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ORDINANCE NO. 1510

**AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF RIALTO, CALIFORNIA, ADOPTING THE
LYTLE CREEK RANCH SPECIFIC PLAN NO. 12 TO
ESTABLISH LAND USE, ZONING AND
DEVELOPMENT STANDARDS FOR A 2,447.3 ACRE
SITE GENERALLY LOCATED ON THE NORTH
SIDE OF LYTLE CREEK ROAD, RIVERSIDE
AVENUE AND SYCAMORE AVENUE INCLUDING
UNINCORPORATED PORTIONS OF SAN
BERNARDINO COUNTY.**

WHEREAS, Section 18.78.020 of the Rialto Municipal Code explains that the purpose and intent of a Specific Plan is “to establish uniform procedures for the adoption and implementation of specific plans within the city and the unincorporated sphere of influence”.

WHEREAS, on May 30, 2012, the Planning Commission considered the proposed Specific Plan No. 12 for the Lytle Creek Ranch project at an advertised public hearing. The Lytle Creek Specific Plan will establish land use, zoning regulations and development standards for the entire project site. The Lytle Creek Ranch Specific Plan will supersede the El Rancho Verde Specific Plan in the City of Rialto and the Glen Helen Specific Plan and Lytle Creek North Preliminary Development Plan in the County of San Bernardino; and

WHEREAS, Section 65859 of the California Government Code allows a City to pre-zone adjacent unincorporated territory. Pre-zoning has no regulatory effect until the property is annexed to the city. Local Agency Formation Commission (LAFCO) law requires pre-zoning as part of the annexation process. Approximately 694.2 acres within the Specific Plan area are located within the Rialto City limits and have the following zoning designations:

- R-1A Single Family Residential
- CC-R Golf Course Residential
- R-OS Recreation Open Space

1 Approximately 1,753.1 acres within the Specific Plan area are located within unincorporated
2 San Bernardino County and have the following County zoning designations:

- 3 ▪ GH/SP Glen Helen Specific Plan
- 4 ▪ FW Floodway
- 5 ▪ RS-20M Single Family Residential
- 6 ▪ SD-RES Special Development – Residential

7 The 1,753 acres that lie outside the City's current boundary will be pre-zoned with the Lytle
8 Creek Ranch Specific Plan designation.

9 NOW THEREFORE, the City Council does hereby ordain as follows:

10 SECTION 1. Based on existing evidence, facts and public input, the Planning
11 Commission determined that all of the required findings to adopt a Specific Plan can be
12 made in appositive manner and adopted Resolution No. 12-13 recommending that the City
13 Council approve the proposed Specific Plan.

14 SECTION 2. That the proposed project has been reviewed in accordance with the
15 California Environmental Quality Act (CEQA) and, after reviewing the environmental
16 information application form and the draft Specific Plan submitted by the applicant, it was
17 determined that this project could have potentially significant impacts. Based on this
18 determination, an EIR (Environmental Assessment Review No. 09-19) has been prepared in
19 accordance with CEQA.

20 SECTION 3. That the boundaries of the Land Use Zoning Map shall be amended
21 for the entire 2,447.3 acre site generally located on the north side of Lytle Creek Road,
22 Riverside Avenue and Sycamore Avenue including unincorporated portions of San
23 Bernardino County. The legal description for the project site is attached to this Resolution
24 as Exhibit 'A'.

SECTION 4. The Lytle Creek Ranch Specific Plan designation and the underlying
zoning designations within the Plan will become effective for the un-incorporated
portions (1,753 acres) that lie outside the City's current boundary upon annexation. If the
unincorporated area is not annexed, the existing County zoning designations remain in

1 effect. The Lytle Creek Ranch Specific Plan designation and the underlying zoning
2 designations within the Plan will become effective for the area within the Rialto City
3 limits (694.2 acres) upon adoption of this Ordinance.

4 SECTION 5. The Lytle Creek Specific Plan shall be amended as follows:

5 1) Add Section 4.4.1.H. Site Planning

6 ***"Section 4.4.1.H. Site Planning - Provide an electric vehicle charging***
7 ***station in one of the planning areas designated Village Commercial***
8 ***(VC)."***

9 2) Exhibit 3-7 shall be renumbered to 3-7a, Conceptual Golf Course Plan

10 3) Exhibit 3-7b, Conceptual Open Space/Recreation Alternative shall be added as
11 shown in the attached Exhibit 'B'

12 SECTION 6. The City Clerk shall certify adoption of this Ordinance and cause
13 the same to be published once in a local newspaper and the same shall be in force and
14 effect thirty (30) days after passage and adoption.

15 PASSED, APPROVED, AND ADOPTED this 24th day of July, 2012.

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17 _____
18 GRACE VARGAS, Mayor
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1 ATTEST:

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4 BARBARA A. McGEE, City Clerk

5 APPROVED AS TO FORM
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8 JIMMY L. GUTIERREZ, City Attorney
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1 STATE OF CALIFORNIA)
2 COUNTY OF SAN BERNARDINO)ss
3 CITY OF RIALTO)

4 I, Barbara McGee, City Clerk of the City of Rialto, do hereby certify that the
5 foregoing Ordinance No. _____ was duly passed and adopted at a regular
6 meeting of the City Council of the City of Rialto held on the _____ day of
7 _____, 2012.

8 Upon motion of Councilmember _____, seconded by
9 Councilmember _____, the foregoing Ordinance No. _____
10 was duly passed and adopted.

11 Vote on the Motion:

12 AYES:

13 NOES:

14 ABSENT:

15 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal
16 of the City of Rialto, this _____ day of _____, 2012.

17 _____
18 Barbara A. McGee, City Clerk
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EXHIBIT 'A'
Legal Description

Lytle Creek
Neighborhoods I through IV

- Legal Neighborhood I -

LEGAL DESCRIPTION

Real property in the City of Rialto, County of San Bernardino, State of California, described as follows:

PARCEL NO. 1:

ALL THAT PORTION OF SECTIONS 4 AND 5, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTH-EAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE SOUTH 88 DEG. 18' 05" WEST, 1975.47 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE NORTH 9 DEG. 19' 54" EAST, 657.10 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE SOUTH 88 DEG. 10' 23" WEST, 658.74 FEET TO THE SOUTHWEST CORNER OF GOVERNMENT LOT 2 OF SAID SECTION 5; THENCE NORTH 0 DEG. 18' 52" EAST, 622.85 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF SAID GOVERNMENT LOT 2; THENCE NORTH 88 DEG. 03' 05" EAST, 1317.96 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF SAID GOVERNMENT LOT 2; THENCE SOUTH 0 DEG. 20' 55" WEST, 625.66 FEET TO THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 2; THENCE NORTH 88 DEG. 10' 23" EAST, 1317.48 FEET TO THE NORTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE NORTH 89 DEG. 30' 30" EAST ALONG THE NORTH LINE OF GOVERNMENT LOT 3 OF SAID SECTION 4, A DISTANCE OF 541.26 FEET; THENCE SOUTH 0 DEG. 49' 35" WEST, 838.17 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTH-EASTERLY AND HAVING A RADIUS OF 694.00 FEET FROM AN INITIAL TANGENT BEARING SOUTH 70 DEG. 18' 42" WEST THROUGH A CENTRAL ANGLE OF 23 DEG. 13' 40", A DISTANCE OF 281.35 FEET TO A POINT THAT BEARS SOUTH 42 DEG. 54' 58" EAST, A DISTANCE OF 432.97 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 42 DEG. 54' 58" WEST, 432.97 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION THEREOF CONDEMNED TO THE COUNTY OF SAN BERNARDINO BY FINAL ORDER OUT OF THE SUPERIOR AND MUNICIPAL COURTS OF CALIFORNIA, COUNTY OF SAN BERNARDINO - CENTRAL DISTRICT, CASE NO. 13055, RECORDED JUNE 19, 1997, INSTRUMENT NO. 97-217597, OFFICIAL RECORDS.

PARCEL NO. 2:

ALL THAT PORTION OF SECTIONS 4 AND 5, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 5 OF SAID SECTION 5; THENCE NORTH 0 DEG. 20' 55" EAST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 5, A DISTANCE OF 493.63 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0 DEG. 20' 55" EAST, 1482.69 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE NORTH 88 DEG. 18' 05"

EAST, 1316.198 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE SOUTH 42 DEG. 54' 58" EAST, 432.97 FEET; THENCE SOUTH-WESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 694.00 FEET FROM AN INITIAL TANGENT BEARING SOUTH 47 DEG. 05' 02" WEST THROUGH A CENTRAL ANGLE OF 26 DEG. 35' 44", A DISTANCE OF 322.14 FEET; THENCE SOUTH 20 DEG. 29' 18" WEST, 970.42 FEET TO A POINT THAT BEARS NORTH 88 DEG. 25' 47" EAST, A DISTANCE OF 1103.46 FEET FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 88 DEG. 25' 47" WEST, 1103.46 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION THEREOF CONDEMNED TO THE COUNTY OF SAN BERNARDINO BY FINAL ORDER OUT OF THE SUPERIOR AND MUNICIPAL COURTS OF CALIFORNIA, COUNTY OF SAN BERNARDINO - CENTRAL DISTRICT, CASE NO. 13055.

PARCEL NO. 3:

ALL THAT PORTION OF SECTIONS 4 AND 5, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY; AND A PORTION OF THE RANCHO MUSCUIABE, AS PER PLAT RECORDED IN BOOK 7 OF MAPS, PAGE 23, RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 5 OF SAID SECTION 5; THENCE NORTH 0 DEG. 20' 55" EAST, ALONG THE WEST LINE OF SAID GOVERNMENT LOT 5, A DISTANCE OF 493.63 FEET; THENCE NORTH 88 DEG. 25' 47" EAST, 1103.46 FEET; THENCE NORTH 20 DEG. 29' 18" EAST, 970.42 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE NORTHEASTERLY ALONG SAID CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 694.00 FEET THROUGH A CENTRAL ANGLE OF 49 DEG. 49' 24", A DISTANCE OF 603.49 FEET; THENCE SOUTH 0 DEG. 49' 35" WEST, 878.61 FEET TO THE WESTERLY LINE OF STATE HIGHWAY NO. 31; THENCE SOUTH 21 DEG. 32' 45" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 80.08 FEET; THENCE SOUTH 25 DEG. 48' 50" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 993.15 FEET; THENCE SOUTH 22 DEG. 02' 59" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 645.85 FEET; THENCE SOUTH 33 DEG. 59' 10" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 805.86 FEET TO A POINT THAT BEARS SOUTH 87 DEG. 42' 11" EAST, A DISTANCE OF 42.86 FEET FROM RANCHO CORNER "M-4", AS SHOWN ON SAID MAP OF RANCHO MUSCUIABE; THENCE NORTH 87 DEG. 42' 11" WEST, 42.86 FEET TO SAID RANCHO CORNER "M-4"; THENCE NORTH 8 DEG. 55' 47" WEST, 1209.25 FEET TO RANCHO CORNER "M-5", AS SHOWN ON SAID MAP OF RANCHO MUSCUIABE; THENCE NORTH 52 DEG. 07' 45" EAST ALONG THE NORTHERLY LINE OF SAID RANCHO MUSCUIABE, A DISTANCE OF 146.16 FEET TO THE SOUTH LINE OF SAID GOVERNMENT LOT 5 OF SAID SECTION 5; THENCE SOUTH 88 DEG. 39' 44" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 581.09 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED DECEMBER 26, 1962, IN BOOK 6947, PAGE 231, OFFICIAL RECORDS.

