

410668

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code 6103)

RECEIVED FOR RECORD

Min. Post 2 o'clock P.M.

NCV 22 1989

Recorded in Official Records of Riverside County, California

William S. Somaly
Recorder

Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: Lusk Highlander C.F.D.

12578

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, TRUST SERVICES OF AMERICA, INC. who acquired title as TITLE INSURANCE AND TRUST COMPANY, as TRUSTEE, as Grantor, grants to the CITY OF RIVERSIDE, a municipal corporation, as Grantee, its successors and assigns, an easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of ingress, egress and public utilities, together with all necessary appurtenances, in, under, upon, over and along that certain real property situated in the City of Riverside, County of Riverside, State of California, described as follows:

See Exhibit "A" attached

TOGETHER WITH the right to clear and keep clear said easement and right-of-way from any structures or trees, to enter upon and to pass and repass over and along said property, and to deposit tools, implements and other material thereon by Grantee, its officers, agents and employees and by persons under contract with said Grantee and their officers, agents and employees, whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said ingress, egress and public utilities.

Dated 10/16/89

TRUST SERVICES OF AMERICA, INC.

By [Signature]
Title VICE PRESIDENT

By [Signature]
Title Assistant Secretary

[Signature]

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 14883 of said City Council adopted January 25, 1983, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 11/22/89

[Signature]
Title Property Services Manager

0001u/m - W/0621u/w

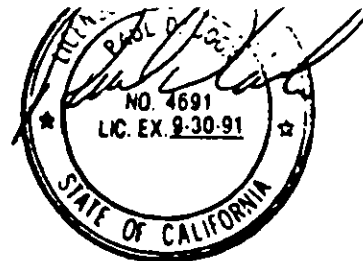


EXHIBIT "A"

THOSE PORTIONS OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 4 WEST AND THOSE PORTIONS OF THE NORTH HALF OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

PARCEL "A"

BEGINNING AT THE CENTERLINE INTERSECTION OF FISCHER ROAD AND BOX SPRINGS BOULEVARD AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 77 AT PAGES 59 THROUGH 63, OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA;

THENCE S45°22'01"W ALONG THE SOUTHWESTERLY PROLONGATION OF SAID CENTERLINE OF FISCHER ROAD, A DISTANCE OF 31.37 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1200.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°20'38", AN ARC LENGTH OF 28.15 FEET TO A POINT AT THE SOUTHWESTERLY RIGHT-OF-WAY OF SAID BOX SPRINGS BOULEVARD, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 450.00 FEET, A RADIAL BEARING FROM LAST SAID BEGINNING POINT BEARS S44°55'22"W, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 06°22'29", AN ARC LENGTH OF 50.07 FEET TO A POINT AT THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1150.00 FEET, A RADIAL LINE TO LAST SAID BEGINNING POINT BEARS N45°52'38"W, SAID POINT BEING HEREINAFTER REFERRED TO AS POINT "A";

THENCE SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 21°02'07", AN ARC LENGTH OF 422.21 FEET TO A POINT AT THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 150.00 FEET, A RADIAL LINE TO LAST SAID BEGINNING POINT BEARS S66°54'45"E;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°31'11", AN ARC LENGTH OF 53.72 FEET TO A POINT AT THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 150.00 FEET, A RADIAL LINE TO LAST SAID BEGINNING POINT BEARS NORTH 46°23'34"W;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°04'18", AN ARC LENGTH OF 55.17 FEET;

THENCE S22°32'08"W A DISTANCE OF 336.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 830.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°08'06", AN ARC LENGTH OF 422.06 FEET;

THENCE S51°40'14"W A DISTANCE OF 63.92 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 830.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°17'08", AN ARC LENGTH OF 380.78 FEET;

THENCE S77°57'22"W A DISTANCE OF 392.62 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 630.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°34'56", AN ARC LENGTH OF 512.20 FEET;

