

When recorded mail to:

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

DOC # 2000-287089

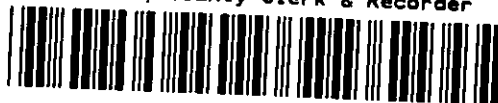
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Page 1 of 14

Recorded in Official Records
County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



FREE RECORDING

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

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Project: **Tract 28863 / Tract 28866**
Storm Drain - Line "A"

D - 14591

C
AS

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **ORANGECREST HILLS, L.P., a Washington Limited Partnership**, as Grantor, grant to the CITY OF RIVERSIDE, a municipal corporation of the State of California, 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 **storm drain facilities**, together with all necessary appurtenances, in, under, upon, over and along that certain real property as described in **Exhibit "A"** attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

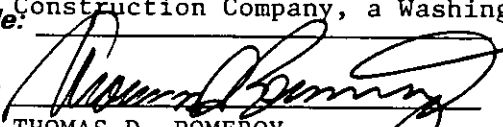
TOGETHER WITH the right to clear and keep clear said easement and right-of-way from any structures or trees, to enter upon and to pass and repass over and along said real property, and to deposit tools, implements and other material thereon by Grantee, its officers, agents and employees and by persons 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 *storm drain facilities*.

Dated July 6, 2000

**ORANGECREST HILLS, L.P., a
Washington Limited Partnership**

By: CSW DEVELOPMENT & CONSTRUCTION COMPANY
fka Communities Southwest Development &
Construction Company, a Washington Corp.

Title: _____
By: 
Title: President, Calif. Division

APPROVED AS TO FORM

 7-11-00
DEPUTY CITY ATTORNEY



2000-287089
07/26/2000 08:00A
2 of 14

GENERAL ACKNOWLEDGEMENT

State of California
County of Orange) ss

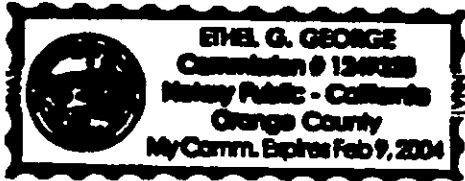
On July 6, 2000, before me Ethel G. George
(date) (name)

a Notary Public in and for said State, personally appeared

THOMAS D. POMEROY

Name(s) of Signer(s)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Ethel G. George
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

() Attorney-in-fact
() Corporate Officer(s)
Title _____
Title _____

() Guardian/Conservator
() Individual(s)
() Trustee(s)
() Other

(x) Partner(s)
() General
(x) Limited

The party(ies) executing this document is/are representing:
Orangecrest Hills, L.P.

**CERTIFICATE OF ACCEPTANCE
(Government Code Section 27281)**

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, 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. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 7/18/00

[Signature]
Real Property Services Manager of the
City of Riverside

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2000-287963
07/26/2000 08:00A
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Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: ETHEL G. GEORGE

Commission #: 1249323

Place of Execution: ORANGE COUNTY

Date Commission Expires: 2-9-2004

Date: 7/26/00

Signature: *Ethel G. George*





Prepared under the supervision of:

Lawrence D. Talbot Date: 5-3-00
Lawrence D. Talbot, P.L.S. #6301
Expires 9/30/02
THE KEITH COMPANIES, INC.
22690 Cactus Avenue, Suite 300
Moreno Valley, CA 92553
(909) 653-0234

EXHIBIT "A"
LEGAL DESCRIPTION
STORM DRAIN EASEMENT

BEING A PORTION OF LOT 9 OF TRACT NO. 28863 AS SHOWN BY MAP RECORDED IN BOOK 276, PAGES 6 THROUGH 10, INCLUSIVE, OF MAPS, OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CORNER COMMON TO SAID LOT 9 AND LOT 8 OF SAID TRACT MAP, AND BEING ON THE WESTERLY RIGHT OF WAY LINE OF TRAUTWEIN ROAD AS SHOWN ON SAID TRACT MAP, HAVING A WIDTH OF 114 FEET;

