

1 designation amendments. The proposed neighborhoods will develop in accordance with the
2 existing MUA and HHDR Land Use Designations.

3 15. The update to the Safety Element and Appendix K-2 per SB 1241, as well as the amendments
4 to the Land Use Element and Appendix P-2 per SB 244 would not affect any Foundation
5 Component designation in the General Plan. The proposed updates do not conflict with or
6 change the policies of the any General Plan Foundation Component.

7 16. GPA No. 1122 contributes to the achievement of the purposes of the General Plan or, at a
8 minimum is not be detrimental to them. The purpose of the General Plan is to guide the
9 long-term development of the unincorporated areas of Riverside County. The General Plan
10 outlines policies, standards and programs that guides day-to-day decisions concerning the
11 future of Riverside County and serves several important purposes including: 1) To provide
12 clarity and stability in community development policies; 2) To establishes a comprehensive
13 and sound database for further implementation, project evaluation, administration, and
14 monitoring; and, 3) To provide a basis for collaborative planning initiatives by cities,
15 councils of government, the County and other governmental agencies.

16 17. The Project includes an update to the Housing Element, which is a required component of
17 the General Plan and the inclusion of it contributes to the achievements of the overall purpose
18 of the General Plan. The Project included a review of the Housing Element implementation
19 and updated programs to address the existing and future housing needs. The Housing
20 Element was also developed with extensive community outreach and parcel specific data to
21 identify areas that can accommodate the County's regional housing needs.

22 18. The proposed updates to the Land Use Element MUA Land Use Designation description,
23 nine Area Plans to establish the HHDR and MUA Town Centers, Appendix E-2, and the
24 redesignation to MUA and HHDR also achieve the purposes of the General Plan. It provides
25 a clear guidance of where and under what conditions compact communities will be located
26 and developed.

27 19. The updates to the Safety Element and Appendix K-2 per SB 1241, as well as amendments
28 to the Land Use Element and Appendix P-2 per SB 244 ensure that the General Plan is in

1 compliance with the State of California's requirements for fire hazard impacts and
2 disadvantaged unincorporated communities.

3 20. GPA No. 1122 is necessary to comply with State Housing Element law. The Housing
4 Element is one of the seven General Plan elements mandated by the State of California.
5 State law requires that the Housing Element consists of "identification and analysis of
6 existing and projected housing needs and a statement of goals, policies, quantified
7 objectives, and scheduled programs for the preservation, improvement and development of
8 housing." The residential character of the County is, to a large extent, determined by the
9 variety of its housing and the location and maintenance of the housing. The Housing Element
10 is an official response to the legislative requirement to provide housing for all economic
11 segments of the population. It establishes policies that will guide County decision making,
12 and sets forth an action program to implement housing goals through 2021. General Plan
13 Amendment No. 1122 represents an update to the Housing Element and further facilitates
14 the implementation of the Housing Element's RHNA obligations.

15 21. GPA No. 1122 also includes an Agriculture Foundation Component amendment. As such
16 pursuant to Article II, Section 2.7 of Ordinance No. 348, the amendment cannot result in a
17 conversion from the Agriculture Foundation Component to any other Foundation
18 Component in excess of the Agriculture Amendment General Authorization Acreage during
19 any 2 ½ Year Agricultural Foundation Amendment Cycle. Additionally, the amendment
20 needs to either contribute to the achievement of the purposes of the General Plan or, at a
21 minimum, not be detrimental to them. The Agriculture foundation allows up to seven
22 percent of all lands within one of three designated areas to be converted to another
23 Foundation and land use designations during a two and a half (2 ½) year cycle. The current
24 County Agriculture Foundation Component 2 ½ Year Cycle is for planning period of July 1,
25 2016 to December 31, 2018.

26 22. The nineteen General Plan Area Plans amended by GPA No. 1122 are grouped into the
27 following three designated areas:
28

- a. The area covered by the Palo Verde and Desert Center Area Plans and the Eastern Desert Land Use Plan;
 - b. The area covered by the Eastern Coachella Valley and Western Coachella Valley Area Plans; and,
 - c. The area covered by all other Area Plans.
23. GPA No. 1122 will convert approximately 383 acres of Agriculture Foundation land to Community Development Foundation within the Eastern Coachella Valley Area Plan. Currently there are approximately 50,814 acres of land designated as Agriculture within this designated area. The conversion to Community Development amounts to 0.8% of the allowable Agriculture conversion within this designation; therefore, the conversion is within the allowable conversion without having to present the proposal to an Agriculture Task Force.
24. Additionally, the conversion out of Agriculture Foundation by GPA No. 1122 will not be detrimental to the General Plan purposes as described above under the required findings for the Entitlement/Policy Amendment. Specifically, GPA No. 1122 provides policies, definitions, action items, and assumptions to implement the HHDR and MUA development that are consistent with the State Housing Law that will further the purposes of the General Plan.
25. GPA No. 1122 also involves a Technical Amendment. A Technical Amendment involves changes in the General Plan of a technical nature, including technical corrections discovered in the process of implementing the General Plan. A Technical Amendment requires the following findings to be made: the proposed amendment would not change any policy direction or intent of the General Plan and a Land Use Designation was based on inaccurate or misleading information and should therefore be changed to properly reflect the policy intent of the General Plan.
26. GPA No. 1122 involves two parcels within the Lee Lake Community Neighborhood 2 (parcels 391070056 and 391070050) with two different Land Use Designations, which are Community Development: Light Industrial (CD-LI) and Open Space-Water (OS-W). OS-W

designated areas include bodies of water and major floodplains and natural drainage corridors. The portions of these parcels that are designated OS-W are not associated with a water body, floodplains, or natural drainage corridors; therefore, the OS-W designation was erroneously applied to these parcels and may be corrected through a Technical Amendment. The Project will designate the OS-W areas to HHDR as part of Lee Lake Community Neighborhood 2. The actual drainage area is located on the adjacent parcel (parcel 391070049). Therefore, GPA No. 1122 will change the land use designation on parcel 391070049 from CD-LI to the correct Open Space Conservation Habitat (OS-CH) land use designation.

27. Furthermore, GPA No. 1122 will not be detrimental to public health, safety, and welfare.

BE IT FURTHER RESOLVED by the Board of Supervisors, based on the evidence presented on this matter, including Program Environmental Impact Report No. 548, the Board **CERTIFIES EIR NO. 548**, and that EIR No. 548 was presented to the Board and has been reviewed and considered by the Board in evaluating the Project; that EIR No. 548 has been completed in compliance with CEQA; and that EIR No. 548 is an accurate and objective statement that complies with the California Environmental Quality Act and reflects the County's independent judgment and analysis.

BE IT FURTHER RESOLVED by the Board of Supervisors that it in consideration of the facts and findings set forth above, the Board **ADOPTS** General Plan Amendment No. 1122 as described herein and as shown on Attachment B to the December 6, 2016 Board of Supervisors staff report and Exhibit 6 within Attachment B.

BE IT FURTHER RESOLVED by the Board of Supervisors that the custodians of the documents upon which this decision is based are the Clerk of the Board of Supervisors and the County Planning Department, and that such documents are located at 4080 Lemon Street, Riverside, California.

ROLL CALL:

Ayes: Tavaglione, Washington and Benoit
Nays: Jeffries
Absent: Benoit

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on the date therein set forth.

KECIV HAPPEL, Interim Clerk of said Board

By  Deputy

1 5. Public and private parks and playgrounds

2 C. The following uses shall be permitted provided a conditional use permit has been
3 approved pursuant to the provisions of section 18.28 of this Ordinance.

4 1. Mobilehome parks

5 D. Any use that is not specifically listed in subsections B. or C. may be considered a
6 permitted or conditionally permitted use provided that the Planning Director finds
7 that the proposed use is substantially the same in character and intensity as those
8 listed in the designated subsections. Such a use is subject to the permit process
9 which governs the category in which it falls.

10 SECTION 303. DEVELOPMENT STANDARDS. The following development standards
11 shall apply in the R-7 Zone.

12 A. The following development standards shall apply to non-residential development:

13 1. LOT AREA. There is no minimum lot area requirement.

14 2. LOT WIDTH. There is no minimum lot width requirement.

15 3. LOT COVERAGE. There is no maximum lot coverage.

16 4. SETBACKS. There are no setback requirements for buildings which do not
17 exceed thirty-five feet in height. Any portion of a building that exceeds
18 thirty-five feet in height shall be setback from the front, rear and side lot
19 lines not less than two feet for each foot by which the height exceeds thirty-
20 five feet.

21 5. HEIGHT. No building or structure shall exceed fifty feet (50'), unless a
22 greater height is approved pursuant to section 18.34 of this Ordinance. In
23 no event, shall a building or structure exceed seventy-five (75') in height
24 unless a variance is approved pursuant to Section 18.27 of this Ordinance.

25 6. ROOF EQUIPMENT. All roof mounted mechanical equipment shall be
26 screened from the ground elevation view to a minimum sight distance of
27 660 feet.
28

1 7. ENCROACHMENTS. No yard encroachments shall be permitted in the
2 front, side or rear yard except as provided in Section 18.19 of this
3 Ordinance.

4 B. The following development standards shall apply to attached residential
5 development:

- 6 1. LOT AREA. There is no minimum lot area requirement.
7 2. LOT WIDTH. There is no minimum lot width.
8 3. LOT COVERAGE. A maximum of 60 percent of the area of a lot may be
9 occupied by buildings.

10 4. COMMON RECREATIONAL OPEN SPACE.

11 a. Development with one hundred (100) residential dwellings or less
12 shall provide two hundred square feet (200') of common useable
13 recreational open space per residential dwelling such as, but not
14 limited to, pools, gyms, parks and recreational facilities.

15 b. Development with more than one hundred (100) residential
16 dwellings shall provide one hundred square feet (100') of common
17 useable recreational open space per residential dwelling such as, but
18 not limited to, pools, gyms, parks and recreational facilities.

19 5. INDIVIDUAL USEABLE OPEN SPACE. A residential dwelling shall
20 include at least two hundred square feet (200') of contiguous or non-
21 contiguous useable open space, such as patios or balconies, which is not
22 encumbered with structures. At least one hundred square feet (100') of
23 useable open space shall be attached to the residential dwelling. No length
24 or width of the useable open space shall be less than eight feet (8').

25 6. BUILDING SEPARATION.

- a. Any one-story building containing residential dwellings shall be separated by a minimum of ten (10) feet from any other one-story building containing residential dwellings on the same lot.
- b. Any two-story building containing residential dwellings shall be separated by a minimum of fifteen (15) feet from any other building with residential dwellings on the same lot.
- c. Buildings with residential dwellings above two-stories shall be separated by a minimum of twenty (20) feet from any other building with residential dwellings.

7. HEIGHT.

- a. Except when adjacent to existing one family dwellings or property zoned R-1 (One-Family Dwellings), the maximum height for buildings or structures shall be seventy-five feet (75') unless a greater height is approved pursuant to section 18.34 of this Ordinance. In no event, shall a building or structure exceed one hundred feet (100') unless a variance is approved pursuant to Section 18.27 of this Ordinance.
- b. The maximum height for buildings or structures adjacent to existing one family dwellings or property zoned R-1 (One-Family Dwellings) shall be fifty feet (50').

8. ENCROACHMENT. No yard encroachment shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of this Ordinance.

C. The following development standards shall apply to detached residential development:

1. LOT AREA. There is no minimum lot area requirement.
2. LOT WIDTH. There is no minimum lot width.
3. LOT COVERAGE. There is no maximum lot coverage.

1 4. COMMON RECREATIONAL OPEN SPACE.

2 a. Development with one hundred (100) residential dwellings or less
3 shall provide two hundred square feet (200') of common useable
4 recreational open space per residential dwelling such as, but not
5 limited to, pools, gyms, parks and recreational facilities.

6 b. Development with more than one hundred (100) residential
7 dwellings shall provide one hundred square feet (100') of common
8 useable recreational open space per residential dwelling such as, but
9 not limited to, pools, gyms, parks and recreational facilities.

10 5. INDIVIDUAL USABLE OPEN SPACE. A residential use shall include at
11 least two hundred square feet (200') of attached useable open space, such as
12 patios or balconies, which is not encumbered with structures. No length or
13 width of the useable open space shall be less than eight feet (8').

14 6. BUILDING SEPARATION. The minimum distance between buildings on
15 three (3) sides shall be five feet (5') and eight feet (8') on the remaining
16 side.

17 7. HEIGHT. The maximum building height shall be forty feet (40').

18 8. ENCROACHMENT. No yard encroachment shall be permitted in the front,
19 side or rear yard except as provided for in Section 18.19 of this Ordinance.

20 SECTION 304. DEVELOPMENT DESIGN AND PHASING.

21 A. PHASING PLAN. For phased developments, a site development phasing plan
22 shall be submitted with the land use application and include maps, exhibits and a
23 description of the following: phasing for development and infrastructure, and the
24 development of multi-modal transportation connectivity with the neighborhood and
25 adjoining community areas.

1 B. DESIGN REVIEW. For multiple family dwellings and apartment houses, a site
2 design plan shall be submitted to the Planning Director for review and shall include
3 the following:

- 4 1. Building footprint
- 5 2. Floor plans
- 6 3. Landscape plan
- 7 4. Wall and fencing plan
- 8 5. Elevation plan
- 9 6. Architectural design
- 10 7. Photometric plan, as necessary
- 11 8. Traffic analysis

12 C. PUBLIC REVIEW PERIOD. A thirty (30) day public review period shall be
13 provided prior to the Planning Director considering the site design plan submitted
14 for multiple family dwellings or apartment homes. Notice of the public review
15 period shall be given in the same manner as provided in Section 18.26.c.
16 subsections (2),(4), (5),(6) and (7) of this ordinance. The notice shall include the
17 mailing address to send comments to, the dates for the public review period,
18 location where the site design plan may be reviewed, and explain that the public
19 may comment on the site design plan for the multiple family dwellings or
20 apartments. The Planning Director shall consider any public comments received
21 on the site design plan.

22 D. DESIGN APPROVAL. The above referenced site design plan shall be approved
23 by the Planning Director if the site design plan is consistent with all of the
24 following:

- 25 1. The Riverside County General Plan;
- 26 2. This Ordinance;
- 27 3. The Countywide Design Guidelines;
- 28

4. There is no specific, adverse impact upon the public health or safety. A specific adverse impact means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies or conditions as they existed on the date the application was deemed complete; or
5. If there is a specific adverse impact upon the public health or safety, the development has been conditioned to develop at a lower density which removes the specific adverse impact.”

Section 2. A new Article IXf is added to Ordinance No. 348 to read as follows:

“ARTICLE IXf

MU ZONE (MIXED USE)

SECTION 9.85. INTENT.

It is the intent of the Board of Supervisors in enacting the MU Zone to establish a zone to assist the County in accommodating its share of the regional housing need as determined by the Southern California Association of Governments along with implementing the Mixed Use Area Land Use Designation in the General Plan by providing regulations for a mixture of residential, commercial, office, entertainment, recreational and other uses. The MU Zone shall only apply to land with a General Plan Mixed Use Area Land Use Designation or within an approved Specific Plan. The following regulations shall apply in the MU Zone.

SECTION 9.86. USES PERMITTED.

A. The following uses shall be permitted in the MU Zone:

1. One family dwellings
2. Multiple family dwellings that do not include a non-residential use
3. Home occupation
4. Public parks and plazas

1 B. The following uses shall be permitted provided a plot plan has been approved
2 pursuant to provisions of section 18.30 of this Ordinance. In the event a
3 development includes a combination of uses that are permitted with a plot plan and
4 conditional use permit, the development shall be processed in accordance with
5 Section 9.86.C. of this article.

- 6 1. Animal hospitals, not including any outdoor facilities
- 7 2. Antique shops
- 8 3. Art supply shops and studios
- 9 4. Artisan or novelty stores
- 10 5. Bakery shops, including baking only when incidental to retail sales on the
11 premises
- 12 6. Banks and financial institutions
- 13 7. Barber and beauty shops
- 14 8. Book stores
- 15 9. Business and Professional Schools
- 16 10. Cellular telephone sales and service
- 17 11. Check Cashing Business
- 18 12. Clothing Dry Cleaners
- 19 13. Clothing stores
- 20 14. Community and Civic Centers
- 21 15. Computer sales and service
- 22 16. Combined Live/Work Development
- 23 17. Day care centers
- 24 18. Delicatessens
- 25 19. Drug stores
- 26 20. Florist shops
- 27 21. Gift shops

22. Grocery Stores
23. Hardware stores
24. Household Furniture or Appliance Stores
25. Internet cafes and internet gaming facilities
26. Jewelry stores with incidental repairs
27. Laundries and laundromats
28. Medical Offices
29. Multiple family dwellings that include a non-residential use
30. Museums and libraries
31. Nurseries and garden supply stores
32. Paint and wall paper stores
33. Parking lots and parking structures
34. Pet shops and pet supply shops
35. Photography shops and studios and photo engraving
36. Plumbing shops, not including plumbing contractors
37. Post services
38. Restaurants and other eating establishments
39. Shoe stores and repair shops
40. Sporting goods stores
41. Tailor shops
42. Tobacco or Hookah shops
43. Tourist information centers
44. Toy shops

C. The following uses shall be permitted provided a conditional use permit has been approved pursuant to the provisions of section 18.28 of this Ordinance:

1. Animal hospitals, with outdoor facilities
2. Bars and cocktail lounges

3. Billiard and pool halls
4. Convenience stores
5. Hotels, resort hotels and motels
6. Indoor Entertainment Facility
7. Indoor Health and Fitness Facility
8. Motor vehicle fuel service stations, with or without the concurrent sale of beer and wine for off-premises consumption
9. Private Academic Facility
10. Theaters and Auditoriums
11. Liquor stores pursuant to the provisions of section 18.48 (Alcoholic Beverage Sales) of this Ordinance.

D. SAME CHARACTER AND INTENSITY. Any use that is not specifically listed in subsections B. or C. may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.

SECTION 9.87. DEVELOPMENT STANDARDS.

A. ALL USES. The following development standards shall apply to all uses in the MU Zone:

1. MIXED USE. Residential dwellings may be provided on upper levels of commercial or office buildings or may be provided in separate buildings adjacent to commercial or office buildings.
2. PUBLIC USE.
 - a. Any building over thirty thousand square feet (30,000') shall include a public use area such as public park, plaza or square.
 - b. Public use areas shall be located next to public streets, residential areas or retail uses and does not include the public right-of-way.

3. GROUND FLOOR. No more than fifty percent (50%) of all ground floor mixed use buildings may be residential dwellings.
4. TRANSPARENCY. The retail portion of any commercial building that has a street facing wall with customer access shall have at least fifty percent (50%) of the total wall area transparent with clear windows. Such windows shall allow views of the indoor space or display areas and start at least three feet (3') above the adjacent sidewalk, but not exceed ten feet (10') in height.
5. STREET ORIENTATION. Commercial and mixed use buildings shall be oriented so functional pedestrian entrances face the street, and parking areas are located mostly underground or to the rear or side of the building.
6. ENTRANCES. Buildings shall have an entrance door facing the public sidewalk, which may include doors to individual shops, lobby entrances, entrances to pedestrian-oriented plazas or courtyard entrances.
7. PEDESTRIAN PATHS. Pedestrian paths shall be provided to connect commercial building entries with adjacent streets, uses and parcels.
8. BUILDING DESIGN.
 - a. Building facades shall be varied and articulated to provide visual interest to pedestrians which may be accomplished by incorporating offsetting plans, changes in wall texture and color, architectural elements and landscaping into the design of the buildings.
 - b. Except for detached residential dwellings, buildings shall include at least one architectural projection that is at minimum two percent (2%) higher than the primary structure but does not exceed twenty feet (20').
9. STREET PATTERN. The street system shall be in a grid pattern or modified grid pattern emphasizing interconnected streets and the ability to reach local destinations without crossing major streets or primary arterials.