EXCEPTING THEREFROM ALL THAT PORTION THEREOF CONDEMNED TO THE COUNTY OF SAN BERNARDINO BY FINAL ORDER OUT OF THE SUPERIOR AND MUNICIPAL COURTS OF CALIFORNIA, COUNTY OF SAN BERNARDINO - CENTRAL DISTRICT, CASE NO. 13055, RECORDED JUNE 19, 1997, INSTRUMENT NO. 97-217597, OFFICIAL RECORDS.

PARCEL NO. 4:

ALL THAT PORTION OF THE TRACT OF LAND OR RANCHO KNOWN AND DESIGNATED AS THE

MUSCUIABE RANCHO, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 7 OF MAPS, PAGE 23, RECORDS OF SAID COUNTY, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT STATION 4, IN THE WEST BOUNDARY LINE OF SAID RANCHO; THENCE NORTH 8 DEG. WEST, 18.00 CHAINS (1188.00 FEET) TO STATION 5; THENCE NORTH 54 DEG. EAST, 44 CHAINS TO STATION 6; THENCE SOUTH 78 DEG. EAST, 14 CHAINS TO STATION 7; THENCE NORTH 39 DEG. EAST, 4 CHAINS TO STATION 8; THENCE NORTH 1 DEG. 30' EAST, 26 CHAINS TO STATION 9; THENCE LEAVING SAID LINE AND FOLLOWING THE COURSES AND DISTANCES AS DELINEATED UPON A MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, AS PER PLAT RECORDED IN BOOK 6 OF MAPS, PAGE 12, RECORDS OF SAID COUNTY, SOUTH 15 DEG. 55' EAST, 20.52 CHAINS TO A STAKE MARKED NO. VIII; THENCE SOUTH 11 DEG. 35' EAST, 6.72 CHAINS TO A STAKE MARKED NO. VII; THENCE SOUTH 19 DEG. 45' EAST, 41.77 CHAINS TO A STAKE MARKED NO. VI; THENCE SOUTH 10 DEG. 37' WEST, 137 FEET TO A POINT; THENCE NORTH 83 DEG. 47' WEST, 4675.5 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION DESCRIBED AS:

BEGINNING AT STATION 6, RANCHO MUSCUIABE; THENCE SOUTH 78 DEG. 30' EAST ALONG THE NORTH LINE OF SAND RANCHO, 359 FEET; THENCE SOUTH 11 DEG. 30' WEST, 61 FEET; THENCE NORTH 68 DEG. 09' WEST, 363.89 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THOSE PORTIONS CONVEYED TO THE STATE OF CALIFORNIA FOR HIGHWAY BY DEED RECORDED DECEMBER 26, 1962, IN BOOK 6947, PAGE 231, OFFICIAL RECORDS; AND BY DEED RECORDED AUGUST 30, 1974, IN BOOK 8506, PAGE 177, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ANY PORTION LYING WESTERLY OF THE EASTERLY LINE OF THE PROPERTY CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED DECEMBER 26, 1962, IN BOOK 6947, PAGE 231, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION OF LOT 37, MUSCUIABE RANCHO, AS PER PLAT RECORDED IN BOOK 1, PAGE 24, OFFICIAL RECORDS; AND IN BOOK 7, PAGE 23, OFFICIAL RECORDS OF SAID COUNTY, SAID PORTION LYING WITHIN SECTION 4, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, SAID PORTION BEING DESCRIBED AS FOLLOWS:

BEGINNING AT CORNER "M-8" OF THE MUSCUIABE RANCHO, AS PER PLAT RECORDED IN BOOK 1 OF MAPS, PAGE 24, AND IN BOOK 7 OF MAPS, PAGE 23, RECORDS OF SAID COUNTY, SAID CORNER BEING ALSO DELINEATED ON THAT CERTAIN MAP RECORDED APRIL 18, 1966, IN BOOK 25, PAGE 17, RECORDS OF SURVEY, IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE CONTINUING ALONG SAID RANCHO LINE NORTH 01 DEG. 35' 39" EAST (RECORD NORTH 1 DEG. 13' 56" EAST), A DISTANCE OF 1,733.41 FEET (RECORD 1,741.53 FEET) TO CORNER "M-9" OF SAID RANCHO; THENCE SOUTH 09 DEG. 50' 37" EAST (RECORD NORTH 10 DEG. 06' 24" WEST), A DISTANCE OF 1,814.28 FEET TO SEMI-TROPIC CORNER VIII AS DELINEATED ON SAID RECORD OF SURVEY AS "SEMI-TROPIC COR. VIII"; THENCE SOUTH 12 DEG. 20' 55" EAST (RECORD NORTH 12 DEG. 36' 42" WEST), A DISTANCE OF 185.46 FEET TO A 1-INCH IRON PIPE, SAID PIPE BEING DELINEATED ON THE AFORESAID RECORD OF SURVEY AS "FD. 1" I.P. - SEMI-TROPIC COR. VII"; THENCE NORTH 89 DEG. 34' 37" WEST, A DISTANCE OF 401.54 FEET; THENCE NORTH 01 DEG. 35' 39" EAST, A DISTANCE OF 233.00 FEET, MORE OR LESS, TO THE AFORESAID CORNER "M-8" OF SAID RANCHO AND THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM ALL THAT PORTION OF THE TRACT OF LAND OR RANCHO KNOWN AND DESIGNATED AS THE MUSCUIABE RANCHO, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 7 OF MAPS, PAGE 23, RECORDS OF SAID COUNTY; AND ALL THAT PORTION OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO GOVERNMENT SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE PROPERTY CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED DECEMBER 26, 1962, IN BOOK 6947, PAGE 231, OFFICIAL RECORDS, SAID POINT IS SOUTH 1 DEG. 13' 56" WEST, 2085.0 FEET AND NORTH 43 DEG. 00' 00" WEST, 2,172.00 FEET, PLUS OR MINUS FROM STATION 8 IN THE WEST BOUNDARY LINE OF MUSCUIABE RANCHO, AS PER PLAT RECORDED IN BOOK 7 OF MAPS, PAGE 23, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA; THENCE SOUTH 43 DEG. 00' 00" EAST, A DISTANCE OF 2,172.00 FEET, PLUS OR MINUS; THENCE NORTH 1 DEG. 13' 56" EAST, A DISTANCE OF 2,085.00 FEET TO SAID STATION 8; THENCE SOUTH 28 DEG. 33' 13" WEST, A DISTANCE OF 263.55 FEET TO STATION 7; THENCE NORTH 78 DEG. 58' 12" WEST, A DISTANCE OF 564.95 FEET; THENCE SOUTH 11 DEG. 01' 48" WEST, A DISTANCE OF 108.47 FEET TO THE SOUTHERLY LINE OF DEVORE CUT-OFF ROAD; THENCE NORTH 62 DEG. 59' 57" WEST TO SAID EASTERLY LINE OF PROPERTY CONVEYED TO THE STATE OF CALIFORNIA; THENCE WESTERLY AND SOUTHERLY ALONG SAID STATE PROPERTY TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION THEREOF CONDEMNED TO THE COUNTY OF SAN BERNARDINO BY FINAL ORDER OUT OF THE SUPERIOR AND MUNICIPAL COURTS OF CALIFORNIA, COUNTY OF SAN BERNARDINO - CENTRAL DISTRICT, CASE NO. 13055, RECORDED JUNE 19, 1997, INSTRUMENT NO. 97-217597, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION DEEDED TO THE COUNTY OF SAN BERNARDINO BY DEED RECORDED JUNE 8, 2005, INSTRUMENT NO. 20050410336, OFFICIAL RECORDS.

PARCEL NO. 5:

ALL THAT PORTION OF GOVERNMENT LOTS 3 AND 5 IN SECTION 4, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY, LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 3; THENCE NORTH 89 DEG. 30' 30" EAST, 541.26 FEET TO THE TRUE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED; THENCE FROM SAID TRUE POINT OF BEGINNING SOUTH 0 DEG. 49' 35" WEST TO A POINT ON THE WESTERLY LINE OF STATE HIGHWAY NO. 31, AS CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED DECEMBER 26, 1962, IN BOOK 6947, PAGE 231, OFFICIAL RECORDS, SAID POINT BEING THE TERMINUS OF SAID LINE.

EXCEPTING THEREFROM THAT PORTION LYING EASTERLY OF THE WESTERLY LINE OF THAT PARCEL CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED DECEMBER 26, 1962, IN BOOK 6947, PAGE 231, OFFICIAL RECORDS.

EXCEPTING THEREFROM ALL THAT PORTION THEREOF CONDEMNED TO THE COUNTY OF SAN BERNARDINO BY FINAL ORDER OUT OF THE SUPERIOR AND MUNICIPAL COURTS OF CALIFORNIA, COUNTY OF SAN BERNARDINO - CENTRAL DISTRICT, CASE NO. 13055, RECORDED JUNE 19, 1997, INSTRUMENT NO. 97-217597, OFFICIAL RECORDS.

PARCEL NO. 6:

LOTS 1, 2, 4, 6, 7, 14 AND LETTER LOTS A AND B OF TRACT NO. 15900, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 308 OF MAPS, PAGES 60 THROUGH 18, INCLUSIVE, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM ANY AND ALL RIGHTS TO ALL WATERS AT ANY TIME LYING, FLOWING OR BEING IN OR ON OR UNDER THE LAND OR ANY PART THEREOF, AS PROVIDED FOR AND SET FORTH IN (A) NUMBERED PARAGRAPH 3 ON PAGE 3 OF THE GRANT DEED RECORDED JANUARY 21, 1970, IN BOOK 7375, PAGE 810, OFFICIAL RECORDS OF THE COUNTY OF SAN BERNARDINO; AND (B) NUMBERED PARAGRAPH 3 ON PAGE 2 OF THE GRANT DEED RECORDED ON OCTOBER 1, 1984, INSTRUMENT NO. 84-235173, OFFICIAL RECORDS. NOTHING SHALL BE CONSTRUED TO RESERVE OR CONFER UPON GRANTOR ANY RIGHT TO USE OR DO ANY ACT UPON THE SURFACE OF THE LAND OR WITHIN 100 FEET OF THE SURFACE THEREOF, AS RESERVED BY SAN GABRIEL VALLEY WATER COMPANY, A CALIFORNIA CORPORATION, AND FONTANA UNION WATER COMPANY, A CALIFORNIA CORPORATION, IN DEED RECORDED AUGUST 12, 2003, INSTRUMENT NO. 20030597321, OFFICIAL RECORDS.

