

FORM APPROVED COUNTY COUNSEL  
 BY: *[Signature]* 8/21/15  
 DATE: TIFFANY N. NORTH

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

924B



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
 April 16, 2015

**SUBJECT: CHANGE OF ZONE NO. 7860 AND ORDINANCE NO. 348.4813** - No new environmental documentation is required – Applicant: County of Riverside - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential (R:RR), Rural: Rural Mountainous (R:RM), Rural Community: Estate Density Residential (RC:EDR), Community Development: Commercial Tourist (CD:CT), Open Space: Rural (OS:RUR) and Agriculture: Agriculture (AG:AG)- Temecula Valley Wine Country Policy Area - Equestrian District – Location: The entire Equestrian District, generally south of Lind Rosea Road and north and south of De Portola Road, north and south of Highway 79 and near the intersection of Santa Rita Road and Anza Road. – Approximately 3,032 gross acres (for the entire Equestrian District) - Zoning: Residential Agricultural – 2 1/2, 5, 10 and 20 Acre Minimum (R-A-2 1/2, R-A-5, R-A-10, and R-A-20), Rural Residential (RR), Light Agricultural- 10 and 20 Acre Minimum) (A-1-10, A-1-20) - REQUEST: The project is proposing a voluntary opt-in General Plan consistency Zone Change for the entire Wine Country Equestrian District as outlined in the General Plan from various zones to the Wine Country- Equestrian (WC-E) Zone. The intent of this zone change is to have a voluntary General Plan consistency zone change, meaning landowners within the Equestrian District can opt into the change. (\$30,000 Planning Department General Fund)

Departmental Concurrence

*[Signature: Steve Weiss]*

Steve Weiss  
 Planning Director

(Continued on next page)

*[Signature: Juan C. Perez]*

Juan C. Perez  
 TLMA Agency Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 30,000	\$ 0	\$ 30,000	\$	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$	\$	\$	\$	

**SOURCE OF FUNDS:** Planning Department Budget  
**Budget Adjustment:**  
 For Fiscal Year:

**C.E.O. RECOMMENDATION:**  
 APPROVE  
 BY: *[Signature: Tina Grande]*  
 Tina Grande  
 County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

- A-30
- 4/5 Vote
- Positions Added
- Change Order

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: CHANGE OF ZONE NO. 7860 and ORDINANCE NO. 348.4813**

**DATE:** July 15, 2015

**PAGE:** Page 2 of 3

**1. THE PLANNING COMMISSION RECOMMENDED** that the Board of Supervisors:

**FIND** that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 524** pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

**APPROVE CHANGE OF ZONE NO. 7860**, amending the zoning classification for several properties from R-A-2 1/2, R-A-5, R-A-10, R-A-20, RR, A-1-10, and/or A-1-20 Zone to WC-E Zone, based upon the findings and conclusions incorporated in the staff report, pending adoption of the Zoning Ordinance by the Board of Supervisors.

**2. STAFF RECOMMENDS** that the Board of Supervisors:

**ADOPT** the Planning Commission's Recommendations and include an additional four properties to Change of Zone No. 7860; and,

**ADOPT ORDINANCE 348.4813** amending the zoning in the Rancho California Area shown on Map No. 2.2380 Change of Zone No. 7860 attached hereto and incorporated herein by reference.

**BACKGROUND:**

The Board of Supervisors adopted the Wine Country Community Plan on March 11, 2014 which consisted of revisions to the County General Plan, updated design guidelines and an all new set of zones that foster, encourage, and cultivate all the best aspects of the Wine Country. However, at the time the plan was adopted, the actual zoning of the property within Wine Country *was not* changed. New zones were created, but they were not applied at the time.

The County has, therefore, launched this effort to change the zoning on some of the property in Wine Country, more specifically within the Wine Country - Equestrian districts (see attached map in Planning Commission Staff Report), in accordance with the direction provided by the Board of Supervisors at the time of the adoption of the plan. The County is not proposing to change the zone on any one individual's property without their express consent. Anyone who does not participate at this time will need to process a separate zone change at the applicant's cost. Staff is supporting the change because this is a General Plan consistency zone change and will bring the zoning into conformance with the General Plan.

Because this effort was County initiated, those participating were asked to submit a 'Letter of Intent to Participate.'

To date County Staff has:

- Set up a web site specifically for this zone change-  
<http://planning.rctlma.org/Home/EquestrianZoning.aspx>
- Met with the Community at the Rancho California Horseman's Association on January 17<sup>th</sup>.
- Sent a letter to every property owner within the Wine Country- Equestrian District informing them of the proposed zone change, requesting their opt-in participation, and informing them of a community meeting.
- Met again with the Community at the Temecula Public Library on February 26<sup>th</sup>.
- Sent a second opt-in letter to all within the District.

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
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**PAGE:** Page 3 of 3

- Sent a hearing notice of the April 15<sup>th</sup> Planning Commission hearing on CZ07860 along with a letter explaining in more detail what the hearing and the zone change is about. This went to all property owners within the District and within 600 feet of the District boundary.

The opt-in letters made it clear that this is a discretionary action. The letters also clarified that there is no charge for their participation in this County initiated zone change.

Change of Zone No. 7860 analyzed the consistency zoning for the entire Wine Country- Equestrian District. While the zoning will only be changed on those properties specifically requested by the property owners, the Planning Commission reviewed the consistency zoning for the entire Wine Country-Equestrian District. After the Planning Commission hearing, Mr. and Ms. Cloyd, and the Grimm Trust contacted the Planning Department and asked to be included in Change of Zone No. 7860. Their properties include the following APNs: 927-150-024 (Cloyd) and 927-580-003, 4, and 5 (Grimm Trust). Map No. 2.2380 attached to Ordinance No. 348.4813 includes these additional properties along with the properties previously included in Change of Zone No. 7860. The adoption of Ordinance No. 348.4813 formally changes the properties' zoning classifications and amends the County's zoning map to reflect the new zoning classifications.

Also, since Change of Zone No. 7860 analyzed the consistency zoning for the entire Wine Country- Equestrian District, the Board may consider including additional properties that are within the Wine Country- Equestrian District to Change of Zone No. 7860 and remain consistent with the analysis and recommendation by the Planning Commission.

### **Summary**

The project is proposing a voluntary opt-in General Plan consistency Zone Change for the entire Wine Country Equestrian District as outlined in the General Plan form various zones to the Wine Country- Equestrian (WC-E) Zone. The intent of this zone change is to have a voluntary General Plan consistency zone change, meaning landowners within the Equestrian District can opt into the change.

### **Impact on Citizens and Businesses**

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff and the Planning Commission. The revision to the zoning ordinance will allow many new uses, of an equestrian nature, by right. Small equestrian businesses will be permitted to operate equestrian businesses by right. This includes many currently operating equestrian businesses. This zone change will support the viability of the equestrian community and further consistency with the intent of the Wine Country Community Plan in this area.

### **ATTACHMENTS (if needed, in this order):**

- A. Ordinance No. 348.4813**
- B. Planning Commission Minutes**
- C. Planning Commission Memo**
- D. The four additional opt-in letters submitted since Planning Commission**
- E. Planning Commission Staff Report**

# Attachment A

Ordinance No. 348.4813

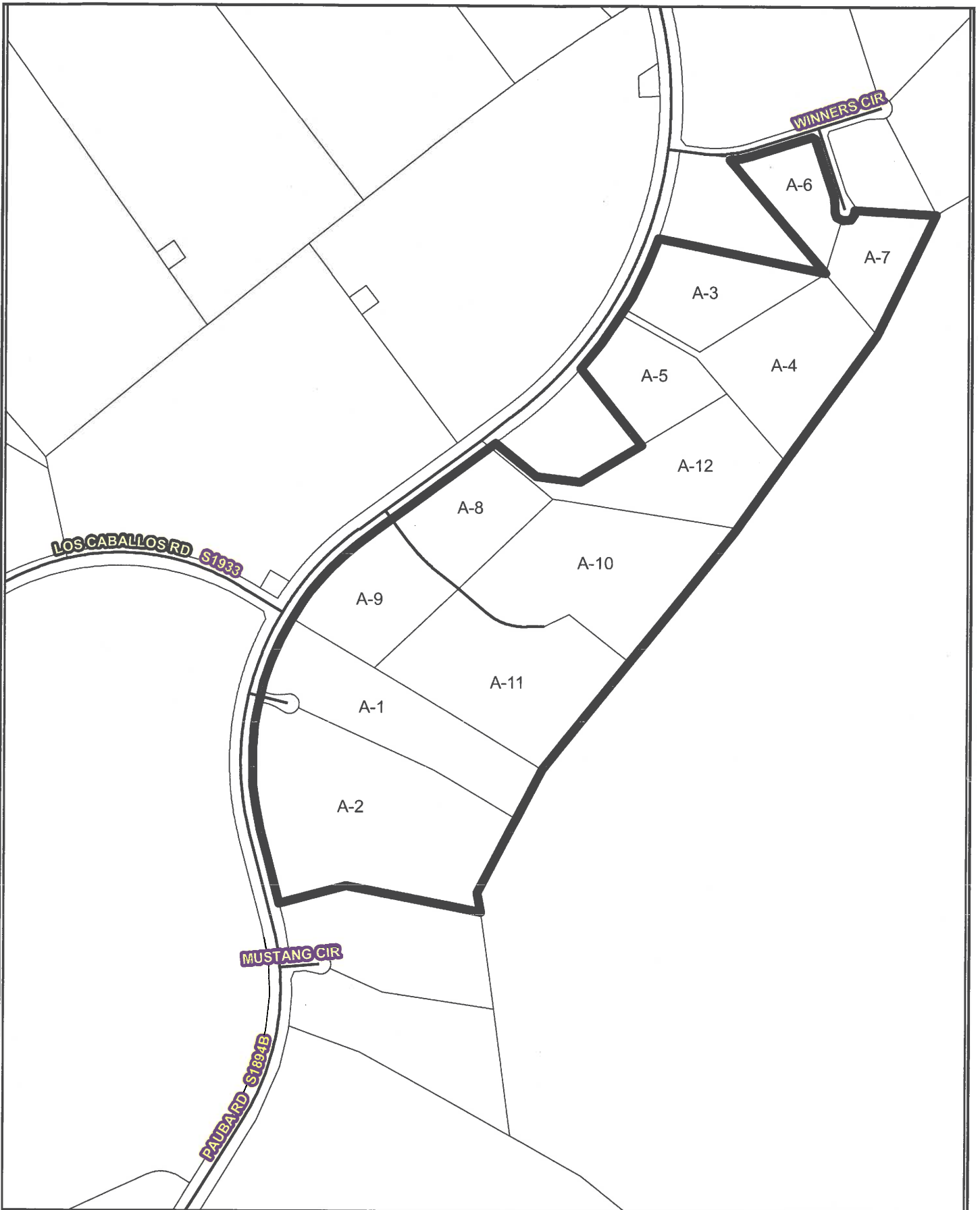
Map No. 2.2380

Exhibit A





# EXHIBIT "A"





**WINE COUNTRY EQUESTRIAN ZONE CHANGE PARCELS**

**LEGAL DESCRIPTIONS**

**Parcel A-1**

APN 927-170-007      32712 Campo Dr

Parcels 1 and 2 of Parcel Map No. 34562, as shown by map on file in Book 231 Pages 20 through 22, inclusive, of Parcel Maps, Records of Riverside County, California.

**Parcel A-2**

APN 927-170-008      32712 Campo Dr

Parcels 1 and 2 of Parcel Map No. 34562, as shown by map on file in Book 231 Pages 20 through 22, inclusive, of Parcel Maps, Records of Riverside County, California.

**Parcel A-3**

APN 927-150-027      37740 Pauba Rd

Parcel 2 of Parcel Map 6565, as per map on file in Book 24, Page 9 of Parcel Map, in the Office of the County Recorder of said County.

**Parcel A-4**

APN 927-150-028      37780 Pauba Rd

Parcel 3 of Parcel Map 6565, as per map thereon on file in Book 24, Page 9 of Parcel Maps, Records of Riverside County.

**Parcel A-5**

APN 927-150-023      37800 Puaba Rd

Parcel 1 of Parcel Map No. 12022, in the County of Riverside, State of California, as per map recorded in Book 58, Page 43 of Parcel Maps, records of said County.

**Parcel A-6**

APN 927-150-033      43111 Turf Lane

Parcel 1 of Parcel Map 19676, as shown by map on file in Book 111, Pages 53 and 54 of Parcel Maps, Riverside County, California.

**Parcel A-7**

APN 927-150-035      43130 Turf Lane

Parcel 3 and Lot "E" of Parcel Map 18676, in the County of Riverside, State of California, as shown on a Map thereof recorded in Book 111, Pages 53 and 54, inclusive, of Maps, in the Office of the County Recorder of said County.

**Parcel A-8**

APN 927-170-001      63540 Silver Spur Rd

Parcels 1 and 2 of Parcel Map No. 4651, as per Map filed in Book 6, Page 18 of Parcel Maps, in the Office of the County Recorder of Riverside County, State of California.

**Parcel A-9**

APN 927-170-002      63540 Silver Spur Rd

Parcels 3 and 4 of Parcel Map No. 4651, as per Map in Book 6, Page 18 of Parcel Maps, in the Office of the County Recorder of Riverside County, State of California.

**Parcel A-10**

APN 927-170-003      63540 Silver Spur Rd

Parcels 1 and 2 of Parcel Map No. 4651, as per Map filed in Book 6, Page 18 of Parcel Maps, in the Office of the County Recorder of Riverside County, State of California.

**Parcel A-11**

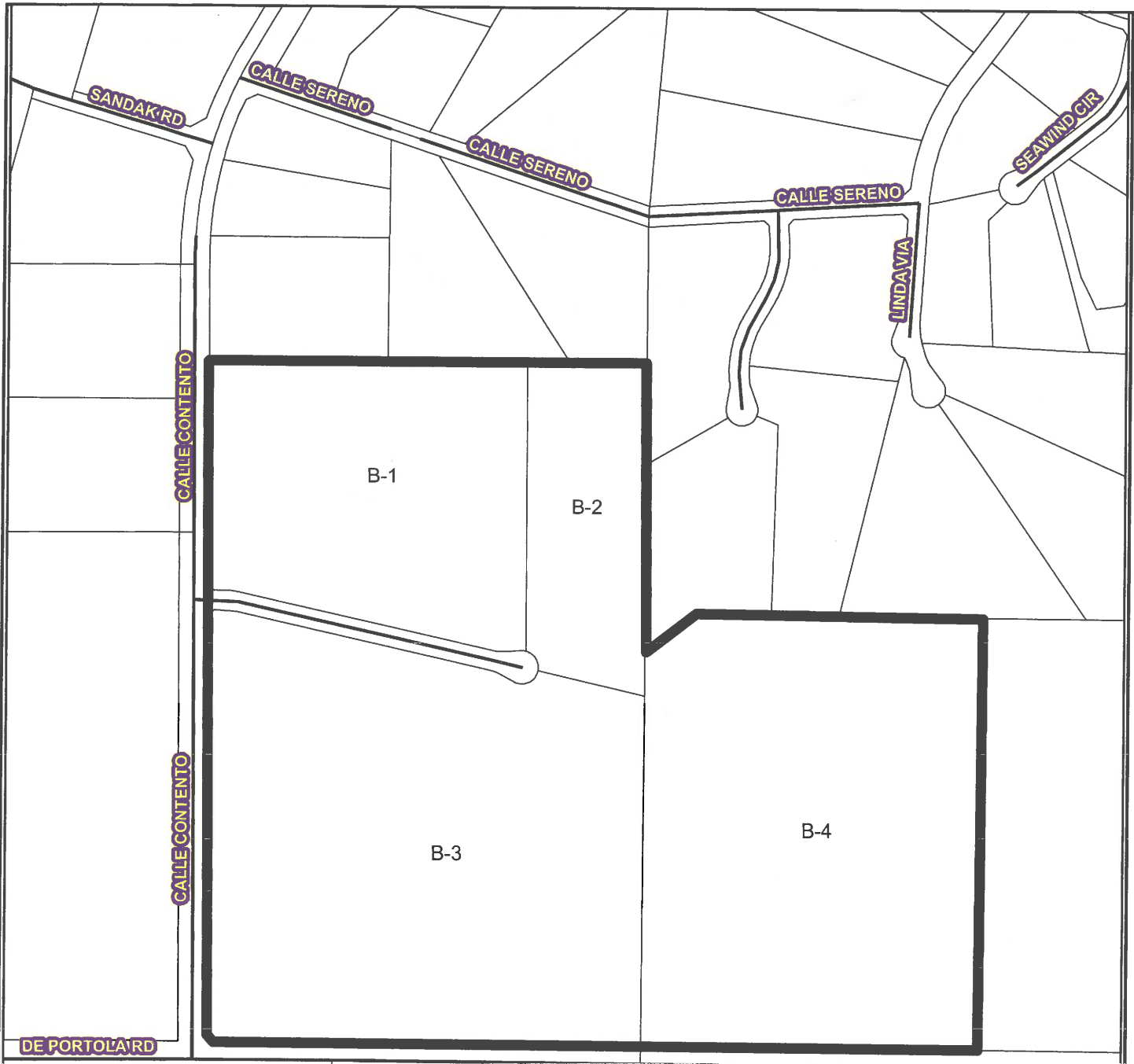
APN 927-170-004      63540 Silver Spur Rd

Parcels 3 and 4 of Parcel Map No. 4651, as per Map in Book 6, Page 18 of Parcel Maps, in the Office of the County Recorder of Riverside County, State of California.

**Parcel A-12**

APN 927-150-024      Pauba Rd

Parcel 2 of Parcel Map 12022 as per map on file in Book 58, Page 43 of Parcel Maps, Records of Riverside County, California.



## WINE COUNTRY EQUESTRIAN ZONE CHANGE PARCELS

### LEGAL DESCRIPTIONS

#### Parcel B-1

APN 951-250-003      34074 Mekeel Ranch Rd

That certain real property located in the County of Riverside, commonly described as 34074, 34174, and 34274 Mekeel Ranch Road, Temecula, California, 92592, and more particularly described as follows:

“Together with the riparian rights to the waters in the watershed of the Santa Maria River and its tributaries, that may belong to or be appurtenant to the above-described lands, reserving to the retained lands of Rancho California (a partnership composed of Kaiser Rancho California, Inc., Temecula Properties, Inc., and Temecula Investment Company) ( herein “Rancho California”), all riparian rights to the waters in the watershed of the Santa Margarita River and its tributaries that may belong to or be appurtenant to said retained lands. It is the intention of to convey hereby all water rights and privileges which pertain to the retained lands of Rancho California. Provided, however, grantee shall have no right to develop, pump, extract, or divert by either conduits, canals, pumping plants or other devices, water from the Santa Margarita River and its tributaries, and all percolating water.”

Subject To:

1. Non-delinquent installments of real property taxes and assessments.
2. Covenants, conditions, restrictions, right of ways, and easements of record or apparent.