THENCE SOUTH 87°06'39" WEST, ALONG A LINE COMMON TO SAID LOTS 9 AND 8, A DISTANCE OF 62.63 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND SOUTHEASTERLY AND HAVING A RADIUS OF 946.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID COMMON LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 333.57 FEET THROUGH A CENTRAL ANGLE OF 20°12'11";

THENCE, RADIAL TO SAID CURVE, SOUTH 23°05'32" EAST, DEPARTING SAID COMMON LINE, A DISTANCE OF 40.00 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 23°51'36" EAST, A DISTANCE OF 52.14 FEET;

THENCE SOUTH 66°08'24" WEST, A DISTANCE OF 50.10 FEET;

THENCE NORTH 23°51'36" WEST, A DISTANCE OF 51.42 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 906.00 FEET, A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS NORTH 26°15'39" WEST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 50.11 FEET THROUGH A CENTRAL ANGLE OF 3°10'08", TO THE **TRUE POINT OF BEGINNING**;

DESCRIBED PARCEL CONTAINING 2,605.46 SQ.FT. AND AS SHOWN ON ATTACHED EXHIBIT "B".

DESCRIPTION APPROVAL 7/10/00
Walter R. Ince by ---
SURVEYOR, CITY OF RIVERSIDE

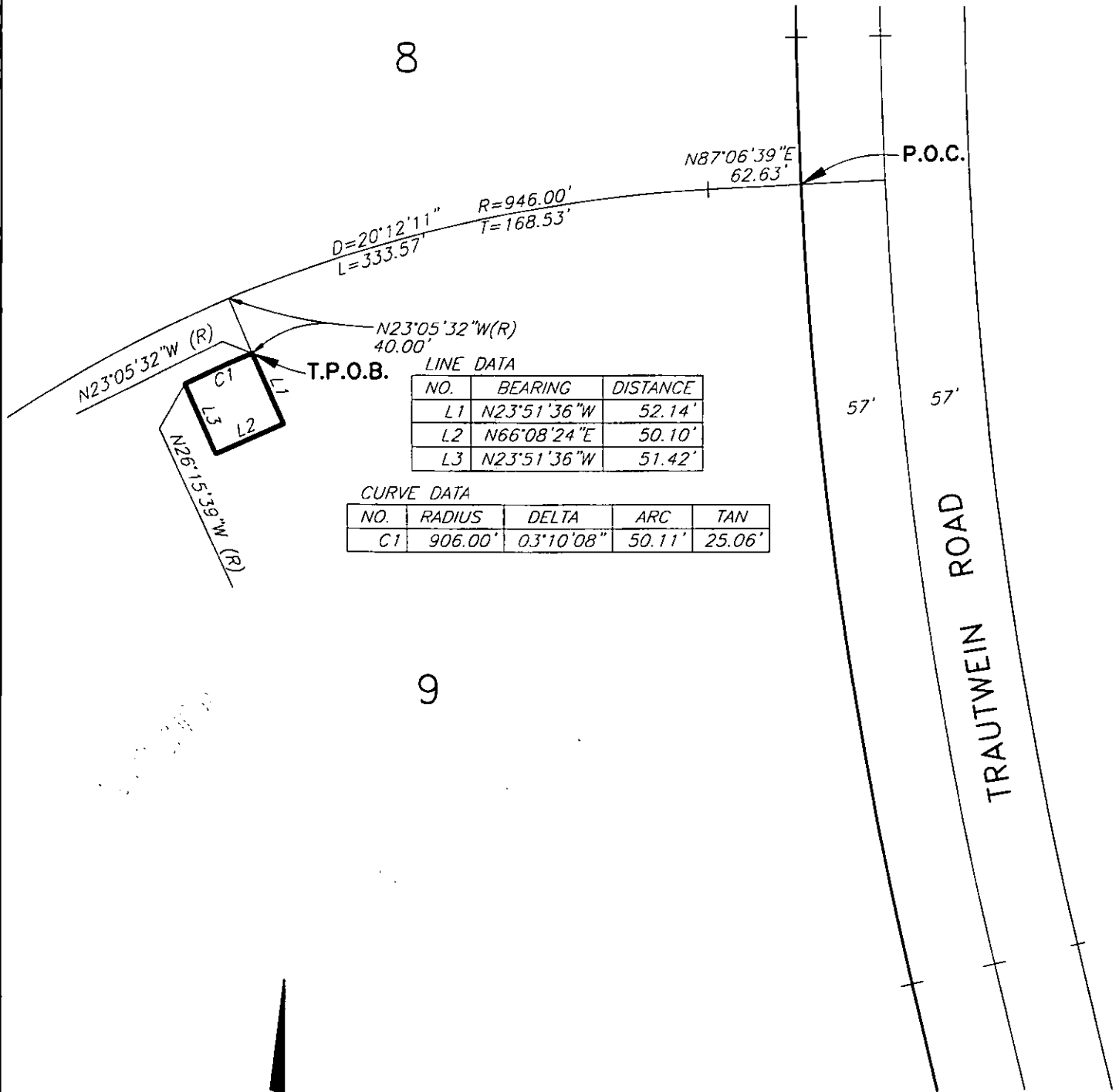


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5 of 14

EXHIBIT B

THIS EXHIBIT IS TO BE ATTACHED TO THE LEGAL DESCRIPTION

8



9

LINE DATA

NO.	BEARING	DISTANCE
L1	$N23^{\circ}51'36''W$	52.14'
L2	$N66^{\circ}08'24''E$	50.10'
L3	$N23^{\circ}51'36''W$	51.42'

