15° 56' 10" East, 33.98 feet to the beginning
of a tangent curve with a radius of 630.00 feet and
concaving northeasterly;

THENCE Southeasterly to the left along said curve an arc
length of 383.70 feet, thru a central angle of 34° 53' 44"
to the end thereof;

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THENCE South 29° 48' 10" West, 62.64 feet to a point in the northeasterly line of that certain parcel of land conveyed to the State of California by deed recorded April 5, 1957, as Instrument No. 25050 of Official Records of said Riverside County; said point being the beginning of a non-tangent curve with a radius of 345.00 feet and concaving northerly; the radial line of said non-tangent curve at said point bears North 12° 12' 17" East;

THENCE Easterly to the left an arc length of 31.99 feet, thru a central angle of 5° 18' 45" to the southeasterly line of said Lot 52;

THENCE North 29° 48' 10" East, 107.80 feet to the beginning of a non-tangent curve with a radius 570.00 feet and concaving northeasterly; the radial line of said curve at said beginning bears South 37° 06' 06" West;

THENCE Northwesterly to the right along said curve an arc length of 367.60 feet, thru a central angle of 36° 57' 04" to the point of tangency;

THENCE North 15° 56' 10" West, 33.98 feet to the beginning of a tangent curve with a radius of 630.00 feet and concaving southwesterly;

THENCE Northwesterly to the left along said curve an arc length of 359.82 feet, thru a central angle 32° 43' 27" to the point of beginning;

Area - 1.086 acres (47,313.59 square feet)

Parcel 2 (1120-14B)

All that portion of Lot 51 of the S.C.C. Association, as shown by map recorded in Book 7 of Maps, at Page 3 thereof, records of San Bernardino County, California, more particularly described as follows:

BEGINNING at the most westerly corner of that certain parcel of land conveyed to Paul C. Schirmer, et al., as Parcel B by Deed recorded May 9, 1977, as Instrument No. 81683 of Official Records of said Riverside County;

THENCE South 60° 08' 41" East, along the southwesterly line of said Parcel B a distance of 50.00 feet;

THENCE North 15° 10' 11" West, 28.30 feet;

THENCE North 60° 08' 41" West, 30.00 feet to the northwesterly line of said Parcel B;

THENCE South 29° 48' 10" West, along said northwesterly line 20.00 feet to the point of beginning.

Area - 805.56 square feet.

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CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within deed to Riverside County Flood Control and Water Conservation District is hereby accepted by the undersigned officer pursuant to authority conferred by resolution of the Board of Supervisors of said District adopted on May 12, 1961, and the grantee consents to the recordation thereof by its duly authorized officer.

Date March 14, 1988

Kenneth F. Edwards
Chief Engineer

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AGREEMENT

(University Wash Storm Drain)

THIS AGREEMENT is made and entered into this 16th day of October, 1981, by and between the CITY OF RIVERSIDE, a municipal corporation, hereinafter referred to as "City", and PAUL C. SCHIRMER, MARILYN N. SCHIRMER and BARBARA HALLMAN, hereinafter collectively referred to as "Owners".

WITNESSETH:

WHEREAS the Owners are the fee owners of that certain property located in the City of Riverside, County of Riverside, State of California, described in Exhibit A, attached hereto and incorporated herein by this reference; and

WHEREAS the City has filed a Complaint in Eminent Domain in the Superior Court of the State of California in and for the County of Riverside in Case No. 137825, entitled City of Riverside vs. Paul C. Schirmer, et al. to acquire a portion of said property necessary for the construction and installation of the storm drain known as University Wash Storm Drain located between Orange Street and the interchange of the Riverside and Pomona Freeways; and

WHEREAS as a condition to the settlement of the above-referenced action, the Owners wish to have written assurances that they will be able to bridge the storm drain channel or remove the entire open channel and replace it with a covered storm drain conduit to more effectively utilize their remaining property at such time as it is developed;

NOW, THEREFORE, the parties hereto mutually agree as follows:

- 1. At the request of the Owners and upon the submission of their plans, the City or its successor in interest to the property condemned in Riverside County Superior Court Case No. 137825 and described in Exhibit B, attached hereto and

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1 incorporated herein by this reference, shall grant to the Owners
2 without charge, rental or processing fee its License to either
3 bridge the open storm drain channel located on the property
4 described in Exhibit B or remove the open channel located on said
5 property and replace it with a covered storm drain conduit;
6 which grant of license shall be subject to the terms and conditions
7 hereinafter set forth.

