

EXHIBIT "A"
LEGAL DESCRIPTION
CONSERVATION EASEMENT

BEING PORTIONS OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN ON RECORD OF SURVEY BOOK 96 PAGES 29 THROUGH 344, INCLUSIVE, OF OFFICIAL RECORDS, LOCATED IN THE UNINCORPORATED AREA OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL "A"

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 WEST;

THENCE ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15 NORTH 00°40'55" WEST (RECORD NORTH 00°40'58" WEST PER RECORD OF SURVEY BOOK 96, PAGE 29 THROUGH 35), A DISTANCE OF 1799.50 FEET;

THENCE LEAVING SAID EASTERLY LINE SOUTH 89°19'05" WEST, A DISTANCE OF 733.00 FEET;

THENCE SOUTH 00°40'55" EAST, A DISTANCE OF 1024.50 FEET;

THENCE SOUTH 89°19'05" WEST, A DISTANCE OF 93.25 FEET TO A POINT ON THE EASTERLY LINE OF THE ELECTRICAL EASEMENT DESCRIBED BY DOCUMENT 1999-295036, OFFICIAL RECORDS;

THENCE SOUTH 34°16'51" EAST (RECORD SOUTH 34°16'42" EAST PER DOCUMENT 1999-295036 OFFICIAL RECORDS), A DISTANCE OF 876.98 FEET;

THENCE LEAVING SAID EASTERLY LINE NORTH 12°59'08" EAST, A DISTANCE OF 48.97 FEET;

THENCE NORTH 48°22'54" EAST, A DISTANCE OF 73.87 FEET;

THENCE NORTH 60°16'04" EAST, A DISTANCE OF 33.35 FEET;

THENCE NORTH 71°59'39" EAST, A DISTANCE OF 36.22 FEET;

THENCE NORTH 89°02'16" EAST, A DISTANCE OF 41.29 FEET;

THENCE SOUTH 61°06'13" EAST, A DISTANCE OF 43.07 FEET;

THENCE SOUTH 37°33'03" EAST, A DISTANCE OF 47.42 FEET;

THENCE SOUTH 05°10'15" EAST, A DISTANCE OF 45.32 FEET;

THENCE SOUTH 02°01'20" WEST, A DISTANCE OF 59.25 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID NORTHEAST QUARTER;

THENCE SOUTH 88°21'39" EAST (RECORD NORTH 89°21'30" WEST PER RECORD OF SURVEY BOOK 96, PAGE 29 THROUGH 35), A DISTANCE OF 101.98 FEET TO THE POINT OF BEGINNING;

DESCRIBED PARCEL CONTAINS 26.59 ACRES MORE OR LESS AND AS SHOWN ON ATTACHED EXHIBIT "B," ATTACHED HEREON AND MADE A PART HEREOF.

PARCEL "B"

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 WEST;

THENCE ALONG THE WESTERLY LINE OF THE NORTHEAST QUARTER NORTH 00°47'17" EAST (RECORD NORTH 00°47'08" EAST PER RECORD OF SURVEY BOOK 96, PAGE 29 THROUGH 35) , A DISTANCE OF 1038.31 FEET TO A POINT OF INTERSECTION WITH LAND DESCRIBED IN DEED TO MRF-GROVES DEVELOPMENT, L.P., A TEXAS LIMITED PARTNERSHIP AS INSTRUMENT NO. 2004-0960063 OFFICIAL RECORDS;

THENCE ALONG THE SOUTHERLY LINE OF SAID LAND SOUTH 89°12'43" EAST (RECORD NORTH 89°12'52" WEST PER DOCUMENT 2004-0960063 OFFICIAL RECORDS), A DISTANCE OF 574.94 FEET (RECORD 574.57' PER DOCUMENT 1999-295036 OFFICIAL RECORDS);

THENCE ALONG SAID SOUTHERLY LINE NORTH 83°23'05" EAST (RECORD SOUTH 83°22'56" WEST PER DOCUMENT 2004-0960063 OFFICIAL RECORDS), A DISTANCE OF 775.79 FEET;

THENCE LEAVING SAID SOUTHERLY LINE SOUTH 34°44'45" EAST, A DISTANCE OF 198.78 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF THE ELECTRICAL EASEMENT DESCRIBED BY DOCUMENT 1999-295036 OFFICIAL RECORDS;