APNs: 239-021-15, 16 and 21; 239-031-17, 18, 19, 20, 21, 22, 34, 36 and 49; 239-061-38, 39, 40, 41, 42, 43, 44 and 53

N II

- Legal Neighborhood II -

LEGAL DESCRIPTION

Real property in the City of San Bernardino, County of San Bernardino, State of California, described as follows:

PARCEL NO. 1: 262-071-15,31,34; 262-031-06,12; 264-011-34

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY DELINEATED AS EAST VILLAGE ON AN A.L.T.A. SURVEY DATED OCTOBER 27, 1997, PREPARED BY INTEGRA ENGINEERING, INC., DESCRIBED AS FOLLOWS:

A PORTION OF RANCHO MUSCUIABE, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 7 OF MAPS, PAGE(S) 23, RECORDS OF SAID COUNTY; AND AS DELINEATED ON UNITED STATES GOVERNMENT TOWNSHIP PLAT APPROVED JUNE 24, 1891 (RESURVEY), AND PORTIONS OF LOTS 1, 7, 8, 9, 10, 12, 14, 16, 18, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60 AND 62, DESIGNATED ON THE MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, AS PER PLAT RECORDED IN BOOK 6 OF MAPS, PAGE(S) 12, RECORDS OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT ON A LINE 2-3 OF THE NORTHEASTERLY BOUNDARY OF THE SOUTHWEST PORTION OF THE SAID MUSCUIABE RANCH, SAID POINT BEING NORTH 44 DEG. 59' 38" EAST, 9044.32 FEET (RECORD NORTH 45 DEG. WEST, 137.3 CHAINS) FROM THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN; THENCE FOLLOWING THE NORTHERLY BOUNDARY OF THE LANDS HERETOFORE CONVEYED BY FONTANA DEVELOPMENT COMPANY TO THE LYTLE CREEK WATER AND IMPROVEMENT COMPANY BY DEED RECORDED IN BOOK 429, PAGE 103, OF DEEDS, SOUTH 72 DEG. 02' 11" WEST, 2204.02 FEET (RECORD SOUTH 71 DEG. 13' WEST, 34.28 CHAINS) TO A POINT; THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY, NORTH 82 DEG. 09' 54" WEST (RECORD NORTH 82 DEG. 59' WEST, 18.73 CHAINS TO A POINT; THENCE NORTH 54 DEG. 15' WEST, 83.04 CHAINS; THENCE SOUTH 35 DEG. 45' WEST, 32.63 CHAINS TO THE SOUTH CORNER OF LOT 62 OF SAID SEMI-TROPIC LAND AND WATER COMPANY SUBDIVISION; THENCE NORTH 53 DEG. 24' 47" WEST (RECORD NORTH 54 DEG. 15' WEST), 201.88 CHAINS ALONG THE SOUTHWESTERLY BOUNDARY OF LOTS 62, 60, 58, 56, 54, 52, 50, 48, 46, 44, 42, 40, 38, 36, 34, 32, 30, 28, 26 AND 24 TO AN ANGLE POINT IN THE SOUTHWESTERLY BOUNDARY OF LOT 18 AS DESIGNATED ON SAID MAP; THENCE NORTH 23 DEG. 52' 33" WEST (RECORD NORTH 24 DEG. 43' WEST), 129.34 CHAINS ALONG THE SOUTHWESTERLY BOUNDARY OF LOTS 18, 16, 14, 12, 10, 9, 8, 7 AND 1 TO THE NORTH CORNER OF SAID LOT 1, SAID POINT BEING IN THE NORTHERLY BOUNDARY LINE OF THE MUSCUIABE RANCH; THENCE FOLLOWING AND ALONG THE NORTHERLY BOUNDARY OF SAID MUSCUIABE RANCH, THE FOLLOWING COURSES AND DISTANCES: SOUTH 51 DEG. 41' 14" EAST, 608.70 FEET (RECORD SOUTH 51 DEG. 30' EAST 11.5 CHAINS) TO THE POST NO. M-49 MUSCUIABE RANCH; THENCE NORTH 81 DEG. 44' 16" EAST, 1260.50 FEET (RECORD SOUTH 63 DEG. EAST, 40 CHAINS) TO SECTION 1 (M-1) OF SAID RANCH; THENCE SOUTH 39 DEG. 56' 48" EAST, 3482.63 FEET (RECORD SOUTH 67 DEG. 52' EAST, 35.53 CHAINS) TO STATION 2 (M-2) OF SAID RANCH; THENCE NORTH 74 DEG. 45' 22" EAST, 3118.39 FEET (RECORD NORTH 75 DEG. EAST 23 CHAINS) TO STATION 3 (M-3) OF SAID RANCH; THENCE NORTH 65 DEG. 14' 22" EAST, 662.50 FEET (RECORD NORTH 65 DEG. 10' EAST, 10 CHAINS) TO STATION 4 (M-4) OF SAID RANCH; THENCE SOUTH 87 DEG. 07' 22" EAST, 4574.30 FEET (RECORD SOUTH 83 DEG. 47' EAST, 4675.5 FEET) TO A POINT 136.80 FEET (RECORD 137 FEET FROM A STAKE MARKED SEMI-TROPIC LAND AND WATER CO. CORNER VI; THENCE SOUTH 10 DEG. 31' 28" WEST,

1962.87 FEET (RECORD SOUTH 10 DEG. 37' WEST, 29.65 CHAINS) TO S.T.L. & W. CO. CORNER V; THENCE SOUTH 44 DEG. 01' 58" EAST, 7802.09 FEET (RECORD SOUTH 44 DEG. 3' EAST, 118.27 CHAINS) TO S.T.L. & W. CO. CORNER NO. IV; THENCE SOUTH 30 DEG. 48' 44" EAST, 3449.59 FEET (RECORD SOUTH 30 DEG. 8' EAST, 52.23 CHAINS) TO S.T.L. & W. CO. CORNER NO. 111; THENCE SOUTH 44 DEG. 59 DEG. 38' EAST, 5819.37 FEET (RECORD SOUTH 45 DEG. EAST, 88.64 CHAINS, MORE OR LESS) TO THE POINT OF BEGINNING.

TOGETHER WITH THOSE PORTIONS OF RIVERSIDE AVENUE, VACATED, PURSUANT TO RESOLUTIONS OF THE SAN BERNARDINO COUNTY BOARD OF SUPERVISORS, AS EVIDENCED BY DOCUMENTS RECORDED MAY 5, 1916, IN BOOK "Y", PAGE 345, OF MISCELLANEOUS RECORDS; AND NOVEMBER 1, 1951, IN BOOK 2846, PAGE 530, OFFICIAL RECORDS, AS WOULD PASS BY OPERATION OF LAW WITH A CONVEYANCE OF SAID PROPERTY.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT IN THE DEED RECORDED MARCH 13, 1962, IN BOOK 5660, PAGE 919, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THOSE PORTIONS LYING NORTHWESTERLY OF THE SOUTHEASTERLY LINE OF THE PROPERTY CONVEYED TO SAN GABRIEL VALLEY MUNICIPAL WATER DISTRICT IN DEED RECORDED MARCH 19, 1975, IN BOOK 8638, PAGE 796, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THOSE PORTIONS LYING NORTHWESTERLY OF THE SOUTHEASTERLY LINE OF THE PROPERTY TAKEN BY THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, A PUBLIC CORPORATION, IN THAT CERTAIN JUDGMENT AND FINAL ORDER OF CONDEMNATION PURSUANT TO STIPULATION, SAN BERNARDINO COUNTY SUPERIOR COURT CASE NO. 151568, AS PER DOCUMENT RECORDED AUGUST 13, 1976, IN BOOK 8990, PAGE 945, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF RIALTO, A MUNICIPAL CORPORATION, IN DEED RECORDED DECEMBER 8, 1986, INSTRUMENT NO. 86-371656, OFFICIAL RECORDS.

PARCEL NO. 2: 262-071-39, 28, 35

A PORTION OF RANCHO MUSCUIABE, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 7 OF MAPS, PAGE(S) 23, RECORDS OF SAID COUNTY; AND AS DESIGNATED ON UNITED STATES GOVERNMENT TOWNSHIP PLAT APPROVED JUNE 24, 1898 (RESURVEY) DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON LINE 2-3 OF THE NORTHEASTERLY BOUNDARY OF THE SOUTHWEST PORTION OF THE SAID MUSCUIABE RANCH, SAID POINT BEING NORTH 44 DEG. 59' 38" EAST, 9044.32 FEET (RECORD NORTH 45 DEG. WEST, 137.3 CHAINS) FROM THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN; THENCE FOLLOWING THE NORTHERLY BOUNDARY OF THE LANDS HERETOFORE CONVEYED BY FONTANA DEVELOPMENT COMPANY TO THE LYTLE CREEK WATER AND IMPROVEMENT COMPANY BY DEED RECORDED IN BOOK 429, PAGE 103, OF DEEDS, SOUTH 72 DEG. 02' 11" WEST, 2204.02 FEET (RECORD SOUTH 71 DEG. 13' WEST, 34.28 CHAINS); THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY, NORTH 82 DEG. 09' 54" WEST (RECORD NORTH 82 DEG. 59' WEST, 18.73 CHAINS TO THE TRUE POINT OF BEGINNING; THENCE NORTH 54 DEG. 15' WEST, 83.04 CHAINS TO A POINT; THENCE SOUTH 35 DEG. 45' WEST TO THE NORTHWESTERLY CORNER OF LOT 64, SEMI-TROPIC LAND AND WATER COMPANY SUBDIVISION, AS PER PLAT RECORDED IN BOOK 6 OF MAPS, PAGE 12,

RECORDS OF SAID COUNTY; THENCE FROM SAID NORTHWESTERLY CORNER OF SAID LOT 64, EASTERLY AND SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF LOTS 64, 66, 68, 70, 72, 74 AND 76 TO THE WESTERLY POINT OF THE LAND CONVEYED IN THE ABOVE MENTIONED DEED RECORDED IN BOOK 429, PAGE 103, OF DEEDS; THENCE FOLLOWING SAID NORTH BOUNDARY, SOUTH 82 DEG. 09' 54" EAST (RECORD SOUTH 82 DEG. 59' EAST), 26.27 CHAINS, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION WHICH MAY LIE WITHIN THE LANDS CONVEYED TO FONTANA RESOURCES CORPORATION, A CALIFORNIA CORPORATION, IN THE DEED RECORDED JANUARY 21, 1970, IN BOOK 7375, PAGE 810, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THOSE PORTIONS CONVEYED TO SAN GABRIEL VALLEY MUNICIPAL WATER DISTRICT IN THE DEED RECORDED MARCH 19, 1975, IN BOOK 8638, PAGE 796, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THOSE PORTIONS TAKEN BY THE METROPOLITAN WATER DISTRICT OF SOUTHER CALIFORNIA, A PUBLIC CORPORATION, IN THAT CERTAIN JUDGMENT AND FINAL ORDER OF CONDEMNATION PURSUANT TO STIPULATION, SAN BERNARDINO COUNTY SUPERIOR COURT CASE NO. 151568, AS PER DOCUMENT RECORDED AUGUST 13, 1976, IN BOOK 8990, PAGE 945, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ALL THAT PORTION THEREOF CONVEYED TO LYTLLE DEVELOPMENT JOINT VENTURE, A CALIFORNIA GENERAL PARTNERSHIP, BY GRANT DEED RECORDED APRIL 18, 1997, INSTRUMENT NO. 97-136666, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM A PORTION THEREOF CONVEYED TO WEST SAN BERNARDINO COUNTY WATER DISTRICT, A PUBLIC AGENCY, BY GRANT DEED RECORDED OCTOBER 6, 1998, INSTRUMENT NO. 98-426354, OFFICIAL RECORDS.

PARCEL NO. 3: 264-011-10

LOT 64 OF THE SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 6 OF MAPS, PAGE(S) 12, RECORDS OF SAID COUNTY.