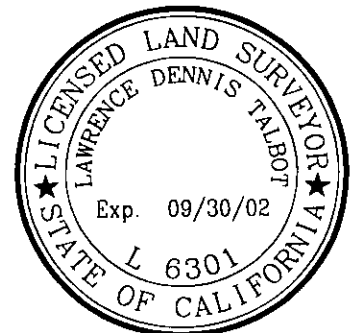
CURVE DATA

NO.	RADIUS	DELTA	ARC	TAN
C1	906.00'	$03^{\circ}10'08''$	50.11'	25.06'

SCALE: 1" = 100'

Lawrence D. Talbot
 LAWRENCE D. TALBOT, L.S. 6301
 EXPIRES 9-30-02

5-3-00
 DATE



The Keith Companies **TKC**
 22590 Octus Avenue, Ste 300
 Moreno Valley, CA 92553 (909)653-0234



2000-287089
 07/26/2000 08:00A
 6 of 14

14591

Prepared under the supervision of:



Lawrence D. Talbot Date: 5-3-00

Lawrence D. Talbot, P.L.S. #6301
Expires 9/30/02
THE KEITH COMPANIES, INC.
22690 Cactus Avenue, Suite 300
Moreno Valley, CA 92553
(909) 653-0234

DESCRIPTION APPROVAL 7/10/00
Walter R. Finc
FOR SURVEYOR, CITY OF RIVERSIDE

EXHIBIT "A"
LEGAL DESCRIPTION
STORM DRAIN EASEMENT

BEING A PORTION OF LOT 9 OF TRACT NO. 28863 AS SHOWN BY MAP RECORDED IN BOOK 276, PAGES 6 THROUGH 10, INCLUSIVE, OF MAPS, OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CORNER COMMON TO SAID LOT 9 AND LOT 8 OF SAID TRACT MAP, AND BEING ON THE WESTERLY RIGHT OF WAY LINE OF TRAUTWEIN ROAD AS SHOWN ON SAID TRACT MAP, HAVING A WIDTH OF 114 FEET;

THENCE SOUTH 87°06'39" WEST, ALONG A LINE COMMON TO SAID LOTS 9 AND 8, A DISTANCE OF 62.63 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND SOUTHEASTERLY AND HAVING A RADIUS OF 946.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID COMMON LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 870.70 FEET THROUGH A CENTRAL ANGLE OF 52°44'06";