8 2. The location of the bridge(s) or conduit and all con-
9 struction within the licensed area by Owners shall be in accordance
10 with plans prepared by Owners and submitted to and approved by
11 the City's Public Works Department and the Riverside County Flood
12 Control and Water Conservation District, which approval shall not
13 be unreasonably withheld. Notwithstanding any such approval, the
14 Owners shall assume full responsibility for the design and con-
15 struction of such bridge(s) or conduit.

16 3. The Owners shall indemnify and hold the City and
17 the Riverside County Flood Control and Water Conservation Dis-
18 trict free and harmless from any and every claim of liability
19 for personal injury, including death, and property damage, and
20 demands or actions for damages, and for any and every cost and
21 expense connected therewith, including reasonable attorneys' fees,
22 arising out of the granting of the subject license or the use of
23 the licensed area by Owners.

24 4. The rights granted to Owners pursuant to this Agree-
25 ment shall be for the benefit of and appurtenant to the real
26 property owned by Owner adjoining the licensed area and described
27 in the Exhibit A attached hereto and incorporated herein by this
28 reference, excepting therefrom the property acquired by City in
29 the above-referenced Riverside County Superior Court Case
30 No. 137825.

31 5. Nothing herein shall be construed as relieving the
32 Owners from the responsibility, obligation or duty to obtain the

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1 necessary building permit from the City of Riverside for the
2 construction of the bridge(s) or conduit, and paying therefor
3 any fees therein imposed for such building permit.

4 6. This Agreement shall be binding upon the City and
5 its successors and assigns as to the property condemned in the
6 Riverside County Superior Court Case No. 137825 and described
7 in Exhibit B.

8 IN WITNESS WHEREOF the parties hereto have caused this
9 Agreement to be executed the day and year first above written.

CITY OF RIVERSIDE, a
municipal corporation

By Terry L. Tringali
Mayor Pro Tempore

Attest Alicia Hene
City Clerk

OWNERS:

Paul C. Schirmer
PAUL C. SCHIRMER

Marilyn N. Schirmer
MARILYN N. SCHIRMER

Barbara Hallman
BARBARA HALLMAN

BP/lc 32
10/12/81

CITY ATTORNEY
RIVERSIDE
CALIFORNIA
APPROVED AS TO FORM
[Signature]

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ALL OF LOT 52 OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7 PAGE 3 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

EXCEPT THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 52, 705.3 FEET SOUTHWESTERLY FROM THE MOST NORTHERLY CORNER OF LOT 52 OF SAID LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION; THENCE SOUTHEASTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 52 TO THE SOUTHEASTERLY LINE THEREOF; THENCE NORTHEASTERLY AND ALONG THE SOUTHEASTERLY LINE OF SAID LOT TO THE MOST EASTERLY CORNER THEREOF; THENCE NORTHWESTERLY AND ALONG THE NORTHEASTERLY LINE OF SAID LOT 52, TO THE MOST NORTHERLY CORNER THEREOF; THENCE SOUTHWESTERLY AND ALONG THE NORTHWESTERLY LINE OF SAID LOT 52, TO THE POINT OF BEGINNING;