THENCE N55°27'42"W A DISTANCE OF 142.53 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 330.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 54°31'23", AN ARC LENGTH OF 314.03 FEET;

THENCE N00°56'19"W A DISTANCE OF 122.24 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 520.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°13'01", AN ARC LENGTH OF 482.98 FEET;

THENCE N52°16'42"E A DISTANCE OF 166.80 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 330.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 65°06'40", AN ARC LENGTH OF 375.01 FEET;

THENCE N12°49'58"W A DISTANCE OF 166.36 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 330.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°37'47", AN ARC LENGTH OF 216.73 FEET;

THENCE N50°27'45"W A DISTANCE OF 77.01 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 532.15 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'35", AN ARC LENGTH OF 532.59 FEET;

THENCE N06°52'50"E A DISTANCE OF 95.85 FEET;

THENCE N33°05'02"W A DISTANCE OF 32.50 FEET TO A POINT AT THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 628.00 FEET, A RADIAL LINE TO LAST SAID BEGINNING POINT

BEARS S11°45'22"W;

THENCE WESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 13°31'15", AN ARC LENGTH OF 148.20 FEET;

THENCE N64°43'23"W A DISTANCE OF 60.93 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1028.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°28'34", AN ARC LENGTH OF 187.96 FEET;

THENCE N54°14'49"W A DISTANCE OF 216.83 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 578.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°18'11", AN ARC LENGTH OF 406.58 FEET TO A POINT AT THE BEGINNING OF A LINE NON-TANGENT TO LAST SAID CURVE;

THENCE N76°03'22"E A DISTANCE OF 66.00 FEET TO A POINT AT THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 512.00 FEET, A RADIAL LINE TO LAST SAID BEGINNING POINT BEARS S76°03'22"W;

THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 40°18'11", AN ARC LENGTH OF 360.15 FEET;

THENCE S54°14'49"E A DISTANCE OF 216.83 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 962.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°28'34", AN ARC LENGTH OF 175.89 FEET;

THENCE S64°43'23"E A DISTANCE OF 60.93 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 562.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°34'23", AN ARC LENGTH OF 123.33 FEET TO A POINT AT THE BEGINNING OF A LINE NON-TANGENT TO LAST SAID CURVE;

THENCE N65°33'30"E A DISTANCE OF 28.71 FEET;

THENCE S87°26'30"E A DISTANCE OF 60.17 FEET;

THENCE S45°45'00"E A DISTANCE OF 31.17 FEET;

THENCE S08°36'40"W A DISTANCE OF 86.57 FEET;

THENCE S64°17'24"W A DISTANCE OF 20.36 FEET;

THENCE S06°52'50"W A DISTANCE OF 90.43 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 467.15 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'35", AN ARC LENGTH OF 467.54 FEET;

THENCE S50°27'45"E A DISTANCE OF 77.01 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 395.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°37'47", AN ARC LENGTH OF 259.42 FEET;

THENCE S12°49'58"E A DISTANCE OF 166.36 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 395.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 65°06'40", AN ARC LENGTH OF 448.88 FEET;

THENCE S52°15'42"W A DISTANCE OF 166.80 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 455.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°13'01", AN ARC LENGTH OF 422.61 FEET;

THENCE S00°56'19"E A DISTANCE OF 122.24 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 265.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 54°31'23", AN ARC LENGTH OF 252.18 FEET;

THENCE S55°27'42"E A DISTANCE OF 142.53 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 565.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°34'56", AN ARC LENGTH OF 459.35 FEET;

THENCE N77°57'22"E A DISTANCE OF 392.62 FEET TO THE BEGINNING OF A CONCAVE NORTHWESTERLY HAVING A RADIUS OF 765.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°17'08", AN ARC LENGTH OF 350.96 FEET;

THENCE N51°40'14"E A DISTANCE OF 63.92 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 765.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°08'06", AN ARC LENGTH OF 389.00 FEET;

THENCE N22°32'08"E A DISTANCE OF 376.06 FEET;