Roadway Access Easement: Easements for roadway and public utility purposes to be used in common with others, in and over a strips of land over that portion of the Rancho Pauba, in the County of Riverside, State of California, which rancho was granted by the government of the United States to Luis Vignes by patent dated January 19, 1860, and recorded in Book 1 Page 45 of Patents, in the office of the County Recorder of San Diego County, State of California, the centerline if which is described as follows:

(i) A 110.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at a point on the northeasterly line of the Ranch Temecula, in the County of Riverside, State of California, which rancho was granted by the government of the United States to Luis Vignes by patent dated January 18, 1860, and recorded in the Office of the County Recorder of San Diego County in Book 1, of Patents at Page 37 thereof, said point being a County of Riverside Brass Cap monument set in a 14-inch diameter pipe filled with concrete and shown in said County of Riverside Survey Field Book 832 at Page 3, said point being the northerly terminus of the Temecula-Murrieta Ranch line; thence South 47° 41' 03" East, 151.78 feet to a 6-inch by 6-inch by 18-inch granite stone, chiseled L.E. on south face and accepted as Corner Number 9 of said Rancho Temecula per Record of Survey files in said County of Riverside in Book 5, Page 39 of Records; thence South 64° 52' 19" East, 811.02 feet; Thence North 58° 12' 41" East, 225.58 feet to the beginning of a tangent curve concave southeasterly and having a radius

of 1800.00 feet; thence northeasterly 328.32 feet along said curve, through a central angle of  $10^{\circ} 27' 03''$ ; thence North  $68^{\circ} 39' 44''$  East, 1872.83 feet to the beginning of a tangent curve concave southeasterly and having a radius of 4000.00 feet; thence northeasterly along said curve 1043.77 feet through a central angle of  $14^{\circ} 57' 03''$ ; thence North  $83^{\circ} 36' 47''$  East, 711.84 feet to the beginning of a tangent curve concave northwesterly and having a radius of 2000.00 feet; thence northeasterly along said curve 771.47 feet through a central angle of  $22^{\circ} 06' 04''$ ; thence North  $61^{\circ} 30' 43''$  East, 1070.04 feet to the beginning of a tangent curve concave southeasterly and having a radius of 8000.00 feet; thence northeasterly along said curve 1182.13 feet through a central angle of  $8^{\circ} 27' 59''$ ; thence North  $69^{\circ} 58' 42''$  East, 2924.49 feet to the beginning of a tangent curve concave northwesterly and having a radius of 3600.00 feet; thence along said curve 1357.45 feet through a central angle of  $21^{\circ} 36' 16''$ ; thence North  $48^{\circ} 22' 26''$  East, 1581.11 feet to Point "A", being the True Point of Beginning; thence South  $41^{\circ} 42' 50''$  East, 732.41 feet to the beginning of a tangent curve concave southwesterly and having a radius of 2000.00 feet; thence southeasterly along said curve 662.98 feet through a central angle of  $18^{\circ} 59' 35''$ ; thence South  $22^{\circ} 43' 15''$  East, 823.44 feet to the beginning of a tangent curve concave southwesterly and having a radius of 2000.00 feet; thence southeasterly along said curve 731.19 feet through a central angle of  $20^{\circ} 56' 49''$ ; thence South  $1^{\circ} 46' 26''$  East, 766.30 feet to the beginning of a tangent curve concave northeasterly and having a radius of 1400.00 feet; thence southeasterly along said curve 625.11 feet through a central angle of  $24^{\circ} 34' 58''$ ; thence South  $27^{\circ} 21' 24''$  East, 554.43 feet to the beginning of a tangent curve concave westerly and having a radius of 1200.00 feet; thence southerly along said curve 812.79 feet through a central angle of  $38^{\circ} 48' 28''$ ; thence South  $11^{\circ} 27' 04''$  West, 551.14 feet to the beginning of a tangent curve concave easterly and having a radius of 1200.00 feet; thence southerly along said curve 589.26 feet through a central angle of  $28^{\circ} 08' 06''$ ; thence South  $16^{\circ} 41' 02''$  East, 776.96 feet to the beginning of a tangent curve concave westerly and having a radius of 1200.00 feet; thence southerly along said curve 682.27 feet through a central angle of  $32^{\circ} 34' 33''$ ; thence South  $15^{\circ} 53' 31''$  West, 2867.36 feet to the beginning of a tangent curve concave easterly and having a radius of 4000.00 feet; thence southerly along said curve 1086.29 feet through a central angle of  $15^{\circ} 33' 36''$ ; thence South  $0^{\circ} 19' 55''$  West, 1423.62 feet to the beginning of a tangent curve concave northwesterly and having a radius of 4000.00 feet; thence southwesterly along said last mentioned curve 887.09 feet to a Point "B" a radial of said last mentioned curve to said last mentioned point bears South  $76^{\circ} 57' 41''$  East; thence continuing along said last mentioned curve 677.17 feet through a central angle of  $9^{\circ} 41' 59''$ ; thence tangent to said last mentioned curve South  $22^{\circ} 44' 18''$  West, 1552.61 feet to the beginning of a tangent curve concave easterly and having a radius of 1200.00 feet; thence southerly along said curve 976.10 feet through a central angle of  $46^{\circ} 36' 20''$ , (the center line of Stat Highway Sign Route 71 intersects the center line of said 110.00 feet roadway at a point 220 feet, more or less, along said curve from the beginning thereof, said Highway 71 also known as Temecula Aguanga State Highway).

(ii) A 110.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at Point "B" as described in Roadway Access Easement (i) above described; thence West 4107.35 feet to Point "C"; thence continuing West 729.14 feet.

(iii) An 88.00 foot strip of land over that portion of said Rancho Paula, the center line of which is described as follows:

Beginning at Point "C" as described in Roadway Access Easement (ii) above described; thence North 2414.79 feet.

Rancho California has reserved the right dedicate Roadway Access Easement (i), (ii), and (iii) herein above described for roadway and utility purposes, together with slope easements adjoining said Roadway Access Easement (i), (ii), and (iii) at a ratio of 2:1 as required by governmental agencies.

Purchase Parcel: That portion of said Rancho Pauba described as follows:

Beginning at Point "C" as described Roadway Access Easement (iii) above described thence along the center line of Roadway Access Easement (ii) above described East 1357.35 feet to the West line of the land described in the deed to Charles T. Leavitt and wife recorded April 28, 1967 as Instrument No. 36275 in the Office of County Recorder of said Riverside County; thence along said West line and its northerly prolongation North 2118.07 feet; thence West 1357.35 feet to the center line of Roadway Access Easement (iii) above described; thence along said center line South 2118.07 feet to the Point of Beginning.

Ranch California has reserve for itself, its successors and assigns, non-exclusive easements appurtenant to the lands of Ranch California, as described in a deed from Vail Company to Ranch California, dated November 25, 1964, recorded December 4, 1964, in Book 3868, Page 233, Records of Riverside County, California, for roadway and utility purposes and with the additional right of Ranch California or its successors to dedicate these easements for roadway and utility purposes together with slope easements adjoining said easements at a ratio of 2:1 as required by governmental agencies over the following described strips of land:

A 110.00 foot strip and a 88.00 foot strip of land over a portion of said Ranch Pauba the center lines of which are described as follows:

All of Roadway Access Easement (ii) and (iii) above described. Except therefrom any portion thereof not included within Purchase Parcel above described.

Ranch California has also reserved therefrom an easement for roadway purposes and for the establishment and maintenance of pipelines and related appurtenances in and over strips of land 20.00 feet in width, the center lines of which are described as follows:

Beginning at a point in the east line of the above described Purchase Parcel distant thereon North 643.14 feet from the southeast corner of said Purchase Parcel; thence North 15° 59' 54" West, 496.08 feet to Point "F"; thence North 75° 57' 50" West, 516.78 feet; thence North 77° 50' 42" West, 687.05 feet; thence South 52° 32' 58" West, 296.02 feet; thence South 15° 41' 42" East, 1256.86 feet;

Also beginning at Point "F"; thence South 75° 57' 50" East, 140.93 feet.

Except therefrom any portion thereof not included within Purchase Parcel above described.

**Parcel B-2**

APN 951-250-004      34074 Mekeel Ranch Rd

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“Together with the riparian rights to the waters in the watershed of the Santa Maria River and its tributaries, that may belong to or be appurtenant to the above-described lands, reserving to the retained lands of Rancho California (a partnership composed of Kaiser Rancho California, Inc., Temecula Properties, Inc., and Temecula Investment Company) ( herein “Rancho California”), all riparian rights to the waters in the watershed of the Santa Margarita River and its tributaries that may belong to or be appurtenant to said retained lands. It is the intention of to convey hereby all water rights and privileges which pertain to the retained lands of Rancho California. Provided, however, grantee shall have no right to develop, pump, extract, or divert by either conduits, canals, pumping plants or other devices, water from the Santa Margarita River and its tributaries, and all percolating water.”

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of 1800.00 feet; thence northeasterly 328.32 feet along said curve, through a central angle of 10° 27' 03"; thence North 68° 39' 44" East, 1872.83 feet to the beginning of a tangent curve concave southeasterly and having a radius of 4000.00 feet; thence northeasterly along said curve 1043.77 feet through a central angle of 14° 57' 03"; thence North 83° 36' 47" East, 711.84 feet to the beginning of a tangent curve concave northwesterly and having a radius of 2000.00 feet; the northeasterly along said curve 771.47 feet through a central angle of 22° 06' 04"; thence North 61° 30' 43" East, 1070.04 feet to the beginning of a tangent curve concave southeasterly and having a radius of 8000.00 feet; thence northeasterly along said curve 1182.13 feet through a central angle of 8° 27' 59"; thence North 69° 58' 42" East, 2924.49 feet to the beginning of a tangent curve concave northwesterly and having a radius of 3600.00 feet; thence along said curve 1357.45 feet through a central angle of 21° 36' 16"; thence North 48° 22' 26" /east, 1581.11 feet to Point "A", being the True Point of Beginning; thence South 41° 42' 50" East, 732.41 feet to the beginning of a tangent curve concave southwesterly and having a radius of 2000.00 feet; thence southeasterly along said curve 662.98 feet through a central angle of 18° 59' 35"; the South 22° 43' 15" East, 823.44 feet to the beginning of a tangent curve concave southwesterly and having a radius of 2000.00 feet; thence southeasterly along said curve 731.19 feet through a central angle of 20° 56' 49"; thence South 1° 46' 26" East, 766.30 feet to the beginning of a tangent curve concave northeasterly and having a radius of 1400.00 feet; thence southeasterly along said curve 625.11 through a central angle of 24° 34' 58"; thence South 27° 21' 24" East, 554.43 feet to the beginning of a tangent curve concave westerly and having a radius of 1200.00 feet; thence southerly along said curve 812.79 feet through a central angle of 38° 48' 28"; thence South 11° 27' 04" West, 551.14 feet to the beginning of a tangent curve concave easterly and having a radius of 1200.00 feet, thence southerly along said curve 589.26 feet through a central angle of 28° 08' 06"; thence South 16° 41' 02" East, 776.96 feet to the beginning of a tangent curve concave westerly and having a radius of 1200.00 feet; thence southerly along said curve 682.27 feet through a central angle of 32° 34' 33"; thence South 15° 53' 31" West, 2867.36 feet to the beginning of a tangent curve concave easterly and having a radius of 4000.00 feet; thence southerly along said curve 1086.29 feet through a central angle of 15° 33' 36"; thence South 0° 19' 55" West, 1423.62 feet to the beginning of a tangent curve concave northwesterly and having a radius of 4000.00 feet; thence southwesterly along said last mentioned curve 887.09 feet to a Point "B" a radial of said last mentioned curve to said last mentioned point bears South 76° 57' 41" East; thence continuing along said last mentioned curve 677.17 feet through a central angle of 9° 41' 59"; thence tangent to said last mentioned curve South 22° 44' 18" West, 1552.61 feet to the beginning of a tangent curve concave easterly and having a radius of 1200.00 feet; thence southerly along said curve 976.10 feet through a central angle of 46° 36' 20", (the center line of Stat Highway Sign Route 71 intersects the center line of said 110.00 feet roadway at a point 220 feet, more or less, along said curve from the beginning thereof, said Highway 71 also known as Temecula Aguanga State Highway).

(ii) A 110.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at Point "B" as described in Roadway Access Easement (i) above described; thence West 4107.35 feet to Point "C"; thence continuing West 729.14 feet.

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Rancho California has reserved the right dedicate Roadway Access Easement (i), (ii), and (iii) herein above described for roadway and utility purposes, together with slope easements adjoining said Roadway Access Easement (i), (ii), and (iii) at a ratio of 2:1 as required by governmental agencies.

**Purchase Parcel:** That portion of said Rancho Pauba described as follows:

Beginning at Point "C" as described Roadway Access Easement (iii) above described thence along the center line of Roadway Access Easement (ii) above described East 1357.35 feet to the West line of the land described in the deed to Charles T. Leavitt and wife recorded April 28, 1967 as Instrument No. 36275 in the Office of County Recorder of said Riverside County; thence along said West line and its northerly prolongation North 2118.07 feet; thence West 1357.35 feet to the center line of Roadway Access Easement (iii) above described; thence along said center line South 2118.07 feet to the Point of Beginning.

Purchase Parcel above described contains 66.00 acres in gross.

Ranch California has reserve for itself, its successors and assigns, non-exclusive easements appurtenant to the lands of Ranch California, as described in a deed from Vail Company to Ranch California, dated November 25, 1964, recorded December 4, 1964, in Book 3868, Page 233, Records of Riverside County, California, for roadway and utility purposes and with the additional right of Ranch California or its successors to dedicate these easements for roadway and utility purposes together with slope easements adjoining said easements at a ratio of 2:1 as required by governmental agencies over the following described strips of land:

A 110.00 foot strip and a 88.00 foot strip of land over a portion of said Ranch Pauba the center lines of which are described as follows:

All of Roadway Access Easement (ii) and (iii) above described. Except therefrom any portion thereof not included within Purchase Parcel above described.

Ranch California has also reserved therefrom an easement for roadway purposes and for the establishment and maintenance of pipelines and related appurtenances in and over strips of land 20.00 feet in width, the center lines of which are described as follows:

Beginning at a point in the east line of the above described Purchase Parcel distant thereon North 643.14 feet from the southeast corner of said Purchase Parcel; thence North 15° 59' 54" West, 496.08 feet to Point "F"; thence North 75° 57' 50" West, 516.78 feet; thence North 77° 50' 42" West, 687.05 feet; thence South 52° 32' 58" West, 296.02 feet; thence South 15° 41' 42" East, 1256.86 feet;

Also beginning at Point "F"; thence South 75° 57' 50" East, 140.93 feet.

Except therefrom any portion thereof not included within Purchase Parcel above described.

### Parcel B-3

APN 951-250-005      34074 Mekeel Ranch Rd

That certain real property located in the County of Riverside, commonly described as 34074, 34174, and 34274 Mekeel Ranch Road, Temecula, California, 92592, and more particularly described as follows:

"Together with the riparian rights to the waters in the watershed of the Santa Maria River and its tributaries, that may belong to or be appurtenant to the above-described lands, reserving to the retained lands of Rancho California (a partnership composed of Kaiser Rancho California, Inc., Temecula Properties, Inc., and Temecula Investment Company) ( herein "Rancho California"), all riparian rights to the waters in the watershed of the Santa Margarita River and its tributaries that may belong to or be appurtenant to said retained lands. It is the intention of to convey hereby all water rights and privileges which pertain to the retained lands of Rancho California. Provided, however, grantee shall have no right to develop, pump, extract, or divert by either conduits, canals, pumping plants or other devices, water from the Santa Margarita River and its tributaries, and all percolating water."

Subject To:

1. Non-delinquent installments of real property taxes and assessments.
2. Covenants, conditions, restrictions, right of ways, and easements of record or apparent.

Roadway Access Easement: Easements for roadway and public utility purposes to be used in common with others, in and over a strips of land over that portion of the Rancho Pauba, in the County of Riverside, State of California, which rancho was granted by the government of the United States to Luis Vignes by patent dated January 19, 1860, and recorded in Book 1 Page 45 of Patents, in the office of the County Recorder of San Diego County, State of California, the centerline if which is described as follows:

(i) A 110.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at a point on the northeasterly line of the Ranch Temecula, in the County of Riverside, State of California, which rancho was granted by the government of the United States to Luis Vignes by patent dated January 18, 1860, and recorded in the Office of the County Recorder of San Diego County in Book 1, of Patents at Page 37 thereof, said point being a County of Riverside Brass Cap monument set in a 14-inch diameter pipe filled with concrete and shown in said County of Riverside Survey Field Book 832 at Page 3, said point being the northerly terminus of the Temecula-Murrieta Ranch line; thence South 47° 41' 03" East, 151.78 feet to a 6-inch by 6-inch by 18-inch granite stone, chiseled L.E. on south face and accepted as Corner Number 9 of said Rancho Temecula per Record of Survey files in said County of

Riverside in Book 5, Page 39 of Records; thence South 64° 52' 19" East, 811.02 feet; Thence North 58° 12' 41" East, 225.58 feet to the beginning of a tangent curve concave southeasterly and having a radius of 1800.00 feet; thence northeasterly 328.32 feet along said curve, through a central angle of 10° 27' 03"; thence North 68° 39' 44" East, 1872.83 feet to the beginning of a tangent curve concave southeasterly and having a radius of 4000.00 feet; thence northeasterly along said curve 1043.77 feet through a central angle of 14° 57' 03"; thence North 83° 36' 47" East, 711.84 feet to the beginning of a tangent curve concave northwesterly and having a radius of 2000.00 feet; the northeasterly along said curve 771.47 feet through a central angle of 22° 06' 04"; thence North 61° 30' 43" East, 1070.04 feet to the beginning of a tangent curve concave southeasterly and having a radius of 8000.00 feet; thence northeasterly along said curve 1182.13 feet through a central angle of 8° 27' 59"; thence North 69° 58' 42" East, 2924.49 feet to the beginning of a tangent curve concave northwesterly and having a radius of 3600.00 feet; thence along said curve 1357.45 feet through a central angle of 21° 36' 16"; thence North 48° 22' 26" /east, 1581.11 feet to Point "A", being the True Point of Beginning; thence South 41° 42' 50" East, 732.41 feet to the beginning of a tangent curve concave southwesterly and having a radius of 2000.00 feet; thence southeasterly along said curve 662.98 feet through a central angle of 18° 59' 35"; the South 22° 43' 15" East, 823.44 feet to the beginning of a tangent curve concave southwesterly and having a radius of 2000.00 feet; thence southeasterly along said curve 731.19 feet through a central angle of 20° 56' 49"; thence South 1° 46' 26" East, 766.30 feet to the beginning of a tangent curve concave northeasterly and having a radius of 1400.00 feet; thence southeasterly along said curve 625.11 through a central angle of 24° 34' 58"; thence South 27° 21' 24" East, 554.43 feet to the beginning of a tangent curve concave westerly and having a radius of 1200.00 feet; thence southerly along said curve 812.79 feet through a central angle of 38° 48' 28"; thence South 11° 27' 04" West, 551.14 feet to the beginning of a tangent curve concave easterly and having a radius of 1200.00 feet, thence southerly along said curve 589.26 feet through a central angle of 28° 08' 06"; thence South 16° 41' 02" East, 776.96 feet to the beginning of a tangent curve concave westerly and having a radius of 1200.00 feet; thence southerly along said curve 682.27 feet through a central angle of 32° 34' 33"; thence South 15° 53' 31" West, 2867.36 feet to the beginning of a tangent curve concave easterly and having a radius of 4000.00 feet; thence southerly along said curve 1086.29 feet through a central angle of 15° 33' 36"; thence South 0° 19' 55" West, 1423.62 feet to the beginning of a tangent curve concave northwesterly and having a radius of 4000.00 feet; thence southwesterly along said last mentioned curve 887.09 feet to a Point "B" a radial of said last mentioned curve to said last mentioned point bears South 76° 57' 41" East; thence continuing along said last mentioned curve 677.17 feet through a central angle of 9° 41' 59"; thence tangent to said last mentioned curve South 22° 44' 18: West, 1552.61 feet to the beginning of a tangent curve concave easterly and having a radius of 1200.00 feet; thence southerly along said curve 976.10 feet through a central angle of 46° 36' 20", (the center line of Stat Highway Sign Route 71 intersects the center line of said 110.00 feet roadway at a point 220 feet, more or less, along said curve from the beginning thereof, said Highway 71 also known as Temecula Aguanga State Highway).