TOGETHER WITH THAT PORTION OF RIVERSIDE AVENUE, VACATED, PURSUANT TO RESOLUTION OF THE SAN BERNARDINO COUNTY BOARD OF SUPERVISORS, AS EVIDENCED BY DOCUMENT RECORDED MAY 5, 1916, IN BOOK "Y", PAGE 345, OF MISCELLANEOUS RECORDS, AS WOULD PASS BY OPERATION OF LAW WITH A CONVEYANCE OF SAID PROPERTY.

EXCEPTING THEREFROM THE SOUTHEASTERLY 100 FEET, AS CONVEYED TO SOUTHERN CALIFORNIA EDISON COMPANY, LTD., A CORPORATION, IN THE DEED RECORDED IN BOOK 1607, PAGE 185, OFFICIAL RECORDS.

PARCEL NO. 4: 264-011-36

THAT CERTAIN PORTION OF LOT 66, SEMI-TROPIC LAND AND WATER COMPANY SUBDIVISION AND OF RIVERSIDE AVENUE, VACATED, PURSUANT TO RESOLUTION OF THE SAN BERNARDINO COUNTY BOARD OF SUPERVISORS, A CERTIFIED COPY OF WHICH RECORDED IN BOOK "Y", PAGE 345, MISCELLANEOUS RECORDS, AS WOULD PASS BY OPERATION OF LAW WITH A CONVEYANCE OF SAID LAND, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 6 OF MAPS, PAGE(S) 12, RECORDS OF SAID COUNTY, PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE CENTER LINE OF RIVERSIDE AVENUE, AS THE SAME IS NOW ESTABLISHED, 70 FEET WIDE, THROUGH SAID LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, WHERE SAID CENTER LINE IS INTERSECTED BY A LINE DRAWN AT RIGHT ANGLES THERETO AND PASSING THROUGH A LEAD AND TACK SET IN A CONCRETE WALL AT A POINT NORTH 35 DEG. 15' 00" EAST, 116.94 FEET FROM SAID POINT OF BEGINNING, AND THROUGH ANOTHER LEAD AND TACK SET IN A CONCRETE WALL AT A POINT NORTH 35 DEG. 15' 00" EAST, 163.21 FEET FROM SAID POINT OF BEGINNING, SAID 2 LEADS AND TACKS BEING ALSO LOCATED 0.21 FEET AND 0.33 FEET RESPECTIVELY, SOUTHEASTERLY, MEASURED AT RIGHT ANGLES FROM THE SOUTHEASTERLY FACE OF THE SOUTHEASTERLY WALL OF THE FONTANA POWER HOUSE TAIL RACE STRUCTURE NOW LOCATED ON SAID LOT 66, SAID POINT OF BEGINNING BEING NORTH 54 DEG. 45' 00" WEST, 417.91 FEET, MORE OR LESS, MEASURED ALONG SAID CENTER LINE OF RIVERSIDE AVENUE, 70 FEET WIDE, FROM A 1/2-INCH IRON PIPE SET FOR THE INTERSECTION OF SAID CENTER LINE WITH THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF SAID LOT 66, AND BEING ALSO SOUTH 54 DEG. 45' 00" EAST, 6184.41 FEET, MORE OR LESS, MEASURED ALONG SAID CENTER LINE FROM A 1-INCH IRON PIPE SET FOR THE INTERSECTION OF SAID CENTER LINE WITH THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF LOT 48 OF SAID LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY; THENCE FROM SAID POINT OF BEGINNING, NORTH 35 DEG. 15' 00" EAST, 40.0 FEET TO A POINT IN THE CENTER LINE OF THE ORIGINAL RIVERSIDE AVENUE, 150 FEET WIDE, AS SHOWN ON THE ABOVE REFERRED TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE FROM SAID TRUE POINT OF BEGINNING, NORTH 35 DEG. 15' 00" EAST, 152.07 FEET TO A 2-INCH IRON PIPE IN A CEMENTED ROCK MOUND; THENCE NORTH 63 DEG. 27' 00" EAST, 244.0 FEET TO A 2-INCH IRON PIPE; THENCE NORTH 35 DEG. 15' 00" EAST, 198.55 FEET, MORE OR LESS, TO A POINT IN THE NORTHEASTERLY LINE OF SAID LOT 66; THENCE SOUTH 56 DEG. 45' 15" EAST ALONG SAID NORTHEASTERLY LINE, 302.78 FEET, MORE OR LESS, TO THE MOST EASTERLY CORNER OF SAID LOT 66; THENCE SOUTH 35 DEG. 15' 00" WEST, ALONG THE SOUTHEASTERLY LINE AND ITS PROLONGATION OF SAID LOT 66, A DISTANCE OF 576.18 FEET, MORE OR LESS, TO A POINT IN THE CENTER LINE OF THE ORIGINAL RIVERSIDE AVENUE, 150 FEET WIDE, REFERRED TO ABOVE; THENCE NORTH 54 DEG. 45' 00" WEST ALONG SAID CENTER LINE, 417.91 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO SAN GABRIEL VALLEY WATER COMPANY, A CALIFORNIA CORPORATION, IN A DEED RECORDED IN BOOK 3225, PAGE 263, OFFICIAL RECORDS, AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF RIVERSIDE AVENUE, AS NOW ESTABLISHED, 70 FEET WIDE, SAID POINT BEING THE INTERSECTION OF THE CENTER LINE OF RIVERSIDE AVENUE WITH THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY BOUNDARY OF SAID FARM LOT 66; THENCE NORTH 54 DEG. 45' WEST, 351.61 FEET ALONG THE CENTER LINE OF SAID RIVERSIDE AVENUE; THENCE NORTH 35 DEG. 15' EAST, 109.67 FEET TO THE TRUE POINT OF BEGINNING; THENCE FROM SAID TRUE POINT OF BEGINNING, CONTINUING NORTH 35 DEG. 15' EAST, 25 FEET; THENCE SOUTH 54 DEG. 45' EAST, 28 FEET; THENCE SOUTH 35 DEG. 15' WEST, 25 FEET; THENCE NORTH 54 DEG. 45' WEST, 28 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM ALL THAT PORTION THEREOF CONVEYED TO FONTANA UNION WATER COMPANY, A CALIFORNIA CORPORATION, BY QUITCLAIM DEED RECORDED FEBRUARY 10, 1997, INSTRUMENT NO. 97-047241, OFFICIAL RECORDS.

PARCEL NO. 5: 264-421-06, 12, 20, 21, 29

THAT PORTION OF LOT 1, BLOCK 1, TRACT NO. 5135, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 64 OF MAPS, PAGES 99 AND 100, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 9, TRACT NO. 5359, AS PER PLAT RECORDED IN BOOK 65 OF MAPS, PAGE 82; THENCE SOUTH 69 DEG. 59" EAST, 119.55 FEET ON THE NORTHEASTERLY LINE OF SAID LOT 9; THENCE SOUTH 45 DEG. 09' 10" EAST, 230.86 FEET ON THE NORTHEASTERLY LINE OF LOTS 9, 10 AND 11 OF SAID TRACT NO. 5359, TO THE NORTHEASTERLY CORNER OF SAID TRACT NO. 5359; THENCE FOLLOWING THE NORTHERLY BOUNDARY OF TRACT 5268, AS PER PLAT RECORDED IN BOOK 63 OF MAPS, PAGE 38, SOUTH 45 DEG. 09' 10" EAST, 5.05 FEET; THENCE CONTINUING ON THE BOUNDARY LINE OF SAID TRACT NO. 5268, SOUTH 55 DEG. 34' 41" EAST, 283.77 FEET; THENCE SOUTH 73 DEG. 34' 08" EAST, 253.65 FEET; THENCE SOUTH 62 DEG. 51' 22" EAST, 350.32 FEET; THENCE SOUTH 52 DEG. 59' 49" EAST, 452.82 FEET TO THE MOST EASTERLY CORNER OF SAID TRACT NO. 5268; THENCE LEAVING SAID TRACT NO. 5268, SOUTH 64 DEG. 58' EAST, 336.04 FEET; THENCE SOUTH 63 DEG. 45' 30" EAST, 338.57 FEET; THENCE SOUTH 54 DEG. 50' 30" EAST, 192.65 FEET; THENCE SOUTH 78 DEG. 09' 30" EAST, 187.18 FEET; THENCE SOUTH 58 DEG. 32' 30" EAST, 220.51 FEET; THENCE SOUTH 41 DEG. 20' 30" EAST, 95.31 FEET; THENCE SOUTH 31 DEG. 21' 15" EAST, 166.04 FEET; THENCE SOUTH 60 DEG. 20' EAST, 140.73 FEET; THENCE SOUTH 48 DEG. 33' EAST, 169.75 FEET; THENCE SOUTH 21 DEG. 56' 15" EAST, 209.00 FEET; THENCE SOUTH 47 DEG. 25' 15" EAST, 159.92 FEET; THENCE SOUTH 43 DEG. 17' 15" EAST, 326.44 FEET; THENCE SOUTH 35 DEG. 27' 15" EAST, 387.05 FEET TO A POINT ON THE CENTER LINE OF SYCAMORE AVENUE, AS SHOWN ON SHEET NO. 2 OF RECORD OF SURVEY IN BOOK 11 OF SURVEYS, PAGES 38 TO 42, THEREOF, RECORDS OF SAID SAN BERNARDINO COUNTY; THENCE ON SAID CENTER LINE, SOUTH 53 DEG. 24' 25" EAST, 1028.5 FEET; THENCE SOUTH 78 DEG. 51' 45" EAST, 646.41 FEET; THENCE NORTH 19 DEG. 58' WEST, 1381.50 FEET; THENCE NORTH 49 DEG. 48' WEST, 307.53 FEET; THENCE NORTH 40 DEG. 24' EAST, 385.95 FEET; THENCE SOUTH 59 DEG. 55' EAST, 517.35 FEET; THENCE NORTH 76 DEG. 08' 30" EAST, 155.47 FEET; THENCE SOUTH 84 DEG. 50' 30" EAST, 142.56 FEET; THENCE NORTH 29 DEG. 49' EAST, 121 FEET; THENCE NORTH 34 DEG. 51' EAST, 98.56 FEET, TO AN ANGLE POINT IN THE SOUTHEASTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO AMERICAN PROCESSING COMPANY, A CALIFORNIA CORPORATION AND SIDNEY HERZBERG, A MARRIED MAN, RECORDED FEBRUARY 10, 1956, IN BOOK 3854, PAGE 351, OFFICIAL RECORDS; THENCE NORTH 41 DEG. 15' 30" WEST, 513.76 FEET; THENCE NORTH 47 DEG. 56' 30" WEST, 282.45 FEET TO THE MOST EASTERLY CORNER OF THE PROPERTY DESCRIBED IN DEED TO LYTLE CREEK WATER AND IMPROVEMENT COMPANY, RECORDED FEBRUARY 20, 1957 IN BOOK 4161, PAGE 179, OFFICIAL RECORDS; THENCE ON THE SOUTH BOUNDARY OF SAID PROPERTY ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1900 FEET, 255.5 FEET; THENCE ON SAID SOUTHERLY LINE, NORTH 66 DEG. 21' 05" WEST, 1708.38 FEET TO A POINT IN THE SAID MEANDERING BOUNDARY LINE OF THE PROPERTY DESCRIBED IN DEED RECORDED IN BOOK 3854, PAGE 351, OFFICIAL RECORDS, SAID POINT BEING THE MOST EASTERLY CORNER OF THE LAND DESCRIBED IN DEED TO EL RANCHO VERDE COUNTRY CLUB, RECORDED FEBRUARY 20, 1957 IN BOOK 4161, PAGE 183, OFFICIAL RECORDS; THENCE NORTH 66 DEG. 21' 05" WEST, 175 FEET; THENCE NORTH 86 DEG. 38' 25" WEST, 759.5 FEET; THENCE NORTH 78 DEG. 19' 35" WEST, 210 FEET; THENCE NORTH 11 DEG. 40' 25" EAST, 58 FEET; THENCE NORTH 84 DEG. 27' 47" WEST, 335.92 FEET; THENCE SOUTH 11 DEG. 40' 25" WEST, 28 FEET; THENCE NORTH 78 DEG. 19' 35" WEST, 614 FEET TO A POINT ON A LINE WHICH

