

257635

Recording requested by:

And when recorded, mail to:

City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

RECEIVED FOR RECORDING
AT 2:00 O'CLOCK P.M.

JUL 12 1990

Recorded in Official Records
of Riverside County, California

William S. Brown
Recorder
Fees \$

FOR RECORDER'S OFFICE USE ONLY

PROJECT: R-55-890

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): ROBERT EUGENE STEWART and PATRICIA ANN STEWART, husband and wife, as joint tenants

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on May 8, 1990, a waiver of parcel map for a lot line adjustment was granted for the 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, which real property as described in said Exhibit "A" thereby created complies with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.

EXHIBIT "A"

LEGAL DESCRIPTION
PARCEL "B"

THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34 TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED IN THE GRANT DEED RECORDED OCTOBER 8, 1952 IN BOOK 1406, PAGE 356, OFFICIAL RECORDS OF SAID COUNTY, SAID CORNER BEING ON THE SOUTH RIGHT-OF-WAY LINE OF JURUPA AVENUE;

THENCE SOUTH 00° 01' 58" WEST ALONG THE EAST LINE OF SAID DEED A DISTANCE OF 82.29 FEET TO THE SOUTHWEST CORNER OF PARCEL 2 OF THE GRANT DEED RECORDED MARCH 5, 1980 AS INSTRUMENT NO. 42550, RECORDS OF SAID COUNTY;

THENCE SOUTH 00° 01' 58" WEST ALONG THE SOUTHERLY PROLONGATION OF SAID EAST LINE A DISTANCE OF 0.76 FEET TO A LINE PARALLEL WITH, AND 0.67 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF SAID INSTRUMENT NO. 42550;

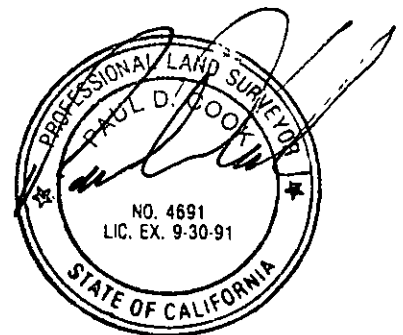
THENCE NORTH 62° 19' 53" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 22.58 FEET TO A LINE PARALLEL WITH, AND 20 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF SAID DEED RECORDED IN BOOK 1406 PAGE 356;

THENCE NORTH 00° 01' 58" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 72.29 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF JURUPA AVENUE;

THENCE NORTH 89° 13' 28" EAST ALONG THE SOUTH RIGHT-OF-WAY OF JURUPA AVENUE A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING, IN ALL 1553 SQUARE FEET, MORE OR LESS.

DESCRIPTION APPROVAL 6/27/90
George P. Hutchinson by fi
SURVEYOR, CITY OF RIVERSIDE



257636

Recording requested by:

And when recorded, mail to:

City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

RECEIVED FOR RECORDING
AT 2:00 O'CLOCK P.M.

JUL 12 1990
Recorded in Official Records
of Riverside County, California
William S. Stony
Recorder
Fees \$ *1.20*

FOR RECORDER'S OFFICE USE ONLY

PROJECT: R-55-890

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): MAGNOLIA TOWN CENTER, a California general partnership

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on May 8, 1990, a waiver of parcel map for a lot line adjustment was granted for the 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, which real property as described in said Exhibit "A" thereby created complies with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.

EXHIBIT "A"

LEGAL DESCRIPTION
PARCEL "A"

BEING LOTS 18, 20, 22, 24, 26, 28 AND A PORTION OF LOTS 12, 14 AND 16 OF NOGALES TRACT AS SHOWN BY MAP ON FILE IN BOOK 9 OF MAPS AT PAGE 7, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH PORTIONS OF GOVERNMENT LOT 2 AND THE NORTHERLY EXTENSION THEREOF AND GOVERNMENT LOT 3 AND THE NORTHERLY EXTENSION THEREOF OF FRACTIONAL SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 28;