10. LOT AREA. There is no minimum lot area.
11. LOT WIDTH. There is no minimum lot width.
12. LOT COVERAGE. There is no maximum lot coverage.
13. SETBACKS.
 - a. Building facades shall be no more than fifteen feet (15') from the street side property lines.
 - b. No interior side setbacks are required, except when the MU zone property abuts a residential zoned property in which case the minimum side setback required in the MU zone shall be the same as required for a residential use on the abutting residential zoned property.
14. HEIGHT.
 - a. Except when adjacent to existing one family dwellings or property zoned R-1 (One-Family Dwellings), the maximum height for buildings or structures shall be seventy-five feet (75') unless a greater height is approved pursuant to section 18.34 of this Ordinance. In no event, shall a building or structure exceed one hundred feet (100') in height unless a variance is approved pursuant to Section 18.27 of this Ordinance.
 - b. The maximum height for buildings or structures adjacent to existing one family dwellings or property zoned R-1 (One-Family Dwellings) shall be fifty feet (50').
 - c. Commercial floor space provided on the ground floor of a mixed use building shall have a minimum floor to ceiling height of eleven feet (11').
15. ROOF-MOUNTED EQUIPMENT SCREENING. Except for solar energy systems, all roof-mounted mechanical and other equipment shall be

1 screened from the ground elevation view to a minimum sight distance of
2 660 feet.

3 16. TRASH AREAS. Trash collection areas shall be screened by landscaping
4 or architectural features in such a manner as not to be visible from a public
5 street for from any adjacent residential development.

6 17. ENCROACHMENTS. No yard encroachment shall be permitted in the
7 front, side or rear yard except as provided for in Section 18.19 of this
8 Ordinance.

9 18. LIGHTING. All lighting fixtures, including spot lights, electrical reflectors
10 and other means of illumination for signs, buildings, landscaping, parking,
11 loading, unloading and similar areas, shall be focused, directed and
12 arranged to prevent glare or direct illumination on residential uses.

13 B. RESIDENTIAL USES. In addition to the development standards in Section 9.87
14 subsection A., the following development standards shall apply to residential uses:

15 1. BUILDING ORIENTATION. One family dwellings shall be designed to
16 have the front door to each home closer to the street than the garage door
17 and garage doors shall not face the street.

18 2. BUILDING SEPARATION. For detached residential dwellings, the
19 minimum distance between buildings on three (3) sides shall be five feet
20 (5') and eight feet (8') on the remaining side.

21 3. COMMON RECREATIONAL OPEN SPACE.

22 a. Development with one hundred (100) residential dwellings or less
23 shall provide two hundred square feet (200') of common useable
24 recreational open space per residential dwelling such as, but not
25 limited to, pools, gyms, parks and recreational facilities.

26 b. Development with more than one hundred (100) residential
27 dwellings shall provide one hundred square feet (100') of common
28

1 useable recreational open space per residential dwelling such as, but
2 not limited to, pools, gyms, parks and recreational facilities.

- 3 4. INDIVIDUAL USEABLE OPEN SPACE. A residential dwelling shall
4 include at least two hundred square feet (200') of contiguous or non-
5 contiguous useable open space, such as patios or balconies, which is not
6 encumbered with structures. At least one hundred square feet (100') of
7 useable open space shall be attached to the dwelling. No length or width of
8 the useable open space shall be less than eight feet (8').

9 SECTION 9.88. DEVELOPMENT DESIGN AND PHASING.

- 10 A. PHASING PLAN. For phased developments, a site development phasing plan
11 shall be submitted with the land use application and include maps, exhibits and a
12 description of the following: phasing for development and infrastructure, and the
13 development of multi-modal transportation connectivity with the neighborhood and
14 adjoining community areas.

- 15 B. DESIGN REVIEW. For multiple family dwelling developments that do not
16 include a non-residential use, a site design plan shall be submitted to the Planning
17 Director for review and shall include the following:

- 18 1. Building footprint
- 19 2. Floor plans
- 20 3. Landscape plan
- 21 4. Wall and fencing plan
- 22 5. Elevation plan
- 23 6. Architectural design
- 24 7. Photometric plan, as necessary
- 25 8. Traffic analysis

- 26 C. PUBLIC REVIEW PERIOD. A thirty (30) day public review period shall be
27 provided prior to the Planning Director considering the site design plan submitted
28

1 for multiple family dwelling developments that do not include a non-residential
2 use. Notice of the public review period shall be given in the same manner as
3 provided in Section 18.26.c. subsections (2),(4), (5),(6) and (7) of this ordinance.
4 The notice shall include the mailing address to send comments to, the dates for the
5 public review period, location where the site design plan may be reviewed, and
6 explain that the public may comment on the site design plan for the multiple family
7 dwelling development. The Planning Director shall consider any public comments
8 received on the site design plan.

9 D. DESIGN APPROVAL. The site design plan referenced above shall be approved if
10 the Planning Director finds the site design plan conforms or is consistent with all of
11 the following:

- 12 1. The Riverside County General Plan;
- 13 2. This Ordinance;
- 14 3. The Countywide Design Guidelines;
- 15 4. There is no specific, adverse impact upon the public health or safety. A
16 specific adverse impact means a significant, quantifiable, direct, and
17 unavoidable impact, based on objective, identified written public health or
18 safety standards, policies or conditions as they existed on the date the
19 application was deemed complete; or
- 20 5. If there is a specific adverse impact upon the public health or safety, the
21 development has been conditioned to develop at a lower density which
22 removes the specific adverse impact.”

23 Section 3. If any provision, clause, sentence or paragraph of this ordinance or the application
24 thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the other
25 provisions of this ordinance which can be given effect without the invalid provision or application, and to
26 this end, the provisions of this ordinance are hereby declared to be severable.

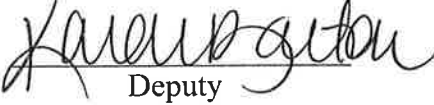
1 Section 4. This Ordinance shall take effect thirty (30) days after its adoption.

2 BOARD OF SUPERVISORS OF THE COUNTY
3 OF RIVERSIDE, STATE OF CALIFORNIA

4 By: 
 Chairman, Board of Supervisors

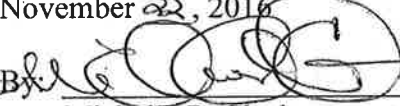
 John J. Benoit

5 ATTEST: Kecia Harper-Them
6 CLERK OF THE BOARD

7 By: 
8 Deputy

9
10
11 (SEAL)

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13
14
15 APPROVED AS TO FORM
16 November 22, 2016

17 
18 Michelle P. Clack
19 Deputy County Counsel

20 G:\PROPERTY\MCLACK\PLANNING AND LAND USE\HOUSING ELEMENT\REVISED FINAL MU AND R-7 ZONE 7-27-16.DOC

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11 STATE OF CALIFORNIA
12 COUNTY OF RIVERSIDE

} ss

13
14 I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county
15 held on December 6, 2016, the foregoing ordinance consisting of 4 Sections was adopted
16 by the following vote:

17 AYES: Tavaglione, Washington and Ashley
18 NAYS: Jeffries
19 ABSENT: Benoit
20

21 DATE: December 6, 2016

KECIA HARPER-IHEM
Clerk of the Board

22
23 BY:


Deputy

24 SEAL

25
26
27 Item 16.1
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Section 6. Section 4.1 of Ordinance No. 348, and Mecca District Zoning Plan Map No. 33, as amended, are further amended by placing in effect in the zone or zones as shown on the map entitled "Change of Official Zoning Plan, Mecca District, Map No. 33.011, Change of Zone Case No. 7902," which map and exhibit A are made a part of this ordinance.

Section 7. Section 4.1 of Ordinance No. 348, and Pass & Desert District Zoning Plan Map No. 58, as amended, are further amended by placing in effect in the zone or zones as shown on the map entitled "Change of Official Zoning Plan, Pass & Desert District, Map No. 58.096, Change of Zone Case No. 7902," which map and exhibit A are made a part of this ordinance.

Section 8. Section 4.1 of Ordinance No. 348, and Perris Reservoir District Zoning Plan Map No. 55, as amended, are further amended by placing in effect in the zone or zones as shown on the map entitled "Change of Official Zoning Plan, Perris Reservoir District, Map No. 55.039, Change of Zone Case No. 7902," which map and exhibit A are made a part of this ordinance.

Section 9. Section 4.1 of Ordinance No. 348, and Thousand Palms District Zoning Plan Map No. 40, as amended, are further amended by placing in effect in the zone or zones as shown on the map entitled "Change of Official Zoning Plan, Thousand Palms District, Map No. 40.047, Change of Zone Case No. 7902," which map and exhibit A are made a part of this ordinance.

Section 10. Section 4.1 of Ordinance No. 348, and University District Zoning Plan Map No. 5, as amended, are further amended by placing in effect in the zone or zones as shown on the map entitled "Change of Official Zoning Plan, University District, Map No. 5.025, Change of Zone Case No. 7902," which map and exhibit A are made a part of this ordinance.

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Section 11. This ordinance shall take effect 30 days after its adoption.

BOARD OF SUPERVISORS OF THE COUNTY
OF RIVERSIDE, STATE OF CALIFORNIA

By: _____

Chairman, Board of Supervisors

JOHN J. BENOIT

ATTEST:

KECIA HARPER-IHEM

Clerk of the Board

By: _____

(SEAL)

APPROVED AS TO FORM

November 22, 2016

By: _____

MICHELLE CLACK

Deputy County Counsel

MPC:sk

11/1/16

G:\Property\SKelley\CZ ZONING ORD & FORM11\FORMAT.348\4841(a).doc

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11 STATE OF CALIFORNIA
12 COUNTY OF RIVERSIDE

}
}
SS

13
14 I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county
15 held on December 6, 2016, the foregoing ordinance consisting of 11 Sections was adopted
16 by the following vote:

17 AYES: Tavaglione, Washington and Ashley

18 NAYS: Jeffries

19 ABSENT: Benoit
20

21 DATE: December 6, 2016

22 KECIA HARPER-IHEM
Clerk of the Board

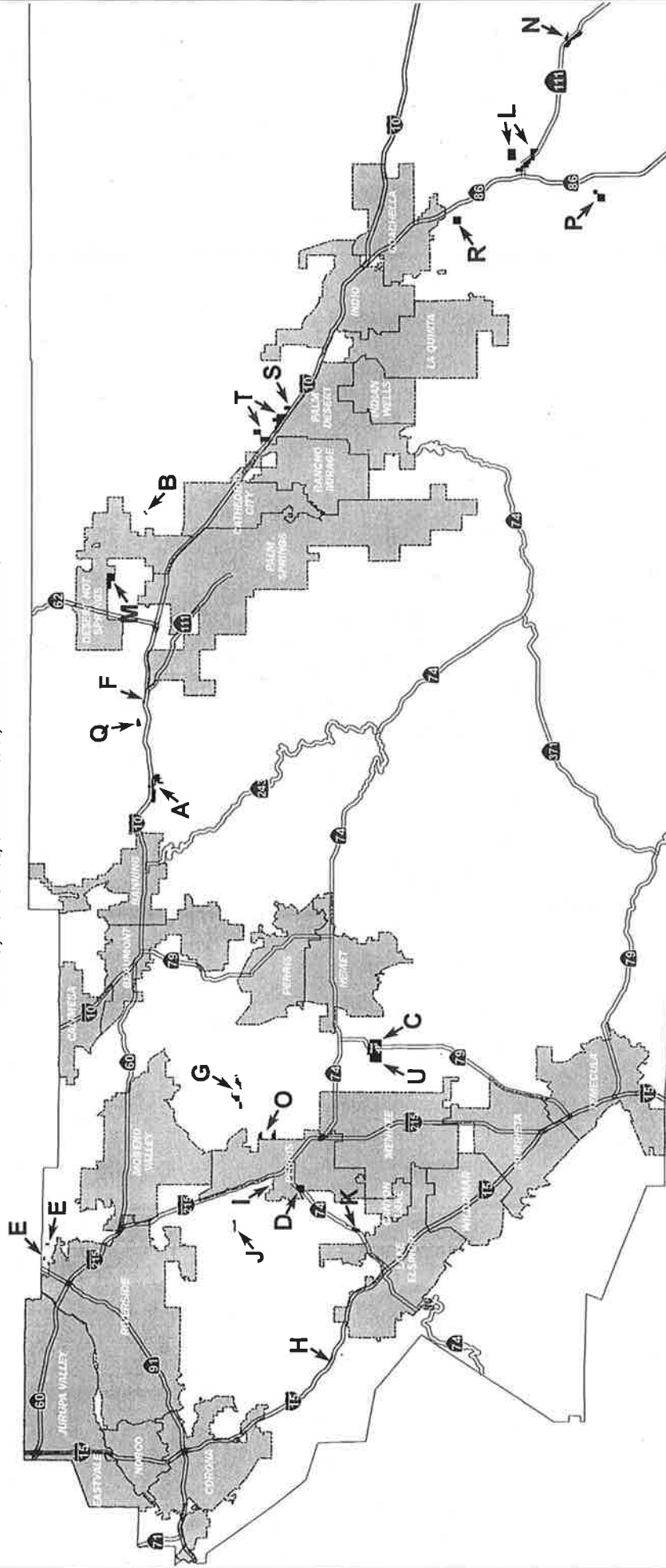
23 BY:

Karen Dayton
Deputy

24 SEAL
25
26
27
28

Item 16.1

GOOD HOPE, LAKEVIEW, MEADOWBROOK, NORTH PERRIS,
NUEVO, TEMESCAL, WHITEWATER, WINCHESTER AREAS



MAP NO. 2.2397, 65,008, 41,092, 62,019, 48,011,
33,011, 58,096, 55,039, 40,047, 5,025

CHANGE OF OFFICIAL ZONING PLAN
AMENDING

MAP NO. 2 ORDINANCE NO. 348

&
CABAZON, LOWER COACHELLA VALLEY, MEAD VALLEY, MEADOWBROOK,
MECCA, PASS & DESERT, PERRIS RESERVOIR, THOUSAND PALMS, UNIVERSITY
DISTRICTS

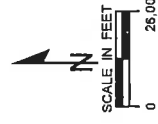
CHANGE OF ZONE CASE NO. 7902

AMENDING ORDINANCE NO. 348

ADOPTED BY ORDINANCE NO. 348.4841

DATE:

RIVERSIDE COUNTY BOARD OF SUPERVISORS



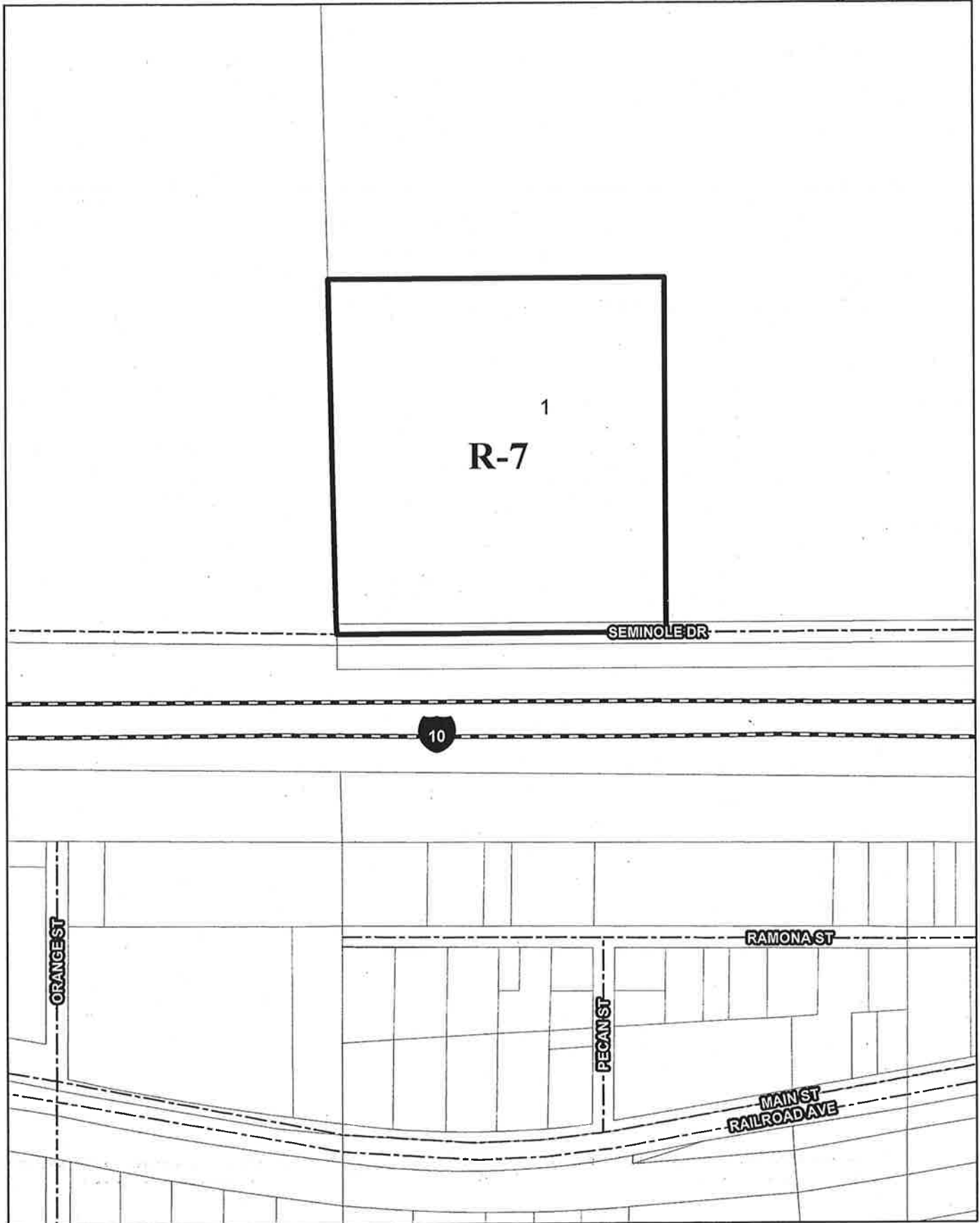
*Clerks copy
Revised Exhibit A
008 12/6/2016*

EXHIBIT "A"