(ii) A 110.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at Point "B" as described in Roadway Access Easement (i) above described; thence West 4107.35 feet to Point "C"; thence continuing West 729.14 feet.

(iii) An 88.00 foot strip of land over that portion of said Rancho Paula, the center line of which is described as follows:

Beginning at Point "C" as described in Roadway Access Easement (ii) above described; thence North 2414.79 feet.

Rancho California has reserved the right dedicate Roadway Access Easement (i), (ii), and (iii) herein above described for roadway and utility purposes, together with slope easements adjoining said Roadway Access Easement (i), (ii), and (iii) at a ratio of 2:1 as required by governmental agencies.

**Purchase Parcel:** That portion of said Rancho Pauba described as follows:

Beginning at Point "C" as described Roadway Access Easement (iii) above described thence along the center line of Roadway Access Easement (ii) above described East 1357.35 feet to the West line of the land described in the deed to Charles T. Leavitt and wife recorded April 28, 1967 as Instrument No. 36275 in the Office of County Recorder of said Riverside County; thence along said West line and its northerly prolongation North 2118.07 feet; thence West 1357.35 feet to the center line of Roadway Access Easement (iii) above described; thence along said center line South 2118.07 feet to the Point of Beginning.

Purchase Parcel above described contains 66.00 acres in gross.

Ranch California has reserve for itself, its successors and assigns, non-exclusive easements appurtenant to the lands of Ranch California, as described in a deed from Vail Company to Ranch California, dated November 25, 1964, recorded December 4, 1964, in Book 3868, Page 233, Records of Riverside County, California, for roadway and utility purposes and with the additional right of Ranch California or its successors to dedicate these easements for roadway and utility purposes together with slope easements adjoining said easements at a ratio of 2:1 as required by governmental agencies over the following described strips of land:

A 110.00 foot strip and a 88.00 foot strip of land over a portion of said Ranch Pauba the center lines of which are described as follows:

All of Roadway Access Easement (ii) and (iii) above described. Except therefrom any portion thereof not included within Purchase Parcel above described.

Ranch California has also reserved therefrom an easement for roadway purposes and for the establishment and maintenance of pipelines and related appurtenances in and over strips of land 20.00 feet in width, the center lines of which are described as follows:

Beginning at a point in the east line of the above described Purchase Parcel distant thereon North 643.14 feet from the southeast corner of said Purchase Parcel; thence North 15° 59' 54" West, 496.08

feet to Point "F"; thence North 75° 57' 50" West, 516.78 feet; thence North 77° 50' 42" West, 687.05 feet; thence South 52° 32' 58" West, 296.02 feet; thence South 15° 41' 42" East, 1256.86 feet;

Also beginning at Point "F"; thence South 75° 57' 50" East, 140.93 feet.

Except therefrom any portion thereof not included within Purchase Parcel above described.

#### **Parcel B-4**

APN 951-260-004      34350 De Portola Rd

**Parcel 1:** That portion of Rancho Pauba, in the County of Riverside, State of California, described as follows:

Commencing at a Point "B" as described in Parcel 1 above; thence West, along the centerline of Parcel 1 (ii) above described, a distance of 1110.00 feet, to the True Point of Beginning; thence North 1350.00 feet; thence West, 1490.00 feet; thence South 51° 20' 25" West, 192.09 feet; thence South, 2270.00 feet; thence East, 1680.00 feet; thence North, 1040.00 feet, to said center line; thence West, along said center line , 40.00 feet, to the True Point of Beginning;

Except that portion conveyed to L.J. Brooks, et al, by deed recorded April 10, 1968 as Instrument No. 32917, described as follows:

Commencing at Point "B" as described in Roadway Access Easement in deed recorded April 28, 1967, as Instrument No. 36275; thence West along the center line of Parcel 1 (ii) above described, a distance of 1110.00 feet, to the True Point of Beginning; thence North, 1350.00 feet; thence West, 633 feet; thence South, 1350.00 feet; thence East along the center line, 633 feet, to the True Point of Beginning;

Also excepting therefrom that portion included in De Portola Road;

Also excepting that portion conveyed to Harry T. Mizoguchi, et al, by deed recorded June 13, 1967 as Instrument No. 50771, described as follows:

Commencing at a Point "B" as described in Parcel 1 above; thence West, along the centerline of Parcel 1 (ii) above described, a distance of 1070.00 feet, to the True Point of Beginning; thence continuing West, 840.00 feet; thence South, 1040 feet; thence East, 840 feet; thence North, 1040.00 feet, to the True Point of Beginning;

Also excepting that portion conveyed to John M. Leavitt, et ux, by deed recorded May 26, 1967 as Instrument No. 46005, described as follows:

Commencing at Point "B" as described in Roadway Access Easement in deed recorded April 28, 1967, as Instrument No. 36275; thence West, along the center line of said Roadway Access Easement, a distance of 1910 feet, to the True Point of Beginning; thence continuing West, 840 feet; thence South, 1040 feet; thence East, 840 feet; thence North, 1040 feet, to the True Point of Beginning.

**Parcel 2:** An easement for roadway and utility purposes to be used in common with others, being a 10 foot strip of land over that portion of Rancho Pauba, in the County of Riverside, State of California, described as follows:

The West 10 feet of the East 633 feet, measured along the North line of that certain parcel conveyed to L.J. Brooks, et al, by deed recorded April 10, 1968 as Instrument No. 32917.





## WINE COUNTRY EQUESTRIAN ZONE CHANGE PARCELS

### LEGAL DESCRIPTIONS

#### Parcel C-1

APN 927-570-013      34530 Carefree Dr

Parcel 2 of Parcel Map 16976, in the County of Riverside, State of California, as per map recorded in Book 91 Pages 82 and 83, and amended by map recorded in Book 118, Pages 85 and 86 of Parcel Maps, in the Office of the County Recorder of said County.

#### Parcel C-2

APN 927-560-004      34915 De Portola Rd

Parcel 1 of Parcel Map 16976, as shown by map on file in Book 118, Pages 85 and 86 of Parcel Maps, Riverside County Records.

#### Parcel C-3

APN 927-100-057      35480 De Portola Rd

Parcel 2 of Parcel Map 7216, in the County of Riverside, State of California, as shown by Map on file Book 57 Page 92 of Maps, Records of Riverside County, California.

Together with Lettered Lot B of Parcel Map 7216, in the County of Riverside, State of California, as shown by Map on file Book 57 Page 92 of Maps, and records of Riverside County California which was vacated by Resolution No. 82-70 recorded July 19, 1982 as Instrument No. 82-123548 official Records.

Reserving for the benefit of Parcel 2, as shown on Parcel Map No. 31853, in the County of Riverside, State of California, as per map recorded in Book 223, Pages 76 and 77 of Parcel Maps, in the office of the County Recorder of said County, a non-exclusive easement for ingress and egress in, over and across Lettered Lot B of Parcel Map 7216, in the County of Riverside, State of California, as shown by Map on file Book 57 Page 92 of Maps, Records of Riverside County, California for the sole purpose of residential vehicular and pedestrian ingress and egress, consistent with historical uses.

**Parcel C-4**

APN 927-100-028      35550 De Portola Rd

Parcel 4 of Parcel Map 7216, as shown by map on file Book 57 Page 92 of Parcel Maps in the office of the County Recorder of said County.

**Parcel C-5**

APN 927-100-024      35560 De Portola Rd

Parcel 3 of Parcel Map 7216, as shown by map on file Book 57 Page 92 of Parcel Maps in the office of the County Recorder of said County.

**Parcel C-6**

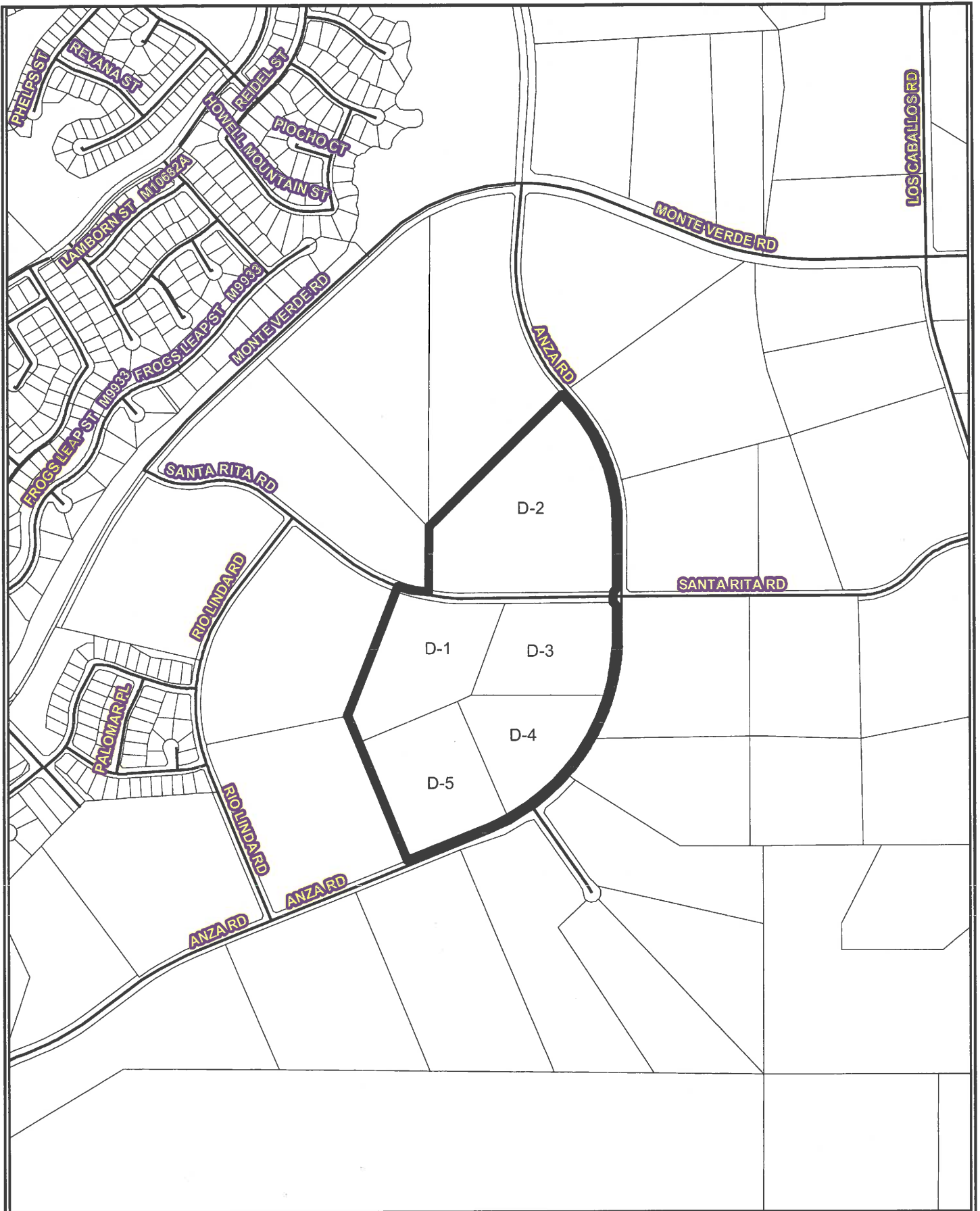
APN 927-100-071      35438 De Portola Rd

Parcel 1 and 2, as shown on Parcel Map No. 31853, in the County of Riverside, State of California, as per Map recorded in Book 223, Pages 76 and 77 of Parcel Maps, in the office of County Recorder of said County.

**Parcel C-7**

APN 927-100-072      35438 De Portola Rd

Parcel 1 and 2, as shown on Parcel Map No. 31853, in the County of Riverside, State of California, as per Map recorded in Book 223, Pages 76 and 77 of Parcel Maps, in the office of County Recorder of said County.



**WINE COUNTRY EQUESTRIAN ZONE CHANGE PARCELS**

**LEGAL DESCRIPTIONS**

**Parcel D-1**

APN 966-380-027      34555 Santa Rita Rd

Parcel 4 of Parcel Map 7885, in the County of Riverside, State of California, on file in Book 27 of Parcel Maps, Pages 54 to 55, Records of Riverside County, California.

**Parcel D-2**

APN 966-380-016      34670 Santa Rita Rd

Parcel 153 of Parcel Map 5136, as per map recorded in Book 11, Pages 48 to 49, of Parcel Maps in the Office of the County Recorder of said County.

**Parcel D-3**

APN 966-380-024      34725 Santa Rita Rd

Parcel 1 of Parcel Map 7885 as shown by map on file in Book 27, Pages 54 to 55 of Parcel Maps - Riverside County Records.

**Parcel D-4**

APN 966-380-025      45031 Anza Rd

Parcel 2 of Parcel Map 7885, as shown by map on file in Book 27, Pages 54 to 55 of Parcel Maps, Riverside County Records.

**Parcel D-5**

APN 966-380-026      45201 Anza Rd

Parcel 3 of Parcel Map 7885, as plat recorded in Book 27 of Parcel Maps, Pages 54 to 55, in the Office of the County Recorder of said County.



**WINE COUNTRY EQUESTRIAN ZONE CHANGE PARCELS**

**LEGAL DESCRIPTIONS**

**Parcel F-1**

APN 927-580-004      35225 La Bonita

Parcel 3 of Parcel Map 12987, as shown by Map on file in Book 77, Pages 36 and 37 of Parcel Maps, records of Riverside County, California.

**Parcel F-2**

APN 927-590-001      35165 La Bonita Donna

Parcel 1 of Parcel Map 12987, as shown by Map on file in Book 77, Pages 36 and 37 of Parcel Maps, records of Riverside County, California

**Parcel F-3**

APN 927-590-002      35165 La Bonita Donna

Parcel 1 of Parcel Map 12987, as shown by Map on file in Book 77, Pages 36 and 37 of Parcel Maps, records of Riverside County, California

**Parcel F-4**

APN 927-580-003      35175 La Bonita

Parcel 2 of Parcel Map 12987, as shown by Map on file in Book 77, Pages 36 and 37 of Parcel Maps, records of Riverside County, California.

**Parcel F-5**

APN 927-580-005

Parcel 4 of Parcel Map 12987, as shown by Map on file in Book 77, Pages 36 and 37 of Parcel Maps, records of Riverside County, California



## WINE COUNTRY EQUESTRIAN ZONE CHANGE PARCELS

### LEGAL DESCRIPTIONS

#### Parcel G-1

APN 927-570-007      35310 Dash for Cash Circle

**Parcel A:** Commencing at the northeasterly corner of that certain parcel of land described as Purchase Parcel in deed to D.E. Reisch, et al, recorded on December 29, 1967 as Instrument No. 115298 of Official Records of Riverside County, California;

Thence along the easterly line of said certain parcel of land South 2° 07' 51" West, 1042.89 feet to the True Point of Beginning;

Thence South 85° 52' 07" East, 522.43 feet along a line parallel to that certain course described as having a bearing and a distance of "South 85° 52' 07" East, 2022.60 feet" in the center line of a roadway access easement described in (ii) of deed to R.G. Wallace and Anne T. Wallace, recorded April 23, 1968 as Instrument 37372 of Official Records of Riverside County, California; thence South 5° 17' 50" West, 832.97 feet to a point in the southerly line of the land described as Purchase Parcel in said deed to R.G. Wallace and Anne T. Wallace, said point being North 87° 45' 06" East, 86.00 feet from the southerly terminus of that certain course described in said deed as North 87° 45' 06" East, 655.73 feet; thence South 87° 45' 06" West, 86.00 feet to the beginning of a tangent curve concave southeasterly having a radius of 4200.00 feet; thence southwesterly 393.54 feet along said curve through a central angle of 5° 22' 07" to the southeasterly corner of purchase parcel as described in said deed to Reisch; thence along the easterly line of Purchase Parcel as described in said deed to Reisch North 2° 07' 51" East, 903.88 feet to the True Point of Beginning.

**Parcel B:** Easements for roadway and public utility purposes to be used in common with others, in and over a strip of land over that portion of the Ranch Pauba, in the County of Riverside, State of California, which rancho was granted by the government of the United States to Luis Vignes by patent dated January 19, 1860 and recorded in Book 1, Page 45 of Patents, in the Office of the County Recorder of San Diego County, State of California, described as follows:

Except that portion included in Parcel A herein above described.

Said land is also situated in the unincorporated area of Riverside County.

(i) A 110.00 foot strip of land over that portion of said Rancho Pauba, the centerline of which is described as follows:

Beginning at the northerly terminus of that certain course described as having a bearing and length of South 0° 19' 55" West, 1423.62 feet in the centerline of that certain 110.00 foot strip of land described as Parcel (i) in deed to Charles B. Leavitt, et ux, recorded on April 28, 1967 as Instrument No. 36276 of



Official Records, in the Office of the County Recorder of said County of Riverside, thence along said centerline as follows:

South 0° 19' 55" West, along said certain course, a distance of 1423.62 feet to the beginning of a tangent curve concave westerly and having a radius of 4000.00 feet; thence southerly along said curve 887.09 feet through a central angle of 12° 42' 24" to Point "A", a radial of said curve to said point bears South 76° 57' 41" East; thence continuing along said curve 677.17 feet through a central angle of 9° 41' 59"; thence South 22° 44' 18" West, 1552.61 feet to the beginning of a tangent curve concave easterly and having a radius of 1200.00 feet; thence southerly along said curve 241.54 feet through a central angle of 11° 31' 58" to a point on the centerline of State Highway Sign Route 71, a radial of said curve bears North 78° 47' 40" West.