THENCE NORTH $00^{\circ}01'37''$ WEST ALONG THE EAST RIGHT-OF-WAY LINE OF NOGALES STREET, 52 FEET WIDE, A DISTANCE OF 360.07 FEET TO THE NORTHWEST CORNER OF SAID LOT 18 SAID NORTHWEST CONER BEING ALSO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THE GRANT DEED TO THE CITY OF RIVERSIDE RECORDED SEPTEMBER 23, 1966 AS INSTRUMENT NUMBER 95114, RECORDS OF SAID COUNTY;

THENCE NORTH $89^{\circ}14'24''$ EAST ALONG THE SOUTH LINE OF SAID INSTRUMENT NUMBER 95114, A DISTANCE OF 4.00 FEET TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER BEING ON THE EAST RIGHT-OF-WAY LINE OF NOGALES STREET, 60 FEET WIDE;

THENCE NORTH $00^{\circ}01'37''$ WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 180.03 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THE GRANT DEED TO THE CITY OF RIVERSIDE RECORDED SEPTEMBER 23, 1986 AS INSTRUMENT NUMBER 95116, RECORDS OF SAID COUNTY, AND THE NORTH LINE OF SAID LOT 12 OF NOGALES TRACT;

THENCE NORTH $89^{\circ}14'04''$ EAST ALONG SAID NORTH LINE A DISTANCE OF 126.47 FEET TO THE NORTHEAST CORNER OF SAID LOT 12 AND THE EAST LINE OF SAID NOGALES TRACT;

THENCE NORTH $00^{\circ}01'17''$ WEST ALONG SAID EAST LINE A DISTANCE OF 319.08 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THE GRANT DEED TO THE CITY OF RIVERSIDE RECORDED DECEMBER 10, 1965 AS INSTRUMENT NUMBER 139091, RECORDS OF SAID COUNTY, SAID CORNER BEING ON THE SOUTH RIGHT-OF-WAY LINE JURUPA AVENUE, 88 FEET WIDE;

THENCE NORTH $89^{\circ}13'28''$ EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 229.99 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THE GRANT DEED TO THE CITY OF RIVERSIDE RECORDED FEBRUARY 7, 1986 AS INSTRUMENT NUMBER 30994, RECORDS OF SAID COUNTY;

9500-782-001

THENCE SOUTH 00°00'06" WEST ALONG THE WEST LINE OF THAT PROPERTY DESCRIBED IN THE GRANT DEED TO RICHARD S. SCOTT ET AL RECORDED AUGUST 30, 1985 AS INSTRUMENT NUMBER 196604 A DISTANCE OF 149.01 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 89°13' 28" EAST ALONG THE SOUTH LINE OF SAID INSTRUMENT NUMBER 196604 A DISTANCE OF 75.01 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTH 00°00'06" EAST ALONG THE EAST LINE OF SAID INSTRUMENT NO. 196604 A DISTANCE OF 160.01 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THE GRANT DEED TO THE CITY OF RIVERSIDE RECORDED FEBRUARY 7, 1986, AS INSTRUMENT NUMBER 30994, RECORDS OF SAID COUNTY, SAID NORTHEAST CORNER BEING ON THE SOUTH RIGHT-OF-WAY LINE OF JURUPA AVENUE, 66 FEET WIDE;

THENCE NORTH 89°13'28" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 173.97 FEET TO THE NORTHWEST CORNER OF THAT PROPERTY DESCRIBED IN THE GRANT DEED TO THE CITY OF RIVERSIDE RECORDED APRIL 29, 1960 IN BOOK 2684, PAGE 588, OFFICIAL RECORDS OF SAID COUNTY;

THENCE SOUTH 00°46'32" EAST ALONG THE WEST LINE OF SAID GRANT DEED RECORDED IN BOOK 2684, PAGE 588, A DISTANCE OF 11.00 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 89°13'28" EAST ALONG THE SOUTH LINE OF SAID GRANT DEED RECORDED IN BOOK 2684, PAGE 588 A DISTANCE OF 80.00 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTH 00°46'32" WEST ALONG THE EAST LINE OF SAID GRANT DEED RECORDED IN BOOK 2684, PAGE 588 A DISTANCE OF 11.00 FEET TO NORTHEAST CORNER THEREOF, SAID CORNER BEING ON THE SOUTH RIGHT-OF-WAY LINE OF JURUPA AVENUE, 66 FEET WIDE;