THENCE ALONG SAID WESTERLY LINE SOUTH 17°55'48" EAST, A DISTANCE OF 104.04 FEET;

THENCE SOUTH 34°16'51" EAST (RECORD SOUTH 34°16'42" EAST PER DOCUMENT 1999-295036 OFFICIAL RECORDS), A DISTANCE OF 35.93 FEET;

THENCE SOUTH 63°53'43" WEST (RECORD SOUTH 63°53'52" WEST PER DOCUMENT 1999-295036 OFFICIAL RECORDS), A DISTANCE OF 6.31 FEET;

THENCE SOUTH 26°06'17" EAST (RECORD SOUTH 26°06'06" EAST PER DOCUMENT 1999-295036 OFFICIAL RECORDS), A DISTANCE OF 4.00 FEET;

THENCE NORTH 63°53'43" EAST (RECORD SOUTH 63°53'52" WEST PER DOCUMENT 1999-295036 OFFICIAL RECORDS), A DISTANCE OF 6.89 FEET;

THENCE SOUTH 34°16'51" EAST (RECORD SOUTH 34°16'42" EAST PER DOCUMENT 1999-295036 OFFICIAL RECORDS), A DISTANCE OF 32.57 FEET;

THENCE SOUTH 63°35'07" WEST (RECORD SOUTH 63°35'16" WEST PER DOCUMENT 1999-295036 OFFICIAL RECORDS), A DISTANCE OF 46.62 FEET;

THENCE SOUTH 26°24'53" EAST (RECORD SOUTH 26°24'44" EAST PER DOCUMENT 1999-295036 OFFICIAL RECORDS), A DISTANCE OF 4.00 FEET;

THENCE NORTH 63°35'07" EAST (RECORD SOUTH 63°35'16" EAST PER DOCUMENT 1999-295036 OFFICIAL RECORDS), A DISTANCE OF 47.17 FEET;

THENCE SOUTH 34°16'51" EAST (RECORD SOUTH 34°16'42" EAST PER DOCUMENT 1999-295036 OFFICIAL RECORDS), A DISTANCE OF 1034.82 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15;

THENCE NORTH 88°21'39" WEST (RECORD NORTH 88°21'30" WEST PER RECORD OF SURVEY BOOK 96, PAGE 29 THROUGH 35), A DISTANCE OF 2131.98 FEET TO **THE POINT OF BEGINNING;**

**EXCEPTING THEREFROM PORTIONS OF PIGEON PASS ROAD AS SHOWN ON
RECORD OF SURVEY BOOK 96 PAGES 29 THROUGH 344, INCLUSIVE, OF OFFICIAL
RECORDS,**

**DESCRIBED PARCEL CONTAIN 43.41 ACRES MORE OR LESS AND AS SHOWN ON
ATTACHED EXHIBIT "B," ATTACHED HEREON AND MADE A PART HEREOF.**

PREPARED UNDER THE DIRECTION OF:

**JOHN L. KOEPKE, LESS. 7841 DATE
LICENSE EXPIRES 12/31/2008**



EXHIBIT 'B'

LEGEND

P.O.B. INDICATES POINT OF COMMENCEMENT.

T.P.O.B. INDICATES TRUE POINT OF BEGINNING.



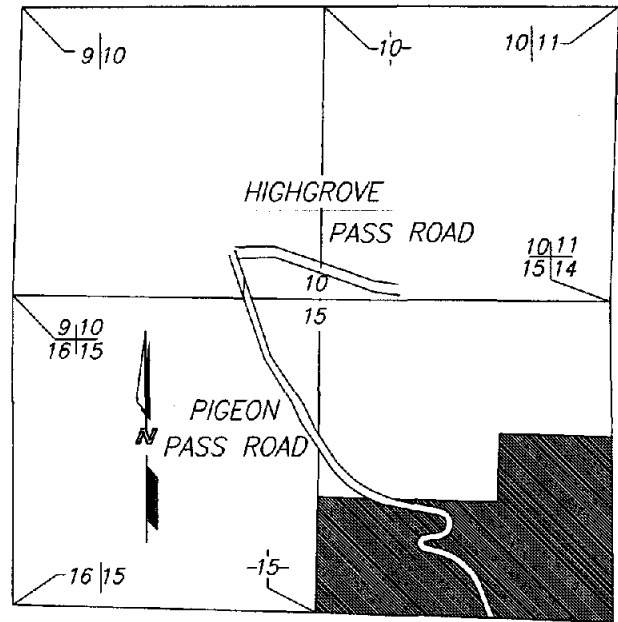
INDICATES CONSERVATION EASEMENT.
AREA = 37.41 ACRES ±

() INDICATES RECORD DATA PER RECORD OF SURVEY
96/29-35.