ALSO EXCEPT THEREFROM THAT PORTION LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 52, 160 FEET NORTHEASTERLY FROM THE MOST WESTERLY CORNER THEREOF; THENCE AT A RIGHT ANGLE SOUTHEASTERLY, 50 FEET; THENCE SOUTH 12° 17' 27" WEST, TO A POINT THAT BEARS NORTH 12° 17' 27" EAST, A DISTANCE OF 118.11 FEET FROM THE SOUTHWESTERLY LINE OF SAID LOT 52; THENCE SOUTH 43° 52' 08" EAST, 29.46 FEET; THENCE SOUTH 64° 00' 45" EAST, 457.71 FEET; THENCE ALONG A TANGENT CURVE CONCAVE NORTHERLY WITH A RADIUS OF 345 FEET, THROUGH AN ANGLE OF 19° 06' 43", A DISTANCE OF 115.08 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 52, DISTANT ALONG LAST SAID SOUTHEASTERLY LINE NORTH 29° 53' 10" EAST, 159.32 FEET FROM THE MOST SOUTHERLY CORNER OF SAID LOT 52.

PARCEL B:

THAT PORTION OF LOT 51 OF LANDS OF SOUTHERN CALIFORNIA COLONY ASSOCIATION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7 PAGE 3 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 51, DISTANT THEREON NORTH 29° 47' 10" EAST 279.71 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 51; THENCE, COURSE (1), SOUTH 60° 09' 41" EAST 108.86 FEET; THENCE, COURSE (2), NORTH 74° 31' 41" EAST 80.40 FEET; THENCE, COURSE (3) NORTH 76° 24' 21" EAST 142.73 FEET TO THE NORTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED AUGUST 8, 1957 IN BOOK 2131 PAGE 4 OF OFFICIAL RECORDS, RIVERSIDE COUNTY RECORDS; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE TO THE NORTHWEST CORNER OF SAID STATE OF CALIFORNIA PARCEL OF LAND; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID PARCEL OF LAND, 58 FEET TO THE SOUTHWEST CORNER THEREOF, SAID CORNER BEING ALSO ON THE NORTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED NOVEMBER 23, 1956 IN BOOK 2002 PAGE 251 OF OFFICIAL RECORDS; THENCE NORTHWESTERLY ALONG LAST SAID NORTHEASTERLY LINE TO THE NORTHWEST TERMINUS THEREOF, SAID TERMINUS BEING ALSO ON THE SOUTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED NOVEMBER 23, 1956 IN BOOK 2002 PAGE 247 OF OFFICIAL RECORDS; THENCE NORTHEASTERLY ALONG LAST SAID SOUTHEASTERLY LINE, 58 FEET TO THE NORTHEAST TERMINUS THEREOF; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF LAST SAID PARCEL OF LAND TO THE NORTHWESTERLY LINE OF SAID LOT 51; THENCE SOUTHWESTERLY ALONG LAST SAID NORTHWESTERLY LINE, 154.79 FEET TO THE POINT OF BEGINNING;

EXCEPT THEREFROM THE PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 51 WHICH BEARS NORTH 29° 08' EAST, A DISTANCE OF 228.5 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT 51; THENCE SOUTH 60° 54' EAST, PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 51, A DISTANCE OF 74 FEET; THENCE NORTH 29° 08' EAST, PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 51, A DISTANCE OF 147 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 29° 08' EAST, PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 51, A DISTANCE OF 1 FOOT; THENCE SOUTH 60° 54' EAST, PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 51, TO A POINT ON THE NORTHERLY LINE OF THE STATE HIGHWAY; THENCE WESTERLY ON SAID NORTHERLY LINE OF THE STATE HIGHWAY TO A

POINT ON A LINE DRAWN FROM SAID TRUE POINT OF BEGINNING AND RUNNING SOUTH 60° 54' EAST, PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 51; THENCE NORTH 60° 54' WEST, PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 51, TO THE TRUE POINT OF BEGINNING;

ALSO EXCEPT THEREFROM ALL MINERALS, OIL, GASES AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREIN DESCRIBED, WITHOUT, HOWEVER, THE RIGHT TO DRILL, DIG OR MINE THROUGH THE SURFACE THEREOF, AS RESERVED IN THE DEED FROM THE STATE OF CALIFORNIA, RECORDED OCTOBER 16, 1963 AS INSTRUMENT NO. 109421.