BEARS NORTH 72 DEG. 41' 35" EAST FROM THE MOST EASTERLY CORNER OF THE LAND DESCRIBED IN DEED TO LYTLE CREEK WATER AND IMPROVEMENT COMPANY, RECORDED FEBRUARY 20, 1957 IN BOOK 4161, PAGE 180, OFFICIAL RECORDS; THENCE SOUTH 72 DEG. 41' 35" WEST, 232.55 FEET, TO THE MOST EASTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO LYTLE CREEK AND IMPROVEMENT COMPANY, BY ABOVE MENTIONED DEED; THENCE NORTH 85 DEG. 52' WEST, 36.85 FEET; THENCE NORTH 53 DEG. 24' 25" WEST, 168.96 FEET TO THE MOST SOUTHERLY CORNER OF THE LAND DESCRIBED IN DEED TO EL RANCHO COUNTRY CLUB, RECORDED FEBRUARY 20, 1957, IN BOOK 4161 PAGE 184, OFFICIAL RECORDS; THENCE NORTH 72 DEG. 41' 35" EAST 123.76 FEET ON THE SOUTHEASTERLY BOUNDARY OF PROPERTY ABOVE MENTIONED; THENCE NORTH 53 DEG. 24' 25" WEST 613.85 FEET TO THE NORTH LINE OF THE LYTLE CREEK WATER AND IMPROVEMENT COMPANY LAND, AS SHOWN ON SHEET 2 OF THERECORD OF SURVEY, RECORDED IN BOOK 11, PAGES 38 TO 42, RECORDS OF SURVEY OF SAN BERNARDINO COUNTY; THENCE ON SAID BOUNDARY LINE AS SHOWN BY SAID RECORD OF SURVEY MAP, NORTH 82 DEG. 08' 25" WEST, 1040.08 FEET TO THE INTERSECTION WITH THE CENTER LINE OF VACATED SYCAMORE AVENUE, AND INTERSECTION BEING SHOWN IN DETAIL "G" OF SHEET 2 OF AFOREMENTIONED RECORD OF SURVEY; THENCE SOUTH 53 DEG. 24' 25" EAST 908.41 FEET ON SAID CENTER LINE TO THE TRUE POINT OF BEGINNING .

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY PROLONGATION OF THE SOUTHEASTERLY BOUNDARY OF LOT 99 OF SEMI-TROPIC LAND AND WATER CO. AS PER MAP RECORDED IN BOOK 6, PAGE 12 OF MAPS, WITH THE CENTER LINE OF THAT CERTAIN UNNAMED STREET, NOW VACATED, ADJOINING SAID LOTS 99 AND 100 ON THEIR SOUTHERLY BOUNDARY; THENCE NORTH 45 DEG. 09' 10" WEST (RECORDED NORTH 45 DEG. 19' 45" WEST) 77.47 FEET ON THE SOUTHERLY BOUNDARY OF THE LAND DESCRIBED IN THE DEED TO AMERICAN PROCESSING CO., AND SIDNEY HERZBERG, A MARRIED MAN, RECORDED FEBRUARY 10, 1956 IN BOOK 3854, PAGE 351, OFFICIAL RECORDS; THENCE NORTH 72 DEG. 41' 35" EAST, 481.58 FEET TO THE NORTHERLY BOUNDARY OF SAID LAND DESCRIBED BY THE ABOVE MENTIONED DEED RECORDED IN BOOK 3854, PAGE 351, OFFICIAL RECORDS; THENCE ON SAID LAST MENTIONED BOUNDARY LINE, SOUTH 53 DEG. 24' 25" EAST, 168.96 FEET; THENCE SOUTH 85 DEG. 52' EAST, 36.85 FEET; THENCE SOUTH 72 DEG. 41' 35" WEST, 519.54 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF TRACT NO. 5268, AS PER PLAT RECORDED IN BOOK 63 OF MAPS, PAGE 38 RECORDS OF SAID COUNTY; THENCE ON SAID BOUNDARY LINE, NORTH 55 DEG. 34' 41" WEST, 103.38 FEET TO THE POINT OF BEGINNING, AS DESCRIBED IN TH DEED TO SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT, A BODY POLITIC AND CORPORATE, RECORDED SEPTEMBER 10, 1958 IN BOOK 4598, PAGE 6, OFFICIAL RECORDS.

ALSO EXCEPT ALL RIGHTS TO MINERALS BENEATH THE SURFACE OF THE GROUND, TOGETHER WITH THE RIGHT TO ENTER THEREON AND EXTRACT THE SAME, AS RESERVED IN THE DEED FROM LYTLE CREEK WATER AND IMPROVEMENT COMPANY, A CORPORATION, RECORDED AS INSTRUMENT NO. 53, FEBRUARY 10, 1956 IN BOOK 3854, PAGE 351, OFFICIAL RECORDS.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF LOT 1, BLOCK 1, TRACT 5135, AS PER PLAT RECORDED IN BOOK 64 OF MAPS, PAGES 99 AND 100, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY PROLONGATION OF THE SOUTHEASTERLY BOUNDARY OF SAID LOT 99, WITH THE CENTER LINE OF THAT CERTAIN UNNAMED STREET, NOW VACATED, ADJOINING SAID LOTS 99 AND 100, ON THEIR SOUTHERLY BOUNDARY; THENCE NORTH 45 DEG. 09' 10" WEST (RECORD NORTH 45 DEG. 19'

45" WEST), A DISTANCE OF 77.47 FEET ALONG THE SOUTHERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND CONVEYED TO AMERICAN PROCESSING CO., AND SIDNEY HERZBERG, A MARRIED MAN, BY DEED RECORDED FEBRUARY 10, 1956 IN BOOK 3854, PAGE 351, OFFICIAL RECORDS OF SAID COUNTY;

THENCE NORTH 72 DEG. 41' 35" EAST, A DISTANCE OF 481.58 FEET TO THE NORTHERLY BOUNDARY OF SAID PARCEL OF LAND CONVEYED BY THE ABOVE MENTIONED DEED RECORDED IN BOOK 3854, PAGE 351, OFFICIAL RECORDS; THENCE ALONG SAID LAST MENTIONED BOUNDARY LINE, SOUTH 53 DEG. 24' 25" EAST 168.96 FEET; THENCE SOUTH 85 DEG. 52' EAST, 36.85 FEET; THENCE SOUTH 72 DEG. 41' 35" WEST 519.54 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF TRACT NO. 5268 AS PER PLAT RECORDED IN BOOK 63 OF MAPS, PAGE 38, RECORDS OF SAID COUNTY; THENCE ALONG SAID BOUNDARY LINE NORTH 55 DEG. 34' 41" WEST, 103.38 FEET TO THE POINT OF BEGINNING, AS RESERVED IN THE DEED TO SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT, A BODY POLITIC AND CORPORATE, FROM EL RANCHO VERDE COUNTRY CLUB, A LIMITED PARTNERSHIP RECORDED SEPTEMBER 10, 1958, IN BOOK 4598, PAGE 6, OFFICIAL RECORDS.

PARCEL NO. 5A: 264-421-30

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF LOT 80, OF THE SEMI-TROPIC LAND AND WATER COMPANY SUBDIVISION, AS PER PLAT RECORDED IN BOOK 6 OF MAPS, PAGE 12, RECORDS OF SAID COUNTY WITH THE CENTER OF THAT UNNAMED STREET ADJOINING SAID LOT 80 ON THE NORTHEAST; THENCE SOUTH 53 DEG. 24' 25" EAST 101.50 FEET; THENCE NORTH 72 DEG. 41' 35" EAST 759.44 FEET;

THENCE SOUTH 78 DEG. 19' 35" EAST 948.00 FEET TO THE SOUTHEAST CORNER OF THE LAND CONVEYED TO EL RANCHO VERDE COUNTRY CLUB BY PARCEL #1 OF A DEED RECORDED SEPTEMBER 10, 1958 IN BOOK 4598 OF OFFICIAL RECORDS, PAGE 4, AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 78 DEG. 19' 35" EAST 210.00 FEET; ALONG THE BOUNDARY LINE OF THE LAND CONVEYED TO EL RANCHO VERDE COUNTRY CLUB BY A DEED RECORDED FEBRUARY 20, 1957 IN BOOK 4161 OF OFFICIAL RECORDS, PAGE 183, TO AN ANGLE POINT THEREIN, THENCE NORTH 86 DEG. 38' 25" EAST 759.50 FEET ALONG THE BOUNDARY LINE OF SAID LAST MENTIONED COUNTRY CLUB LAND TO AN ANGLE POINT THEREIN; THENCE NORTH 66 DEG. 21' 05" WEST 143.00 FEET; THENCE SOUTH 89 DEG. 24' WEST 821.13 FEET; THENCE SOUTH 11 DEG. 40' 25" WEST 58.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT ALL RIGHTS TO MINERALS BENEATH THE SURFACE OF THE GROUND IN SAID REAL PROPERTY AS RESERVED IN DEED RECORDED SEPTEMBER 12, 1961 IN BOOK 5532, PAGE 385 OF OFFICIAL RECORDS.