December 6, 2016

16-1

12/6/2016



R-7 Highest Density Residential



LEGAL DESCRIPTIONS

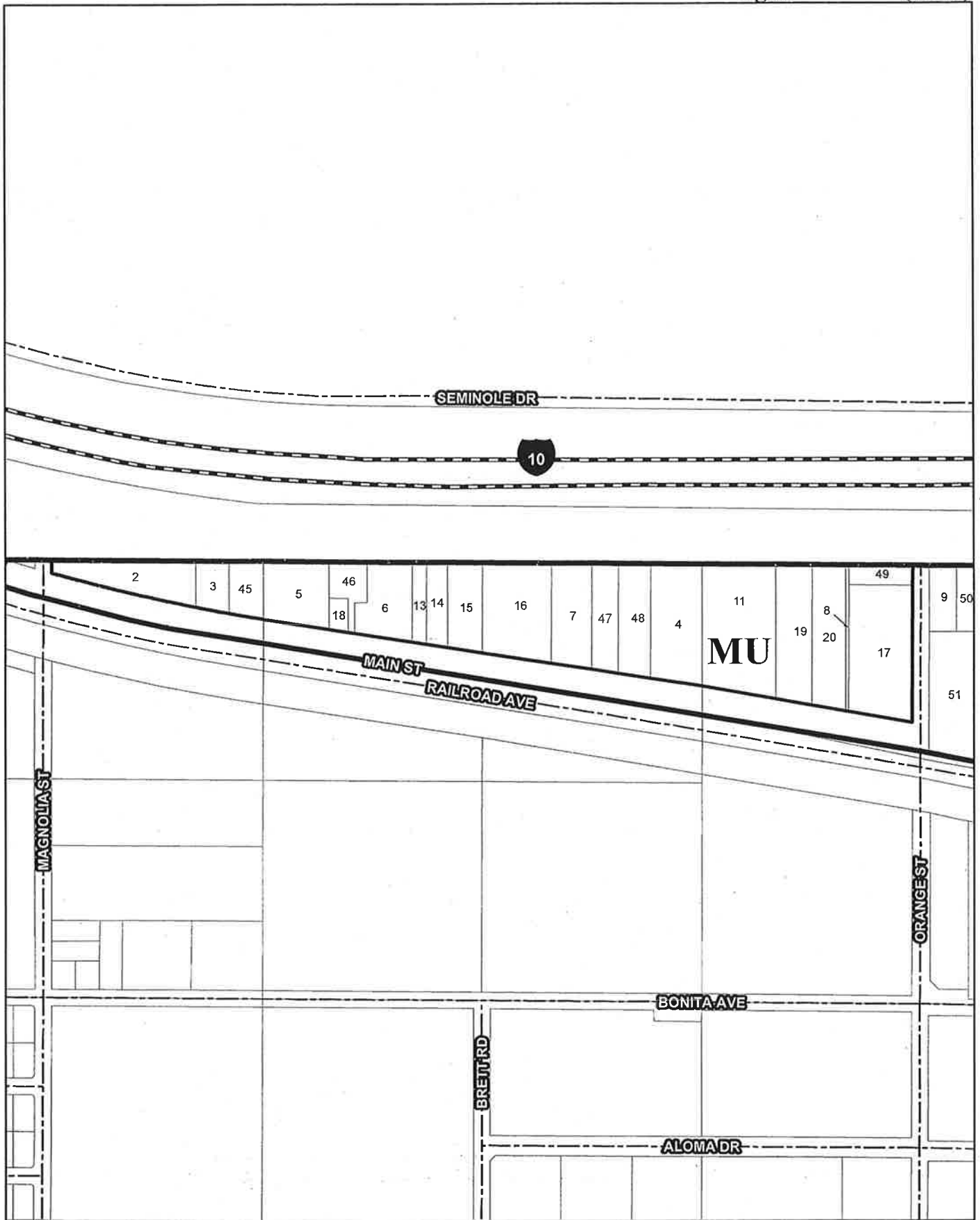
CABAZON TOWN CENTER DISTRICT

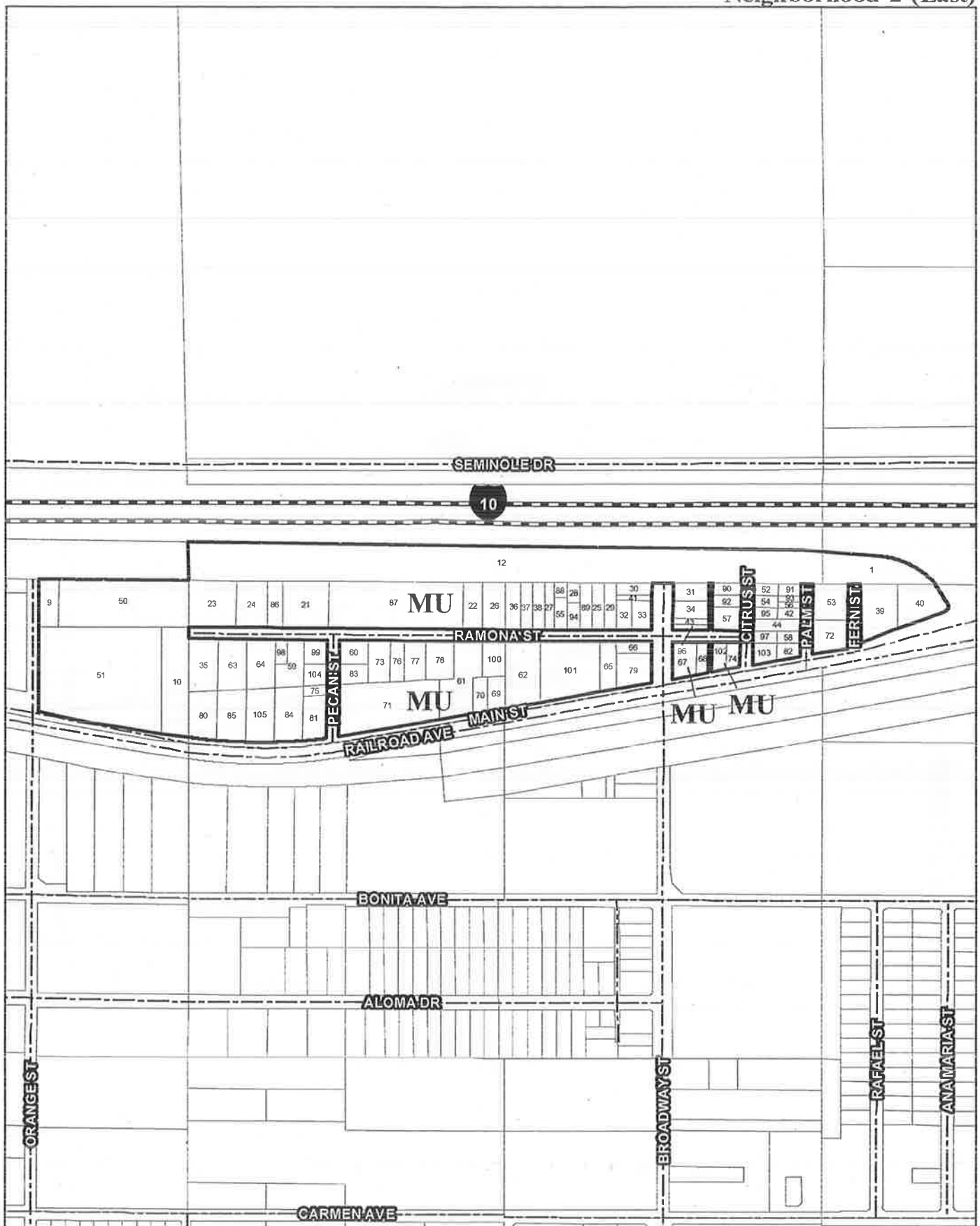
NEIGHBORHOOD 1

PARCEL 1

519-180-018

BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 2 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.





LEGAL DESCRIPTIONS

NEIGHBORHOOD 2

PARCEL 1

APN 519-190-001 300 FERN ST

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 2 EAST, SAN BERNARDINO MERIDIAN, LYING SOUTHERLY OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA, BY DEED RECORDED MAY 4, 1960 IN BOOK 2693, PAGE 232, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AS INSTRUMENT NO. 42578, OF OFFICIAL RECORDS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 2

APN 519-250-003

THOSE PORTIONS OF LOTS 270 AND 271 OF CABAZON RANCHO SUBDIVISION NO. 2, AS PER MAP IN BOOK 8, PAGE 63, MAPS OF SAID COUNTY, LYING NORTHERLY OF A LINE 60 FEET NORTHEASTERLY AT RIGHT ANGLES OR RADially FROM NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY AS CONVEYED TO STATE OF CALIFORNIA BY DEED RECORDED MAY 16, 1922 IN BOOK 570, PAGE 124, DEEDS, RECORDS OF SAID COUNTY, AND PARALLEL OR CONCENTRIC THEREWITH; EXCEPT THE EASTERLY 200 FEET OF LOT 270.

PARCEL 3

APN 519-250-004

A PORTION OF LOT 270 OF CABAZON RANCHO SUBDIVISION NO. 2, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. THE WEST 100 FEET OF THE EAST 200 FEET OF LOT 270 CABAZON RANCHO SUBDIVISION NO 2., AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 63, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING NORTHERLY OF A LINE 60 FEET NORTHEASTERLY AT RIGHT ANGLES OR RADially FROM NORTHERLY RIGHTS(S) OF WAY LINE OF STATE HIGHWAY AND PARALLEL OR CONCENTRIC THEREWITH AS CONVEYED TO STATE OF CALIFORNIA, BY DEED RECORDED MAY 16, 1922 IN BOOK 570 PAGE 124, OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

LEGAL DESCRIPTIONS

PARCEL 4

APN 519-320-011 49760 W MAIN ST

THE EASTERLY 150 FEET OF LOT 52 OF CABAZON RANCHO SUBDIVISION NO. 1 AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 6 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 5

APN 519-320-001

ALL THAT PORTION OF LOT 53 OF CABAZON RANCHO SUBDIVISION NO. 1 AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 200 FEET, THENCE SOUTHERLY AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT 285.10 FEET, MORE OR LESS, TO THE NORTHEASTERLY LINE OF THE STATE HIGHWAY AS DESCRIBED IN DEED RECORDED MAY 16, 1922 IN BOOK 570, PAGE 124 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID STATE HIGHWAY, 202.84 FEET, MORE OR LESS, TO THE WESTERLY LINE OF SAID LOT; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT, 253.30 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION THEREOF LYING BETWEEN THE NORTHEASTERLY LINE OF SAID STATE HIGHWAY, AS DESCRIBED IN THE HEREINABOVE REFERRED TO DEED, AND A LINE OF 60 FEET NORTHEASTERLY AT RIGHT ANGLES OR RADially THEREFROM AND PARALLEL OR CONCENTRIC THERewith, AS CONDEMNED FOR THE USE OF THE PEOPLE OF THE STATE OF CALIFORNIA AND THE PUBLIC AS A RIGHT-OF-WAY FOR A STATE HIGHWAY BY ORDER OF THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN THE COUNTY OF RIVERSIDE, DATED APRIL 28, 1942, A CERTIFIED COPY OF WHICH WAS RECORDED APRIL 28, 1942 IN BOOK 539, PAGE 388 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY.

PARCEL 6

APN 519-320-003 49570 MAIN ST

THAT PORTION OF LOT 53 OF CABAZON RANCHO SUBDIVISION NO. 1 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 6 OF MAPS, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHERLY LINE OF LOT 53, 217 FEET WESTERLY FROM THE NORTHEAST CORNER OF SAID LOT 53 ALONG THE NORTHERLY LINE OF

LEGAL DESCRIPTIONS

SAID LOT 53, 139 FEET; THENCE SOUTHERLY, PARALLEL WITH THE EASTERLY LINE OF SAID LOT, 135 FEET; THENCE WESTERLY, PARALLEL WITH THE NORTHERLY LINE OF SAID LOT, 30 FEET; THENCE SOUTHERLY, PARALLEL WITH THE EASTERLY LINE OF SAID LOT, 102 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF THE CALIFORNIA STATE HIGHWAY RIGHT OF WAY; THENCE EASTERLY, ALONG THE SAID NORTHERLY RIGHT OF WAY LINE OF THE CALIFORNIA STATE HIGHWAY, 174.44 FEET, MORE OR LESS, TO A POINT ON A LINE PARALLEL WITH AND 217 FEET WEST, MEASURED AT RIGHT ANGLES FROM THE LINE OF SID LOT 53; THENCE NORTHERLY ALONG SAID LINE, PARALLEL WITH THE EASTERLY LINE OF SAID LOT, TO THE POINT OF BEGINNING.

PARCEL 7

APN 519-320-008 49675 W MAIN ST

LOT 52 OF CABAZON SUBDIVISION NO. 1, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THE EAST 325 FEET AND WEST 200 FEET MEASURED ON THE NORTH MAP, ALSO EXCEPTING THEREFROM AN EASEMENT OVER THE SOUTHERLY PORTION THEREOF INCLUDED IN THE STATE HIGHWAY, AS DESCRIBED IN DEED RECORDED MAY 16, 1922 IN BOOK 570, PAGE 124 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED NOVEMBER 6, 1941 IN BOOK 521, PAGE 143 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA FOR HIGHWAY PURPOSES.

PARCEL 8

APN 519-330-012

THAT PORTION OF LOT 51 OF CABAZON RANCHO SUBDIVISION NO. 1, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 6 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 51, EAST 430.00 FEET TO THE POINT OF BEGINNING;

THENCE EAST 10.00 FEET;

THENCE SOUTH AND PARALLEL TO THE WEST BOUNDARY LINE OF ORANGE STREET;

THENCE NORTHWESTERLY 10.00 FEET, MORE OR LESS, TO A LINE PARALLEL TO THE WEST BOUNDARY LINE OF ORANGE STREET;

THENCE NORTH 458.00 FEET, MORE OR LESS, TO THE NORTH BOUNDARY LINE OF LOT 51 AND THE POINT OF BEGINNING.

LEGAL DESCRIPTIONS

PARCEL 9

APN 519-330-006

THE WESTERLY RECTANGULAR 110 FEET OF THE NORTHERLY RECTANGULAR 200 FEET OF LOT 50 OF CABAZON RANCHO SUBDIVISION NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 8 PAGE(S) 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; EXCEPTING THEREFROM ANY PORTION THEREOF LYING WITHIN ORANGE STREET.

PARCEL 10

APN 519-330-009 49980 MAIN ST

THE EASTERLY 115 FEET OF LOT 50 OF CABAZON RANCHO SUBDIVISION NO.1 AS SHOWN BY MAP ON FILE IN BOOK 8 PAGE 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THE NORTHERLY 200 FEET. ALSO EXCEPTING THEREFROM THAT PORTION GRANTED TO THE STATE OF CALIFORNIA BY DEED RECORDED MARCH 20, 1936 IN BOOK 273 PAGE 13 OF OFFICIAL RECORDS.

PARCEL 11

APN 519-330-001

THAT PORTION OF LOT 51 OF CABAZON RANCHO SUBDIVISION NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 8 PAGE(S) 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 5; THENCE EASTERLY ON THE NORTH LINE OF SAID LOT, 220.00 FEET; THENCE SOUTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID LOT TO THE SOUTHERLY LINE OF SAID LOT 51;

THENCE NORTHWESTERLY ON THE SOUTHERLY LINE OF SAID LOT 51 TO THE SOUTHWESTERLY CORNER THEREOF; THENCE NORTHERLY ON THE WESTERLY LINE OF SAID LOT TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED FROM SARAH JOSEPH HAMBLETON, ET AL RECORDED MAY 16, 1992 IN BOOK 370 PAGE 124 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND BY DEED RECORDED MAY 29, 1940 IN BOOK 465 PAGE 152 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, FROM MARTHA PALE, A SINGLE WOMAN IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LEGAL DESCRIPTIONS

PARCEL 12

APN 519-180-014

BEING 5.88 ACRES MORE OR LESS IN A PORTION OF THE SOUTHWEST ¼ OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 2 EAST, S.B.M

PARCEL 13

APN 519-320-004

THAT PORTION OF LOT 50 OF CABAZON RANCHO SUBDIVISION NO.1 AS SHOWN BY MAP ON FILE IN BOOK 8 PAGE 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBES AS FOLLOWS,

BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT, 217 FEET WEST OF THE NORTHEAST CORNER THEREOF,

THENCE SOUTHERLY, PARALLEL WITH THE EASTERLY LINE OF SAID LOT, TO THE NORTHERLY LINE OF THE STATE HIGHWAY CONVEYED BY DEED RECORDED SEPTEMBER 26, 1935 IN BOOK 251 PAGE 436 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTHEASTERLY, ON THE NORTHERLY LINE OF SAID STATE HIGHWAY, 50 FEET; THENCE NORTHERLY, PARALLEL WITH THE EASTERLY LINE OF SAID LOT, TO A POINT ON THE NORTHERLY LINE THEREOF;

THENCE WESTERLY, ON THE NORTHERLY LINE OF SAID LOT, TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED OCTOBER 30, 1940 IN BOOK 479 PAGE 502 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

PARCEL 14

APN 519-320-005 49614 W MAIN ST

THAT PORTION OF LOT 53 OF CABAZON RANCHO SUBDIVISION NO. 1, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8 PAGE 6 OF MAPS, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 53; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT, 217 FEET; THENCE SOUTHERLY, PARALLEL WITH THE EASTERLY LINE OF SAID LOT, TO A POINT ON THE NORTHERLY LINE OF THE STATE HIGHWAY CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED IN BOOK 251 PAGE 436 OF OFFICIAL RECORDS, RIVERSIDE COUNTY RECORDS; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID STATE HIGHWAY, 50 FEET, FOR THE TRUE POINT OF BEGINNING; THENCE NORTHERLY,

LEGAL DESCRIPTIONS

PARALLEL WITH THE EASTERLY LINE OF SAID LOT TO A POINT ON THE NORTHERLY LINE THEREOF; THENCE EASTERLY, ALONG SAID NORTHERLY LINE, 66.35 FEET, MORE OR LESS, TO THE NORTHWESTERLY CORNER OF THAT CERTAIN PARCEL CONVEYED TO GORDON W. BERGDORF AND WIFE BY DEED RECORDED MAY 26, 1936; THENCE SOUTHERLY, ALONG THE WESTERLY LINE OF SAID PARCEL, TO A POINT ON THE NORTHERLY LINE OF SAID STATE HIGHWAY; THENCE WESTERLY, ALONG SAID NORTHERLY LINE, TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION THEREOF LYING BETWEEN THE NORTHEASTERLY RIGHT OF WAY LINE OF THE STATE HIGHWAY CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED IN BOOK 251 PAGE 436 OF OFFICIAL RECORDS, RIVERSIDE COUNTY RECORDS, AND A LINE 20 FEET NORTHEASTERLY AT RIGHT ANGLES THEREFROM AND PARALLEL THEREWITH, CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED IN BOOK 518 PAGE 517 OF OFFICIAL RECORDS, RIVERSIDE COUNTY RECORDS.