(ii) A 110.00 foot strip of land over that portion of said Rancho Pauba, the centerline of which is described as follows:

Beginning at Point "A" as described in Parcel B (i) above; thence East, 1185.10 feet to the beginning of a tangent curve concave southerly and having a radius of 5000.00 feet; thence easterly along said curve, 360.53 feet through a central angle of 4° 07' 53"; thence tangent to said curve South 85° 52' 07" East, 2022.60 feet; except that portion on Parcel A herein above described.

(iii) A 60.00 foot strip of land over that portion of Rancho Pauba, the centerline of which is described as follows:

Commencing at the northeasterly corner of that certain parcel of land described as Purchase Parcel in deed to D.E. Reisch, et al, recorded on December 29, 1967 as Instrument No. 115298, Official Records in the Office of the County Recorder of said County of Riverside; thence South 85° 52' 07" East, 522.43 feet to the True Point of Beginning; thence South 2° 07' 51" West, 1042.89 feet; thence South 5° 17' 50" West, 30.00 feet.

## **Parcel G-2**

APN 927-570-006      35394 De Portola

**Parcel A:** That portion of the Rancho Pauba, in the County of Riverside, State of California, which rancho was granted by the government of the United States to Luis Vignes by patent dated January 19, 1860 and recorded in Book 1, Page 45 of Patents, in the Office of the County Recorder of San Diego County, State of California, described as follows:

Commencing at the northeasterly corner of that certain parcel of land described as Purchase Parcel in deed to D.E. Reisch, et al, recorded on December 29, 1967 as Instrument No. 115298 of Official Records in the Office of the County Recorder of said County of Riverside; thence South 85° 52' 07" East, 522.43 feet, along the centerline of a roadway access easement described as (ii) in Instrument No. 37372 of

Official Records, recorded April 23, 1968 in the Office of the County Recorder of said Riverside County, to the True Point of Beginning;

Thence continuing along said centerline South 85° 52' 07" East, 522.43 feet to the northwesterly corner of the land described as Purchase Parcel in deed to Harry B. Armstrong and Viola E. Armstrong recorded April 23, 1968 as Instrument No. 37402 of Official Records, in the Office of the County Recorder of said Riverside County; thence South 02° 07' 51" West, 1042.89 feet along the westerly line of said land of Armstrong, thence North 85° 52' 07" West, 522.43 feet along a line parallel to said centerline of said roadway access easement to a point being South 85° 52' 07" East, 522.43 feet from the easterly line of the Purchase Parcel of said deed to Reisch; thence North 02° 07' 51" East, 1042.89 feet to the True Point of Beginning.

**Parcel B:** Easements for roadway and public utility purposes to be used in common with others, in and over a strip of land over that portion of the Ranch Pauba, in the County of Riverside, State of California, which rancho was granted by the government of the United States to Luis Vignes by patent dated January 19, 1860 and recorded in Book 1, Page 45 of Patents, in the Office of the County Recorder of San Diego County, State of California, described as follows:

Except that portion included in Parcel A herein above described.

Said land is also situated in the unincorporated area of Riverside County.

(i) A 110.00 foot strip of land over that portion of said Rancho Pauba, the centerline of which is described as follows:

Beginning at the northerly terminus of that certain course described as having a bearing and length of South 0° 19' 55" West, 1423.62 feet in the centerline of that certain 110.00 foot strip of land described as Parcel (i) in deed to Charles B. Leavitt, et ux, recorded on April 28, 1967 as Instrument No. 36276 of Official Records, in the Office of the County Recorder of said County of Riverside, thence along said centerline as follows:

South 0° 19' 55" West, along said certain course, a distance of 1423.62 feet to the beginning of a tangent curve concave westerly and having a radius of 4000.00 feet; thence southerly along said curve 887.09 feet through a central angle of 12° 42' 24" to Point "A", a radial of said curve to said point bears South 76° 57' 41" East; thence continuing along said curve 677.17 feet through a central angle of 9° 41' 59"; thence South 22° 44' 18" West, 1552.61 feet to the beginning of a tangent curve concave easterly and having a radius of 1200.00 feet; thence southerly along said curve 241.54 feet through a central angle of 11° 31' 58" to a point on the centerline of State Highway Sign Route 71, a radial of said curve bears North 78° 47' 40" West.

(ii) A 110.00 foot strip of land over that portion of said Rancho Pauba, the centerline of which is described as follows:

Beginning at Point "A" as described in Parcel B (i) above; thence East, 1185.10 feet to the beginning of a tangent curve concave southerly and having a radius of 5000.00 feet; thence easterly along said curve,

360.53 feet through a central angle of 4° 07' 53"; thence tangent to said curve South 85° 52' 07" East, 2022.60 feet; except that portion on Parcel A herein above described.

(iii) A 60.00 foot strip of land over that portion of Rancho Pauba, the centerline of which is described as follows:

Commencing at the northeasterly corner of that certain parcel of land described as Purchase Parcel in deed to D.E. Reisch, et al, recorded on December 29, 1967 as Instrument No. 115298, Official Records in the Office of the County Recorder of said County of Riverside; thence South 85° 52' 07" East, 522.43 feet to the True Point of Beginning; thence South 2° 07' 51" West, 1042.89 feet; thence South 5° 17' 50" West, 30.00 feet.

### **Parcel G-3**

APN 927-570-009      43385 Avenida Felicita

Parcel 1 of Parcel Map 16578, as shown by map on file in Book 95 Page 68 of Parcel Maps, Records of Riverside County, California.

### **Parcel G-4**

APN 927-570-008      43550 Dash for Cash Circle

**Parcel A:** That portion of the Rancho Pauba, in the County of Riverside, State of California, which rancho was granted by the government of the United States to Luis Vignes by patent dated January 19, 1860 and recorded in Book 1, Page 45 of Patents, in the Office of the County Recorder of San Diego County, State of California, described as follows:

Commencing at the northeasterly corner of that certain parcel of land described as Purchase Parcel in deed to D.E. Reisch, et al, recorded on December 29, 1967 as Instrument No. 115298 of Official Records in the Office of the County Recorder of said County of Riverside; thence South 85° 52' 07" East, 1044.86 feet, along the centerline of a roadway access easement described as (ii) in Instrument No. 37372 of Official Records, recorded April 23, 1968 in the Office of the County Recorder of said Riverside County, to the northwesterly corner of the land described as Purchase Parcel in deed to Harry B. Armstrong and Viola E. Armstrong recorded April 23, 1968 as Instrument No. 37402 of Official Records, in the Office of the County Recorder of said Riverside County; thence along the westerly line of said land of Armstrong South 02° 07' 51" West, 1042.89 feet to the True Point of Beginning;

Thence North 85° 52' 07" West, 522.43 feet along a line parallel to said centerline of said roadway access easement to a point being South 85° 52' 07" East, 522.43 feet from the easterly line of the Purchase Parcel of said deed to Reisch; thence South 5° 17' 50" West, 831.97 feet to a point in the southerly line of the land described as Purchase Parcel in a deed to R.G. Wallace and Anne T. Wallace,

recorded April 23, 1968 as Instrument No. 37372 of Official Records, in the Office of the County Recorder of said Riverside County, Said point being North 87° 45' 06" East, 86.00 feet from the southwesterly terminus of that certain course described in said deed as "North 87° 45' 06" East, 655.73 feet"; thence North 87° 45' 06" East, 569.73 feet to the southwesterly corner of said land of Armstrong; thence along the westerly line of the said land of Armstrong North 2° 07' 51" East, 768.96 feet to the True Point of Beginning

**Parcel B:** Easements for roadway and public utility purposes to be used in common with others, in and over a strip of land over that portion of the Ranch Pauba, in the County of Riverside, State of California, which rancho was granted by the government of the United States to Luis Vignes by patent dated January 19, 1860 and recorded in Book 1, Page 45 of Patents, in the Office of the County Recorder of San Diego County, State of California, described as follows:

Except that portion included in Parcel A herein above described.

(i) A 110.00 foot strip of land over that portion of said Rancho Pauba, the centerline of which is described as follows:

Beginning at the northerly terminus of that certain course described as having a bearing and length of South 0° 19' 55" West, 1423.62 feet in the centerline of that certain 110.00 foot strip of land described as Parcel (i) in deed to Charles B. Leavitt, et ux, recorded on April 28, 1967 as Instrument No. 36276 of Official Records, in the Office of the County Recorder of said County of Riverside, thence along said centerline as follows:

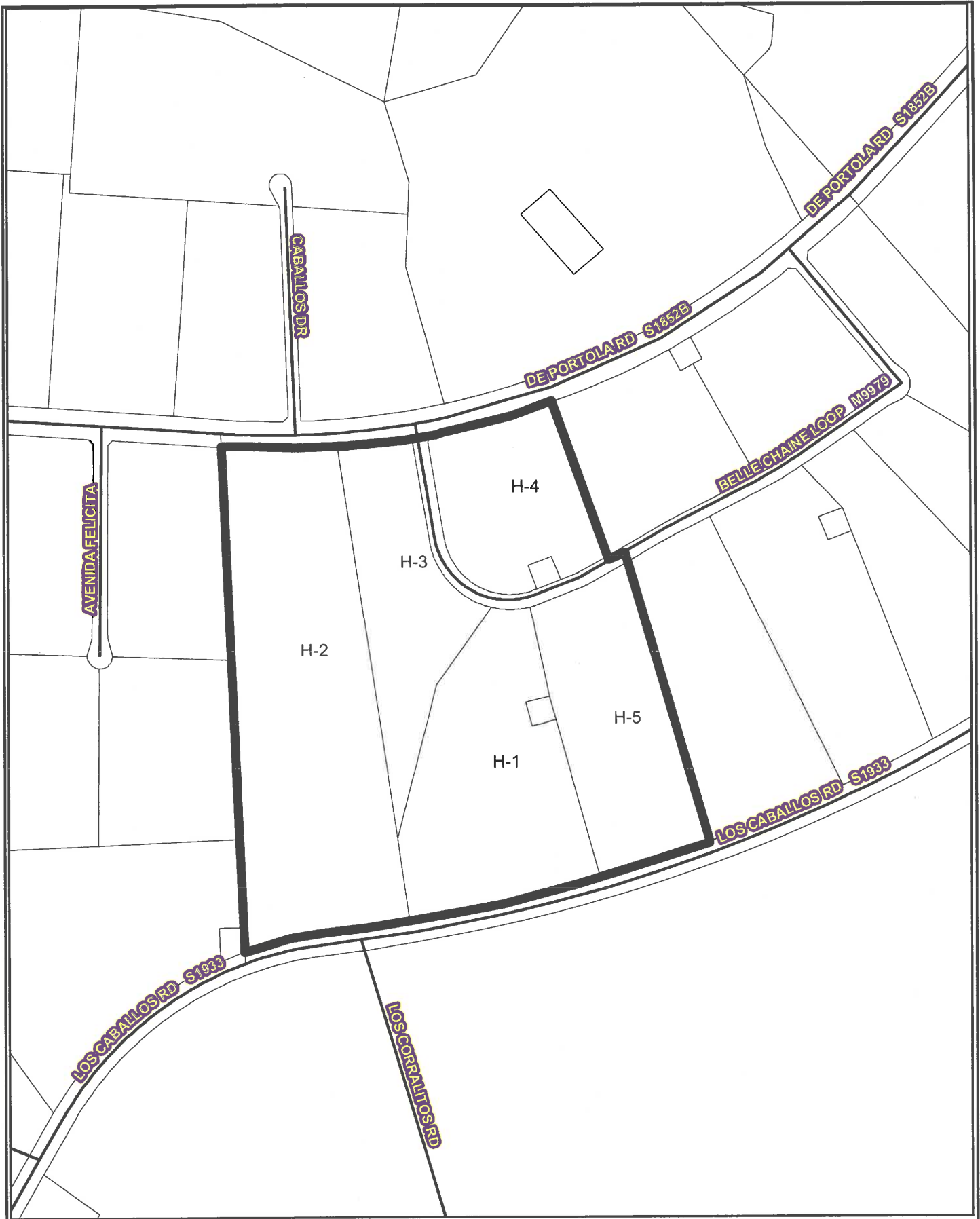
South 0° 19' 55" West, along said certain course, a distance of 1423.62 feet to the beginning of a tangent curve concave westerly and having a radius of 4000.00 feet; thence southerly along said curve 887.09 feet through a central angle of 12° 42' 24" to Point "A", a radial of said curve to said point bears South 76° 57' 41" East; thence continuing along said curve 677.17 feet through a central angle of 9° 41' 59"; thence South 22° 44' 18" West, 1552.61 feet to the beginning of a tangent curve concave easterly and having a radius of 1200.00 feet; thence southerly along said curve 241.54 feet through a central angle of 11° 31' 58" to a point on the centerline of State Highway Sign Route 71, a radial of said curve bears North 78° 47' 40" West.

(ii) A 110.00 foot strip of land over that portion of said Rancho Pauba, the centerline of which is described as follows:

Beginning at Point "A" as described in Parcel B (i) above; thence East, 1185.10 feet to the beginning of a tangent curve concave southerly and having a radius of 5000.00 feet; thence easterly along said curve, 360.53 feet through a central angle of 4° 07' 53"; thence tangent to said curve South 85° 52' 07" East, 2022.60 feet; except that portion on Parcel A herein above described.

(iii) A 60.00 foot strip of land over that portion of Rancho Pauba, the centerline of which is described as follows:

Commencing at the northeasterly corner of that certain parcel of land described as Purchase Parcel in deed to D.E. Reisch, et al, recorded on December 29, 1967 as Instrument No. 115298, Official Records in the Office of the County Recorder of said County of Riverside; thence South 85° 52' 07" East, 522.43 feet to the True Point of Beginning; thence South 2° 07' 51" West, 1042.89 feet; thence South 5° 17' 50" West, 30.00 feet.



## WINE COUNTRY EQUESTRIAN ZONE CHANGE PARCELS

### LEGAL DESCRIPTIONS

#### Parcel H-1

APN 927-690-007      35643 Belle Chaine Loop

Lot 2 of Tract 28714, in the County of Riverside, State of California, as shown by map on file in Book 366, Pages 83 to 88, of Maps, Records of Riverside County, California.

#### Parcel H-2

APN 927-690-005      35325 De Portola Rd

Purchase Parcel: That portion of the Rancho Pauba which rancho was granted by the government of the United States to Luis Vignes by patent dated January 19, 1860 and recorded in Book 1, Page 45 of Patents, in the Office of the County Recorder of San Diego County, State of California, described as follows:

Beginning at the northeast corner of the land described as Purchase Parcel in deed to Harry B. Armstrong and Viola F. Armstrong recorded on December 23, 1968 as Instrument No. 37402 in the Office of the County Recorder of Riverside County, California;

Thence on the easterly line of said land of Armstrong and its southerly prolongation South 2° 36' 29" East, 2113.03 feet to a point in the centerline of Roadway Access Easement (i) as described in the deed recorded September 28, 1967 as Instrument No. 85463 in the Office of the County Recorder of Riverside County, said point being in a curve concave to the southeast having a radius of 1400.00 feet, a radial line to said point bears North 19° 56' 54" West; thence northeasterly on said curve 333.08 feet through a central angle of 13° 37' 53" to the beginning of a reverse curve concave to the northwest having a radius of 6619.00 feet; thence northeasterly on said curve 1012.63 feet through a central angle of 8° 45' 56"; thence North 15° 04' 57" West, 1977.96 feet to a point in the centerline of Roadway Access Easement (ii) as described in said deed to Armstrong said point being in a curve concave to the husband and wife having a radius of 3200.00 feet, a radial line said to point bears South 15° 04' 57" East; thence southwesterly on said curve 904.30 feet through a central angle of 16° 11' 29" to the point of beginning.

Except that portion lying easterly of a straight line which passes through a point in the southeasterly line of said land distant southwesterly thereon 684.99 feet from the most easterly corner of said land and through a point in the northerly line of said land, distant westerly thereon 452.14 feet from the northeast corner of said land.

Roadway Access Easement: Easements for roadway and public utility purposes to be used in common with others, in and over a strip of land over that portion of the Rancho Pauba, which rancho was granted by the government of the United States to Luis Vignes by patent dated January 19, 1860, and recorded

in Book 1 Page 45 of Patents, in the office of the County Recorder of San Diego County, State of California, the centerline of which is described as follows:

(i) A 110.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at the northerly terminus of that certain course described as having a bearing and length of South 0° 19' 55" West, 1423.62 feet in the center of that certain 110.00 foot strip of land described as Parcel (i) in deed to Charles B. Leavitt et ux, recorded on April 28, 1967 as Instrument No. 36276 of official Records, in the office of the County Recorder of said County of Riverside; thence along said center line as follows: South 0° 19' 55" West along said certain course a distance of 1423.62 feet to the beginning of a tangent curve concave westerly and having a radius of 4000.00 feet; thence southerly along said curve 887.09 feet through a central angle of 12° 42' 24" to a Point "A", a radial of said curve to said point bears South 76° 57' 41" East; thence continuing along said curve 677.17 feet through a central angle of 9° 41' 59"; thence South 22° 44' 18" West 1552.61 feet to the beginning of a tangent curve concave easterly and having a radius of 1200.00 feet; thence southerly along said curve 241.51 feet through a central angle of 11° 31' 58" to a point in the center line of State Highway Sign Route 71, a radial of said curve to said point bears North 78° 47' 40" West.

(ii) A 110.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at Point "A" (i) above; thence East 1185.10 feet to the beginning of a tangent curve concave southerly and having a radius of 5000.00 feet; thence easterly along said curve 360.53 feet through a central angle of 4° 07' 53"; thence tangent to said curve South 85° 52' 07" East 2022.60 feet to the beginning of a tangent curve concave northwesterly and having a radius of 3200.00 feet; thence northwesterly along said curve 904.30 feet through a central angle of 16° 11' 29" to Point "C" a radial of said curve to said Point "C" bears South 28° 29' 48" East; thence continuing northeasterly along said curve 944.32 feet through a central angle of 16° 54' 29" to a Point "D", a radial of said curve to Point "D" bears South 45° 24' 17" East; thence continuing northeasterly along said curve 112.20 feet through a central angle of 2° 00' 53"; thence tangent to said curve North 42° 34' 50" East, 1265.17 feet to the beginning of a tangent curve concave southeasterly and having a radius of 3200.00 feet; thence northeasterly along said curve 579.71 feet through a central angle of 10° 22' 47"; thence tangent to said curve North 52° 57' 37" East, 1999.35 feet to Point "E"; thence continuing North 52° 57' 37" East, 1165.68 feet to the beginning of a tangent curve concave northwesterly and having a radius of 2100.00 feet; thence northeasterly along said curve 628.82 feet through a central angle of 17° 09' 24" to Point "S" a radial of said curve to said Point "S" bears South 54° 11' 47" East; thence continuing northeasterly along said curve 1631.03 feet through a central angle of 44° 30' 02" to Point "F", a radial to said curve to said Point "F" bears North 81° 18' 11" East; thence continuing northeasterly along said curve 542.98 feet through a central angle of 14° 48' 52".