THENCE NORTH 89°13'28" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 54.74 FEET TO A LINE PARALLEL WITH, AND 20.00 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF THAT PROPERTY DESCRIBED IN THE GRANT DEED RECORDED OCTOBER 8, 1952 IN BOOK 1406, PAGE 356, OFFICIAL RECORDS OF SAID COUNTY;

THENCE SOUTH 00°01'58" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 72.29 FEET TO A LINE PARALLEL WITH, AND 0.67 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF THE GRANT DEED RECORDED MARCH 5, 1980 AS INSTRUMENT NO.42550, RECORDS OF SAID COUNTY;

THENCE SOUTH 62°19'53" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 22.58 FEET TO THE SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID INSTRUMENT NUMBER 42550;

9500-782-001

THENCE NORTH 00°01'58" EAST ALONG THE SOUTHERLY PROLONGATION OF SAID WEST LINE A DISTANCE OF 0.76 FEET TO THE SOUTHWEST CORNER OF SAID INSTRUMENT NUMBER 42550;

THENCE SOUTH 62°19'53" EAST ALONG THE SOUTHWESTERLY LINE OF SAID INSTRUMENT NUMBER 42550 A DISTANCE OF 65.56 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF MAGNOLIA AVENUE, 100 FEET WIDE;

THENCE SOUTH 27°40'07" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 990.09 FEET TO THE SOUTHEAST CORNER OF THAT PROPERTY DESCRIBED IN THE GRANT DEED TO PAUL D'ARCA, JR. AND EMILY D'ARCA RECORDED MAY 18, 1989 AS INSTRUMENT NUMBER 161206, RECORDS OF SAID COUNTY;

THENCE SOUTH 62°19'53" WEST ALONG THE SOUTHWESTERLY LINE OF SAID INSTRUMENT NO. 161206 A DISTANCE OF 261.51 FEET TO THE SOUTHWEST CORNER THEREOF AND THE EAST LINE OF SAID NOGALES TRACT;

THENCE SOUTH 00°01'17" EAST ALONG SAID EAST LINE A DISTANCE OF 10.62 FEET TO THE SOUTHEAST CORNER OF SAID LOT 28 OF NOGALES TRACT;

THENCE SOUTH 89°15'01" WEST ALONG THE SOUTH LINE OF SAID LOT 28 A DISTANCE OF 130.41 FEET TO THE POINT OF BEGINNING.

CONTAINING, IN ALL, 11.78 ACRES, MORE OR LESS.

DESCRIPTION APPROVAL 5/27/90
George P. Hutchins by [Signature]
 SURVEYOR, CITY OF RIVERSIDE



81898

Recording requested by:

And when recorded, mail to:

City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

MAR - 4 1993

Recorded in Official Records
of Riverside County, California

Recorder
Fees \$ 11

11

FOR RECORDER'S OFFICE USE ONLY

PROJECT: R-55-890

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): ROBERT EUGENE STEWART and PATRICIA ANN STEWART,
husband and wife, as joint tenants

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on May 8, 1990, a waiver of parcel map for a lot line adjustment was granted for the 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, which real property as described in said Exhibit "A" thereby created complies with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.

PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

Dated: 10/6/92

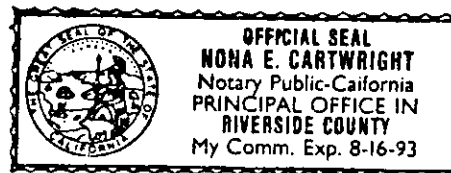
BY *Kenneth R. Gutierrez*
KENNETH R. GUTIERREZ
PRINCIPAL PLANNER

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) 33.