PARCEL NO. 6: 264-421-31

THAT PORTION OF LOT 1, BLOCK 1, TRACT NO. 5135, BEING A REVERSION TO ACREAGE MAP, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 64 OF MAPS, PAGES 99 AND 100, RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWESTERLY BOUNDARY OF SAID TRACT NO. 5135, SAID POINT ALSO BEING AN ANGLE POINT IN THE SOUTHWESTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE AMERICAN PROCESSING CO., ET. AL., BY DEED RECORDED FEBRUARY 10, 1956 IN BOOK 3854, PAGE 351, OFFICIAL RECORDS, SAID POINT BEING THE SOUTHEASTERLY TERMINUS OF THE COURSE DESCRIBED IN SAID DEED AS

RUNNING SOUTH 53 DEG. 24' 25" EAST, 1028.5 FEET; THENCE SOUTH 78 DEG. 51' 45" EAST, 646.41 FEET; THENCE NORTH 19 DEG. 58' WEST, 1381.50 FEET; THENCE NORTH 40 DEG. 24' EAST 440.83 FEET; THENCE SOUTH 59 DEG. 55' EAST 204.77 FEET, MORE OR LESS, TO THE EAST CORNER OF THE LAND CONVEYED TO THE LYTLE CREEK WATER AND IMPROVEMENT COMPANY, BY DEED RECORDED SEPTEMBER 10, 1958, IN BOOK 4598, PAGE 3, OFFICIAL RECORDS; THENCE NORTH 76 DEG. 08' 30" EAST 155.47 FEET; THENCE SOUTH 84 DEG. 50' 30" EAST 142.56 FEET TO THE SOUTHEAST CORNER OF THE LAND CONVEYED TO THE EL RANCHO VERDE COUNTRY CLUB, BY DEED RECORDED JUNE 24, 1959, IN BOOK 4856, PAGE 47, OFFICIAL RECORDS; THENCE NORTHEASTERLY 121.0 FEET TO THE NORTHEAST CORNER OF SAID EL RANCHO VERDE COUNTRY CLUB LAND; THENCE SOUTH 60 DEG. 20' 24" EAST 396.77 FEET; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND KNOWN AS PARCEL "A" IN THAT CERTAIN FINAL ORDER OF CONDEMNATION ACTION NO. 88163, RECORDED MARCH 3, 1961 IN BOOK 5367, PAGE 563, OFFICIAL RECORDS, TO THE MOST EASTERLY CORNER THEREOF; THENCE DUE SOUTH TO THE INTERSECTION WITH THE SOUTHERLY LINE OF THE PARCEL OF LAND DESCRIBED WITHIN PARCEL 410 OF THAT CERTAIN DECLARATION OF TAKING, ACTION NO. 4758-M-CIVIL, A CERTIFIED COPY OF WHICH WAS RECORDED JUNE 3, 1947 IN BOOK 2051, PAGE 470, OFFICIAL RECORDS; THENCE SOUTHWESTERLY, A DISTANCE OF 1,045 FEET, MORE OR LESS, TO A POINT WHICH BEARS SOUTH 53 DEG. 24' 25" EAST 1,246.11 FEET, MORE OR LESS, FROM THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG SAID DISTANCE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION DESCRIBED WITHIN PARCEL 410 OF THAT CERTAIN DECLARATION OF TAKING, ACTION NO. 4758-M-CIVIL, A CERTIFIED COY OF WHICH WAS RECORDED JUNE 3, 1947 IN BOOK 2051, PAGE 470, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ALL THAT PORTION OF LOT 1, BLOCK 1, TRACT NO. 5135, AS PER PLAT THEREOF RECORDED IN BOOK 64 OF MAPS, PAGES 99 AND 100, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND RECORDED IN INSTRUMENT NO. 80-043279, RECORDS OF SAN BERNARDINO COUNTY, SAID CORNER ALSO BEING THE MOST EASTERLY CORNER OF THAT PARCEL OF LAND RECORDED IN BOOK 5367, PAGE 563, SAID COUNTY; THENCE ALONG THE EAST LINE OF SAID PARCEL RECORDED IN INSTRUMENT NO. 80-043279, SOUTH, A DISTANCE OF 1056.80 FEET TO A POINT ON A CURVE FROM WHICH THE RADIUS BEARS SOUTH 15 DEG. 52' 52" WEST, SAID POINT ALSO BEING ON THE NORTH LINE OF PARCEL 410 AS DESCRIBED IN THAT CERTAIN DECLARATION OF TAKING ACTION NO. 4758-M-CIVIL, A CERTIFIED COPY OF WHICH WAS RECORDED JUNE 3, 1947, IN BOOK 2051, PAGE 470, OFFICIAL RECORDS; THENCE ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 880.00 FEET, A CENTRAL ANGLE OF 3 DEG. 21' 31", AND A LENGTH OF 51.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CURVE, HAVING A CENTRAL ANGLE OF 6 DEG. 35' 59", A LENGTH OF 101.36 FEET; THENCE NORTH, A DISTANCE OF 83.76 FEET; THENCE EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, AS GRANTED TO WEST SAN BERNARDINO COUNTY WATER DISTRICT, A PUBLIC AGENCY BY DEED RECORDED OCTOBER 12, 1988 AS INSTRUMENT NO. 88-342253, OFFICIAL RECORDS OF SAID COUNTY. ALSO EXCEPTING THEREFROM THOSE PORTIONS, IF ANY, INCLUDED WITHIN THE LINES OF THE LAND DESCRIBED AS PARCEL NO. 6 AND THE LAND DESCRIBED AS PARCEL NO. 7, BOTH IN THE DEED TO WEST SAN BERNARDINO COUNTY WATER DISTRICT, RECORDED JULY 20, 1962, AS INSTRUMENT NO. 382 IN BOOK 5737, PAGE 310, OF OFFICIAL RECORDS OF SAID COUNTY.

PARCEL NO. 7: 264-011-22

THOSE PORTIONS OF LOT 76 AND 78, ACCORDING TO MAP SHOWING SUBDIVISION OF LAND BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 6 OF MAPS, PAGE 12, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND THAT PORTION OF THAT CERTAIN UNNAMED ABANDONED STREET VACATED AND ABANDONED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF SAN BERNARDINO COUNTY, RECORDED FEBRUARY 23, 1904 IN BOOK 'B', PAGES 82 AND 85, INCLUSIVE, OF MINUTES OF BOARD OF SUPERVISORS, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 78, SAID CORNER BEING ON THE CENTER LINE OF SAID UNNAMED VACATED STREET; THENCE NORTH 53 DEG. 24' 25" WEST, 33 FEET; THENCE SOUTH 36 DEG. 35' 35" WEST, 250 FEET; THENCE EASTERLY ON THE NORTHERLY LINE OF TRACT 5359, AS PER PLAT RECORDED IN BOOK 65 OF MAPS, PAGE 82, THE FOLLOWING COURSES:

NORTH 87 DEG. 26' 19" EAST, 200.26 FEET;
THENCE SOUTH 86 DEG. 30' 30" EAST, 226.24 FEET;
THENCE LEAVING SAID TRACT, NORTH 53 DEG. 24' 25" WEST, 311.81 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 8: 264-011-19

THAT PORTION OF LOT 76, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 6 OF MAPS, PAGE 12, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND THAT PORTION OF THAT CERTAIN UNNAMED ABANDONED STREET VACATED AND ABANDONED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF SAN BERNARDINO COUNTY, RECORDED FEBRUARY 23, 1904 IN BOOK "B", PAGES 82 TO 85, INCLUSIVE, OF MINUTES OF BOARD OF SUPERVISORS, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY PROLONGATION OF THE CENTER LINE OF SAID VACATED UNNAMED STREET ADJOINING SAID LOT 76, AND THE NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF SAID LOT 76; THENCE SOUTH 36 DEG. 35' 35" WEST 470.00 FEET ON SAID NORTHWESTERLY LINE AND ITS NORTHEASTERLY PROLONGATION,
THENCE SOUTH 72 DEG. 44' 30" EAST, 664.47 FEET TO A POINT ON A LINE 33.00 FEET NORTHWESTERLY AND PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT, SAID POINT BEING THE WESTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO CHESTER SQUIBB AND PHYLLIS M. SQUIBB, HUSBAND AND WIFE, AS JOINT TENANTS, RECORDED MAY 4, 1956 IN BOOK 3929, PAGE 51, OFFICIAL RECORDS; THENCE NORTH 36 DEG. 35' 35" EAST 250 FEET ON SAID LAND AS CONVEYED TO SQUIBB TO THE NORTHEASTERLY LINE OF SAID LOT 76, SAID NORTHEASTERLY LINE BEING ALSO THE CENTER LINE OF SAID VACATED UNNAMED STREET; THENCE NORTH 53 DEG. 24' 25" WEST 627.00 FEET ON SAID CENTER LINE, TO THE POINT OF BEGINNING.

PARCEL NO. 9: 264-781-12

THAT PORTION OF LOT 74, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 6 OF MAPS, PAGE 12,

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

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY PROLONGATION OF THE CENTER LINE OF THAT CERTAIN UNNAMED STREET NOW VACATED, LYING NORTHEASTERLY OF AND ADJACENT TO LOT 76, SAID SUBDIVISION, AND THE NORTHEASTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF SAID LOT 74;
THENCE SOUTH 36 DEG. 35' 35" WEST 470 FEET ON SAID SOUTHEASTERLY LINE AND ITS NORTHEASTERLY PROLONGATION,
THENCE NORTH 61 DEG. 43' 50" WEST, 344.42 FEET; THENCE NORTH 36 DEG. 35' 35" EAST 418.72 FEET TO THE NORTHERLY LINE OF SAID LOT 74; THENCE SOUTH 71 DEG. 10" EAST 346.52 FEET ON SAID NORTHERLY LINE, TO THE POINT OF BEGINNING.

PARCEL NO. 10: 264-631-08

LOT 7 OF TRACT 6762, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 86 OF MAPS, PAGES 26 AND 27, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE NORTHWESTERLY 4 FEET.

PARCEL NO. 11: 264-482-12, 13

LOT 1, TRACT NO. 5638, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 75 OF MAPS, PAGE 38, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Neighborhood III

- Legal - Neighborhood III -

LEGAL DESCRIPTION

Real property in the City of , County of , State of , described as follows:

PARCEL NO. 1:

A PORTION OF RANCHO MUSCUIABE, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 7 OF MAPS, PAGE(S) 23, RECORDS OF SAID COUNTY; AND AS DESIGNATED ON UNITED STATES GOVERNMENT TOWNSHIP PLAT APPROVED JUNE 24, 1898 (RESURVEY), AND PORTIONS OF LOTS 1, 7, 8, 9, 10, 12, 14, 16, 18, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60 AND 62, DESIGNATED ON THE MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, AS PER PLAT RECORDED IN BOOK 6 OF MAPS, PAGE(S) 12, RECORDS OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT ON A LINE 2-3 OF THE NORTHEASTERLY BOUNDARY OF THE SOUTHWEST PORTION OF THE SAID MUSCUIABE RANCH, SAID POINT BEING NORTH 44 DEG. 59' 38" EAST, 9044.32 FEET (RECORD NORTH 45 DEG. WEST, 137.3 CHAINS) FROM THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN; THENCE FOLLOWING THE NORTHERLY BOUNDARY OF THE LANDS HERETOFORE CONVEYED BY FONTANA DEVELOPMENT COMPANY TO THE LYTLE CREEK WATER AND IMPROVEMENT COMPANY BY DEED RECORDED IN BOOK 429, PAGE 103, OF DEEDS, SOUTH 72 DEG. 02' 11" WEST, 2204.02 FEET (RECORD SOUTH 71 DEG. 13' WEST, 34.28 CHAINS) TO A POINT; THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY, NORTH 82 DEG. 09' 54" WEST (RECORD NORTH 82 DEG. 59' WEST, 18.73 CHAINS TO A POINT; THENCE NORTH 54 DEG. 15' WEST, 83.04 CHAINS; THENCE SOUTH 35 DEG. 45' WEST, 32.63 CHAINS TO THE SOUTH CORNER OF LOT 62 OF SAID SEMI-TROPIC LAND AND WATER COMPANY SUBDIVISION; THENCE NORTH 53 DEG. 24' 47" WEST (RECORD NORTH 54 DEG. 15' WEST), 201.88 CHAINS ALONG THE SOUTHWESTERLY BOUNDARY OF LOTS 62, 60, 58, 56, 54, 52, 50, 48, 46, 44, 42, 40, 38, 36, 34, 32, 30, 28, 26 AND 24 TO AN ANGLE POINT IN THE SOUTHWESTERLY BOUNDARY OF LOT 18 AS DESIGNATED ON SAID MAP; THENCE NORTH 23 DEG. 52' 33" WEST (RECORD NORTH 24 DEG. 43' WEST), 129.34 CHAINS ALONG THE SOUTHWESTERLY BOUNDARY OF LOTS 18, 16, 14, 12, 10, 9, 8, 7 AND 1 TO THE NORTH CORNER OF SAID LOT 1, SAID POINT BEING IN THE NORTHERLY BOUNDARY LINE OF THE MUSCUIABE RANCH; THENCE FOLLOWING AND ALONG THE NORTHERLY BOUNDARY OF SAID MUSCUIABE RANCH, THE FOLLOWING COURSES AND DISTANCES: SOUTH 51 DEG. 41' 14" EAST, 608.70 FEET (RECORD SOUTH 51 DEG. 30' EAST 11.5 CHAINS) TO POST NO. M-49 MUSCUIABE RANCH; THENCE NORTH 81 DEG. 44' 16" EAST, 1260.50 FEET (RECORD SOUTH 63 DEG. EAST, 40 CHAINS) TO SECTION 1 (M-1) OF SAID RANCH; THENCE SOUTH 39 DEG. 56' 48" EAST, 3482.63 FEET (RECORD SOUTH 67 DEG. 52 EAST, 35.53 CHAINS) TO STATION 2 (M-2) OF SAID RANCH; THENCE NORTH 74 DEG. 45' 22" EAST, 3118.39 FEET (RECORD NORTH 75 DEG. EAST 23 CHAINS) TO STATION 3 (M-3) OF SAID RANCH; THENCE NORTH 65 DEG. 14' 22" EAST, 662.50 FEET (RECORD NORTH 65 DEG. 10' EAST, 10 CHAINS) TO STATION 4 (M-4) OF SAID RANCH; THENCE SOUTH 87 DEG. 07' 22" EAST, 4574.30 FEET (RECORD SOUTH 83 DEG. 47' EAST, 4675.5 FEET) TO A POINT 136.80 FEET (RECORD 137 FEET) FROM A STAKE MARKED SEMI-TROPIC LAND AND WATER CO. CORNER VI; THENCE SOUTH 10 DEG. 31' 28" WEST, 1962.87 FEET (RECORD SOUTH 10 DEG. 37' WEST, 29.65 CHAINS) TO S.T.L. & W. CO. CORNER V; THENCE SOUTH 44 DEG. 01' 58" EAST, 7802.09 FEET (RECORD SOUTH 44 DEG. 3' EAST, 118.27 CHAINS) TO S.T.L. & W. CO. CORNER NO. IV; THENCE SOUTH 30 DEG. 48' 44" EAST, 3449.59 FEET (RECORD SOUTH 30 DEG. 8' EAST, 52.23 CHAINS) TO S.T.L. & W. CO. CORNER NO. 111; THENCE SOUTH 44 DEG. 59 DEG. 38' EAST, 5819.37 FEET (RECORD SOUTH 45 DEG.