THENCE N17°15'13"W A DISTANCE OF 27.32 FEET TO A POINT BEING HEREINAFTER REFERRED TO AS POINT "B";

THENCE N12°40'30"E A DISTANCE OF 104.00 FEET;

THENCE N67°33'51"E A DISTANCE OF 30.41 FEET TO A POINT AT THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1252.00 FEET, A RADIAL LINE TO LAST SAID BEGINNING

THENCE NORTHEASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 16°16'27", AN ARC LENGTH OF 355.62 FEET TO A POINT AT THE BEGINNING OF A LINE NON-TANGENT TO LAST SAID CURVE;

THENCE N06°24'04"E A DISTANCE OF 24.99 FEET TO A POINT AT THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 646.00 FEET, A RADIAL LINE TO LAST SAID BEGINNING POINT BEARS S59°53'08"W;

THENCE NORTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 15°39'45", AN ARC LENGTH OF 176.59 FEET TO A POINT AT THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 450.00 FEET, A RADIAL LINE TO SAID BEGINNING POINT BEARS S75°32'53"W, SAID POINT BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID BOX SPRINGS BOULEVARD;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF BOX SPRINGS BOULEVARD AND ALONG LAST SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 30°37'32", AN ARC DISTANCE OF 240.53 FEET TO THE TRUE POINT OF BEGINNING.

SUR.128

BEGINNING AT THE HEREINABOVE DESCRIBED POINT B;

THENCE N66°03'29"W A DISTANCE OF 119.03 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 752.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°30'05", AN ARC LENGTH OF 492.20 FEET;

THENCE N27°33'24"W A DISTANCE OF 619.73 FEET;

THENCE N27°36'16"W A DISTANCE OF 300.83 FEET TO A POINT AT THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 453.00 FEET, A RADIAL LINE TO LAST SAID BEGINNING POINT BEARS N61°26'36"E;

THENCE WESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 73°57'59", AN ARC LENGTH OF 584.80 FEET;

THENCE S77°28'37"W A DISTANCE OF 144.02 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 647.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°00'07", AN ARC LENGTH OF 169.41 FEET TO A POINT AT THE BEGINNING OF A LINE NON-TANGENT TO LAST SAID CURVE, SAID POINT BEING ON THE EASTERLY LINE OF THE HEREINABOVE DESCRIBED PARCEL "A";

THENCE N08°36'40"E ALONG SAID EASTERLY LINE OF PARCEL "A" A DISTANCE OF 86.57 FEET TO A POINT AT THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 561.00 FEET, A RADIAL LINE TO LAST SAID BEGINNING POINT BEARS S01°32'04"W;

THENCE EASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 14°03'27", AN ARC LENGTH OF 137.64 FEET;

THENCE N77°28'37"E A DISTANCE OF 144.02 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 539.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°06'54", AN ARC LENGTH OF 471.45 FEET TO A POINT AT THE BEGINNING OF A LINE NON-TANGENT TO LAST SAID CURVE;

THENCE S86°01'08"E A DISTANCE OF 29.87 FEET;

THENCE N43°14'55"E A DISTANCE OF 104.77 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 273.58 FEET;

THENCE NORTHERLY AND NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 107°34'47", AN ARC LENGTH OF 513.68 FEET;

THENCE N64°19'52"W A DISTANCE OF 152.80 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 268.31 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°11'38", AN ARC LENGTH OF 150.76 FEET TO A POINT AT THE BEGINNING OF A LINE NON-TANGENT TO LAST SAID CURVE;

THENCE N06°31'30"W A DISTANCE OF 60.00 FEET;

THENCE N41°11'04"E A DISTANCE OF 30.50 FEET TO A POINT AT THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 540.00 FEET, A RADIAL LINE TO LAST SAID BEGINNING POINT BEARS N85°17'44"W;

THENCE NORTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 10°34'16", AN ARC LENGTH OF 99.63 FEET TO A POINT AT THE BEGINNING OF A LINE NON-TANGENT TO LAST SAID CURVE, SAID LINE BEING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF COLLEGE BLVD. AS SHOWN BY SAID RECORD OF SURVEY ON FILE IN BOOK 77 AT PAGES 59 THROUGH 63.