PARCEL 15

APN 519-320-006

ALL THAT PORTION OF LOT(S) 53 OF CABAZON RANCHO SUBDIVISION NO. 1, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8 PAGE(S) 6 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT, THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT, TO THE NORTHEASTERLY LINE OF THE STATE HIGHWAY, AS GRANTED TO THE STATE OF CALIFORNIA, BY DEEDS RECORDED SEPTEMBER 26, 1935, BOOK 251 PAGE(S) 436, 438, 439 AND 441, OFFICIAL RECORDS; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF STATE HIGHWAY, 103.00 FEET; THENCE NORTHERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT, TO THE NORTHERLY THEREOF; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT, 101.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT THE PORTION THEREOF LYING BETWEEN THE NORTHEASTERLY RIGHT OF WAY LINE OF THE STATE HIGHWAY, AS GRANTED TO THE STATE OF CALIFORNIA, BY DEEDS RECORDED SEPTEMBER 26, 1935, BOOK 251 PAGE(S) 436, 438, 439 AND 441, OFFICIAL RECORDS; AND A LINE 20.00 FEET NORTHEASTERLY AT RIGHT ANGLES THEREFROM AND PARALLEL THEREWITH.

LEGAL DESCRIPTIONS

PARCEL 16

APN 519-320-007 49666 MAIN ST

THAT PORTION OF LOT 52 OF CABAZON RANCHO SUBDIVISION NO 1, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8 PAGE(S) 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT; THENCE EAST, ALONG THE NORTH LINE OF SAID LOT, 200 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT, TO A POINT ON THE NORTHERLY LINE OF THE STATE HIGHWAY, AS CONVEYED TO STATE OF CALIFORNIA, BY DEED RECORDED NOVEMBER 6, 1941 IN BOOK 521 PAGE 143 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID STATE HIGHWAY, TO THE WESTERLY LINE OF SAID LOT; THEN NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT, TO THE POINT OF BEGINNING.

PARCEL 17

APN 519-330-010 4972 MAIN ST

THAT PORTION OF LOT 51 OF CABAZON RANCHO SUBDIVISION NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 8 PAGE(S) 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 5; THENCE EASTERLY ON THE NORTH LINE OF SAID LOT, 220.00 FEET THENCE SOUTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID LOT TO THE SOUTHERLY LINE OF SAID LOT 51;

THENCE NORTHWESTERLY ON THE SOUTHERLY LINE OF SAID LOT 51 TO THE SOUTHWESTERLY CORNER THEREOF; THENCE NORTHERLY ON THE WESTERLY LINE OF SAID LOT TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED FROM SARAH JOSEPE EAMBLETON, ET AL RECORDED MAY 16, 1992 IN BOOK 370 PAGE 124 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND BY DEED RECORDED MAY 29, 1940 IN BOOK 465 PAGE 152 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, FROM MARTHA PALE, A SINGLE WOMAN IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LEGAL DESCRIPTIONS

PARCEL 18

APN 519-320-015 49560 MAIN ST

THAT PORTION OF LOT 53 OF CABAZON RANCHO SUBDIVISION NO. 1, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT, WESTERLY 460.25 FEET THEREON FROM THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 125 FEET PARALLEL WITH THE EAST LINE OF SAID LOT TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 102 FEET, PARALLEL WITH THE EAST LINE OF SAID LOT TO THE NORTH LINE OF THE LAND CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED OCTOBER 9, 1940, AS INSTRUMENT NO. 529 IN BOOK 476, PAGE 563 OF OFFICIAL RECORDS; THENCE SOUTHEASTERLY ON LAST SAID NORTH LINE TO THE INTERSECTION OF A LINE PARALLEL WITH AND WESTERLY 405.25 FEET (MEASURED ON THE NORTH LINE OF SAID LOT) FROM THE EAST LINE OF SAID LOT; THENCE NORTH 104.67 FEET ON LAST SAID PARALLEL LINE TO A POINT THEREON SOUTH 125.00 FEET FROM THE NORTH LINE OF SAID LOT; THENCE WEST 55.00 FEET, PARALLEL WITH THE NORTH LINE OF SAID LOT TO THE TRUE POINT OF BEGINNING.

PARCEL 19

APN 519-330-002

THAT PORTION OF LOT 51 OF CABAZON RANCHO SUBDIVISION NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 8 PAGE(S) 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 51; THENCE EASTERLY ON THE NORTH LINE OF SAID LOT, 220 FEET TO THE TRUE POINT OF BEGINNING; THENCE EASTERLY, 110 FEET, ON THE NORTH LINE OF SAID LOT; THENCE SOUTHERLY, PARALLEL WITH THE WESTERLY LINE OF SAID LOT TO THE SOUTHERLY LINE OF SAID LOT 51; THENCE NORTHWESTERLY ON THE SOUTHERLY LINE OF SAID LOT 51 TO A POINT 220 FEET FROM THE WESTERLY LINE OF SAID LOT 51, AS MEASURED AT RIGHT ANGLES, THENCE NORTH, PARALLEL WITH THE WESTERLY LINE OF SAID LOT 51 TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION INCLUDED IN THE STATE HIGHWAY AS NOW LOCATED.

PARCEL 20

APN 519-330-003

PORTION OF LOT 51, CABAZON RANCHO SUB. NO. 1; AS SHOWN BY MAP ON FILE IN BOOK 8 PAGE(S) 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

LEGAL DESCRIPTIONS

BEGINNING 330 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT; THENCE EAST 100 FEET; THENCE SOUTH 480 FEET, MORE OR LESS; THENCE NORTHWEST 100 FEET MORE OR LESS; THENCE NORTH 464 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; ALSO DESCRIBED AS: THAT PORTION OF LOT 51, CABAZON RANCHO SUB NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 8 PAGE(S) 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT WHICH LIES 330 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EASTERLY ALONG SAID NORTH LINE 100 FEET; THENCE SOUTH 0° 01' 30" EAST TO A POINT ON THE NORTHEASTERLY LINE OF STATE HIGHWAY;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF STATE HIGHWAY TO A POINT BEARING SOUTH 0° 01' 30" EAST FROM THE POINT OF BEGINNING; THENCE NORTH 0° 01' 30" WEST TO THE POINT OF BEGINNING.

PARCEL 21

APN 526-021-003 50080 W RAMONA ST

LOT 149 OF CABAZON RANCHO SUB. 2 IN THE CITY OF CABAZON, AS PER RECORD IN BOOK 8, PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 22

APN 526-021-004 50208 W RAMONA ST

WHITE RITA B, CABAZON RO SUB 2 MB 8/63 W 80 FT OF LOT 145

PARCEL 23

APN 526-021-001 50008 RAMONA ST

LOT 151 CABAZON RANCHO SUBDIVISION NO. 2 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO MAP ON FILE IN BOOK 8, PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE INTEREST DESCRIBED IN JUDGMENT (EMINENT DOMAIN) OF THE SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE, CASE NO. 9756, A CERTIFIED COPY THEREOF HAVING BEEN RECORDED JANUARY 24, 1972 AS DOCUMENT NO. 9514 AND RECORDED NOVEMBER 27, 1973 AS DOCUMENT NO. 153524 BOTH OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

LEGAL DESCRIPTIONS

PARCEL 24

APN 526-021-006 50052 W RAMONA ST

PORTION OF LOT 150 OF CABAZON RANCHO SUBDIVISION NO. 2, AS SHOWN BY MAP ON FILE IN BOOK 8 PAGE 63 OF MAPS, RIVERSIDE COUNTY RECORDS.

PARCEL 25

APN 526-031-007 50334 W RAMONA ST

THE EASTERLY 50 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF LOT 46 IN SUBDIVISION NO. 1 OF THE CABAZON RANCHO, IN THE CITY OF CABAZON, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 6 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 46; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 46, 50 FEET FOR THE TRUE POINT OF BEGINNING; THENCE CONTINUING WESTERLY ALONG SAID LINE, 100 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT 46, 200 FEET; MORE OR LESS TO THE NORTHERLY LINE OF RAMONA STREET EXTENDED; THENCE EASTERLY ALONG THE NORTHERLY LINE OF RAMONA STREET, EXTENDED, 100 FEET; THENCE NORTHERLY 200 FEET, MORE OR LESS TO THE TRUE POINT OF BEGINNING.

PARCEL 26

APN 526-021-005 50216 W RAMONA ST

THE EASTERLY 93 FEET OF LOT 145 OF CABAZON RANCHO SUBDIVISION NO. 2, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 63 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING NORTH OF RAMONA STREET.

PARCEL 27

APN 526-031-004

THAT PORTION OF THE EAST 250 FEET OF THE WEST 312 FEET OF LOT 46 OF CABAZON RANCHO SUBDIVISION NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING NORTH OF RAMONA STREET, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST 250 FEET OF THE WEST 312 FEET OF SAID LOT 46; THENCE EASTERLY ON THE NORTH LINE OF SAID LOT, 100 FEET, TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING EAST, ON THE

LEGAL DESCRIPTIONS

NORTH LINE OF SAID LOT, 40 FEET; THENCE SOUTHERLY, PARALLEL WITH THE WEST LINE OF SAID LOT, TO THE NORTH LINE OF RAMONA STREET; THENCE WEST, ON THE NORTH LINE OF RAMONA STREET, 40 FEET; THENCE NORTHERLY, PARALLEL WITH THE WEST LINE OF SAID LOT, TO THE TRUE POINT OF BEGINNING.

PARCEL 28

APN 526-031-019 50296 RAMONA ST

THE NORTHERLY 88.00 FEET OF THE EASTERLY 55.00 FEET OF THE EASTERLY 110.00 FEET OF THE WESTERLY 312.00 FEET OF THAT PORTION OF LOT 46 OF CABAZON RANCH SUBDIVISION NO.1, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8 PAGE 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING NORTH OF RAMONA STREET.

PARCEL 29

APN 526-031-014

BEING A PORTION OF THE WEST 65 OF LOT 35 THROUGH 39, INCLUSIVE OF CABAZON RANCHO SUBDIVISION NO. 1, AS PER PLAT RECORDED IN BOOK 8 OF MAPS, PAGE 6, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO THAT PORTION OF LOT 46 OF CABAZON RANCHO SUBDIVISION NO. 1, AS PER PLAT RECORDED IN BOOK 8 OF MAPS, PAGE 6, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 46; THENCE WEST 50.00 FEET ON THE NORTH LINE OF SAID LOT, THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID LOT, TO THE WESTERLY PROLONGATION OF THE NORTH LINE OF RAMONA STREET AS SHOWN ON MAP; THENCE EAST 50.00 FEET ON SAID PROLONGATION TO THE EAST LINE OF SAID LOT 46; THENCE NORTH ON SAID EAST LINE OF THE POINT OF BEGINNING.

PARCEL 30

APN 526-031-009 14011 BROADWAY ST

LOTS 32 AND 33 OF CABAZON RANCHO SUBDIVISION NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE(S) 6, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

LEGAL DESCRIPTIONS

PARCEL 31

APN 526-033-001

LOTS 18, 19, AND 20 OF CABAZON RANCHO SUBDIVISION NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE(S) 6, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 32

APN 526-031-013

BEING A PORTION OF THE WEST 65 OF LOTS 35 THROUGH 39, INCLUSIVE OF CABAZON RANCHO SUBDIVISION NO. 1, AS PER PLAT RECORDED IN BOOK 8 OF MAPS, PAGE 6, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO THAT PORTION OF LOT 46 OF CABAZON RANCHO SUBDIVISION NO. 1, AS PER PLAT RECORDED IN BOOK 8 OF MAPS, PAGE 6, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 46; THENCE WEST 50.00 FEET ON THE NORTH LINE OF SAID LOT, THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID LOT, TO THE WESTERLY PROLONGATION OF THE NORTH LINE OF RAMONA STREET AS SHOWN ON MAP; THENCE EAST 50.00 FEET ON SAID PROLONGATION TO THE EAST LINE OF SAID LOT 46; THENCE NORTH ON SAID EAST LINE TO THE POINT OF BEGINNING.

PARCEL 33

APN 526-031-012 14021 BROADWAY ST

THE EAST 85 FEET OF LOTS 35, 36, 37, 38 AND 39 OF CABAZON RANCHO SUBDIVISION NO. 1, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8 PAGE 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 34

APN 526-033-002 14022 BROADWAY ST

LOT(S) 21, 22 AND 23 OR MAPS, BOOK 8, PAGE 6 OF THE CABAZON RANCHO SUB. 1 IN RIVERSIDE COUNTY, CALIFORNIA.

LEGAL DESCRIPTIONS

PARCEL 35

APN 526-022-001 50010 MAIN ST

LOTS 152 AND 173 OF CABAZON RANCHO SUBDIVISION NO. 2 AS SHOWN BY MAP ON FILE IN BOOK 8 PAGE 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. EXCEPTING FROM LOT 173 THAT PORTION GRANTED TO THE STATE OF CALIFORNIA BY DEED RECORDED DECEMBER 3, 1935 AS INSTRUMENT NO 108.

PARCEL 36

APN 526-031-001

THAT PORTION OF THE WEST 52 FEET OF LOT 46 OF THE CABAZON RANCHO SUBDIVISION NO. 1 AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING NORTH OF RAMONA STREET.

PARCEL 37

APN 526-031-002

THE EASTERLY 50 FEET OF THE WESTERLY 112 FEET OF LOT 46 OF CABAZON RANCHO SUBDIVISION NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING NORTHERLY OF RAMON STREET.

PARCEL 38

APN 526-031-003 50262 RAMONA ST

THE EAST 50 FEET OF THE WESTERLY 162 FEET OF LOT 46 OF CABAZON RANCHO SUBDIVISION NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING NORTH OF RAMONA STREET.

PARCEL 39

APN 526-060-003

BEING A PORTION OF LOT 2 IN CABAZON RANCHO SUBDIVISION NO. 1, IN THE CITY OF CABAZON, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 6 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY LYING NORTHERLY AND WESTERLY OF THE NORTHERLY AND WESTERLY LINES OF THE LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA RECORDED JULY 6, 1960 IN BOOK 2725, PAGE 285 OF OFFICIAL RECORDS;

LEGAL DESCRIPTIONS

THE NORTHERLY AND WESTERLY LINES OF SAID PARCEL DESCRIBED IN DEED TO THE STATE OF CALIFORNIA AS SAID LINES ARE REFERRED TO HEREIN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID LOT 2, BEING ALSO THE EAST LINE OF FERN STREET, 50.00 FEET WIDE, AS SHOWN ON SAID MAP, WITH THE NORTHERLY LINE OF THE LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, RECORDED JULY 19, 1922 IN BOOK 572, PAGE 81 OF DEEDS, RIVERSIDE COUNTY RECORDS;

THENCE ON SAID WEST LINE OF LOT 2 NORTH 00°00'18" WEST 12.59 FEET;
THENCE COURSE "A" NORTH 66°16'50" EAST 137.29 FEET;
THENCE COURSE "B" NORTH 71°40'00" EAST 100.00 FEET;
THENCE COURSE "C" NORTH 66°58'36" EAST 135.36 FEET;
THENCE ON A TANGENT CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 20.00 FEET, THROUGH AN ANGLE OF 92°11'04", 32.18 FEET;
THENCE ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 346.00 FEET FROM A TANGENT BEARING NORTH 25°12'28" WEST, THROUGH AN ANGLE OF 16°07'44", 97.40 FEET TO THE NORTH LINE OF SAID LOT 1.

PARCEL 40

APN 526-060-004 50580 MAIN ST

BEING A PORTION OF LOT 1 IN CABAZON RANCHO SUBDIVISION NO. 1, IN THE CITY OF CABAZON, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 6 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING NORTHERLY AND WESTERLY OF THE NORTHERLY AND WESTERLY LINES OF THE LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA RECORDED JULY 6, 1960 IN BOOK 2725, PAGE 285 OF OFFICIAL RECORDS;

THE NORTHERLY AND WESTERLY LINES OF SAID PARCEL DESCRIBED IN DEED TO THE STATE OF CALIFORNIA AS SAID LINES ARE REFERRED TO HEREIN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID LOT 2, BEING ALSO THE EAST LINE OF FERN STREET, 50.00 FEET WIDE, AS SHOWN ON SAID MAP, WITH THE NORTHERLY LINE OF THE LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, RECORDED JULY 19, 1922 IN BOOK 572, PAGE 81 OF DEEDS, RIVERSIDE COUNTY RECORDS;

THENCE ON SAID WEST LINE OF LOT 2 NORTH 00°00'18" WEST 12.59 FEET;
THENCE COURSE "A" NORTH 66°16'50" EAST 137.29 FEET;

LEGAL DESCRIPTIONS

THENCE COURSE "B" NORTH 71°40'00" EAST 100.00 FEET;
THENCE COURSE "C" NORTH 66°58'36" EAST 135.36 FEET;
THENCE ON A TANGENT CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 20.00 FEET, THROUGH AN ANGLE OF 92°11'04", 32.18 FEET;
THENCE ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 346.00 FEET FROM A TANGENT BEARING NORTH 25°12'28" WEST, THROUGH AN ANGLE OF 16°07'44", 97.40 FEET TO THE NORTH LINE OF SAID LOT 1.

PARCEL 41

APN 526-031-010

LOT 34 OF CABAZON RANCHO SUBDIVISION NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE(S) 6, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

PARCEL 42

APN 526-035-007 14023 PALM ST

THE EAST 1/2 OF LOT 6, CABAZON RANCHO SUBDIVISION NO. 1 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CA.

PARCEL 43

APN 526-033-003

LOT 24 OF CABAZON RANCHO SUBDIVISION NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 6 OF MAPS, RIVERSIDE COUNTY RECORDS.

PARCEL 44

APN 526-035-008

LOT 7 OF CABAZON RANCHO SUBDIVISION NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

PARCEL 45

APN 519-250-005 49476 MAIN ST

THE EAST 100 FEET OF LOT(S) 270 OF CABAZON RANCHO SUBDIVISION NO. 2, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP RECORDED IN

LEGAL DESCRIPTIONS

FILE IN BOOK 8 PAGE(S) 63 OF MAPS, OF THE COUNTY OF RIVERSIDE, CALIFORNIA PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 270; THENCE WESTERLY 100 FEET; THENCE SOUTH AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT, TO A POINT IN THE NORTHERLY LINE OF THE STATE HIGHWAY, AS NOW LOCATED; THENCE SOUTHEASTERLY, ALONG THE NORTHERLY LINE OF SAID STATE HIGHWAY, TO ITS INTERSECTION WITH THE EASTERLY LINE OF LOT 270; THENCE NORTHERLY, ALONG SAID EASTERLY LINE OF LOT 270, TO THE POINT OF BEGINNING.