(iii) An 88.00 foot strip of land over that portion of said Rancho Paula, the center line of which is described as follows:



Commencing at the northeasterly terminus of that certain course described as having a bearing of "South 22° 44' 18" West, 1552.61 Feet" in the center line of that certain 110.00 foot strip of land described as Parcel (i) in deed to Charles B. Leavitt et ux, recorded on April 28, 1967 as Instrument No. 36276 of official Records of Riverside County; thence South 22° 44' 18" West along said Certain course 1552.61 feet to the beginning of a tangent curve concave easterly and having a radius of 1200.00 feet; thence southerly along said curve 241.54 feet through a central angle of 11° 31' 58" to a point on the center line of State Highway Route 71, a radial of said curve to said point bears North 78° 47' 40" West; thence along said last mentioned center line as follows: South 50° 02' 05" East, 753.17 feet to the beginning of a tangent curve concave northeasterly and having a radius of 1000.00 feet; thence southeasterly along said last mentioned curve 447.53 feet through a central angle of 25° 38' 30"; thence tangent to said last mentioned curve South 75° 40' 35" East, 1103.50 feet to the beginning of a tangent curve concave southeasterly and having a radius of 3000.00 feet; thence southeasterly along said last mentioned curve 1340.99 feet through a central angle of 25° 36' 40"; thence tangent to said last mentioned curve South 50° 03' 55' East, 5.52 feet to the True Point of Beginning;

Thence North 30° 04' 08" East, 1145.54 feet to the beginning of a tangent curve concave southeasterly and having a radius of 1400.00 feet; thence northeasterly along said curve 1310.04 feet through a central angle of 53° 36' 51" to the beginning of a reverse curve concave northwesterly and having a radius of 6619.00 feet; thence northeasterly along said curve 1012.63 feet through a central angle of 8° 45' 56" to Point "G", a radial of said reverse curve to said Point "G" bears South 15° 04' 57" East; thence continuing northeasterly along said reverse curve 1378.42 feet through a central angle of 11° 55' 55" to Point "H", a radial of said curve to said Point "H" bears South 27° 00' 52" East; thence continuing northeasterly along said reverse curve 717.88 feet through a central angle of 6° 12' 51" to the beginning of a reverse curve concave southeasterly and having a radius of 1200.00 feet; thence easterly along said curve 442.47 feet through a central angle of 21° 07' 35" to Point "I", a radial of said curve to said Point "I" bears North 12° 06' 08" West; thence continuing easterly and southeasterly along said curve 900.23 feet through a central angle of 42° 58' 58"; thence tangent to said curve South 59° 07' 10" East, 197.48 feet to the northeasterly terminus of that certain 1400.00 foot radius curve in the center line of Roadway Access Easement "I" as described in deed to James A. Dooley, et ux, recorded December 29, 1967 as Instrument No. 115246 of official Records of Riverside County, California, a radial of said certain 1400.00 foot radius curve to said northeasterly terminus bears North 59° 07' 10" West.

(iv) A 110.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at the northeasterly terminus of that certain 1400.00 foot radius curve in the center line of Roadway Access Easement "I" as described in deed to James A. Dooley, et ux, a radial of said curve to said northeasterly terminus bears North 59° 07' 10" West; thence northeasterly continuation of said certain 1400.00 foot radius curve 459.50 feet through a central angle of 22° 29' 19"; thence tangent to said curve North 53° 22' 09" East, 896.60 feet to the beginning of a tangent curve concave westerly and having a radius of 1900.00 feet; thence northeasterly, northerly, and northwesterly along said curve 2998.07 feet through a central angle of 90° 24' 32"; thence tangent to said curve North 37° 02' 23" West, 1266.39 feet to Point "E" as described in Parcel A (ii) above described;

Except that portion included in Parcel B hereinafter described.

(v) A 66.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at above described Point "F" in Parcel A (ii); thence North 81° 18' 11" East, 13.56 feet to the beginning of a tangent curve concave southerly and having a radius of 650.00 feet; thence easterly along said curve 455.44 feet through a central angle of 40° 08' 44"; thence tangent to said curve South 58° 33' 05" East, 872.77 feet to the beginning of a tangent curve concave southwesterly and having a radius 450.00 feet; thence southeasterly and southerly along said curve 540.00 feet through a central angle of 68° 49' 05"; thence tangent to said curve South 10° 16' 00" West, 549.16 feet to the beginning of a tangent curve concave northeasterly and having a radius of 450.00 feet; thence southerly, southeasterly, and easterly along said curve 744.52 feet through a central angle of 94° 47' 45".

### **Parcel H-3**

APN 927-690-006      35519 Belle Chaine Loop

Lot 1 of Tract 28714, in the County of Riverside as per map recorded in Book 366, Pages 83 to 88, inclusive of Miscellaneous Maps, in the Office of the County Recorder of said County.

### **Parcel H-4**

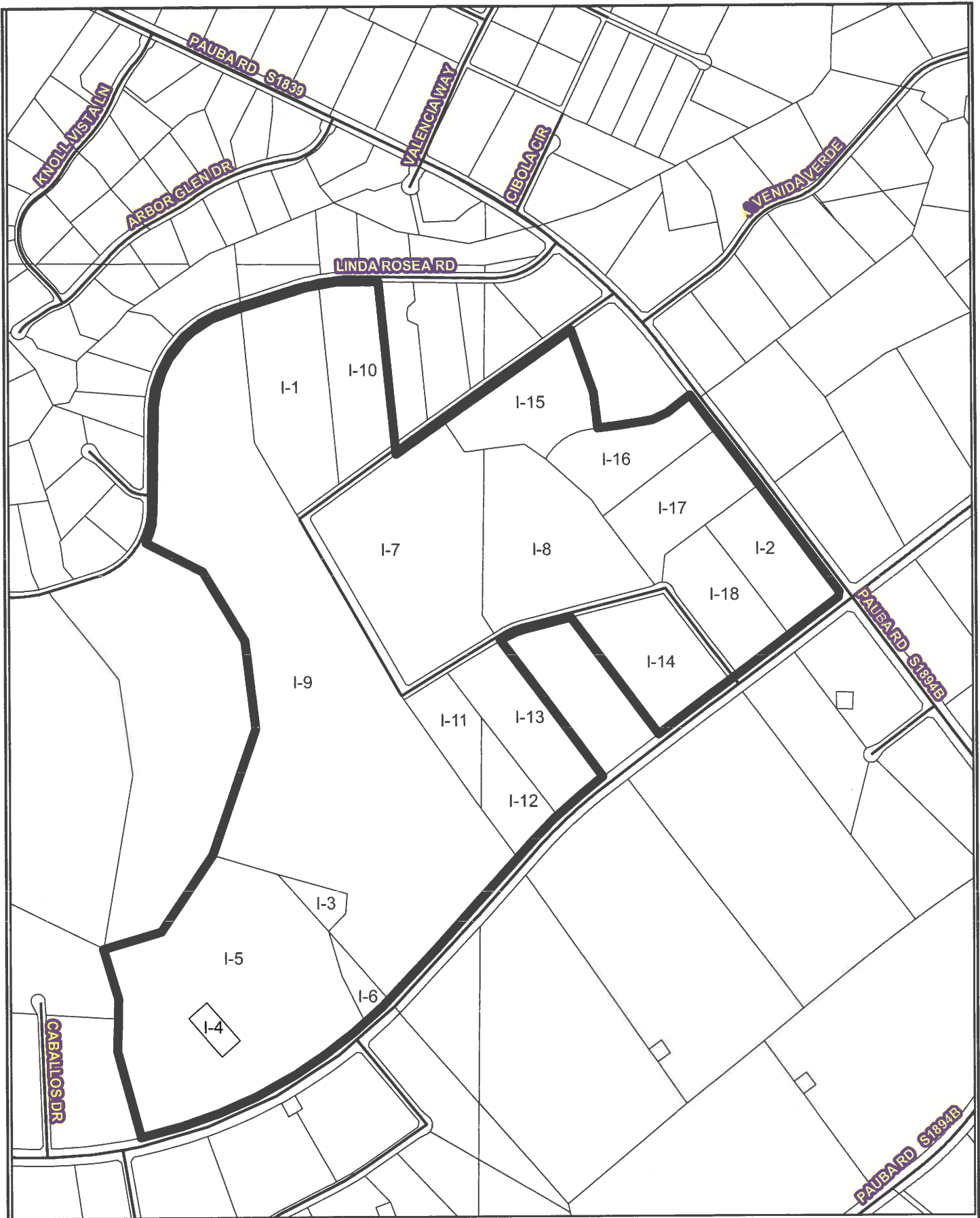
APN 927-690-016      35536 Belle Chaine Loop

Lot 11 of Tract 28714, as shown by map on file in Book 366, Pages 83 to 88 of Maps, Records of Riverside County, California.

### **Parcel H-5**

APN 927-690-008      35673 Belle Chaine Loop

Lot 3 of Tract 28714 as shown by map on file in Book 366, Pages 83 to 88 of Maps in the Office of the County Recorder of Riverside County, California.



## WINE COUNTRY EQUESTRIAN ZONE CHANGE PARCELS

### LEGAL DESCRIPTIONS

#### Parcel I-1

APN 927-090-045      36137 Linda Rosea Rd

Parcel 3 in the County of Riverside, State of California, as per Parcel Map recorded in Book 3, page 54, of Parcel Maps, in the office of the County Recorder of said County.

#### Parcel I-2

APN 927-100-043      36875 Paba Rd

Parcel 2 of Parcel Map 24514 as shown by map on file in Book 170 Pages 89 and 90 of Parcel Maps in the office of the County Recorder of said County.

#### Parcel I-3

APN 927-100-076

Roadway Access Easement: An easement for roadway and public utility purposes to be used in common with others, in and over a strip of land over that portion of the Rancho Pauba, in the County of Riverside, State of California, which Rancho was granted by the government of the United States to Luis Vignes by patent dated January 19, 1860, and recorded in Book 1 Page 45 of Patents, in the office of the County Recorder of San Diego County, State of California, described as follows:

(i) A 110.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at the northerly terminus of that certain course described as having a bearing and length of South 0° 19' 55" West, 1423.62 feet in the center line of that certain 110.00 foot strip of land described as Parcel (i) in Deed to Charles B. Leavitt et ux, recorded on April 28, 1967 as Instrument No. 36276 of the Official Records, in the office of the County Recorder of said County of Riverside; thence along said center line as follows:

South 0° 19' 55" West along said certain course a distance of 1423.62 feet to the beginning of a tangent curve concave westerly and having a radius of 4000.00 feet; thence southerly along said curve 887.09 feet through a central angle of 12° 42' 24" to a Point "A", a radial of said curve to said point bears South 76° 57' 41" East; thence continuing along said curve 677.17 feet through a central angle of 9° 41' 59";

thence South 22° 44' 18" West, 1552.61 feet to the beginning of a tangent curve concave easterly and having a radius of 1200.00 feet; thence southerly along said curve 241.51 feet through a central angle of 11° 31' 58" to a point in the center line of State Highway Sign Route 71, a radial of said curve to said point bears North 78° 47' 40" West.

(ii) A 110.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at Point "A" as described in roadway access easement (i) above described; thence East 1185.10 feet to the beginning of a tangent curve concave southerly and having a radius of 5000.00 feet; thence Easterly along said curve 360.53 feet through a central angle of 4° 07' 53"; thence tangent to said curve South 85° 52' 07" East, 2022.60 feet to the beginning of a tangent curve concave northwesterly and having a radius of 3200.00 feet; thence northwesterly along said curve 904.30 feet through a central angle of 16° 11' 29" to Point "B" a radial of said curve to said point bears South 12° 03' 36" East; thence continuing northeasterly along said curve 1974.84 feet; thence to said curve North 42° 34' 50" East, 1265.17 feet to the beginning of a tangent curve concave to the southeast having a radius of 3200.00 feet; thence northeasterly along said curve 579.71 feet through a central angle of 10° 33' 47"; thence tangent to said curve North 52° 57' 37" East, 1999.35 feet to Point "C"; thence continuing North 52° 57' 37" East, 165.68 feet.

(iii) A 88.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at Point "C" as described in roadway access easement (ii) above described; thence North 37° 02' 23" West, 1969.70 feet to the beginning of a tangent curve concave to the southwest having a radius of 4000.00 feet; thence northwesterly along said curve 992.45 feet through a central angle of 14° 12' 57" to Point "D" a radial line to said Point "D" bears North 38° 44' 40" East; thence northwesterly along said curve 925.47 feet through a central angle of 13° 15' 23".

(iv) A 66.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at Point "D" as described in roadway access easement (iii); thence South 38°44' 40" West, 81.52 feet to the beginning of a tangent curve to the northwest having a radius of 450.00 feet; thence southwesterly along said curve 409.64 feet through a central angle of 52° 09' 25"; thence tangent to said curve North 89° 05' 55" West, 851.04 feet to the beginning of a tangent curve concave to the south having a radius if 1400.00 feet; thence westerly along said curve 444.29 feet through a central angle of 18° 10' 58"; thence tangent to said curve South 72° 43' 07" West, 451.76 feet to the beginning of a tangent curve to the southeast having a radius of 700.00 feet; thence southwesterly along said curve 871.70 feet through a central angle of 71° 21' 00"; thence tangent to said curve South 01° 22' 07" West, 638.61 feet to the beginning of a tangent curve concave to the northwest having a radius of 450.00 feet; thence southwesterly along said curve 562.20 feet through a central angle of 71° 34' 56".

Grantor hereby reserves the right to dedicate roadway access easements (i), (ii), and (iv) herein above described, for roadway and utility purposes, together with the slope easements adjoining said roadway access easements (i), (ii), (iii), and (iv) at a ratio of 2:1 as required by governmental agencies.

***Parcel B: Purchase Parcel***

That portion of said Rancho Pauba, described as follows:

Beginning at Point "B" as described in Roadway Access Easement (ii) above described; thence North 15° 04' 57" West, 628.99 feet; thence North 2° 31' 22" East, 333.05 feet; thence North 16° 15' 37" West, 348.28 feet; thence North 73° 26' 49" East, 373.89 feet, thence North 34° 27' 39" East, 594.87 feet to the True Point of Beginning;

Thence South 72° 24' 27" East, 430.12 feet; thence South 41° 11' 38" East, 1141.18 feet to the point on a curve concave northwesterly and having a radius of 3200.00 feet and to which a radial line bears South 45° 24' 17" East, said point also being in the center line of Roadway Access Easement (ii) above described; thence northeasterly along said curve 112.52 feet through a central angle of 2° 00' 53"; thence tangent to said curve North 42° 24' 50" East, 1125.82 feet; thence leaving said center line North 35° 06' 18" West, 1305.78 feet; thence North 30° 01' 38" West, 1888.45 feet; thence North 5° 18' 53" West, 896.86 feet to the center line of Roadway Access Easement (iv) above described; thence along said center line South 72° 43' 07" West, 112.46 feet to the beginning of a tangent curve concave to the southeast having a radius of 700.00 feet; thence southwesterly along said curve 871.70 feet through a central angle of 71° 21' 00"; thence tangent to said curve South 1° 22' 07" West, 638.61 feet to the beginning of a tangent curve concave to the northwest having a radius of 450.00 feet; thence southwesterly along said curve 203.19 feet through a central angle of 25° 52' 17"; thence leaving said center line South 62° 45' 36" East, 424.42 feet; thence South 31° 14' 49" East, 520.50 feet; thence South 6° 40' 48" East, 558.79 feet; thence South 18° 32' 30" West, 849.07 feet to the True Point of Beginning.

***Parcel C:***

Portions of Parcels 1, 2, and 3 and portions of Lettered Lots F, G, H, I, J, and K of Parcel Map No. 18684, in the County of Riverside, State of California, more particularly described as follows:

Beginning at the northwesterly corner of said Parcel 1, also being the northwesterly corner of said Parcel Map 18684; thence on the southwesterly line of said Map and Parcel 1, South 30° 01' 30" East, 1353.59 feet to the southwesterly corner of said Parcel 1; thence on the southeasterly line of said Parcel Map and Parcels 1, 2, and 3, North 59° 23' 56" East, 815.82 feet; thence continuing on the said line North 75° 57' 10" East, 987.58 feet to the Southeasterly corner of said Parcel 3; thence on the northeasterly line of said Parcel 3, North 37° 02' 55" West, 629.39 feet to the southwesterly corner of Parcel 4 as shown on said Parcel Map; thence North 36° 08' 43" West, 125.60 feet; thence North 54° 59' 02" West, 634.19 feet; thence South 82° 55' 47" West, 382.17 feet; thence North 33° 23' 22" West, 243.25 feet to a point on the northwesterly line of said Parcel Map and Parcel 2 lying 476.37 feet northeasterly from the

common corner of said Parcels 1 and 2; thence on the northwesterly line of said Parcel Map and Parcel 2, South 54° 31' 24" West, 476.37 feet to the common corner of said Parcels 1 and 2; thence on the northwesterly line of said Parcel Map and Parcel 1, South 54° 31' 24" West, 569.40 feet to the Point of Beginning;

Said description is pursuant to and shown as Parcel "A" of Notice of Lot Line Adjustment No. 4913 approved by the County of Riverside, recorded December 23, 2005 as Instrument No. 2005-1061463 of Official Records.

***Also includes the following Lot Line Adjustment***

Legal Description for Lot Line Adjustment No. 05432 (Document No. 2013-0122664)

Property "A": Those portions of the properties in the County of Riverside, State of California as described in Document No. 016345, recorded January 14, 1999 and described as Parcel B in Document No. 2012-0108087, recorded March 8, 2012, both of Official Records lying southwesterly and westerly of the following described line.

Beginning at the northwesterly terminus of a course in the common boundary line between said properties shown as South 72° 24' 27" East, 430.12 feet in said documents; thence along said common boundary line South 72° 24' 27" East, 406.72 feet; thence departing from said common boundary line South 74° 00' 00" East, 491.43 feet; thence South 4° 08' 00" West, 102.62 feet to the beginning of a curve concave westerly and having a radius of 60.00 feet; thence southwesterly along said curve 41.94 feet through a central angle of 40° 03' 16"; thence South 44° 11' 15" West, 144.27 feet; thence South 17° 23' 06" East, 302.08 feet; thence South 23° 32' 15" East, 392.24 feet to a point in a curve having a radius of 3200.00 feet in the centerline of Parcel A (ii), 110.00 feet wide roadway access easement as described in said documents, said point being northeasterly along said curve 1640.92 feet through a central angle of 29° 22' 50" from Point B and described in said easement and the terminus of said line.