THENCE S74°43'28"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF COLLEGE BOULEVARD, A DISTANCE OF 80.00 FEET TO A POINT AT THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 460.00 FEET, A RADIAL LINE TO LAST SAID BEGINNING POINT BEARS N74°43'28"W;

THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 10°17'44", 82.66 FEET TO A POINT AT THE BEGINNING OF A LINE NON-TANGENT TO LAST SAID CURVE;

THENCE S32°42'14"E A DISTANCE OF 31.20 FEET TO A POINT AT THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 328.31 FEET, A RADIAL LINE TO LAST SAID BEGINNING POINT BEARS N14°01'19"E;

THENCE EASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 11°38'49", AN ARC LENGTH OF 66.74 FEET;

THENCE S64°19'52"E A DISTANCE OF 152.80 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 333.58 FEET;

THENCE SOUTHEASTERLY AND SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 107°34'47", AN ARC LENGTH OF 626.34 FEET;

THENCE S43°14'55"W A DISTANCE OF 104.77 FEET;

THENCE S07°29'03"E A DISTANCE OF 29.87 FEET TO A POINT AT THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 539.00 FEET, A RADIAL LINE TO LAST SAID BEGINNING POINT BEARS N48°54'18"E;

THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 12°32'18", AN ARC LENGTH OF 117.95 FEET TO A POINT AT THE BEGINNING OF A LINE NON-TANGENT TO LAST SAID CURVE;

THENCE S30°39'04"E A DISTANCE OF 300.99 FEET;

THENCE S28°33'24"E A DISTANCE OF 619.73 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 650.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°30'05", AN ARC LENGTH OF 425.44 FEET;

THENCE S66°03'29"E A DISTANCE OF 98.71 FEET TO A POINT ON THE NORTHWESTERLY LINE OF THE HEREINABOVE DESCRIBED PARCEL "A";

THENCE S12°40'30"W ALONG SAID NORTHWESTERLY LINE OF PARCEL "A", A DISTANCE OF 104.00 FEET TO THE POINT OF BEGINNING.

BEGINNING AT THE HEREINABOVE DESCRIBED POINT "A", SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 450.00 FEET, A RADIAL LINE TO SAID BEGINNING POINT BEARS S38°32'52"W;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF BOX SPRINGS BOULEVARD AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°18'14", AN ARC LENGTH OF 120.20 FEET TO A POINT AT THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 756.00 FEET, A RADIAL LINE TO LAST SAID BEGINNING POINT BEARS S55°19'43"W;

THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 23°29'02", AN ARC LENGTH OF 309.86 FEET;

THENCE SOUTH 58°09'19"E A DISTANCE OF 160.24 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 863.75 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°02'07", AN ARC LENGTH OF 271.89 FEET TO A POINT ON SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF BOX SPRINGS BOULEVARD, SAID POINT BEING THE BEGINNING OF A LINE NON-TANGENT TO LAST SAID CURVE;

THENCE S12°16'34"E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF BOX SPRINGS BOULEVARD, A DISTANCE OF 375.07 FEET TO A POINT AT THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 736.25 FEET, A RADIAL LINE TO SAID BEGINNING POINT BEARS N77°43'26"E;

THENCE NORTHWESTERLY ALONG LAST SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 45°52'44", AN ARC LENGTH OF 589.55 FEET;

THENCE N58°09'19"W A DISTANCE OF 160.24 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 844.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°39'27", AN ARC LENGTH OF 392.68 FEET;

THENCE N31°29'52"W A DISTANCE OF 24.16 FEET;

THENCE N85°20'11"W A DISTANCE OF 37.14 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THE HEREINABOVE DESCRIBED PARCEL "A", SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1150.00 FEET, A RADIAL LINE TO SAID BEGINNING POINT BEARS N49°10'31"W;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF THE HEREINABOVE DESCRIBED PARCEL "A" AND ALONG LAST SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 03°17'52", AN ARC LENGTH OF 66.19 FEET TO THE POINT OF BEGINNING.