[] INDICATES RECORD DATA PER INSTRUMENT No.
2004-0960063 O.R.

< > INDICATES RECORD DATA PER INSTRUMENT No.
2004-0702574 O.R.

{ } INDICATES RECORD DATA PER INSTRUMENT No.
1999-295036 O.R.



VICINITY MAP

NO SCALE

15 | 14

EASEMENT NOTES

- ① RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN PIGEON PASS ROAD.
- ② AN EASEMENT FOR ELECTRIC LINES, CONSISTING OF ONE OR MORE LINES OF METAL TOWERS, POLES AND/OR OTHER STRUCTURES, WIRES, CABLES, INCLUDING GROUND WIRES, BOTH OVERHEAD AND UNDERGROUND, AND COMMUNICATION CIRCUITS, EASEMENT FOR ROADS, INGRESS AND EGRESS AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION RECORDED DECEMBER 22, 1965 AS INSTRUMENT NO. 142874 OF OFFICIAL RECORDS.
- ③ AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, A CORPORATION RECORDED IN BOOK 1409, PAGE 555 OF OFFICIAL RECORDS.
- ④ AN EASEMENT FOR ELECTRIC LINES AND COMMUNICATION CIRCUITS WITH NECESSARY APPURTENANCES, BOTH OVERHEAD AND UNDERGROUND AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION RECORDED JULY 1, 1999 AS INSTRUMENT NO. 99-295036 OF OFFICIAL RECORDS.
- ⑤ MATTERS CONTAINED IN AN INSTRUMENT ENTITLED HIGHGROVE SANITARY LANDFILL—NOTICE OF LOCATION, COMPLETION AND CLOSURE OF SOLID WASTE DISPOSAL SITE, DATED MARCH 5, 2003, EXECUTED BY WASTEMANAGEMENT DEPARTMENT, COUNTY OF RIVERSIDE, UPON THE CONDITIONS AND PROVISIONS CONTAINED THEREIN, RECORDED MARCH 17, 2003 AS INSTRUMENT NO. 03-184860 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.



JOHN L. KOEPKE L.S. 7841 DATE
LIC. EXP. DATE: 12/31/2008



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STANTEC CONSULTING INC.
277 RANCHEROS DRIVE
SUITE 300
SAN MARCOS, CA 92069
760.891.3200

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COUNTY OF RIVERSIDE, CALIFORNIA
CONSERVATION EASEMENT
SPRING MOUNTAIN RANCH