PARCEL 46

APN 519-320-014

THAT PORTION OF LOT 53 OF CABAZON RANCHO SUBDIVISION NO. 1 AS SHOWN BY MAP ON FILE IN BOOK 8 PAGE 6 OF MAPS, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID LOT 200 FEET EASTERLY OF THE NORTHWEST CORNER THEREOF; THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF SAID LOT TO A POINT ON THE NORTHERLY LINE OF THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED OCTOBER 9, 1940, AS INSTRUMENT NO. 529 IN BOOK 476 PAGE 563, OFFICIAL RECORDS, RIVERSIDE; THENCE SOUTHEASTERLY ON SAID NORTHERLY LINE TO A POINT ON THE WESTERLY LINE OF THAT PORTION CONVEYED TO LULU CHLOE PERKINS, ET AL, BY DEED RECORDED NOVEMBER 28, 1936 IN BOOK 303 PAGE 471, OFFICIAL RECORDS, RIVERSIDE, WHICH POINT IS 217 FEET WESTERLY FROM THE EASTERLY LINE OF SAID LOT, MEASURED AT RIGHT ANGLES THEREFROM, THENCE NORTHERLY ON THE WESTERLY LINE OF SAID PARCEL TO A POINT ON THE NORTHERLY LINE OF SAID LOT 217 FEET WESTERLY ON THE NORTHEAST CORNER OF SAID LOT; THENCE WESTERLY 243.40 FEET ON SAID NORTHERLY LINE TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHERLY LINE OF SAID LOT, 217 FEET WESTERLY OF THE NORTHEAST CORNER THEREOF; THENCE CONTINUING WESTERLY 139 FEET ON SAID NORTHERLY LINE; THENCE SOUTHERLY 135 FEET PARALLEL WITH THE EASTERLY LINE OF SAID LOT; THENCE WESTERLY 30 FEET, PARALLEL WITH THE NORTHERLY LINE THEREOF; THENCE SOUTHERLY 102 FEET MORE OR LESS, AND PARALLEL WITH SAID EASTERLY LINE TO THE NORTHERLY LINE OF THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA; THENCE EASTERLY 174.44 FEET MORE OR LESS, AND ON THE NORTHERLY LINE OF THE PORTION CONVEYED TO THE STATE TO A POINT ON A LINE PARALLEL WITH AND 217 FEET WESTERLY OF THE EASTERLY LINE OF SAID LOT; THENCE NORTHERLY 380 FEET ON SAID PARALLEL LINE OT THE POINT OF BEGINNING.

LEGAL DESCRIPTIONS

PARCEL 47

APN 519-320-009 49700 MAIN ST

THE EAST 325 FEET OF LOT 52 OF CABAZON RANCHO SUBDIVISION NO. 1 AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 6 OF MAPS, RIVERSIDE COUNTY RECORDS:

EXCEPTING THEREFROM THE EAST 250 FEET;

ALSO EXCEPTING THEREFROM AN EASEMENT OVER THE SOUTHERLY PORTION IN STATE HIGHWAY AS DESCRIBED IN DEED RECORDED MAY 16, 1922, IN BOOK 570, PAGE 124 OF DEEDS, RIVERSIDE COUNTY RECORDS; AND

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED NOVEMBER 6, 1941, IN BOOK 521, PAGE 143 OF OFFICIAL RECORDS, RIVERSIDE COUNTY RECORDS, FOR HIGHWAY PURPOSES.

PARCEL 48

APN 519-320-010 4972 MAIN ST

POR LOT 52 MB 008/006 CABAZON RANCHO SUB 1

(THE EAST 250 FEET OF LOT 52 OF CABAZON RANCHO SUBDIVISION NO. 1 AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 6 OF MAPS, RIVERSIDE COUNTY RECORDS:

EXCEPTING THEREFROM THE EASTERLY 150 FEET OF LOT 52 OF CABAZON RANCHO SUBDIVISION NO. 1 AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 6 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. – 519-320-011)

PARCEL 49

APN 519-330-011

THAT PORTION OF LOT 51, CABAZON RANCHO SUBDIVISION NO. 1, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8 PAGE (S) 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 51, THAT IS 440.00 FEET EASTERLY FROM THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTHERLY AND PARALLEL WITH THE WEST LINE OF SAID LOT, 60.00 FEET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID LOT, 205.00 FEET, TO THE WEST LINE OF ORANGE STREET; THENCE NORTH ON THE WEST LINE OF ORANGE STREET, 60.00

LEGAL DESCRIPTIONS

FEET TO THE NORTH LINE OF SAID LOT 51; THENCE WEST ON THE NORTH LINE OF SAID LOT 51, 205.00 FEET, TO THE POINT OF BEGINNING.

PARCEL 50

APN 519-330-007

THE NORTHERLY 200 FEET OF LOT 50 OF CABAZON RANCHO SUBDIVISION NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPTING THEREFROM THE WESTERLY 110 FEET THEREOF.

PARCEL 51

APN 519-330-008

LOT 50 OF CABAZON RANCHO SUBDIVISION NO. 1, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE(S) 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPTING THEREFROM THE SOUTHERLY PORTION THEREOF AS CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED MAY 16, 1922 IN BOOK 570 PAGE 124 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND MAY 20, 1936 IN BOOK 273 PAGE 13 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THEREFROM THE NORTHERLY 200.00 FEET AND THE EASTERLY 115.00 FEET.

PARCEL 52

APN 526-035-001 14010 CITRUS ST

THE REAL PROPERTY IN THE CITY OF CABAZON, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS:

WEST HALF OF LOT 4 CABAZON RANCHO SUBDIVISION NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 8 PAGE(S) 6, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

LEGAL DESCRIPTIONS

PARCEL 53

APN 526-060-001

POR LOT 3 MB 008/006 CABAZON RANCHO SUB 1

PARCEL 54

APN 526-035-003

THE WEST HALF OF LOT 5 OF CABAZON RANCHO SUBDIVISION NO. 1, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 6 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

PARCEL 55

APN 526-031-017 50292 RAMONA ST

THE EAST 55.00 FEET OF THE WEST 257.00 FEET OF THAT PORTION OF LOT 46 OF CABAZON RANCHO SUBDIVISION NO. 1, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING NORTH OF RAMONA STREET;
EXCEPT THE NORTH 66.00 FEET;

PARCEL 56

APN 526-035-005

THE SOUTH HALF OF THE EAST HALF OF LOT 5 OF CABAZON RANCHO SUBDIVISION NO. 1, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CA.

PARCEL 57

APN 526-033-009 14025 CITRUS AVE

LOTS 13 AND 14 OF SUBDIVISION NO. 1 OF CABAZON RANCH, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 6 OF MAPS, RECORDS OF SAID COUNTY.

LEGAL DESCRIPTIONS

PARCEL 58

APN 526-035-010

THE EAST HALF OF LOT 8 OF CABAZON RANCHO SUBDIVISION NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

PARCEL 59

APN 526-022-005 50073 RAMONA ST

LOT 155 OF CABAZON RANCHO SUBDIVISION NO. 2, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 63 OF MAPS, RIVERSIDE COUNTY RECORDS;

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 155; THENCE EAST, ON THE NORTH LINE OF SAID LOT, 50 FEET; THENCE SOUTH, PARALLEL WITH THE WEST LINE OF SAID LOT, 100 FEET; THENCE WEST, PARALLEL WITH THE NORTH LINE OF SAID LOT, 50 FEET TO THE WEST LINE THEREOF; THENCE NORTH, ON THE WEST LINE OF SAID LOT, 100 FEET; TO THE POINT OF BEGINNING.

PARCEL 60

APN 526-023-001 14060 PECAN ST

LOT 157 OF CABAZON SUBDIVISION NO. 2, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 63 OF MAPS, RIVERSIDE COUNTY RECORDS.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH 80.32 FEET; THENCE EAST 120.13 FEET; THENCE SOUTH 71.31 FEET; THENCE WEST 120.22 FEET TO THE POINT OF BEGINNING.

PARCEL 61

APN 526-023-020 50208 MAIN ST

PARCEL 1

LOT 161 OF CABAZON RANCHO SUBDIVISION NO. 2, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 63 OF MAPS, RIVERSIDE COUNTY RECORDS.

LEGAL DESCRIPTIONS

PARCEL 2

THE EASTERLY HALF OF LOT 164 OF CABAZON RANCHO SUBDIVISION NO. 2, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 63 OF MAPS, RIVERSIDE COUNTY RECORDS.

EXCEPTING THEREFROM THE EASTERLY 40 FEET THEREOF.

PARCEL 3

THE WESTERLY HALF OF LOT 164 OF CABAZON RANCHO SUBDIVISION NO. 2, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 63 OF MAPS, RIVERSIDE COUNTY RECORDS.

PARCEL 4

THE EASTERLY HALF OF LOT 165 OF CABAZON RANCHO SUBDIVISION NO. 2, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 63 OF MAPS, RIVERSIDE COUNTY RECORDS.

PARCEL 62

APN 526-032-005

ALL THAT PORTION OF LOT 46 OF THE CABAZON RANCHO SUBDIVISION NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 6 OF MAPS, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT;

THENCE NORTH ALONG THE WEST LINE THEREOF, 285.85 FEET TO THE SOUTHERLY LINE OF RAMONA STREET AS SHOWN ON SAID MAP, EXTENDED WESTERLY;

THENCE EASTERLY ALONG SAID SOUTHERLY LINE, 150.50 FEET;

THENCE SOUTHERLY AND PARALLEL WITH THE WESTLEY LINE OF SAID LOT, 257.70 FEET TO THE SOUTHERLY LINE THEREOF;

THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE, 153.10 FEET TO THE POINT OF BEGINNING.

SAID PROPERTY IS ALSO SHOWN ON LICENSED LAND SURVEYOR'S MAP ON FILE IN BOOK 10, PAGE 23 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

LEGAL DESCRIPTIONS

PARCEL 63

APN 526-022-002 50011 RAMONA ST

LOT 153 OF CABAZON RANCHO SUBDIVISION NO. 2, AS PER MAP RECORDED IN BOOK 8, PAGE 63 OF MAPS, RIVERSIDE COUNTY RECORDS.

PARCEL 64

APN 526-022-003

BEING A PORTION OF LOTS 154 AND 171 OF CABAZON RANCHO SUBDIVISION NO. 2, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 63 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 65

APN 526-032-003 50328 MAIN ST

THAT PORTION OF LOT 46 OF CABAZON RANCHO SUBDIVISION NO. 1, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 6 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 46;
THENCE WESTERLY ON THE NORTHERLY LINE OF THE STATE HIGHWAY, 70.71 FEET;
THENCE NORTHERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT, 212.68 FEET TO THE SOUTHERLY LINE OF RAMONA STREET;
THENCE EASTERLY 69.50 FEET TO THE EASTERLY LINE OF SAID LOT;
THENCE SOUTHERLY ON SAID EASTERLY LINE, 199.70 FEET TO THE POINT OF BEGINNING.

PARCEL 66

APN 526-032-001

LOTS 40 & 41 OF CABAZON RANCHO SUB NO. 1, AS PER MAP ON FILE IN BOOK 8, PAGE 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY.

PARCEL 67

APN 526-034-001 50386 MAIN ST

LOTS 26, 27, 28, 29, 30, AND 31 OF CABAZON RANCHO SUBDIVISION NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 6 OF MAPS, RIVERSIDE COUNTY RECORDS.

LEGAL DESCRIPTIONS

EXCEPTING THEREFROM THE EASTERLY 50.2 FEET, SAID EASTERLY 50.2 FEET BEING MEASURED ALONG THE NORTHERLY LINE OF LOT 26 OF SAID SUBDIVISION AND THE WESTERLY LINE THEREOF BEING PARALLEL WITH THE WESTERLY LINES OF SAID LOTS.

PARCEL 68

APN 526-034-002 50400 E MAIN ST

THE EAST 50.2 FEET OF LOTS 26 THROUGH 31, INCLUSIVE, OF CABAZON RANCHO SUBDIVISION NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 6 OF MAPS, RIVERSIDE COUNTY RECORDS; SAID EAST 50.2 FEET BEING MEASURED ON THE NORTH LINE OF SAID LOT 26, AND THE WEST LINE THEREOF BEING PARALLEL WITH THE WEST OF SAID LOTS.

PARCEL 69

APN 526-023-018

LOT 163 OF CABAZON RANCHO SUBDIVISION NO. 2, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 63 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
EXCEPTING THEREFROM THE WESTERLY 20 FEET THEREOF.

PARCEL 70

APN 526-023-019

THE WESTERLY 20 FEET OF LOT 163 AND THE EASTERLY 40 FEET OF LOT 164 OF CABAZON RANCHO SUBDIVISION NO. 2, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 71

APN 526-023-016 50130 MAIN ST

THE WEST ½ OF LOT 165 AND ALL LOTS 166, 167 AND 168 OF CABAZON RANCHO SUBDIVISION NO. 2, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LEGAL DESCRIPTIONS

PARCEL 72

APN 526-060-002

POR LOT 3 MB 008/006 CABAZON RANCHO SUB 1

PARCEL 73

APN 526-023-003 50161 RAMONA ST

LOT 158 OF CABAZON RANCHO SUBDIVISION NO. 2, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 74

APN 526-034-005

PARCEL 3: LOTS 15, 16 AND 17 OF CABAZON RANCHO SUBDIVISION NO. 1, IN THE CITY OF CABAZON, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 6 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 15; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOTS TO THE SOUTHWESTERLY CORNER OF SAID LOT 17; THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE THEREOF, 60.60 FEET; THENCE NORTHERLY AND PARALLEL WITH THE WESTERLY LINE OF SAID LOTS, TO THE NORTHERLY LINE OF SAID LOT 15; THENCE WESTERLY ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING.

PARCEL 75

APN 526-022-008

THE NORTHERLY RECTANGULAR 43 FEET OF LOT 169 OF CABAZON RANCHO SUBDIVISION NO. 1, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 63 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

LEGAL DESCRIPTIONS

PARCEL 76

APN 526-023-004

THE EAST RECTANGULAR 30 FEET OF LOT 158 AND THE WEST RECTANGULAR 20 FEET OF LOT 159 OF CABAZON RANCHO SUBDIVISION NO. 2, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 77

APN 526-023-017 50171 RAMONA ST

LOT 159 OF CABAZON RANCHO SUBDIVISION NO. 2, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 63 OF MAPS, RIVERSIDE COUNTY RECORDS; EXCEPTING THEREFROM THE WESTERLY RECTANGULAR 20 FEET THEREOF.

PARCEL 78

APN 526-023-005 50175 RAMONA ST

LOT 160 OF CABAZON RANCHO SUBDIVISION NO. 2, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP ON FILE IN BOOK 8 OF MAPS, PAGE 63, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 79

APN 526-032-002 14081 BROADWAY

LOTS 42, 43, 44 AND 45 OF SUBDIVISION NO. 1 OF THE CABAZON RANCHO, IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY.

PARCEL 80

APN 526-022-013

BEING A PORTION OF LOTS 152 AND 173 OF CABAZON RANCHO SUBDIVISION NO. 2, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 63 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. EXCEPTING FROM LOT 173 THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED DECEMBER 3, 1935 AS INSTRUMENT NO. 108.

LEGAL DESCRIPTIONS

PARCEL 81

APN 526-022-009

LOT 169 OF CABAZON RANCHO SUBDIVISION NO. 2, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 63 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THE NORTHERLY RECTANGULAR 43 FEET THEREOF.

ALSO EXCEPTING THOSE PORTIONS THEREOF CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED MAY 16, 1922 IN BOOK 570 PAGE 124 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND BY DEED RECORDED MAY 18, 1938 AS INSTRUMENT NO. 1486 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 82

APN 526-035-012 14055 PALM ST

THE EAST ONE-HALF OF LOTS 9 AND 10 OF CABAZON RANCHO SUBDIVISION NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 6 OF MAPS, RIVERSIDE COUNTY RECORDS.

PARCEL 83

APN 526-023-002 14070 PECAN ST

THAT PORTION OF LOT 157, CABAZON RANCHO SUBDIVISION NO. 2, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 63 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 157, THENCE NORTH 80.32 FEET; THENCE 120.13 FEET, THENCE SOUTH 71.31 FEET; THENCE WEST 120.22 FEET TO THE POINT OF BEGINNING.

PARCEL 84

APN 526-022-010 50054 MAIN ST

LOT 170 OF CABAZON RANCHO SUB NO. 2, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LEGAL DESCRIPTIONS

PARCEL 85

APN 526-022-012 50030 W MAIN ST

LOT 172 OF CABAZON RANCHO SUBDIVISION NO. 2, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 63 OF MAPS, RIVERSIDE COUNTY RECORDS.

EXCEPTING THEREFROM THAT PORTION GRANTED TO THE STATE OF CALIFORNIA BY DEED RECORDED FEBRUARY 3, 1936 IN BOOK 265 PAGE 369 OF OFFICIAL RECORDS.

PARCEL 86

APN 526-021-007

BEING A PORTION OF LOT 150 OF CABAZON RANCHO SUBDIVISION NO. 2, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 63 OF MAPS, RIVERSIDE COUNTY RECORDS.

PARCEL 87

APN 526-021-008

LOTS 146, 147 & 148 MB 008/063 CABAZON RANCHO SUB 2

PARCEL 88

APN 526-031-016 50294 RAMONA ST

THE NORTH 66.00 FEET OF THE EAST 55.00 FEET OF THE WEST 257.00 FEET OF THAT PORTION OF LOT 46 OF CABAZON RANCHO SUBDIVISION NO. 1, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING NORTH OF RAMONA STREET.

PARCEL 89

APN 526-031-006 50330 RAMONA ST

THE PORTION OF LOT 46 OF CABAZON RANCHO SUBDIVISION UNIT NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 6 OF MAPS, RIVERSIDE COUNTY RECORDS DESCRIBED AS FOLLOWS:

BEGINNING AT POINT 100 FEET WEST OF THE NORTHEAST CORNER; THENCE CONTINUING WEST 50 FEET; THENCE SOUTH IN A STRAIGHT LINE, 200 FEET; THENCE

LEGAL DESCRIPTIONS

EAST ALONG THE NORTH LINE OF RAMONA STREET, 50 FEET; THENCE NORTH IN A STRAIGHT LINE, 200 FEET TO THE POINT OF BEGINNING.

PARCEL 90

APN 526-033-005 14009 CITRUS ST

LOT 11 OF CABAZON RANCHO SUBDIVISION NO. 1, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 6 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY.

PARCEL 91

APN 526-035-002 14007 PALM ST

THE EAST ½ OF LOT 4, CABAZON RANCHO SUBDIVISION NO. 1, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 6, OF MAPS, RECORDED IN RIVERSIDE COUNTY OF CALIFORNIA.

PARCEL 92

APN 526-033-006

LOT 12 OF CABAZON RANCHO SUBDIVISION NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 6 OF MAPS, RIVERSIDE COUNTY RECORDS.

PARCEL 93

APN 526-035-004

THE NORTH HALF OF THE EAST HALF OF LOT 5, CABAZON RANCHO SUBDIVISION NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 94

APN 526-031-018 50300 RAMONA ST

THE EASTERLY 55.00 FEET OF THE EASTERLY 110.00 FEET OF THE WESTERLY 312.00 FEET OF THAT PORTION OF LOT 46 OF CABAZON RANCHO SUBDIVISION NO. 1, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA LYING NORTH OF RAMONA STREET.

LEGAL DESCRIPTIONS

EXCEPT THE NORTHERLY 88.00 FEET.

PARCEL 95

APN 526-035-006 14024 CITRUS ST

WEST HALF OF LOT 6 OF CABAZON RANCHO SUBDIVISION #1 AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 6 OF MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

PARCEL 96

APN 526-033-004 50290 MAIN ST

BEING A PORTION OF LOT 25 OF CABAZON RANCHO SUBDIVISION NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 6 OF MAPS, RIVERSIDE COUNTY RECORDS.