EASEMENT FOR INGRESS, EGRESS, AND WATER UTILITIES

THE KIETH COMPANIES, INLAND EMPIRE INC.

FEBRUARY, 1989

DETAIL "A"

END SHEET 1 OF 2

PARCEL A

(POINT A)
POINT OF BEGINNING
PARCEL "C"

T. 2S. R. 4W.
T. 3S. R. 4W.

PARCEL "C"

BOX SPRINGS BOULEVARD

BOX SPRINGS BOULEVARD

FISCHER ROAD

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S)
DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART
OF THE WRITTEN DESCRIPTION THEREIN.

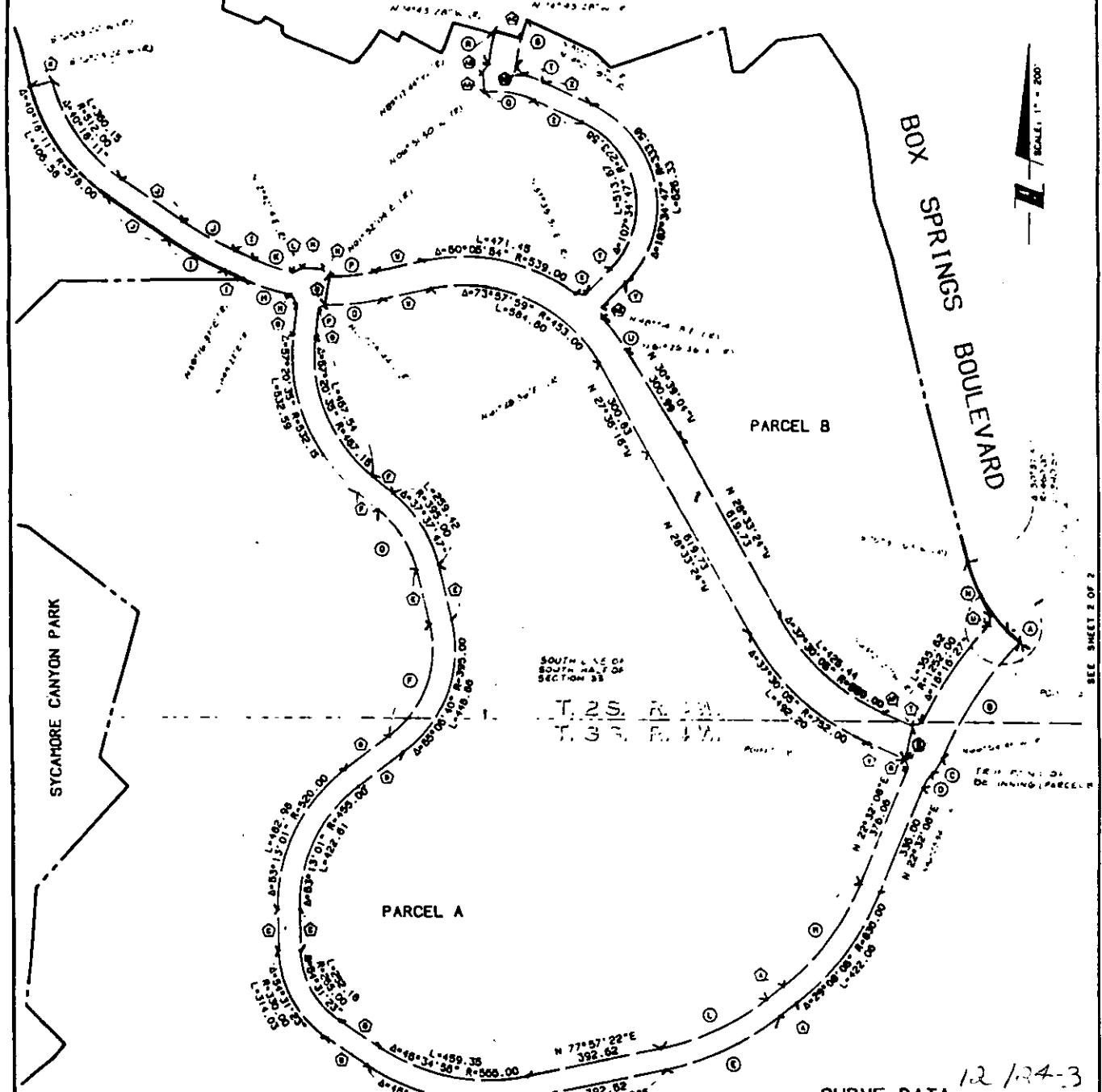
MAR 7 1989

EASEMENT FOR INGRESS, EGRESS, AND WATER UTILITIES

SHEET 1 OF 2
EXHIBIT "B"
410668

THE KEITH COMPANIES, INLAND EMPIRE INC.

FEBRUARY, 1989



THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCELS DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION THEREIN.

LINE DATA

POINT	BEARING	DISTANCE
1	N 61°40'14"E	83.92
2	N 58°27'42"W	142.83
3	N 0°56'19"W	122.24
4	N 52°18'42"E	166.80
5	N 12°49'56"W	166.36
6	N 50°27'48"W	77.01
7	N 08°52'50"E	96.86
8	N 33°06'02"W	32.60
9	N 64°43'23"W	80.93
10	N 64°14'49"W	216.83
11	N 76°03'22"E	66.00
12	N 68°33'30"E	26.71
13	N 67°28'30"W	60.17
14	N 48°45'00"W	31.17
15	N 06°36'40"E	66.67