On this 6th day of October, in the year 1992, before me,
NONA E. CARTWRIGHT a Notary Public in and for said County and
State, personally appeared KENNETH R. GUTIERREZ,
personally known to me to be the person who executed this instrument as
PRINCIPAL PLANNER of the City of
Riverside, on behalf of the Planning Commission of the City of Riverside
and acknowledged to me that said Planning Commission executed the same.

Nona E. Cartwright
Notary Public in and for said
County and State

STEWART.COC



DESCRIPTION APPROVAL 9/28/92
Georgel Hutchinson by WF
SURVEYOR, CITY OF RIVERSIDE

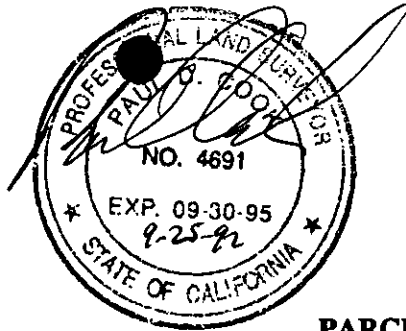


EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL "B"

THAT PORTION OF GOVERNMENT LOT 3 OF FRACTIONAL SECTION 34 TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, TOGETHER WITH THAT PORTION OF LOT 249 OF THE LANDS OF THE S.C.C.A. AS SHOWN BY MAP ON FILE, IN BOOK 7 OF MAPS AT PAGE 3, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF JURUPA AVENUE, 66 FEET WIDE, WHICH BEARS SOUTH 89° 13' 28" WEST A DISTANCE OF 30.26 FEET FROM THE INTERSECTION OF THE EASTERLY LINE OF SAID GOVERNMENT LOT 3 AND THE NORTHERLY EXTENSION THEREOF AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF JURUPA AVENUE, SAID POINT BEING THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE GRANT DEED RECORDED OCTOBER 8, 1952 IN BOOK 1406, PAGE 356, RECORDS OF SAID COUNTY;

THENCE SOUTH 89° 13' 28" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 20.00 FEET TO A LINE PARALLEL WITH AND 20.00 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM THE EASTERLY LINE OF SAID CERTAIN PARCEL OF LAND DESCRIBED IN THE GRANT DEED RECORDED OCTOBER 8, 1952, IN BOOK 1406, PAGE 356;

THENCE SOUTH 00° 01' 58" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 72.19 FEET TO A LINE PARALLEL WITH AND 0.67 FEET SOUTHWESTERLY FROM, MEASURED AT RIGHT ANGLES, THE NORTHWESTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE GRANT DEED RECORDED DECEMBER 12, 1941, IN BOOK 525, PAGE 326, RECORDS OF SAID COUNTY;

THENCE SOUTH 62° 19' 53" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 22.58 FEET TO THE EASTERLY LINE OF SAID CERTAIN PARCEL OF LAND DESCRIBED IN THE GRANT DEED RECORDED OCTOBER 8, 1952, IN BOOK 1406, PAGE 356;

THENCE NORTH 00° 01' 58" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 82.94 FEET TO THE TRUE POINT OF BEGINNING.

THE PURPOSE OF THIS LEGAL DESCRIPTION IS TO CORRECT THE ERRORS IN THE LEGAL DESCRIPTION WITHIN THE DOCUMENT RECORDED JULY 12, 1990 AS INSTRUMENT NUMBER 257635.

81900

Recording requested by:

And when recorded, mail to:

City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

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AT 8:00 O'CLOCK

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W. E. [Signature]
Recorder
Fees \$ 17

17

FOR RECORDER'S OFFICE USE ONLY

PROJECT: R-55-890

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): MAGNOLIA TOWN CENTER ASSOCIATES, a California
General Partnership

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the
Planning Commission of the City of Riverside hereby declares that on May
8, 1990, a waiver of parcel map for a lot line adjustment was granted
for the 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, which real property as
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California Subdivision Map Act and Title 18 of the Riverside Municipal
Code.

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE,
MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS
OF THE CITY OF RIVERSIDE.