Subject to all easements, rights-of-way, and covenants of record.

The above described parcel contains 46.948 acres gross and 44.919 acres net, more or less.

Property "B": Those portions of the properties in the County of Riverside, State of California as described in Document No. 016345, recorded January 14, 1999 and described as Parcel B in Document No. 2012-0108087, recorded March 8, 2012, both of Official Records lying northeasterly and easterly of the following described line.

Beginning at the northwesterly terminus of a course in the common boundary line between said properties shown as South 72° 24' 27" East, 430.12 feet in said documents; thence along said common boundary line South 72° 24' 27" East, 406.72 feet; thence departing from said common boundary line South 74° 00' 00" East, 491.43 feet; thence South 4° 08' 00" West, 102.62 feet to the beginning of a curve concave westerly and having a radius of 60.00 feet; thence southwesterly along said curve 41.94

feet through a central angle of 40° 03' 16"; thence South 44° 11' 15" West, 144.27 feet; thence South 17° 23' 06" East, 302.08 feet; thence South 23° 32' 15" East, 392.24 feet to a point in a curve having a radius of 3200.00 feet in the centerline of Parcel A (ii), 110.00 feet wide roadway access easement as described in said documents, said point being northeasterly along said curve 1640.92 feet through a central angle of 29° 22' 50" from Point B and described in said easement and the terminus of said line.

#### Parcel I-4

APN 927-100-009      35750 De Portola Rd

Parcel A: An easement for roadway and public utility purposes to be used in common with others, in and over a strip of land over that portion of the Rancho Pauba, in the County of Riverside, State of California, which rancho was granted by the government of the United States to Luis Vignes by patent dated January 19, 1860, and recorded in Book 1 Page 45 of Patents, in the office of the County Recorder of San Diego County, State of California, described as follows:

(i) A 110.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at the northerly terminus of that certain course described as having a bearing and length of South 0° 19' 55" West, 1423.62 feet in the center of that certain 110.00 foot strip of land described as Parcel (i) in deed to Charles B. Leavitt et ux, recorded on April 28, 1967 as Instrument No. 36276 of official Records, in the office of the County Recorder of said County of Riverside; thence along said center line as follows: South 0° 19' 55" West along said certain course a distance of 1423.62 feet to the beginning of a tangent curve concave westerly and having a radius of 4000.00 feet; thence southerly along said curve 887.09 feet through a central angle of 12° 42' 24" to a Point "A", a radial of said curve to said point bears South 76° 57' 41" East; thence continuing along said curve 677.17 feet through a central angle of 9° 41' 59"; thence South 22° 44' 18" West 1552.61 feet to the beginning of a tangent curve concave easterly and having a radius of 1200.00 feet; thence southerly along said curve 241.51 feet through a central angle of 11° 31' 58" to a point in the center line of State Highway Sign Route 71, a radial of said curve to said point bears North 78° 47' 40" West.

(ii) A 110.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at Point "A" (i) above; thence East 1185.10 feet to the beginning of a tangent curve concave southerly and having a radius of 5000.00 feet; thence easterly along said curve 360.53 feet through a central angle of 4° 07' 53"; thence tangent to said curve South 85° 52' 07" East 2022.60 feet to the beginning of a tangent curve concave northwesterly and having a radius of 3200.00 feet; thence northwesterly along said curve 904.30 feet through a central angle of 16° 11' 29" to Point "B" a radial of



said curve to said point bears South 12° 03' 36" East; thence continuing northeasterly along said curve 1974.84 feet;

Except the portion included in Parcel B hereinafter described.

**Parcel B:** that portion of the Rancho Pauba, in the County of Riverside, State of California, which rancho was granted by the government of the United States to Luis Vignes by patent dated January 19, 1860, and recorded in Book 1 Page 45 of Patents, in the office of the County Recorder of San Diego County, State of California, described as follows:

Beginning at Point "B" as described in Parcel "A" (ii) above; thence North 15° 04' 57" West, 628.99 feet; thence North 2° 31' 22" East 333.05 feet; thence North 16° 15' 37" West, 348.28 feet; thence North 73° 26' 49" East, 373.89 feet; thence North 34° 27' 39" East, 594.87 feet; thence South 72° 24' 27" East, 430.12 feet; thence South 41° 11' 38" East, 1141.18 feet to a point on a curve, concave northwesterly and having a radius of 3200.00 feet and to which radial bears South 45° 24' 17" East, thence southwesterly along to said Point "B" and the Point of Beginning.

#### **Parcel I-5**

APN 927-100-073      35750 De Portola Rd

#### **Roadway Access Easement**

An easement for roadway and public utility purposes to be used in common with others, in and over a strip of land over that portion of the Rancho Pauba, in the County of Riverside, State of California, which Rancho was granted by the government of the United States to Luis Vignes by patent dated January 19, 1860, and recorded in Book 1 Page 45 of Patents, in the office of the County Recorder of San Diego County, State of California, described as follows:

(i) A 110.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at the northerly terminus of that certain course described as having a bearing and length of South 0° 19' 55" West, 1423.62 feet in the center line of that certain 110.00 foot strip of land described as Parcel (i) in Deed to Charles B. Leavitt et ux, recorded on April 28, 1967 as Instrument No. 36276 of the Official Records, in the office of the County Recorder of said County of Riverside; thence along said center line as follows:

South 0° 19' 55" West along said certain course a distance of 1423.62 feet to the beginning of a tangent curve concave westerly and having a radius of 4000.00 feet; thence southerly along said curve 887.09 feet though a central angle of 12° 42' 24" to a Point "A", a radial of said curve to said point bears South

76° 57' 41" East; thence continuing along said curve 677.17 feet through a central angle of 9° 41' 59"; thence South 22° 44' 18" West, 1552.61 feet to the beginning of a tangent curve concave easterly and having a radius of 1200.00 feet; thence southerly along said curve 241.51 feet through a central angle of 11° 31' 58" to a point in the center line of State Highway Sign Route 71, a radial of said curve to said point bears North 78° 47' 40" West.

(ii) A 110.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at Point "A" as described in roadway access easement (i) above described; thence East 1185.10 feet to the beginning of a tangent curve concave southerly and having a radius of 5000.00 feet; thence Easterly along said curve 360.53 feet through a central angle of 4° 07' 53"; thence tangent to said curve South 85° 52' 07" East, 2022.60 feet to the beginning of a tangent curve concave northwesterly and having a radius of 3200.00 feet; thence northwesterly along said curve 904.30 feet through a central angle of 16° 11' 29" to Point "B" a radial of said curve to said point bears South 12° 03' 36" East; thence continuing northeasterly along said curve 1974.84 feet; thence to said curve North 42° 34' 50" East, 1265.17 feet to the beginning of a tangent curve concave to the southeast having a radius of 3200.00 feet; thence northeasterly along said curve 579.71 feet through a central angle of 10° 33' 47"; thence tangent to said curve North 52° 57' 37" East, 1999.35 feet to Point "C"; thence continuing North 52° 57' 37" East, 165.68 feet.

(iii) A 88.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at Point "C" as described in roadway access easement (ii) above described; thence North 37° 02' 23" West, 1969.70 feet to the beginning of a tangent curve concave to the southwest having a radius of 4000.00 feet; thence northwesterly along said curve 992.45 feet through a central angle of 14° 12' 57" to Point "D" a radial line to said Point "D" bears North 38° 44' 40" East; thence northwesterly along said curve 925.47 feet through a central angle of 13° 15' 23".

(iv) A 66.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at Point "D" as described in roadway access easement (iii); thence South 38°44' 40" West, 81.52 feet to the beginning of a tangent curve to the northwest having a radius of 450.00 feet; thence southwesterly along said curve 409.64 feet through a central angle of 52° 09' 25"; thence tangent to said curve North 89° 05' 55" West, 851.04 feet to the beginning of a tangent curve concave to the south having a radius of 1400.00 feet; thence westerly along said curve 444.29 feet through a central angle of 18° 10' 58"; thence tangent to said curve South 72° 43' 07" West, 451.76 feet to the beginning of a tangent curve to the southeast having a radius of 700.00 feet; thence southwesterly along said curve 871.70 feet through a central angle of 71° 21' 00"; thence tangent to said curve South 01° 22' 07" West,

638.61 feet to the beginning of a tangent curve concave to the northwest having a radius of 450.00 feet; thence southwesterly along said curve 562.20 feet through a central angle of 71° 34' 56".

Grantor hereby reserves the right to dedicate roadway access easements (i), (ii), and (iv) herein above described, for roadway and utility purposes, together with the slope easements adjoining said roadway access easements (i), (ii), (iii), and (iv) at a ratio of 2:1 as required by governmental agencies.

***Parcel B: Purchase Parcel***

That portion of said Rancho Pauba, described as follows:

Beginning at Point "B" as described in Roadway Access Easement (ii) above described; thence North 15° 04' 57" West, 628.99 feet; thence North 2° 31' 22" East, 333.05 feet; thence North 16° 15' 37" West, 348.28 feet; thence North 73° 26' 49" East, 373.89 feet, thence North 34° 27' 39" East, 594.87 feet to the True Point of Beginning;

Thence South 72° 24' 27" East, 430.12 feet; thence South 41° 11' 38" East, 1141.18 feet to the point on a curve concave northwesterly and having a radius of 3200.00 feet and to which a radial line bears South 45° 24' 17" East, said point also being in the center line of Roadway Access Easement (ii) above described; thence northeasterly along said curve 112.52 feet through a central angle of 2° 00' 53"; thence tangent to said curve North 42° 24' 50" East, 1125.82 feet; thence leaving said center line North 35° 06' 18" West, 1305.78 feet; thence North 30° 01' 38" West, 1888.45 feet; thence North 5° 18' 53" West, 896.86 feet to the center line of Roadway Access Easement (iv) above described; thence along said center line South 72° 43' 07" West, 112.46 feet to the beginning of a tangent curve concave to the southeast having a radius of 700.00 feet; thence southwesterly along said curve 871.70 feet through a central angle of 71° 21' 00"; thence tangent to said curve South 1° 22' 07" West, 638.61 feet to the beginning of a tangent curve concave to the northwest having a radius of 450.00 feet; thence southwesterly along said curve 203.19 feet through a central angle of 25° 52' 17"; thence leaving said center line South 62° 45' 36" East, 424.42 feet; thence South 31° 14' 49" East, 520.50 feet; thence South 6° 40' 48" East, 558.79 feet; thence South 18° 32' 30" West, 849.07 feet to the True Point of Beginning.

***Parcel C:***

Portions of Parcels 1, 2, and 3 and portions of Lettered Lots F, G, H, I, J, and K of Parcel Map No. 18684, in the County of Riverside, State of California, more particularly described as follows:

Beginning at the northwesterly corner of said Parcel 1, also being the northwesterly corner of said Parcel Map 18684; thence on the southwesterly line of said Map and Parcel 1, South 30° 01' 30" East, 1353.59 feet to the southwesterly corner of said Parcel 1; thence on the southeasterly line of said Parcel Map and Parcels 1, 2, and 3, North 59° 23' 56" East, 815.82 feet; thence continuing on the said line North 75° 57' 10" East, 987.58 feet to the Southeasterly corner of said Parcel 3; thence on the northeasterly line of said Parcel 3, North 37° 02' 55" West, 629.39 feet to the southwesterly corner of Parcel 4 as shown on

said Parcel Map; thence North 36° 08' 43" West, 125.60 feet; thence North 54° 59' 02" West, 634.19 feet; thence South 82° 55' 47" West, 382.17 feet; thence North 33° 23' 22" West, 243.25 feet to a point on the northwesterly line of said Parcel Map and Parcel 2 lying 476.37 feet northeasterly from the common corner of said Parcels 1 and 2; thence on the northwesterly line of said Parcel Map and Parcel 2, South 54° 31' 24" West, 476.37 feet to the common corner of said Parcels 1 and 2; thence on the northwesterly line of said Parcel Map and Parcel 1, South 54° 31' 24" West, 569.40 feet to the Point of Beginning;

Said description is pursuant to and shown as Parcel "A" of Notice of Lot Line Adjustment No. 4913 approved by the County of Riverside, recorded December 23, 2005 as Instrument No. 2005-1061463 of Official Records.

***Also includes the following Lot Line Adjustment***

Legal Description for Lot Line Adjustment No. 05432 (Document No. 2013-0122664)

**Property "A":** Those portions of the properties in the County of Riverside, State of California as described in Document No. 016345, recorded January 14, 1999 and described as Parcel B in Document No. 2012-0108087, recorded March 8, 2012, both of Official Records lying southwesterly and westerly of the following described line.

Beginning at the northwesterly terminus of a course in the common boundary line between said properties shown as South 72° 24' 27" East, 430.12 feet in said documents; thence along said common boundary line South 72° 24' 27" East, 406.72 feet; thence departing from said common boundary line South 74° 00' 00" East, 491.43 feet; thence South 4° 08' 00" West, 102.62 feet to the beginning of a curve concave westerly and having a radius of 60.00 feet; thence southwesterly along said curve 41.94 feet through a central angle of 40° 03' 16"; thence South 44° 11' 15" West, 144.27 feet; thence South 17° 23' 06" East, 302.08 feet; thence South 23° 32' 15" East, 392.24 feet to a point in a curve having a radius of 3200.00 feet in the centerline of Parcel A (ii), 110.00 feet wide roadway access easement as described in said documents, said point being northeasterly along said curve 1640.92 feet through a central angle of 29° 22' 50" from Point B and described in said easement and the terminus of said line.

**Property "B":** Those portions of the properties in the County of Riverside, State of California as described in Document No. 016345, recorded January 14, 1999 and described as Parcel B in Document No. 2012-0108087, recorded March 8, 2012, both of Official Records lying northeasterly and easterly of the following described line.

Beginning at the northwesterly terminus of a course in the common boundary line between said properties shown as South 72° 24' 27" East, 430.12 feet in said documents; thence along said common boundary line South 72° 24' 27" East, 406.72 feet; thence departing from said common boundary line South 74° 00' 00" East, 491.43 feet; thence South 4° 08' 00" West, 102.62 feet to the beginning of a curve concave westerly and having a radius of 60.00 feet; thence southwesterly along said curve 41.94

feet through a central angle of 40° 03' 16"; thence South 44° 11' 15" West, 144.27 feet; thence South 17° 23' 06" East, 302.08 feet; thence South 23° 32' 15" East, 392.24 feet to a point in a curve having a radius of 3200.00 feet in the centerline of Parcel A (ii), 110.00 feet wide roadway access easement as described in said documents, said point being northeasterly along said curve 1640.92 feet through a central angle of 29° 22' 50" from Point B and described in said easement and the terminus of said line.

#### Parcel I-6

APN 927-100-074      35750 De Portola Rd

Roadway Access Easement: An easement for roadway and public utility purposes to be used in common with others, in and over a strip of land over that portion of the Rancho Pauba, in the County of Riverside, State of California, which Rancho was granted by the government of the United States to Luis Vignes by patent dated January 19, 1860, and recorded in Book 1 Page 45 of Patents, in the office of the County Recorder of San Diego County, State of California, described as follows:

(i) A 110.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at the northerly terminus of that certain course described as having a bearing and length of South 0° 19' 55" West, 1423.62 feet in the center line of that certain 110.00 foot strip of land described as Parcel (i) in Deed to Charles B. Leavitt et ux, recorded on April 28, 1967 as Instrument No. 36276 of the Official Records, in the office of the County Recorder of said County of Riverside; thence along said center line as follows:

South 0° 19' 55" West along said certain course a distance of 1423.62 feet to the beginning of a tangent curve concave westerly and having a radius of 4000.00 feet; thence southerly along said curve 887.09 feet through a central angle of 12° 42' 24" to a Point "A", a radial of said curve to said point bears South 76° 57' 41" East; thence continuing along said curve 677.17 feet through a central angle of 9° 41' 59"; thence South 22° 44' 18" West, 1552.61 feet to the beginning of a tangent curve concave easterly and having a radius of 1200.00 feet; thence southerly along said curve 241.51 feet through a central angle of 11° 31' 58" to a point in the center line of State Highway Sign Route 71, a radial of said curve to said point bears North 78° 47' 40" West.

(ii) A 110.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at Point "A" as described in roadway access easement (i) above described; thence East 1185.10 feet to the beginning of a tangent curve concave southerly and having a radius of 5000.00 feet; thence Easterly along said curve 360.53 feet through a central angle of 4° 07' 53"; thence tangent to said curve South 85° 52' 07" East, 2022.60 feet to the beginning of a tangent curve concave northwesterly

and having a radius of 3200.00 feet; thence northwesterly along said curve 904.30 feet through a central angle of 16° 11' 29" to Point "B" a radial of said curve to said point bears South 12° 03' 36" East; thence continuing northeasterly along said curve 1974.84 feet; thence to said curve North 42° 34' 50" East, 1265.17 feet to the beginning of a tangent curve concave to the southeast having a radius of 3200.00 feet; thence northeasterly along said curve 579.71 feet through a central angle of 10° 33' 47"; thence tangent to said curve North 52° 57' 37" East, 1999.35 feet to Point "C"; thence continuing North 52° 57' 37" East, 165.68 feet.

(iii) A 88.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at Point "C" as described in roadway access easement (ii) above described; thence North 37° 02' 23" West, 1969.70 feet to the beginning of a tangent curve concave to the southwest having a radius of 4000.00 feet; thence northwesterly along said curve 992.45 feet through a central angle of 14° 12' 57" to Point "D" a radial line to said Point "D" bears North 38° 44' 40" East; thence northwesterly along said curve 925.47 feet through a central angle of 13° 15' 23".

(iv) A 66.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at Point "D" as described in roadway access easement (iii); thence South 38°44' 40" West, 81.52 feet to the beginning of a tangent curve to the northwest having a radius of 450.00 feet; thence southwesterly along said curve 409.64 feet through a central angle of 52° 09' 25"; thence tangent to said curve North 89° 05' 55" West, 851.04 feet to the beginning of a tangent curve concave to the south having a radius of 1400.00 feet; thence westerly along said curve 444.29 feet through a central angle of 18° 10' 58"; thence tangent to said curve South 72° 43' 07" West, 451.76 feet to the beginning of a tangent curve to the southeast having a radius of 700.00 feet; thence southwesterly along said curve 871.70 feet through a central angle of 71° 21' 00"; thence tangent to said curve South 01° 22' 07" West, 638.61 feet to the beginning of a tangent curve concave to the northwest having a radius of 450.00 feet; thence southwesterly along said curve 562.20 feet through a central angle of 71° 34' 56".

Grantor hereby reserves the right to dedicate roadway access easements (i), (ii), and (iv) herein above described, for roadway and utility purposes, together with the slope easements adjoining said roadway access easements (i), (ii), (iii), and (iv) at a ratio of 2:1 as required by governmental agencies.