PARCEL 97

APN 526-035-009 14046 CITRUS ST

THE WEST HALF OF LOT 8 OF CABAZON RANCHO SUBDIVISION NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 98

APN 526-022-004 50063 W RAMONA ST

ALL THAT PORTION OF LOT 155 OF CABAZON RANCHO SUBDIVISION NO. 2, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 63 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT; THENCE EAST ALONG THE NORTH LINE OF SAID LOT, 50 FEET; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID LOT, 100 FEET; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID LOT, 50 FEET TO THE WEST LINE THEREOF; THENCE NORTH ALONG THE WEST LINE OF SAID LOT, 100 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTIONS

PARCEL 99

APN 526-022-006 50095 RAMONA ST

THE NORTH 100 FEET OF LOT 156 OF CABAZON RANCHO SUBDIVISION NO. 2, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 63 OF MAPS, RIVERSIDE COUNTY RECORDS.

PARCEL 100

APN 526-023-007 50241 RAMONA ST

LOT 162, TRACT CABAZON SUBDIVISION NO. 2, AS PER MAP RECORDED IN BOOK 8, PAGE 63 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, CABAZON SUBDIVISION NO. 2.

PARCEL 101

APN 526-032-004 50290 MAIN ST

THAT PORTION OF LOT 46 OF CABAZON RANCHO SUBDIVISION NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 6 OF MAPS, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID LOT, 70.71 FEET WESTERLY FROM THE SOUTHEASTERLY CORNER THEREOF;
THENCE WESTERLY ON SAID SOUTHERLY LINE, 246.22 FEET;
THENCE NORTHERLY AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT 257.70 FEET TO THE SOUTHERLY LINE OF RAMONA STREET, AS SHOWN ON SAID MAP, EXTENDING WESTERLY;
THENCE EASTERLY ON SAID SOUTHERLY LINE 242 FEET;
THENCE SOUTHERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT, 212.68 FEET TO THE POINT OF BEGINNING. (526-032-004)

PARCEL 102

APN 526-034-003

THAT PORTION OF LOTS 15, 16 AND 17 OF CABAZON RANCHO SUBDIVISION NO. 1, IN THE CITY OF CABAZON, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 6 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 15; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOTS TO THE SOUTHWESTERLY CORNER OF SAID LOT 17; THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE THEREOF 60.60 FEET;

LEGAL DESCRIPTIONS

THENCE NORTHERLY AND PARALLEL WITH THE WESTERLY LINE OF SAID LOTS, TO THE NORTHERLY LINE OF SAID LOT 15; THENCE WESTERLY ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING.

PARCEL 103

APN 526-035-011

THE WEST ONE-HALF OF LOTS 9 AND 10 OF CABAZON RANCHO SUBDIVISION NO. 1, AS PER MAP SHOWN IN BOOK 8 OF MAPS, PAGE 6, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 104

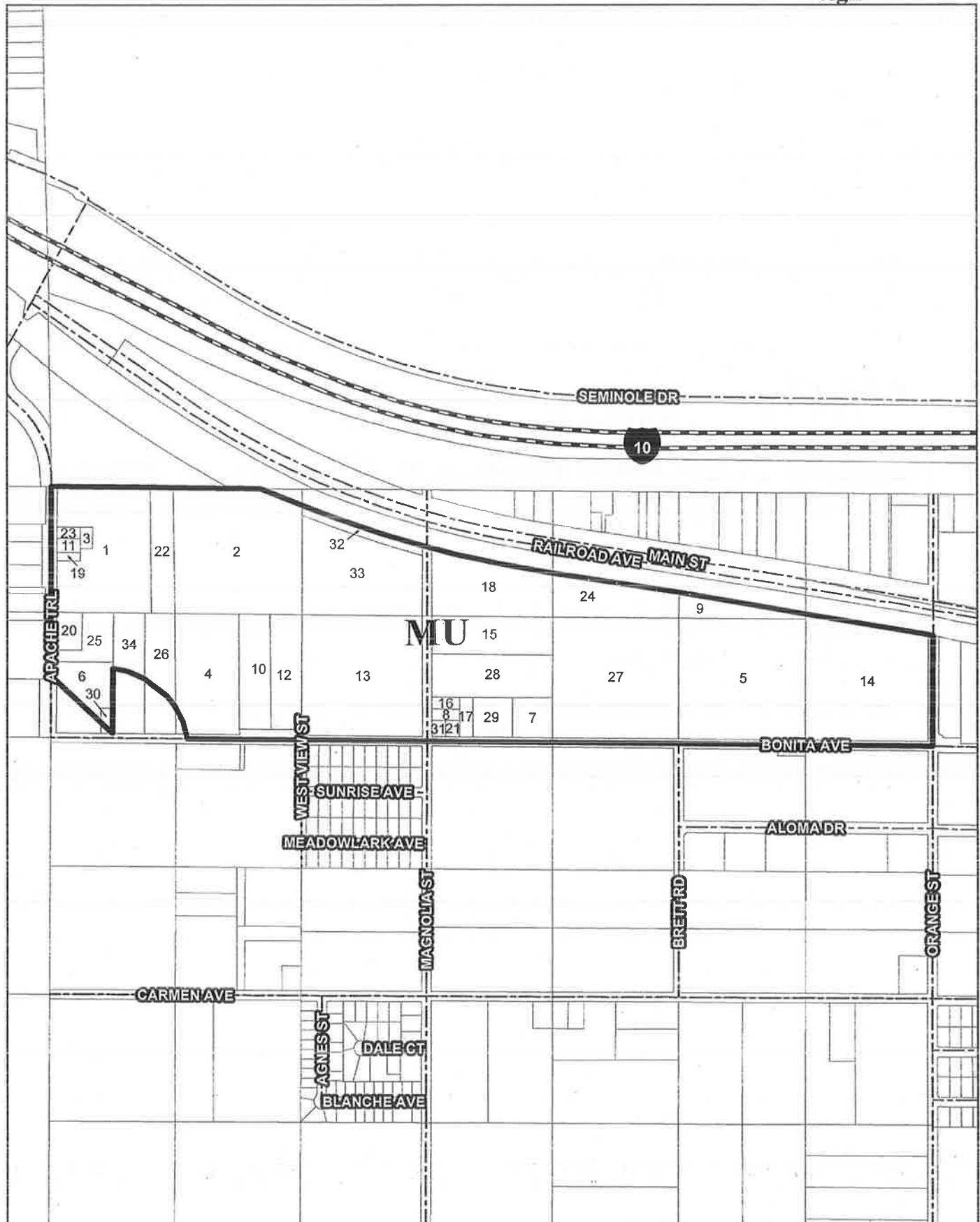
APN 526-022-007 14069 N PECAN ST

LOT 156 OF CABAZON RANCHO SUBDIVISION NO. 2, IN THE CITY OF CABAZON, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 63 OF MAPS, RECORDS OF RIVERSIDE COUNTY. EXCEPTING THEREFROM THE NORTH 100 FEET THEREOF.

PARCEL 105

APN 526-022-011 50044 MAIN ST

LOT 154 AND 171 OF CABAZON RANCHO SUBDIVISION NO. 2, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 63 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.



LEGAL DESCRIPTIONS

NEIGHBORHOOD 3

PARCEL 1

APN 519-240-005 249 APACHE TRL

THAT PORTION OF LOT 177 OF SUBDIVISION NO. 2 OF CABAZON RANCHO, AS PER MAP RECORDED IN BOOK 8, PAGE 63 OF MAPS, ALSO AS SHOWN ON RECORD OF SURVEY IN BOOK 123 AT PAGE 69 BOTH IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 177;

THENCE SOUTH $89^{\circ}48'16''$ EAST 507.12 FEET ALONG THE NORTH LINE OF SAID LOT 177;

THENCE SOUTH $00^{\circ}26'11''$ EAST OF 718.94 FEET;

THENCE SOUTH $89^{\circ}47'25''$ WEST, ALONG THE SOUTH LINE OF SAID LOT 177 479.75 FEET;

THENCE NORTH $00^{\circ}13'31''$ WEST 296 FEET;

THENCE SOUTH $89^{\circ}48'16''$ EAST 120.00 FEET;

THENCE NORTH $00^{\circ}13'31''$ WEST 123.00 FEET;

THENCE NORTH $89^{\circ}48'16''$ WEST 180.00 FEET;

THENCE NORTH $00^{\circ}13'31''$ WEST 69.67 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 445.00 FEET;

THENCE CONTINUING NORTHWEST ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $21^{\circ}09'30''$ AN ARC LENGTH OF 164.33 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE OF PARCEL MERGER NO. 01863, RECORDED MARCH 22, 2012 AS INSTRUMENT NO. 2012-0132295 OF OFFICIAL RECORDS.

LEGAL DESCRIPTIONS

PARCEL 2

APN 519-240-009

LOT 176 OF CABAZON RANCHO SUBDIVISION NUMBER 2, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 8, PAGE 63 OF MAPS, RECORDS OF RIVERSIDE COUNTY CALIFORNIA.

PARCEL 3

APN 519-240-002

THAT PORTION OF LOT 177 OF CABAZON RANCHO OF MAPS, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT, THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT A DISTANCE OF 230 FEET, THENCE EAST A DISTANCE OF 150 FEET TO THE TRUE POINT OF BEGINNING, THENCE SOUTH A DISTANCE OF 123 FEET, THENCE EAST A DISTANCE OF 60 FEET, THENCE NORTH A DISTANCE OF 123 FEET, THENCE WEST A DISTANCE OF 60 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 4

APN 519-260-007

THE WEST ½ OF LOT 179 OF CABAZON RANCHO SUBDIVISION NO. 2, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SAID DESCRIPTION IS PURSUANT TO THAT CERTAIN CERTIFICATE OF COMPLIANCE NO. 4330 RECORDED APRIL 20, 1994 AS INSTRUMENT NO. 163882, OFFICIAL RECORDS.

PARCEL 5

APN 519-340-002

BEING A PORTION OF LOTS 55 & 57, BOOK 8, PAGE(S) 6, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

LEGAL DESCRIPTIONS

PARCEL 6

APN 519-260-003

THE WEST HALF OF LOT 178 OF CABAZON RANCHO SUBDIVISION NO. 2, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 63 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPTING THEREFROM THE NORTH 260 FEET THEREOF;

ALSO EXCEPTING THEREFROM THE SOUTH 130 FEET OF THE EAST 60 FEET THEREOF;

ALSO EXCEPTING THEREFROM THE WESTERLY 30 FEET THEREOF AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED JANUARY 17, 1950 IN BOOK 1139, PAGE 334 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

PARCEL 7

APN 519-270-007 49420 BONITA AVE

THAT PORTION OF LOT 181 OF CABAZON RANCHO SUBDIVISION NO. 2, AS SHOWN BY MAP RECORDED IN BOOK 8, PAGE 63 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTER LINE OF BONITA AVENUE, 442.42 FEET EASTERLY FROM THE CENTER LINE OF MAGNOLIA STREET;

THENCE NORTHERLY, PARALLEL WITH THE CENTER LINE OF MAGNOLIA STREET, 233.71 FEET, THENCE EASTERLY, PARALLEL WITH THE CENTER LINE OF BONITA AVENUE, 217.00 FEET, MORE OR LESS, TO THE EASTERLY LINE OF SAID LOT 181; THENCE SOUTHERLY, ON THE EASTERLY LINE OF SAID LOT, 233.71 FEET, TO THE CENTER LINE OF BONITA AVENUE, THENCE WESTERLY, ON THE CENTER LINE OF BONITA AVENUE, 217.00 FEET, MORE OF LESS, TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION IN BONITA AVENUE.

PARCEL 8

APN 519-270-003 14230 MAGNOLIA AVE

THAT PORTION OF LOT 181 OF CABAZON RANCHO SUBDIVISION NO. 2, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8,

LEGAL DESCRIPTIONS

PAGE 63 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY,
DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINES OF BONITA AVENUE AND
MAGNOLIA STREET, AS SHOWN ON SAID MAP;

THENCE NORTH, ALONG THE CENTER LINE OF MAGNOLIA STREET 173.71 FEET TO
THE TRUE POINT OF BEGINNING;

THENCE EAST, PARALLEL WITH THE CENTER LINE OF BONITA AVENUE 165.00 FEET;

THENCE SOUTH, PARALLEL WITH THE CENTER LINE OF MAGNOLIA STREET, 60.00
FEET;

THENCE WEST, PARALLEL WITH THE CENTER LINE OF BONITA AVENUE, 165.00 FEET;

THENCE NORTH ALONG THE CENTER LINE OF MAGNOLIA STREET, 60.00 FEET TO THE
POINT OF BEGINNING;

EXCEPT THAT PORTION IN MAGNOLIA STREET.

PARCEL 9

APN 519-320-013 49710 BONITA AVE

LOTS 55 OF CABAZON RANCHO SUBDIVISION NO. 1, IN THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 6 OF MAPS,
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 10

APN 519-260-013 49710 BONITA AVE

PARCELS 1 AND 2 OF PARCEL MAP NO. 15289, RECORDED IN BOOK 82 OF PARCEL
MAPS, PAGE 21, RIVERSIDE COUNTY RECORDS.

LEGAL DESCRIPTIONS

PARCEL 11

APN 519-240-003 14060 APACHE TRL

THAT PORTION OF LOT 177 OF CABAZON RANCHO SUBDIVISION NO. 2 AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 63 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT, 346 FEET FROM THE SOUTHWEST CORNER THEREOF;

THENCE CONTINUING NORTH ALONG THE WEST LINE, 80 FEET;

THENCE EAST AND PARALLEL TO THE WEST LINE OF SAID LOT, 80 FEET;

THENCE WEST AND PARALLEL TO THE SOUTH OF SAID LOT, 150 FEET

THENCE SOUTH AND PARALLEL TO THE WEST LINE OF SAID LOT, 80 FEET;

THENCE WEST AND PARALLEL TO THE SOUTH OF SAID LOT, ; TO THE POINT OF BEGINNING.

PARCEL 12

APN 519-260-014 49220 BONITA AVE

BEING A PORTION OF PARCELS 1 AND 2 OF PARCEL MAP NO. 15289, RECORDED IN BOOK 82 OF PARCEL MAPS, PAGE 21, RIVERSIDE COUNTY RECORDS.

PARCEL 13

APN 519-270-010 49270 W BONITA AVE

LOT 180 OF CABAZON RANCHO SUBDIVISION #2 AS SHOWN BY MAP ON FILE IN BOOK 8 PAGE 63 OF MAPS, RIVERSIDE COUNTY RECORDS.

PARCEL 14

APN 519-350-001

LOT 58 OF THE CABAZON RANCHO SUBDIVISION NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 8 PAGE 6 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LEGAL DESCRIPTIONS

PARCEL 15

APN 519-270-009 14170 MAGNOLIA ST

THE MOST NORTHERLY 260 FEET OF LOT 181 OF CABAZON RANCHO SUBDIVISION NO. 2 AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 63 OF MAPS, IN THE OFFICE OF THE RECORDER OF RIVERSIDE COUNTY.

(EXCEPTING THEREFROM THE MOST SOUTHERLY 60 FEET WHICH IS RESERVED FOR A ROADWAY AND FOR PUBLIC USE, IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

PARCEL 16

APN 519-270-004 14210 MAGNOLIA ST

THAT PORTION OF LOT 181 OF CABAZON RANCHO SUBDIVISION NO. 2, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 63 OF MAPS, RIVERSIDE COUNTY RECORDS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINES OF BONITA AVENUE AND MAGNOLIA STREET, AS SHOWN BY SAID MAP;

THENCE NORTH, ALONG THE CENTER LINE OF MAGNOLIA STREET, AS SHOWN BY SAID MAP;

THENCE NORTH, ALONG THE CENTER LINE OF MAGNOLIA STREET 233.71 FEET TO THE TRUE POINT OF BEGINNING;

THENCE EAST, PARALLEL WITH THE CENTER LINE OF BONITA AVENUE, 165 FEET;

THENCE NORTH ALONG THE CENTER LINE OF MAGNOLIA STREET, 60 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THOSE PORTIONS IN BONITA AND MAGNOLIA STREET,

PARCEL 17

APN 519-270-005

THAT PORTION OF LOT 181 OF CABAZON RANCHO SUBDIVISION NO. 2, AS SHOWN BY MAP ON FILE IN BOOK 8 PAGE 63 OF MAPS, RIVERSIDE, COUNTY RECORDS, DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTIONS

COMMENCING AT THE INTERSECTION OF THE CENTER LINES OF BONITA AVENUE AND MAGNOLIA STREET, AS SHOWN ON SAID MAP;

THENCE EAST ON THE CENTER LINE OF BONITA AVENUE, 165 FEET, TO THE TRUE POINT OF BEGINNING;

THENCE NORTH PARALLEL WITH THE CENTER LINE OF MAGNOLIA STREET, 233.71 FEET;

THENCE EAST, PARALLEL WITH THE CENTER LINE OF BONITA AVENUE, 68.71 FEET;

THENCE SOUTH, PARALLEL WITH THE CENTER LINE OF MAGNOLIA STREET, 233.71 FEET, TO THE CENTER LINE OF BONITA AVENUE;

THENCE WEST ALONG SAID CENTER LINE OF BONITA AVENUE, 68.71 FEET, TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION IN BONITA AVENUE.

PARCEL 18

APN 519-250-006

LOT 174 OF CABAZON RANCHO SUBDIVISION NO. 2 AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 63, RIVERSIDE COUNTY RECORDS.

PARCEL 19

APN 519-240-004 14074 APACHE TRL

BEING A PORTION OF LOT 177 OF SUBDIVISION NO. 2 OF CABAZON RANCHO, AS PER MAP RECORDED IN BOOK 8, PAGE 63 OF MAPS, ALSO SHOWN ON RECORD OF SURVEY IN BOOK 123 AT PAGE 69 BOTH IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 177;

THENCE SOUTH 89°48'16" EAST 507.12 FEET ALONG THE NORTH LINE OF SAID LOT 177;

THENCE SOUTH 00°26'11" EAST 718.94;

THENCE SOUTH 89°47'25" WEST, ALONG THE SOUTH LINE OF SAID LOT 177 479.75 FEET;

LEGAL DESCRIPTIONS

THENCE NORTH 00°13'31" WEST 296.00 FEET;

THENCE SOUTH 89°48'16" EAST 120.00 FEET;

THENCE NORTH 00°13'31" WEST 73.00 FEET;

THENCE SOUTH 89°48'16" EAST 60.00 FEET;

THENCE NORTH 00°13'31" WEST 123.00 FEET;

THENCE NORTH 89°48'16" WEST 180.00 FEET;

THENCE NORTH 00°13'31" WEST 69.67 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 445.00 FEET;

THENCE CONTINUING NORTHWEST ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°09'30" AN ARC LENGTH OF 164.33 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE OF PARCEL MERGER NO. 01863, RECORDED MARCH 22, 2012 AS INSTRUMENT NO. 2012-0132295 OF OFFICIAL RECORDS.

PARCEL 20

APN 519-260-011 14140 APACHE TRL

THE WEST ½ OF THE WEST ½ OF THE NORTH 260 FEET OF LOT 178 OF CABAZON RANCHOS SUBDIVISION #2 AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 63 OF MAPS, RIVERSIDE COUNTY RECORDS, EXCEPTING THEREFROM THE SOUTH SIXTY (60) FEET THEREOF;

ALSO EXCEPTING THEREFROM THE WESTERLY 30 FEET THEREOF AS GRANTED TO THE COUNTY OF RIVERSIDE, BY DEED RECORDED JANUARY 17, 1950, IN BOOK 1139, PAGE 334 OF OFFICIAL RECORDS.