16	N 64°17'24"E	20.36

LINE DATA

POINT	BEARING	DISTANCE
17	N 06°52'50"E	90.43
18	N 17°16'13"W	27.32
19	N 12°40'30"E	104.00
20	N 67°33'51"E	30.41
21	N 08°24'04"E	24.98
22	N 55°03'29"W	119.03
23	N 77°28'37"E	144.02
24	N 86°01'06"W	29.87
25	N 43°14'56"E	104.77
26	N 64°19'52"W	152.80
27	N 06°31'30"W	80.00
28	N 41°11'04"E	30.80
29	N 74°43'28"W	80.00
30	N 32°42'14"W	31.20
31	N 07°29'03"W	29.87
32	N 55°03'29"W	98.71

CURVE DATA

POINT	DELTA	RADIUS	LENGTH	TANGENT
A	06°22'29"	450.00	60.07	26.06
B	21°02'07"	1150.00	422.21	213.61
C	20°31'11"	150.00	63.72	27.15
D	21°04'18"	150.00	66.17	27.90
E	26°17'08"	830.00	360.78	193.80
F	66°06'40"	330.00	376.01	210.68
G	37°37'47"	330.00	216.73	112.44
H	13°31'18"	628.00	148.20	74.44
I	10°28'34"	1026.00	187.96	94.24
J	10°28'34"	962.00	176.69	86.19
K	12°34'23"	562.00	123.33	61.91
L	26°17'08"	765.00	350.96	176.62
M	29°06'06"	765.00	369.00	190.80
N	18°39'48"	646.00	176.69	86.66
O	18°00'07"	647.00	169.41	85.19
P	14°03'27"	661.00	137.64	69.17
Q	32°11'38"	268.31	150.78	77.43
R	10°34'16"	840.00	99.63	49.95
S	10°17'44"	460.00	82.66	41.44
T	11°38'48"	326.31	66.74	33.48
U	12°32'18"	639.00	117.98	59.21

MAR 7 1989