SCALE : NTS

DATE: 03/08/07

SHEET 1 OF 5

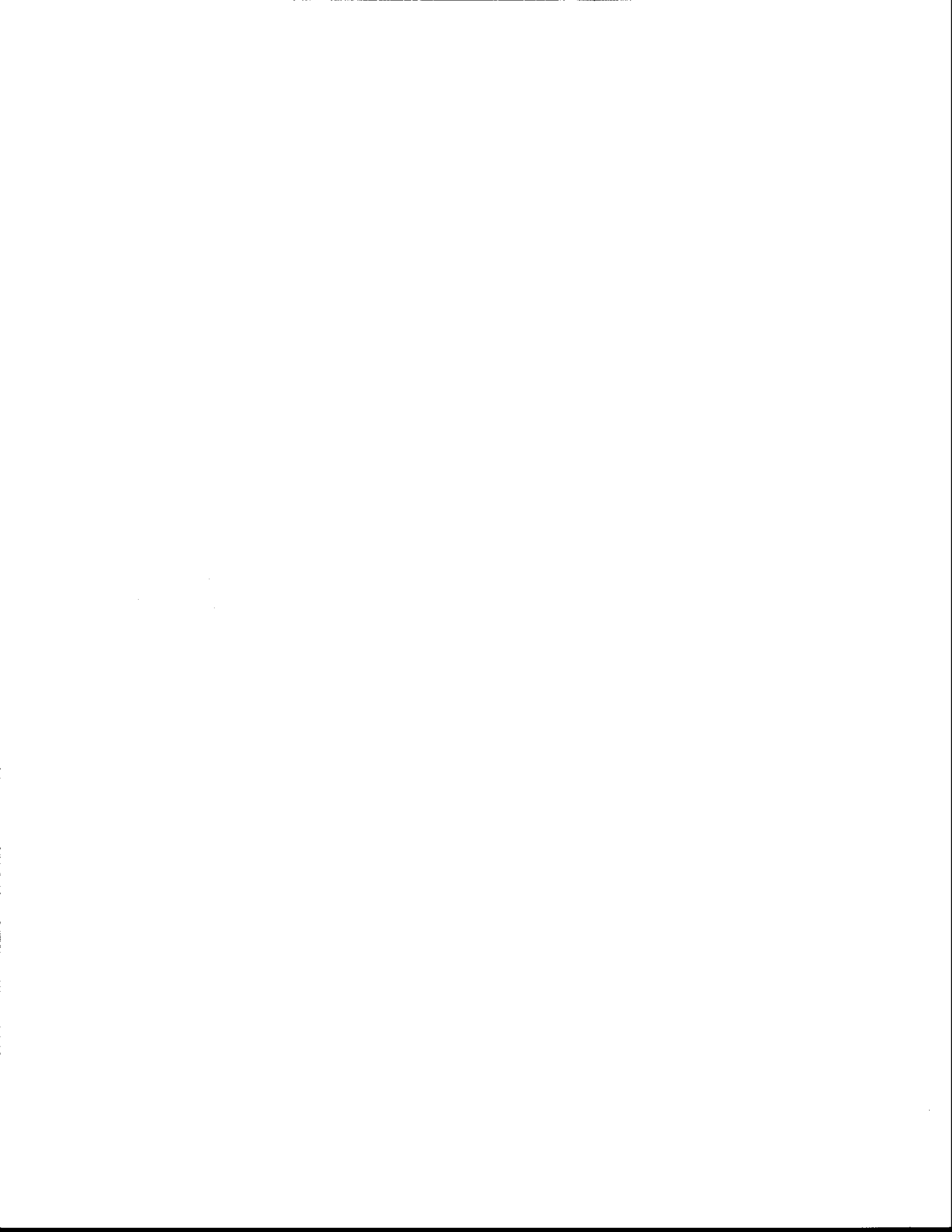


EXHIBIT 'B'

NE COR
SEC 15

944.31'

N89°19'05"E 733.00'

N00°40'55"W 1024.50'

(N00°40'58"W 2743.86')
(N00°40'55"W 2743.81')

1799.50'

T. 2 S., R. 4 W., S.B.M.

PARCEL "A"

SEE DETAIL "B"
SHEET 3 OF 5

NE 1/4 SEC 15,

PARCEL "B"

PIGEON PASS ROAD

SEE DETAIL "A"
SHEET 3 OF 5

N34°16'51"W 1034.82'
N34°16'42"W 1034.82'
N34°16'51"W 876.98'

N88°21'39"W 2131.98'
607.42'

N88°21'39"W 2551.62'
(N88°21'30"W 2551.53')