PARCEL C:

THAT PORTION OF LOT 51 OF LANDS OF SOUTHERN CALIFORNIA COLONY ASSOCIATION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7 PAGE 3 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHWESTERLY LINE OF SAID LOT, 434.5 FEET NORTHWESTERLY FROM THE SOUTHWESTERLY CORNER OF SAID LOT; SAID POINT BEING THE MOST NORTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO RALPH T. WILLIS AND BEULAH K. WILLIS, HUSBAND AND WIFE, BY DEED FROM RAY H. ECKHARDT, AN UNMARRIED MAN, RECORDED APRIL 1, 1954 IN BOOK 1571 PAGE 453 OF OFFICIAL RECORDS, RIVERSIDE COUNTY RECORDS; THENCE SOUTHEASTERLY, PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT, 74 FEET FOR THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTHEASTERLY, PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT, 22.8 FEET TO THE MOST NORTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO FRANK MAGNON AND CAROLINE MAGNON, HUSBAND AND WIFE, BY DEED FROM VIRGIE WHISENHUNT, RECORDED JANUARY 12, 1954 IN BOOK 1542 PAGE 358 OF OFFICIAL RECORDS, RIVERSIDE COUNTY RECORDS; THENCE SOUTH 29° 08' WEST, PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT, 58 FEET TO THE MOST WESTERLY CORNER OF SAID PARCEL SO CONVEYED TO FRANK MAGNON, ET UX; THENCE NORTH 60° 54' WEST, PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT TO A POINT ON THE SOUTHEASTERLY LINE OF SAID PARCEL SO CONVEYED TO RALPH T. WILLIS, ET UX; THENCE NORTHEASTERLY ON SAID SOUTHEASTERLY LINE, 58 FEET TO THE POINT OF BEGINNING.

PARCEL D:

THAT PORTION OF LOT 52 OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7 PAGE 3 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, DESCRIBED AS FOLLOWS:

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DIVISION NO. 4, AS SHOWN BY MAP ON FILE IN BOOK 6 PAGE 60 OF MAPS, RIVERSIDE COUNTY RECORDS; THENCE NORTH 29° 39' 15" EAST ALONG THE NORTHWESTERLY LINE OF LOT 52 100 FEET; THENCE SOUTH 60° 20' 00" EAST 50 FEET; THENCE BEARING SOUTH 12° 17' 27" WEST ALONG A LINE TO ITS INTERSECTION WITH A LINE BEARING SOUTH 60° 16' 04" EAST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 60° 16' 04" WEST ALONG SAID LINE TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM ALL MINERALS, OILS, GASES AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER PARCEL D, WITHOUT, HOWEVER, THE RIGHT TO DRILL, DIG OR MINE THROUGH THE SURFACE THEREOF, AS RESERVED TO THE STATE OF CALIFORNIA IN THE DEED RECORDED MAY 5, 1964 AS INSTRUMENT NO. 15043.

PARCEL E:

THAT PORTION OF LOT 51 OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7 PAGE 3 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 51 WHICH BEARS NORTH 29° 08' EAST, A DISTANCE OF 228.5 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT 51; THENCE SOUTH 60° 54' EAST, PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 51, A DISTANCE OF 74 FEET; THENCE NORTH 29° 08' EAST, PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 51, A DISTANCE OF 147 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 29° 08' EAST, PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 51, A DISTANCE OF 1 FOOT; THENCE SOUTH 60° 54' EAST, PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 51, TO A POINT ON THE NORTHERLY LINE OF THE STATE HIGHWAY; THENCE WESTERLY ON SAID NORTHERLY LINE OF THE STATE HIGHWAY TO A POINT ON A LINE DRAWN FROM SAID TRUE POINT OF BEGINNING AND RUNNING SOUTH 60° 54' EAST, AND PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 51; THENCE NORTH 60° 54' WEST AND PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 51, TO THE TRUE POINT OF BEGINNING.