THENCE, RADIAL TO SAID CURVE, SOUTH 55°37'27" EAST, DEPARTING SAID COMMON LINE, A DISTANCE OF 40.00 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 56°51'37" EAST, A DISTANCE OF 55.42 FEET;

THENCE SOUTH 33°08'23" WEST, A DISTANCE OF 17.41 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 35.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 21.09 FEET THROUGH A CENTRAL ANGLE OF 34°31'45", TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 18.00 FEET, A LINE RADIAL TO SAID CURVES AT SAID POINT BEARS NORTH 22°19'53" WEST;

THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 42.60 FEET THROUGH A CENTRAL ANGLE OF 135°36'48";

THENCE, TANGENT TO SAID CURVE, SOUTH 67°56'41" EAST, A DISTANCE OF 16.28 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 189.89 FEET;



THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 72.92 FEET THROUGH A CENTRAL ANGLE OF 22°00'07";

THENCE, TANGENT TO SAID CURVE, SOUTH 89°56'48" EAST, A DISTANCE OF 49.10 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 400.34 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 42.23 FEET THROUGH A CENTRAL ANGLE OF 6°02'40";

THENCE, TANGENT TO SAID CURVE, SOUTH 83°54'08" EAST, A DISTANCE OF 127.62 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 199.66 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 59.23 FEET THROUGH A CENTRAL ANGLE OF 16°59'52";

THENCE, TANGENT TO SAID CURVE, NORTH 79°06'00" EAST, A DISTANCE OF 30.06 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 99.66 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 25.33 FEET THROUGH A CENTRAL ANGLE OF 14°33'44";

THENCE, TANGENT TO SAID CURVE, NORTH 64°32'16" EAST, A DISTANCE OF 56.23 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 300.34 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 127.00 FEET THROUGH A CENTRAL ANGLE OF 24°13'41";

THENCE, TANGENT TO SAID CURVE, NORTH 88°45'57" EAST, A DISTANCE OF 64.09 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 10.00 FEET;

THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 15.16 FEET THROUGH A CENTRAL ANGLE OF 86°53'05";

THENCE, TANGENT TO SAID CURVE, SOUTH 04°20'59" EAST, A DISTANCE OF 10.92 FEET;

THENCE NORTH 85°39'01" EAST, A DISTANCE OF 144.15 FEET, TO A POINT ON THE EASTERLY LINE OF SAID LOT 9 AND SAID WESTERLY RIGHT OF WAY LINE OF TRAUTWEIN ROAD, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 3057.00 FEET, A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS SOUTH 77°36'09" WEST;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, SAID EASTERLY LINE OF LOT 9 AND SAID WESTERLY RIGHT OF WAY LINE OF TRAUTWEIN ROAD, AN ARC DISTANCE OF 37.73 FEET THROUGH A CENTRAL ANGLE OF 0°42'26";



THENCE, TANGENT TO SAID CURVE, SOUTH 13°06'17" EAST, ALONG SAID EASTERLY LINE OF LOT 9 AND SAID WESTERLY RIGHT OF WAY LINE OF TRAUTWEIN ROAD, A DISTANCE OF 391.30 FEET;

THENCE NORTH 82°14'11" WEST, DEPARTING SAID COMMON LINE, A DISTANCE OF 59.79 FEET;

THENCE NORTH 13°28'20" WEST, A DISTANCE OF 355.78 FEET;

THENCE NORTH 59°59'59" WEST, A DISTANCE OF 35.88 FEET;

THENCE SOUTH 85°39'01" WEST, A DISTANCE OF 57.91 FEET;

THENCE SOUTH 04°20'59" EAST, A DISTANCE OF 19.36 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHERLY, SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 32.50 FEET THROUGH A CENTRAL ANGLE OF 93°06'55";

THENCE, TANGENT TO SAID CURVE, SOUTH 88°45'57" WEST, A DISTANCE OF 64.73 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 200.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 84.57 FEET THROUGH A CENTRAL ANGLE OF 24°13'41";