N88°21'39"W 419.64'
P.O.B
E 1/4 COR
SEC 15



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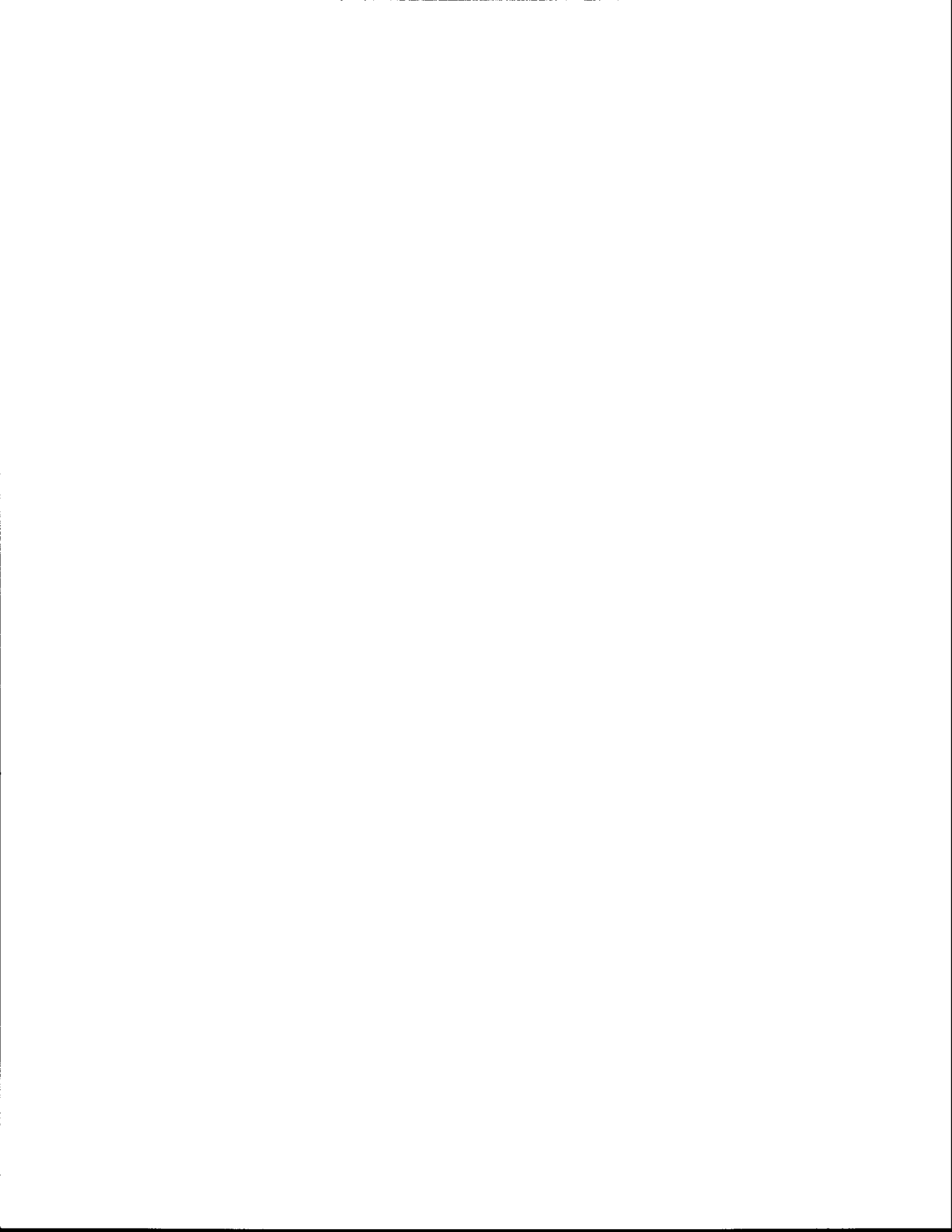
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COUNTY OF RIVERSIDE, CALIFORNIA
CONSERVATION EASEMENT
SPRING MOUNTAIN RANCH

SCALE :1"=200'