***Parcel B: Purchase Parcel***

That portion of said Rancho Pauba, described as follows:

Beginning at Point "B" as described in Roadway Access Easement (ii) above described; thence North 15° 04' 57" West, 628.99 feet; thence North 2° 31' 22" East, 333.05 feet; thence North 16° 15' 37" West,

348.28 feet; thence North 73° 26' 49" East, 373.89 feet, thence North 34° 27' 39" East, 594.87 feet to the True Point of Beginning;

Thence South 72° 24' 27" East, 430.12 feet; thence South 41° 11' 38" East, 1141.18 feet to the point on a curve concave northwesterly and having a radius of 3200.00 feet and to which a radial line bears South 45° 24' 17" East, said point also being in the center line of Roadway Access Easement (ii) above described; thence northeasterly along said curve 112.52 feet through a central angle of 2° 00' 53"; thence tangent to said curve North 42° 24' 50" East, 1125.82 feet; thence leaving said center line North 35° 06' 18" West, 1305.78 feet; thence North 30° 01' 38" West, 1888.45 feet; thence North 5° 18' 53" West, 896.86 feet to the center line of Roadway Access Easement (iv) above described; thence along said center line South 72° 43' 07" West, 112.46 feet to the beginning of a tangent curve concave to the southeast having a radius of 700.00 feet; thence southwesterly along said curve 871.70 feet through a central angle of 71° 21' 00"; thence tangent to said curve South 1° 22' 07" West, 638.61 feet to the beginning of a tangent curve concave to the northwest having a radius of 450.00 feet; thence southwesterly along said curve 203.19 feet through a central angle of 25° 52' 17"; thence leaving said center line South 62° 45' 36" East, 424.42 feet; thence South 31° 14' 49" East, 520.50 feet; thence South 6° 40' 48" East, 558.79 feet; thence South 18° 32' 30" West, 849.07 feet to the True Point of Beginning.

***Parcel C:***

Portions of Parcels 1, 2, and 3 and portions of Lettered Lots F, G, H, I, J, and K of Parcel Map No. 18684, in the County of Riverside, State of California, more particularly described as follows:

Beginning at the northwesterly corner of said Parcel 1, also being the northwesterly corner of said Parcel Map 18684; thence on the southwesterly line of said Map and Parcel 1, South 30° 01' 30" East, 1353.59 feet to the southwesterly corner of said Parcel 1; thence on the southeasterly line of said Parcel Map and Parcels 1, 2, and 3, North 59° 23' 56" East, 815.82 feet; thence continuing on the said line North 75° 57' 10" East, 987.58 feet to the Southeasterly corner of said Parcel 3; thence on the northeasterly line of said Parcel 3, North 37° 02' 55" West, 629.39 feet to the southwesterly corner of Parcel 4 as shown on said Parcel Map; thence North 36° 08' 43" West, 125.60 feet; thence North 54° 59' 02" West, 634.19 feet; thence South 82° 55' 47" West, 382.17 feet; thence North 33° 23' 22" West, 243.25 feet to a point on the northwesterly line of said Parcel Map and Parcel 2 lying 476.37 feet northeasterly from the common corner of said Parcels 1 and 2; thence on the northwesterly line of said Parcel Map and Parcel 2, South 54° 31' 24" West, 476.37 feet to the common corner of said Parcels 1 and 2; thence on the northwesterly line of said Parcel Map and Parcel 1, South 54° 31' 24" West, 569.40 feet to the Point of Beginning;

Said description is pursuant to and shown as Parcel "A" of Notice of Lot Line Adjustment No. 4913 approved by the County of Riverside, recorded December 23, 2005 as Instrument No. 2005-1061463 of Official Records.

***Also includes the following Lot Line Adjustment***

Legal Description for Lot Line Adjustment No. 05432 (Document No. 2013-0122664)

**Property "A":** Those portions of the properties in the County of Riverside, State of California as described in Document No. 016345, recorded January 14, 1999 and described as Parcel B in Document No. 2012-0108087, recorded March 8, 2012, both of Official Records lying southwesterly and westerly of the following described line.

Beginning at the northwesterly terminus of a course in the common boundary line between said properties shown as South 72° 24' 27" East, 430.12 feet in said documents; thence along said common boundary line South 72° 24' 27" East, 406.72 feet; thence departing from said common boundary line South 74° 00' 00" East, 491.43 feet; thence South 4° 08' 00" West, 102.62 feet to the beginning of a curve concave westerly and having a radius of 60.00 feet; thence southwesterly along said curve 41.94 feet through a central angle of 40° 03' 16"; thence South 44° 11' 15" West, 144.27 feet; thence South 17° 23' 06" East, 302.08 feet; thence South 23° 32' 15" East, 392.24 feet to a point in a curve having a radius of 3200.00 feet in the centerline of Parcel A (ii), 110.00 feet wide roadway access easement as described in said documents, said point being northeasterly along said curve 1640.92 feet through a central angle of 29° 22' 50" from Point B and described in said easement and the terminus of said line.

**Property "B":** Those portions of the properties in the County of Riverside, State of California as described in Document No. 016345, recorded January 14, 1999 and described as Parcel B in Document No. 2012-0108087, recorded March 8, 2012, both of Official Records lying northeasterly and easterly of the following described line.

Beginning at the northwesterly terminus of a course in the common boundary line between said properties shown as South 72° 24' 27" East, 430.12 feet in said documents; thence along said common boundary line South 72° 24' 27" East, 406.72 feet; thence departing from said common boundary line South 74° 00' 00" East, 491.43 feet; thence South 4° 08' 00" West, 102.62 feet to the beginning of a curve concave westerly and having a radius of 60.00 feet; thence southwesterly along said curve 41.94 feet through a central angle of 40° 03' 16"; thence South 44° 11' 15" West, 144.27 feet; thence South 17° 23' 06" East, 302.08 feet; thence South 23° 32' 15" East, 392.24 feet to a point in a curve having a radius of 3200.00 feet in the centerline of Parcel A (ii), 110.00 feet wide roadway access easement as described in said documents, said point being northeasterly along said curve 1640.92 feet through a central angle of 29° 22' 50" from Point B and described in said easement and the terminus of said line.

#### **Parcel I-7**

APN 927-100-067      36400 De Portola

**Parcel A:** Roadway Access Easement



An easement for roadway and public utility purposes to be used in common with others, in and over a strip of land over that portion of the Rancho Pauba, in the County of Riverside, State of California, which Rancho was granted by the government of the United States to Luis Vignes by patent dated January 19, 1860, and recorded in Book 1 Page 45 of Patents, in the office of the County Recorder of San Diego County, State of California, described as follows:

(i) A 110.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at the northerly terminus of that certain course described as having a bearing and length of South 0° 19' 55" West, 1423.62 feet in the center line of that certain 110.00 foot strip of land described as Parcel (i) in Deed to Charles B. Leavitt et ux, recorded on April 28, 1967 as Instrument No. 36276 of official Records, in the office of the County Recorder of said County of Riverside; thence along said center line as follows:

South 0° 19' 55" West along said certain course a distance of 1423.62 feet to the beginning of a tangent curve concave westerly and having a radius of 4000.00 feet; thence southerly along said curve 887.09 feet through a central angle of 12° 42' 24" to a Point "A", a radial of said curve to said point bears South 76° 57' 41" East; thence continuing along said curve 677.17 feet through a central angle of 9° 41' 59"; thence South 22° 44' 18" West, 1552.61 feet to the beginning of a tangent curve concave easterly and having a radius of 1200.00 feet; thence southerly along said curve 241.51 feet through a central angle of 11° 31' 58" to a point in the center line of State Highway Sign Route 71, a radial of said curve to said point bears North 78° 47' 40" West.

(ii) A 110.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at Point "A" as described in roadway access easement (i) above described; thence East 1185.10 feet to the beginning of a tangent curve concave southerly and having a radius of 5000.00 feet; thence Easterly along said curve 360.53 feet through a central angle of 4° 07' 53"; thence tangent to said curve South 85° 52' 07" East, 2022.60 feet to the beginning of a tangent curve concave northwesterly and having a radius of 3200.00 feet; thence northwesterly along said curve 904.30 feet through a central angle of 16° 11' 29" to Point "B" a radial of said curve to said point bears South 12° 03' 36" East; thence continuing northeasterly along said curve 1974.84 feet; thence to said curve North 42° 34' 50" East, 1265.17 feet to the beginning of a tangent curve concave to the southeast having a radius of 3200.00 feet; thence northeasterly along said curve 579.71 feet through a central angle of 10° 33' 47"; thence tangent to said curve North 52° 57' 37" East, 1999.35 feet to Point "C"; thence continuing North 52° 57' 37" East, 165.68 feet.

(iii) A 88.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at Point "C" as described in roadway access easement (ii) above described; thence North 37° 02' 23" West, 1969.70 feet to the beginning of a tangent curve concave to the southwest having a radius of 4000.00 feet; thence northwesterly along said curve 992.45 feet through a central angle of 14° 12' 57" to Point "D" a radial line to said Point "D" bears North 38° 44' 40" East; thence northwesterly along said curve 992.45 feet through a central angle of 13° 15' 23".

(iv) A 66.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at Point "D" as described in roadway access easement (iii); thence South 38°44' 40" West, 81.52 feet to the beginning of a tangent curve to the northwest having a radius of 450.00 feet; thence southwesterly along said curve 409.64 feet through a central angle of 52° 09' 25"; thence tangent to said curve North 89° 05' 55" West, 851.04 feet to the beginning of a tangent curve concave to the south having a radius of 1400.00 feet; thence westerly along said curve 444.29 feet through a central angle of 18° 10' 58"; thence tangent to said curve South 72° 43' 07" West, 451.76 feet to the beginning of a tangent curve to the southeast having a radius of 700.00 feet; thence southwesterly along said curve 871.70 feet through a central angle of 71° 21' 00"; thence tangent to said curve South 01° 22' 07" West, 638.61 feet to the beginning of a tangent curve concave to the northwest having a radius of 450.00 feet; thence southwesterly along said curve 562.20 feet through a central angle of 71° 34' 56".

Grantor hereby reserves the right to dedicate roadway access easements (i), (ii), and (iv) herein above described, for roadway and utility purposes, together with the slope easements adjoining said roadway access easements (i), (ii), (iii), and (iv) at a ratio of 2:1 as required by governmental agencies.

***Parcel B: Purchase Parcel***

That portion of said Rancho Pauba, described as follows:

Beginning at Point "B" as described in Roadway Access Easement (ii) above described; thence North 15° 04' 57" West, 628.99 feet; thence North 02° 31' 22" East, 333.05 feet; thence North 16° 15' 37" West, 348.28 feet; thence North 73° 26' 49" East, 373.89 feet; thence North 34° 27' 39" East, 594.87 feet to the True Point of Beginning;

Thence South 72° 24' 27" East, 430.12 feet; thence South 41° 11' 38" East, 1141.18 feet to the point on a curve concave northwesterly and having a radius of 3200.00 feet and to which a radial line bears South 45° 24' 17" East, said point also being in the center line of roadway access easement (ii) above described; thence northeasterly along said curve 112.52 feet through a central angle of 2° 00' 53"; thence tangent to said curve North 42° 24' 50" East, 1125.82 feet; thence leaving said center line North 35° 06' 18" West, 1305.78 feet; thence North 30° 01' 38" West, 1888.45 feet; thence North 5° 18' 53" West, 896.86 feet to the center line of roadway access easement (iv) above described; thence along said center line South 72° 43' 07" West, 112.46 feet to the beginning of a tangent curve concave to the southeast having a radius of 700.00 feet; thence southwesterly along said curve 871.70 feet through a

central angle of 71° 21' 00"; thence tangent to said curve South 01° 22' 07" West, 638.61 feet to the beginning of a tangent curve concave to the northwest having a radius of 450.00 feet; thence southwesterly along said curve 203.19 feet through a central angle of 25° 52' 17"; thence leaving said center line South 62° 45' 36" East, 424.42 feet; thence South 31° 14' 49" East, 520.50 feet; thence South 06° 40' 48" East, 558.79 feet; thence South 18° 32' 30" West, 849.07 feet to the True Point of Beginning.

***Parcel C:***

Portions of Parcels 1, 2, and 3 and portions of Lettered Lots F, G, H, I, J, and K of Parcel Map 18684, in the County of Riverside, State of California, filed in Book 113 Pages 91 through 93 of Parcels Maps, in the office of the County Recorder of Riverside County, California, more particularly described as follows:

Beginning at the northwesterly corner of said Parcel 1, also being the northwesterly corner of said Parcel Map 18684; thence on the southwesterly line of said Map and Parcel 1, South 30° 01' 30" East, 1353.59 feet to the southwesterly corner of said Parcel 1; thence on the southeasterly line of said Parcel Map and Parcels 1, 2, and 3, North 59° 23' 56" East, 815.82 feet; thence continuing on said line North 75° 57' 10" East, 987.58 feet to the southeasterly corner of said Parcel 3; thence on the northeasterly line of said Parcel 3, North 37° 02' 55" West, 629.39 feet to the southwesterly corner of Parcel 4 as shown on said Parcel Map; thence North 36° 08' 43" West, 125.60 feet; thence North 54° 59' 02" West, 634.19 feet; thence South 82° 55' 47" West, 382.17 feet; thence North 33° 23' 22" West, 243.25 feet to a point on the northwesterly line of said Parcel Map and Parcel 2 lying 476.37 feet northeasterly from the common corner of said Parcels 1 and 2; thence on the northwesterly line of said Parcel Map and Parcel 2 South 54° 31' 24" West, 476.37 feet to the common corner of said Parcels 1 and 2; thence on the northwesterly line of said Parcel Map and Parcel 1 South 54° 31' 24" West, 569.40 feet to the Point of Beginning;

Said description is pursuant to and shown as Parcel "A" of "Notice of Lot Line Adjustment No. 4913" approved by the County of Riverside, recoded December 23, 2005 as Instrument 2005-1061463 of official Records.

**Parcel I-8**

APN 927-100-068      36400 De Portola

**Parcel A: Roadway Access Easement**

An easement for roadway and public utility purposes to be used in common with others, in and over a strip of land over that portion of the Rancho Pauba, in the County of Riverside, State of California, which Rancho was granted by the government of the United States to Luis Vignes by patent dated January 19, 1860, and recorded in Book 1 Page 45 of Patents, in the office of the County Recorder of San Diego County, State of California, described as follows:

(i) A 110.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at the northerly terminus of that certain course described as having a bearing and length of South 0° 19' 55" West, 1423.62 feet in the center line of that certain 110.00 foot strip of land described as Parcel (i) in Deed to Charles B. Leavitt et ux, recorded on April 28, 1967 as Instrument No. 36276 of official Records, in the office of the County Recorder of said County of Riverside; thence along said center line as follows:

South 0° 19' 55" West along said certain course a distance of 1423.62 feet to the beginning of a tangent curve concave westerly and having a radius of 4000.00 feet; thence southerly along said curve 887.09 feet through a central angle of 12° 42' 24" to a Point "A", a radial of said curve to said point bears South 76° 57' 41" East; thence continuing along said curve 677.17 feet through a central angle of 9° 41' 59"; thence South 22° 44' 18" West, 1552.61 feet to the beginning of a tangent curve concave easterly and having a radius of 1200.00 feet; thence southerly along said curve 241.51 feet through a central angle of 11° 31' 58" to a point in the center line of State Highway Sign Route 71, a radial of said curve to said point bears North 78° 47' 40" West.

(ii) A 110.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at Point "A" as described in roadway access easement (i) above described; thence East 1185.10 feet to the beginning of a tangent curve concave southerly and having a radius of 5000.00 feet; thence Easterly along said curve 360.53 feet through a central angle of 4° 07' 53"; thence tangent to said curve South 85° 52' 07" East, 2022.60 feet to the beginning of a tangent curve concave northwesterly and having a radius of 3200.00 feet; thence northwesterly along said curve 904.30 feet through a central angle of 16° 11' 29" to Point "B" a radial of said curve to said point bears South 12° 03' 36" East; thence continuing northeasterly along said curve 1974.84 feet; thence to said curve North 42° 34' 50" East, 1265.17 feet to the beginning of a tangent curve concave to the southeast having a radius of 3200.00 feet; thence northeasterly along said curve 579.71 feet through a central angle of 10° 33' 47"; thence

tangent to said curve North 52° 57' 37" East, 1999.35 feet to Point "C"; thence continuing North 52° 57' 37" East, 165.68 feet.

(iii) A 88.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at Point "C" as described in roadway access easement (ii) above described; thence North 37° 02' 23" West, 1969.70 feet to the beginning of a tangent curve concave to the southwest having a radius of 4000.00 feet; thence northwesterly along said curve 992.45 feet through a central angle of 14° 12' 57" to Point "D" a radial line to said Point "D" bears North 38° 44' 40" East; thence northwesterly along said curve 992.45 feet through a central angle of 13° 15' 23".

(iv) A 66.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at Point "D" as described in roadway access easement (iii); thence South 38°44' 40" West, 81.52 feet to the beginning of a tangent curve to the northwest having a radius of 450.00 feet; thence southwesterly along said curve 409.64 feet through a central angle of 52° 09' 25"; thence tangent to said curve North 89° 05' 55" West, 851.04 feet to the beginning of a tangent curve concave to the south having a radius of 1400.00 feet; thence westerly along said curve 444.29 feet through a central angle of 18° 10' 58"; thence tangent to said curve South 72° 43' 07" West, 451.76 feet to the beginning of a tangent curve to the southeast having a radius of 700.00 feet; thence southwesterly along said curve 871.70 feet through a central angle of 71° 21' 00"; thence tangent to said curve South 01° 22' 07" West, 638.61 feet to the beginning of a tangent curve concave to the northwest having a radius of 450.00 feet; thence southwesterly along said curve 562.20 feet through a central angle of 71° 34' 56".

Grantor hereby reserves the right to dedicate roadway access easements (i), (ii), and (iv) herein above described, for roadway and utility purposes, together with the slope easements adjoining said roadway access easements (i), (ii), (iii), and (iv) at a ratio of 2:1 as required by governmental agencies.