THENCE, TANGENT TO SAID CURVE, SOUTH 64°32'16" WEST, A DISTANCE OF 56.23 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 200.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 50.83 FEET THROUGH A CENTRAL ANGLE OF 14°33'44";

THENCE, TANGENT TO SAID CURVE, SOUTH 79°06'00" WEST, A DISTANCE OF 30.06 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 300.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 89.00 FEET THROUGH A CENTRAL ANGLE OF 16°59'52";

THENCE, TANGENT TO SAID CURVE, NORTH 83°54'08" WEST, A DISTANCE OF 127.62 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 300.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 105.04 FEET THROUGH A CENTRAL ANGLE OF 20°03'37";

THENCE, TANGENT TO SAID CURVE, SOUTH 76°02'15" WEST, A DISTANCE OF 27.49 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 300.00 FEET;



THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 85.71 FEET THROUGH A CENTRAL ANGLE OF 16°22'12";

THENCE, TANGENT TO SAID CURVE, SOUTH 59°40'02" WEST, A DISTANCE OF 30.95 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 35.00 FEET;

THENCE WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 69.57 FEET THROUGH A CENTRAL ANGLE OF 113°52'49";

THENCE, TANGENT TO SAID CURVE, NORTH 06°27'09" WEST, A DISTANCE OF 2.69 FEET;

THENCE SOUTH 64°00'56" WEST, A DISTANCE OF 21.84 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 906.00 FEET, A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS NORTH 73°36'10" WEST;

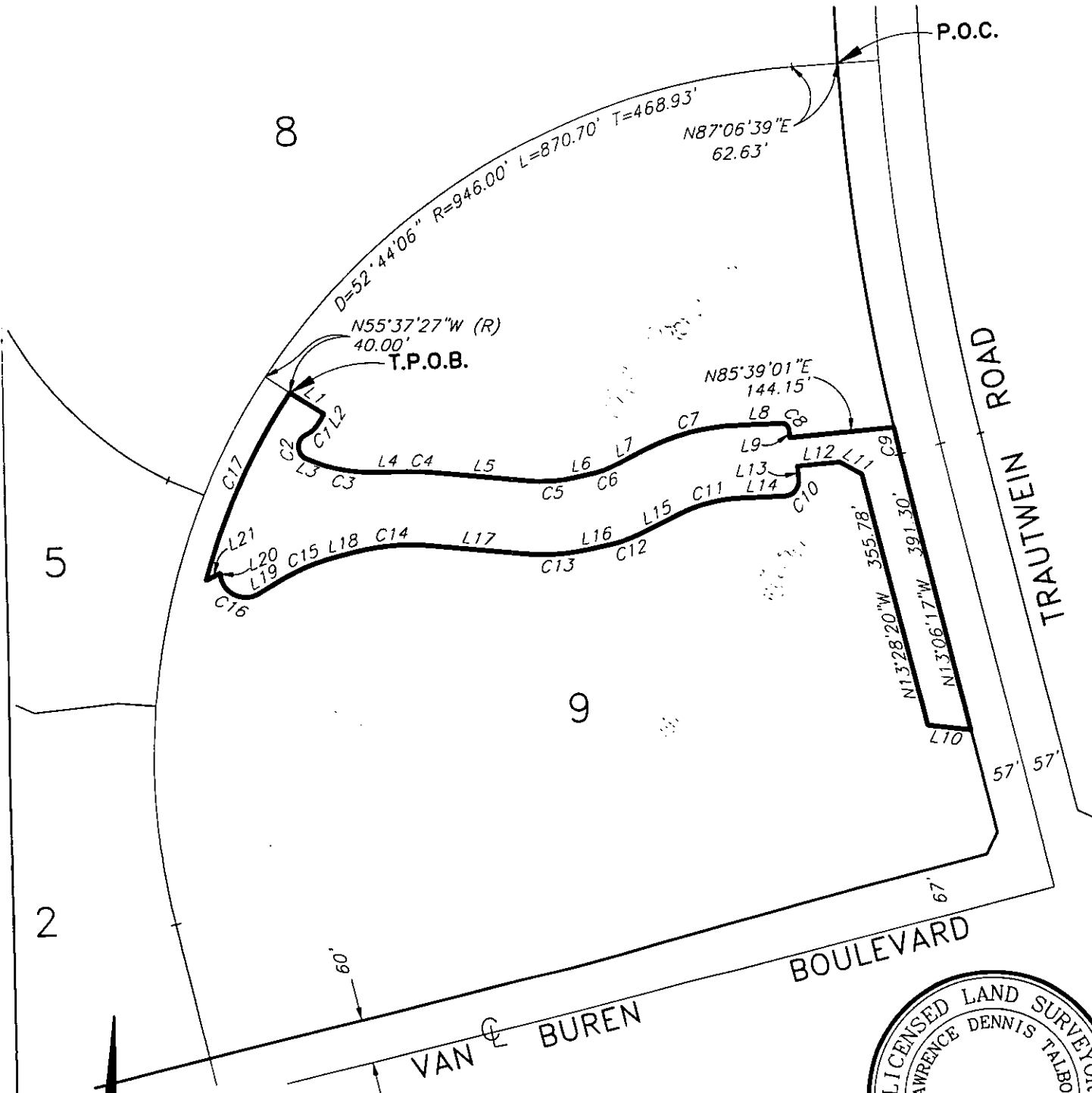
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 284.29 FEET THROUGH A CENTRAL ANGLE OF 17°58'43", TO THE TRUE POINT OF BEGINNING, A LINE RADIAL TO SAID CURVE AT SAID POINT BEARS NORTH 55°37'27" WEST;