DATE: 03/08/07

SHEET 2 OF 5



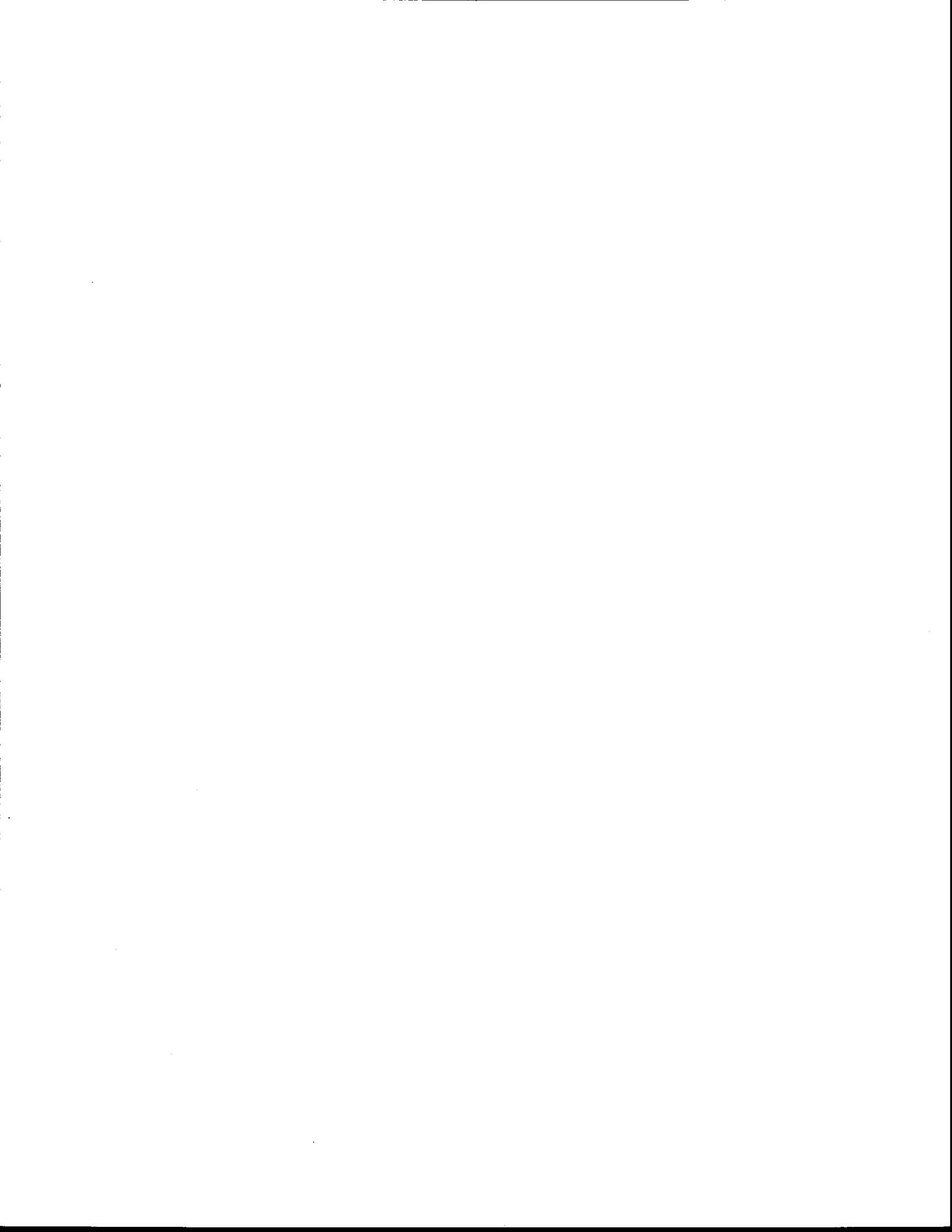


EXHIBIT 'B'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N88°21'39"W	101.98'
L2	N58°28'14"E	25.91'
L3	N63°18'00"E	35.94'
L4	N78°13'45"E	13.65'
L5	N88°58'46"W	10.40'
L6	N80°24'34"W	13.36'
L7	N57°23'09"W	36.34'
L8	N08°54'41"W	33.56'
L9	N63°53'43"E	6.31'
L10	N26°06'17"W	4.00'
L11	N63°53'43"E	6.89'
L12	N34°16'51"W	32.57'
L13	N63°35'07"E	46.62'
L14	N26°24'53"W	4.00'
L15	N63°35'07"E	47.17'
L16	N34°16'51"W	35.93'

RECORD DATA		
LINE	BEARING	LENGTH
L1	(N89°21'30"W)	-----
L2	<N58°28'23"E>	-----
L3	<N63°18'09"E>	-----
L4	<N78°13'54"E>	-----
L5	<N88°58'37"W>	-----
L6	<N80°24'25"W>	-----
L7	<N57°23'00"W>	-----
L8	<N08°54'32"W>	-----
L9	{N63°53'52"E}	-----
L10	{N26°06'06"W}	-----
L11	{N63°53'52"E}	-----
L12	{N34°16'42"W}	--
L13	{N63°35'16"E}	-----
L14	{N26°24'44"W}	---
L15	{N63°35'16"E}	-----
L16	{N34°16'42"W}	--



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COUNTY OF RIVERSIDE, CALIFORNIA
CONSERVATION EASEMENT
 SPRING MOUNTAIN RANCH