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Parcel 1

All that portion of Lot 52 of the S.C.C. Association, as shown by map recorded in Book 7 of Maps, at Page 3 thereof, records of San Bernardino County, California, more particularly described as follows:

BEGINNING at a point in the southeasterly boundary of Files Sub-division No. 4 as shown by map on file in Book 6 of Maps, at Page 60 thereof, records of said Riverside County, South 29° 39' 16" West, 46.14 feet from the most easterly corner of said Files Subdivision No. 4;

THENCE South 29° 39' 16" West, continuing along said southeasterly boundary 61.41 feet to the beginning of a non-tangent curve with a radius of 570.00 feet and concaving southwesterly; the radial line of said curve at said beginning bears North 42° 35' 25" East;

THENCE Southeasterly to the right along said curve an arc length of 313.11 feet, thru a central angle of 31° 28' 25" to a point of tangency;

THENCE South 15° 56' 10" East, 33.98 feet to the beginning of a tangent curve with a radius of 630.00 feet and concaving north-easterly;

THENCE Southeasterly to the left along said curve an arc length of 383.70 feet, thru a central angle of 34° 53' 44" to the end thereof;

THENCE South 29° 48' 10" West, 62.64 feet to a point in the northeasterly line of that certain parcel of land conveyed to the State of California by deed recorded April 5, 1957, as Instrument No. 25050 of Official Records of said Riverside County; said point being the beginning of a non-tangent curve with a radius of 345.00 feet and concaving northerly; the radial line of said non-tangent curve at said point bears North 12° 12' 17" East;

THENCE Easterly to the left an arc length of 31.99 feet, thru a central angle of 5° 18' 45" to the southeasterly line of said Lot 52;

THENCE North 29° 48' 10" East, 107.80 feet to the beginning of a non-tangent curve with a radius 570.00 feet and concaving north-easterly; the radial line of said curve at said beginning bears South 37° 06' 06" West;

THENCE Northwesterly to the right along said curve an arc length of 367.60 feet, thru a central angle of 36° 57' 04" to the point of tangency;

THENCE North 15° 56' 10" West, 33.98 feet to the beginning of a tangent curve with a radius of 630.00 feet and concaving south-westerly;

THENCE Northwesterly to the left along said curve an arc length of 359.82 feet, thru a central angle 32° 43' 27" to the point of beginning.

Area - 1.086 acres (47,313.59 square feet)

Parcel 2

All that portion of Lot 51 of the S.C.C. Association, as shown by map recorded in Book 7 of Maps, at Page 3 thereof, records of San Bernardino County, California, more particularly described as follows:

BEGINNING at the most westerly corner of that certain parcel of land conveyed to Paul C. Schirmer, et al., as Parcel B by Deed recorded May 9, 1977, as Instrument No. 81683 of Official Records of said Riverside County;

THENCE South 60° 08' 41" East, along the southwesterly line of said Parcel B a distance of 50.00 feet;

THENCE North 15° 10' 11" West, 28.30 feet;

THENCE North 60° 08' 41" West, 30.00 feet to the northwesterly line of said Parcel B;

THENCE South 29° 48' 10" West, along said northwesterly line 20.00 feet to the point of beginning.

Area - 805.56 square feet.