81900

PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

Dated: 10/6/92

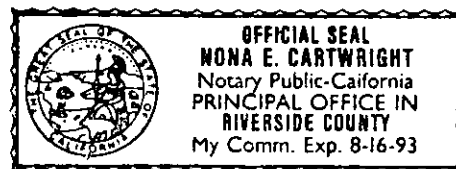
By *Kenneth R. Gutierrez*
KENNETH R. GUTIERREZ
PRINCIPAL PLANNER

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) "

On this 6th day of October, in the year 1992, before me,
NONA E. CARTWRIGHT a Notary Public in and for said County and
State, personally appeared KENNETH R. GUTIERREZ,
personally known to me to be the person who executed this instrument as
PRINCIPAL PLANNER of the City of
Riverside, on behalf of the Planning Commission of the City of Riverside
and acknowledged to me that said Planning Commission executed the same.

Nona E. Cartwright
Notary Public in and for said
County and State

R-55-890.COC





81900

DESCRIPTION APPROVAL 9/28/92
George P. Hutchinson
SURVEYOR, CITY OF RIVERSIDE by LF

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL "A"

BEING LOTS 18, 20, 22, 24, 26, 28 AND A PORTION OF LOTS 12, 14, AND 16 OF THE NOGALES TRACT AS SHOWN BY MAP ON FILE IN BOOK 9 OF MAPS AT PAGE 7, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH PORTIONS OF GOVERNMENT LOT 2 AND GOVERNMENT LOT 3 OF FRACTIONAL SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, TOGETHER WITH THAT PORTION OF LOT 249 OF THE LANDS OF THE S.C.C.A. AS SHOWN BY MAP ON FILE, IN BOOK 7 OF MAPS AT PAGE 3, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 28, SAID CORNER BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF NOGALES STREET, 52 FEET WIDE;

THENCE NORTH 00° 01' 37" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF NOGALES STREET, A DISTANCE OF 360.07 FEET TO THE NORTHWEST CORNER OF SAID LOT 18, SAID NORTHWEST CORNER BEING ALSO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE GRANT DEED TO THE CITY OF RIVERSIDE RECORDED SEPTEMBER 23, 1966, AS INSTRUMENT NUMBER 95114, RECORDS OF SAID COUNTY;

THENCE NORTH 89° 14' 24" EAST ALONG THE SOUTHERLY LINE OF SAID CERTAIN PARCEL OF LAND, A DISTANCE OF 4.00 FEET TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF NOGALES STREET, 60 FEET WIDE;

THENCE NORTH 00° 01' 37" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 180.03 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE GRANT DEED TO THE CITY OF RIVERSIDE RECORDED SEPTEMBER 23, 1966, AS INSTRUMENT NUMBER 95116, RECORDS OF SAID COUNTY, AND THE NORTHERLY LINE OF SAID LOT 12 OF THE NOGALES TRACT;

THENCE NORTH 89° 14' 04" EAST ALONG SAID NORTHERLY LINE A DISTANCE OF 126.47 FEET TO THE NORTHEAST CORNER OF SAID LOT 12 AND THE EASTERLY LINE OF SAID NOGALES TRACT;

THENCE NORTH 00° 01' 17" WEST ALONG SAID EASTERLY LINE A DISTANCE OF 319.08 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE GRANT DEED TO THE CITY OF RIVERSIDE RECORDED DECEMBER 10, 1965, AS INSTRUMENT NUMBER 139091, RECORDS OF SAID COUNTY, SAID CORNER BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF JURUPA AVENUE, 88 FEET WIDE;

THENCE NORTH 89° 13' 28" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 229.99 FEET;

Notes: 9760-782001-km
September 25, 1992

THENCE SOUTH 00° 00' 06" WEST A DISTANCE OF 149.01 FEET TO A LINE PARALLEL WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF JURUPA AVENUE, THIS COURSE HEREIN AFTER REFERRED TO AS COURSE "A";

THENCE NORTH 89° 13' 28" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 75.01 FEET TO A LINE PARALLEL WITH SAID COURSE "A";