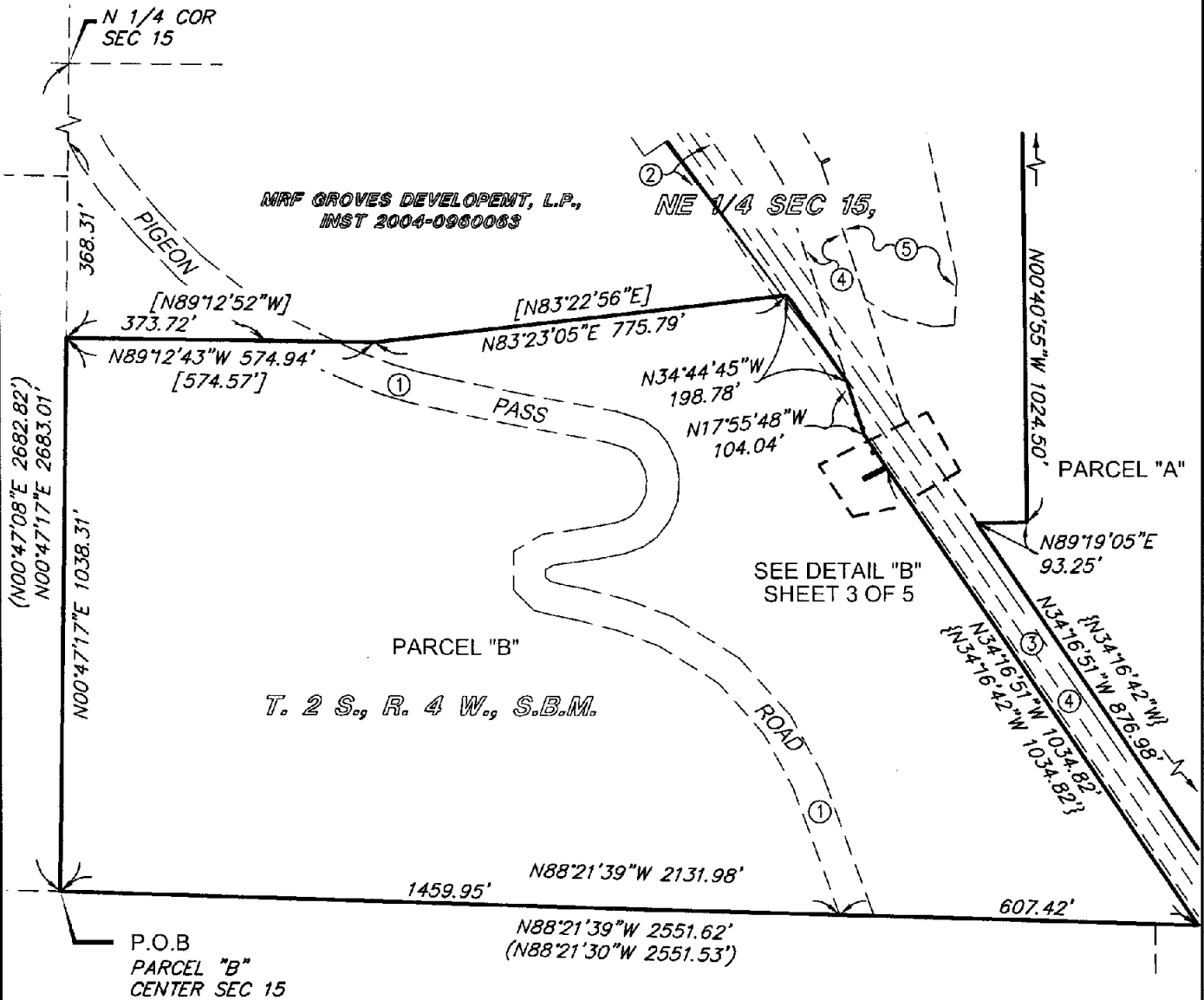
SCALE: N.A.

DATE: 03/08/07

SHEET 4 OF 5



EXHIBIT 'B'



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COUNTY OF RIVERSIDE, CALIFORNIA
CONSERVATION EASEMENT
SPRING MOUNTAIN RANCH

SCALE : 1"=200'

DATE: 03/08/07

SHEET 5 OF 5