DESCRIPTION - APPROVAL
George P. Hutchings 4/21/79
2-11-1979

RECEIVED FOR RECORD
Min. Past 11 o'clock AM

MAR 30 1988

Recorded in Official Records
of Riverside County, California

William E. Frank
RECORDER

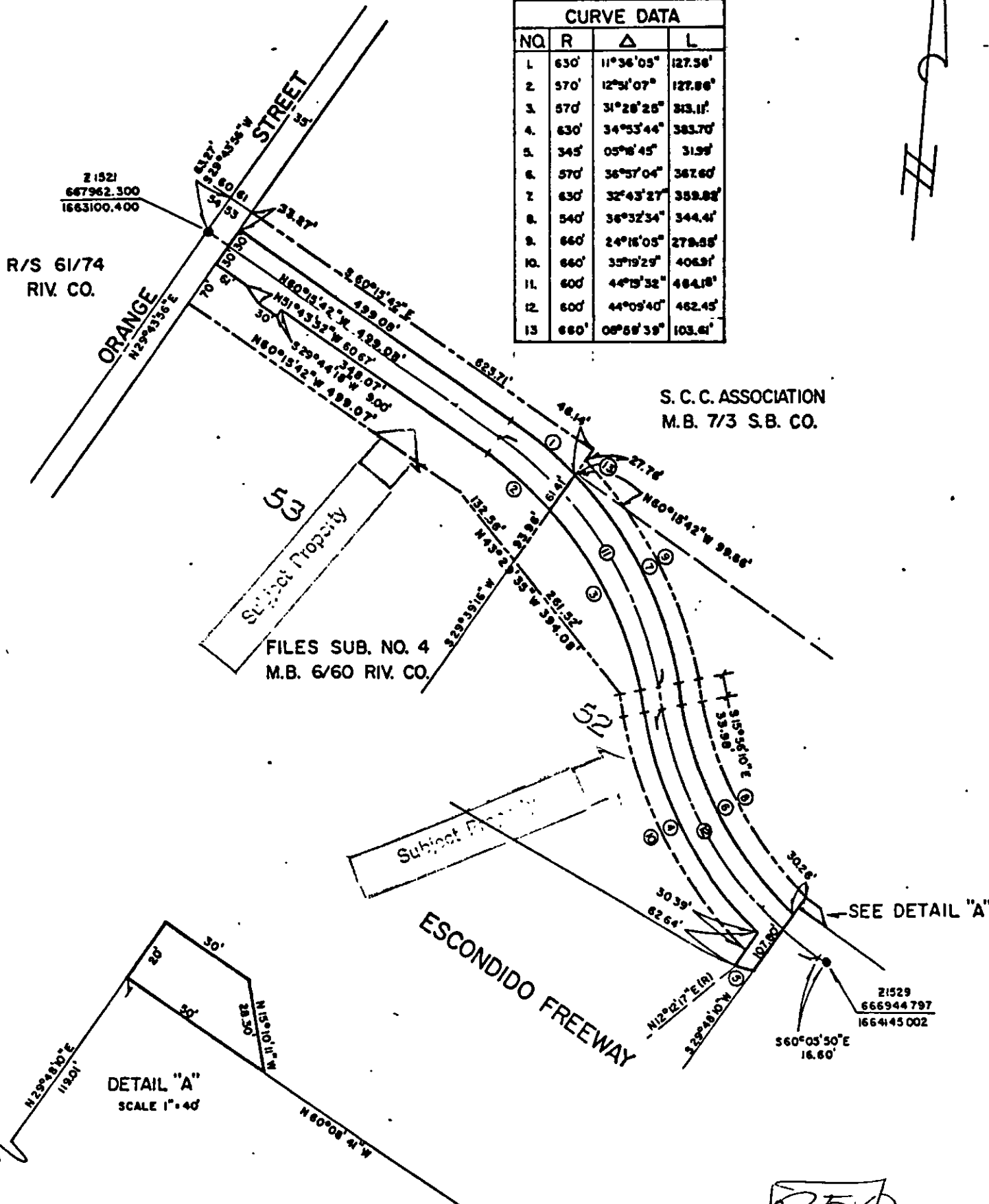
Fees \$

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CURVE DATA			
NQ	R	Δ	L
1	630'	11°36'03"	127.38'
2	570'	12°31'07"	127.88'
3	570'	31°28'25"	313.11'
4	630'	34°53'44"	383.70'
5	345'	05°16'45"	31.98'
6	570'	36°57'04"	387.60'
7	630'	32°43'27"	358.88'
8	540'	36°32'34"	344.41'
9	660'	24°16'05"	278.85'
10	660'	35°19'29"	406.91'
11	600'	44°15'32"	484.18'
12	600'	44°09'40"	462.45'
13	660'	08°58'39"	103.61'



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