DESCRIBED PARCEL CONTAINING 2.81 ACRES AND AS SHOWN ON ATTACHED EXHIBIT "B".



EXHIBIT E

THIS EXHIBIT IS TO BE ATTACHED TO THE LEGAL DESCRIPTION



SCALE: 1" = 200'

The Keith Companies **TKC**
 22690 Cactus Avenue, Ste 300
 Moreno Valley, CA 92553 (909)653-0234

Lawrence D. Talbot
 LAWRENCE D. TALBOT, L.S. 6301
 EXPIRES 9-30-02

5-3-00
 DATE



2000-287089
 07/26/2008 08:08A
 11 of 14

14591

Plotted: 5/3/00 7:44:40 AM By: r.gerton DWG: N:\31483.000\dwg\PRSK0009.DWG

EXHIBIT B

THIS EXHIBIT IS TO BE ATTACHED TO THE LEGAL DESCRIPTION

LINE DATA

NO.	BEARING	DISTANCE
L1	N56°51'37"W	55.42'
L2	N33°08'23"E	17.41'
L3	N67°56'41"W	16.28'
L4	N89°56'48"W	49.10'
L5	N83°54'08"W	127.62'
L6	N79°06'00"E	30.06'
L7	N64°32'16"E	56.23'
L8	N88°45'57"E	64.09'
L9	N04°20'59"W	10.92'
L10	N82°14'11"W	59.79'
L11	N59°59'59"W	35.88'
L12	N85°39'01"E	57.91'
L13	N04°20'59"W	19.36'
L14	N88°45'57"E	64.73'
L15	N64°32'16"E	56.23'
L16	N79°06'00"E	30.06'
L17	N83°54'08"W	127.62'
L18	N76°02'15"E	27.49'
L19	N59°40'02"E	30.95'
L20	N06°27'09"W	2.69'
L21	N64°00'56"E	21.84'