***Parcel B: Purchase Parcel***

That portion of said Rancho Pauba, described as follows:

Beginning at Point "B" as described in Roadway Access Easement (ii) above described; thence North 15° 04' 57" West, 628.99 feet; thence North 02° 31' 22" East, 333.05 feet; thence North 16° 15' 37" West, 348.28 feet; thence North 73° 26' 49" East, 373.89 feet; thence North 34° 27' 39" East, 594.87 feet to the True Point of Beginning;

Thence South 72° 24' 27" East, 430.12 feet; thence South 41° 11' 38" East, 1141.18 feet to the point on a curve concave northwesterly and having a radius of 3200.00 feet and to which a radial line bears South 45° 24' 17" East, said point also being in the center line of roadway access easement (ii) above described; thence northeasterly along said curve 112.52 feet through a central angle of 2° 00' 53";

thence tangent to said curve North 42° 24' 50" East, 1125.82 feet; thence leaving said center line North 35° 06' 18" West, 1305.78 feet; thence North 30° 01' 38" West, 1888.45 feet; thence North 5° 18' 53" West, 896.86 feet to the center line of roadway access easement (iv) above described; thence along said center line South 72° 43' 07" West, 112.46 feet to the beginning of a tangent curve concave to the southeast having a radius of 700.00 feet; thence southwesterly along said curve 871.70 feet through a central angle of 71° 21' 00"; thence tangent to said curve South 01° 22' 07" West, 638.61 feet to the beginning of a tangent curve concave to the northwest having a radius of 450.00 feet; thence southwesterly along said curve 203.19 feet through a central angle of 25° 52' 17"; thence leaving said center line South 62° 45' 36" East, 424.42 feet; thence South 31° 14' 49" East, 520.50 feet; thence South 06° 40' 48" East, 558.79 feet; thence South 18° 32' 30" West, 849.07 feet to the True Point of Beginning.

**Parcel C:**

Portions of Parcels 1, 2, and 3 and portions of Lettered Lots F, G, H, I, J, and K of Parcel Map 18684, in the County of Riverside, State of California, filed in Book 113 Pages 91 through 93 of Parcels Maps, in the office of the County Recorder of Riverside County, California, more particularly described as follows:

Beginning at the northwesterly corner of said Parcel 1, also being the northwesterly corner of said Parcel Map 18684; thence on the southwesterly line of said Map and Parcel 1, South 30° 01' 30" East, 1353.59 feet to the southwesterly corner of said Parcel 1; thence on the southeasterly line of said Parcel Map and Parcels 1, 2, and 3, North 59° 23' 56" East, 815.82 feet; thence continuing on said line North 75° 57' 10" East, 987.58 feet to the southeasterly corner of said Parcel 3; thence on the northeasterly line of said Parcel 3, North 37° 02' 55" West, 629.39 feet to the southwesterly corner of Parcel 4 as shown on said Parcel Map; thence North 36° 08' 43" West, 125.60 feet; thence North 54° 59' 02" West, 634.19 feet; thence South 82° 55' 47" West, 382.17 feet; thence North 33° 23' 22" West, 243.25 feet to a point on the northwesterly line of said Parcel Map and Parcel 2 lying 476.37 feet northeasterly from the common corner of said Parcels 1 and 2; thence on the northwesterly line of said Parcel Map and Parcel 2 South 54° 31' 24" West, 476.37 feet to the common corner of said Parcels 1 and 2; thence on the northwesterly line of said Parcel Map and Parcel 1 South 54° 31' 24" West, 569.40 feet to the Point of Beginning;

Said description is pursuant to and shown as Parcel "A" of "Notice of Lot Line Adjustment No. 4913" approved by the County of Riverside, recoded December 23, 2005 as Instrument 2005-1061463 of official Records.

**Parcel I-9**

APN 927-100-075      36400 De Portola

Roadway Access Easement: An easement for roadway and public utility purposes to be used in common with others, in and over a strip of land over that portion of the Rancho Pauba, in the County of Riverside, State of California, which Rancho was granted by the government of the United States to Luis Vignes by patent dated January 19, 1860, and recorded in Book 1 Page 45 of Patents, in the office of the County Recorder of San Diego County, State of California, described as follows:

(i) A 110.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at the northerly terminus of that certain course described as having a bearing and length of South  $0^{\circ} 19' 55''$  West, 1423.62 feet in the center line of that certain 110.00 foot strip of land described as Parcel (i) in Deed to Charles B. Leavitt et ux, recorded on April 28, 1967 as Instrument No. 36276 of the Official Records, in the office of the County Recorder of said County of Riverside; thence along said center line as follows:

South  $0^{\circ} 19' 55''$  West along said certain course a distance of 1423.62 feet to the beginning of a tangent curve concave westerly and having a radius of 4000.00 feet; thence southerly along said curve 887.09 feet through a central angle of  $12^{\circ} 42' 24''$  to a Point "A", a radial of said curve to said point bears South  $76^{\circ} 57' 41''$  East; thence continuing along said curve 677.17 feet through a central angle of  $9^{\circ} 41' 59''$ ; thence South  $22^{\circ} 44' 18''$  West, 1552.61 feet to the beginning of a tangent curve concave easterly and having a radius of 1200.00 feet; thence southerly along said curve 241.51 feet through a central angle of  $11^{\circ} 31' 58''$  to a point in the center line of State Highway Sign Route 71, a radial of said curve to said point bears North  $78^{\circ} 47' 40''$  West.

(ii) A 110.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at Point "A" as described in roadway access easement (i) above described; thence East 1185.10 feet to the beginning of a tangent curve concave southerly and having a radius of 5000.00 feet; thence Easterly along said curve 360.53 feet through a central angle of  $4^{\circ} 07' 53''$ ; thence tangent to said curve South  $85^{\circ} 52' 07''$  East, 2022.60 feet to the beginning of a tangent curve concave northwesterly and having a radius of 3200.00 feet; thence northwesterly along said curve 904.30 feet through a central angle of  $16^{\circ} 11' 29''$  to Point "B" a radial of said curve to said point bears South  $12^{\circ} 03' 36''$  East; thence continuing northeasterly along said curve 1974.84 feet; thence to said curve North  $42^{\circ} 34' 50''$  East, 1265.17 feet to the beginning of a tangent curve concave to the southeast having a radius of 3200.00 feet; thence northeasterly along said curve 579.71 feet through a central angle of  $10^{\circ} 33' 47''$ ; thence tangent to said curve North  $52^{\circ} 57' 37''$  East, 1999.35 feet to Point "C"; thence continuing North  $52^{\circ} 57' 37''$  East, 165.68 feet.

(iii) A 88.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at Point "C" as described in roadway access easement (ii) above described; thence North 37° 02' 23" West, 1969.70 feet to the beginning of a tangent curve concave to the southwest having a radius of 4000.00 feet; thence northwesterly along said curve 992.45 feet through a central angle of 14° 12' 57" to Point "D" a radial line to said Point "D" bears North 38° 44' 40" East; thence northwesterly along said curve 925.47 feet through a central angle of 13° 15' 23".

(iv) A 66.00 foot strip of land over that portion of said Rancho Pauba, the center line of which is described as follows:

Beginning at Point "D" as described in roadway access easement (iii); thence South 38°44' 40" West, 81.52 feet to the beginning of a tangent curve to the northwest having a radius of 450.00 feet; thence southwesterly along said curve 409.64 feet through a central angle of 52° 09' 25"; thence tangent to said curve North 89° 05' 55" West, 851.04 feet to the beginning of a tangent curve concave to the south having a radius of 1400.00 feet; thence westerly along said curve 444.29 feet through a central angle of 18° 10' 58"; thence tangent to said curve South 72° 43' 07" West, 451.76 feet to the beginning of a tangent curve to the southeast having a radius of 700.00 feet; thence southwesterly along said curve 871.70 feet through a central angle of 71° 21' 00"; thence tangent to said curve South 01° 22' 07" West, 638.61 feet to the beginning of a tangent curve concave to the northwest having a radius of 450.00 feet; thence southwesterly along said curve 562.20 feet through a central angle of 71° 34' 56".

Grantor hereby reserves the right to dedicate roadway access easements (i), (ii), and (iv) herein above described, for roadway and utility purposes, together with the slope easements adjoining said roadway access easements (i), (ii), (iii), and (iv) at a ratio of 2:1 as required by governmental agencies.

***Parcel B: Purchase Parcel***

That portion of said Rancho Pauba, described as follows:

Beginning at Point "B" as described in Roadway Access Easement (ii) above described; thence North 15° 04' 57" West, 628.99 feet; thence North 2° 31' 22" East, 333.05 feet; thence North 16° 15' 37" West, 348.28 feet; thence North 73° 26' 49" East, 373.89 feet, thence North 34° 27' 39" East, 594.87 feet to the True Point of Beginning;

Thence South 72° 24' 27" East, 430.12 feet; thence South 41° 11' 38" East, 1141.18 feet to the point on a curve concave northwesterly and having a radius of 3200.00 feet and to which a radial line bears South 45° 24' 17" East, said point also being in the center line of Roadway Access Easement (ii) above described; thence northeasterly along said curve 112.52 feet through a central angle of 2° 00' 53"; thence tangent to said curve North 42° 24' 50" East, 1125.82 feet; thence leaving said center line North 35° 06' 18" West, 1305.78 feet; thence North 30° 01' 38" West, 1888.45 feet; thence North 5° 18' 53" West, 896.86 feet to the center line of Roadway Access Easement (iv) above described; thence along said center line South 72° 43' 07" West, 112.46 feet to the beginning of a tangent curve concave to the southeast having a radius of 700.00 feet; thence southwesterly along said curve 871.70 feet through a



central angle of 71° 21' 00"; thence tangent to said curve South 1° 22' 07" West, 638.61 feet to the beginning of a tangent curve concave to the northwest having a radius of 450.00 feet; thence southwesterly along said curve 203.19 feet through a central angle of 25° 52' 17"; thence leaving said center line South 62° 45' 36" East, 424.42 feet; thence South 31° 14' 49" East, 520.50 feet; thence South 6° 40' 48" East, 558.79 feet; thence South 18° 32' 30" West, 849.07 feet to the True Point of Beginning.

***Parcel C:***

Portions of Parcels 1, 2, and 3 and portions of Lettered Lots F, G, H, I, J, and K of Parcel Map No. 18684, in the County of Riverside, State of California, more particularly described as follows:

Beginning at the northwesterly corner of said Parcel 1, also being the northwesterly corner of said Parcel Map 18684; thence on the southwesterly line of said Map and Parcel 1, South 30° 01' 30" East, 1353.59 feet to the southwesterly corner of said Parcel 1; thence on the southeasterly line of said Parcel Map and Parcels 1, 2, and 3, North 59° 23' 56" East, 815.82 feet; thence continuing on the said line North 75° 57' 10" East, 987.58 feet to the Southeasterly corner of said Parcel 3; thence on the northeasterly line of said Parcel 3, North 37° 02' 55" West, 629.39 feet to the southwesterly corner of Parcel 4 as shown on said Parcel Map; thence North 36° 08' 43" West, 125.60 feet; thence North 54° 59' 02" West, 634.19 feet; thence South 82° 55' 47" West, 382.17 feet; thence North 33° 23' 22" West, 243.25 feet to a point on the northwesterly line of said Parcel Map and Parcel 2 lying 476.37 feet northeasterly from the common corner of said Parcels 1 and 2; thence on the northwesterly line of said Parcel Map and Parcel 2, South 54° 31' 24" West, 476.37 feet to the common corner of said Parcels 1 and 2; thence on the northwesterly line of said Parcel Map and Parcel 1, South 54° 31' 24" West, 569.40 feet to the Point of Beginning;

Said description is pursuant to and shown as Parcel "A" of Notice of Lot Line Adjustment No. 4913 approved by the County of Riverside, recorded December 23, 2005 as Instrument No. 2005-1061463 of Official Records.

***Also includes the following Lot Line Adjustment***

Legal Description for Lot Line Adjustment No. 05432 (Document No. 2013-0122664)

**Property "A":** Those portions of the properties in the County of Riverside, State of California as described in Document No. 016345, recorded January 14, 1999 and described as Parcel B in Document No. 2012-0108087, recorded March 8, 2012, both of Official Records lying southwesterly and westerly of the following described line.

Beginning at the northwesterly terminus of a course in the common boundary line between said properties shown as South 72° 24' 27" East, 430.12 feet in said documents; thence along said common boundary line South 72° 24' 27" East, 406.72 feet; thence departing from said common boundary line South 74° 00' 00" East, 491.43 feet; thence South 4° 08' 00" West, 102.62 feet to the beginning of s

curve concave westerly and having a radius of 60.00 feet; thence southwesterly along said curve 41.94 feet through a central angle of 40° 03' 16"; thence South 44° 11' 15" West, 144.27 feet; thence South 17° 23' 06" East, 302.08 feet; thence South 23° 32' 15" East, 392.24 feet to a point in a curve having a radius of 3200.00 feet in the centerline of Parcel A (ii), 110.00 feet wide roadway access easement as described in said documents, said point being northeasterly along said curve 1640.92 feet through a central angle of 29° 22' 50" from Point B and described in said easement and the terminus of said line.

Subject to all easements, rights-of-way, and covenants of record.

The above described parcel contains 46.948 acres gross and 44.919 acres net, more or less.

**Property "B":** Those portions of the properties in the County of Riverside, State of California as described in Document No. 016345, recorded January 14, 1999 and described as Parcel B in Document No. 2012-0108087, recorded March 8, 2012, both of Official Records lying northeasterly and easterly of the following described line.

Beginning at the northwesterly terminus of a course in the common boundary line between said properties shown as South 72° 24' 27" East, 430.12 feet in said documents; thence along said common boundary line South 72° 24' 27" East, 406.72 feet; thence departing from said common boundary line South 74° 00' 00" East, 491.43 feet; thence South 4° 08' 00" West, 102.62 feet to the beginning of s curve concave westerly and having a radius of 60.00 feet; thence southwesterly along said curve 41.94 feet through a central angle of 40° 03' 16"; thence South 44° 11' 15" West, 144.27 feet; thence South 17° 23' 06" East, 302.08 feet; thence South 23° 32' 15" East, 392.24 feet to a point in a curve having a radius of 3200.00 feet in the centerline of Parcel A (ii), 110.00 feet wide roadway access easement as described in said documents, said point being northeasterly along said curve 1640.92 feet through a central angle of 29° 22' 50" from Point B and described in said easement and the terminus of said line.

#### **Parcel I-10**

APN 927-090-043      36293 Linda Rosea

Parcel 2 as shown by Parcel Map on file in Book 3 Page 54 of Parcel Maps, Records of Riverside County, California;

EXCEPTING therefrom Parcel 2, that portion lying within Parcel Map 20900 on file in Book 133 Pages 94 and 95 of Parcel Maps Records of Riverside County California.

#### **Parcel I-11**

APN 927-100-013      36410 De Portola Rd

That portion of the Rancho Pauba, in the County of Riverside, State of California, which rancho was granted by the government of the United States to Luis Vignes by patent dated January 19, 1860, and recorded in Book 1 Page 45 of Patents, in the office of the County Recorder of San Diego County, State of California, described as follows:

Beginning at the most southerly corner of that certain land described in a deed recorded April 23, 1968 as Instrument No. 37433, of official Records, said point being in the centerline of that certain 110.00 foot wide roadway access easement as described in Parcel (ii) of said deed, said centerline being also the southwesterly line of said land; thence on said centerline the following courses: North 42° 34' 50" East 139.35 feet to the beginning of a tangent curve concave southeasterly having a radius of 3200.00 feet; thence northeasterly 234.91 feet on said centerline curve North 37° 02' 23" West 1209.34 feet to a point in the northwesterly line of said land distant thereon North 59° 24' 35" East 327.46 feet on said northwesterly line from the most westerly corner thereof; thence South 59° 24' 35" West 327.46 feet on said northwesterly line to said most westerly corner thereof; thence South 35° 06' 18" East 1305.78 feet on the southeasterly line of said land to True Point of Beginning.

**Parcel I-12**

APN 927-100-051      36410 De Portola Rd

That portion of the Rancho Pauba, in the County of Riverside, State of California, which rancho was granted by the government of the United States to Luis Vignes by patent dated January 19, 1860, and recorded in Book 1 Page 45 of Patents, in the office of the County Recorder of San Diego County, State of California, described as follows:

Beginning at the most southerly corner of that certain land described in a deed recorded April 23, 1968 as Instrument No. 37433, of official Records, said point being in the centerline of that certain 110.00 foot wide roadway access easement as described in Parcel (ii) of said deed, said centerline being also the southwesterly line of said land; thence on said centerline the following courses: North 42° 34' 50" East 139.35 feet to the beginning of a tangent curve concave southeasterly having a radius of 3200.00 feet; thence northeasterly 234.91 feet on said centerline curve North 37° 02' 23" West 1209.34 feet to a point in the northwesterly line of said land distant thereon North 59° 24' 35" East 327.46 feet on said northwesterly line from the most westerly corner thereof; thence South 59° 24' 35" West 327.46 feet on said northwesterly line to said most westerly corner thereof; thence South 35° 06' 18" East 1305.78 feet on the southeasterly line of said land to True Point of Beginning.

**Parcel I-13**

APN 927-100-052      36420 De Portola

That portion of the Rancho Pauba, in the County of Riverside, State of California, which rancho was granted by the government of the United States to Luis Vignes by patent dated January 19, 1860, and recorded in Book 1 Page 45 of Patents, in the office of the County Recorder of San Diego County, State of California, described as follows:

Beginning at the most southerly corner of that certain land described in a deed recorded April 3, 1968 as Instrument No. 37433, of official Records, said point being in the centerline of that certain 110.00 foot wide roadway access easement as described in Parcel (ii) of said deed, said centerline being also the southeasterly line of said land; thence along said centerline the following courses: North 42° 34' 50" East 139.35 feet to the beginning of a tangent curve concave southeasterly having a radius of 3200.00 feet; thence northeasterly 234.91 feet along said curve through a central angle 4° 12' 22" to the True Point of Beginning; thence continuing along said centerline northeasterly 344.80 feet along said curve through a central angle of 6° 10' 25"; thence North 52° 57' 37" East 26.39 feet; thence leaving said centerline North 37° 02' 23" West 1148.90 feet to a point in the northwesterly line of said land distant thereon North 59° 24' 35" East 700.35 feet along said northwesterly line from the most westerly corner thereof; thence South 59° 24' 35" West 372.89 feet along said northwesterly line to a point in the northwesterly line distant North 59° 24' 35" East 327.46 feet along said northwesterly line from the most westerly corner thereof; thence leaving said northwesterly line South 37° 02' 23" East 1209.34 feet to the True Point of Beginning.

#### **Parcel I-14**

APN 927-100-054      36540 De Portola

That portion of the Rancho Pauba, in the County of Riverside, State of California, which rancho was granted by the government of the United States to Luis Vignes by patent dated January 19, 1860, and recorded in Book 1 Page 45 of Patents, in the office of the County Recorder of San Diego County, State of California, described as follows:

Beginning at the most southerly corner of that certain land described in a deed recorded April 23, 1968 as Instrument No. 37433, of official Records, said point being in the centerline of that certain 110.00 foot wide roadway access easement as described in Parcel (ii) of said deed, said centerline being also the southeasterly line of said land:

Thence along said centerline the following courses:

North 42° 34' 50" East 139.35 feet to the beginning of a tangent curve concave southeasterly having a radius of 3200.00 feet; thence northeasterly 579.71 feet along said curve through a central angle 10° 22' 47"; thence North 52° 57' 37" East 480.60 feet to the True Point of Beginning; thence continuing along said centerline North 52° 57' 37" East 569.46 feet to the most easterly corner of said lot; thence North