THENCE NORTH 00° 00' 06" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 160.01 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID JURUPA AVENUE, 66 FEET WIDE;

THE PREVIOUS FOUR COURSES BEING ALONG THE LINES AS SHOWN BY RECORD OF SURVEY RECORDED IN BOOK 73 OF RECORDS OF SURVEY AT PAGE 15, RECORDS OF RIVERSIDE COUNTY;

THENCE NORTH 89° 13' 28" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 173.97 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE GRANT DEED TO THE CITY OF RIVERSIDE RECORDED APRIL 29, 1960, IN BOOK 2684, PAGE 588, RECORDS OF SAID COUNTY;

THENCE SOUTH 00° 46' 32" EAST ALONG THE WESTERLY LINE OF SAID CERTAIN PARCEL OF LAND A DISTANCE OF 11.00 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 89° 13' 28" EAST ALONG THE SOUTHERLY LINE OF SAID CERTAIN PARCEL OF LAND A DISTANCE OF 80.00 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTH 00° 46' 32" WEST ALONG THE EASTERLY LINE OF SAID CERTAIN PARCEL OF LAND A DISTANCE OF 11.00 FEET TO THE NORTHEAST CORNER THEREOF, SAID CORNER BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID JURUPA AVENUE, 66 FEET WIDE;

THENCE NORTH 89° 13' 28" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 54.74 FEET TO A LINE PARALLEL WITH AND 20.00 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM THE EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE GRANT DEED RECORDED OCTOBER 8, 1952, IN BOOK 1406, PAGE 356, RECORDS OF SAID COUNTY;

THENCE SOUTH 00° 01' 58" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 72.19 FEET TO A LINE PARALLEL WITH AND 0.67 FEET SOUTHWESTERLY FROM, MEASURED AT RIGHT ANGLES, THE NORTHWESTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN GRANT DEED RECORDED DECEMBER 12, 1941, IN BOOK 525, PAGE 326, RECORDS OF SAID COUNTY;

THENCE SOUTH 62° 19' 53" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 22.58 FEET TO THE EASTERLY LINE OF SAID CERTAIN PARCEL OF LAND DESCRIBED IN THE GRANT DEED IN BOOK 1406, PAGE 356;

THENCE NORTH 00° 01' 58" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 0.76 FEET TO SAID NORTHWESTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF SAID CERTAIN PARCEL OF LAND DESCRIBED IN THE GRANT DEED IN BOOK 525, PAGE 326;

THENCE SOUTH 62° 19' 53" EAST ALONG SAID NORTHWESTERLY PROLONGATION AND SAID NORTHEASTERLY LINE A DISTANCE OF 65.61 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF MAGNOLIA AVENUE, 100 FEET WIDE;

THENCE SOUTH 27° 40' 07" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 990.19 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE GRANT DEED TO PAUL D'ARCA, JR. AND EMILY D'ARCA RECORDED MAY 18, 1989, AS INSTRUMENT NUMBER 161206, RECORDS OF SAID COUNTY;

THENCE NORTH 62° 19' 53" WEST ALONG THE SOUTHWESTERLY LINE OF SAID CERTAIN PARCEL OF LAND A DISTANCE OF 261.51 FEET TO THE SOUTHWEST CORNER THEREOF AND THE EASTERLY LINE OF SAID NOGALES TRACT;

THENCE SOUTH 00° 01' 17" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 10.62 FEET TO THE SOUTHEAST CORNER OF SAID LOT 28 OF THE NOGALES TRACT;

THENCE SOUTH 89° 15' 01" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 28 A DISTANCE OF 130.41 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THOSE CERTAIN PARCELS OF LAND DESCRIBED BY GRANT DEED RECORDED JUNE 6, 1991 AS INSTRUMENT NUMBER 190353, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THE PURPOSE OF THIS LEGAL DESCRIPTION IS TO CORRECT THE ERRORS IN THE LEGAL DESCRIPTION WITHIN THE DOCUMENT RECORDED JULY 12, 1990 AS INSTRUMENT NUMBER 257636.