CURVE DATA

NO.	RADIUS	DELTA	ARC	TAN
C1	35.00'	34°31'45"	21.09'	10.88'
C2	18.00'	135°36'49"	42.60'	44.12'
C3	189.89'	22°00'07"	72.92'	36.91'
C4	400.34'	06°02'40"	42.23'	21.14'
C5	199.66'	16°59'52"	59.23'	29.83'
C6	99.66'	14°33'44"	25.33'	12.73'
C7	300.34'	24°13'41"	127.00'	64.46'
C8	10.00'	86°53'05"	15.16'	9.47'
C9	3057.00'	00°42'26"	37.73'	18.87'
C10	20.00'	93°06'55"	32.50'	21.12'
C11	200.00'	24°13'41"	84.57'	42.93'
C12	200.00'	14°33'44"	50.83'	25.55'
C13	300.00'	16°59'52"	89.00'	44.83'
C14	300.00'	20°03'37"	105.04'	53.06'
C15	300.00'	16°22'12"	85.71'	43.15'
C16	35.00'	113°52'49"	69.57'	53.77'
C17	906.00'	17°58'43"	284.29'	143.32'

The Keith Companies



22590 Cactus Avenue, Ste 300
Moreno Valley, CA 92553 (909)553-0254



2000-287089
07/26/2000 08:00A
12 of 14



Prepared under the supervision of:

Lawrence D. Talbot Date: 5-3-00
Lawrence D. Talbot, P.L.S. #6301
Expires 9/30/02
THE KEITH COMPANIES, INC.
22690 Cactus Avenue, Suite 300
Moreno Valley, CA 92553
(909) 653-0234

EXHIBIT "A"
LEGAL DESCRIPTION
STORM DRAIN EASEMENT

BEING A PORTION OF LOT 9 OF TRACT NO. 28863 AS SHOWN BY MAP RECORDED IN BOOK 276, PAGES 6 THROUGH 10, INCLUSIVE, OF MAPS, OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CORNER COMMON TO SAID LOTS 9 AND 2 OF SAID TRACT MAP, SAID POINT BEING ALSO ON THE NORTHWESTERLY RIGHT OF WAY LINE OF VAN BUREN BOULEVARD AS SHOWN ON SAID TRACT MAP, HAVING A HALF-WIDTH OF 60 FEET;

THENCE NORTH 13°06'21" WEST, DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE, AND ALONG THE LINE COMMON TO SAID LOTS 9 AND 2, A DISTANCE OF 175.02 FEET;

THENCE NORTH 76°53'39" EAST, DEPARTING SAID COMMON LINE, A DISTANCE OF 40.00 FEET, TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 13°06'21" WEST, A DISTANCE OF 15.00 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 906.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 5.00 FEET THROUGH A CENTRAL ANGLE OF 0°18'58";

THENCE, RADIAL TO SAID CURVE, NORTH 76°53'39" EAST, A DISTANCE OF 34.99 FEET;

THENCE SOUTH 13°06'21" EAST, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 76°53'39" WEST, A DISTANCE OF 35.00 FEET, TO THE TRUE POINT OF BEGINNING;

DESCRIBED PARCEL CONTAINING 699.98 SQ.FT. AND AS SHOWN ON ATTACHED EXHIBIT "B".