EAST, 88.64 CHAINS, MORE OR LESS) TO THE POINT OF BEGINNING.

TOGETHER WITH THOSE PORTIONS OF RIVERSIDE AVENUE, VACATED, PURSUANT TO RESOLUTIONS OF THE SAN BERNARDINO COUNTY BOARD OF SUPERVISORS, AS EVIDENCED BY DOCUMENTS RECORDED MAY 5, 1916, IN BOOK "Y", PAGE 345, OF MISCELLANEOUS RECORDS; AND NOVEMBER 1, 1951, IN BOOK 2846, PAGE 530, OFFICIAL RECORDS, AS WOULD PASS BY OPERATION OF LAW WITH A CONVEYANCE OF SAID PROPERTY.

ALSO TOGETHER WITH THOSE PORTIONS OF RIVERSIDE AVENUE AND OF THAT CERTAIN UNNAMED STREET, AND LOTS 16 AND 18, AS SHOWN ON MAP OF SEMI-TROPIC LAND AND WATER COMPANY SUBDIVISION, AS PER PLAT RECORDED IN BOOK 6 OF MAPS, PAGE 12, RECORDS OF SAID COUNTY, AS VACATED PURSUANT TO RESOLUTION OF THE SAN BERNARDINO COUNTY BOARD OF SUPERVISORS, A CERTIFIED COPY OF WHICH WAS RECORDED MARCH 31, 1977, IN BOOK 9146, PAGE 1090, OFFICIAL RECORDS, WHICH SHOULD PASS BY OPERATION OF LAW WITH A CONVEYANCE OF SAID PROPERTY.

EXCEPTING THEREFROM THOSE PORTIONS CONVEYED TO SOUTHERN SURPLUS REALTY CO., A CALIFORNIA CORPORATION, IN DEEDS RECORDED AUGUST 28, 1974, IN BOOK 8504, PAGE 252, OFFICIAL RECORDS; AND IN BOOK 8504, PAGE 264, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THOSE PORTIONS LYING NORTHWESTERLY OF THE SOUTHEASTERLY LINE OF STATE OF CALIFORNIA HIGHWAY TAKEN BY THE STATE OF CALIFORNIA IN THAT CERTAIN FINAL ORDER OF CONDEMNATION, SAN BERNARDINO COUNTY SUPERIOR COURT CASE NO. 159760, A CERTIFIED COPY OF WHICH WAS RECORDED FEBRUARY 5, 1975, IN BOOK 8610, PAGE 443, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THOSE PORTIONS LYING SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF PROPERTY CONVEYED TO SAN GABRIEL VALLEY MUNICIPAL WATER DISTRICT IN DEED RECORDED MARCH 19, 1975, IN BOOK 8638, PAGE 796, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THOSE PORTIONS LYING SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF PROPERTY TAKEN BY THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, A PUBLIC CORPORATION, IN THAT CERTAIN JUDGMENT AND FINAL ORDER OF CONDEMNATION PURSUANT TO STIPULATION, SAN BERNARDINO COUNTY SUPERIOR COURT CASE NO. 151568, AS PER DOCUMENT RECORDED AUGUST 13, 1976, IN BOOK 8990, PAGE 945, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF RIALTO, A MUNICIPAL CORPORATION, IN DEED RECORDED DECEMBER 8, 1986, INSTRUMENT NO. 86-371656, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED IN A CORPORATION GRANT DEED EXECUTED BY LYTLE CREEK LAND AND RESOURCES, A CALIFORNIA CORPORATION, IN FAVOR OF SUNBELT ACQUISITIONS, INC., A DELAWARE CORPORATION, RECORDED JULY 29, 1992, INSTRUMENT NO. 92-314960, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED IN QUITCLAIM DEED NO. 1601 EXECUTED BY LYTLE CREEK LAND AND RESOURCES, A CALIFORNIA CORPORATION, IN FAVOR OF THE CITY OF RIALTO, RECORDED SEPTEMBER 7, 1995, INSTRUMENT NO. 95-308798, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ALL THAT PORTION THEREOF LYING WITHIN PARCEL MAP NO.

14797, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 184 OF PARCEL MAPS, PAGE(S) 25, 26 AND 27, RECORDS OF SAID COUNTY.

PARCEL NO. 2:

LOT 17, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP SHOWING SUBDIVISION OF SEMI-TROPIC LAND AND WATER COMPANY, AS PER PLAT RECORDED IN BOOK 6 OF MAPS, PAGE(S) 12, RECORDS OF SAID COUNTY.

TOGETHER WITH THAT PORTION OF RIVERSIDE AVENUE, VACATED, PURSUANT TO RESOLUTION OF THE SAN BERNARDINO COUNTY BOARD OF SUPERVISORS, AS EVIDENCED BY DOCUMENT RECORDED MAY 5, 1916, IN BOOK "Y", PAGE 345, OF MISCELLANEOUS RECORDS, AS WOULD PASS BY OPERATION OF LAW WITH A CONVEYANCE OF SAID PROPERTY.

ALSO TOGETHER WITH THOSE PORTIONS OF RIVERSIDE AVENUE AND OF THAT CERTAIN UNNAMED STREET, AS SHOWN ON MAP OF SEMI-TROPIC LAND AND WATER COMPANY SUBDIVISION, AS PER PLAT RECORDED IN BOOK 6 OF MAPS, PAGE 12, RECORDS OF SAID COUNTY, AS VACATED PURSUANT TO RESOLUTION OF THE SAN BERNARDINO COUNTY BOARD OF SUPERVISORS, A CERTIFIED COPY OF WHICH WAS RECORDED MARCH 31, 1977, IN BOOK 9146, PAGE 1090, OFFICIAL RECORDS, WHICH WOULD PASS BY OPERATION OF LAW WITH A CONVEYANCE OF SAID PROPERTY.

EXCEPTING THEREFROM THOSE PORTIONS TAKEN BY THE STATE OF CALIFORNIA IN THAT CERTAIN FINAL ORDER OF CONDEMNATION, SAN BERNARDINO COUNTY SUPERIOR COURT CASE NO. 159760, A CERTIFIED COPY OF WHICH WAS RECORDED FEBRUARY 5, 1975, IN BOOK 8610, PAGE 443, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ALL THAT PORTION THEREOF LYING WESTERLY OF THE EASTERLY LINE OF SIERRA AVENUE, AS IT EXISTED OCTOBER 27, 1997.

PARCEL NO. 3:

PARCEL 1 AS PER PLAT ATTACHED TO CERTIFICATE OF COMPLIANCE NO. E0026-00, FOR LOT LINE ADJUSTMENT NO. E162-29/99, RECORDED MAY 20, 2000, INSTRUMENT NO. 20000151040, OFFICIAL RECORDS, BEING DESCRIBED THEREIN AS FOLLOWS:

PARCEL 1 OF PARCEL MAP NO. 14797, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 184 OF PARCEL MAPS, PAGE(S) 25 THROUGH 27, INCLUSIVE, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION LYING NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWESTERLY END OF THAT COURSE SHOWN AS NORTH 38 DEG. 16' 31" EAST, 3569.75 FEET; THENCE NORTH 38 DEG. 16' 31" EAST ALONG SAID LINE A DISTANCE OF 186.21 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 58 DEG. 51' 51" WEST, A DISTANCE OF 866.25 FEET; THENCE NORTH 58 DEG. 34' 39" WEST, A DISTANCE OF 900.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 3000.00 FEET; THENCE NORTHWESTERLY AND WESTERLY ALONG SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 15 DEG. 13' 49" AN ARC DISTANCE OF 797.46 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEASTERLY AND HAVING A RADIUS OF 5600.00 FEET; THENCE WESTERLY AND

NORTHWESTERLY ALONG SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 14 DEG. 46' 41" AN ARC DISTANCE OF 1444.38 FEET; THENCE NORTH 59 DEG. 01' 47" WEST, TANGENT TO SAID CURVE, A DISTANCE OF 1906.97 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1750.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 3 DEG. 44' 06" AN ARC DISTANCE OF 114.08 FEET TO A POINT OF CUSP ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 19600.00 FEET AND FROM WHICH THE RADIUS POINT BEARS SOUTH 41 DEG. 14' 55" EAST, SAID POINT BEING ON THE SOUTHEASTERLY LINE OF THE STATE OF CALIFORNIA RIGHT OF WAY PER DEED RECORDED FEBRUARY 5, 1975 IN BOOK 8610, PAGE 443, OFFICIAL RECORDS OF SAID COUNTY.