PARCEL 21

APN 519-270-002 49346 BONITA ST

THAT PORTION OF LOT 181 OF CABAZON RANCHO SUBDIVISION NO. 2, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTIONS

COMMENCING AT THE INTERSECTION OF THE CENTER LINES OF BONITA AVENUE AND MAGNOLIA STREET, AS SHOWN ON SAID MAP; THENCE EAST ALONG THE CENTER LINE OF BONITA AVENUE, 95 FEET TO THE POINT OF BEGINNING, THENCE NORTH AND PARALLEL WITH THE CENTER LINE OF MAGNOLIA STREET, 113.71 FEET; THENCE EAST AND PARALLEL WITH THE CENTER LINE OF BONITA AVENUE, 70 FEET; THENCE SOUTH AND PARALLEL WITH THE CENTER LINE OF MAGNOLIA STREET, 113.71 FEET TO THE CENTER LINE OF BONITA AVENUE; THENCE WEST ALONG THE CENTER LINE OF BONITA AVENUE, 70 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION THEREOF INCLUDED IN BONITA AVENUE.

PARCEL 22

APN 519-240-010

THE EASTERLY RECTANGULAR 120 FEET OF LOT 177 OF CABAZON RANCHO SUBDIVISION NO. 2, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 63 OF MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

PARCEL 23

APN 519-240-001 14044 APACHE TRL

THAT PORTION OF LOT 177 OF CABAZON RANCHO SUBDIVISION NO. 2, AS SHOWN BY MAP ON FILE IN BOOK 8 PAGE(S) 63 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT, 230 FEET SOUTHERLY OF THE NORTHWESTERLY CORNER THEREOF;

THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT, 150 FEET;

THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID LOT, 66 FEET;

THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT, 150 FEET;

THENCE NORTH AND PARALLEL WITH THE WEST LINE OF SAID LOT, 66 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THE WESTERLY 30 FEET THEREOF LYING WITHIN APACHE TRAIL.

LEGAL DESCRIPTIONS

PARCEL 24

APN 519-320-012

BEING A PORTION OF LOTS 54 AND 56 OF CABAZON RANCHO SUBDIVISION NO. 1, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 6 OF MAPS, RECORDS OF SAID COUNTY.

PARCEL 25

APN 519-260-012 14170 APACHE TRL

BEING A PORTION OF LOT 178 OF CABAZON RANCHOS SUBDIVISION #2 AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 63 OF MAPS, RIVERSIDE COUNTY RECORDS.

PARCEL 26

APN 519-260-006

THE EAST ONE-HALF OF THE EAST ONE-HALF OF LOT 178, OF CABAZON RANCHO SUBDIVISION #2, AS PER MAP RECORDED IN BOOK 8, PAGE 63, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 27

APN 519-340-001 49610 BONITA AVE

BEING A PORTION OF LOTS 54 AND 56 OF CABAZON RANCHO SUBDIVISION NO. 1, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 6 OF MAPS, RECORDS OF SAID COUNTY.

PARCEL 28

APN 519-270-008

LOT 181 OF CABAZON SUBDIVISION #2, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 63 OF MAPS, RECORDS OF RIVERSIDE COUNTY, EXCEPTING THE NORTH 200 FEET;

ALSO EXCEPTING THE SOUTH 233.71 FEET.

LEGAL DESCRIPTIONS

PARCEL 29

APN 519-270-006 49394 BONITA AVE

THAT PORTION OF LOT 181 OF CABAZON RANCHO SUBDIVISION NO. 2 AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 63 OF MAPS, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTER LINE OF BONITA AVENUE, 233.71 FEET EASTERLY FROM THE CENTER LINE OF MAGNOLIA STREET;

THENCE EASTERLY, ON THE CENTER LINE OF BONITA AVENUE, 208.71 FEET;

THENCE NORTHERLY, PARALLEL WITH THE CENTER LINE OF MAGNOLIA STREET, 233.71 FEET;

THENCE WESTERLY, PARALLEL WITH THE CENTER LINE OF BONITA AVENUE, 208.71 FEET;

THENCE SOUTHERLY, PARALLEL WITH THE CENTER LINE OF MAGNOLIA STREET, 233.71 FEET, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION IN BONITA AVENUE.

PARCEL 30

APN 519-260-004

THE SOUTH 130 FEET OF THE EAST 60 FEET OF THE WEST ½ OF LOT 178 OF CABAZON RANCHO SUBDIVISION NO. 2, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

PARCEL 31

APN 519-270-001 49340 BONITA AVE

THAT PORTION OF LOT 181 OF CABAZON RANCHO SUBDIVISION NO. 2, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 63 OF MAPS, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF BONITA AVENUE AND MAGNOLIA STREET, AS SHOWN ON SAID MAP, THENCE NORTH ALONG THE CENTER LINE OF MAGNOLIA AVENUE, 113.71 FEET;

LEGAL DESCRIPTIONS

THENCE EAST AND PARALLEL WITH THE CENTER LINE OF BONITA AVENUE, 95 FEET;

THENCE SOUTH AND PARALLEL WITH THE CENTER LINE OF MAGNOLIA STREET,
233.71 FEET TO THE CENTER LINE OF BONITA AVENUE;

THENCE WEST ALONG SAID CENTER LINE OF BONITA AVENUE, 95 FEET TO THE POINT
OF BEGINNING.

EXCEPTING THEREFROM THOSE PORTIONS THEREOF INCLUDED IN BONITA AVENUE
AND MAGNOLIA STREET.

PARCEL 32

APN 519-250-009

BEING 0.78 ACRES MORE OR LESS IN THE A PORTION OF THE NORTHWEST ¼ OF
SECTION 17, TOWNSHIP 3 SOUTH, RANGE 2 EAST, S.B.M.

PARCEL 33

APN 519-250-007 14121 MAGNOLIA ST

SEVEN (7) ACRES M/L IN PORTION LOT 175 M.B. 008/063 CABAZON RANCHO,
SUBDIVISION 2, ALSO KNOWN AS 237 MAGNOLIA, CABAZON CALIF.

PARCEL 34

APN 519-260-005 49070 BONITA AVE

THE WEST HALF OF THE EAST HALF OF LOT 178 OF CABAZON SUBDIVISION NO. 2, AS
SHOWN BY MAP ON FILE IN BOOK 8, PAGE 63 OF MAPS IN THE OFFICE OF THE
RECORDER OF SAID COUNTY.



LEGAL DESCRIPTIONS

NEIGHBORHOOD 4

PARCEL 1

APN 526-050-002

THE WEST 325 FEET OF ALL THAT PORTION OF LOT 62 AS SHOWN BY MAP OF THE CABAZON RANCHO SUBDIVISION NO. 1 ON FILE IN BOOK 8, PAGE 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT, 130 FEET; THENCE WEST TO WEST LINE OF SAID LOT; THENCE NORTH ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID LOT, BEING ALSO ON THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD COMPANY, AS SHOWN ON SAID MAP; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

PARCEL 2

APN 526-050-006 14166 BROADWAY

ALL THAT PORTION OF LOT 62, AS SHOWN BY MAP OF THE CABAZON RANCHO SUBDIVISION NUMBER 1, ON FILE IN BOOK 8, PAGE 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 62, 70 FEET SOUTH OF THE NORTHEAST CORNER THEREOF, SAID POINT BEING THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO C.L. SKINNER BY DEED RECORDED MARCH 2, 1937 IN BOOK 314, PAGE 348 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT, 60 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO KATHERINE CASPER AND HENRY J. APPLETON BY DEED RECORDED JULY 31, 1936 IN BOOK 291, PAGE 6 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL OF LAND 175 FEET; THENCE NORTH AND PARALLEL WITH THE EAST LINE OF SAID LOT, 60 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO C.L. SKINNER BY DEED RECORDED MARCH 2, 1937 IN BOOK 314, PAGE 348 OF OFFICIAL RECORDS OF SAID COUNTY, THENCE EAST ALONG THE SOUTHERLY LINE OF THE LAST ABOVE DESCRIBED PARCEL, 175 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LEGAL DESCRIPTIONS

PARCEL 3

APN 526-050-007 14150 S BROADWAY

THAT PORTION OF LOT 62 OF CABAZON RANCHO SUBDIVISION NO. 1 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 62; THENCE SOUTH ALONG THE EASTERLY LINE OF SAID LOT 70; THENCE WEST 200 FEET; THENCE NORTHERLY, PARALLEL WITH THE EASTERLY LINE OF SAID LOT, TO THE SOUTHERLY LINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY, THENCE NORTHEASTERLY ON THE SOUTHERLY LINE OF SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE EASTERLY 15 FEET THEREOF, AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED MARCH 28, 1933, IN BOOK 117, PAGE 383 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

PARCEL 4

APN 526-050-005

THAT PORTION OF LOT 62, CABAZON RANCHO SUBDIVISION NO. 1. AS SHOWN IN BOOK 8, PAGE 6 OF MAPS, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE CENTER LINE OF BROADWAY, AS SHOWN ON SAID MAP, 130 FEET SOUTHERLY FROM THE NORTH EAST CORNER OF SAID LOT 62; THEN WEST TO A POINT 460 FEET DUE EAST FROM THE WESTERLY LINE OF LOT 62 FOR THE TRUE POINT OF BEGINNING, THENCE CONTINUING WEST 35 FEET; THENCE NORTH AND PARALLEL WITH THE EAST LINE OF SAID LOT, THE NORTHERLY LINE THEREOF; SAID NORTHERLY LINE BEING ALSO THE SOUTHERLY LINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY; THENCE NORTH EASTERLY ON THE NORTHERLY LINE OF SAID LOT, 37 FEET MORE OR LESS, TO A POINT LOCATED ON A LINE FROM THE POINT OF BEGINNING AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT; THENCE SOUTHERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT TO THE POINT OF BEGINNING.

LEGAL DESCRIPTIONS

PARCEL 5

APN 526-050-009

THE EAST 100 FEET OF THE WEST 425 FEET OF THAT PORTION OF LOT 62 OF CABAZON RANCHO SUBDIVISION 1, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 6 OF MAPS, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 62; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT, BEING THE CENTER LINE OF BROADWAY STREET, A DISTANCE OF 130 FEET; THENCE WEST TO THE WEST LINE OF SAID LOT; THENCE NORTH ALONG THE WEST LINE OF SAID LOT TO THE NORTH LINE OF LOT 62, ALSO BEING THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD COMPANY; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

PARCEL 6

APN 526-040-008

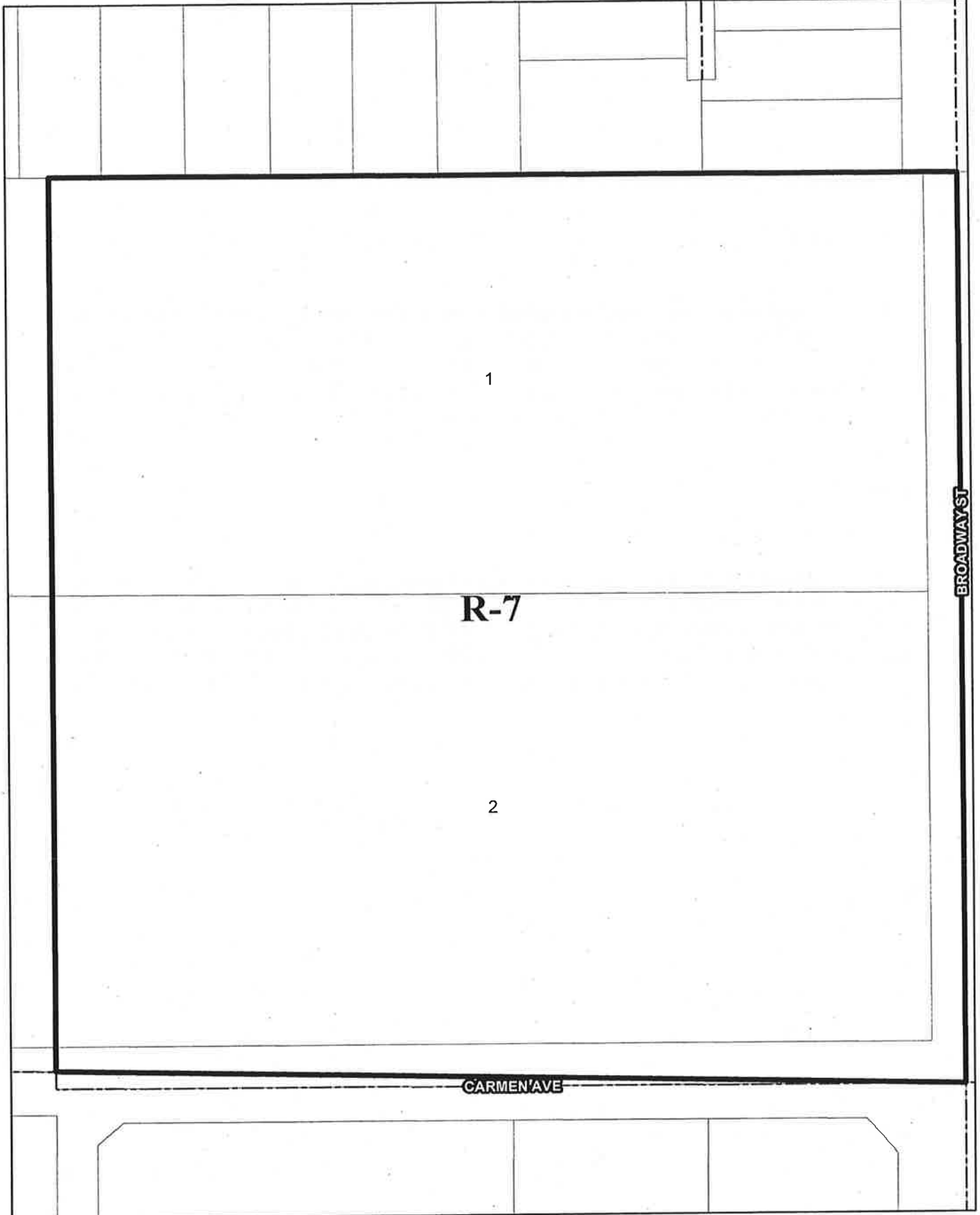
LOT 61 CABAZON RO SUB 1 MB 8/6.

PARCEL 7

APN 526-050-001 50360 BONITA AVE

LOT 62 OF CABAZON RANCHO SUBDIVISION UNIT # 1 AS SHOWN BY MAP ON FILE IN BOOK 8 PAGE 6 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

BEGINNING AT THE NORTHEAST CORNER OF SAD LOT; THENCE SOUTH 130.00 FEET; THENCE WEST TO THE WEST LINE OF SAID LOT 62; THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF SAID LOT 62 WHICH IS ALSO THE SOUTH LINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY; THENCE EAST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.



LEGAL DESCRIPTIONS

NEIGHBORHOOD 5

PARCEL 1

APN 526-131-002

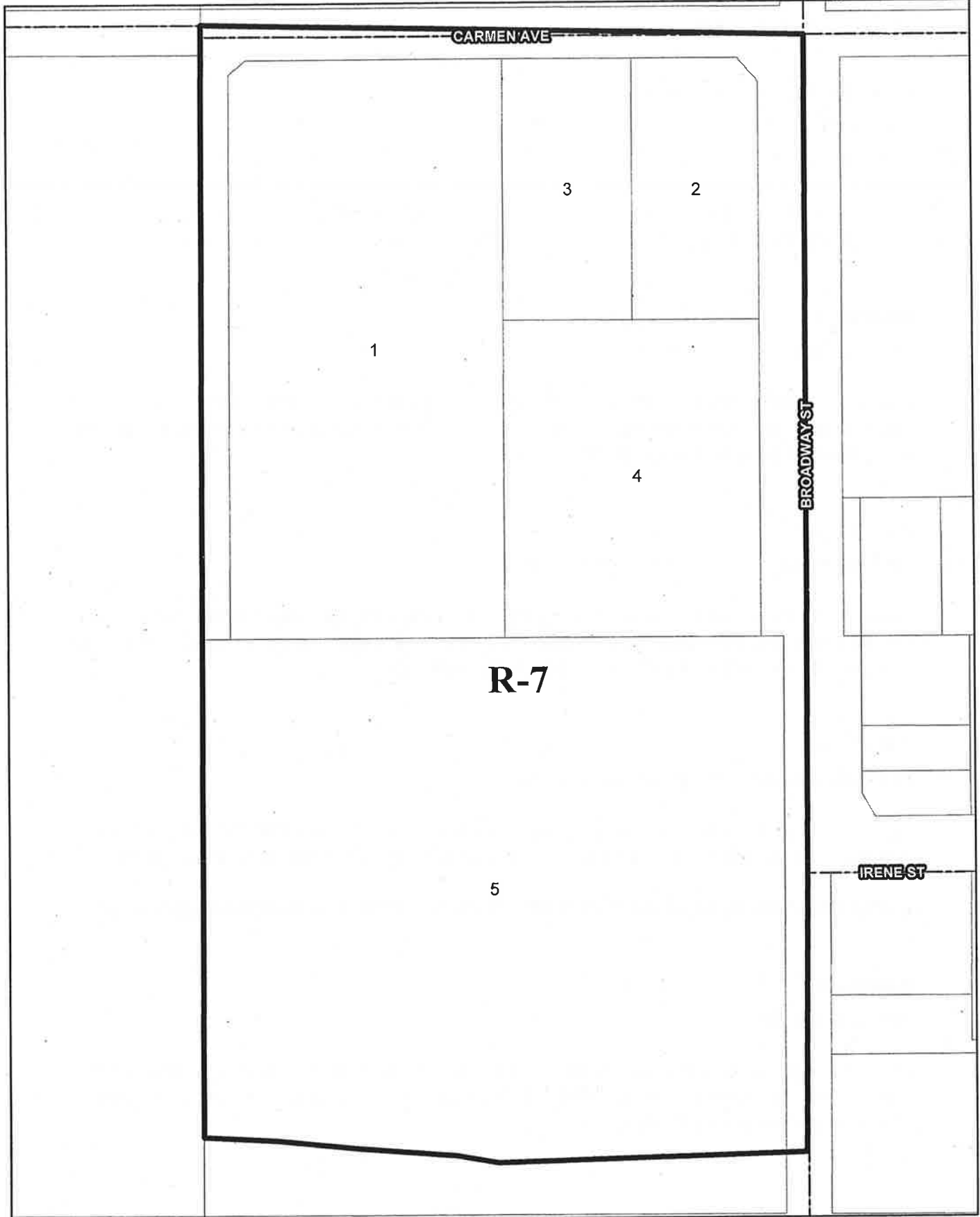
LOT 90 OF CABAZON RANCHO NO. 1, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE(S) 6, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION LYING SOUTHERLY OF A LINE PARALLEL WITH AND 335.00 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTHERLY LINE OF CARMEN AVENUE, SHOWN SAID MAP AND AS CONVEYED TO MONO POWER COMPANY, A CALIFORNIA CORPORATION BY DEED RECORDED SEPTEMBER 1, 1972 AS INSTRUMENT NO. 117799, OFFICIAL RECORDS.