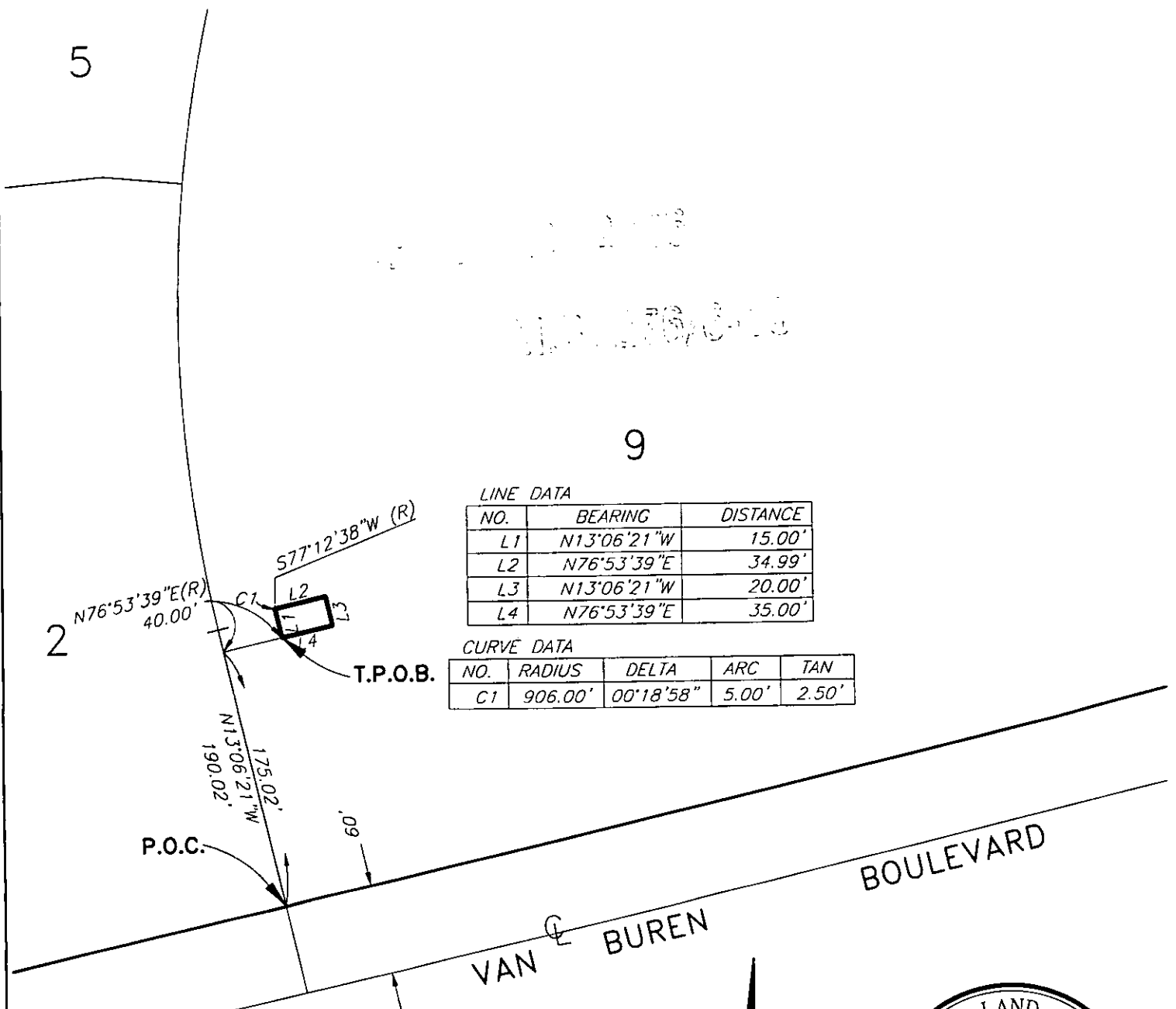
DESCRIPTION APPROVAL 7/10/00
Walter R. Ince
for SURVEYOR, CITY OF RIVERSIDE



2000-207000
07/26/2000 08:00A
13 of 14

EXHIBIT B

THIS EXHIBIT IS TO BE ATTACHED TO THE LEGAL DESCRIPTION

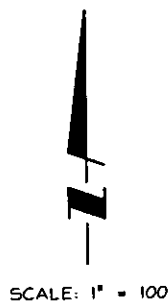


LINE DATA

NO.	BEARING	DISTANCE
L1	N13°06'21"W	15.00'
L2	N76°53'39"E	34.99'
L3	N13°06'21"W	20.00'
L4	N76°53'39"E	35.00'

CURVE DATA

NO.	RADIUS	DELTA	ARC	TAN
C1	906.00'	00°18'58"	5.00'	2.50'



The Keith Companies **TKC**
 22690 Cactus Avenue, Ste 300
 Moreno Valley, CA 92553 (909)653-0234

Lawrence D. Talbot
 LAWRENCE D. TALBOT, L.S. 6301
 EXPIRES 9-30-02

5-3-00
 DATE



2000-287089
 07/26/2000 08:08A
 14 of 14

102-1
 14591

Plotted: 5/3/00 7:44:40 AM By: r_gar-ton DWG: N:\31483\000\dwg\PRX00009.DWG