LEGAL DESCRIPTION

Real property in the City of San Bernardino, County of San Bernardino, State of California, described as follows:

PARCEL NO. 1:

A PORTION OF RANCHO MUSCUIABE, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 7 OF MAPS, PAGE(S) 23, RECORDS OF SAID COUNTY; AND AS DESIGNATED ON UNITED STATES GOVERNMENT TOWNSHIP PLAT APPROVED JUNE 24, 1898 (RESURVEY), AND PORTIONS OF LOTS 1, 7, 8, 9, 10, 12, 14, 16, 18, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60 AND 62, DESIGNATED ON THE MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, AS PER PLAT RECORDED IN BOOK 6 OF MAPS, PAGE(S) 12, RECORDS OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT ON A LINE 2-3 OF THE NORTHEASTERLY BOUNDARY OF THE SOUTHWEST PORTION OF THE SAID MUSCUIABE RANCH, SAID POINT BEING NORTH 44 DEG. 59' 38" EAST, 9044.32 FEET (RECORD NORTH 45 DEG. WEST, 137.3 CHAINS) FROM THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN; THENCE FOLLOWING THE NORTHERLY BOUNDARY OF THE LANDS HERETOFORE CONVEYED BY FONTANA DEVELOPMENT COMPANY TO THE LYTLE CREEK WATER AND IMPROVEMENT COMPANY BY DEED RECORDED IN BOOK 429, PAGE 103, OF DEEDS, SOUTH 72 DEG. 02' 11" WEST, 2204.02 FEET (RECORD SOUTH 71 DEG. 13' WEST, 34.28 CHAINS) TO A POINT; THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY, NORTH 82 DEG. 09' 54" WEST (RECORD NORTH 82 DEG. 59' WEST, 18.73 CHAINS) TO A POINT; THENCE NORTH 54 DEG. 15' WEST, 83.04 CHAINS; THENCE SOUTH 35 DEG. 45' WEST, 32.63 CHAINS TO THE SOUTH CORNER OF LOT 62 OF SAID SEMI-TROPIC LAND AND WATER COMPANY SUBDIVISION; THENCE NORTH 53 DEG. 24' 47" WEST (RECORD NORTH 54 DEG. 15' WEST), 201.88 CHAINS ALONG THE SOUTHWESTERLY BOUNDARY OF LOTS 62, 60, 58, 56, 54, 52, 50, 48, 46, 44, 42, 40, 38, 36, 34, 32, 30, 28, 26 AND 24 TO AN ANGLE POINT IN THE SOUTHWESTERLY BOUNDARY OF LOT 18 AS DESIGNATED ON SAID MAP; THENCE NORTH 23 DEG. 52' 33" WEST (RECORD NORTH 24 DEG. 43' WEST), 129.34 CHAINS ALONG THE SOUTHWESTERLY BOUNDARY OF LOTS 18, 16, 14, 12, 10, 9, 8, 7 AND 1 TO THE NORTH CORNER OF SAID LOT 1, SAID POINT BEING IN THE NORTHERLY BOUNDARY LINE OF THE MUSCUIABE RANCH; THENCE FOLLOWING AND ALONG THE NORTHERLY BOUNDARY OF SAID MUSCUIABE RANCH, THE FOLLOWING COURSES AND DISTANCES: SOUTH 51 DEG. 41' 14" EAST, 608.70 FEET (RECORD SOUTH 51 DEG. 30' EAST 11.5 CHAINS) TO POST NO. M-49 MUSCUIABE RANCH; THENCE NORTH 81 DEG. 44' 16" EAST, 1260.50 FEET (RECORD SOUTH 63 DEG. EAST, 40 CHAINS) TO SECTION 1 (M-1) OF SAID RANCH; THENCE SOUTH 39 DEG. 56' 48" EAST, 3482.63 FEET (RECORD SOUTH 67 DEG. 52 EAST, 35.53 CHAINS) TO STATION 2 (M-2) OF SAID RANCH; THENCE NORTH 74 DEG. 45' 22" EAST, 3118.39 FEET (RECORD NORTH 75 DEG. EAST 23 CHAINS) TO STATION 3 (M-3) OF SAID RANCH; THENCE NORTH 65 DEG. 14' 22" EAST, 662.50 FEET (RECORD NORTH 65 DEG. 10' EAST, 10 CHAINS) TO STATION 4 (M-4) OF SAID RANCH; THENCE SOUTH 87 DEG. 07' 22" EAST, 4574.30 FEET (RECORD SOUTH 83 DEG. 47' EAST, 4675.5 FEET) TO A POINT 136.80 FEET (RECORD 137 FEET) FROM A STAKE MARKED SEMI-TROPIC LAND AND WATER CO. CORNER VI; THENCE SOUTH 10 DEG. 31' 28" WEST, 1962.87 FEET (RECORD SOUTH 10 DEG. 37' WEST, 29.65 CHAINS) TO S.T.L. & W. CO. CORNER V; THENCE SOUTH 44 DEG. 01' 58" EAST, 7802.09 FEET (RECORD SOUTH 44 DEG. 3' EAST, 118.27 CHAINS) TO S.T.L. & W. CO. CORNER NO. IV; THENCE SOUTH 30 DEG. 48' 44" EAST, 3449.59 FEET (RECORD SOUTH 30 DEG. 8' EAST, 52.23 CHAINS) TO S.T.L. & W. CO. CORNER

NO. 111; THENCE SOUTH 44 DEG. 59 DEG. 38' EAST, 5819.37 FEET (RECORD SOUTH 45 DEG. EAST, 88.64 CHAINS, MORE OR LESS) TO THE POINT OF BEGINNING.

TOGETHER WITH THOSE PORTIONS OF RIVERSIDE AVENUE, VACATED, PURSUANT TO RESOLUTIONS OF THE SAN BERNARDINO COUNTY BOARD OF SUPERVISORS, AS EVIDENCED BY DOCUMENTS RECORDED MAY 5, 1916, IN BOOK "Y", PAGE 345, OF MISCELLANEOUS RECORDS; AND NOVEMBER 1, 1951, IN BOOK 2846, PAGE 530, OFFICIAL RECORDS, AS WOULD PASS BY OPERATION OF LAW WITH A CONVEYANCE OF SAID PROPERTY.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF SAN BERNARDINO IN THE DEED RECORDED MARCH 13, 1962 IN BOOK 5660, PAGE 915, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THOSE PORTIONS CONVEYED TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, IN DEEDS RECORDED DECEMBER 30, 1966 IN BOOK 6751, PAGE 138, OFFICIAL RECORDS; IN BOOK 6751, PAGE 142, OFFICIAL RECORDS; AND MAY 6, 1968 IN BOOK 7021, PAGE 23, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THOSE PORTIONS CONVEYED TO SOUTHERN SURPLUS REALTY CO., A CALIFORNIA CORPORATION, IN DEEDS RECORDED AUGUST 28, 1974 IN BOOK 8504, PAGE 252, OFFICIAL RECORDS; AND IN BOOK 8504, PAGE 264, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF SAN BERNARDINO IN DEED RECORDED SEPTEMBER 29, 1970, IN BOOK 7525, PAGE 674 OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THOSE PORTIONS LYING WITHIN AND SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF PROPERTY WITHIN AND TAKEN BY THE STATE OF CALIFORNIA IN THAT CERTAIN FINAL ORDER OF CONDEMNATION, SAN BERNARDINO COUNTY SUPERIOR COURT CASE NO. 159760, A CERTIFIED COPY OF WHICH WAS RECORDED FEBRUARY 5, 1975 IN BOOK 8610, PAGE 443, OFFICIAL RECORDS.

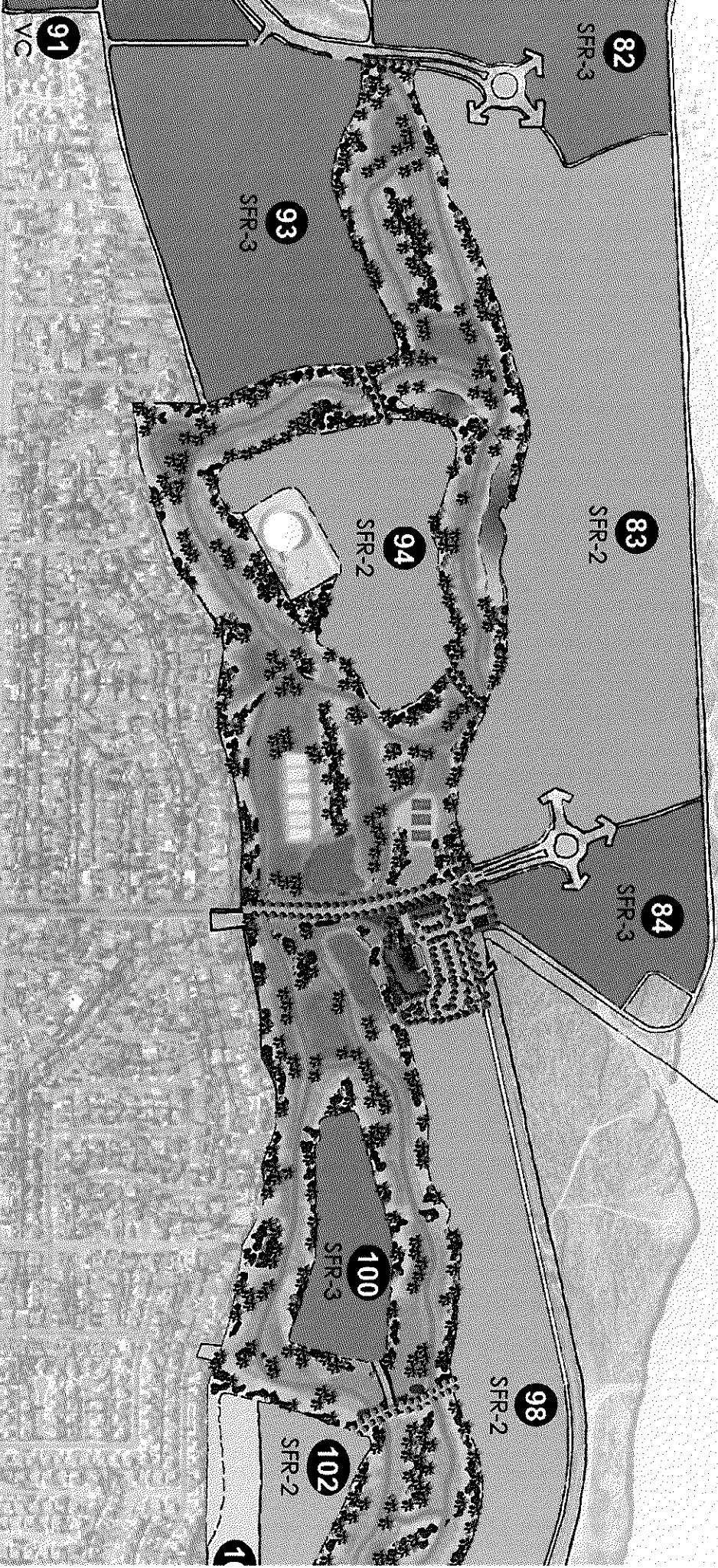
ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO WEST SAN BERNARDINO COUNTY WATER DISTRICT, A PUBLIC AGENCY, BY DEED RECORDED JANUARY 26, 1989, INSTRUMENT NO. 89-029036, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO WEST VALLEY WATER DISTRICT, A PUBLIC AGENCY, BY DEED RECORDED JUNE 16, 2005, INSTRUMENT NO. 20050430683, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN TRACT MAP NO. 15900, AS PER PLAT RECORDED IN BOOK 308 OF MAPS, PAGES 60 THROUGH 81, INCLUSIVE, RECORDS OF SAID COUNTY.

EXHIBIT ‘B’

Conceptual Open Space/Recreation Alternative



Conceptual Open Space/Recreation Alternative