PARCEL 2

APN 526-131-004

THAT PORTION LOT 90 OF CABAZON RANCHO SUBDIVISION NO. 1, AS PER MAP ON FILE IN BOOK 8, PAGE 6 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING SOUTHERLY OF A LINE PARALLEL WITH AND 335 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTHERLY LINE OF CARMEN AVENUE, AS SAID CARMEN AVENUE IS SHOWN ON THE SAID MAP.



LEGAL DESCRIPTIONS

NEIGHBORHOOD 6

PARCEL 1

APN 526-160-009

PARCEL 1, TOGETHER WITH LOT F OF PARCEL MAP NO. 17915 ON FILE IN BOOK 114, PAGE 52 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 2

APN 526-160-011 14597 BROADWAY ST

PARCEL 3 OF PARCEL MAP 17915, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 114, PAGE(S) 52 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY.

PARCEL 3

APN 526-160-010 50442 DOLORES AVE

PARCEL 2 OF PARCEL MAP 17915, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 114, PAGE 52 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4

APN 526-160-012 14585 BROADWAY ST

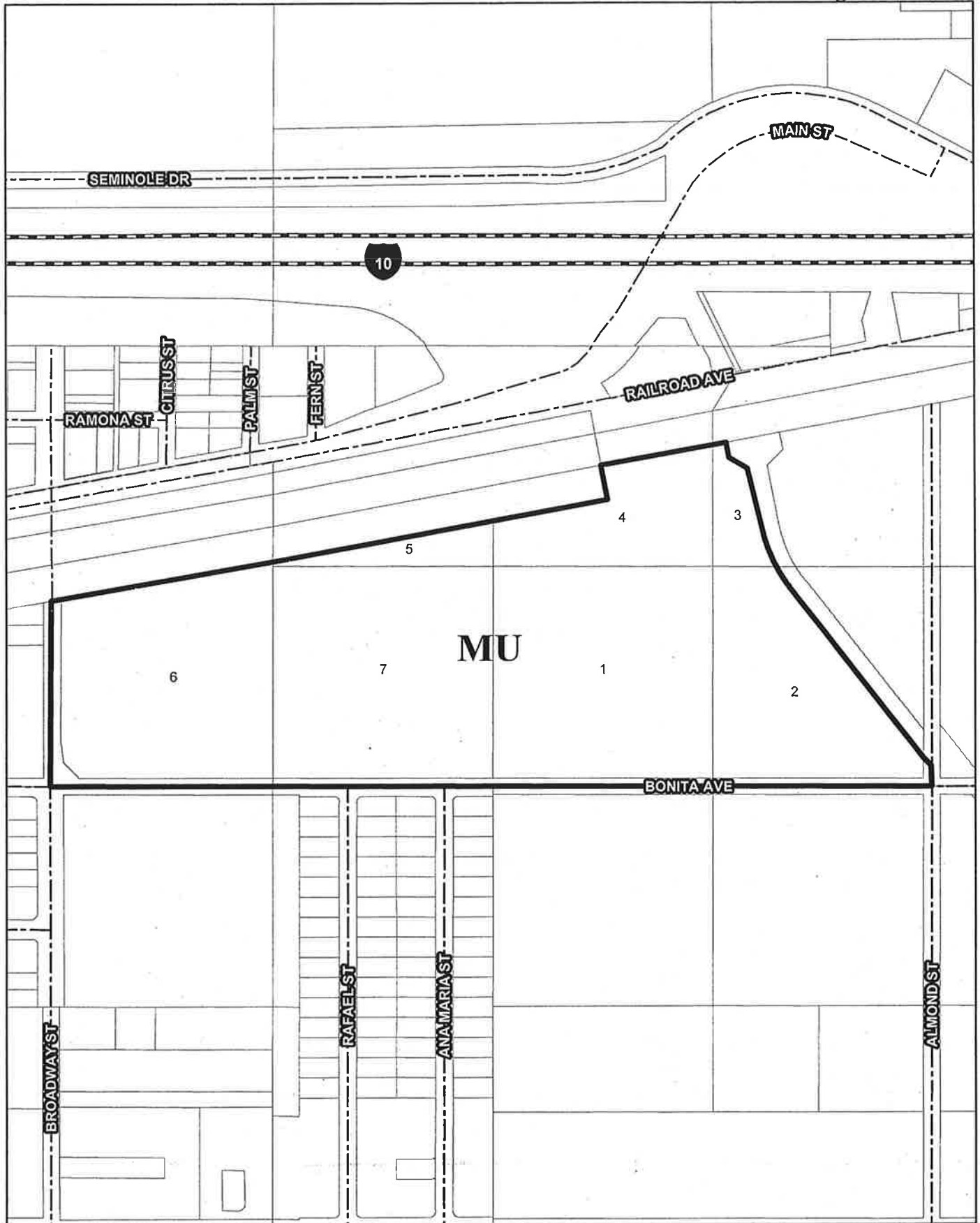
LOT 101 OF CABAZON RANCHO SUBDIVISION NO. 1, AS PER MAP RECORDED IN BOOK 8, PAGE 6 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE EASTERLY 15 FEET THEREOF FOR ROAD PURPOSES.

PARCEL 5

APN 526-160-008

LOT 114, CABAZON RANCHO SUBDIVISION NO. 1, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8 PAGE 6 OF MAPS, RIVERSIDE COUNTY RECORDS.



LEGAL DESCRIPTIONS

NEIGHBORHOOD 7

PARCEL 1

APN 526-080-002

LOT 65 OF CABAZON RANCH SUBDIVISION #1 AS SHOWN BY MAP ON FILE IN BOOK 8 PAGE 6 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 2

APN 526-090-001 50850 BONITA AVE

LOT 66 OF CABAZON RANCHO SUBDIVISION UNIT #1 AS SHOWN BY MAP ON FILE IN BOOK 8 PAGE 6 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPT THEREFROM THAT PORTION AS DEEDED TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY DEED RECORDED FEBRUARY 4, 1966 AS INSTRUMENT NO. 13375 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 3

APN 526-070-001

THAT PORTION OF LOT 69 OF CABAZON RANCHO SUBDIVISION NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY, LYING WESTERLY OF THE FLOOD CHANNEL AS CONVEYED TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT IN DEED RECORDED FEBRUARY 4, 1966, AS INSTRUMENT NO. 13375.

PARCEL 4

APN 526-060-006

BEING A PORTION OF LOTS 63, 64, 70, 71 AND 76 OF CABAZON RANCHO SUBDIVISION #1 AS SHOWN BY MAP ON FILE IN BOOK 8 PAGE 6 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

LEGAL DESCRIPTIONS

PARCEL 5

APN 526-060-005

BEING A PORTION OF LOTS 63, 64, 70, 71 AND 76 OF CABAZON RANCHO SUBDIVISION #1 AS SHOWN BY MAP ON FILE IN BOOK 8 PAGE 6 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 6

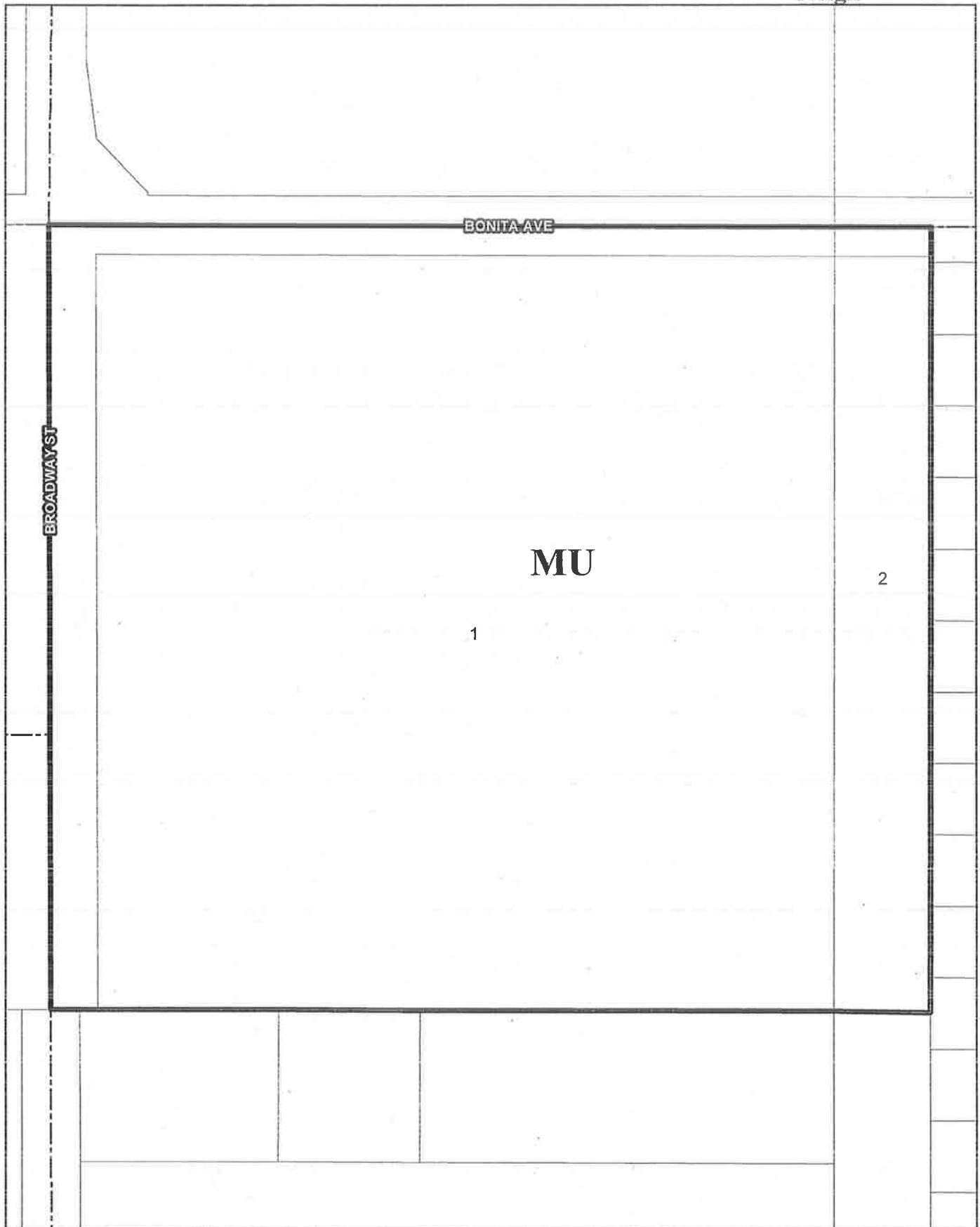
APN 526-050-013 50440 BONITA ST

BEING A PORTION OF LOTS 63, 64, 70, 71 AND 76 OF CABAZON RANCHO SUBDIVISION #1 AS SHOWN BY MAP ON FILE IN BOOK 8 PAGE 6 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 7

APN 526-080-001

BEING A PORTION OF LOTS 63, 64, 70, 71 AND 76 OF CABAZON RANCHO SUBDIVISION #1 AS SHOWN BY MAP ON FILE IN BOOK 8 PAGE 6 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA..



LEGAL DESCRIPTIONS

NEIGHBORHOOD 8

PARCEL 1

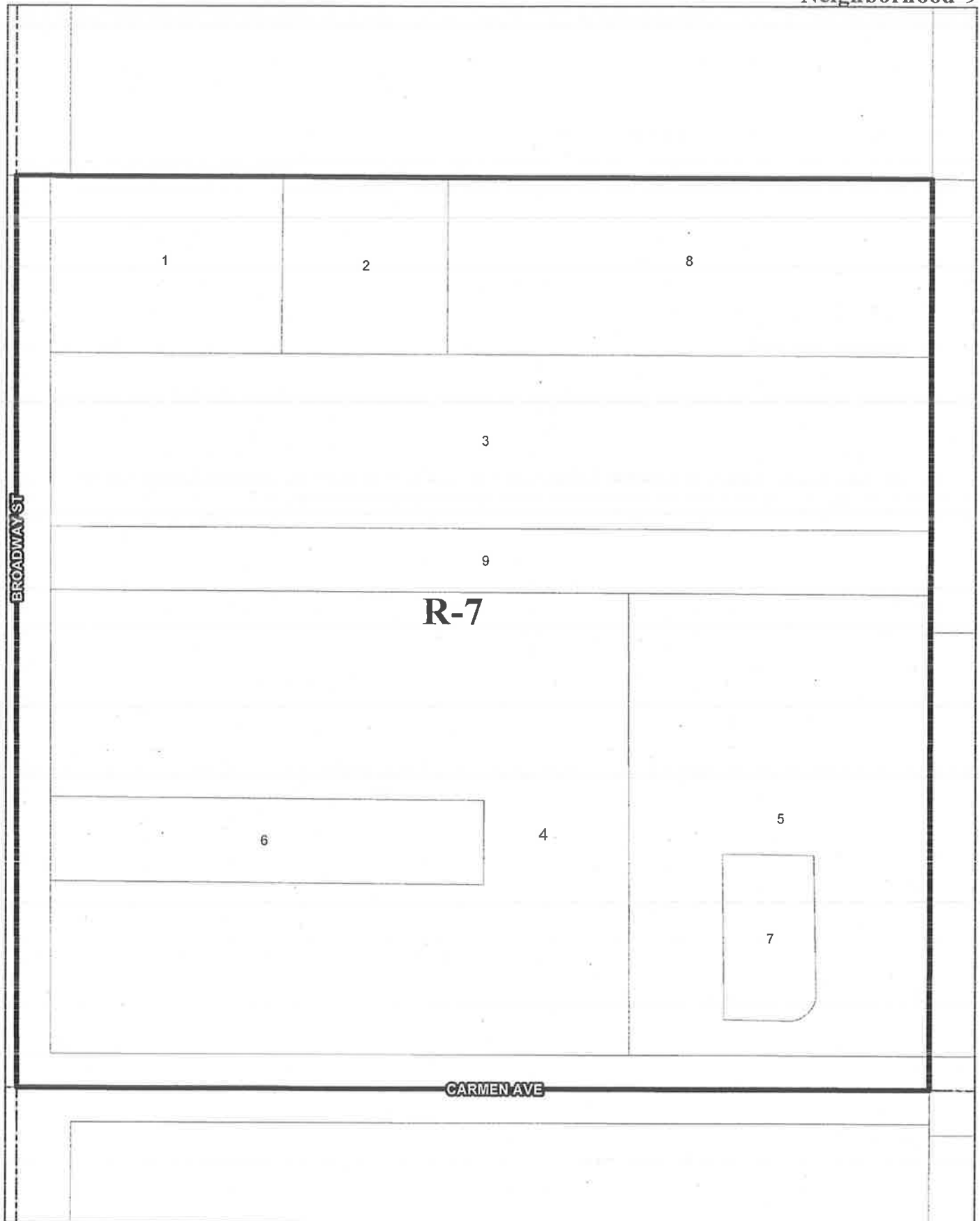
APN 526-123-001 14252 BROADWAY ST

BEING A PORTION OF LOTS 63, 64, 70, 71 AND 76 OF CABAZON RANCHO SUBDIVISION # 1 AS SHOWN BY MAP ON FILE IN BOOK 8 PAGE 6 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 2

APN 526-143-023

THAT PORTION OF LOT 75 OF CABAZON RANCHO SUBDIVISION NO. 1 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 6 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY LYING WEST OF THE WEST LINE OF UPPER CABAZON VISTA AS PER MAP RECORDED IN BOOK 44 PAGE 88 OF MAPS IN THE OFFICE OF SAID COUNTY RECORDER.



LEGAL DESCRIPTIONS

NEIGHBORHOOD 9

PARCEL 1

526-132-001 14380 S BROADWAY ST

THE NORTHERLY 127 FEET OF THE WEST 317.5 FEET OF LOT 91 OF CABAZON RANCHO SUBDIVISION NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 6, OF MAPS, RIVERSIDE COUNTY RECORDS.

EXCEPTING THEREFROM THE EAST 120 FEET.

PARCEL 2

526-132-002

THE MOST EASTERLY 120 FEET OF THE WESTERLY 317.5 FEET OF THE NORTHERLY 127 FEET OF LOT 91 OF CABAZON RANCHO SUBDIVISION NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 6, OF MAPS, RIVERSIDE COUNTY RECORDS.

PARCEL 3

526-132-004 14400 BROADWAY

THAT PORTION LOT 91 OF CABAZON RANCHO SUBDIVISION NO. 1 IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY, CONVEYED TO SOUTHERN CALIFORNIA EDISON COMPANY, AUX, RECORDED RECORDS DECEMBER 12, 1969 AS INSTRUMENT NO. 127049 OF OFFICIAL RECORDS IN THE OFFICE OF SAID COUNTY RECORDER LYING NORTHERLY OF A LINE THAT IS PARALLEL WITH AND 335.00 FEET NORTHERLY MEASURED AT RIGHT ANGLES FROM THE NORTHERLY LINE OF CARMEN AVENUE AS SAID CARMEN AVENUE IS SHOWN IN SAID MAP, INSTRUMENT NO. 120084. MAP RECORDED IN BOOK 8, PAGE 6 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY. THIS PROPERTY WAS SOLD TO OHNMEISSE BY SOUTHERN CALIFORNIA EDISON COMPANY RECEIVED FOR RECORD OCTOBER 2, 1971.

PARCEL 4

526-132-022

THAT CERTAIN REAL PROPERTY CONVEYED TO SOUTHERN CALIFORNIA EDISON, A CORPORATION BY THAT CERTAIN GRANT DEED RECORDED OCTOBER 21, 1969 AS INSTRUMENT NO. 107073 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, RECITED AS FOLLOWS:

LEGAL DESCRIPTIONS

THAT PORTION OF THE SOUTHERLY 381 FEET OF THE EASTERLY 107.5 FEET OF THE WESTERLY 425 FEET OF LOT 91 OF CABAZON RANCHO SUBDIVISION NO 1, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 6 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING SOUTHERLY OF A LINE PARALLEL WITH AND 335 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTHERLY LINE OF CARMEN AVENUE AS SAID CARMEN AVENUE IS SHOWN ON SAID MAP.

PARCEL 5

526-132-025

THAT CERTAIN REAL PROPERTY CONVEYED TO SOUTHERN CALIFORNIA EDISON, A CORPORATION BY THAT CERTAIN GRANT DEED RECORDED JUNE 4, 1970 AS INSTRUMENT NO. 52361 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, RECITED AS FOLLOWS:

THE EAST 210 FEET OF THE SOUTH 381 FEET OF LOT 91 OF CABAZON RANCHO SUBDIVISION NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 6 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED IN THE DEED TO LINDA PONCE DE LEON, RECORDED ON DECEMBER 3, 1964, AS INSTRUMENT NO. 144216 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 6

526-132-021

THAT CERTAIN REAL PROPERTY CONVEYED TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION BY THAT CERTAIN GRANT DEED RECORDED APRIL 28, 1971 AS INSTRUMENT NO. 43903 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, RECITED AS FOLLOWS:

THE SOUTH 63.5 FEET OF THE NORTH 127 FEET OF THE SOUTH 254 FEET OF LOT 91 OF CABAZON RANCHO SUBDIVISION NO. 1, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 6 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.